

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

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
 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: EXISTING CONDITIONS
 SHEET NUMBER: C1

LEGEND

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

	Water Line		Existing Asphalt
	Sanitary Sewer Main		New Asphalt
	Fence		Existing Concrete
	Existing Contours		New Concrete
	Proposed Contours		Existing Concrete TBR
	Underground Electric		
	Storm Sewer		
	Limits of Pavement Removal		
	Overhead Utility Lines		
	Gas Lines		
	Ditch / Swale		

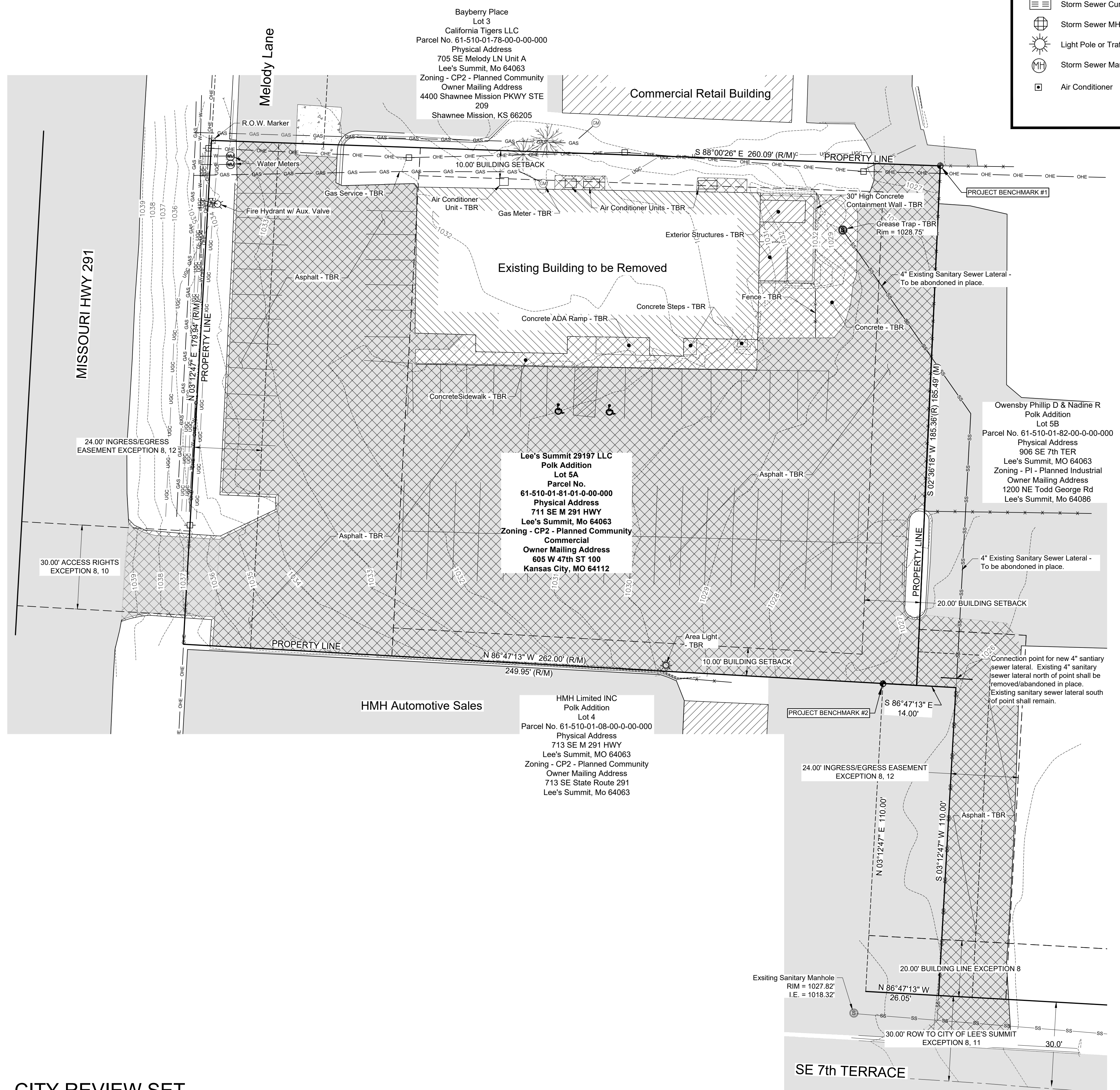
UTILITIES SHOWN HEREON ARE BASED ON PLAN INFORMATION AND ABOVE GROUND FEATURES TO THE BEST OF OUR KNOWLEDGE. THIS EXISTING CONDITIONS DRAWING DOES NOT GUARANTEE THE "EXISTENCE OR NON EXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 AND FIELD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

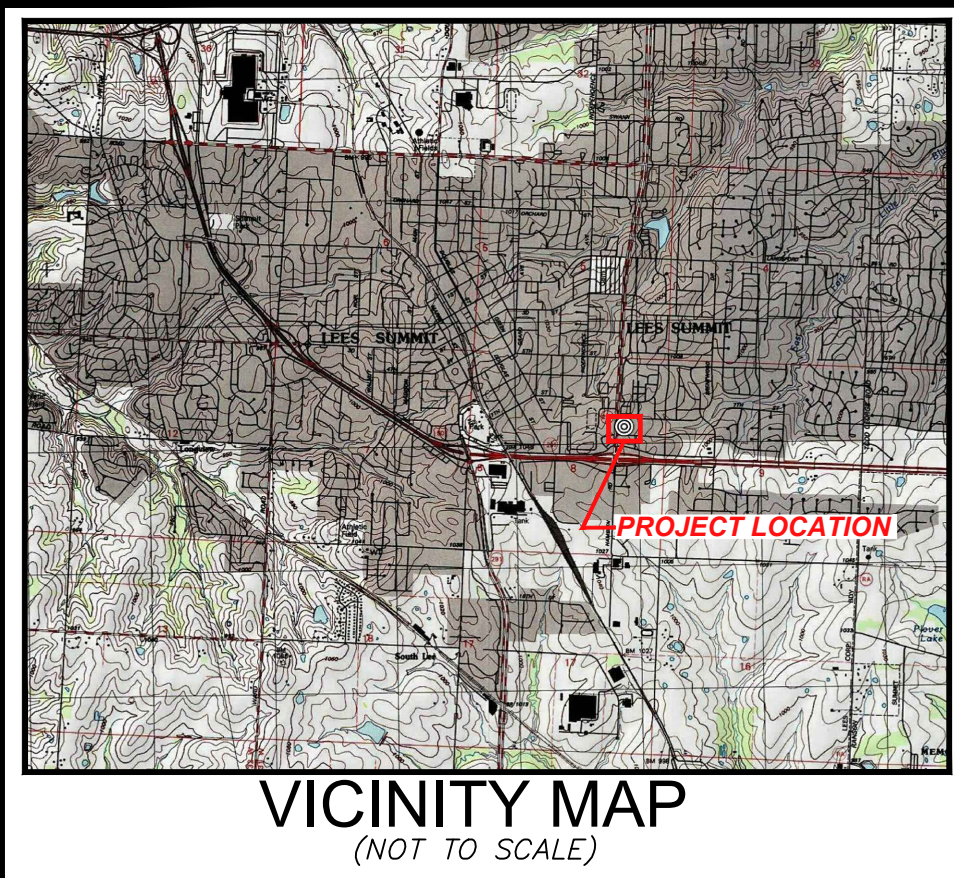
0' 20' 40' 60'



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

C:\Users\lbrun\OneDrive\Projects\2019\0601\2019_0601_1921_NPC_-_Wendy's_Lee's_Summit_MO.dwg
 9/18/2019 9:25:35 AM



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 | 9B/ C7 | 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 | 12/ C7 | 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. | |

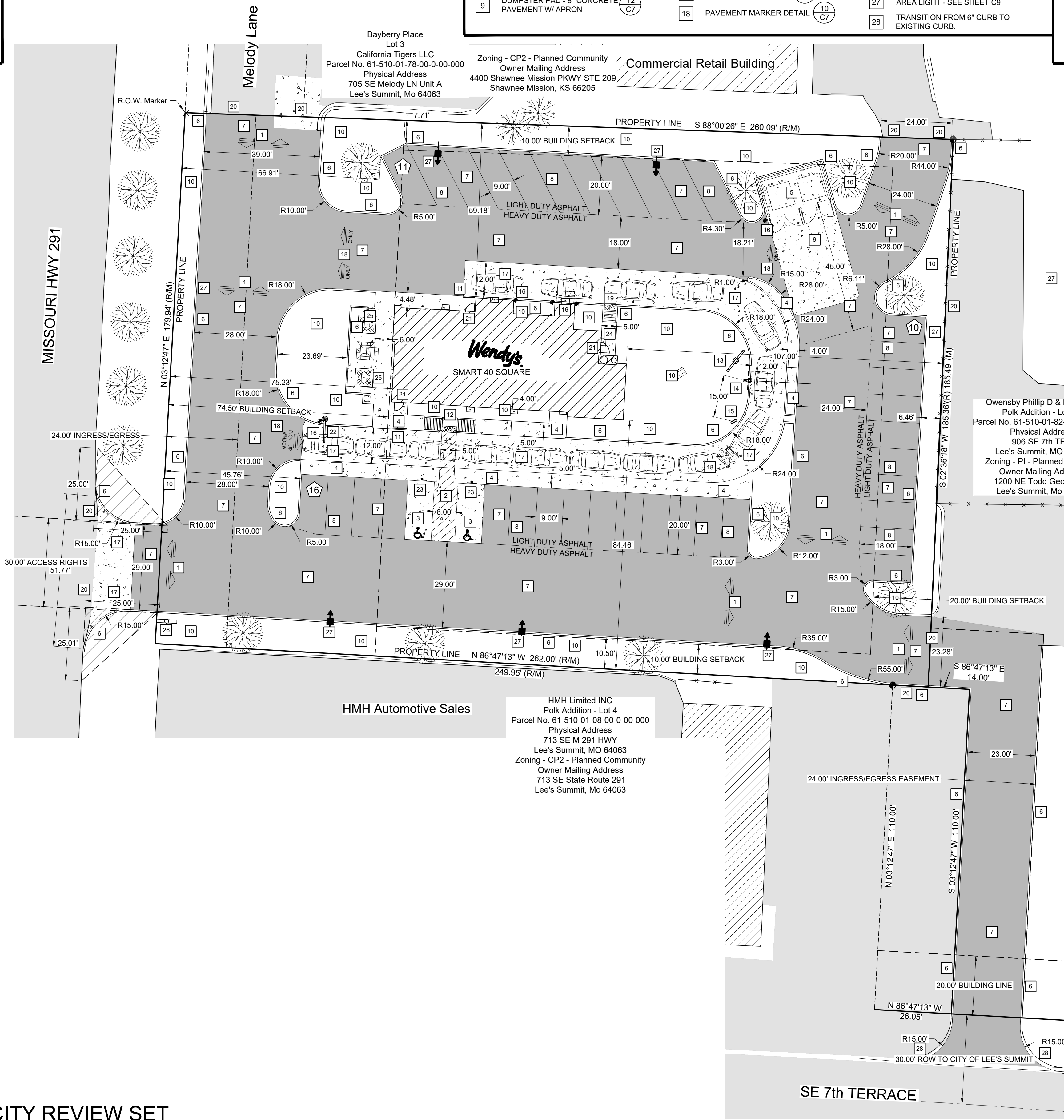
LEGEND

● Benchmark	○ Iron Pin Found	⊙ Sanitary Sewer Manhole	— W — W — Water Line	— SS — Sanitary Sewer Main
⊙ Backflow Preventer	⊙ Bollard	⊙ Gas Meter	— X — X — Fence	--- 470 --- Existing Contours
⊙ Soil Boring Location	⊙ Sanitary Sewer Cleanout	⊙ Storm Sewer Curb Inlet	--- 470 --- Proposed Contours	--- UGE --- Underground Electric
⊙ Storm Sewer MH/Open Lid	⊙ Light Pole or Traffic Light	⊙ Storm Sewer Manhole	--- S --- S --- Storm Sewer	--- --- Limits of Pavement Removal
⊙ Air Conditioner	⊙ Air Conditioner	⊙ Air Conditioner	--- OHE --- Overhead Utility Lines	--- GAS --- Gas Lines
			--- --- Ditch / Swale	Existing Asphalt
				New Asphalt
				New 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
- Minimum Front Yard: 15'
 - Minimum Side Yard: 10'
 - Minimum Rear Yard: 20'
 - Building Height: 40'
- *74.5 Front Building Setback line per Exception 8



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

linear!
Marc Brundige,
Architect
8951 CYPRESS 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

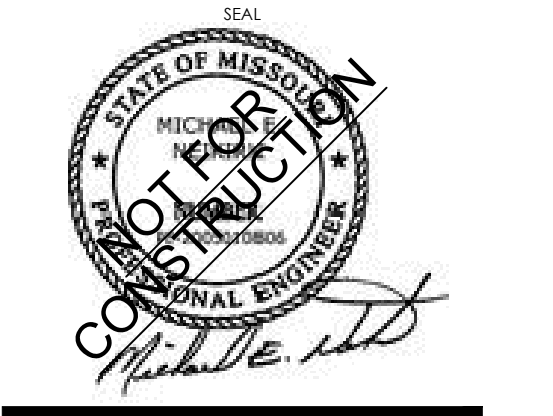
PROJECT TYPE: NEW
SMART 55 - NARROW

MICHAEL E. NEIKIRK PE
Civil Engineer
306 North Market Street Ste. 101
Mt. Carmel, IL 62853
Phone: (618) 263-4100

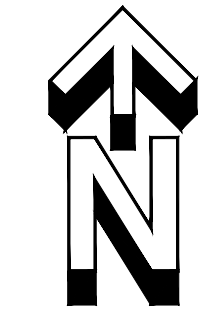
Wendy's
#12533 (NPCQB#6042)
711 E MISSOURI 291 HWY
LEE'S SUMMIT, MO 64063

REV.	DATE	DESCRIPTION

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



SHEET NAME: SITE PLAN
SHEET NUMBER: C2



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).

C:\Users\lbrun\OneDrive\Desktop\Projects\2019\0853\1921 NPC - Wendy's Lee's Summit, MO\Drawings\1110-CAD\1921 Wendy's Lee's Summit, MO.dwg

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		To Be Removed		Underground Electric Storm Sewer
	Gas Meter		Top of Curb		Limits of Pavement Removal
	Storm Sewer Curb Inlet		Pavement		Overhead Utility Lines
	Storm Sewer MH/Open Lid		Match Existing		Gas Lines
	Light Pole or Traffic Light		Grade point		Ditch / Swale
	Storm Sewer Manhole		Number of Parking Spaces		Existing Asphalt
	Air Conditioner		To Be Removed		New Asphalt
					New Concrete
					Existing Concrete
					Stormwater Easement
					Existing Asphalt TBR



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

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

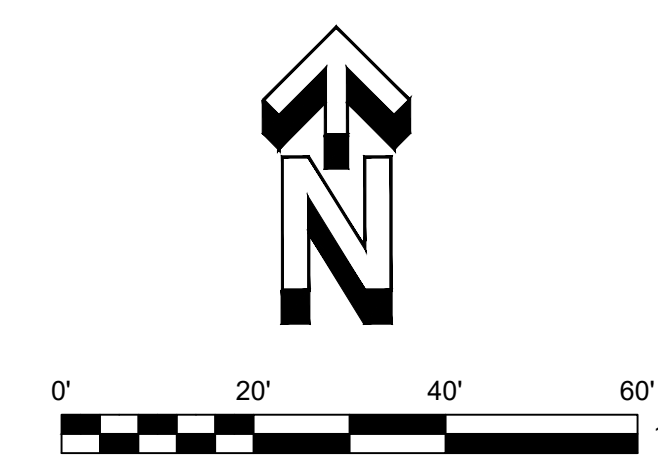
MICHAEL E. NEIKIRK PE
Civil Engineer
 306 North Market Street Ste. 101
 Mt. Carmel, IL 62853
 Phone: (618) 263-4100

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

REV.	DATE	DESCRIPTION



GRADING & DRAINAGE



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).

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		To Be Removed		Underground Electric Storm Sewer
	Gas Meter		Top of Curb		Limits of Pavement Removal
	Storm Sewer Curb Inlet		Pavement		Overhead Utility Lines
	Storm Sewer MH/Open Lid		Match Existing		Gas Lines
	Light Pole or Traffic Light		Grade point		Ditch / Swale
	Storm Sewer Manhole		Number of Parking Spaces		Existing Asphalt
	Area Light		To Be Removed		New Asphalt
					New Concrete
					Existing Concrete
					Stormwater Easement
					Existing Asphalt TBR

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

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
 306 North Market Street Ste. 101
 Mt. Carmel, IL 62853
 Phone: (618) 263-4100

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

REV.	DATE	DESCRIPTION

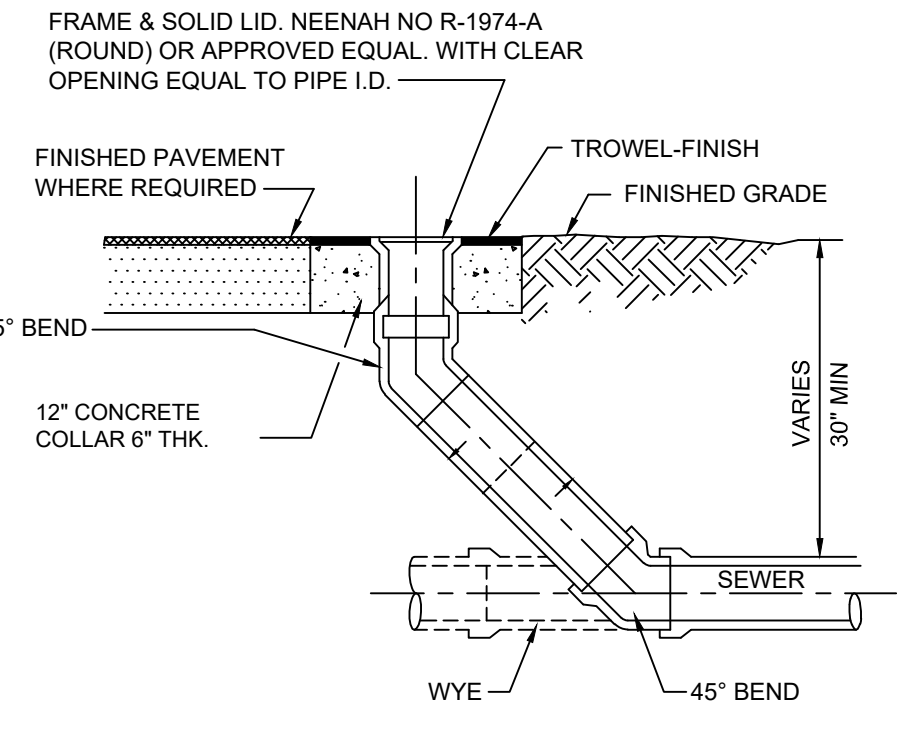
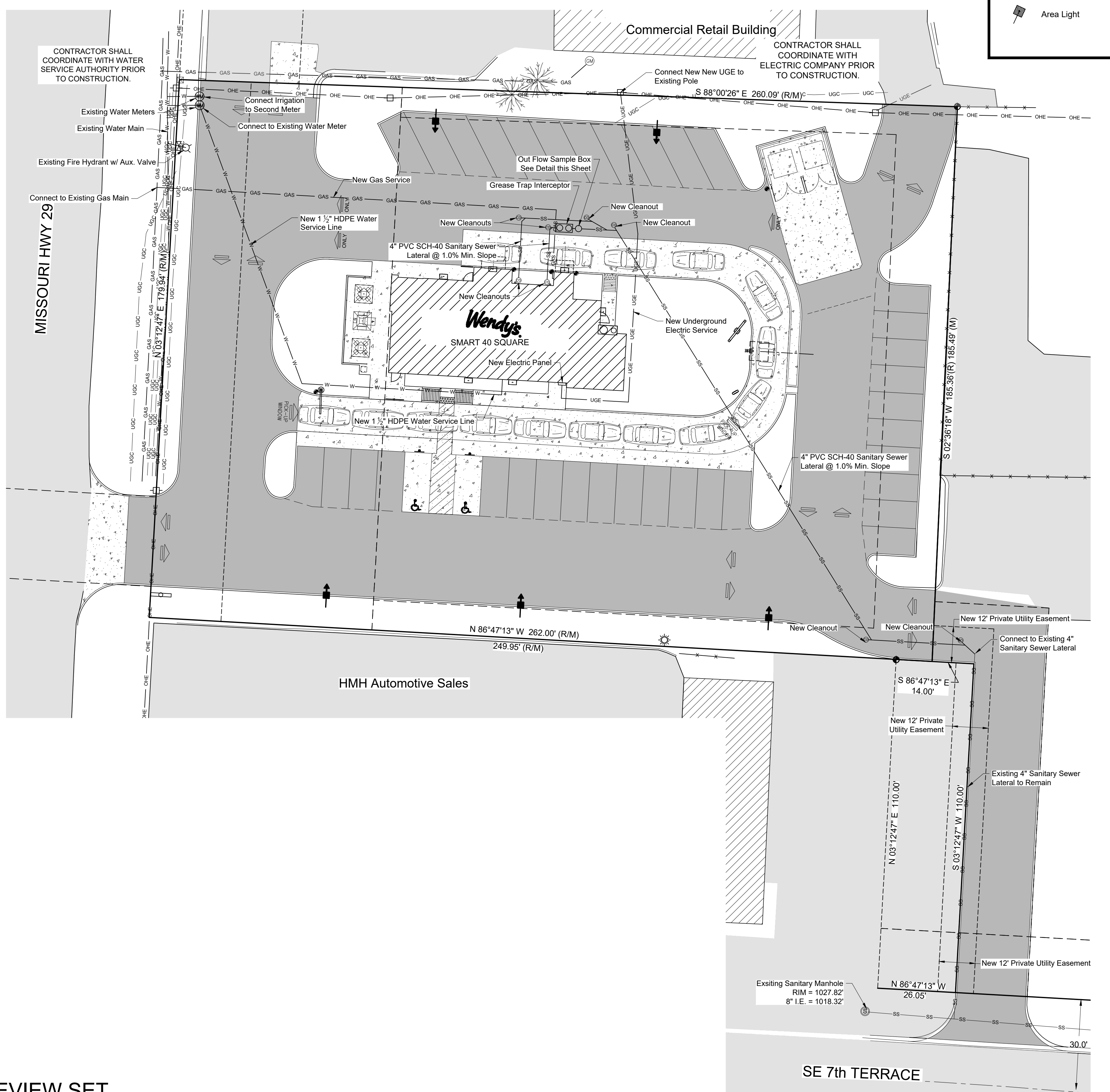
ISSUE DATE: 09-05-19
 PROJECT NUMBER: NPCQB#6042
 DRAWN BY: T.A.L. RM
 CHECKED BY: MEN. T.A.L.



