BILL NO. 19-242 **ORDINANCE NO. 8760**

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 711 SE M-291 HWY IN DISTRICT CP-2, PROPOSED WENDY'S IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-233, submitted by NPC International, Inc., requesting approval of a preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 711 SE M-291 Hwy was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on October 10, 2019, and rendered a report to the City Council recommending that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on November 5, 2019, and approved a motion for a second ordinance reading to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District CP-2 on the following described property:

Section 8, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, being described as follows:

ALL OF LOT 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 26.05 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS EAST CONTINUING ALONG THE LOT 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.

SECTION 2. That the following conditions of approval apply:

1. Aluminum composite metal (ACM) panels shall be allowed as a conditional material as shown in the preliminary development plan date stamped September 9, 2019.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped September 9, 2019:

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 12th day of November, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 18th day of November, 2019.

Mayor *William A. Baird*

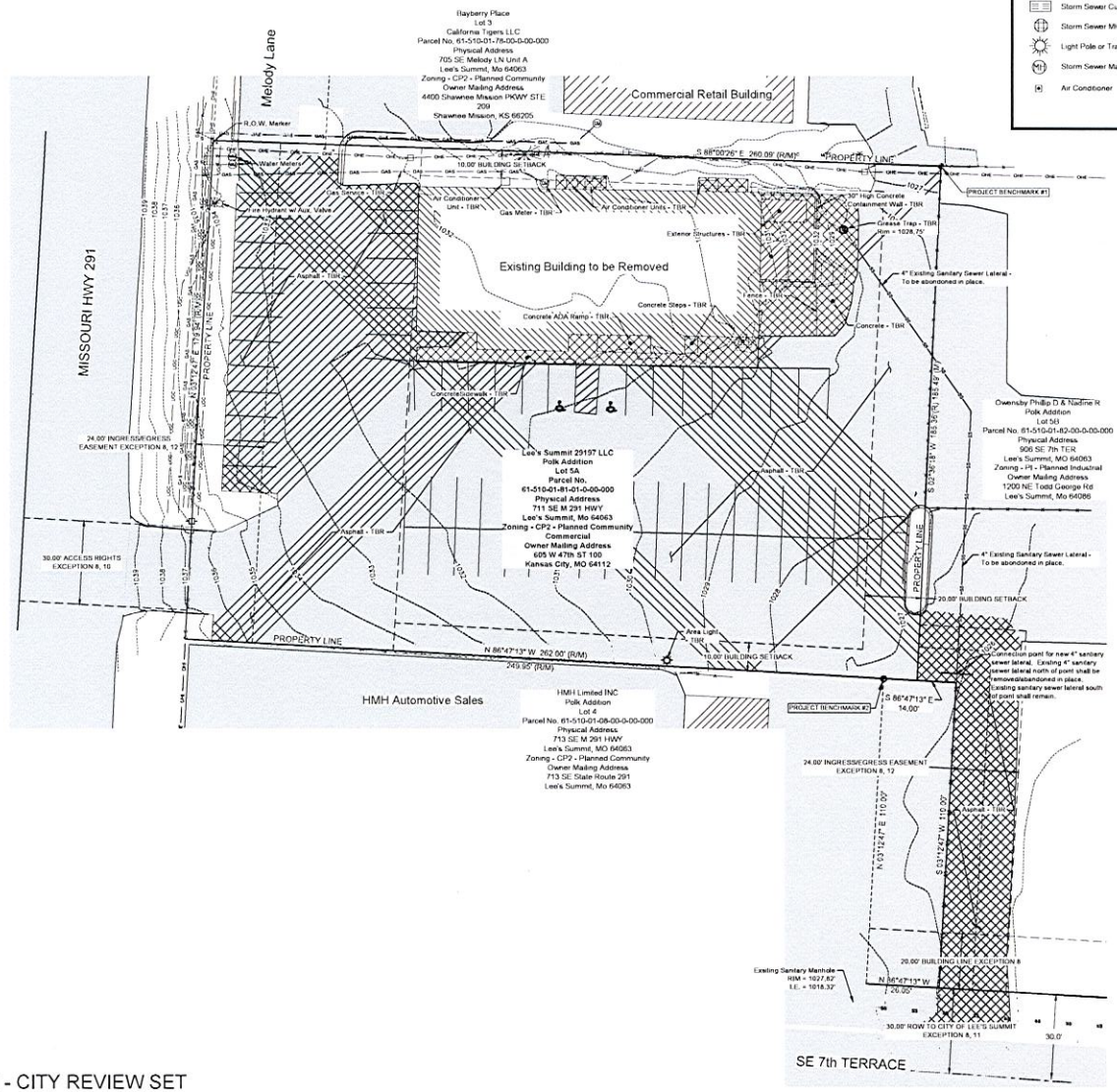
ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

Acting City Attorney



LEGEND

Benchmark	Sanitary Sewer Manhole		Water Line
Iron Pin Found	Sign		Sanitary Sewer Main
Iron Pin Set	Water Meter		Fence
Bollard	Water Valve	470	Existing Contours
Soil Boring Location	Utility Pole	470	Proposed Contours
Sanitary Sewer Cleanout	TBR To Be Removed	UGE	Underground Electric
Gas Meter	TC Top of Curb		Storm Sewer
Storm Sewer Curb Inlet	PV Pavement		Limits of Pavement Removal
Storm Sewer MH/Open Lid	ME Match Existing	OHE	Overhead Utility Lines
Light Pole or Traffic Light	470.0 Grade point	GAS	Gas Lines
Storm Sewer Manhole	Number of Parking Spaces		Ditch / Swale
Air Conditioner	TBR To Be Removed		Existing Asphalt
			New Asphalt
			New Concrete
			Existing Asphalt TBR
			Gravel
			Existing Concrete
			Existing Concrete TBR

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

0' 20' 40' 60'

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NOT FOR CONSTRUCTION - CITY REVIEW SET

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

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

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
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

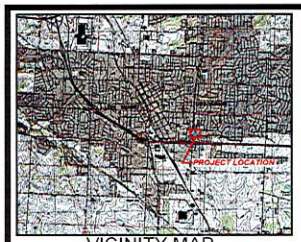
ISSUE DATE: 09-05-17
PROJECT NUMBER: NPCQB#6042
DRAWN BY: BM TG
CHECKED BY: MEN TG

SEAL

STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004016270
PROFESSIONAL ENGINEER

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

LEGEND

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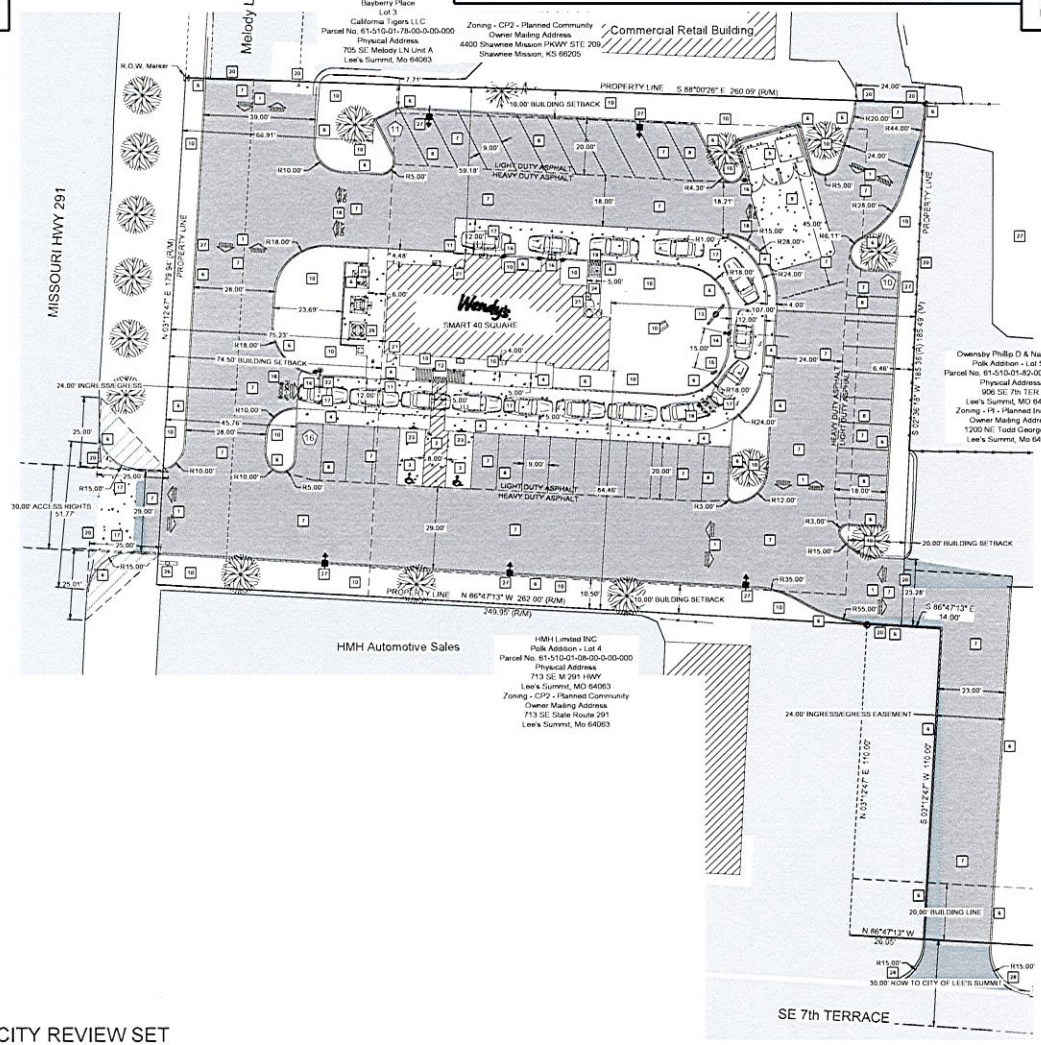
Iron Pin Found	Sign		Sanitary Sewer Main
Backflow Preventer	Water Meter		Fence
Bollard	Water Valve		Existing Contours
Soil Boring Location	Utility Pole		Proposed Contours
Sanitary Sewer Cleanout	TBR To Be Removed		Underground Electric
Gas Meter	TC Top of Curb		Storm Sewer
Storm Sewer Curb Inlet	PV Pavement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



SITE DATA

1. AREA OF SITE 47,692.73 SQ.FT. - 1.09 ACRES.
2. 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
3. PROPERTY ZONING
   CP-2, PLANNED COMMUNITY COMMERCIAL
4. 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
5. PHYSICAL ADDRESS 711 SE M 291 HWY
   LEE'S SUMMIT, MO 64063
6. PARCEL INFORMATION LEE'S SUMMIT 29197 LLC
   POLK ADDITION - LOT 5A
   PARCEL NO. 61-510-01-81-01-0-00-000
7. OWNER ADDRESS 605 W 47TH ST 100,
   KANSAS CITY, MO 64112
8. BUILDING FLOOR AREA 2,506 SQ.FT.
   FLOOR AREA RATIO = 2,506 / 47,692.73 (LOT AREA) = 5.25%
9. BUILDING HEIGHT 24 FT.
10. DRAINAGE LOT AREA= 47,692.73 SQ.FT.
    EXISTING
    IMPERVIOUS AREA 43,283.52 SQ.FT. = 90.75%
    PERVIOUS AREA 4,408.73 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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OWNER	NPCQB
BASE VERSION	2017
UPGRADE CLASSIFICATION	NEW BUILD
PROJECT YEAR	2019
FURNITURE PACKAGE	2016 V3
DRAWING RELEASE	SPRING 2018

liscar!
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PROJECT TYPE NEW
SMART 55 - NARROW

