



CROWN COMMUNITIES

scottsdale, arizona

MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN
FEBRUARY, 2005

PREPARED BY:



1-ZN-2005
2-8-05

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The Crown Property is a 330 acre site, located at the northeast corner of the Pinnacle Peak Road alignment and the 122nd Street Alignment. The Pinnacle Peak Road alignment serves as the properties southern boundary, while the Happy Valley Road alignment extends across the northern property boundary. Existing communities to the west, including Sonoran Crest and Saguaro Canyon, are immediately adjacent to the western property boundary of the site.

The existing property is an assemblage of 13 private parcels and is generally vacant/undeveloped in character. A series of jeep trails serve as the only man-made impacts on the site. Access to the site boundaries can be achieved via 128th Street to the eastern property edge, or by way of Alameda Road which is improved to the western edge of the property. The assemblage of the subject properties will benefit future development of the site though the creation of master development plans that will protect the existing natural conditions by creating extensive open space corridors that recognize sensitive areas and promote elevated design standards and development practices.

This application proposes to maintain the existing R1-130 ESL zoning designation on the property with a request for a density incentive that will increase the allowed number of lots from 101 to 121. The ESL Ordinance provides for a density incentive bonus that will not exceed 20 % of the permitted density provided that the applicant agrees to the designation of additional "meaningful natural area open space". Analysis of the site indicates that 139 acres (or 42 %) of open space is required for development approval. The applicant has provided 207 acres (or 63 % of the gross site area) of Natural Area Open Space as illustrated in the Preliminary Open Space Plan. The provided open space responds to the existing on-site geographic and topographic characteristics, as well as surrounding context and maximizes connections with planned open space areas to the south and east of the subject property.

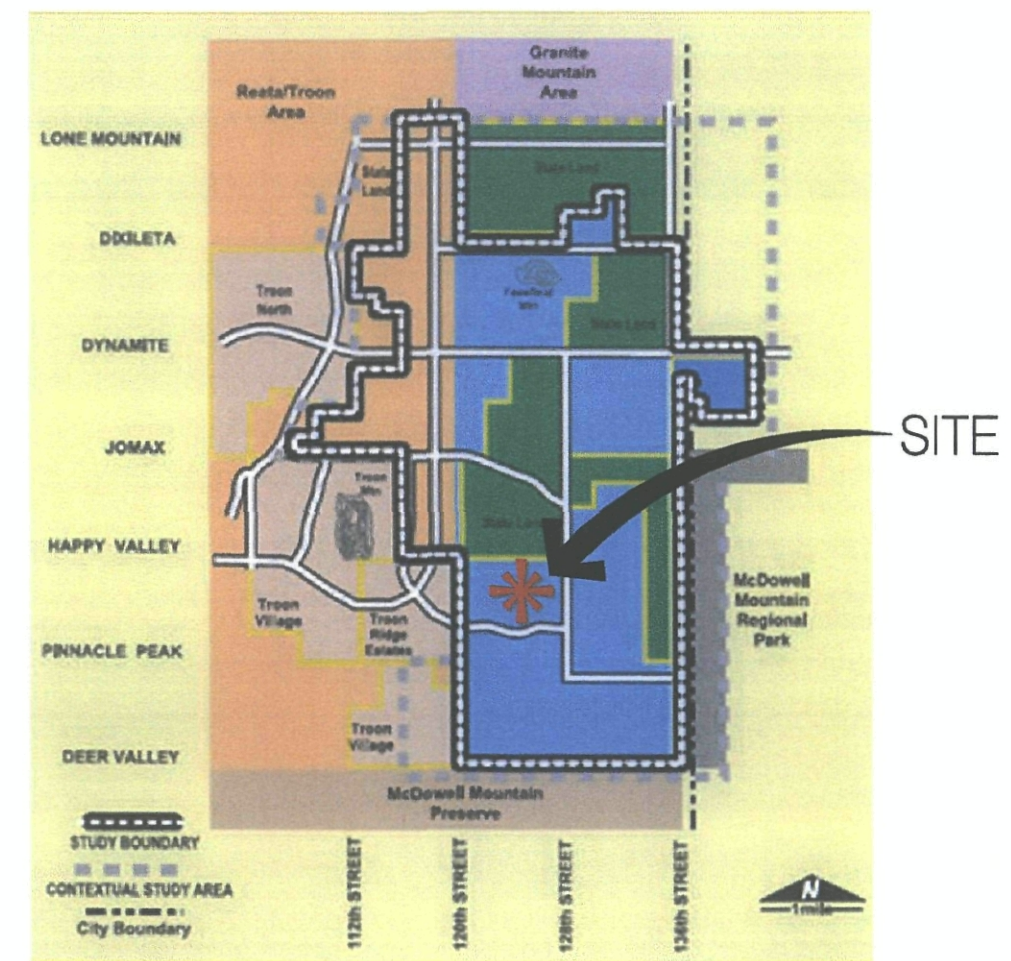
The proposed conceptual site plan divides the overall community into two halves, north and south. Alameda Road will extend through the property to provide connectivity with properties to the east of the Crown site. A secondary access point is proposed along the eastern property edge in the southern portion of the site. Alameda Road is proposed as a divided public roadway through the site with private access gates located immediately north and south of the centrally located entry intersection. A public trail will be constructed along the southern edge of Alameda Road and will tie-in with private trails that meander through the proposed project. A private pedestrian underpass that will serve the private trail network is proposed at the project entry intersection to alleviate vehicular/pedestrian conflicts. The portion of the project located south of Alameda Road has been designated for equestrian-oriented lots. Emphasis in the areas will be placed on multi-modal trail connectivity and a proposed private trail head adjacent to the southern property boundary that promotes access to the McDowell Sonoran Preserve Study/Expansion Area. A designated community center and park site has been identified in the central portion of the project and will serve both the north and south halves of the project. The community center will serve as a focal point for community residents and will incorporate a broad spectrum of amenities in addition to serving as a trailhead for private trails within the proposed project. The proposed private trail network will enhance pedestrian connectivity to all portions of the site in addition to providing linkages to the regional trail network as identified by the City of Scottsdale.

Utilities, including water and wastewater, will be conveyed to the site via extensions to existing public service lines in Alameda Road.

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The delineation of preliminary development envelopes for each residential unit has been defined to promote the integration of development into the existing natural environment. Open space areas are contiguous, provide ample buffer to adjacent properties and were designed to minimize impacts to the most sensitive natural features on the property. The site contains numerous boulder features that have been specifically integrated into proposed natural open spaces, trail corridors, park sites and community focal points. The preservation of existing native vegetation will be an important component of the open space areas. However, the site was subjected to a large scale wildfire burn approximately 10 years ago and has not recovered to densities typical of the upper Sonoran Desert. Because of the burn, very few mature trees or cactus species are established on-site. Those that do exist in areas of concentrated densities will be identified for preservation.

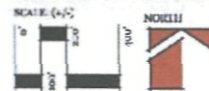
The subject property naturally drains to both the east and west, off of a crest that runs up the center of the property. Offsite drainage generally initiates from the McDowell Mountains to the south and crosses the site in a series of small braided washes. These braided wash corridors lend character to the site, their ephemeral waters slowly shaping the contours of the property into small rolling hills, bisected by intermittent washes.



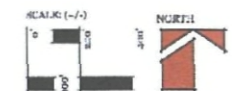
Dynamite Foothills Character Area Map
Source: City of Scottsdale



