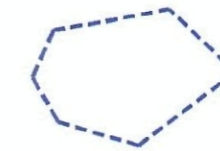


LEGEND:



FIELD CERTIFIED
ARCHEAOLOGICAL
SITE BOUNDARY



LIMITS OF PROPOSED
MITIGATION AREA

MITIGATION AREA

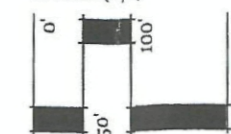
THE EXTENTS OF IDENTIFIED MITIGATION AREAS ARE CONTINUING TO BE EVALUATED. FOR AREAS NOT PROPOSED FOR MITIGATION, THE APPLICANT WILL INVESTIGATE THE ESTABLISHMENT OF A PROTECTION POLICY THAT ENSURES THE CONTINUED PRESERVATION OF THESE AREAS. THE APPLICANT WILL MEET WITH CITY STAFF TO FORMULATE SUCH POLICY PRIOR TO ISSUANCE OF BUILDING PERMITS.

PRELIMINARY ARCHAEOLOGICAL MITIGATION AREAS

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

1-ZN-2005
5-31-05

SCALE: (+/-)

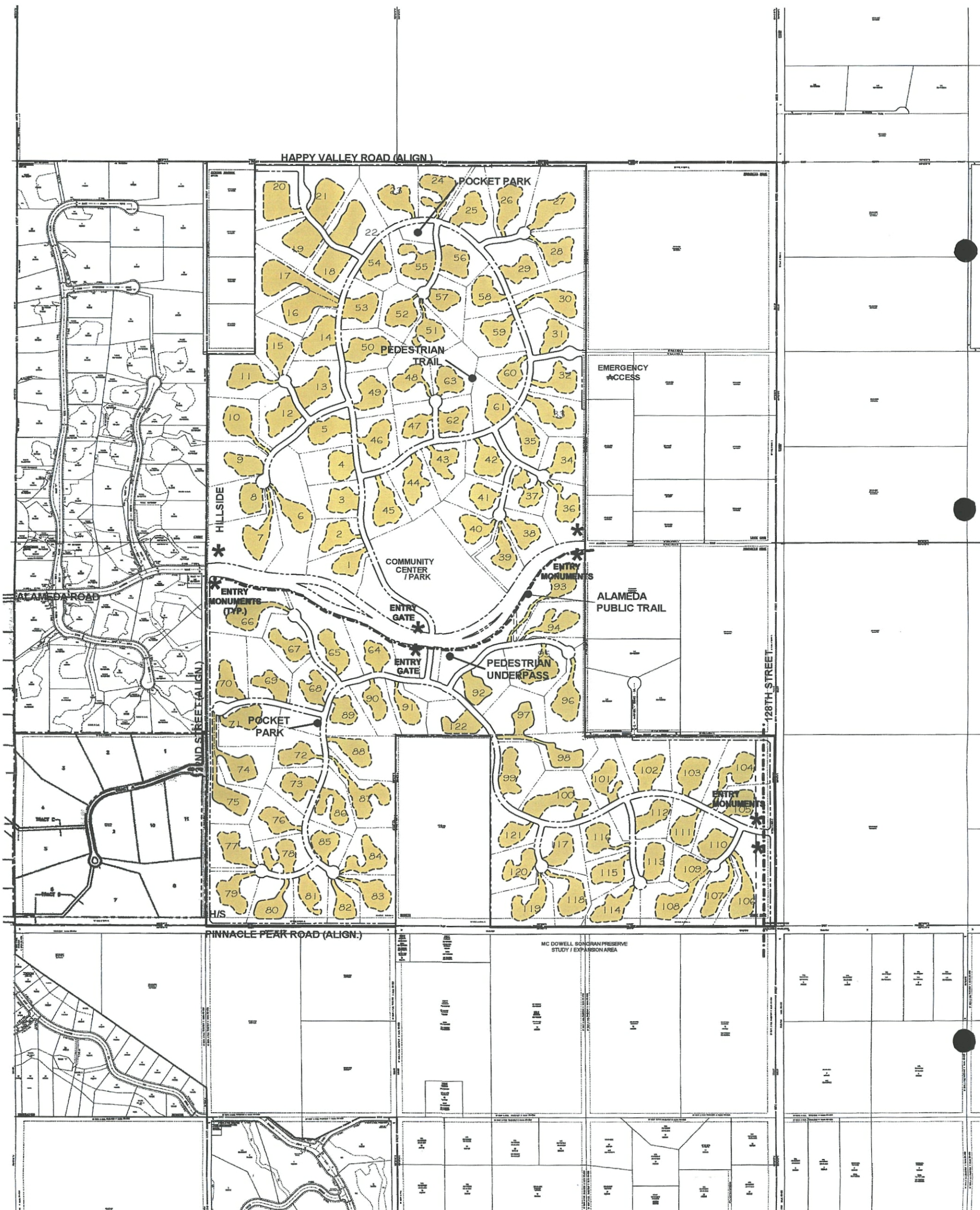


NORTH



Master Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design
7000 East Main Street
Scottsdale, Arizona 85251
Phone: (480) 998-0098
Fax: (480) 998-0722
www.lvaaz.com

DATE:
04.28.05
JOB:
0425
BY:
AMS
REV:



SITE DATA:

GROSS AREA: 330 Acres
 EXISTING ZONING: R1-130 ESL
 PROPOSED ZONING: R1-130 ESL (DI)
 NUMBER OF UNITS: 122 Units (Requires CoS Approval)
 DENSITY: 0.37 Du/Ac
 OPEN SPACE REQUIRED: 139 Acres (42%)
 OPEN SPACE PROVIDED: 205 Acres (62%)

DEVELOPMENT ENVELOPE
 PROPOSED PUBLIC TRAIL ALIGNMENT

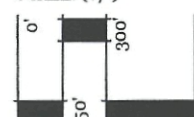
BASE DENSITY: 330.38 Acres x 0.31 Du/Ac = 102 Units
 DENSITY INCENTIVE:
 Required NAOS: 139 Acres (42 %)
 20% x 0.31 (base density) = 0.062
 0.062 x 330.38 = 20 Units
 Total Units = 122 Units
 Total NAOS Provided: 205 Acres (62 %)

*LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

CONCEPTUAL LAND USE PLAN W/ SURROUNDING PROPERTY CONTEXT:

CROWN COMMUNITIES
 SCOTTSDALE, ARIZONA

SCALE: (+/-)

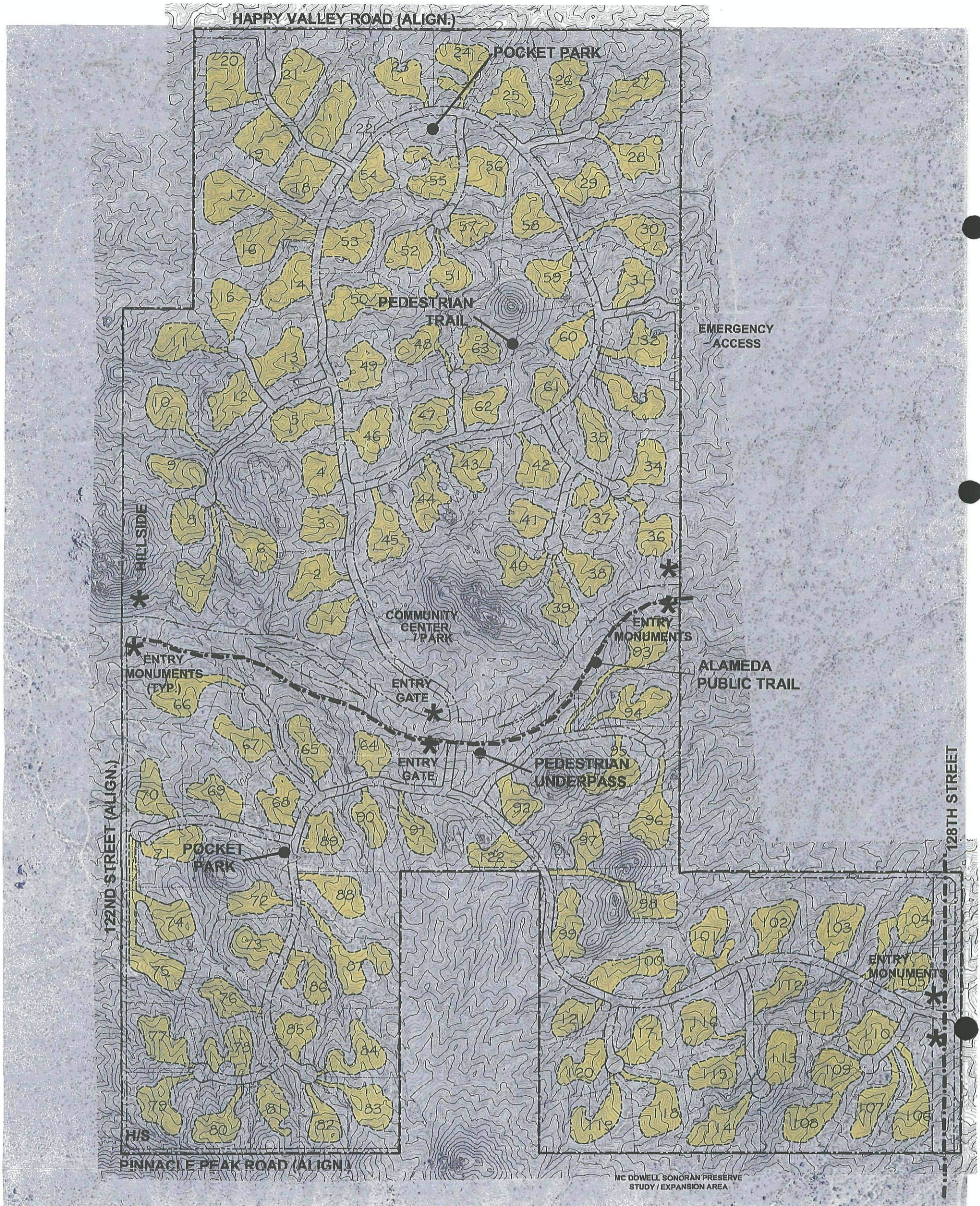


NORTH



Master Planned Communities,
 Land Planning,
 Site Planning & Design
 Environmental Analysis &
 Landscape Design
 7999 East Main Street
 Scottsdale, Arizona 85261
 Phone: (480) 999-0900
 Fax: (480) 999-7338
 www.lva-design.com

DATE: 07.12.04
 JOB: 0425
 BY: AMS
 REV: 05.09.05



CONCEPTUAL LAND USE PLAN W/ AERIAL & TOPO

SITE DATA:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-130 ESL (DI)
NUMBER OF UNITS:	122 Units (Requires CoS Approval)
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42%)
OPEN SPACE PROVIDED:	205 Acres (62%)

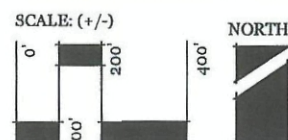
- DEVELOPMENT ENVELOPE
- PROPOSED PUBLIC TRAIL ALIGNMENT

BASE DENSITY:	330.38 Acres x 0.31 Du/Ac = 102 Units
DENSITY INCENTIVE:	Required NAOS: 139 Acres (42 %)
	Additional Provided NAOS: 66 Acres = 20 % (max. allowed)
	20% x 0.31 (base density) = 0.062
	0.062 x 330.38 = 20 Units
	Total Units = 122 Units
	Total NAOS Provided: 205 Acres (62 %)

LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

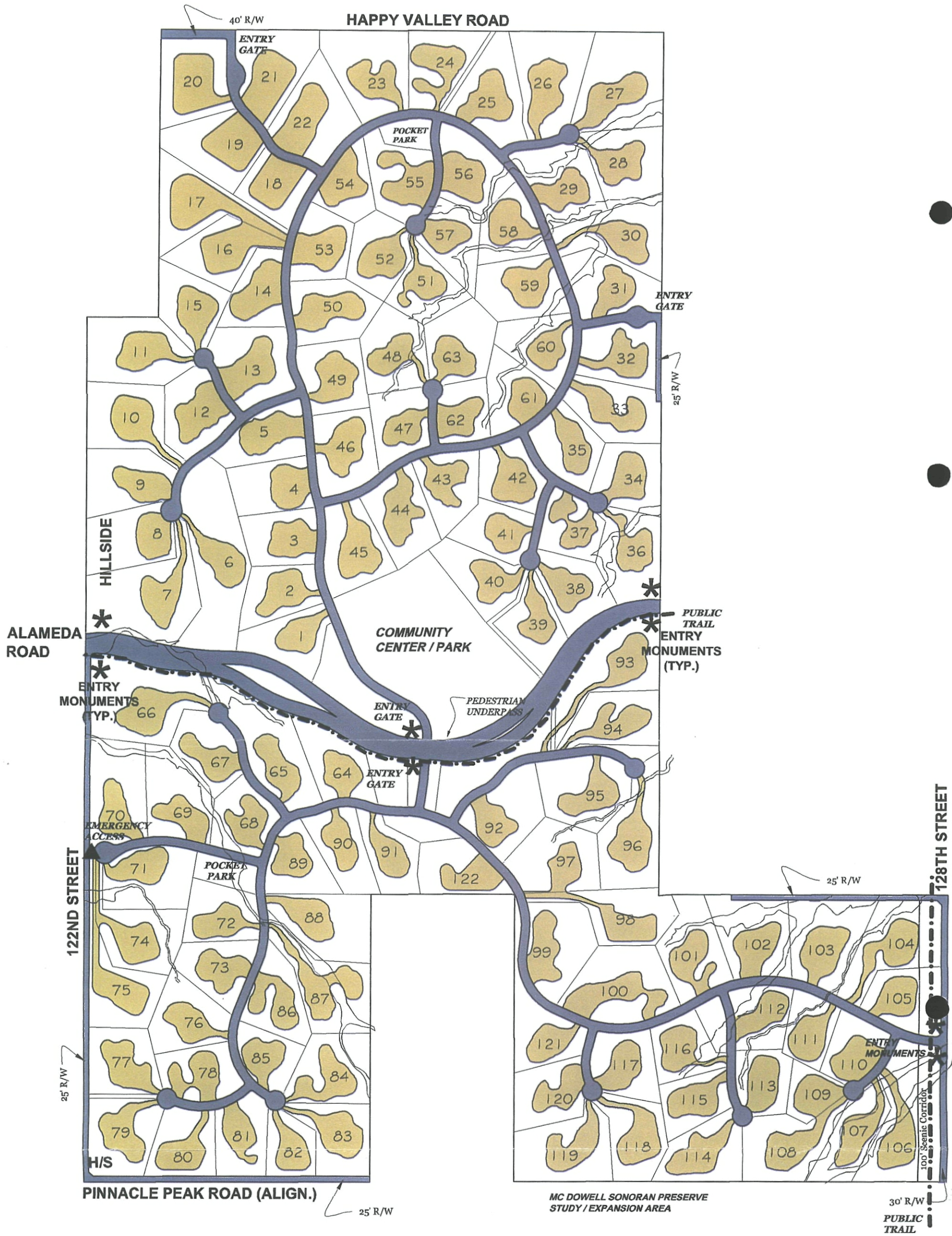
CROWN COMMUNITIES

SCOTTSDALE, ARIZONA



DATE: 07.12.04
 JOB: 0425
 BY: AAS
 REV: 05.09.05

1-ZN-2005
 5-31-05



CONCEPTUAL LAND USE MASTER PLAN

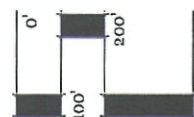
DEVELOPMENT ENVELOPE

BASE DENSITY:
 330.38 Acres x 0.31 Du/Ac = 102 Units
DENSITY INCENTIVE:
 Required NAOS: 139 Acres (42 %)
 Additional Provided NAOS: 66 Acres = 20 % (max. allowed)
 20% x 0.31 (base density) = 0.062
 0.062 x 330.38 = 20 Units
 Total Units = 122 Units
 Total NAOS Provided: 205 Acres (62 %)

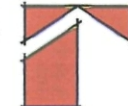
LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

CROWN COMMUNITIES SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



Master Planned Communities,
 Land Planning,
 Site Planning & Design
 Environmental Analysis &
 Landscape Design
 7500 East Main Street
 Scottsdale, Arizona 85251
 Phone: (480) 999-2222
 Fax: (480) 999-2222
 www.lva-design.com

DATE: 01.19.05
 JOB: 0425
 BY: AMS
 REV: 04.25.05



CONCEPTUAL LAND USE PLAN W/ CONTEXT AERIAL

SITE DATA:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-130 ESL (DI)
NUMBER OF UNITS:	122 Units (Requires CoS Approval)
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42%)
OPEN SPACE PROVIDED:	205 Acres (62%)

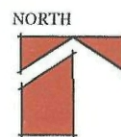
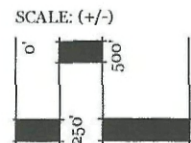
- DEVELOPMENT ENVELOPE
- PROPOSED PUBLIC TRAIL ALIGNMENT

BASE DENSITY:	330.38 Acres x 0.31 Du/Ac = 102 Units
DENSITY INCENTIVE:	
Required NAOS:	139 Acres (42%)
Additional Provided NAOS:	66 Acres = 20% (max. allowed)
0.062 x 330.38 =	20 Units
Total Units =	122 Units
Total NAOS Provided:	205 Acres (62%)

LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

CROWN COMMUNITIES

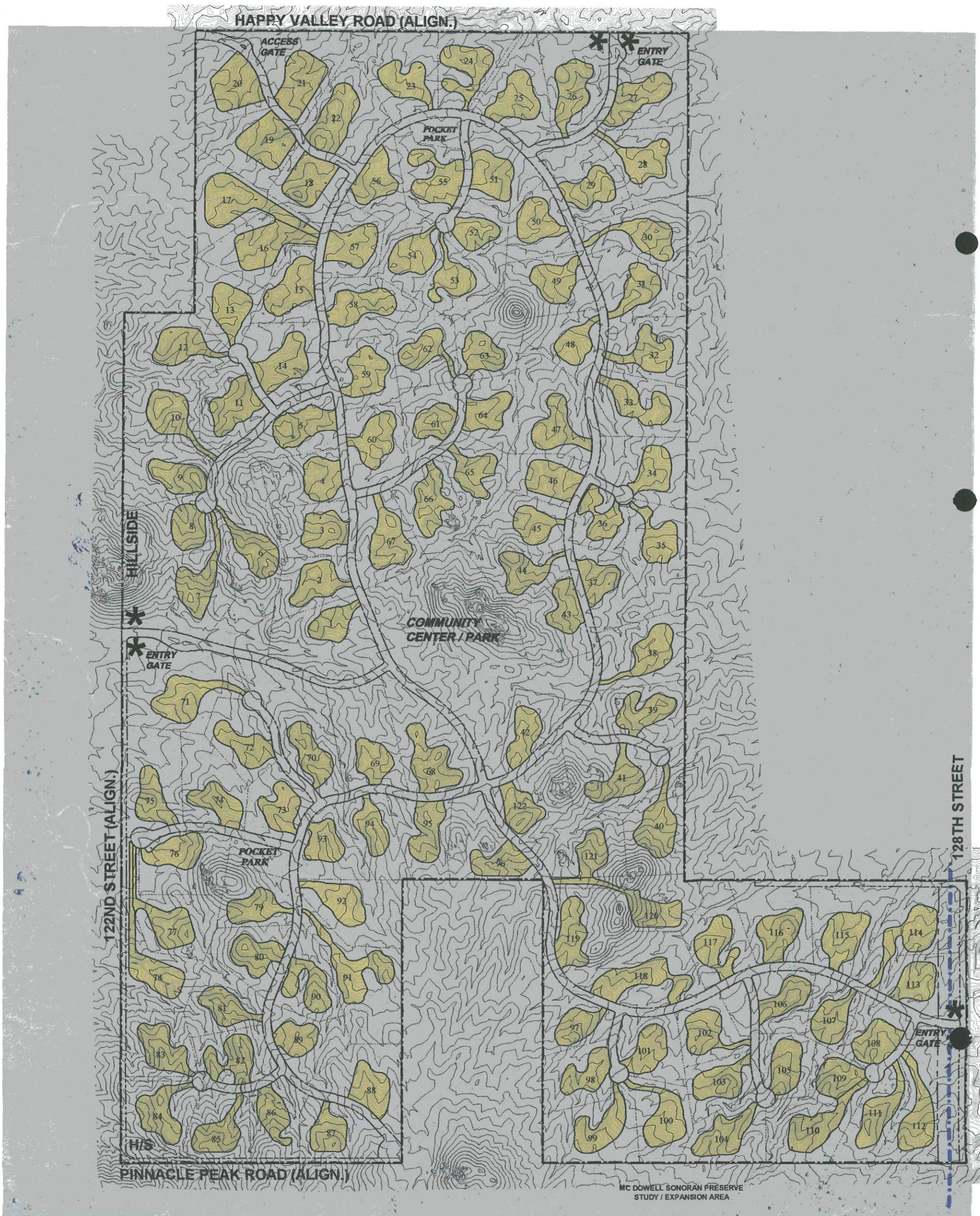
SCOTTSDALE, ARIZONA



Master Planner/Urban Designer,
 Land Planning,
 Site Planning & Design
 Environmental Analysis &
 Landscape Design

7500 East Main Street
 Scottsdale, Arizona 85251
 Phone: (480) 994-9999
 Fax: (480) 994-7322
 www.lva.com

DATE:
 07.12.04
 JOB:
 0425
 BY:
 AMS
 REV:
 05.09.05



CONCEPTUAL LAND USE PLAN W/ AERIAL & TOPO

SITE DATA:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-130 ESL (DI)
NUMBER OF UNITS:	122 Units (Requires CoS Approval)
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42%)
OPEN SPACE PROVIDED:	205 Acres (62%)

- DEVELOPMENT ENVELOPE
- PROPOSED PUBLIC TRAIL ALIGNMENT

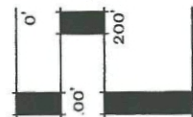
BASE DENSITY:	330.38 Acres x 0.31 Du/Ac = 102 Units
DENSITY INCENTIVE:	Required NAOS: 139 Acres (42%)
	Additional Provided NAOS: 66 Acres = 20% (max. allowed)
	0.062 x 330.38 = 20 Units
	Total Units = 122 Units
	Total NAOS Provided: 205 Acres (62%)

LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

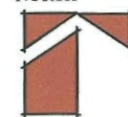
CROWN COMMUNITIES

SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



Master Planner / Consultant,
Site Planning & Design,
Environmental Analysis,
Landscape Design

7000 West Main Street
Scottsdale, Arizona 85258
Phone: 480.994.0000
Fax: 480.994.7732
www.lva-design.com

DATE: 07.12.04
JOB: 0425
BY: AMB
REV: 09.28.05

1-ZN-2005
10-4-05

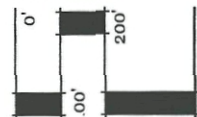


CONCEPTUAL LAND USE MASTER PLAN

DEVELOPMENT ENVELOPE

CROWN COMMUNITIES SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



Master Planned Communities,
Site Planning & Design
Environmental Analysis &
Landscape Design
7700 East Main Street
Scottsdale, Arizona 85261
Phone: (480) 990-0000
Fax: (480) 990-7328
www.lva-design.com

DATE: 01.19.05
JOB: 0425
BY: AMS
REV: 04.25.05



CONCEPTUAL LAND USE PLAN W/ CONTEXT AERIAL

SITE DATA:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-130 ESL (DI)
NUMBER OF UNITS:	122 Units (Requires CoS Approval)
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42%)
OPEN SPACE PROVIDED:	205 Acres (62%)

BASE DENSITY:	330.38 Acres x 0.31 Du/Ac = 102 Units
DENSITY INCENTIVE:	Required NAOS: 139 Acres (42%)
	Additional Provided NAOS: 66 Acres = 20% (max. allowed)
	20% x 0.31 (base density) = 0.062
	Total Units = 122 Units
	Total NAOS Provided: 205 Acres (62%)

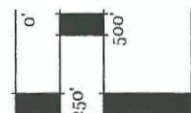
- DEVELOPMENT ENVELOPE
- PROPOSED STREET ALIGNMENTS

LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA

SCALE: (+/-)



