WENDY'S #12533

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

GENERAL NOTES

1. REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. CONFLICTS OR DIMENSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF WORK IN QUESTION.
2. CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE TO REVIEW SPECIFIC REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL LOCAL RULES AND REGULATIONS.
3. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
4. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.
5. "TYP" MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
6. BIDDERS REFER TO WENDY'S APPROVED SUPPLIER LIST TO OBTAIN NATIONAL ACCOUNT PHONE NUMBERS AND CONTACTS.
7. CONTRACTOR IS RESPONSIBLE FOR FINDING AND LOCATING ALL UNDERGROUND UTILITIES IN AREAS OF EXCAVATION PRIOR TO DIGGING. ACCIDENTAL INTERRUPTION OF THESE SERVICES DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO DIGGING, CONTRACTOR TO CALL LOCAL UTILITY LOCATION SERVICE.
8. CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
9. PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
10. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
11. UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH WENDY'S SPECIFICATIONS, THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND/OR THE APPROPRIATE LOCAL AUTHORITY HAVING JURISDICTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, LICENSE FEES, UNLESS NOTED OTHERWISE.
13. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND OR REGULATORY AGENCY. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE ANY UTILITY RELOCATION.
14. ELECTRONIC FILES IN DWG FORMAT WILL BE SUPPLIED TO THE CONSTRUCTION MANAGER FOR LAYOUT AND GRADING.
15. ELECTRONIC FILE USE TERMS AND CONDITIONS:

15.1. DRAWINGS AND DESIGN ARE THE INTELLECTUAL PROPERTY OF THE DESIGNER. CONTRACTOR, AND THEIR SUBCONTRACTORS ON THE REFERENCED PROJECT, SHALL BE AUTHORIZED TO USE THIS INFORMATION ONLY IN CONNECTION WITH THE REFERENCED PROJECT. ANY USE OR REUSE FOR ANY OTHER PURPOSE WHATSOEVER SHALL NOT BE ALLOWED, AND WILL BE AT CONTRACTOR'S RISK AND FULL LEGAL RESPONSIBILITY, WITHOUT LIABILITY TO THE DESIGNER. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF UNAUTHORIZED USE OF THIS INFORMATION.

15.2. COPIES OF DRAWINGS FURNISHED BY THE DESIGNER THAT MAY BE RELIED UPON BY CONTRACTOR ARE LIMITED TO THE PRINTED DRAWINGS (ALSO KNOWN AS HARD COPIES) TITLED 'PROJECT TITLE DATED MONTH DAY, YEAR, OR AS REVISED BY WRITTEN CHANGE ORDER THAT ARE THE BASIS OF THE CONTRACTOR'S BID AND CONTRACT. ALL COMPUTER FILES ON ELECTRONIC MEDIA THAT ARE FURNISHED BY THE DESIGNER TO CONTRACTOR ARE ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. ANY CONCLUSIONS OR INFORMATION OBTAINED OR DERIVED FROM SUCH ELECTRONIC FILES WILL BE AT THE USER'S SOLE RISK. THE DESIGNER CANNOT GUARANTEE THE LONGEVITY OF ANY MATERIAL TRANSMITTED ELECTRONICALLY NOR CAN THE DESIGNER GUARANTEE THE ABILITY OF THE RECIPIENT TO OPEN AND USE THE DIGITAL VERSIONS OF THE DOCUMENTS.

15.3. ANY CONTRACTOR OR SUBCONTRACTOR USING THIS INFORMATION ASSUMES RESPONSIBILITY TO UTILIZE THE CORRECT HORIZONTAL AND VERTICAL CONTROL AND BENCHMARK INFORMATION AS SHOWN ON THE DRAWINGS AND TO DOUBLE CHECK CONTROL AGAINST ACTUAL FIELD CONDITIONS BEFORE DOING ANY STAKING OR CONSTRUCTION.