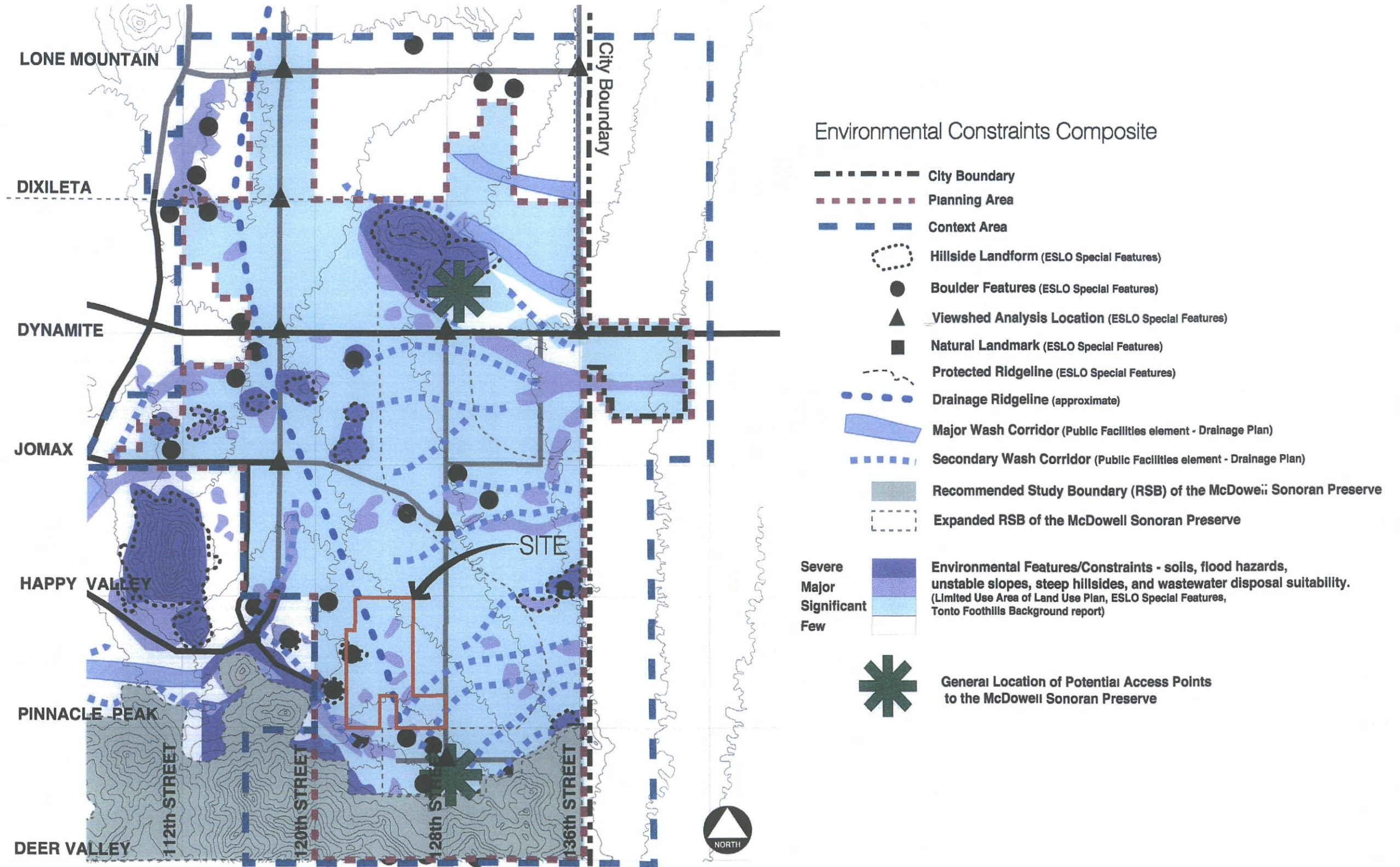
AERIAL PHOTO



TOPOGRAPHY



Dynamite Foothills Character Area



Source: City of Scottsdale Dynamite Foothills Character Area Plan

HAPPY VALLEY ROAD
ALIGNMENT

LEGEND

- 0% TO 2%
- 2% TO 5%
- 5% TO 10%
- 10% TO 15%
- 15% TO 25%
- 25% +
- UPPER DESERT LANDFORM BOUNDARY
- HILLSIDE LANDFORM BOUNDARY

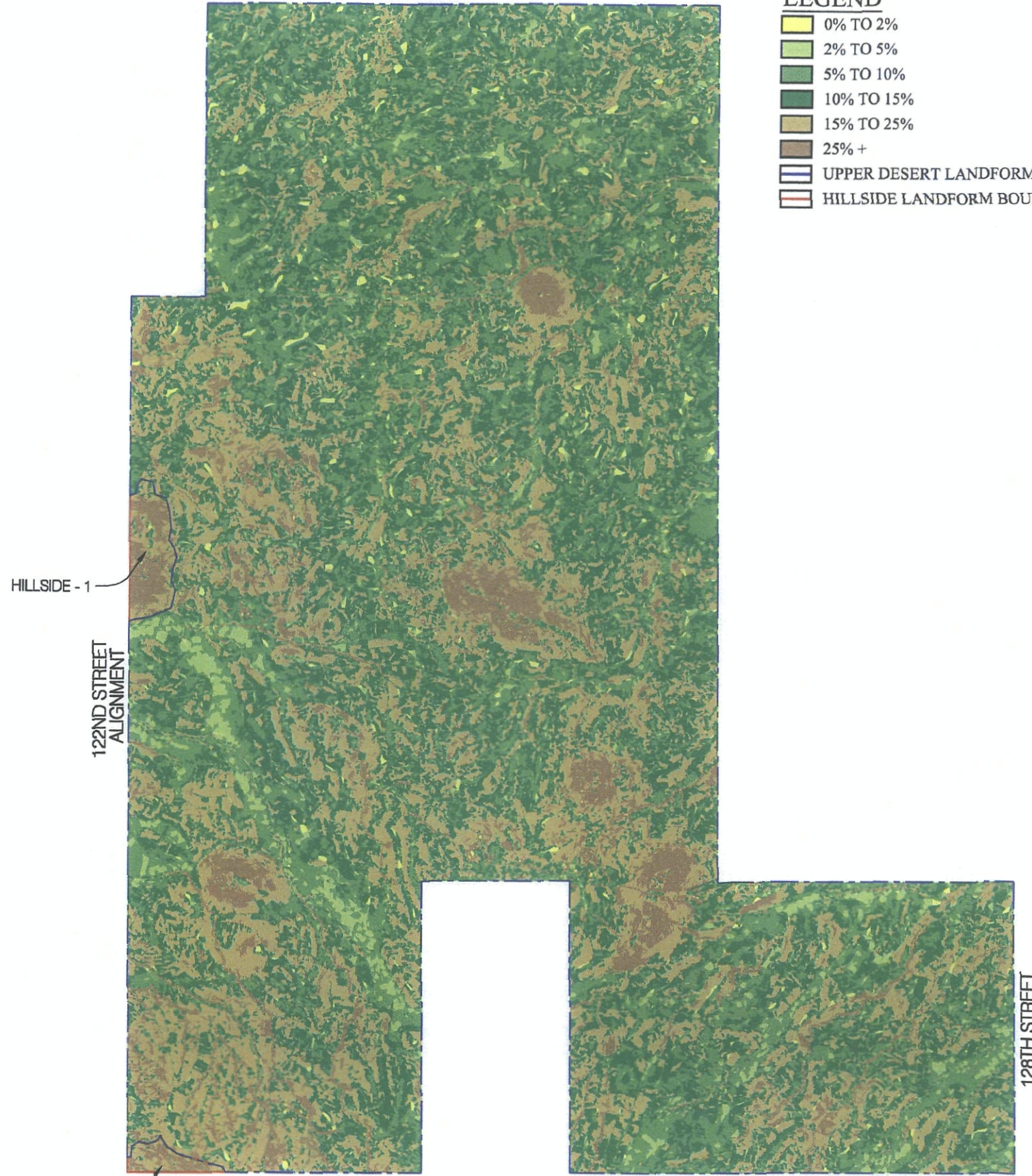
Slope Analysis Table

HILLSIDE 1	AREA (Sq.Ft.)	AREA (Ac.)	NAOS Preservation Req. (%)	NAOS Presevation Req. (Ac.)
0 to 2	699	0.02	50%	0.01
2 to 5	0	0.00	50%	0.00
5 to 10	881	0.02	50%	0.01
10 to 15	5808	0.13	50%	0.07
15 to 25	40179	0.92	65%	0.60
25+	58967	1.35	80%	1.08
	106,534	2.45		1.77

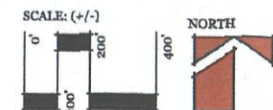
HILLSIDE 2	AREA (Sq.Ft.)	AREA (Ac.)	NAOS Preservation Req. (%)	NAOS Presevation Req. (Ac.)
0 to 2	91	0.00	50%	0.00
2 to 5	0	0.00	50%	0.00
5 to 10	79	0.00	50%	0.00
10 to 15	1187	0.03	50%	0.01
15 to 25	15858	0.36	65%	0.24
25+	20703	0.48	80%	0.38
	37,918	0.87		0.63

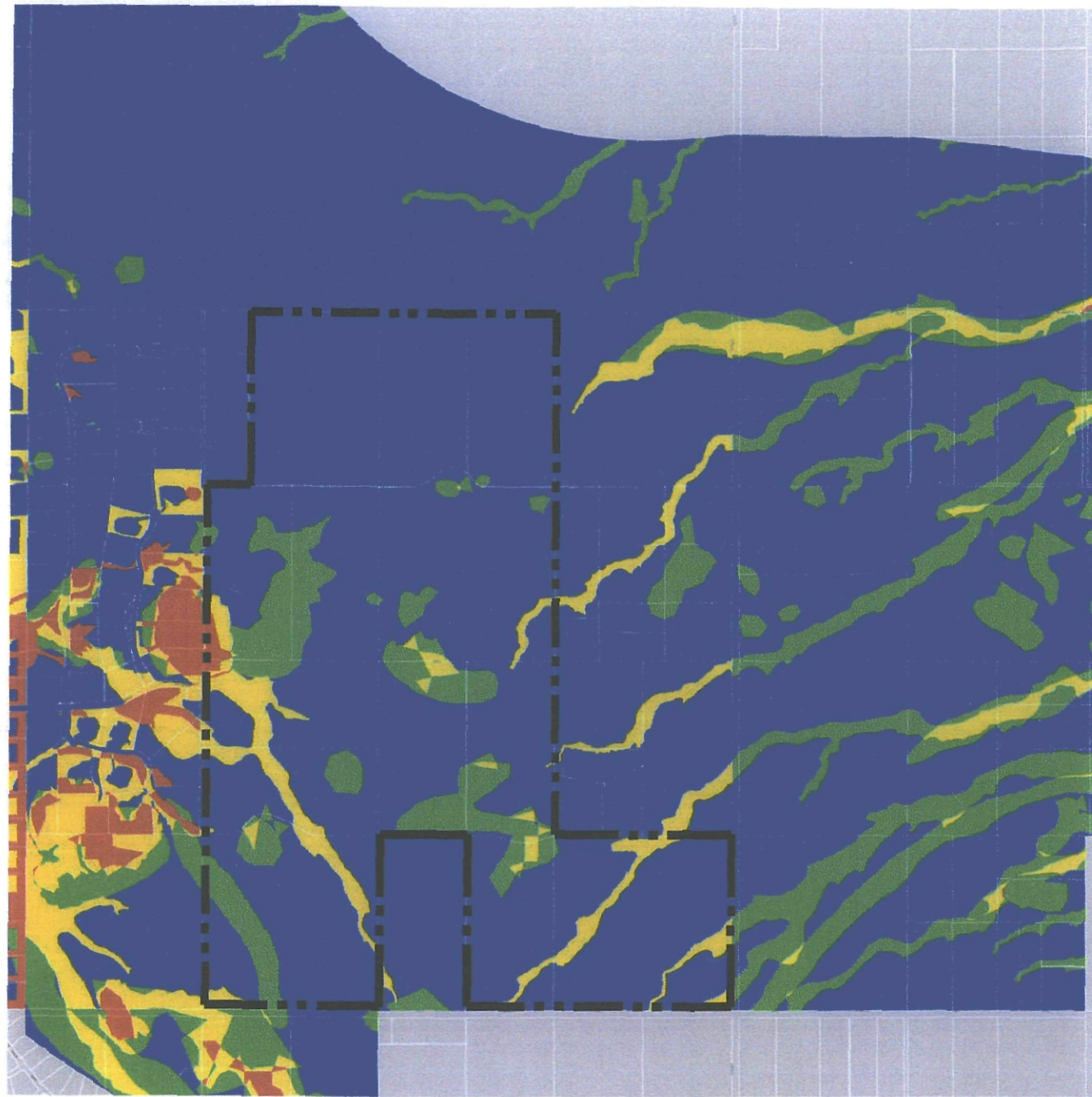
UPPER DESERT	AREA (Sq.Ft.)	AREA (Ac.)	NAOS Preservation Req. (%)	NAOS Presevation Req. (Ac.)
0 to 2	213016	4.89	25%	1.22
2 to 5	479742	11.01	25%	2.75
5 to 10	3181329	73.03	35%	25.56
10 to 15	4637293	106.46	45%	47.91
15 to 25	4670566	107.22	45%	48.25
25+	1064840	24.45	45%	11.00
	14,246,786	327.06		136.69