SHEET NAME
UTILITY PLAN
 SHEET NUMBER
C4

CONTRACTOR CONSTRUCTION NOTES

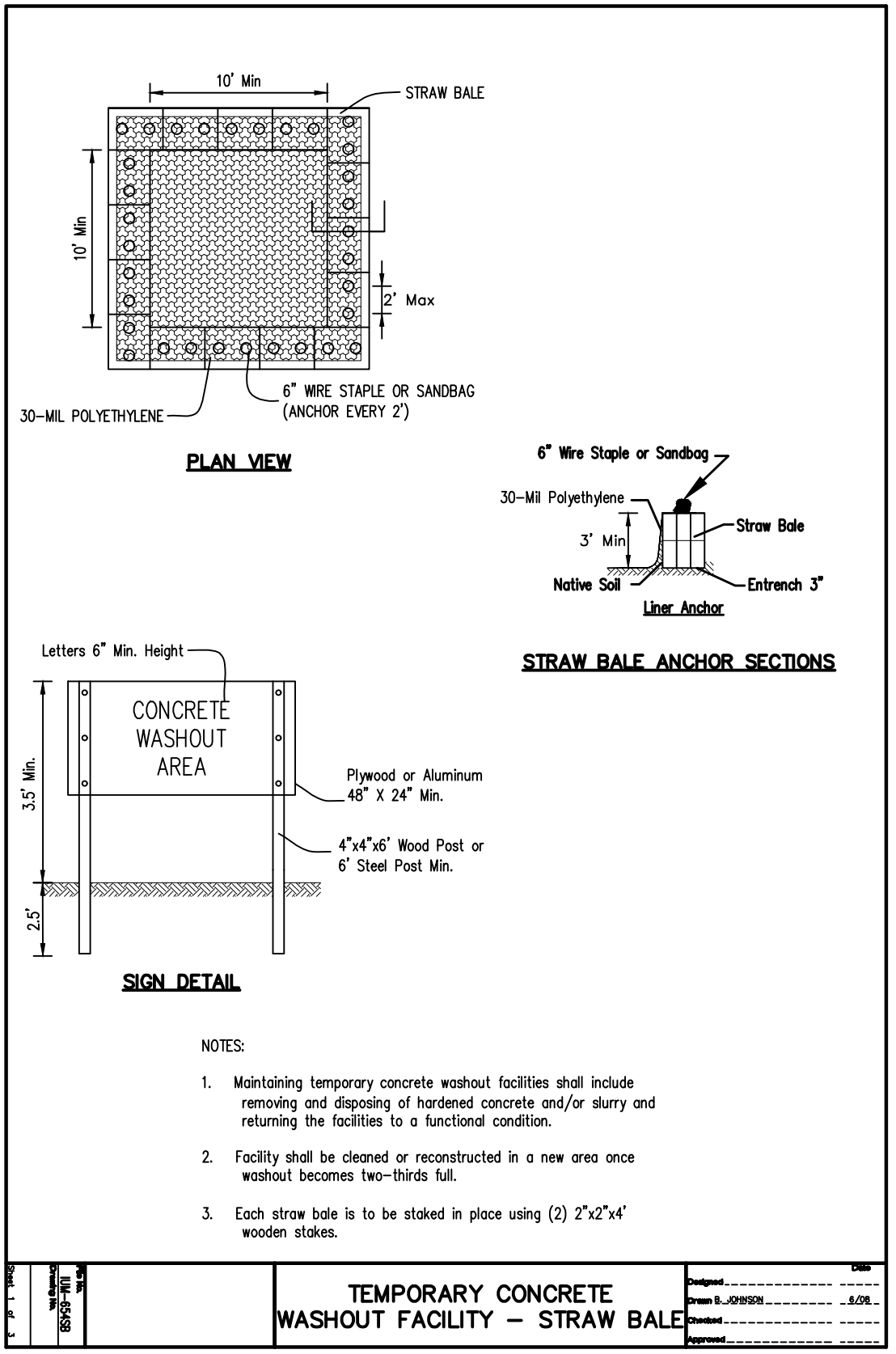
- CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL WATER CONNECTIONS SHALL BE COORDINATED WITH PROPER UTILITY COMPANY PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL CONFORM TO LOCAL PLUMBING CODE.
- CONTRACTOR SHALL 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.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE CONNECTION POINT AND SERVICE SIZE WITH APPROPRIATE SERVICE PROVIDER PRIOR TO CONSTRUCTION FOR BOTH TELEPHONE AND CABLE TV SERVICE.



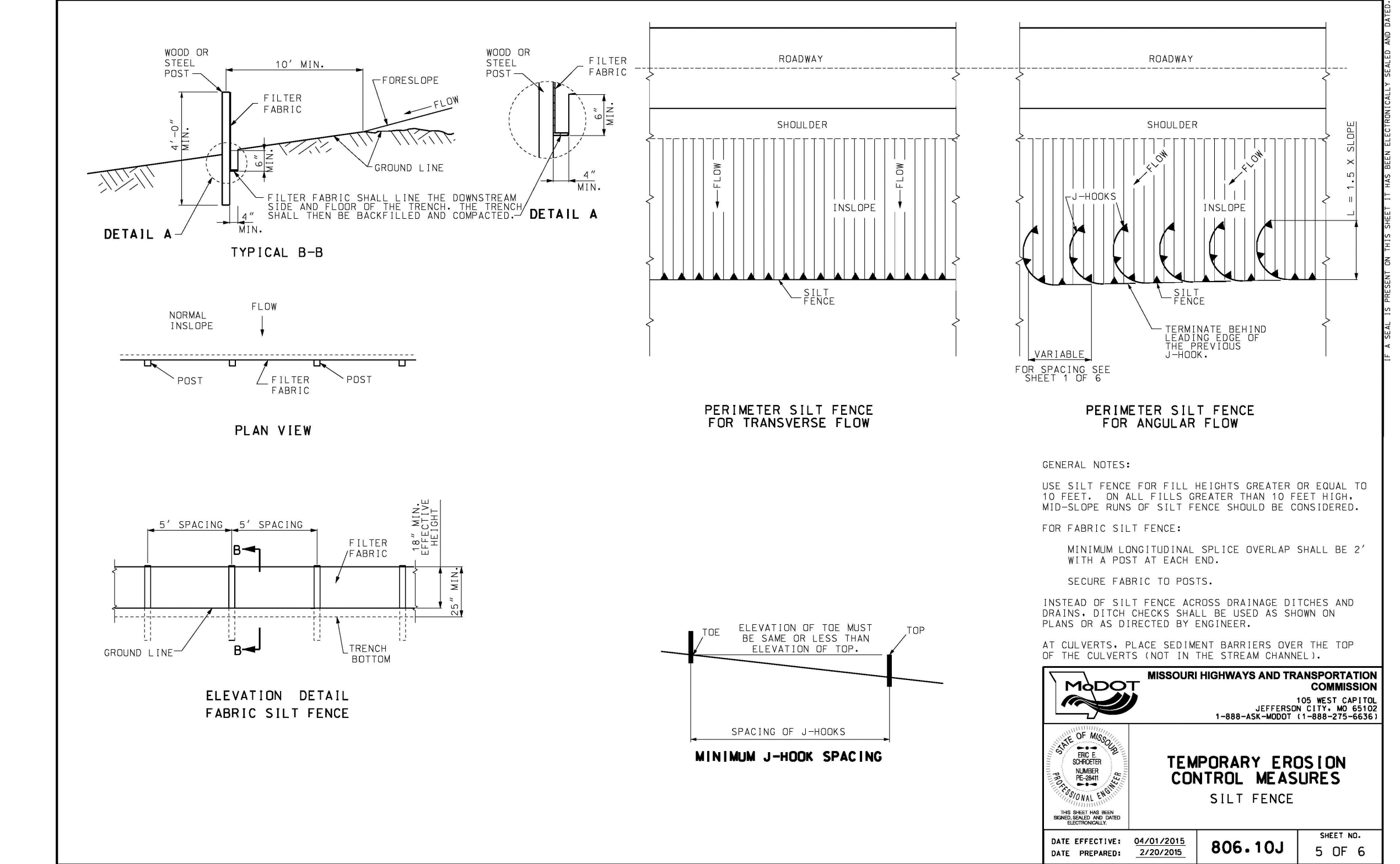
1 CLEANOUT DETAIL

NOT FOR CONSTRUCTION - CITY REVIEW SET

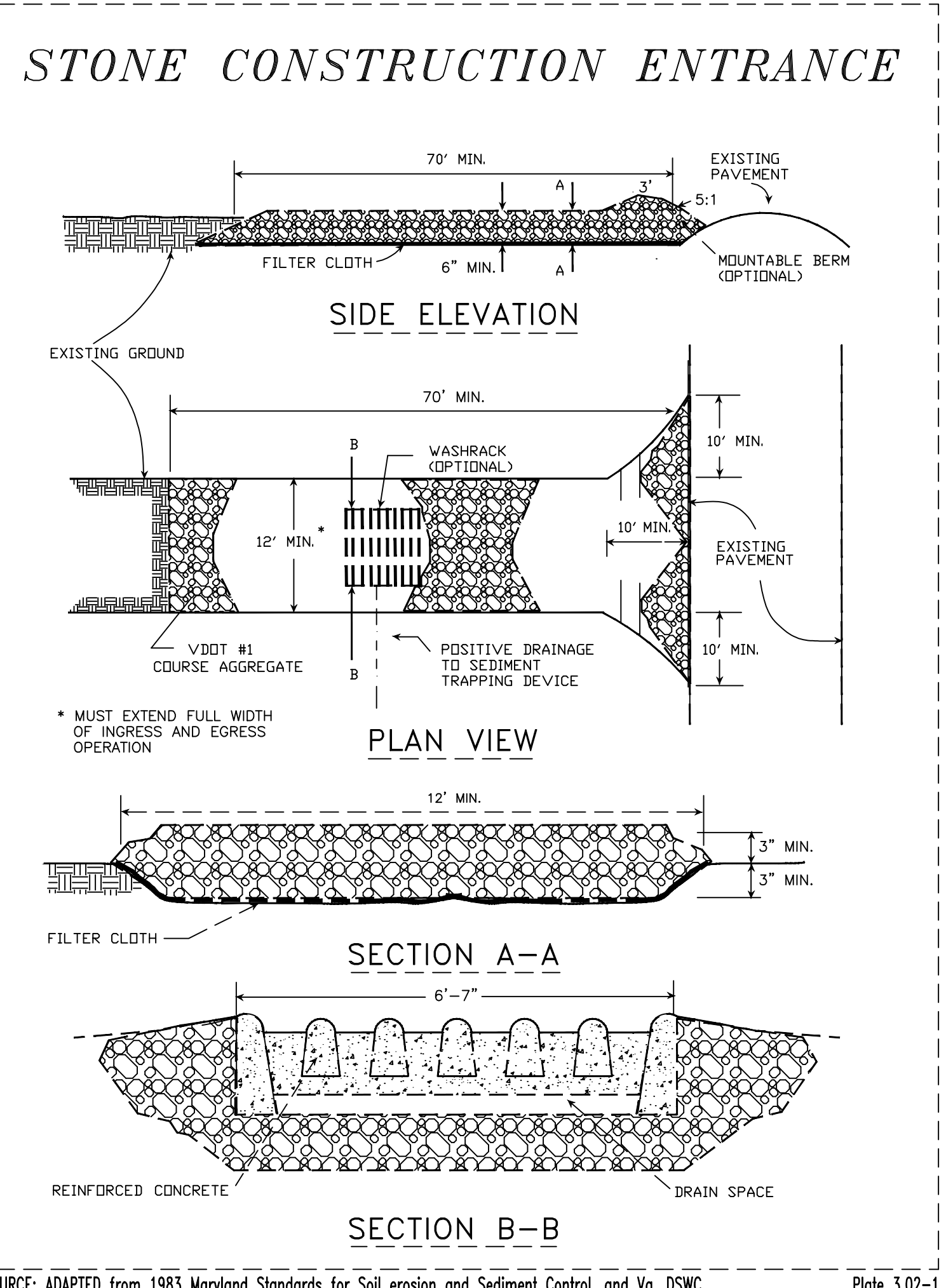
C:\Users\lshah\OneDrive\Documents\Projects\2019\0803\1921 NPC - Wendy's Lee's Summit, MO.dwg 9/16/2019 2:28:06 PM



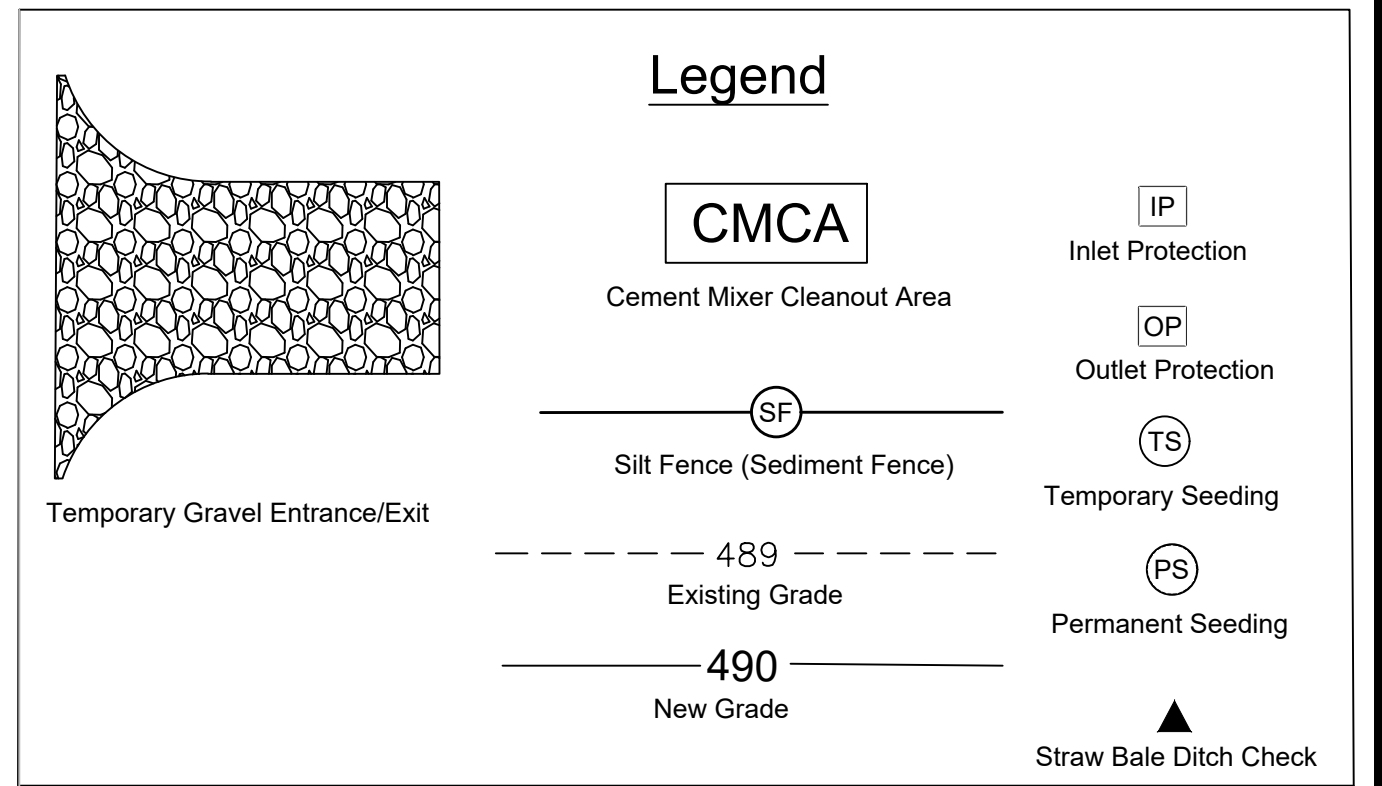
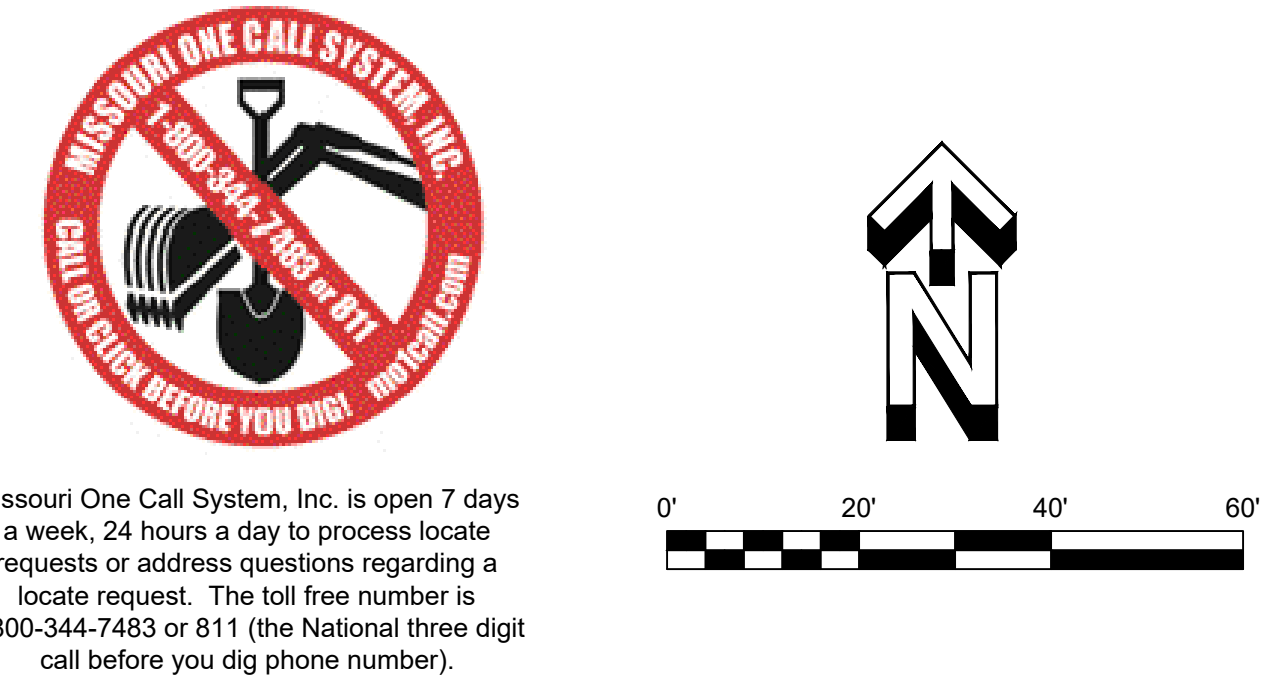
TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE
DATE: 02/25/2019
SCALE: 1/4" = 1'-0"
DRAWN BY: JLS
CHECKED BY: MJA



DATE EFFECTIVE	04/01/2015
DATE PREPARED	2/25/2019
SHEET NO.	5 OF 6



SOURCE: ADAPTED FROM 1983 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND VA. DSWC. Plate 3.02-1



ISSUE 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

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



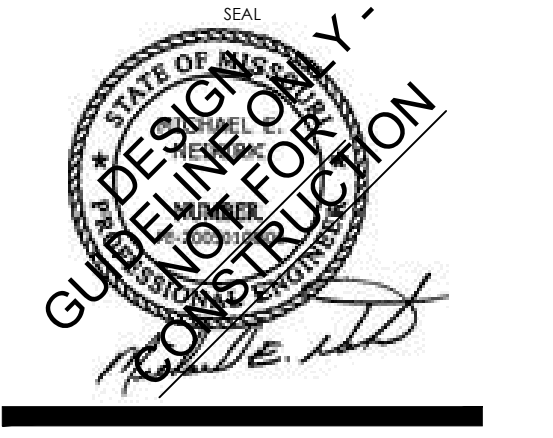
4200 W. 115TH ST. STE. 200
 LEAWOOD, KANSAS 66211
 OFFICE: (913) 327-3120
 CELL: (913) 544-3421

PROJECT TYPE: NEW
 SMART 55 - NARROW

MICHAEL E. NEIKIRK PE
 Civil Engineer
 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

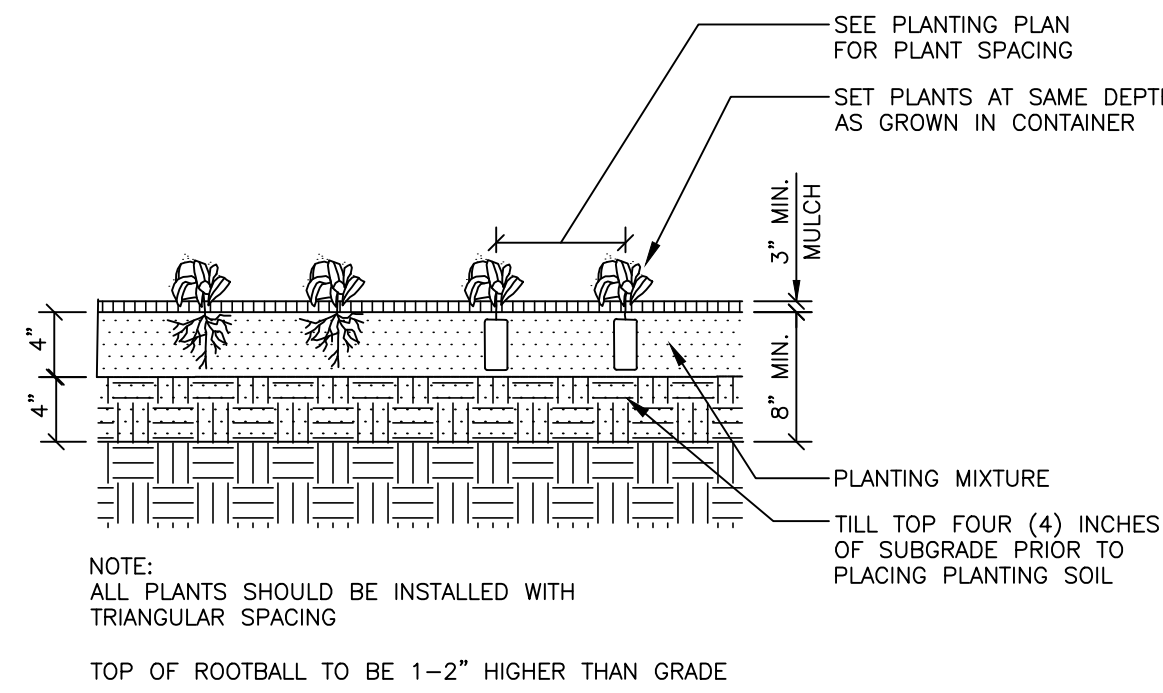
REV.	DATE	DESCRIPTION



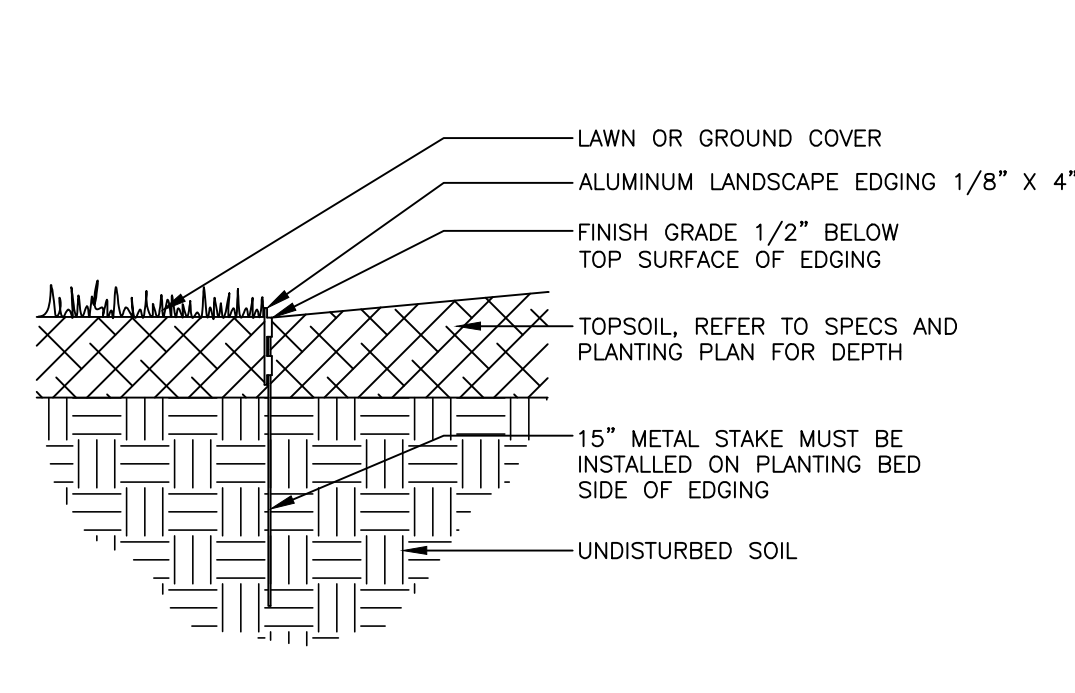
SHEET NAME:
 EROSION CONTROL
 SHEET NUMBER:

C5

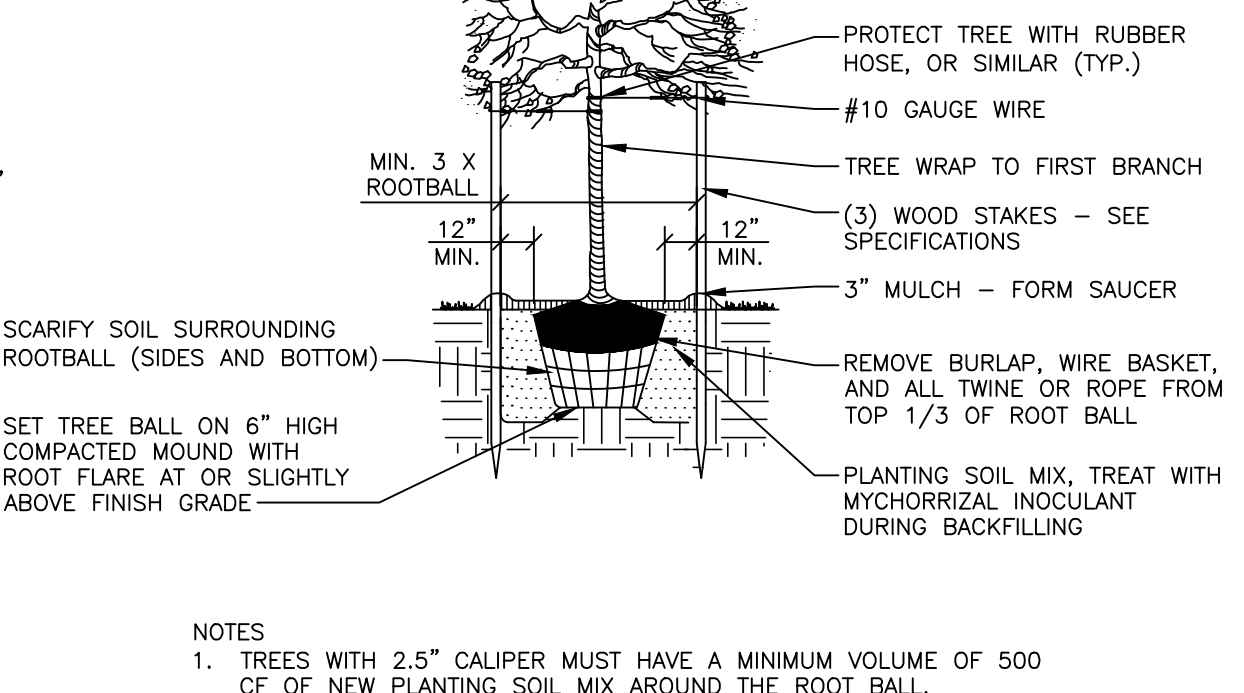
C:\Users\jls\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\97... 9/2/2019 10:18:35 AM



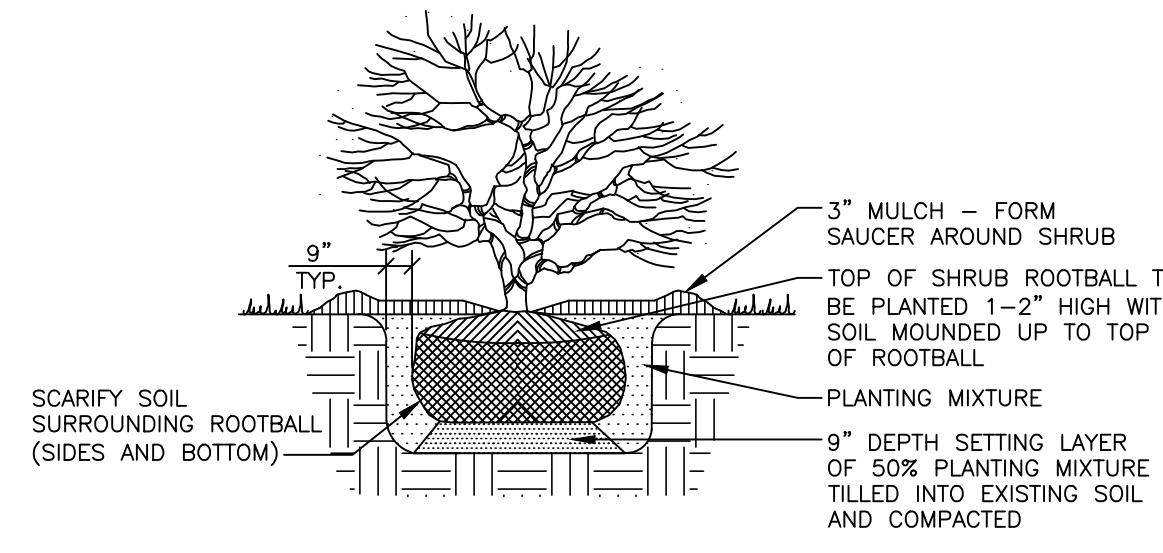
1 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



2 METAL EDGING DETAIL
NOT TO SCALE



3 TREE PLANTING DETAIL
NOT TO SCALE



4 SHRUB PLANTING DETAIL
NOT TO SCALE

LEGEND

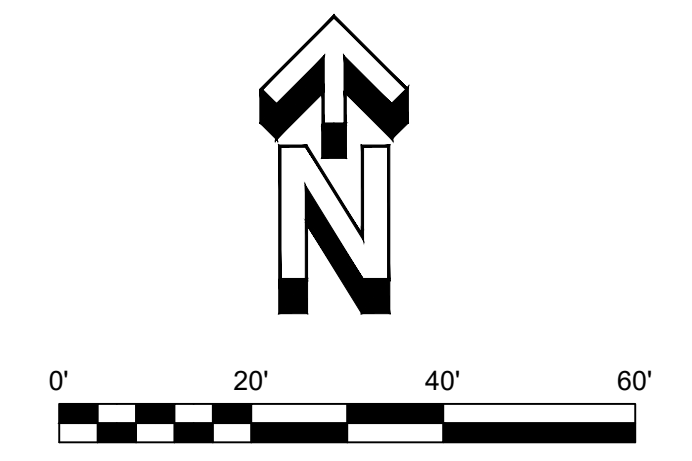
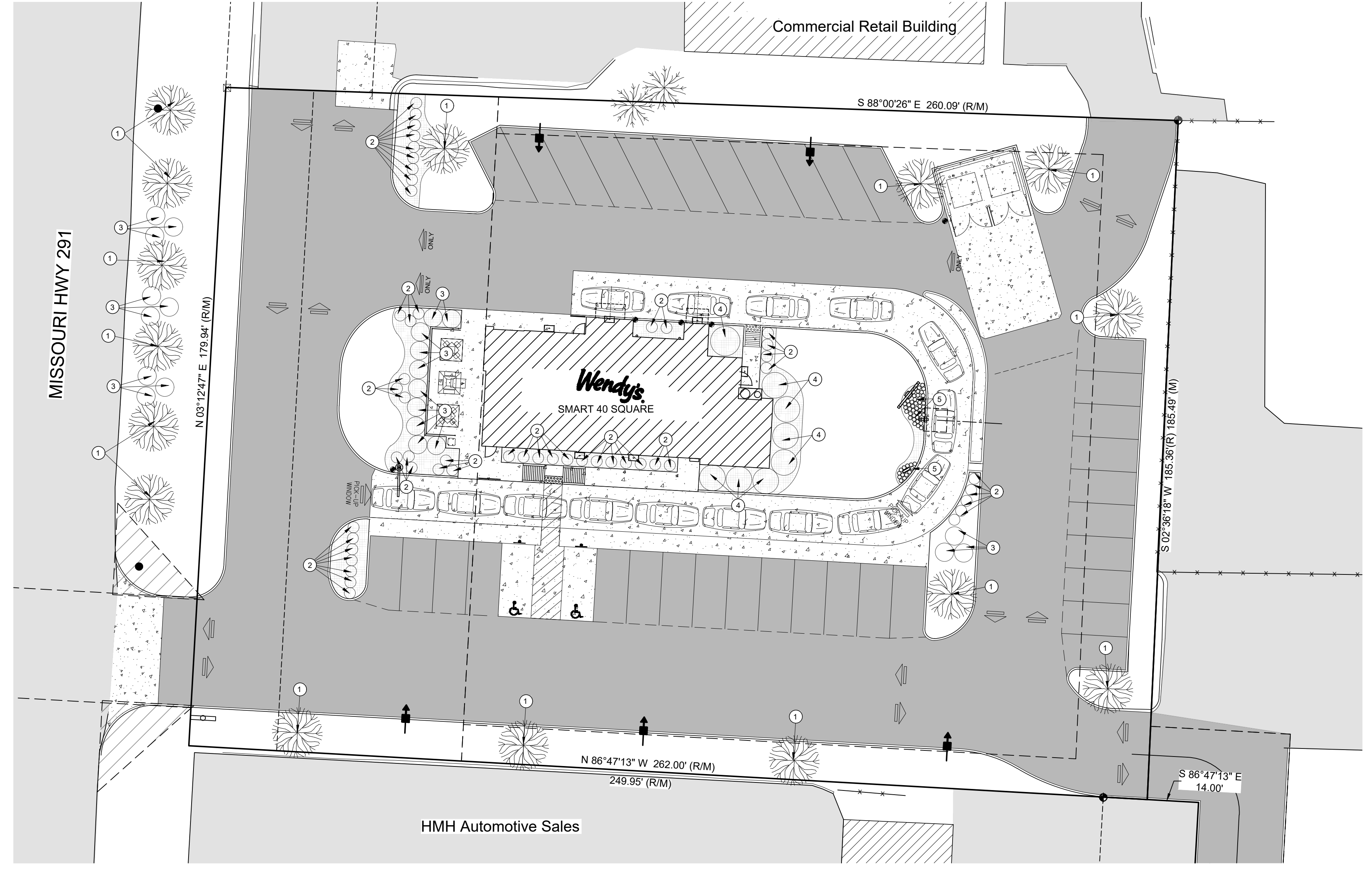
	Benchmark		Sanitary Sewer Manhole		Water Line
	Iron Pin Found		Sign		Sanitary Sewer Main
	Iron Pin Set		Water Meter		Fence
	Bollard		Water Valve		Existing Contours
	Soil Boring Location		Utility Pole		New Contours
	Sanitary Sewer Cleanout		To Be Removed		Underground Electric
	Gas Meter		Top of Curb	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

- 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.
- 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.
- 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.
- 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.
- 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 shrub for each 20 feet of street frontage = 9 required shrubs
Actual Shrubs = 9 shrubs along frontage
- 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
- 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
- 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.



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).

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

linear!
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

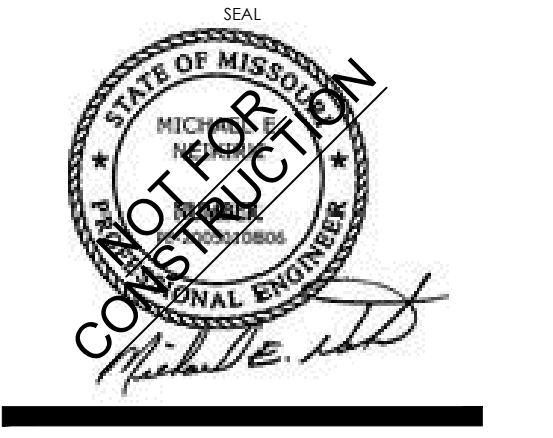
PROJECT TYPE: NEW
SMART 55 - NARROW

MICHAEL E. NEIKIRK PE
Civil Engineer
306 North Market Street Ste. 101
Mt. Carmel, IL 62853
Phone: (618) 263-4100

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

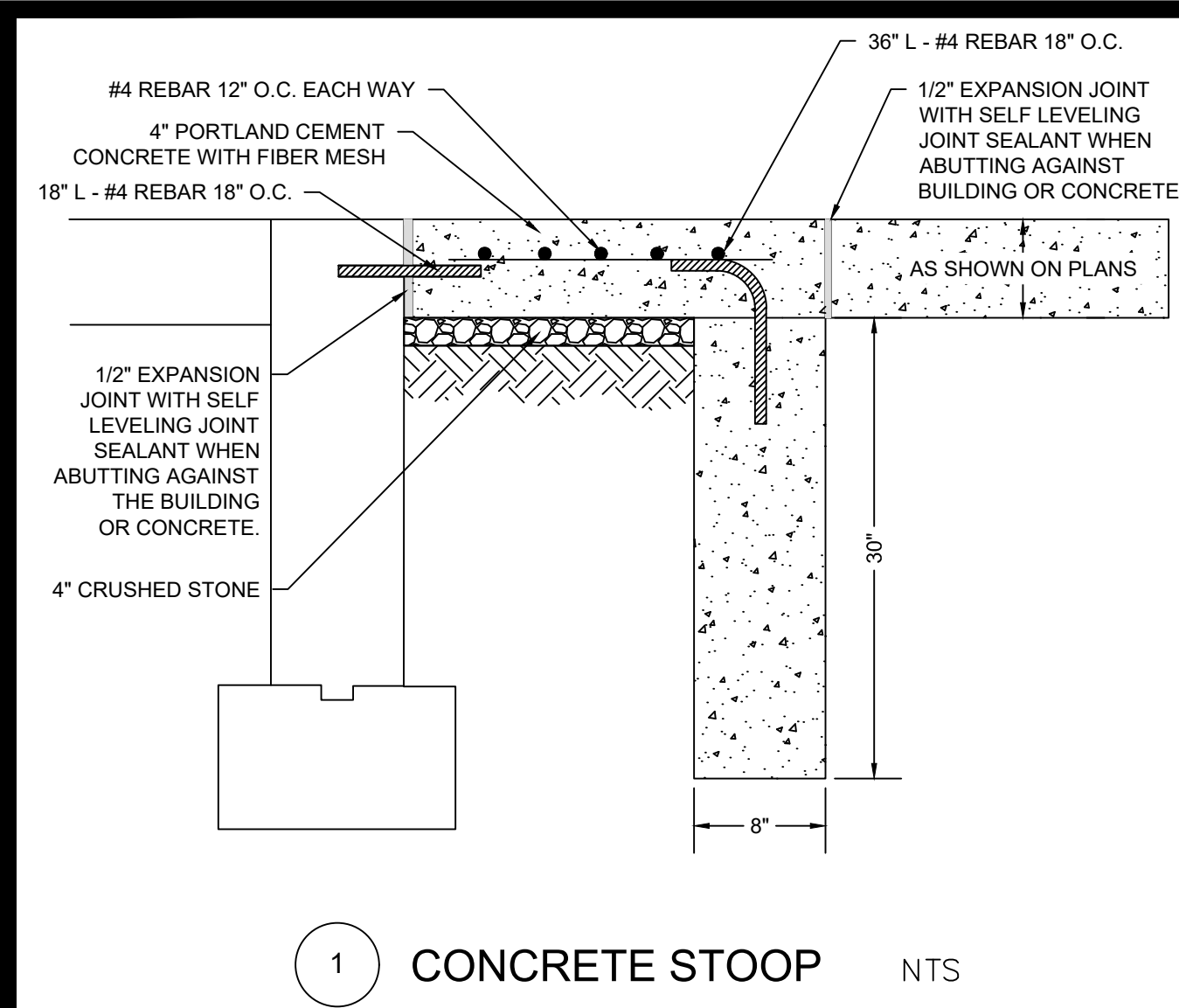
REV.	DATE	DESCRIPTION

ISSUE DATE: 7-11-19
PROJECT NUMBER: NPCQB#6042
DRAWN BY: T.L. RM
CHECKED BY: MEN. T.L.

