

HAPPY VALLEY ROAD (ALIGN.)



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 will help to foster a larger diversity of native trees and cacti typical of the Upper Sonoran Desert.

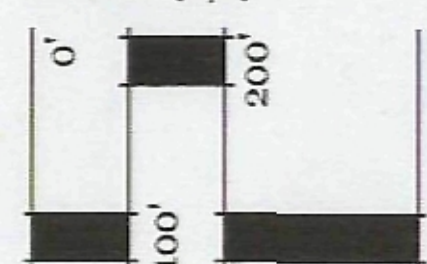
The applicant has identified areas of concentrated vegetation densities through a combination of aerial photography and on-site visual analysis. This method has proved useful in delineating contiguous areas of increased vegetation for preservation. These areas are typically clustered in proximity to 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, identify and promote the expansion of sensitive habitat as the development process advances.

LEGEND:

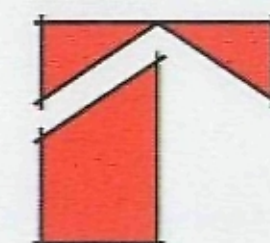
- AREAS OF CONCENTRATED VEGETATION
- DEVELOPMENT ENVELOPE

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

SCALE: (+/-)



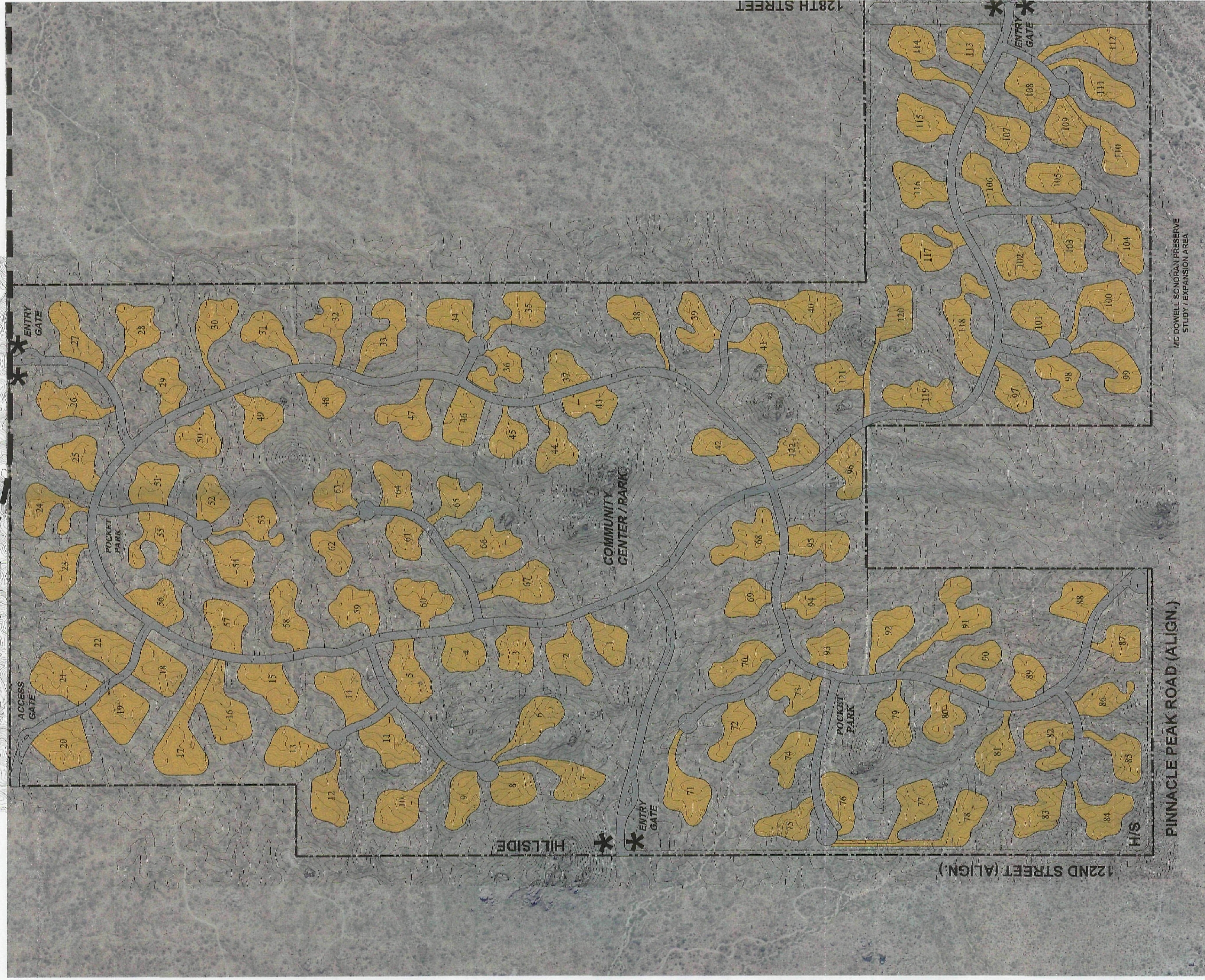
NORTH



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Site Planning & Design,
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DATE: 01-19-05
JOB: 0425
BY: AMS
REV: 2-8-05

HAPPY VALLEY ROAD (ALIGN.)



MC DOWELL SONORAN PRESERVE STUDY / EXPANSION AREA

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
 Total Units = 122 Units
 Total NAOS Provided: 205 Acres (62%)

DEVELOPMENT ENVELOPE

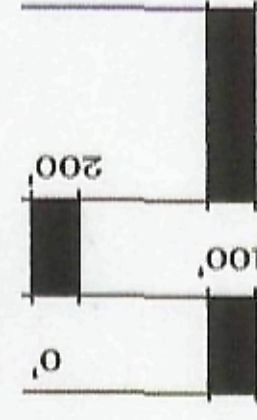
PROPOSED PUBLIC TRAIL ALIGNMENT

CROWN COMMUNITIES

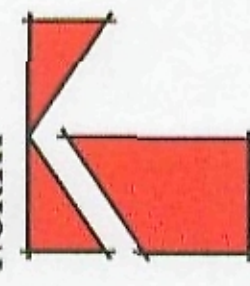
SCOTTSDALE, ARIZONA

LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

SCALE: (+/-)



NORTH



1-ZN-1005
 10-405
 Master Planned Communities
 Land Planning
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