TOTAL	AREA (Sq.Ft.)	AREA (Ac.)	NAOS Preservation Req. (%)	NAOS Presevation Req. (Ac.)
	14,391,238	330.38		139.09



SLOPE ANALYSIS





High Priority NAOS Location Map

Refer to City Ordinance 3540

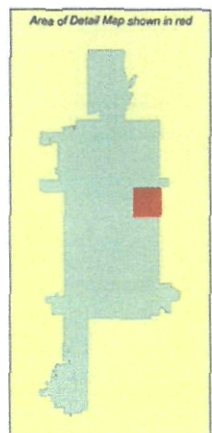
N.T.S.

Map Produced By
City of Scottsdale
Geographic Information Systems

Map Date: April 7, 2004



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Zone 34

Legend

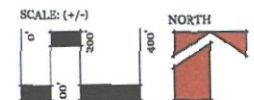
- City Limits
- Parcels
- Priority Zones**
- 0
- 0.5 - 1
- 2 - 3
- 3.5 - 4.5
- 5 - 12



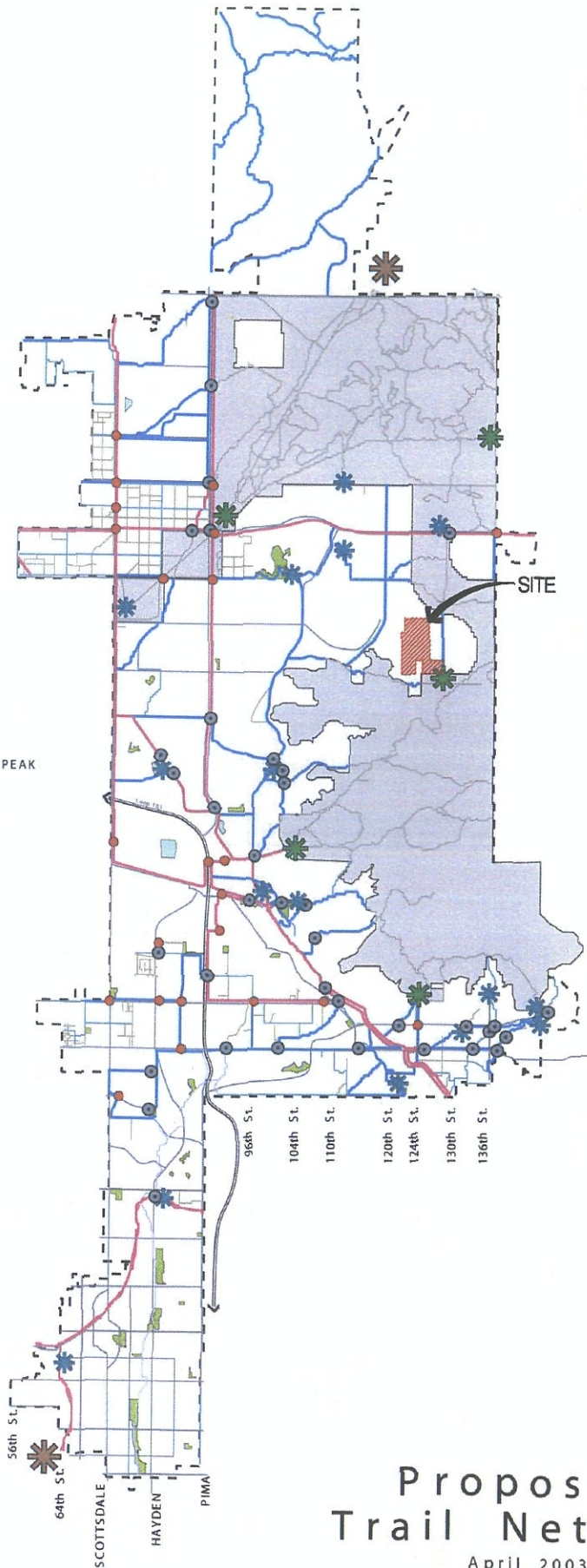
PRELIMINARY OPEN SPACE PLAN

LEGEND:

- OPEN SPACE AREA - REQUIRED OPEN SPACE AREA: 139 Acres (42%)
- PROVIDED OPEN SPACE AREA: 207 Acres (63%)
- DEVELOPMENT ENVELOPE



- CIRCLE MOUNTAIN
- HONDA BOW
- ROCKAWAY HILLS
- DESERT HILLS
- JOY RANCH
- STAGECOACH PASS
- CAREFREE HWY.
- DOVE VALLEY
- LONE MOUNTAIN
- DIXILETA
- DYNAMITE
- JOMAX
- HAPPY VALLEY
- PINNACLE PEAK
- DEER VALLEY
- BEARDSLEY/THOMPSON PEAK
- OUTER LOOP
- UNION HILLS
- BELL/FRANK LLOYD WRIGHT BLVD.
- GREENWAY
- THUNDERBIRD
- CACTUS
- SHEA
- DOUBLE TREE
- MCCORMICK PKWY.
- INDIAN BEND
- MCDONALD
- CHAPARRAL
- CAMELBACK
- INDIAN SCHOOL
- THOMAS
- MCDOWELL
- MCKELLIPS