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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

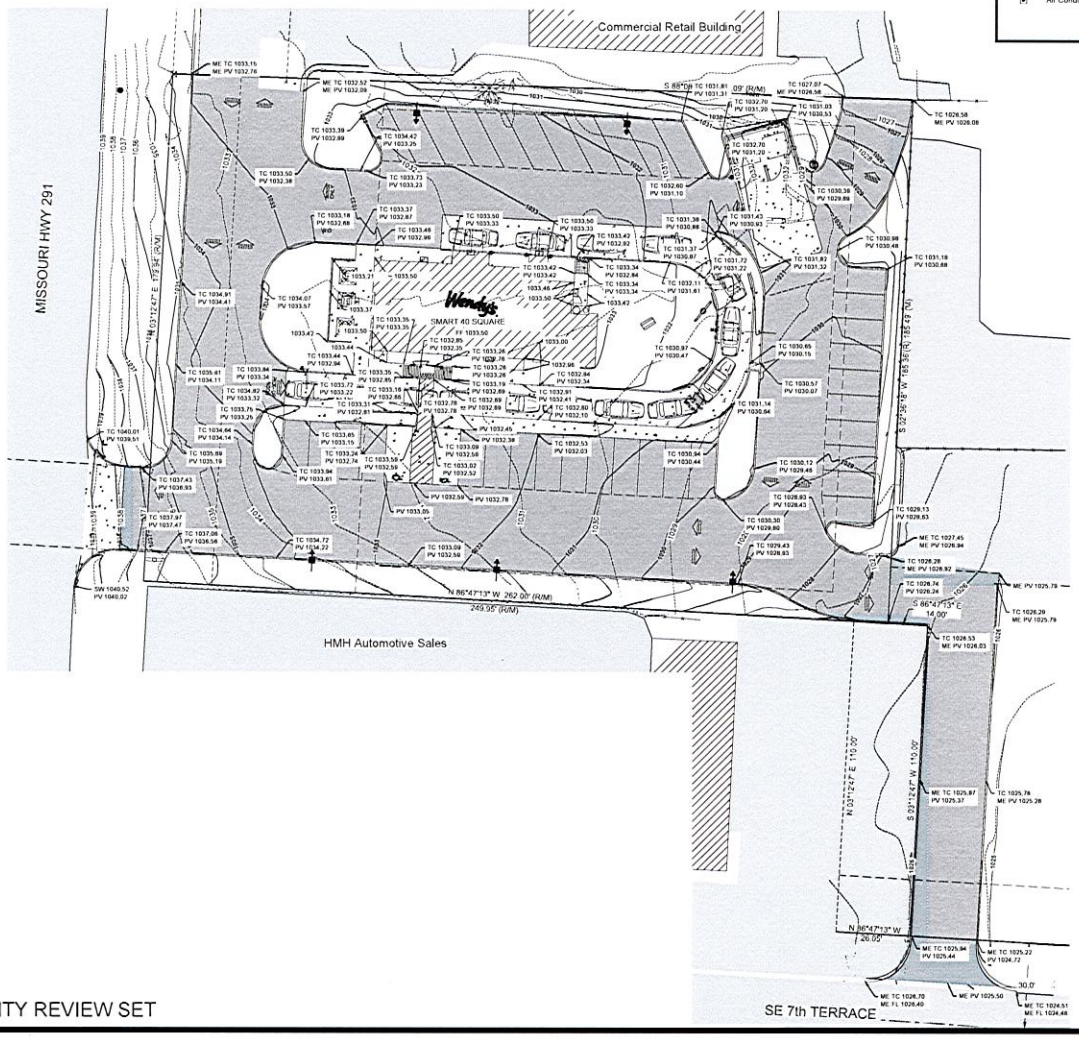
REV	DATE	DESCRIPTION

ISSUE DATE: 2018-11-19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: T.G. PM
CHECKED BY: MEN T.G.

SEAL
STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004016255
PROFESSIONAL ENGINEER

SHEET NAME
SITE PLAN

SHEET NUMBER
C2



LEGEND

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

NOT FOR CONSTRUCTION - CITY REVIEW SET

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

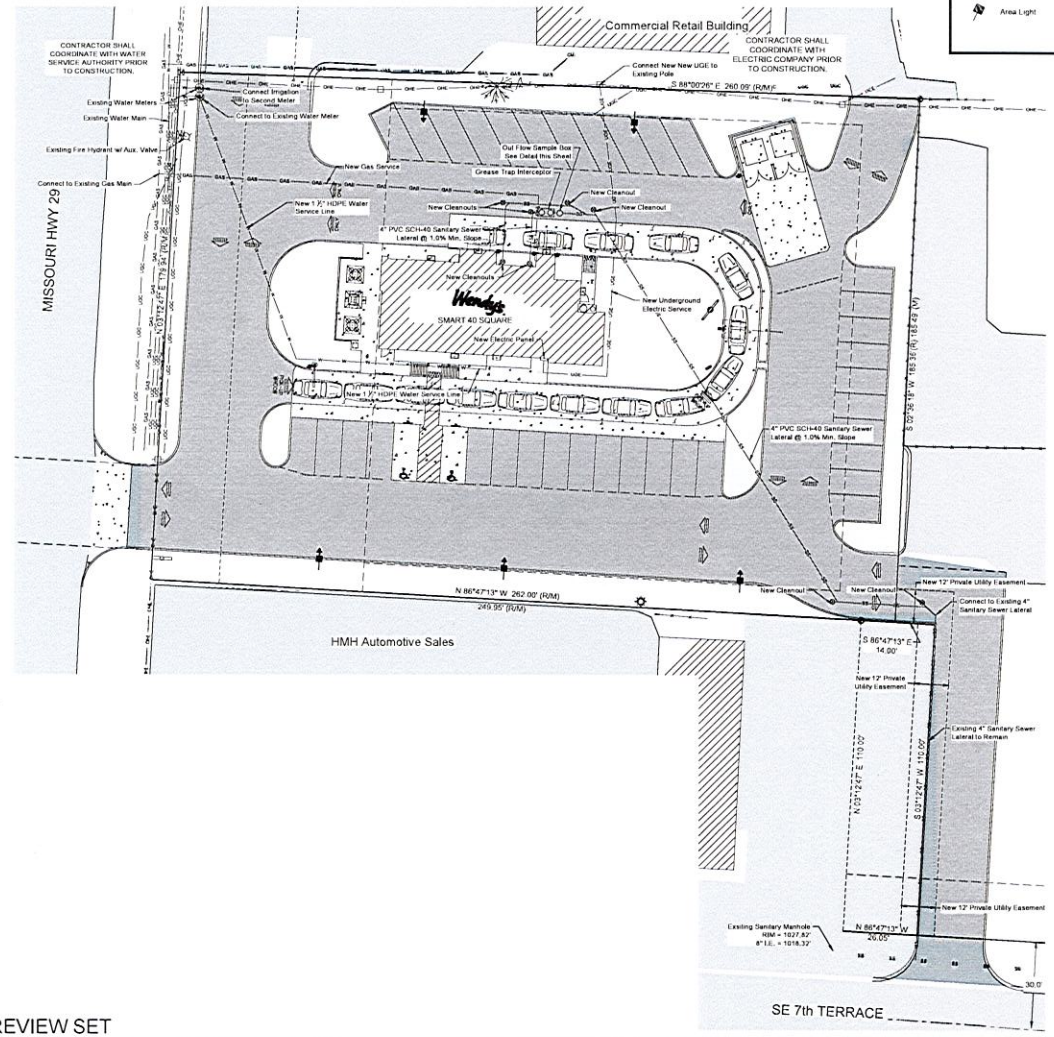
REV	DATE	DESCRIPTION

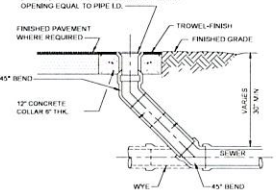
ISSUE DATE: 09-05-17
PROJECT NUMBER: NPCQB#6042
DRAWN BY: TG, RM
CHECKED BY: MEN, TG

STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004018270
PROFESSIONAL ENGINEER

SHEET NAME
GRADING & DRAINAGE

SHEET NUMBER
C3





1 CLEANOUT DETAIL

NOT FOR CONSTRUCTION - CITY REVIEW SET

LEGEND

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

CONTRACTOR CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL WATER CONNECTIONS SHALL BE COORDINATED WITH PROPER UTILITY COMPANY PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL CONFORM TO LOCAL PLUMBING CODE.

2. CONTRACTOR SHALL COORDINATE CONNECTION POINT, SERVICE SIZE AND TRANSFORMER LOCATION WITH ELECTRICAL SERVICE CO. PRIOR TO CONSTRUCTION. METER BASES CANNOT BE MOUNTED ON TRANSFORMERS. CURRENT TRANSFORMERS FOR SERVICES ABOVE 400 AMPERES CAN BE INSTALLED ON POLES, BUILDINGS, OR INSIDE TRANSFORMERS. WILSON ENERGY WILL SPOT ALL TRANSFORMER AND METER LOCATIONS. PLEASE NOTIFY WILSON ENERGY OF EXACT ELECTRICAL REQUIREMENTS SUCH AS TOTAL CONNECTED LOAD AND VOLTGE REQUIREMENTS. ANY TREES OR SHRUBBERY THAT INTERFERES WITH WILSON ENERGY ELECTRICAL LINES IN THE FUTURE WILL BE REMOVED.

3. CONTRACTOR SHALL VERIFY LOCATION, SIZE AND INVERT OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION AND COORDINATE WITH PROPER UTILITY COMPANY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL INSPECT THE EXISTING LINE TO ENSURE IT IS NOT DAMAGED AND NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS. CONSTRUCTION SHALL CONFORM TO LOCAL PLUMBING CODE.

4. CONTRACTOR SHALL COORDINATE WITH GAS SERVICE PROVIDER PRIOR TO CONSTRUCTION. EXPOSURES ARE TO BE MADE ON GAS MAIN TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL CONFORM TO LOCAL GAS AND PLUMBING CODE.

5. CONTRACTOR SHALL COORDINATE CONNECTION POINT AND SERVICE SIZE WITH APPROPRIATE SERVICE PROVIDER PRIOR TO CONSTRUCTION FOR BOTH TELEPHONE AND CABLE TV SERVICE.

