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MOUNTAIN SHADOWS

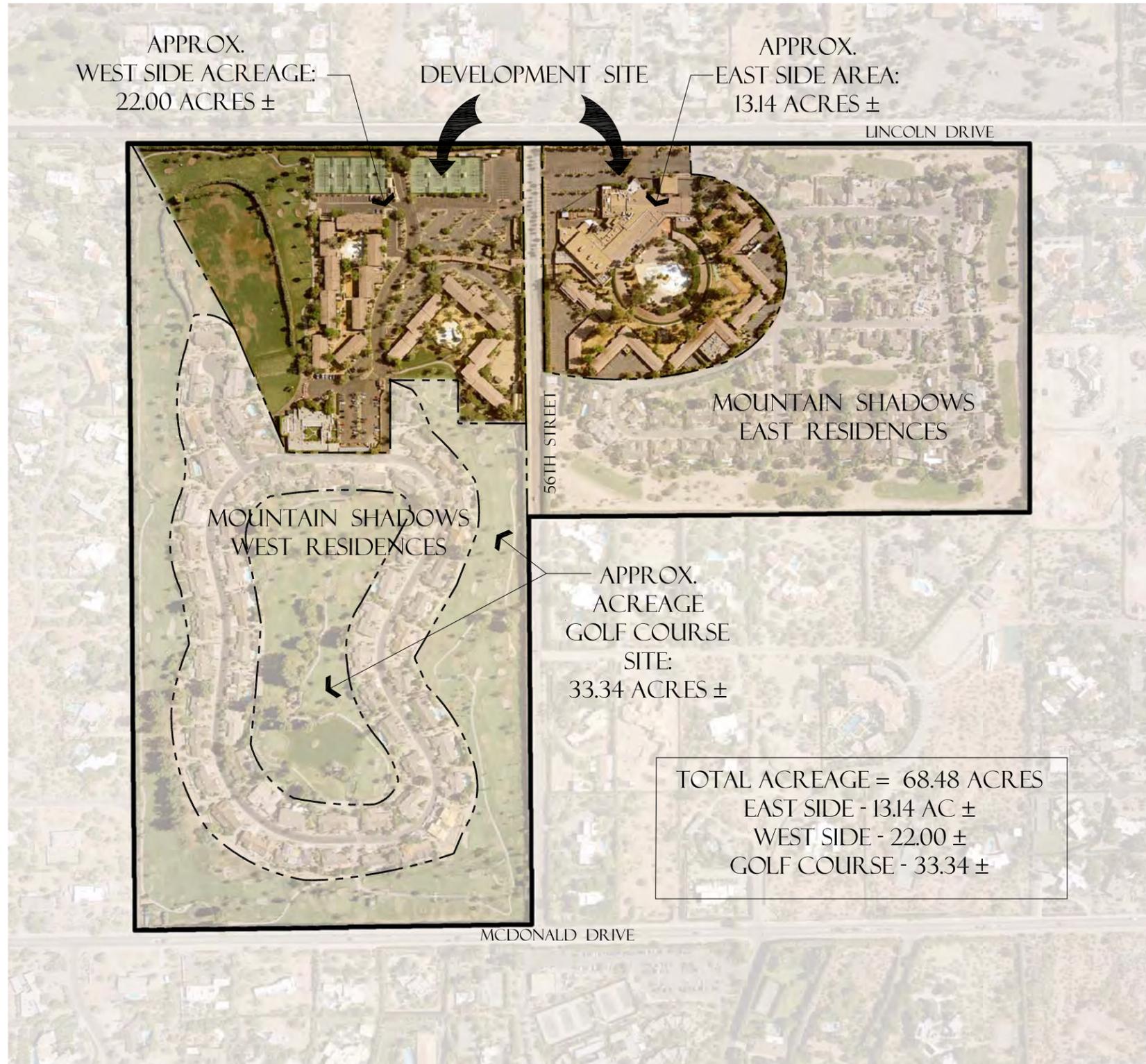

CROWN
REALTY & DEVELOPMENT
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COVER SHEET

Date:	May 15, 2012	Project #:	3124	Sheet:	0
Revised:	Revised May 24, 2012	Issued For:	SPECIAL USE PERMIT		
	Revised June 5, 2012				
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AERIAL
EXISTING SITE

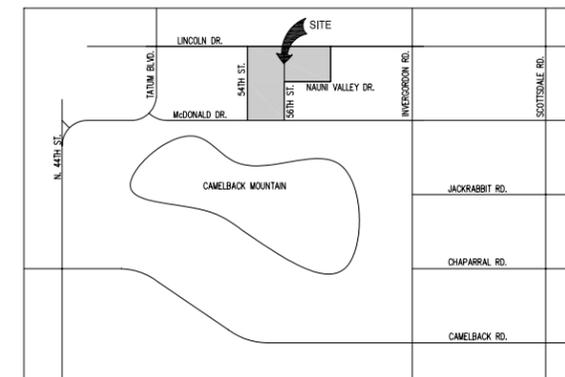
SCALE: 1" = 150'

0 75 150 300

SCALE: 1" = 150'

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VICINITY MAP
PARADISE VALLEY, ARIZONA

MOUNTAIN SHADOWS

AERIAL / VICINITY MAP / TABLE OF CONTENTS

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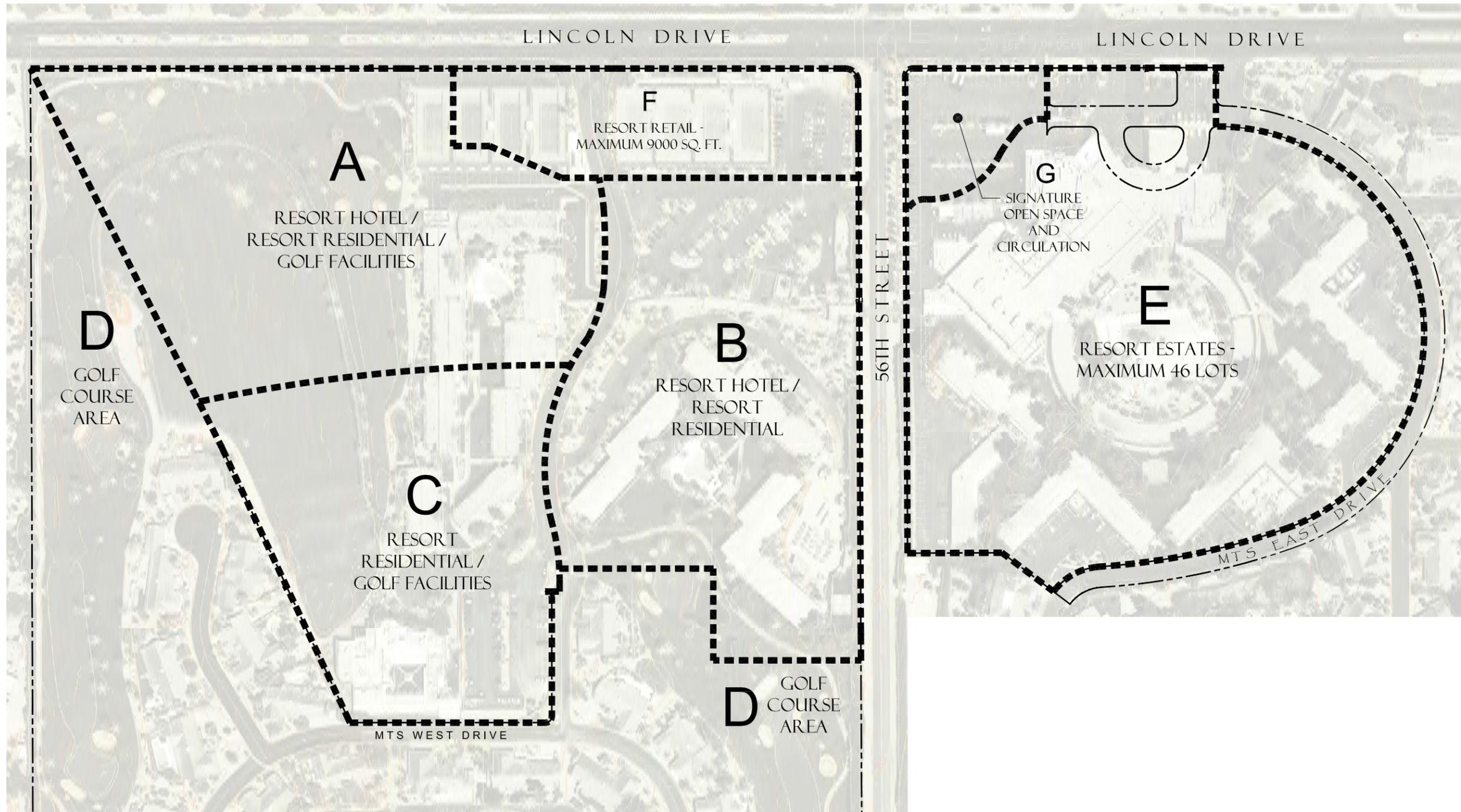
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LAND USE PLAN

