



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Terrible's C-Store 41595 W Honeycutt Rd

The proposed project consists of a new ground up building of approximately 6,186 square feet, single story with a maximum building height of 32 feet and a vehicle fueling canopy of approximately 4,800 square feet.

The existing site is vacant. An existing drainage channel on the east side of the site will remain and convey stormwater through the site per historic flows. The existing headwalls will remain.

The fueling canopy has 7 fueling pumps. The underground storage tanks will be located on the east side of the site.

A new right-in/right-out access drive will be located on W Honeycutt Rd with a new decel lane. A new driveway access will be located along N. Porter Rd and a new median will be constructed in N. Porter Rd. A culvert will be located on the Porter access drive over the existing drainage channel

The existing parcel numbers is 510-24-001G. The site is currently zoned CB-2. It is proposed to rezone this site to GC (General Commercial)

15 foot setbacks are provided on both Honeycutt and Porter Roads. There is a 25 foot setback along the south and west sides of the site due to the residential zoning on those sides.

Pedestrian access will be provided to the site from both Honeycutt and Porter with a minimum 6'-0" wide sidewalk.

The site will be landscaped per the requirements of the zoning ordinance. New CMU screen walls will be provide along the site on both Honeycutt and Porter and will be set back a minimum of 5'-0" from the pavement. The site walls will be a maximum of 30'-0" long and staggered 2'-0".