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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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LEAWOOD, KANSAS 66211
OFFICE: (913) 327-3120
CELL: (913) 544-3421

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

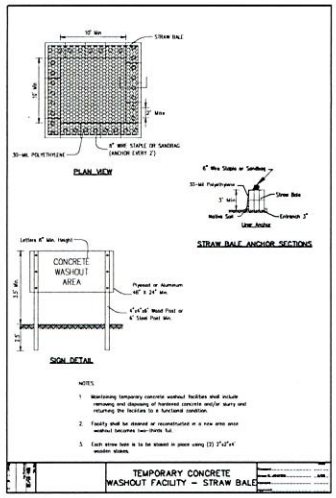
ISSUE DATE: 07-05-17
PROJECT NUMBER: NPCQB#6042
DRAWN BY: TJ, RM
CHECKED BY: MEN, TJ

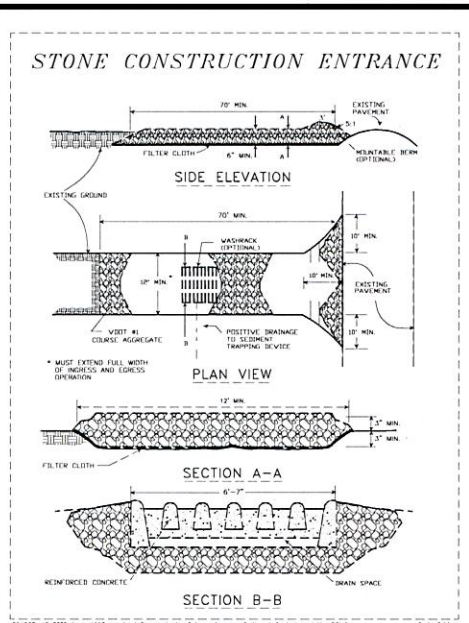
SEAL

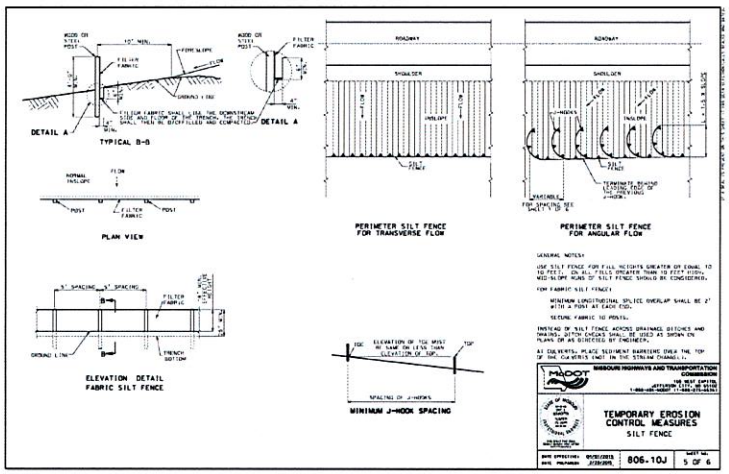
STATE OF MISSOURI MICHAEL E. NEIKIRK NUMBER PE-2004018224 PROFESSIONAL ENGINEER

SHEET NAME
UTILITY PLAN

SHEET NUMBER
C4







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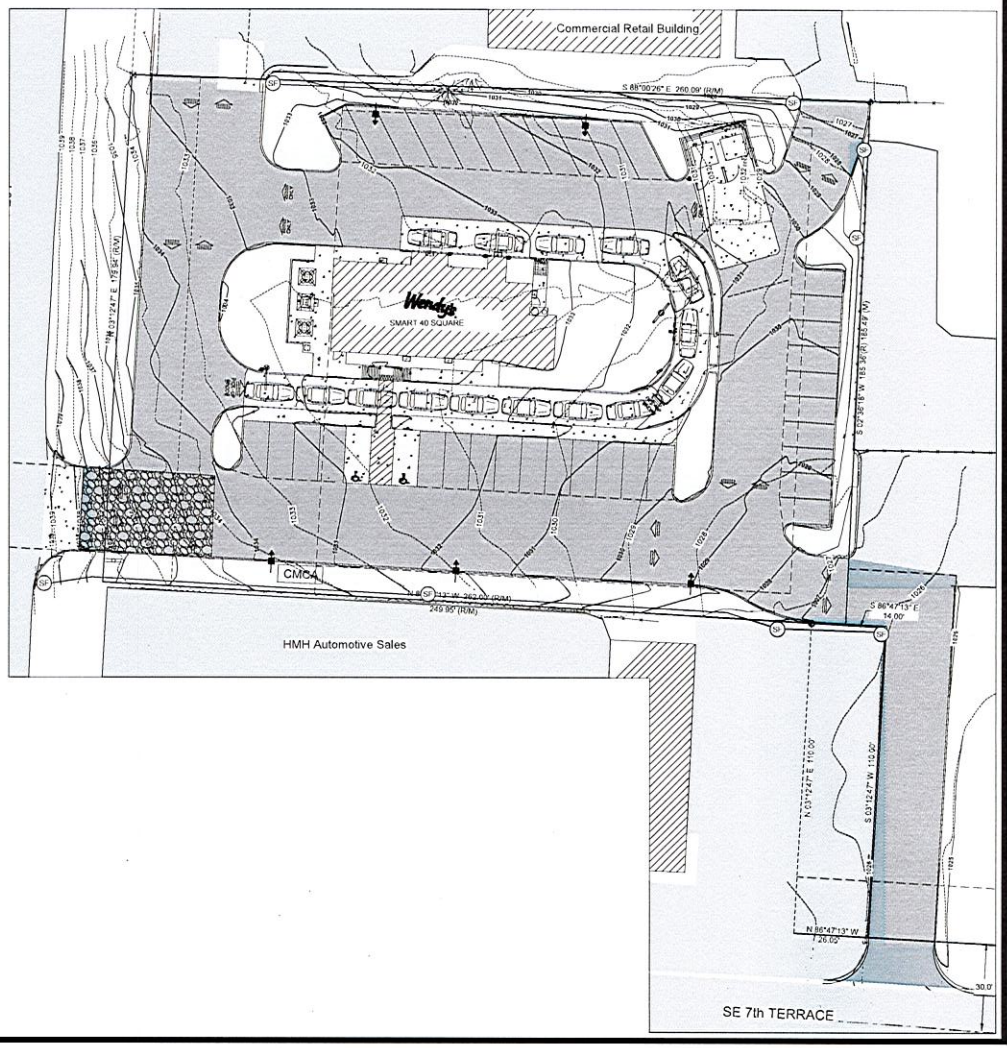
0' 20' 40' 60'

Legend

- Temporary Gravel Entrance/Exit
- CMCA — Cement Mixer Cleanout Area
- SF — Silt Fence (Sediment Fence)
- 489 — Existing Grade
- 490 — New Grade
- IP — Inlet Protection
- OP — Outlet Protection
- TS — Temporary Seeding
- PS — Permanent Seeding
- Straw Bale Ditch Check



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LEE'S SUMMIT, MO 64063

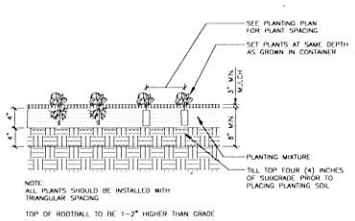
REV	DATE	DESCRIPTION

ISSUE DATE (YR-MO-D): 19
PROJECT NUMBER (YYCCUNNNNN):
DRAWN BY: TC, RM
CHECKED BY: MEN, TJL

SEAL
STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004016234
GUARANTEED TO EXPIRE 12/31/19
NOT VALID WITHOUT ORIGINAL SIGNATURE

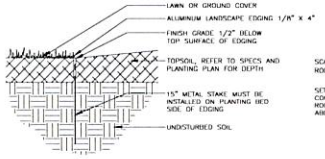
SHEET IS FOR:
EROSION CONTROL

SHEET NUMBER
C5



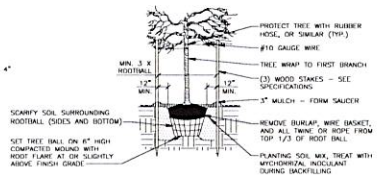
1 SHRUB PLANTING DETAIL

NOT TO SCALE



2 TYPICAL LANDSCAPE EDGING DETAIL

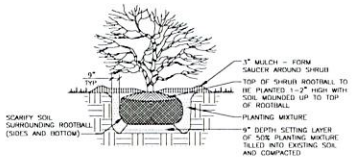
NOT TO SCALE



NOTES:
1. TREES WITH 2.5" CALIPER MUST HAVE A MINIMUM VOLUME OF 500 CF OF NEW PLANTING SOIL MIX AROUND THE ROOT BALL.
2. TREES WITH 3" CALIPER MUST HAVE A MINIMUM VOLUME OF 750 CF OF NEW PLANTING SOIL MIX AROUND THE ROOT BALL.
3. CONTRACTOR TO CONFIRM PERCOLATION OF ALL PLANTING PITS PRIOR TO TREE INSTALLATION. IF PITS DO NOT PERCOLATE, INSTALL 4" PERFORATED UNDERDRAIN AT BOTTOM OF PIT AND CONNECT TO NEAREST DOWNSTREAM STORM CATCHBASIN/MANHOLE.

3 TREE PLANTING DETAIL

NOT TO SCALE



4 SHRUB PLANTING DETAIL

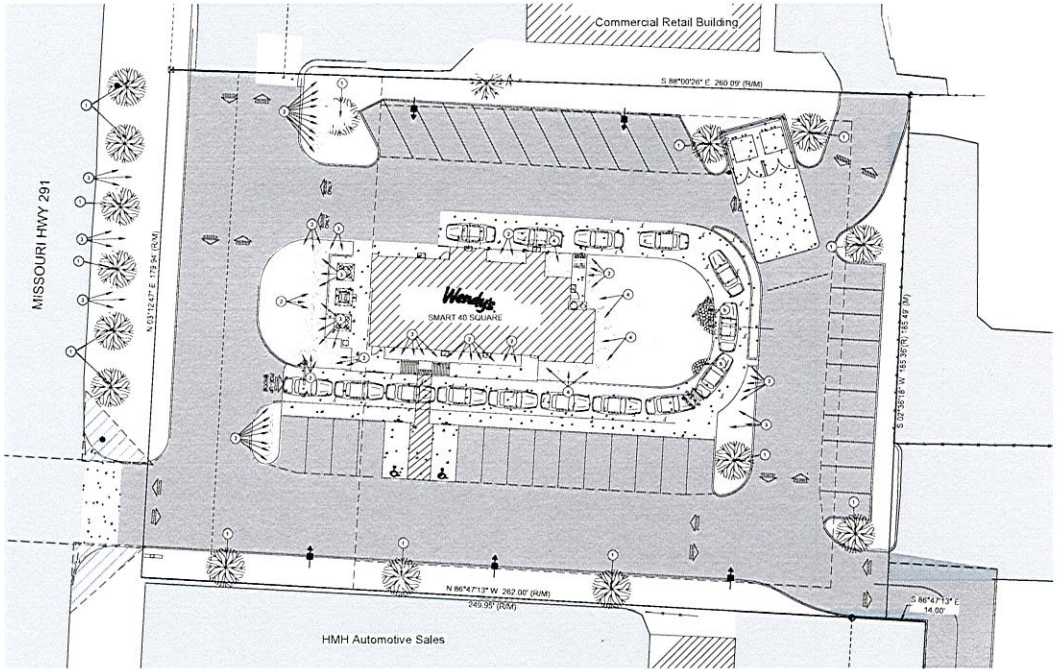
NOT TO SCALE

LEGEND

Benchmark	Sanitary Sewer Manhole		Water Line
Iron Pin Found	Sign		Sanitary Sewer Main
Iron Pin Set	Water Meter		Fence
Bollard	Water Valve	470	Existing Contours
Soil Boring Location	Utility Pole	470	New Contours
Sanitary Sewer Cleanout	TBR To Be Removed	UGE UGE	Underground Electric
Gas Meter	TC Top of Curb		Storm Sewer
Storm Sewer Curb Inlet	PV Pavement		Limits of Pavement Removal
Storm Sewer MH/Open Lid	ME Match Existing	OHE OHE	Overhead Utility Lines
Light Pole or Traffic Light	470.0 Grade point	GAS GAS	Gas Lines
Storm Sewer Manhole	Number of Parking Spaces		Ditch / Swale
Air Conditioner	TBR To Be Removed	Existing Asphalt	Gravel
		New Asphalt	Existing Concrete
		New Concrete	Stormwater Easement
		Existing Asphalt TBR	

Landscaping Table

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



LANDSCAPING REQUIREMENTS

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.