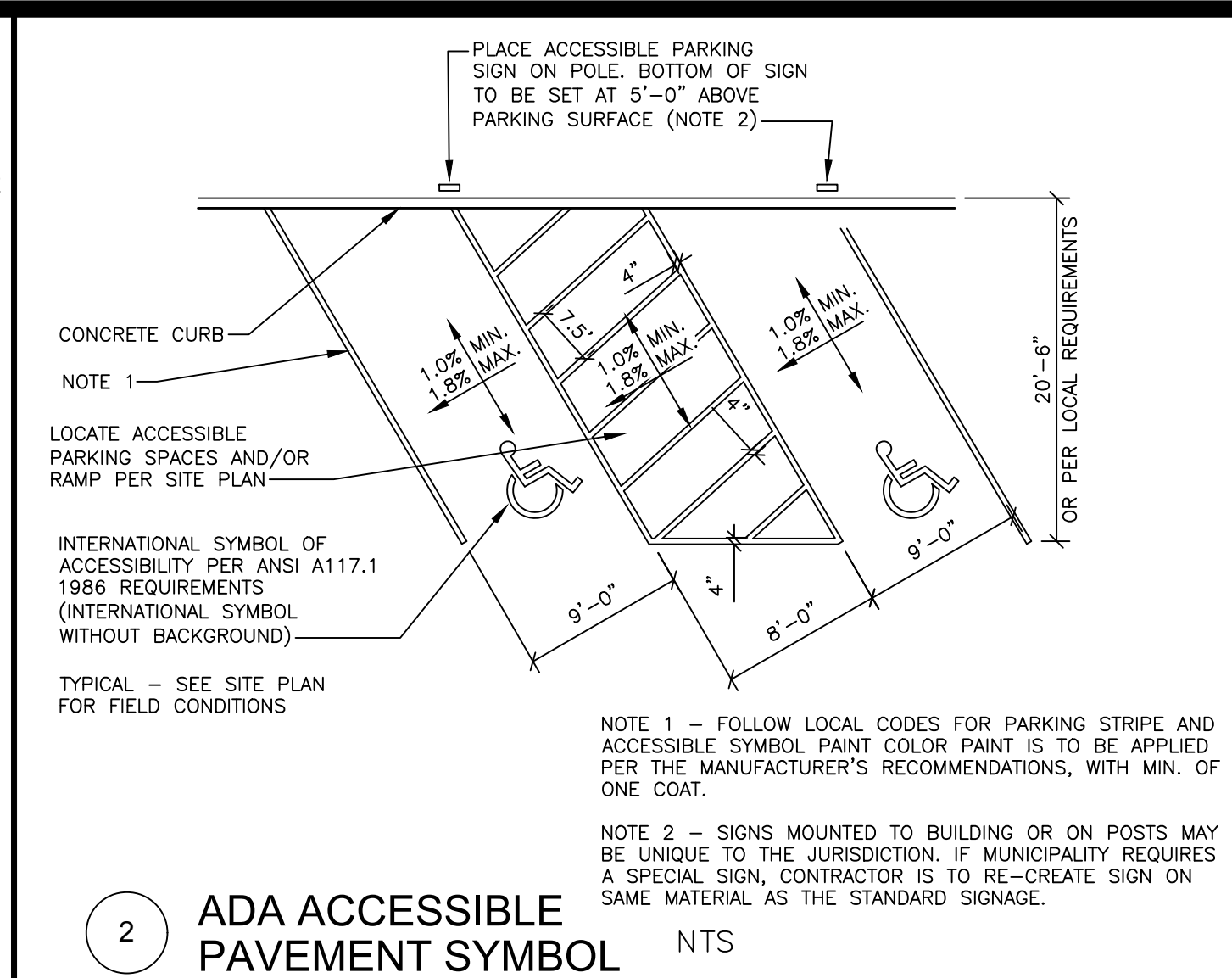


SHEET NAME
LANDSCAPE PLAN
SHEET NUMBER

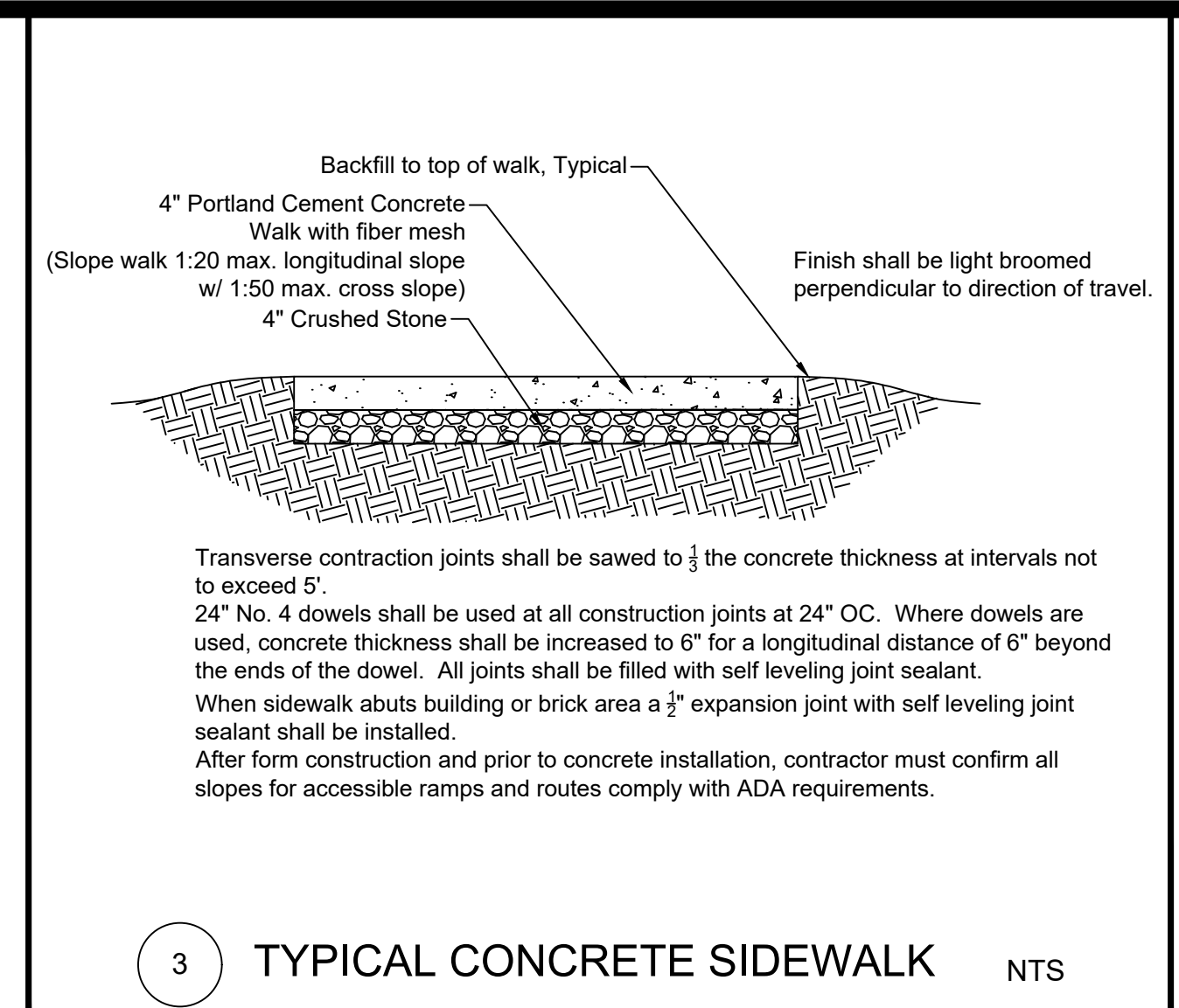
C6



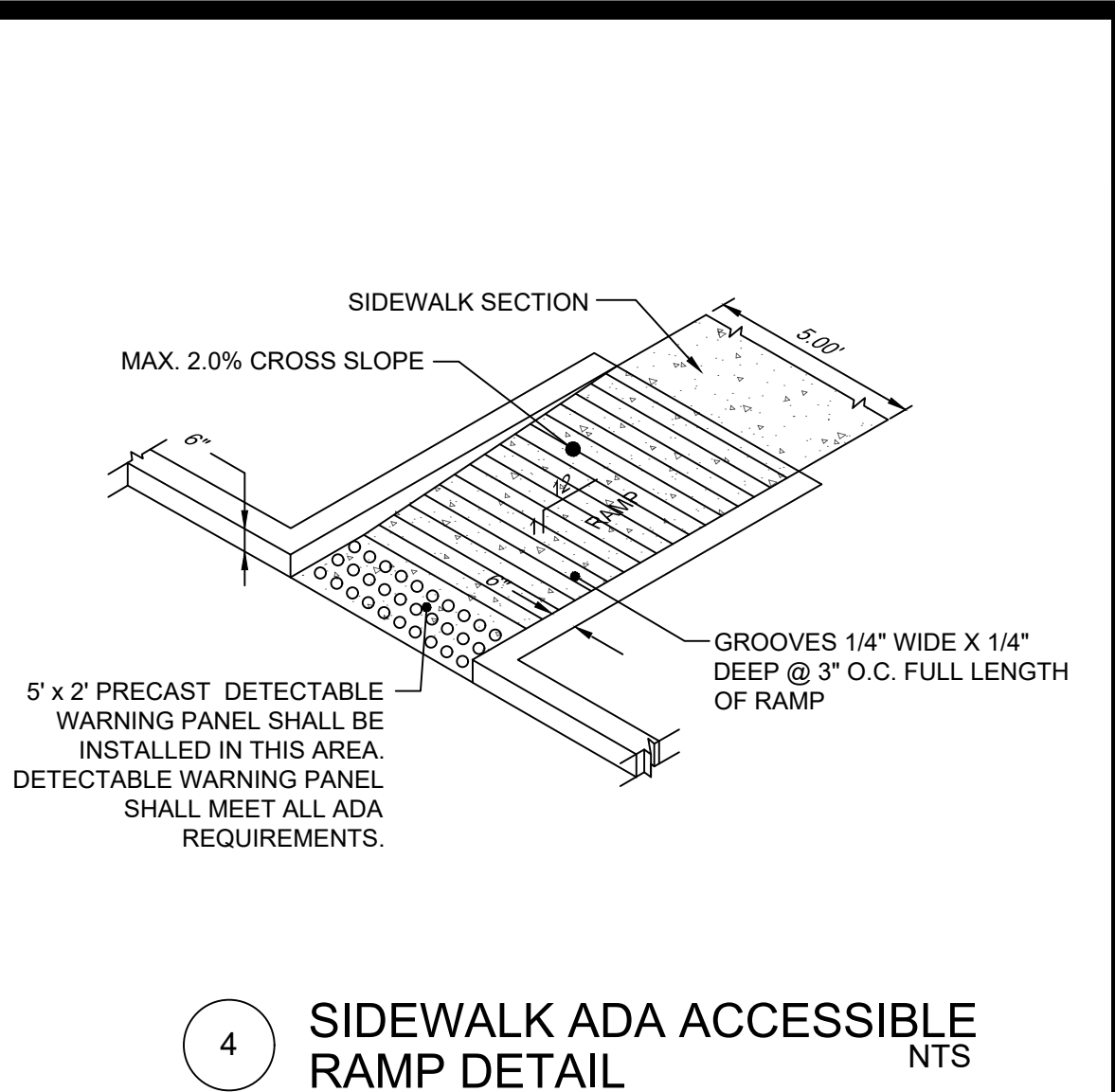
1 CONCRETE STOOP NTS



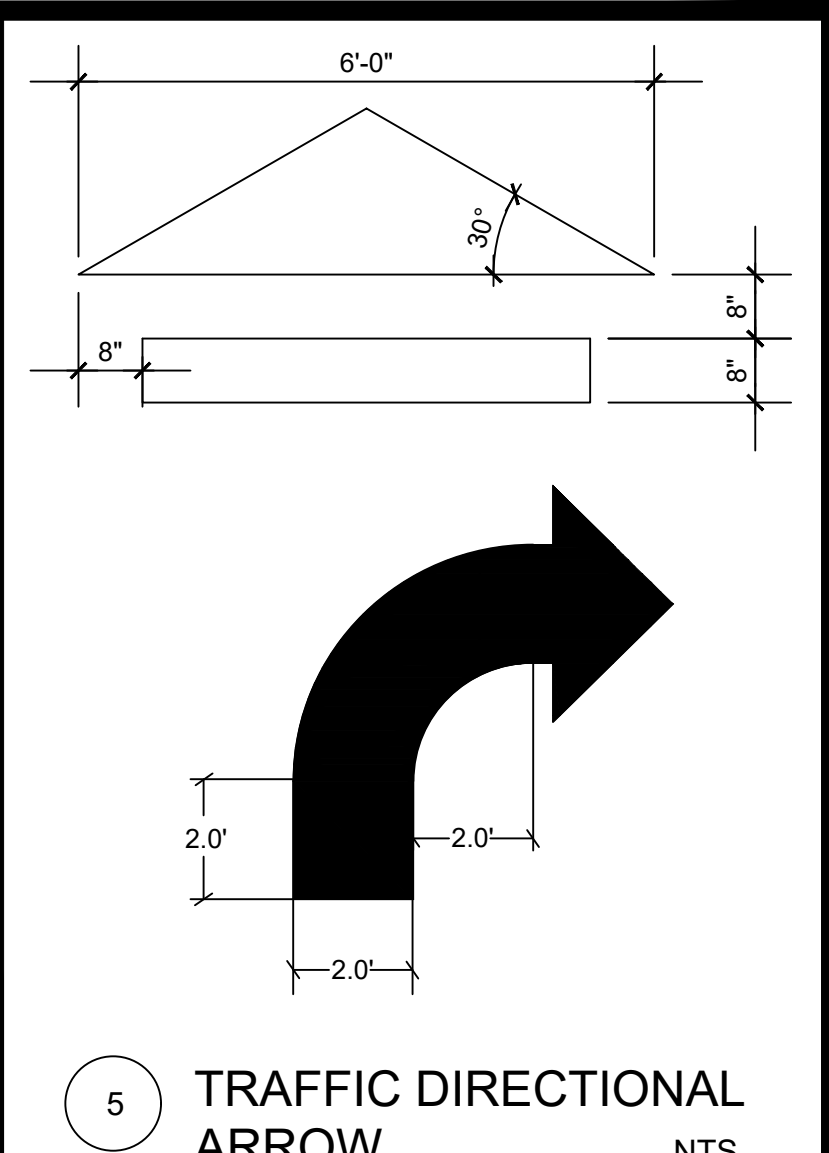
2 ADA ACCESSIBLE PAVEMENT SYMBOL NTS



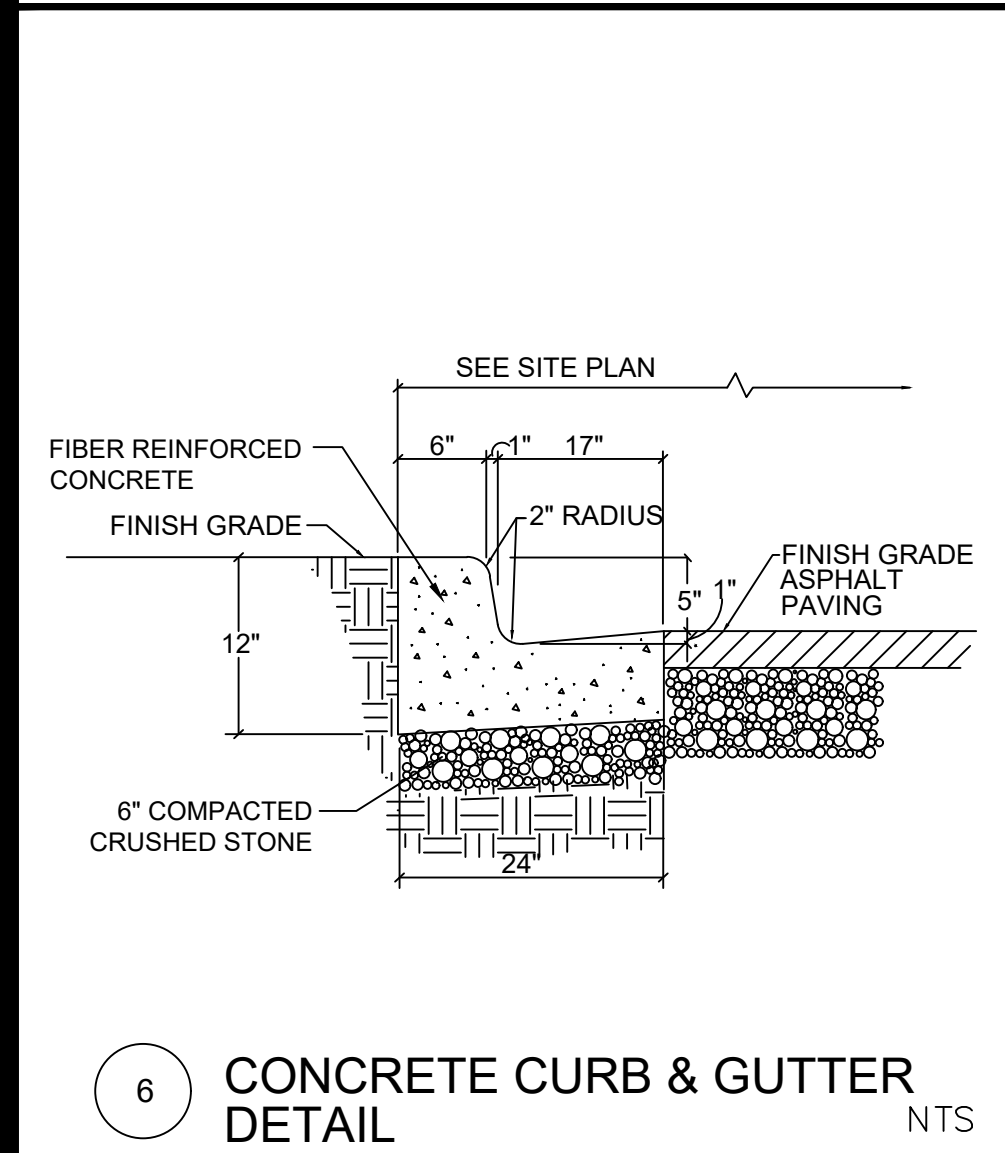
3 TYPICAL CONCRETE SIDEWALK NTS



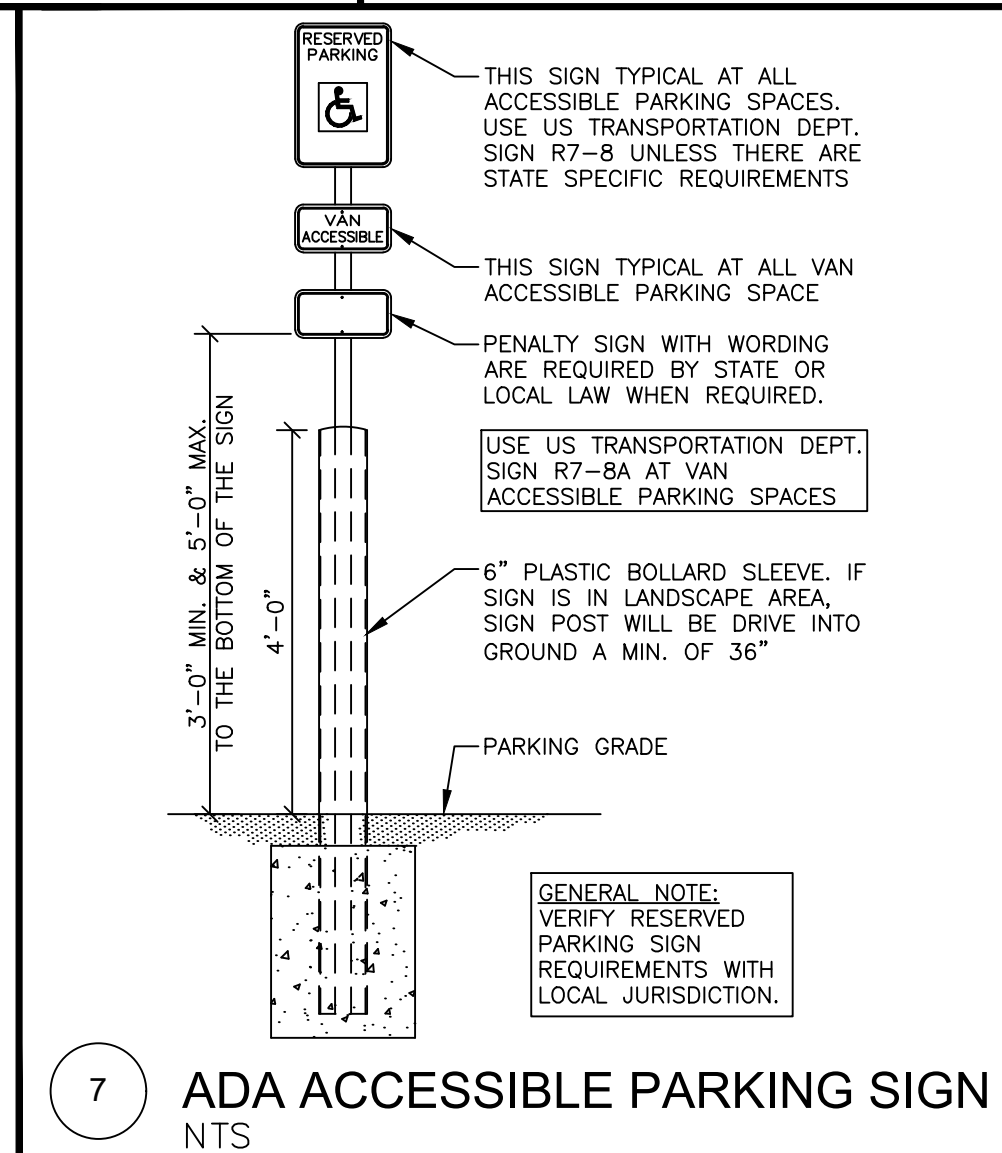
4 SIDEWALK ADA ACCESSIBLE RAMP DETAIL NTS



