



## Project Narrative

<b>Description:</b>	The proposed project consists of minor interior remodel of the dining area, restrooms, service area, and back of house. The exterior facade will be updated with new materials. The site improvements consist of re-paving and re-striping the existing parking lot, with compliant accessible parking and access walks installed.
<b>Zoning Classification:</b>	C-Reg-Ser (Regional Service, Commercial)
<b>Existing Use:</b>	Existing site and surrounding sites are commercial.
<b>Construction Schedule:</b>	Construction will last for four weeks with site work starting in the second week. Dining room will shut down on day one of construction and doesn't open back up until the end of construction. Drive-thru will remain open for the first week of construction and then shut down starting the second week until completion.
<b>Land/Building Profile:</b>	Existing Site Area: 53,311 square feet  Existing Building Area: 3,234 square feet  Existing Parking Count: 76 Spaces (3 are accessible Spaces)
<b>Signage:</b>	Existing signage post and frame to be repainted and reface/re-imaged. All signage is being submitted separately by the Owner's vendor, not under the guidance or review of ArcVision, Inc.
<b>Lighting:</b>	Existing site lighting to remain.
<b>Transportation Profile:</b>	Site has capacity for seventy six vehicles, though compliance with Plainfield ordinances allows for fifty nine parking spaces in which three are accessible spaces. The site is visible from Highway 267, with existing access off of Gateway Drive, which connects to other commercial properties/businesses adjacent to Hadley Road and Highway 267.
<b>Site Disturbance:</b>	No softscape will be replaced by proposed work. All plantings and areas disturbed by construction process have been addressed in the landscape plan(s), sheet C102.
<b>Financing:</b>	Private Funds.