N

0' 20' 40' 60'

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 or 811 CALL BLOCK BEFORE YOU DIG! 1-800-Dig-Right

Missouri One Call System, Inc. is open 7 days a week, 24 hours a day to process locate requests or address questions regarding a locate request. The toll free number is 1-800-344-7483 or 811 (the National three digit call before you dig phone number).

NOT FOR CONSTRUCTION - CITY REVIEW SET

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

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

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
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

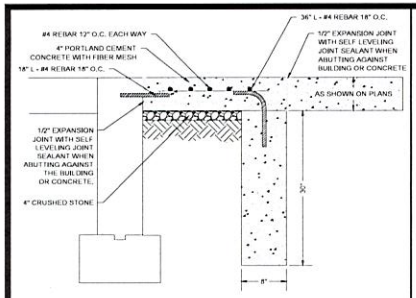
REV	DATE	DESCRIPTION

ISSUE DATE: 7-11-18
PROJECT NUMBER: NPCQB#6042
DRAWN BY: TG, RM
CHECKED BY: MEN, TG

SEAL
STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004018280
PROFESSIONAL ENGINEER

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
C6



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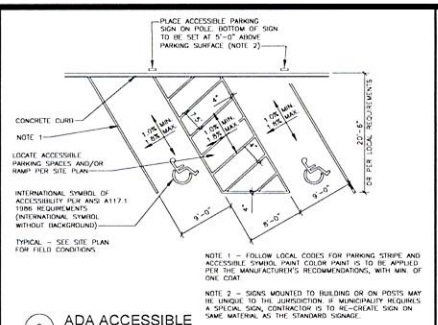

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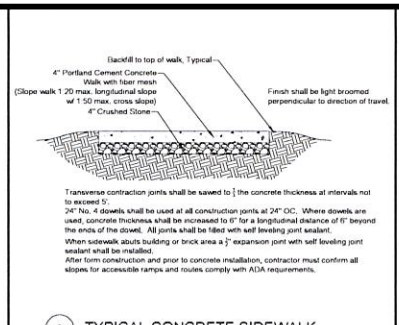

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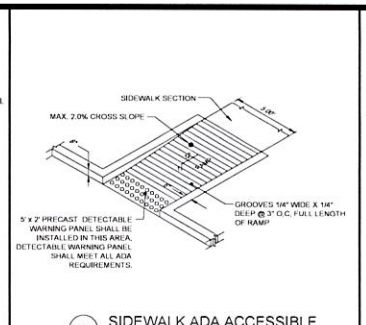
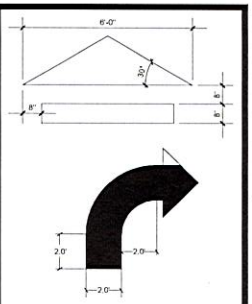


4 SIDEWALK ADA ACCESSIBLE RAMP DETAIL NTS



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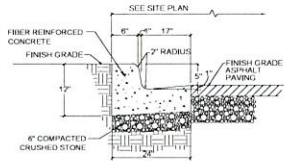

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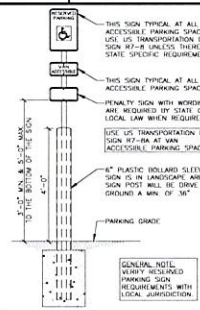

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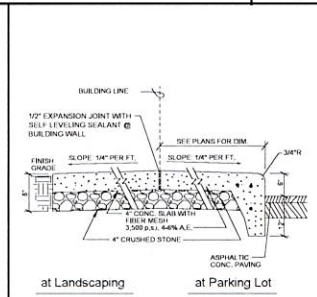
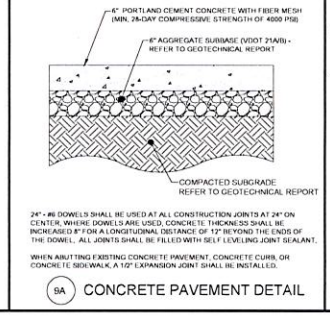
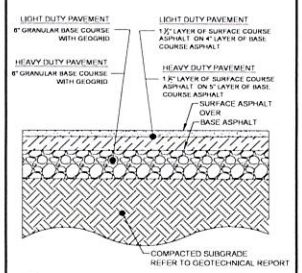


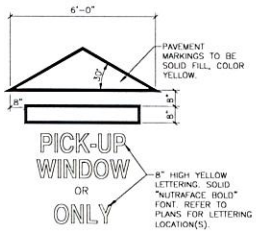
7 CONCRETE CURB / SIDEWALK SECTION (TYP) NTS



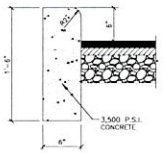
9A CONCRETE PAVEMENT DETAIL



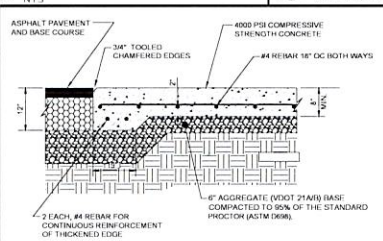
9B ASPHALT PAVEMENT SECTIONS



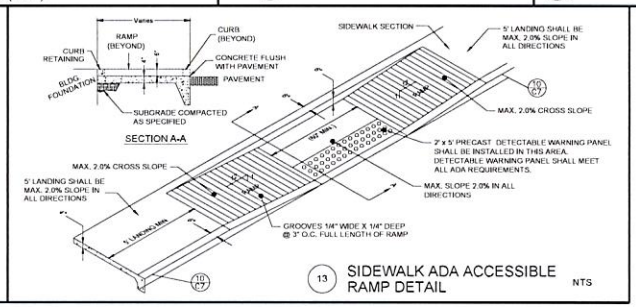
10 PAVEMENT MARKER DETAIL NTS



11 CONCRETE CURB NTS



12 CONCRETE APRON NTS



13 SIDEWALK ADA ACCESSIBLE RAMP DETAIL NTS

NOT FOR CONSTRUCTION - CITY REVIEW SET

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

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

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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
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

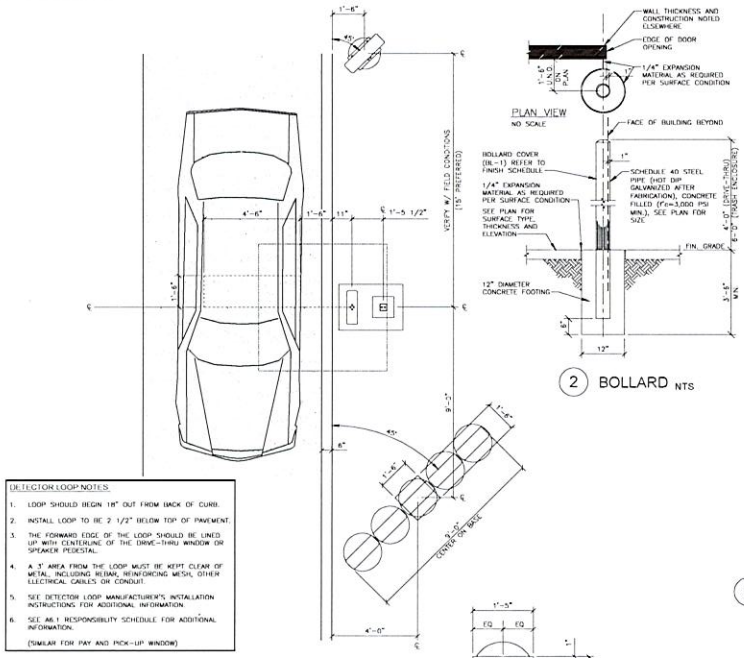
ISSUE DATE: 2018-03-19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: T.G. RM.
CHECKED BY: MEN T.G.

SEAL

STATE OF MISSOURI MICHAEL E. NEIKIRK NUMBER 2003012270 PROFESSIONAL ENGINEER

SHEET NAME
DETAILS

SHEET NUMBER
C7



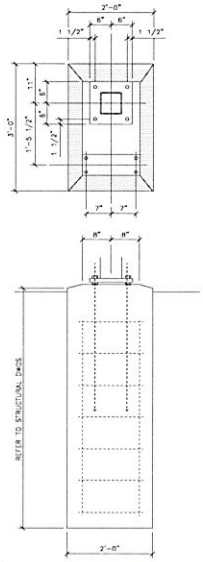
DETECTOR LOOP NOTES:

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 ME.1 RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFORMATION.