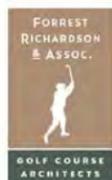
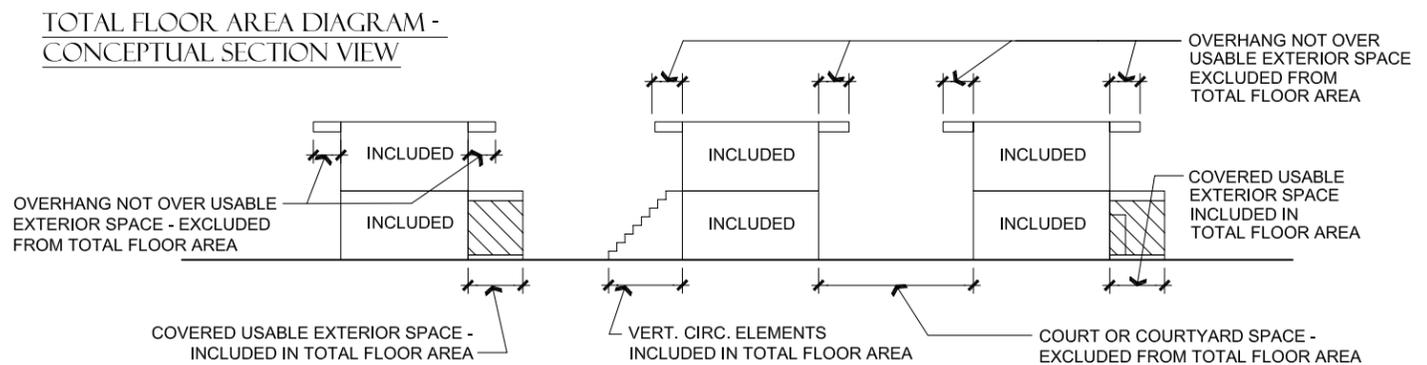
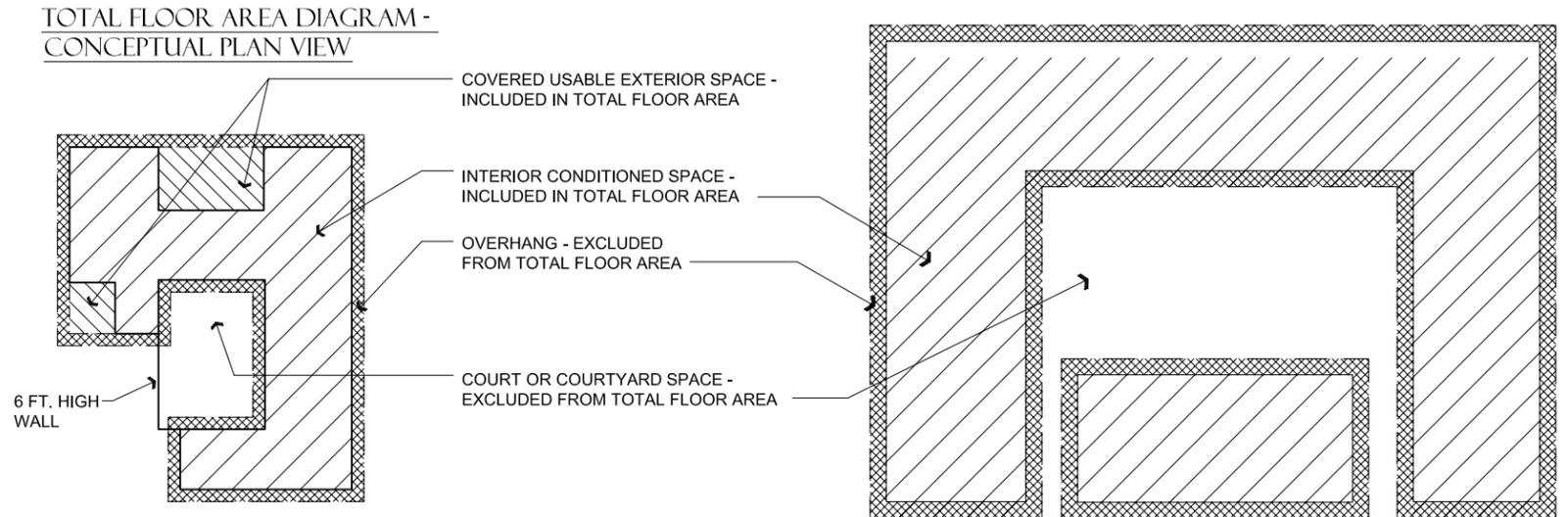
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MOUNTAIN SHADOWS RESORT PROGRAM		
	Min/Max	NO. OF UNITS (NOTE 3)
WEST SIDE		
RESORT HOTEL	Minimum/Maximum	100/314
RESORT RESIDENTIAL	Maximum	189
WEST SIDE SUBTOTAL	Maximum	314
EAST SIDE		
RESORT ESTATES	Maximum Lots	46
EAST SIDE SUBTOTAL		46
RESORT TOTAL	Maximum	360

DEFINITIONS AND LIMITATIONS ON DENSITY:

1. 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.
2. 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.
3. 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. WHERE THE HIGHEST FINISH FLOOR ELEVATION OF PARKING DECK OF A COMMONLY USED PARKING STRUCTURE AT THE MIDPOINT IS NO HIGHER THAN ORIGINAL NATURAL GRADE, THE AREA OF THE PARKING STRUCTURE IS NOT INCLUDED IN FLOOR AREA CALCULATIONS. IF ANY PORTION OF THE PARKING STRUCTURE IS MORE THAN SIX FEET ABOVE GROUND, IT SHALL BE INCLUDED IN THE FLOOR AREA RATIO. SHADE STRUCTURES COVERING PARKING SUPPORTING SOLAR PHOTOVOLTAIC PANELS SHALL NOT BE INCLUDED IN FLOOR AREA CALCULATIONS.
4. ALL MEASUREMENTS UNDER THIS S.U.P. FOR TOTAL FLOOR AREA SHALL BE BASED UPON THE DEFINITIONS SET FORTH HEREIN.

ALLOWED COURTYARD DIAGRAMS:



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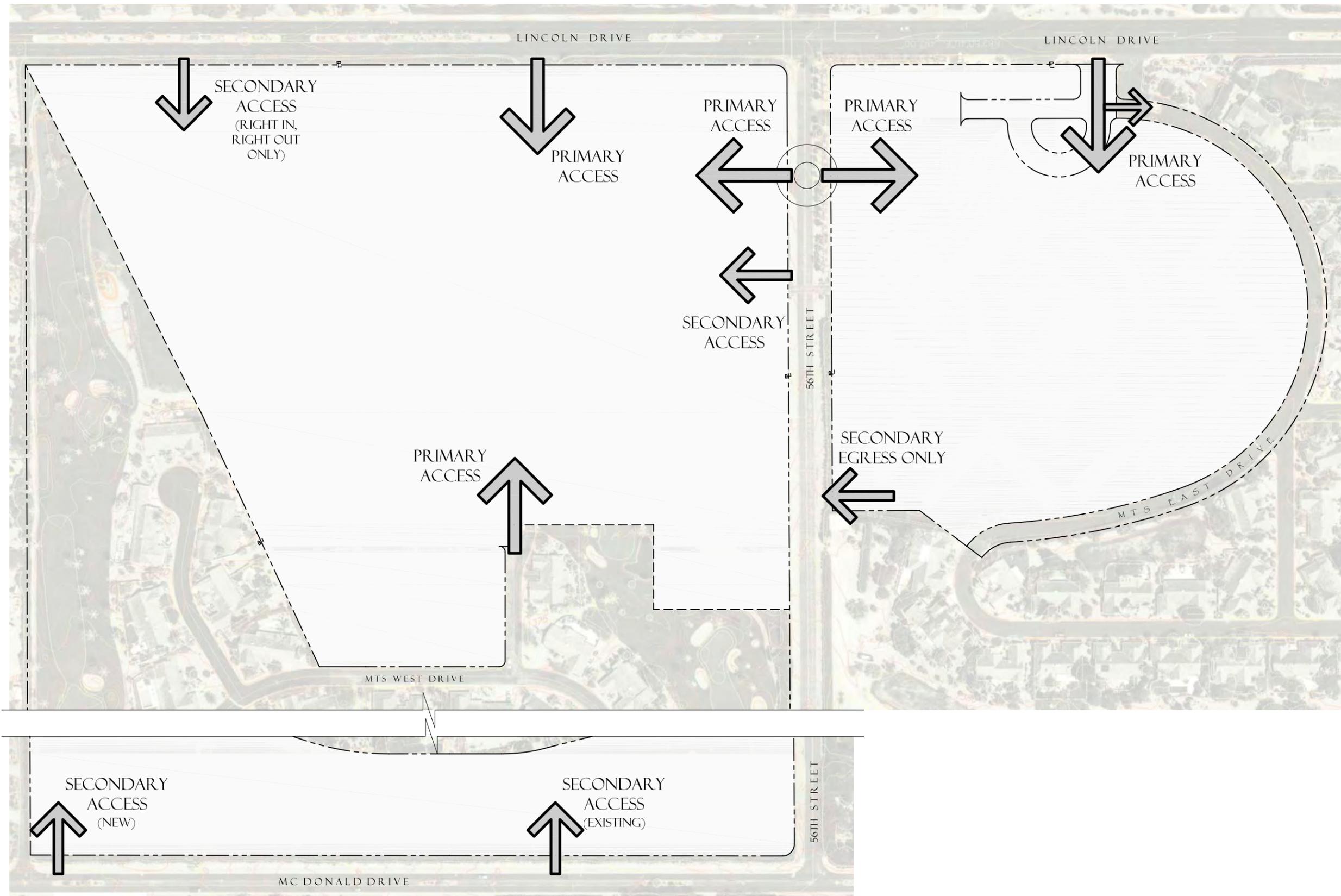
MOUNTAIN SHADOWS



