



Project Narrative

- Description:** The proposed project consists of minor interior remodel of the dining area, restrooms, and service area. The exterior facade will be updated with new materials. The site improvements consist of re-paving and re-stripping the existing parking lot, with compliant accessible parking and access walks installed.
- Zoning Classification:** C-Reg-Ser (Regional Service, Commercial)
- Existing Use:** Existing site and surrounding sites are commercial.
- Construction Schedule:** Construction will last for five weeks with site work starting in the second week. Dining room will also be shut down in week two of construction. Drive-thru will remain open.
- Land/Building Profile:** Existing Site Area: 30,500 square feet
Existing Building Area: 2,759 square feet
Existing Parking Count: 34 Spaces (2 are accessible Spaces)
- Signage:** 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.
- Lighting:** Existing site lighting to remain.
- Transportation Profile:** Site has capacity for thirty six vehicles. The site is visible from East Main Street, with existing access off of the main road as well as two loop roads that connects to other commercial properties/businesses adjacent to East Main Street.
- Site Disturbance:** 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. A storage outbuilding is proposed to be built as an addition to the existing dumpster enclosure.
- Financing:** Private Funds.