



City of Springfield

Agenda

Board of Adjustment

November 4, 2025

1:30 PM

Busch Municipal Building
2nd Floor Conference Room
840 Boonville Avenue
Springfield, MO 65802

1. ROLL CALL.
2. APPROVAL OF MINUTES.
3. UNFINISHED BUSINESS.
4. COMMUNICATIONS.
5. INTRODUCTION OF ZONING ORDINANCE AS EVIDENCE.
6. HEARINGS.
 - 6.1. Special Exception 1307
3700 South Glenstone Outer Road (Applicant: CPH Consulting, LLC c/o Chick-fil-A)
7. NEW BUSINESS.
8. ADJOURN.

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

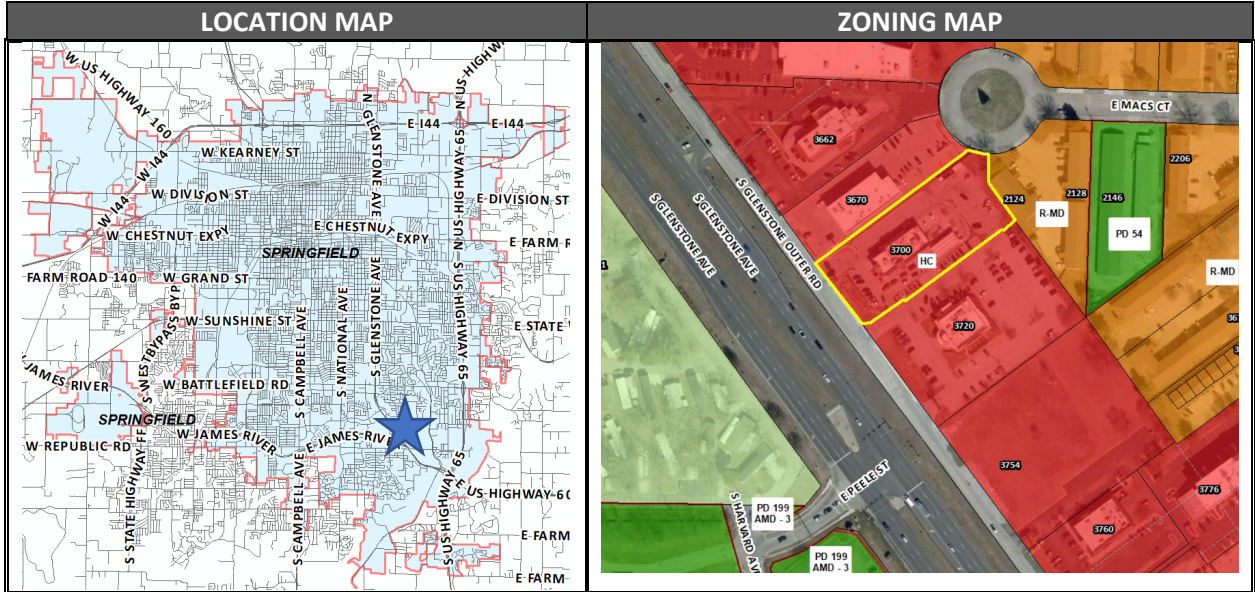
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Special Exception No. 1307
Location:	3700 S. Glenstone Outer Road
Total Acres:	1.3 acres
Applicant:	3700-3720 S Glenstone, LLC c/o Chick-fil-A, Inc.
Existing Land Use:	Eating and drinking establishment/restaurant with drive-thru
BOA Meeting:	November 4, 2025
Public Notification:	Mail and posted property
Staff:	Daniel Neal, Senior Planner, (417) 864-1036
Proposed motion:	I move to recommend approval of Special Exception 1307 as submitted in the staff report (All BOA motions are made in the affirmative).
Required Vote:	Four BOA members must vote for approval (4 members are a quorum).

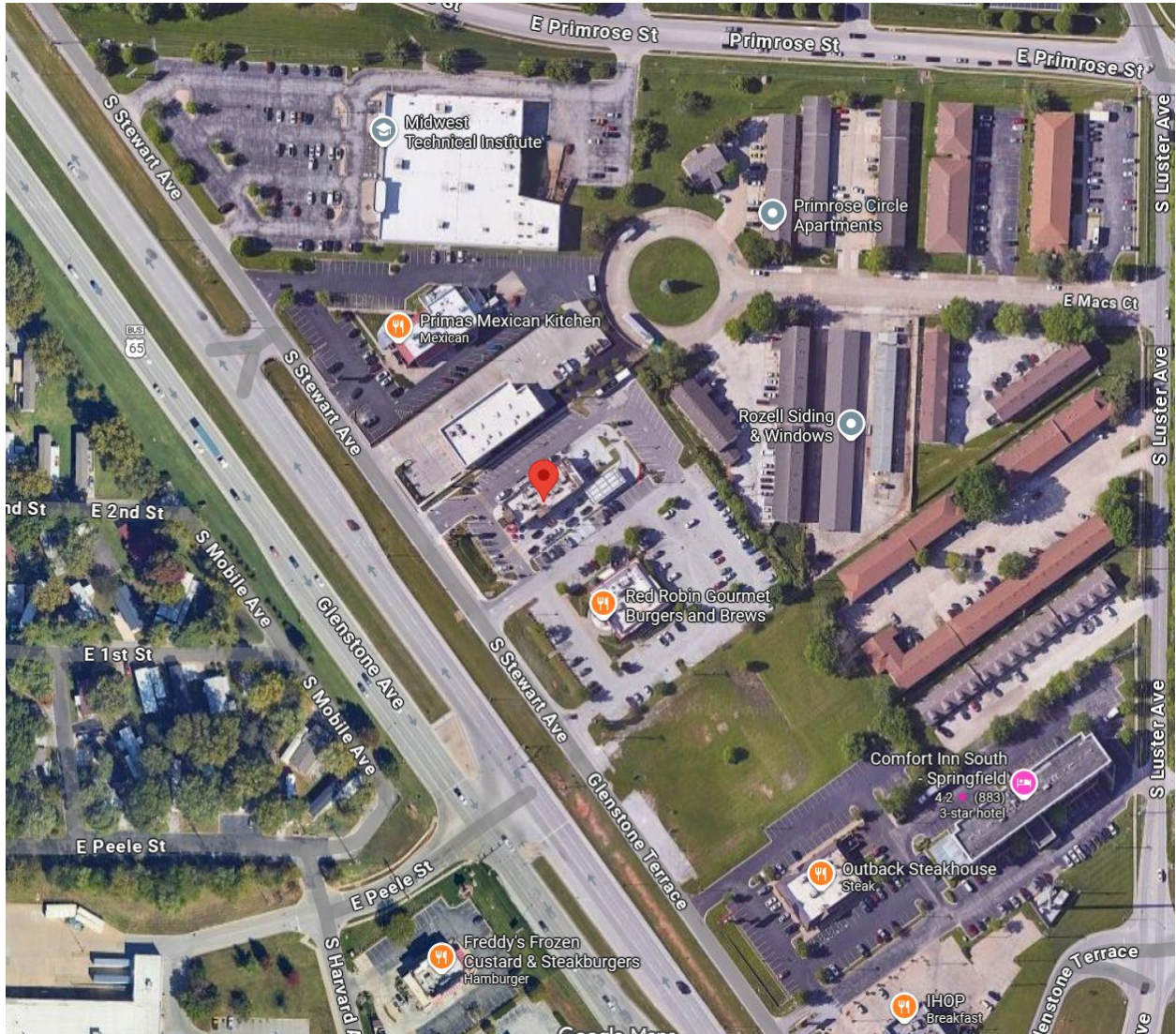
PROJECT SUMMARY:

Request for a Special Exception (Section 36-366) of the off-street parking requirements for property at 3700 S. Glenstone Outer Road.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE STREETVIEW:



PROPERTY HISTORY:

The subject property has been zoned HC, Highway Commercial District since the Citywide zoning in 1995 and the existing Chick-fil-A has been at this location since 2007.

