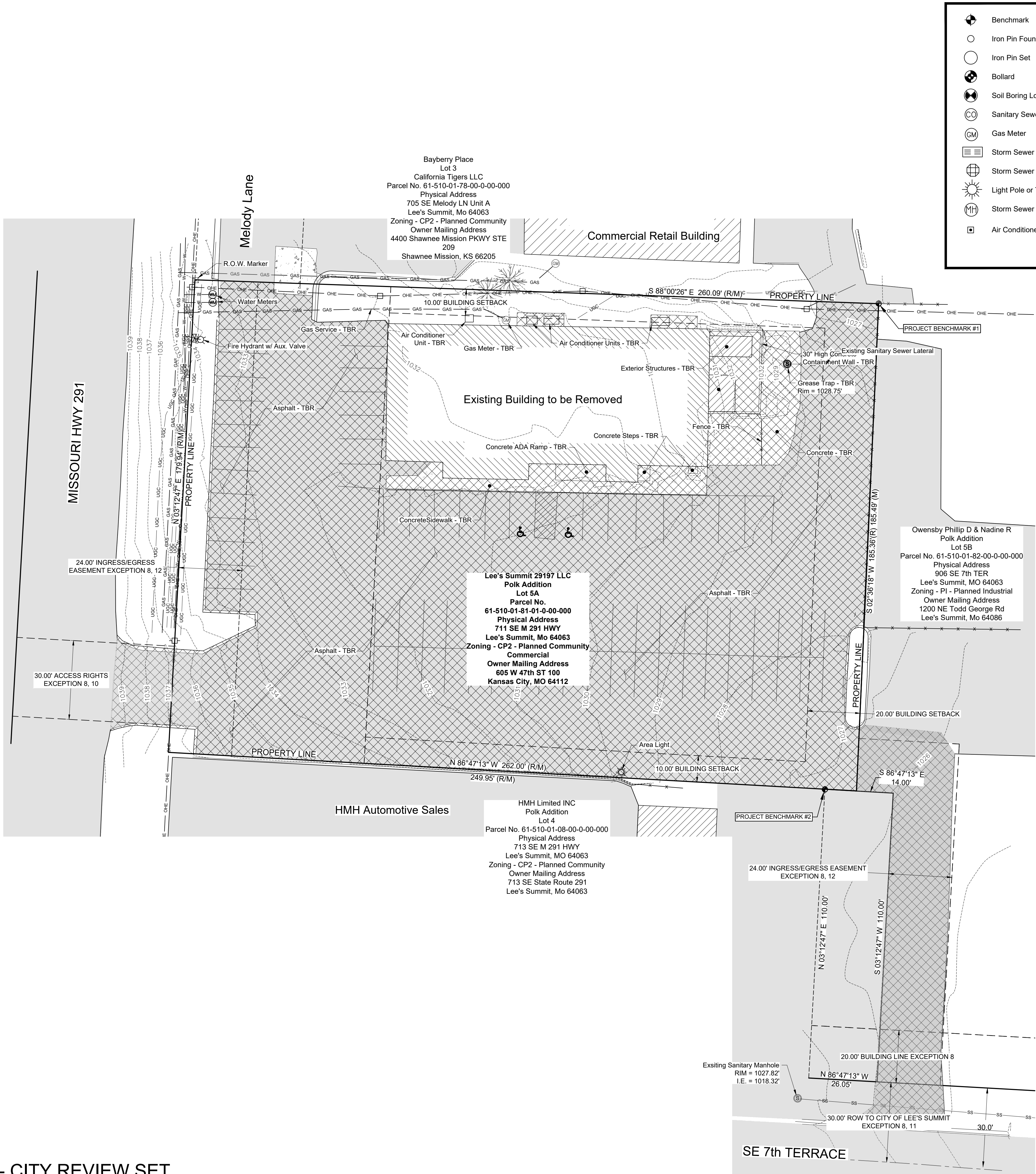




UTILITIES SHOWN HEREON ARE BASED ON PLAN INFORMATION AND ABOVE GROUND FEATURES TO THE BEST OF OUR KNOWLEDGE. THIS EXISTING CONDITIONS DRAWING DOES NOT GUARANTEE THE "EXISTENCE OR NON EXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 AND FIELD VERIFY UTILITIES. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY UTILITIES ENCOUNTERED BUT NOT SHOWN HEREON OR IF LOCATION OF UTILITIES VARIES FROM THAT SHOWN ON THE PLANS

ALL EXISTING ITEMS ON THE SITE SHALL BE DEMOLISHED UNLESS OTHERWISE INDICATED. ITEMS TO BE DEMOLISHED SHALL BE COORDINATED WITH OWNER. CONTRACTOR SHALL HAUL DEMO ITEMS OFF-SITE. EXISTING WATER METER SHALL REMAIN.

ALL REMOVAL AREAS SHOWN SHALL BE SAW CUT TO FULL DEPTH WHEN ADJACENT TO REMAINING PAVEMENT.

Benchmark #1:
Iron Pin
Northing = 997,235.05'
Easting = 2,828,035.85'
Elev. = 1,026.08'

Benchmark #2:
Iron Pin
Northing = 997,050.27'
Easting = 2,828,015.40'
Elev. = 1,026.54'

NOTE: Bearings based on: N.A.D. 83
Missouri State Plane Coordinate System
- West Zone



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SITE NUMBER:	12802
BASE MDL: SMART 55 - NARROW 2017	
ASSET TYPE:	FRAN
CLASSIFICATION:	NEW
OWNER:	NPCQB
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2016 V3
DRAWING RELEASE	SPRING 2018

linear!
Marc Brundige,
Architect
8951 CYPRESS WATERS BLVD., STE 130
DALLAS, TX 75019
PHONE: 972.929.9226
FAX: 972.929.9061



4200 W. 115TH ST. STE. 200
LEAWOOD, KANSAS
66211
OFFICE: (913) 327-3120
CELL: (913) 544-3421

PROJECT TYPE: NEW
SMART 55 - NARROW

MICHAEL E. NEIKIRK PE
Civil Engineer
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Phone: (618) 263-4100

Wendy's
#12533 (NPCQB#6042)
711 E MISSOURI 291 HWY
LEE'S SUMMIT, MO 64063

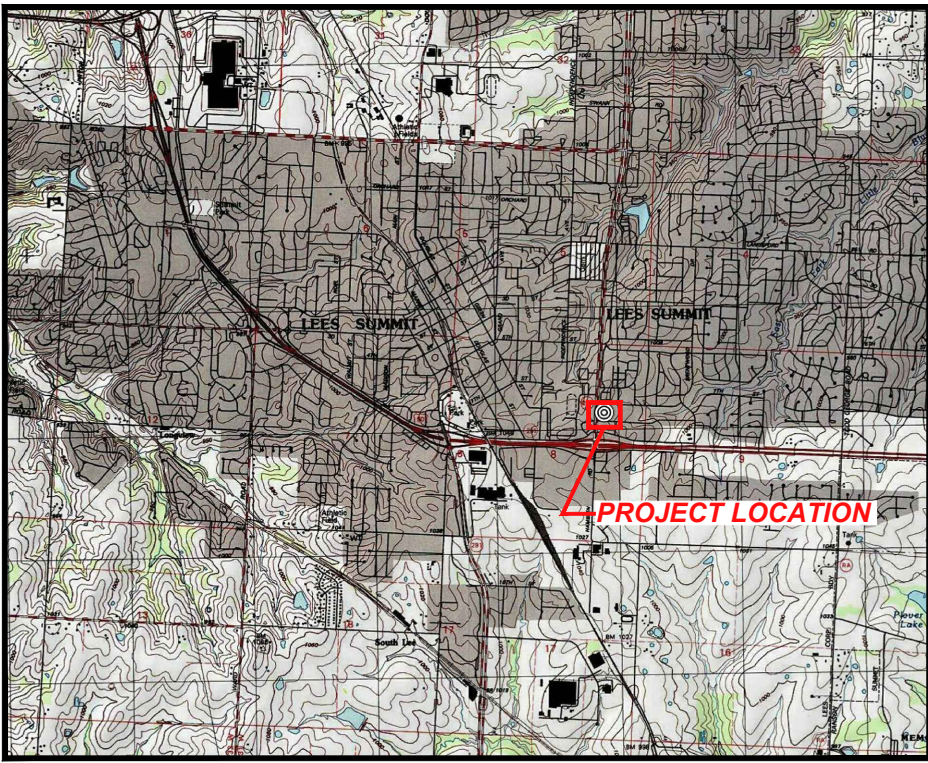
REV.	DATE	DESCRIPTION

ISSUE DATE: 07-11-19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: RJA, T.J.L.
CHECKED BY: MEN, T.J.L.



SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
C1



VICINITY MAP
(NOT TO SCALE)

SITE PLAN DESIGN NOTES

- | | | | | | | | |
|--|-------|---|---|---|--|---|-------|
| 1 TRAFFIC DIRECTIONAL MARKER | 5 C7 | 10 LANDSCAPING AREA | 13 SIDEWALK RAMP WITH MIN. 24" DETECTABLE WARNING | 13 C7 | 19 SIDEWALK WITH MIN. 24" DETECTABLE WARNING | 4 C7 | |
| 2 DIAGONAL STRIPING - 4" YELLOW @ 24" O.C. | 2 C7 | 11 SAFETY RAILING SEE ARCHITECTURAL DETAILS | 12 SIDEWALK RAMP WITH MIN. 24" DETECTABLE WARNING | 13 C7 | 20 SAWCUT CURB / PAVEMENT FULL DEPTH FOR CLEAN JOINT | 7 C7 | |
| 3 ADA ACCESSIBLE PARKING STALLS | 8 C7 | 12 MENU BOARD | 13 C8 | 21 5' x 5' CONCRETE STOOP | 1 C7 | 22 CANOPY PROTECTION BAR | 7 C8 |
| 4 INTEGRAL CURB AND SIDEWALK | 8 C7 | 14 ORDER STATION | 1 C8 | 23 ADA ACCESSIBLE PARKING SIGN | 7 C7 | 24 CONCRETE SIDEWALK | 3 C7 |
| 5 DUMPSTER ENCLOSURE | 9B C7 | 15 PRE-SELL BOARD | 8 C8 | 25 OUTDOOR PATIO SEE ARCHITECTURAL SHEETS | 5 C8 | 26 PYLON SIGN SEE ARCHITECTURAL SHEETS | 9A C7 |
| 6 CONCRETE CURB | 11 C7 | 16 BOLLARD | 2 C8 | 27 AREA LIGHT - SEE SHEET C9 | 10 C7 | 28 TRANSITION FROM 6" CURB TO EXISTING CURB | 10 C7 |
| 7 ASPHALT PAVEMENT | 9B C7 | 17 CONCRETE PAVEMENT | 9A C7 | | | | |
| 8 PAVEMENT STRIPING - 4" YELLOW | 12 C7 | 18 PAVEMENT MARKER DETAIL | 10 C7 | | | | |
| 9 DUMPSTER PAD - 8" CONCRETE PAVEMENT W/ APRON | | | | | | | |

