

# Site Plan Narrative

For

## Zaxby's Restaurant

2560 E Main Street  
Plainfield, IN 46168

Prepared for:  
Design Review Committee  
Town of Plainfield  
206 W. Main Street  
Plainfield, IN 46168

June 25, 2025  
Revised December 1, 2025

Petitioner: Zaxby's Operating Company  
2002 Summit Blvd., 12<sup>th</sup> floor  
Atlanta, Georgia 30319

Represented By: Carter Engineering Consultants, Inc.  
1010 Commerce Drive  
Bogart, Georgia 30622  
Telephone: 770.725.1200

Current Property Owner: Thomas M. Burks and Eleanor L. Burks  
Trustees of the Thomas M. Burks and Eleanor  
L. Burks Family Trust

### Project Description

Zaxby's Restaurants is proposing to develop a new drive-through restaurant on approximately 0.965 acres located at 2560 E Main Street in Plainfield, Indiana. The site is currently zoned General Commercial and is well-suited for the proposed use. The project will include the construction of a commercial building, along with associated site improvements such as parking, utilities, and landscaping. All essential utilities are available on-site due to prior commercial use.

The subject property consists of two parcels that will be combined to form a single lot for development. The parcels are known as Lot 1 of the Maple Grove Subdivision (P.B. 4, PG. 35) and a portion of Lot 2 of the Maple Grove Subdivision (P.B. 4, PG. 35). Lot 1 was previously developed as a restaurant but is currently vacant and covered primarily by existing asphalt and concrete, with no remaining structures. Lot 2 is undeveloped, largely grassed, and contains a small accessory structure.

### Site Access and Circulation

There are two curb cuts that exist on the property. The main access point is off of E Main Street at the front of the site. This access will be removed as required by DOT. The curb cut off of Smith Road will be relocated to the back of the property as shown on the site plan. There will be an interparcel access driveway constructed through the back of the Zaxby's site that will connect future development to the west.

### Drive Through Circulation

The Zaxby's Restaurant will include a drive through that will be located internal to the site and will not be visible from E Main Street. The drive through is situated to meet all Plainfield requirements. A drive through que analysis has been performed and the study has been provided to staff that demonstrates the drive through will function as designed and will not have an adverse effect on city right of way.

### Parking Requirement

The restaurant parking lot will include 26 parking spaces. Zaxby's has over 900 locations and has a good base for the parking required to support a store the size of what will be built in Plainfield. The minimum number of parking spaces for a 30-seat store is 19 spaces. There are 3 parking spaces that will be utilized for "curb side" orders where the food is brought to the vehicle. There are also 2 ADA compliant parking spaces provided.

### Landscape and Irrigation

Landscape is focused on street frontage, parking lot, building foundation, and a buffer at the north side of the site. All landscape areas will be irrigated.

### Site Signage

Signage plan has been submitted with the application. There is one monument sign planned for the E Main Street frontage.

### Drainage

Stormwater runoff from the site will continue to follow existing flow patterns. No additional stormwater management measures are proposed, as the redevelopment will result in only a negligible increase in impervious surface and associated runoff.

### Neighborhood Meeting

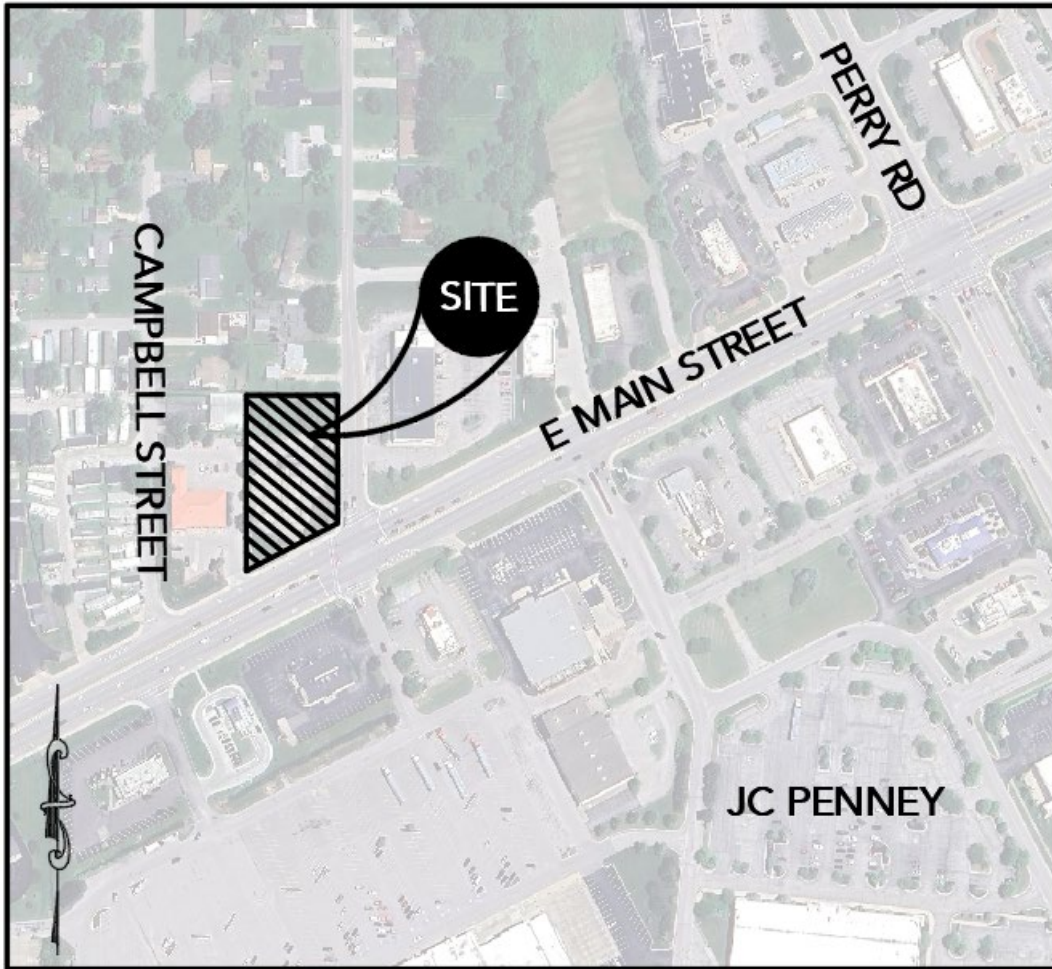
Not required

### Development Schedule

Construction is anticipated to begin in the first quarter of 2026, contingent upon receipt of all necessary permits and approvals.

### Development Team Summary

AREA	Name	Contact	Phone/Email
Civil Engineer	Carter Engineering Consultants	Jessica Hood	<a href="mailto:jessica@carterengineering.com">jessica@carterengineering.com</a> 770.725.1200
Architect	Core States Group	David Alderink	<a href="mailto:dalderink@core-states.com">dalderink@core-states.com</a> 612.216.8735
Surveyor	Banning Engineering	Chandler Harden	<a href="mailto:Banning@BanningEngineering.com">Banning@BanningEngineering.com</a> 317.707.3700
Owner/Developer	Zaxby's Franchising	Tiffany Flynn	<a href="mailto:tflynn@zaxbys.com">tflynn@zaxbys.com</a> 706.247.1393
Current Owner	Burks Family Trust	---	---
General Contractor	TBD	---	---



Project Area Map (Not to Scale)