BOARD OF ADJUSTMENT AUTHORITY:

Sec. 36-366. - Special exceptions.

(1) Jurisdiction and authority. The board of adjustment shall have jurisdiction and authority to grant special exceptions from the terms of this article in the following instances:

(a) Off-street parking. The board of adjustment may grant a special exception from the minimum off-street parking requirements if it can be shown that, due to unique circumstances, a particular activity would not reasonably be expected to generate parking demand sufficient to justify the parking requirement. Any special exception granted by the board of adjustment shall not allow a greater building area than would have been possible had the original parking requirement been enforced. The board of adjustment may place conditions upon the granting of a special exception and may require that the parking area not required upon the granting of the special exception be landscaped.

Sec. 36-351. - Board of adjustment.

In considering and deciding appeals and applications for variances and special exceptions, the board acts in a quasi-judicial capacity.

(4) Conduct of hearings by board of adjustment. Public hearings conducted by the board of adjustment on any matter over which it has jurisdiction shall be subject to the following rules.

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- (a) Any person, or his agent, who has an interest in the subject matter of the hearing shall be afforded an opportunity to present evidence, exhibits and argument, and to question, through the chairman of the board of adjustment, witnesses on all relevant issues, subject to the chairman's imposition of reasonable limitations on the number of witnesses, and the nature and length of testimony and questioning.
- (b) All testimony at the hearing shall be under oath, or by affirmation, administered by the chairman.
- (c) The board of adjustment shall have a written record of each public hearing, and the deliberations of the board kept.
- (d) Members of the board of adjustment shall base their consideration of matters on which the board conducts a public hearing upon the following information and evidence:
1. Testimony, exhibits, and argument presented at the hearing, and not upon direct or indirect communication with any party or representative of such party made outside of the hearing;
 2. Reports, memoranda and other materials prepared by the director of planning and development, director of building development services, director of public works, other employees of the City of Springfield or consultants in connection with the application and made a part of the record at the time of hearing; and
 3. Inspections of the site when all interested parties or their representatives have the opportunity to be present, or when no such parties or their representatives are present.
- (e) The board of adjustment shall adopt, and may from time to time amend, such additional procedural rules as it may deem necessary or desirable for the efficient and orderly conduct of its business. Copies of such rules shall be available in the office of the director of building development services.
- (5) Required vote. The concurring vote of four members of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official of the city, or to decide in favor of the applicant on any matter upon which it is required to act under this article, such as granting a variance or allowing a special exception.
- (6) Limitation on refiling. No appeal, request, or application to the board of adjustment shall be allowed with respect to the same parcel of land, building, or structure prior to the expiration of six months from the date of the ruling of the board unless a substantial change of circumstances or conditions can be demonstrated by the applicant.

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(7) Recordation of orders of the board. Whenever the board of adjustment shall have acted upon an appeal, application for special exception, or variance the board shall cause its order granting or denying said appeal or application to be recorded in the land records of the county recorder of deeds, however, no order shall be recorded until the order has become final by the passage of 30 days from the date said order is filed in the department of planning and development without an action being filed in a court of competent jurisdiction challenging the issuance of said order or until a court of competent jurisdiction upholds said order if it is challenged within said 30-day period.

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ZONING ORDINANCE SECTIONS SUBJECT TO THE SPECIAL EXCEPTION:

Section 36-455. Off-street parking requirements.

- (2) *Required spaces.*
- (b) *Business and commercial uses.*

Use	Number of Required Spaces
18. Restaurants.	
b. With pick-up window or drive-thru service and on-site seating.	One for each 70 square feet of total building floor area but not less than ten. For drive-thru service, each window shall have six queuing spaces in addition to one space at the service window. The number of queuing spaces for drive-thru service may be reduced by 20 percent for each additional window provided; however, there shall be at least two queuing spaces at each window. For pick-up service, each window shall have three queuing spaces in addition to one space at the service window.

- (e) *Other uses.* The number of parking spaces for any use not listed above shall be determined by the administrative review committee taking into account the number of employees, the number of spaces reasonably required by the visiting public, the number required for the most nearly comparable use and nationally accepted standards.
- (f) *Computation.* When determination of the number of off-street parking spaces required by this article results in a requirement of a fractional space, the fraction shall be counted as one parking space.
- (g) *Shared parking areas.* The parking spaces required of two or more uses located on the same lot may be combined and used jointly, provided, however:
 1. Where off-street parking space is combined and used jointly by two or more uses having different standards for determining the amount of off-street parking space required, the parking space shall be adequate in area to provide the aggregate number of off-street parking spaces required for all such uses.
 2. Where off-street parking space is combined and used jointly by two or more uses having the same standard for determining the amount of off-street parking space required, all such uses, for the purposes of this section, shall be considered as a single use and the gross floor area of all such uses in all structures on the same lot or the number of employees of all such uses in all structures on the same lot as fixed by the applicable standard, shall be taken as a single total for the purpose of determining the number of off-street parking spaces required.
- (h) *Employee parking.* Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.
- (i) *Bicycle parking reduction allowance.* Up to ten percent of required automobile parking may be substituted with bicycle parking at a rate of two bicycle spaces for each required automobile space. The reduction allowance is applicable only to those land uses that are required by subsection 36-455(8) to provide bicycle parking; and to parking lots that contain at least ten or more automobile spaces.