LEGEND	
Benchmark	Sanitary Sewer Manhole
Iron Pin Found	Sign
Backflow Preventer	Water Meter
Bollard	Water Valve
Soil Boring Location	Utility Pole
Sanitary Sewer Cleanout	TBR To Be Removed
Gas Meter	TC Top of Curb
Storm Sewer Curb Inlet	PV Pavement
Storm Sewer MH/Open Lid	ME Match Existing
Light Pole or Traffic Light	Grade point
Storm Sewer Manhole	Number of Parking Spaces
Air Conditioner	TBR To Be Removed

W	W	Water Line
SS	SS	Sanitary Sewer Main
X	X	Fence
470	470	Existing Contours
UGE	UGE	Proposed Contours
S	S	Underground Electric
		Storm Sewer
		Limits of Pavement Removal
		Overhead Utility Lines
		Gas Lines
		Ditch / Swale

Existing Asphalt	Gravel
New Asphalt	Existing Concrete
New Concrete	

SITE DATA

- AREA OF SITE: 90,185.95 SQ.FT. - 2.07 ACRES.
- PARKING CONDITIONS ARE AS FOLLOWS:
MIN. REQUIRED SPACES: 14 PER 1000 SQ.FT. GROSS FLOOR SPACE
TOTAL GROSS FLOOR SPACE: 2,504 SQ. FT.
PARKING REQUIRED: 35 STALLS
ACTUAL SPACES:
35 REGULAR SPACES
2 ACCESSIBLE SPACES
TOTAL SPACES: 37
- PROPERTY ZONING
CP-2, PLANNED COMMUNITY COMMERCIAL
- EXISTING USE: RESTAURANT
PROPOSED USE: RESTAURANT WITH DRIVE THRU DRIVE THRU STACKING REQUIRED: 4 FROM MENU BOARD AND 4 FROM FIRST WINDOW STACKING SUPPLIED: 14 FROM FIRST WINDOW
- PHYSICAL ADDRESS : 711 SE M 291 HWY
LEE'S SUMMIT, MO 64063
- PARCEL INFORMATION: LEE'S SUMMIT 29197 LLC
POLK ADDITION - LOT 5A
PARCEL NO. 61-510-01-81-01-0-00-000
- OWNER ADDRESS: 605 W 47TH ST 100,
KANSAS CITY, MO 64112
- BUILDING FLOOR AREA: 2,506 SQ.FT.
FLOOR AREA RATIO = 2,506 / 47,692.73 (LOT AREA) = 5.25%
- BUILDING HEIGHT: 24 FT.
- DRAINAGE: LOT AREA= 47,692.73 SQ.FT.
EXISTING:
IMPERVIOUS AREA: 43,283 SQ.FT.
PERVIOUS AREA: 4,409.73 SQ.FT.
PROPOSED:
IMPERVIOUS AREA: 35,43.21 SQ.FT.
PERVIOUS AREA: 12,260.52 SQ.FT.

- ZONING REQUIREMENTS:
Zoning - CP2 - Planned Community
- Minimum Front Yard: 15'
 - Minimum Side Yard: 10'
 - Minimum Rear Yard: 20'
 - Building Height: 40'
- *74.5 Front Building Setback line per Exception 8

RECORD DESCRIPTION

ALL OF PART 5A, POLK ADDITION, LOTS 5A AND 5B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOT 5A, POLK ADDITION, LOTS 5A AND 5B, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5A; THENCE SOUTH 90 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5A, A DISTANCE OF 110 FEET; THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 26.05 FEET TO A POINT ON THE LOT LINE BETWEEN LOT 5A AND LOT 5B OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE LOT LINE OF SAID LOT 5A AND LOT 5B, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING.

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PROJECT YEAR:	2019
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DRAWING RELEASE	SPRING 2018

linear!
Marc Brundige,
Architect

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CELL: (913) 544-3421

PROJECT TYPE: NEW
SMART 55 - NARROW

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711 E MISSOURI 291 HWY
LEE'S SUMMIT, MO 64063

REV.	DATE	DESCRIPTION

ISSUE DATE: 7-11-19

PROJECT NUMBER: NPCQB#6042

DRAWN BY: T.J.L. RM

CHECKED BY: MEN. T.J.L.



SHEET NAME

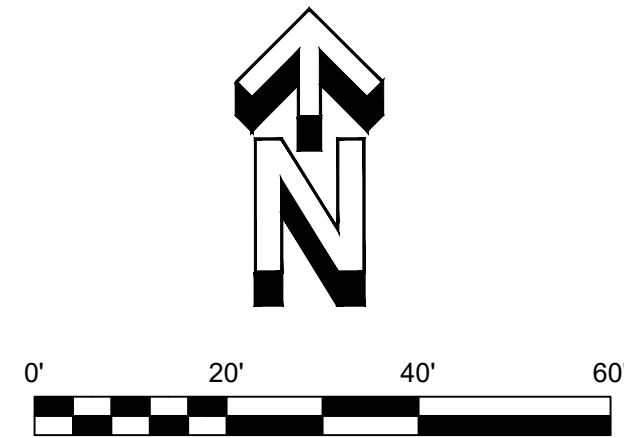
SITE PLAN

SHEET NUMBER

C2



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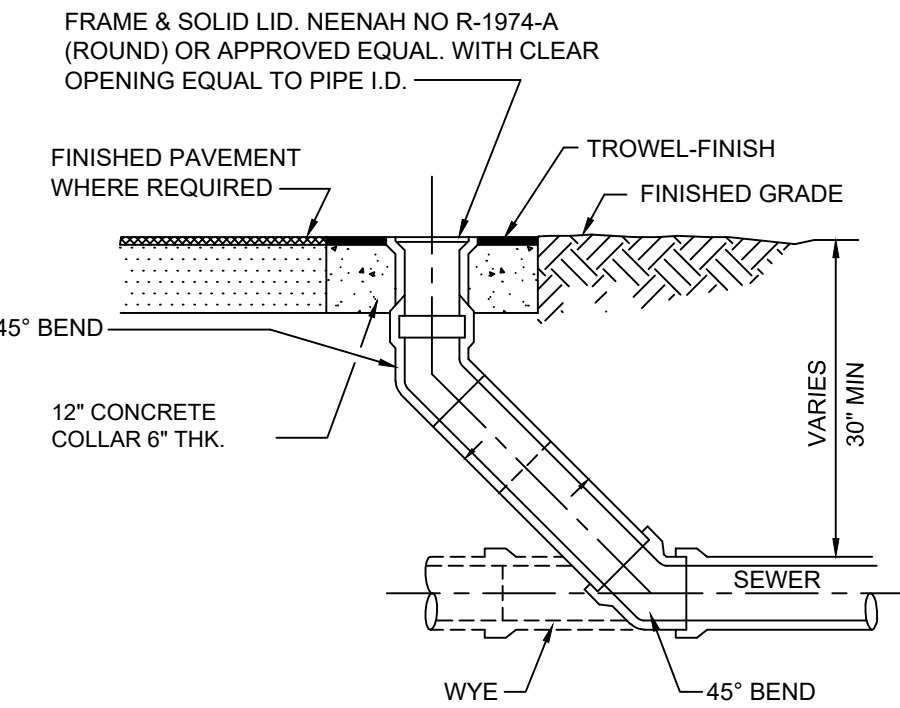
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ISSUE DATE: 7-11-19
PROJECT NUMBER:
IPCQB#6042
DRAWN BY: TJL RM
CHECKED BY: MEN, TJL



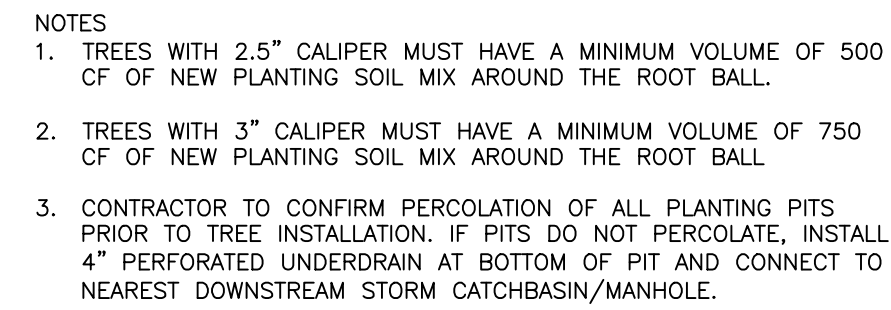
GRADING & DRAINAGE

C3



NOT FOR CONSTRUCTION - CITY REVIEW SET

C4





Benchmark



Iron Pin Found



Iron Pin Set



Bollard



Soil Boring Location



Sanitary Sewer Cleanout



Gas Meter



Storm Sewer Curb Inlet



Storm Sewer MH/Open Lid



Light Pole or Traffic Light



Storm Sewer Manhole



Air Conditioner



Sanitary Sewer Manhole



Sign



Water Meter



Water Valve



Utility Pole

TBR

To Be Removed

TC

Top of Curb

PV

Pavement

ME

Match Existing

470.0

Grade point



Number of Parking Spaces

TBR

To Be Removed

LEGEND

W ——— W ——— W ———

SS ——— SS ———

x x x x x x x x

- - - - - 470 - - - - -

UGE ——— UGE ———

—— S ——— S ———

—— OHIE ——— OHIE ———

—— GAS ——— GAS ———

—— ◀ ——— ▶ ———

Water Line

Sanitary Sewer Main

Fence

Existing Contours

New Contours

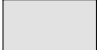
Underground Electric Storm Sewer

Limits of Pavement Removal

Overhead Utility Lines

Gas Lines

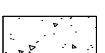
Ditch / Swale



Existing Asphalt



New Asphalt



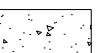
New Concrete



Existing Asphalt TBR



Gravel



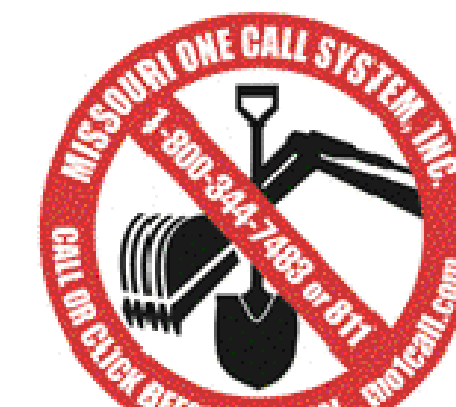
Existing Concrete



Stormwater Easement

KEYNOTE	COMMON NAME	SCIENTIFIC NAME	QUANTITY
①	Red Maple	Acer rubrum	18
②	Wintergreen Boxwood	Buxus sinica var. insularis 'Wintergreen'	35
③	Koreanspice Viburnum	Viburnum carlesii 'Compactum'	15
④	Blue Point Juniper	Juniperus chinensis 'Blue Point'	8
⑤	Liriope 'Big Blue'	Liriope muscari 'Big Blue'	56

1. Planting areas shall be mulched. All planting areas and lawn areas shall be separated by steel edging. No steel edging needs to be installed adjacent to buildings, sidewalks, or curbs. Cut steel edging at 45 degree angle where it intersects walks and curbs.
2. All landscaped and lawn areas shall be irrigated through the use of an automatic underground irrigation system with rain and freeze sensors and evapotranspiration weather-based controllers. Irrigation system shall be designed and installed by a licensed irrigation contractor. Hunter Irrigation System shall be used unless equal is approved by owner.
3. All landscape material shall be maintained in accordance with the American Standard for Nursery Stock as published by the American Association of Nurserymen. All dead, dying, or diseased material will be replaced, in kind, by the owner within the next available planting season.
4. Street Frontage = 179.94'
Required Trees: 1 tree required for each 30 feet of street frontage = 6 required trees
Actual Trees: 6 trees along frontage
Required Shrubs: 1 shrubs for each 20 feet of street frontage = 9 required shrubs
Actual Shrubs = 21 shrubs along frontage
5. Total Lot Area = 90,185.95 Sq. Ft.
Required Shrubs: 2 shrubs per 5,000 sq. ft. of total lot area = 36 Shrubs
Actual Shrubs = 58 Shrubs on Lot
6. Total Pervious Area (Landscaped Open Space) = 12,260.52 Sq. Ft.
Required Trees: 1 Tree per 5,000 sq. ft. of total landscaped open space = 2 Trees
Actual Trees = 11 Trees
7. Total Vehicle Use Area = 30,676.20 Sq. Ft.
Required Interior Landscape Area: 5% of VUA = 1,534 Sq. Ft.
Actual Interior Landscape Area = 1,876 Sq. Ft.



