



Requesting Department:  
Development Services

**TO: Planning and Zoning Commission**

**THROUGH: Brett Burningham, Development Services Director**

**FROM: Kyle Barichello, Planner II**

**RE: Discussion and Possible Action on Spur Cross Parcel 1 Preliminary Plat (Case P19-0054), a request from Greg Davis for a preliminary plat approval of a 59 lot, 15.1 acre residential subdivision located at the northeast corner of Signal Butte and Ocotillo Roads**

**DATE: October 9, 2019**

**STAFF RECOMMENDATION**

Staff recommends approval of Spur Cross Parcel 1 Preliminary Plat Case P19-0054 subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to recommend approval of Spur Cross Parcel 1 Preliminary Plat Case P19-0054 subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOALS**

 Secure Future

**SUMMARY**

This proposal consists of a request by Greg Davis, lplan Consulting for approval of a preliminary plat for a 59 lot residential subdivision. The subject site was a component of a larger rezoning request that Planning Commission approved at their 9/11 meeting. The 15.12-acre project site is currently zoned R1-5/PAD (Urban Development District) and is located at the northeast corner of Signal Butte and Ocotillo Roads.

## HISTORY

- September 21, 2016      Town Council approved GPA16-025 (Resolution 1109-16) “Meridian Estates Major General Plan Amendment”, a request by Brad Hinton, El Dorado Holdings, for a Major General Plan Amendment for 234 acres from Employment Type A and Neighborhood Commercial to Medium Density Residential (0-3 du/ac), Medium-High Density Residential (0-5 du/ac) and Neighborhood Commercial (NC).
- September 21, 2016:      Town Council approved RZ16-047 (Ordinance 622-16) “Meridian Estates/Spur Cross Planned Area Development (PAD)” for a rezoning from R1-43 to PAD/R1-4, R1-5, R1-7, R1-9 and C-1 for 234-acres subject to Conditions of Approval.
- September 18, 2019:      Town Council approved P19-0049 (Ordinance 711-19) “Spur Cross PAD Amendment” changing the zoning district classification from residential district (R1-4) and residential district (R1-5) and light commercial (C-1) to residential district (R1-5) and medium density residential (MDR) and light commercial (C-1) for approximately 47 acres.

## PROJECT INFORMATION

Project Name	Spur Cross Parcel 1 Preliminary Plat
Site Location	Northeast corner of Ocotillo Road and Signal Butte Road
Current Zoning	R1-5/PAD (Rural Estate District)
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	PAD (R1-5 and R1-7)
South	C-2 PAD, R1-43 and RU-43 (Maricopa County)
East	PAD (R1-5 and R1-7)
West	PAD (C-1, R1-7, R1-9 and R1-15)
Gross Acreage:	15.12 Acres
Total Lots/Units:	59 lots
Net Density:	4.01 dwelling units/acre
Open Space Acreage (Total):	3.76 acres (25.6%)
Active Open Space:	.88 acres (30%)

## DISCUSSION

The proposal includes a minimum lot size of 50' x 115' with an average lot size of 5,945 square feet. The subject parcel was rezoned as part of a recent PAD amendment case that changed the zoning from R1-4 to R1-5. The current R1-5 zoning change matches the development standards in other R1-5 zones seen throughout the Spur Cross community.

<b>Spur Cross Parcel 1 Preliminary Plat</b>			
<b>Lot Size</b>	<b>Minimum Lot Size</b>	<b>Number of Lots</b>	<b>% of Development</b>
50' x 115'	5,667 square feet	59 units	100%
<b>Total</b>		<b>59 units</b>	<b>100%</b>

This parcel is located in the western portion of Spur Cross, Parcel 1 proposes two points of access off of East Escalante Road which is the loop collector road and main circulation for the Spur Cross project. Both Escalante Road and the internal local roads of Parcel 1 are public roads. The vehicular circulation is a basic loop street with one cul-de-sac providing access to all 59 lots. All roads comply with the Town's Engineering Department standards.

There is 0.88 acres of active open space (30%) proposed and a total of 3.76 acres (25%) of open space in Parcel 1, which exceeds the 20% required by the Zoning Ordinance. The lot sizes and orientation, in combination with required landscape buffering, have been arranged to provide a compatible transition as referenced in the 2018 General Plan.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with all Conditions of Approval outlined in the Meridian Estates PAD Ordinance 622-16, RZ16-047, Spur Cross PAD Amendment Ordinance 711-19, P19-0049, and preliminary plat case P19-0054.

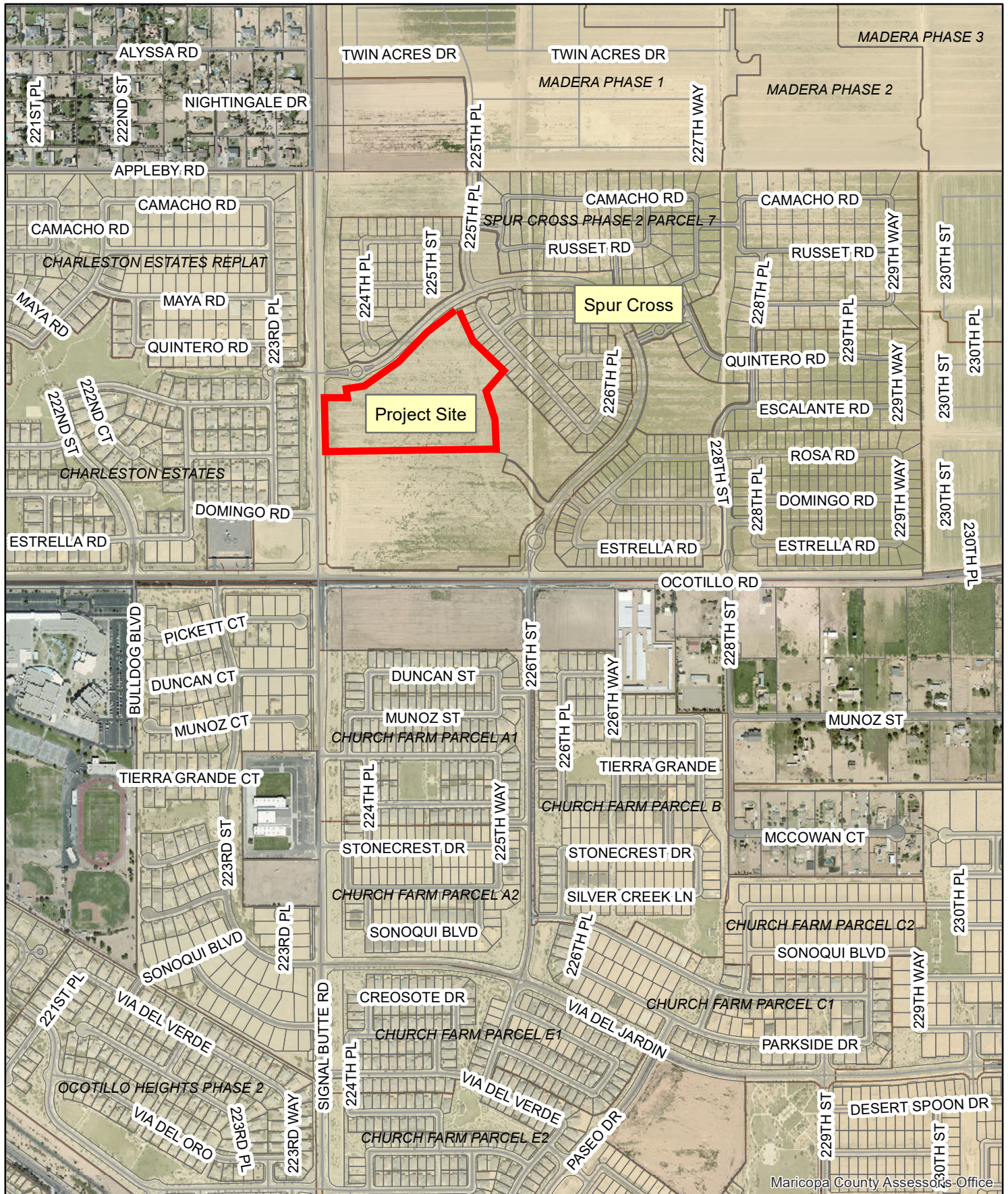
**ATTACHMENTS**

1. Aerial Photo Exhibit
2. Current Zoning Map
3. Spur Cross Development Plan
4. Spur Cross Parcel 1 Preliminary Plat
5. Spur Cross Parcel 1 Landscape Plans

**Project Name: Spur Cross Parcel 1 Pre-Plat Aerial Exhibit**

**Case Number: P19-0054**

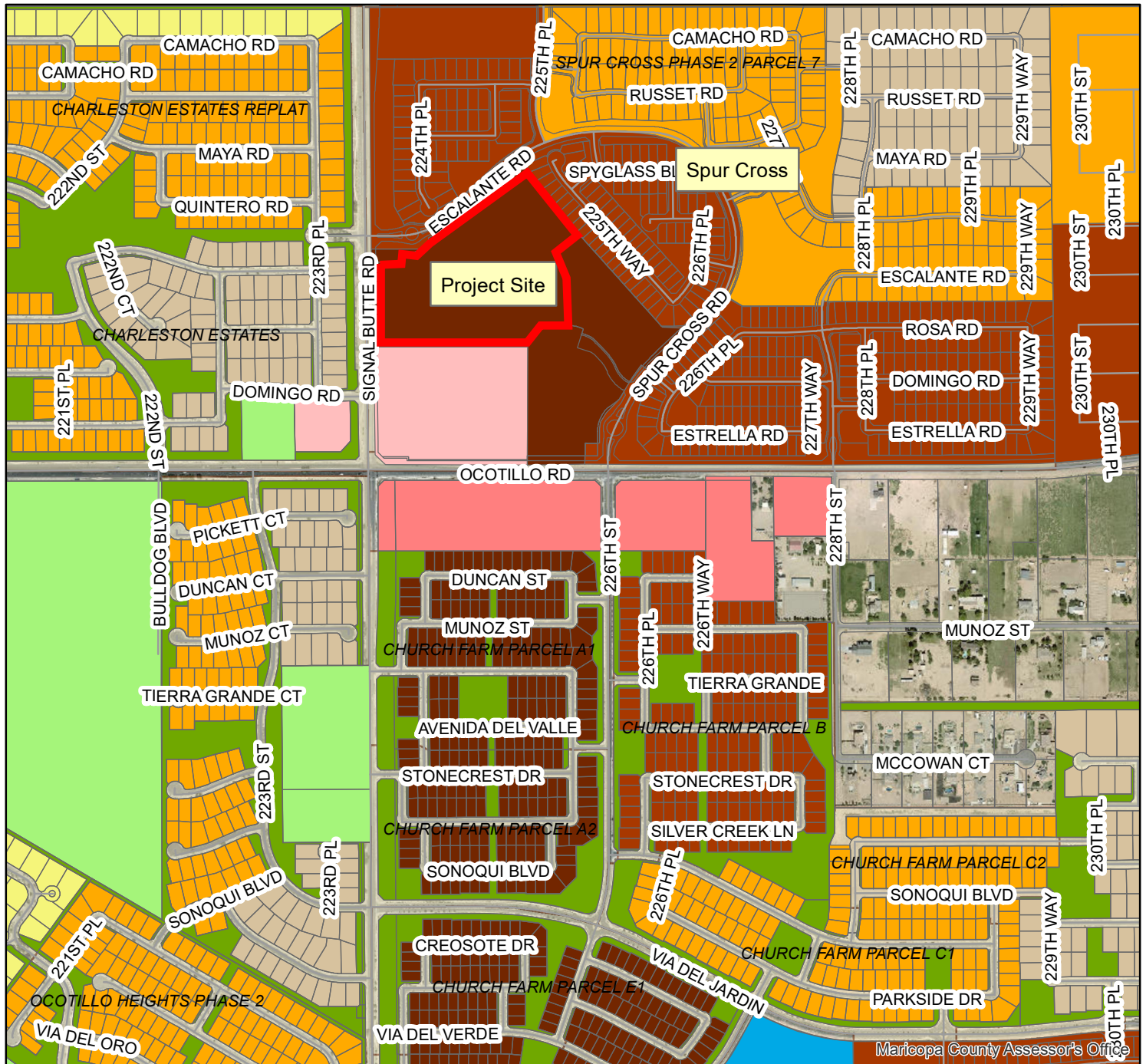
**Hearing Date: October 9, 2019 (Planning Commission)**