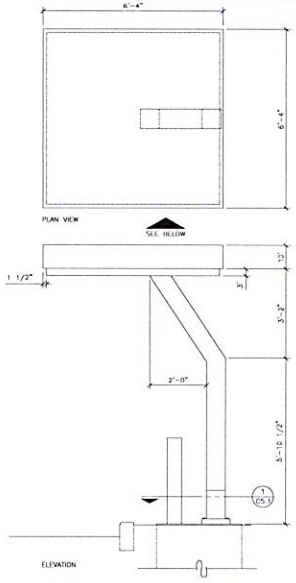
(SIMILAR FOR PAY AND PICK-UP WINDOW)

1 ORDER STATION PLAN VIEW NTS

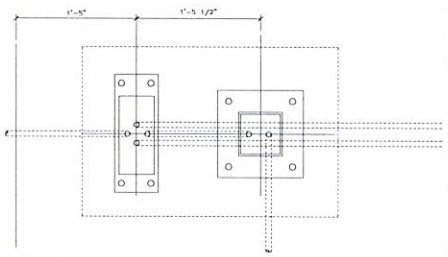
2 BOLLARD NTS



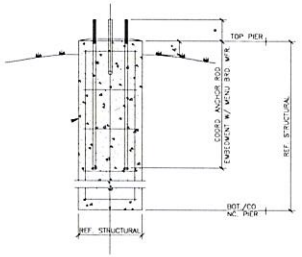
3 CANOPY FOOTING SECTION NTS



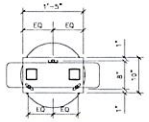
4 ORDER STATION CANOPY NTS



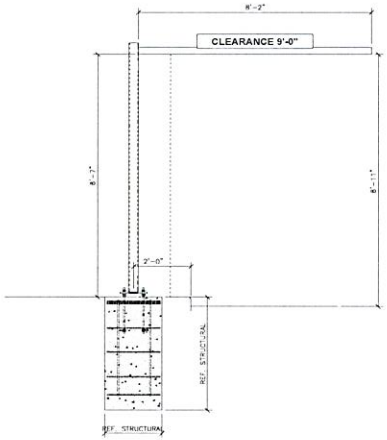
5 ORDER STATION CANOPY FOOTING NTS



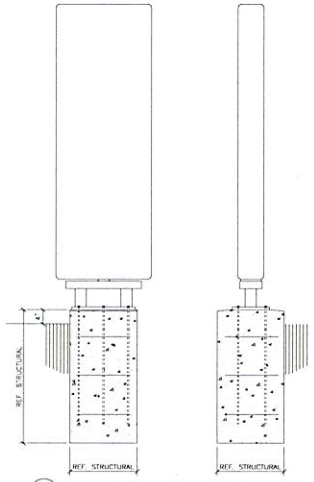
6 MENU BOARD FOOTING NTS



REF. SITE PLAN FOR LOCATION



7 CANOPY PROTECTION BAR NTS



8 PRE-SELL BOARD FOOTING NTS

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BASE MDL SMART 55 - NARROW 2017	
ASSET TYPE	FRAN
CLASSIFICATION	NEW
OWNER	NPCQB
BASE VERSION	2017
UPGRADE CLASSIFICATION	NEW BUILD
PROJECT YEAR	2019
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PROJECT TYPE: NEW SMART 55 - NARROW

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Wendy's.
#12533 (NPCQB#6042)
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LEE'S SUMMIT, MO 64063

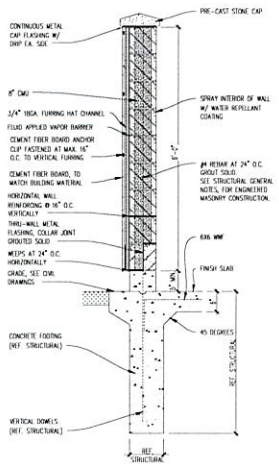
REV	DATE	DESCRIPTION

ISSUE DATE: 09.05.18
PROJECT NUMBER: NPCQB#6042
DRAWN BY: TG, BW
CHECKED BY: MEN, TG

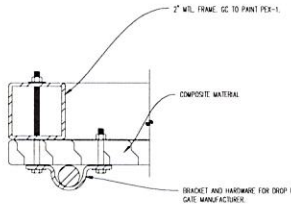
SEAL: STATE OF MISSOURI MICHAEL E. NEIKIRK NUMBER PE-2004020514 PROFESSIONAL ENGINEER

SHEET NAME: DETAILS

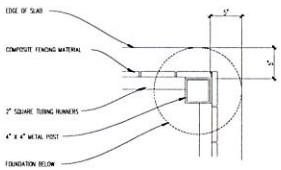
SHEET NUMBER: C8



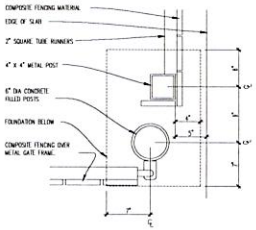
08 WALL SECTION
SCALE: 3/4"=1'-0"



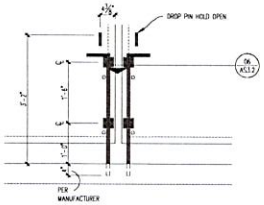
07 DROP-PIN DETAIL COMPOSITE GATE
SCALE: 6"=1'-0"



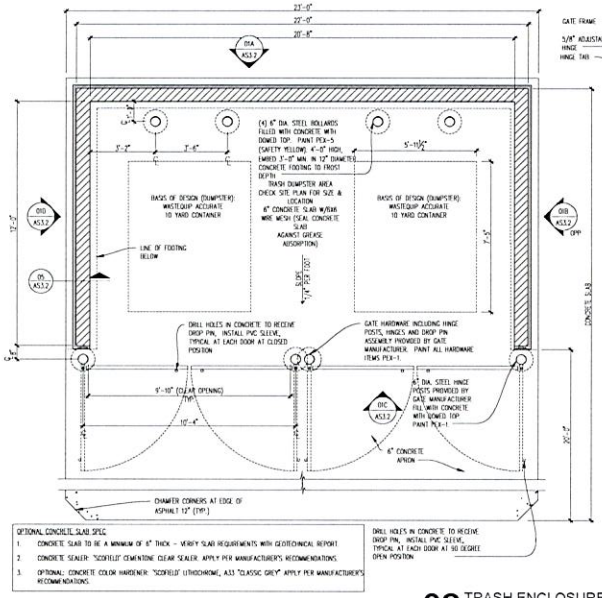
06 PLAN DETAIL
SCALE: 1 1/2"=1'-0"



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



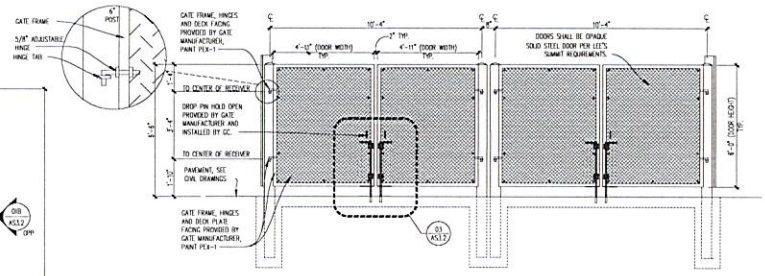
03 DROP PIN DETAIL
SCALE: 3/4"=1'-0"



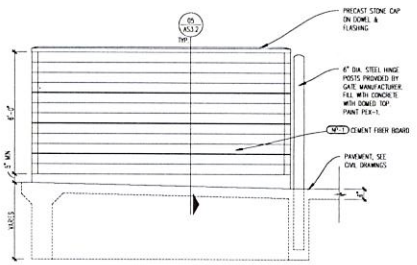
OPTIONAL CONCRETE SLAB SPEC

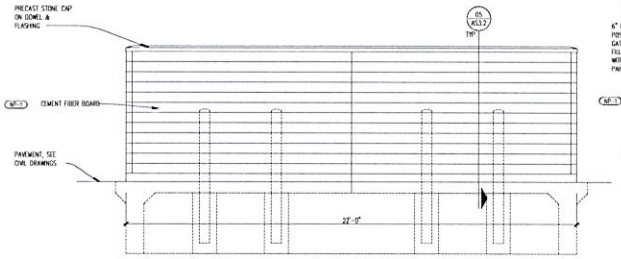
1. CONCRETE SLAB TO BE A MINIMUM OF 6" THICK – VERIFY SLAB REQUIREMENTS WITH GEOTECHNICAL REPORT.
2. CONCRETE SEALER: "SCOFIELD" CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
3. OPTIONAL: CONCRETE COLOR HARDENER: "SCOFIELD" LITHOCHROME, A33 "CLASSIC GREY". APPLY PER MANUFACTURER'S RECOMMENDATIONS.

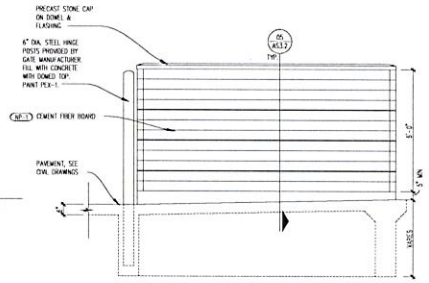
02 TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"



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







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

NOT FOR CONSTRUCTION - CITY REVIEW SET

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
8951 CYPRESS WATERS BLVD., STE 130
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PHONE: 972.929.9226
FAX: 972.929.9061

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
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

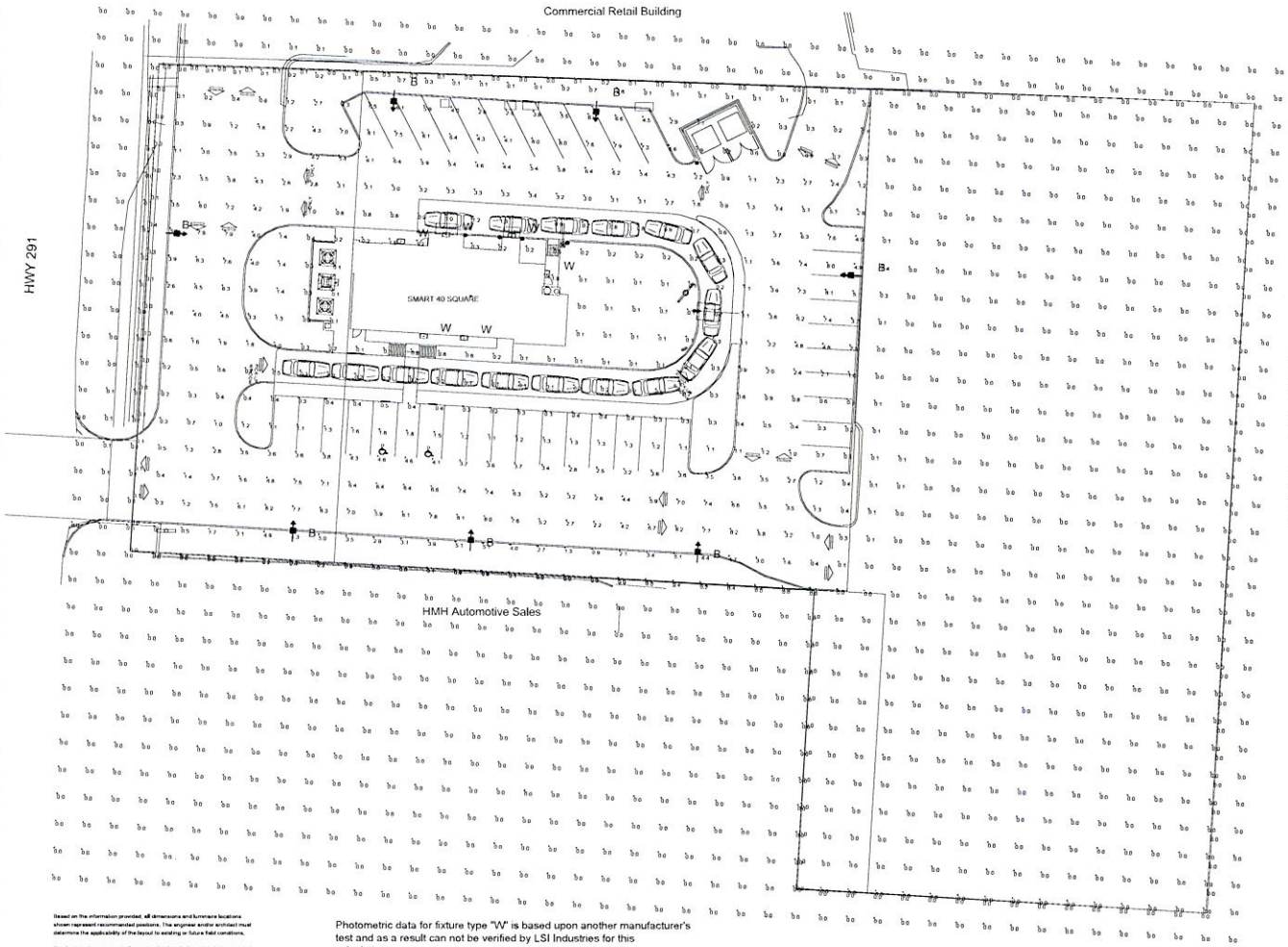
ISSUE DATE: 09-05-19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: T.G. PM
CHECKED BY: MEN T.G.

