



January 15, 2026

Development Services Group  
Town of Plainfield  
206 West Main Street  
Plainfield, IN 46168

**RE: *Wawa-Plainfield***

Location: 1516 East Main Street, Plainfield, IN 46168

The proposed Wawa - Plainfield will consist of approximately 2.63 acres and is located in Guilford Township, situated in the northwest corner of US 40 (Main Street) and Dan Jones Road. The site is currently zoned GC (General Commercial) with surrounding land uses comprised of commercial/retail uses to the west, north and east, and residential lots across US 40 to the south. The site will go through the zone map amendment process to change the properties zoning to AC (Automotive Commercial).

The development will be comprised of a ±6,372 S.F. convenience store and 16 fuel pumps. In addition, the site will include 42 parking spaces, comprised of 40 standard spaces and 2 ADA spaces, and 6 bicycle spaces. The store is anticipated to have 42-50 store associates. The store will be open 24/7 with the peak shift having approximately 8-11 associates. 1-2 grocery deliveries per day to the store are expected. Vendor partners (Coke, Pepsi, etc.) deliveries will be on an as needed basis. 1 fuel truck delivery per day may be expected. All deliveries are to occur outside of peak hours. The development will also include one curb cut onto US40 (E Main Street) and one curb cut onto Dan Jones Road.

One unique feature to this site is that Wawa is including the Wawa Fly Thru pick up window concept. The Fly Thru concept enables Wawa to leverage our digital platform (phone app) to offer customers a fast and convenient option to pick up their pre-paid food without the use of traditional drive-thru menu boards or speaker boxes. More commonly referred to as "mobile thru, mobile order lanes," or "digital pick-up lanes," the dedicated lane serves only customers who have already placed and paid for their orders through a mobile app or website; customers cannot order or pay for their food while using the Fly Thru. The lane allows customers to quickly scan a QR code upon arrival to check in their order and pick it up without having to wait. Should a customer attempt to order at the pickup window or if their order is not ready, they will be asked to get out of line and park in the designated Fly Thru parking stalls to complete the ordering process via their mobile app or wait until they receive notification that their order is ready.

The proposed queue lane will hold up to 4 vehicles, but no more than 3 vehicles are anticipated in the queue at one time. Our average Fly Thru customer demand is 2 – 3 cars during peak times with an average transaction time of 50 seconds. For comparison, Chick-fil-A's average transaction time is 6.5 times longer (325 seconds).

Please contact me at (317) 405-7121 or [Chad.Mayes@kimley-horn.com](mailto:Chad.Mayes@kimley-horn.com) should you have any questions.

Sincerely,



Chad Mayes, P.E.  
Project Manager