**Project Name: Spur Cross Parcel 1 Preliminary Plat**

**Case Number: P19-0054**

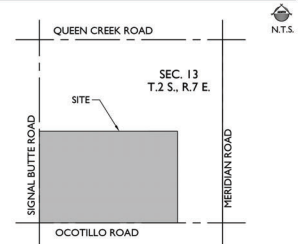
**Hearing Date: October 9, 2019 (Planning Commission)**



**Zoning Districts**

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

VICINITY MAP



PROJECT TEAM

OWNER: MERIDIAN ESTATES, LLC  
 8501 N. SCOTTSDALE ROAD, SUITE 120  
 SCOTTSDALE, AZ 85253  
 TEL: (602)-955-2424  
 FAX: (602)-955-3343  
 CONTACT: BRAD HINTON

PLANNING CONSULTANT: EPS GROUP, INC.  
 1130 N. ALMA SCHOOL RD, SUITE 120  
 MESA, AZ 85210  
 TEL: (480)-503-2250  
 FAX: (480)-503-2258  
 CONTACT: JOSH HANNON

PROJECT DATA						
PARCEL	GROSS AREA (AC)	PROP. ZONING	LOT SIZE	PROP. LOT AREA (SF)	# OF UNITS	
1	15.13	PAD: R1-5	50' x 115'	5,750	59	
2	23.59	PAD: R1-5	50' x 115'	5,750	81	
3	37.80	PAD: R1-5	60' x 120'	5,750	103	
4	19.27	PAD: R1-7	85' x 139.5'	9,730	53	
5	19.78	PAD: R1-5	50' x 115'	5,750	77	
6	21.41	PAD: R1-5	60' x 120'	5,750	50	
7	33.49	PAD: R1-7	70' x 139.5'	9,730	85	
8	29.17	PAD: R1-9	100' x 154.5'	15,000	65	
PARK	6.79	PAD: R1-7	-	-	-	
SCHOOL	6.07	PAD: R1-5	-	-	-	
CHURCH	6.00	PAD: R1-5	-	-	-	
MULTI-FAMILY	19.64	PAD: MDR	-	-	174	
COMMERCIAL	6.05	PAD: C-1	-	-	-	
<b>TOTAL</b>	<b>234.19</b>				<b>747</b>	

PREVIOUS DENSITY CALCULATION

GROSS AREA (A): +/- 234.19 ACRES  
 ARTERIAL & COLLECTOR ROADS (a): +/- 15.28 ACRES  
 COMMERCIAL AREA (C): +/- 12.51 ACRES

TOTAL NO. OF UNITS  
 DENSITY =  $\frac{DU}{A - (a + C)} = \frac{722}{234.19 - (15.28 + 12.51)} = 3.50$  DU/AC

PROPOSED DENSITY CALCULATION

GROSS AREA (A): +/- 234.19 ACRES  
 ARTERIAL & COLLECTOR ROADS (a): +/- 15.67 ACRES  
 COMMERCIAL AREA (C): +/- 4.66 ACRES

NO. OF UNITS  
 SINGLE-FAMILY: 573  
 MULTI-FAMILY: 174  
 TOTAL: 747

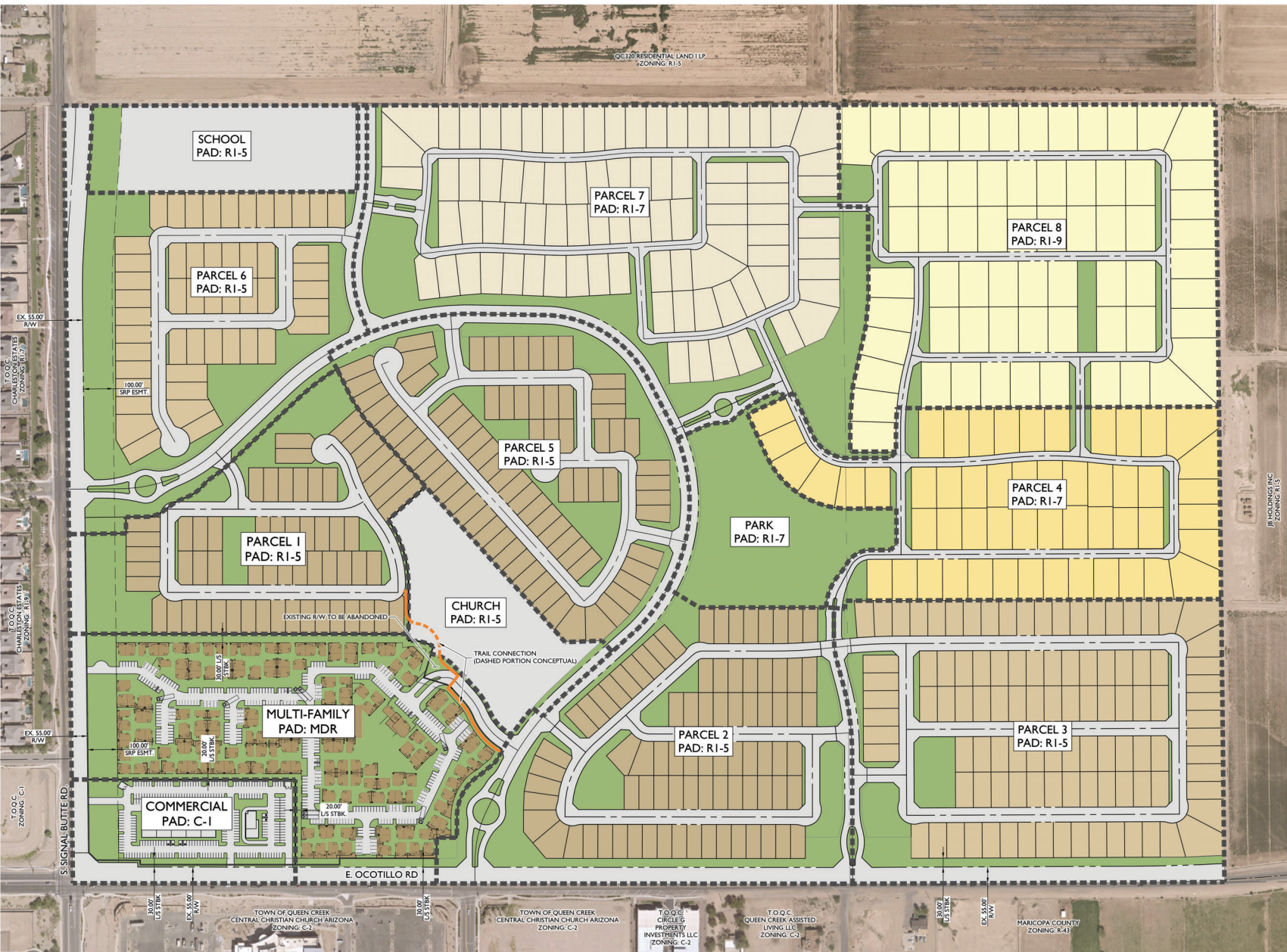
DENSITY =  $\frac{DU}{A - (a + C)} = \frac{747}{234.19 - (15.67 + 4.66)} = 3.49$  DU/AC