MOUNTAIN SHADOWS RESORT PROGRAM, LAND USE PLAN NOTES & DIAGRAMS

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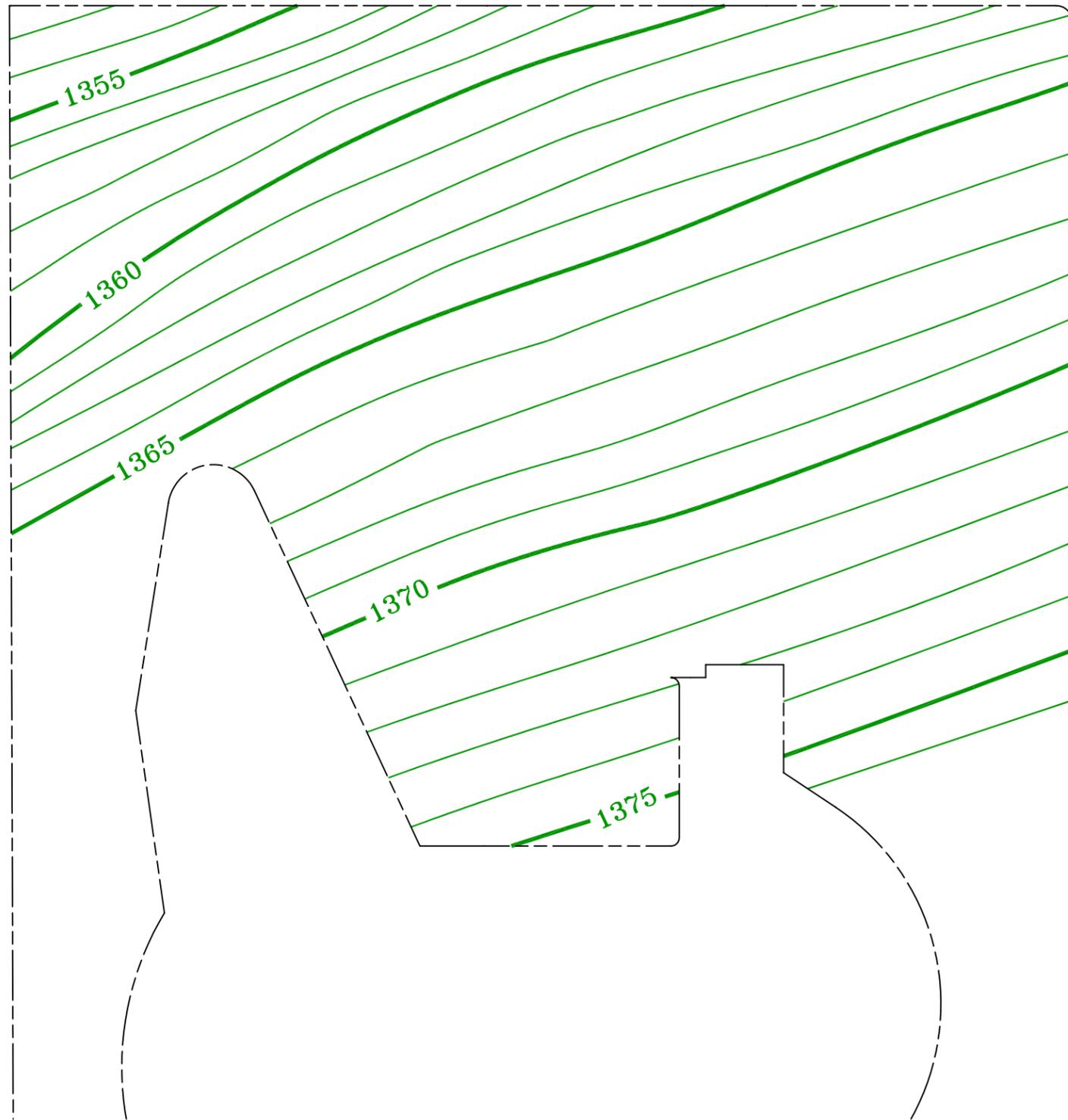
MOUNTAIN SHADOWS



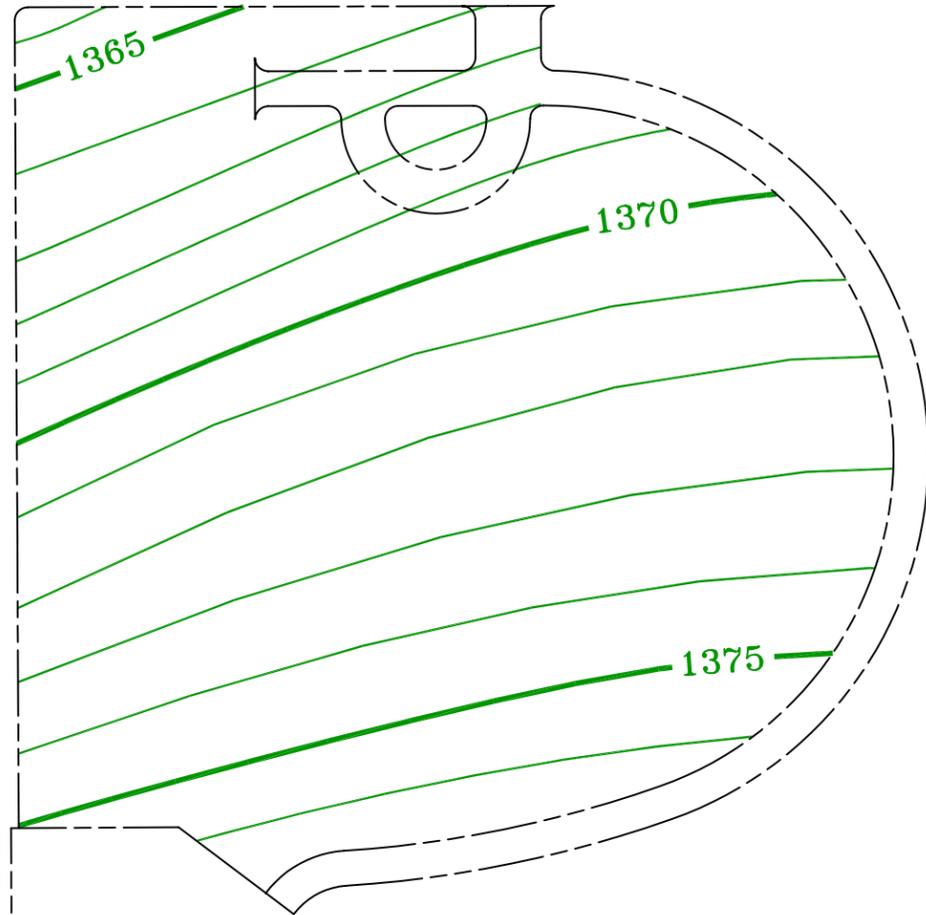
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LINCOLN DRIVE R.O.W.



