



PROJECT NARRATIVE
FOR
PROVINCE - PARCEL 10

SW CORNER OF SMITH-ENKE ROAD AND PORTER ROAD

CITY OF MARICOPA, ARIZONA

Prepared For:

MERITAGE HOMES

3275 W. Ina Road Suite 250
Tucson, Arizona 85741

Prepared by:

HILGARTWILSON

2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Phone: (602) 490-0535

February 2019
Project No. 1796.0101

INTRODUCTION

This request is for the submittal of re-plat and improvement plans for Parcel 10 of the existing Province Master Plan Development located at the southwest corner of Smith-Enke Road and Porter Road (the Project). The improvement plans were previously approved by the City of Maricopa (City) in 2007 and the Final Plat was recorded in 2008. Parcel 10 is 32.92 acres in size with 129 lots.

Minor modifications to the proposed lot layout for Parcel 10 will be completed. The recorded final plat has 129 60' x 85' minimum sized lots. The proposed site plan proposes 96 45' x 110' and 34 60' x 125' typical lot sizes (129 lots total). The introduction of 45' wide lots to this parcel is based on market conditions and will accelerate the sales and development of the Province community. The reduction in lot width from the platted 60' to a combination of 45' and 60' wide product also affords the opportunity to provide additional landscaped corridors and trails which are highly sought after in the Community. The street network for the Project is generally the same as previously platted.

The zoning allows for 45' wide lots with setbacks of 5' (10' total). The open space provided is greater than previously platted. As such, the proposed site plan is in general conformance with the PAD.

Friendly Place will be constructed as part of Parcel 8, therefore no additional offsite improvements are anticipated for Parcel 10.