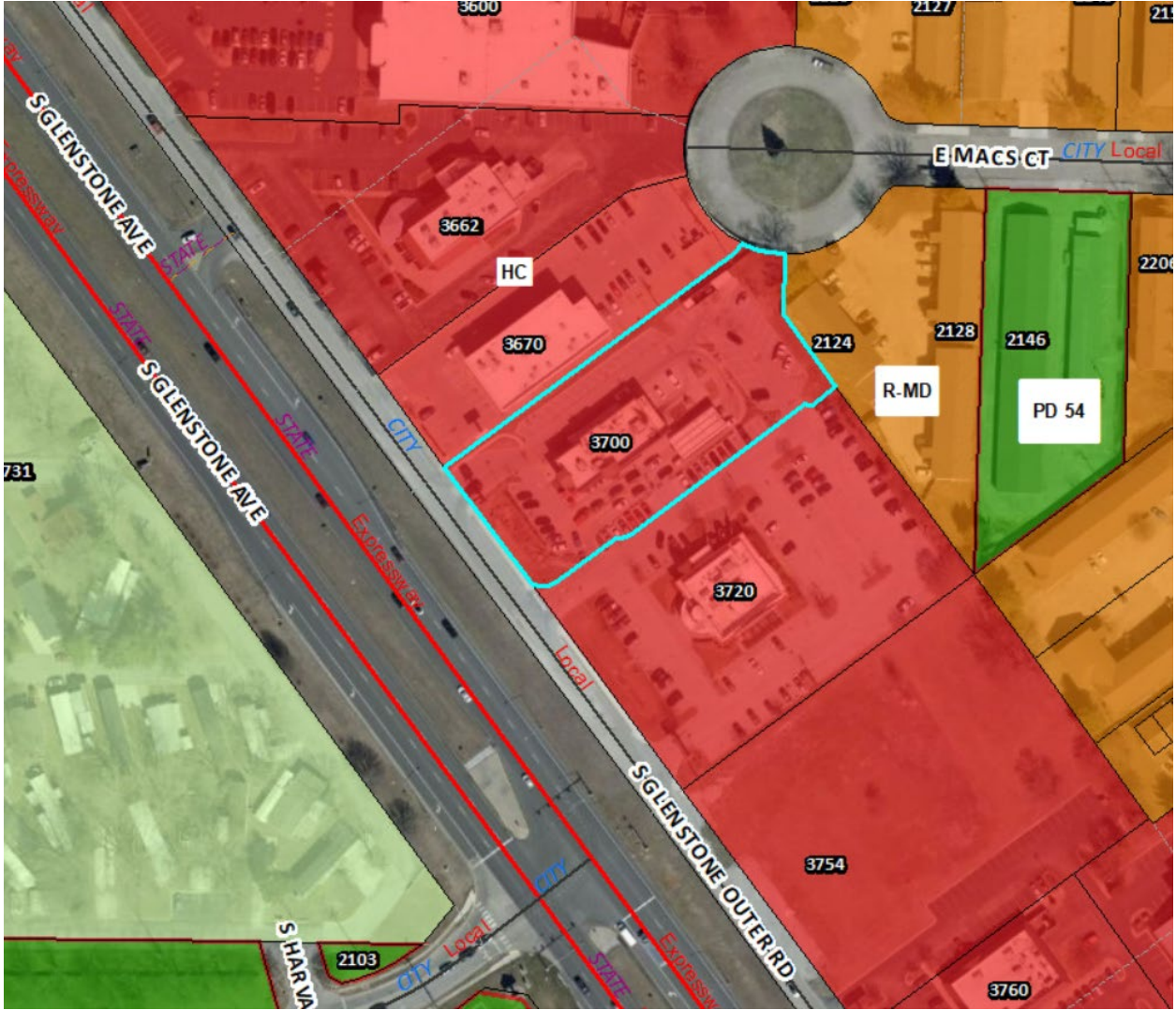
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(3) *Exceptions.*

- (a) The off-street parking requirements in this section shall not apply to structural changes in existing buildings which do not expand the building horizontally or vertically or increase the usable floor space or to changes in occupancy of a building unless the use is changed.
- (b) When a building or structure is located within an established public parking benefit district and there is sufficient parking available for all uses within the district as determined by provisions of the ordinances establishing the public parking benefit district such public parking established by the benefit district shall be deemed to meet the parking requirements of this section.
- (c) Buildings and structures in a zone that has been designated as a historic district that do not have the number of accessory off-street parking spaces required by this section shall not be required to provide any additional parking that would otherwise be required by a change in use, an expansion of the building or structure, or reconstruction after the building or structure has been destroyed or damaged by fire or other casualty, provided:
 1. The number of existing off-street parking spaces is not diminished;
 2. An attempt has been made to provide all required spaces, but more parking would significantly change the character of the site as viewed from the street or another historical perspective; and
 3. A certificate of appropriateness is issued by the landmarks board pursuant to subsection 36-404(3) of this article.

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	HC	R-MD	R-MHC
LAND USE	Automotive repair	Restaurant	Multi-family residential uses	Manufactured housing uses
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

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DEPARTMENT COMMENTS:

CITY UTILITIES:

No comments.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No conflict with or impact on public sewer.

FIRE DEPARTMENT:

No issues - maintain current fire lanes.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

No issues.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The proposal for the special exception does not impact City of Springfield Stormwater regulation requirements.

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STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting special exception to reduce the minimum required off-street parking spaces in Section 36-455, Off-Street Parking Requirements, for an existing Chick-fil-A restaurant in a HC, Highway Commercial District.
2. Chick-fil-A, as part of their restaurant reinvestment program, are proposing a remodel of their existing restaurant in the City of Springfield. The scope of exterior work for this project includes modifications to add a second lane to the existing drive-through.
3. The City Code requires parking for restaurants at a rate of one parking space for each 70 square feet of total building floor area. The total square footage for the restaurant is 4833 square feet divided by 70 would require 69 parking spaces including 3 ADA spaces. The applicant is proposing to reduce onsite parking spaces from 69 required spaces to 46 spaces with a Special Exception.
4. The applicant states that... *“To allow for this proposed improvement, we are requesting a Special Exception to reduce the minimum parking requirements at this site. The proposed dual lane drive-thru configuration limits the available parking the site can provide from the required 69 spaces to 46 spaces. Chick-fil-A provides majority of service to its customers via the drive-thru, and the dual lane configuration will increase the efficiency of the restaurant & help to alleviate traffic congestion onsite. There are multiple Chick-fil-A’s with a similar building footprint and parking count that have proven to operate efficiently with a similar dual lane configuration, therefore we do not believe this proposed improvement justifies the need for the amount of parking required by code.”*
5. In this special exception, the Board of Adjustment has jurisdiction and authority to grant special exceptions from the terms of this article in certain instances. In this case, the Board of Adjustment must determine whether to reduce the minimum off-street parking spaces required for an existing Chick-fil-A restaurant that is adapting its site based on its high drive-thru volume that has resulted in expanding to two drive-thru lanes.
6. Per Special Exception Section 36-366 (1) (a) Off-street parking. The board of adjustment may grant a special exception from the minimum off-street parking requirements if it can be shown that, due to unique circumstances, a particular activity would not reasonably be expected to generate parking demand sufficient to justify the parking requirement. Any special exception granted by the board of adjustment shall not allow a greater building area than would have been possible had the original parking requirement been enforced. The board of adjustment may place conditions upon the granting of a special exception and may require that the parking area not required upon the granting of the special exception be landscaped.
7. The applicant has responded to the off-street parking deficiency with the following solutions:
 - a. Potential bicycle parking reduction (Section 36-455(8) up to 10%). CPH has added 12 bicycle parking spaces to the attached revised plan. This should allow for a decrease of 6

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potential parking spaces.