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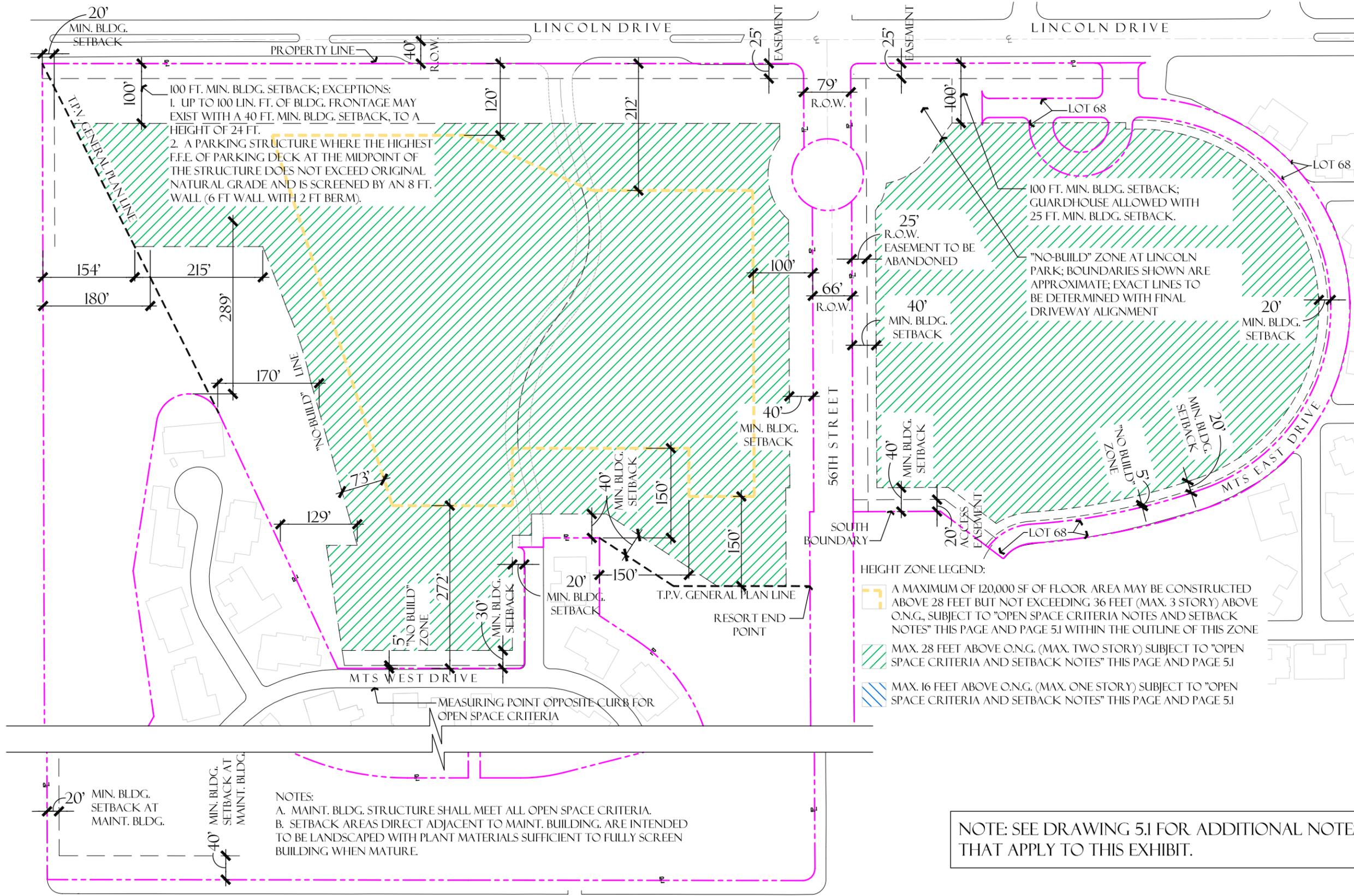
ORIGINAL NATURAL GRADE (O.N.G.) PLAN



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100 FT. MIN. BLDG. SETBACK; EXCEPTIONS:
 1. UP TO 100 LIN. FT. OF BLDG. FRONTAGE MAY EXIST WITH A 40 FT. MIN. BLDG. SETBACK, TO A HEIGHT OF 24 FT.
 2. A PARKING STRUCTURE WHERE THE HIGHEST F.F.E. OF PARKING DECK AT THE MIDPOINT OF THE STRUCTURE DOES NOT EXCEED ORIGINAL NATURAL GRADE AND IS SCREENED BY AN 8 FT. WALL (6 FT WALL WITH 2 FT BERM).

HEIGHT ZONE LEGEND:

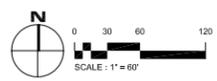
- A MAXIMUM OF 120,000 SF OF FLOOR AREA MAY BE CONSTRUCTED ABOVE 28 FEET BUT NOT EXCEEDING 36 FEET (MAX. 3 STORY) ABOVE O.N.G., SUBJECT TO "OPEN SPACE CRITERIA NOTES AND SETBACK NOTES" THIS PAGE AND PAGE 5.I WITHIN THE OUTLINE OF THIS ZONE
- MAX. 28 FEET ABOVE O.N.G. (MAX. TWO STORY) SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE AND PAGE 5.I
- MAX. 16 FEET ABOVE O.N.G. (MAX. ONE STORY) SUBJECT TO "OPEN SPACE CRITERIA AND SETBACK NOTES" THIS PAGE AND PAGE 5.I

NOTES:
 A. MAINT. BLDG. STRUCTURE SHALL MEET ALL OPEN SPACE CRITERIA.
 B. SETBACK AREAS DIRECT ADJACENT TO MAINT. BUILDING ARE INTENDED TO BE LANDSCAPED WITH PLANT MATERIALS SUFFICIENT TO FULLY SCREEN BUILDING WHEN MATURE.

NOTE: SEE DRAWING 5.1 FOR ADDITIONAL NOTES THAT APPLY TO THIS EXHIBIT.



ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



DEVELOPMENT ENVELOPE PLAN		5
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Revised: Revised July 25, 2012		



OPEN SPACE CRITERIA:

ALL BUILDING IMPROVEMENTS 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 S.U.P., EXCEPT AS QUALIFIED AS FOLLOWS:

1. BUILDING IMPROVEMENTS ERRECTED 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 180 LINEAL FEET OF BUILDING MAY EXCEED THE OPEN SPACE CRITERIA, PROVIDED THAT NO PORTION OF SAID BUILDING SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE.
3. WHERE PROPERTY BORDERS A PRIVATE STREET, THE SETBACK REQUIREMENTS FOR PURPOSES OF OPEN SPACE CRITERIA SHALL BE TAKEN FROM THE CURB ON THE OPPOSITE SIDE OF THE STREET.

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

UP TO 180 LINEAL FEET OF BUILDING IMPROVEMENTS MAY BE ERRECTED WITHIN THE 40 FT. MIN. SETBACK PROVIDED:

1. MAXIMUM HEIGHT SHALL BE 28 FT.
2. NO PORTION OF SAID ENCROACHMENT SHALL BE WITHIN 300 FT. OF LINCOLN DRIVE
3. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 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 (NOT TO INCLUDE MECHANICAL EQUIPMENT OR MECHANICAL EQUIPMENT SCREENS) 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., NOT TO EXCEED 40 FT.
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.

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 TO RESORT END POINT; 6 FT MAX. HEIGHT WALL SET BACK MINIMUM OF 13 FT.
3. ALONG 56TH ST. EAST SIDE: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
4. ALONG THE INTERIOR PERIMETER OF EAST SIDE LOTS ADJACENT TO LOT 68: 6 FT. MAX. HEIGHT WALL/VIEW FENCE SET BACK MIN. OF 5 FT. FROM INTERIOR LOT 68 PROP. LINE.
5. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS TO A MAXIMUM HEIGHT OF 6 FT.

COMMON USE POOL SETBACKS:

125 FT FROM EXISTING RESIDENTIAL STRUCTURES; PRIVATE USE POOLS SHALL NOT BE RESTRICTED.

COMMON USE PARKING LOT STALL SETBACKS:

1. 25 FT FROM R.O.W. AT LINCOLN FRONTAGE
2. 20 FT AT 56TH ST. FRONTAGE
3. 60 FT FROM EXISTING RESIDENTIAL
4. VEHICULAR CIRCULATION SHALL BE ALLOWED IN SETBACKS.

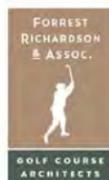
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MOUNTAIN SHADOWS