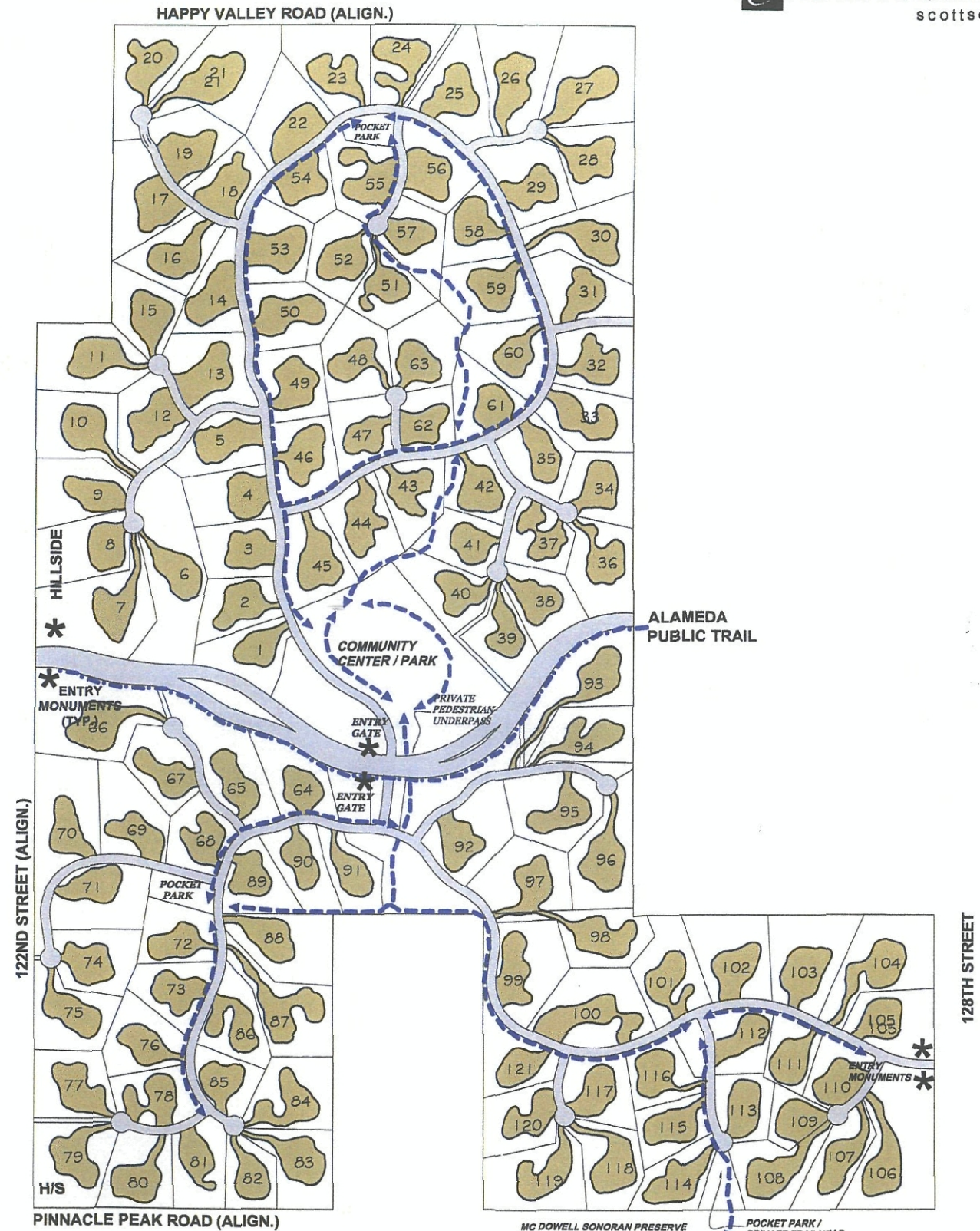
Trail System Master Plan

Proposed Trail Network

- Primary Trail
- Secondary Trail
- Local Trail
- Neighborhood Trail
- Preserve Trail
- Paved Connection
- Preserve Study Boundary
- City Boundary
- Existing Park
- Planned Park
- Equestrian Signal
- Grade-Separated Crossing
- Interim Equestrian Signal followed by Grade-Separated Crossing
- ✱ Minor Trailhead
- ✱ Major Trailhead
- ✱ Other Trailhead

Proposed Trail Network

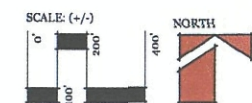
April 2003



CONCEPTUAL TRAILS CIRCULATION PLAN

LEGEND:

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

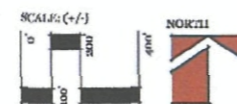




CONCENTRATED VEGETATION AREAS

LEGEND:

- AREAS OF CONCENTRATED VEGETATION
- DEVELOPMENT ENVELOPE



Recovering Burn Area



Recovering Burn Area

The Concentrated Vegetation Areas Exhibit and associated site photographs demonstrate 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 first or second generation of successional varieties, typically seen in recovering burn areas. 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.

Dynamite Foothills Character Area Plan

Conformance with the Design and Performance Guidelines

Low Density Single Family Uses

- Defined construction envelopes that recognize sensitive natural areas
- Wherever possible, development impacts will minimize disturbance to mature Saguaros and Desert Trees
- Maximum building height will be limited to 24' per ESL ordinance
- Lawn/Turf areas will be restricted to enclosed private areas, typically located at the rear of the property
- Colors and textures will blend into the adjacent natural desert setting
- Use of lighting will be restricted to comply with adopted "Dark Sky" Ordinance
- 128th Street will be placed in a scenic corridor with a combined roadway and corridor width not to exceed 150' on the west edge of the existing street centerline. The 150' may serve as an average corridor width in areas where development may need to more closely approach the 128th Street right-of-way
- The construction of perimeter walls is prohibited by the ESL Ordinance will not be utilized on-site

Applicant Proposed Policies not in Conformance with Design and Performance Guidelines

- Perimeter wall construction will incorporate design elements that promote appropriate color and material utilization through use of solid, non-ranch style wall treatments that will undulate both horizontally and vertically to conform to natural site contours
- Structures shall be permitted to be located within 100 feet of the Indian Bend/Rio Verde drainage divide between the Pinnacle Peak and Jomax section lines
- On-site building design and placement will be sensitive to natural conditions and will integrate appropriately into the natural topography of the site
- Structures may be located within 100 feet of 50+ cfs washes. The plan promotes the preservation of sensitive natural areas throughout the site and will work to mitigate potential impacts to these areas by defining development envelopes that restrict encroachment. Structures will be precluded from encroachment into 100-year floodplains and the natural bank-to-bank wash areas

Conformance with City of Scottsdale General Plan

Rural Desert Character Types:

- The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access
- Special care should be taken to preserve the natural character of the land and natural drainage corridors
- Desert vegetation is maintained in either in common open space areas or on individual lots
- Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area
- The impacts of development on desert preservation should be minimized through the preservation of washes and the use of natural buffers on the perimeter of developments

Environmentally Sensitive Lands and Native Desert Character Types:

- Any development permitted in this district should be very low density and special care should be taken to minimize the impacts of development on the natural character of the land
- Low impact recreational opportunities may be considered for these areas, including hiking, mountain biking and equestrian trails

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment
- Maintain the landscaping materials and pattern within a character area
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality
- Discourage plant materials that contribute substantial air-borne pollen
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect
- Encourage the retention of mature landscape plant materials.

Landscape Design Guidelines

All subject parcels are within the Environmentally Sensitive Lands overlay district and must conform to prohibitions per Scottsdale Revised Code 6 1070 (G)(1) i&j

- i Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the planning and zoning department. Outdoor recreation facilities including parks and golf courses shall be allowed turf as specified in section 6 1070 (G)(1)(j)
- j Turf shall be limited to enclosed areas not visible from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard

Preserved Natural Areas

- o Areas qualifying as undisturbed NAOS (natural area open space) shall be left intact except for additional native planting allowed under ESLO 6 1060 (D)(1)(a) (addition of native plants where natural vegetation density is less than under typical natural conditions)

Revegetated Natural Areas

- o Areas qualifying as revegetated NAOS shall be planted to resemble undisturbed portions of the site. Vegetation sampling will be done for each Parcel

Other Revegetated Areas

- o Non-NAOS natural areas shall be planted with indigenous species including native trees, native shrubs and native cacti, in accordance with City plant size and spacing requirements for landscape areas

Salvage of Native Plants

- o Native plants required to be salvaged by City ordinance shall be dug from portions of the site that will be disturbed by construction, held in an on-site nursery and re-used on the site. In addition, selected shrubs and cacti below protected size limits will be salvaged and re-used

Plantings in Enclosed Yard Areas including Courtyards and Internal Spaces

- o In addition to native species (trees, shrubs, succulents and wildflowers), internal areas may be planted with other ornamental species under 20 ft in the Phoenix-area listed on the ADWR Phoenix Active Management Area water-conserving plant list or Plants for Southwest Gardens (Arizona Municipal Water Users Association), such as plants in the genera

<i>Cercidium</i>	<i>Calliandra</i>	<i>Nolina</i>	<i>Lysiloma</i>
<i>Agave</i>	<i>Dalea</i>	<i>Merrima</i>	<i>Rosa</i>
<i>Cereus</i>	<i>Lantana</i>	<i>Hymenoxis</i>	<i>Ruellia</i>
<i>Acacia</i>	<i>Leucophyllum</i>	<i>Echinocactus</i>	<i>Bougainvillea</i>
<i>Caesalpinia</i>	<i>Tecoma</i>	<i>Asclepius</i>	<i>Asclepius</i>
<i>Cordia</i>	<i>Oenothera</i>	<i>Lophocereus</i>	<i>Yucca</i>
<i>Opuntia</i>	<i>Aloe</i>	<i>Hesperaloe</i>	

- o All plants not listed in the ADWR Phoenix list shall conform with City code on water-intensive landscape and turf areas
- o Particular trees (and tree-formed shrubs) that are listed in ADWR's Phoenix list (and meet ESL criteria for height) which may be used in interior common or private spaces include

- Palo Blanco - *Acacia willardiana*
- Sweet Acacia - *Acacia smallii*
- Cascalote - *Caesalpinia cacalaco*
- Palo Brea - *Cercidium praecox*
- Chitalpa tasnkentensis - *Chitalpa*
- Chilopsis Linearis - *Desert Willow*
- Pittosporum phillyraeoides - *Willow Pittosporum, tree form*
- Fraxinus greggii - *Littleleaf Ash*
- Sophora secundiflora - *Texas Mountain Laurel, tree form*
- Olea europea 'Swan Hill' - *Fruitless Olive*
- Thevetia peruviana - *Thevetia*
- Nerium oleander 'tree form'
- Rhus ovata - *Sugar Bush, tree form*
- Myrtus communis - *True Myrtle*
- Tecoma stans 'Orange Jubilee'
- Vauquelinia californicum - *Arizona Rosewood, tree form*
- Bauhinia (Orchid Tree) small varieties listed as ADWR-approved

- o Outdoor active recreation spaces provided as commons for residents or tenants may have usable activity-lawn areas specifically designed for group games and sports per SRC Sec 49-246 and ESLO 6 1070 (G)(1)(j). Lawns intended for ornamental purposes may be provided in the enclosed yards of private residences. Residential common areas may have non-active-recreation interior lawns measured as follows: 10 % of the first 9,000 s f and 5 % of the remaining lot area, applied to a maximum of 5 acres of lot area, per SRC Sec 49-246

The following plant palette has been adopted from the City of Scottsdale's E.S.L.O. plant list. (All species shown below are in conformance with E.S.L.O. standards)