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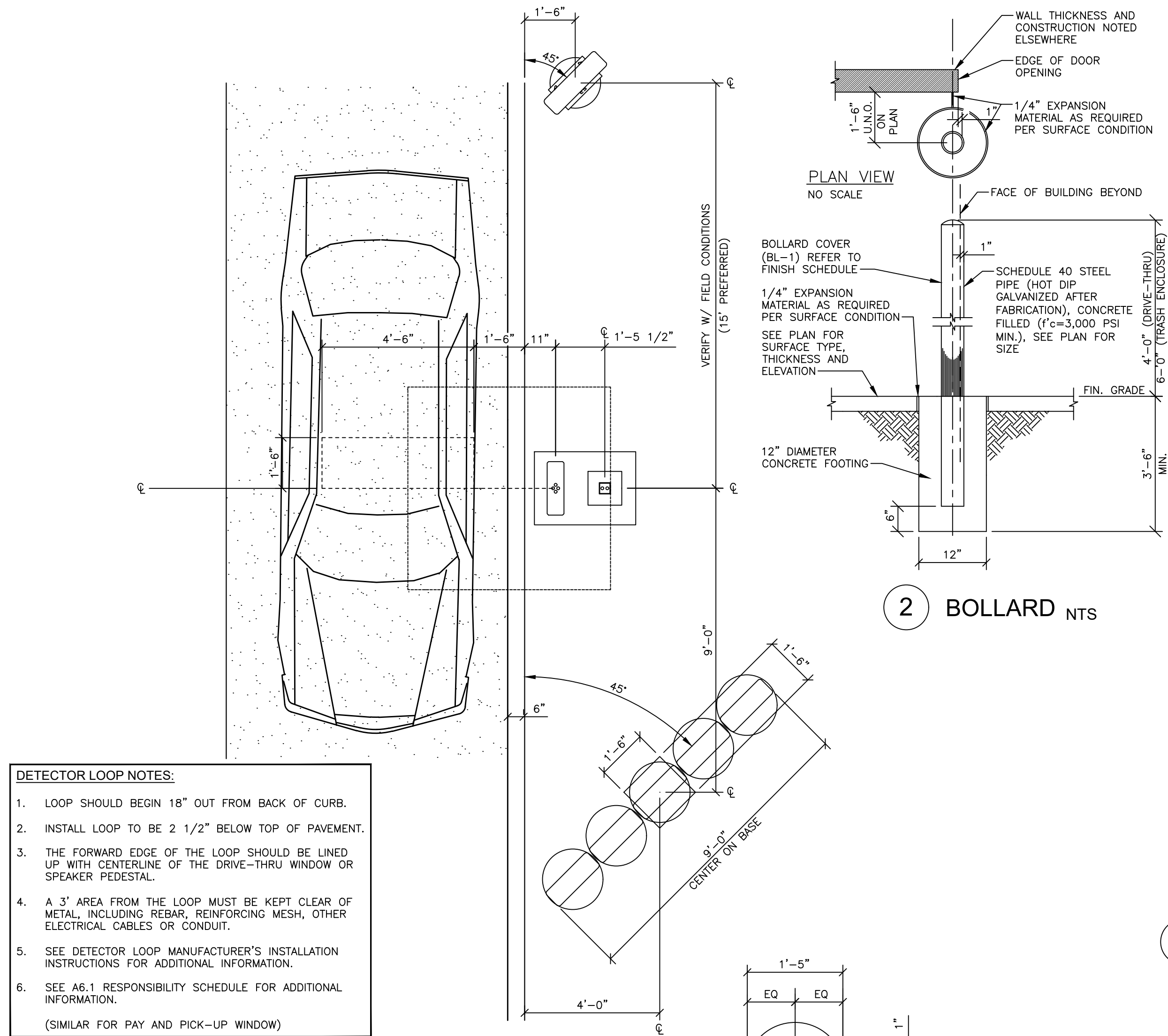
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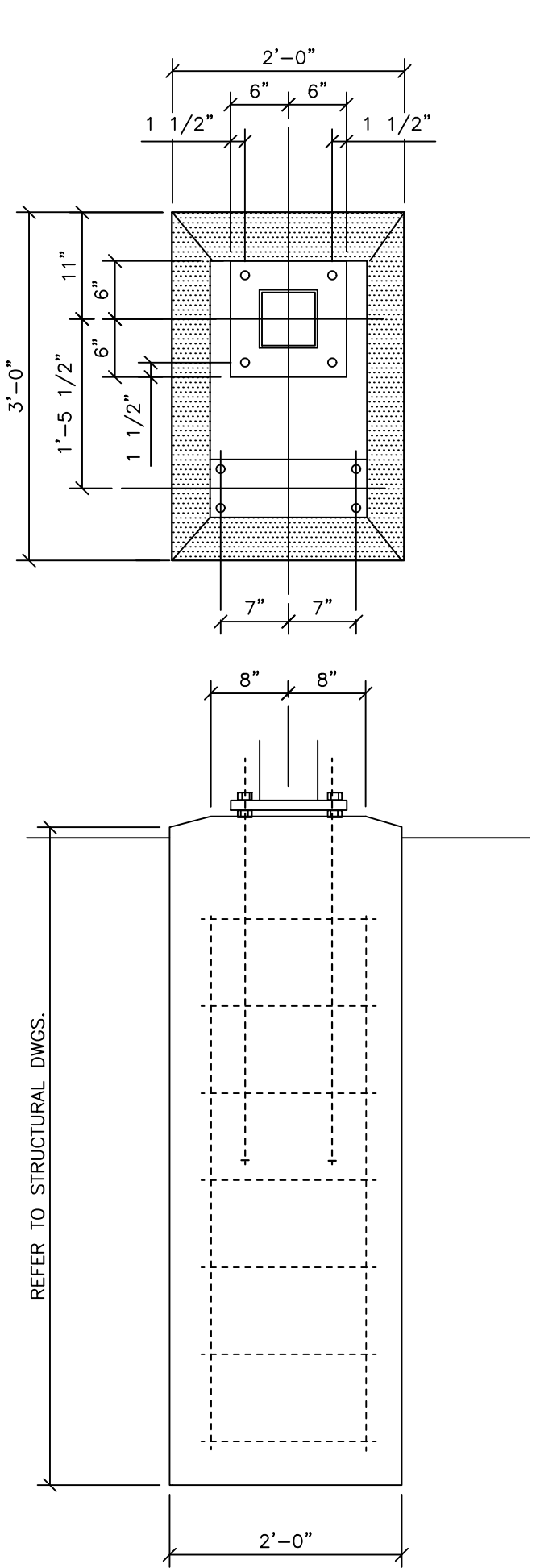
LANDSCAPE PLAN