- b. Potential cooperative parking agreements with adjacent properties (Section 36-455(4)). CFA is actively working to have a cross-parking agreement with the property to the south, however that has not been completed at this time.
 - c. Potential seating reduction before and after that could alleviate any off-street parking concerns. The proposed project will result in a reduction of 6 seats inside the restaurant.
8. Public Works Traffic Division has reviewed the application and doesn't oppose the request to reduce off-street parking in this situation.
 9. If the special exception is approved; the existing Chick-fil-A will be allowed to have reduced off-street parking requirements per the attached site plan exhibits.
 10. If this special exception is denied; the applicant must comply with the current off-street parking requirements for an eating and drinking establishment with drive-thru and on-site seating per the Zoning Ordinance.
 11. Staff doesn't make recommendations on Board of Adjustment Special Exception applications.

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ATTACHMENT 2
Special Exception Approval Criteria

Section 36-366(1)(a) Off-street parking:	Applicant Response
<p>1. The board of adjustment may grant a special exception from the minimum off-street parking requirements if it can be shown that, due to unique circumstances, a particular activity would not reasonably be expected to generate parking demand sufficient to justify the parking requirement. Any special exception granted by the board of adjustment shall not allow a greater building area than would have been possible had the original parking requirement been enforced. The board of adjustment may place conditions upon the granting of a special exception, and may require that the parking area not required upon the granting of the special exception be landscaped.</p>	<p>See Exhibit 2.</p>



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ATTACHMENT 2 Legal Description

Lot 1 of Diners Court, an Administrative Replat of Lot 1 of McCallister Estates Subdivision, in Springfield, Greene County, Missouri.



500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

8/15/2025

City of Springfield Board of Adjustment
Attention: Daniel Neal, Senior City Planner
840 N Boonville Ave., 1st Floor
Springfield, MO 65802

RE: Chick-Fil-A #1947 Glenstone
3700 S Glenstone Ave Springfield, MO 65804

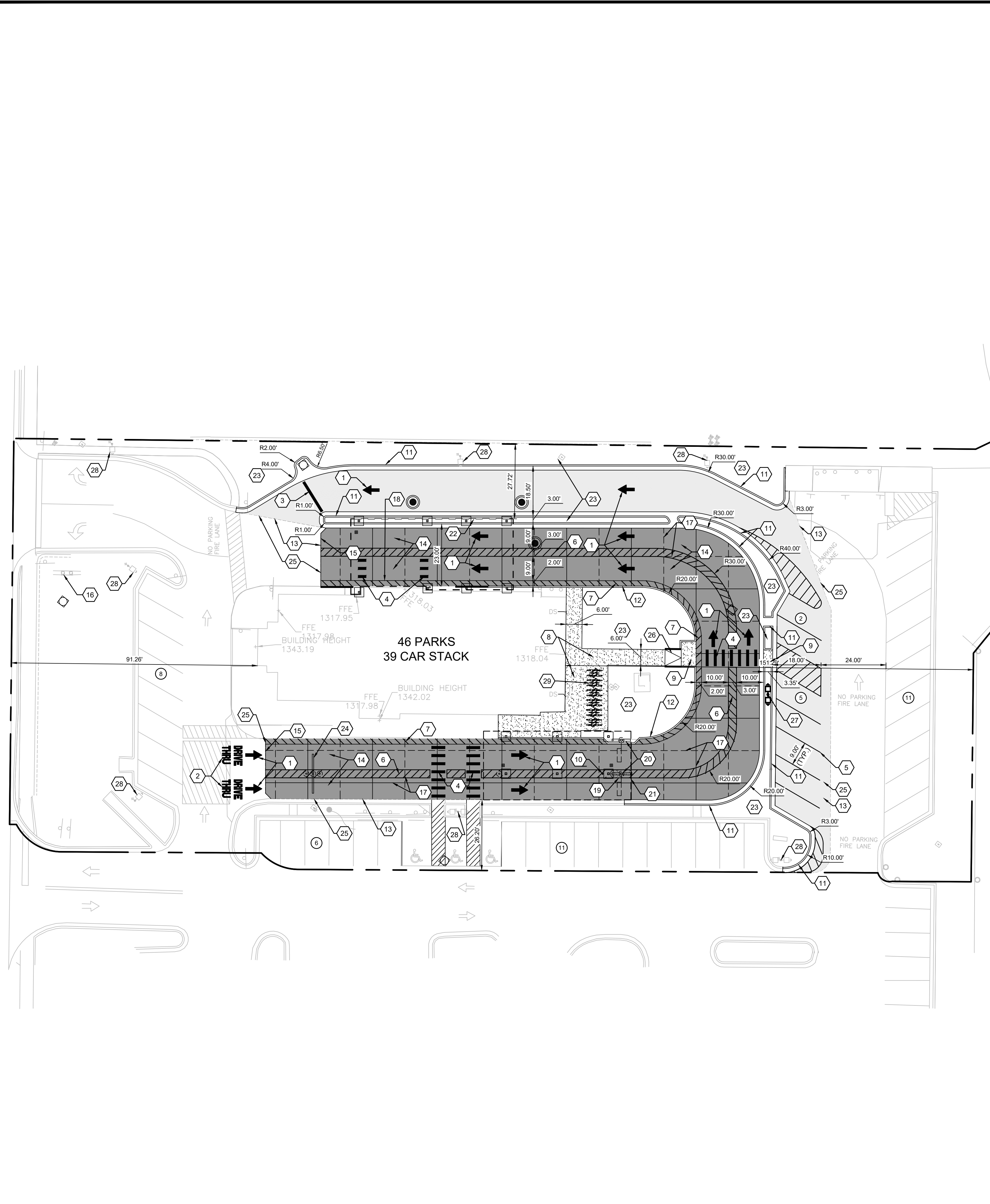
To Whom it May Concern,

Chick-fil-A, as part of their restaurant reinvestment program, are proposing a remodel of their existing restaurant in the City of Springfield. The scope of exterior work for this project includes modifications to add a second lane to the existing drive-through.

To allow for this proposed improvement, we are requesting a Special Exception to reduce the minimum parking requirements at this site. The proposed dual lane drive-thru configuration limits the available parking the site can provide from the required 69 spaces to 46 spaces. Chick-fil-A provides majority of service to its customers via the drive-thru, and the dual lane configuration will increase the efficiency of the restaurant & help to alleviate traffic congestion onsite. There are multiple Chick-fil-A's with a similar building footprint and parking count that have proven to operate efficiently with a similar dual lane configuration, therefore we do not believe this proposed improvement justifies the need for the amount of parking required by code.