PREVIOUS OPEN SPACE SUMMARY

NET AREA: +/- 206.40 ACRES  
 OPEN SPACE: 44.59 ACRES  
 OPEN SPACE (% OF NET): 22%

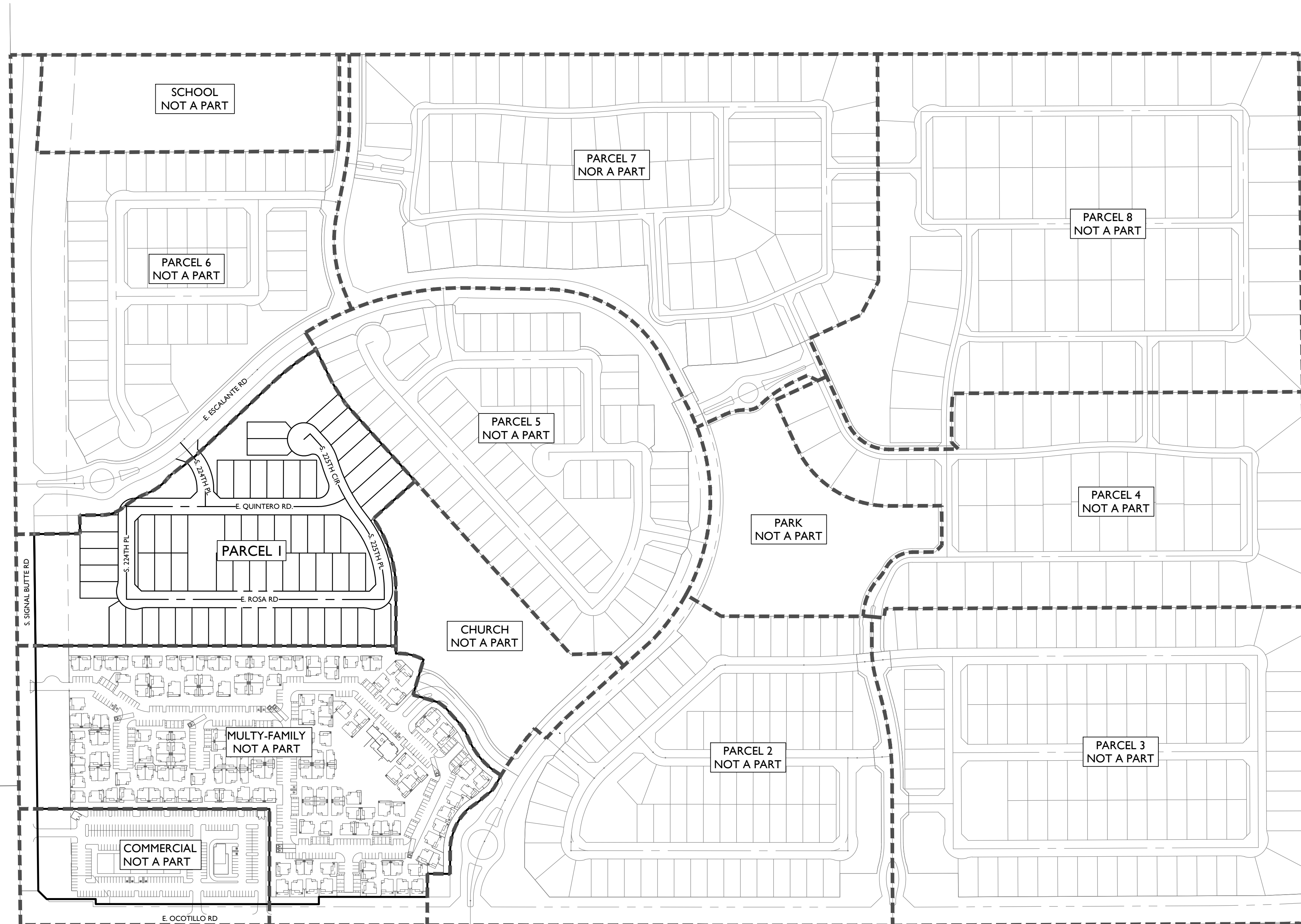
PROPOSED OPEN SPACE SUMMARY

NET AREA: +/- 213.86 ACRES  
 OPEN SPACE: 44.86 ACRES  
 OPEN SPACE (% OF NET): 21%

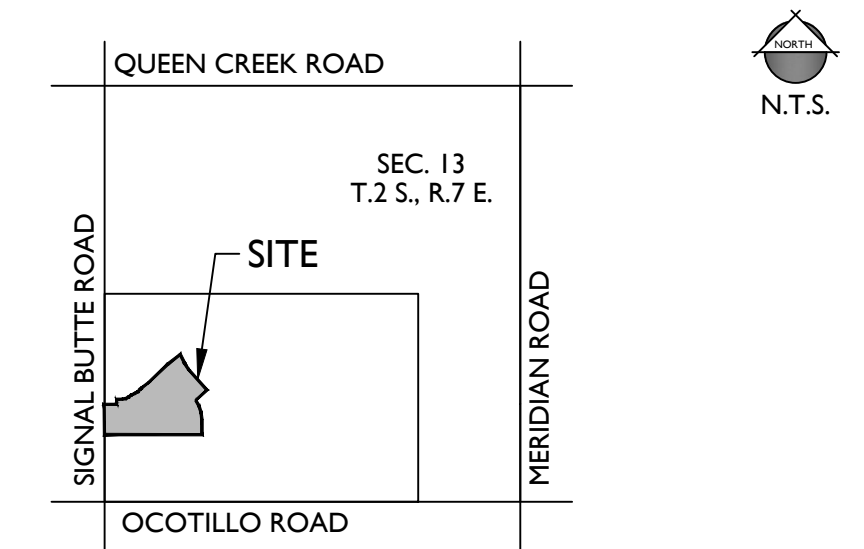


# PRELIMINARY PLAT FOR SPUR CROSS - PARCEL I

A PORTION OF THE SOUTH HALF OF SECTION 13, T.2 S., R.7 E., GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA



## VICINITY MAP



## PROJECT TEAM

OWNER: MERIDIAN ESTATES, LLC 8501 N. SCOTTSDALE RD, SUITE 120 SCOTTSDALE, AZ 85253 TEL: (602)-955-2424 FAX: (602)-955-3543 CONTACT: BRAD HINTON	CONSULTANT: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD, SUITE 120 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JOSH HANNON / DANIEL AUXIER
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## PROJECT DATA

A.P.N.:	314-13-034
EXISTING ZONING:	R1-5 PAD
GROSS AREA:	± 15.12 ACRES
NET AREA:	± 14.70 ACRES
LOT SIZE:	50' x 115'
NUMBER OF LOTS:	59 LOTS
MINIMUM LOT AREA:	5,667.50 SQ. FT.
MAXIMUM LOT AREA:	8,857.24 SQ. FT.
AVERAGE LOT AREA:	5,945.03 SQ. FT.
NET DENSITY:	4.01 DU/AC

## OPEN SPACE SUMMARY

OPEN SPACE	
REQUIRED (%):	20% OF NET AREA
PROVIDED (%):	25.6% OF NET AREA
REQUIRED (AC.):	2.94 ACRES
PROVIDED (AC.):	3.76 ACRES
ACTIVE OPEN SPACE:	
REQUIRED (%):	30% OF REQUIRED O/S
PROVIDED (%):	30% OF REQUIRED O/S
REQUIRED (AC.):	0.88 ACRES
PROVIDED (AC.):	0.88 ACRES
PASSIVE OPEN SPACE:	2.88 ACRES

## GENERAL NOTES

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO TOWN OF QUEEN CREEK MINIMUM STANDARDS, AS MODIFIED HEREIN.
- A HOMEOWNERS' ASSOCIATION WILL BE FORMED FOR OWNERSHIP AND MAINTENANCE OF ALL TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.

## BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 EAST, ASSUMED BEARING: N 89° 57' 49" W

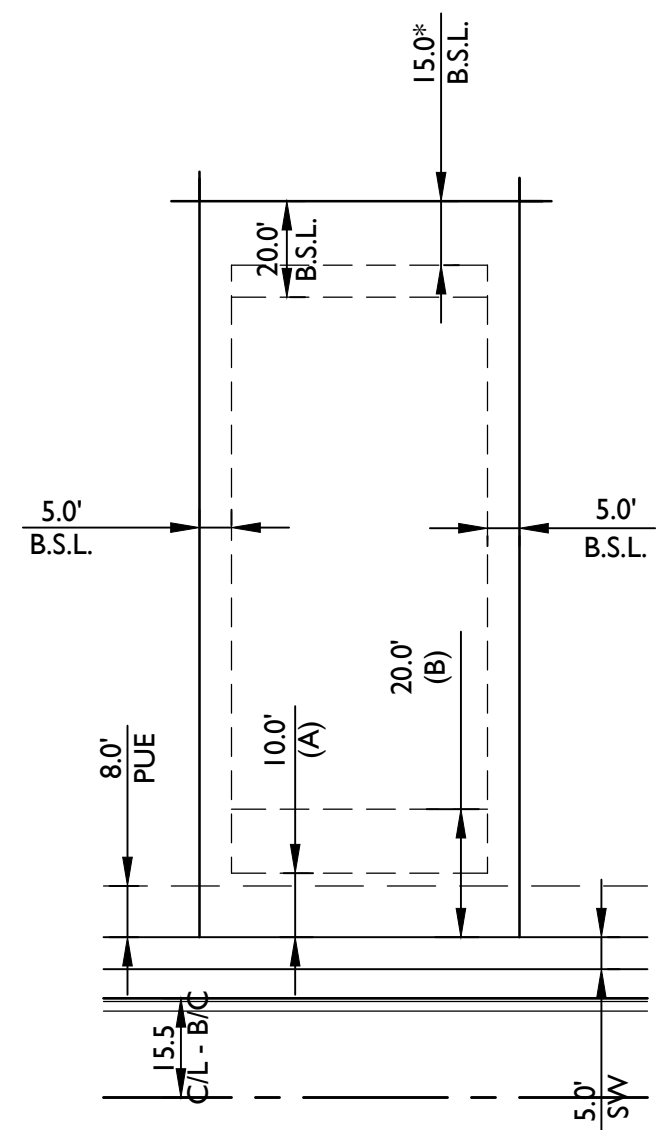
## BENCHMARK

FOUND MCDOT BRASS CAP IN HAND HOLE LOCATED AT THE INTERSECTION OF OCOTILLO AND MERIDIAN ROADS  
ELEVATION = 1457.17 (NAVD88)

## UTILITIES

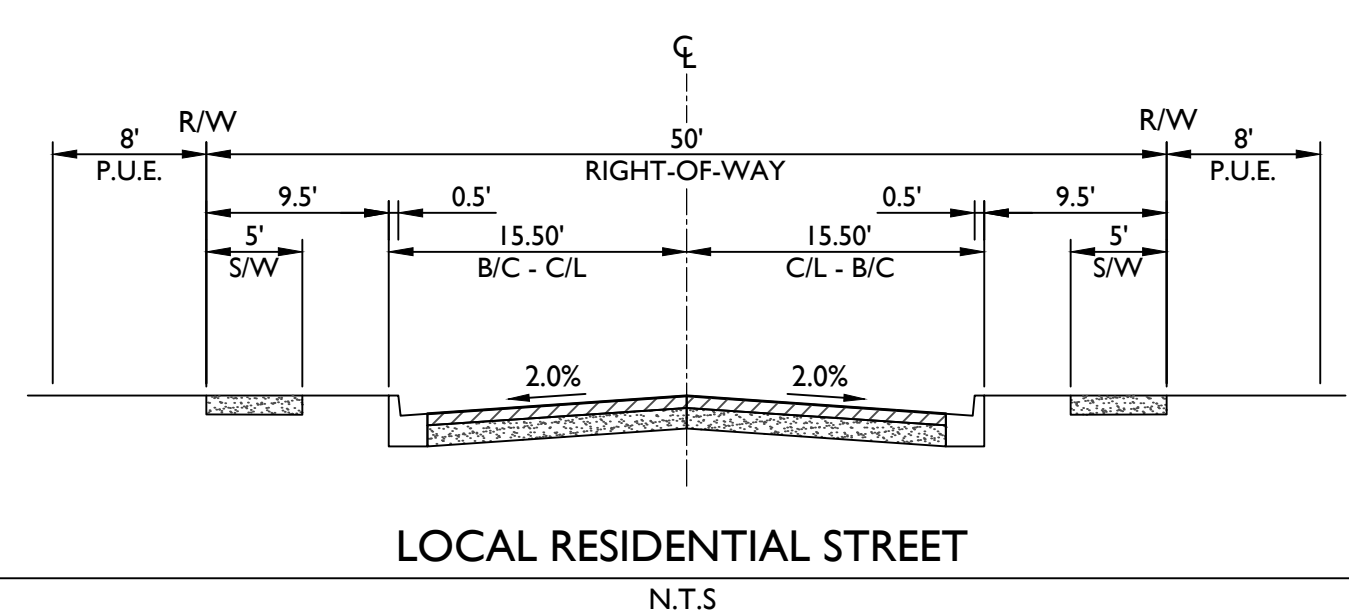
WATER	TOWN OF QUEEN CREEK
SEWER	TOWN OF QUEEN CREEK
GAS	CITY OF MESA GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURY LINK / COX
REFUSE	TOWN OF QUEEN CREEK
CABLE TV	CENTURY LINK / COX

15-233.1



## Typical Lot Setbacks Parcel - 1 50' x 115'

- (A) GARAGE SETBACK SIDE ENTRY AND LIVING AREA OR COVERED PORCH  
GARAGE SETBACK FRONT
- (B) 20- FEET FOR TWO-STORY HOMES / 15- FEET FOR SINGLE-STORY HOMES AND / OR COVERED PATIOS.