SHEET NUMBER

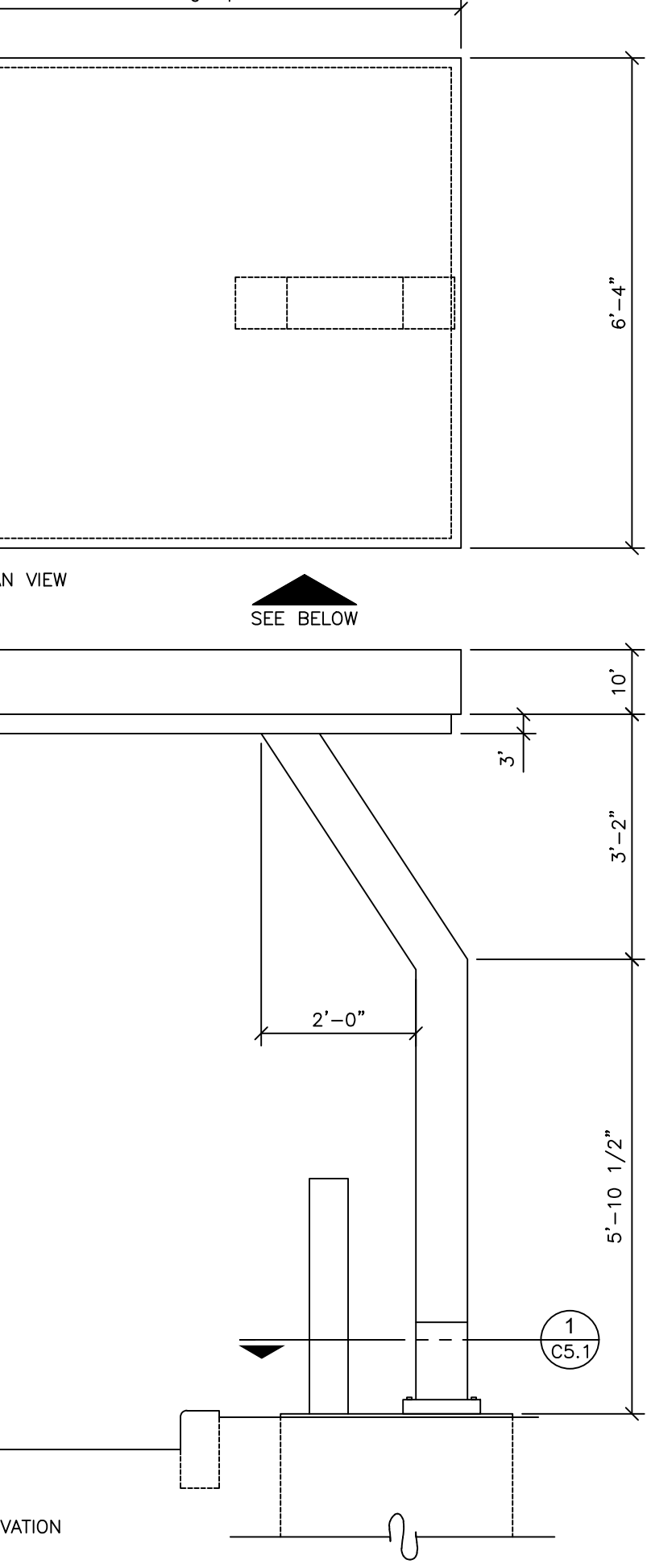
C6



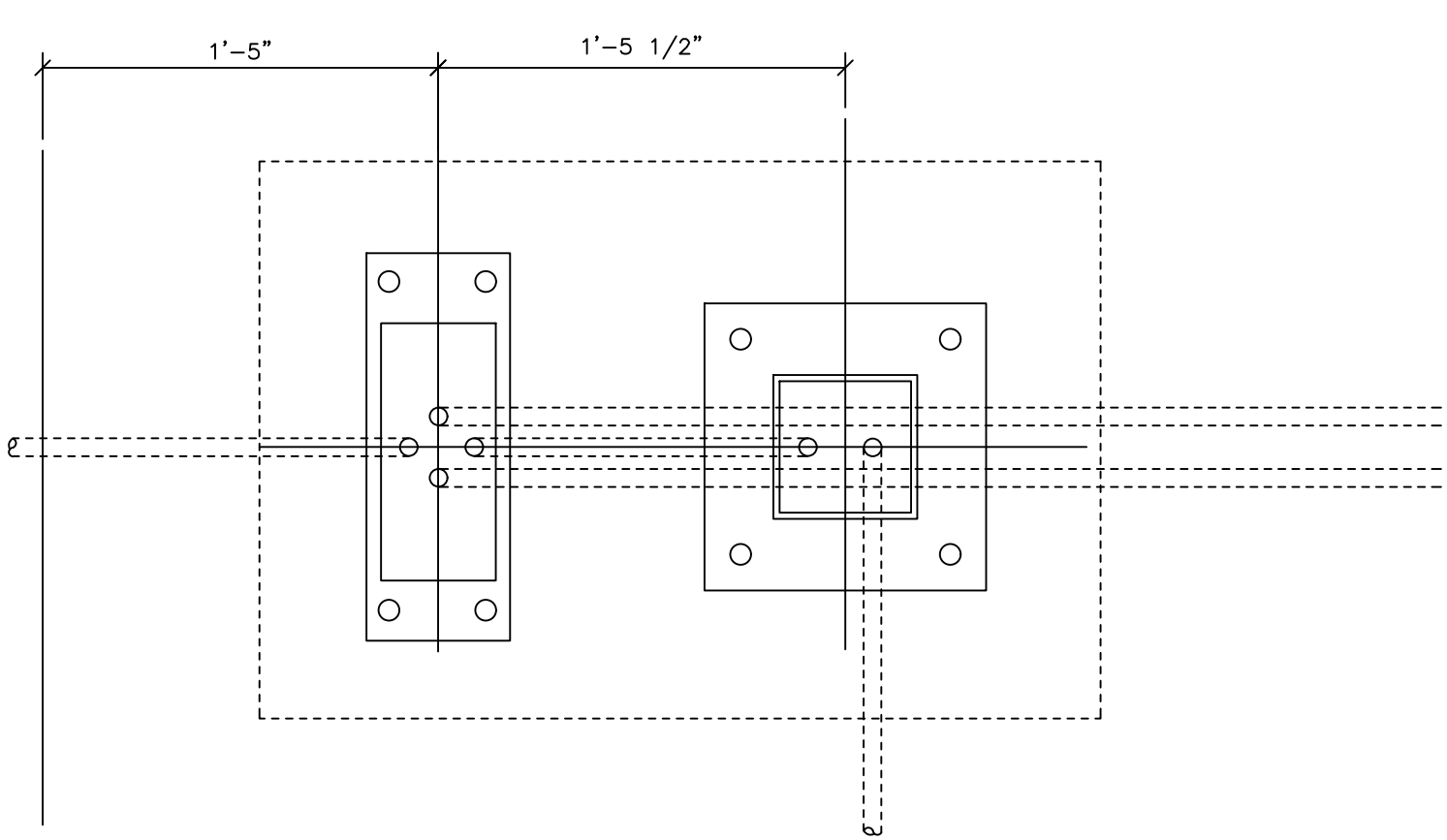
2 BOLLARD NTS



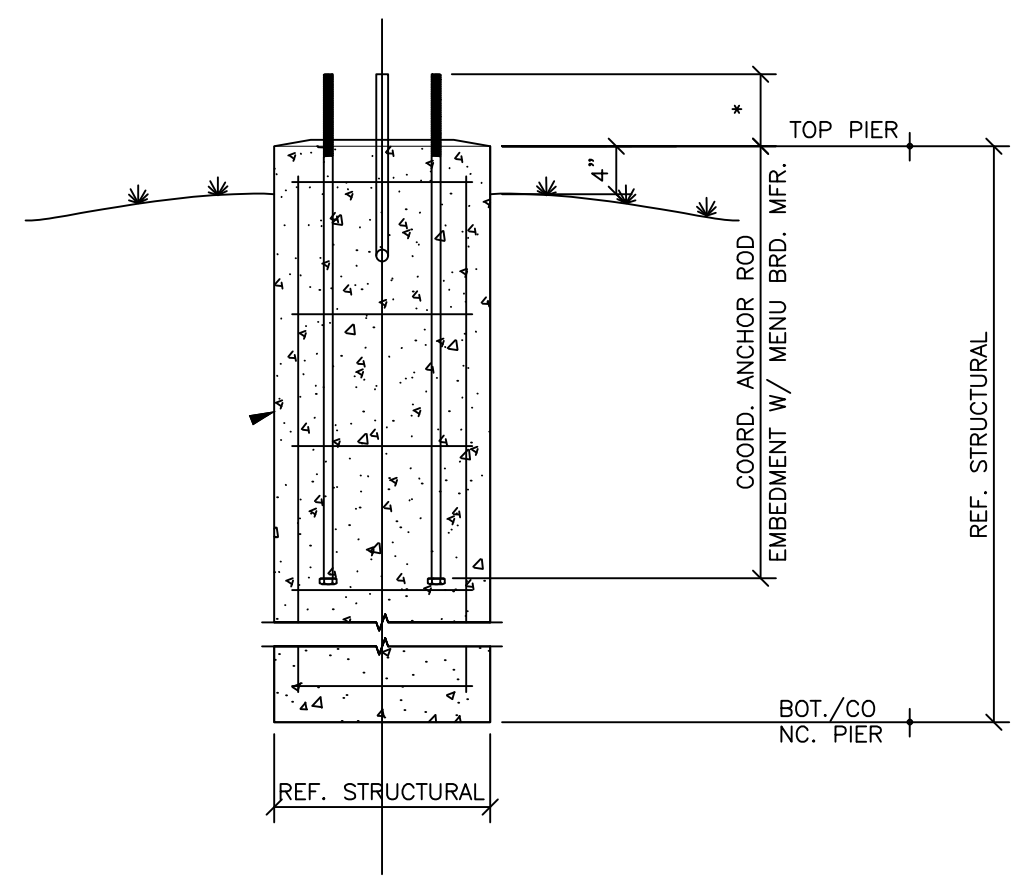
3 CANOPY FOOTING SECTION NTS



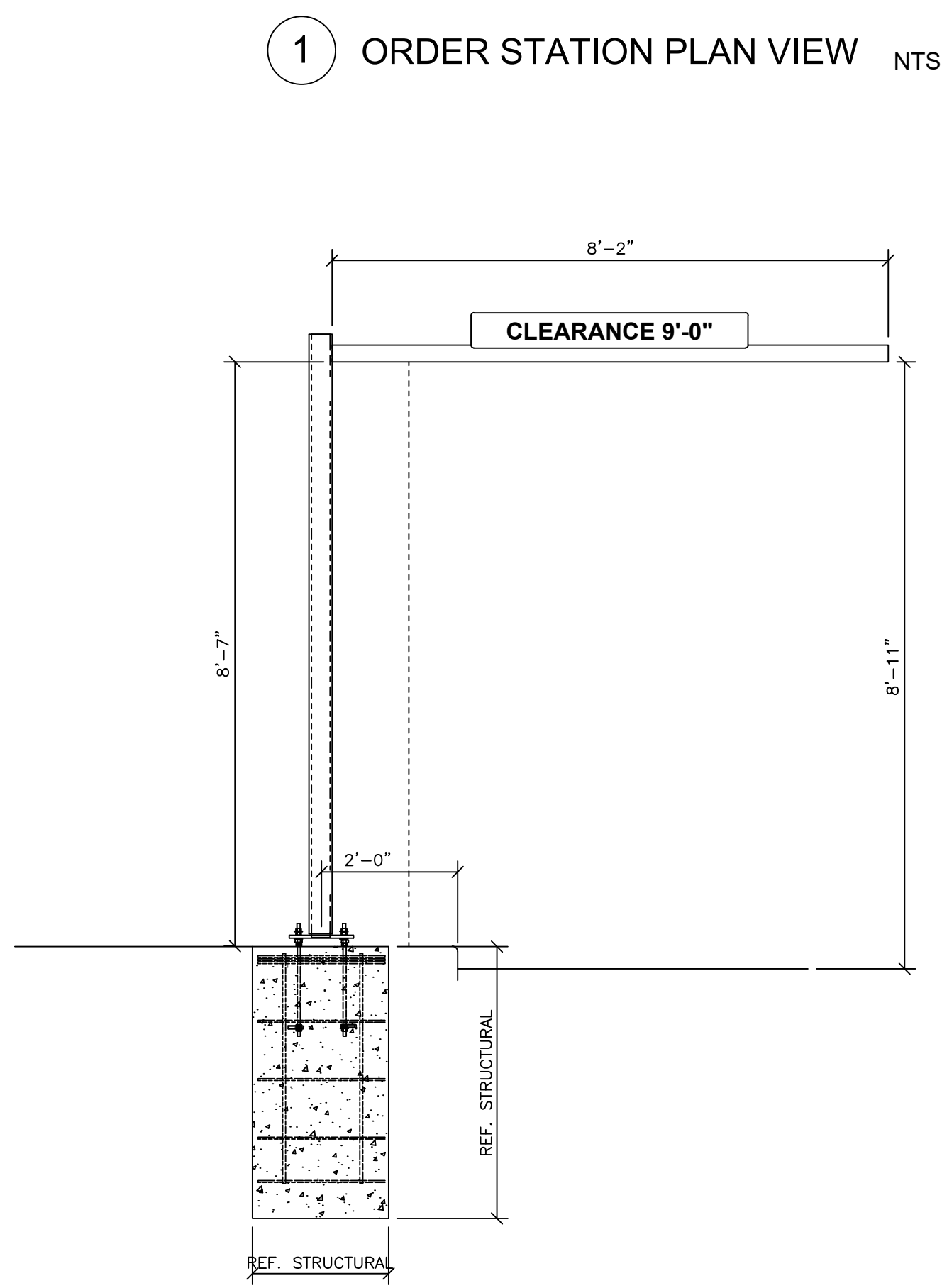
4 ORDER STATION CANOPY NTS



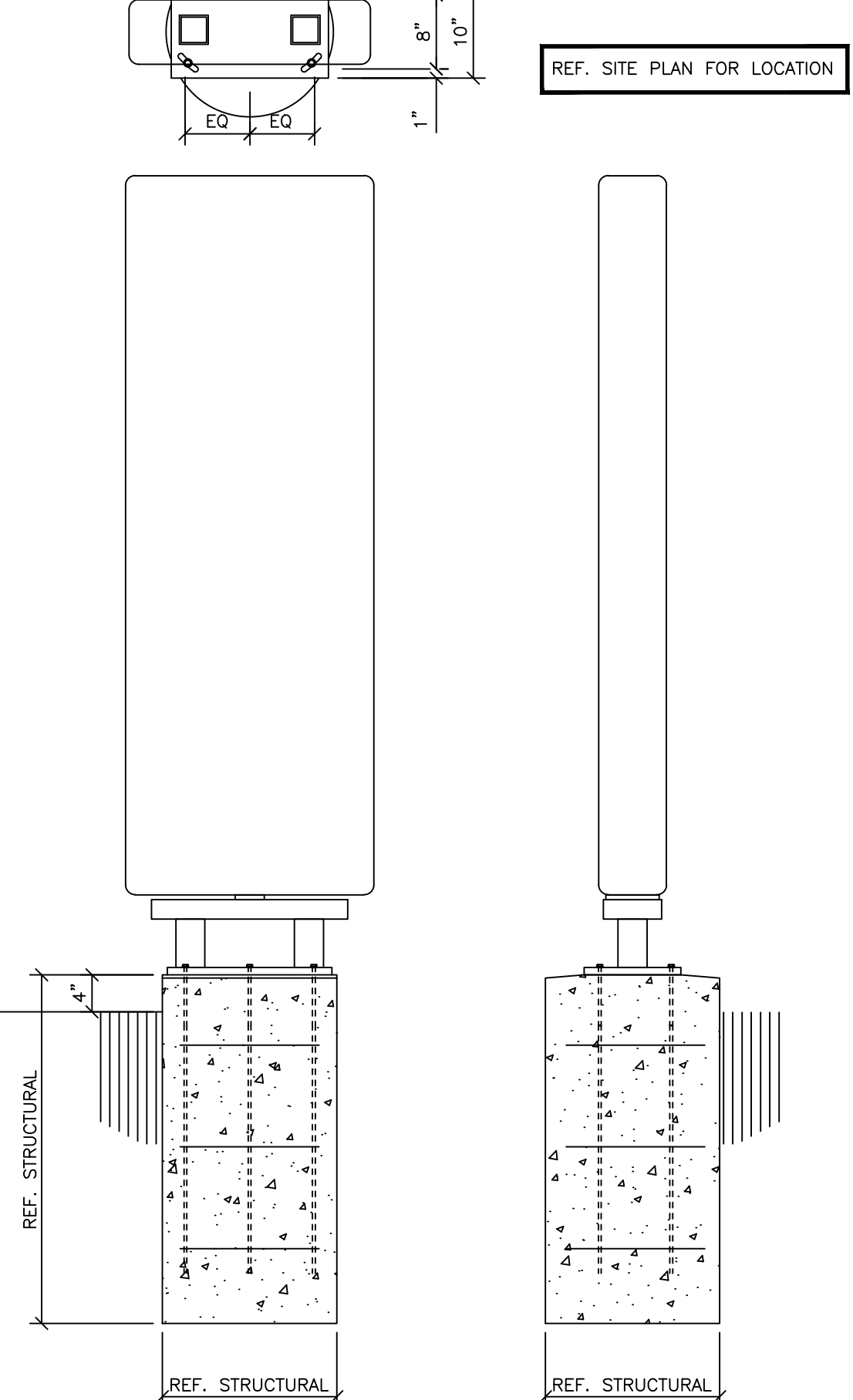
5 ORDER STATION CANOPY FOOTING NTS



6 MENU BOARD FOOTING NTS



7 CANOPY PROTECTION BAR NTS



8 PRE-SELL BOARD FOOTING NTS

DETECTOR LOOP NOTES:

1. LOOP SHOULD BEGIN 18" OUT FROM BACK OF CURB.
2. INSTALL LOOP TO BE 2 1/2" BELOW TOP OF PAVEMENT.
3. THE FORWARD EDGE OF THE LOOP SHOULD BE LINED UP WITH CENTERLINE OF THE DRIVE-THRU WINDOW OR SPEAKER PEDESTAL.