Sincerely,

CPH Consulting, LLC.
Jason Toole, P.E., LEED AP
Chief Revenue Officer
o 850.563.1490 (Ext. 4801)
c 850.774.9575
jtoole@cphcorp.com



DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW (1/2")
- 2 DRIVE-THRU GRAPHICS (1/2")
- 3 STOP BAR GRAPHIC (1/2")
- 4 CROSSWALK MARKINGS (1/2")
- 5 4" SOLID WHITE STRIPING
- 6 PROPOSED CHEVRON & DIAGONAL STRIPED WALKWAY, SINGLE YELLOW SOLID LINE / 4" WIDE PER CFA SPECIFICATIONS.
- 7 PROPOSED DIAGONAL STRIPING, SINGLE YELLOW SOLID LINE / 4" WIDE.
- 8 CONCRETE SIDEWALK (1/2")
- 9 CONCRETE SIDEWALK w/ CURB & GUTTER (1/2")
- 10 CONCRETE BOLLARD (1/2")
- 11 CONCRETE CURB & GUTTER (1/2")
- 12 PROPOSED CONCRETE INTEGRAL CURB.
- 13 BUTT JOINT (1/2")
- 14 CONCRETE PAVEMENT DRIVE-THRU LANE (1/2")
- 15 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (1/2")
- 16 EXISTING PYLON SIGN TO REMAIN. SIGNAGE VENDOR TO UPDATE EXISTING PYLON SIGN TO CURRENT CFA BIR STANDARDS. PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT AND CFA DESIGN PRIOR TO COMPLETING ANY FABRICATION OR WORK.
- 17 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 18 DRIVE-THRU PLAN - FLUSH WITH FFE (1/2")
- 19 DRIVE-THRU ORDER POINT ISLAND (1/2")
- 20 MENU BOARD LOOP DETECTION SYSTEM (1/2")
- 21 FREE-STANDING ORDER POINT CANOPY (REFER TO ARCH. PLANS)
- 22 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY (REFER TO ARCH. PLANS)
- 23 LANDSCAPED AREA
- 24 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 25 PROPOSED SAWCUT LIMITS. CONTRACTOR SHALL NEATLY SAWCUT, REMOVE AND MATCH EXISTING PAVEMENT & CURBING WITH SMOOTH TRANSITION.
- 26 SIDEWALK ACCESSIBLE RAMP (1/2")
- 27 PROPOSED LIGHT POLE LOCATION, REFER TO SHEETS ES-1.0 & ES-2.0.
- 28 NEW FIXTURE ON EXISTING POLE AND BASE, REFER TO SHEETS ES-1.0 & ES-2.0.
- 29 BIKE RACK (1/2")

SITE DATA

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE INTERIOR & EXTERIOR RENOVATIONS, DUAL LANE DRIVE THRU WITH CANOPIES AND EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 3700 S GLENSTONE AVE, SPRINGFIELD, MISSOURI 65804
 CHICK-FIL-A SITE AREA: 1.32 AC.± (57,518 S.F. ±)
 ZONING: HC - HIGHWAY COMMERCIAL
 PARCEL ID: 19082010

BUILDING INFORMATION

EXISTING CONDITION:
 EXISTING BUILDING AREA: 4,833 S.F.
 EXISTING FLOOR AREA RATIO: 0.084
 NUMBER OF STORIES: 1

PROPOSED CONDITION:
 SAME, NO CHANGE TO EXISTING BUILDING PROPOSED.

LAND COVERAGE SUMMARY

EXISTING CONDITION:
 IMPERVIOUS AREA: 44,197 S.F. (76.84%)
 OPEN SPACE: 13,321 S.F. (23.16%)
 TOTAL: 57,518 S.F. (100.00%)

PROPOSED CONDITION:
 IMPERVIOUS AREA: 43,454 S.F. (75.54%)
 OPEN SPACE: 14,064 S.F. (24.46%)
 TOTAL: 57,518 S.F. (100.00%)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (Glenstone)	25'	91.26'
SIDE (Discourt)	0'	27.72'
SIDE (Red Robin)	0'	26.20'
Rear (Residential)	10'	151.29'

PARKING INFORMATION

EXISTING CONDITION:
 REGULAR: 62 SPACES
 ADA: 03 SPACES
 TOTAL: 65 SPACES

PROPOSED CONDITION:
 REGULAR: 43 SPACES
 ADA: 03 SPACES
 TOTAL: 46 SPACES

REQUIRED PARKING: 1 SPACE PER 70 SF. BASED ON 4,833 SF / 70 SF = 69 SPACES
 REQUIRED: 3 ADA SPACES REQUIRED BASED ON 69 SPACES.

* PARKING VARIANCE REQUIRED.

GENERAL NOTES

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
2. ALL CURBED RADI ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
3. ALL SIGNS SHALL HAVE A 70" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE, SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.
4. ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
5. ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
6. ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.
7. TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
8. ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.
9. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
10. REPOSITION OR RELOCATE SECURITY/OPERATIONAL CAMERAS AT SERVICE YARD AREA. REFER ARCH/MEP PLANS.
11. EXISTING ASPHALT PAVEMENT TO BE RESEALED WITH ASPHALT SEALANT AT COMPLETION OF PROJECT SITE WORK. EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE REPAINTED TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
12. ALL EXPOSED METALS SHALL BE REPAINTED DARK BRONZE, WHICH SHOULD INCLUDE, BUT LIMITED TO, SIGN POSTS, BOLLARDS, LIGHT POLES, GAS PIPING & DUMPSTER ENCLOSURE APPURTENANCES.
13. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TERRACON CONSULTANTS, INC. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY OR COMPLETENESS OF THEIR SCOPE OF WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THIS SITE PRIOR TO CONSTRUCTION AND COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN.
14. ALL EXISTING STRIPING SHALL BE RE-STRIPED TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE ON PLAN.



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



www.cphcorp.com
 Building Better Communities Together

500 West Fulton Street
 Sanford, FL 32771
 Ph: 407.322.6841

Plans Prepared By:
 CPH Consulting, LLC
 A Full Service A & E Firm

JASON L. TOOLE, P.E.
 202309223

This item has been digitally signed and sealed by Jason L. Toole, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A
 Glenstone
 3700 S Glenstone Ave, Springfield
 Missouri 65804
 Springfield, Greene County, Missouri

FSR#01947

BUILDING TYPE / SIZE: P1X LS LRG
 RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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▲		
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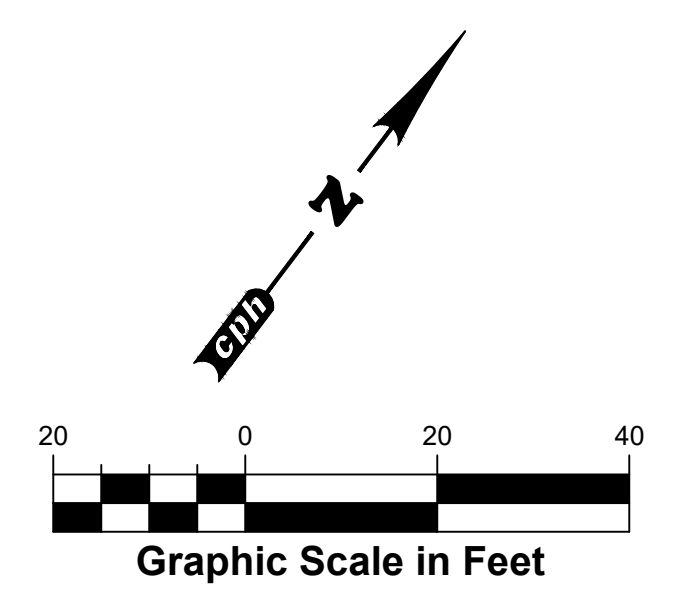
CONSULTANT PROJECT # 2501002
 PRINTED FOR Permit
 DATE 9/5/2025
 DRAWN BY CPH Consulting, LLC

