

PROJECT NARRATIVE

FOR

THE TRAILS PHASE 2B

NWC HONEYCUTT ROAD & MURPHY ROAD

MARICOPA, ARIZONA

Prepared for:

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BOWMAN Project No. 090724

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I. PROJECT DESCRIPTION AND REQUEST

The Trails, the “project”, is a 286.56 acre Planned Area Development (PAD) located north of Honeycutt Road and east of in the City of Maricopa, Arizona. This PAD lies within Sections 21 and 28, Township 4 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County (see Exhibit 1 – Vicinity Map).

The entire PAD will be developed into a residential subdivision comprised of 1,052 lots in twelve parcels. The project will be developed in 3 phases. The first phase would include Parcels 1, 2, 3 and 12 along with the utility infrastructure necessary to allow the development of those parcels. The second phase would include Parcels 4, 9, 10 and 11. The third phase would include Parcels 5, 6, 7, and 8. The actual phasing may differ from the proposed phasing and if so, then it would be administratively approved by the City to ensure that it meets that City's minimum access, utility, health and safety requirements. This application is for the second phase consisting of four parcels.

The proposed Phase 2B construction consists of infrastructure for the improvement of 182 residential lots in lot sizes ranging from 6,600 square feet to 10,500 square feet resulting in a residential density of 4.43/DUA. Landscape/open space tracts with amenities are provided. All the lots and design elements of The Trails subdivision conform to PAD and/or the development standards of the City's Zoning Code.

There will be a final plat associated with phase 2A and 2B. Phase 2A will include parcels 4, and 11. Phase 2B will include parcels 5 and 9. The construction documents are developed as one package for all of phase 2. This request is for review by the City's Staff of the Phase 2B, 41 acre (gross) residential subdivision.

II. CONCLUSION

This submittal is consistent and compatible with the vision, goals and policies of the City of Maricopa. The infrastructure improvements that will occur as a result of the submittal will provide enhanced vehicular circulation and safety in the area and will help facilitate future growth and investment in Maricopa.

Communities Southwest and Bowman Consulting Group respectfully request your approval of this Application.