

A photograph of a desert landscape at sunrise. The sun is low on the horizon, creating a bright glow and long shadows. A large saguaro cactus stands in the foreground on the left. The sky is filled with soft, golden light and scattered clouds. In the background, there are low mountains and some sparse vegetation.

SUNRISE RANCH

PLANNED AREA DEVELOPMENT

STANDARDS AND GUIDELINES REPORT

APPLICATION NUMBER: PAD25-04

4TH SUBMITTAL: MARCH 5, 2026

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1. Development Team

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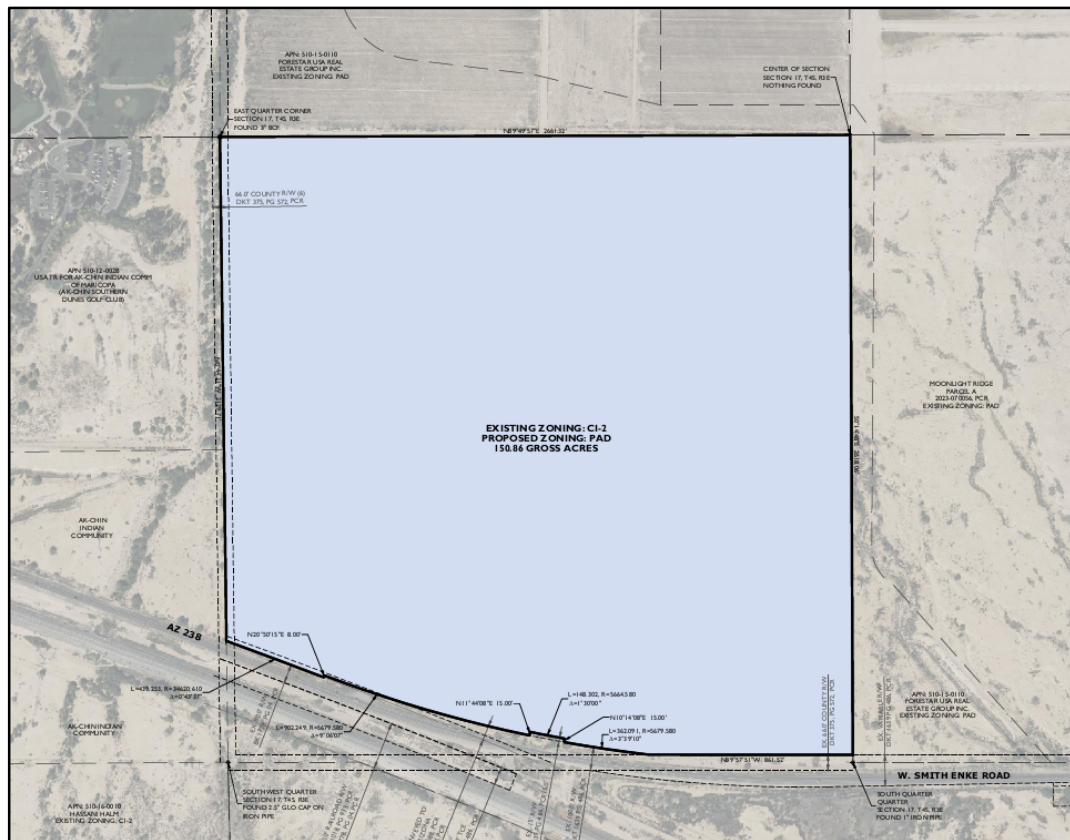
2. Description of Request

Dozerland, LLC (“The Applicant”), is submitting a request to rezone approximately ±150.86 gross acres of land within the City of Maricopa (the “City”), just north of West Smith-Enke Road and west of Green Road (“The Property” or “Site”). The request seeks to amend the current Industrial Zone (“CI-2”) to a Planned Area Development (“PAD”) that adopts Medium/High Density Residential (e.g., condos, townhomes, etc.) with an allocation of Medium Density Residential (e.g., mix of single-family lots) to provide a variety of housing options. The proposed PAD overlay is intended to enable a well-balanced, master-planned community that supports market-responsive single-family and high-density residential development. The proposed community will be known as Sunrise Ranch, a name that reflects the project's vision of growth, connection, and a new chapter in Maricopa’s evolving landscape.

A. Proposed Rezoning

The proposed PAD will transform a vacant industrial site into a master-planned residential community. This request introduces a deliberate mix of High Density Residential and Medium Density Residential zoning districts to accommodate a range of housing types and lot configurations that align with current market preferences. The PAD incorporates modified development standards, including reduced setbacks, increased lot coverage, and varied lot widths, to create a flexible and efficient neighborhood framework. This will support multiple single-family housing formats while ensuring compatibility with the adjacent land uses. With integrated open space, trail connections, and access to arterial roadways, the Site is positioned to deliver a consistent, connected, and walkable neighborhood that addresses Maricopa’s growing housing demands. The community will be branded as *Sunrise Ranch*, reflecting both its desert character and its function as a new model for residential opportunity in the region.

Proposed Zoning Map



3. Site Context Study

A. Site Location

The approximate ±150.86-acre Site is located in the northwest portion of the City and is within Pinal County. It fronts directly onto Smith-Enke Road and is approximately one-half (1/2) mile west of the northwest corner of Green Road and Smith Enke Road. The Site benefits from strategic proximity to major transportation corridors, including Interstate 10, via John Wayne Parkway (“SR 347”), and lies west of the City’s emerging urban core. This location provides convenient access to regional destinations, including employment centers, schools, commercial services, and recreational amenities such as the abutting Ak-Chin Southern Dunes Golf Club to the west. The Property is within a transitional growth area and is ideally positioned to support future residential development while maintaining connectivity to the surrounding infrastructure and activity nodes within the City.

Vicinity Map



B. Site Context & Current Zoning

The Property consists of three contiguous parcels totaling the approximate 150.86 gross-acres, and is specifically identified by Pinal County Assessor’s Parcel Numbers 510-15-002F, 510-15-002G, and 510-15-002C. The Site is currently zoned CI-2, a legacy designation that no longer reflects the evolving character or future land use intent of the area. Under its current zoning, the Property remains underdeveloped and underutilized, offering limited contribution to the surrounding residential growth or planned infrastructure.

The Site is directly bordered to the north and east by the Elara at Moonlight development by Landsea Homes, a master-planned community previously entitled under the Moonlight Ridge PAD. To the west, the Site abuts the Ak-Chin Southern Dunes Golf Club. Parcels to the south remain undeveloped agricultural lands, with future growth anticipated as infrastructure expands along the corridor. The surrounding area is rapidly evolving, with significant residential development, commercial investment, and infrastructure improvements

reshaping the Smith-Enke Road and John Wayne Parkway corridors. Sunrise Ranch will contribute to this transformation as another residential hub in a positioned growth area.

The Applicant's PAD request provides an appropriate land use transition between adjacent residential neighborhoods and existing regional assets. By introducing an allocation of Medium/High Density Residential with a mix of residential single-family lots sizes, the project supports a density-efficient, walkable/vehicular development pattern that aligns with the City's long-range vision while responding to the surrounding growth and infrastructure investment.

C. Existing Site Conditions

The Property is currently undeveloped and largely flat, with minor topographic variation shaped by natural drainage patterns. A defining feature of the Site is the Vekol Wash, which traverses the eastern portion of the Property and is classified as FEMA Flood Zone AO. While this condition presents constraints on certain buildable areas, it simultaneously creates a valuable opportunity to incorporate functional and aesthetic open space into the overall community design. The wash establishes a natural framework for a connected network of greenways, multi-use trails, and integrated retention areas that collectively support both environmental performance and visual aesthetic. These elements are strategically woven into the Conceptual Site Plan to enhance stormwater management and provide residents with pedestrian access, recreational corridors, and scenic open space amenities that tie the neighborhood together.

The Site's native Sonoran Desert vegetation and absence of existing structures or major disturbance offer a blank canvas for thoughtful, phased development. The proposed PAD leverages the natural terrain and drainageway to implement a comprehensive stormwater and landscaping system that promotes resiliency while elevating the quality of life for future residents. In addition to functional drainage, the plan layers in activated open space, internal trail connections, and neighborhood-scale recreation areas that contribute to a walkable, amenitized community. This integrated approach transforms existing site conditions into a distinguishing feature of Sunrise Ranch, establishing a design vision rooted in connectivity, environmental stewardship, and long-term neighborhood identity.

D. Existing General Plan Land Use

The Sunrise Ranch project is guided by the City's General Plan, which currently designates the majority of the Site as Medium Density Residential ("MDR"). This land use category supports a mix of detached housing types, intended to foster walkable, interconnected neighborhoods in line with the City's vision for inclusive and balanced community development. To further enhance housing diversity within the neighborhood and contribute to the City's broader housing objectives, the applicant is concurrently proposing a General Plan Amendment for approximately 12.94 acres in the southeast portion of the Site. This amendment would reclassify that portion of the Property from MDR to High Density Residential ("HDR"), enabling the development of medium/high-density housing that complements the surrounding single-family neighborhoods and reflects market demands for a broader range of housing.

This land use configuration directly supports the key objectives of the City of Maricopa's adopted General Plan. **Goal B2.2** promotes a variety of dwelling types and densities to meet the needs of diverse households, and **Goal B1.3** encourages mixed-use and higher-intensity residential development near arterial roadways and employment nodes. By locating the proposed HDR land use along Smith-Enke Road, a designated arterial corridor and future transit spine, the request also supports **Goal B1.4** by discouraging low-density housing

Open space is embedded throughout the PAD, within retention corridors, trail loops, and landscape buffers to create a seamless recreational and ecological network. This layered approach to land use promotes neighborhood identity, fosters connectivity, and helps shape a strong sense of arrival and orientation throughout the community.

B. Use Regulations

The current CI-2 designation no longer reflects the intended residential character of the area. The PAD proposes to rezone the Property with development standards analogous with “RS-4” and “RS-5” along with a Medium/High Density Residential zoning district to be determined later. The PAD accommodates a range of lot sizes and housing types planned for the Site.

The PAD’s four (4) neighborhoods with specific lot sizes.

The 12.94-acre parcel is intended for multiple residential housing types such as traditional garden style, townhomes, cluster, and auto court groupings. All housing zoning district types/designs are reserved for this parcel.

Land uses within the PAD conform to the permitted and conditional uses as defined in MCC 18.35.020 (RS Districts) and MCC 18.35.040 (RH District). The PAD does not request additional land use entitlements beyond those established in the City’s zoning ordinance. All uses not specifically provided for herein are prohibited unless a subsequent determination by the City’s Zoning Administrator finds a specific use to be similar to a permitted use.

Accessory and temporary uses will follow the entitlements of the associated primary use, as governed by MCC 18.120.010.

C. Development Standards & Design Guidelines

The PAD proposes the development standards as noted below with specific design goals of Sunrise Ranch. The PAD provides clear justifications to enhance livability, variety, and efficient land use.

PAD Development Standards

MINIMUM LOT AREA	4,500 SQ. FT.	GROSS AREA:	150.86 ACRES
MINIMUM LOT WIDTH	40' MIN	NET AREA:	148.23 ACRES
MAXIMUM LOT COVERAGE		NO. OF LOTS:	
ONE STORY	60%	40' x 115'	227 (46%)
TWO / THREE STORIES	55%	45' x 115'	163 (33%)
		50' x 120'	67 (14%)
MAXIMUM BUILDING HEIGHT	30'	60' x 120'	32 (7%)
BUILDING SETBACKS		TOTAL	489 (100%)
FRONT	15' (1) (2)		
INTERIOR SIDE	5'	GROSS DENSITY:	3.2 DU/AC
STREET SIDE	5'		
REAR	15'	OPEN SPACE:	50.81 ACRES (34% OF GROSS)

- NOTES:
- (1) - LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
 - (2) - STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK.

PAD Development Standards (Single-Family Comparison)

	RS-5	PAD
Minimum Lot Area	5,000 sf.	4,500 sf.
Minimum Lot Width	50 ft.	40 ft.
Maximum Density	3-10 du/ac	-
Maximum Building Height	30 ft.	30 ft.
Maximum Lot Coverage (One-Story)	55%	60%
Maximum Lot Coverage (Two/Three-Story)	50%	55%
Front Setback ⁽¹⁾ ⁽²⁾	15 ft.	15 ft.
Interior Side Setback	5 ft.	5 ft.
Street Side Setback	5 ft.	5 ft.
Rear Setback	15 ft.	15 ft.

Street Side Setbacks A minimum 10-foot landscape tract or no-build easement must be provided on the street side of the lot, in addition to the minimum interior side setback required.

Parking Standards Parking throughout the PAD shall conform to Chapter 18.105 On-Site Parking and Loading.

- (1) Front setbacks within the RS-5 district may be 10-feet for livable areas and side-entry garages.
- (2) For RS-5 PAD Districts, street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk, or to the back of curb when a sidewalk is not provided.

❖ **Single-Family Attached (Medium/High Density Residential) Development Standards (12.94 Acres)**

At the time of submittal and review by the City of Maricopa's Planning & Zoning Division the proposed housing product will be reviewed in accordance with the approved development standards noted in the chart below for single-family attached development.

Single-Family Attached		
Development Type:	Option A	Option B
Lot Area:	Up to 2,499 SF	2,500-6,999 SF
Minimum Lot Width:	20'	30'
Corner Lots: ³	24'	35'
Maximum Building Height:	38'	38'
Minimum Building Spacing ¹ :	10'	10'
Maximum Building Setback Adjacent to Public Roadway:	None	None
Minimum Building Setbacks		
A. Front Setbacks (Front Loaded) ² :		
From living space	10'	10'
B. Front Setbacks (Rear Loaded):		
From property line adjacent to common tracts	0'	0'
From street tract or right-of-way	10'	10'
C. Garage Setbacks ² :		
Front facing garage with parking on driveway	20'	20'
Front facing garage with no driveway parking	5' max.	5' max.
D. Rear Setbacks - Front Loaded ² :		
To living for lots 110' in depth or less	5'	10'
To living for lots greater than 110' in depth	5'	5'
E. Rear Setbacks - Rear Loaded ² :		
	5'	5'
F. Interior Side Setbacks ² :		
	0'	0'
G. Street Side Setback:		
From living to end tract	0'	0'
From porch to end tract	0'	0'
From living to property line if no end tract ³	10'	10'
From porch to property line if no end tract ³	5'	5'
From PUE	2'	2'
H. Accessory Structures ² :		
Maximum building height:	N/A	32'
From principal structure	N/A	6'
From property line	N/A	5'
Open Space Requirements		
Common Open Space:	20%	20%
Residential Private Open Space:	50 SF	50 SF

1. Measured from principle building to principle building.
2. Setbacks are measured from the property line unless otherwise noted.
3. End tracts must be 10'. Where no end tract is provided, the corner lot width must be provided and 10' of landscape area outside of private yard.

D. Design Elements

Design elements enhance neighborhood character, walkability, and long-term community appeal. Incorporate a minimum of seven (7) design elements.