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
SITE PLAN

SHEET NUMBER

C-2.0





Chick-fil-A

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



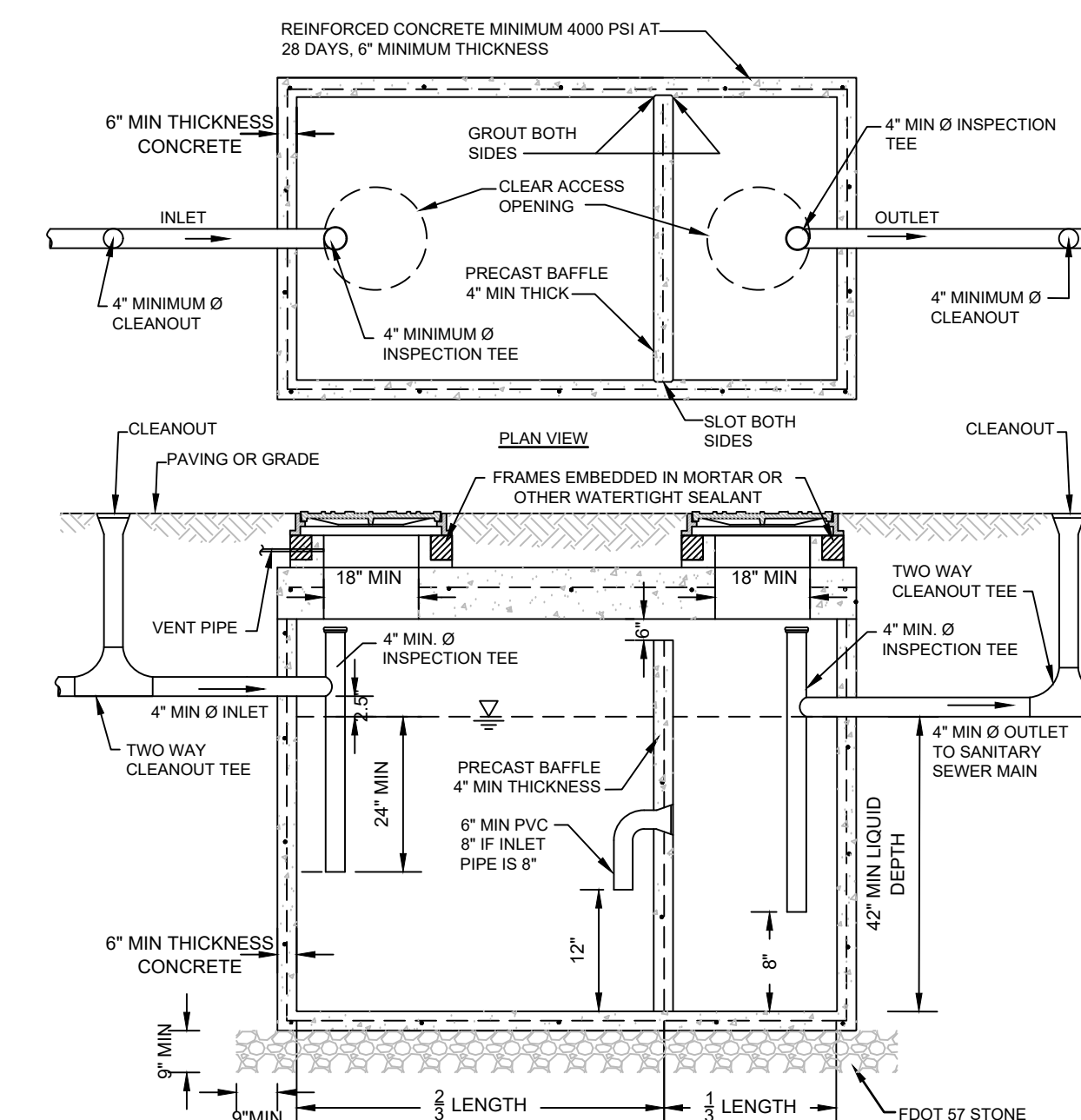
www.cphcorp.com
Building Better
Communities Together

500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH Consulting, LLC
A Full Service A & E Firm