SEAL

STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004020174
PROFESSIONAL ENGINEER

SHEET NAME
DETAILS

SHEET NUMBER
C9



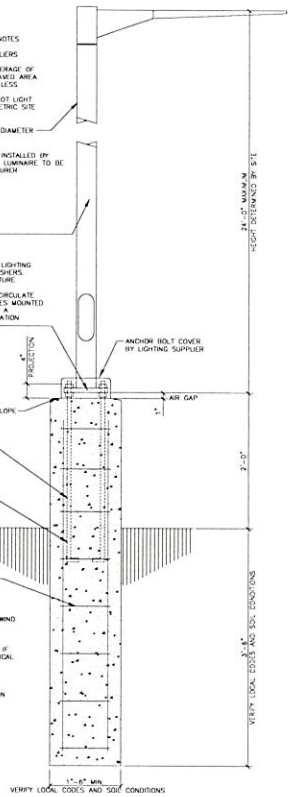
EXTERIOR PARKING LOT LIGHTING NOTES

1. REFER TO SITE LIGHTING SUPPLIERS
2. PARKING LOT TO HAVE AN AVERAGE OF 4 – 6 FOOTCANDLES IN THE PAVED AREA UNLESS LOCAL CODES REQUIRE LESS
3. CONSULT WITH THE PARKING LOT LIGHT SUPPLIERS TO HAVE A PHOTOMETRIC SITE PLAN PREPARED
4. LIGHT POLE: 24'–0" HIGH, 4" DIAMETER

LIGHT POLE TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. POLE AND LUMINAIRE TO BE FURNISHED BY THE SAME MANUFACTURER

POLE HEIGHT – 24'–0"
POLE DIAMETER – 4"
POLE TYPE – STEEL SQUARE
POLE FINISH – BRONZE
BOLT SIZE – 11" BOLT CIRCLE
ANCHOR BOLTS – 1"x36" W/ DOUBLE NUT AND WASHERS

FOR PROPER INSTALLATION OF SITE LIGHTING ALWAYS USE DOUBLE NUTS AND WASHERS THIS ASSEMBLY WILL PREVENT MOISTURE BUILD-UP IN THE POLE BY ALLOWING AIR TO CIRCULATE THROUGH THE INSIDE OF POLE. BASES MOUNTED DIRECTLY TO CONCRETE CAN CAUSE A MOISTURE BUILD-UP, AND DETERIORATION OF THE POLE'S STABILITY



NOTE:

REINFORCING BASED ON 90 MPH WIND AND 2500 PSF SOIL BEARING PRESSURE.

LIGHTING SUPPLIER TO DETERMINE IF WIND LOADS, SOIL BEARING OR LOCAL ORDINANCES DIFFER AND ADJUST FOOTING ACCORDINGLY.

WHEN POSSIBLE, LOCATE POLES ON OUTSIDE PERIMETER OF SITE

EXTERIOR LIGHT POLE & STANDARD RAISED CONCRETE BASE DETAIL
NO SCALE

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Photometric data for fixture type "W" is based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCS @ GRADE+	Illuminance	Fc	0.78	8.3	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.
CURB INTERIOR	Illuminance	Fc	2.91	8.3	0.0	N.A.	N.A.

Total Project Watts
Total Watts = 1441.6

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	7	B	SINGLE	SLM-LED-24L-SIL-FT-50-70CRI-EL-SINGLE-18' MH	1.000	1.000	1.000	15885	188.8
	6	W	SINGLE	WENMS-L16_8-120-277V (FIXTURE BY OTHERS) 10.5' MH	1.000	1.000	1.000	432	20

NOT FOR CONSTRUCTION - CITY REVIEW SET

SITE NUMBER	12602
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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PROJECT TYPE NEW
SMART 55 - NARROW

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Phone: (618) 263-4100

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

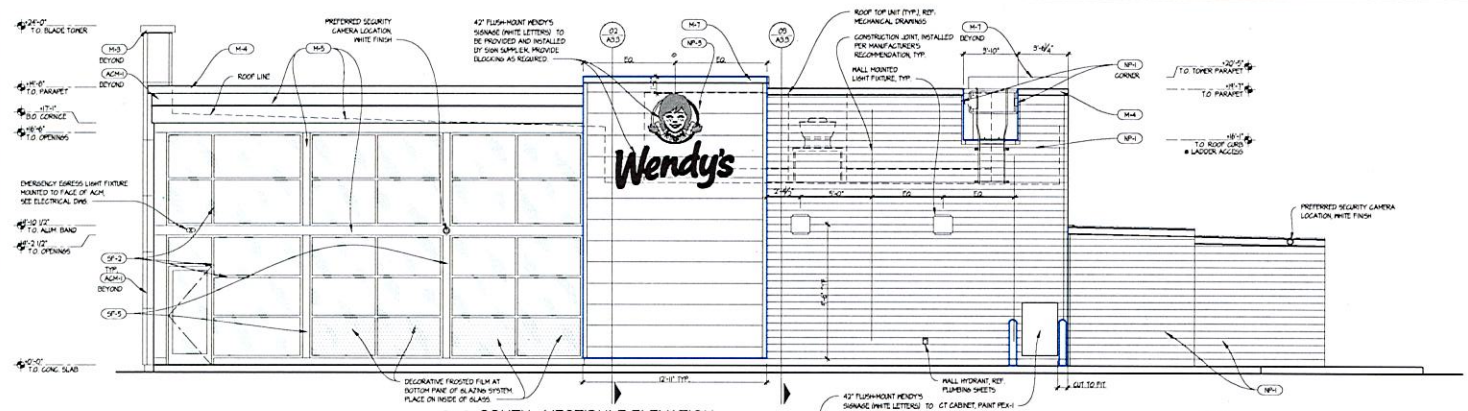
REV	DATE	DESCRIPTION

ISSUE DATE: 09-06-19
PROJECT NUMBER: 19-FC-0006-01
DRAWN BY: T.G. PM
CHECKED BY: MEN T.G.

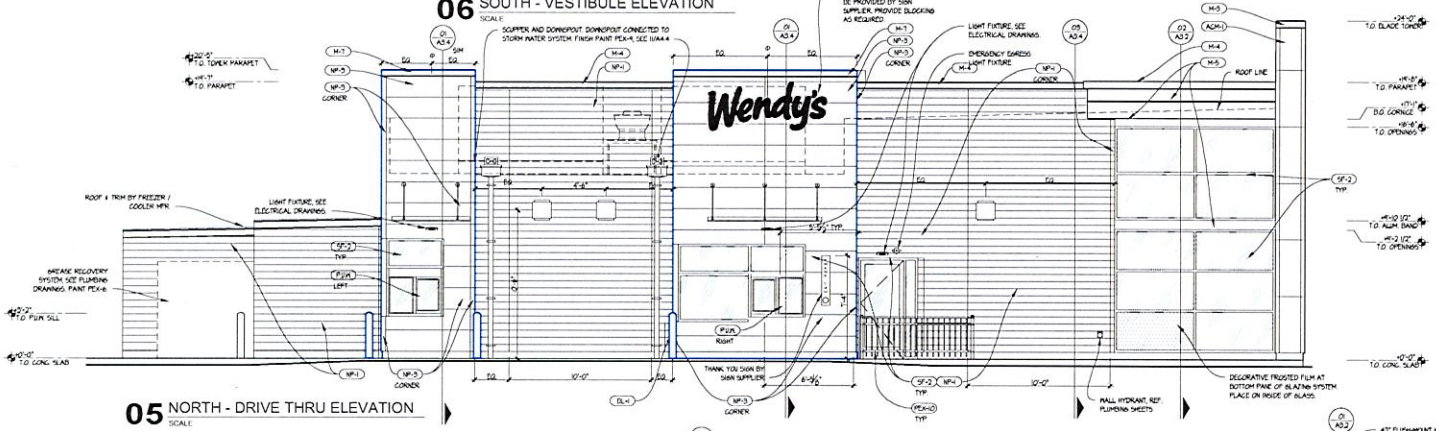
SEAL
STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER
PROFESSIONAL ENGINEER

SHEET NAME
PHOTOMETRIC PLAN

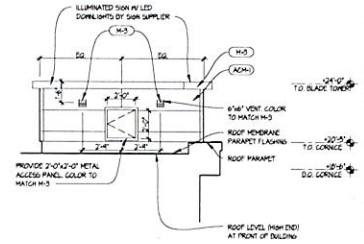
SHEET NUMBER
C10

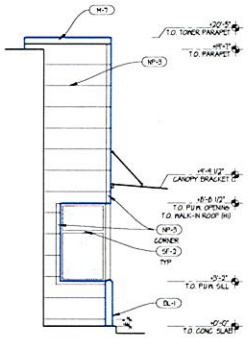


06 SOUTH - VESTIBULE ELEVATION
SCALE

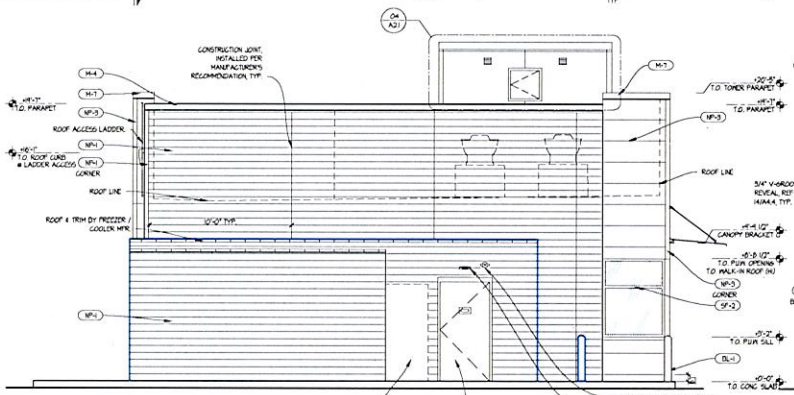


05 NORTH - DRIVE THRU ELEVATION
SCALE

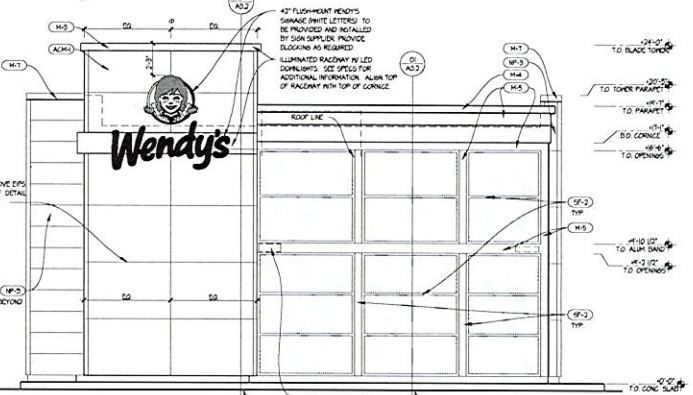




03 REAR DRIVE THRU ELEVATION
SCALE



02 EAST - REAR ELEVATION
SCALE



01 WEST - FRONT ELEVATION
SCALE

UTILITY LINES AND EQUIPMENT ON EXTERIOR OF BUILDING TO BE PAINTED TO MATCH ADJACENT WALL.