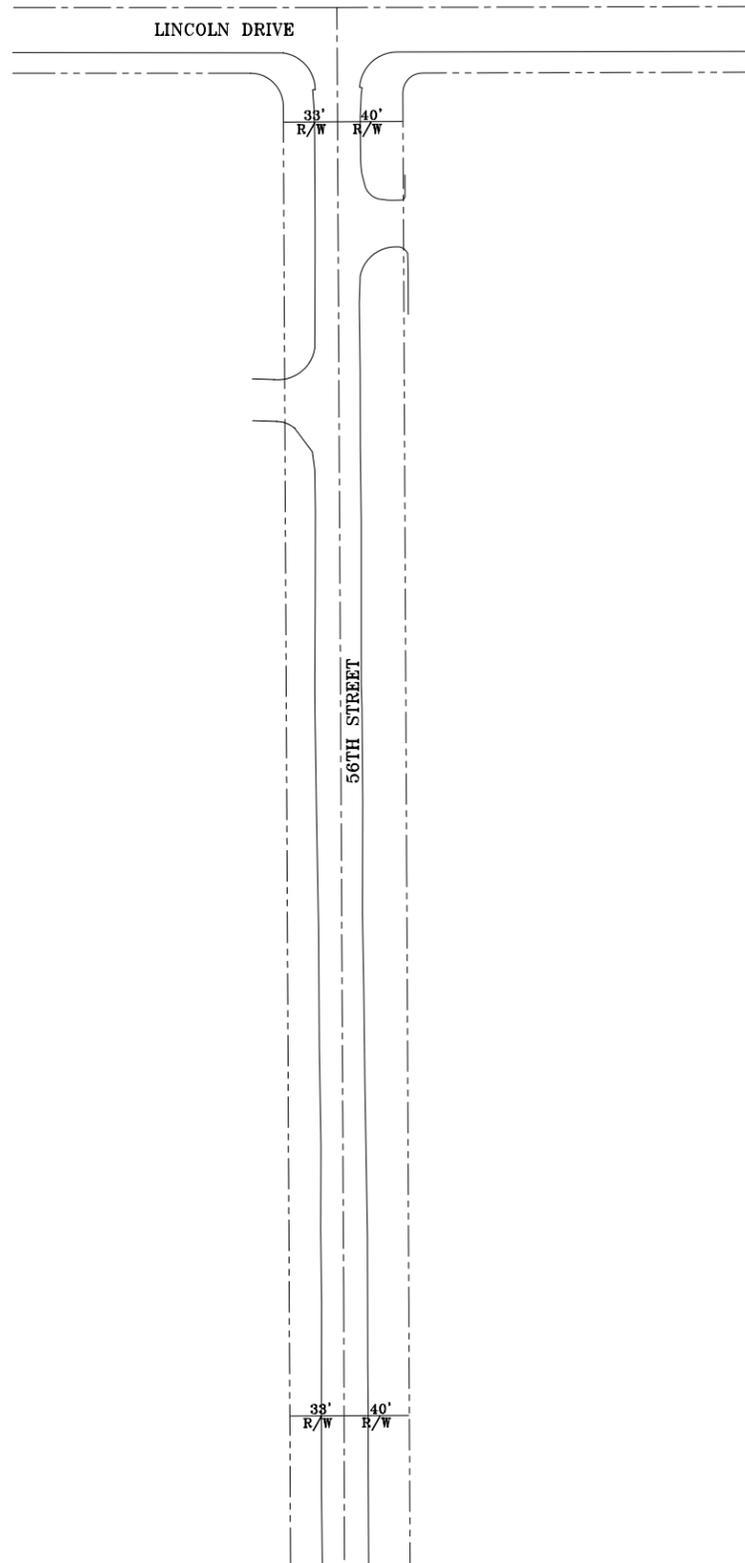


DEVELOPMENT ENVELOPE NOTES

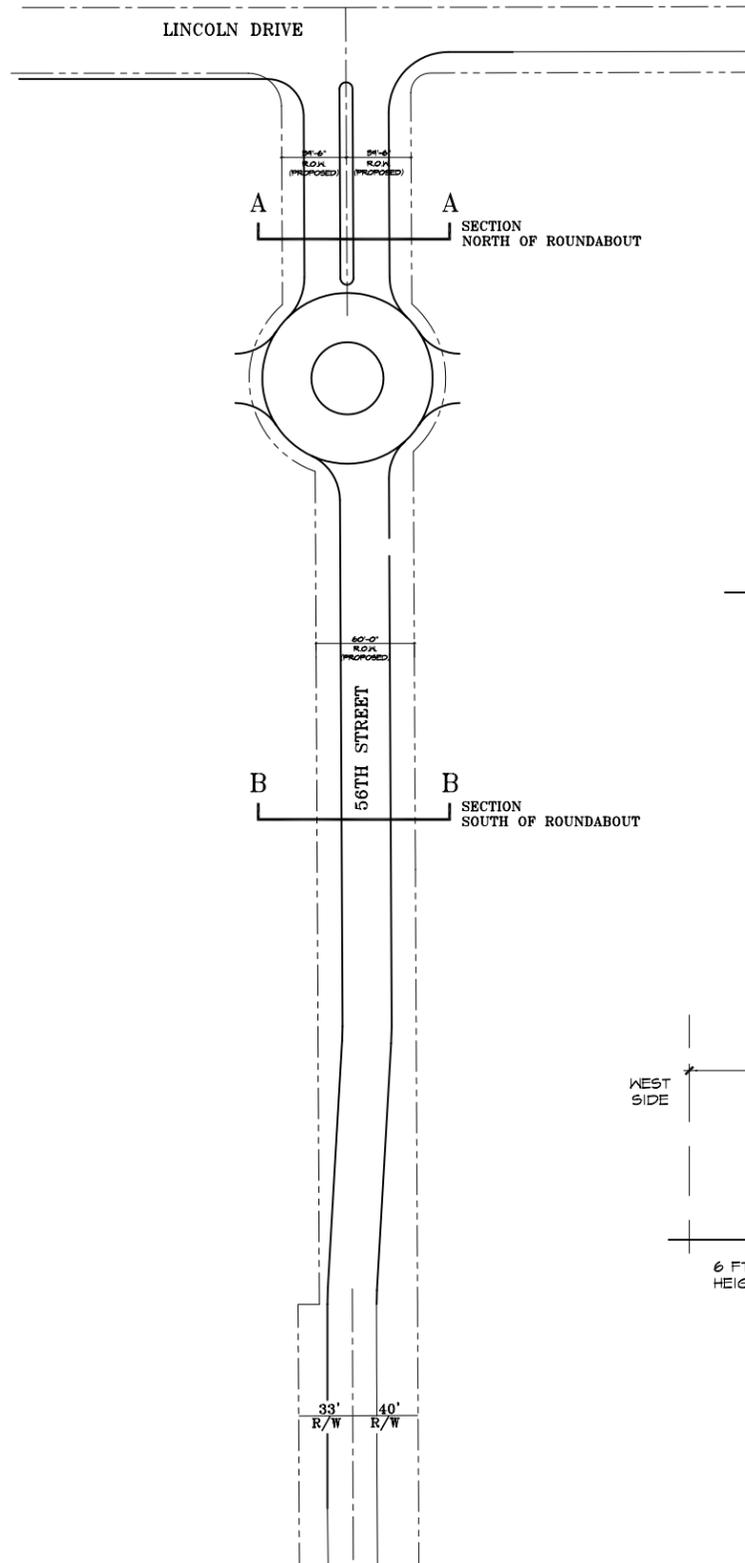
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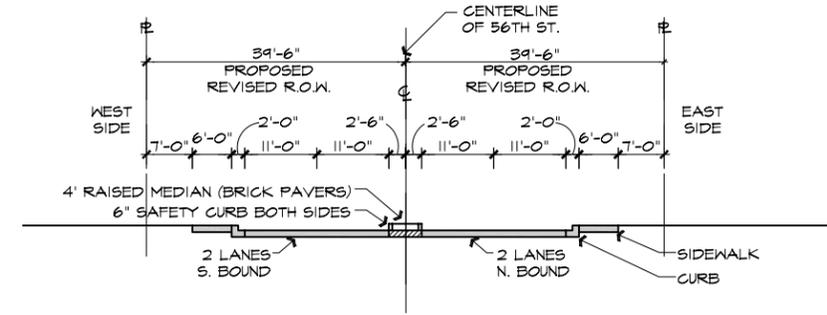
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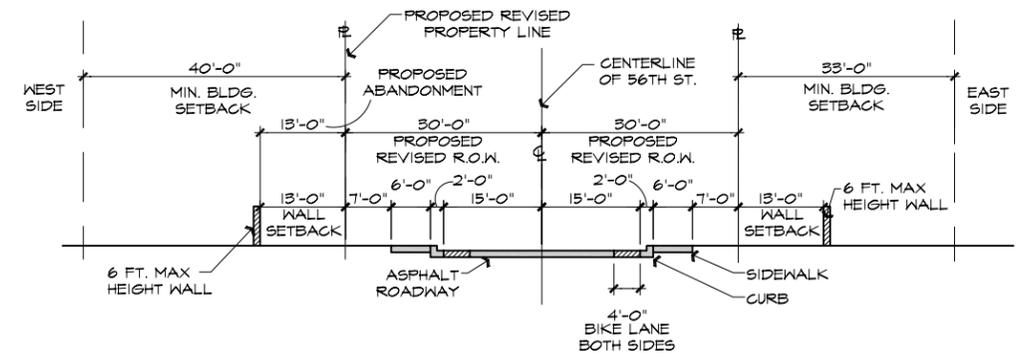
EXISTING 56TH STREET R.O.W.
SCALE: 1" = 40'



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)