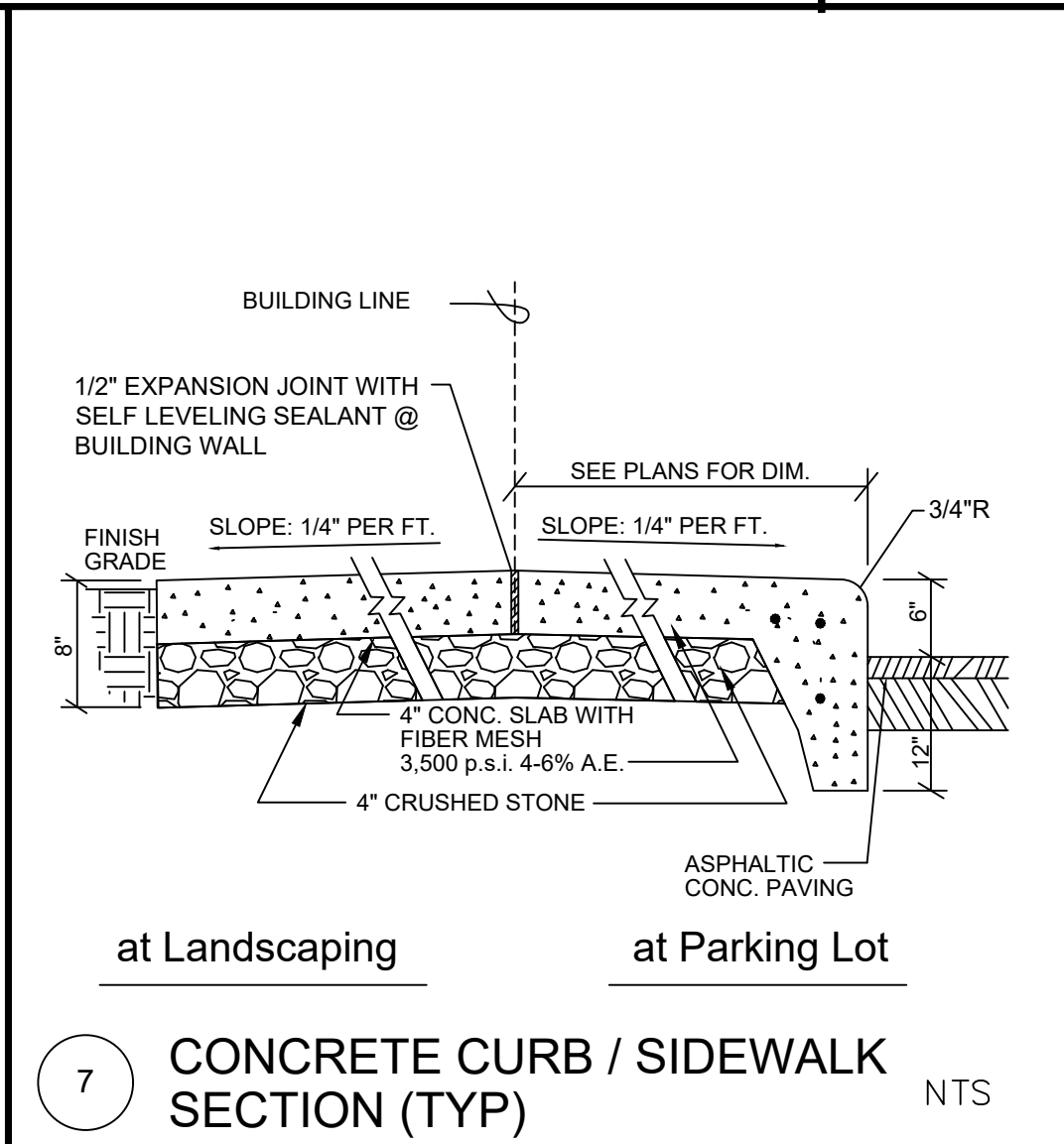
5 TRAFFIC DIRECTIONAL ARROW NTS



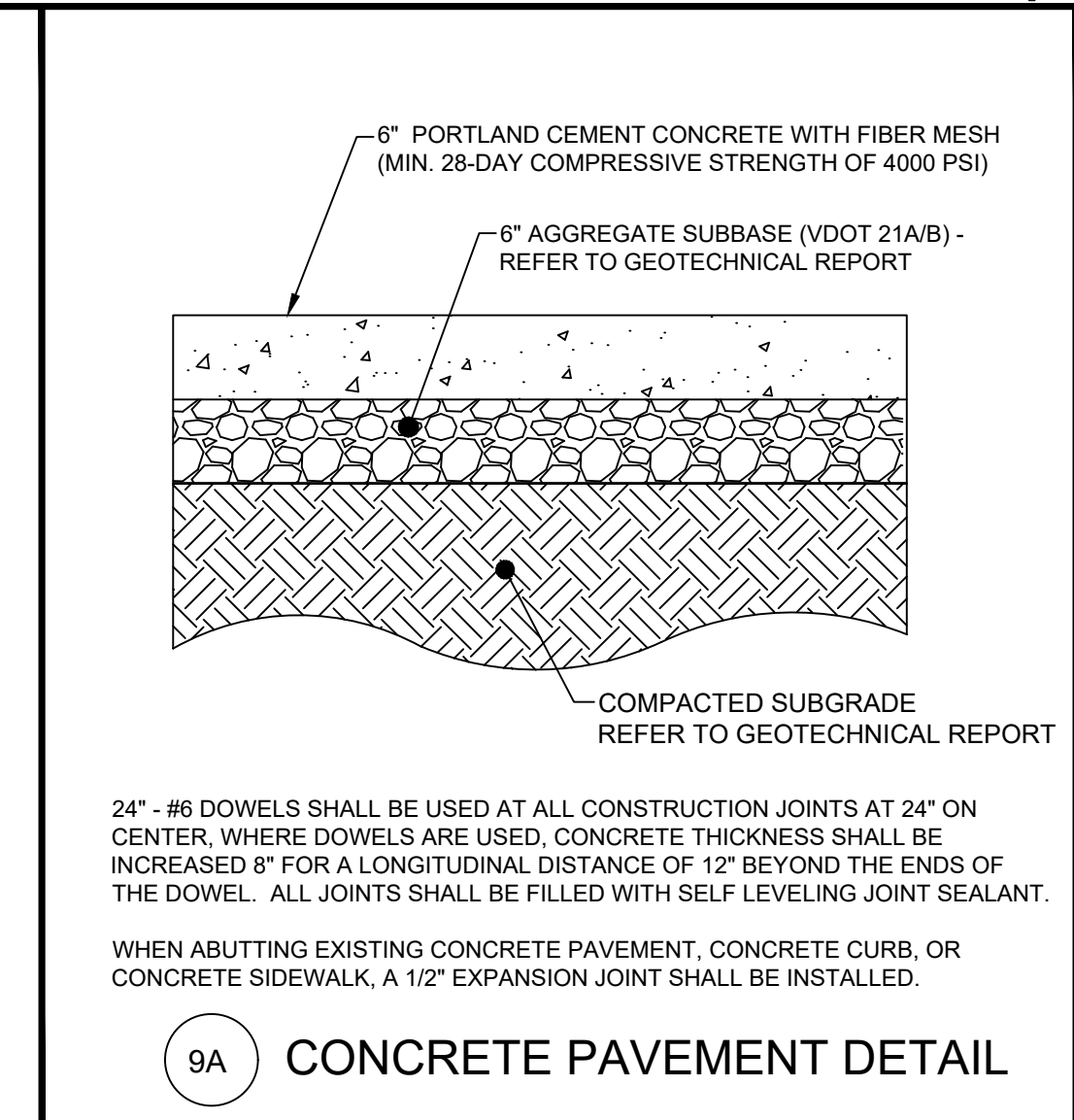
6 CONCRETE CURB & GUTTER DETAIL NTS



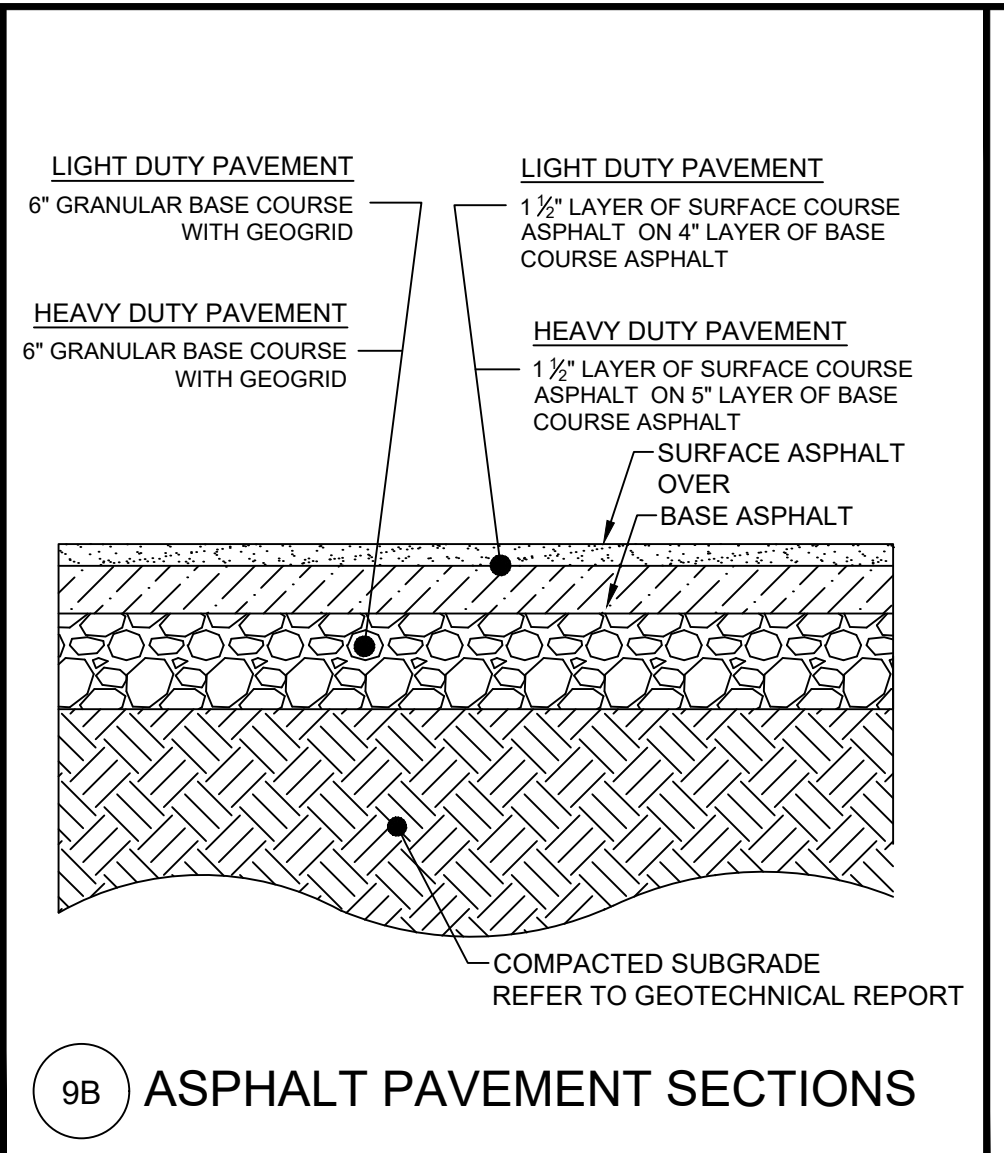
7 ADA ACCESSIBLE PARKING SIGN NTS



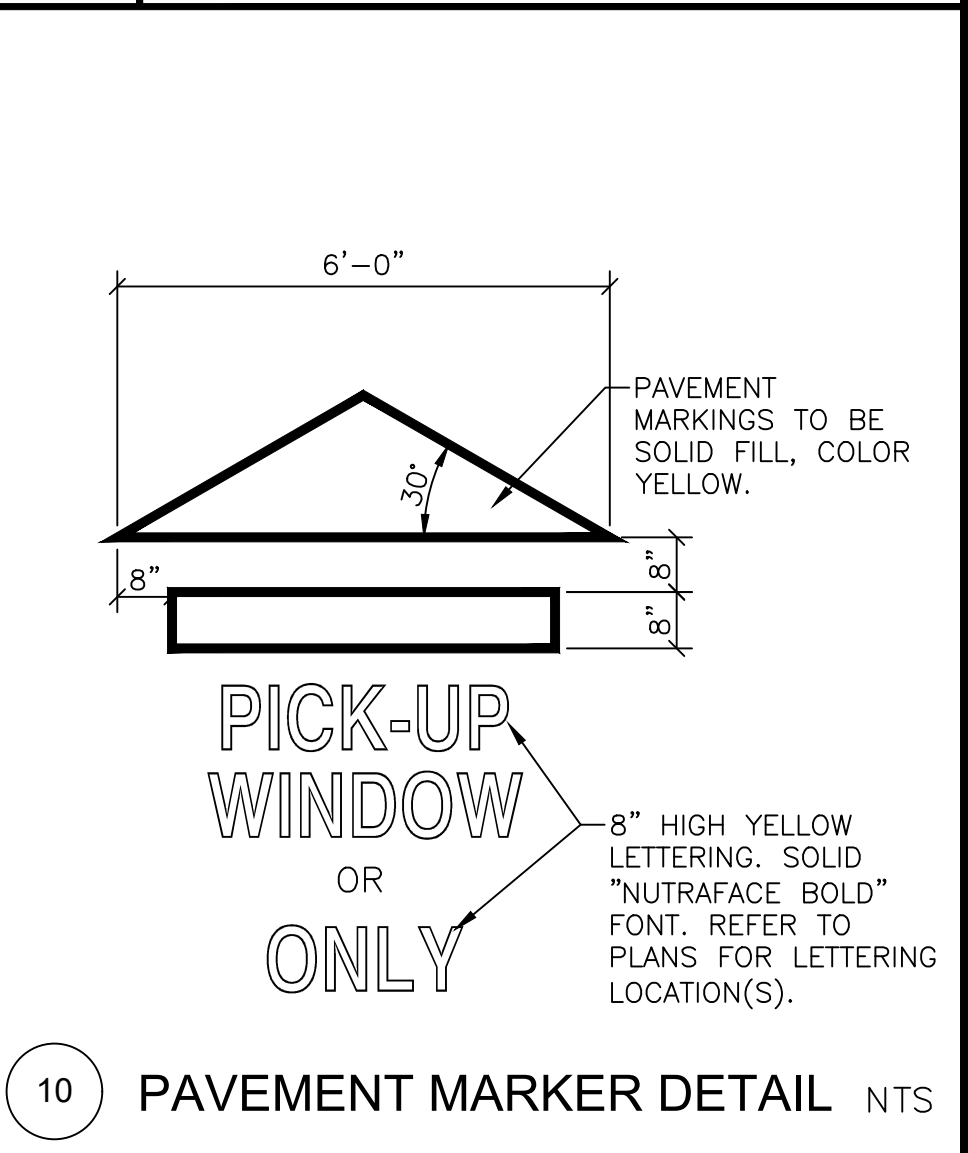
8 CONCRETE CURB / SIDEWALK SECTION (TYP) NTS



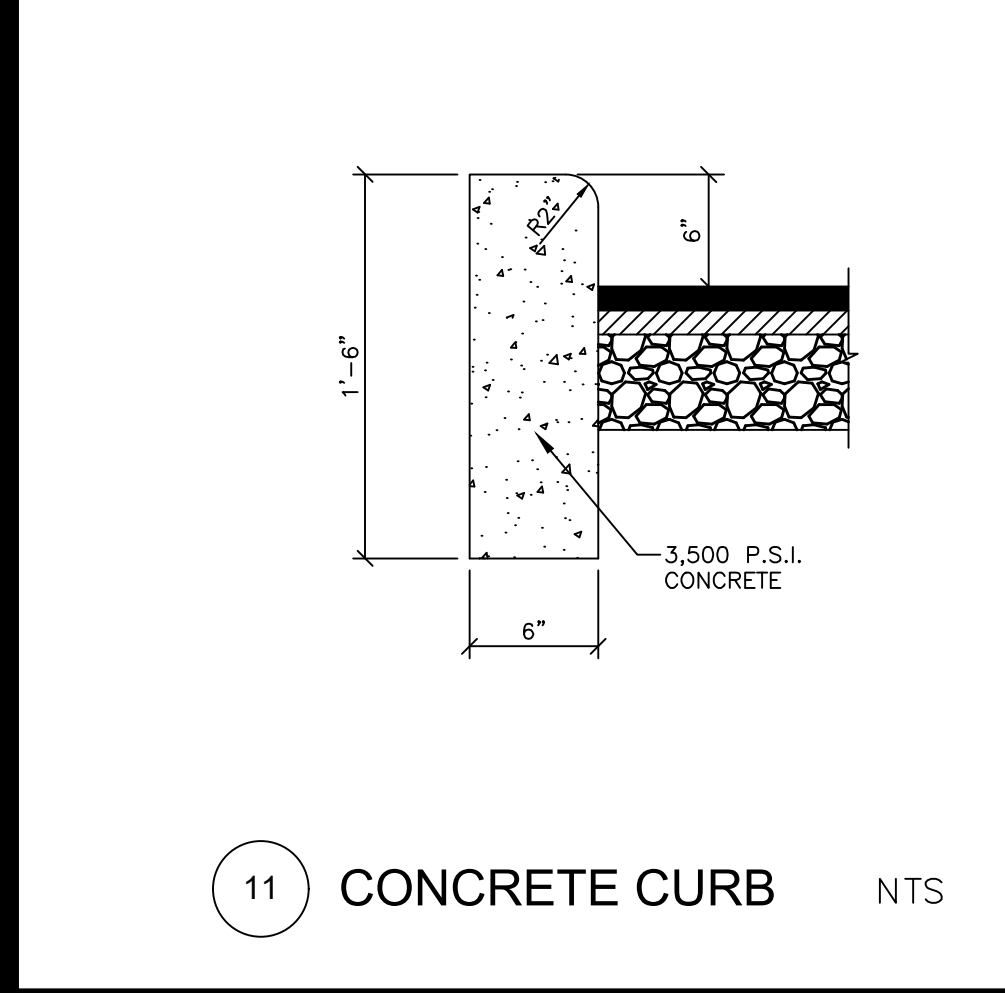
9A CONCRETE PAVEMENT DETAIL NTS



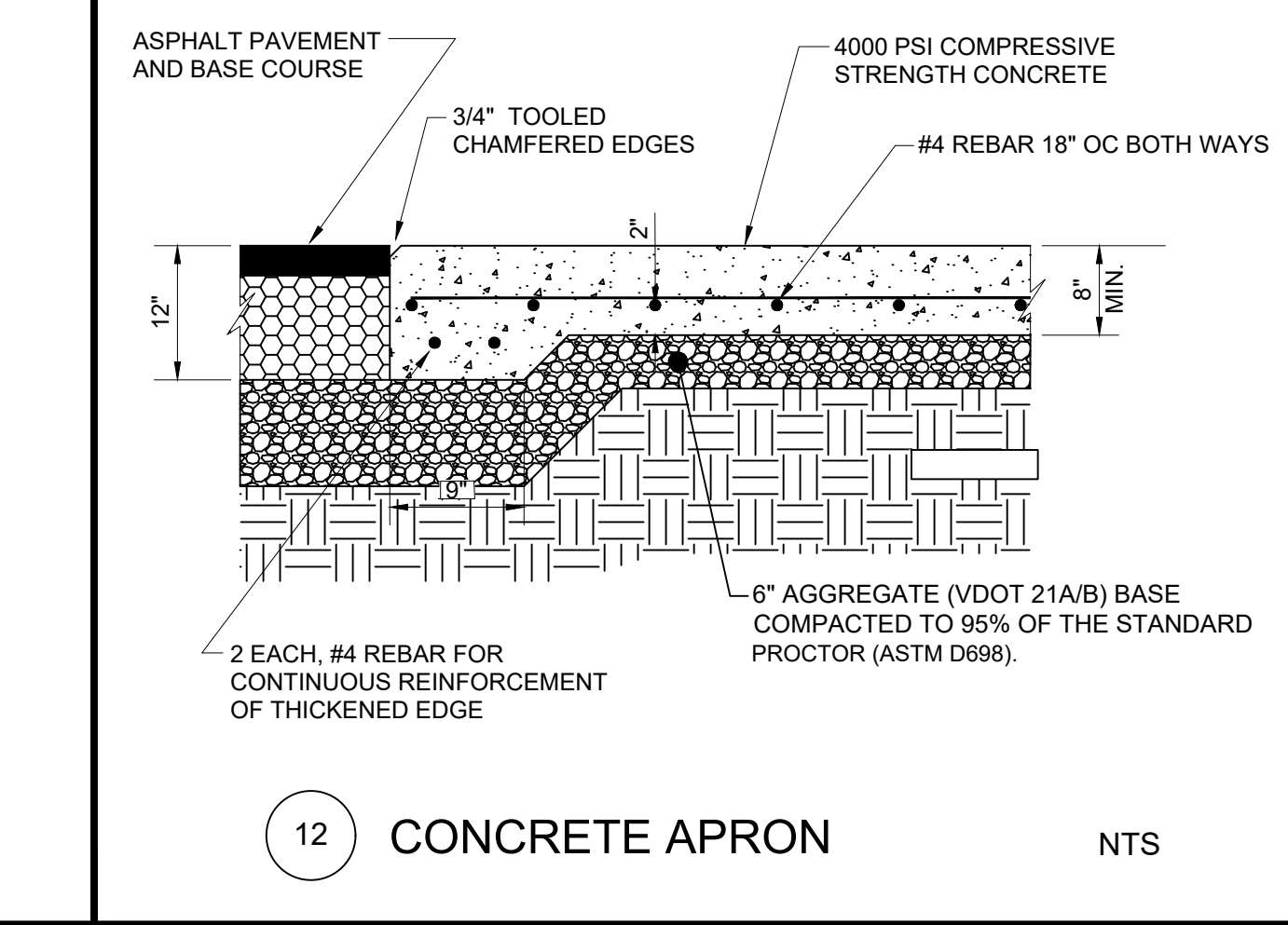
9B ASPHALT PAVEMENT SECTIONS NTS



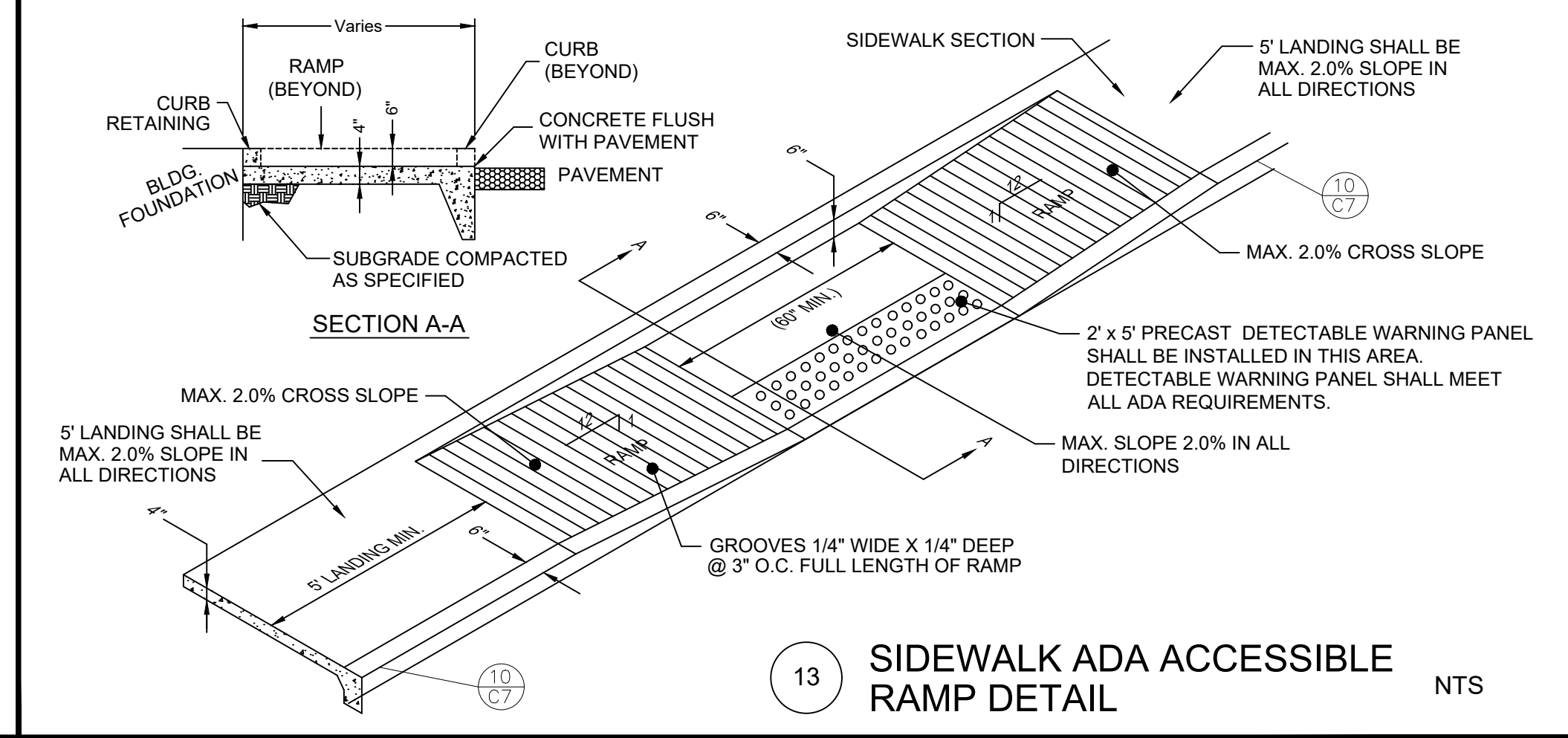
10 PAVEMENT MARKER DETAIL NTS



11 CONCRETE CURB NTS



12 CONCRETE APRON NTS



13 SIDEWALK ADA ACCESSIBLE RAMP DETAIL NTS

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

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
 306 North Market Street Ste. 101
 Mt. Carmel, IL 62863
 Phone: (618) 263-4100

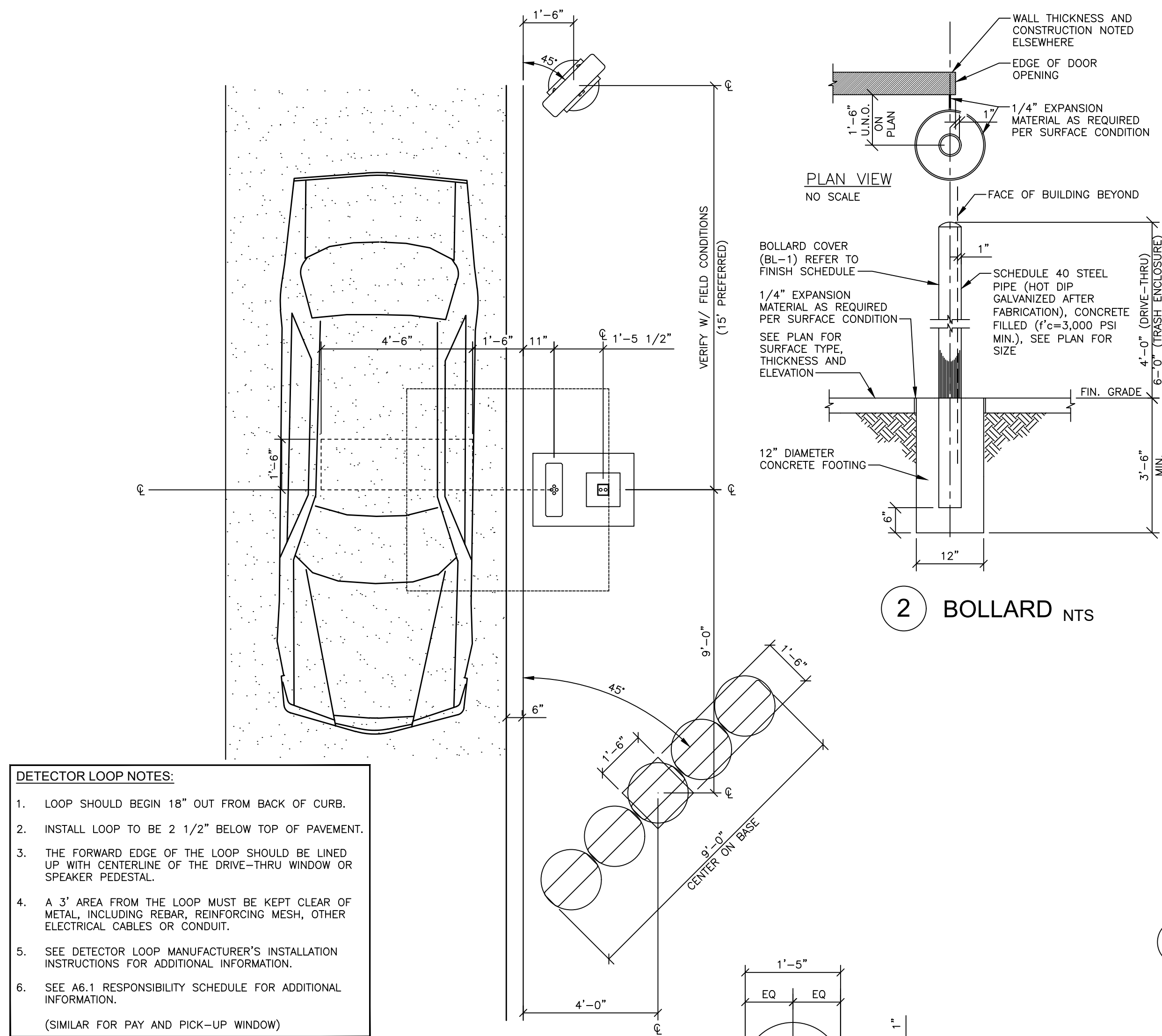
Wendy's
 #12533 (NPCQB#6042)
 711 E MISSOURI 291 HWY
 LEE'S SUMMIT, MO 64063