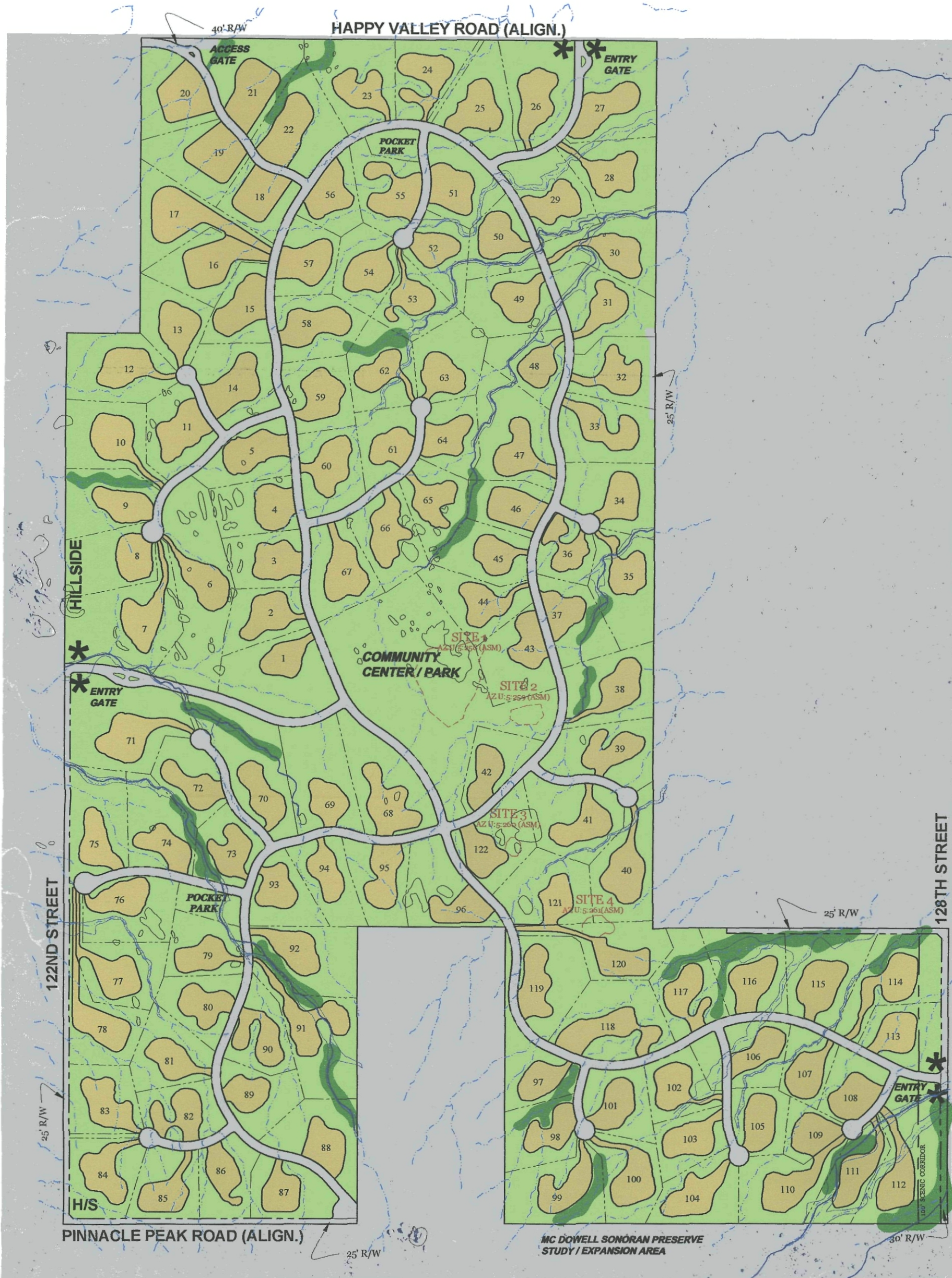
NORTH



Master/Planned Communities,
Land Planning,
Site Planning & Design
Development of Plans for
Landscape Design
7900 East Main Street
Scottsdale, Arizona 85264
Phone: (480) 994-0004
Fax: (480) 994-7700
www.lva-design.com




DATE:
07.12.04
JOB:
0425
BY:
AMS
REV:
09.29.05






1-ZN-2005
10-4-05



PRELIMINARY N.A.O.S. EXHIBIT

LEGEND:

	PRELIMINARY N.A.O.S. AREA	- REQUIRED N.A.O.S. AREA: 139 Acres (6,058,760 Sq. Ft.) (42%)
	AREA OF CONCENTRATED VEGETATION	- PROVIDED N.A.O.S. AREA: 205 Acres (8,929,800 Sq. Ft.) (62%)
	DEVELOPMENT ENVELOPE	

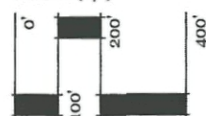
-  A.C.O.E. JURISDICTION DELINEATIONS
-  MINOR WASH ALIGNMENTS (<50 CFS)
-  FLOODPLAIN BOUNDARY (>50 CFS)
-  BOULDER FEATURES
-  FIELD VERIFIED ARCHAEOLOGICAL SITE

NOTE: PRECISE LOCATIONS AND QUANTITIES OF N.A.O.S. AREAS TO BE DETERMINED DURING PRELIMINARY PLAT AND FINAL PLAT PROCESS.

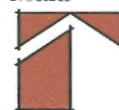
CROWN COMMUNITIES

SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



Master/Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design
1910 East Main Street
Scottsdale, Arizona 85260
Phone: (480) 998-0999
Fax: (480) 998-7339
www.lva-design.com

DATE:
01-19-06
JOB:
0425
BY:
AMS
REV:
09-29-05

1-ZN-2005
10-4-05



PRELIMINARY OPEN SPACE PLAN

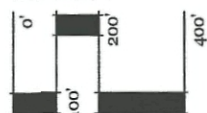
LEGEND:

- OPEN SPACE AREA - REQUIRED OPEN SPACE AREA: 139 Acres (42%)
 DEVELOPMENT ENVELOPE - PROVIDED OPEN SPACE AREA: 205 Acres (62%)

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA

SCALE: (+/-)

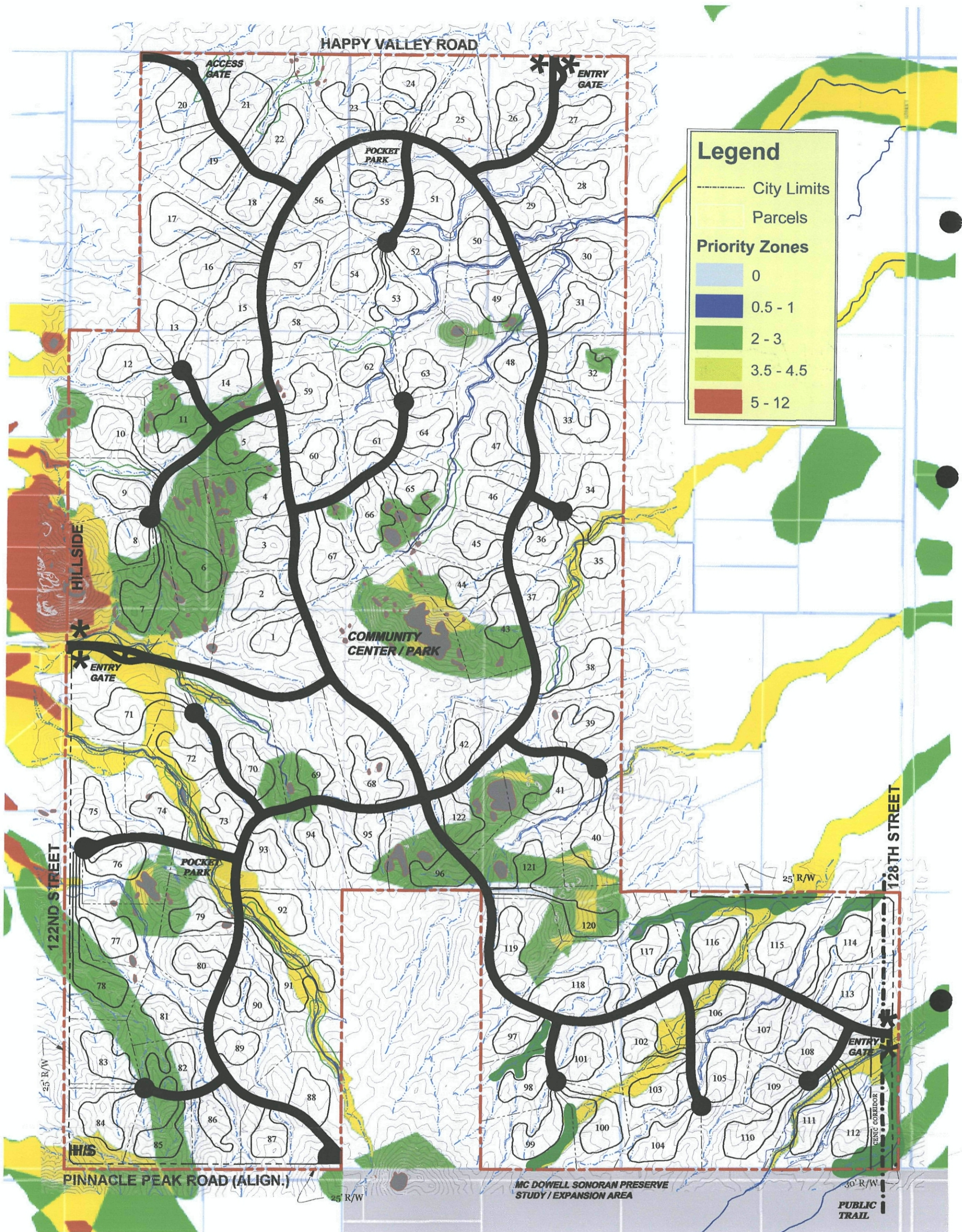


NORTH



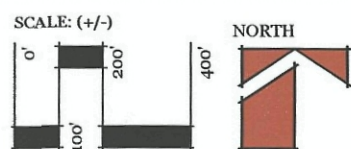
Master Planned Communities, Land Planning, Site Planning, Design, Environmental Analysis & Landscape Design
 7700 East Main Street
 Scottsdale, Arizona 85258
 Phone: 480.966.1000
 Fax: 480.966.1001
 www.lva.com

DATE: 01.19.06
 JOB: 0425
 BY: AMS
 REV: 09.28.05



CITY OF SCOTTSDALE PRIORITY N.A.O.S. OVERLAY
 SOURCE: City of Scottsdale, April 2004.

CROWN COMMUNITIES
 SCOTTSDALE, ARIZONA



LVA
 Urban Design
 Studio L.L.C.

