

# PROJECT NARRATIVE FOR *CULVER'S RESTAURANT*

## 1.0 Introduction

The Culver's Restaurant (the Project) is a proposed 1.7 acre (approximate net area) site, located in Goodyear, Arizona at the southwest corner of the Van Buren Street and Estrella Parkway intersection. The Site lies within the Hudson Commons Master Plat (APN 500-10-852), in Lot 2 of the Minor Land Division dated June 16, 2018 that is currently under review by the City. The parcel is currently zoned as PAD, therefore no re-zone will be required. The Project includes the construction of a single story 6,300 square foot (approximate area) building with a drive-thru lane, a patio area, on-site water and sewer infrastructure, drainage improvements, and associated parking and landscape improvements. The Site will have two driveways, spacing approximately 320 feet apart, for access from Estrella Parkway.

The City of Goodyear is the water and sewer service provided for the Project. The proposed Project would connect to a planned 8-inch sewer line that runs along Estrella Parkway and flow south towards Yuma Road. A looped water system that connects to the 16-inch water main in Estrella Parkway is planned to serve the Site.

The current site is being utilized for farming. The Estrella Parkway alignment forms the Site's eastern boundary. Farmland forms the south and west boundaries of the Site, and Van Buren Street is the north boundary. Future single family is planned on the west, and a future gas station is planned on the south side of the Site.

The Project lies in flood hazard zone X, according the FEMA Flood Map 04013C2135L, and is not within a floodplain.

The Project lies within in northeast quarter of Section 7 of Township 1 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

## 2.0 Purpose

The purpose of this Project Narrative is to initiate improvements of the Project. Culver's Restaurant will consist of a Site Plan submittal, Civil Plan submittal, and Building Plan submittal. The proposed improvements will be constructed in a single phase.