REV.	DATE	DESCRIPTION

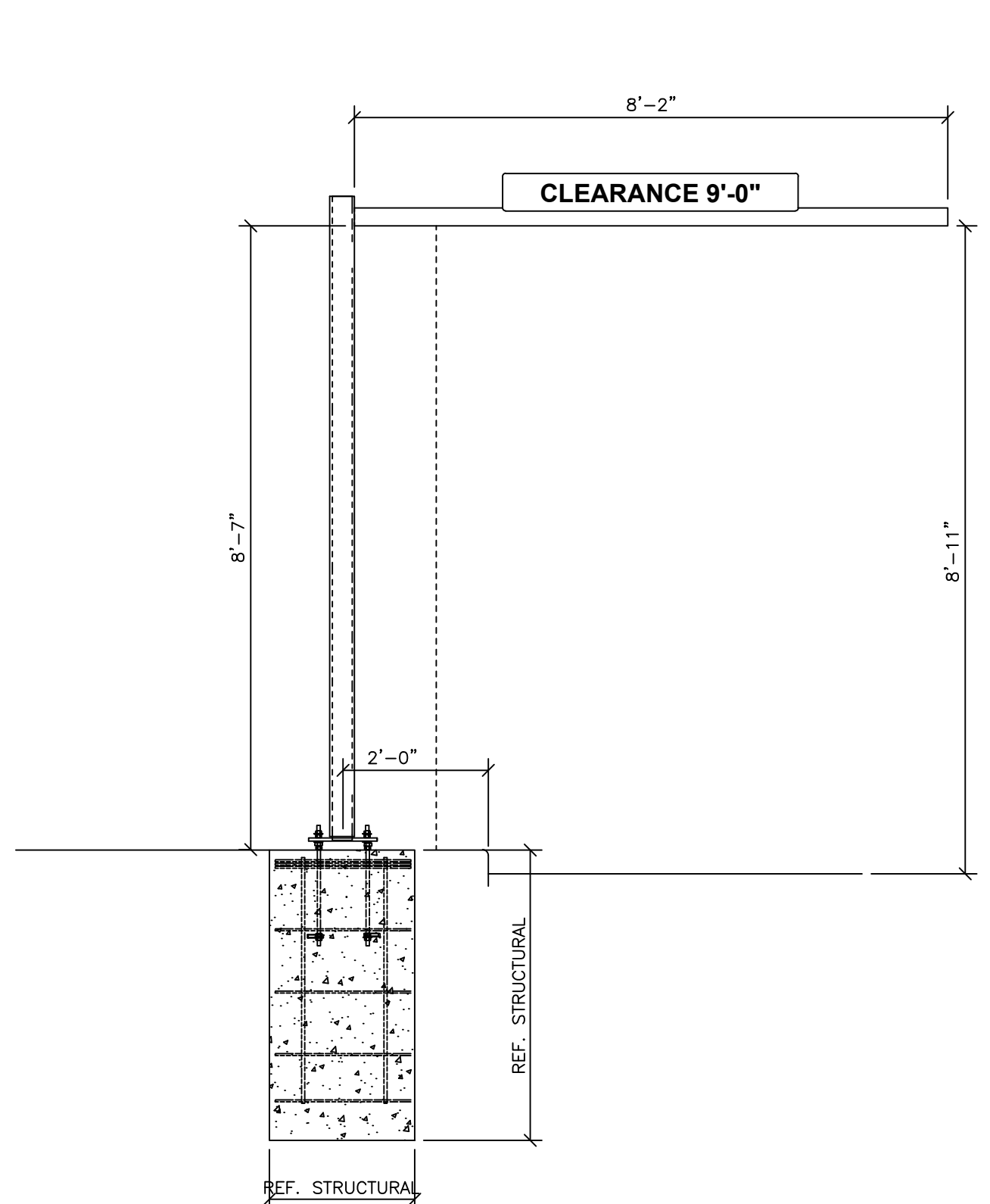


SHEET NAME
 DETAILS
 SHEET NUMBER

C7



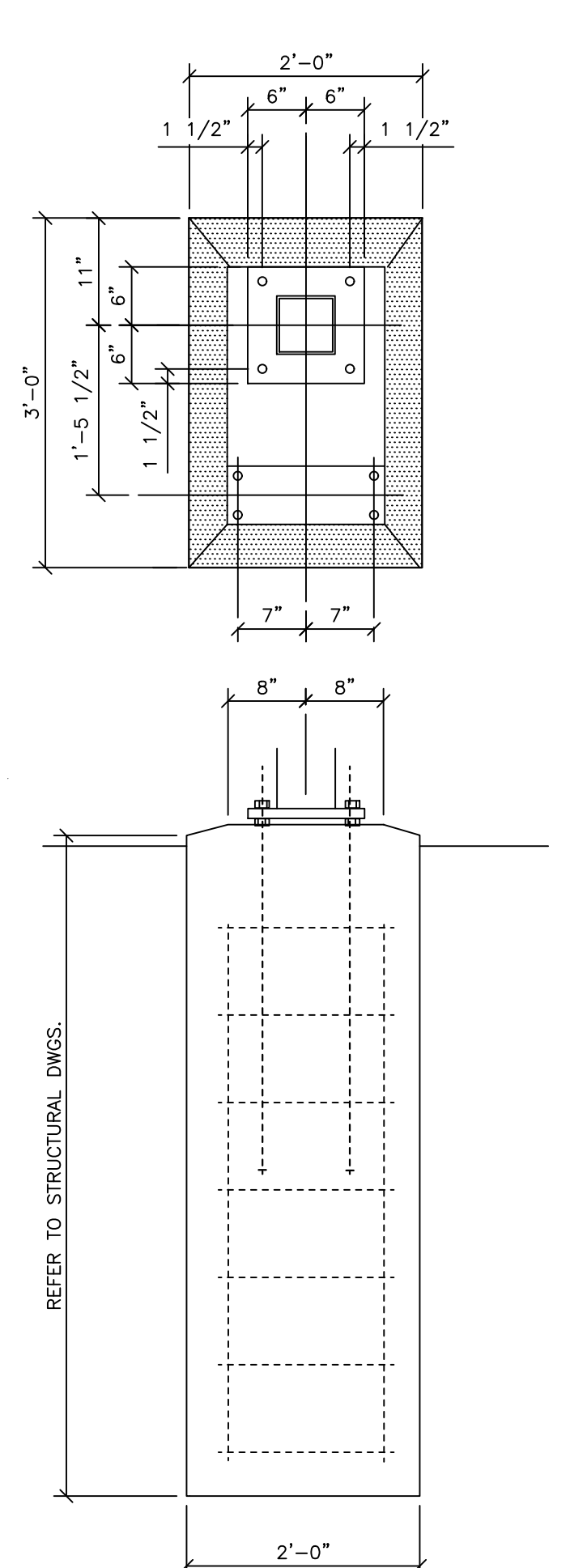
1 ORDER STATION PLAN VIEW NTS



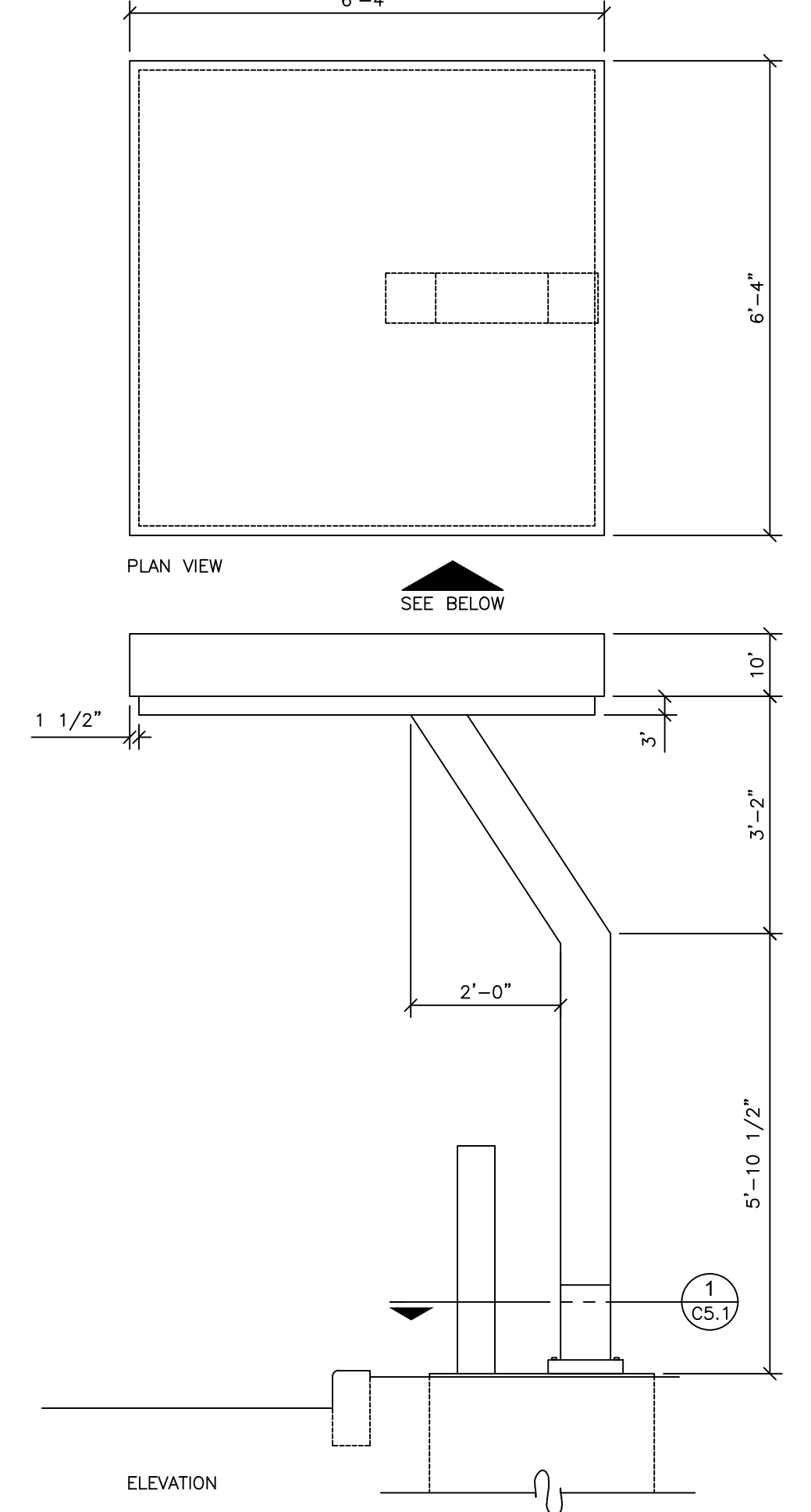
2 BOLLARD NTS

7 CANOPY PROTECTION BAR NTS

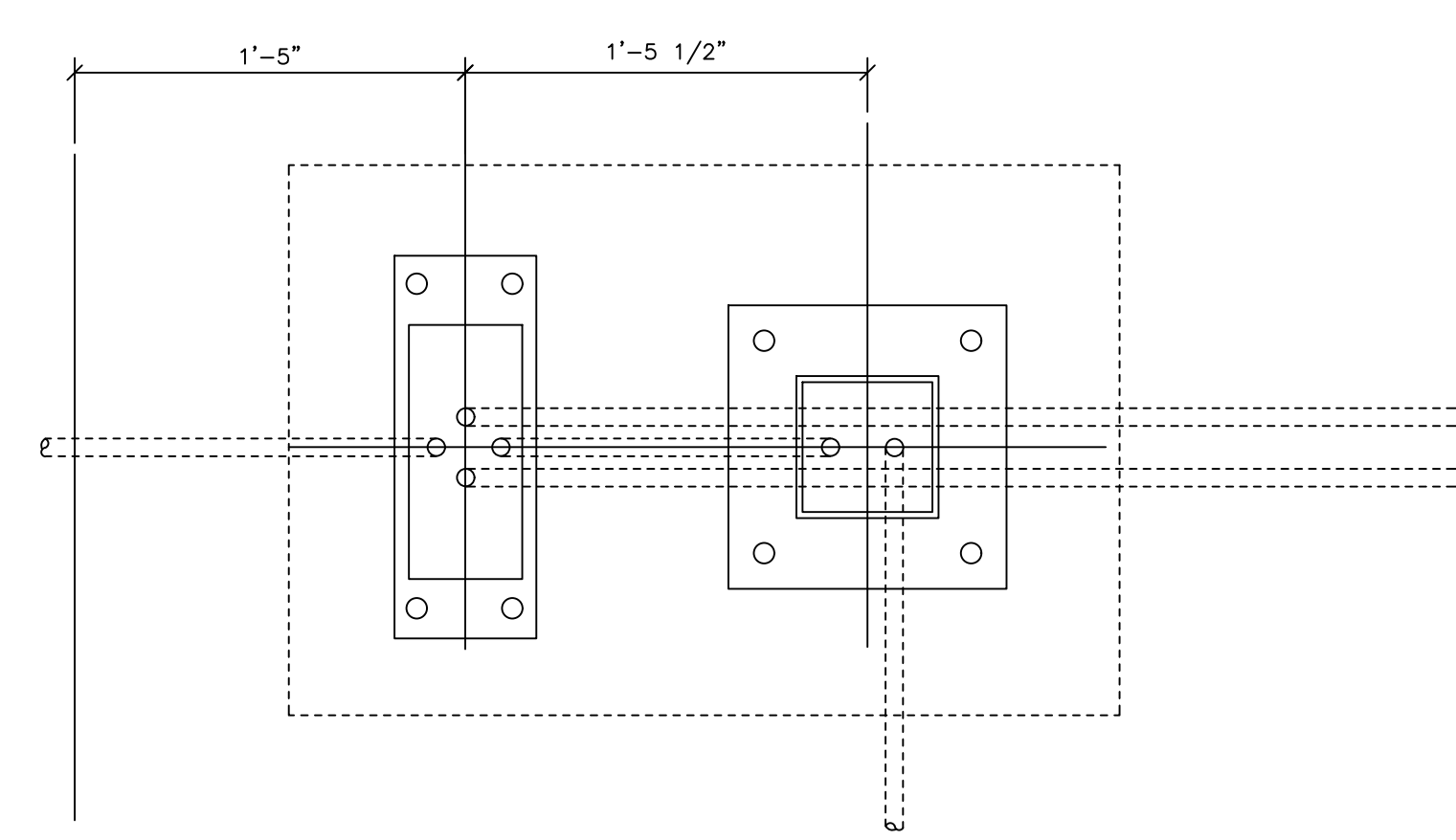
8 PRE-SELL BOARD FOOTING NTS



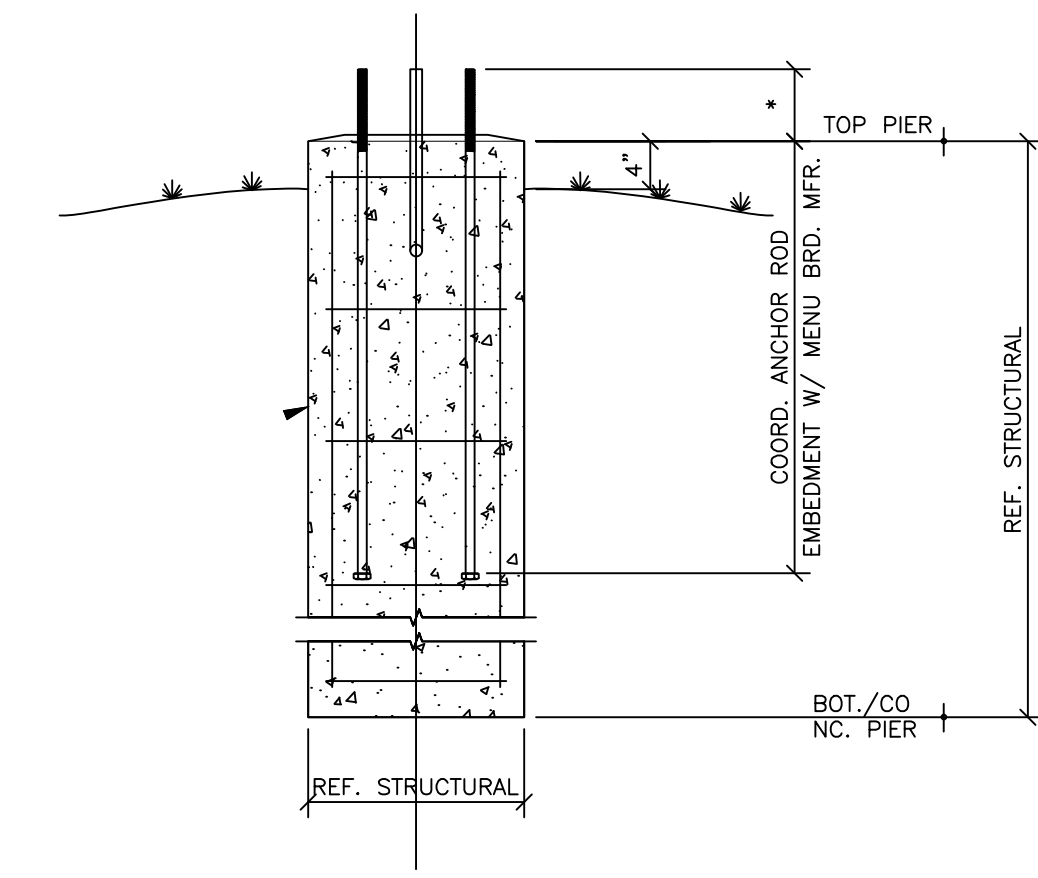
3 CANOPY FOOTING SECTION NTS



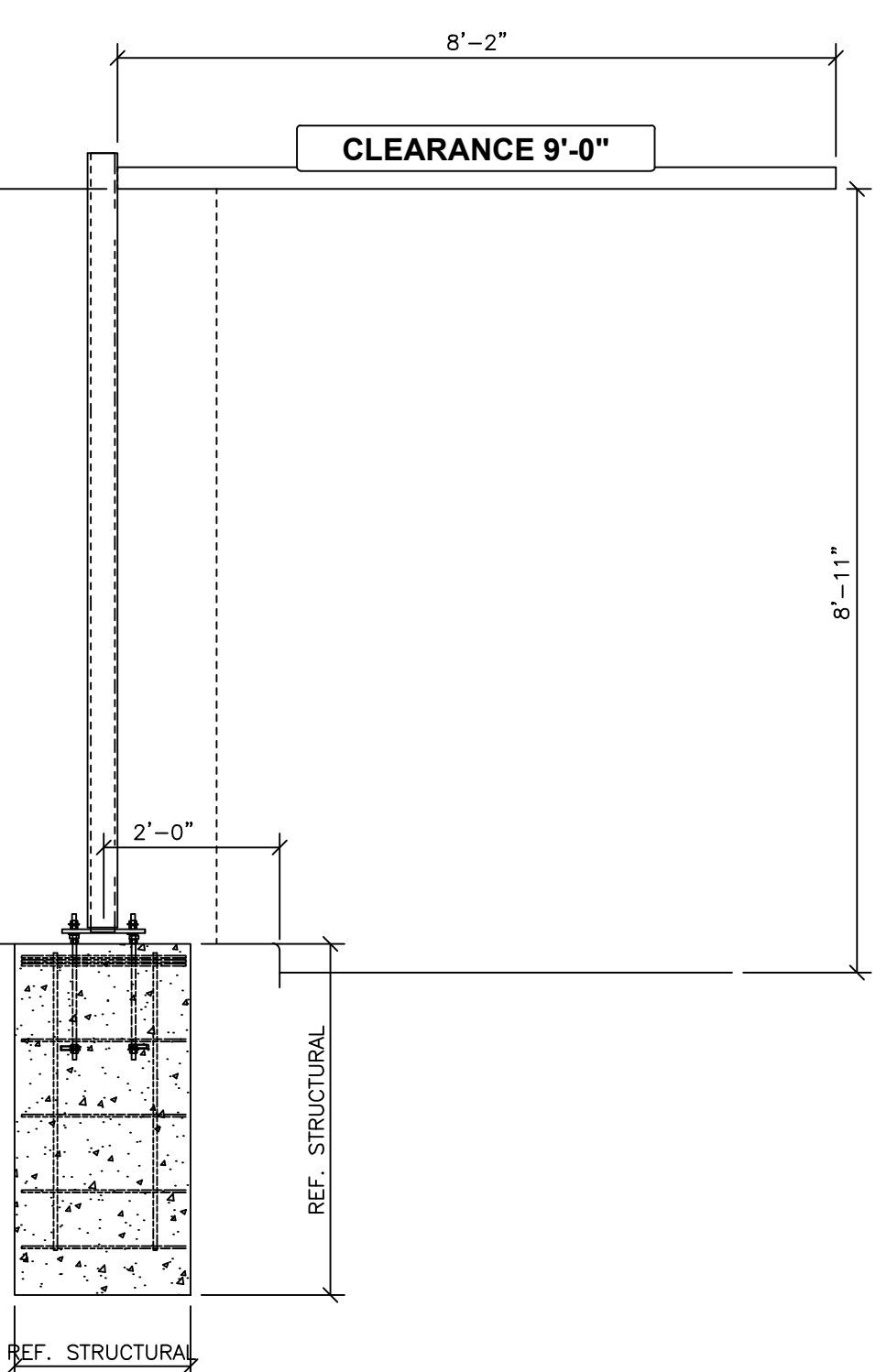
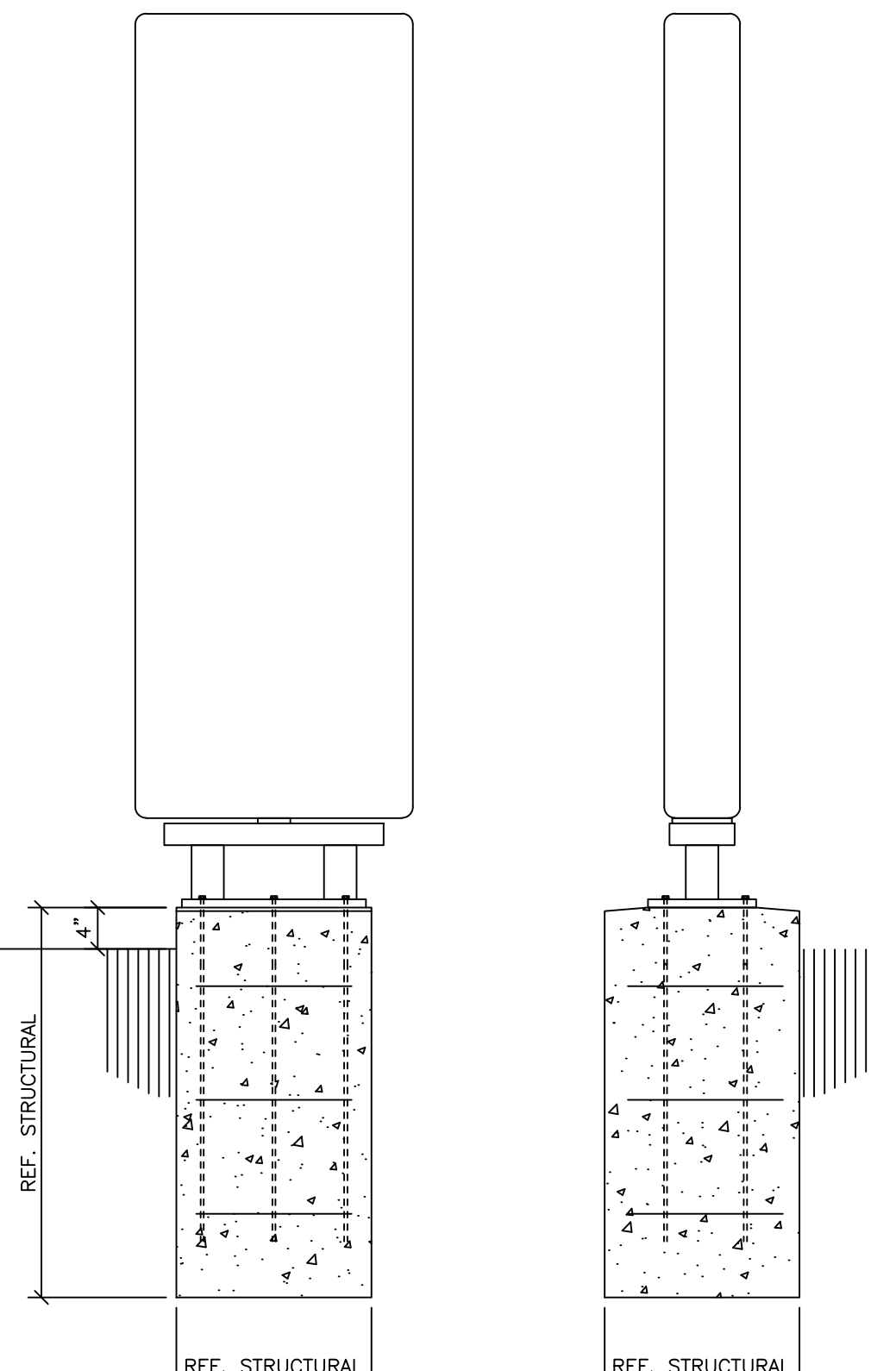
4 ORDER STATION CANOPY NTS



5 ORDER STATION CANOPY FOOTING NTS



6 MENU BOARD FOOTING 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

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
 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: NPCQB6042
 DRAWN BY: TAJ, RM
 CHECKED BY: MEN, TAJ



SHEET NAME
 DETAILS

SHEET NUMBER

C8

C:\Users\Taj\OneDrive\Desktop\Projects\2019\08031921 NPC - Wendy's Lee's Summit, MO (11/11/2019) Wendy's Lee's Summit, MO.dwg
 9/20/2019 10:28:28 AM

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

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
 306 North Market Street Ste. 101
 Mt. Carmel, IL 62863
 Phone: (618) 263-4100

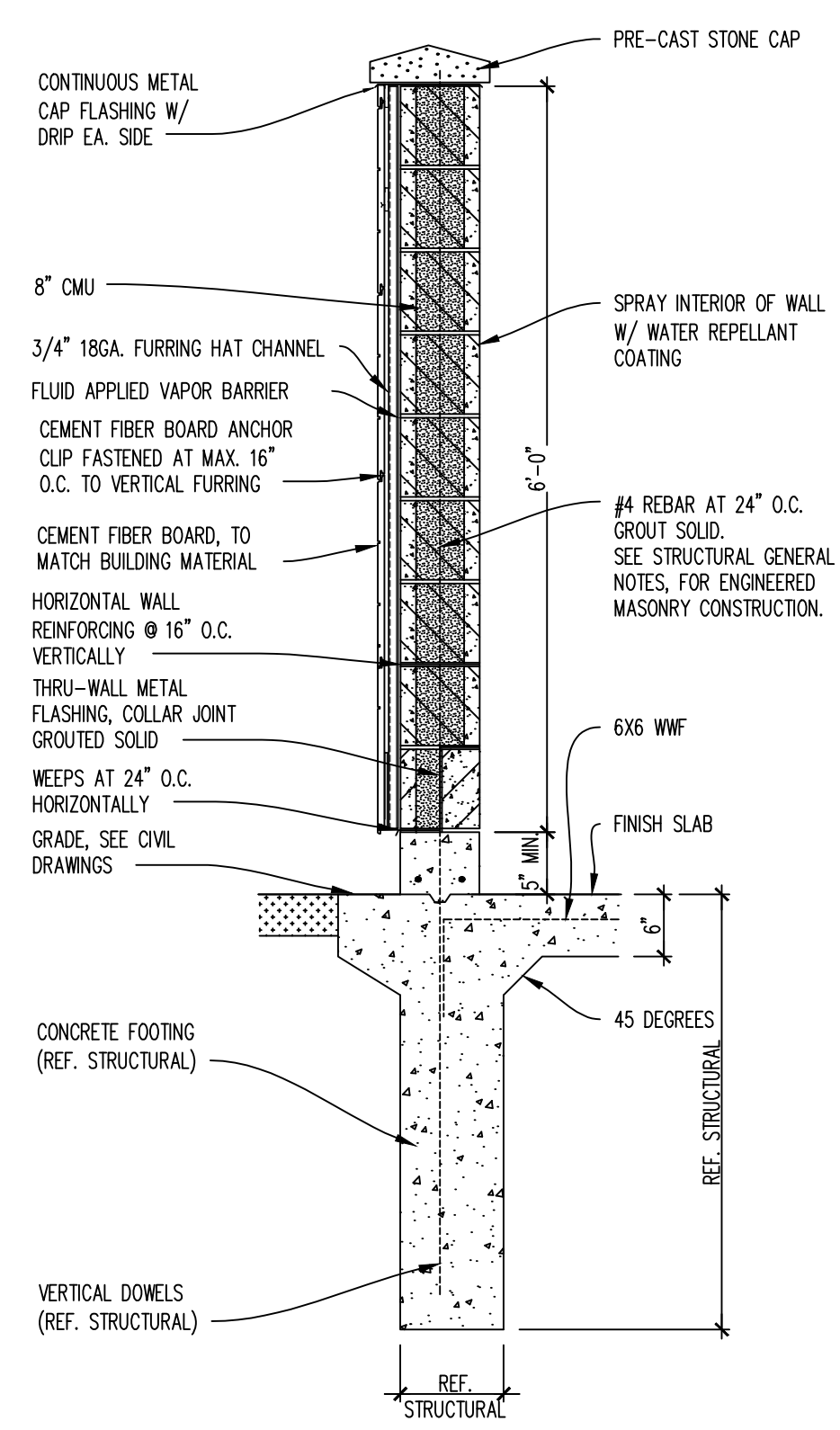
Wendy's
 #12533 (NPCQB#6042)
 711 E MISSOURI 291 HWY
 LEE'S SUMMIT, MO 64063