TREES

Whitethorn Acacia	<i>Acacia constricta</i>
Catclaw Acacia	<i>Acacia greggi</i>
Crucifixion Thorn	<i>Canotia holocantha</i>
Hackberry	<i>Celtis pallida</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Foothill Palo Verde	<i>Cercidium microphyllum</i>
Desert Willow	<i>Chilopsis linearis</i>
One-seeded Juniper	<i>Juniperous monosperma</i>
Ironwood	<i>Olneya tesota</i>
Cottonwood	<i>Populus fremontii</i>
Arizona Mesquite	<i>Prosopis velutina</i>
Scrub Oak	<i>Quercus turbinella</i>
Sugar Sumac	<i>Rhus ovata</i>
Arizona Rosewood	<i>Vauquelinea californica</i>

SUCCULENTS / CACTI

Saguaro	<i>Carnegiea gigantea</i>
Hedgehog Cactus	<i>Echinocereus engelmannii</i>
Compass Barrel	<i>Ferocactus cylindraceus</i> Barrel
Fishhook Barrel	<i>Ferocactus wislizenii</i> Barrel
Ocotillo	<i>Fouquieria splendens</i>
Fishhook Cactus	<i>Mammillaria microcarpa</i> Cactus
Staghorn Cholla	<i>Opuntia acanthocarpa</i> Cholla
Teddy Bear Cholla	<i>Opuntia bigelovii</i> Cholla
Engelmann's Prickly-pear	<i>Opuntia engelmannii</i>
Chainfruit Cholla	<i>Opuntia fulgida</i>
Desert Christmas Cholla	<i>Opuntia leptocaulis</i>
Night-Blooming Cereus	<i>Peniocereus greggii</i>
Banana Yucca	<i>Yucca baccata</i>
Soaptree Yucca	<i>Yucca elata</i>

SHRUBS / BUSHES

Giant Bursage	<i>Ambrosia ambrosioides</i>
Triangle-leaf Bursage	<i>Ambrosia deltoidea</i>
White Bursage	<i>Ambrosia dumosa</i>
Desert Honeysuckle	<i>Anisacanthus thurberi</i>
Fourwing Saltbush	<i>Atriplex canescens</i>
Quailbrush	<i>Atriplex lentiformis</i>
Desert Saltbush	<i>Atriplex polycarpa</i>
Red Barberry	<i>Berberis haematocarpa</i>
Fairy Duster	<i>Calliandra eriophylla</i>
Desert Senna	<i>Cassia covesi</i>
Desert Hackberry	<i>Celtis pallida</i>

Hopbush
Sacred Datura
Brittlebush
Green Brittlebush
Mormon Tea
Turpentine Bush
Flat-top Buckwheat
Snakeweed
Desert Lavender
Chuparosa
Creosote Bush
Deer Vetch
Wolfberry
Arrow Weed
Jojoba Bush
Trixis
Goldeneye
Greythorn

ANNUALS / PERENNIALS / VINES

Sand Verbena	<i>Abronia villosa</i>
Fiddleneck	<i>Amsinckia intermedia</i>
Desert Marigold	<i>Baileya multiradiata</i>
Coyote Gourd	<i>Cucurbita digitata</i>
Desert Hyacinth	<i>Dichelostemma pulchellum</i>
Dogweed	<i>Dyssodia pentachaeta</i>
Woolly Daisy	<i>Eriophyllum lanosum</i>
Mexican Gold Poppy	<i>Eschscholzia mexicana</i>
Gaillardia	<i>Gaillardia aristata</i>
Starflower	<i>Gilia latifolia</i>
Slender Janusia Vine	<i>Janusia gracilis</i>
Goldfields	<i>Lasthenia chrysostoma</i>
Bladderpod Mustard	<i>Lesquerella gordonii</i>
Desert Lupine	<i>upinus sparsiflorus</i>
Purple Aster	<i>Machaeranthera asteroides</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Owl's Clover	<i>Orthocarpus purpurascens</i>
Parry's Penstemon	<i>Penstemon parryi</i>
Arizona Penstemon	<i>Penstemon pseudospectabilis</i>
Desert Bluebell	<i>Phacelia campanularia</i>
Scorpionweed	<i>Phacelia crenulata</i>
Cream Cups	<i>Platystemon californicus</i>
Devil's Claw	<i>Proboscidea parviflora</i>
Paper Flower	<i>Psilostrophe cooperi</i>
Indian Wheat	<i>Plantago purshii</i>
Desert Chicory	<i>Rafinesquia neomexicana</i>
Desert Chia	<i>Salvia columbariae</i>
Desert Globemallow	<i>Sphaeralcea ambigua</i>
Desert Straw	<i>Stephanomeria pauciflora</i>

<i>Dodonaea viscosa</i>
<i>Datura wrightii</i>
<i>Encelia farinosa</i>
<i>Encelia frutescens</i>
<i>Ephedra aspera</i>
<i>Ericameria laricifolia</i>
<i>Eriogonum fasciculatum</i>
<i>Gutierrezia sarothrae</i>
<i>Hyptis emoryi</i>
<i>Justicia californica</i>
<i>Larrea tridentata</i>
<i>Lotus rigidus</i>
<i>Lycium andersonii</i>
<i>Pluchea sericea</i>
<i>Simmondsia chinensis</i>
<i>Trixis californica</i>
<i>Viguiera deltoidea</i>
<i>Ziziphus obtusifolia</i>

GRASSES

Purple threeawn	<i>Aristida purpurea</i>
Needle grama	<i>Bouteloua aristidoides</i>
Sideoats grama	<i>Bouteloua curtipendula</i>
Curly mesquite	<i>Hilaria berlandieri</i>
Fluffgrass	<i>Erioneuron pulchellum</i>

The following plant palette is in addition to the above referenced list. The following species will be used in and around the developments clubhouse and connected common areas. (These areas will not be counted as revegetated NAOS)

TREES

Cascalote	<i>Caesalpinia cacalaco</i>
Desert Willow	<i>Chilopsis linearis</i>
Gregg Ash	<i>Fraxinus greggii</i>
Texas Ebony	<i>Pithecellobium flexicaule</i>

SUCCULENTS / CACTI

Desert Milkweed	<i>Asclepius subulata</i>
Agave	<i>Agave</i> Species
Golden Barrel	<i>Echinocactus grusonii</i>
Giant Hesperaloe	<i>Hesperaloe funifera</i>
Senita	<i>Lophocereus schottii</i>
Organ Pipe Cactus	<i>Stenocereus thurberi</i>

SHRUBS / BUSHES

Black Dalea	<i>Dalea frutescens</i>
Sage	<i>Leucophyllum</i> species
Baja Ruellia	<i>Ruellia Brittoniana</i>
Desert Ruellia	<i>Ruellia peninsularis</i>
Autumn Sage	<i>Salvia greggii</i>

ANNUALS / PERENNIALS / VINES

Potted annual flowers	By season
Angelita Daisy	<i>Hymenoxis acaulis</i>
Yellow morning glory	<i>Merrima aurea</i>

GRASSES

Beargrass	<i>Nolina erumpens</i>
Hybrid bermuda lawn	(Tifway 419 or equal) <i>Cynodon dactylon</i>

Site Design Element Vocabulary

NOTE Design elements and materials for individual Parcels will be as approved by the Development Review Board for that project. The following is a general list of design elements and materials that may be used on various Parcels of the proposed Crown Community Development.

Site Structures

- o Mailbox enclosures
 - Similar to adjacent architectural styles
 - Lighted
 - Single-family detached homes may have individual delivery boxes, designed to match the architectural style and colors of the home
- o Entry structures
 - Swinging gates and / or rolling gates
 - Identification lettering, address as needed
 - Walls and columns with painted stucco and stone accenting
 - Precast or stone wall and column caps (optional or as approved by DR)
 - See sign lighting
 - See sketches provided
- o Trash enclosures
 - CMU walls
 - Decorative metal gates, solid panels, complimentary with architectural styles

Vehicular Paving

- o Stone cobble / pavers on concrete base
- o Exposed aggregate paving
- o Tinted concrete
- o Asphaltic Concrete

Pedestrian Paving

- o Stone / concrete / brick pavers on sand or concrete base
- o Exposed aggregate paving
- o Tinted concrete
- o Color-finish concrete
- o Stabilized decomposed granite (natural surface trails)

Site Lighting

- o Pole mounted area lights (not to exceed 12' in height and light shall be directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint)
- o Standard bollard lighting, HPS light source (70W)
- o Mini-bollards (15" ht) with low voltage light source
- o Landscape lighting
 - 12V MR16 spots
 - 12V 20 Watt path lighting
 - Niche-lights
- o Sign lighting
 - Hidden "footlights" with quartz-halogen or fluorescent sources, similar to DC Ranch entry sign/wall
 - Down-lighting from niche or roof, 12V MR 16 spots similar to landscape lighting
 - R P C halo style illumination

Walls and Fences

- o "View fencing"
 - Metal - hollow tube
 - Metal - solid bar
 - Paint finishes to match DR-approved samples
- o Low railings
 - Painted metal
- o Site walls
 - CMU with stucco and antiqued stucco finishes, natural / cultured stone optional
 - Wall caps and ornaments, pre-cast concrete in Davis "Omaha Tan" color
- o Retaining walls
 - Reinforced CMU with painted stucco finish, stone accents optional
 - Dry-block type, earth-tone "Keystone" type

Miscellaneous features

- o Water-pots and minor fountains in courtyards, etc , conforming to City code Sec 49-242
- o Pre-cast plant pots and urns
- o Sculpture, optional
- o Site furnishings in wood, metal or as approved

Proposed Materials and Colors for Entries, Walls, and Landscape Features



Wood / Stone / Tile



Wood / Stone / Cobble Pavers



Stone / Tile Roofing / Agg. Paving with Banding



Stone / Metal Accents



Exp. Agg. Concrete (Med)



Exp. Agg. Concrete (Heav)



