



# Staff Report PC23-056-ADP Chick-fil-A Development Plan

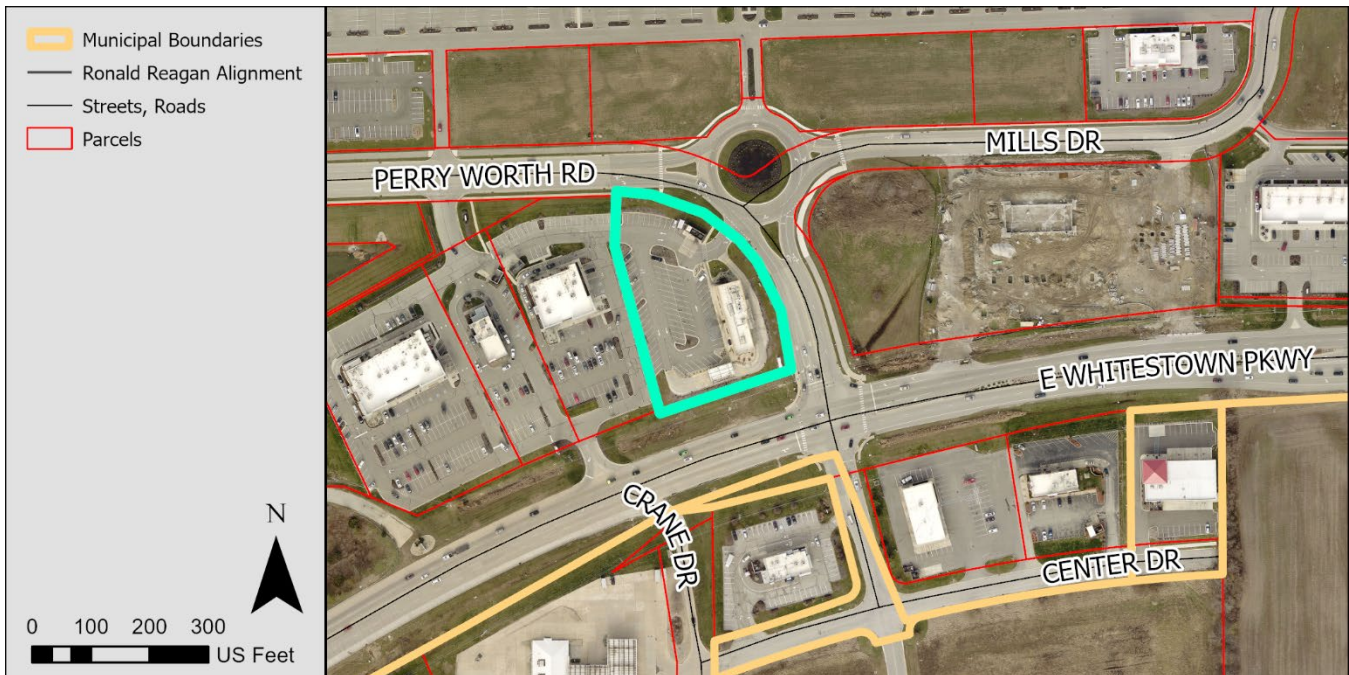
Meeting Date: January 9, 2024

## Docket PC23-056-ADP – Development Plan – Chick-fil-A

The petitioner is requesting a review of a Development Plan to be known as Chick-fil-A renovations. Generally, this would be administratively reviewed, but the applicant is also seeking Development Standard Modifications with this request. The site in question is located at 6240 S Whitestown Parkway in Whitestown. The site is zoned Anson Planned Unit Development (PUD) with the I-65 Overlay. The petitioner proposes constructing a canopy structure for the drive-thru and expanding the drive-thru on approximately 1.58 acres. The applicant is Interplan, LLC. on behalf of Chick-fil-A, inc. owner.

## Location

The site has frontage on Perry Worth Road, Mills Drive, and Whitestown Parkway. The surrounding area is characterized by commercial uses and is part of the Shoppes at Anson development. The site is currently operating as a Chick-fil-A business establishment.



## History

In 2017, the Whitestown Plan Commission approved the original Chick-fil-A development to construct a 4,988 square foot business structure, drive-thru, and associated parking (PC17-047-DP).

## Proposed Development

The proposed development is located on approximately 1.58 acres and is currently operating as a Chick-fil-A business establishment. The submitted plans and materials indicate the following:

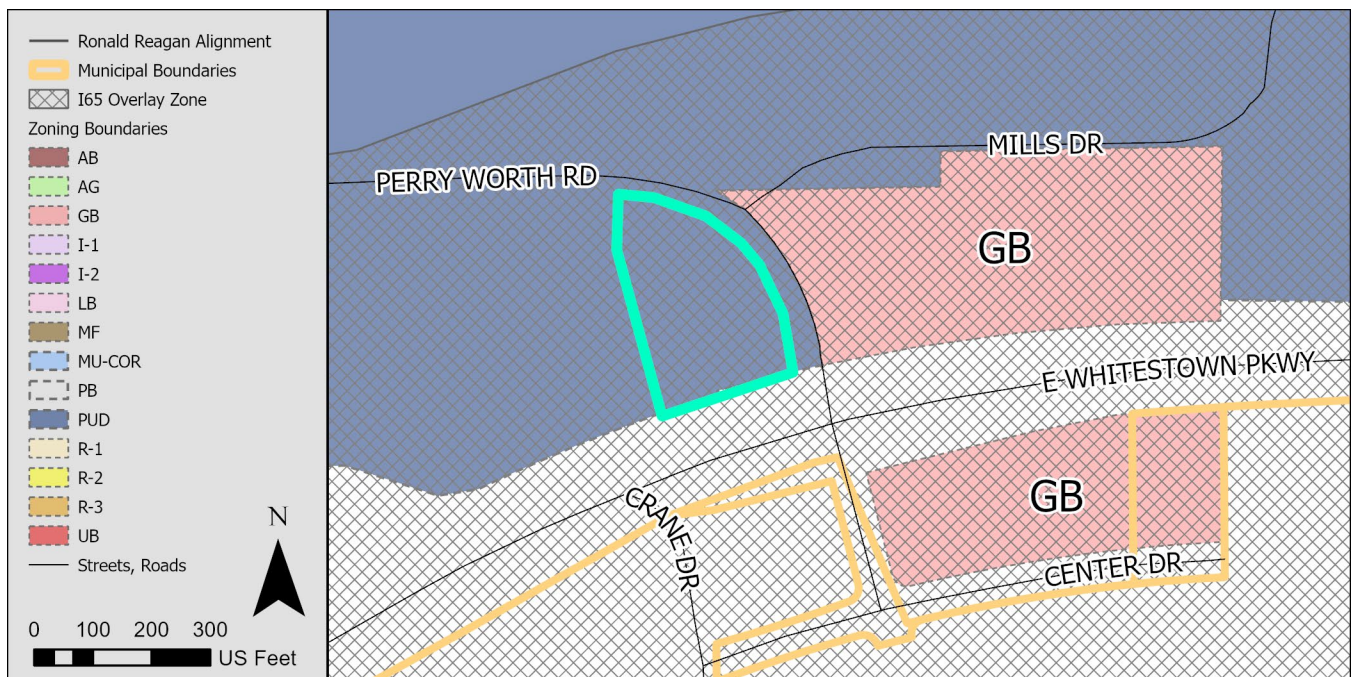
- Existing 4,988 square foot building;
- Parking meets the requirements of the PUD:
  - o Existing parking includes 75 stalls;
  - o Proposing to remove 6 stalls which still meets the minimum parking requirements.

- Proposed delivery canopy on the east side of the site;
  - o Located 15.5' from Perry Worth Road where the requirement is 20'.
- Proposed expansion of the existing drive-thru lane circulation;
  - o There is no bypass lane provided.
- Relocating the dumpster enclosure;
- Architectural elevations that meet the requirements of the PUD;
- Photometric plan that meets the requirements of the PUD and UDO;
- Landscaping plan that meets the requirements of the PUD and UDO.

## Zoning

The site in question is zoned Anson PUD and is part of the Commerce District. The Commerce District is “generally located as designed on the land use districting plan. The use Areas permitted within the Commerce District shall be limited to Office Areas, Office/Flex, and Industrial Areas.” Permitted uses within this area include data processing, manufacturing, warehouse, and other uses.

The site is also zoned with the I-65 Overlay district. The intent of the district is to promote consistent and coordinated treatment of the corridor at a higher quality and character of development than is otherwise required in the Anson PUD.



## Change in Development Standards or Approval of Alternate Plans

The applicant is proposing alternate plans from the Anson PUD. There are two requests, the first is to construct the canopy within the 20' required setback (Anson PUD Exhibit E). Due to the curve of Perry Worth Road the canopy is located partially within the setback, and is 15.5' from the property line.

The second request is to not have a bypass lane around the drive-thru. The applicant is proposing to expand the existing drive-thru to have two active drive-thru lanes and no bypass (Anson PUD Section 24.7 (g)(2)(v)).

Per the Anson- PUD Section 19, if the criteria are met, the Plan Commission may approve a development standard or an alternate plan that is different from the regulations set forth in the PUD Ordinance.

## Staff Recommendation Change in Development Standards

Staff is providing a favorable recommendation for the two Chick-fil-A Changes in Development Standards for Docket PC23-056-ADP.

There are multiple site constraints that make improvements to the site difficult. The site has multiple frontages which limits the buildable area. Due to the curve of Perry Worth Road, the proposed canopy will only impede the setback on the northern corner, while the southern part of it will comply with the required setback. The proposed canopy is not enclosed and will not impede visibility.

While no bypass lane is proposed, the proposed drive-thru expansion will increase the drivable area compared to what is existing today. The existing bypass lane is only partially existing today because it converges with the ordering line before expanding back out. Having two full lanes will prevent the bottleneck from occurring thereby improving the circulation. The increased circulation, as per this proposal, facilitates smoother traffic flow, making it easier for people to enter and exit the premises, thus enhancing overall safety and convenience.

*Staff's recommendation to Plan Commission finds the alternate plans complies with the following requirements in accordance with PUD Section 19 and approval be granted upon:*

1. ***The alternate plans will not substantially affect the integrity of the development plan for the Property.***
2. ***The alternate plans are appropriate for the site and its surrounding.***
3. ***The alternate plans are compatible and consistent with the intent of the stated standards of development plan.***

## Staff Recommendation on Development Plan

Staff is providing a favorable recommendation for the Chick-fil-A Administrative Development Plan Docket PC23-056-ADP. The petitioner proposes constructing a canopy structure for the drive-thru and expanding the drive-thru on approximately 1.58 acres.

*Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:*

1. ***The proposed Development Plan is in compliance with all applicable development and design standards of the zoning district where the real estate is located.***
2. ***The proposed Development Plan manages traffic in a manner that promotes health, safety, convenience, and the harmonious development of the community.***
3. ***The applicable utilities have enough capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs to the proposed development.***



November 1, 2023

**Town of Whitestown  
Planning Department**

6210 Veterans Drive  
Whitestown, IN 46075  
317.732.4548  
[lmckeever@whitestown.in.gov](mailto:lmckeever@whitestown.in.gov)

**Reference: Chick-fil-A ##4130 Anson, IN  
6240 East Whitestown Pkwy, Whitestown, IN 46075  
IP #2023.0211  
Project Narrative**

To whom it may concern,

Chick-fil-A is proposing to modify the existing drive-thru configuration of the existing restaurant to provide a continuous dual-lane from the entrance to the exit of the drive-thru, removal of the existing single lane Order Meal Delivery (OMD) canopy to be replaced with a dual lane OMD canopy at the drive-thru pick up area and a parallel drive-thru cockpit (PDC) expansion.