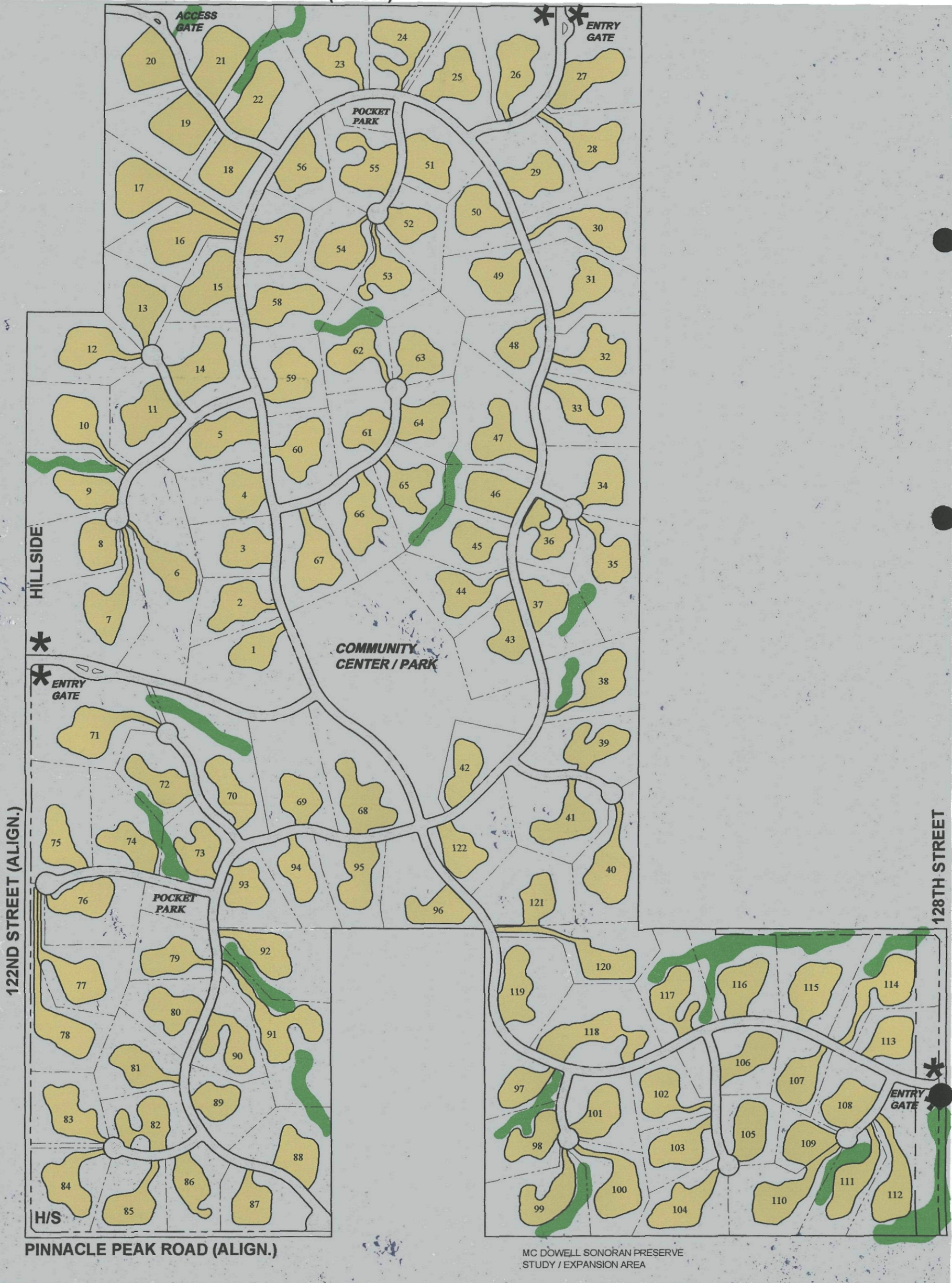
Master Planner/Overseer/Plan, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Design
 7702 East Main Street
 Scottsdale, Arizona 85251
 Phone: (480) 999-0999
 Fax: (480) 999-7122
 www.lvaaz.com

DATE: 04.21.05
 JOB: 0425
 BY: AMS
 REV: 10.20.05

1-ZN-2005

10-21-05

HAPPY VALLEY ROAD (ALIGN.)



MC DOWELL SONORAN PRESERVE STUDY / EXPANSION AREA

CONCENTRATED VEGETATION AREAS

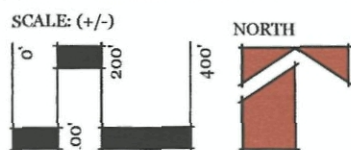
The Concentrated Vegetation Areas Exhibit with aerial context demonstrates the reduced levels of vegetation densities and maturity that currently exists on the Crown Property. The site was subject to a regional wildlands burn in the mid-1990's that decimated much of the native vegetation and habitat. While marked levels of vegetation have begun to return, these species represent only the first or second generation of successional varieties, typical of burn areas in early recovery periods. Typical species include grasses and shrubs, which in time help to foster a larger diversity of native trees and cacti typical of the Upper Sonoran Desert.

The applicant has identified areas of concentrated vegetation densities through a combination of aerial photography and on-site visual analysis. This method has proved useful in delineating contiguous areas of increased vegetation for preservation. These areas are typically clustered in proximity to large washes that cross the site, stemming from an increased availability of seasonal water supply to foster accelerated plant growth and recovery. The applicant will continue to diligently monitor vegetation recovery, and also identify and promote the expansion of sensitive habitat as the development process advances.

LEGEND:

- AREAS OF CONCENTRATED VEGETATION
- DEVELOPMENT ENVELOPE

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

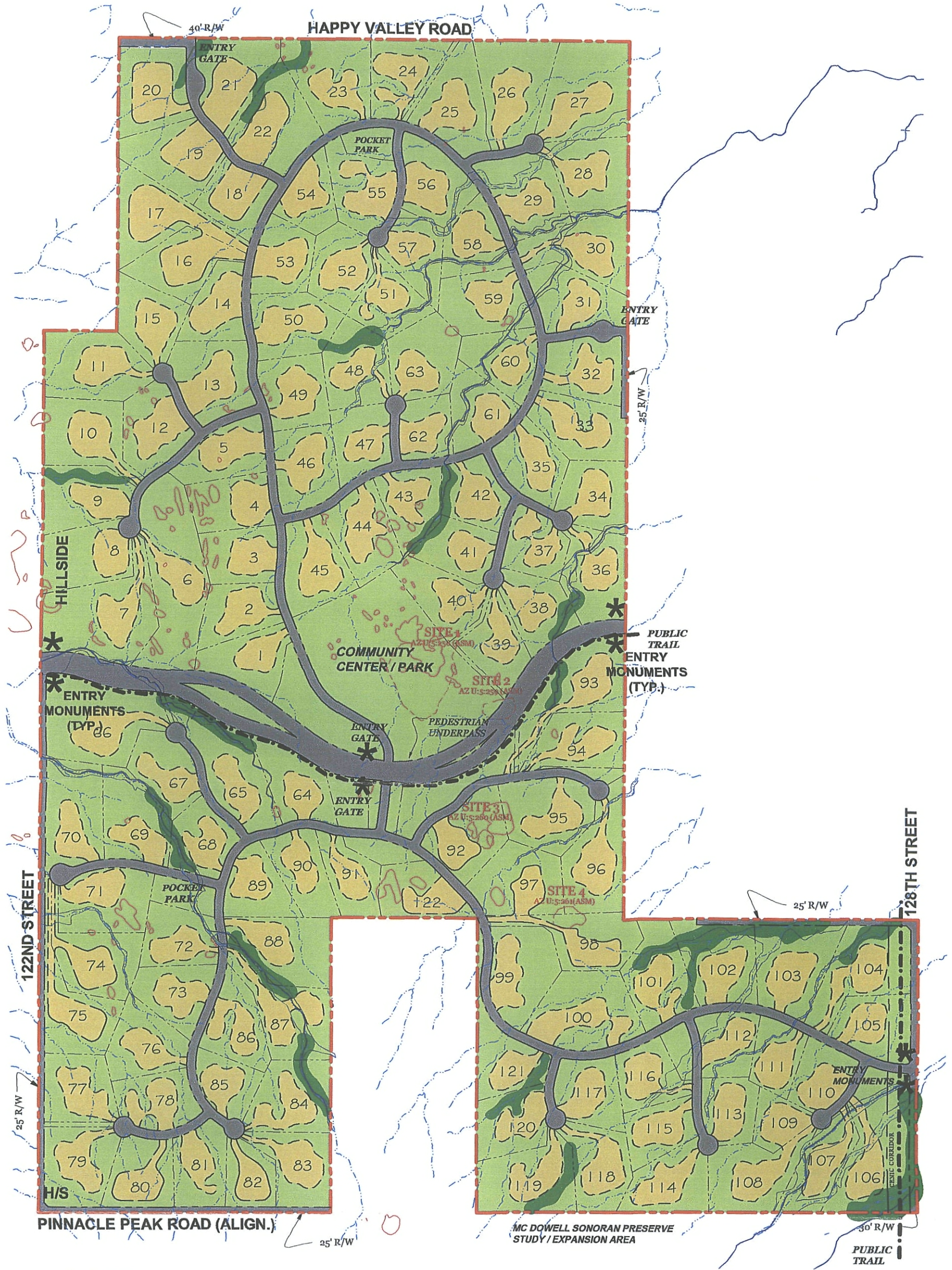


LVA
Urban Design Studio L.L.C.

Master Planned Communities, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Design

1000 East Main Street, Scottsdale, Arizona 85261, Phone: 480/990-0000, Fax: 480/990-7700, www.lva.com

DATE: 01.19.05
JOB: 0425
BY: AMS
REV: 09.29.05



PRELIMINARY N.A.O.S. EXHIBIT

LEGEND:

- PRELIMINARY N.A.O.S. AREA - REQUIRED N.A.O.S. AREA: 139 Acres (6,058,760 Sq.Ft.)(42%)
- PROVIDED N.A.O.S. AREA: 205 Acres (8,929,800 Sq.Ft.)(62%)
- AREA OF CONCENTRATED VEGETATION
- DEVELOPMENT ENVELOPE
- PROPOSED PUBLIC TRAIL ALIGNMENT

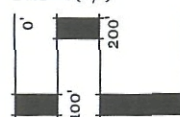
- A.C.O.E. JURISDICTIONAL DELINEATIONS
- MINOR WASH ALIGNMENTS (<50 CFS)
- FLOODPLAIN BOUNDARY (>50 CFS)
- BOULDER FEATURES
- FIELD VERIFIED ARCHAEOLOGICAL SITE

NOTE: PRECISE LOCATIONS AND QUANTITIES OF N.A.O.S. AREAS TO BE DETERMINED DURING PRELIMINARY PLAT AND FINAL PLAT PROCESS.

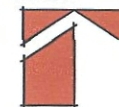
CROWN COMMUNITIES

SCOTTSDALE, ARIZONA

SCALE: (+/-)

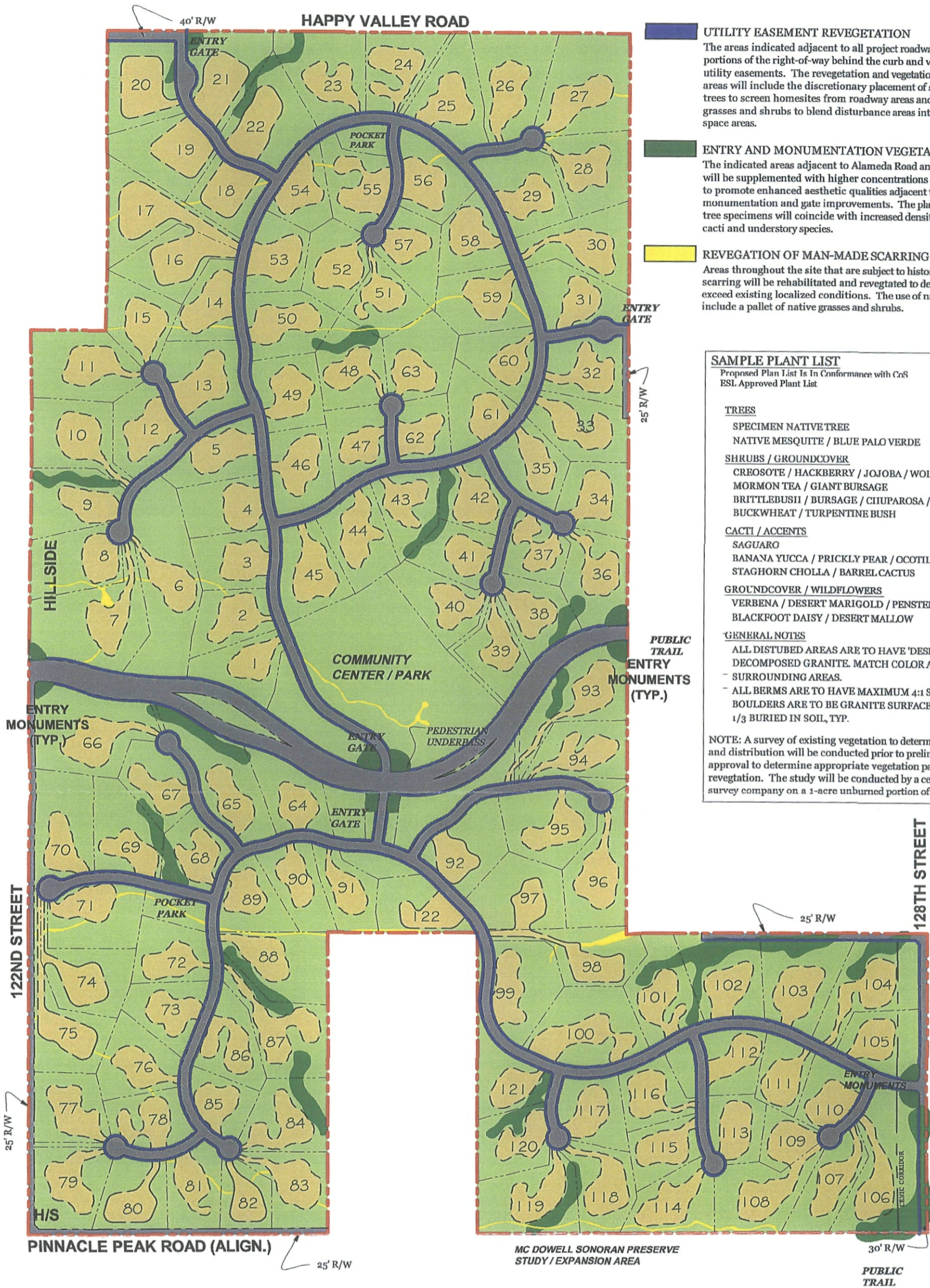


NORTH



Master: Kenneth C. ...
Lead Planner: ...
Environmental Analyst: ...
Landscape Designer: ...
DATE: 01.19.05
JOB: 0425
BY: AMS
REV: 04.21.05

