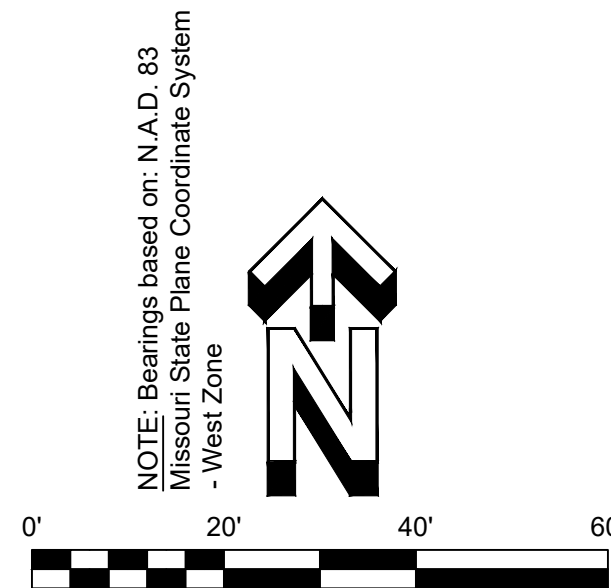


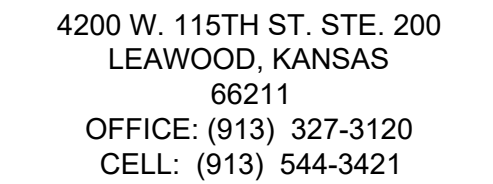


UTILITIES SHOWN HEREON ARE BASED ON PLAN INFORMATION AND ABOVE GROUND FEATURES TO THE BEST OF OUR KNOWLEDGE. THESE EXISTING CONDITIONS DRAWING DOES NOT GUARANTEE THE "EXISTENCE OR NON EXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 AND FIELD 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.

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

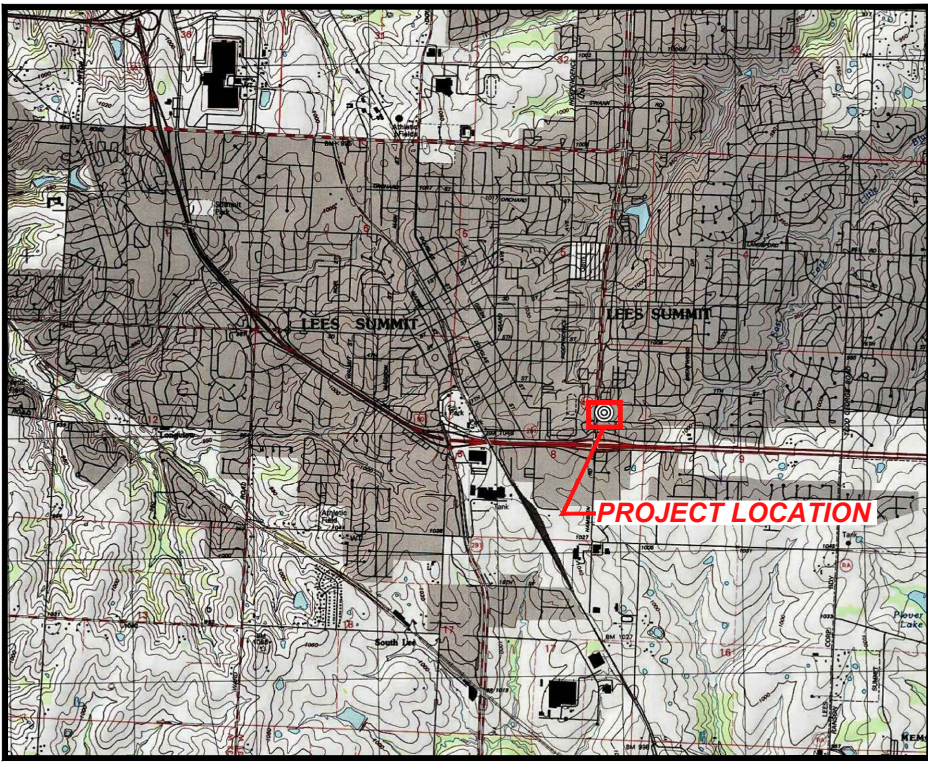
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EXISTING CONDITIONS

SHEET NUMBER

C1

NOT FOR CONSTRUCTION - CITY REVIEW SET



VICINITY MAP
(NOT TO SCALE)