Required Design Elements:

- Defined entries with signage and decorative paving.
- Distinct neighborhood theming and monumentation.
- Wall articulation every 100 feet along perimeters.
- Detached sidewalks and internal trails.
- Naturalized retention basins.

Additional Design Elements Included:

- Bus bay location as determined by the City of Maricopa.
- Multiple residential lot types and housing formats.
- Traffic calming features at key intersections.
- Shaded pedestrian corridors with rest areas with seating/benches.
- Architectural variety across all product types.

E. Design Guidelines

Open Space

Open space is allocated throughout the PAD via trails, retention corridors, and landscape tracts. Approximately 50.81-acres (34% of gross) of open space (i.e., passive and active space) that enhances the visual quality and recreational value of the community while also supporting critical drainage infrastructure.

Design features include:

- A primary pedestrian loop trail with shaded rest stops with seating opportunities available and low-water landscaping.
- Recreational nodes integrated into neighborhoods.
- View corridors and wildlife connectivity adjacent to drainage features.
- Entry landscaping and formal tree-lined collector streets.
- Naturalized basin slopes and themed monumentation areas.
- Due to reasonable tree spacing and other necessary improvements in the streetscape (i.e., driveways, fire hydrants, etc.) the PAD will require one (1) tree per lot and ten (10) shrubs per linear feet of lot width.
- Playground equipment will be shaded.

(See **Tab A: Preliminary Landscape Design Package for Sunrise Ranch**)

Residential

Homes within Sunrise Ranch will meet or the City of Maricopa's 2021 Single-Family Residential Design Guidelines. The PAD will also introduce additional standards to promote visual variety, reduce architectural repetition, and soften the impact of front-loaded garages.

Key elements:

- A minimum of three distinct elevations per product.
- Architectural detailing at front entries and corners.
- Garage recesses or side entry conditions for enhanced curb appeal.
- Material and color variation to support the community's theme.
- Fencing breaks and view fencing to preserve open space integration.
- Detached 6 ft sidewalks along local streets with one tree and one shrub per 10 lineal feet of lot width.

F. Justification.

The proposed Sunrise PAD zoning allows for unique site planning and encourages future developers to create a more aesthetically pleasing, efficient, integrated residential community with the abundance of open space. The result will be improved walkability as well as safe/unique drivability within the overall community with varied housing types/open space corridor/trails. Creating a special live/play residential community. Thus, the proposed PAD deviations from the Maricopa Municipal Code will not only enhance the proposed overall development aesthetically, as well as marketability, but aligns with the surrounding development pattern of the area supporting the goals of the City of Maricopa's General Plan.

5. Proposed Development Plan

A. Conceptual Development Plan

The Sunrise Ranch development is organized around a balanced, phased development program that offers a range of residential housing options and integrated open space amenities. The plan incorporates four distinct single-family product types and one (1) medium/high-density residential parcel to ensure housing diversity. These components are arranged to reflect logical transitions in density, enhance site connectivity, and accommodate natural drainage corridors.

The land use layout establishes a strong internal neighborhood identity, anchored by centrally located greenbelts and collector corridors. The plan emphasizes front-facing residential lots along park edges and open spaces, promoting visual engagement and public realm activation.

- Landscaped greenbelts along collector streets and internal arterials.
- Naturalized retention basins with gentle slopes and enhanced vegetation.
- Passive recreation areas with opportunities for picnicking, walking, and community gathering.

The open space system supports stormwater management while enhancing community character, buffering land uses, and creating an interconnected recreational network accessible to all residents. (See **Tab C: Open Space Plan for Sunrise Ranch**)

D. Theming

Sunrise Ranch draws inspiration from the natural desert landscape of the Maricopa region. The community incorporates a unified architectural and landscape theme that reinforces identity and sense of place. Theming elements include:

- Slump block walls and view fencing to define transitions between public and private space.
- Tree-lined collector corridors that frame long-range views and guide site navigation.
- A natural desert plant palette softened with shade trees and flowering species in active use areas.
- Decorative paving, bollards, and signage at trail crossings, parks, and entry points.

This consistent visual language creates an inviting and memorable community experience while aligning with City expectations for high-quality neighborhood development.

E. Signage

All monumentation and phasing will be reviewed through the Maricopa City's design and plat processes and implemented by the project developer and homebuilders in accordance with the approved PAD guidelines.

- Entry monumentation using warm-toned masonry, desert stone, and steel accent panels.
- Primary entry features at Smith-Enke Road with project signage and enhanced landscape.
- Secondary monumentation at internal neighborhood entries.
- Park markers and wayfinding elements throughout the trail network and greenbelts.

F. Phasing

Sunrise Ranch will be developed in multiple phases, with anticipated build-out from east to west based on utility availability, access, and absorption patterns. Phase One is expected to include the backbone infrastructure, key access roadways, and initial residential parcels in the northeast quadrant of the Site.

Future phases will follow market demand and will be coordinated with landscape and utility improvements, including drainage infrastructure and collector roadway extensions. Monumentation for each phase will reflect the overall community theme and include:

6. Public Utilities & Services

Water: Global Water – Palo Verde Utilities Company

Sewer: Global Water – Palo Verde Utilities Company

Electric: Electrical District No. 3

Gas: Southwest Gas

Communications: Century Link, Orbitel Communications

Police: City of Maricopa

Fire: City of Maricopa

Schools: Maricopa Unified School District No. 20

Solid Waste: Private Collection Service

7. Grading & Drainage

A. Drainage

The grading and drainage plan for the Site integrate natural flow patterns with engineered conveyance and retention solutions. The Site generally slopes from north to south, allowing for gravity-assisted drainage. Retention basins and stormwater management areas are strategically located throughout the community to manage runoff during storm events. These basins are designed in accordance with the City of Maricopa's stormwater regulations and provide both detention and percolation functionality to prevent downstream flooding and promote aquifer recharge. The drainage system incorporates landscaped swales, curb inlets, underground pipes, and outlet control structures to ensure a controlled flow regime throughout the development.

❖ Requested Deviation to Retaining Walls.

Request retaining wall deviation to Section 18.80.090 Fences and Freestanding Walls, which is necessary to provide flexibility due to drainage issues in the area and will not be detrimental or cause any adverse visual/design issues. Thus we are requesting the following deviation to Section 18.80.090 Fences and Freestanding Walls.

- Walls are allowed to be increased from 6-feet to 8-feet in height (i.e., 2' retaining wall with 6' screen wall).

The request prevents more intrusive and less visually appealing alternatives such as tiered walls or large grading transitions; improves grading flexibility and minimizes disturbance; the visual impact, as noted, is minimal since the height difference in the wall isn't largely noticeable, and this is common practice in Arizona. The adjacent subdivision (master plan) used the same standards.

B. Floodplain

The Property is within flood hazard zone AE of the FEMA-designated flood hazard area. A CLOMR (i.e., a Conditional Letter of Map Revision) and LOMR (i.e., a Letter of Map Revision), based on effective conditions, will be required to remove those residential areas from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance. The proposed design takes this into account and incorporates a drainage system engineered to safely manage on-site stormwater while integrating open space features, as confirmed through site-specific hydrology evaluations. The designed drainage network has been conservatively designed to accommodate the 100-year, 2-hour storm event in accordance with local and federal guidelines. The use of retention basins, flow-through structures, and emergency overflow channels ensures the Site remains resilient to extreme weather events.

C. Sewer

Sanitary sewer service for Sunrise Ranch will be provided by Global Water Resources. The sewer infrastructure consists of a network of 8-inch gravity sewer mains throughout the development, which will convey wastewater to a central point within the Site. From there, a proposed lift station and force main system will transport flows to the existing 10-inch sewer stub located at the southeastern edge of the Property near Smith-Enke Road. The utility plan ensures full serviceability to all parcels, with manholes strategically placed for access and maintenance. Sewer design has been coordinated with projected flow rates based on unit count and land use, in compliance with ADEQ and City requirements.

D. Water

Potable water for Sunrise Ranch will also be provided by Global Water Resources, and the system is designed as a looped configuration to ensure reliable service and adequate fire protection. Proposed waterlines will consist of:

- 8-inch mains within local residential streets,
- 12-inch mains in the internal collector roads, and
- A 16-inch water main along Smith-Enke Road (SR-238), which will tie into an existing 16-inch line approximately 1,500 feet east of the Site.

The system has two primary connection points: one on the eastern boundary connecting to the Moonlight subdivision, and another on the southern boundary along Smith-Enke Road. These dual connections create a redundant, looped water network, enhancing pressure stability and resilience. Fire flow capacity is designed to meet the International Fire Code standards, with hydrants distributed throughout the community and calculated fire flow of 1,500 gallons per minute (“GPM”) for residential areas and 2,000 GPM for commercial areas.

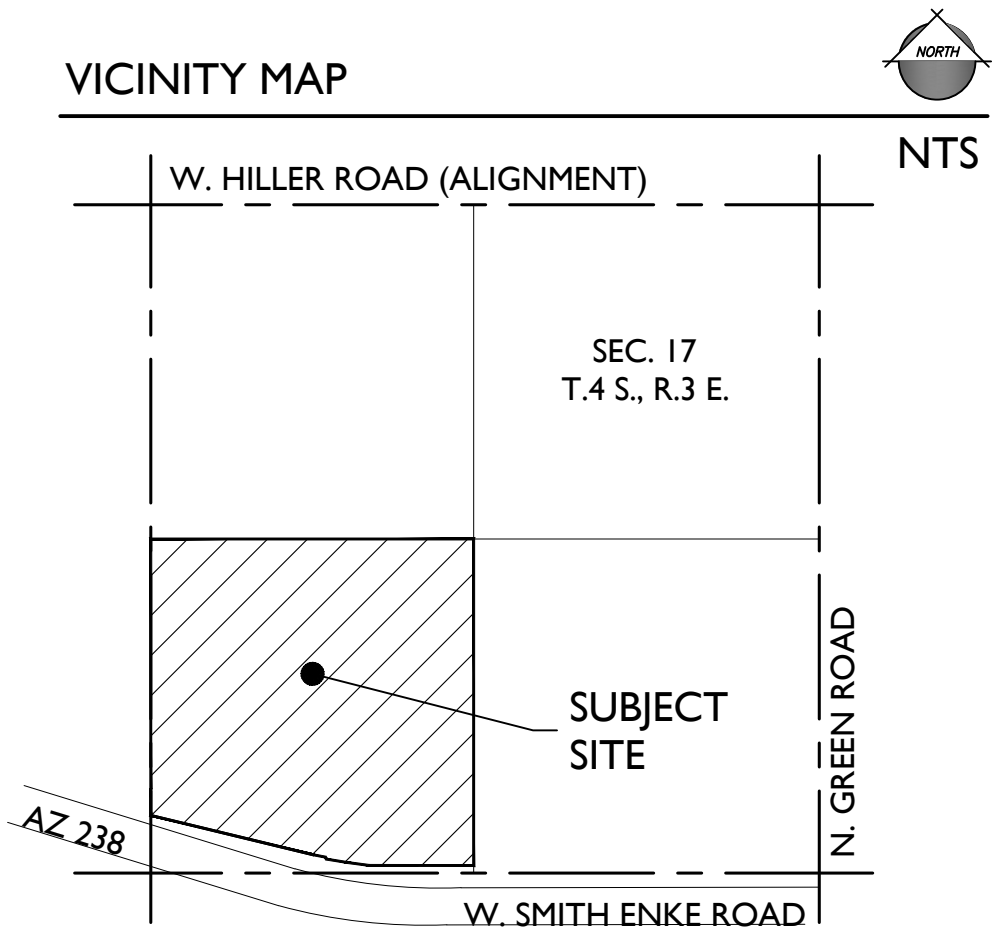
8. Conclusion

The request to rezone the Property to PAD for a master-planned residential community featuring a mix of single-family and medium/high-density housing, along with integrated open space fits within the surrounding context. The proposed zoning PAD deviations from the Maricopa Municipal Code also align with the surrounding development pattern of the area and support the goals of the City of Maricopa’s General Plan.

Tab A

Sunrise Ranch

City of Maricopa, Arizona



Preliminary Landscape Design Package

March 28, 2025
December 17, 2025

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 Contact: Josh Hannon
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ENTRY STREETSCAPE



