

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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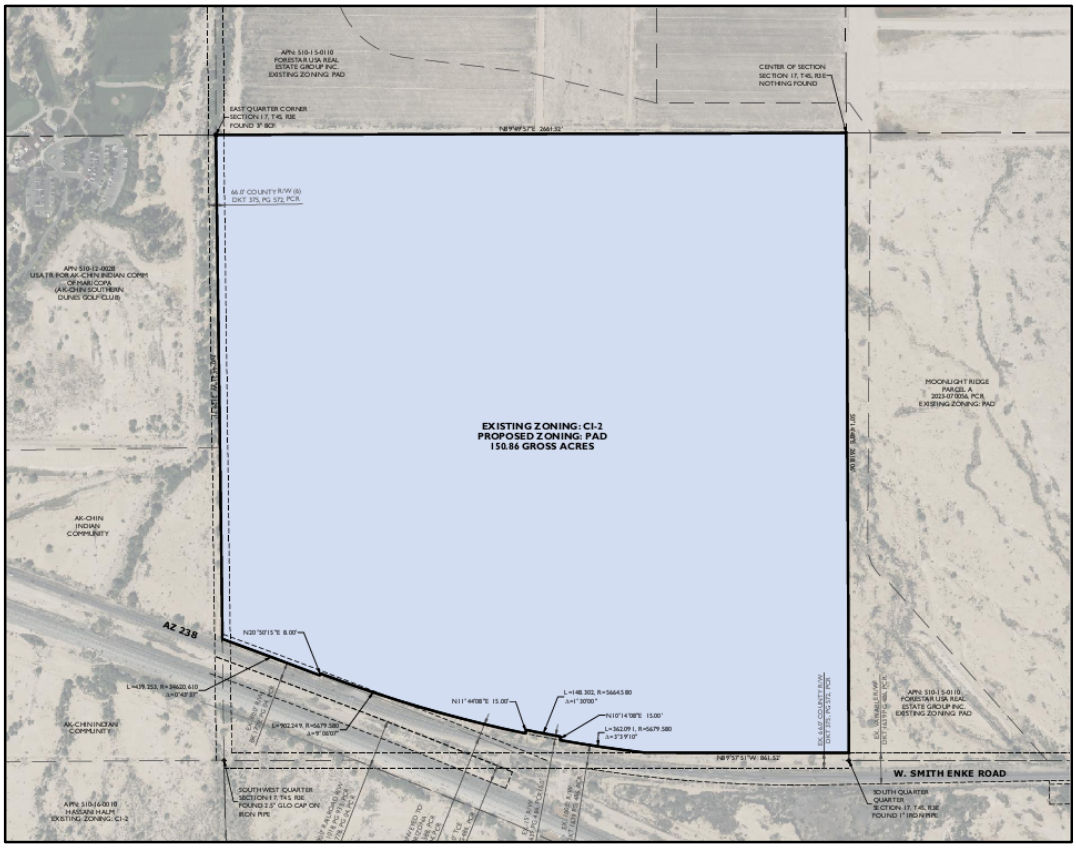
2. Description of Request

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

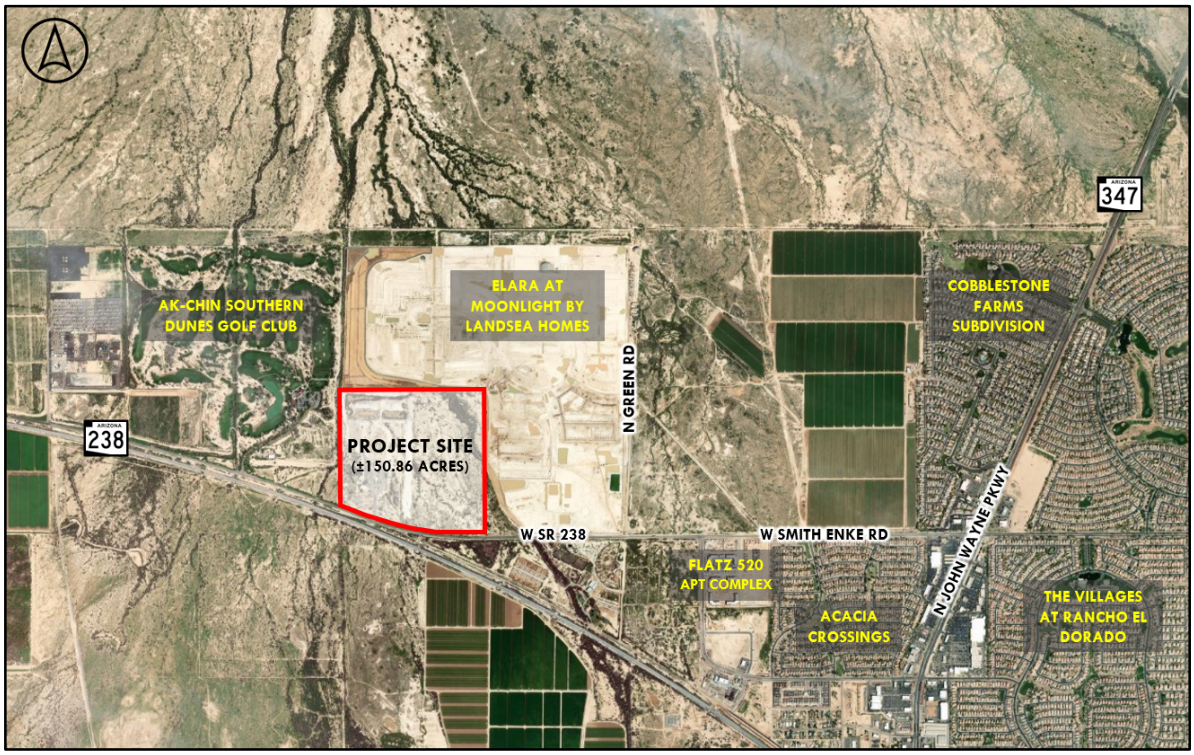


3. Site Context Study

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 (½) 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

adjacent to major transportation corridors to minimize conflicts between uses. In coordination, the PAD presents a thoughtful land use transition by placing open space as much as possible along the perimeter of the Site and shifting the neighborhoods toward the interior with a medium/high-density strategically located at the southeast intersection. This approach creates a balanced and context-sensitive community design.

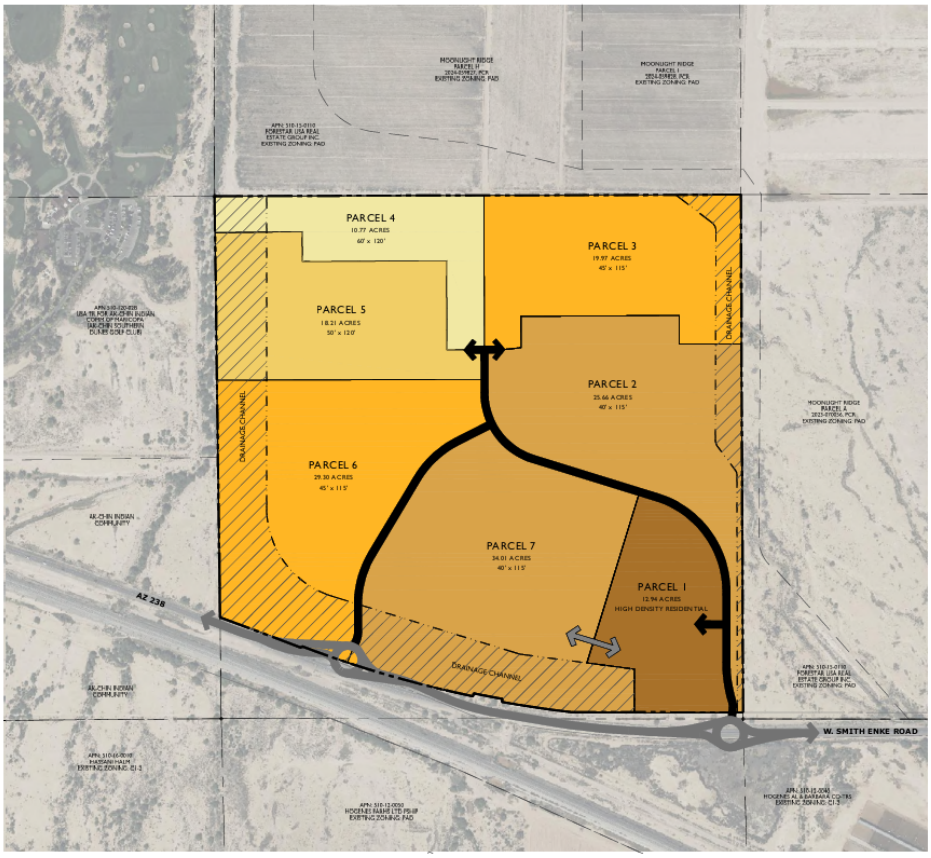
The proposed project is located within a designated growth area identified in the General Plan. This designation confirms the Site's strategic role in supporting future residential development alongside planned infrastructure and mobility improvements. The proposed PAD advances the City's long-term growth strategy by introducing a balanced mix of land uses that support community cohesion, housing diversity, and efficient land use. By integrating both Medium and High-Density Residential designations within a PAD, this request contributes to the City's vision for a well-connected, inclusive, and sustainable community.

