



## Cousins Subs – Project Narrative

Evo Development is proposing to construct a Cousins Subs restaurant on Lot 7 of Plainfield Commons IV, Phase II.

The site is zoned GC. The proposed use is permitted within the current zoning. We do not anticipate the need for any waivers or variances for this site.

The proposed site will consist of an approximately 2400sqft drive thru restaurant with the required parking. Access to the site will be via an existing shared drive along the north side of the property as well as a proposed drive near the south property line. All access points will be on Pine Crest Dr.

All utilities are available at the site, no main extensions are required.

The master drainage design for the site shows drainage connecting to an existing 18" from the existing manhole located just north of the northwest corner of the property and along Perry Rd. No onsite detention will be required, however onsite water quality will be needed to supplement the existing forebay located in the existing pond.