EXTERIOR FINISHES LEGEND

SF-2	STOREFRONT - "CLEAR ANNODIZED"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BAKER METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
NP-1	NICHIHA - WOOD
~~NP-2~~	~~NICHIHA - RED~~
NP-3	NICHIHA - GREY
~~FW-1~~	~~ENGIWOOD PRE-FINISH ALUMINUM SIDING MATERIAL "LIGHT OAK"~~
~~FW-2~~	~~ENGIWOOD PRE-FINISH ALUMINUM SIDING MATERIAL "KNOTTY ALUMINUM"~~
~~FW-3~~	~~ENGIWOOD PRE-FINISH ALUMINUM SIDING MATERIAL "BRIGHT RED MAPLE"~~
ACM-1	BLADE WALL
~~ACM-2~~	~~MODULAR SOFFIT PANELS~~
~~E-1~~	~~EIFS - "BRIGHT RED"~~
~~E-2~~	~~EIFS - "CONCRETE"~~
~~E-3~~	~~EIFS - "TAN"~~
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-2	PAINT - WENDY'S RED (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-9	PAINT - SILVER (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT - BLACK (SEE PAINT SCHEDULE)

SITE NUMBER	12533
BASE MOD.	SMART 40 - SQUARE 2018
ASSET TYPE	FRAN
CLASSIFICATION	NEW
OWNER	NPCQB
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

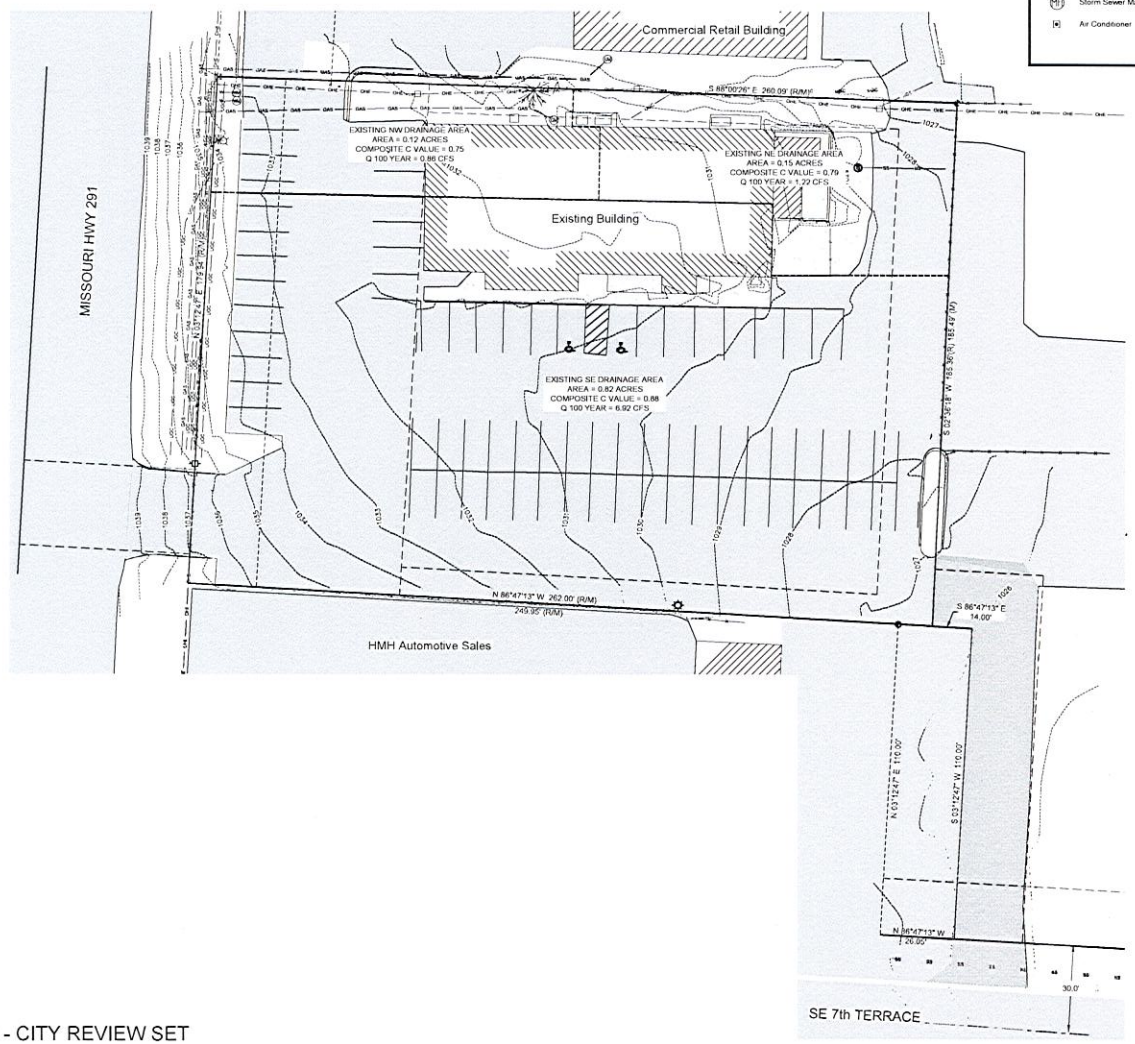
REV.	DATE	DESCRIPTION

ISSUE DATE: 04/26/2019
PROJECT NUMBER: 19.017
DRAWN BY: TB
CHECKED BY: MG

SEAL

SHEET NAME
NICHIHA FINISH OPTION
SMART 40 SQUARE

SHEET NUMBER
A2.1



LEGEND

Benchmark		Sanitary Sewer Manhole			
Iron Pin Found		Sign			
Iron Pin Set		Water Meter		Water Line	
Bollard		Water Valve		Sanitary Sewer Main	
Soil Boring Location		Utility Pole		Fence	
Sanitary Sewer Cleanout	TBR	To Be Removed	470	Existing Contours	
Gas Meter	TC	Top of Curb	470	Proposed Contours	
Storm Sewer Curb Inlet	PV	Pavement	UGE	Underground Electric	
Storm Sewer MH/Open Lid	ME	Match Existing	S	Storm Sewer	
Light Pole or Traffic Light	470.0	Grade point		Limits of Pavement Removal	
Storm Sewer Manhole		Number of Parking Spaces	OHE	Overhead Utility Lines	
Air Conditioner	TBR	To Be Removed	GAS	Gas Lines	
				Ditch / Swale	
				Existing Asphalt	Gravel
				New Asphalt	Existing Concrete
				New Concrete	Existing Concrete TBR
				Existing Asphalt TBR	

EXISTING NORTHWEST DRAINAGE AREA:

TOTAL AREA = 0.12 ACRES
IMPERVIOUS AREA = 0.09 ACRES @ C=0.90
PERVIOUS AREA = 0.03 ACRES @ C=0.30
COMPOSITE C = 0.75

TIME OF CONCENTRATION = 7.75 MIN.
I 100 YEAR = 9.29 INHOUR

Q = CIA = (0.75)(9.29 INHOUR)(0.12 ACRES) = 0.84 CFS

EXISTING NORTHEAST DRAINAGE AREA:

TOTAL AREA = 0.15 ACRES
IMPERVIOUS AREA = 0.12 ACRES @ C = 0.90
PERVIOUS AREA = 0.03 ACRES @ C = 0.30
COMPOSITE C = 0.78

TIME OF CONCENTRATION = 2.09 MIN. THEREFORE USE 5 MIN. MIN.
I 100 YEAR = 10.3 INHOUR

Q= CIA = (0.78)(10.3 INHOUR)(0.15 ACRES) = 1.21 CFS

EXISTING SOUTHEAST DRAINAGE AREA:

TOTAL AREA = 0.82 ACRES
IMPERVIOUS AREA = 0.79 ACRES @ C = 0.90
PERVIOUS AREA = 0.03 ACRES @ C = 0.30
COMPOSITE C = 0.88

TIME OF CONCENTRATION = 6.99 MIN.
I 100 YEAR = 9.6 INHOUR

Q = CIA = (0.88)(9.6 INHOUR)(0.82 ACRES) = 6.93 CFS

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

0' 20' 40' 60'

Missouri One Call System, Inc. is open 7 days a week, 24 hours a day to process locate requests or address questions regarding a locate request. The toll free number is 1-800-344-7483 or 811 (the National three digit call before you dig phone number).

NOT FOR CONSTRUCTION - CITY REVIEW SET

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
8951 CYPRESS WATERS BLVD., STE 130
DALLAS, TX 75019
PHONE: 972.929.9226
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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
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