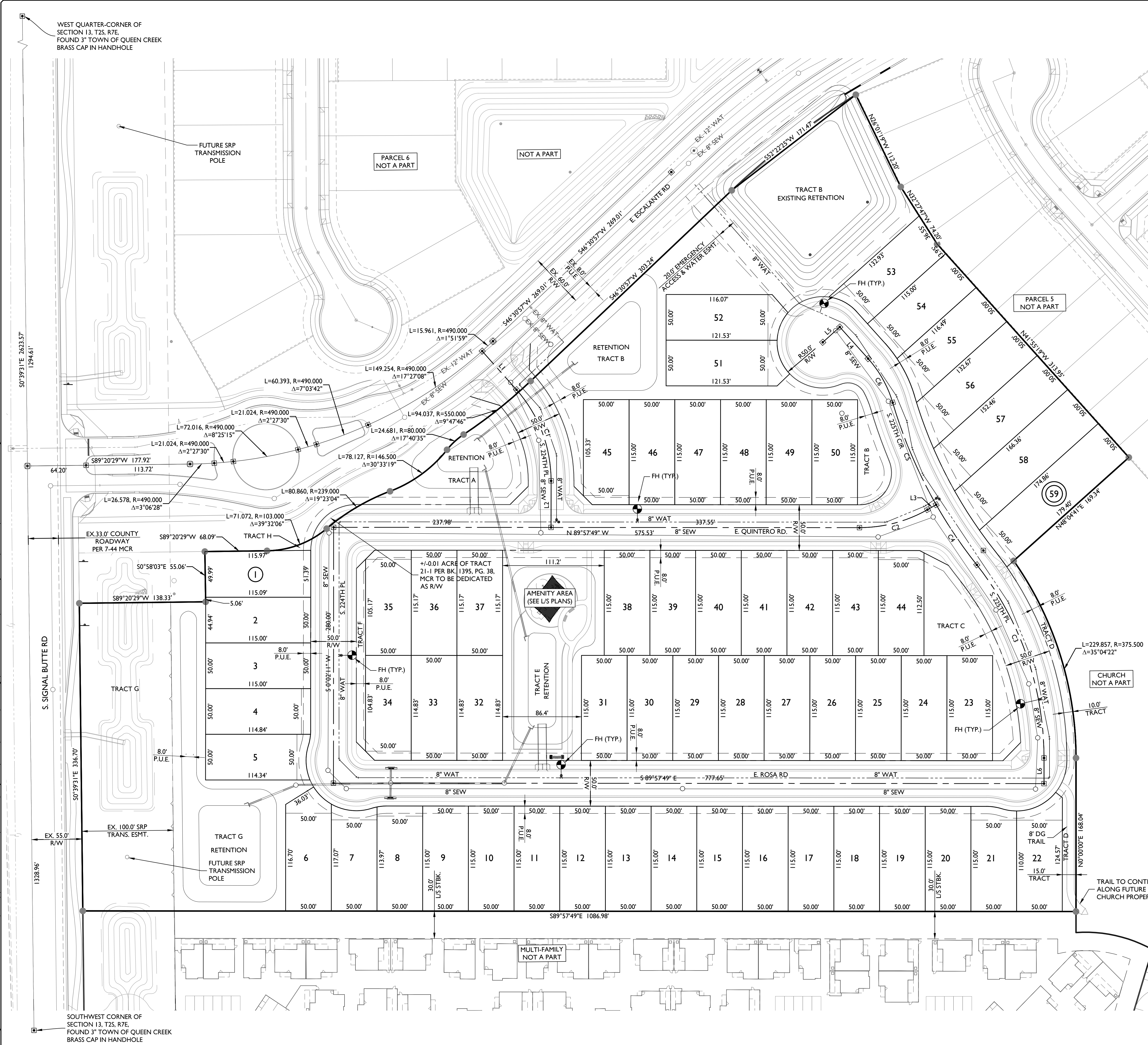


LOCAL RESIDENTIAL STREET

N.T.S.

15-233.1

dhughes Jul 09, 2019 4:58pm \\EPS-M16-FS01\SHAREDS\Projects\2015-233\Planning\PA\Amendment\Preliminary Plat\Exhibits\15-233.6 - PPO1.dwg

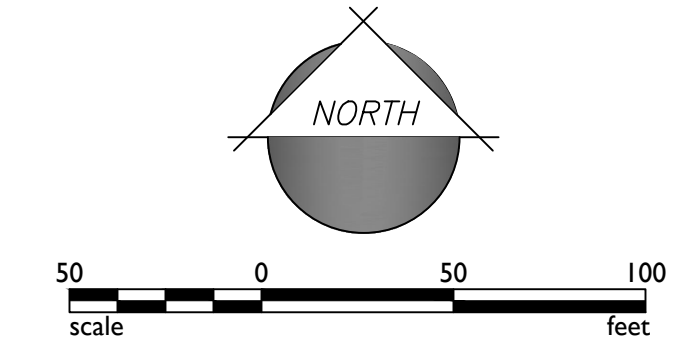


Lot #	Area	Lot #	Area	Lot #	Area
1	5855.94	22	5893.99	43	5750.00
2	5750.22	23	5750.00	44	5743.92
3	5750.00	24	5750.00	45	5703.25
4	5749.77	25	5750.00	46	5750.00
5	5591.66	26	5750.00	47	5750.00
6	6284.67	27	5750.00	48	5750.00
7	5590.64	28	5750.00	49	5750.00
8	5746.40	29	5750.00	50	5750.00
9	5750.00	30	5750.00	51	6316.58
10	5750.00	31	5750.00	52	6260.95
11	5750.00	32	5741.74	53	5980.17
12	5750.00	33	5741.74	54	5760.49
13	5750.00	34	5691.74	55	6153.21
14	5750.00	35	5708.26	56	7154.20
15	5750.00	36	5758.26	57	7993.68
16	5750.00	37	5758.26	58	8552.15
17	5750.00	38	5750.00	59	8857.24
18	5750.00	39	5750.00	TOTAL	
19	5750.00	40	5750.00	350,756.63	
20	5750.00	41	5750.00	SQ. FT.	
21	5667.50	42	5750.00		

TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	9513	0.218
B	LANDSCAPE / OPEN SPACE / RETENTION / EMERGENCY ACCESS EASEMENT / WATERLINE EASEMENT	56812	1.304
C	LANDSCAPE / OPEN SPACE	8733	0.200
D	LANDSCAPE / OPEN SPACE	4745	0.109
E	LANDSCAPE / OPEN SPACE / AMENITY / RETENTION	22721	0.522
F	LANDSCAPE / OPEN SPACE	2000	0.046
G	LANDSCAPE / OPEN SPACE / RETENTION / SRP TRANSMISSION EASEMENT	59090	1.357
H	LANDSCAPE / OPEN SPACE	191	0.004
TOTAL TRACT AREA		163,805	3.760

LINE	LENGTH	BEARING
L1	56.52'	S41°37'05"E
L2	51.02'	S00°02'11"W
L3	10.93'	S60°18'00"W
L4	46.49'	N41°55'19"W
L5	25.00'	S48°04'41"W
L6	28.02'	S00°00'00"E

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	109.05'	150.00'	106.67'	041°39'16"
C2	77.85'	150.00'	76.98'	029°44'11"
C3	228.07'	340.50'	223.84'	038°22'41"
C4	79.52'	525.00'	79.44'	008°40'41"
C5	121.66'	525.00'	121.39'	013°16'40"
C6	55.63'	125.00'	55.17'	025°30'00"



1130 N. ALMA SCHOOL RD., STE 120  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

**EPS GROUP**

Project: **SPUR CROSS - PARCEL I**  
Queen Creek, AZ

Revisions:

APRIL 1, 2019 - 1ST PRE-PLAT SUBMITTAL
MAY 30, 2019 - 2ND PRE-PLAT SUBMITTAL
JULY 9, 2019 - 3RD PRE-PLAT SUBMITTAL

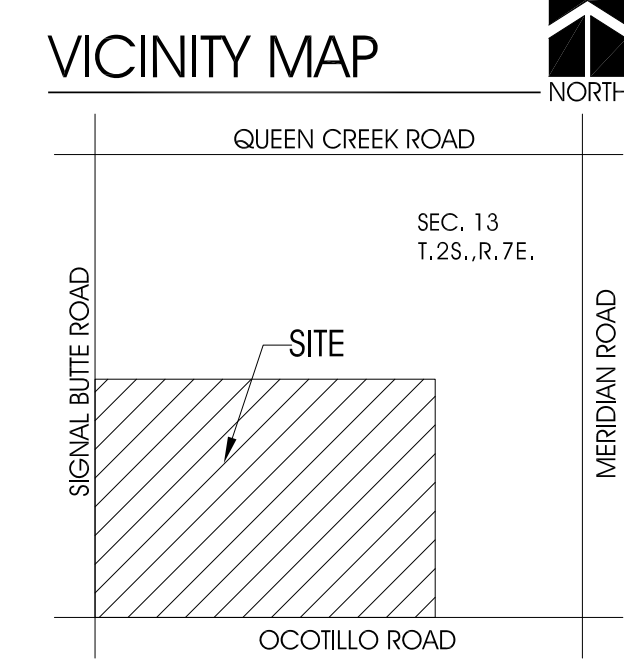
Call it first for scheduling days before you begin working.

**ARIZONA**  
Professional Engineer  
DANIEL B. AUXIER  
No. 50291  
Exp. 07-09-20

Designer: JH  
Drawn by: JAJ

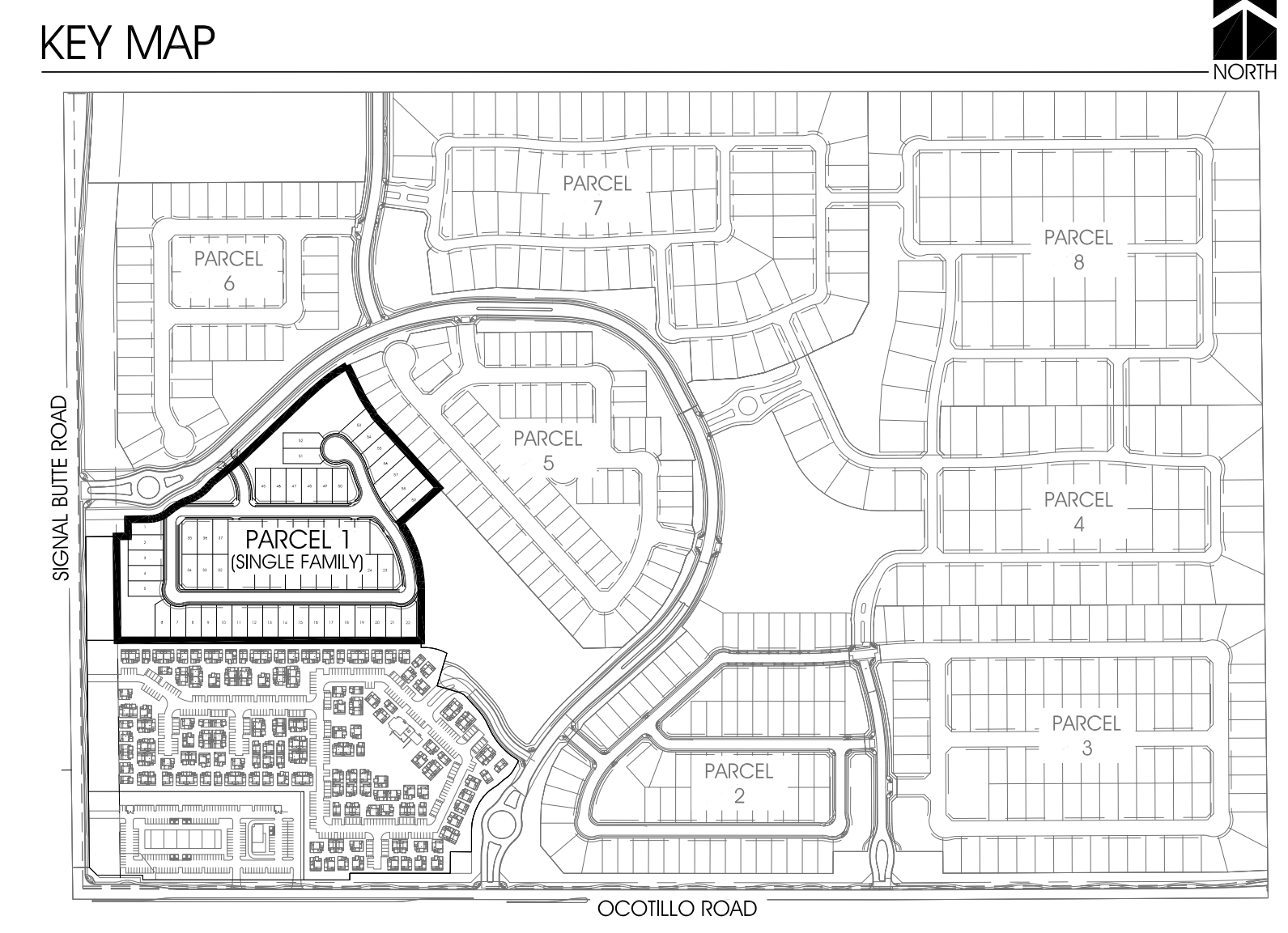
Job No. **15-233.1**  
Sheet No. **2 of 2**





- ### GENERAL NOTES
1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL
  2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
  3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE
  4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
  5. LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
  6. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE TOWN OF QUEEN CREEK
  7. AT MATURITY, ALL SHRUBS WILL BE 5'-0" FROM THE REAR OF A FIRE HYDRANT AND NO MATERIAL, OTHER THAN GROUND COVER MAY BE PLACED BETWEEN THE STREET OR ROADWAY AND 3'-0" EITHER SIDE OF A FIRE HYDRANT.
  8. AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
  9. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
  10. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
  11. PLANT TYPES AND QUANTITIES WILL CONFORM TO THE TOWN OF QUEEN CREEK LANDSCAPE GUIDELINES.