4. A 3' AREA FROM THE LOOP MUST BE KEPT CLEAR OF METAL, INCLUDING REBAR, REINFORCING MESH, OTHER ELECTRICAL CABLES OR CONDUIT.
5. SEE DETECTOR LOOP MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.
6. SEE A6.1 RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFORMATION.

(SIMILAR FOR PAY AND PICK-UP WINDOW)

1 ORDER STATION PLAN VIEW NTS

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quality burgers
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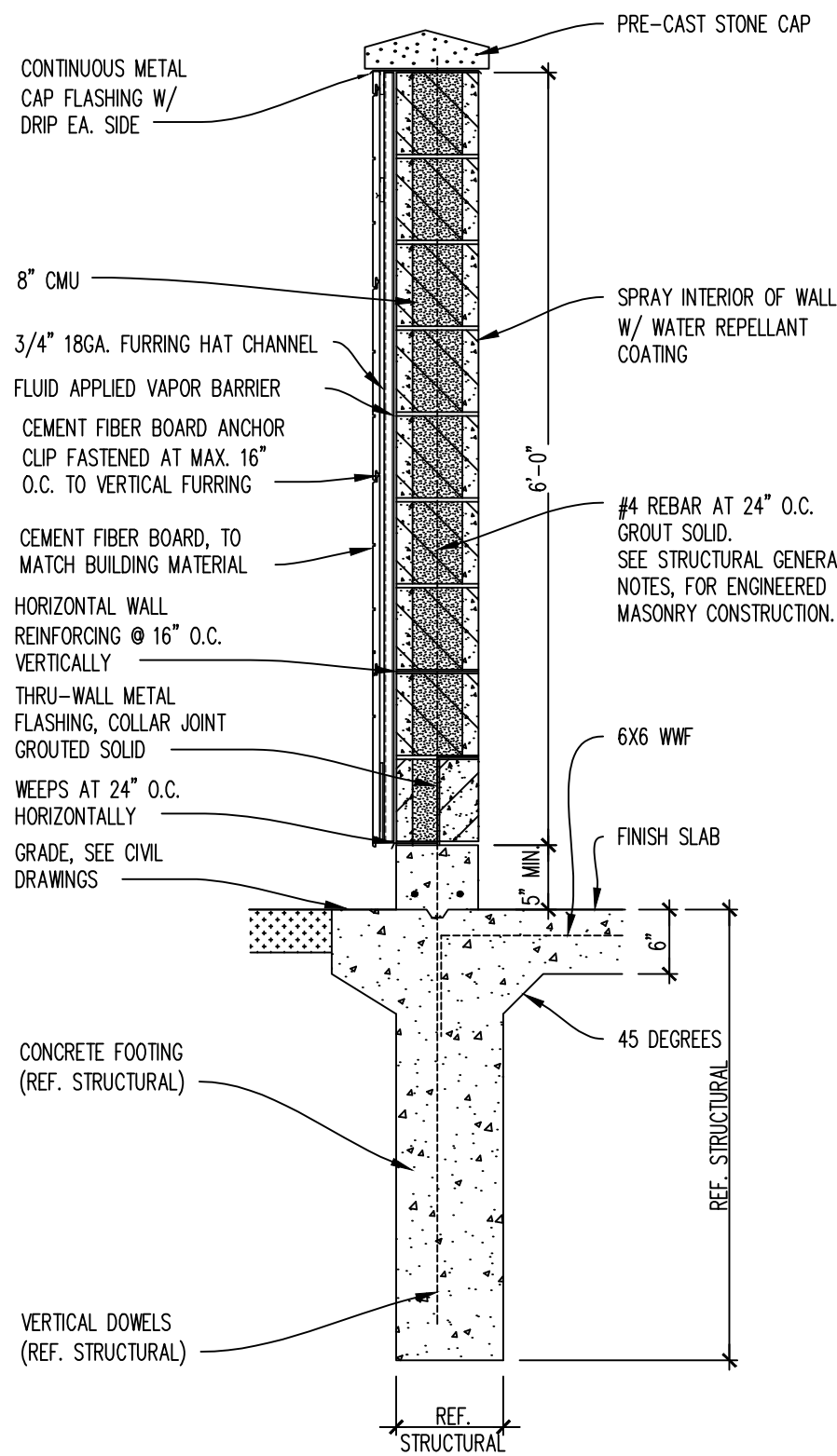
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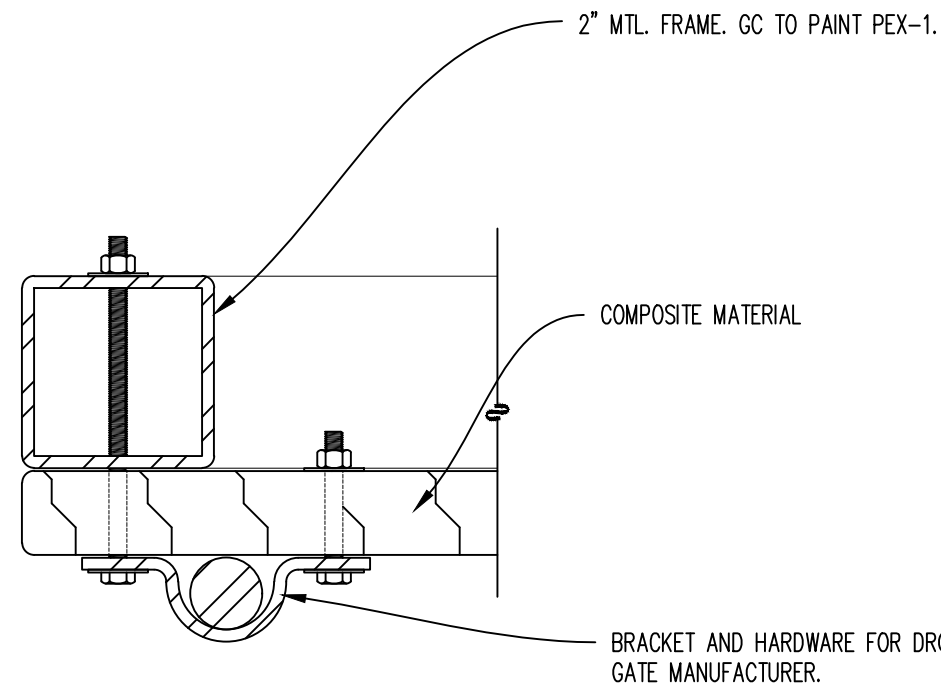