Chick-fil-A would like to request an amendment to reduce the required twenty foot (20') building setback to the east of the existing restaurant by four point six feet (4.6') where the Order Meal Delivery Canopy is located. The hours of operation are Monday to Saturday from 6:30am to 10:00pm, with approximately twelve to fifteen (12-15) employees per shift. Traffic is not anticipated to increase. The proposed renovations will improve traffic circulation by keeping more traffic on site instead of the adjacent properties.

Upon review, please let me know if you have any questions or require additional information.

Sincerely,

**INTERPLAN LLC**

*G. Mosquera*

Gabriela Mosquera

Development Services/ Permit Lead

enclosures

cc: R. Alvarado, M. Algarra, F. Reyes, S. Anderson, K. Lewis; Interplan LLC

# Attachment H: Waiver Request

---

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations in the Subdivision Control Ordinance and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of these regulations.

Use the form below for each waiver requested. Attach a separate sheet if necessary.

Ordinance Section: Section 19
Ordinance Language to be waived:
Alternative/Substitute to be offered:
<b>1. The proposed development will enhance the use or value of the area properties because...</b> It will improve traffic issues and concerns that currently impact adjacent properties. Chick-fil-A seeks to provide and allow for better and increased onsite stacking in the drive thru lane during peak hours and therefore reduces any offsite backup or traffic congestion issues. Installation of the dual lane order meal delivery (OMD) canopy system has the intent to improve existing conditions, specifically traffic congestion and circulation during peak hours all while allowing for more cars to stack onsite rather than backing up onto adjacent streets and properties.
<b>2. The proposed development will not be injurious to the public health, safety, morals, or general welfare because...</b> The proposed development would seek to improve the traffic issues and concerns that currently impact adjacent properties. Chick-fil-A seeks to provide and allow for better and increased onsite stacking in the drive thru lane during peak hours and therefore reduces any offsite backup or traffic congestion issues. Installation of the dual lane order meal delivery (OMD) canopy system has the intent to improve existing conditions, specifically traffic congestion and circulation during peak hours all while allowing for more cars to stack onsite rather than backing up onto adjacent streets and properties.
<b>3. The strict application of the Ordinance standard will result in a development that is undesirable when compared with the proposed development because...</b> Due to the location of the existing building in close proximity to the property line, the existing site limits the ability to effectively mitigate traffic issues. Chick-fil-A seeks to provide and allow for better and increased onsite stacking in the drive thru lane during peak hours and therefore reduces any offsite backup or traffic congestion issues which is causing to be a problem on site and on to adjacent properties and roads. The installation of the dual lane order meal delivery (OMD) canopy system has the intent to improve existing conditions, specifically traffic congestion and circulation during peak hours all while allowing for more cars to stack onsite rather than backing up onto adjacent roads and properties.
<b>4. The proposed development is consistent and compatible with other development located in the area because...</b> It has a main building with a drive-thru and the canopy has no walls, allowing for passerby to still be able to see the building facade.
<b>5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan because...</b> It still maintains the same design standards as adjacent businesses. With the drive-thru generating all of the business, the dual lanes and canopies over the ordering points and meal delivery window will be critical in expediting the flow of traffic on and off of this site.

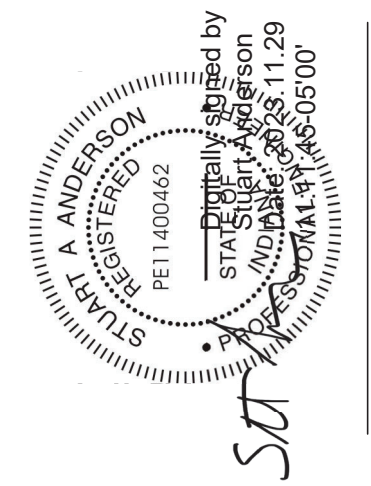




**Chick-fil-A**  
 Chick-fil-A  
 5200 Buffington Road  
 Atlanta, Georgia  
 30349-2998

**INTERPLAN**  
 INTERPLAN ARCHITECTS, LLC  
 DAVID BOYCE, ARCHITECT  
 LISA GIBSON, ARCHITECT  
 GREGORY LOCK, ARCHITECT  
 KIMBERLY PAULK, ARCHITECT

2026 CENTRAL PKWY, STE 4000  
 ALFAYONE SPRINGS, FL 32701  
 407.645.5008



**CHICK-FIL-A**  
**ANSON**  
 6240 East Whitestown Pkwy  
 Whitestown, IN 46075

**FSR#04130**  
 BUILDING TYPE: SIZE: PR2, L&S, LEG  
 RELEASE: 10/23/04  
 PRINTED FOR: PROJECT STATUS  
 REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	04/20/23	

CONSULTANT PROJECT # 2023.0211  
 DATE 04/20/23  
 DRAWN BY MA  
 CHECKED BY FAR  
 INFORMATION CONTAINED ON THIS DRAWING AND ALL DIGITAL FILES IS THE PROPERTY OF INTERPLAN ARCHITECTS, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT EXPRESS WRITTEN PERMISSION FROM INTERPLAN ARCHITECTS, LLC.  
 SHEET NUMBER  
**C-1.2**  
 DEMOLITION PLAN

**DEMOLITION NOTES**

- PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE THE ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. THE CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT ARE SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED. FOUNDATIONS AND POLES EXISTING "IN PLACE" OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
- EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FEET BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
- WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ARE OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY DEMAND BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTENCE & LOCATION OF ALL UTILITIES. UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.
- THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
- THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A STATE REGISTERED AND SURVEYOR).