Quercus virginiana
Live Oak



Chilopsis linearis 'Lucretia Hamilton'
Lucretia Hamilton Desert Willow



Leucophyllum langaniae 'Lynn's Legacy'
Lynn's Legacy Sage



Muhlenbergia rigida 'Nashville'
Purple Muhly



Myrtus communis 'Compacta'
Compact Myrtle



Rosmarinus officinalis 'Huntington Carpet'
Huntington Carpet Rosemary



Lantana x 'New Gold'
New Gold Lantana

PASEOS



Caesalpinia cacalaco 'Smoothie'
Thornless Cascalote



Eucalyptus papuana
Ghost Gum



Pistacia chinensis 'Red Push'
Red Push Pistache



Ulmus parvifolia
Evergreen Elm



Agave geminiflora
Twin-flowered Agave



Bougainvillea 'La Jolla'
La Jolla Bougainvillea



Caesalpinia pulcherrima
Red Bird of Paradise



Callistemon x 'Little John'
Dwarf Callistemon



Convolvulus cneorum
Bush Morning Glory



Hesperaloe funifera
Giant Hesperaloe



Justicia spicigera
Mexican Honeysuckle



Leucophyllum candidum 'Thunder Cloud'
Thunder Cloud Sage



Ruellia peninsularis
Desert Ruellia



Simmondsia chinensis
Jojoba

PARKS



Acacia farnesiana
Sweet Acacia



Acacia salicina
Willow Acacia



Fraxinus velutina
Velvet Ash



Parkinsonia x 'Sonoran Emerald'
Sonoran Emerald Palo Verde



Ulmus parvifolia
Chinese Evergreen Elm



Aloe hybrid 'Blue Elf'
Blue Elf Aloe



Eremophila hygrophana 'Blue Bells'
Blue Bells



Eremophila glabra 'Mingenew Gold'
Mingenew Gold Emu Bush



Hesperaloe funifera 'Little Giant'
Little Giant Hesperaloe



Lantana x 'Dallas Red'
Dallas Red Lantana



Lantana montevidensis
Trailing Purple Lantana



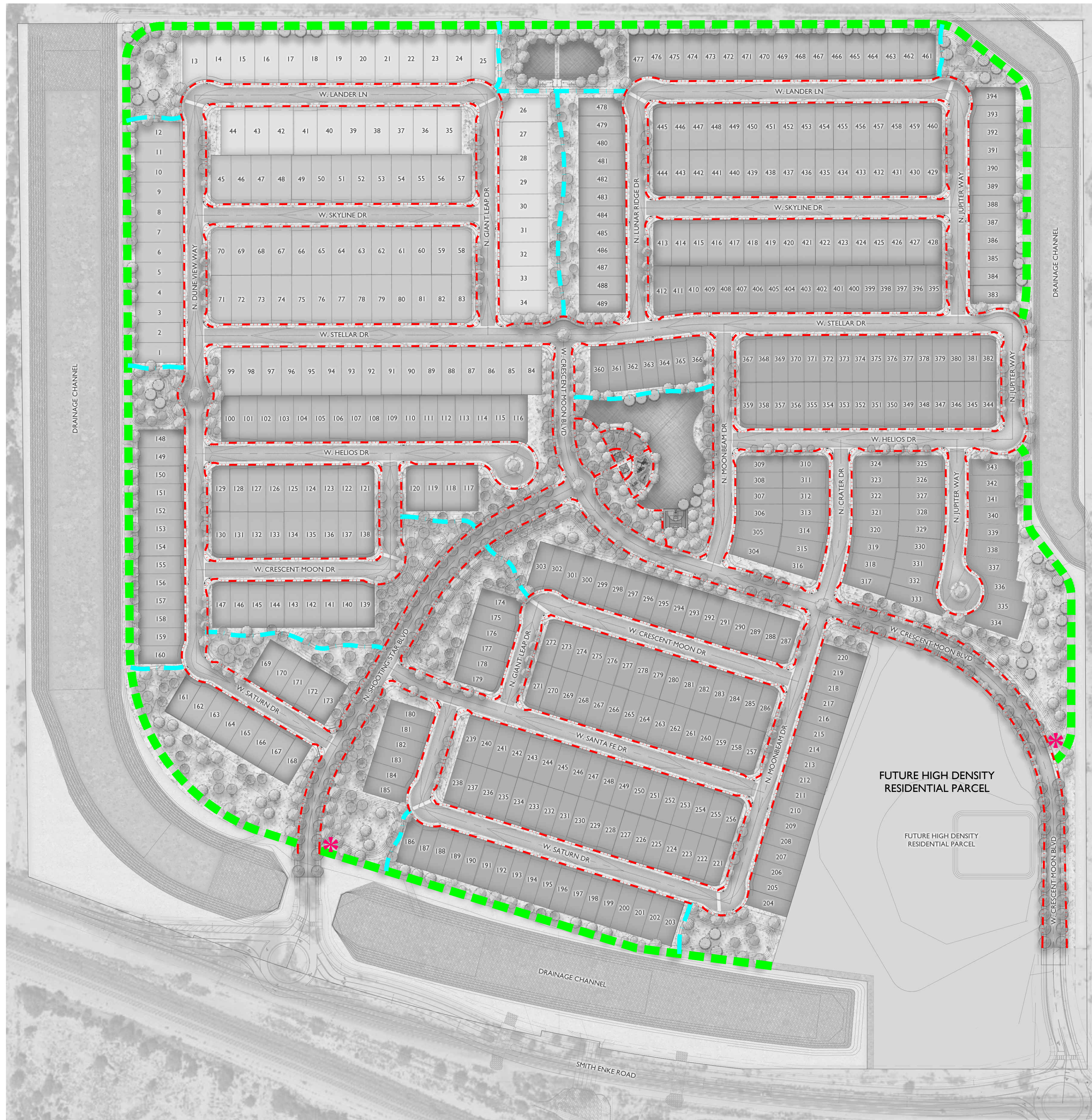
Muhlenbergia lindheimeri 'Autumn Glow'
Autumn Glow Muhly



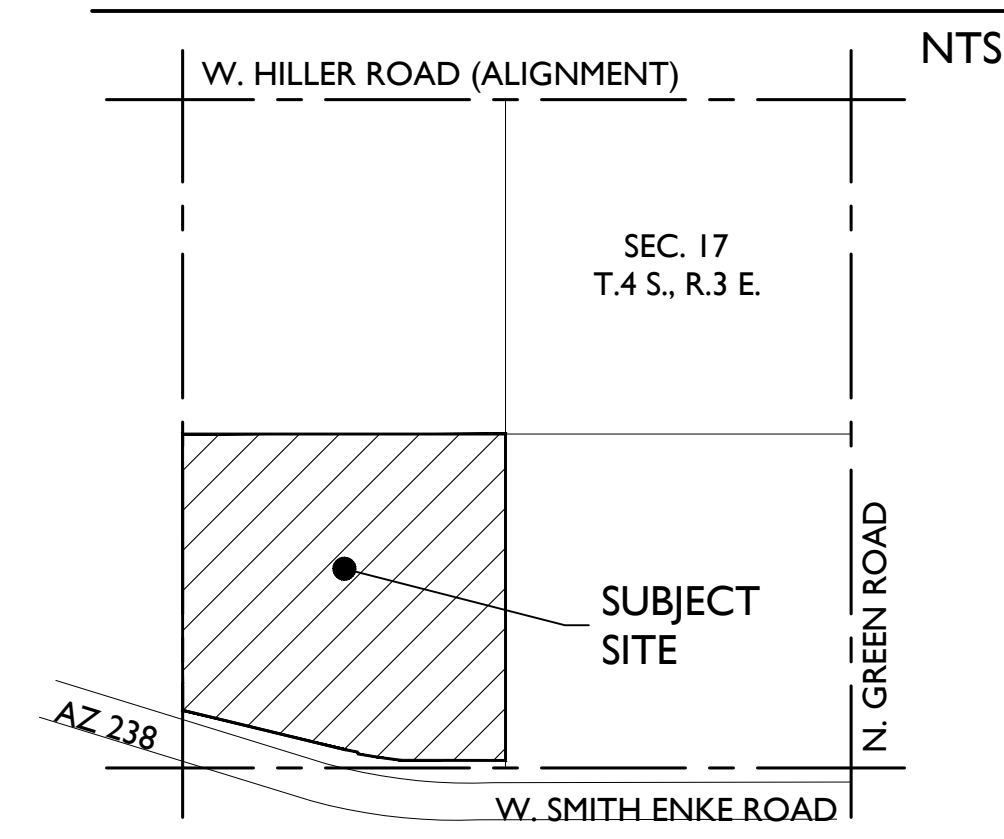
Tecoma stans 'Gold Star'
Yellow Bells



Tecoma x 'Sparky'
Sparky Tecoma



VICINITY MAP



LEGEND

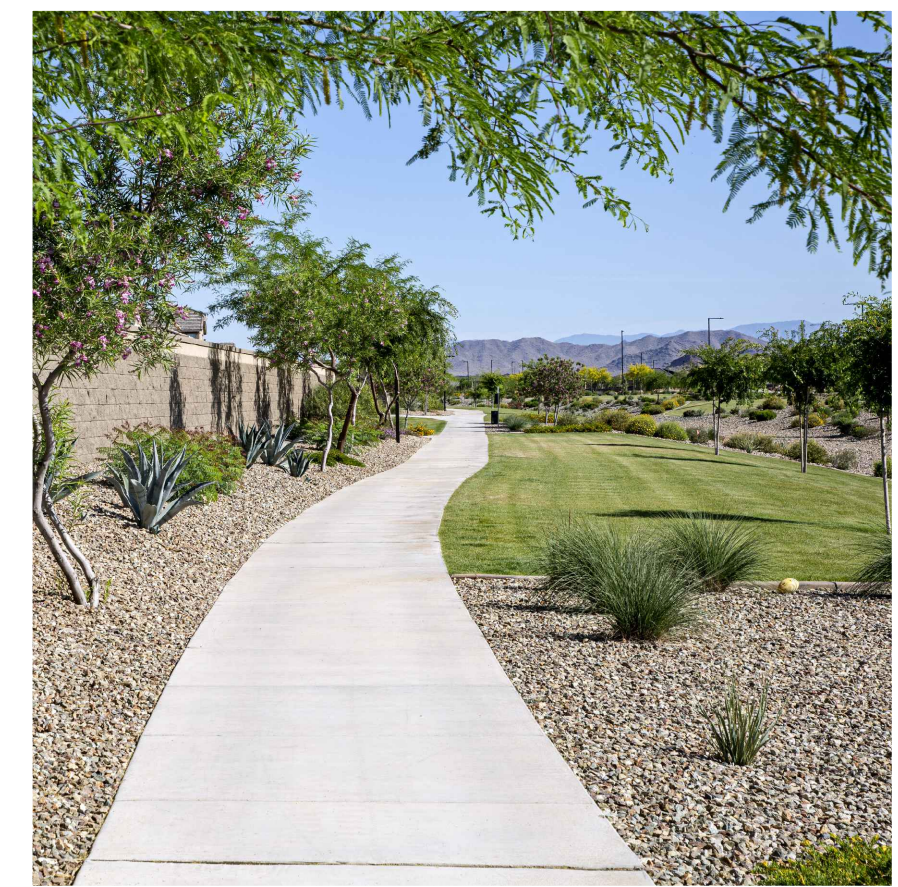
- CIRCULATION TRAILS**
- 16' COMPACTED DG SHARED VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL
 - 6' CONCRETE PEDESTRIAN TRAIL (PASEO)
 - 5' DETACHED PEDESTRIAN SIDEWALK (STREET)
- MONUMENTS**
- ENTRY MONUMENT



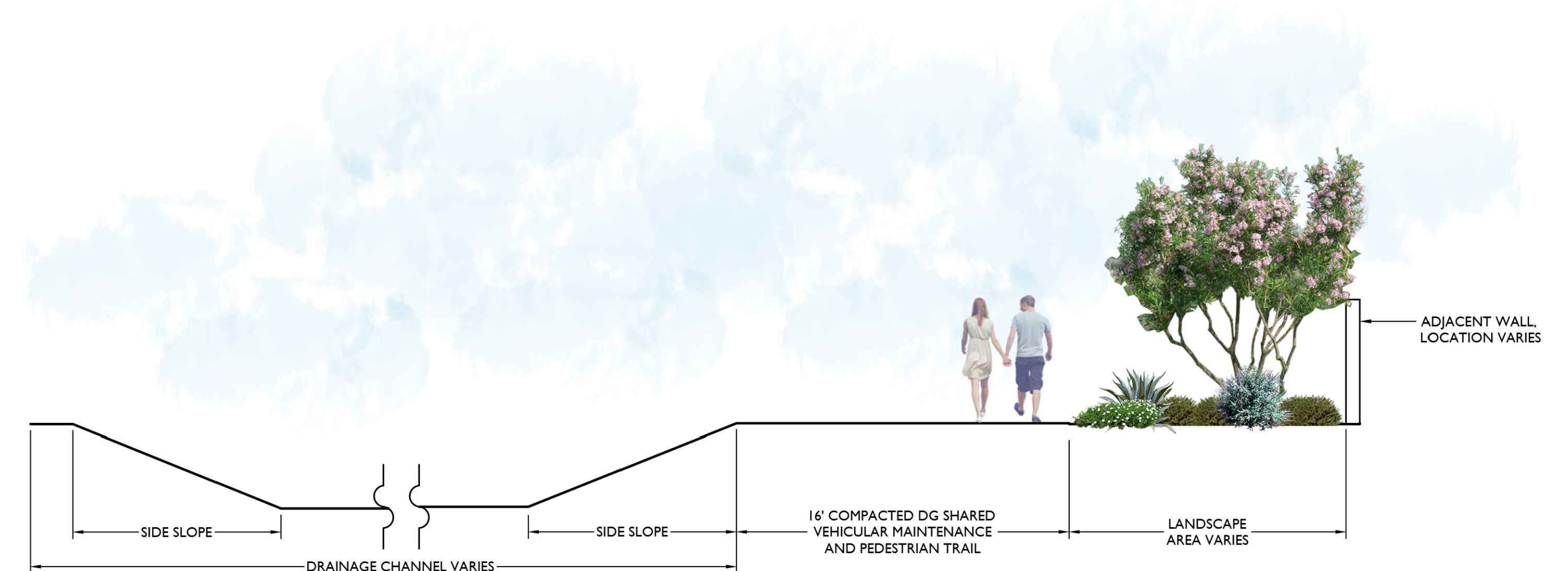
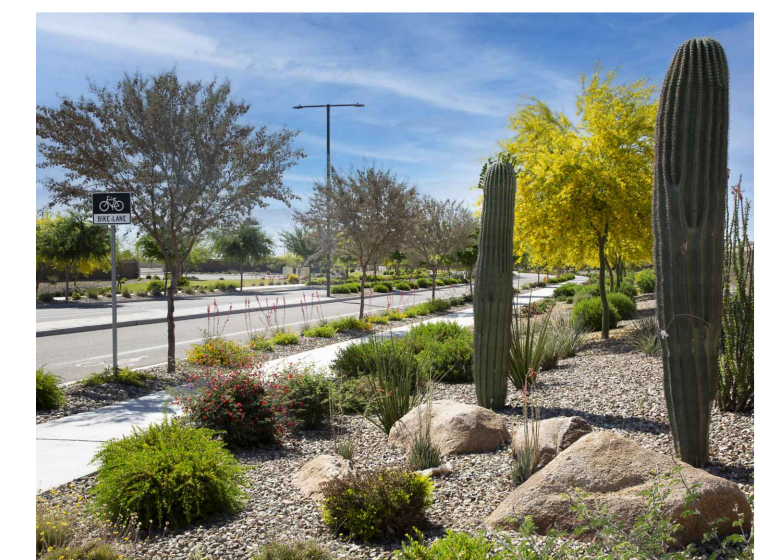
16' COMPACTED DG SHARED VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL



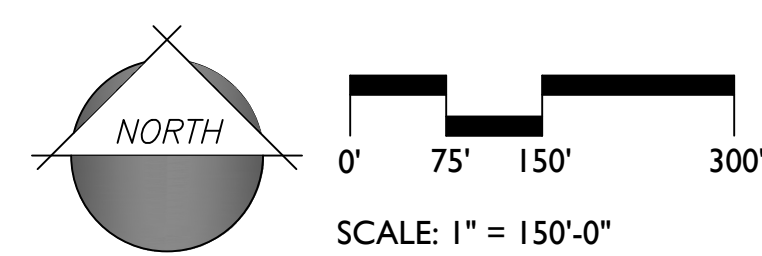
6' CONCRETE PEDESTRIAN TRAIL



5' PEDESTRIAN SIDEWALK



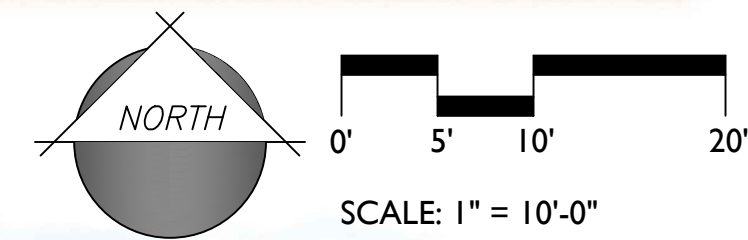
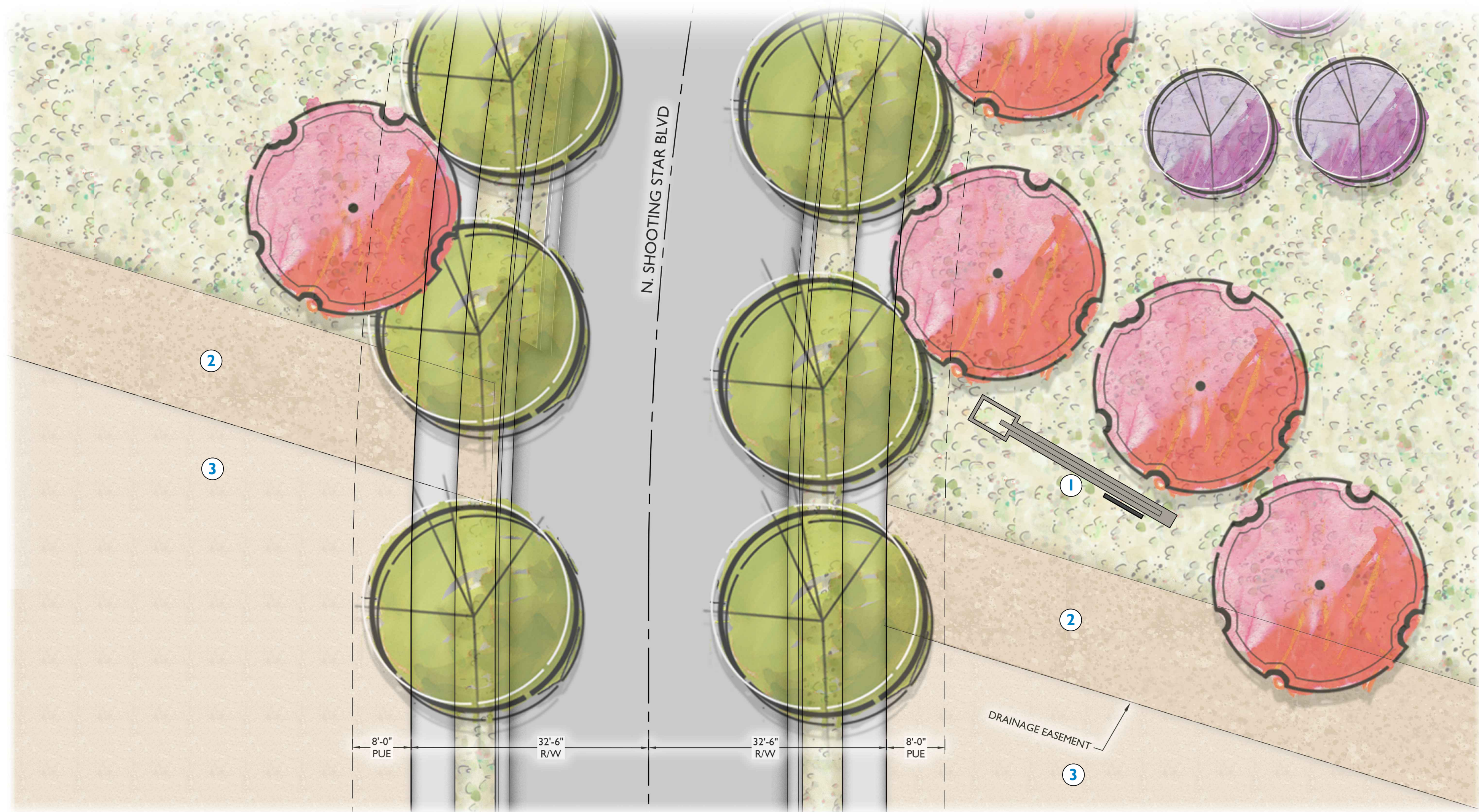
1 CIRCULATION PLAN



2 DRAINAGE CHANNEL / TRAIL SECTION

Scale: 1" = 5'-0"





KEYNOTES

- 1 PRIMARY ENTRY MONUMENT
- 2 PEDESTRIAN TRAIL / MAINTENANCE ROAD
- 3 DRAINAGE CHANNEL

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia x 'Sonoran Emerald'</i>	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon x 'Little John'</i>	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma x 'Sparky'</i>	Sparky Tacoma	5 Gal

GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

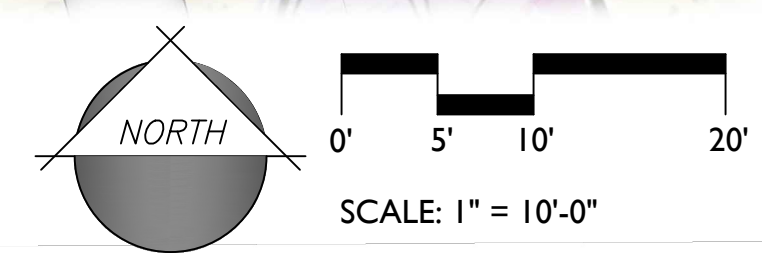
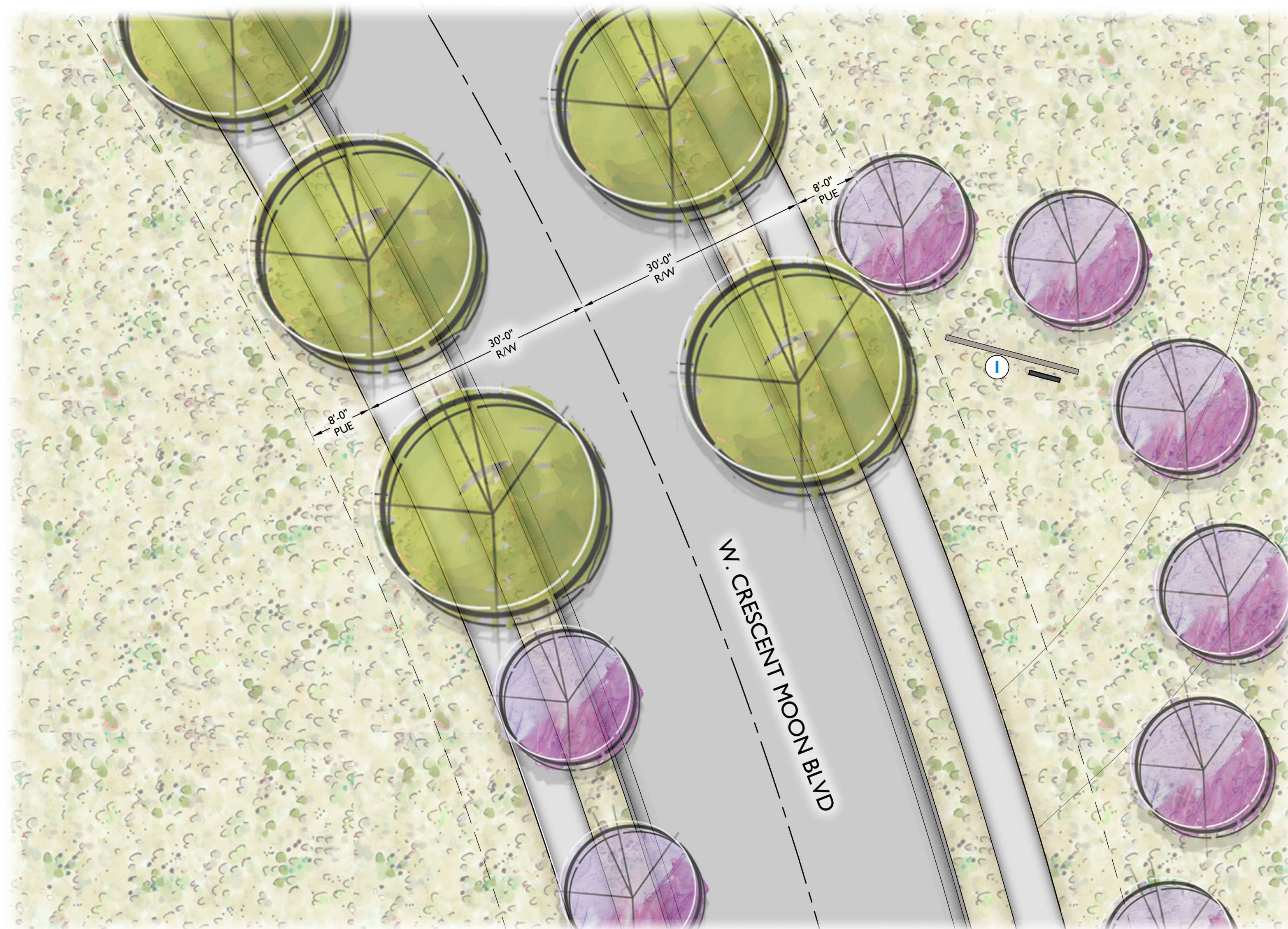
TURF / INERT MATERIALS

	<i>Cynodon dactylon</i> 'Midiron' Midiron Sod
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE
	Drainage Channel Native To Be Verified During Final Design
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design



1 SOUTH ENTRY ELEVATION (N. SHOOTING STAR BLVD)

Scale: 1" = 5'-0"



KEYNOTES

- ① SECONDARY ENTRY MONUMENT

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruella peninsularis</i>	Desert Ruella	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal
GROUNDCOVERS			
	<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
TURF / INERT MATERIALS			
	<i>Cynodon dactylon</i> 'Midiron'	Midiron Sod	
	Planting Area	Decomposed Granite	Color: Carmel
		1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel	Native	To Be Verified During Final Design
	Drainage Channel	Rip Rap	Refer to Civil
		To Be Verified During Final Design	



① EAST ENTRY ELEVATION (W. CRESCENT MOON BLVD)
Scale: 1" = 5'-0"





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	24" Box
	<i>Chilopsis linearis 'Lucretia Hamilton'</i>	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina 'Fan Tex'</i>	Fan Tex Ash	24" Box
	<i>Olea eurpaea 'Swan Hill'</i>	'Swan Hill' Olive	24" Box
	<i>Parkinsonia x 'Sonoran Emerald'</i>	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box



HALF BASKETBALL COURT



RAMADA WITH PICNIC TABLE



PLAY STRUCTURE



ACTIVE TURF



WALKING PATH

NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe 5 Gal
	Agave geminiflora	Twin Flowered Agave 5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon 1 Gal
	Convolvulus cneorum	Bush Morning Glory 1 Gal
	Eremophila hygroptana 'Blue Bells'	Blue Bells 5 Gal
	Hesperaloe funifera	Giant Hesperaloe 5 Gal
	Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe 5 Gal
	Justicia spicigera	Mexican Honeysuckle 5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana 1 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage 5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly 5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Ruellia peninsularis	Desert Ruellia 5 Gal
	Simmondsia chinensis	Jojoba 5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells 5 Gal
	Tecoma x 'Sparky'	Sparky Tacoma 5 Gal

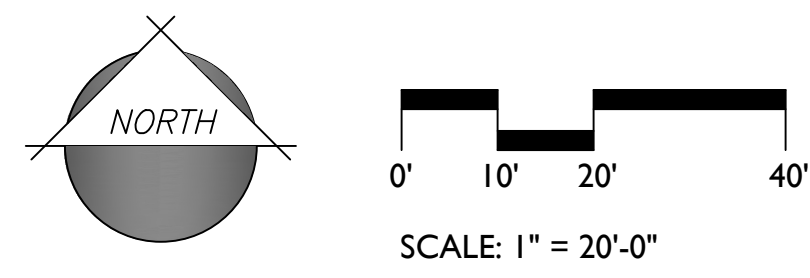
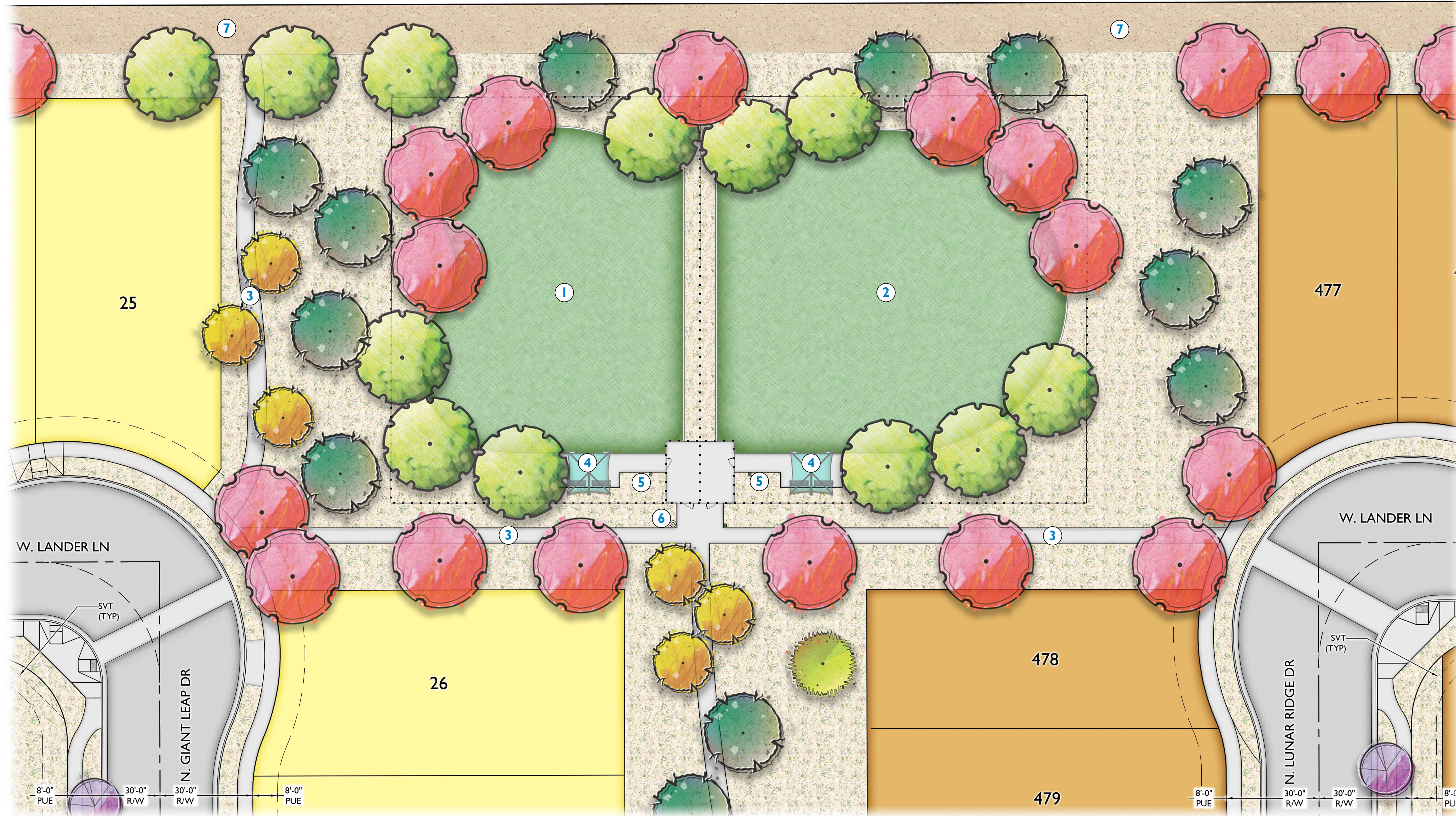
SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Eremophila glabra 'Mingenev Gold'	'Mingenev Gold' Emu Bush 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Tuscan Blue Rosemary 1 Gal