- ### TOWN OF QUEEN CREEK REQUIREMENTS
1. STREET TREES ARE REQUIRED ALONG BOTH SIDES OF ALL RESIDENTIAL STREETS INCLUDING LOCAL AND COLLECTOR ROADS.
  2. PER TOWN OF QUEEN CREEK ORDINANCE 50% OF ALL REQUIRED STREET TREES SHALL BE 24" BOX OR LARGER.
  3. PER TOWN OF QUEEN CREEK ORDINANCE 25% OF ALL REQUIRED COMMON AREA TREES SHALL BE 24" BOX OR LARGER.



### PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED QTY.
<b>TREES</b>			
	CAESALPINIA CASCALOTE 'THORNLESS' THORNLESS CASCALOTE	24" BOX	0
	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	15 GAL / 24" BOX	14
	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	4
	PISTACHIA X RED PUSH RED PUSH PISTACHE	24" BOX	22
	PROSOPIS HYBRID 'PHOENIX' THORNLESS HYBRID MESQUITE	15 GAL / 24" BOX	17
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	19
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	18
<b>SHRUBS</b>			
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	5
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	16
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.	3
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	56
	SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL.	5
	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	10
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL.	256
	RUPELLIA BRITTONIANA BLUE RUELLIA	5 GAL.	6
	RUPELLIA PENINSULARIS DESERT RUELLIA	5 GAL.	39
	TECOMA x 'LYDIA' LYDIA	5 GAL.	169
	TECOMA x 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	50
<b>ACCENTS</b>			
	DASYLIRION ACROTICHE GREEN DESERT SPOON	5 GAL.	26
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	3
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS - CRISMON YUCCA	5 GAL.	10
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	130
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	22
<b>GROUNDCOVERS</b>			
	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	1 GAL.	129
	LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	1 GAL.	69
	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.	214
	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	290
	ACACIA REDOLENS 'LOW BOY' TRAILING ACACIA	1 GAL.	36
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	43
<b>MATERIAL</b>			
	DECOMPOSED GRANITE 'APACHE BROWN'	3/4" MINUS 2" DEPTH	
	CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS		
	6X6 CONCRETE HEADER		

### SHEET INDEX

SHEET NO.	DESCRIPTION
L1	PRELIMINARY MASTER LANDSCAPE PLAN
L2-L3	PRELIMINARY LANDSCAPE PLANS
L4	PRELIMINARY MASTER WALL PLAN / ELEVATIONS

# Spur Cross

QUEEN CREEK, ARIZONA

## PRELIMINARY MASTER LANDSCAPE PLAN

DATE PREPARED: 3.25.19  
 REVISIONS:  
 5.27.19 PER TOCC  
 7.9.19 PER TOCC

**F2GROUP** landscape architecture 480.752.0717 P.

**El Dorado** Holdings, Inc.

0' 25' 50' 100'

NORTH 1"=50'

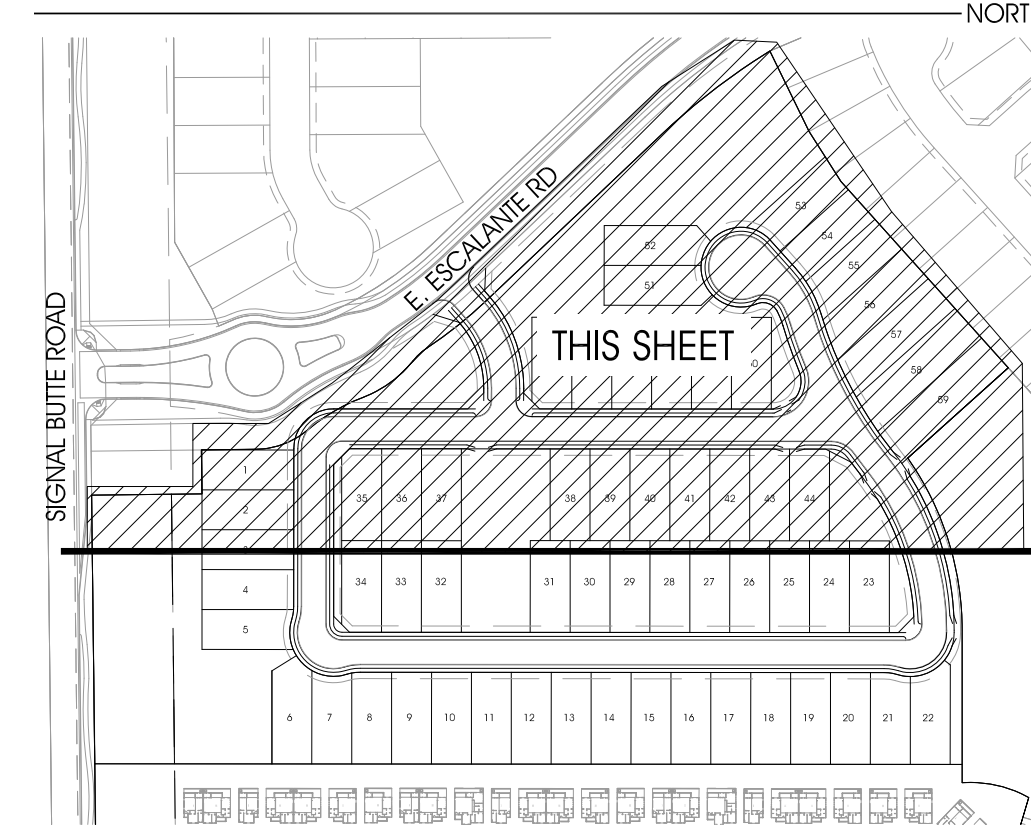
SHEET NO. L1

PRELIMINARY - NOT FOR CONSTRUCTION

**PLANT LEGEND**

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED QTY.
<b>TREES</b>			
⊕	CAESALPINIA CASCALOTE 'THORNLESS'	24" BOX	0
⊕	THORNLESS CASCALOTE	24" BOX	0
⊕	FRAXINUS VELUTINA 'FAN TEX'	15 GAL/24" BOX	14
⊕	FAN TEX ASH	24" BOX	14
⊕	OLEA EUROPEA 'SWAN HILL'	24" BOX	4
⊕	SWAN HILL OLIVE	24" BOX	4
⊕	PISTACHIA X RED PUSH	24" BOX	22
⊕	RED PUSH PISTACHE	24" BOX	22
⊕	PROSOPIS HYBRID 'PHOENIX'	15 GAL/24" BOX	17
⊕	THORNLESS HYBRID MESQUITE	24" BOX	15
⊕	QUERCUS VIRGINIANA	24" BOX	19
⊕	SOUTHERN LIVE OAK	24" BOX	19
⊕	CHITALPA TASHKENTENSIS	24" BOX	18
⊕	CHITALPA	24" BOX	18
<b>SHRUBS</b>			
⊕	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	5
⊕	CAESALPINIA PULCHERRIMA	5 GAL.	16
⊕	RED BIRD OF PARADISE	5 GAL.	16
⊕	CALLIANDRA CALIFORNICA	5 GAL.	3
⊕	BAJA FAIRY DUSTER	5 GAL.	3
⊕	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	56
⊕	SIMMONDSIA CHINENSIS 'VISTA'	5 GAL.	5
⊕	COMPACT JOJOBA	5 GAL.	5
⊕	EREMOPHILA MACULATA	5 GAL.	10
⊕	VALENTINE BUSH	5 GAL.	10
⊕	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	256
⊕	CHIHUAHUA SAGE	5 GAL.	256
⊕	RUELLIA BRITANNICA	5 GAL.	6
⊕	BLUE RUELLIA	5 GAL.	6
⊕	RUELLIA PENNSULARIS	5 GAL.	39
⊕	DESERT RUELLIA	5 GAL.	39
⊕	TECOMA x 'LYDIA'	5 GAL.	169
⊕	LYDIA	5 GAL.	169
<b>ACCENTS</b>			
⊕	TECOMA x 'ORANGE JUBILEE'	5 GAL.	50
⊕	ORANGE JUBILEE	5 GAL.	50
⊕	DASYLIRON ACROTRICHE	5 GAL.	26
⊕	GREEN DESERT SPOON	5 GAL.	26
⊕	HESPERALOE FUNIFERA	5 GAL.	3
⊕	GIANT HESPERALOE	5 GAL.	3
⊕	HESPERALOE PARVIFLORA 'PERPA'	5 GAL.	10
⊕	BRACKELIGHTS - CRISMON YUCCA	5 GAL.	10
⊕	HESPERALOE PARVIFLORA	5 GAL.	130
⊕	RED YUCCA	5 GAL.	130
⊕	MUHLENBERGIA CAPILLARIS	5 GAL.	22
⊕	'REGAL MIST'	5 GAL.	22
<b>GROUNDCOVERS</b>			
⊕	EREMOPHILA PROSTRATA	1 GAL.	129
⊕	'OUTBACK SUNRISE'	1 GAL.	129
⊕	LANTANA CAMARA 'DALLAS RED'	1 GAL.	69
⊕	DALLAS RED LANTANA	1 GAL.	69
⊕	LANTANA MONTEVIDENSIS	1 GAL.	214
⊕	PURPLE LANTANA	1 GAL.	214
⊕	LANTANA SP. 'NEW GOLD'	1 GAL.	290
⊕	NEW GOLD LANTANA	1 GAL.	290
⊕	ACACIA REDOLENS 'LOW BOY'	1 GAL.	36
⊕	TRAILING ACACIA	1 GAL.	36
⊕	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.	43
⊕	PROSTRATE ROSEMARY	1 GAL.	43
<b>MATERIAL</b>			
⊕	DECOMPOSED GRANITE	3/4" MINUS	
⊕	'APACHE BROWN'	2" DEPTH	
⊕	CYNODON DACTYLON 'MIDIRON'		
⊕	HYBRID BERMUDA GRASS		
⊕	6X6 CONCRETE HEADER		
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION			