**DEMOLITION KEY NOTES**

- SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER
- SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT OR SIDEWALK
- SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT
- EXISTING STRIPING TO BE REMOVED
- EXISTING MENU BOARD TO BE REMOVED
- LIGHT POLE TO BE RELOCATED (QTY: 1)
- LIGHT POLE TO REMAIN (QTY: 5)
- LANDSCAPE AREA TO BE REMOVED
- FLAG POLE TO REMAIN
- EXISTING STORM STRUCTURE TO BE RELOCATED
- EXISTING OUTDOOR SEATS TO BE REMOVED
- EXISTING HANDRAIL TO BE REMOVED
- EXISTING MULTILANE ORDER POINT CANOPY TO REMAIN
- EXISTING MULTILANE ORDER MEAL DELIVERY CANOPY TO BE REMOVED
- CLEARANCE BAR TO BE REMOVED
- EXISTING TRANSFORMER TO REMAIN
- EXISTING CLEAN OUT TO BE RAISED



**Know what's below. 811 before you dig.**

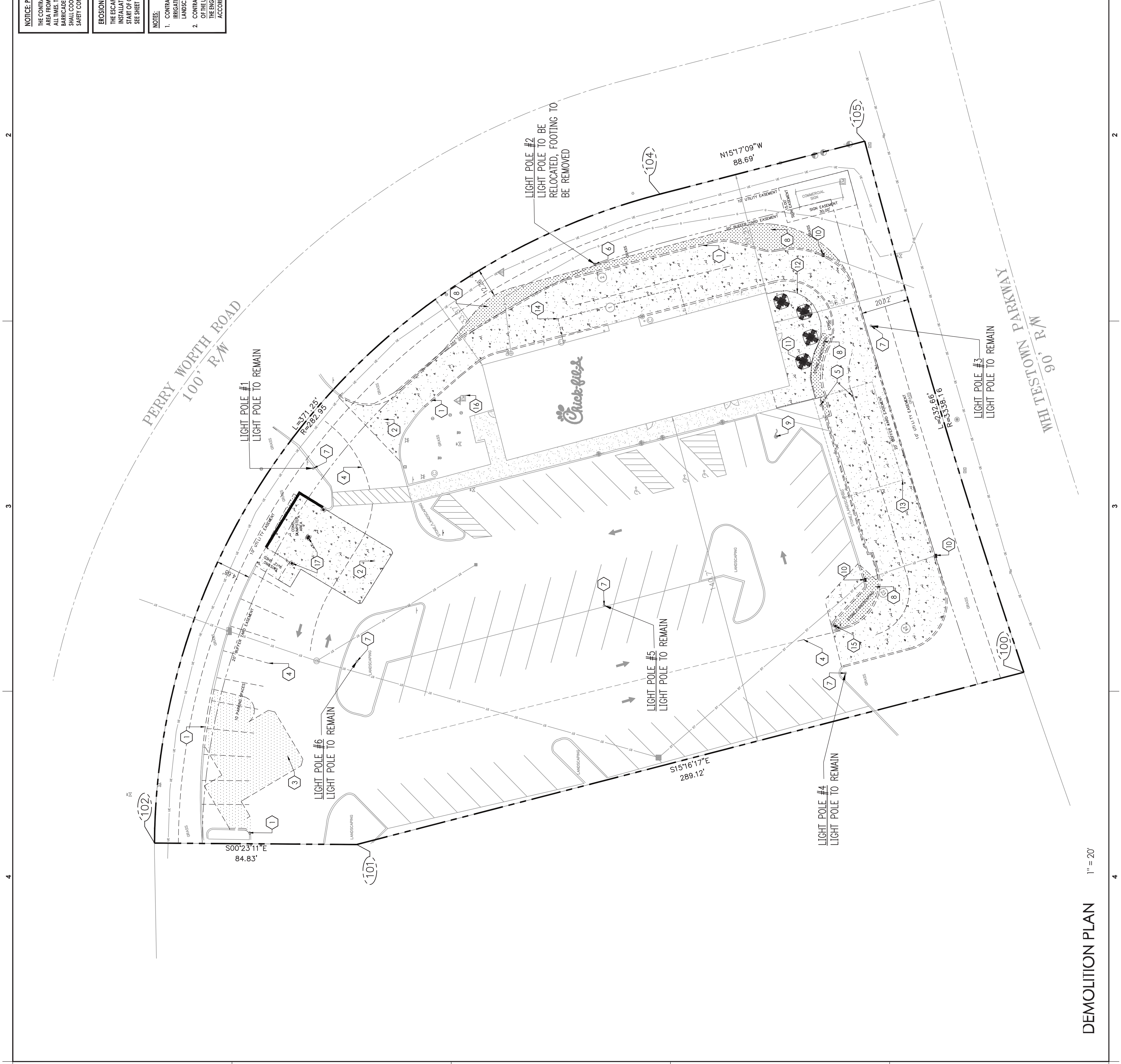
**BURIED UTILITIES NOTE**  
 BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST AND ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY ALL BURIED UTILITIES USING EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT INDIANA 811, DIAL 811 OR 1-800-382-5544 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.



**NOTICE: PEDESTRIAN SAFETY**  
 THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE EACH WORK AREA FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES. THE CONTRACTOR SHALL ALSO UTILIZE SAFE WARNING SIGNS, BARRICADES AND OTHER RELATED MEASURES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE PERIODICALLY WITH THE PROJECT MANAGER TO REVIEW SAFETY CONCERNS AND ADJUDICATE ACTIVE WORK AREAS.

