



GBC DESIGN, INC.

565 White Pond Drive • Akron, OH 44320-1123 • Phone 330-836-0228 • Fax 330-836-5782 • www.GBCdesign.com

August 30, 2023

Subject: **NEIGHBORHOOD MEETING**
Preliminary Development Plan
690 NW Blue Parkway
Lee's Summit, MO 64086

Dear Property Owner:

Chick-fil-A is proposing a drive-thru expansion to their location at 690 NW Blue Parkway, Lee's Summit, MO 64086.

Chick-fil-A and GBC Design would like to invite you to a neighborhood meeting at which time we can answer questions that you may have about the proposed expansion.

Neighborhood Meeting Information

- Date: Wednesday, September 13, 2023.
- Time: 6:00pm – 8:00pm
- Location: Mid-Continent Public Library - Lee's Summit Branch
150 N.W. Oldham Parkway
Lee's Summit, MO 64081

Included is the proposed Site Plan, Building Elevations and Adjacent Property Owners Map from the City of Lee's Summit.

Sincerely,

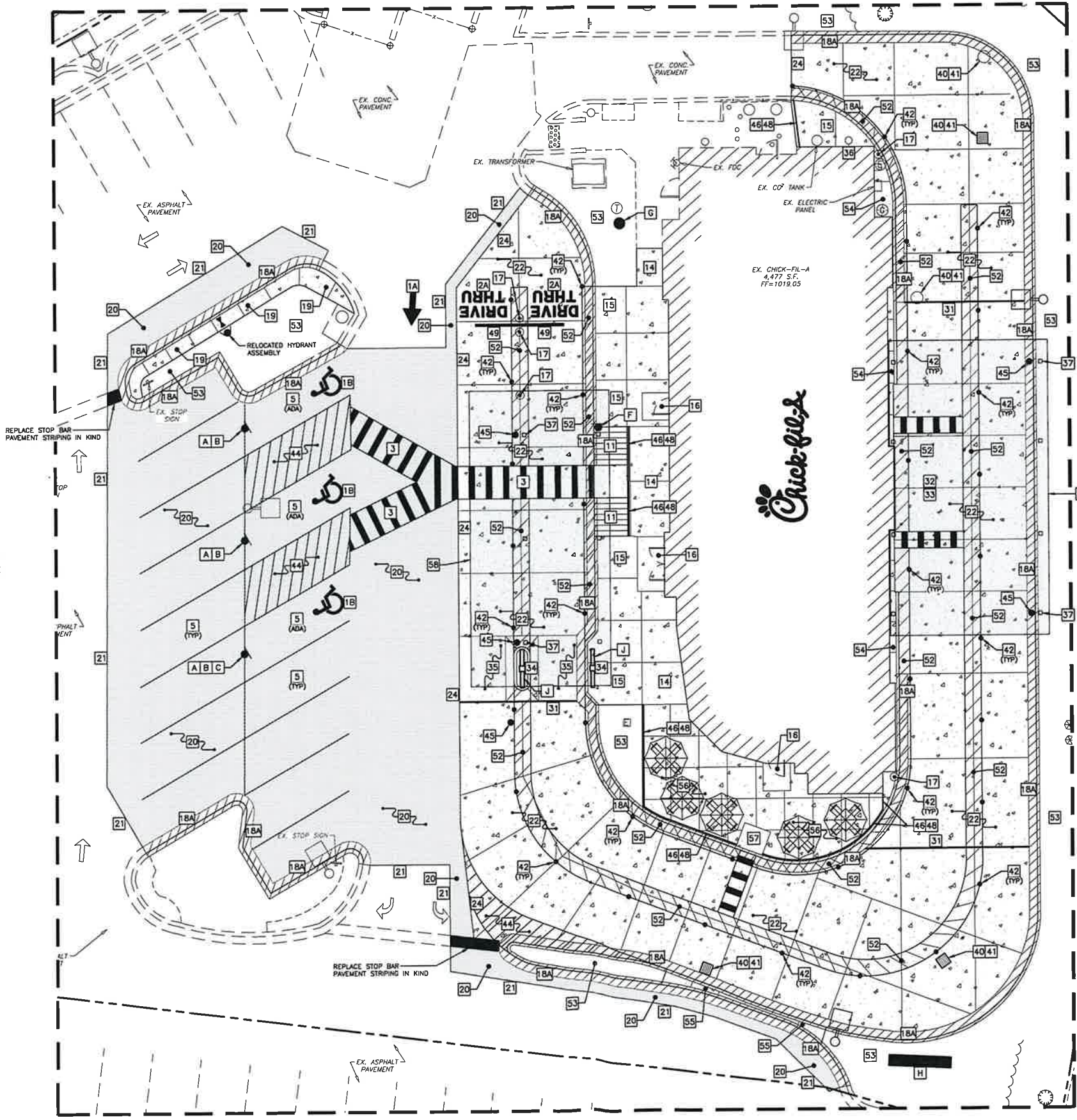
Allan S. Wiley, P.E.
GBC Design, Inc.
Authorized Representative for Chick-fil-A, Inc.