SYMBOL	COMMON NAME	SIZE
TURF / INERT MATERIALS		
	Cynodon dactylon 'Midiron' Midiron Sod	
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel Native To Be Verified During Final Design	
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design	

KEYNOTES

- 1 BIKE RACK
 - 2 BARBEQUE GRILL
 - 3 TRASH RECEPTACLE
 - 4 RAMADA w/ PICNIC TABLES
 - 5 HALF BASKETBALL COURT
 - 6 TOT LOT w/ SHADE STRUCTURE
 - 7 SIDEWALK PATHWAY
 - 8 ACTIVE TURF
 - 9 LANDSCAPE BENCH
 - 10 SEAT WALL
 - 11 CORNHOLE COURT w/ STRING LIGHTING
 - 12 ADIRONDACK CHAIRS
- NOTE: ALL PLAYGROUND EQUIPMENT SHALL BE SHADED





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia calacalo</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia pernisularis</i>	Desert Ruellia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Eremophila glabra</i> 'Mingenev Gold'	'Mingenev Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

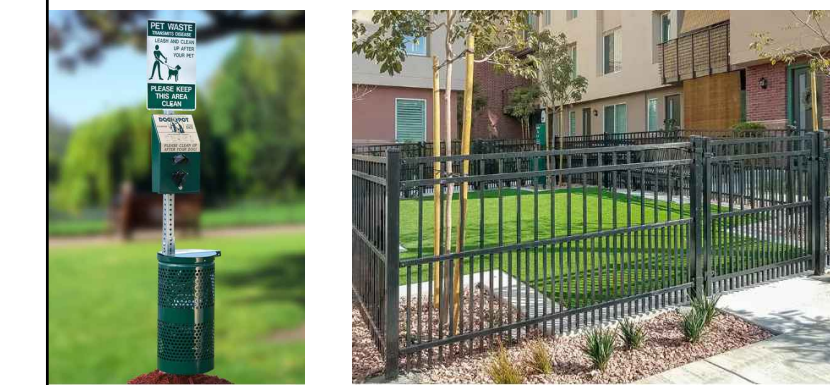
SYMBOL	COMMON NAME	SIZE
TURF / INERT MATERIALS		
	<i>Cynodon dactylon</i> 'Midiron' Midiron Sod	
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel Native To Be Verified During Final Design	
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design	



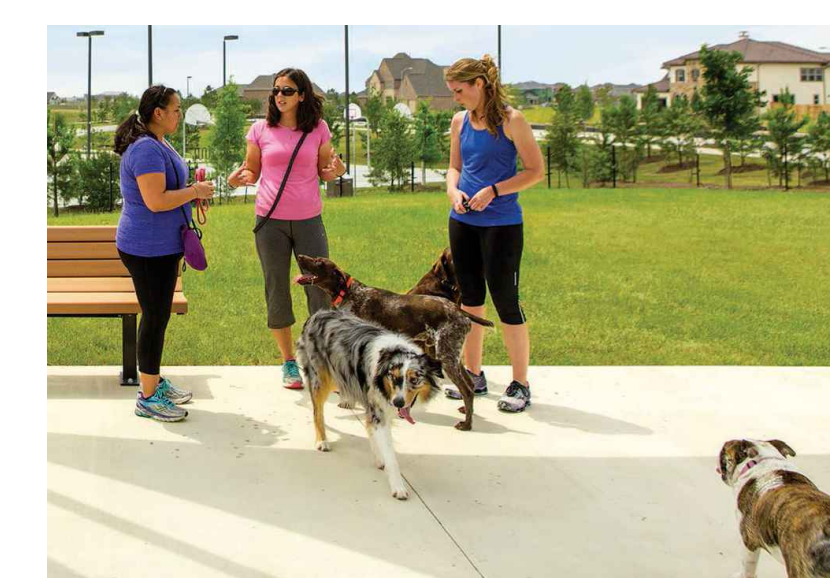
DOG PARK



UMBRELLA SHADE STRUCTURE



DOGIPOT DOG PARK FENCE

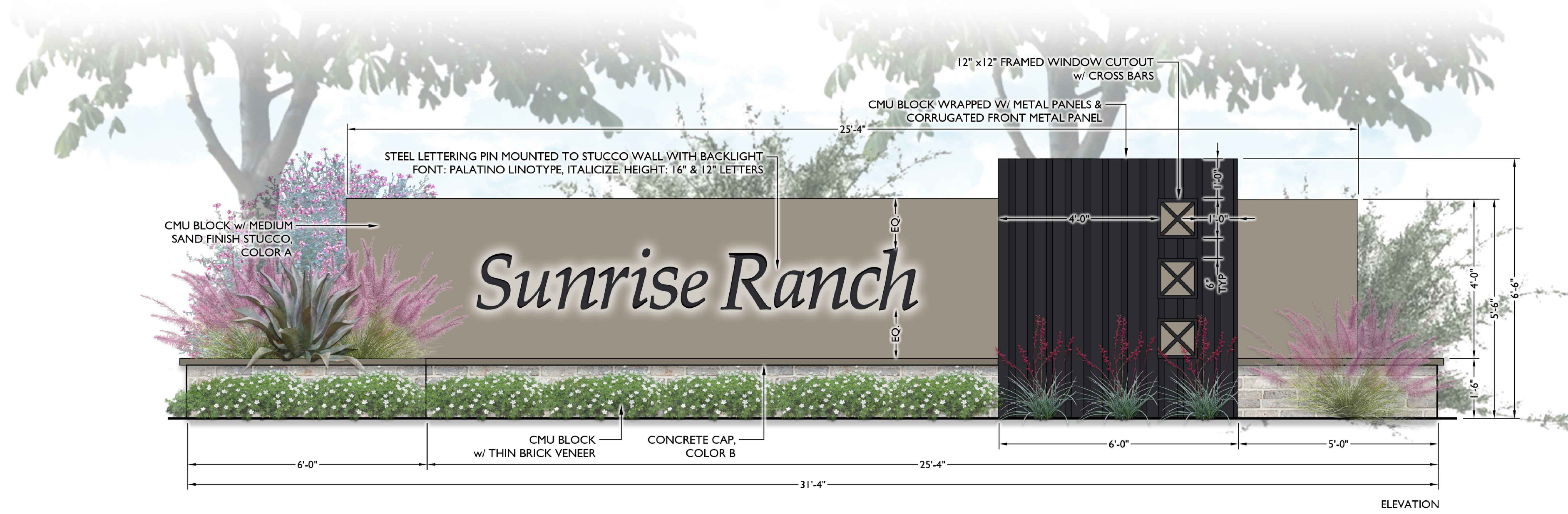
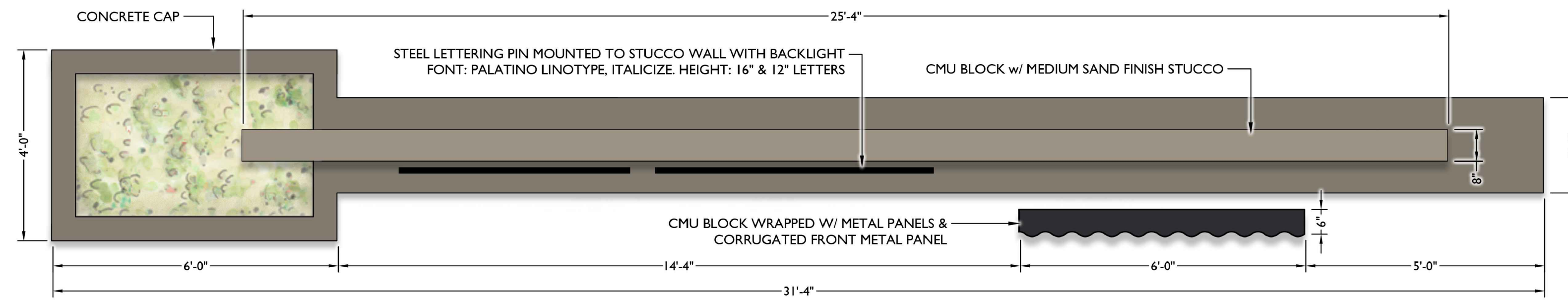


NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

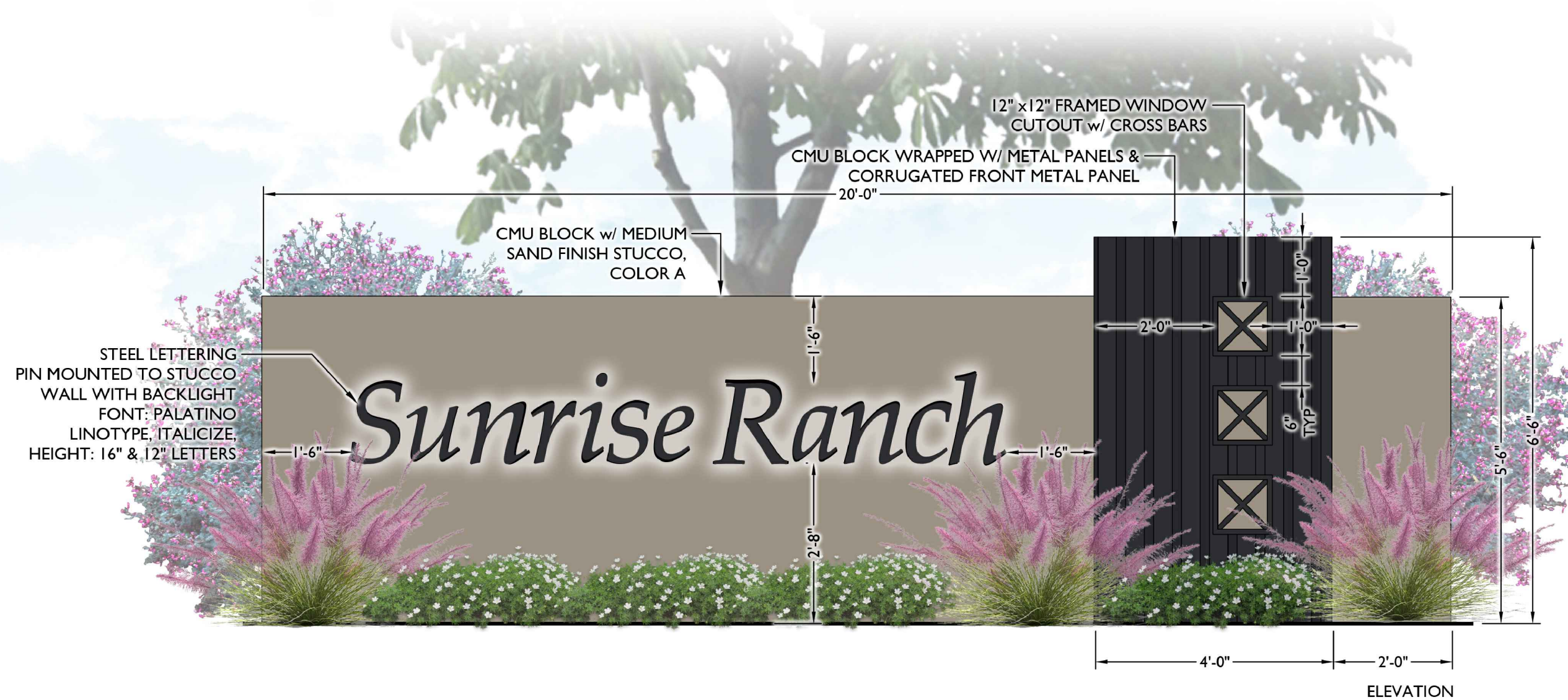
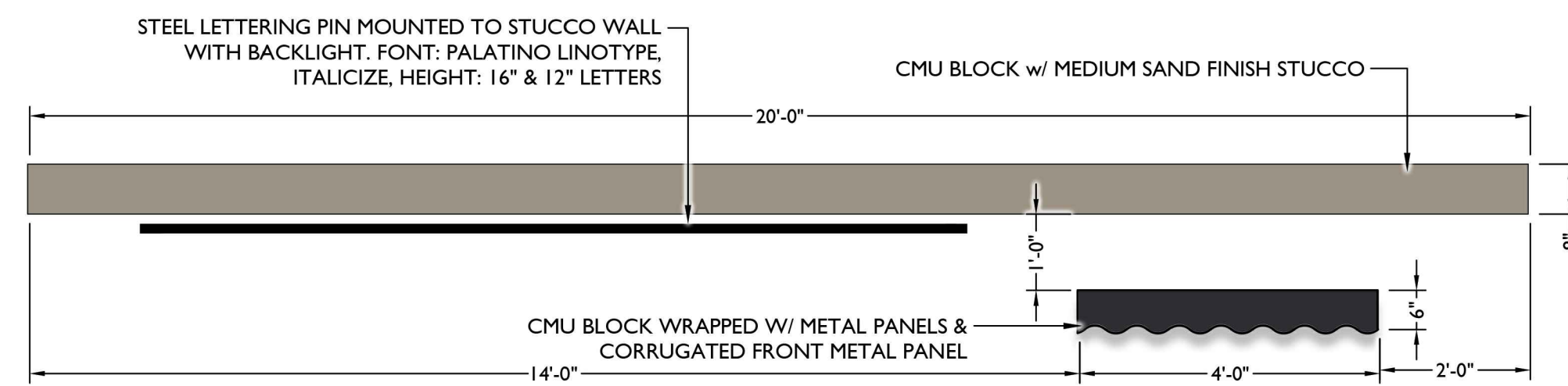
KEYNOTES

- 1 DOG PARK - SMALL DOG SIDE
- 2 DOG PARK - LARGE DOG SIDE
- 3 SIDEWALK PATHWAY
- 4 SHADE UMBRELLA AND BENCHES
- 5 DOGIPOT
- 6 TRASH RECEPTACLE
- 7 PEDESTRIAN TRAIL / MAINTENANCE ROAD