SITE PLAN DESIGN NOTES

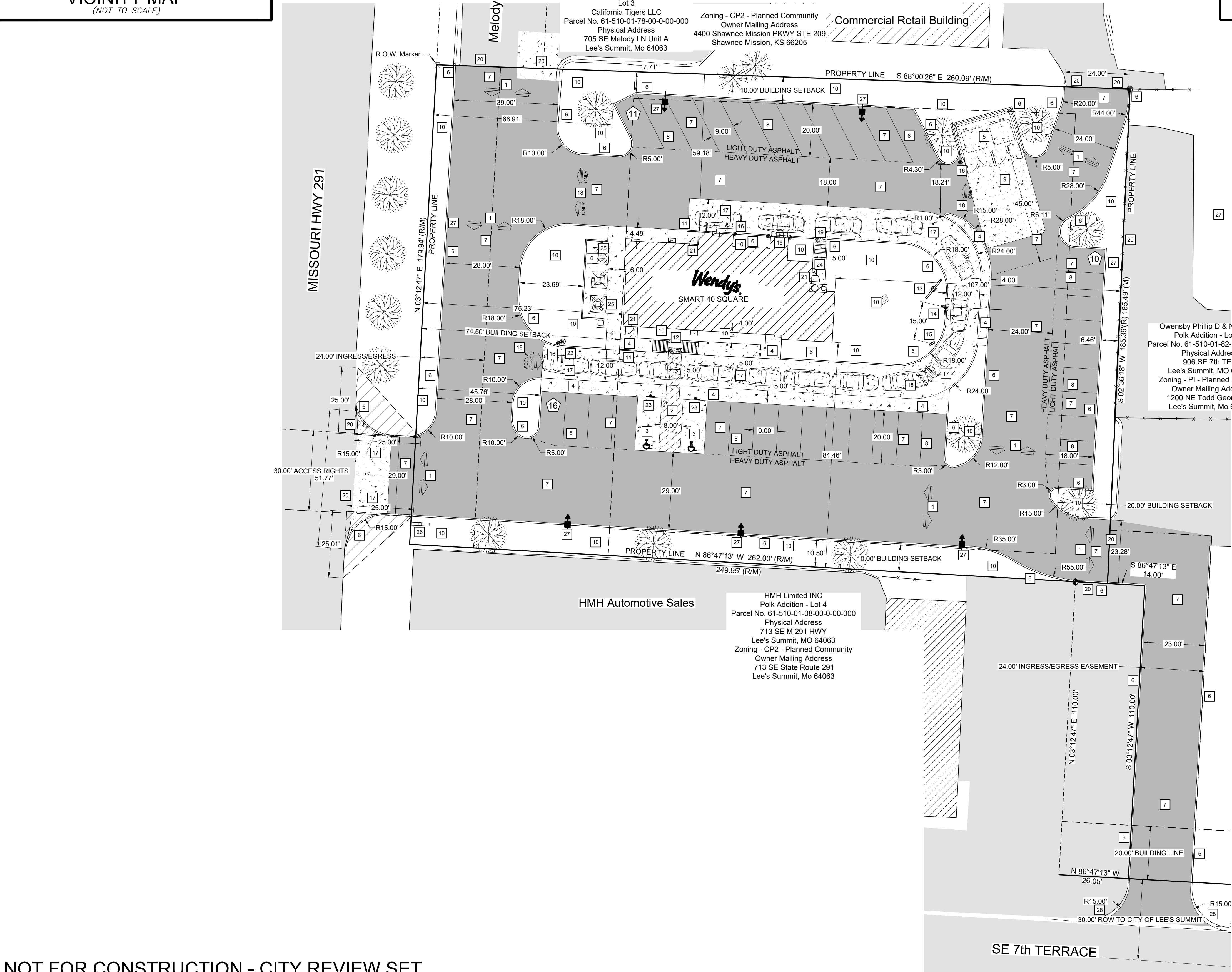
- | | | | | |
|--|-------|---|--|------|
| 1 TRAFFIC DIRECTIONAL MARKER | 5 C7 | 10 LANDSCAPING AREA | 19 SIDEWALK WITH MIN. 24" DETECTABLE WARNING | 4 C7 |
| 2 DIAGONAL STRIPING - 4" YELLOW @ 24" O.C. | 2 C7 | 11 SAFETY RAILING SEE ARCHITECTURAL DETAILS | 20 SAWCUT CURB / PAVEMENT FULL DEPTH FOR CLEAN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

LEGEND	
	Benchmark
	Iron Pin Found
	Backflow Preventer
	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
	To Be Removed
	Top of Curb
	Pavement
	Match Existing
	Grade point
	Number of Parking Spaces
	To Be Removed
	Water Line
	Sanitary Sewer Main
	Fence
	Existing Contours
	Proposed Contours
	Underground Electric
	Storm Sewer
	Limits of Pavement Removal
	Overhead Utility Lines
	Gas Lines
	Ditch / Swale
	Existing Asphalt
	New Asphalt
	New Concrete
	Gravel
	Existing Concrete

SITE DATA

- AREA OF SITE: 47,692.73 SQ.FT. - 1.09 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. = 90.75%
PERVIOUS AREA: 4,409.73 S.F.T. = 9.25%
PROPOSED:
IMPERVIOUS AREA: 35,431.21 SQ.FT. = 74.29%
PERVIOUS AREA: 12,260.52 SQ.FT. = 25.71%

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



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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:	
	NEW BUILD
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2016 V3
DRAWING RELEASE	SPRING 2018

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Marc Brundige,
Architect

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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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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

ISSUE DATE: 09-05-19

PROJECT NUMBER: NPCQB#6042

DRAWN BY: T.J.L. RM

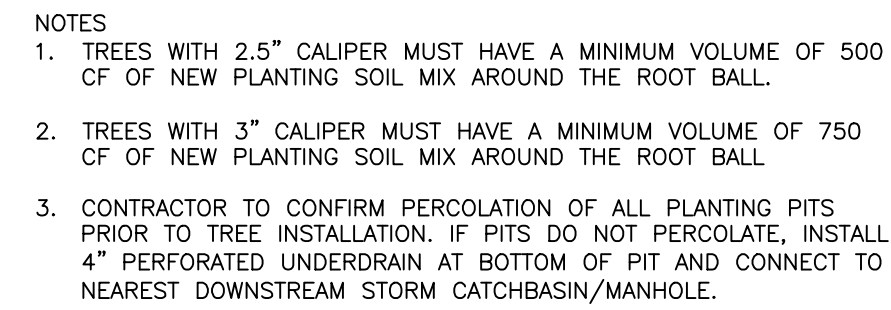
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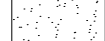
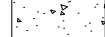
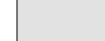
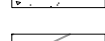
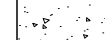
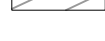


SHEET NAME
SITE PLAN

SHEET NUMBER

C2



	Benchmark		Sanitary Sewer Manhole	LEGEND			
	Iron Pin Found		Sign				
	Iron Pin Set		Water Meter		Water Line		Gravel
	Bollard		Water Valve		Sanitary Sewer Main Fence		Existing Contours
	Soil Boring Location		Utility Pole		New Contours		Underground Electric
	Sanitary Sewer Cleanout		TBR To Be Removed		Storm Sewer		Limits of Pavement Removal
	Gas Meter		TC Top of Curb		Overhead Utility Lines		Gas Lines
	Storm Sewer Curb Inlet		PV Pavement		Ditch / Swale		
	Storm Sewer MH/Open Lid		ME Match Existing				Existing Asphalt
	Light Pole or Traffic Light		470.0 Grade point		New Asphalt		Existing Concrete
	Storm Sewer Manhole		8 Number of Parking Spaces		New Concrete		Stormwater Easement
	Air Conditioner		TBR To Be Removed		Existing Asphalt TBR		

KEYNOTE	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
①	Red Maple	Acer rubrum	18	3" CALIPER
②	Green Velvet Boxwood	Buxus x 'Green Velvet'	35	2 GAL. CONTAINER
③	Koreanspice Viburnum	Viburnum carlesii 'Compactum'	15	2 GAL. CONTAINER
④	Blue Point Juniper	Juniperus chinensis 'Blue Point'	8	24"-30" BALLED AND BURLAPPED
⑤	Liriope 'Big Blue'	Liriope muscari 'Big Blue'	56	2 1/2" PEA POT