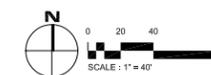


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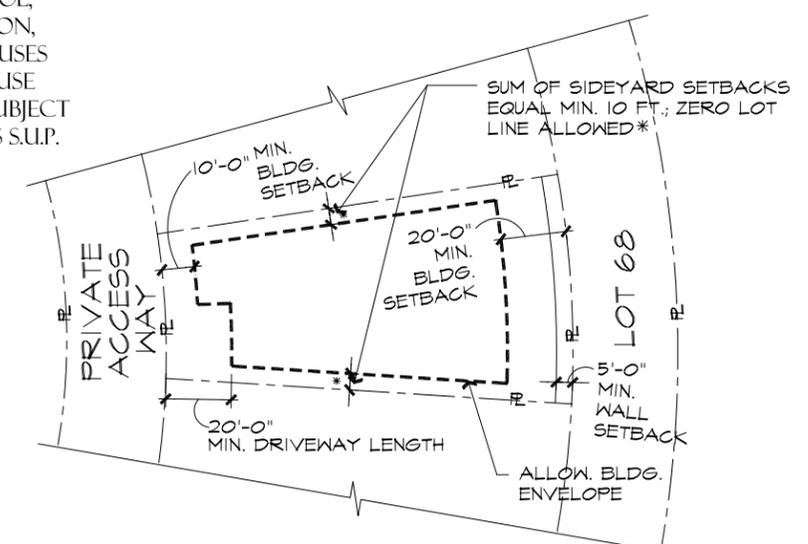
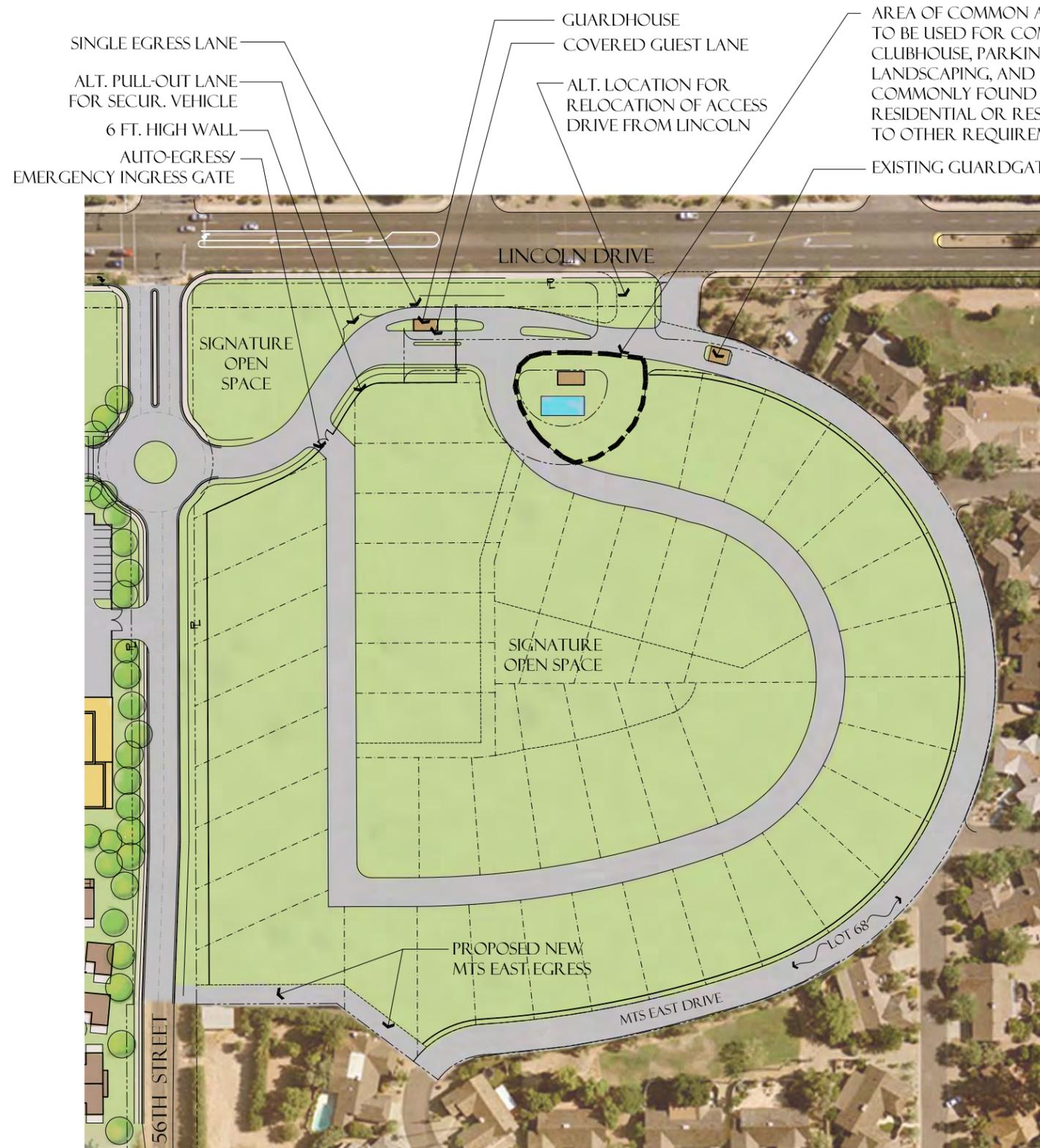
56TH STREET R.O.W. IMPROVEMENTS



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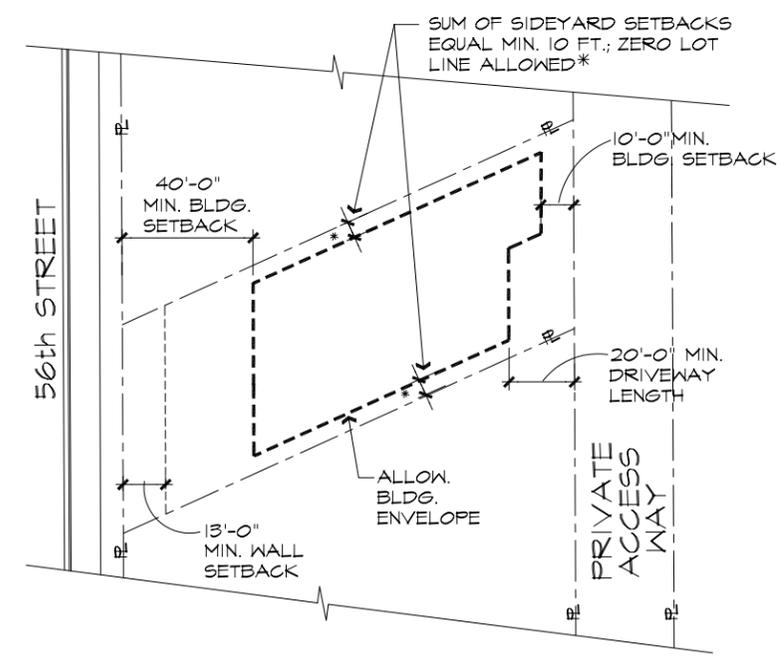
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* MINIMUM BUILDING-TO-BUILDING SETBACKS AS MEASURED AT THE FOUNDATION AT GRADE.

1"=20'

LOT DEVELOPMENT PLAN- ALONG LOT 68 PERIMETER



1"=20'

LOT DEVELOPMENT PLAN- ALONG 56TH ST

DEVELOPMENT CRITERIA EAST SIDE LOTS:

1. MINIMUM SETBACKS AT PERIMETER OF EAST SIDE SHALL BE AS SHOWN ON SHEET 5
2. REAR YARD SETBACKS: 20 FT.
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: SUM OF SIDERYARD SETBACKS SHALL EQUAL 10 FT. MIN.; ZERO LOT LINE ALLOWED.
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 TO RESORT END POINT; 6 FT MAX. HEIGHT WALL SET BACK MINIMUM OF 13 FT.
3. ALONG 56TH ST. EAST SIDE: 6 FT. MAX. HEIGHT WALL SET BACK MIN. OF 13 FT.
4. ALONG THE INTERIOR PERIMETER OF EAST SIDE LOTS ADJACENT TO LOT 68: 6 FT. MAX. HEIGHT WALL/VIEW FENCE SET BACK MIN. OF 5 FT. FROM INTERIOR LOT 68 PROP. LINE.
5. COMMON WALLS WILL BE ALLOWED ON INTERIOR LOTS TO A MAXIMUM HEIGHT OF 6 FT.

FENCE WALL SETBACKS FOR NEW EAST SIDE LOTS:

- FRONT YARD: 10 FT, EXCEPT WALLS 3 FT HIGH OR LESS SHALL BE ALLOWED WITH A 0 FT SETBACK
- SIDE/REAR: 0 FT
- SIDE/REAR WITH FRONTAGE: 5 FT ADJACENT TO LOT 68 ONLY; 0 FT OTHERWISE

MEAN AVERAGE LOT AREA: 7500 SF

AVERAGE MINIMUM LOT WIDTH MEASURED AT THE MID-POINT OF LOTS: 60 FT

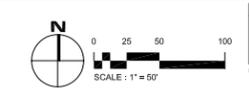
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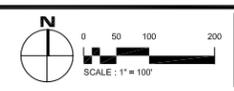
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OVERALL CONCEPTUAL SITE PLAN



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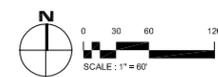
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CORPORATION

ENLARGED CONCEPTUAL SITE PLAN



Date:	May 15, 2012	Project #:	3124	Sheet:	9
Revised:	Revised May 24, 2012	Issued For:	SPECIAL USE PERMIT		
	Revised June 5, 2012				
	Revised June 15, 2012				
	Revised July 25, 2012				

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PROPOSED REVISED DEVELOPMENT ENVELOPE LINE (SHOWN IN BLUE) 6-15-12

DEVELOPMENT ENVELOPE LINE (SHOWN IN ORANGE) 6-05-12

DEVELOPMENT ENVELOPE LINE (SHOWN IN RED) 5-15-12

MOUNTAIN SHADOWS

"DEVELOPMENT LINE HISTORY" PLAN

FLEET + FISHER ENGINEERING INC.
4200 E. Camel Trail, Suite 400K
Phoenix, Arizona 85018
(602) 954-3555