1 PRIMARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



2 SECONDARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



COLOR A
Color: SW 7504 Keystone Gray
By Sherwin Williams, OAE



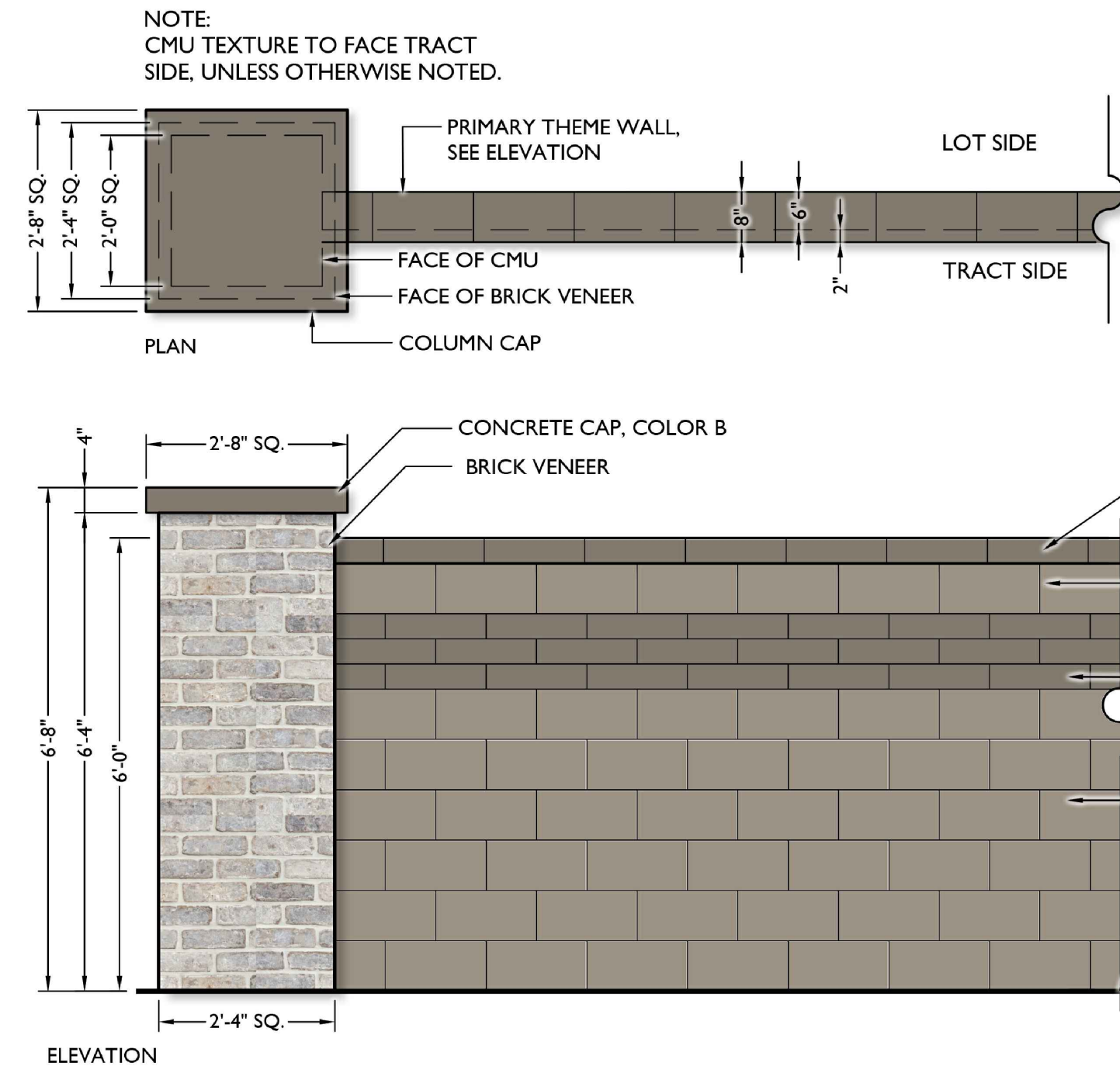
COLOR B
Color: SW 7046 Anonymous
By Sherwin Williams, OAE



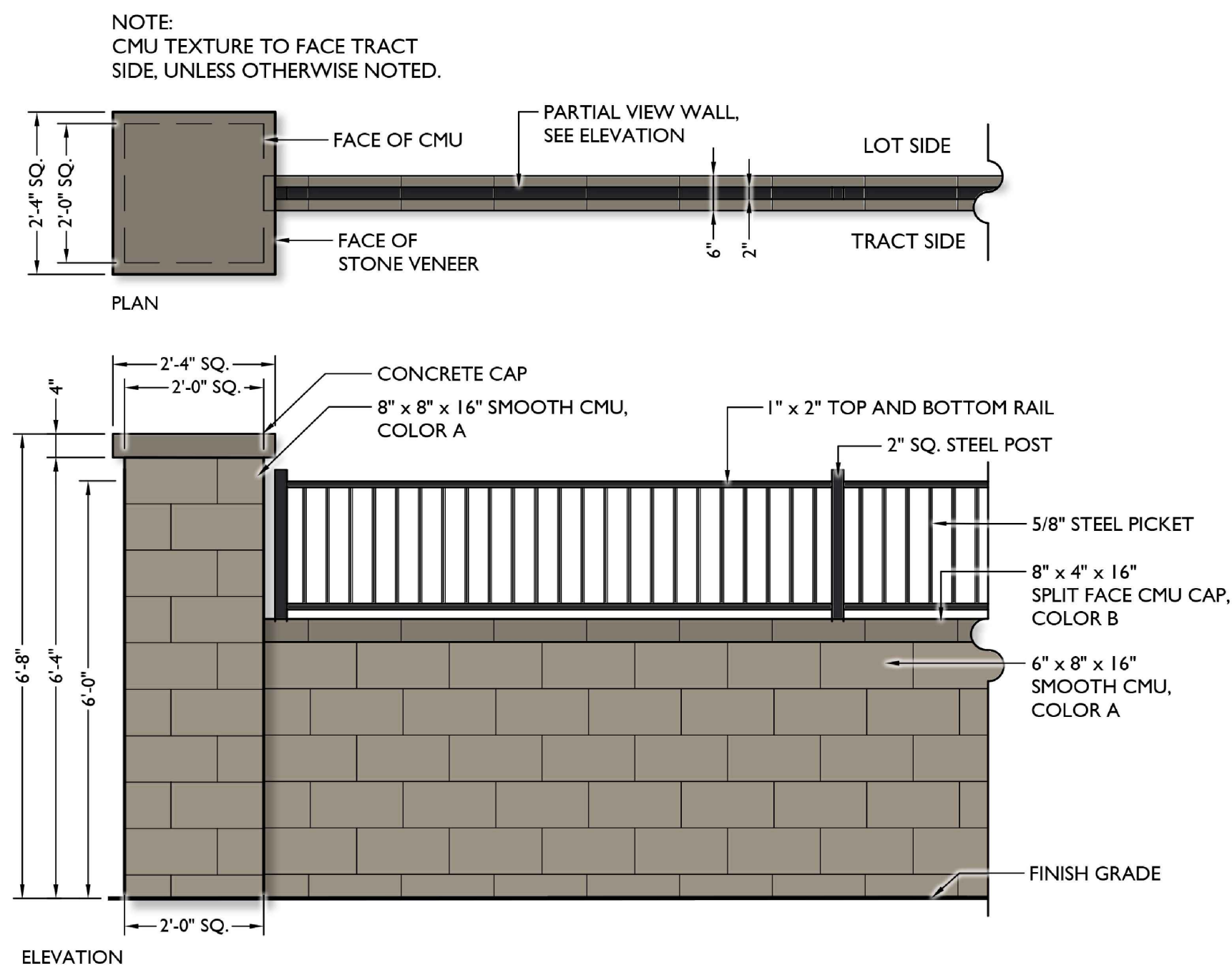
BRICK VENEER
Sandmold Series, Color: Greenwich
By McNear, OAE



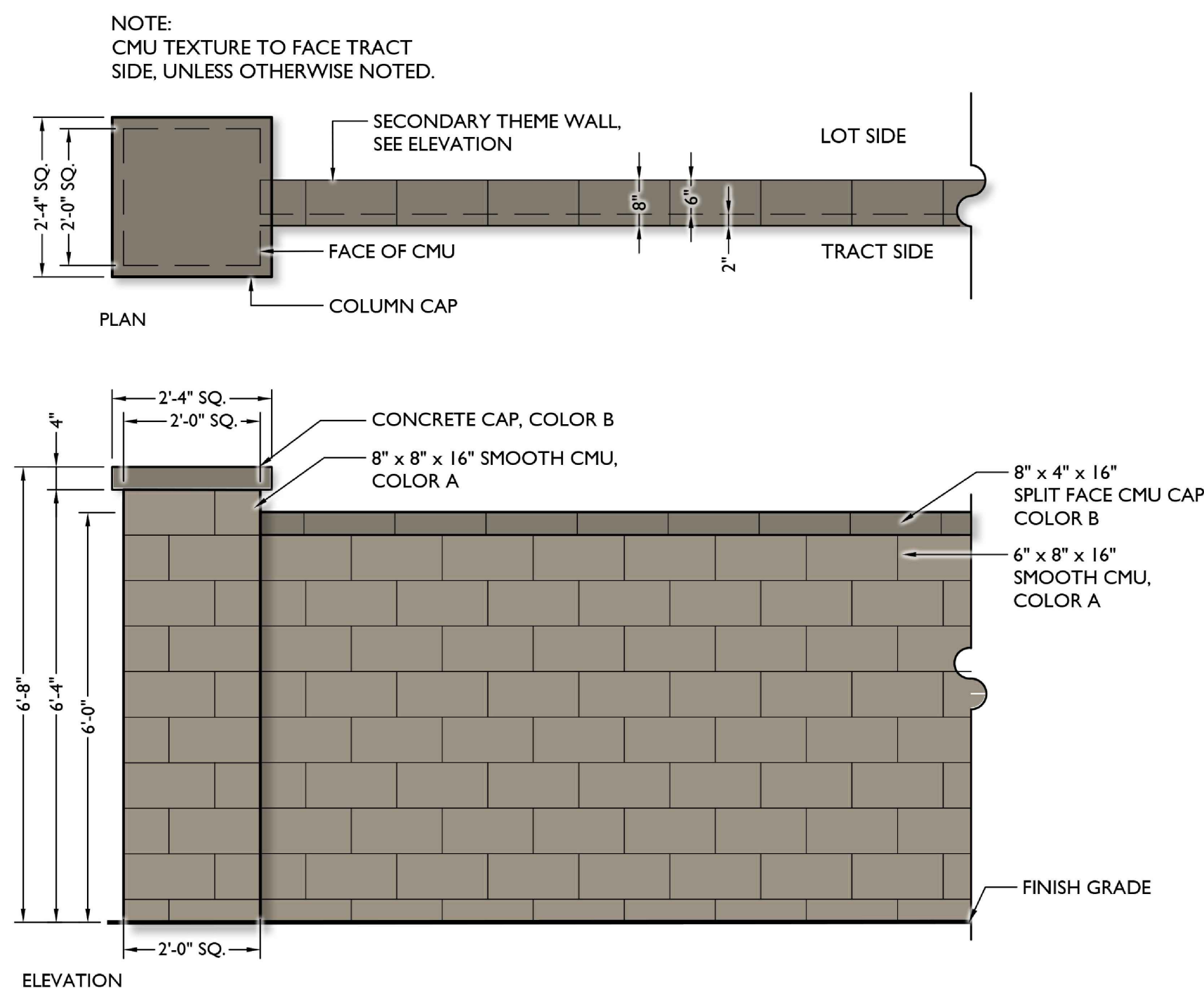
STEEL PANEL
Corrugated Wall Panel
Color: Matte Black, By Mcelroy, OAE



1 PRIMARY THEME WALL
Scale: 1/2" = 1'-0"



3 PARTIAL VIEW WALL
Scale: 1/2" = 1'-0"



2 SECONDARY THEME WALL
Scale: 1/2" = 1'-0"



COLOR A
Color: SW 7504 Keystone Gray
By Sherwin Williams, OAE



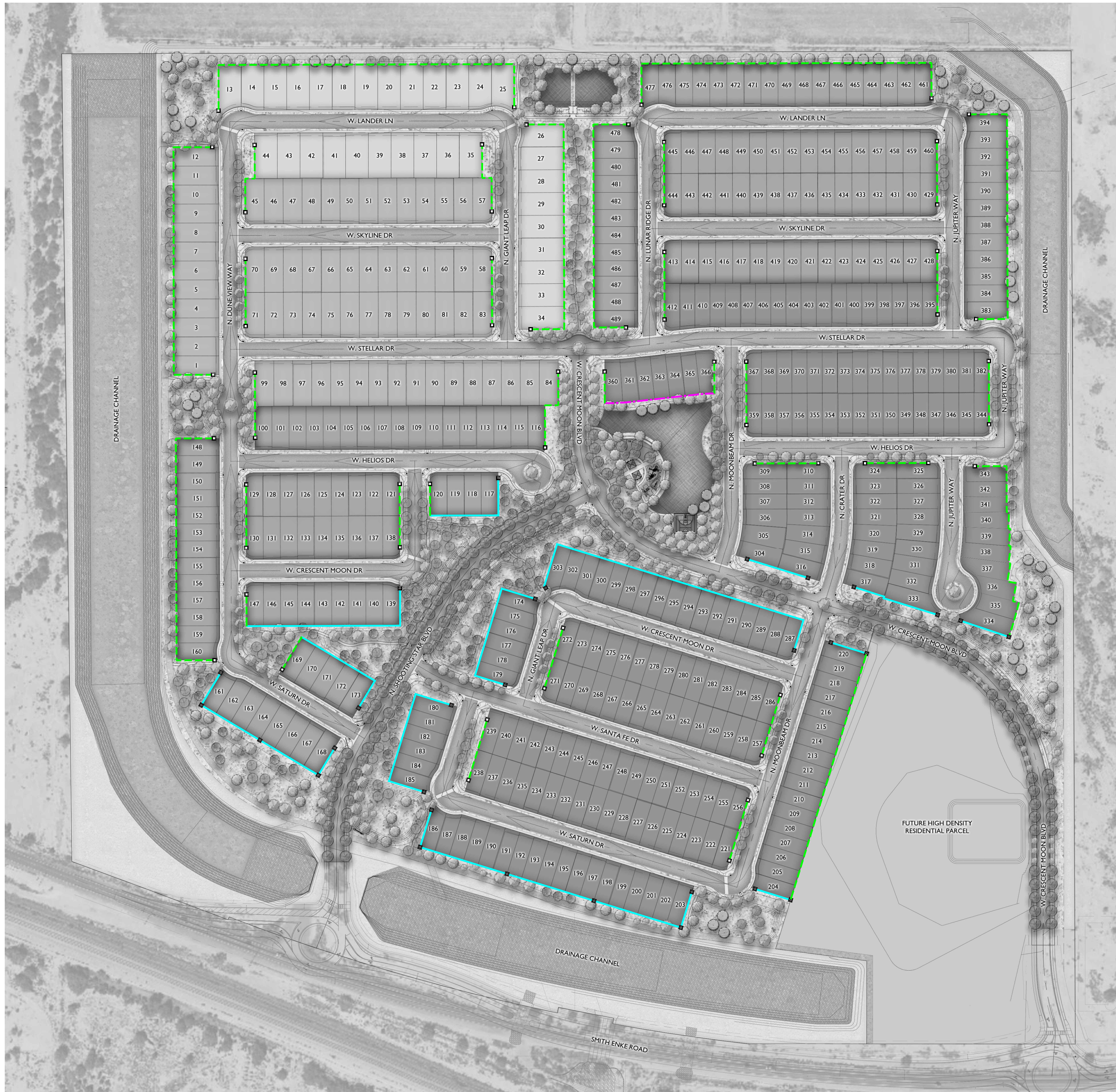
COLOR B
Color: SW 7046 Anonymous
By Sherwin Williams, OAE