Split Paver



Stone



Stone / Colored Concrete



Meandering Stucco Wall (Natural Color)



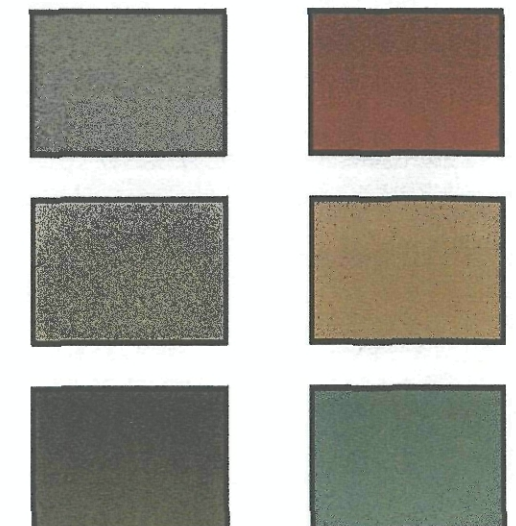
Meandering Stucco Wall with Cap (Natural Color)



Stucco and Stone Combo

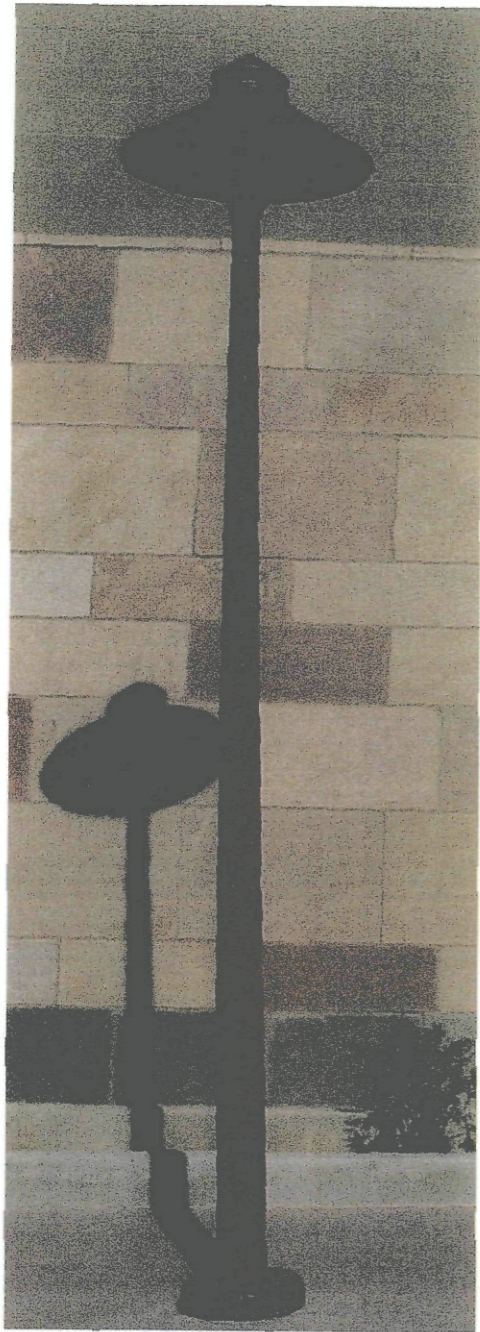


Accent Pots

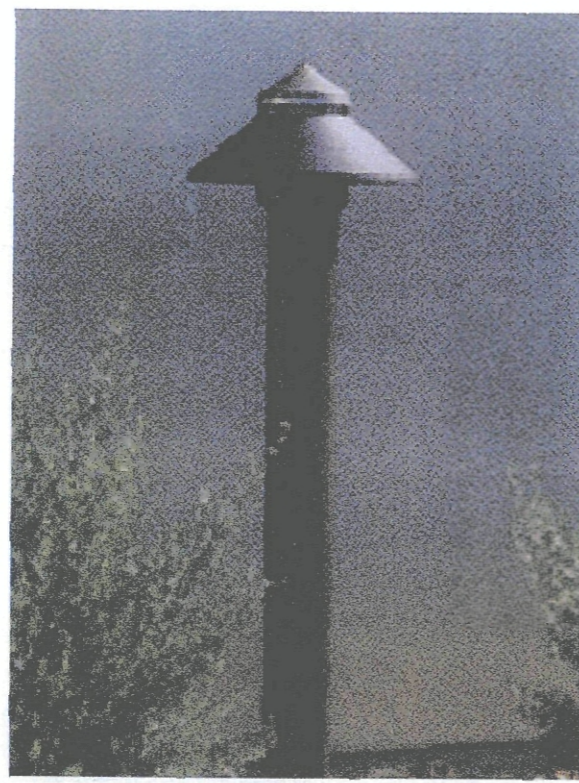


Color Options

Note: LRV to be 35 or less and not exceed a Chroma of 6 as defined in the 'Munsell Book of Color'.



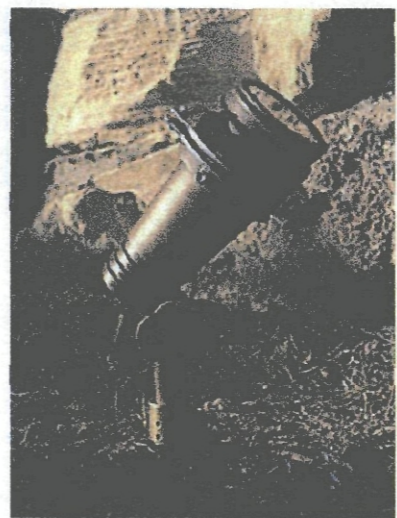
Pole Mounted Area Lighting (Max - 12' Ht.)



Bollard Lights (Max - 3'-6" Ht.)



Wall Mounted Fixtures



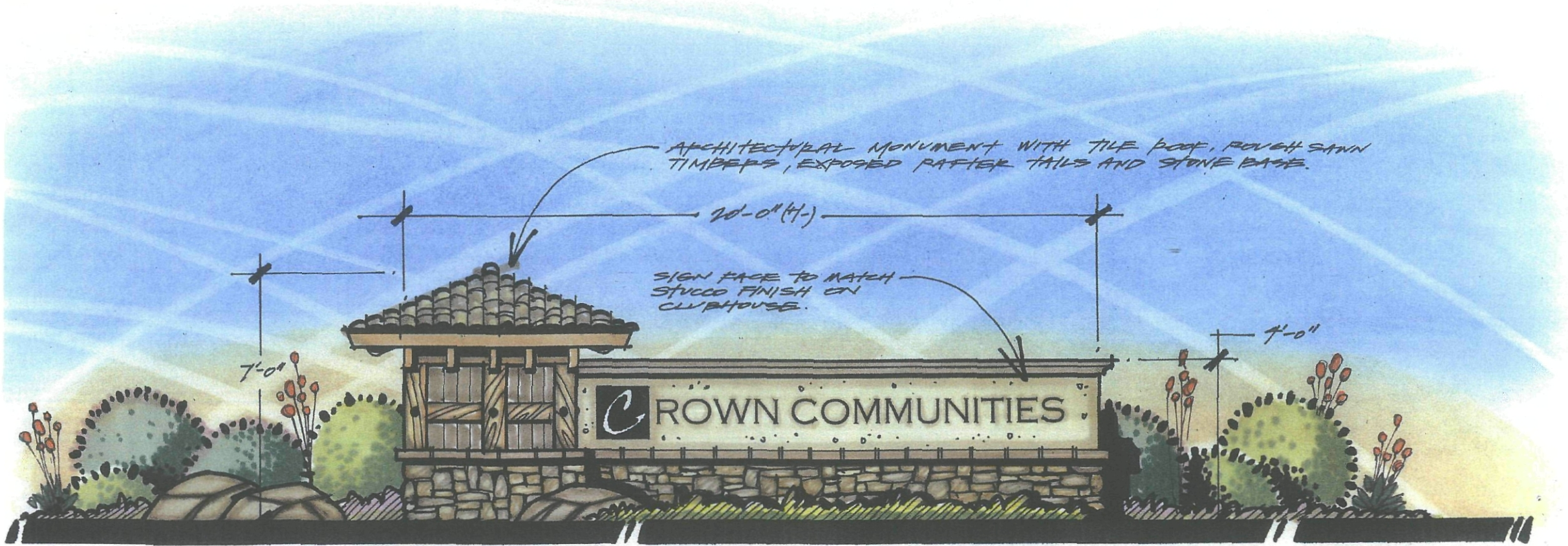
12V Landscape Lighting

Fixtures are to have antiqued / weathered finish to complement architectural style. All low voltage lighting is to have full glare shields.



Gated Entry with Guardhouse

N.T.S.



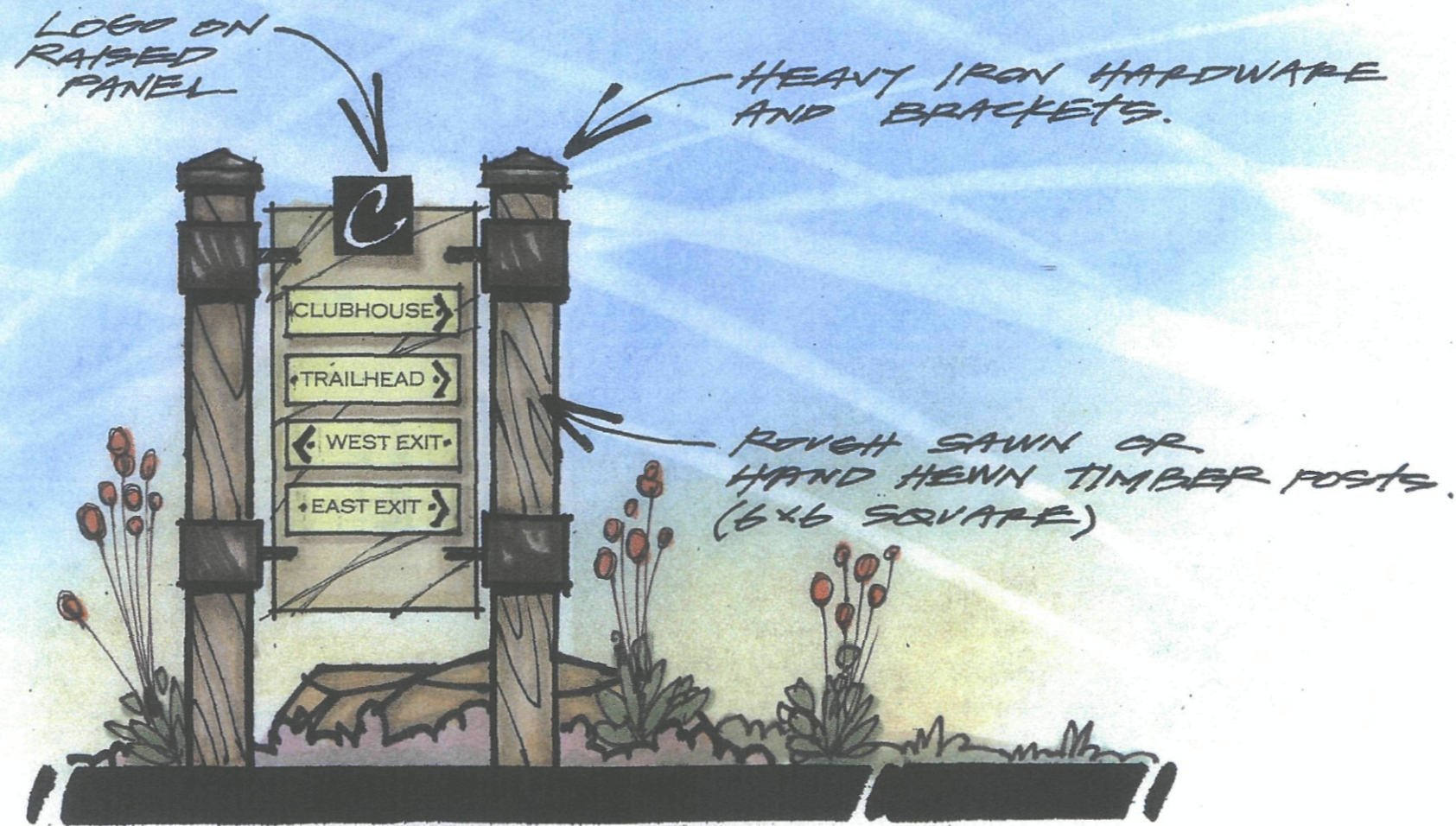
Monument Sign

N.T.S.



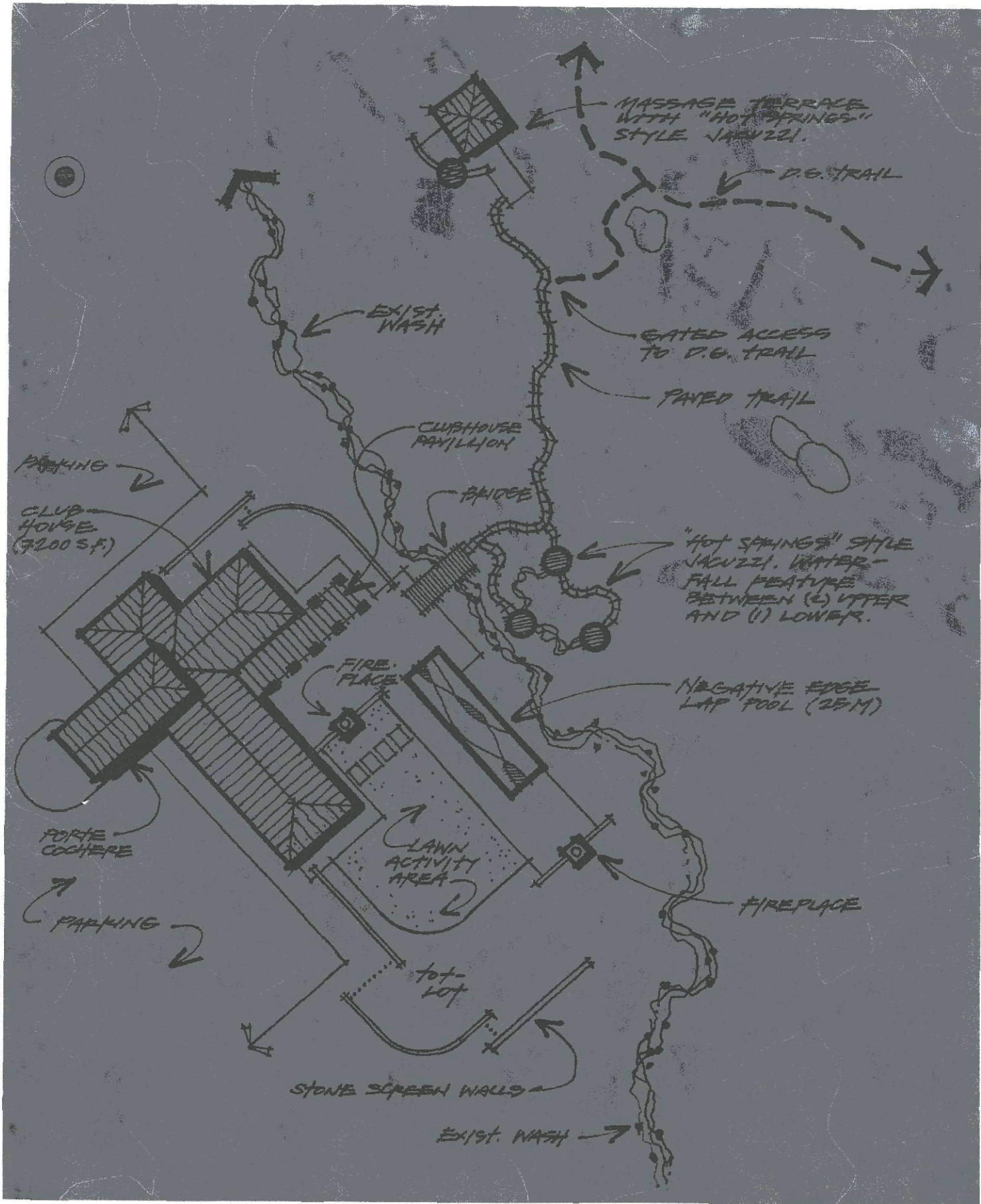
Site Wall (4' Ht.)

N.T.S.



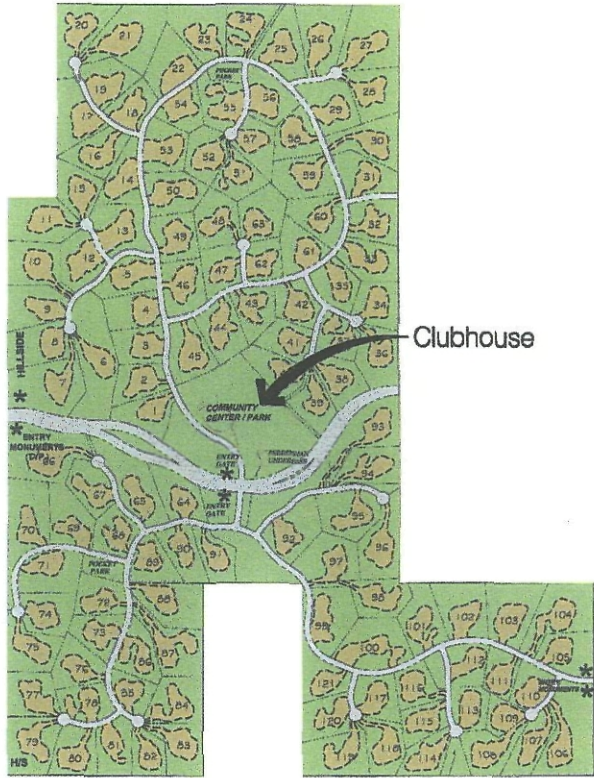
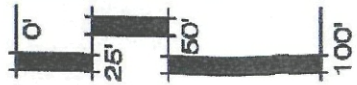
Directional Signage

N.T.S.



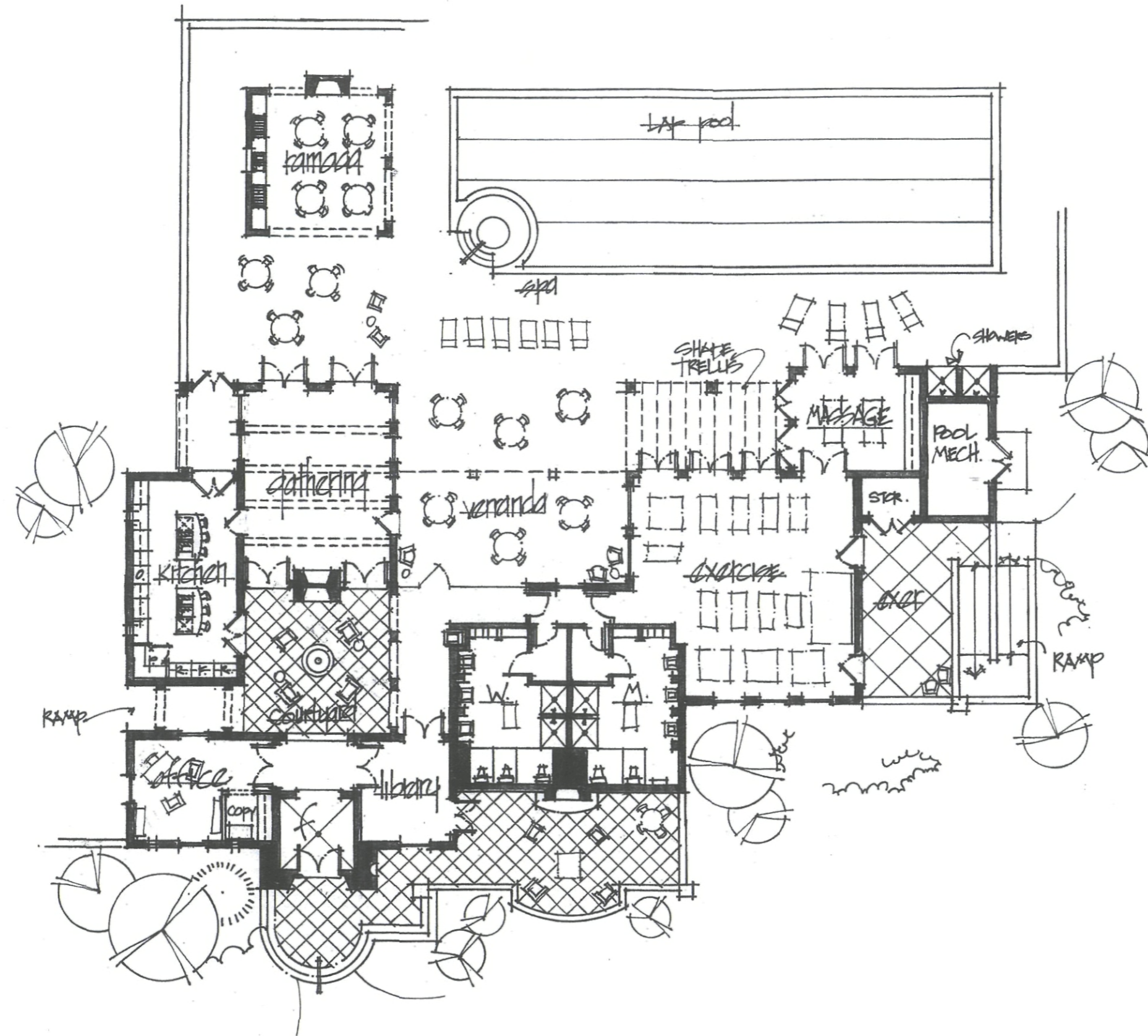
Clubhouse / Amenity Site Plan

APPROX. SCALE:



Location Map

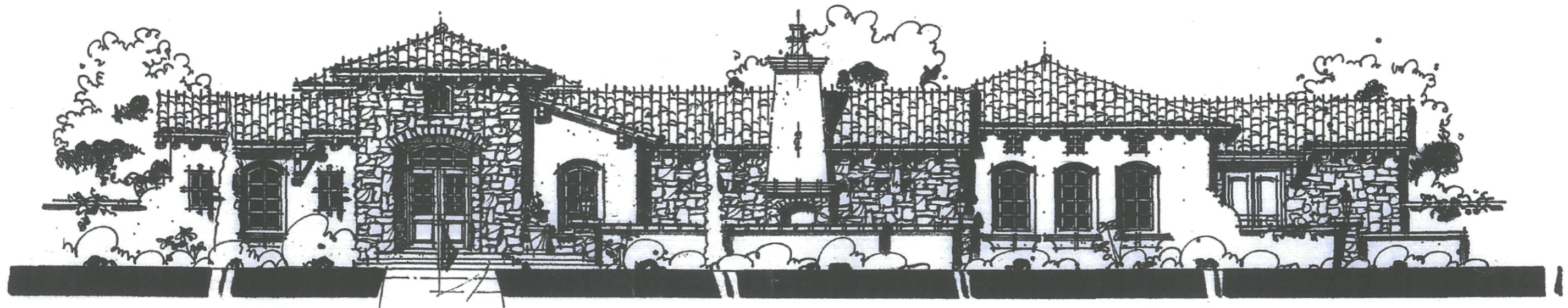
N.T.S.



Clubhouse Floorplan

Provided by: BSB Architects

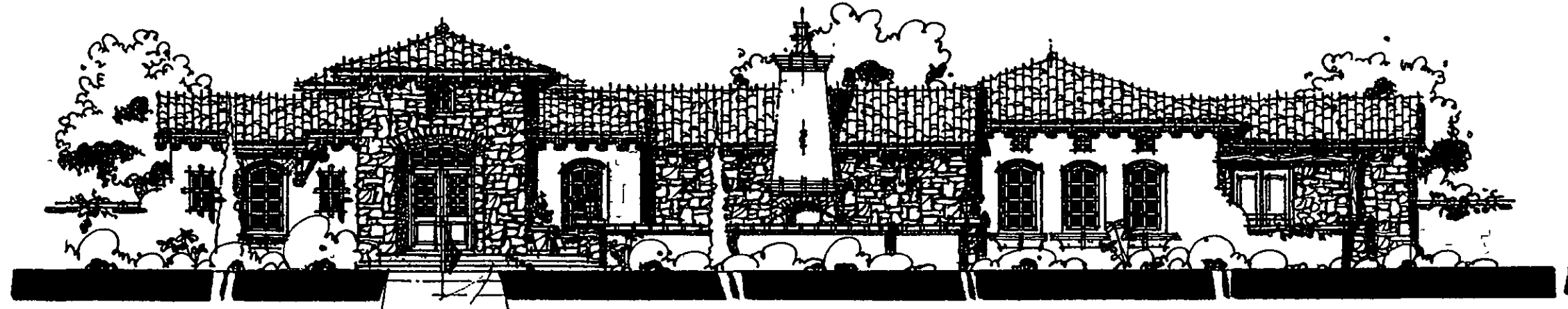
N.T.S.



Clubhouse Elevation

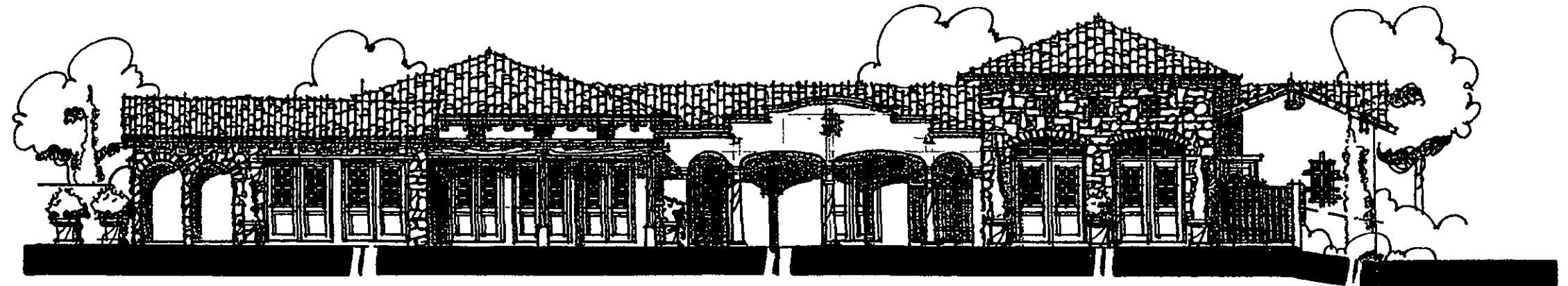
Provided by: BSB Architects

N.T.S.



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Front Elevation



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Rear Elevation

Clubhouse Elevations (Front & Rear)

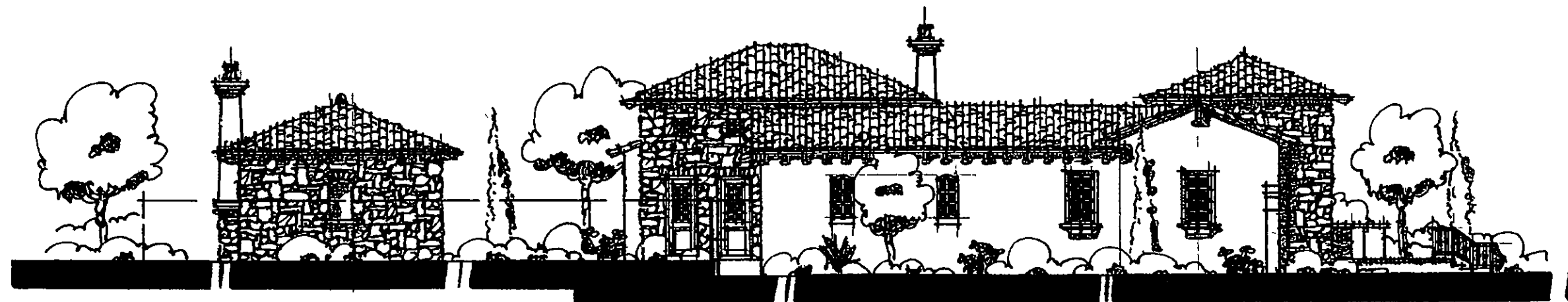
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NTS



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Right Elevation



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Left Elevation

Clubhouse Elevations (Right & Left)

Provided by BSB Architects

NTS