**EROSION CONTROL NOTE**  
 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES & PRACTICES PRIOR TO START OF CONSTRUCTION.  
 SEE SHEET CS.1 FOR EROSION CONTROL PRACTICES.

**NOTES:**  
 1. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPING AND IRRIGATION VENDORS TO REMOVE EXISTING IRRIGATION AND LANDSCAPING TO CONSTRUCT THE PROPOSED PROJECT.  
 2. CONTRACTOR SHALL VERIFY THE EXISTING SITE, TREE LOCATION AND DEPTH BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INDICATED TO THE ENGINEER OR DISCREPANCIES EXIST TO THAT THE PLANS CAN BE REVISED ACCORDINGLY.







**5200 Buffington Road**  
Atlanta, Georgia  
30349-2998

**INTERPLAN**  
INTERPLAN ARCHITECTS, LLC  
DAVID BOYCE, ARCHITECT  
DANIEL BOYCE, ARCHITECT  
GREGORY BOCK, ARCHITECT  
KIMBERLY PAULK, ARCHITECT  
ARCHITECTURE  
ENGINEERING  
PERMITTING

2016 CENTRAL PKWY, STE 4000  
ALAWONNE SPRINGS, FL 32701  
407.445.5008



**CHICK-FIL-A**  
6240 East Whitestown Pkwy  
Whitestown, IN 46075

**FSR#04130**  
BUILDING TYPE: SIZE: PF2, L&S, LEG  
PRINTED FOR: 10.23.04

**Project Status**  
REVISION SCHEDULE  
NO. DATE DESCRIPTION  
1 17/2023 CITY CMS

**SITE PLAN**  
SHEET NUMBER  
C-2.0

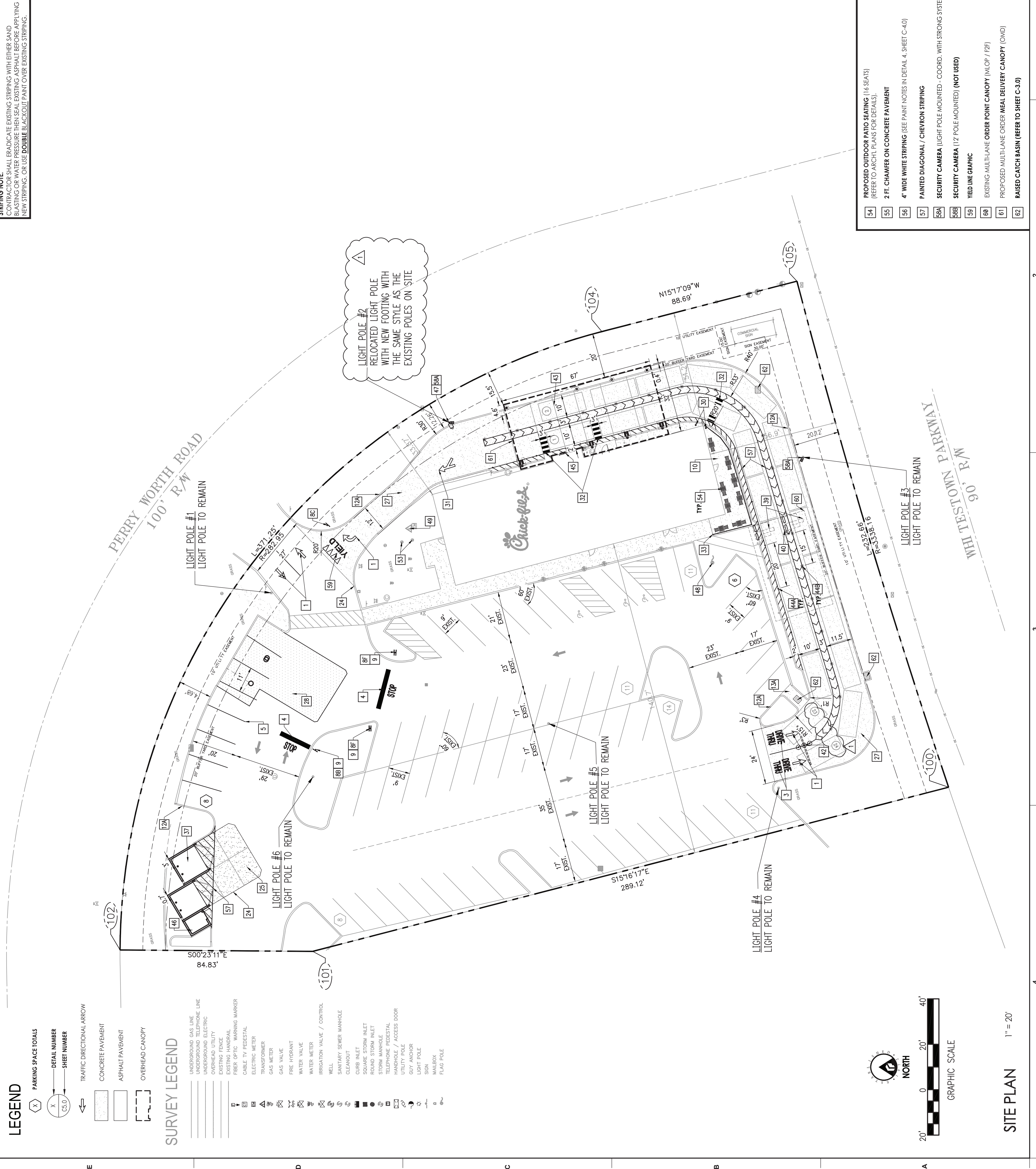
**SITE PLAN DESIGN NOTES & KEY PLAN**

- 1 DIRECTIONAL ARROW
- 2 PAINTED HANDICAP PARKING SYMBOL (NOT USED)
- 3 DRIVE-THRU GRAPHICS
- 4 STOP LINE GRAPHIC
- 5 STANDARD PARKING STALL
- 6 BOLLARD MOUNTED SIGN (NOT USED)
- 7 ACCESSIBLE PARKING SIGN (NOT USED)
- 8 DIRECTIONAL SIGNAGE