FORREST RICHARDSON & ASSOC. GOLF COURSE ARCHITECTS

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



Date: June 15, 2012	Project #: 3124	Sheet:
Revised:	Issue #:	9.1
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REVISED "GOLD LINE"
6-26-12
(SHOWN IN YELLOW)

PREVIOUS "GOLD LINE"
AS SUBMITTED 6-15-12
(SHOWN IN RED)

MOUNTAIN SHADOWS



"THREE STORY GOLD LINE HISTORY" PLAN



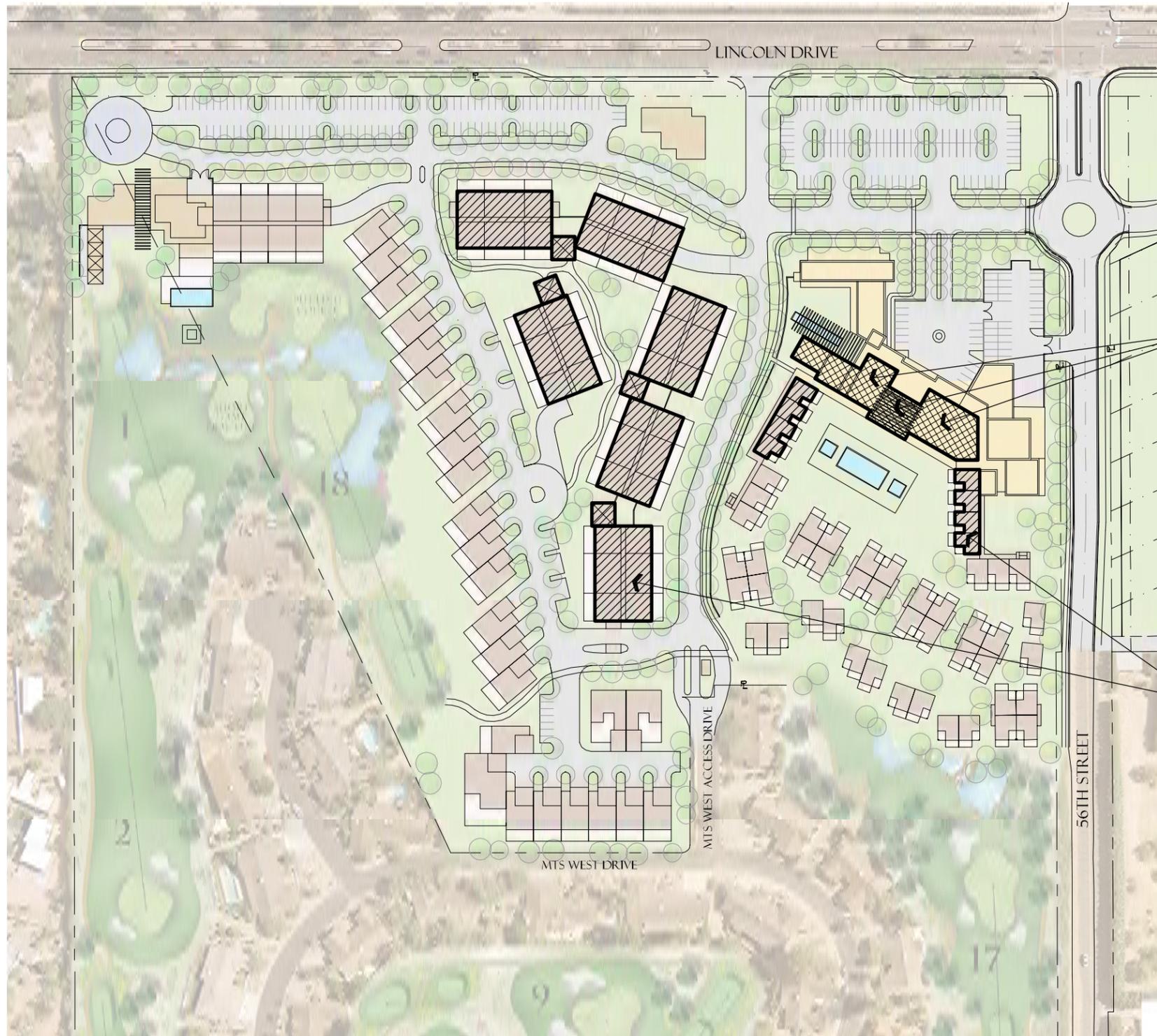
Date:	June 25, 2012	Sheet #:	3124
Project:		Use:	SPECIAL USE PERMIT
			9.2

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PROPOSED 2-STORY,
36 FT. MAX. HEIGHT

PROPOSED 3-STORY,
36 FT. MAX. HEIGHT

LEGEND:

 PROPOSED 2-STORY,
36 FT. MAX. HEIGHT

 PROPOSED 3-STORY,
36 FT. MAX. HEIGHT

MOUNTAIN SHADOWS

BUILDINGS IN EXCESS OF 28 FT. IN HEIGHT

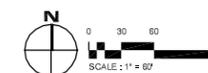
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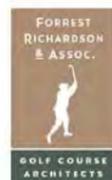
Date:	July 25, 2012	Sheet #:	3124
Project:		Permit #:	
SPECIAL USE PERMIT			9.3

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FLOOR AREA RATIO (F.A.R.) COMPARISON CHART

	<u>LAND AREA (AC.)</u>	<u>FLOOR AREA (S.F.)</u>	<u>F.A.R.</u>
MOUNTAIN SHADOWS DEVELOPMENT AGREEMENT	67.0414	1,752,194*	60%
MONTELUCIA	27.935	615,085	50.55%
MOUNTAIN SHADOWS SUP (DEVELOPMENT AREA ONLY)	35.14	745,747	48.72%
MOUNTAIN SHADOWS SUP (ALL LAND AREA)	68.48	745,747	25%

* ASSUMES 30% LOT COVERAGE AT 2-STORY THROUGHOUT.



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OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS



FLOOR AREA RATIO COMPARISON CHART

Date: July 25, 2012	Project #: 3124	Sheet:
Revised:	Issue For: SPECIAL USE PERMIT	9.4



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	130	100	3
1030			27
2135			54



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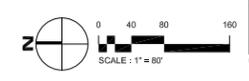
**GOLF COURSE
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OVER SCALED DIMENSIONS.

MOUNTAIN SHADOWS



CONCEPTUAL GOLF COURSE IMPROVEMENTS PLAN



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	Revised June 5, 2012	Issue:	SPECIAL USE PERMIT		
	Revised June 26, 2012	Issue:			

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©2011 Oz Architects, Inc. Mountain Shadows SUP110 GOLF COURSE IMPROVEMENTS PLAN.dwg, Apr 22, 2012 - 12:18pm - 1845



ALL WRITTEN DIMENSIONS
TAKE PRECEDENCE OVER
SCALED DIMENSIONS.

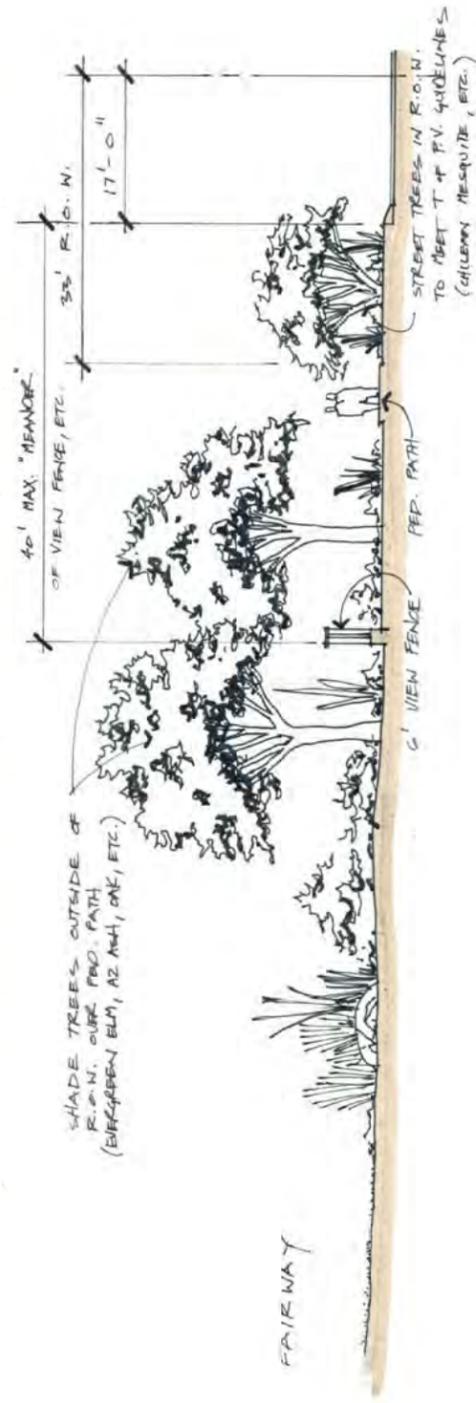
MOUNTAIN SHADOWS

GOLF COURSE & 56TH ST. R.O.W.