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. All portion of the site not covered with paving or buildings shall be landscaped. Open area not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slopes.
5. 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 = 9 shrubs along frontage
6. Parking Lot Screening = 48.50'
Required Shrubs: 12 Shrubs required for each 40 feet of Parking Lot = 15 Shrubs
Actual Shrubs: 16 Shrubs along Parking lot Frontage
7. Total Lot Area minus Building Footprint = 45,186.73 Sq. Ft.
Required Shrubs: 2 shrubs per 5,000 sq. ft. of total lot area = 18 Shrubs
Actual Shrubs = 56 Shrubs on Lot (not used for Street Frontage or Parking Lot Screening)
Required Trees: 1 Tree per 5,000 sq. ft. of total lot area = 9 Trees
Actual Trees = 9 Trees
8. 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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linear!
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Architect

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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

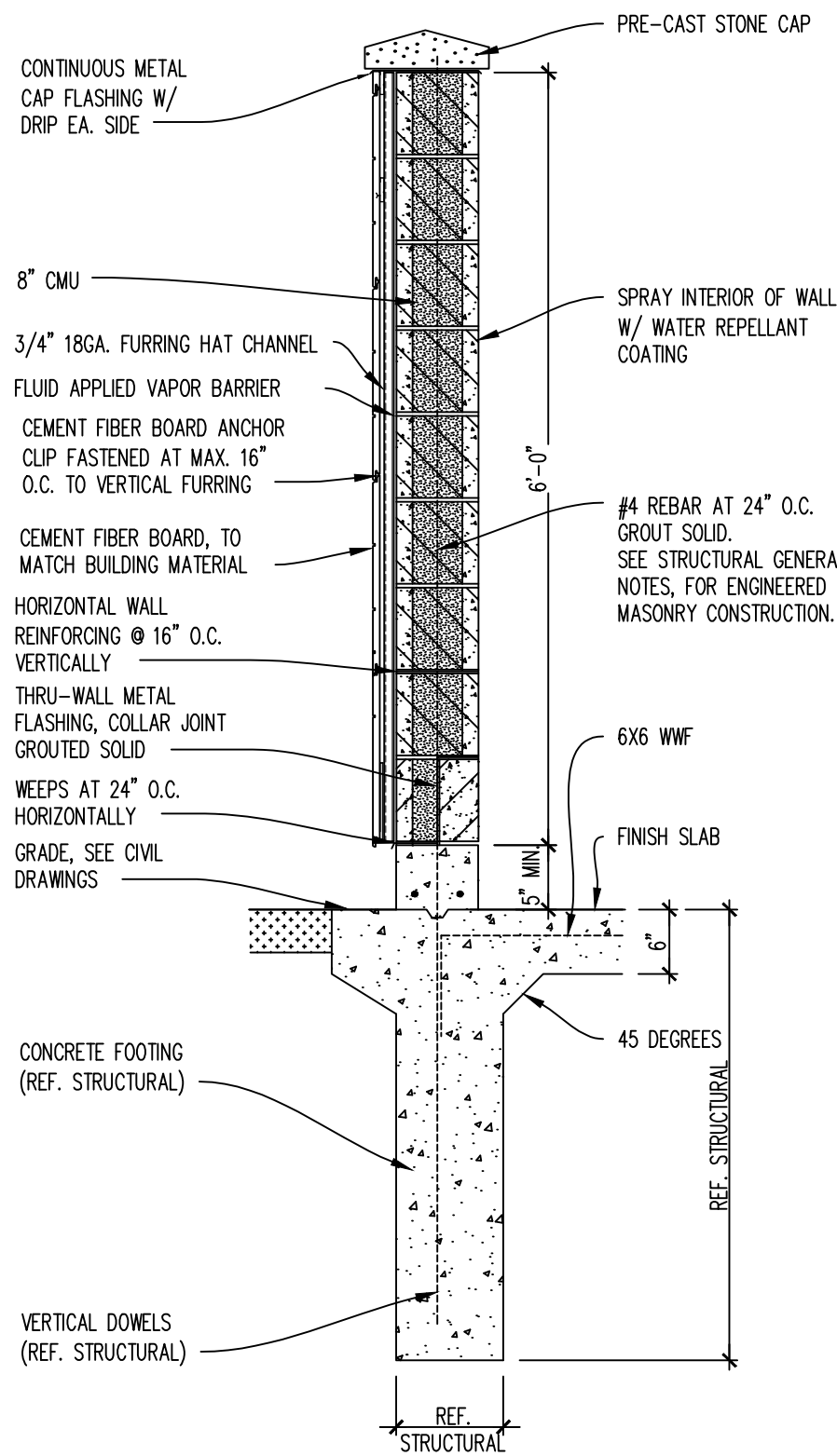
Wendy's®
#12533 (NPCQB#6042)
7711 E MISSOURI 291 HWY
LEE'S SUMMIT, MO 64063

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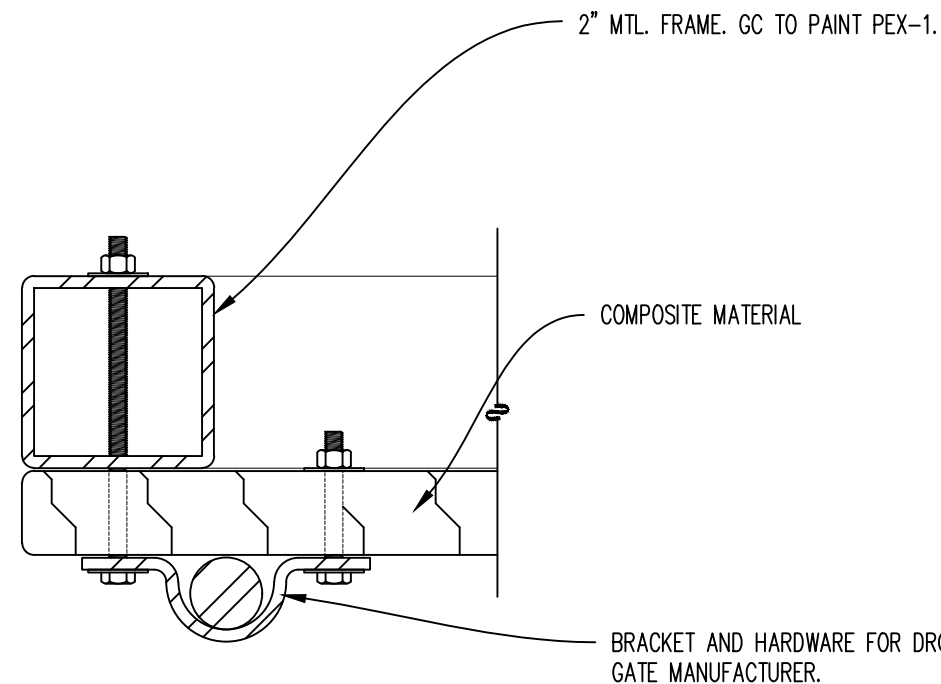
LANDSCAPE PLAN