NOTES:  
1. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), DEPARTMENT OF TRANSPORTATION.  
2. SIGNS SHALL BE PROVIDED AND INSTALLED BY CHICK-FIL-A GENERAL CONTRACTOR UNLESS A BRAND-IMAGE REMODEL (NOT USED)

- 9 "STOP" SIGN
- 10 CONCRETE SIDEWALK (NOT USED)
- 11 SIDEWALK WITH CURB AND GUTTER (NOT USED)
- 12 24" CONCRETE CURB AND GUTTER
- 13 STANDARD CURB & GUTTER
- 14 MOUNTABLE CURB & GUTTER (NOT USED)
- 15 CONCRETE PAVEMENTS
- 16 MEDIUM DUTY (PARKING STALLS)
- 17 HEAVY DUTY (DRIVE ASLES) (NOT USED)
- 18 CURB RAMP W/ SHORT FLARED SIDES (NOT USED)
- 19 CURB RAMP WITH FLARED SIDES (NOT USED)
- 20 SIDEWALK ACCESSIBLE RAMP (NOT USED)
- 21 DEFECTABLE WARNING DEVICE (ADA) (NOT USED)
- 22 SOLID YELLOW PLASTIC WHEEL STOP (NOT USED)
- 23 EXPANSION JOINT
- 24 DOWELED CONST. JOINT (EX. CONCRETE TO NEW)
- 25 KEYPED CONSTRUCTION JOINT (NEW CONC. TO EX. ASPH)
- 26 CONTRACTION JOINT
- 27 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 28 PAVEMENT EDGE (ASPHALT & CONCRETE)
- 29 CONCRETE APRON AT DUMPSTER ENCLOSURE
- 30 LONGITUDINAL BUTT JOINT
- 31 CONCRETE PAVING AT DRIVE-THRU LANES
- 32 TYPICAL H-MAC (ASPHALT) PAVEMENT SECTION
- 33 BUTT JOINT (EX. ASPHALT TO NEW)
- 34 CONCRETE BOLLARD (6" STEEL PIPE)
- 35 MULTI-LANE DIRECTIONAL GRAPHICS
- 36 CROSSWALK MARKINGS (CONTINENTAL TYP.)
- 37 ALUMINUM HANDRAIL
- 38 TYPICAL ADA RAMP AND HANDRAIL (NOT USED)
- 39 ENTRY DOOR FROST SLAB (NOT USED)
- 40 PROPOSED SCREENED REFUSE ENCLOSURE (NOT USED)
- 41 SCREENED REFUSE ENCLOSURE PLAN (ALT.)
- 42 SCREENED REFUSE ENCLOSURE (NOT USED)
- 43 MENU BOARD LOOP DETECTION SYSTEM
- 44 DRIVE-THRU ORDER POINT ISLAND CURB (MENU BOARDS)
- 45 DRIVE-THRU PLAN - PICKUP (AUTOMATIC DOOR) (NOT USED)
- 46 DRIVE-THRU CLEARANCE BAR
- 47 DRIVE-THRU ISOMETRIC
- 48 MOVABLE "MAGNETIC BASE" DEINEATOR (TOTAL QTY: 11)
- 49 MOVABLE "RUBBER BASE" DEINEATOR (TOTAL QTY: 19)
- 50 DRIVE-THRU PLAN (PICKUP WINDOW)
- 51 PROPOSED REFUSE STORAGE BUILDING
- 52 TYPICAL LIGHT POLE BASE
- 53 EXISTING FLAGPOLE - FCX SERIES FOOT FLAG POLE PACKAGE APPROVED VENDOR: THE FLAG COMPANY OR ATLAS.
- 54 EXISTING PAD MOUNTED TRANSFORMER
- 55 CHICK-FIL-A MONUMENT SIGN (XX FT. HIGH) (NOT USED)
- 56 NOTE: CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY. THERE WILL BE SPECIAL FINISH REQUIREMENTS AT THE BASE OF THE MONUMENT SIGN.
- 57 CASH STATION (ON 4" THICK, 5X5' CONCRETE PAD) (NOT USED)
- 58 PROPOSED BICYCLE BACK (ON 4" THICK CONCRETE SLAB)
- 59 EXISTING GREASE INTERCEPTOR

**STRIPING NOTE:**  
CONTRACTOR SHALL ERADICATE EXISTING STRIPING WITH EITHER SAND BLASTING OR WATER PRESSURE THEN SEAL EXISTING ASPHALT BEFORE APPLYING NEW STRIPING. OR USE DOUBLE BLACKOUT PAINT OVER EXISTING STRIPING.