15.4. UPON ACCEPTANCE OF THE ELECTRONIC DATA TRANSMISSION, RECIPIENT HEREBY AGREES TO THE FOREGOING TERMS AND CONDITIONS. IF RECIPIENT DOES NOT AGREE TO THE FOREGOING TERMS AND CONDITIONS, WENDY'S AND ITS CONSULTANTS DO NOT AUTHORIZE THE USE OF THE TRANSMITTED DATA, AND RECIPIENT SHALL DESTROY THE TRANSMITTED DATA AND NOTIFY WENDY'S OR ITS CONSULTANTS OF THE SAME BY PROVIDING WRITTEN NOTICE WITHIN ONE DAY OF TRANSMISSION. FAILURE TO PROVIDE SUCH NOTICE SHALL ACT AS WAIVER AND RECIPIENT SHALL BE BOUND TO THE FOREGOING TERMS AND CONDITIONS.

16. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
17. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL B IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

LOCAL UTILITY LOCATING AGENCY

CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) AND CALL LOCAL UTILITY LOCATING AGENCY AT 1-800-344-7483.

EXISTING UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN

SURVEY

EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY NEIKIRK ENGINEERING, 306 NORTH MARKET STREET, SUITE 101, MT. CARMEL, IL 62863 ON MARCH 13, 2019.

AGENCIES

ZONING
MUNICIPAL/JURISDICTION ZONING: CITY OF LEE'S SUMMIT, MO
NAME: HECTOR SOTO, JR./MIKE WEISENBORN
ADDRESS: 220 SE GREEN STREET
CITY, STATE ZIP: LEE'S SUMMIT, MO 64063
PHONE: 816-969-1238/816-969-1240
EMAIL: HECTOR.SOTO@CITYOFLS.NET/MIKE.WEISENBORN@CITYOFLS.NET

UTILITIES
WATER & SEWER:
LEE'S SUMMIT WATER UTILITIES
1200 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE: 816.969.1900
FAX: 816.969.1935

ELECTRIC:
EVERGY
P.O. BOX 219703
KANSAS CITY, MO 64121-9703
PHONE: 888-471-5275

NATURAL GAS:
SPIRE
PHONE: 816.756.5252

SHEET INDEX

SHEET #	SHEET NAME	REVISION / DATE
C0	COVER SHEET	
C1	EXISTING CONDITIONS	
C2	SITE LAYOUT PLAN	
C3	GRADING & DRAINAGE PLAN	
C4	UTILITY PLAN	
C5	EROSION CONTROL PLAN	
C6	LANDSCAPE PLAN	
C7	DETAILS	
C8	DETAILS	
C9	DETAILS	
C10	PHOTOMETRIC PLAN	

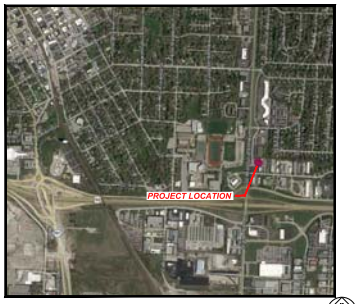
SYMBOL LEGEND

LEGEND

- 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
- 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
- Existing Asphalt TBR
- Gravel
- Existing Concrete
- Existing Concrete TBR

NOT FOR CONSTRUCTION - CITY REVIEW SET

VICINITY MAP



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

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
1	01-23-2020	CITY REVISIONS

ISSUE DATE: 12-02-19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: TJ, RM
CHECKED BY: MEN,TB

SEAL
STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2004018284
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