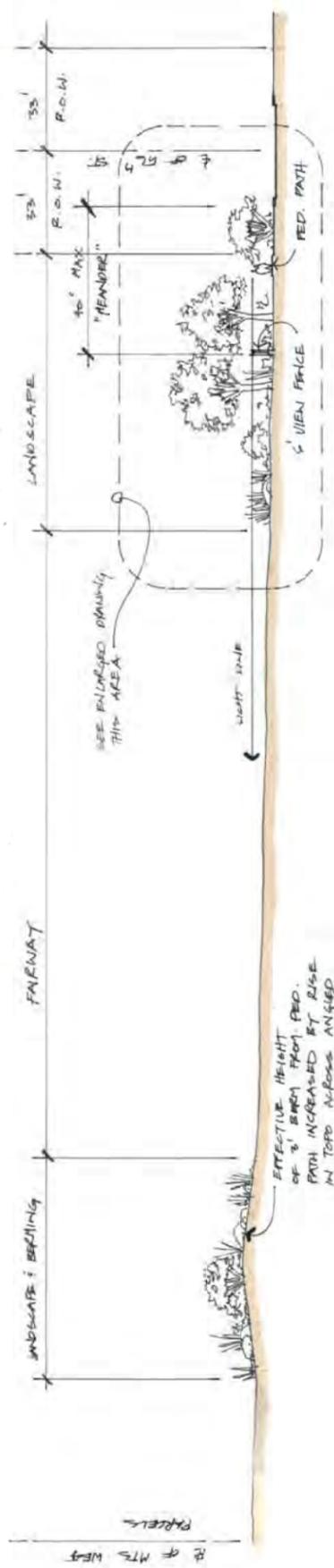
DETAIL CONCEPT



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		Revised for:	SPECIAL USE PERMIT
			Sheet
			10.1



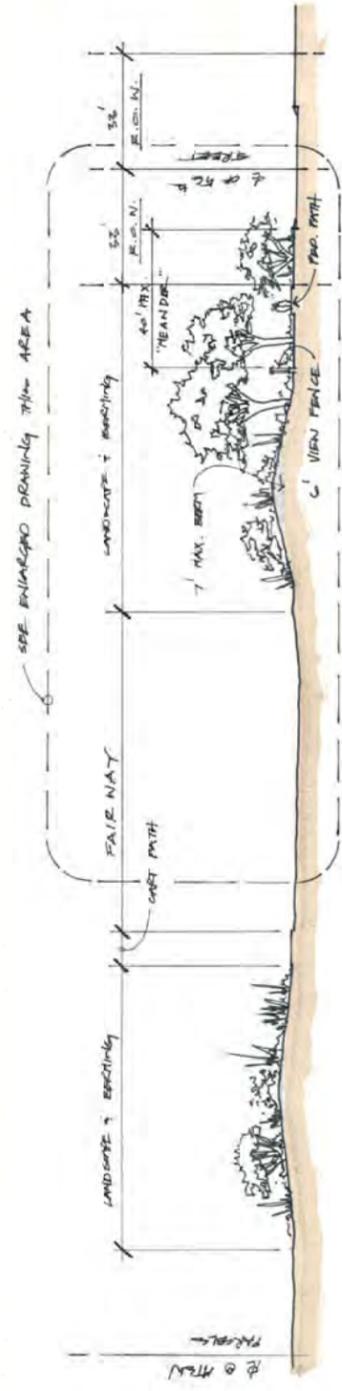
ENLARGED GOLF COURSE CROSS SECTION 'B'
SCALE: 1/8" = 1'-0"



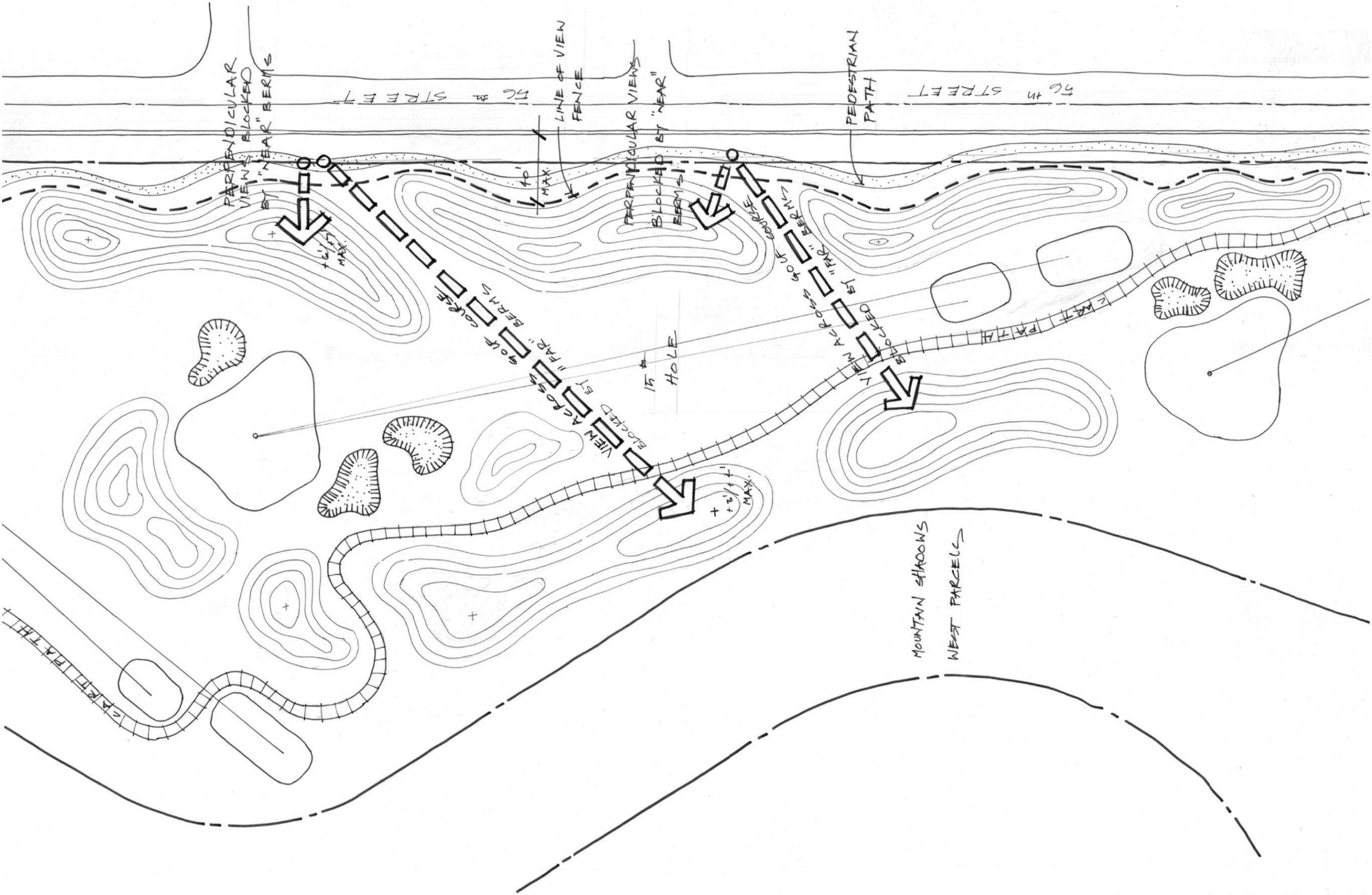
PROPOSED GOLF COURSE CROSS SECTION
SCALE: 1" = 20'



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



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



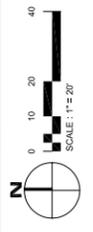
ALL WRITTEN DIMENSIONS
TAKE PRECEDENCE OVER
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MOUNTAIN SHADOWS



CONCEPTUAL GOLF COURSE VIEW CORRIDOR GRADING

Date: June 5, 2012
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0 3 5 10
SCALE: 3/16"=1'-0"

CONCEPTUAL ELEVATION
ENVISIONED ARCHITECTURAL STYLE

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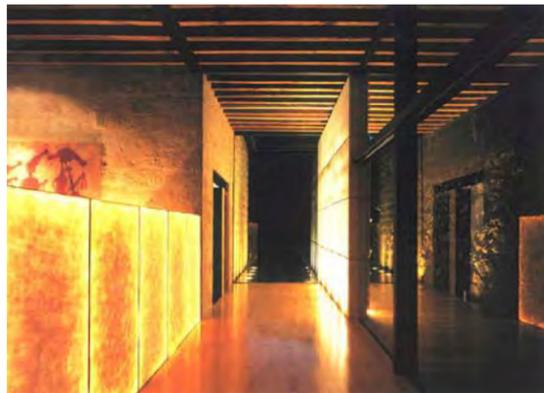
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CONCEPTUAL PERSPECTIVE
ENVISIONED ARCHITECTURAL STYLE

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CONCEPTUAL IMAGE PHOTOS
ENVISIONED ARCHITECTURAL STYLE

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MOUNTAIN SHADOWS

CONCEPTUAL IMAGE PHOTOS
ENVISIONED ARCHITECTURAL STYLE

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