SHEET NAME
DETAILS
SHEET NUMBER

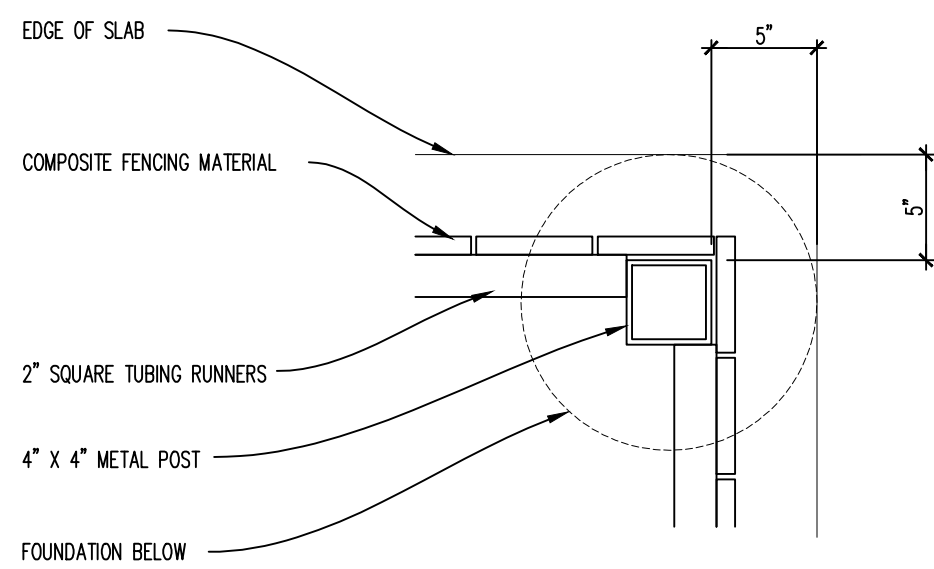
C8



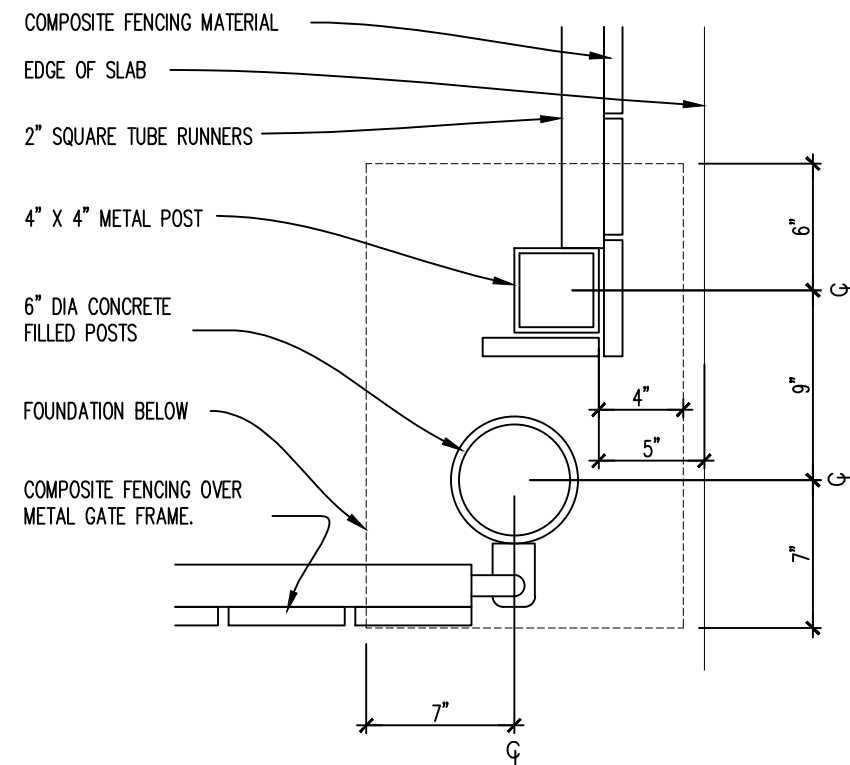
08 WALL SECTION
SCALE: 3/4"=1'-0"



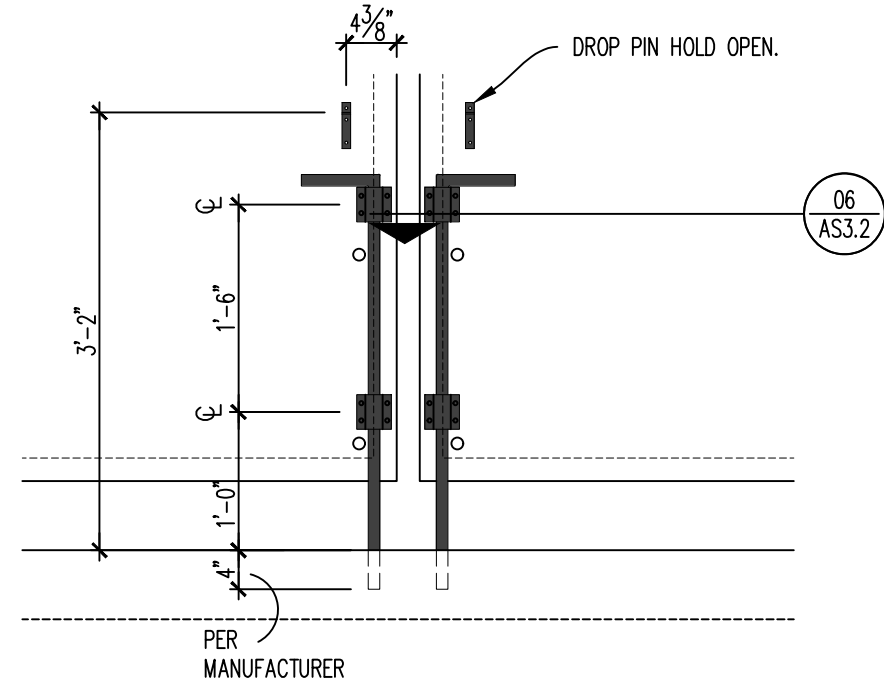
07 DROP-PIN DETAIL COMPOSITE GATE
SCALE: 6"=1'-0"



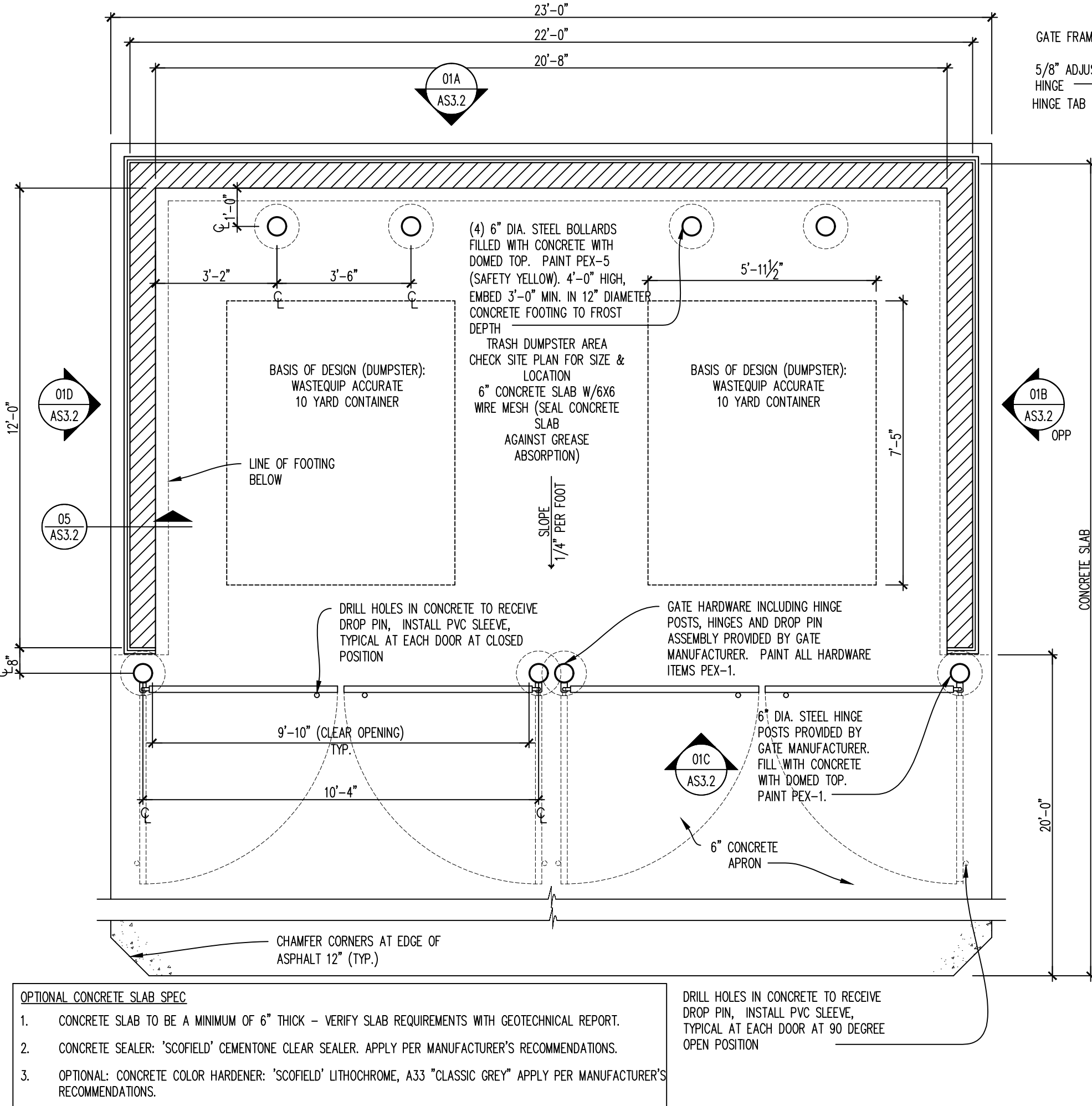
06 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



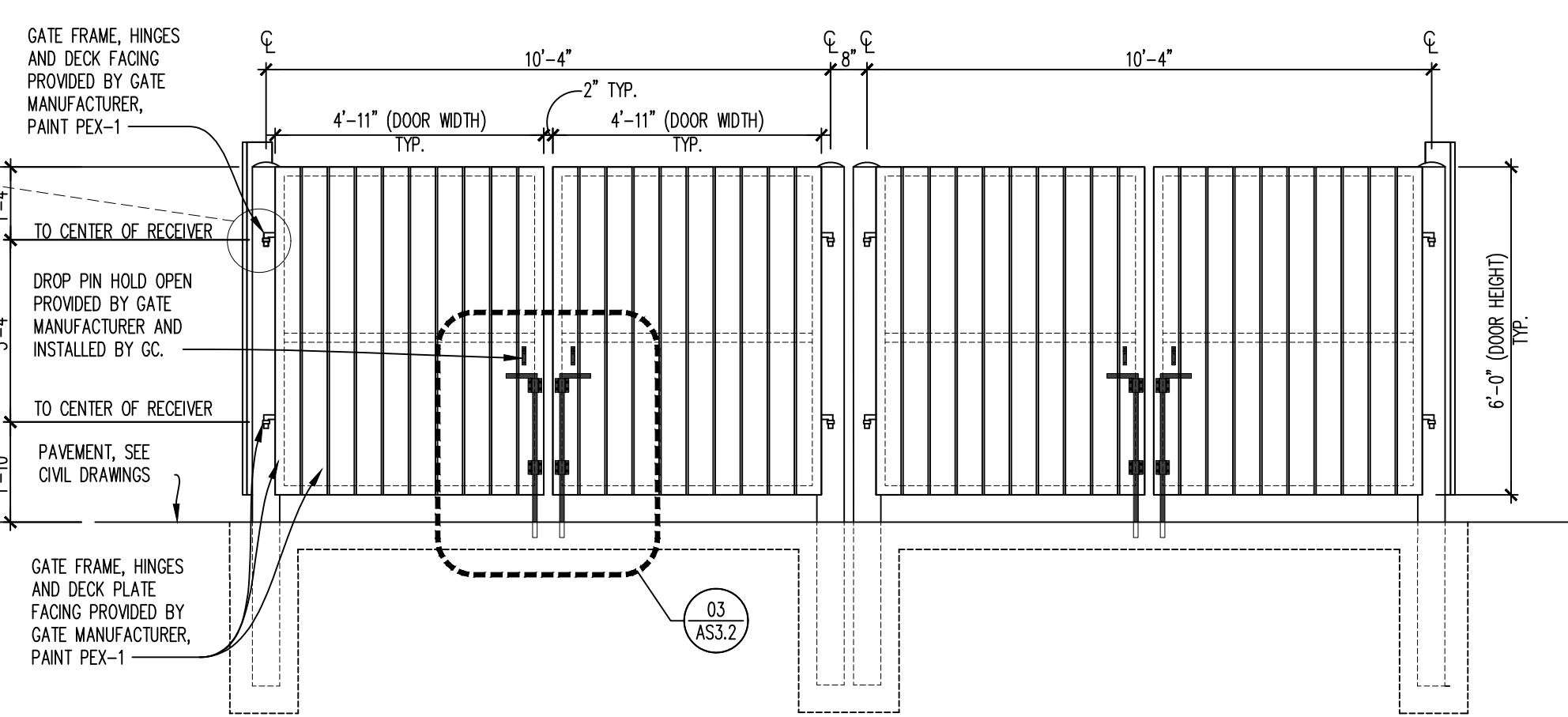
05 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