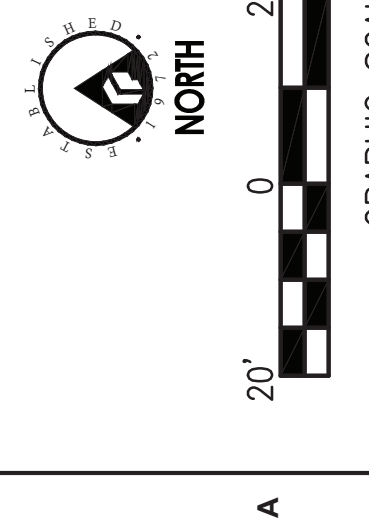


- LEGEND**
- PARKING SPACE TOTALS
  - DETAIL NUMBER
  - SHEET NUMBER
  - TRAFFIC DIRECTIONAL ARROW
  - CONCRETE PAVEMENT
  - ASPHALT PAVEMENT
  - OVERHEAD CANOPY

**SURVEY LEGEND**

- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING HANDRAIL
- FIBER OPTIC - WARNING MARGER
- ELECTRIC METER
- TRANSFORMER
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION VALVE / CONTROL
- WELL
- SANITARY SEWER MANHOLE
- CLEANOUT
- SQUARE STORM INLET
- ROUND STORM INLET
- STORM MANHOLE
- STORM MANHOLE
- MANHOLE / ACCESS DOOR
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- MAILBOX
- FLAG POLE

- 54 PROPOSED OUTDOOR PATIO SEATING (16 SEATS) (REFER TO ARCHT PLANS FOR DETAILS)
- 55 2 FT. CHAMFER ON CONCRETE PAVEMENT
- 56 4" WIDE WHITE STRIPING (SEE PAINT NOTES IN DETAIL 4, SHEET C-4.0)
- 57 PAINTED DIAGONAL / CHEVRON STRIPING
- 58 SECURITY CAMERA (LIGHT POLE MOUNTED - COORD. WITH STRONG SYSTEMS)
- 59 SECURITY CAMERA (12' POLE MOUNTED) (NOT USED)
- 60 YIELD LINE GRAPHIC
- 61 EXISTING MULTILANE ORDER POINT CANOPY (MLOP / FZF)
- 62 PROPOSED MULTILANE ORDER-MEAL DELIVERY CANOPY (OMD)
- 63 RAISED CATCH BASIN (REFER TO SHEET C-3.0)



**SITE PLAN**  
1" = 20'

1 2 3 4

1 2 3 4

E D C B A

E D C B A

1 2 3 4

1 2 3 4

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8

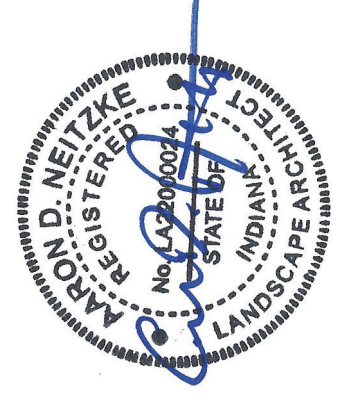




**Chick-fil-A**  
 5200 Buffington Road  
 Atlanta, Georgia 30349-2998



Manley Land Design, Inc.  
 51 Old Canton Street  
 Alpharetta, Georgia 30009  
 770.442.8171 tel