SHEET NUMBER

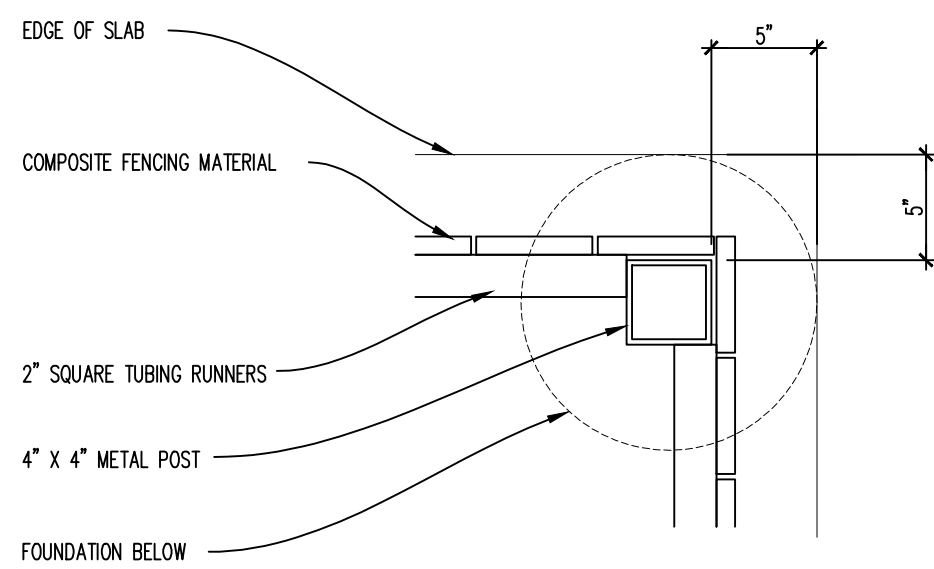
C6



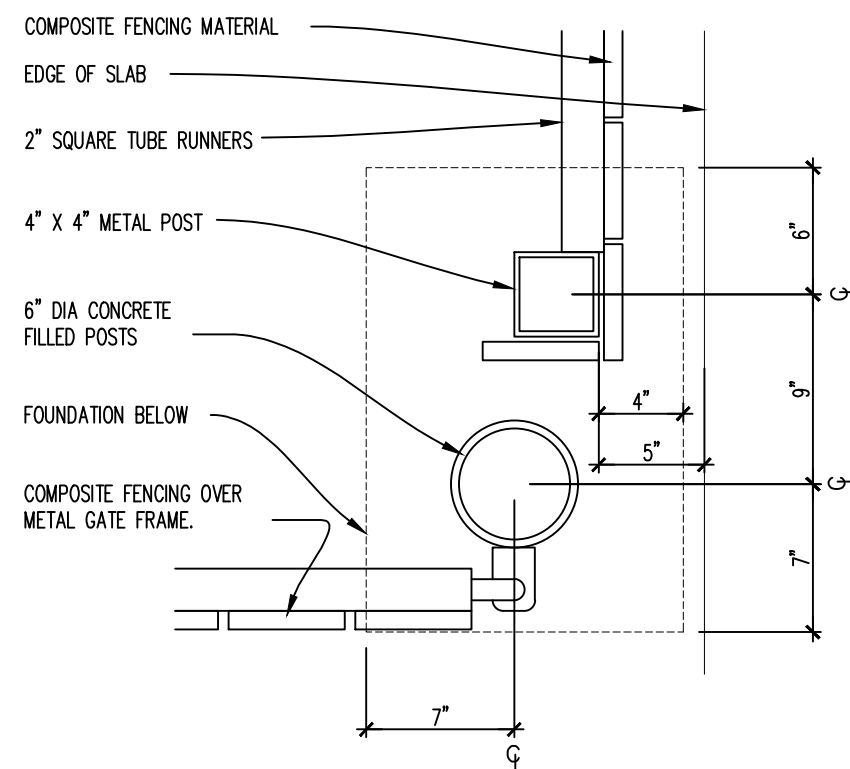
08 WALL SECTION
SCALE: 3/4\"=1'-0"



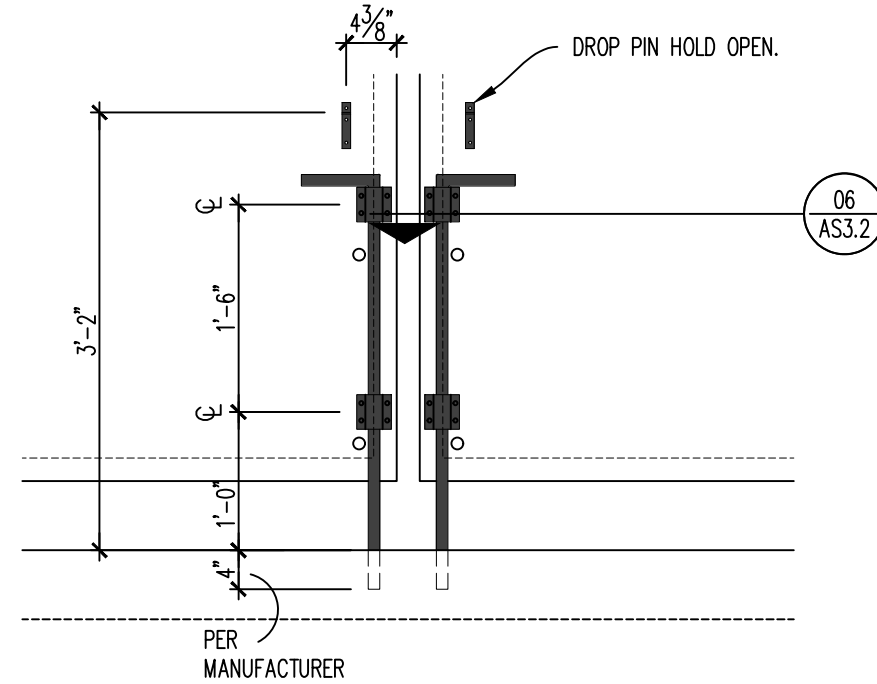
07 DROP-PIN DETAIL COMPOSITE GATE
SCALE: 6\"=1'-0"



