

## **CONSTRUCTION PROJECT NARRATIVE**

40521 W MAGNOLIA ROAD, MARICOPA, AZ 85138

RE: Proposed changes to lot use

Rezone Residential mixed-use property to operate a commercial business by application per City of Maricopa requirements.

- a. Pre-application filed 12/2019
- b. Complete site plan per city example
- c. Provide a Title Report
- d. Provide a ALTA Survey
- e. Provide a Drainage report
- f. Provide a WAPA application and approval
- g. Provide a Traffic report
- h. Provide a Geotechnical report
- i. Obtain Will-serve letters from utility providers
  - i. Global Water
  - ii. Electrical District #3

Project:

It is the intent of the owners to rezone the property to operate their small business "Kooline Plumbing llc" administration office and material storage in storage building per the site plan.

1. Phase 1
  - a. Complete all City required documents
  - b. Complete CPP processes
2. Phase 2
  - a. Dispose of all existing debris from lot and bring property to proper grade for drainage.
  - b. Remove and install new fencing
  - c. Verify and locate all required utilities on site
  - d. Prepare site for new modular office
3. Phase 3
  - a. Place modular office on property and secure it
  - b. Install stair landing and ADA ramp
  - c. Connect to utilities
  - d. Install ground cover for dust control and parking
4. Phase 4
  - a. Install ADA parking pad with marking and curbing
  - b. Install parking landing
  - c. Install fire control systems
  - d. Install lighting
5. Phase 5
  - a. Install landscaping watering systems
    - i. Irrigation backflow
  - b. Install landscaping and drainage
  - c. Install signage