c: File
Scott Ready, City of Lee's Summit

NOTE: FOR CONCRETE PAVEMENT CONSTRUCTION - SEE JOINING DETAILS 9, 10, 11, & 12 ON SHEET C-402

SITE PLAN DESIGN NOTES & KEY PLAN

- | | | |
|-----|--|-----------------|
| 1A | PAINTED DIRECTIONAL ARROW | DETAIL 1A/C-400 |
| 1B | PAINTED ACCESSIBILITY PARKING SYMBOL | DETAIL 1B/C-400 |
| 2A | PAINTED DRIVE-THRU GRAPHIC | DETAIL 2A/C-400 |
| 2B | PAINTED STOP BAR GRAPHIC | DETAIL 2B/C-400 |
| 3 | CROSSWALK MARKING | DETAIL 3/C-400 |
| 4 | MULTI-LANE DIRECTIONAL GRAPHICS | DETAIL 4/C-400 |
| 5 | STANDARD OR ACCESSIBLE PARKING STALL PER CODE | DETAIL 5/C-400 |
| 6 | SOLID PLASTIC WHEEL STOP | DETAIL 6/C-400 |
| 7 | BOLLARD-MOUNTED SIGN | DETAIL 7/C-400 |
| 8 | CURB-RAMP W/ SHORT FLARED SIDES (GRASSED AREAS) | DETAIL 8/C-400 |
| 9 | CURB-RAMP W/ FLARED SIDES (IN-SIDEWALK) | DETAIL 9/C-400 |
| 10 | RETURNED CURB-ACCESSIBLE RAMP | DETAIL 10/C-400 |
| 11 | SIDEWALK ACCESSIBLE RAMP | DETAIL 11/C-401 |
| 12 | DETECTABLE WARNING DEVICE | DETAIL 12/C-401 |
| 13 | TYPICAL ADA RAMP & HANDRAIL | DETAIL 13/C-401 |
| 14 | CONCRETE SIDEWALK | DETAIL 14/C-401 |
| 15 | CONCRETE SIDEWALK W/ CURB & GUTTER | DETAIL 15/C-401 |
| 16 | ENTRY DOOR FROST SLAB DETAIL | DETAIL 16/C-401 |
| 17 | CONCRETE BOLLARD | DETAIL 17/C-401 |
| 18 | CONCRETE CURB & GUTTER | DETAIL 18/C-401 |
| 18A | SPILLING CURB & GUTTER | |
| 18B | CATCHING CURB & GUTTER | |
| 18C | DEPRESSED-SPILLING CURB & GUTTER | |
| 18D | DEPRESSED-CATCHING CURB & GUTTER | |
| 18E | SPILLING-GUTTER-SECTION AT ACCESSIBLE RAMP | |
| 18F | CATCHING-GUTTER-SECTION AT ACCESSIBLE RAMP | |
| 18G | MOUNTABLE CURB & GUTTER | |
| 19 | LANDSCAPE & IRRIGATION PROTECTOR | DETAIL 19/C-401 |
| 20 | TYPICAL HMA PAVEMENT SECTION | DETAIL 20/C-402 |
| 21 | BUTT JOINT | DETAIL 21/C-402 |
| 22 | CONCRETE PAVEMENT DRIVE-THRU LANE | DETAIL 22/C-402 |
| 23 | CONCRETE APRON AT TRASH ENCLOSURE | DETAIL 23/C-402 |
| 24 | PAVEMENT EDGE DETAIL (START AND END OF DRIVE-THRU LANES) | DETAIL 24/C-402 |
| 25 | CONCRETE PAVEMENT SECTIONS | DETAIL 25/C-402 |
| 26 | TRANSVERSE & LONGITUDINAL CONTRACTION JOINT | DETAIL 26/C-402 |
| 27 | TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT | DETAIL 27/C-402 |
| 28 | CONTRACTION JOINT | DETAIL 28/C-402 |
| 29 | KEYED CONSTRUCTION JOINT | DETAIL 29/C-402 |