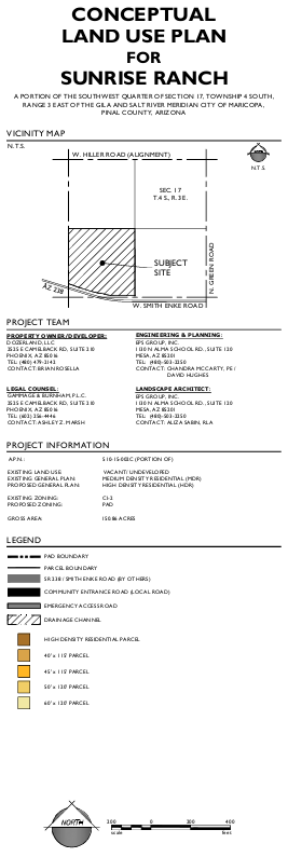
4. Proposed PAD Zoning

A. Land Use Allocation

The PAD presents a residential framework that prioritizes both variety and efficiency across the entirety of the Site. The plan focuses on delivering a mix of housing options that respond to shifting demographics and market demand, while emphasizing open space as a unifying element of the community. The single-family neighborhoods are composed of four (4) types, strategically organized to maximize frontage, circulation, and flexibility. The High-Density Residential parcel fronting onto SR 238, will offer multiple residential housing options to include townhomes, traditional garden style, cluster, and auto court groupings. communities near major corridors and potential transit nodes, supporting a compact, service-oriented perimeter point on the Site.

Development Plan





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

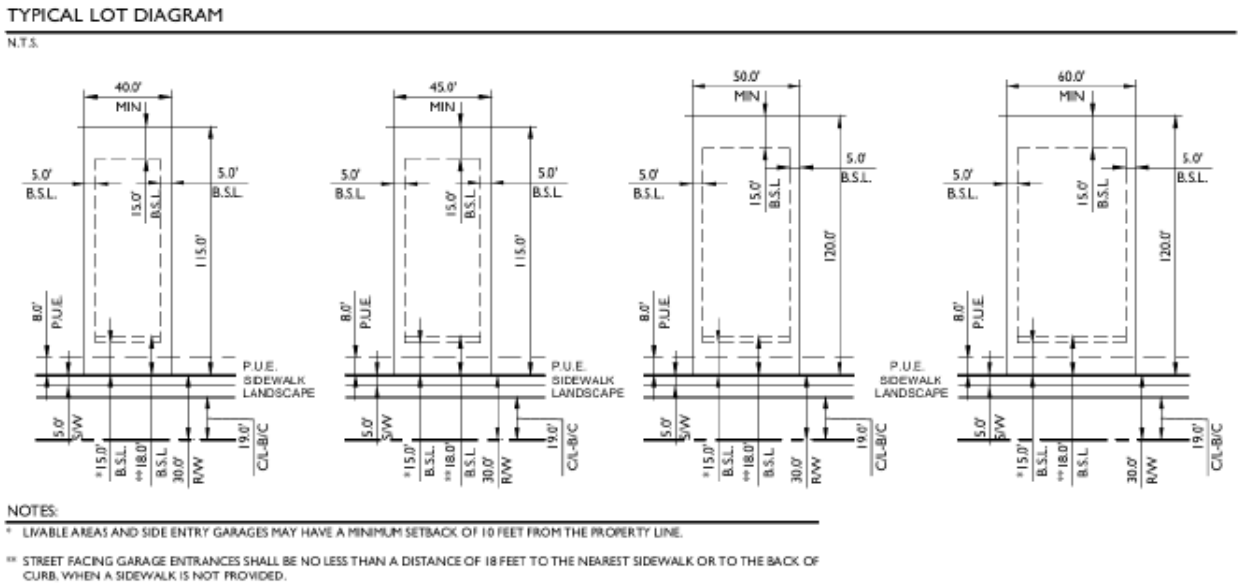
A. Conceptual Development Plan

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.

The development program is summarized below:

Proposed Typical Lot/Development Standards – Sunrise Ranch



B. Circulation

The Sunrise Ranch circulation system is designed to provide safe, intuitive, and multimodal access throughout the community. The internal roadway network includes collector streets that establish primary east-west and north-south movement, with local streets feeding into residential clusters. All collectors include detached sidewalks and a formalized tree canopy to support walkability and shade.

Vehicular access is provided at key connection points along Smith-Enke Road, with two (2) primary full-access entries and a secondary point of ingress and egress at the northeast corner of the Site. These access points ensure emergency service coverage, traffic dispersion, and long-term connectivity to future developments to the east and south, with the integration of two (2) City required roundabouts to be located on the southeastern and southwestern boundary further enhances the visibility and provides safe circulation to and from the Site.

A comprehensive trail and sidewalk system interconnects all open spaces, residential neighborhoods, and the future medium/high-density residential parcel. This system integrates with landscape corridors and parkways, supporting a high degree of pedestrian mobility and non-motorized circulation. (See **Tab B**: Circulation Plan for Sunrise Ranch)

C. Open space/Trails/Connectivity

Open space is a defining feature of the Sunrise Ranch PAD and is distributed strategically throughout the community to support both function and lifestyle. The PAD allocates approximately 50.81-acres, or 34% of gross of the Site is open space for drainage corridors, retention basins, pedestrian corridors, and passive park spaces to include:

- Landscaping shall be installed along SR238/Smith Enke, when improvements are completed.
- A continuous multi-use trail system with connectivity to each residential parcel.

- 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.

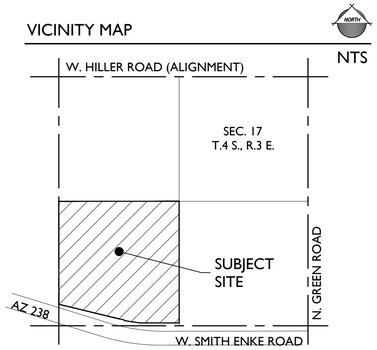
8. Conclusion

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
Josh.Hannon@epsgroupinc.com

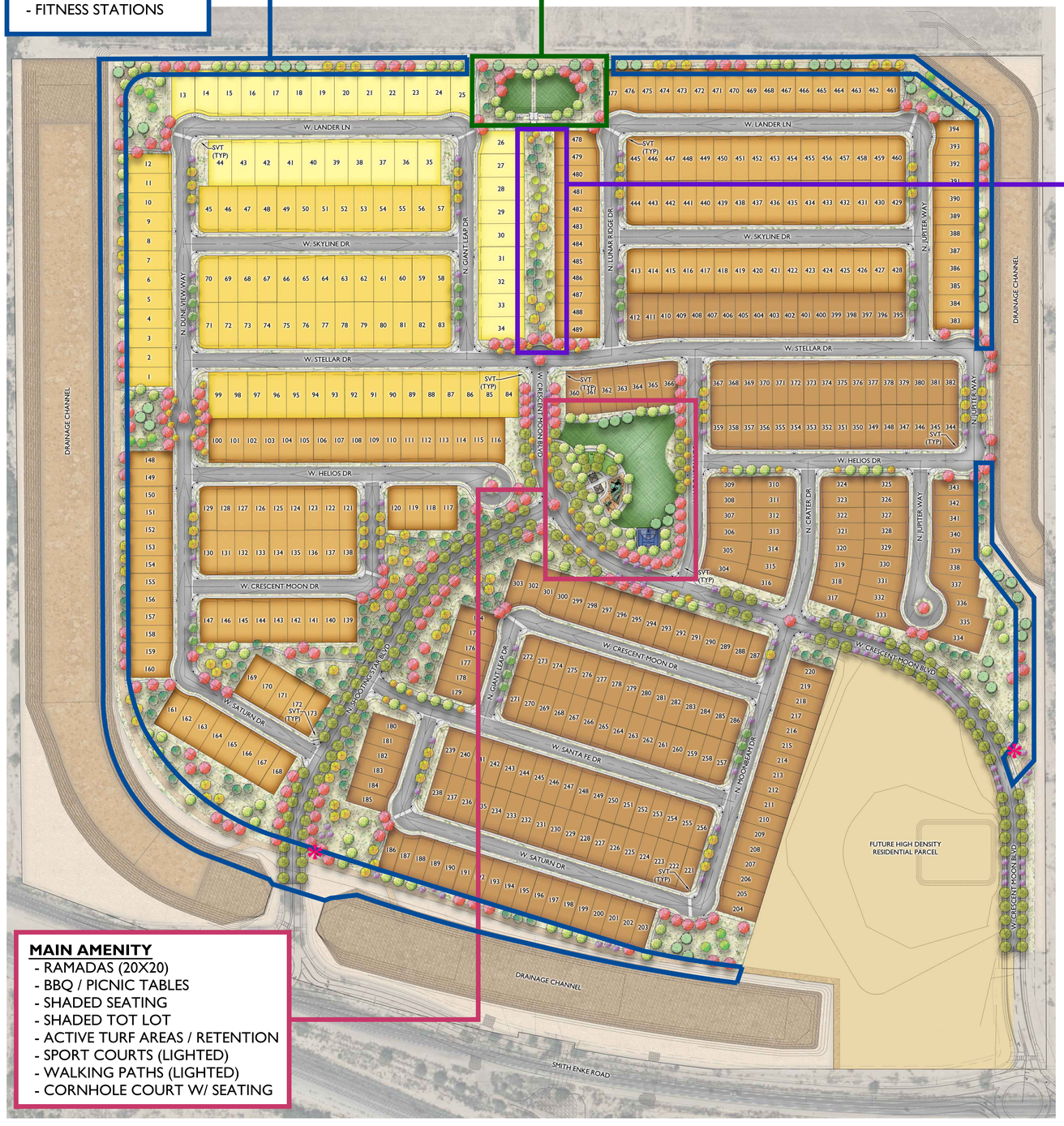


EPS GROUP

DRAINAGE CORRIDOR
- MULTI-USE TRAIL
- FITNESS STATIONS

DOG PARK
- LARGE DOG & SMALL DOG AREAS
- ACTIVE TURF AREAS
- SHADED SEATING
- LIGHTING
- WATER STATION
- DOGI-POTS

INTERNAL OPEN SPACE / TRAIL CORRIDOR
- TRAIL CONNECTION WITHIN COMMUNITY AND TO PARKS
- SHADE TREES
- SEATING NODES
- LIGHTING