BRICK VENEER
Sandmold Series. Color: Greenwich
By McNear, OAE

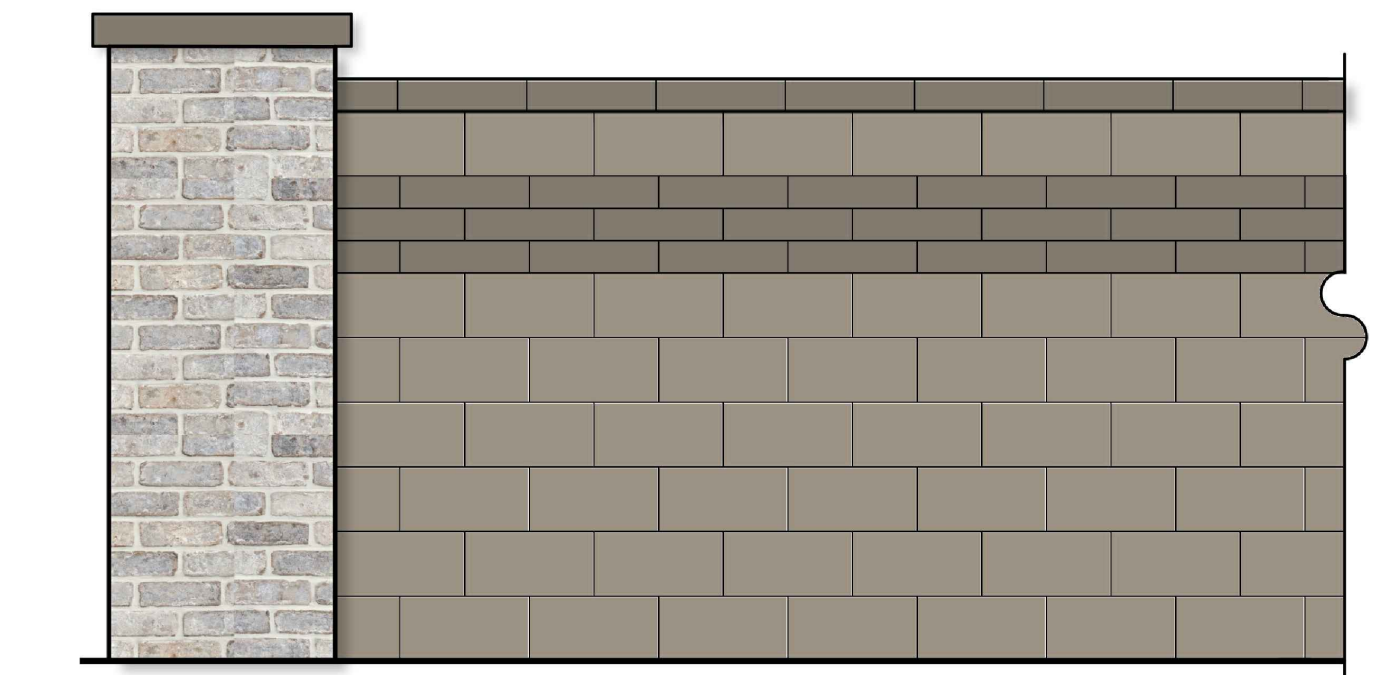


STEEL
Color: Powder Coat RAL 9011
Graphite Black

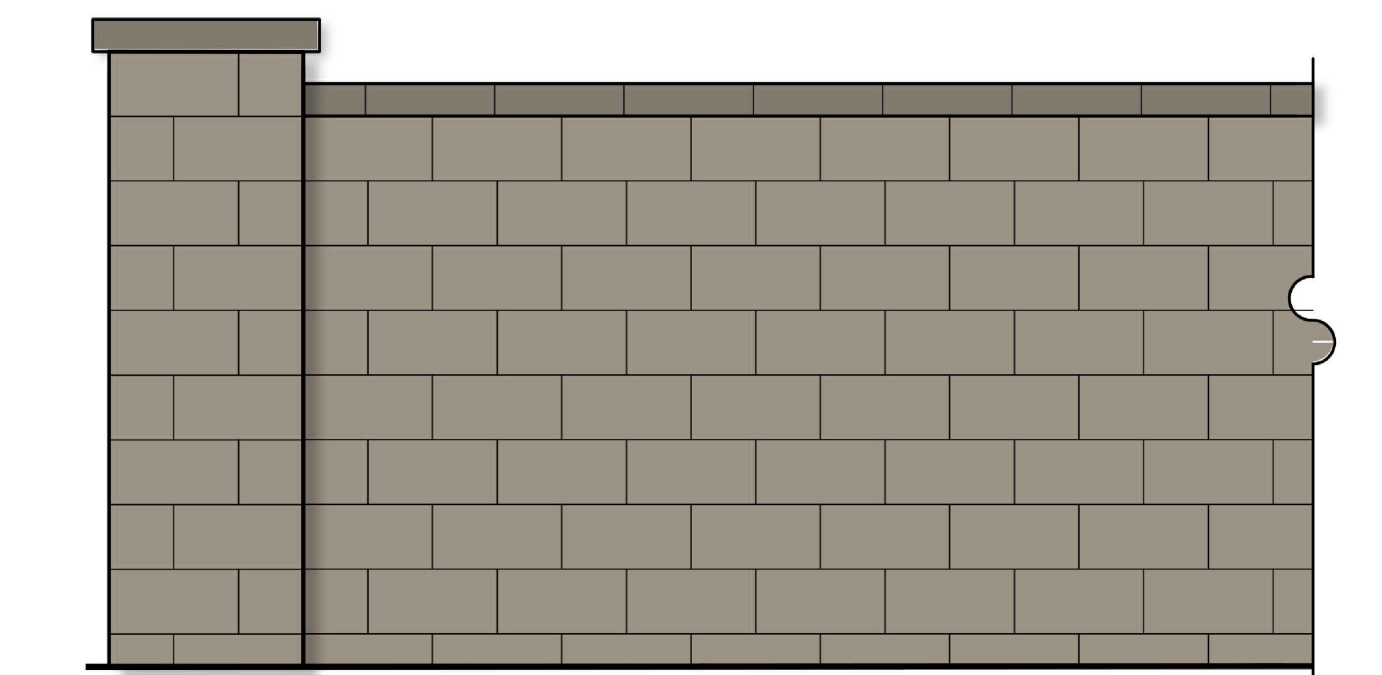


WALLS LEGEND

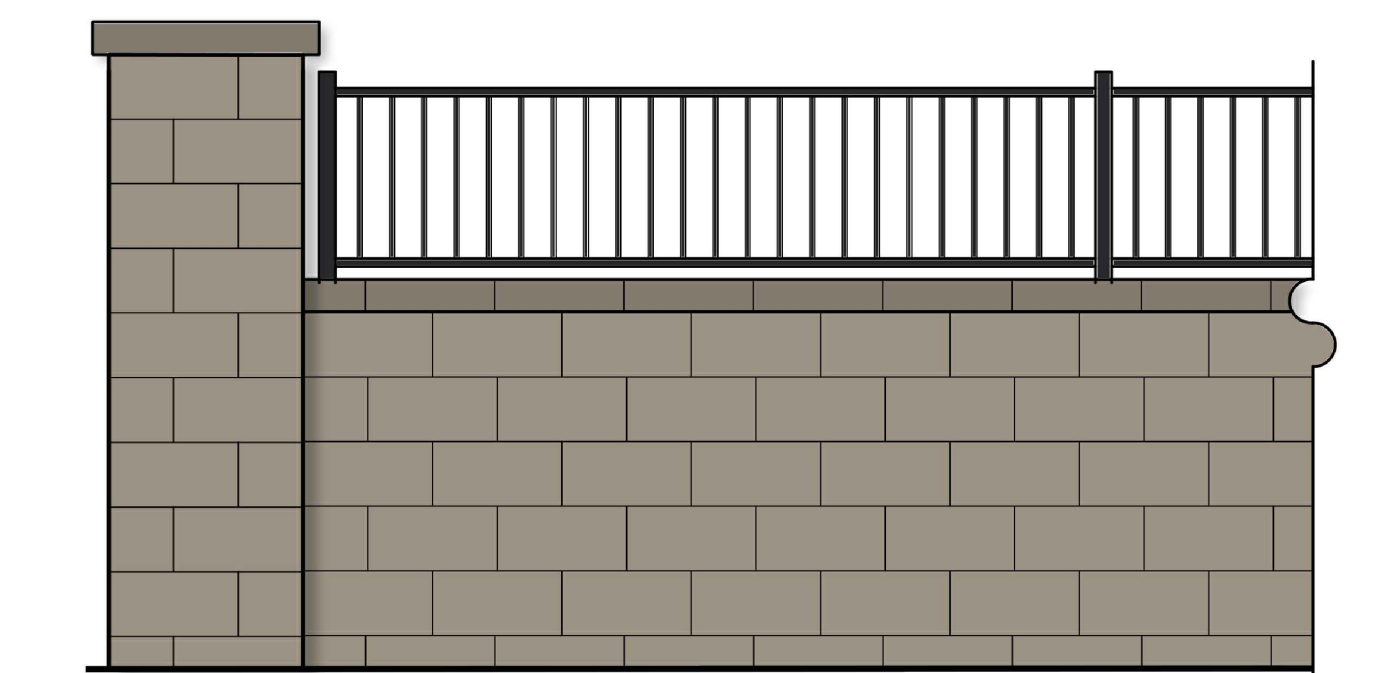
SYMBOL	ITEM
	PRIMARY THEME COLUMN
	SECONDARY COLUMN
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW WALL



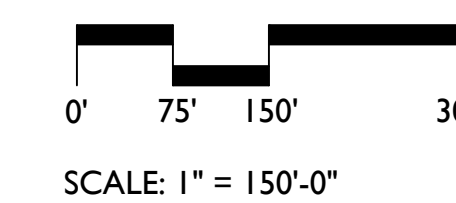
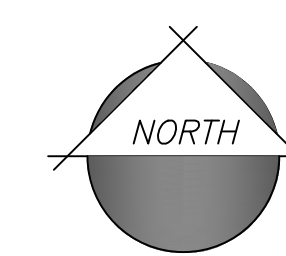
PRIMARY THEME WALL

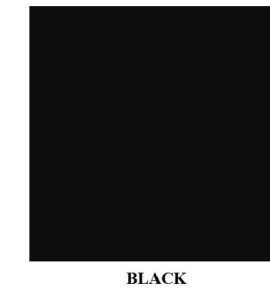
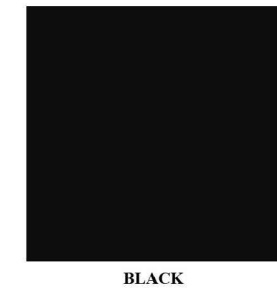


SECONDARY THEME WALL



PARTIAL VIEW WALL





VICTOR STANLEY
STYLE: EVA 6' BENCH
FRAME: BLACK, SLATS: WHEAT

VICTOR STANLEY
STYLE: STEELSITES #SDC-36
COLOR: BLACK

VICTOR STANLEY
STYLE: 6' RECTANGULAR PICNIC TABLE #CM-56
FRAME: BLACK, SLATS: WHEAT (RECYCLED)

VICTOR STANLEY
STYLE: CYCLE SENTRY RACK #BRCS-103
COLOR: BLACK

VICTOR STANLEY
STYLE: EVA LOUNGE - EVA20-L
FRAME: BLACK, SLATS: WHEAT (RECYCLED)

RAMADA MESA MODEL BY CLASSIC RECREATION
ROOF COLOR: BUCKSKIN
FRAME COLOR: RAL7006 / BEIGE GREY
BRICK VENEER: SANDMOLD SERIES,
COLOR: GREENWICH, BY MCNEAR



COLOR A
COLOR: SW 7504 Keystone Gray
BY SHERWIN WILLIAMS, OAE

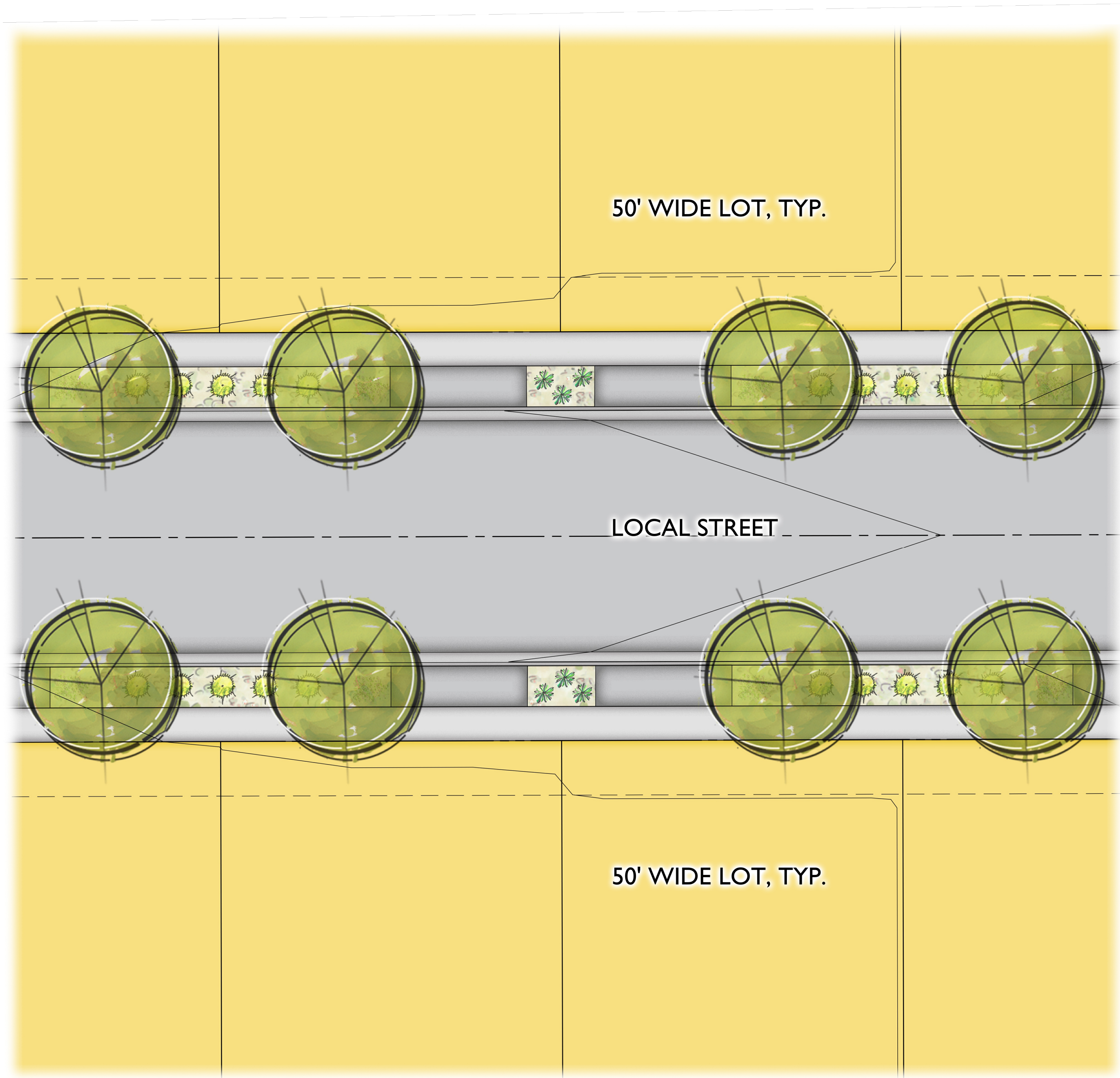
COLOR B
COLOR: SW 7046 Anonymous
BY SHERWIN WILLIAMS, OAE