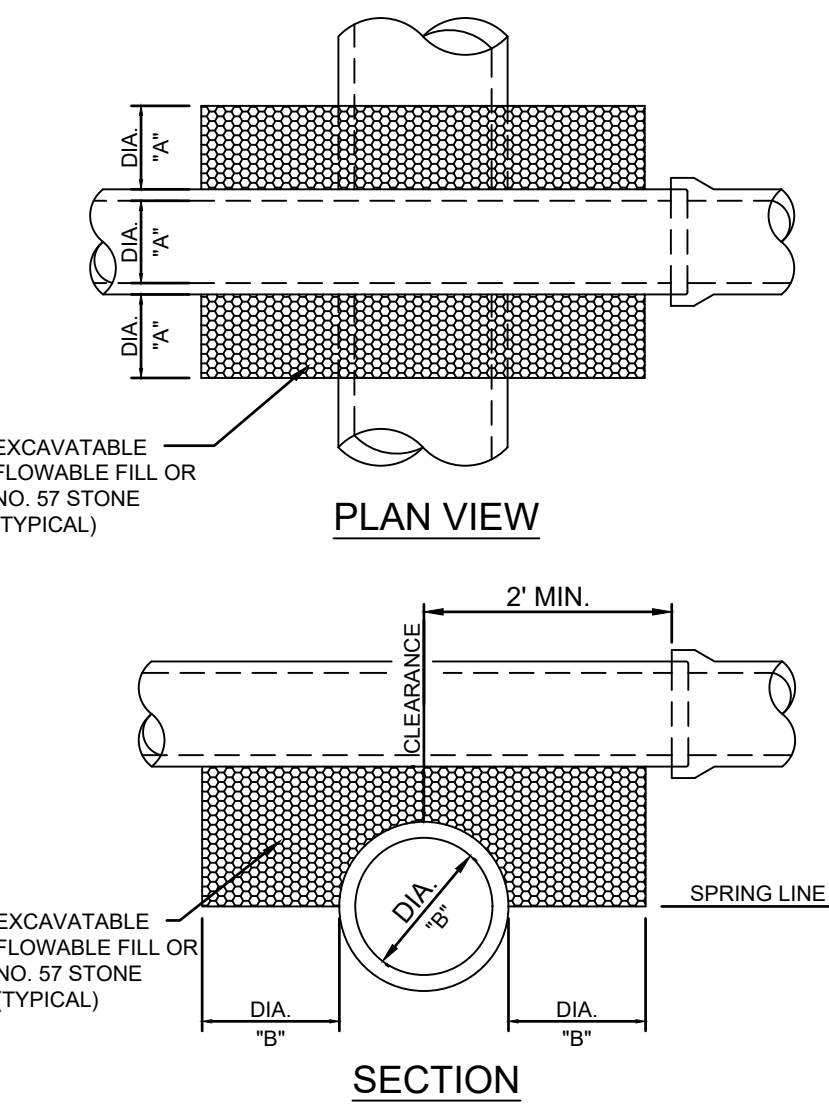
JASON L. TOOLE, P.E.
202309223

This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

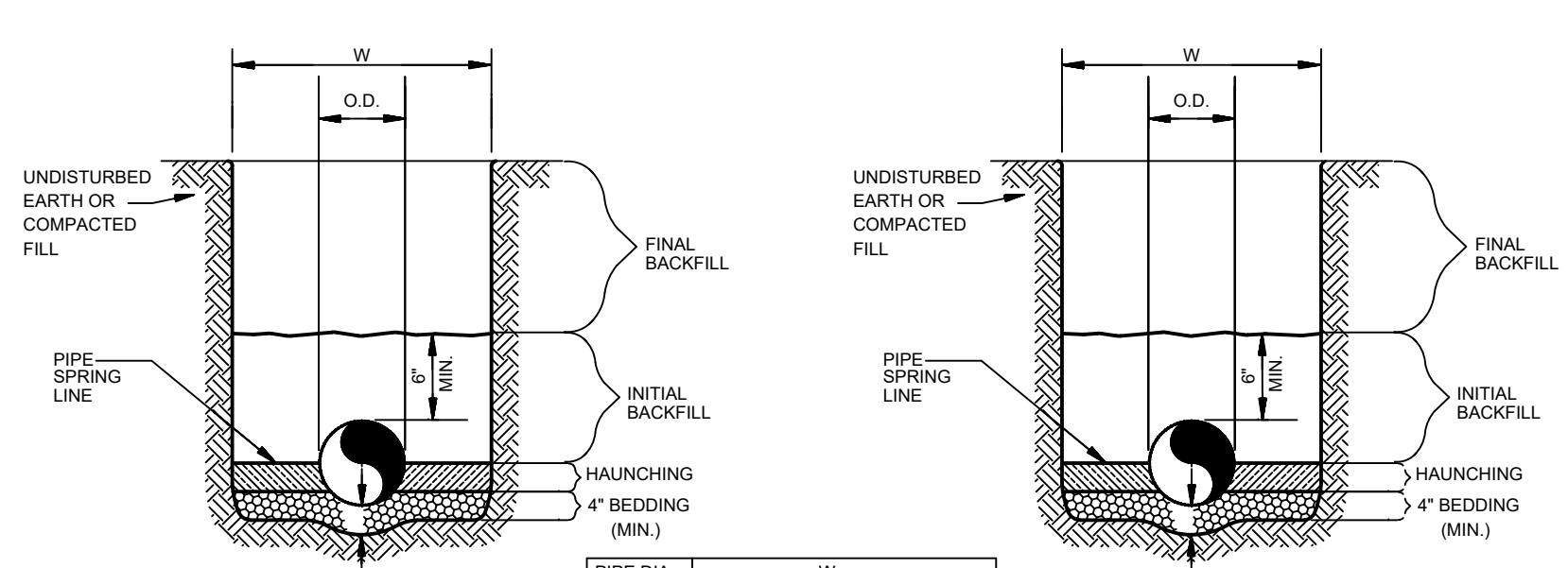


- NOTES:
1. SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
2. SIZE GREASE INTERCEPTOR PER UTILITY PLAN, SHEET PS-10.
3. INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
4. ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THROUGH GREASE INTERCEPTOR. RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
5. BAFFLE REQUIRED; ALTERNATIVE DESIGNS ARE ACCEPTABLE. DESIGN MUST MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
6. LOADS: H-20 TRUCK WHEELS WITH 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.

4 GREASE INTERCEPTOR N.T.S.

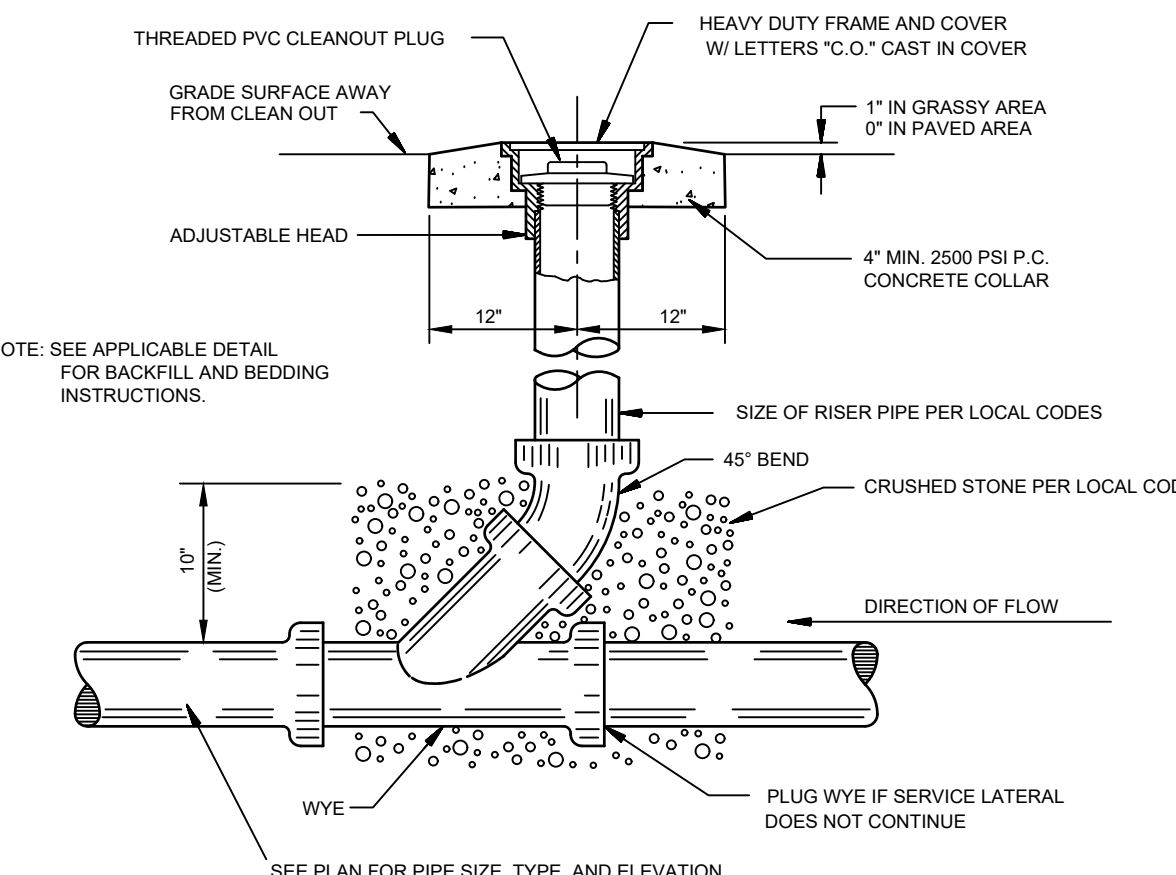


3 PIPE CROSSING DETAIL N.T.S.



- GENERAL NOTES:
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND...
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE...
3. INITIAL BACKFILL SHALL BE CLASS I-A...
4. INITIAL BACKFILL NOT UNDER PAVED AREAS...
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III...
6. FINAL BACKFILL NOT UNDER PAVED AREAS...
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 6" LOOSE LIFTS...
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS...
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED...