MAIN AMENITY
- RAMADAS (20X20)
- BBQ / PICNIC TABLES
- SHADED SEATING
- SHADED TOT LOT
- ACTIVE TURF AREAS / RETENTION
- SPORT COURTS (LIGHTED)
- WALKING PATHS (LIGHTED)
- CORNHOLE COURT W/ SEATING

NORTH

0' 75' 150' 300'

SCALE: 1" = 150'-0"

LEGEND

MONUMENTS

ENTRY MONUMENT

TURF / INERT MATERIALS

Cynodon dactylon 'Midiron' Midiron Sod

Planting Area
Decomposed Granite
Color: Carmel
¾" 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

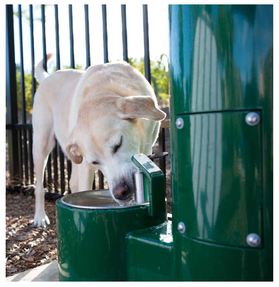

SHADED PLAY STRUCTURE

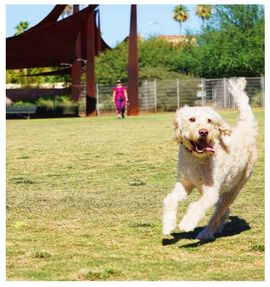

HALF BASKETBALL COURT


PARK BBQS

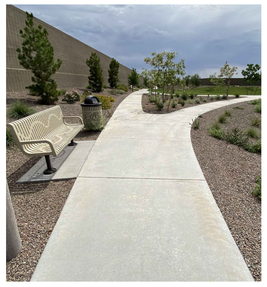

ARTIFICIAL TURF GAME LAWN

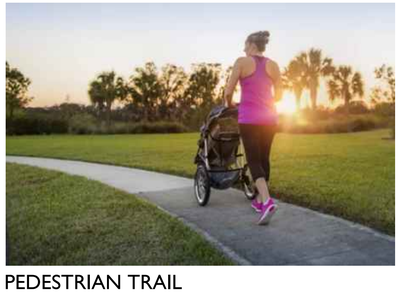

RAMADA WITH PICNIC TABLE


PET WATER STATION


DOG PARK


FITNESS STATIONS


PASEO TRAIL


PEDESTRIAN TRAIL


ACTIVE TURF


MULTI-USE TRAIL

NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

21-0943

Dozerland, LLC | Sunrise Ranch | City of Maricopa, AZ | Illustrative Landscape Master Plan

L-1.01
12.17.2025

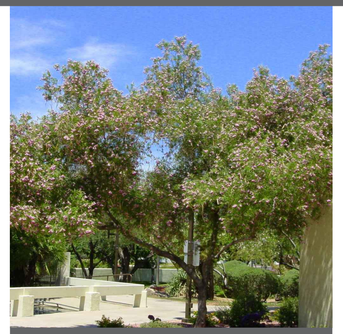
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALIZA E. SABIN
Date Signed 12-17-25
ARIZONA, U.S.A.

EPS GROUP

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

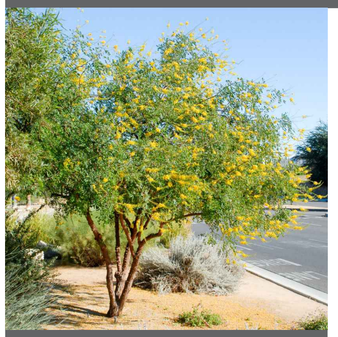


Rosmarinus officinalis 'Huntington Carpet'
Huntington Carpet Rosemary



Lantana x 'New Gold'
New Gold Lantana

PASEOS



Caesalpinia cacalaco 'Smoothie'
Thornless Cascalote



Eucalyptus papuana
Ghost Gum



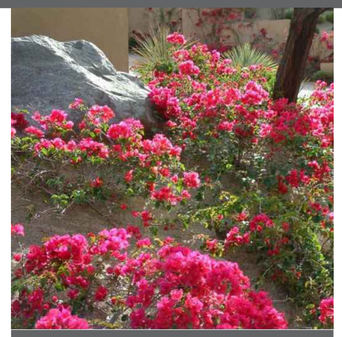
Pistacia chinensis 'Red Push'
Red Push Pistache



Ulmus parvifolia
Evergreen Elm



Agave geminiflora
Twin-flowered Agave



Bougainvillea 'La Jolla'
La Jolla Bougainvillea



Caesalpinia pulcherrima
Red Bird of Paradise



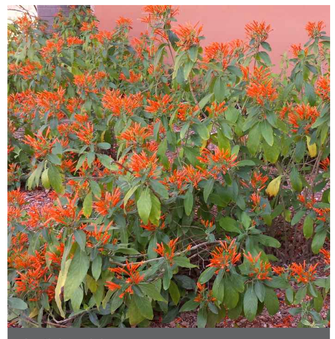
Callistemon x 'Little John'
Dwarf Callistemon



Convolvulus cneorum
Bush Morning Glory



Hesperaloe funifera
Giant Hesperaloe



Justicia spicigera
Mexican Honeysuckle



Leucophyllum candidum 'Thunder Cloud'
Thunder Cloud Sage



Ruellia peninsularis
Desert Ruellia

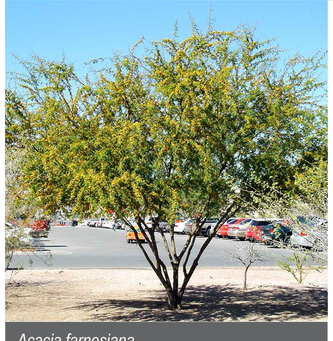


Simmondsia chinensis
Jojoba

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 12-17-25
ARIZONA U.S.A.