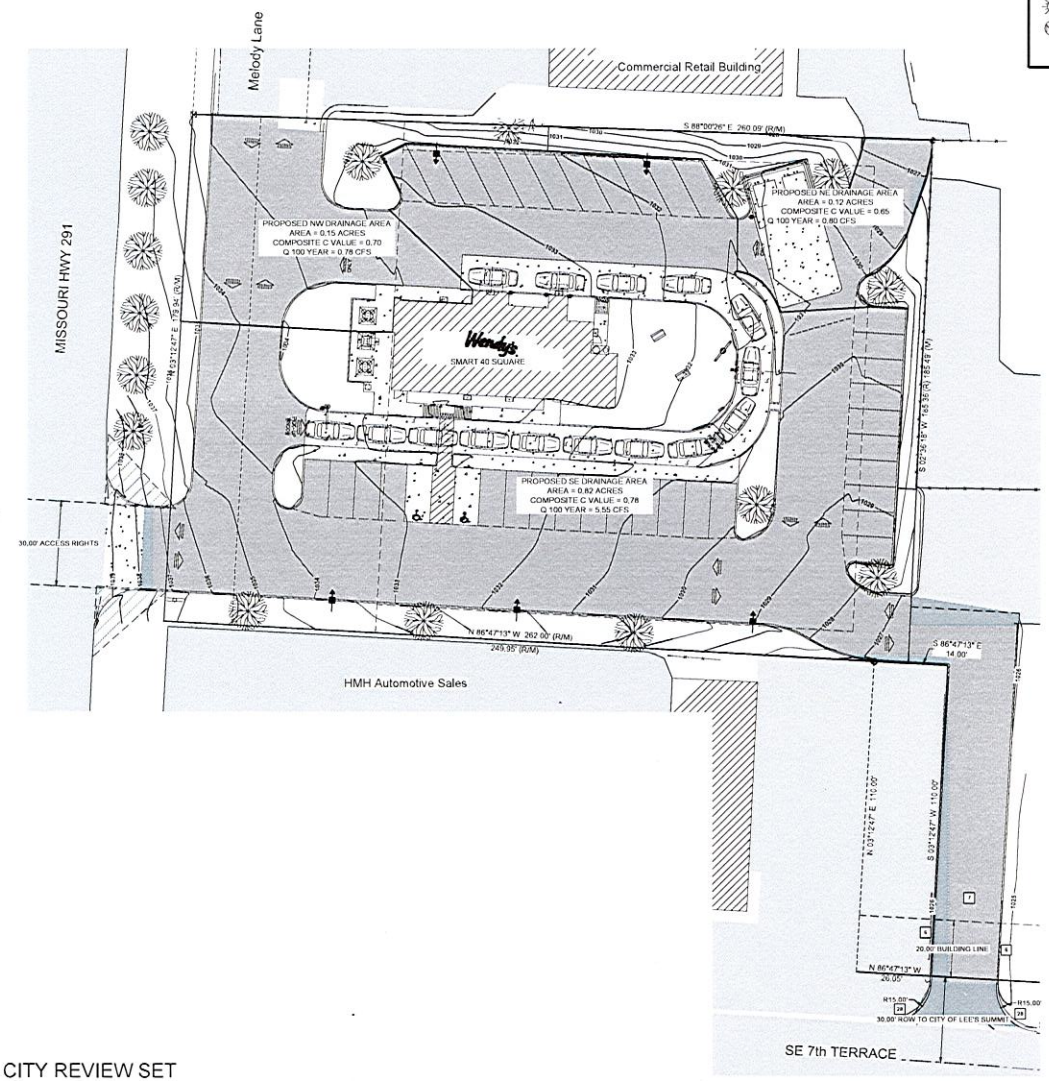
STAR DATE: 09-06-19
PROJECT NUMBER: NPCQB6042
DRAWN BY: RM/TG
CHECKED BY: MEN/TG

SEAL

STATE OF MISSOURI MICHAEL E. NEIKIRK NUMBER PE-2004020257 PROFESSIONAL ENGINEER

SHEET NAME
EXISTING DRAINAGE AREAS

SHEET NUMBER
EX. 1



LEGEND

Benchmark	Sanitary Sewer Manhole		
Iron Pin Found	Sign		
Backflow Preventer	Water Meter	W	Water Line
Bollard	Water Valve	SS	Sanitary Sewer Main
Soil Boring Location	Utility Pole	X	Fence
Sanitary Sewer Cleanout	TBR To Be Removed	470	Existing Contours
Gas Meter	TC Top of Curb	470	Proposed Contours
Storm Sewer Curb Inlet	PV Pavement	UGE	Underground Electric
Storm Sewer MH/Open Lid	ME Match Existing	S	Storm Sewer
Light Pole or Traffic Light	470.0 Grade point		Limits of Pavement Removal
Storm Sewer Manhole	Number of Parking Spaces	OHE	Overhead Utility Lines
	To Be Removed	GAS	Gas Lines
			Ditch / Swale
			Existing Asphalt
			Gravel
			New Asphalt
			Existing Concrete
			New Concrete

PROPOSED NORTHWEST DRAINAGE AREA:

TOTAL AREA = 0.15 ACRES
IMPERVIOUS AREA = 0.10 ACRES @ C=0.90
PERVIOUS AREA = 0.05 ACRES @ C=0.30
COMPOSITE C = 0.70

TIME OF CONCENTRATION = 7.80 MIN.
I 100 YEAR = 9.27 INHOUR

Q = CIA = (0.70)(9.27 INHOUR)(0.12 ACRES) = 0.78 CFS
EXISTING 0.84 CFS > PROPOSED 0.78 CFS

PROPOSED NORTHEAST DRAINAGE AREA:

TOTAL AREA = 0.12 ACRES
IMPERVIOUS AREA = 0.07 ACRES @ C = 0.90
PERVIOUS AREA = 0.05 ACRES @ C = 0.30
COMPOSITE C = 0.65

TIME OF CONCENTRATION = 2.37 MIN. THEREFORE USE 5 MIN. MIN.
I 100 YEAR = 10.3 INHOUR

Q= CIA = (0.65)(10.3 INHOUR)(0.12 ACRES) = 0.80 CFS
EXISTING 1.21 CFS > PROPOSED 0.80 CFS

PROPOSED SOUTHEAST DRAINAGE AREA:

TOTAL AREA = 0.82 ACRES
IMPERVIOUS AREA = 0.66 ACRES @ C = 0.90
PERVIOUS AREA = 0.16 ACRES @ C = 0.30
COMPOSITE C = 0.78

TIME OF CONCENTRATION = 9.72 MIN.
I 100 YEAR = 8.67 INHOUR

Q = CIA = (0.78)(8.67 INHOUR)(0.82 ACRES) = 5.55 CFS
EXISTING 6.90 CFS > PROPOSED 5.55 CFS

C-VALUES ARE FROM TABLE 5602-3 RUNOFF PARAMETERS. TIME OF CONCENTRATION CALCULATIONS WERE COMPLETED USING EQUATION FROM SECTION 5602.7, AND INTENSITIES WERE CALCULATED USING TABLE 5602-5 FROM APWA STORM DRAINAGE SYSTEMS AND FACILITIES MANUAL.

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NOT FOR CONSTRUCTION - CITY REVIEW SET

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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DALLAS, TX 75019
PHONE: 972 929 9226
FAX: 972 929 9061

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
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

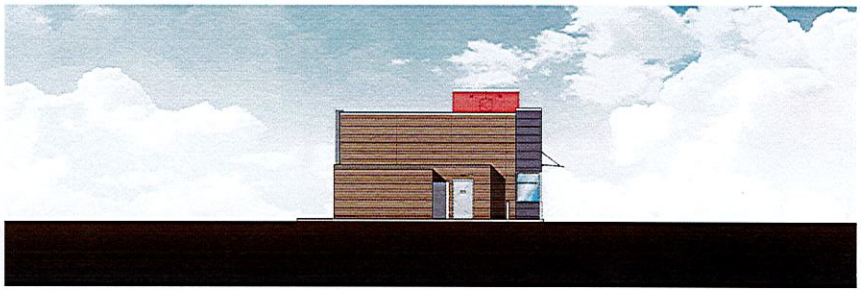
ISSUE DATE (PROJ.)
PROJECT NUMBER NPCQB#6047
DRAWN BY: T.C. RM
CHECKED BY: MEN T.C.

SEAL

SHEET NAME
PROPOSED DRAINAGE AREA

SHEET NUMBER
EX. 2

1 WEST ELEVATION
NOT TO SCALE



3 EAST ELEVATION
NOT TO SCALE

2 SOUTH ELEVATION
NOT TO SCALE

4 NORTH ELEVATION
NOT TO SCALE

NOT FOR CONSTRUCTION - CITY REVIEW SET

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

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

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
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

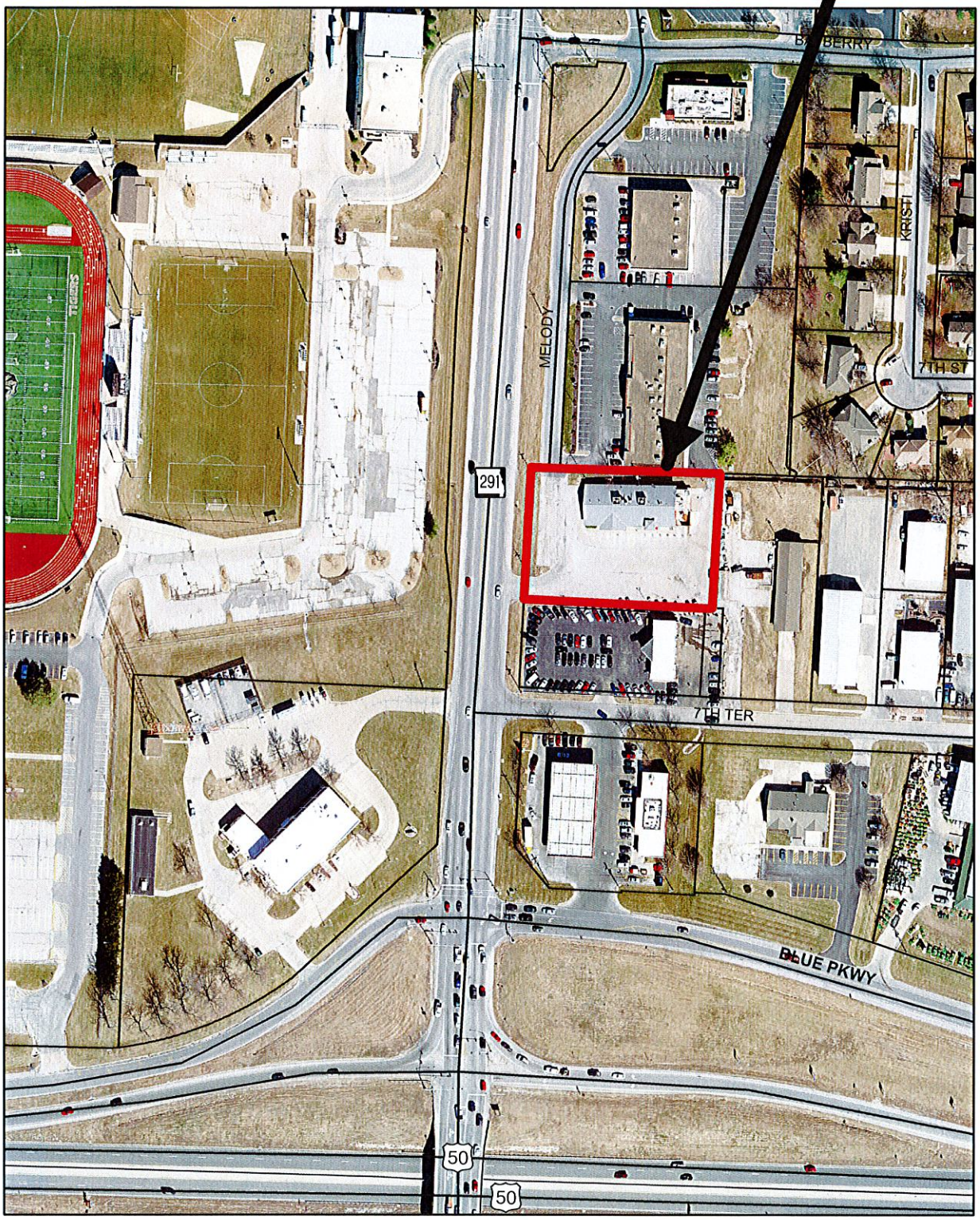
ISSUE DATE: 09.06.19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: T.G. BW
CHECKED BY: MEN T.G.

SEAL
STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004018234
PROFESSIONAL ENGINEER
10/09/19

SHEET NAME
COLORED RENDERINGS

SHEET NUMBER
EX. 3

PL2019-233 PRELIM DEV PLAN
Wendy's



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