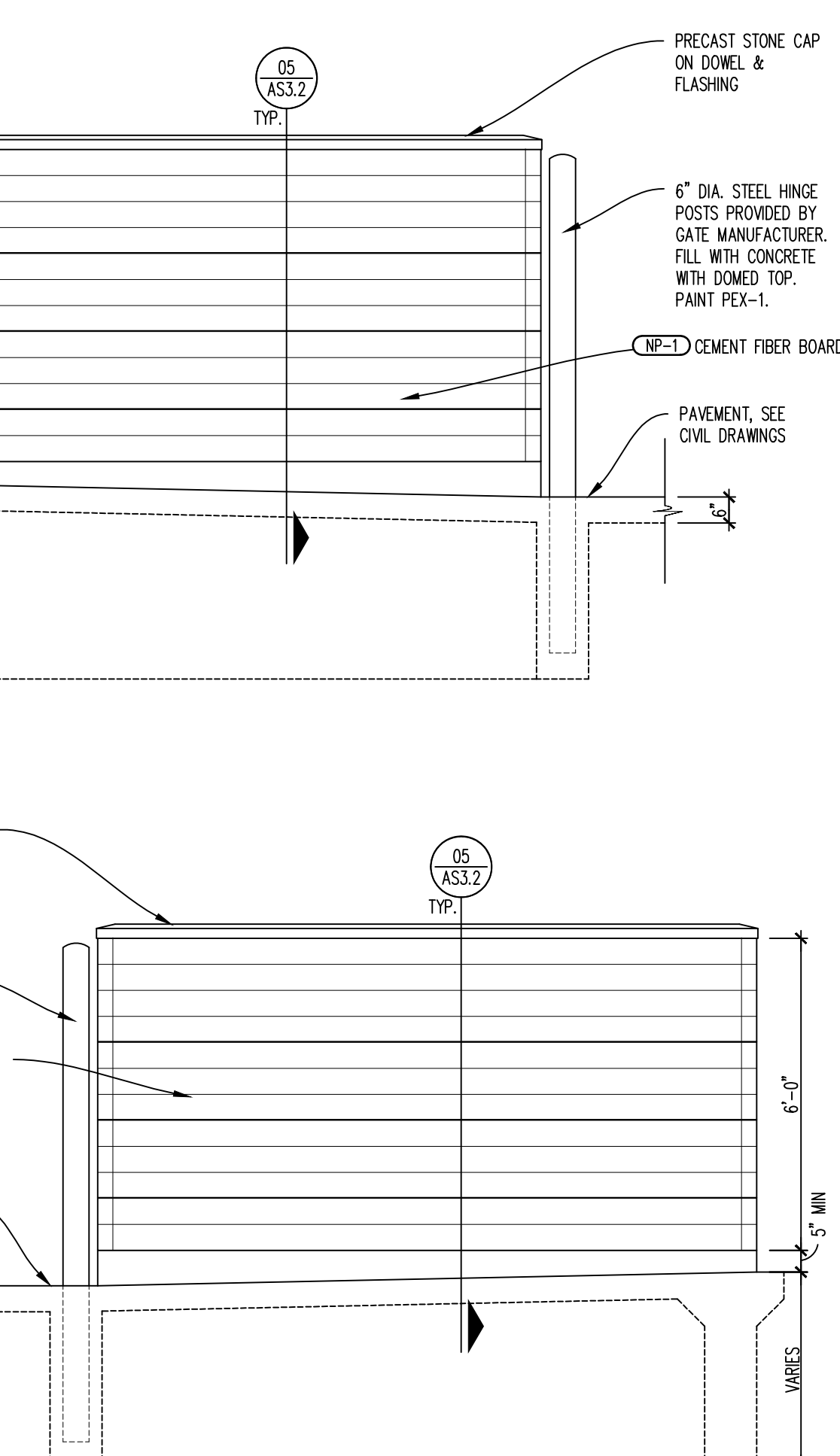
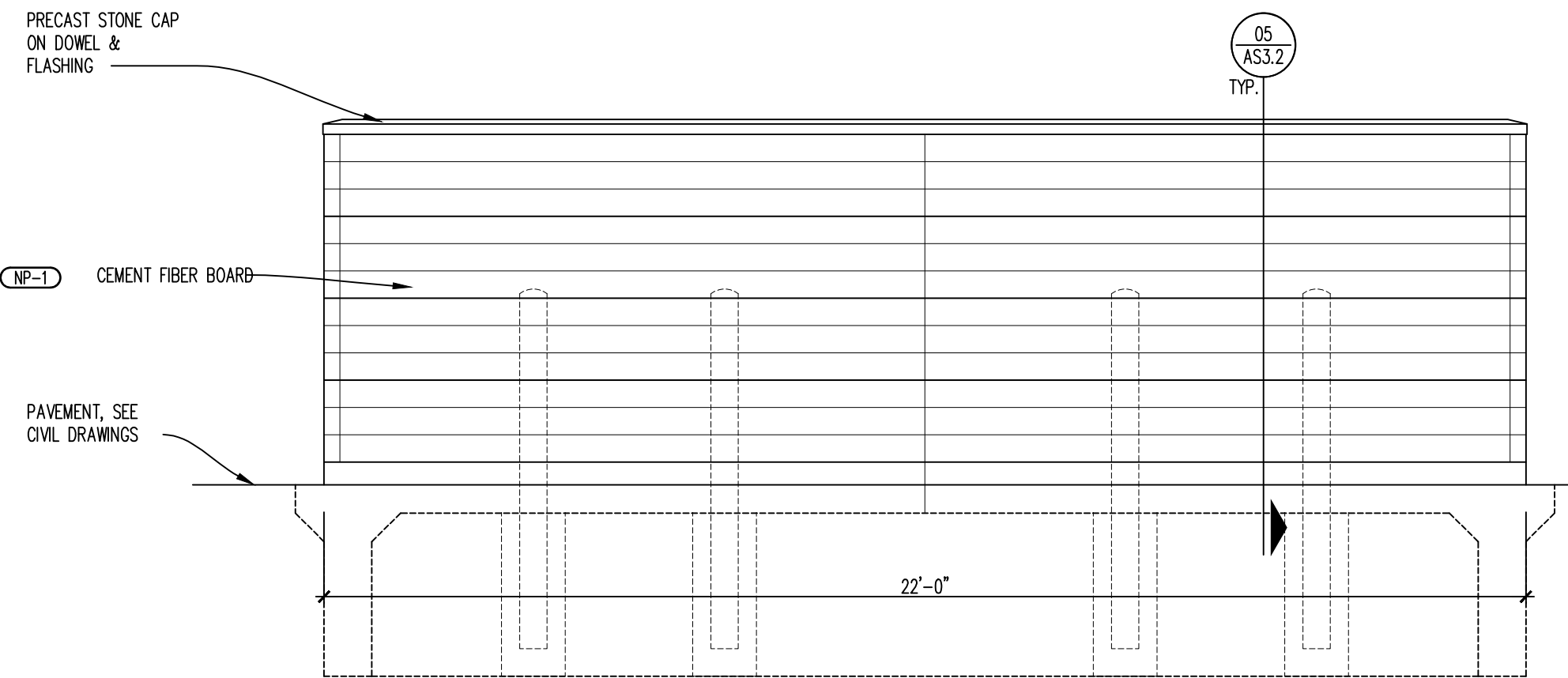
03 DROP PIN DETAIL
SCALE: 3/4"=1'-0"



02 TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"



04 ELEVATION - COMPOSITE GATE
SCALE: 3/8"=1'-0"



01 TRASH ENCLOSURE ELEVATIONS
SCALE: 3/8"=1'-0"

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PROJECT TYPE: NEW
SMART 55 - NARROW

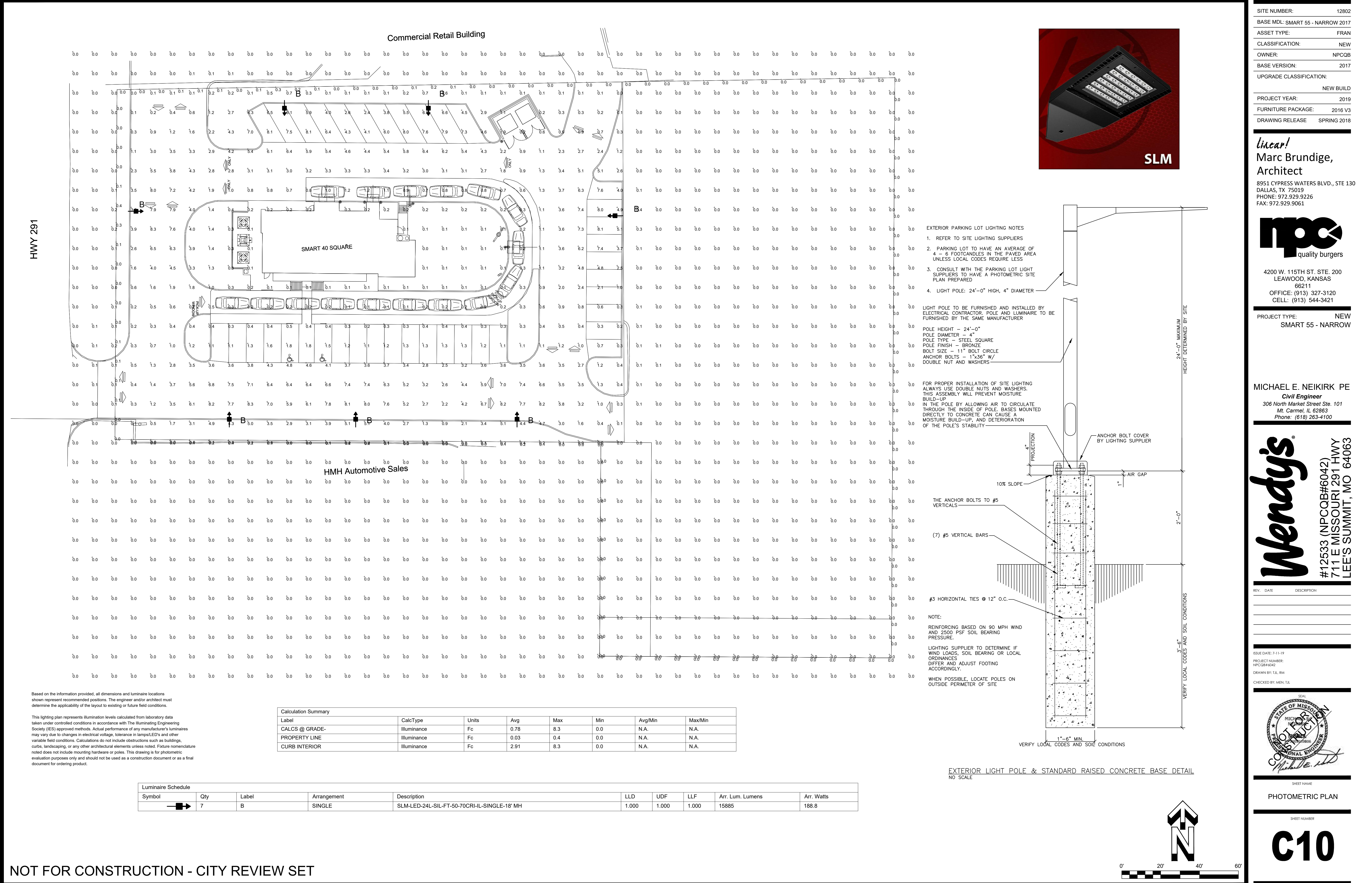
MICHAEL E. NEIKIRK PE
Civil Engineer
306 North Market Street Ste. 101
Mt. Carmel, IL 62863
Phone: (618) 263-4100