2 UTILITY TRENCH AND BEDDING N.T.S.



1 SANITARY SEWER CLEAN-OUT N.T.S.

4 GREASE INTERCEPTOR N.T.S.

3 PIPE CROSSING DETAIL N.T.S.

2 UTILITY TRENCH AND BEDDING N.T.S.

1 SANITARY SEWER CLEAN-OUT N.T.S.

BIKE RACK

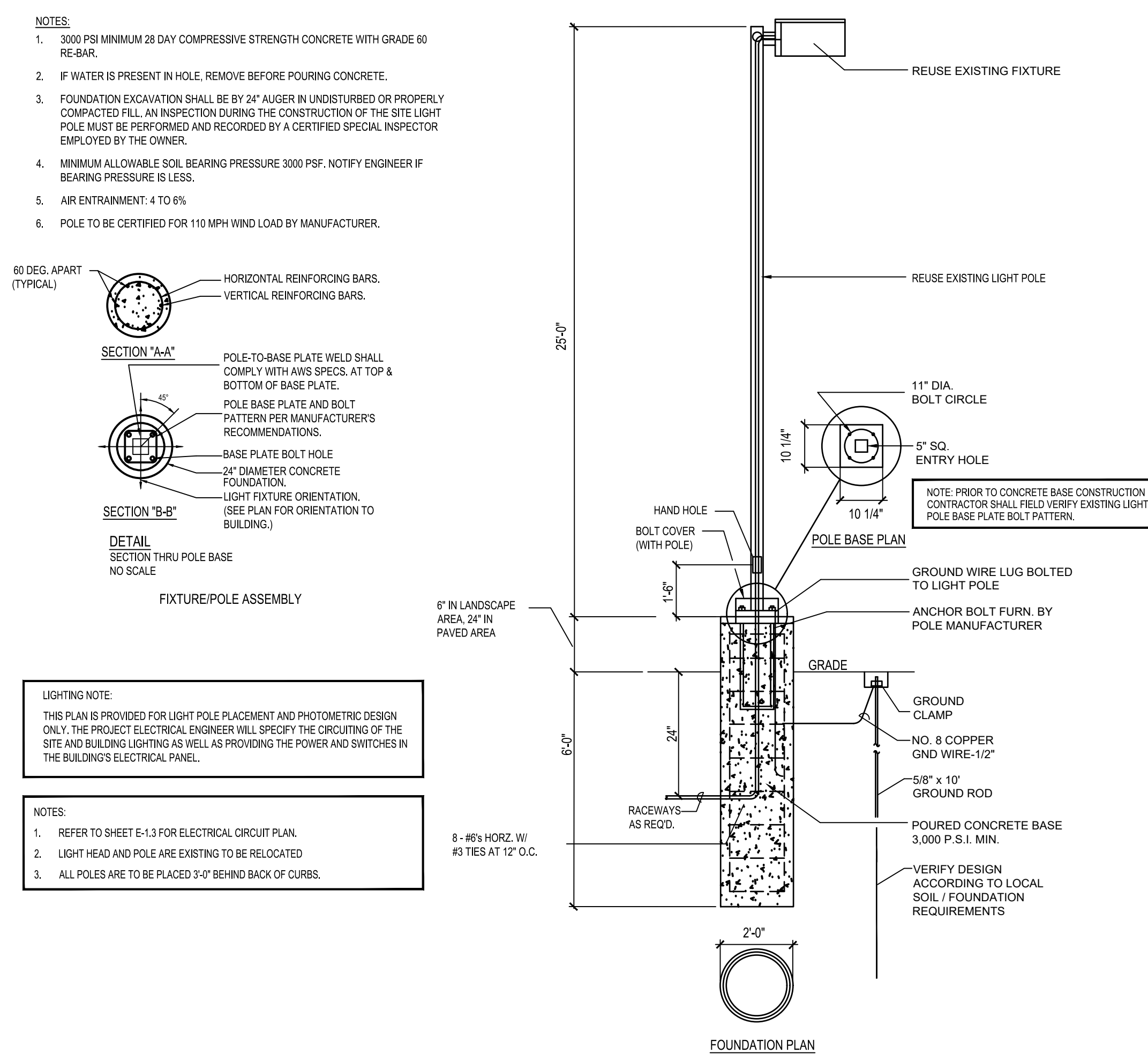
Manufacturer: Belson Outdoors
Contact Information: Belson Outdoors 800-323-5664
Standard Description: Orion In-ground or surface mount steel bike rack
Dimensions: 40"L x 33"H x 2-3/8" round tube
Finish: Black Powder Coated
Product Used In: Concepts: FSR, In-Line, Licensee
Ordering Information: In Ground: ORN-2-IG-P



NOTES:
MANUFACTURE: BELSON OUTDOORS
STANDARD DESCRIPTION: ORION IN-GROUND MOUNT STEEL BIKE RACK
ORDERING INFORMATION: IN GROUND MOUNT: ORN-2-SF-P

Table with columns for Design, Item Number (02870), Description (BIKE RACK), and Date (05.09.18)

5 BICYCLE RACK DETAIL N.T.S.



- NOTES:
1. REFER TO SHEET E-13 FOR ELECTRICAL CIRCUIT PLAN.
2. LIGHT HEAD AND POLE ARE EXISTING TO BE RELOCATED.
3. ALL POLES ARE TO BE PLACED 3'-0" BEHIND BACK OF CURBS.

6 LIGHT POLE DETAIL N.T.S.

CHICK-FIL-A
Glenstone
3700 S Glenstone Ave, Springfield
Missouri 65804
Springfield, Greene County, Missouri

FSR#01947

BUILDING TYPE / SIZE: P1X LS LRG

REVISION SCHEDULE

Table with columns for Revision No., Date, and Description.

CONSULTANT PROJECT #: 2501002
PRINTED FOR: Permit
DATE: 9/5/2025
DRAWN BY: CPH Consulting, LLC

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SHEET CONSTRUCTION DETAILS

SHEET NUMBER

C-5.0