EPS GROUP

PARKS



Acacia farnesiana
Sweet Acacia



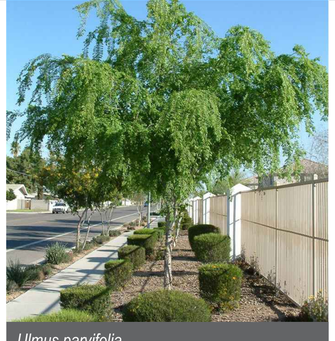
Acacia salicina
Willow Acacia



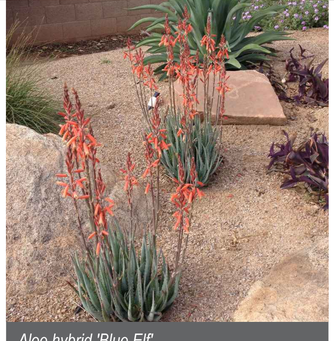
Fraxinus velutina
Velvet Ash



Parkinsonia x 'Sonoran Emerald'
Sonoran Emerald Palo Verde



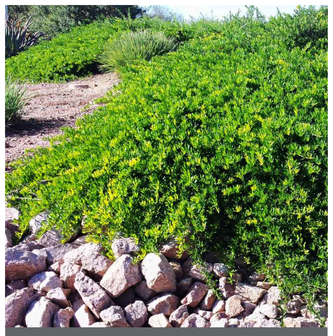
Ulmus parvifolia
Chinese Evergreen Elm



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



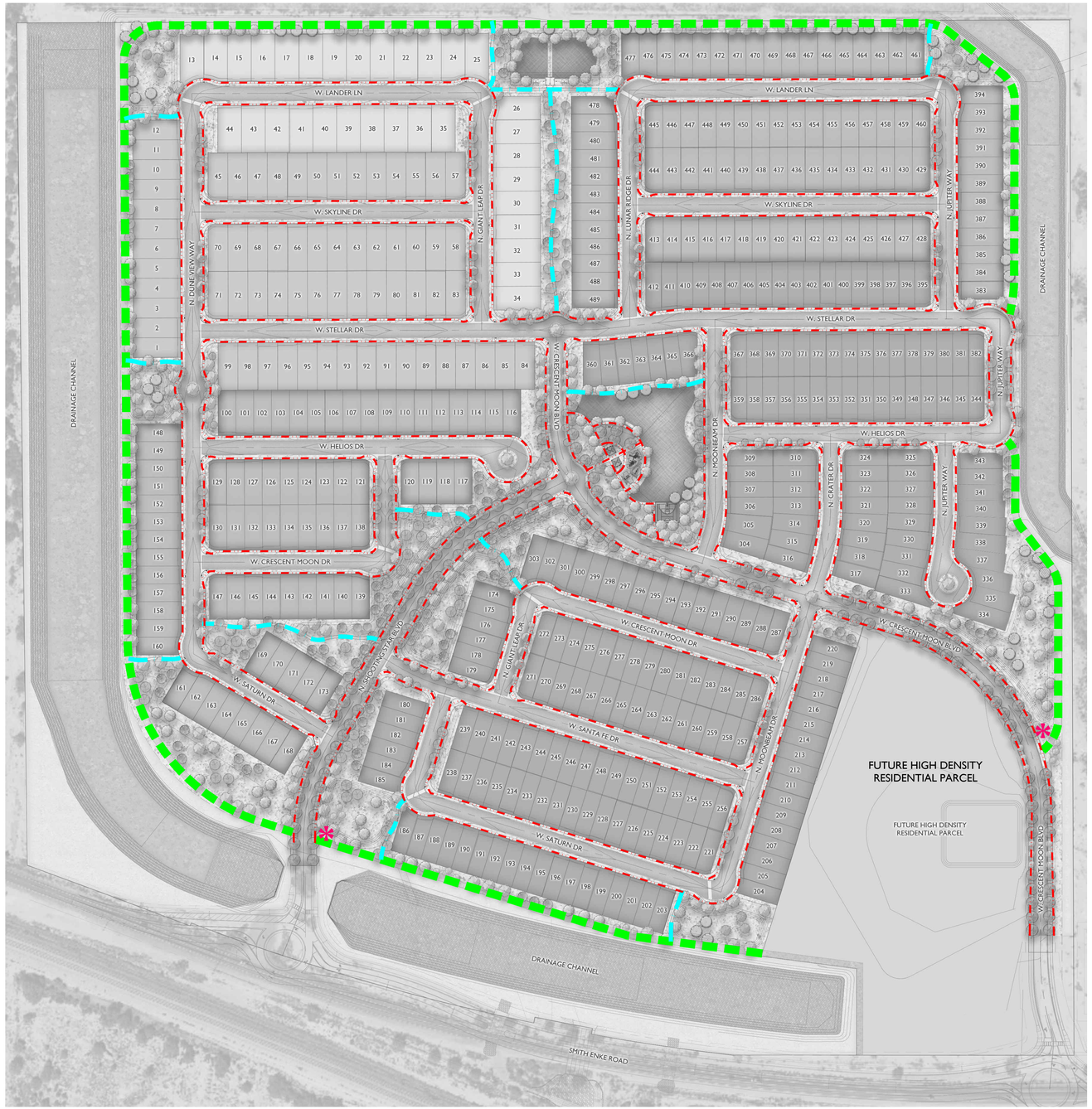
Tecoma stans 'Gold Star'
Yellow Bells



Tecoma x 'Sparky'
Sparky Tecoma

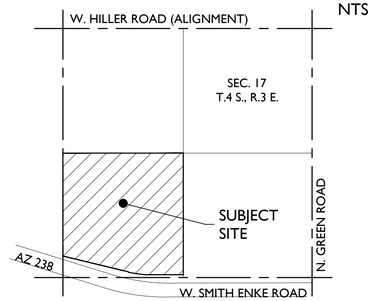
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E.
SABIN
Date Signed 12-17-25
ARIZONA U.S.A.

EPS GROUP



VICINITY MAP

NTS



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



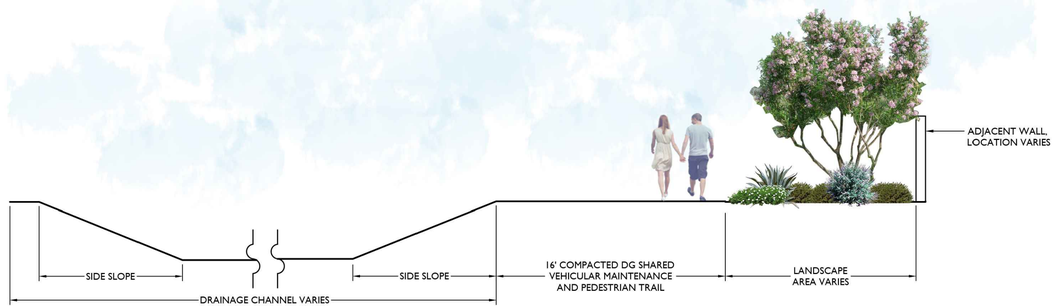
16' COMPACTED DG SHARED VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL



6' CONCRETE PEDESTRIAN TRAIL



5' PEDESTRIAN SIDEWALK



1 CIRCULATION PLAN

NORTH

0' 75' 150' 300'

SCALE: 1" = 150'-0"

2 DRAINAGE CHANNEL / TRAIL SECTION

Scale: 1" = 5'-0"

21-0943

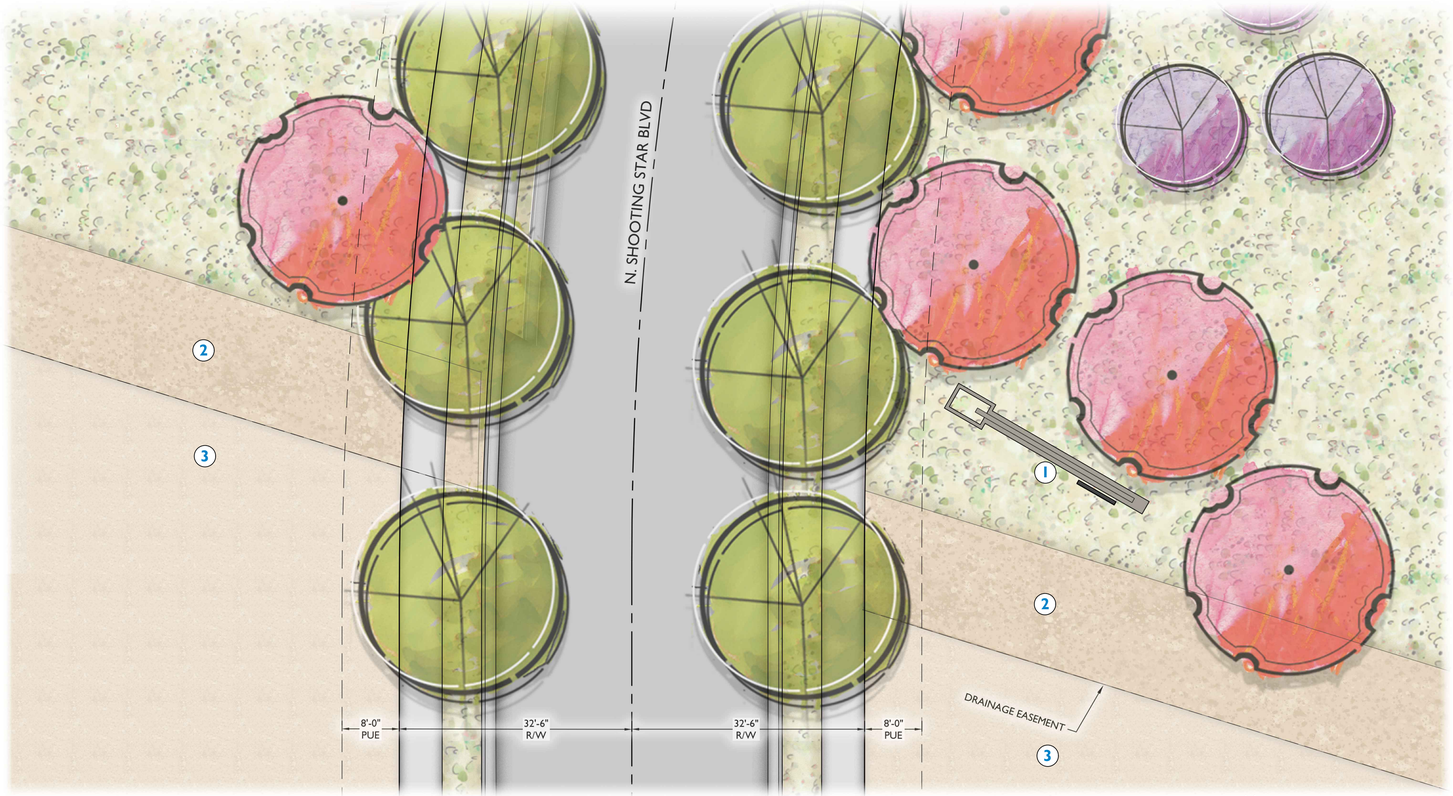
Dozerland, LLC | Sunrise Ranch | City of Maricopa, AZ | Circulation and Trail Plan

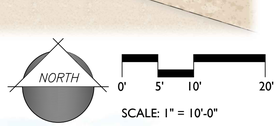
L-1.04

12.17.2025

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 12-17-25 ARIZONA U.S.A.

EPS GROUP





SCALE: 1" = 10'-0"

KEYNOTES

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

PLANT LEGEND

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

SHRUBS/ACCENTS	COMMON NAME	SIZE
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 hygrophana '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

GROUNDCOVERS	COMMON NAME	SIZE
Eremophila glabra 'Mingenew Gold'	'Mingenew 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

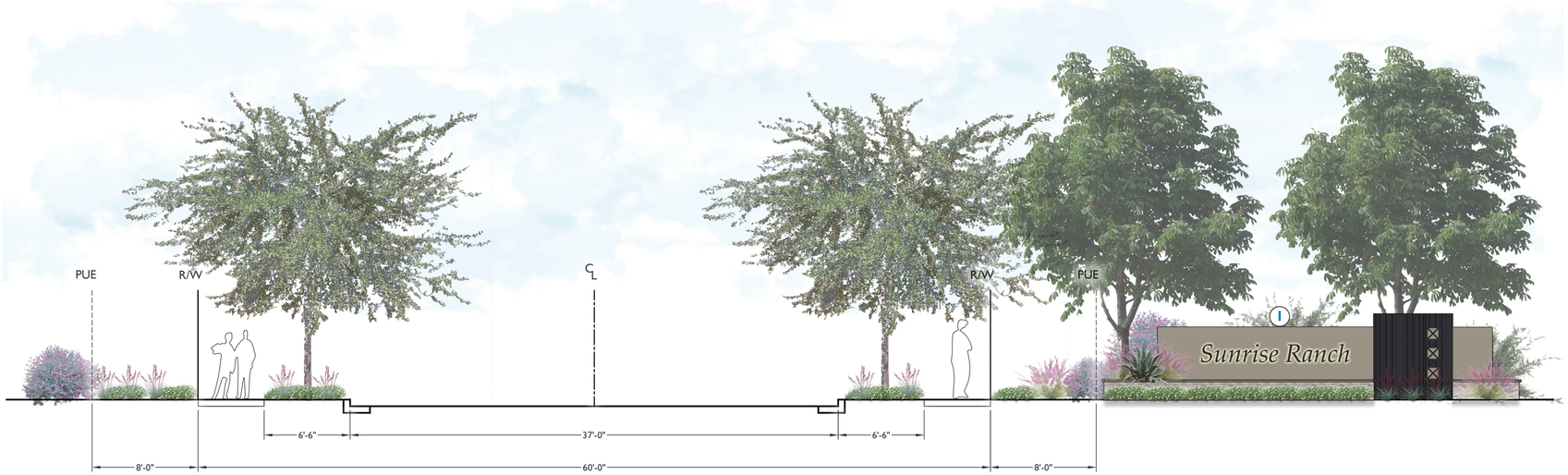
TURF / INERT MATERIALS

Cynodon dactylon 'Midiron'
Midiron Sod

Planting Area
Decomposed Granite
Color: Carmel
½" 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