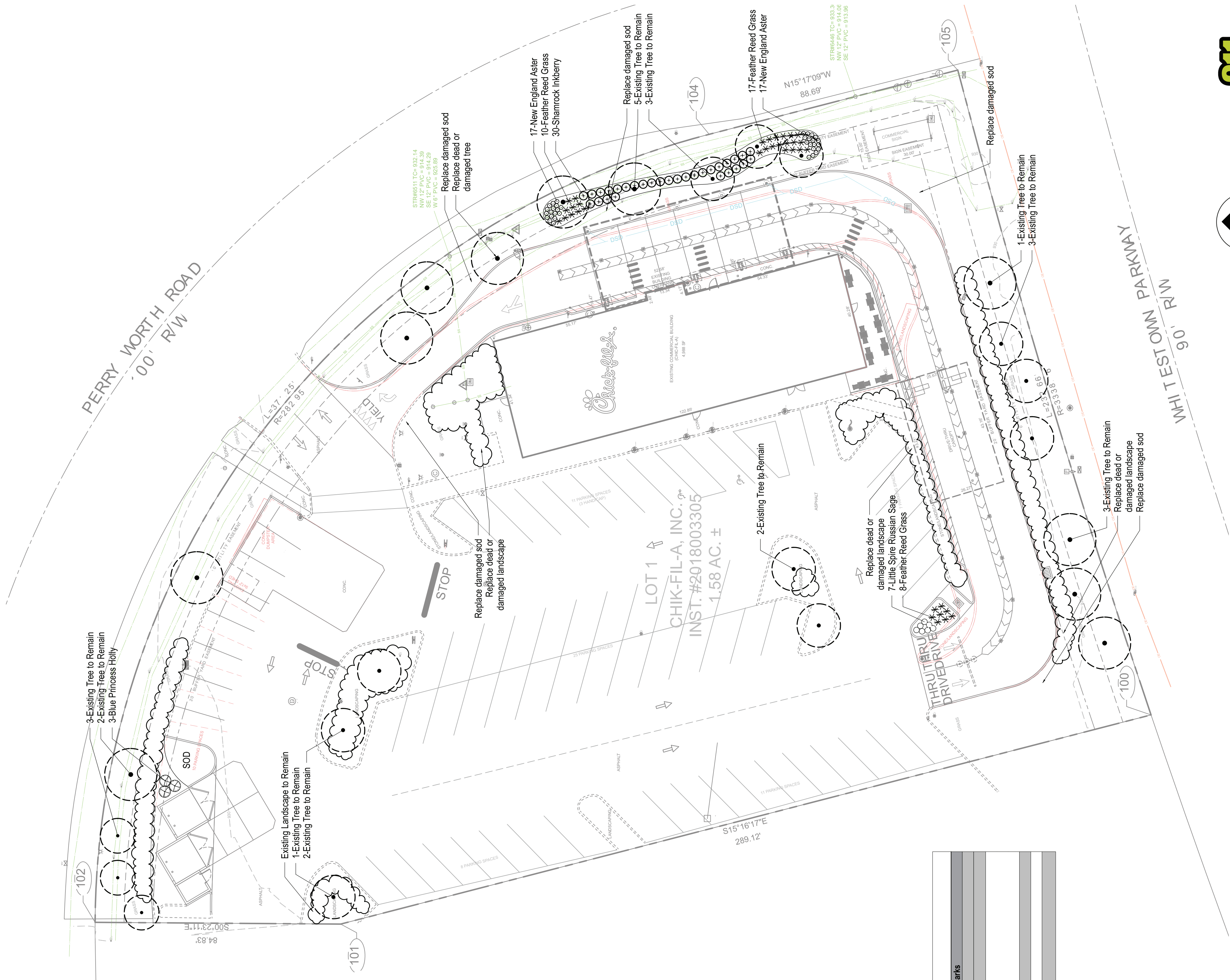


**CHICK-FIL-A**  
**ANSON**  
**FSU# 04130**  
 6240 EAST WHITESTOWN PKWY  
 WHITESTOWN, IN 46075

REVISION SCHEDULE  
 NO. DATE BY DESCRIPTION

M/LD PROJECT # 2023300  
 PRINTED FOR PERMIT  
 DATE 11/21/23  
 DRAWN BY KCN

**PERMIT**  
 Landscape Plan  
 SHEET NUMBER **L-101**



**811**  
 Know what's below.  
 Call before you dig.

0 20 40 FT

↑

- IRRIGATION SYSTEM RETROFIT**
- Existing irrigation system shall be retrofitted to include 100% cover to all newly created landscaped areas.
  - Springs and nozzles shall be utilized on all sod and seeded areas.
  - Contractor shall be utilized on all planting beds, shrubs, trees, and groundcover.
  - The Contractor shall be responsible to ensure new and existing irrigation components, and the system as a whole, are in proper working order.
  - Add valves, sprays, nozzles, drip, and/or replace zones as needed to existing irrigation system.
  - Only RainBird controllers shall be utilized.
  - Mainline shall be 1" CLS 200 PVC
  - Lateral lines shall be 1" CLS 200 PVC
  - Rain / freeze sensor shall be installed
  - Prior to final completion, the Irrigation Contractor shall perform a walk-thru inspection with the Owner, or Owners Representative.

- MIDWEST LANDSCAPE NOTES**
- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids.
  - The Landscape Specifications shall be amended throughout the construction process.
  - Contractor shall be responsible for protecting existing trees from damage during construction.
  - Contractor is responsible for protecting existing trees from damage during construction.
  - All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
  - All tree protection areas to be inspected daily, and repaired or replaced as needed.
  - No parking, storage or other construction activities are to occur within tree protection areas.
  - All planting areas shall be staked of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding sod.
  - General Contractor is responsible for adding a min 4" clean friable topsoil in all planting beds and all grassed areas.
  - Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
  - Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fracture/loosen subgrade to a min. 24" depth and ensure proper drainage is achieved; complete water per test. Add planting mix to achieve desired soil conditions.
  - Prior to beginning work, the Landscape Contractor shall respect the subgrade, general site conditions, utility elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
  - Any deviations from the approved set of plans are to be approved by the Landscape Architect.
  - Approved sod shall be from the American Nursery Association (ANSI) 2001, the American Standard for Nursery Stock and the approved states of the American Association of Nurserymen (AAN).
  - Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
  - Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
  - Annual and perennial beds: add min. 4" inch layer of organic material and fill to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
  - Shrub and tree beds: add min. 3 inch layer of mulch. Rock Mulch shall be installed around shrubs and trees. Rock mulch shall be separated from sod or other types of mulch with double sheeted hardwood mulch. Rock mulch shall be separated from sod or other types of mulch with metal edging.
  - Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
  - Sod to be delivered 'fresh' (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly. Locations rock mulch is used, the Landscape Contractor shall be responsible for the sod being laid on the mulch.
  - Any existing grass disturbed during construction to be fully removed, regraded and replaced. All line marks and indentions to be repaired.
  - Water thoroughly twice in first 24 hours and apply mulch immediately.
  - The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall be responsible for the maintenance of the plants during the guarantee period.
  - Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
  - Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. Irrigation system shall be provided to the owners rep within 24 hours of irrigation install completion.
  - Remove sod and gyping from all trees after one year from planting.
  - Remove stakes and gyping from all trees after one year from planting.

**PLANT SCHEDULE**

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
		Trees			
		Shrubs			
*	35	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	3 Gal	
⊖	30	Ilex glabra 'Shamrock'	Shamrock Inhberry	3 Gal	
⊖	3	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 Gal	
		Groundcovers			
⊖	34	Aster Kickin Lilac Blue 'Kickin Lilac Blue'	New England Aster	1 Gal	
		Other			



CANOPY FACIA & COLUMNS:  
 DARK BRONZE  
 DURA COAT, DC19ST-2073,  
 OIL RUBBED  
 BRONZE METALLIC TEXTURE PVD

DECK SOFFIT:  
 SMOOTH WHITE,  
 HIGH GLOSS



SOUTH ELEVATION



EAST ELEVATION

FILM APPLIED TO INTERIOR  
 SIDE OF WINDOWS & DOOR

NEW MAN DOOR

BRICK INFILL TO  
 MATCH EXISTING

NEW TORMAX DOOR

NEW DUAL LANE OUTSIDE MEAL  
 DELIVERY CANOPY (OMD CANOPY)



**CHICK-FIL-A 4130**  
 ANSON  
 6240 EAST WHITESTOWN PKWY  
 WHITESTOWN, IN



THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.  
 THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN NO. 2023.0211  
 10-02-2023