| 30 | LONGITUDINAL BUTT JOINT | DETAIL 30/C-402 |
| 31 | EXPANSION JOINT | DETAIL 31/C-402 |
| 32 | DRIVE-THRU PLAN - FLUSH WITH FFE | DETAIL 32/C-403 |
| 33 | DRIVE-THRU ISOMETRIC | DETAIL 33/C-403 |
| 34 | DRIVE-THRU ORDER POINT ISLAND | DETAIL 34/C-403 |
| 35 | MENU BOARD LOOP DETECTION SYSTEM | DETAIL 35/C-403 |
| 36 | BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) | DETAIL 36/C-403 |
| 37 | CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) | DETAIL 37/C-403 |
| 38 | SCREENED-REFUSE-ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) | DETAIL 38/C-403 |
| 39 | CLEAN-OUT (OUTSIDE OF BUILDING) | DETAIL 39/C-403 |
| 40 | THICKENED PAVEMENT @ STRUCTURES | DETAIL 40/C-403 |
| 41 | STORM STRUCTURE WEEP HOLE DETAILS | DETAIL 41/C-403 |
| 42 | YELLOW SAFETY POST | DETAIL 42/C-404 |
| 43 | BIKE RACK | DETAIL 43/C-404 |
| 44 | PAVEMENT STRIPING AREA | DETAIL 44/C-404 |
| 45 | STORM SEWER CLEANOUT | DETAIL 45/C-404 |
| 46 | THICKENED SLAB EDGE AT RAILING CORE-DRILLS | DETAIL 46/C-404 |
| 47 | CONCRETE FLUME | DETAIL 47/C-404 |
| 48 | ALUMINUM HANDRAIL (REFER TO ARCH PLANS) | |
| 49 | DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE) | |
| 50 | GREASE-TRAP | |
| 51 | PROPOSED TRANSFORMER | |
| 52 | STRIPING PER CHICK-FIL-A DUAL FLEX LANE REQUIREMENTS | |
| 53 | LANDSCAPED AREA | |
| 54 | 4" THICK CONCRETE STRIP BETWEEN BUILDING & BACK OF CURB | |
| 55 | 4" THICK CONCRETE STRIP BETWEEN CURBS | |
| 56 | TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS) | |
| 57 | CONCRETE PAD FOR OPTIONAL CASH STATION | |
| 58 | FREE-STANDING ORDER POINT CANOPY | |
| 59 | FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY | |
- SIGN LEGEND
- ** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **
- A ACCESSIBLE PARKING SIGN (SEE SIGNAGE PACKAGE) R7-B, 12"x18" (TYP.)
- B ACCESSIBLE PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6"x12" (TYP.)
- C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-BP, 6"x12" (TYP.)
- D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1, 24"x24" (TYP.)
- E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1, 30"x30" (TYP.)
- F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G RELOCATED FLAG POLE
- H RELOCATED CFA MONUMENT SIGN
- J DIGITAL DRIVE-THRU MENU BOARDS