SHEET NAME
COVER

SHEET NUMBER
C0

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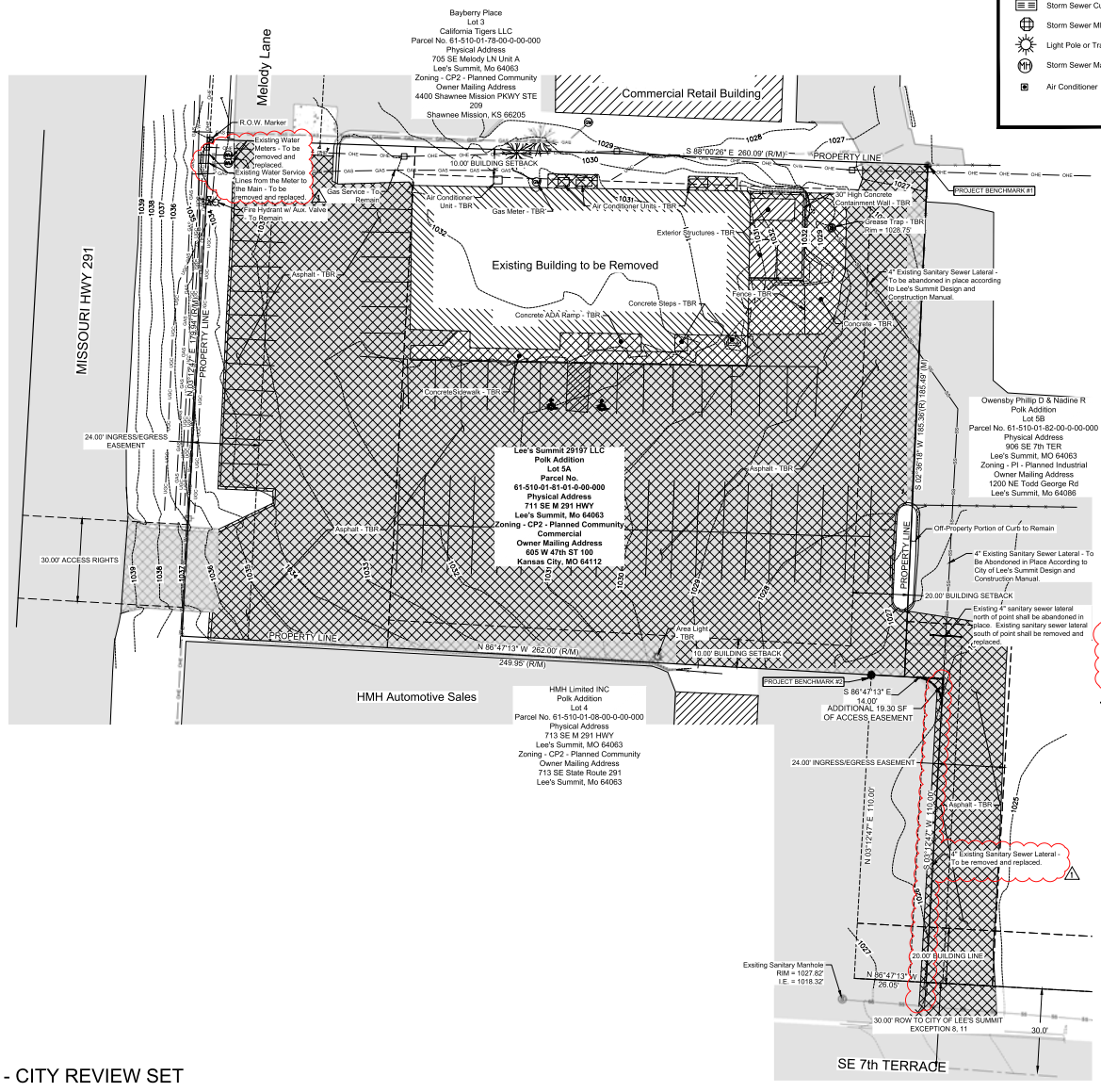

Abandonment of the existing sanitary sewer lateral shall follow the City of Lee's Summit Design and Construction Manual. Contractor to coordinate with the City of Lee's Summit.

LEGEND

Benchmark	Sanitary Sewer Manhole	W — W	Water Line
Iron Pin Found	Sign	SS	Sanitary Sewer Main
Iron Pin Set	Water Meter	X X X	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	S — S	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 — Gravel
New Asphalt — Existing Concrete
New Concrete — Existing Concrete TBR
Existing Asphalt 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 MISSOURI 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.

THE PROPERTY LIES WITHIN FLOOD HAZARD ZONE X WHICH IS DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD. THIS IS STATED ON MAP NO. 29095C0438G OF THE FLOOD INSTANCE RATE MAPS FOR THE CITY OF LEE'S SUMMIT DATED 01/20/2017.