REV.	DATE	DESCRIPTION

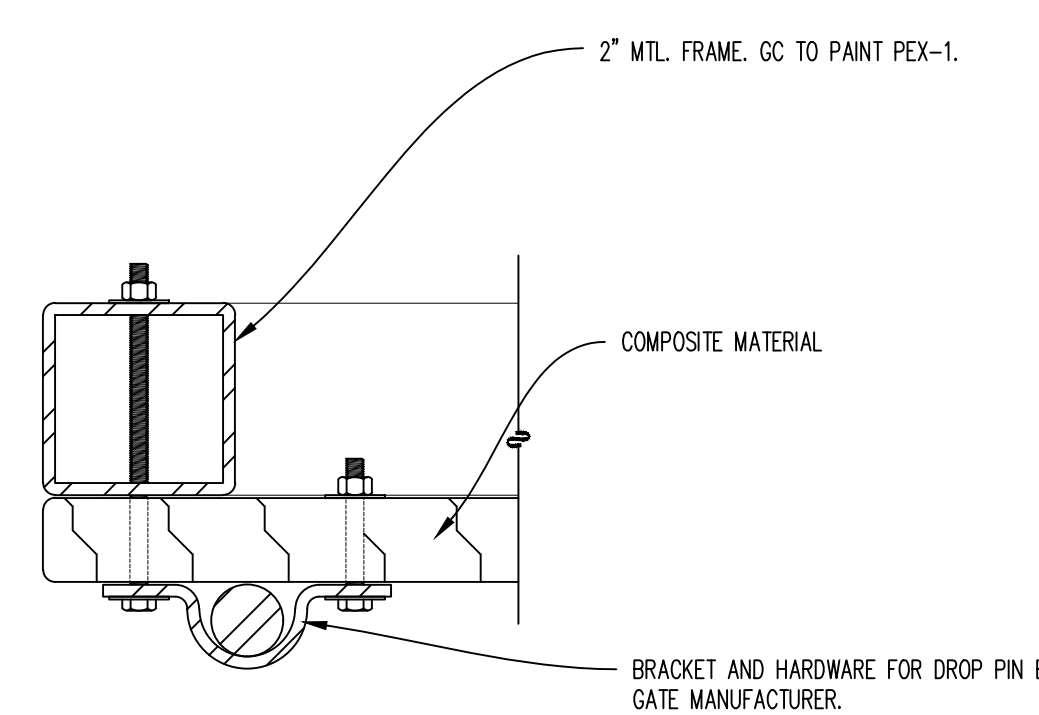


SHEET NAME
 DETAILS
 SHEET NUMBER

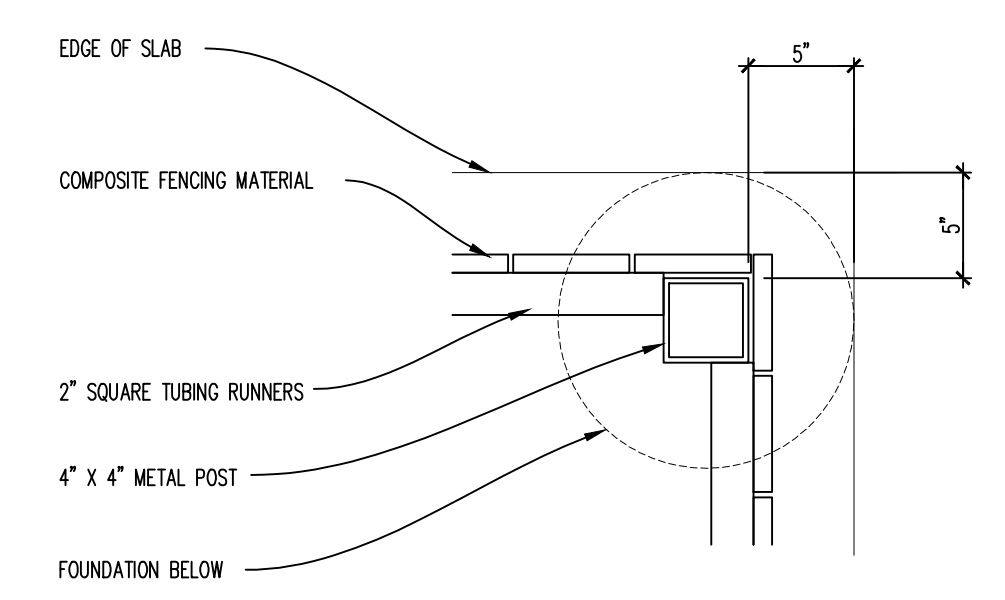
C9



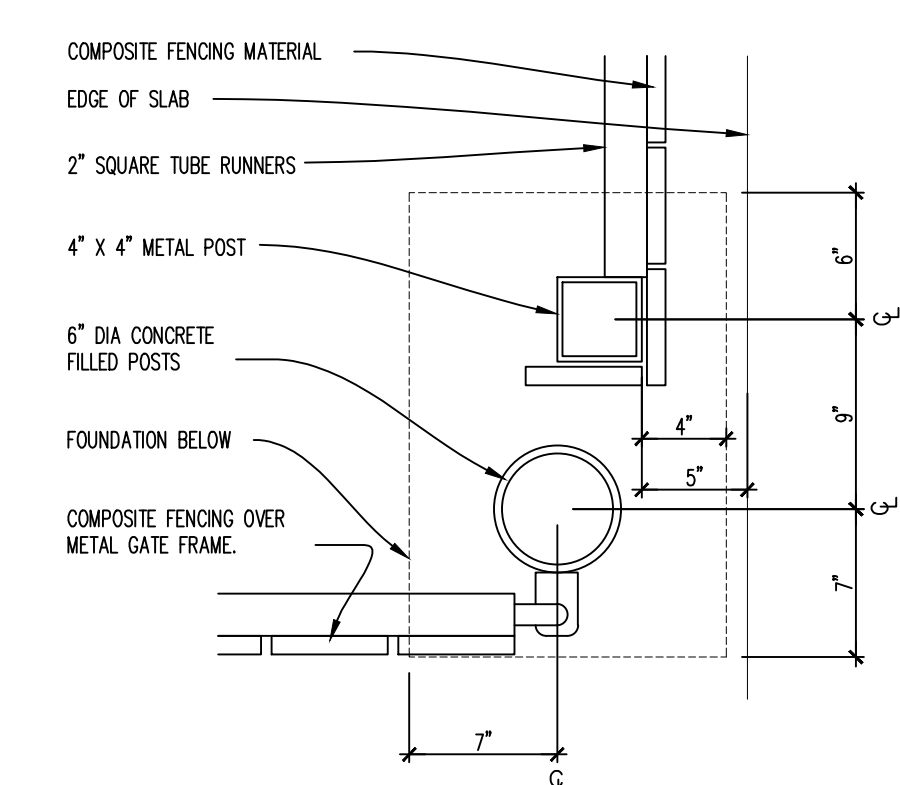
08 WALL SECTION
 SCALE: 3/4"=1'-0"



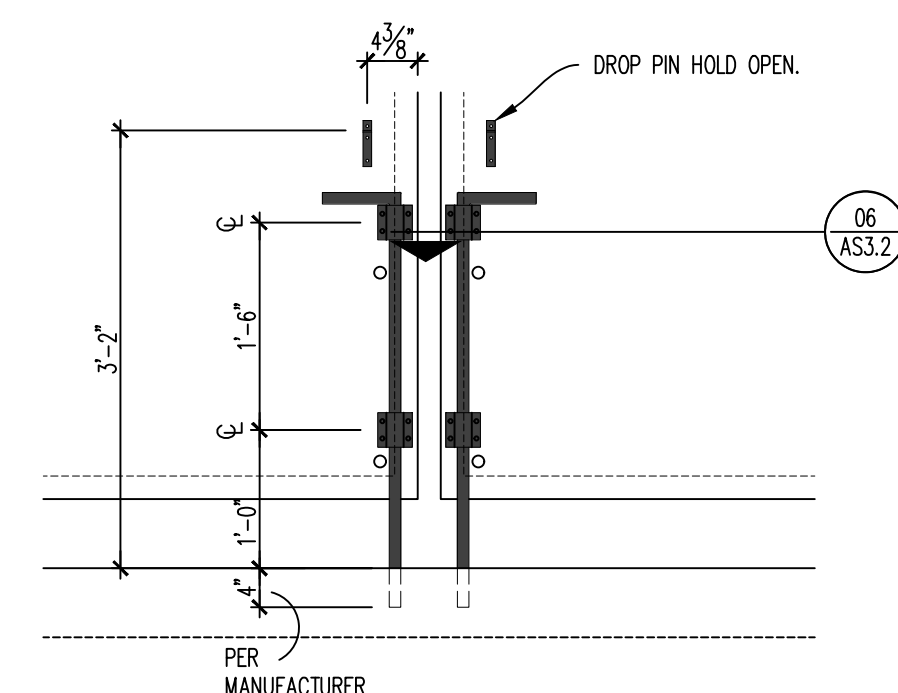
07 DROP-PIN DETAIL COMPOSITE GATE
 SCALE: 6"=1'-0"



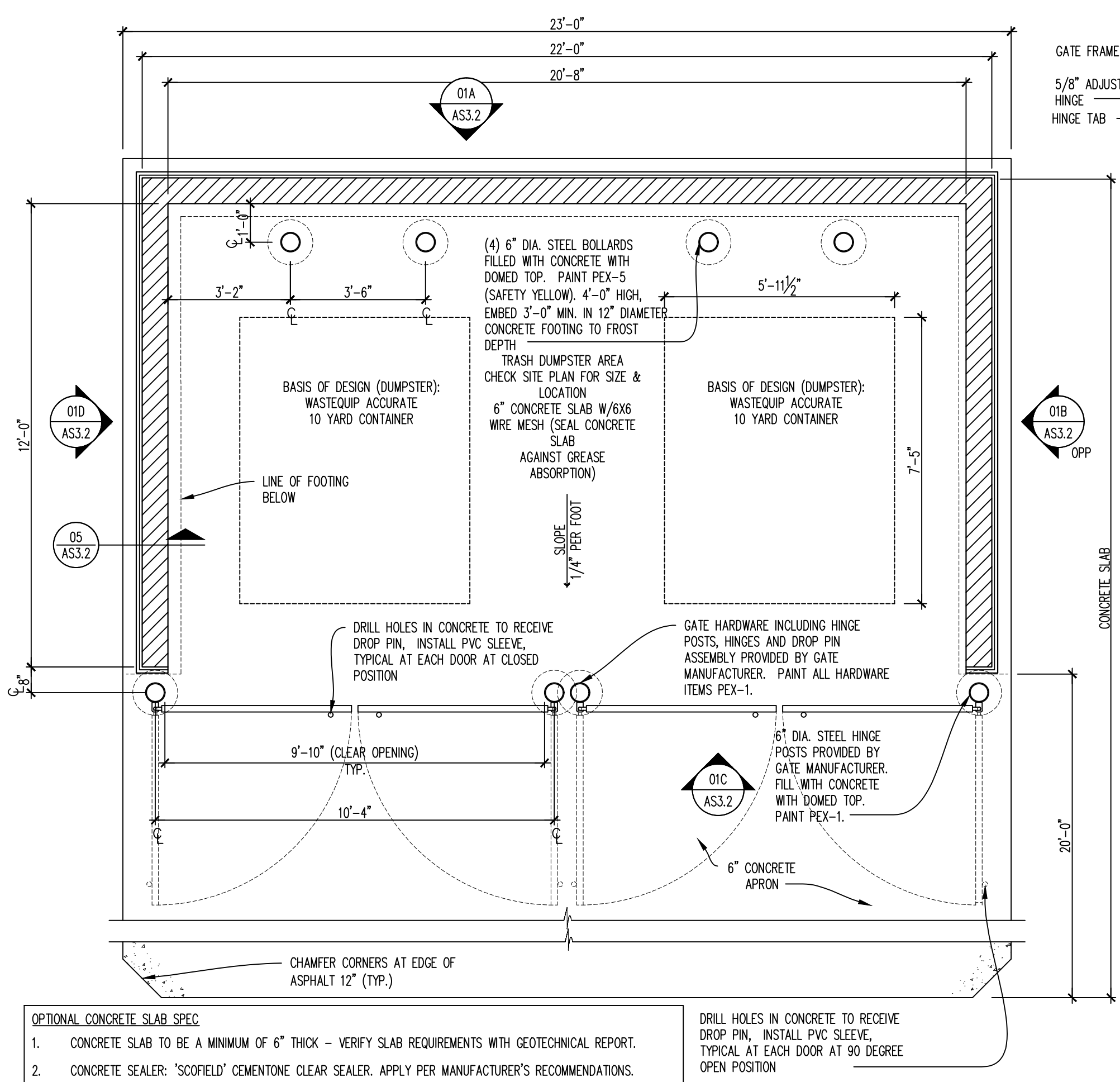
06 PLAN DETAIL
 SCALE: 1 1/2"=1'-0"



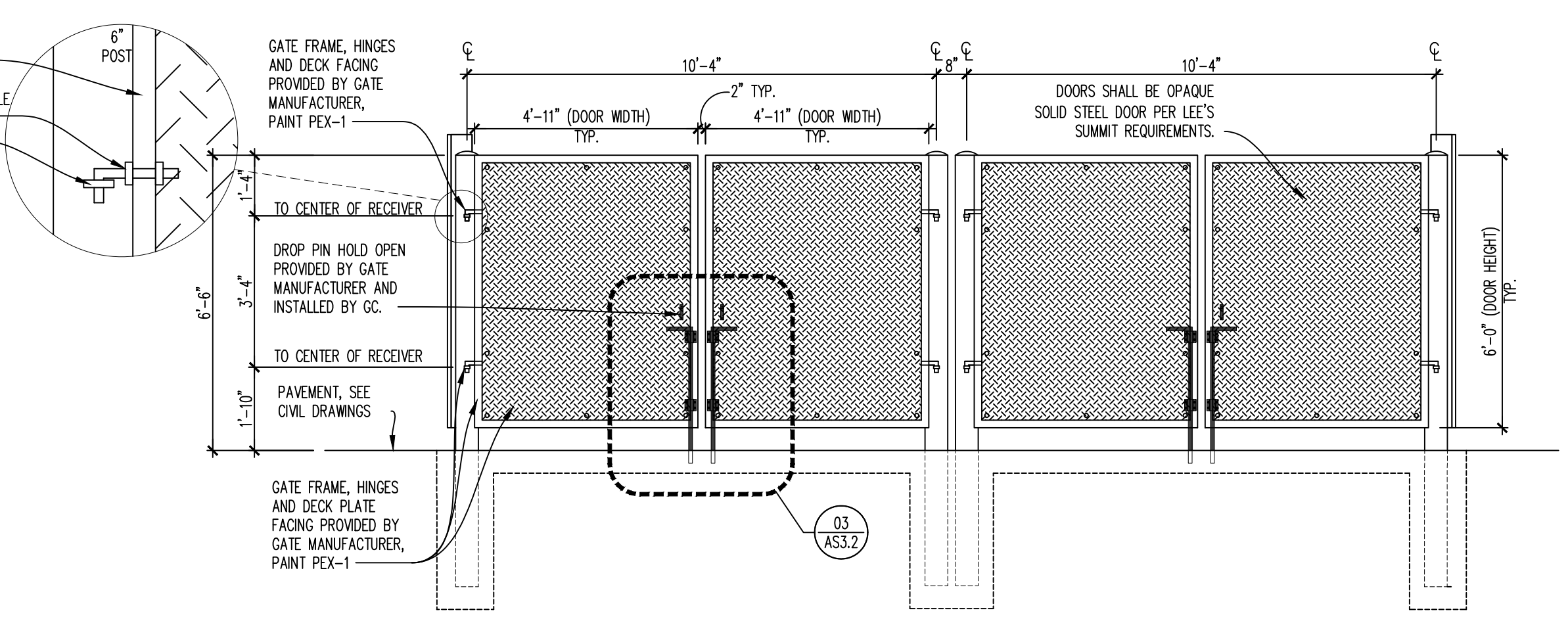
05 PLAN DETAIL
 SCALE: 1 1/2"=1'-0"



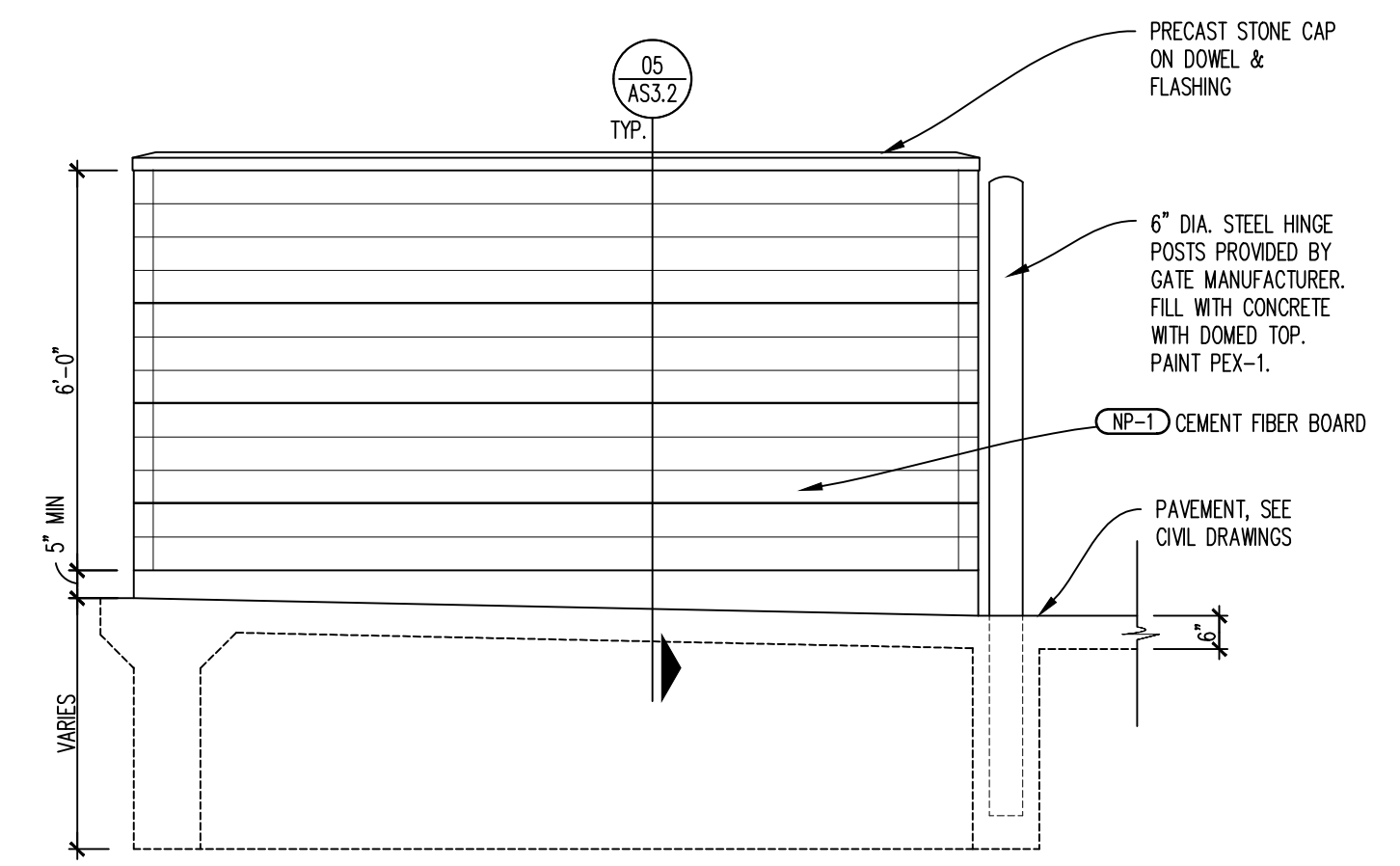
03 DROP PIN DETAIL
 SCALE: 3/4"=1'-0"



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"

- 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.