1-ZN-2005
5-31-05



- UTILITY EASEMENT REVEGETATION**
The areas indicated adjacent to all project roadways to include those portions of the right-of-way behind the curb and within the public utility easements. The revegetation and vegetation enhancements of areas will include the discretionary placement of salvaged specimen trees to screen homesites from roadway areas and the use of native grasses and shrubs to blend disturbance areas into the natural open space areas.
- ENTRY AND MONUMENTATION VEGETATION**
The indicated areas adjacent to Alameda Road and at project entries will be supplemented with higher concentrations of native vegetation to promote enhanced aesthetic qualities adjacent to project monumentation and gate improvements. The placement of large box tree specimens will coincide with increased densities of native shrubs, cacti and understory species.
- REVEGETATION OF MAN-MADE SCARRING**
Areas throughout the site that are subject to historic man-made scarring will be rehabilitated and revegetated to densities that meet or exceed existing localized conditions. The use of native species will include a pallet of native grasses and shrubs.

SAMPLE PLANT LIST

Proposed Plant List Is In Conformance with CnS
ESL Approved Plant List

TREES

- SPECIMEN NATIVE TREE
- NATIVE MESQUITE / BLUE PALO VERDE

SHRUBS / GROUNDCOVER

- CREOSOTE / HACKBERRY / JOJOBA / WOLFBERRY /
- MORMON TEA / GIANT BURSAGE
- BRITTLEBUSII / BURSAGE / CIUPAROSA /
- BUCKWHEAT / TURPENTINE BUSH

CACTI / ACCENTS

- SAGUARO
- BANANA YUCCA / PRICKLY PEAR / OCOTILLO /
- STAGHORN CHOLLA / BARREL CACTUS

GROUNDCOVER / WILDFLOWERS

- VERBENA / DESERT MARIGOLD / PENSTEMON /
- BLACKFOOT DAISY / DESERT MALLOW

GENERAL NOTES

- ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES. BOULDERS ARE TO BE GRANITE SURFACE SELECT, 1/3 BURIED IN SOIL, TYP.

NOTE: A survey of existing vegetation to determine species density and distribution will be conducted prior to preliminary plat approval to determine appropriate vegetation palette for on-site revegetation. The study will be conducted by a certified vegetation survey company on a 1-acre unburned portion of the site.

PRELIMINARY LANDSCAPE EXHIBIT

LEGEND:

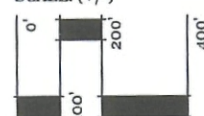
- UNDISTURBED NATURAL OPEN SPACE AREA
- AREA OF CONCENTRATED VEGETATION
- DEVELOPMENT ENVELOPE

SITE WALLS

The use of site walls will be minimized within the proposed community and limited to 4-feet in height and will be limited primarily to areas adjacent to Alameda Road in areas where traffic screening is necessary. Rear yard lot walls will be utilized to provide security and privacy screenings for individual home sites throughout the site. These walls will generally not exceed 6-feet in height and conform to existing the existing grade. Sections of wall that exceed 8-feet of elevation difference will comply with City standards and the ESL Ordinance. All decorative and retaining walls shall be constructed with CMU block and finished with a smooth sand stucco finish, paint color as selected (match earth toned colors common to this area).

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

SCALE: (+/-)

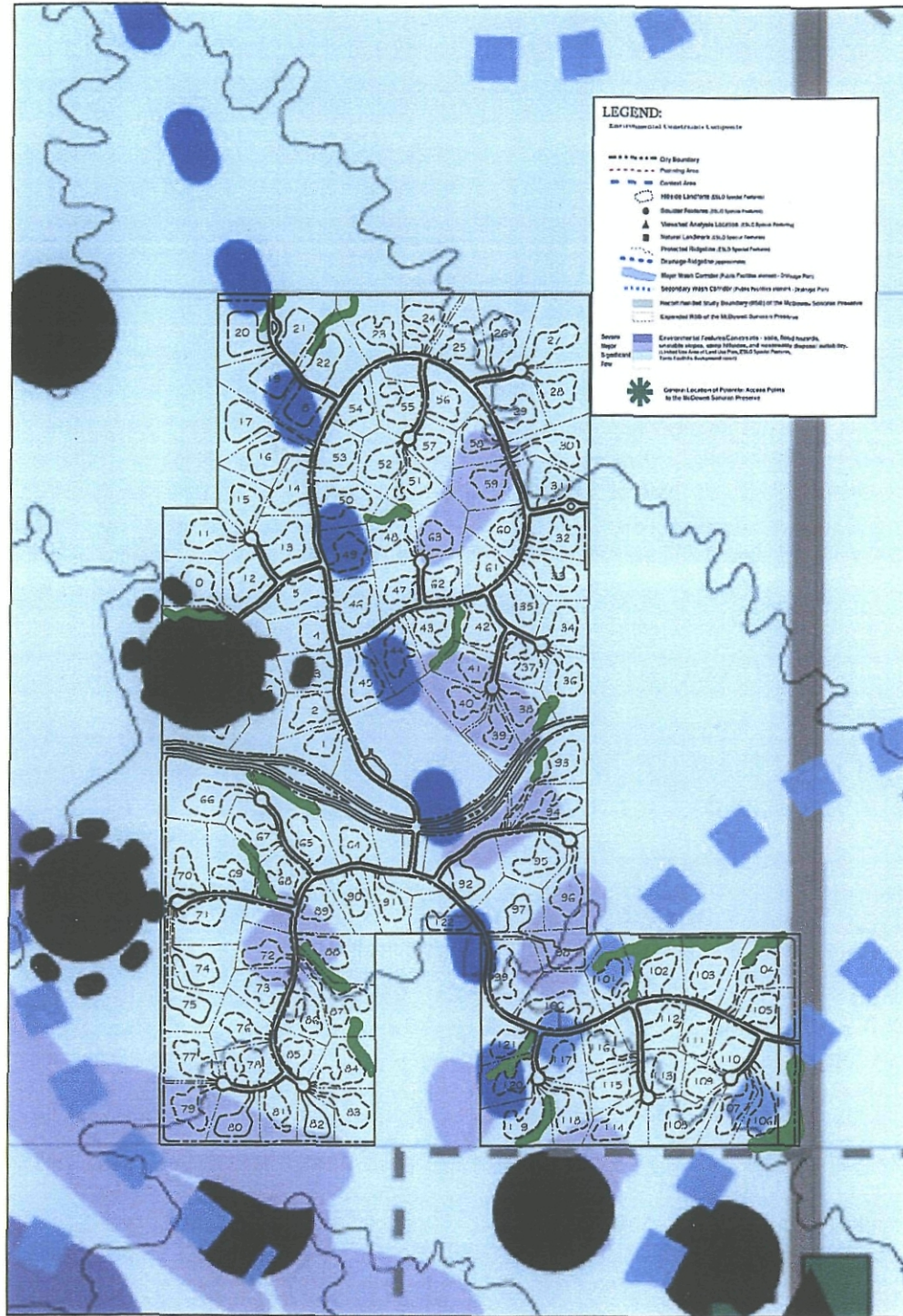


NORTH



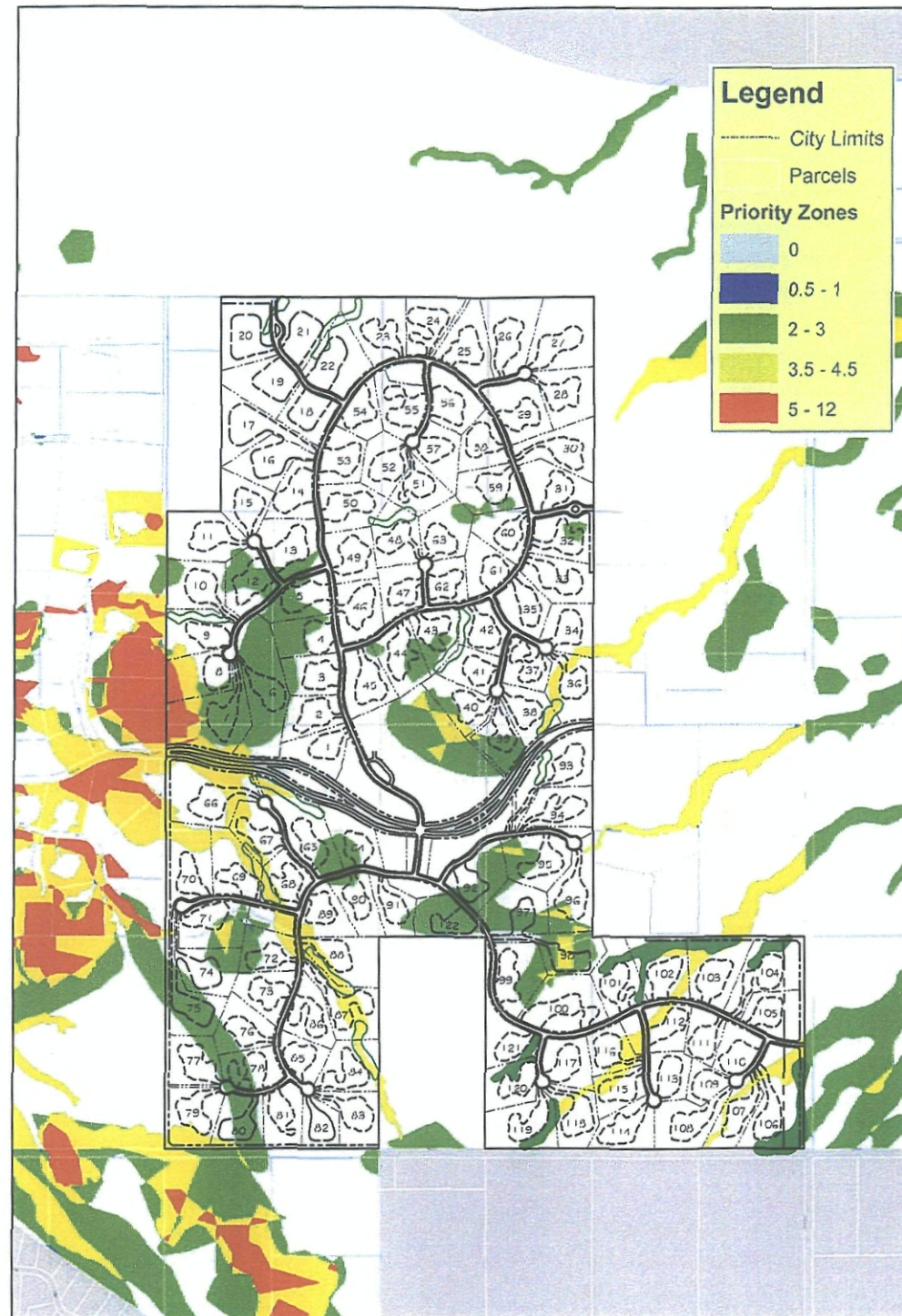
Master/Planner/Architect,
Site Planning & Design
Environmental Analysis &
Landscape Design
11111 N. 111th Street
Scottsdale, Arizona 85259
Phone: (480) 991-1111
Fax: (480) 991-7511
www.lvaaz.com