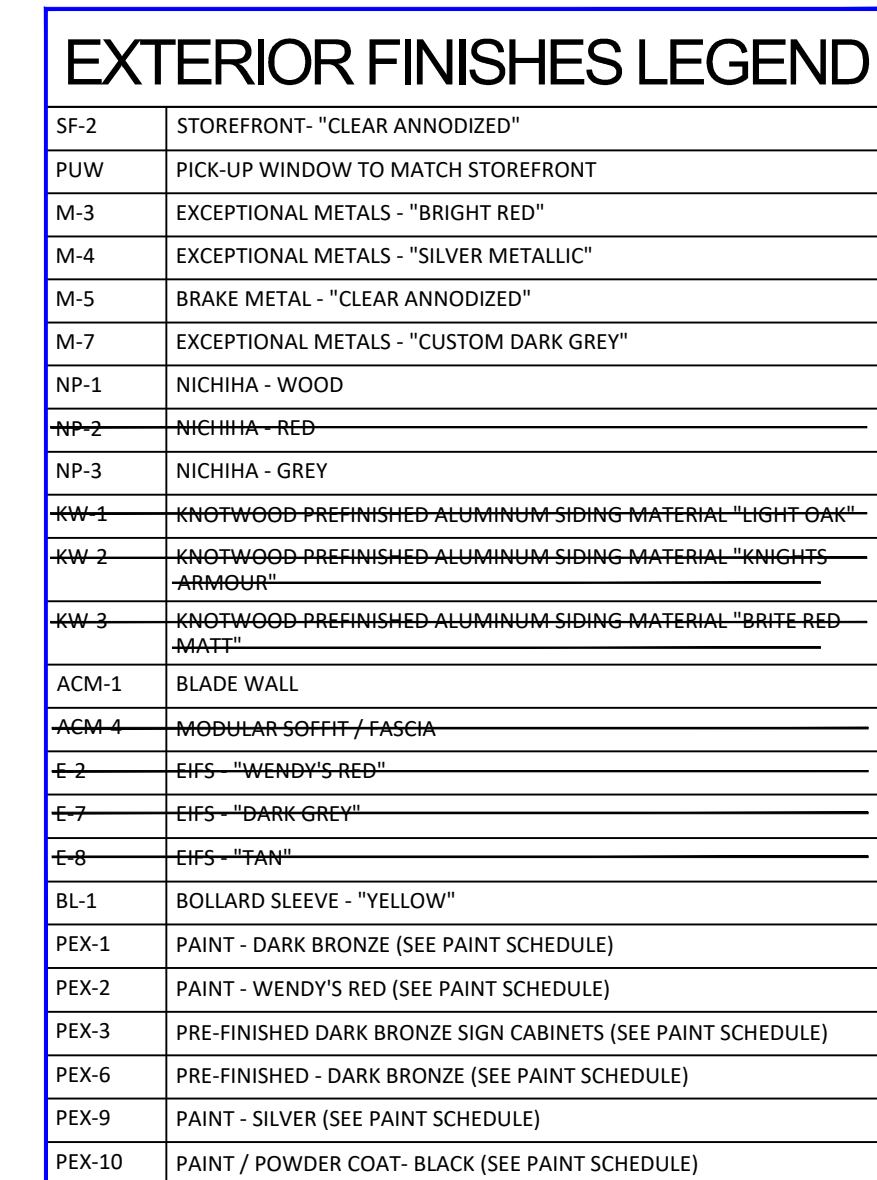
Wendy's
#12533 (NPCQB#6042)
711 E MISSOURI 291 HWY
LEE'S SUMMIT, MO 64063

REV.	DATE	DESCRIPTION



SHEET NAME
DETAILS
SHEET NUMBER





06 VESTIBULE SIDE ELEVATION
SCALE

05 DRIVE THRU SIDE ELEVATION
SCALE

Wendy's

QUALITY SERVICE THAT DOESN'T CUT CORNERS IS OUR RECIPE

THANK YOU SIGN BY SIGN SUPPLIER

01 A3.4
SIM

02 A3.2
M-3
ACM-1
M-4
M-5
ROOF LINE

03 A3.4
M-1
NP-3
NP-3
CORNER
M-4
NP-1
CORNER

04 A3.2
M-3
ACM-1
M-4
M-5
ROOF LINE

05 A3.2
M-3
ACM-1
M-4
M-5
ROOF LINE

06 A3.2
M-3
ACM-1
M-4
M-5
ROOF LINE

07 A3.2
M-3
ACM-1
M-4
M-5
ROOF LINE

08 A3.2
M-3
ACM-1
M-4
M-5
ROOF LINE

09 A3.2
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ACM-1
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ROOF LINE

10 A3.2
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ACM-1
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M-5
ROOF LINE

11 A3.2
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ACM-1
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ROOF LINE

12 A3.2
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ROOF LINE

13 A3.2
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14 A3.2
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ROOF LINE

15 A3.2
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16 A3.2
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ACM-1
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17 A3.2
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ROOF LINE

18 A3.2
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19 A3.2
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20 A3.2
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21 A3.2
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22 A3.2
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23 A3.2
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24 A3.2
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25 A3.2
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26 A3.2
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27 A3.2
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28 A3.2
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29 A3.2
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30 A3.2
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31 A3.2
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ROOF LINE

32 A3.2
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ACM-1
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ROOF LINE

33 A3.2
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34 A3.2
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35 A3.2
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36 A3.2
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37 A3.2
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38 A3.2
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39 A3.2
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40 A3.2
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41 A3.2
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42 A3.2
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43 A3.2
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44 A3.2
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45 A3.2
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46 A3.2
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47 A3.2
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48 A3.2
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49 A3.2
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50 A3.2
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51 A3.2
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52 A3.2
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53 A3.2
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54 A3.2
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55 A3.2
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56 A3.2
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57 A3.2
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58 A3.2
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59 A3.2
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60 A3.2
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61 A3.2
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62 A3.2
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63 A3.2
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64 A3.2
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65 A3.2
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66 A3.2
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67 A3.2
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68 A3.2
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69 A3.2
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70 A3.2
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71 A3.2
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72 A3.2
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73 A3.2
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74 A3.2
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75 A3.2
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76 A3.2
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77 A3.2
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78 A3.2
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79 A3.2
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80 A3.2
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81 A3.2
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82 A3.2
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83 A3.2
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84 A3.2
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85 A3.2
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86 A3.2
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ROOF LINE

87 A3.2
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ACM-1
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ROOF LINE

88 A3.2
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ROOF LINE

89 A3.2
M-3
ACM-1
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M-5
ROOF LINE

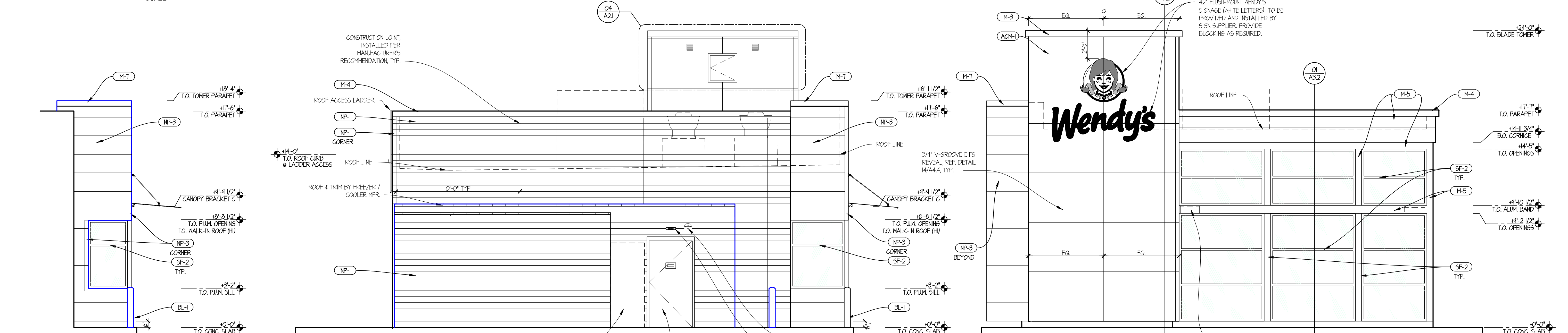
90 A3.2
M-3
ACM-1
M-4
M-5
ROOF LINE

91 A3.2
M-3
ACM-

Architectural elevation drawing of a building facade. The drawing includes the following annotations and callouts:

- M-7**: Callout pointing to the top horizontal element.
- NP-3**: Callout pointing to the upper section of the facade.
- NP-3**: Callout pointing to the lower section of the facade.
- CORNER**: Callout pointing to the corner of the lower section.
- 5F-2**: Callout pointing to the lower section.
- TYP.**: Callout pointing to the lower section.
- BL-1**: Callout pointing to the bottom horizontal element.
- +10'-4"**: Elevation marker for **T.O. TOWER PARAPET**.
- +17'-6"**: Elevation marker for **T.O. PARAPET**.
- +14'-0"**: Elevation marker for **T.O. ROOF CURB** and **LANDER ACCESS**.
- +9'-1 1/2"**: Elevation marker for **CANOPY BRACKET C**.
- +8'-8 1/2"**: Elevation marker for **T.O. PUPL. OPENING** and **T.O. WALK-IN ROOF (H)**.
- +3'-2"**: Elevation marker for **T.O. PUPL. SILL**.
- +0'-0"**: Elevation marker for **T.O. CONC. SLAB**.

01 FRONT ELEVATION



Wendy's.
#12533 (NPCQB #6042)
711 E MISSOURI 291 HWY
LEE'S SUMMIT, MO 64063

SHEET NUMBER

A2.1