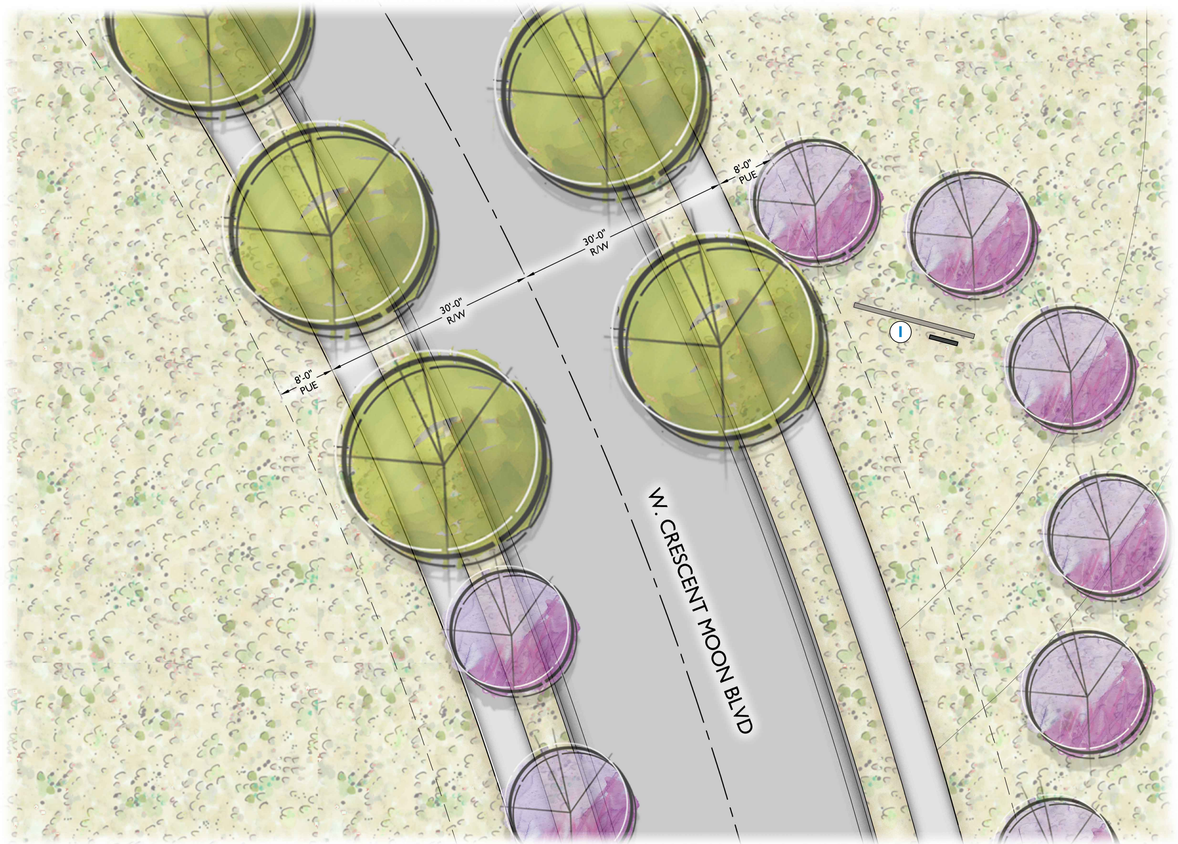


1 SOUTH ENTRY ELEVATION (N. SHOOTING STAR BLVD)

Scale: 1" = 5'-0"

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 12-17-25
ARIZONA U.S.A.

EPS GROUP



SCALE: 1" = 10'-0"

KEYNOTES

1. SECONDARY ENTRY MONUMENT

PLANT LEGEND

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

SHRUBS/ACCENTS	COMMON NAME	SIZE
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 hygrophana '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

GROUNDCOVERS	COMMON NAME	SIZE
Eremophila glabra 'Mingenew Gold'	'Mingenew 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

TURF / INERT MATERIALS

Cynodon dactylon 'Midiron'
Midiron Sod

Planting Area
Decomposed Granite
Color: Carmel
¼" 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"

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E.
SABIN
Date signed 12-17-25
ARIZONA, U.S.A.

EPS GROUP



SCALE: 1" = 30'-0"



HALF BASKETBALL COURT



RAMADA WITH PICNIC TABLE



PLAY STRUCTURE



ACTIVE TURF



WALKING PATH

NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

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

SHRUBS/ACCENTS	COMMON NAME	SIZE
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 hygrophana '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

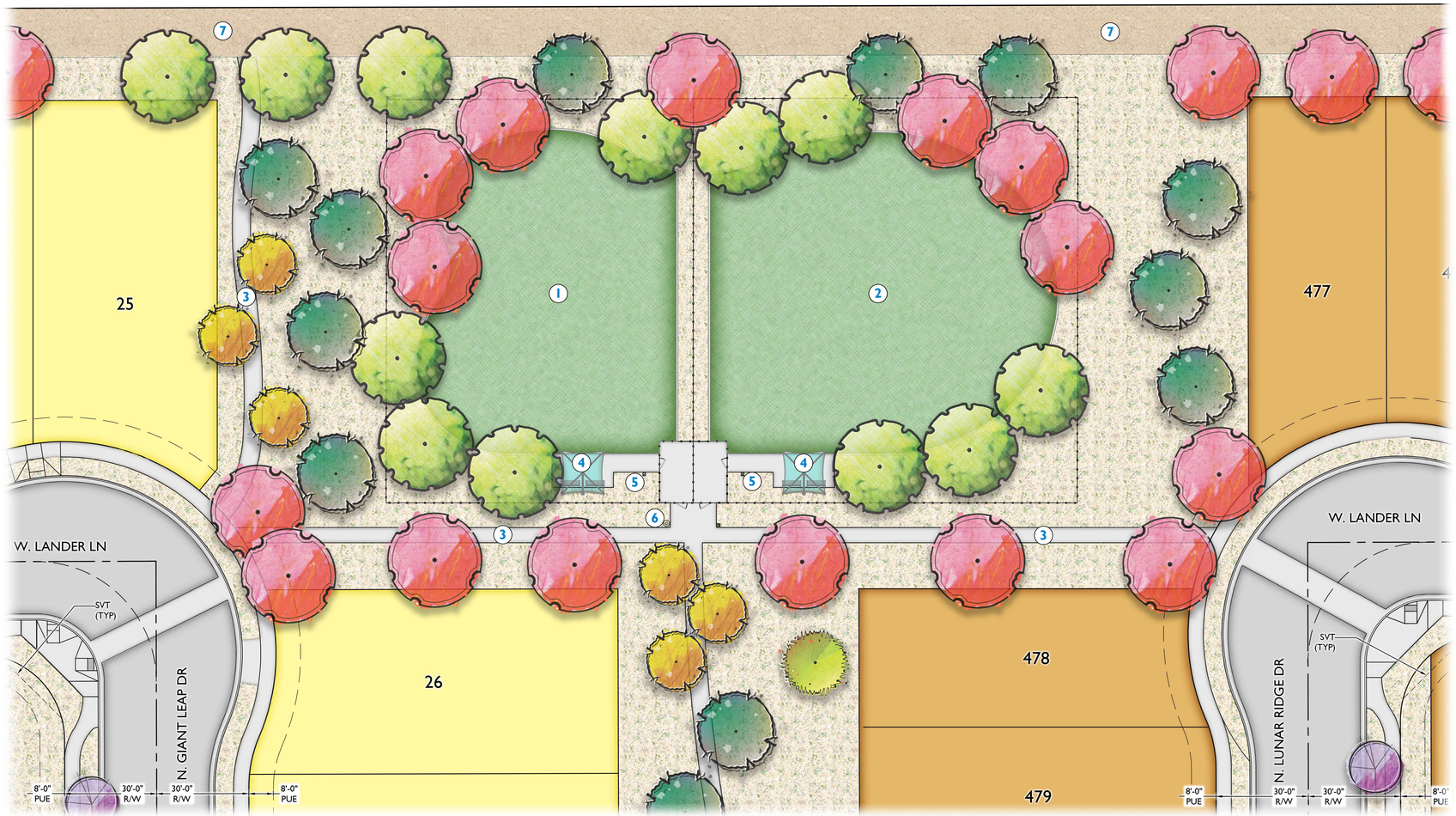
GROUNDCOVERS	COMMON NAME	SIZE
Eremophila glabra 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Rosmarinus officinalis 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

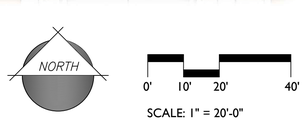
TURF / INERT MATERIALS

- Cynodon dactylon 'Midiron' Midiron Sod
- Planting Area — Decomposed Granite, Color: Carmel, ½" 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

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 45568 — AUZA E. SABIN — Date Signed 12-17-25 — STATE OF ARIZONA

EPS GROUP





0' 10' 20' 40'