DATE: 05.11.05
JOB: 0425
BY: AMS
REV:

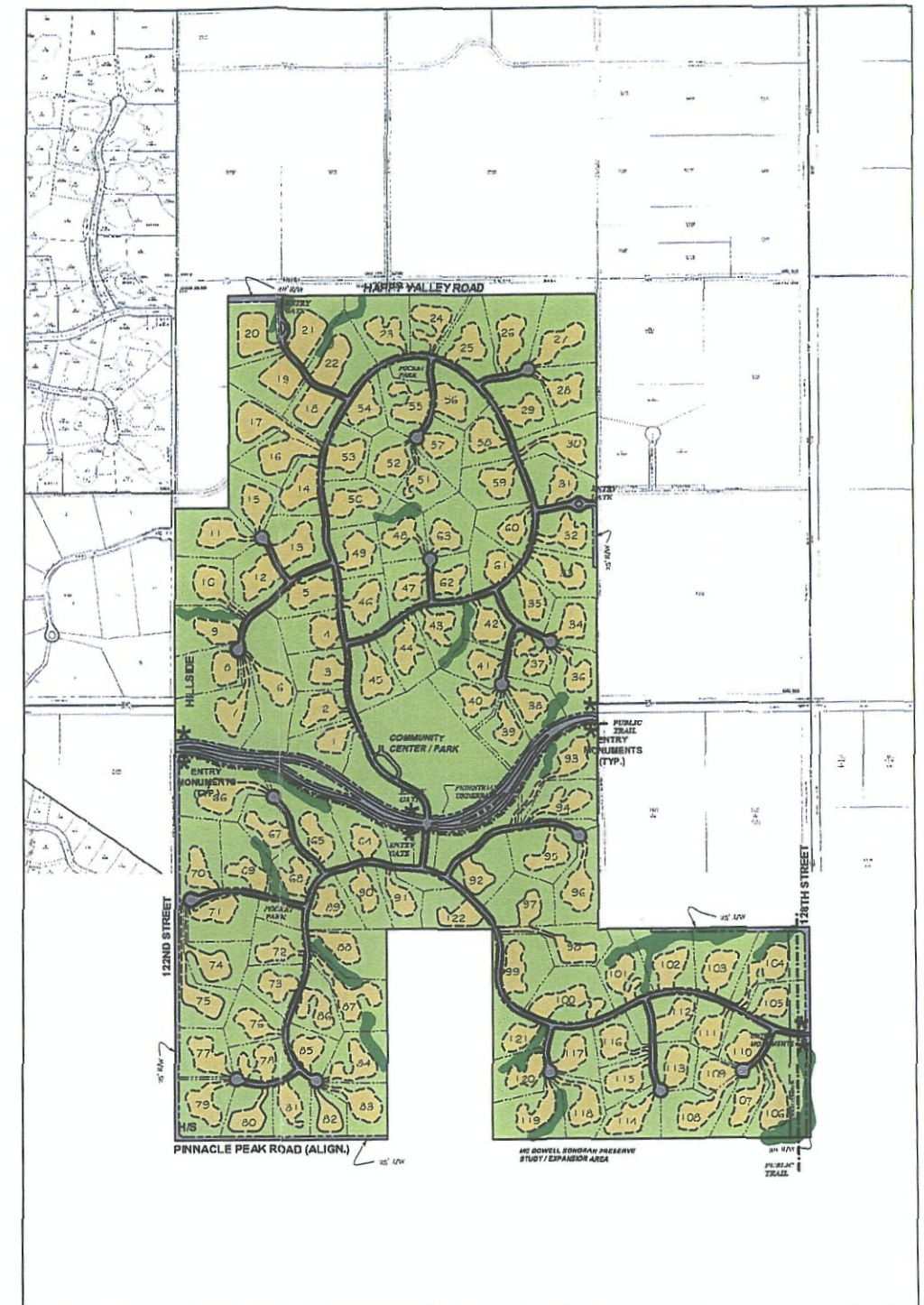


DYNAMITE FOOTHILLS CHARACTER AREA
 ENVIRONMENTAL CONSTRAINTS COMPOSITE
 SOURCE: CITY OF SCOTTSDALE

1-ZN-2005
 5-31-05



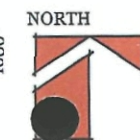
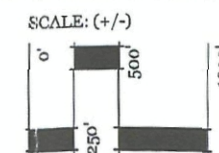
N.A.O.S. PRIORITY AREAS
 SOURCE: CITY OF SCOTTSDALE



PRELIMINARY OPEN SPACE PLAN

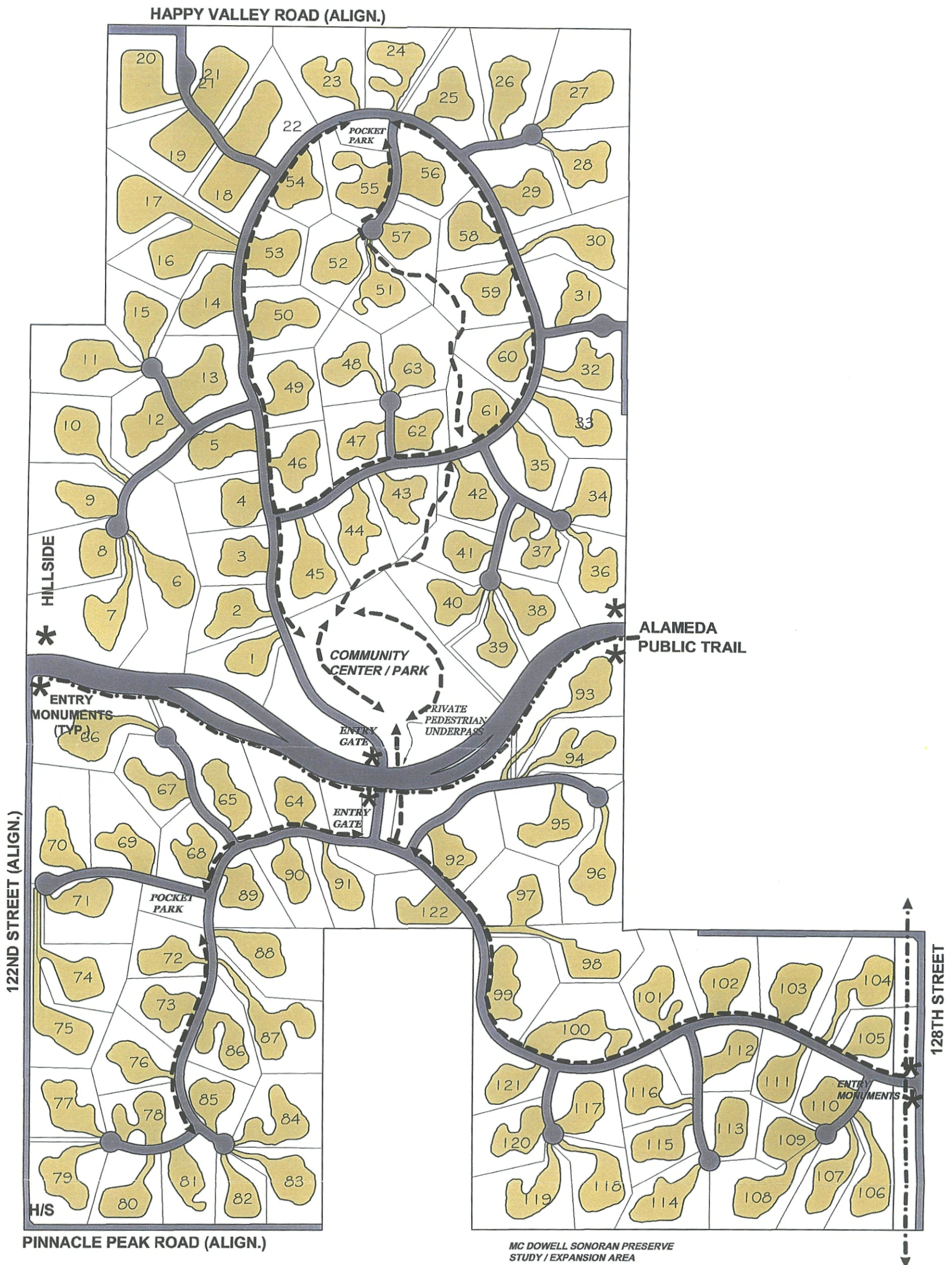
ENVIRONMENTAL FEATURES & OPEN SPACE COMPARISON EXHIBIT

CROWN COMMUNITIES
 SCOTTSDALE, ARIZONA



Master Planned Communities,
 Land Planning,
 Site Planning & Design
 Environmental Impact &
 Landscape Design
 2400 East Main Street
 Scottsdale, Arizona 85251
 Phone: (480) 998-0094
 Fax: (480) 998-0533
 www.lva.com

DATE: 04.28.05
 JOB: 0425
 BY: AMS
 REV:



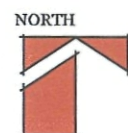
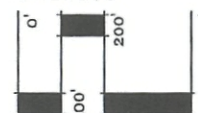
CONCEPTUAL TRAILS CIRCULATION PLAN

LEGEND:

-  PRIVATE TRAIL ALIGNMENT (8' WIDE)
-  PUBLIC TRAIL ALIGNMENT (8' WIDE)

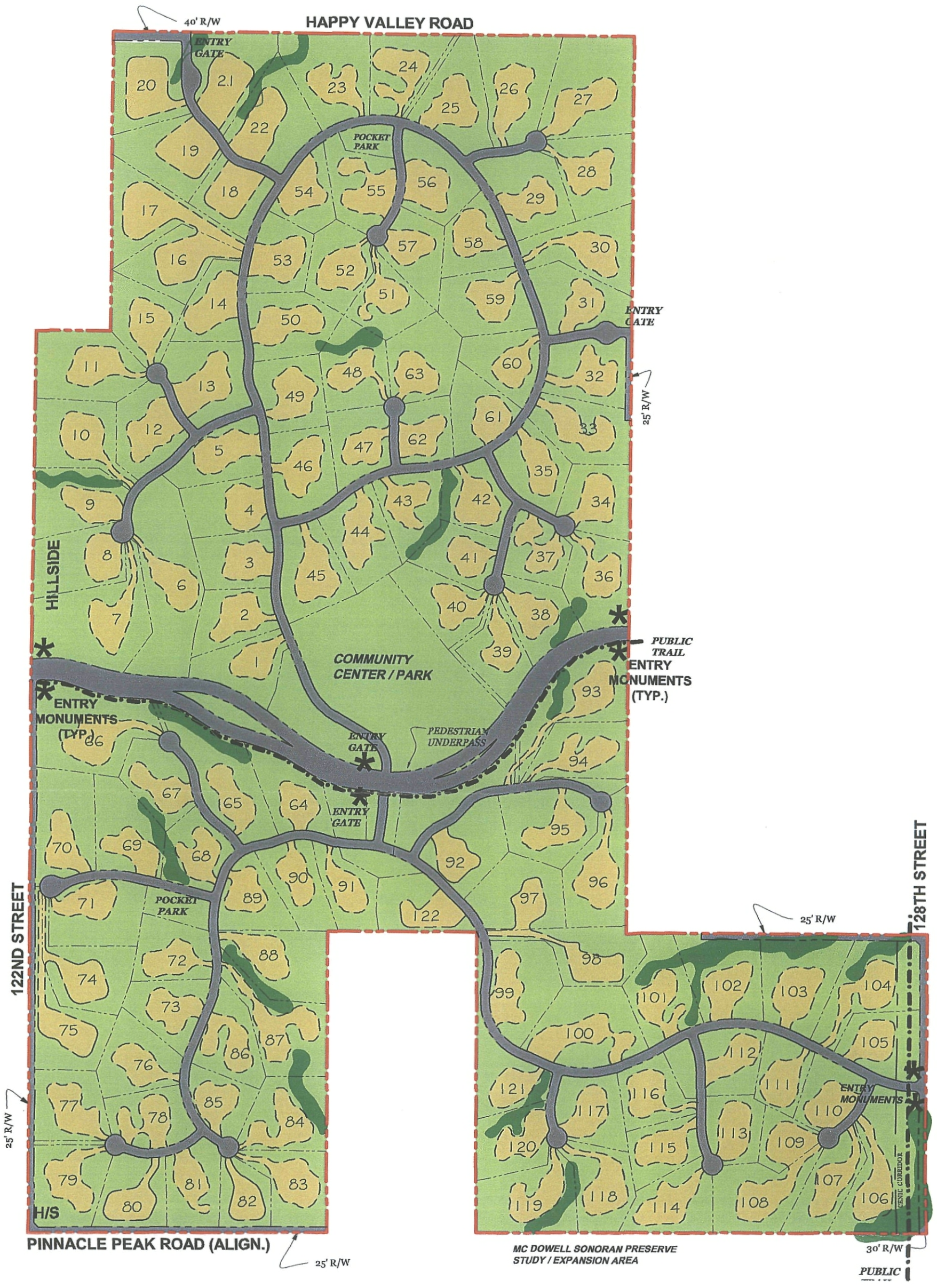
CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

