

Province Parcel 3

Preliminary Plat Application Narrative

Development Team:

Developer/Home Builder: Meritage Homes

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Preliminary Plat Application Narrative:
CITY OF MARICOPA, ARIZONA
Submittal: March 2, 2015

1.0 INTRODUCTION

This request is for the submittal of the Preliminary Plat for the development of Province Parcel 3.

Parcel 3 is part of the Province Master Plan & PAD Development, of which much has already been constructed. The Province Master Plan is a gated community consisting 14 Parcels and is bounded by Smith-Enke Road on the north, Honeycutt Road on the south, Porter Road on the east and the Santa Rosa Wash on the west. Parcel 3 is located at the northwest corner of the community. Parcel 3 is bounded by Smith-Enke Road to the north, Parcel 1 (lake) to the east, and Parcel 2 (lake) to the south & west.

The proposed layout includes 11 Lots (60' x 110'), 2 Lots (60' x 97'-110'), 6 Lots (70' x 110') and 1 Lot (100' x 100' min), for a total of 20 Lots on 6.092 acres. The gross density is 3.45 units per acre.

Access to this site will be off of Province Parkway and roadway has been designed for a 28' wide B/C to B/C roadway with curb return already built.

Sewer service will be provided by Global Water – Santa Cruz Co. Water / Sewer currently serving the Province community.

Water service is proposed to be the local service provider Global Water - Palo Verde currently serving the Province community.