SCALE: 1" = 20'-0"



DOG PARK



UMBRELLA SHADE STRUCTURE



DOGIPOT



DOG PARK FENCE





NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

PLANT LEGEND

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

SHRUBS/ACCENTS	COMMON NAME	SIZE
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 hygrophana '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

GROUNDCOVERS	COMMON NAME	SIZE
Eremophila glabra 'Mingenew Gold'	'Mingenew 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

TURF / INERT MATERIALS

Cynodon dactylon 'Midiron'
Midiron Sod

Planting Area
Decomposed Granite
Color: Carmel
¼" Screened, 2" Depth, Min. OAE

Drainage Channel
Native
To Be Verified During Final Design

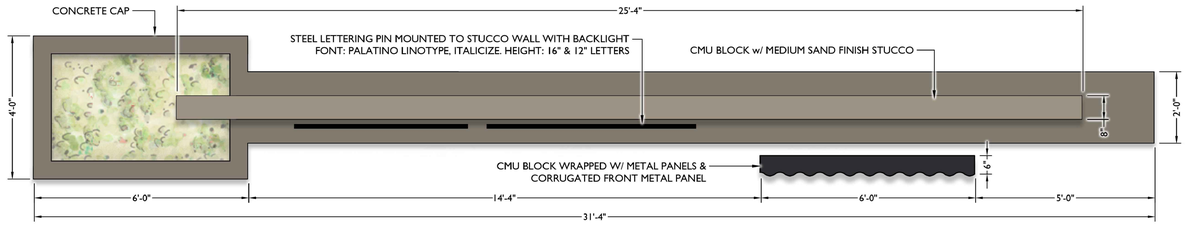
Drainage Channel
Rip Rap
Refer to Civil
To Be Verified During Final Design

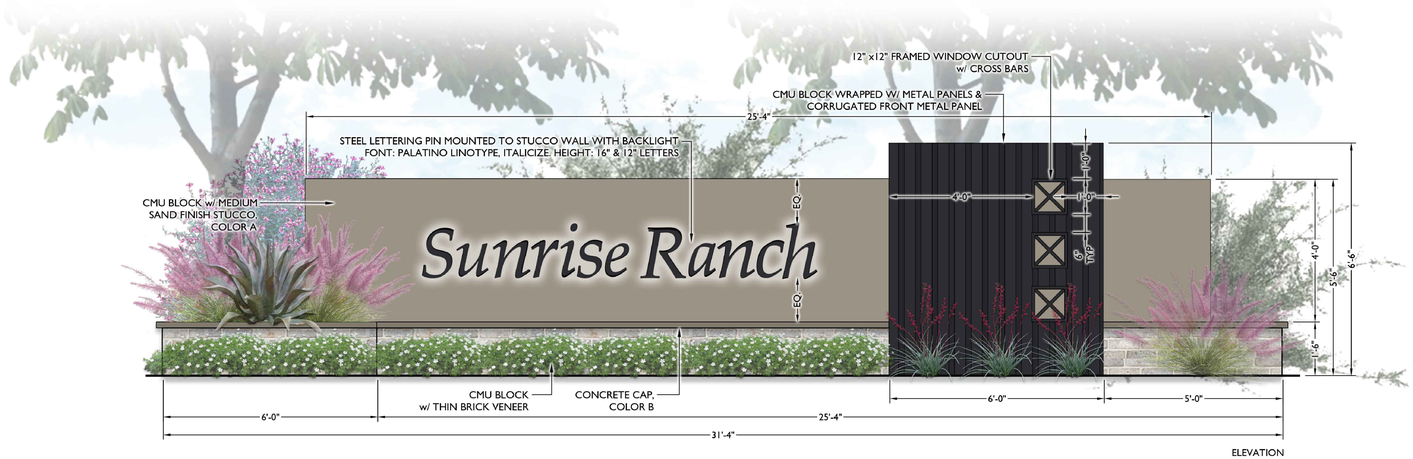
KEYNOTES

1. 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

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 12-17-25
ARIZONA, U.S.A.

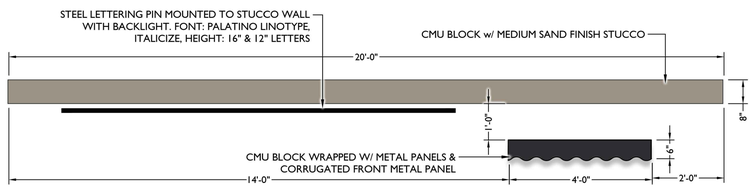
EPS GROUP

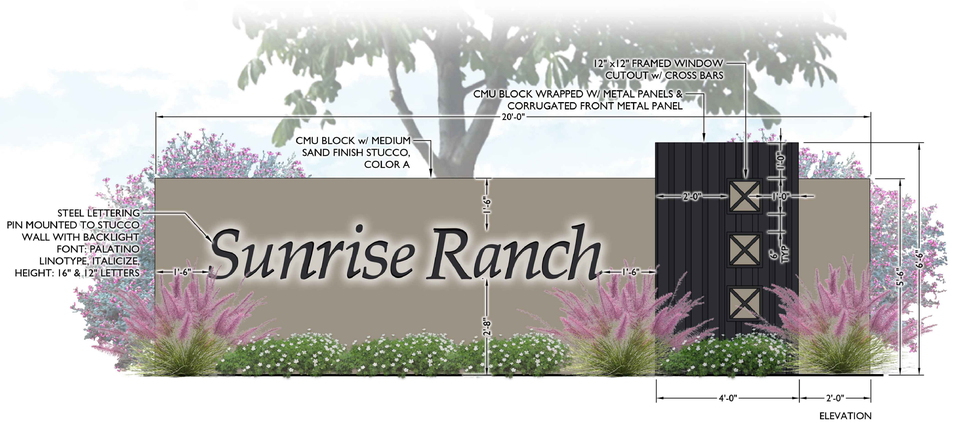




1 PRIMARY ENTRY MONUMENT

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



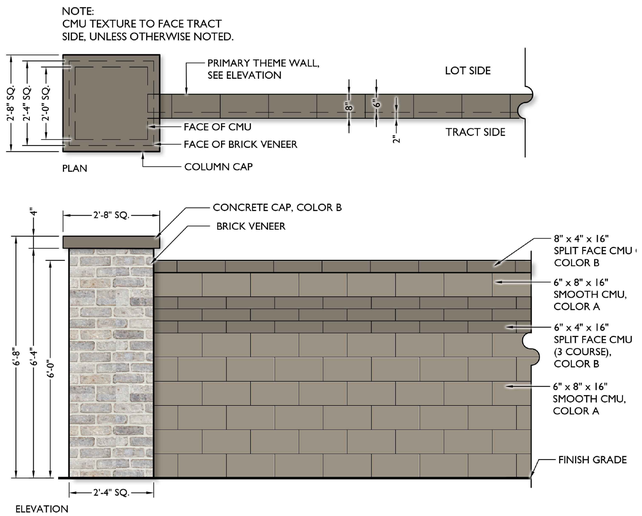
BRICK VENEER
Sandmold Series. Color: Greenwich
By McNear, OAE



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

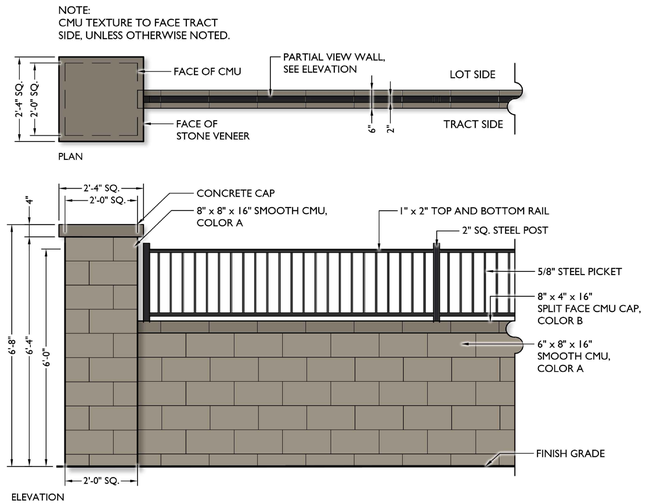
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EPS GROUP



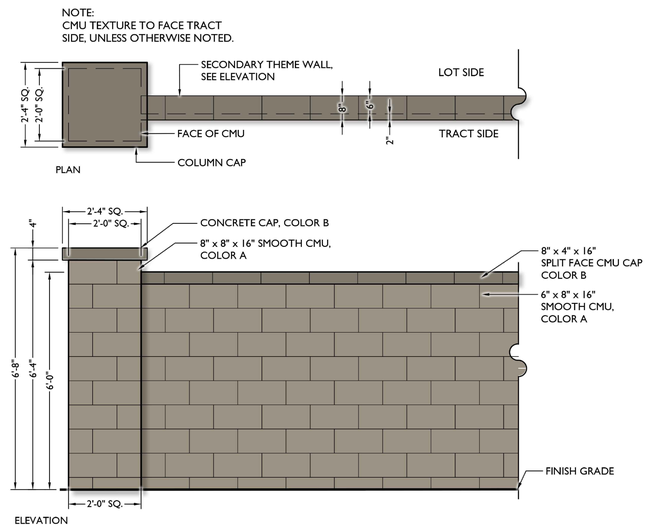
1 PRIMARY THEME WALL

Scale: 1/2" = 1'-0"



3 PARTIAL VIEW WALL

Scale: 1/2" = 1'-0"



2 SECONDARY THEME WALL

Scale: 1/2" = 1'-0"