**KEY MAP**

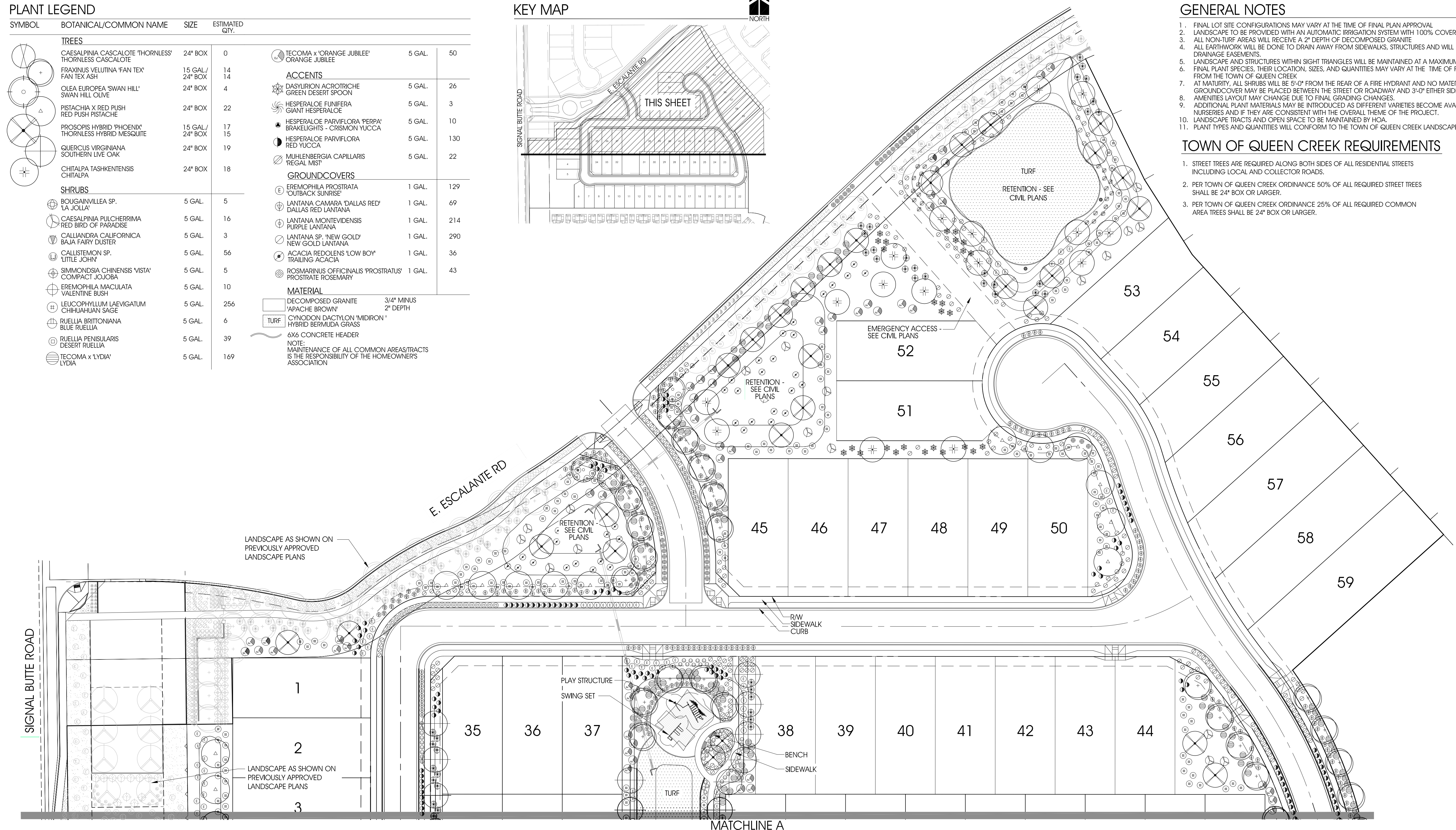


**GENERAL NOTES**

- FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
- LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
- ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDER NATURAL DRAINAGE EASEMENTS.
- LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
- FROM THE TOWN OF QUEEN CREEK
- AT MATURITY, ALL SHRUBS WILL BE 5'-0" FROM THE REAR OF A FIRE HYDRANT AND NO MATERIAL OTHER THAN GROUNDCOVER MAY BE PLACED BETWEEN THE STREET OR ROADWAY AND 3'-0" EITHER SIDE OF A FIRE HYDRANT.
- AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
- ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
- LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
- PLANT TYPES AND QUANTITIES WILL CONFORM TO THE TOWN OF QUEEN CREEK LANDSCAPE GUIDELINES.

**TOWN OF QUEEN CREEK REQUIREMENTS**

- STREET TREES ARE REQUIRED ALONG BOTH SIDES OF ALL RESIDENTIAL STREETS INCLUDING LOCAL AND COLLECTOR ROADS.
- PER TOWN OF QUEEN CREEK ORDINANCE 50% OF ALL REQUIRED STREET TREES SHALL BE 24" BOX OR LARGER.
- PER TOWN OF QUEEN CREEK ORDINANCE 25% OF ALL REQUIRED COMMON AREA TREES SHALL BE 24" BOX OR LARGER.



PARCEL 1 - SINGLE FAMILY

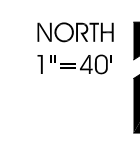
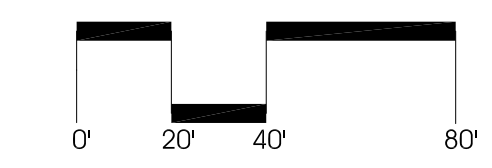
**Spur Cross**  
QUEEN CREEK, ARIZONA

PRELIMINARY LANDSCAPE PLAN



El Dorado  
Holdings, Inc.

DATE PREPARED: 3.25.19  
REVISIONS:  
5.27.19 PER TOGC



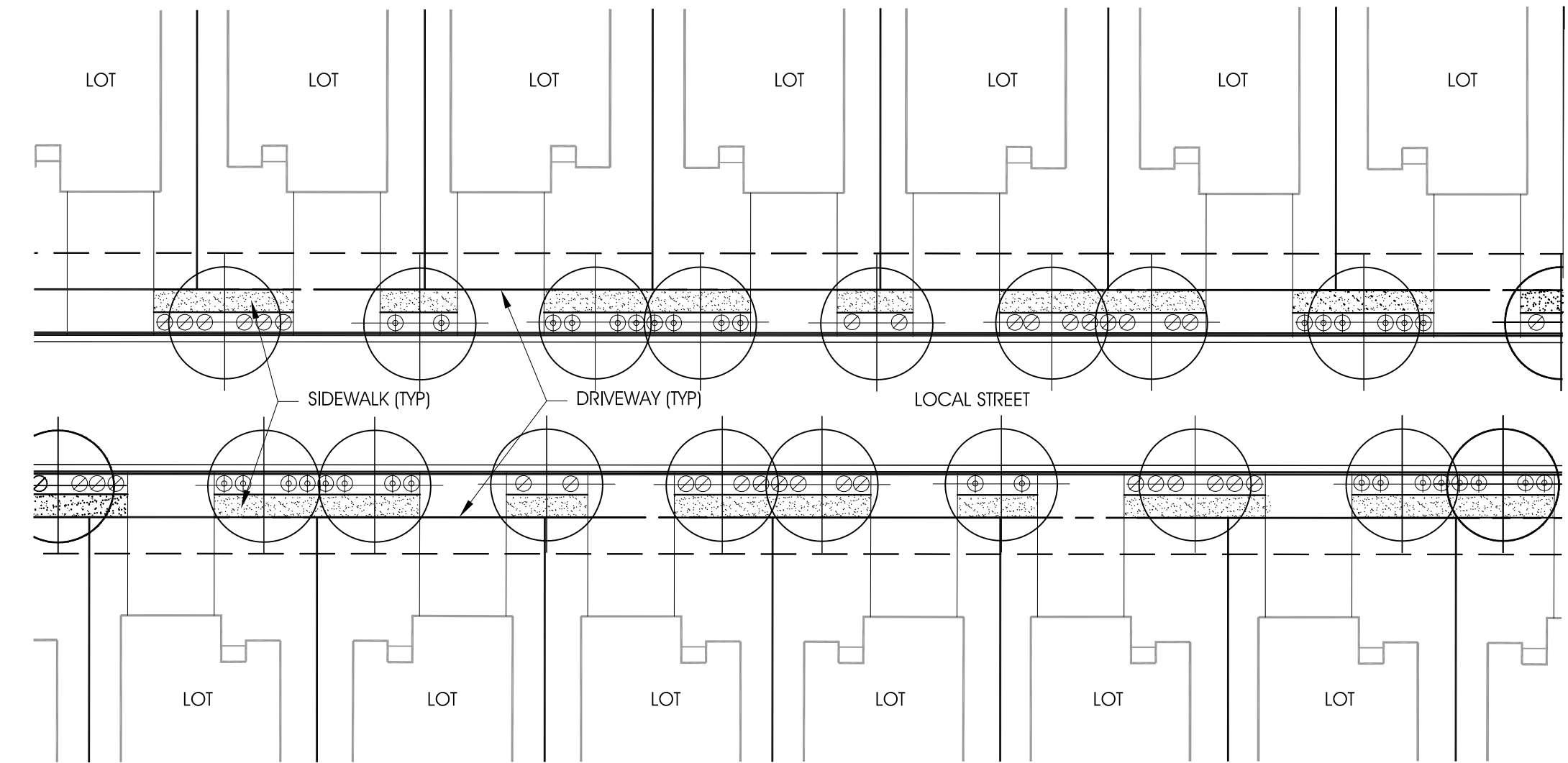
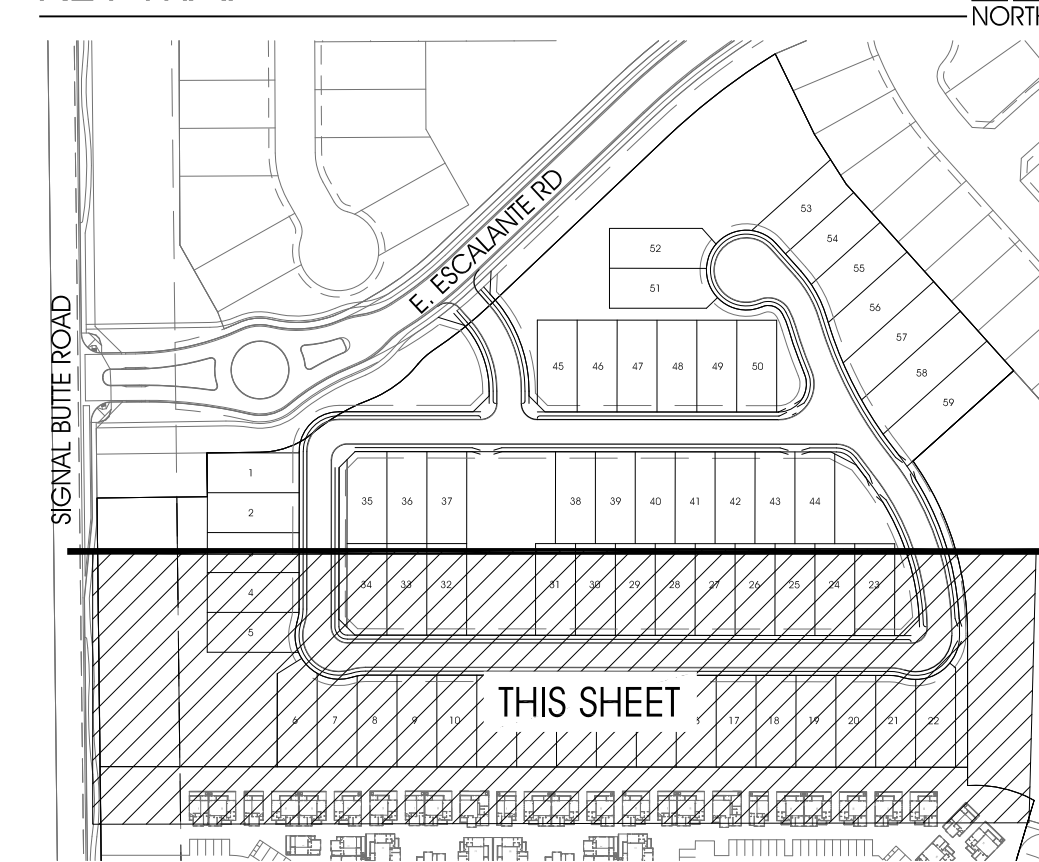
SHEET NO.  
**L2**