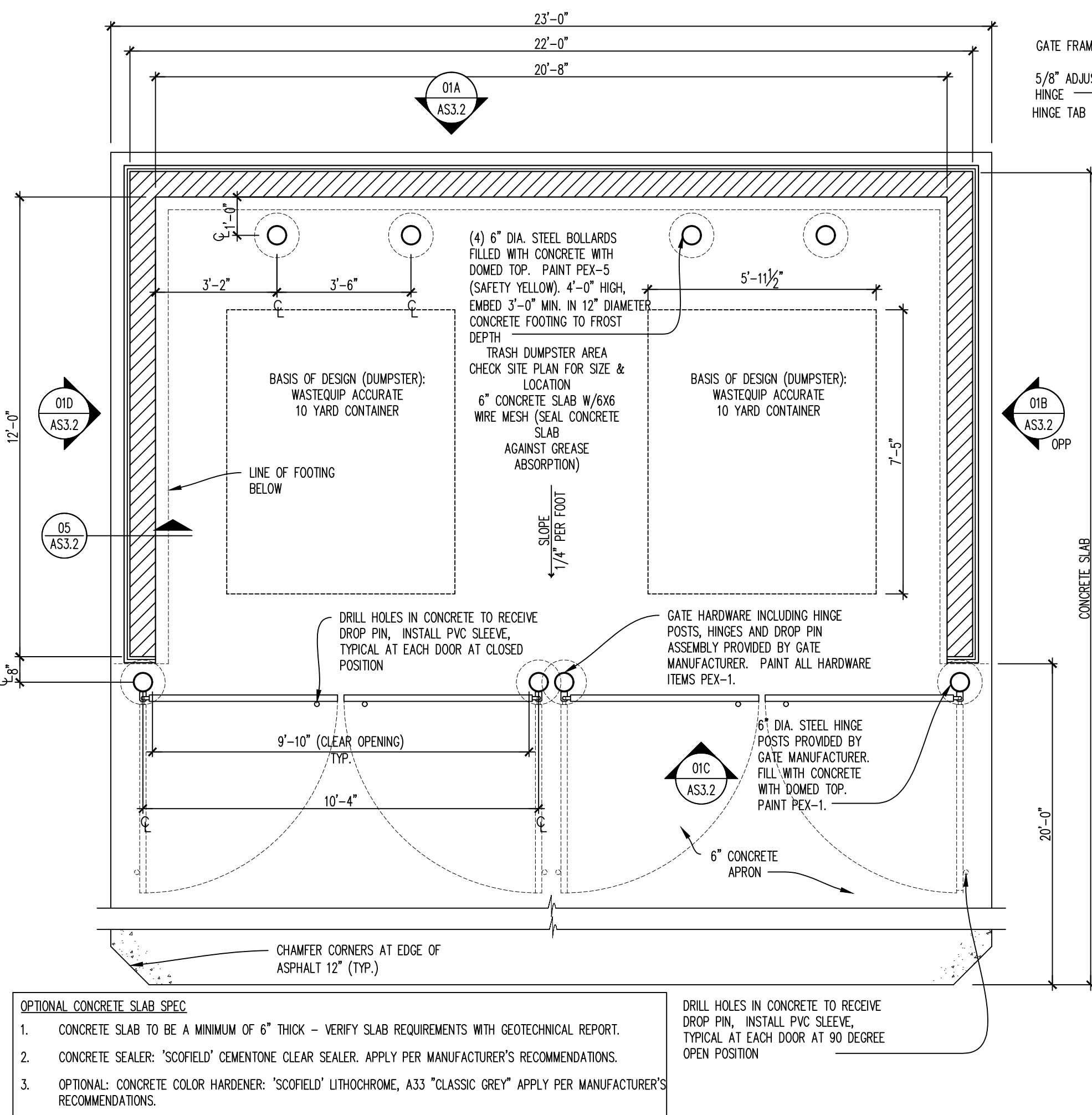
06 PLAN DETAIL
SCALE: 1 1/2\"=1'-0"