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES ONLINE DATABASE, THERE ARE NO ACTIVE, INACTIVE, OR CAPPED OIL AND/OR GAS WELLS ON THE SITE.

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'

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).

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SEAL
STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
C1

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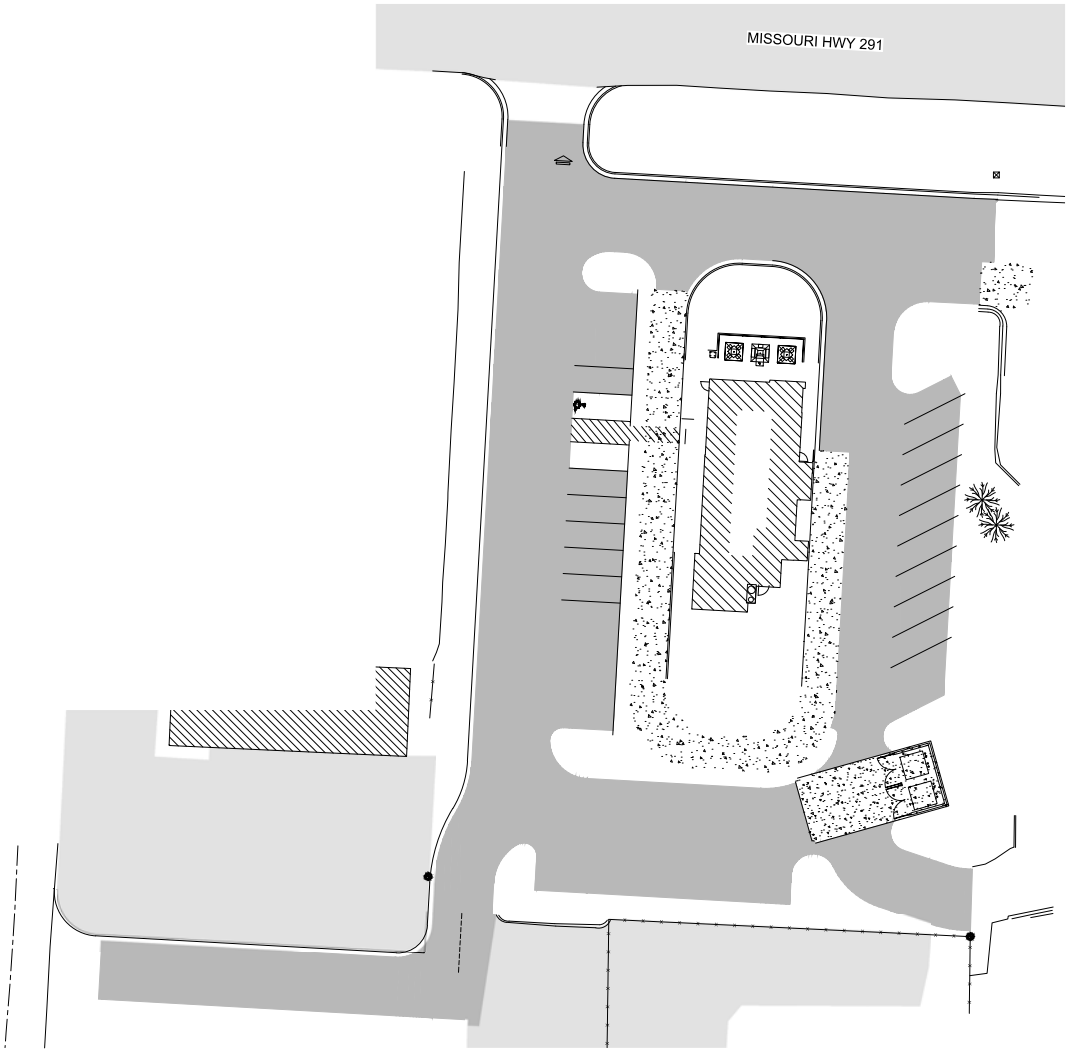
MISSOURI HWY 291