SCALE: (+/-)



Master Planned Community
Landscape Planning
Site Planning & Design
Environmental Analysis &
Landscape Design
7200 West McDowell Road
Suite 100, Scottsdale, AZ 85251
Phone: (480) 990-9999
Fax: (480) 990-7228
www.lva-design.com

DATE: 01.19.05
JOB: 0425
BY: AMS
REV: 05.10.05



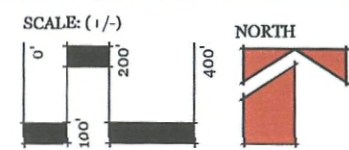
PRELIMINARY OPEN SPACE PLAN

LEGEND:

- OPEN SPACE AREA - REQUIRED OPEN SPACE AREA: 139 Acres (42%)
- PROVIDED OPEN SPACE AREA: 205 Acres (62%)
- AREA OF CONCENTRATED VEGETATION
- DEVELOPMENT ENVELOPE
- PROPOSED PUBLIC TRAIL ALIGNMENT

CROWN COMMUNITIES

SCOTTSDALE, ARIZONA

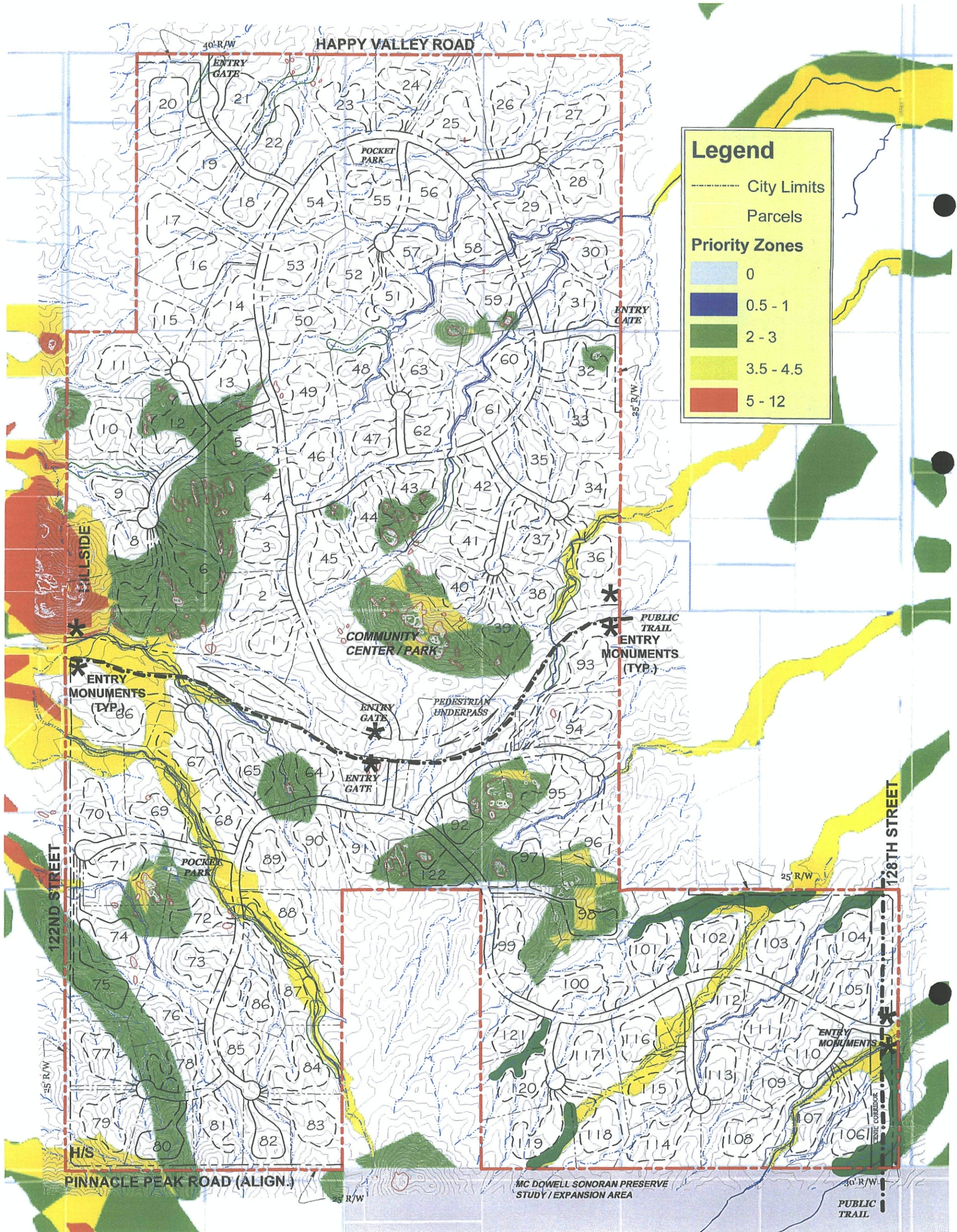


LVA
Urban Design
Studio L.L.C.

Master Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design

2000 West McDowell Road
Suite 100, Scottsdale, AZ 85260
Phone: (480) 991-1999
Fax: (480) 991-1999
www.lvaudio.com

DATE: 01.19.05
JOB: 0425
BY: ANS
REV: 04.21.05

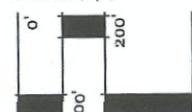


CITY OF SCOTTSDALE PRIORITY N.A.O.S. OVERLAY

SOURCE: City of Scottsdale, April 2004.

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



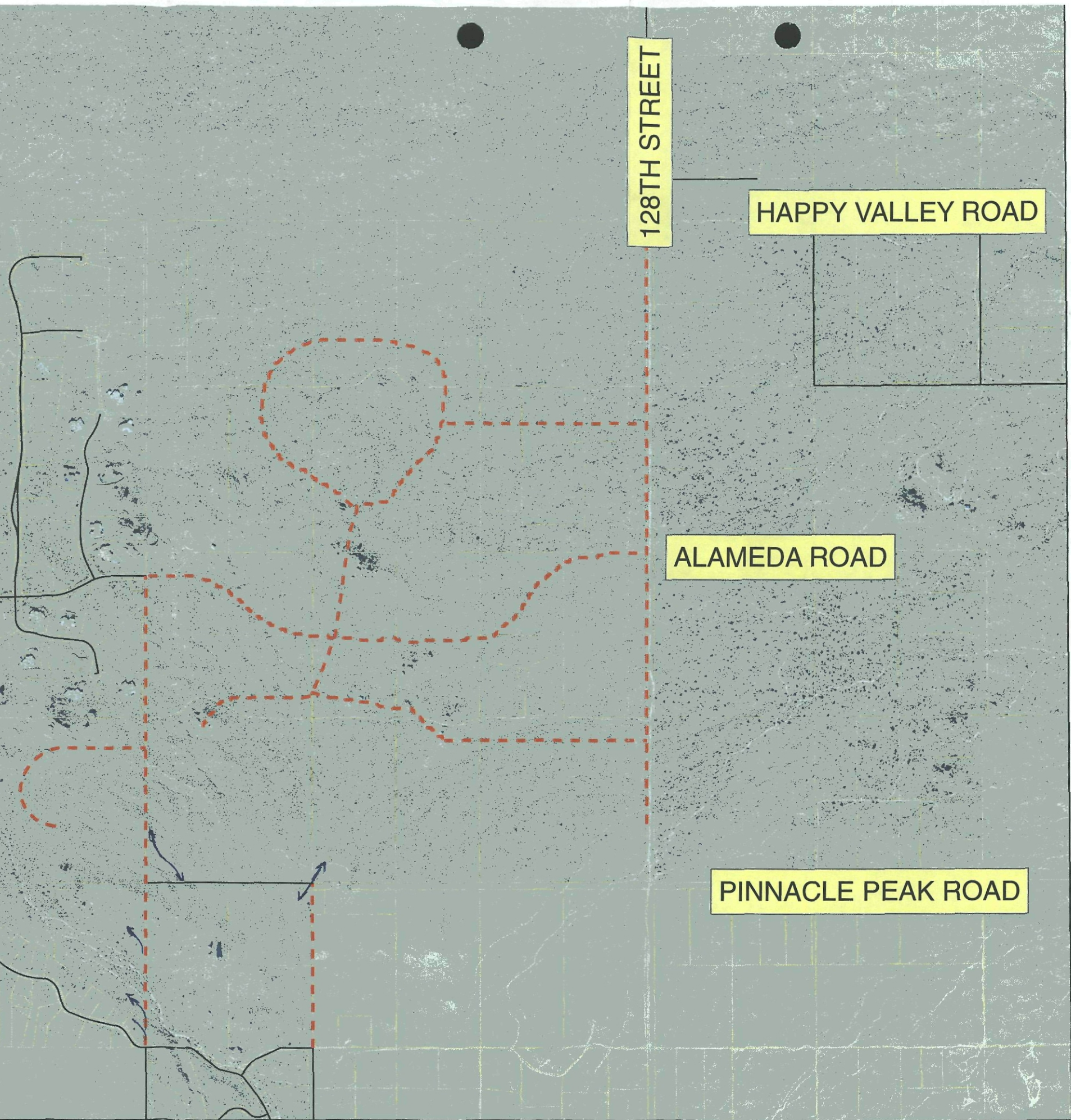
Map for Planning/Construction, Land Use, and Design. For more information, contact LVA at (480) 999-1999 or www.lva.com

DATE: 04.21.05
JOB: 0425
BY: AMS
REV:

1-ZN-2005
5-31-05



118TH STREET

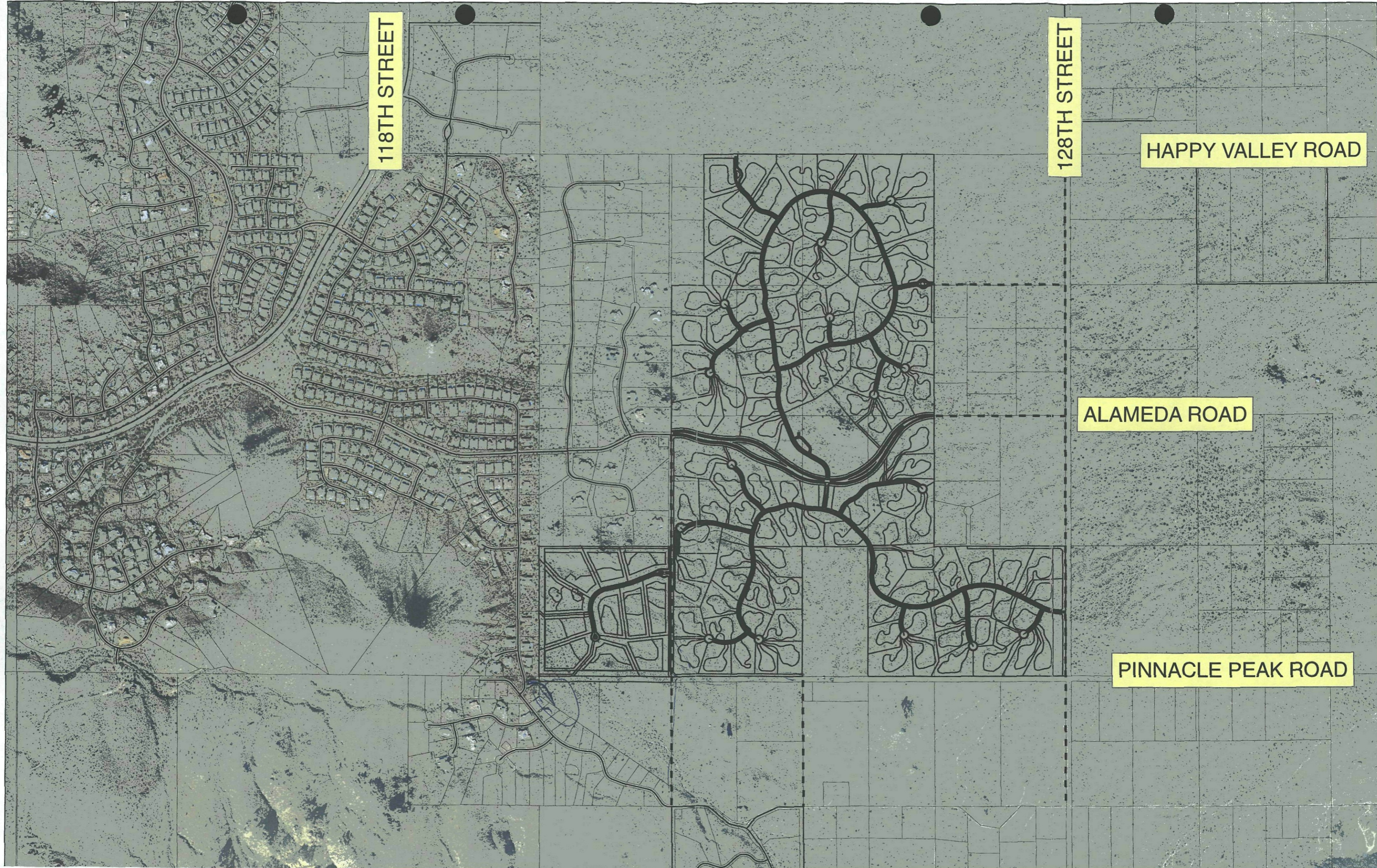


128TH STREET

HAPPY VALLEY ROAD

ALAMEDA ROAD

PINNACLE PEAK ROAD



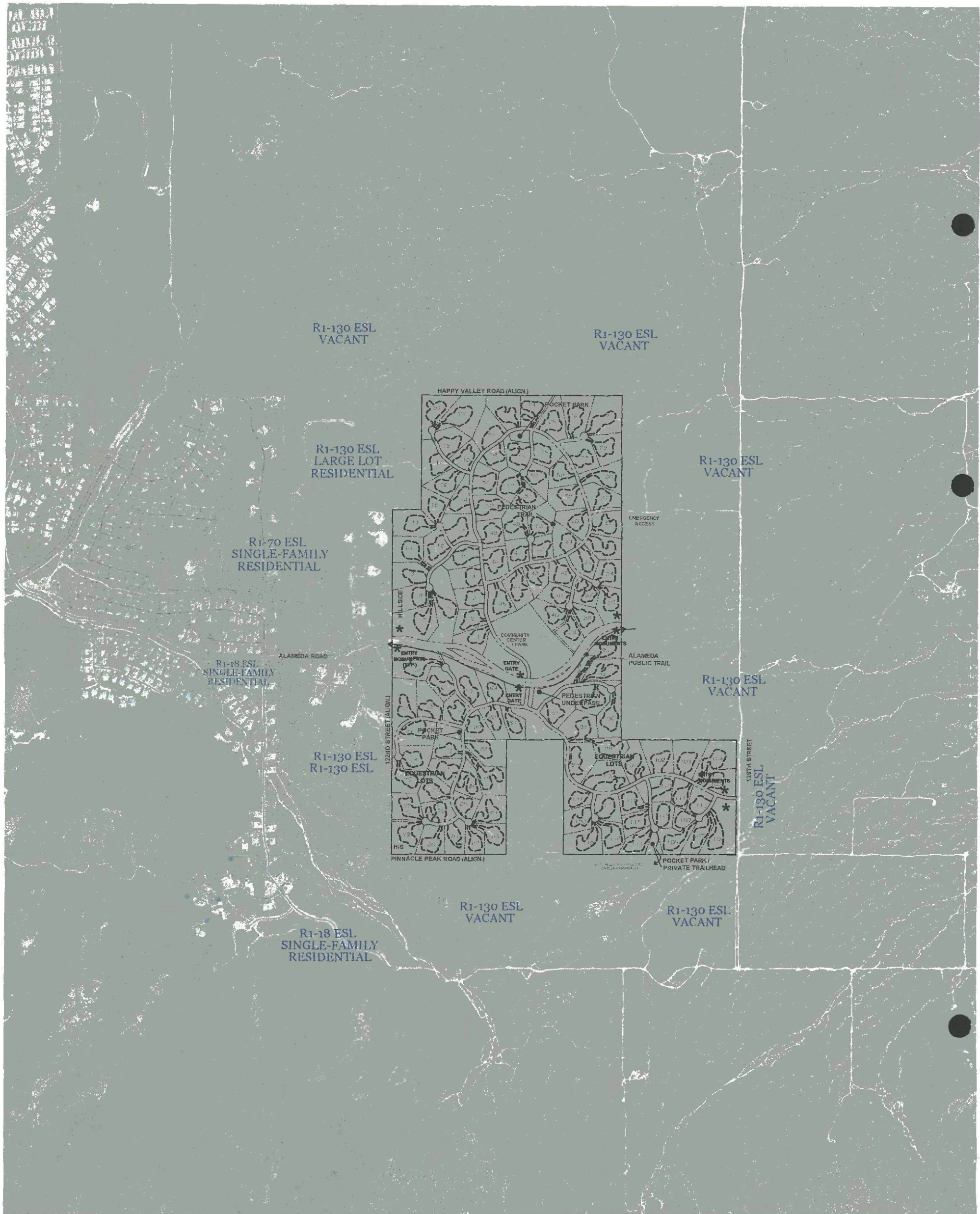
118TH STREET

128TH STREET

HAPPY VALLEY ROAD

ALAMEDA ROAD

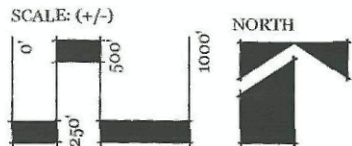
PINNACLE PEAK ROAD



CONCEPTUAL LAND USE PLAN W/ CONTEXT AERIAL

SITE DATA:	<u>330</u>
GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-130 ESL (DI):
NUMBER OF UNITS:	121 Units (Requires CoS Approval)
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42%)
OPEN SPACE PROVIDED:	207 Acres (63%)

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

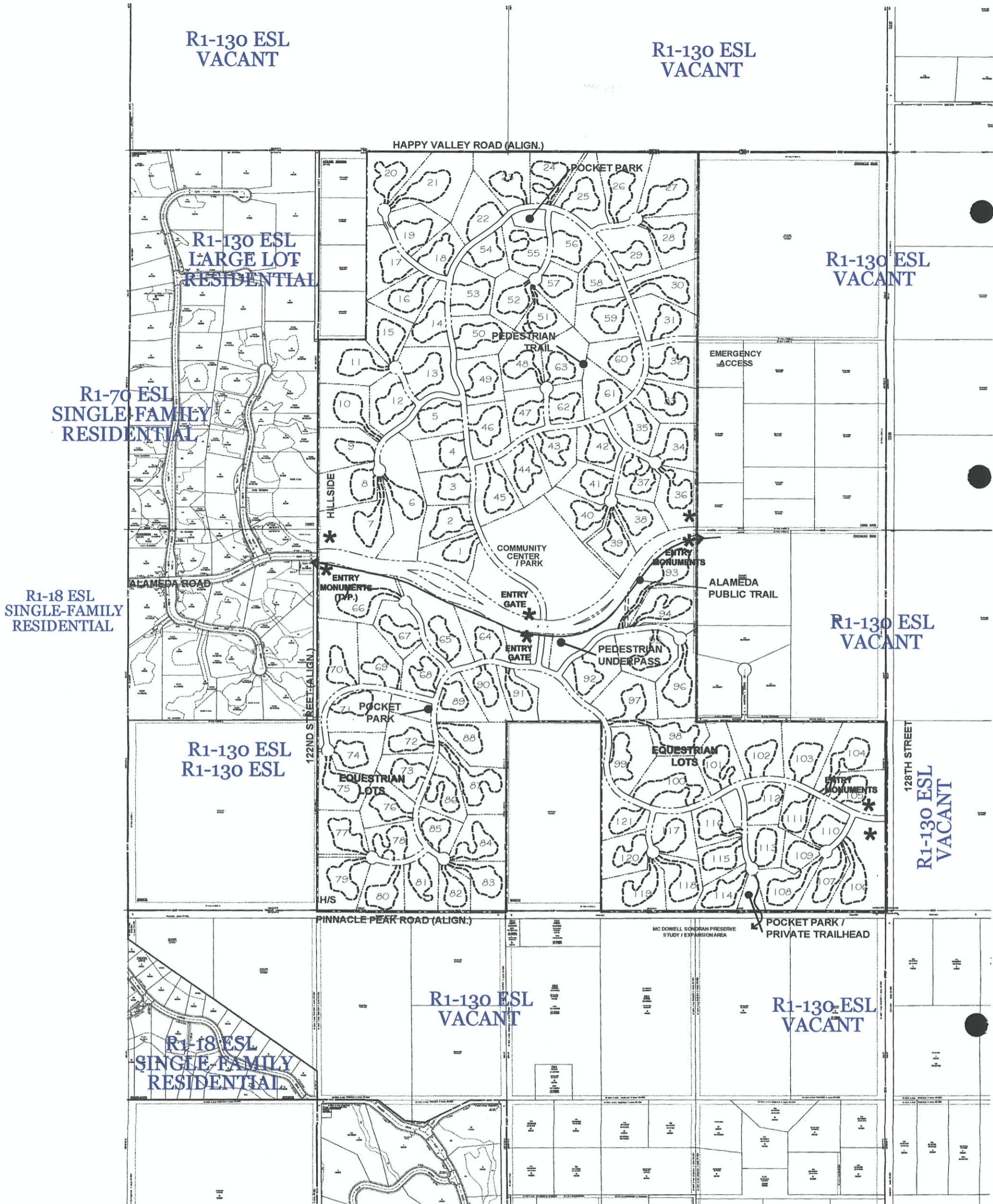


LVA
Urban Design
Studio L.L.C.

Master Planned Communities,
Local Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design

Professional Seal/Stamp
Scottsdale, Arizona State
Plate # 4207946004
Exp. 02/28/2014
www.lvaaz.com

DATE: 07-12-04
JOB#: 0425
BY: AMS
REV: 12.22.04



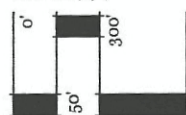
SITE DATA:

GROSS AREA:	130 Acres 346 Acres
EXISTING ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-130 ESL (DI)
NUMBER OF UNITS:	121 Units (Requires CoS Approval)
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42%)
OPEN SPACE PROVIDED:	207 Acres (63%)

CONCEPTUAL LAND USE PLAN W/ SURROUNDING PROPERTY CONTEXT:

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



Master Planned Communities,
Land Planning,
Site Planning & Design
Environmental Analysis &
Landscape Design
7700 East Main Street
Scottsdale, Arizona 85251
Phone: (480) 994-0094
Fax: (480) 994-7232
www.lva.com

DATE:
07.12.04
JOB:
0425
BY:
AMS
REV:
01.26.05

UNDEVELOPED
STATE LAND

HAPPY VALLEY
ROAD ALIGNMENT

ALAMEDA
ROAD ALIGNMENT

PINNACLE PEAK
ROAD ALIGNMENT

120TH STREET
ALIGNMENT

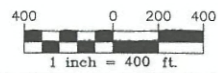
124TH STREET
ALIGNMENT

128TH STREET
ALIGNMENT

PROJECT
SITE

LEGEND

- Project Boundary
- Existing Contours per USGS Topo



MCDOWELL MOUNTAIN BACK BOWL

"Topo Map"

**WOOD/PATEL
ASSOCIATES**
Civil Engineers
Hydrologists
Land Surveyors
(602) 335-8500