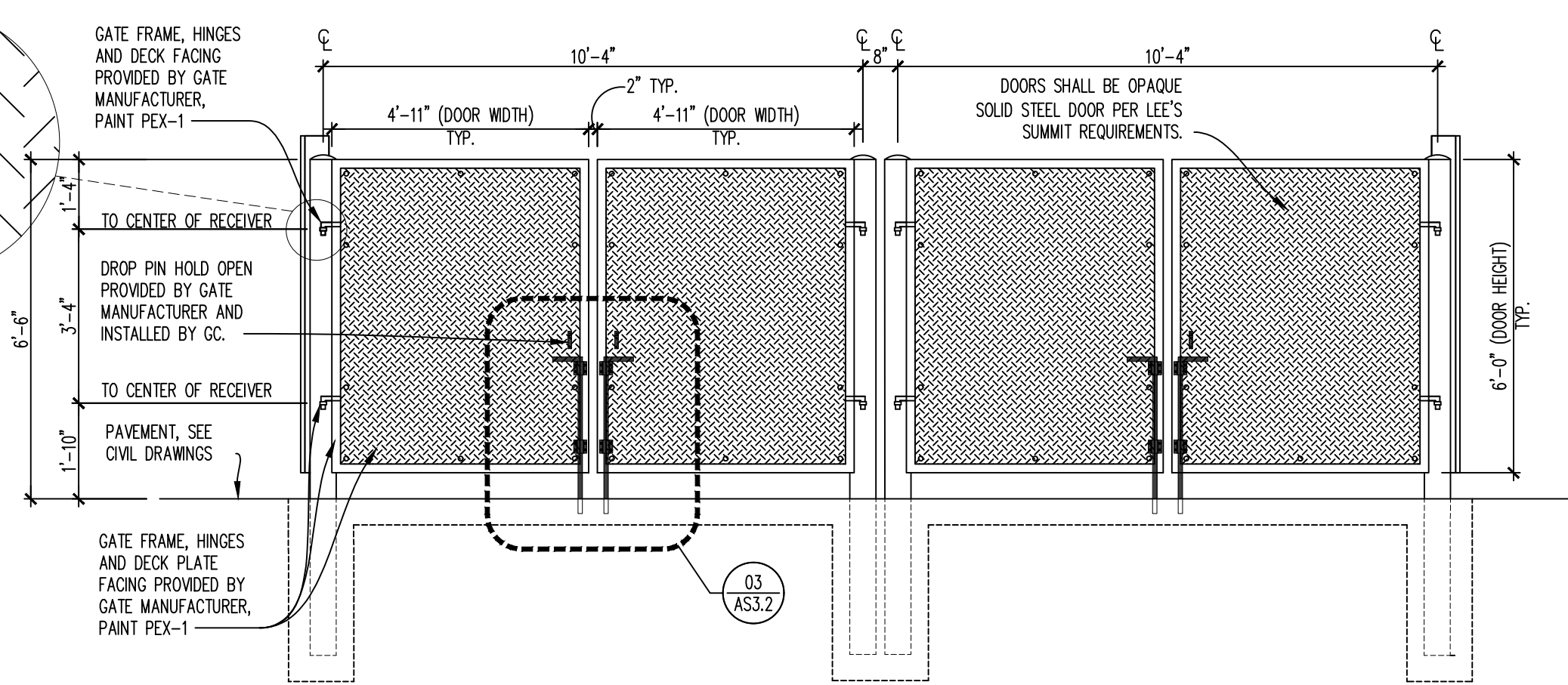
05 PLAN DETAIL
SCALE: 1 1/2\"=1'-0"



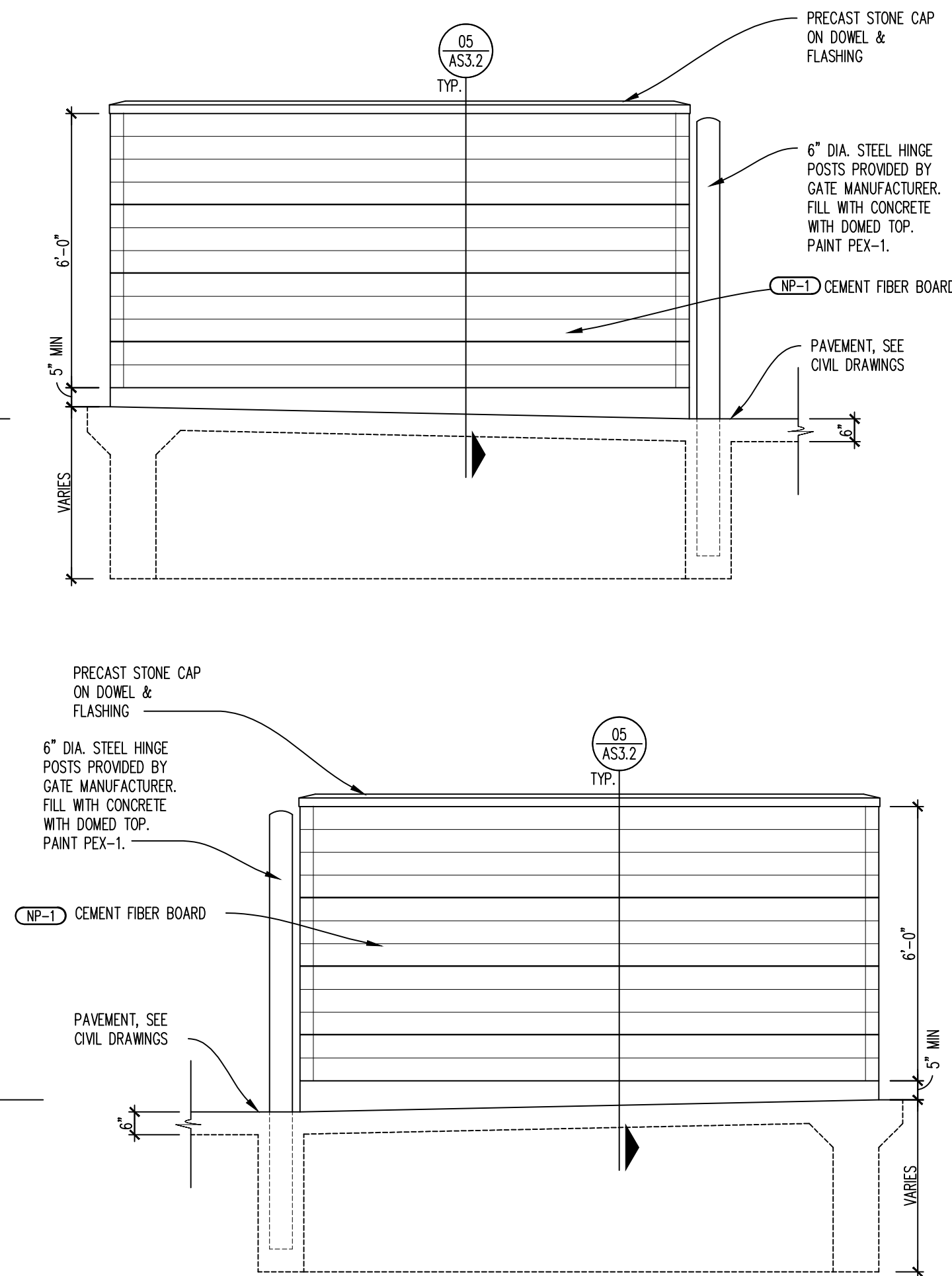
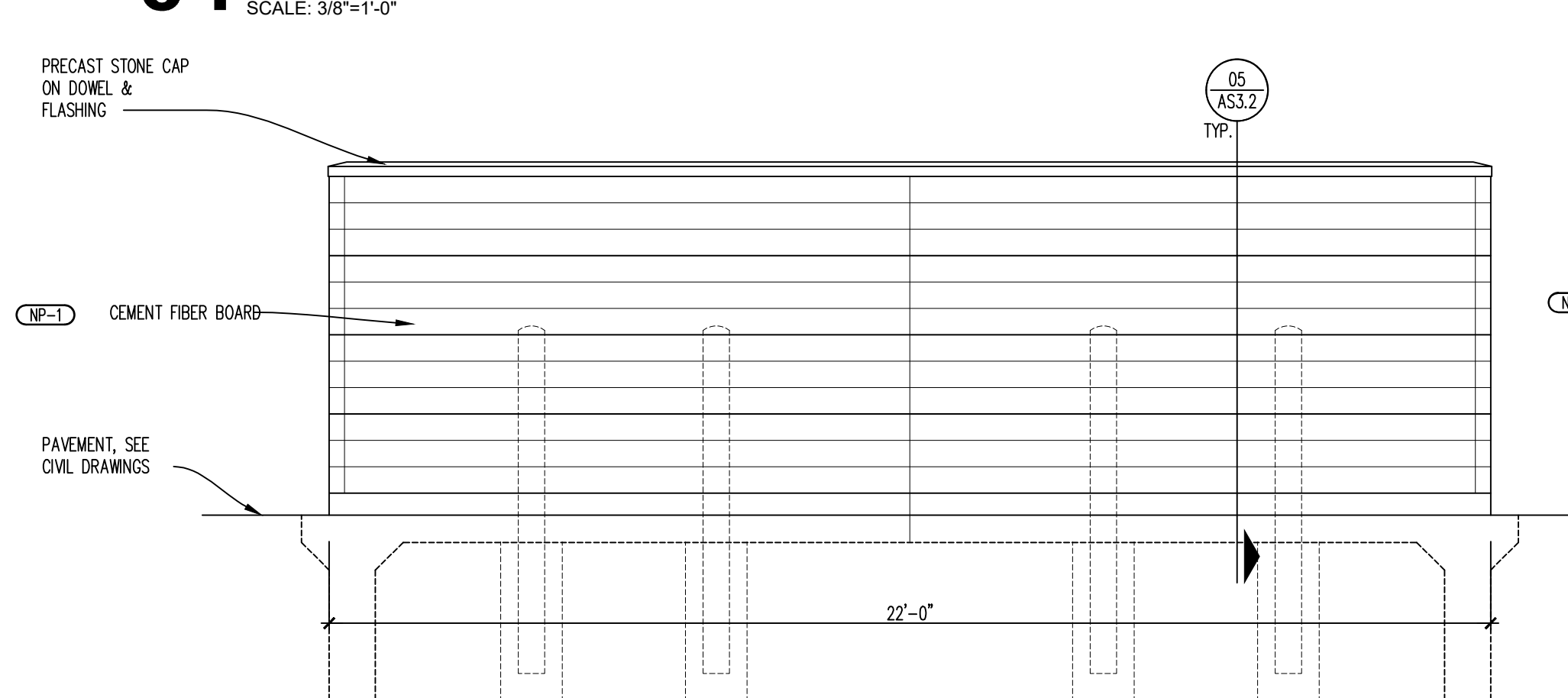
03 DROP PIN DETAIL
SCALE: 3/4\"=1'-0"