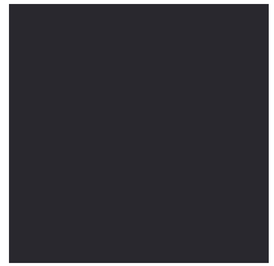
COLOR A
Color: SW 7504 Keystone Gray
By Sherwin Williams, OAE



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



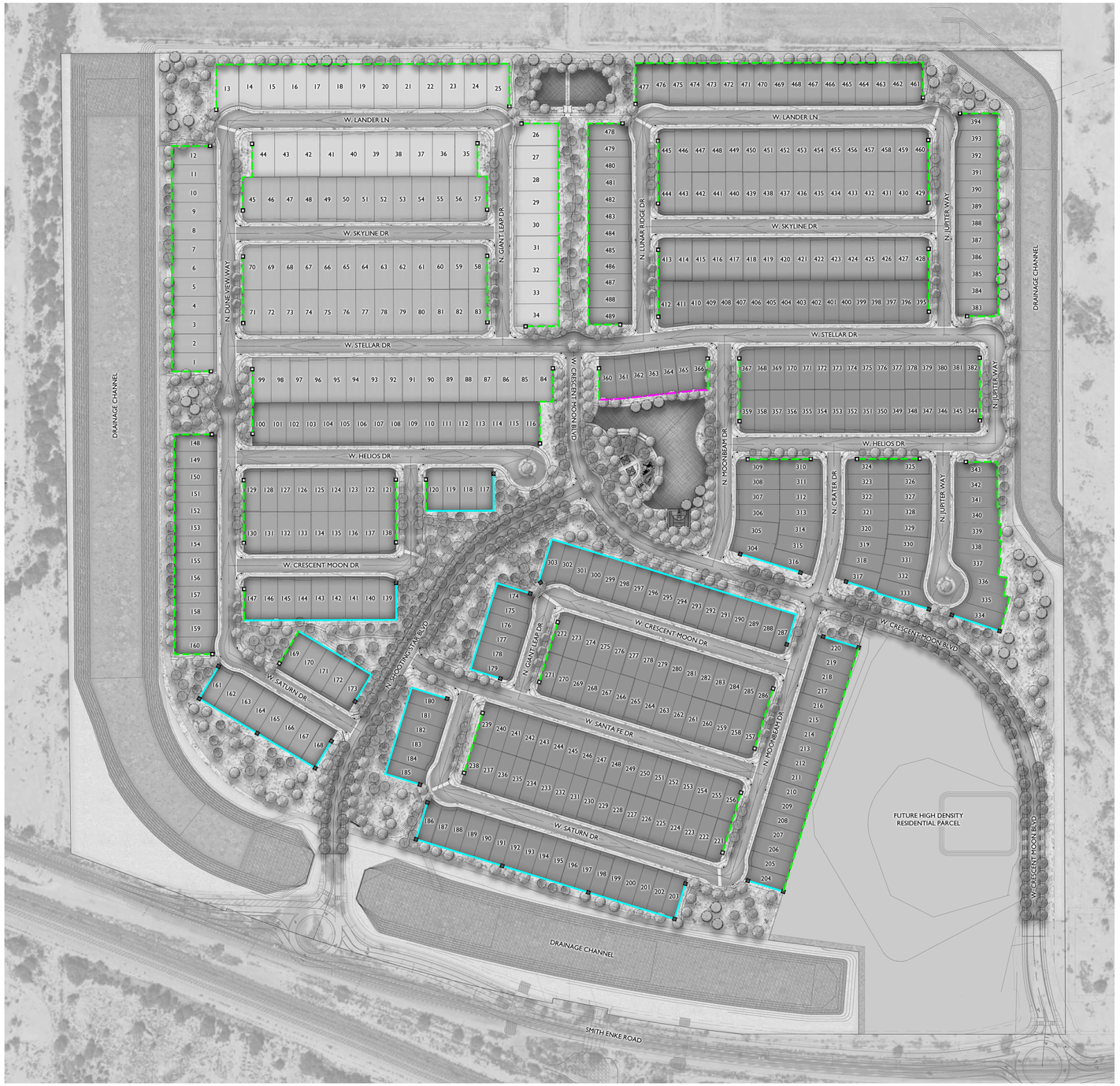
BRICK VENEER
Sandmold Series. Color: Greenwich
By McNear, OAE



STEEL
Color: Powder Coat RAL 9011
Graphite Black

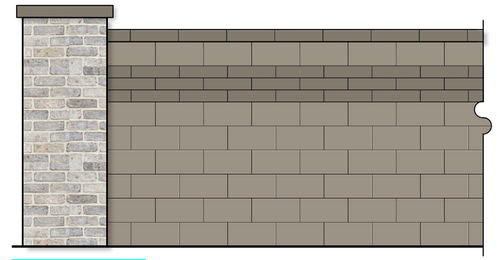
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EPS GROUP

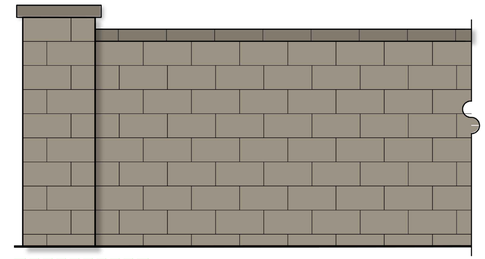


WALLS LEGEND

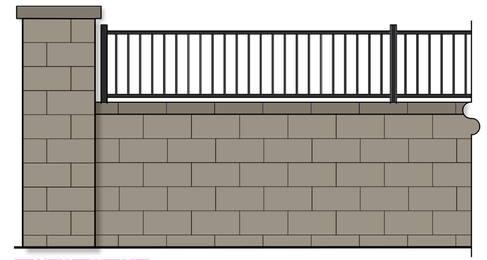
SYMBOL	ITEM
⊠	PRIMARY THEME COLUMN
□	SECONDARY COLUMN
———	PRIMARY THEME WALL
- - - -	SECONDARY THEME WALL
—·—·—	PARTIAL VIEW WALL



PRIMARY THEME WALL



SECONDARY THEME WALL



PARTIAL VIEW WALL

NORTH

0' 75' 150' 300'

SCALE: 1" = 150'-0"

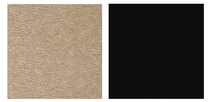
21-0943

Dozerland, LLC | Sunrise Ranch | City of Maricopa, AZ | Conceptual Wall Plan

L-4.01
12.17.2025

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E.
SABIN
Date Signed 12-17-25
ARIZONA U.S.A.

EPS GROUP



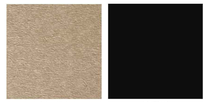


VICTOR STANLEY
STYLE: EVA 6' BENCH
FRAME: BLACK, SLATS: WHEAT





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



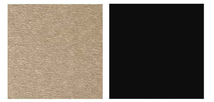


VICTOR STANLEY
STYLE: 6' RECTANGULAR PICNIC TABLE #CM-56
FRAME: BLACK, SLATS: WHEAT (RECYCLED)





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



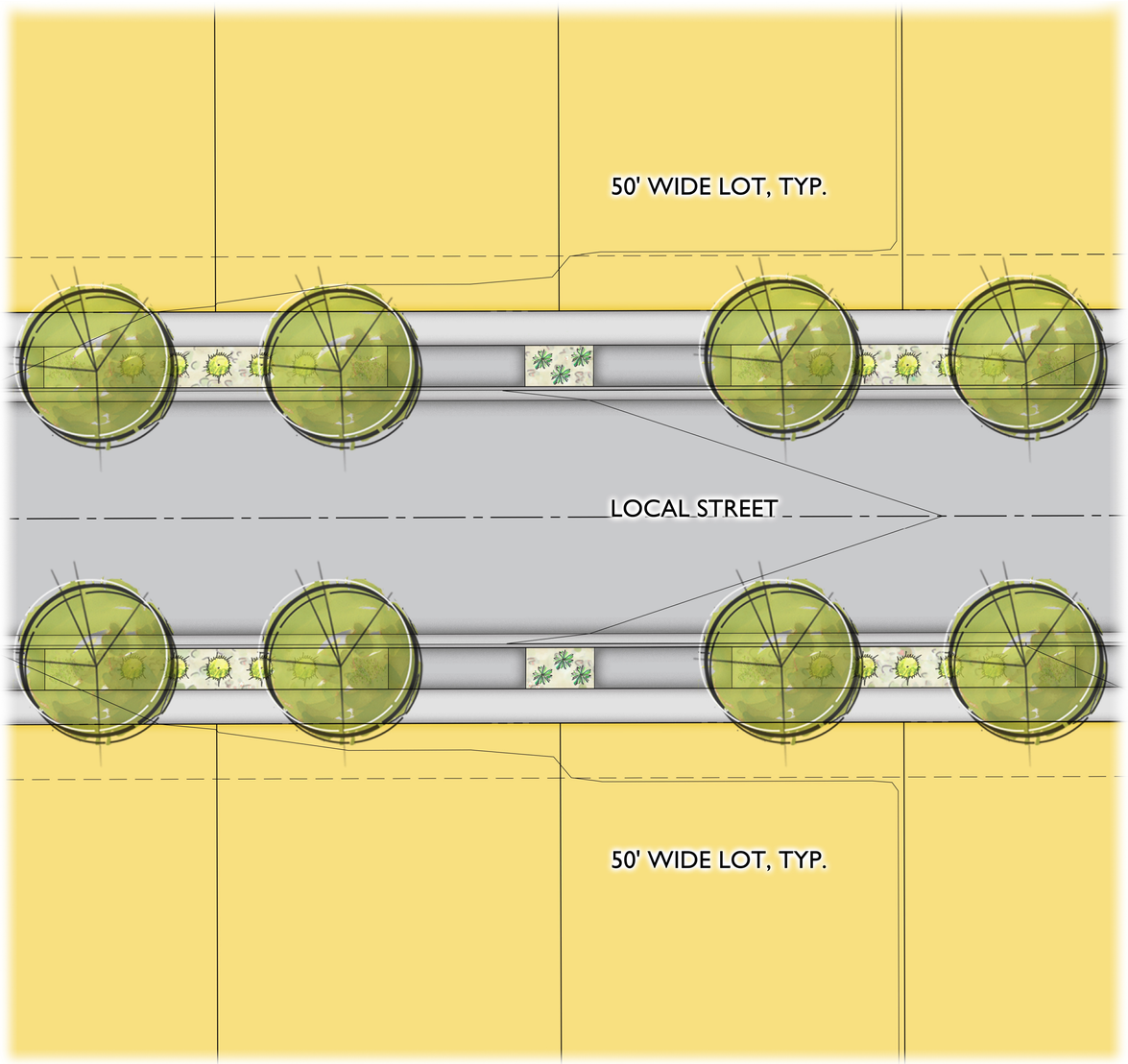
STEEL PANEL
Corrugated Wall Panel. COLOR: Matte Black.
BY MCELROY, OAE