BRICK VENEER
Sandmold Series. COLOR: Greenwich
BY McCNEAR, OAE

STEEL PANEL
Corrugated Wall Panel. COLOR: Matte Black.
BY MCELROY, OAE

STEEL
COLOR: Powder Coat RAL 9011
Graphite Black





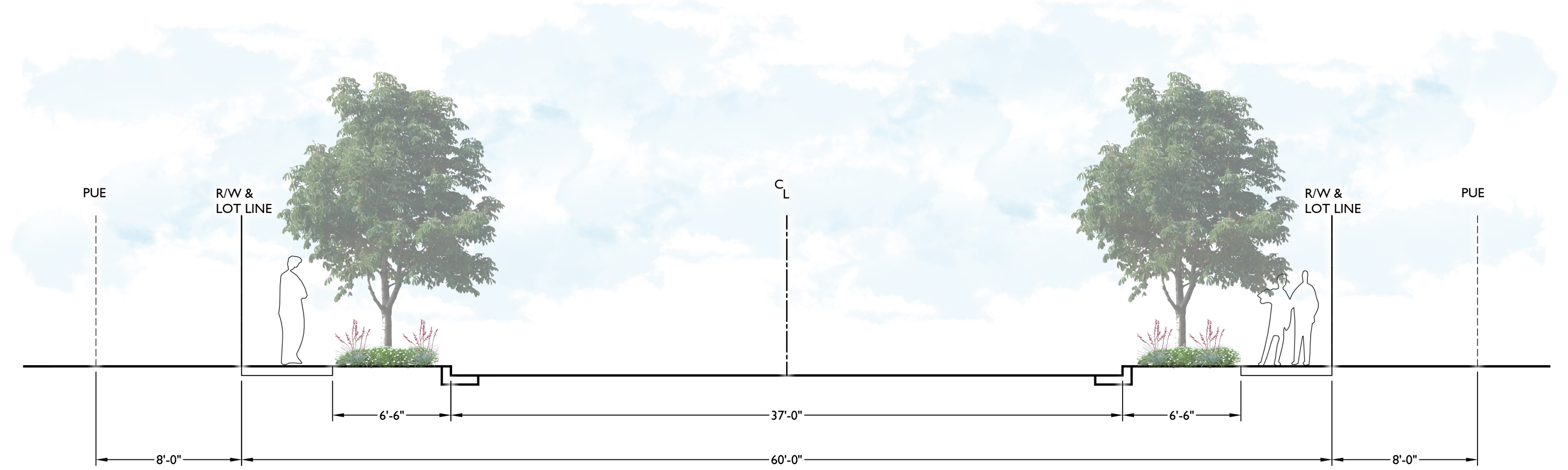
FRONT OF LOT PLANTING

1 TREE PER LOT
1 SHRUB PER 10' OF LOT WIDTH

NOTES:
1. SHRUB QUANTITY VARIES ACCORDING TO LOT WIDTH.
2. THIS DESIGN IS CONCEPTUAL ONLY, TO BE MODIFIED AND FINALIZED IN CONSTRUCTION DOCUMENTS.
3. ADJUSTMENTS TO BE MADE FOR UTILITY CONFLICTS.

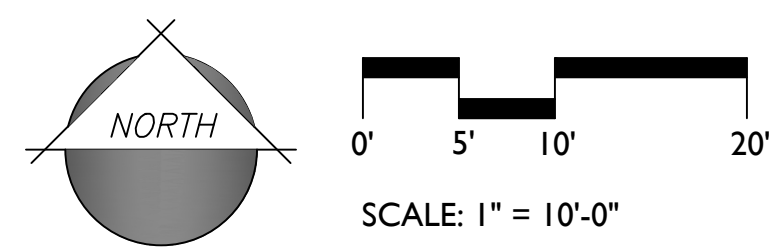
PLANT LEGEND - LOCAL STREET IN FRONT OF HOME

SCIENTIFIC NAME	COMMON NAME	SIZE
TREES		
<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
SHRUBS/ACCENTS		
<i>Convolvulus neorum</i>	Bush Morning Glory	1 Gal
<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
GROUNDCOVERS		
<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal



2 TYPICAL FRONT OF LOT PLANTING - ELEVATION
1" = 5'-0"

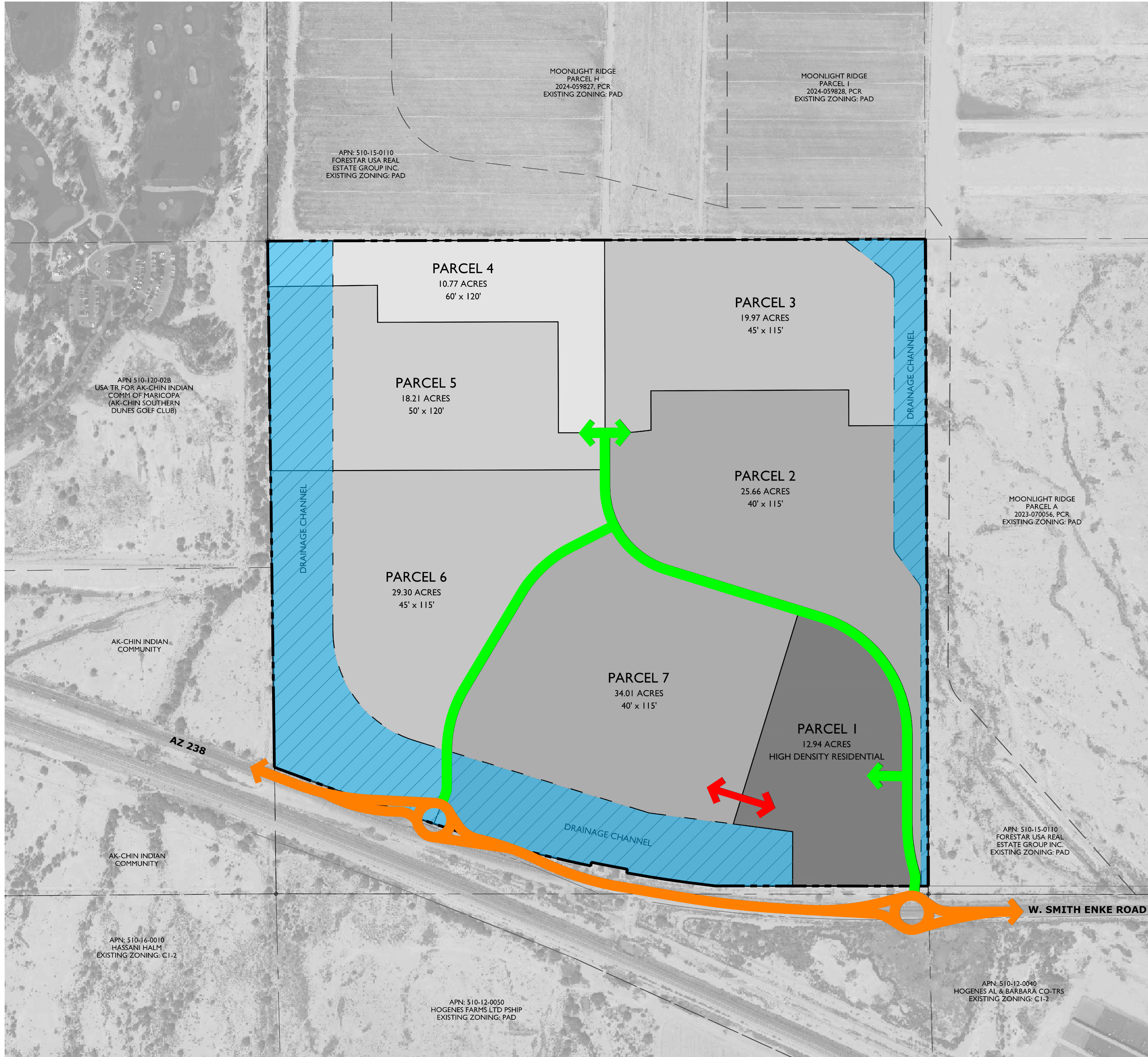
1 TYPICAL FRONT OF LOT PLANTING - PLAN



Tab B

21-0943 - Sunrise Ranch

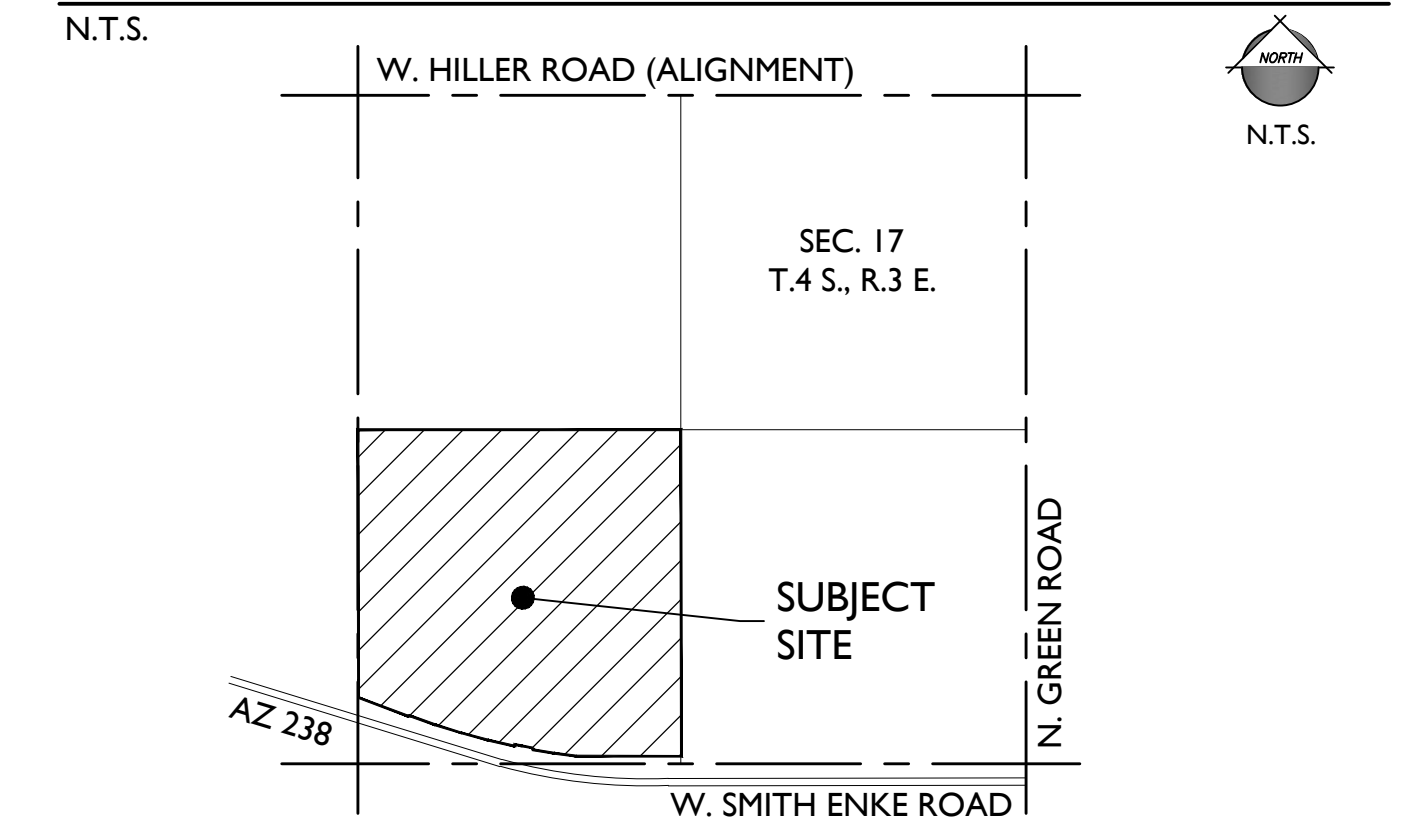
Dec 17, 2025 3:14pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - Circulation_Plan.dwg



CIRCULATION PLAN FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER/DEVELOPER:
DOZERLAND, LLC
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (480) 479-2142
CONTACT: BRIAN ROSELLA

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: CHANDRA MCCARTY, PE / DAVID HUGHES

LEGAL COUNSEL:
GAMMAGE & BURNHAM, P.L.C.
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 256-4446
CONTACT: ASHLEY Z. MARSH

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ALIZA SABIN, RLA

PROJECT INFORMATION

A.P.N.: 510-15-002C (PORTION OF)

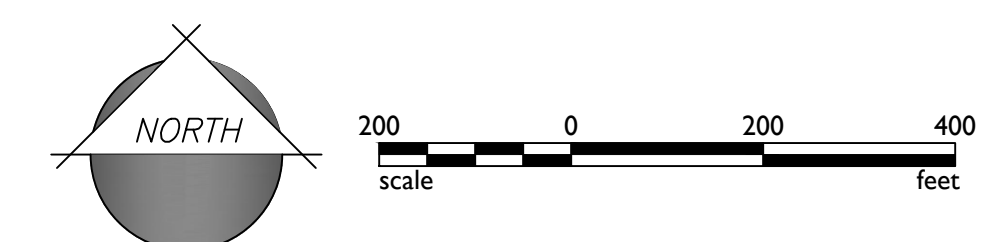
EXISTING LAND USE: VACANT/ UNDEVELOPED
EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL (HDR)

EXISTING ZONING: CI-2
PROPOSED ZONING: PAD

GROSS AREA: 150.86 ACRES

LEGEND

- PAD BOUNDARY
- SR 238 / SMITH ENKE ROAD (BY OTHERS)
- COMMUNITY ENTRANCE ROAD (60' R/W LOCAL ROAD)
- EMERGENCY ACCESS ROAD
- DRAINAGE CHANNEL



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
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www.epsgroupinc.com



Sunrise Ranch
City of Maricopa, Arizona
Circulation Plan

Project:

Revisions:

MARCH 28, 2025 - 1ST SUBMITTAL
DECEMBER 17, 2025 - 2ND SUBMITTAL



Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0943

CPOI

Sheet No.
1
of 1

Tab C