PRELIMINARY - NOT FOR CONSTRUCTION

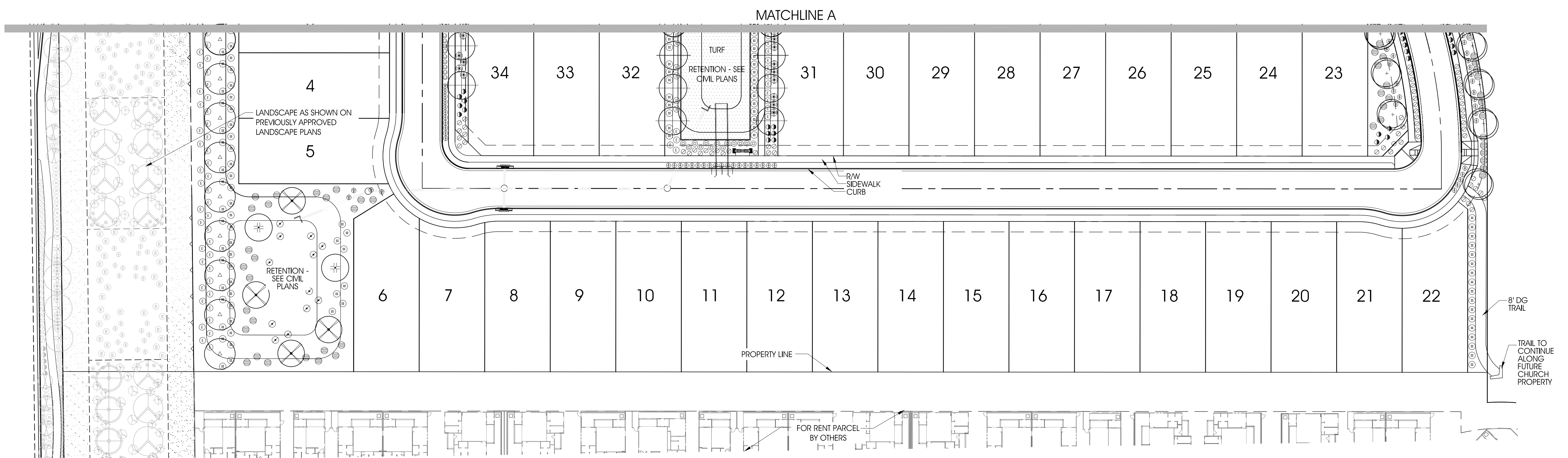
**PLANT LEGEND**

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED QTY.
<b>TREES</b>			
	CAESALPINIA CASCALOTE 'THORNLESS'	24" BOX	0
	THORNLESS CASCALOTE	15 GAL./24" BOX	14
	FRAXINUS VELLUTINA 'FAN TEX'	24" BOX	4
	OLEA EUROPEA 'SWAN HILL'	24" BOX	4
	SWAN HILL OLIVE	24" BOX	4
	PISTACHIA X RED PUSH	24" BOX	22
	RED PUSH PISTACHE	24" BOX	22
	PROSOPIS HYBRID 'PHOENIX'	15 GAL./24" BOX	17
	THORNLESS HYBRID MESQUITE	24" BOX	15
	QUERCUS VIRGINIANA	24" BOX	19
	SOUTHERN LIVE OAK	24" BOX	19
	CHITALPA TASHKENTENSIS	24" BOX	18
	CHITALPA	24" BOX	18
<b>SHRUBS</b>			
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	5
	CAESALPINIA PULCHERRIMA	5 GAL.	16
	RED BIRD OF PARADISE	5 GAL.	16
	CALLIANDRA CALIFORNICA	5 GAL.	3
	BAJA FAIRY DUSTER	5 GAL.	3
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	56
	SIMMONDSIA CHINENSIS 'VISTA'	5 GAL.	5
	COMPACT JOJOBA	5 GAL.	5
	EREMOPHILA MACULATA	5 GAL.	10
	VALENTINE BUSH	5 GAL.	10
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	256
	CHIHUAHUA SAGE	5 GAL.	256
	RUELLIA BRITTONIANA	5 GAL.	6
	BLUE RUELLIA	5 GAL.	6
	RUELLIA PENSULARIS	5 GAL.	39
	DESERT RUELLIA	5 GAL.	39
	TECOMA x LYDIA	5 GAL.	169
	LYDIA	5 GAL.	169
<b>ACCENTS</b>			
	DASYLIRION ACROTRICHE	5 GAL.	26
	GREEN DESERT SPOON	5 GAL.	26
	HESPERALOE FUNIFERA	5 GAL.	3
	GIANT HESPERALOE	5 GAL.	3
	HESPERALOE PARVIFLORA 'PERFA'	5 GAL.	10
	BRAKELIGHTS - CRISMON YUCCA	5 GAL.	10
	HESPERALOE PARVIFLORA	5 GAL.	130
	RED YUCCA	5 GAL.	130
	MUEHLENBERGIA CAPILLARIS	5 GAL.	22
	REGAL MIST	5 GAL.	22
<b>GROUNDCOVERS</b>			
	EREMOPHILA PROSTRATA	1 GAL.	129
	OUTBACK SUNRISE	1 GAL.	129
	LANTANA CAMARA 'DALLAS RED'	1 GAL.	69
	DALLAS RED LANTANA	1 GAL.	69
	LANTANA MONTEVIDENSIS	1 GAL.	214
	PURPLE LANTANA	1 GAL.	214
	LANTANA SP. 'NEW GOLD'	1 GAL.	290
	NEW GOLD LANTANA	1 GAL.	290
	ACACIA REDOLENS 'LOW BOY'	1 GAL.	36
	TRAILING ACACIA	1 GAL.	36
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.	43
	PROSTRATE ROSEMARY	1 GAL.	43
<b>MATERIAL</b>			
	DECOMPOSED GRANITE	3/4" MINUS	
	APACHE BROWN	2" DEPTH	
	TURF		
	CYNODON DACTYLON 'MIDIRON'		
	HYBRID BERMUDA GRASS		
	6X6 CONCRETE HEADER		
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION			

**KEY MAP**



**TYPICAL STREETScape - 50' WIDE LOTS**  
 1" = 30'-0"  
 NOTE:  
 PER TOWN OF QUEEN CREEK ORDINANCE STREET TREES ARE REQUIRED ALONG BOTH SIDES OF ALL RESIDENTIAL STREETS INCLUDING LOCAL AND COLLECTOR ROADS - 50% OF ALL REQUIRED STREET TREES SHALL BE 24" BOX OR LARGER. 1 TREE AND 6 SHRUBS ARE REQUIRED FOR EACH 30' OF FRONTAGE.



PARCEL 1 - SINGLE FAMILY

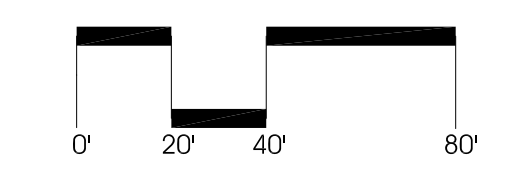
**Spur Cross**  
 QUEEN CREEK, ARIZONA

PRELIMINARY LANDSCAPE PLAN



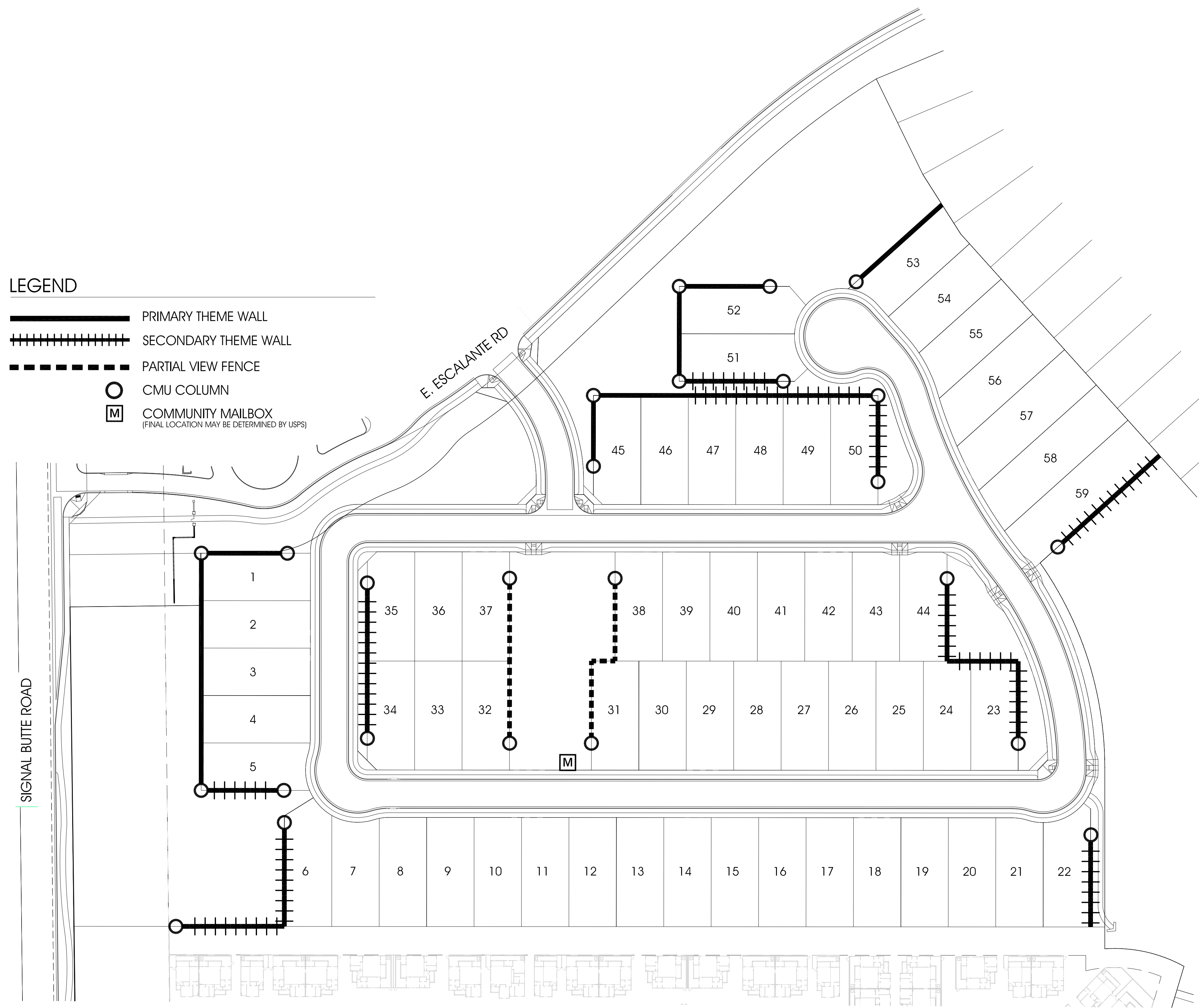
**El Dorado**  
 Holdings, Inc.