STEEL
COLOR: Powder Coat RAL 9011
Graphite Black

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
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SABIN
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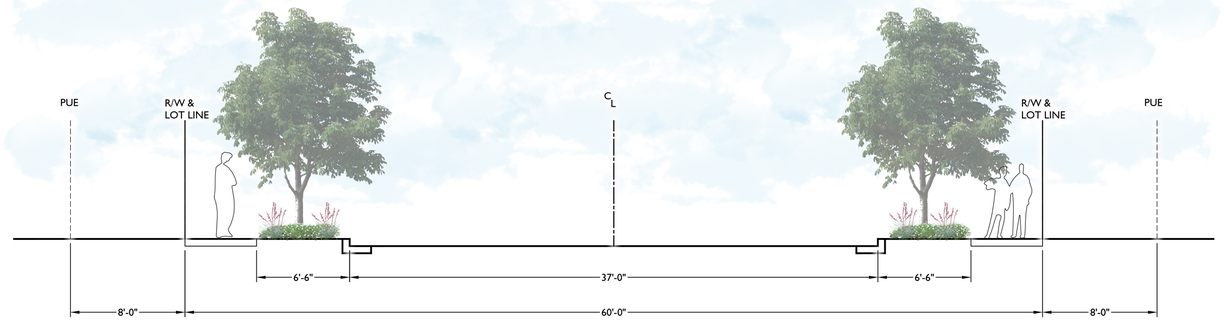
FRONT OF LOT PLANTING

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.
2. ADJUSTMENTS TO BE MADE FOR UTILITY CONFLICTS.

PLANT LEGEND - LOCAL STREET IN FRONT OF HOME

SCIENTIFIC NAME	COMMON NAME	SIZE
TREES		
Acacia farnesiana	Podless Sweet Acacia	24" Box
Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box
Chilopsis linearis 'Lucretia Hamilton'	Desert Willow	24" Box
SHRUBS/ACCENTS	**COMMON NAME**	**SIZE**
Convolvulus cneorum	Bush Morning Glory	1 Gal
Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe	5 Gal
GROUNDCOVERS	**COMMON NAME**	**SIZE**
Eremophila glabra 'Mingenew Gold'	'Mingenew 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



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

1 TYPICAL FRONT OF LOT PLANTING - PLAN

NORTH

0' 5' 10' 20'

SCALE: 1" = 10'-0"

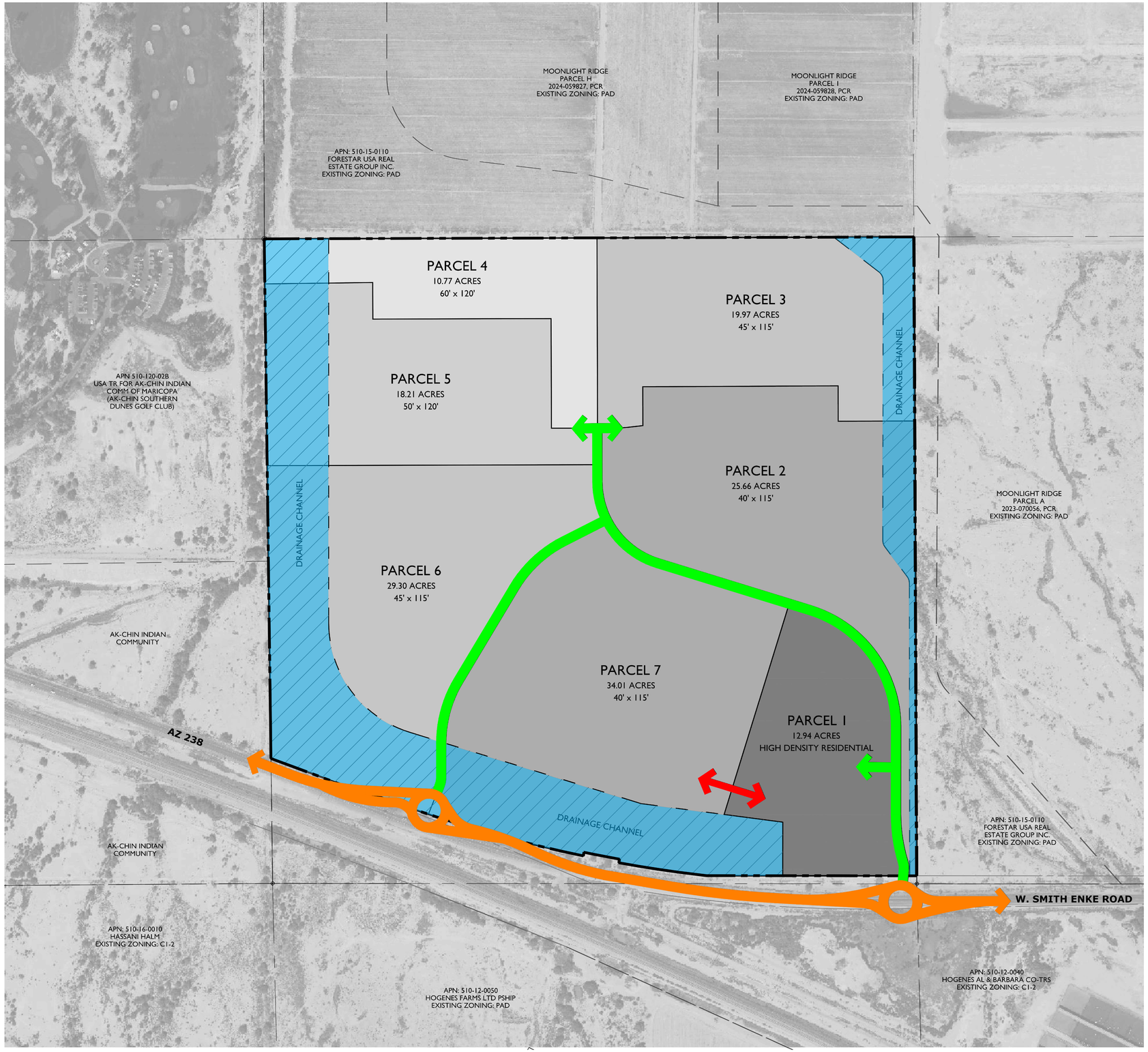
REGISTERED LANDSCAPE ARCHITECT
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ALIZA E. SABIN
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ARIZONA U.S.A.

EPS GROUP

Tab B

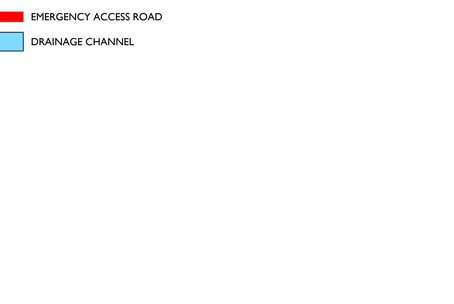
CIRCULATION PLAN
FOR
SUNRISE RANCH

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

N.T.S.



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

NORTH

200 0 200 400
scale feet

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:
Sunrise Ranch
City of Maricopa, Arizona
Circulation Plan

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

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0943
CP01
Sheet No.
1
of 1

21-0943 - Sunrise Ranch
Dec 17, 2025 3:14pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - Circulation Plan.dwg
jjuarez

Tab C

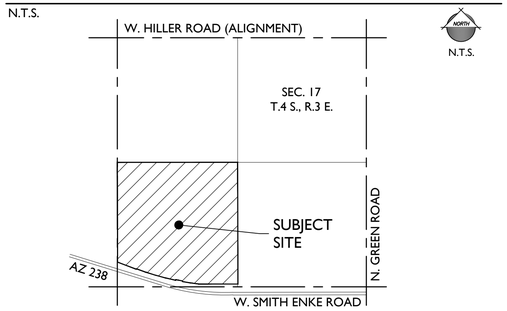


OPEN SPACE PLAN
FOR
SUNRISE RANCH

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

N.T.S.



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MESA, AZ 85201
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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
- PARCEL BOUNDARY
- OPEN SPACE TRAIL CONNECTIVITY
- LOCAL STREET SIDEWALK CONNECTIVITY
- NEIGHBORHOOD OPEN SPACE

NORTH

200 0 200 400
scale feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

Project:
Sunrise Ranch
City of Maricopa, Arizona

Open Space Plan

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

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ARIZONA811
Arizona Blue Stake, Inc.
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Designer: JH
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Job No.
21-0943
OS01

Sheet No.
1
of 1

21-0943 - Sunrise Ranch

Dec 17, 2025 5:44pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - Open Space Plan.dwg
dhughes