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"

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

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npc
quality burgers
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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Mt. Carmel, IL 62863
Phone: (618) 263-4100

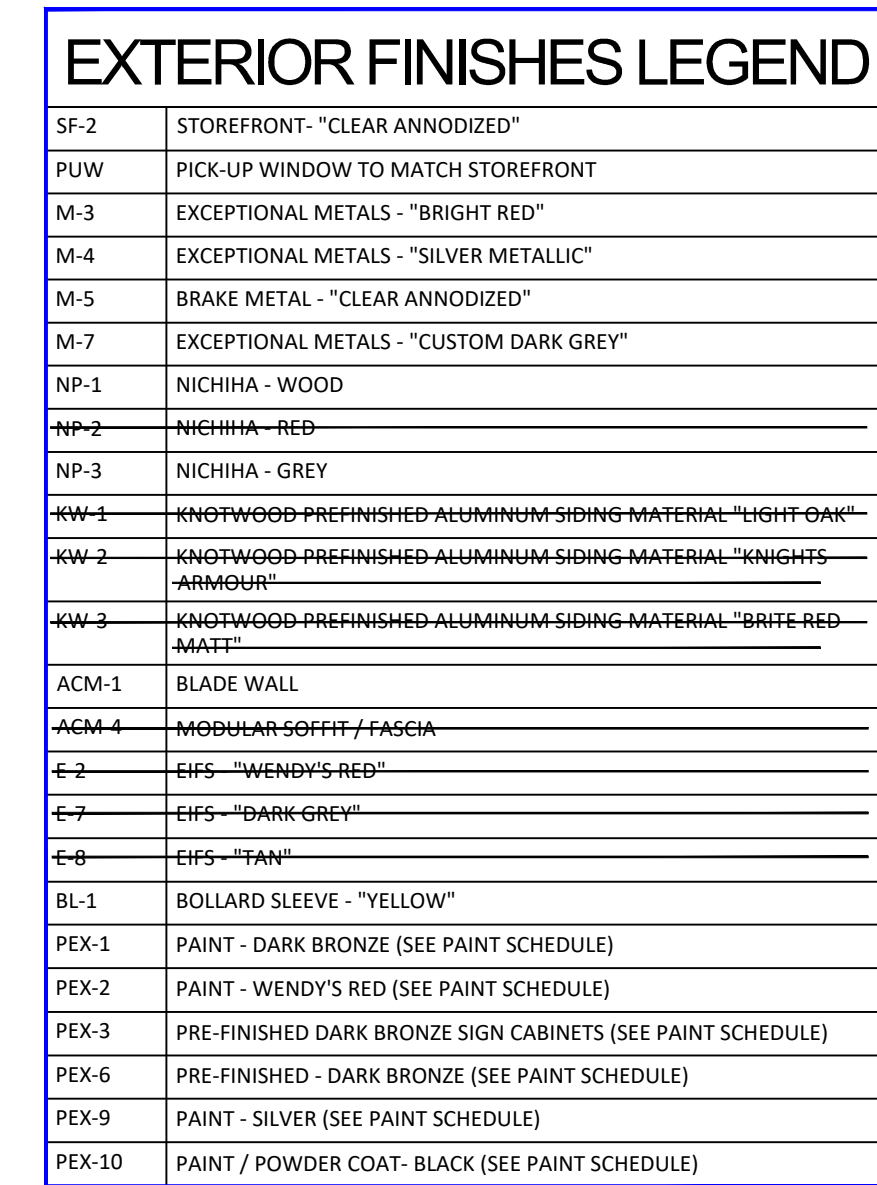
Wendy's
#12533 (NPCQB#6042)
711 E MISSOURI 291 HWY
LEE'S SUMMIT, MO 64063