DATE PREPARED: 3.25.19  
 REVISIONS:  
 5.27.19 PER TOGC  
 7.9.19 PER TOGC

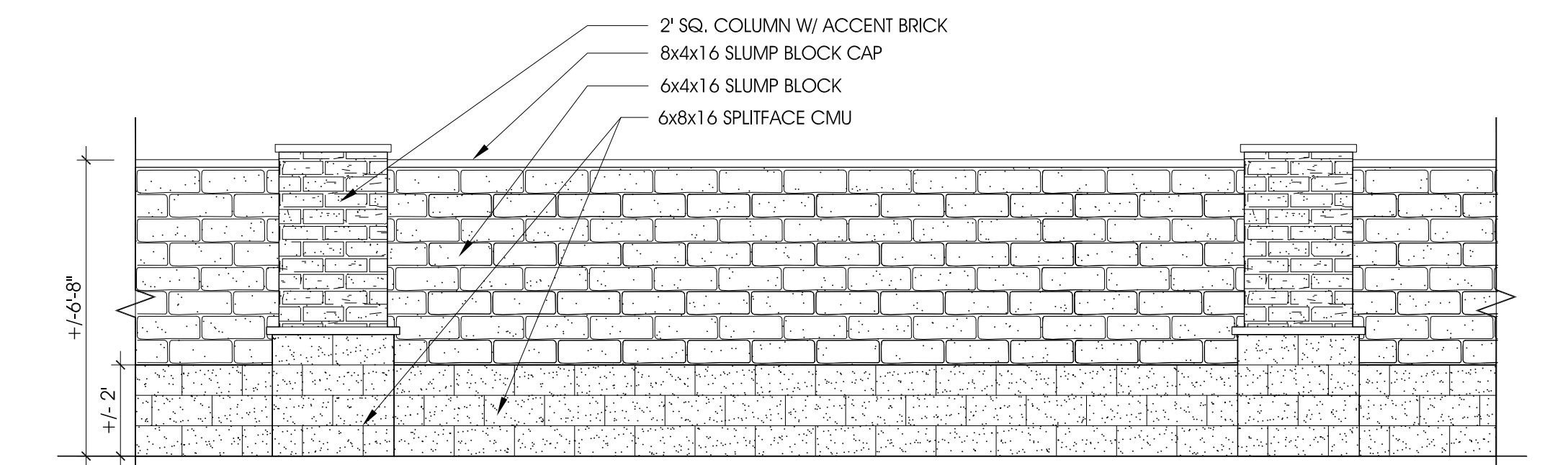


NORTH  
 1" = 40'  
 SHEET NO.  
**L3**

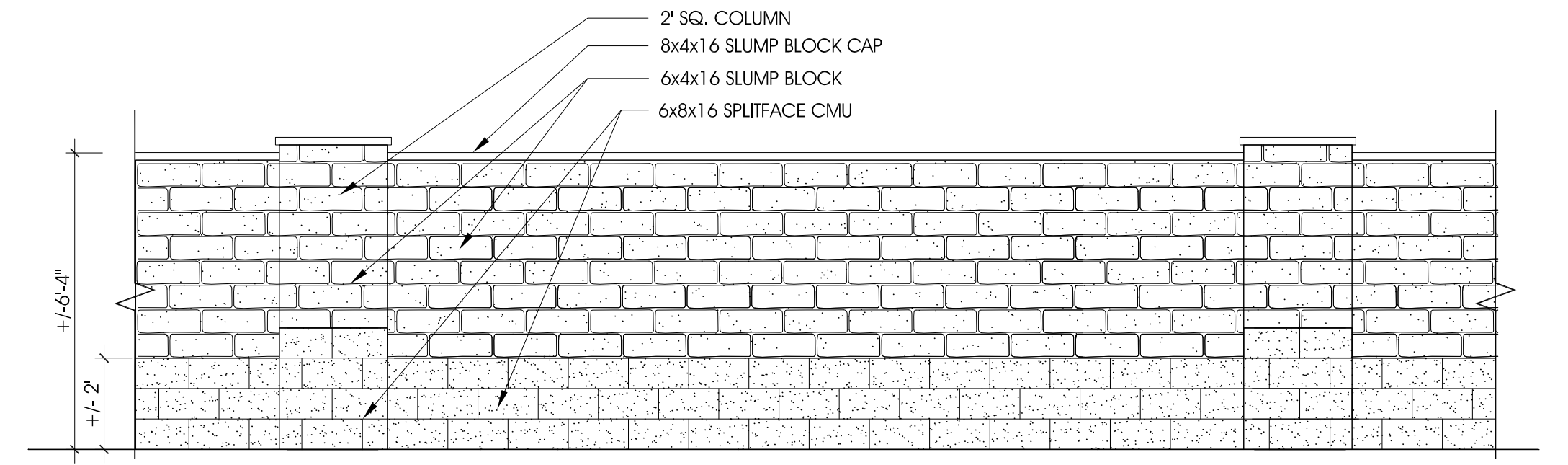
PRELIMINARY - NOT FOR CONSTRUCTION



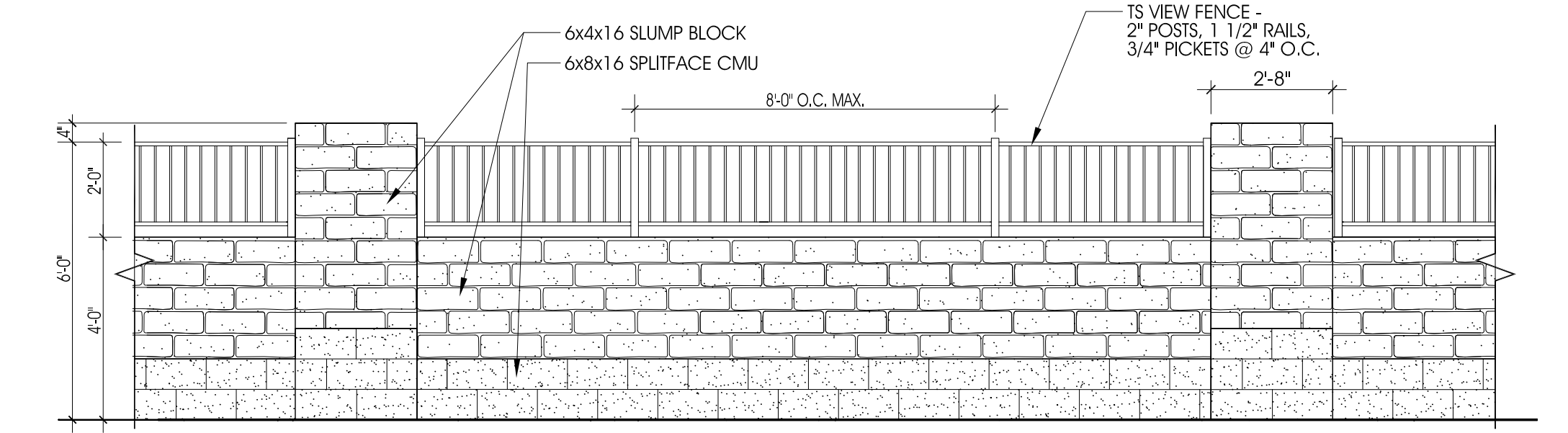
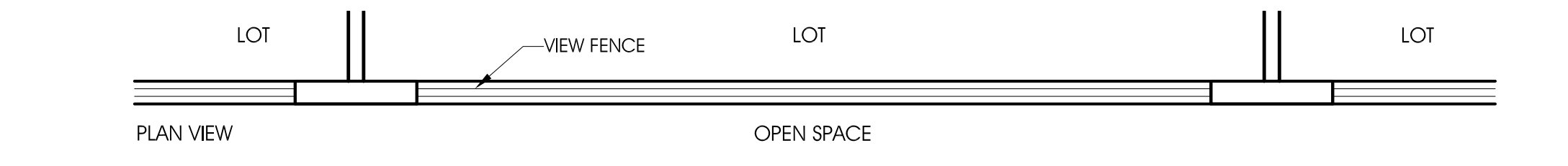
- LEGEND**
- PRIMARY THEME WALL
  - SECONDARY THEME WALL
  - PARTIAL VIEW FENCE
  - CMU COLUMN
  - COMMUNITY MAILBOX  
(FINAL LOCATION MAY BE DETERMINED BY USPS)



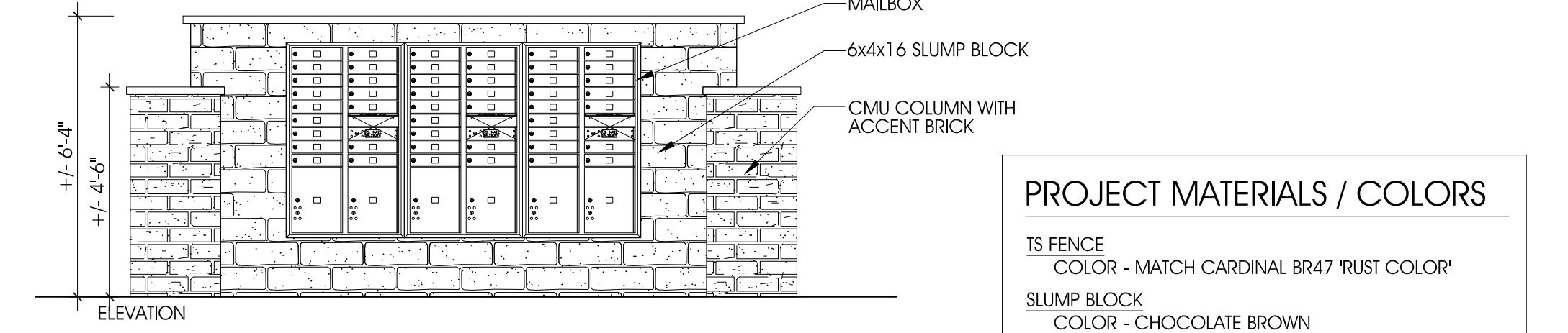
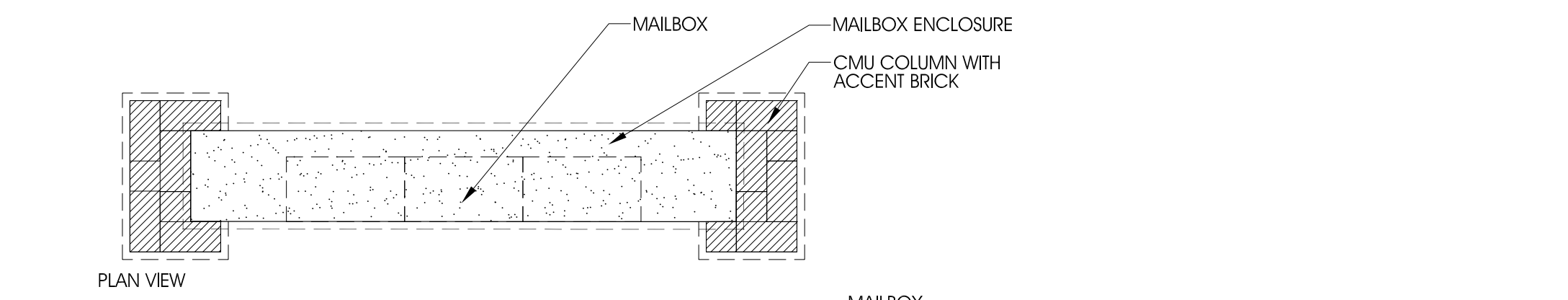
① PRIMARY THEME WALL ELEVATION NTS



② SECONDARY THEME WALL ELEVATION NTS



③ PARTIAL VIEW FENCE ELEVATION NTS



④ PROJECT MAILBOX PLAN VIEW / ELEVATION NTS

**PROJECT MATERIALS / COLORS**

TS FENCE	COLOR - MATCH CARDINAL BR47 'RUST COLOR'
SLUMP BLOCK	COLOR - CHOCOLATE BROWN
SPLITFACE CMU	COLOR - CHOCOLATE BROWN
ACCENT BRICK	COLOR - SUMMIT 376GB DAKOTA

PARCEL 1 - SINGLE FAMILY

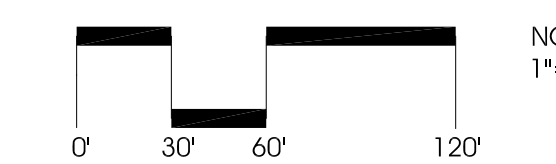
# Spur Cross

QUEEN CREEK, ARIZONA



**El Dorado**  
Holdings, Inc.

DATE PREPARED: 3.25.19  
REVISIONS:  
5.27.19 PER TOCC



NORTH  
1"=60'  
SHEET NO.  
**L4**

## PRELIMINARY WALL PLAN / ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION