



Innovate to Elevate Lives

**Honeycutt Run
MOD Submittal
Project Narrative
March 27th, 2023**

Honeycutt Run (the Project) is a single-story multi-family development located at the Southeast corner of Honeycutt Road & Hartman Road. The development consists of 1 phase comprising 18.82 acres of land that is currently undeveloped. This phase will include 209 single family rental residential units with private streets.

An important aspect of the Project is the median break in Honeycutt Road needs to shift to the west. The change is required to provide a full movement entrance to the development. For this to happen, a change in ownership is required. Currently, the median is owned by the Tortosa HOA and the roadway is owned by the City of Maricopa. EPS is providing an MOD Plat showing the modifications to the median, along with the changes in ownership. The Tortosa HOA will be dedicating parts of the existing median to the City of Maricopa. In turn the City of Maricopa will be dedicating parts of the current Honeycutt Road right of way to the Tortosa HOA. The parts dedicated to the HOA will become part of the improved median.