REV.	DATE	DESCRIPTION

ISSUE DATE: 09-05-19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: T.J.L. RM
CHECKED BY: MEN. T.J.L.

STATE OF MISSOURI
MICHAEL E. NEIKIRK
Professional Engineer
No. 000000000
Exp. 12/31/2024
Michael E. Neikirk
SHEET NAME
DETAILS
SHEET NUMBER

C9



SITE NUMBER:	12533
BASE MDL: SMART 40 - SQUARE	2018
ASSET TYPE:	FRAN
CLASSIFICATION:	NEW
OWNER:	NPCOB
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	2016 V3
DRAWING RELEASE	FEB 2019

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LEAWOOD, KANSAS
66211
PHONE: (913) 327-5555
FAX: (913) 327-5850

PROJECT TYPE: NEW
SMART 40 - SQUARE

ISSUED FOR
PERMIT
07/26/2019

Wendy's.
#12533 (NPCQB #6042)
711 SE M-291 HWY
LEE'S SUMMIT, MO 64063

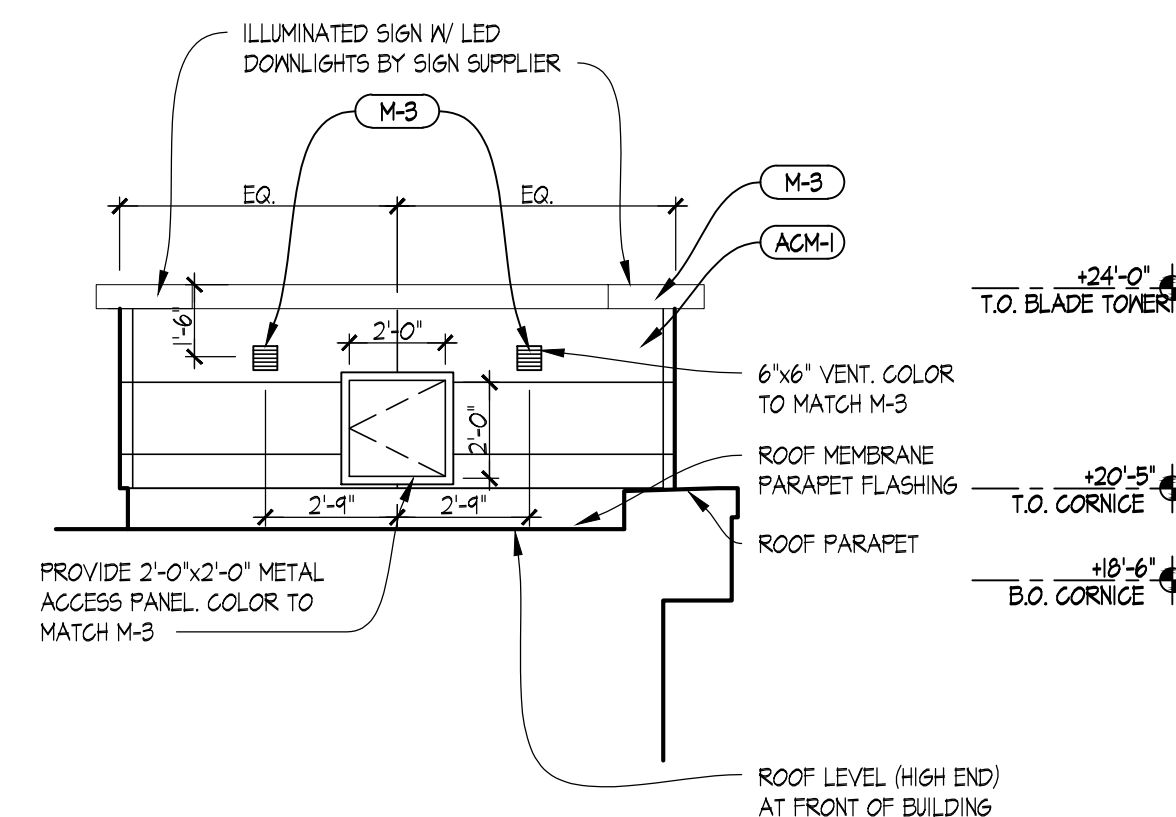
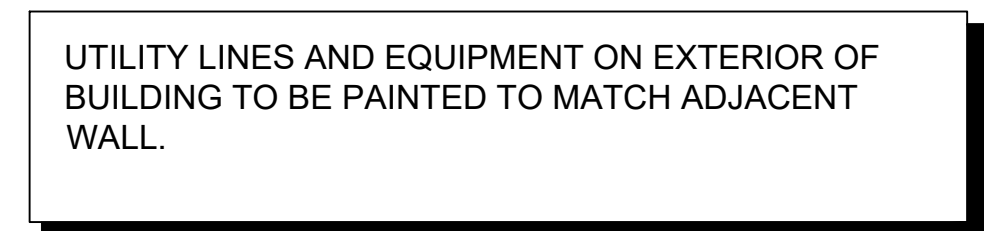
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SHEET NAME

NICHIHA FINISH OPTION
SMART 40 SQUARE

SHEET NUMBER

A2.1



06 SOUTH - VESTIBULE ELEVATION

05 NORTH - DRIVE THRU ELEVATION

03 REAR DRIVE THRU ELEVATION

02 EAST - REAR ELEVATION

01 WEST - FRONT ELEVATION