CONTRACTOR RESPONSIBLE TO FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITY TIE-INS AND CROSSINGS AS SHOWN ON SITE PLANS (SANITARY, STORM, WATER, GAS, ELECTRIC, PHONE, ETC.) PRIOR TO THE START OF CONSTRUCTION. CONTACT ALLAN WILEY AT GBC DESIGN, INC., 330-836-0228, WITH ANY CONCERNS OR CONFLICTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY THE THICKNESS OF ANY OFF-SITE PAVEMENT (ASPHALT AND CONCRETE) AND SIDEWALK SO THE RESTORATION WORK IS INCLUDED IN THE BID.



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

GBC DESIGN, INC.

565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-836-0228



8-22-23

CHICK-FIL-A

SUMMIT FAIR FSU
CUSTOM PROJECT SOLUTIONS
690 NW BLUE PARKWAY
LEE'S SUMMIT, MO 64086

FSU# 02859

REVISION SCHEDULE
NO. DATE DESCRIPTION

GBC PROJECT # 43215A
PRINTED FOR Permit
DATE 8/23/23
DRAWN BY BAW

SHEET
SITE PLAN
DETAIL

SHEET NUMBER

C-210

CANOPY FACIA & COLUMNS:
DARK BRONZE
DURA COAT, DC19ST-2073,
OIL RUBBED
BRONZE METALLIC TEXTURE PVD

DECK SOFFIT:
SMOOTH WHITE,
HIGH GLOSS



SOUTH ELEVATION



WEST ELEVATION

CHICK-FIL-A 2859
SUMMIT FAIR
690 NW BLUE PKWY
LEE'S SUMMIT, MO



THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



INTERPLAN NO. 2023.0467
08-24-2023

CANOPY FACIA & COLUMNS:
 DARK BRONZE
 DURA COAT, DC19ST-2073,
 OIL RUBBED
 BRONZE METALLIC TEXTURE PVD

DECK SOFFIT:
 SMOOTH WHITE,
 HIGH GLOSS



NORTH ELEVATION



EAST ELEVATION

CHICK-FIL-A 2859
 SUMMIT FAIR
 690 NW BLUE PKWY
 LEE'S SUMMIT, MO

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INTERPLAN
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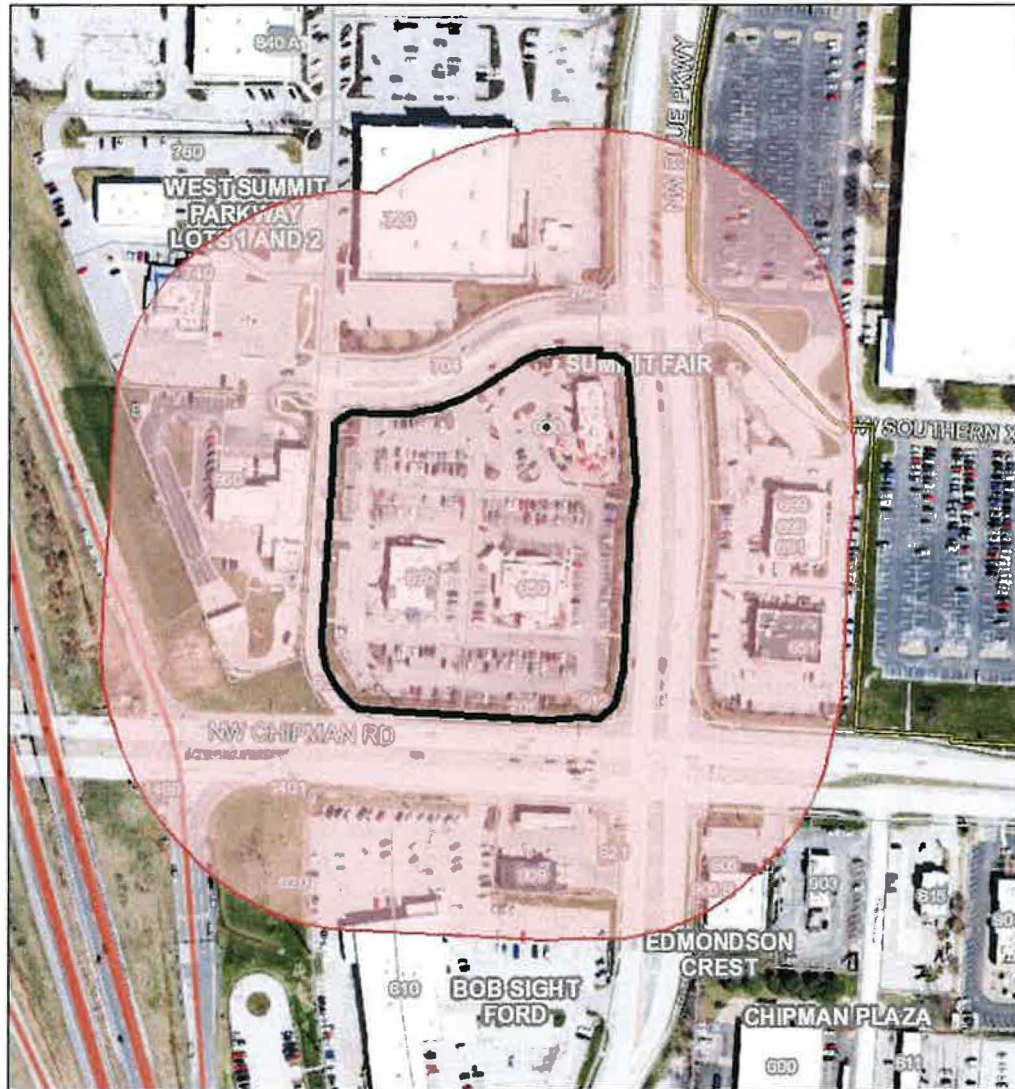


Notification Report

Area of Interest (AOI) Information

Area : 25.92 acres

Aug 25 2023 8:52:07 Central Daylight Time



Addresses

 Parcels

 Lees Summit Owned Parcels

Subdivisions

1:2,400

0 0.02 0.04 0.08 mi
0 0.0325 0.065 0.13 km