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

linear!
 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 62853
 Phone: (618) 263-4100

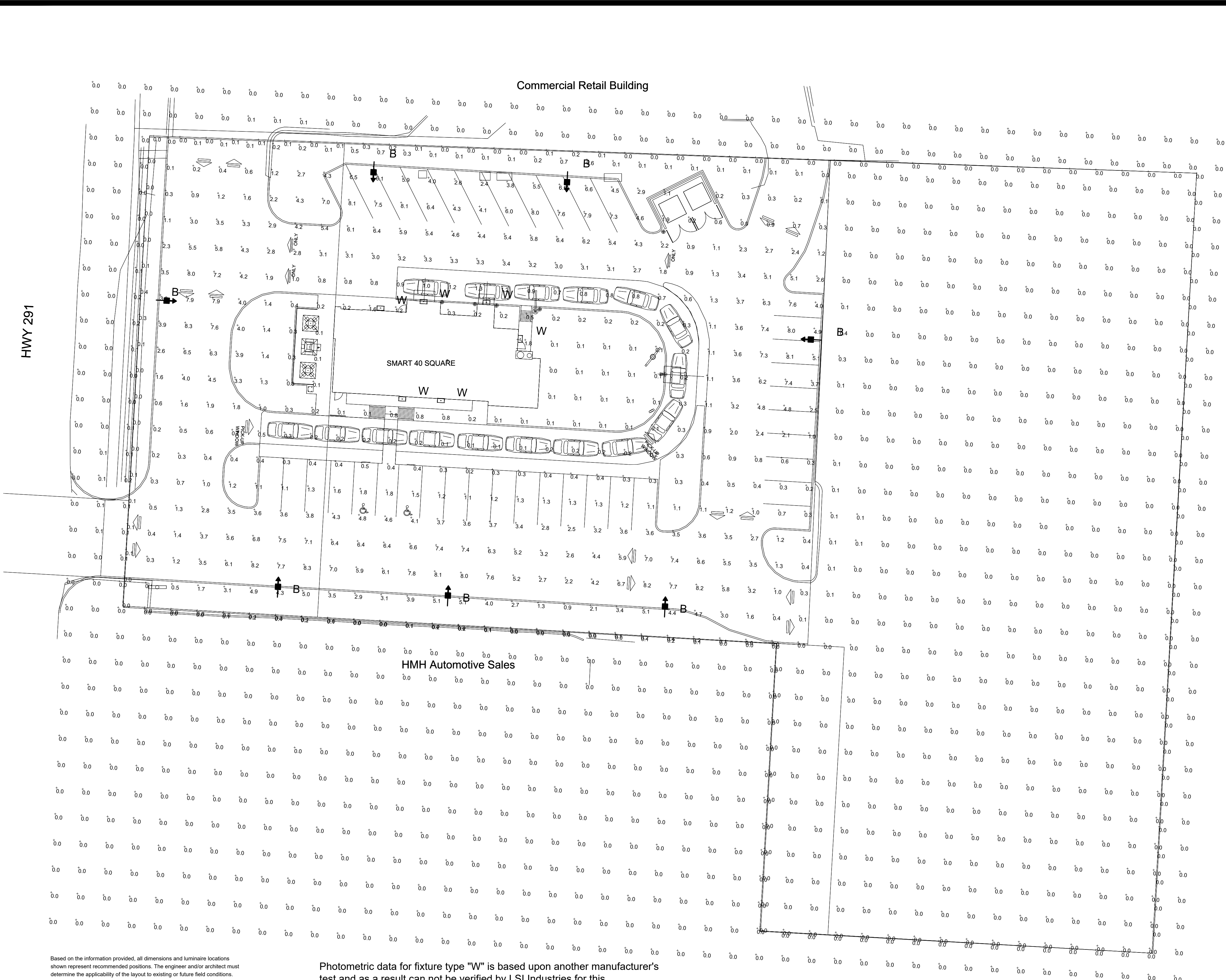
Wendy's
 #12533 (NPCQB#6042)
 711 E MISSOURI 291 HWY
 LEE'S SUMMIT, MO 64063

REV.	DATE	DESCRIPTION



SHEET NAME
 PHOTOMETRIC PLAN
 SHEET NUMBER

C10

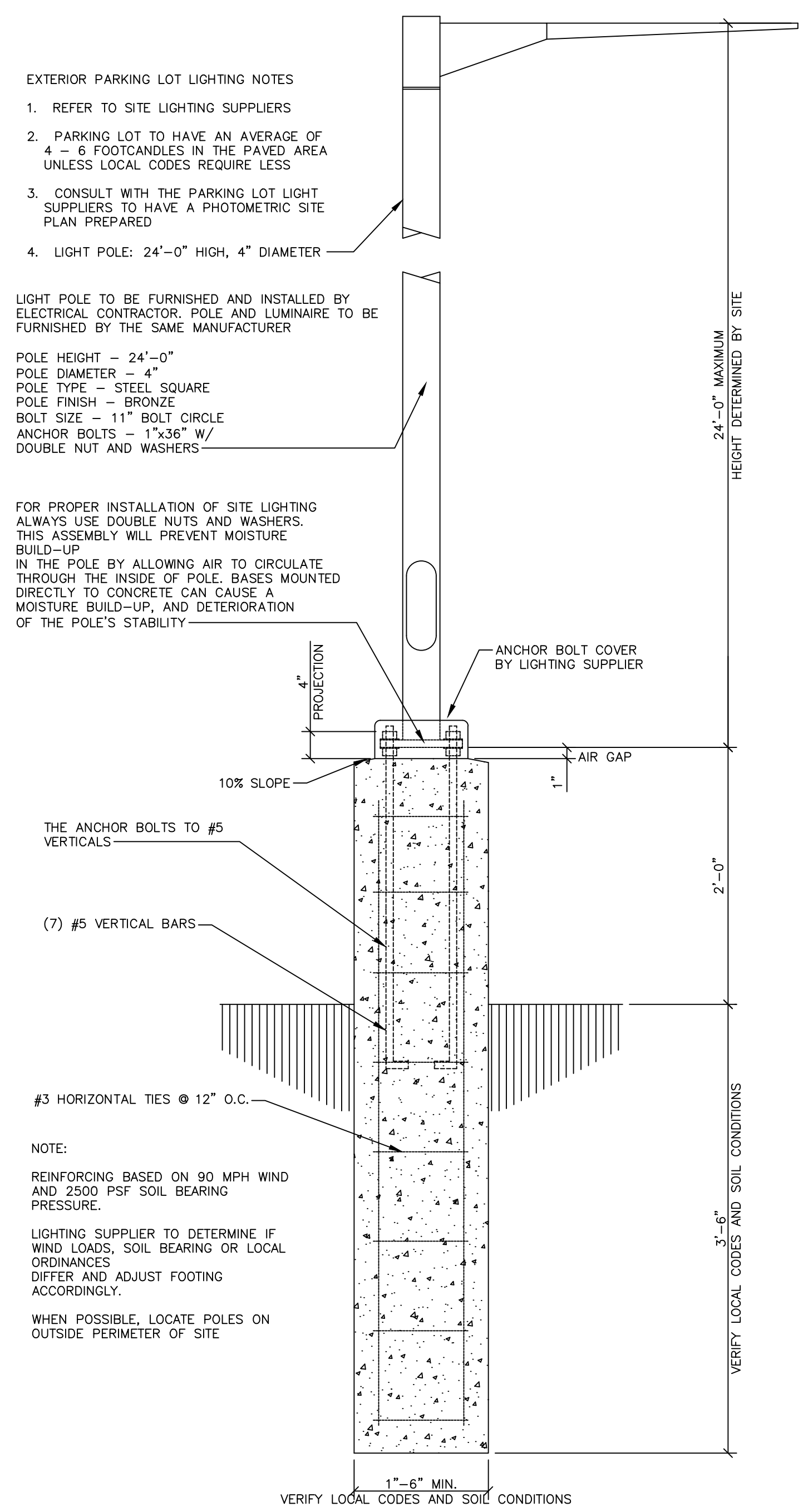


- EXTERIOR PARKING LOT LIGHTING NOTES
1. REFER TO SITE LIGHTING SUPPLIERS
 2. PARKING LOT TO HAVE AN AVERAGE OF 4 - 6 FOOTCANDLES IN THE PAVED AREA UNLESS LOCAL CODES REQUIRE LESS
 3. CONSULT WITH THE PARKING LOT LIGHT SUPPLIERS TO HAVE A PHOTOMETRIC SITE PLAN PREPARED
 4. LIGHT POLE: 24'-0" HIGH, 4"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



EXTERIOR LIGHT POLE & STANDARD RAISED CONCRETE BASE DETAIL
 NO SCALE

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.

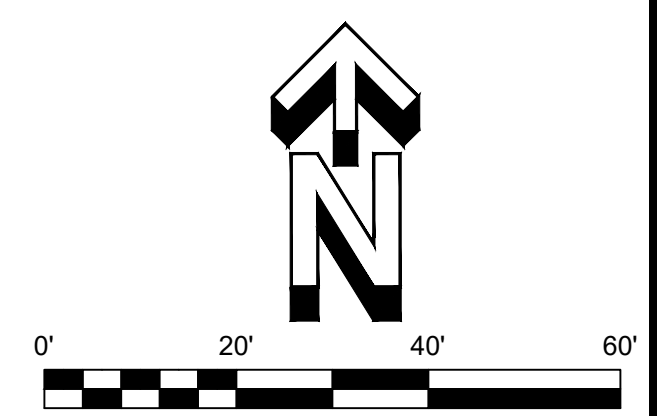
Total Project Watts
 Total Watts = 1441.6

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
→	7	B	SINGLE	SLM-LED-24L-SIL-FT-50-70CRI-IL-SINGLE-18' MH	1.000	1.000	1.000	15885	188.8
□	6	W	SINGLE	WENMS-L16_8-120-27TV (FIXTURE BY OTHERS) 10.5' MH	1.000	1.000	1.000	432	20

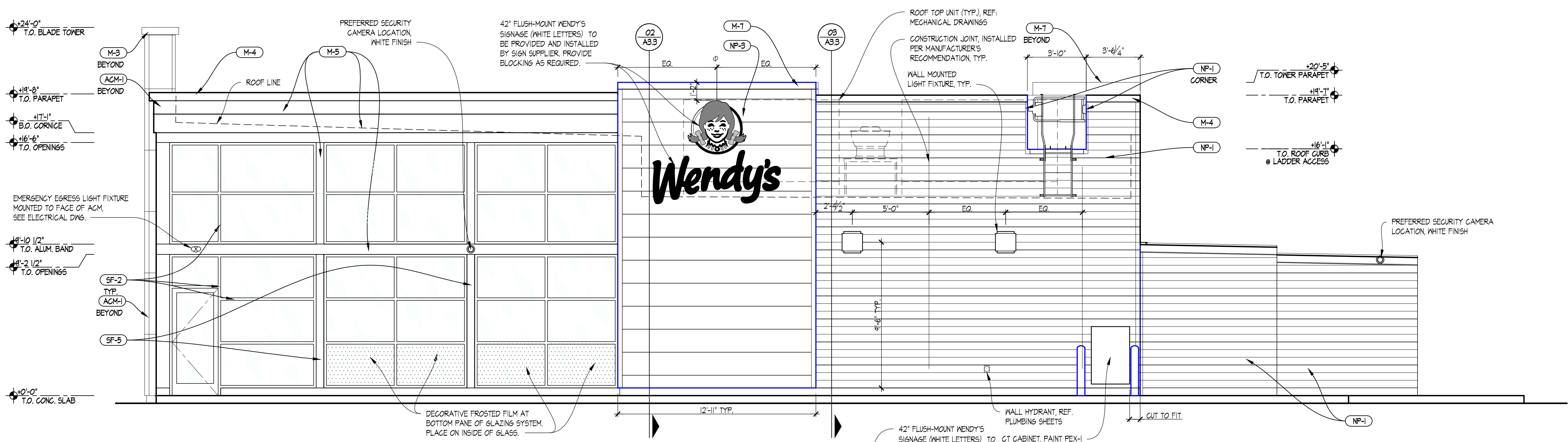
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

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.

NOT FOR CONSTRUCTION - CITY REVIEW SET



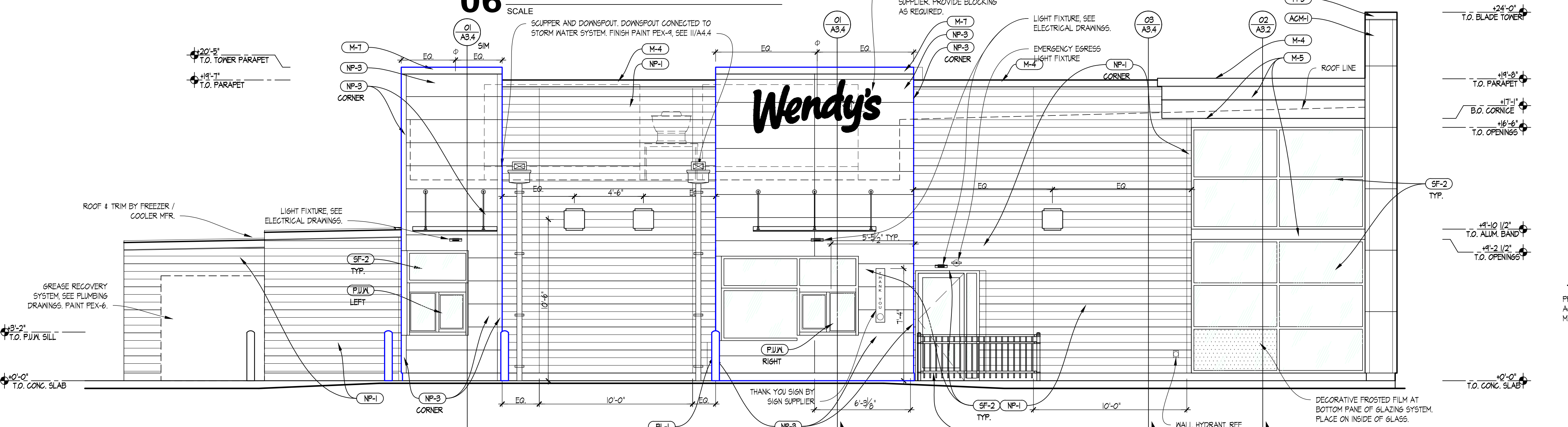
C:\Users\lbrun\OneDrive\Desktop\2019_0803_1921_NPC_-_Wendy's_Lee's_Summit_MO.dwg, 9/2/2019 10:48:48 AM



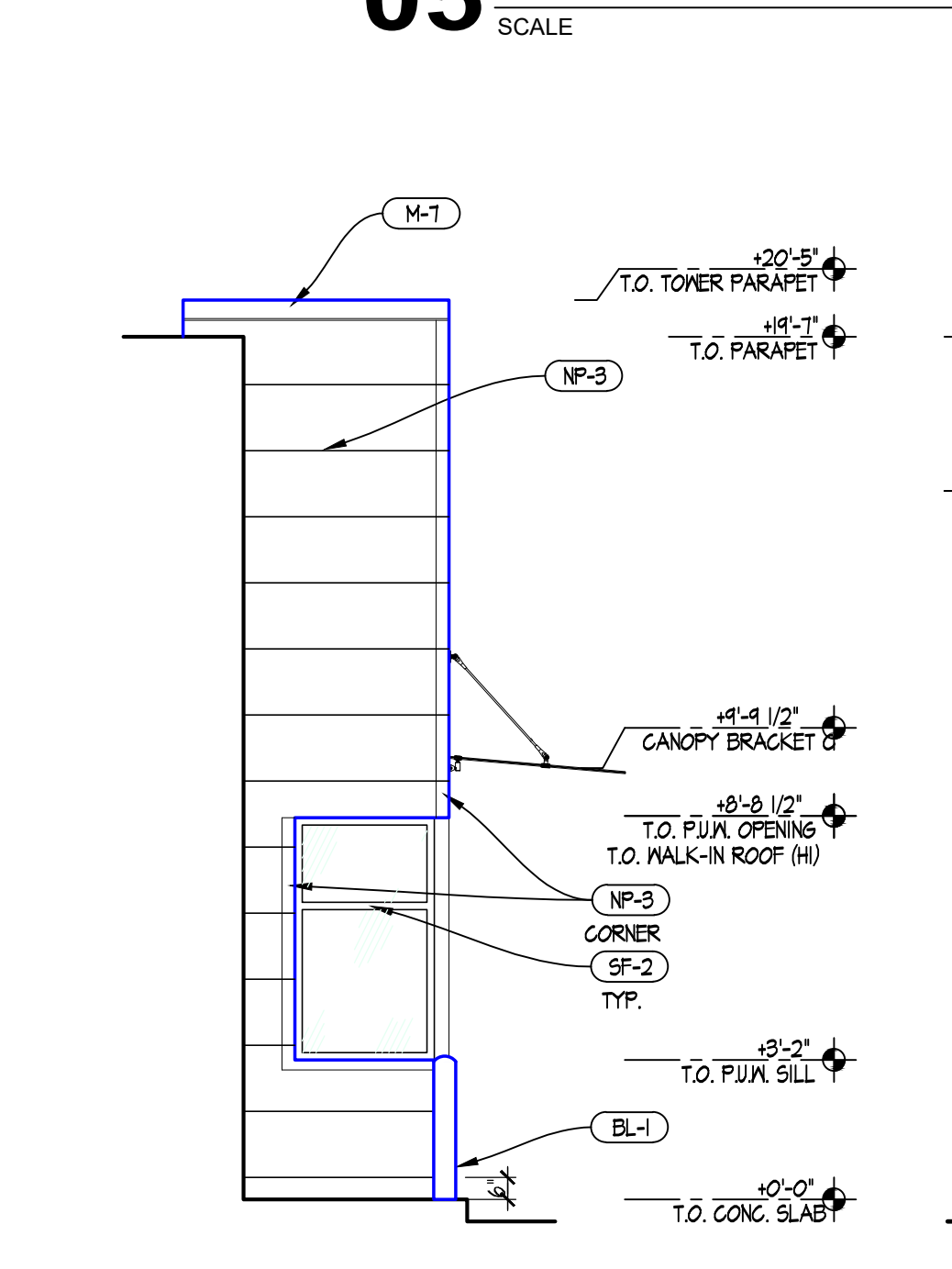
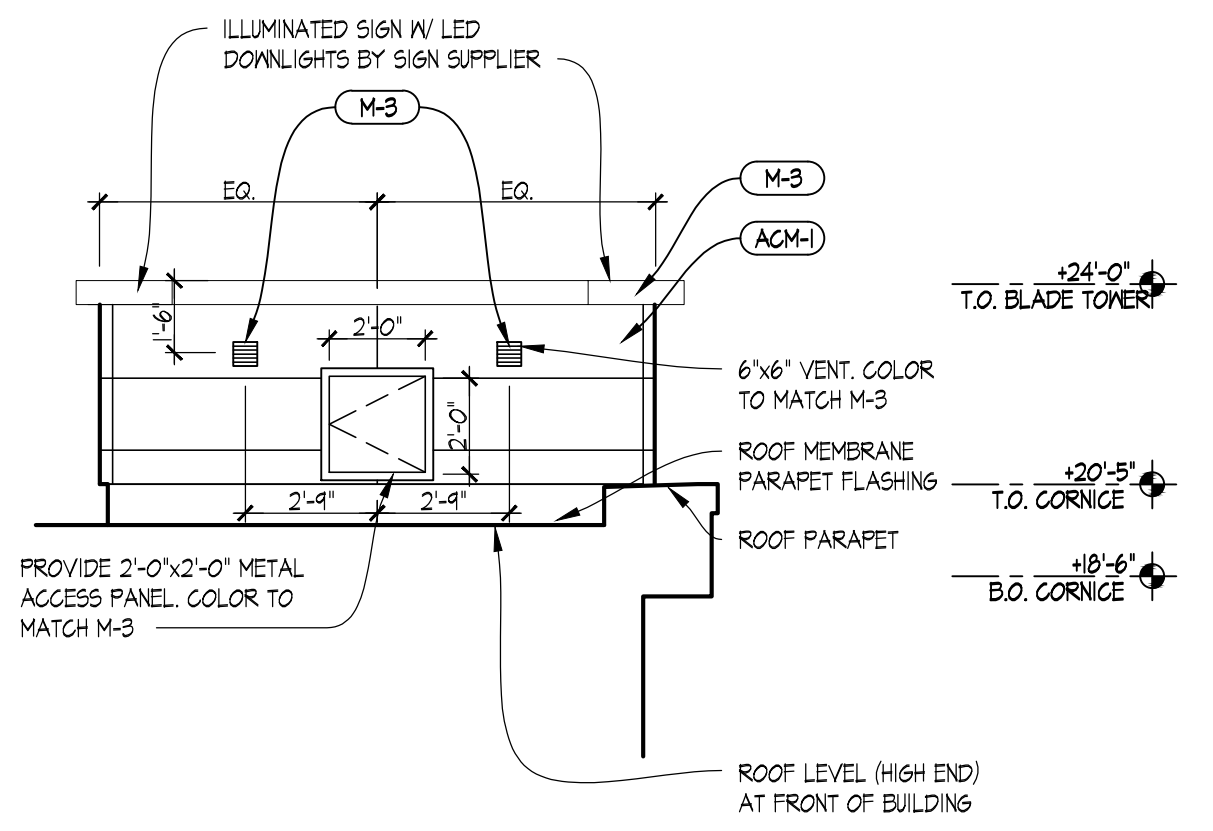
06 SOUTH - VESTIBULE ELEVATION
SCALE

EXTERIOR FINISHES LEGEND	
SF-2	STOREFRONT - "CLEAR ANNOZIDED"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRASS METAL - "CLEAR ANNOZIDED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
NP-1	NICHIIHA - WOOD
NP-2	NICHIIHA - RED
NP-3	NICHIIHA - GREY
NW-1	KNOTWOOD-PREFINISHED-ALUMINUM-SIDING-MATERIAL-"LIGHT-OAK"
NW-2	KNOTWOOD-PREFINISHED-ALUMINUM-SIDING-MATERIAL-"KNIGHTS-ARMOUR"
NW-3	KNOTWOOD-PREFINISHED-ALUMINUM-SIDING-MATERIAL-"BRITE-RED-MATT"
ACM-1	BLADE WALL
ACM-4	MOBULAR-SOFFIT-FASEMA
E-2	EIFS - "WENDY'S-RED"
E-7	EIFS - "DARK GREY"
E-8	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)

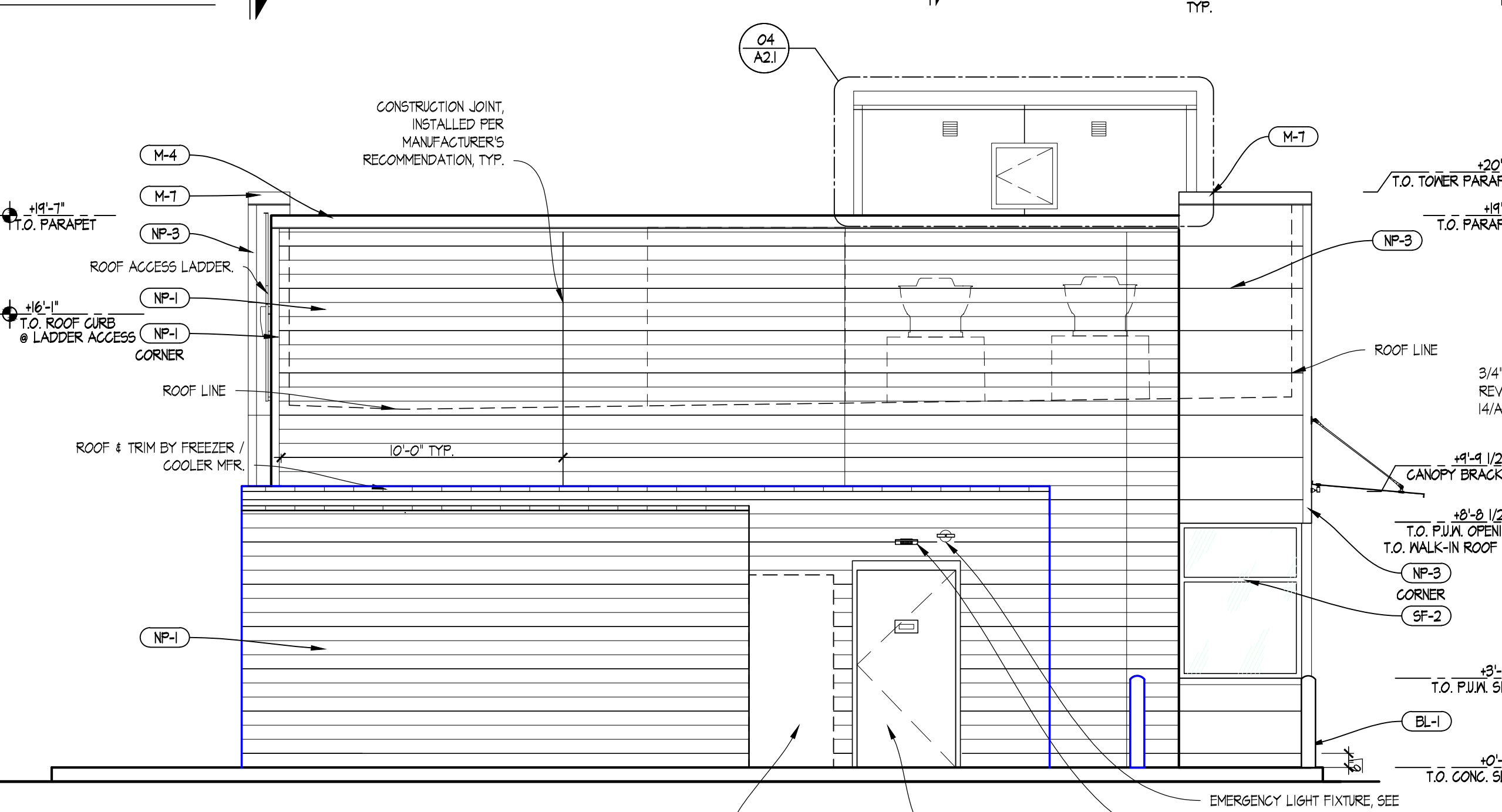
UTILITY LINES AND EQUIPMENT ON EXTERIOR OF BUILDING TO BE PAINTED TO MATCH ADJACENT WALL.



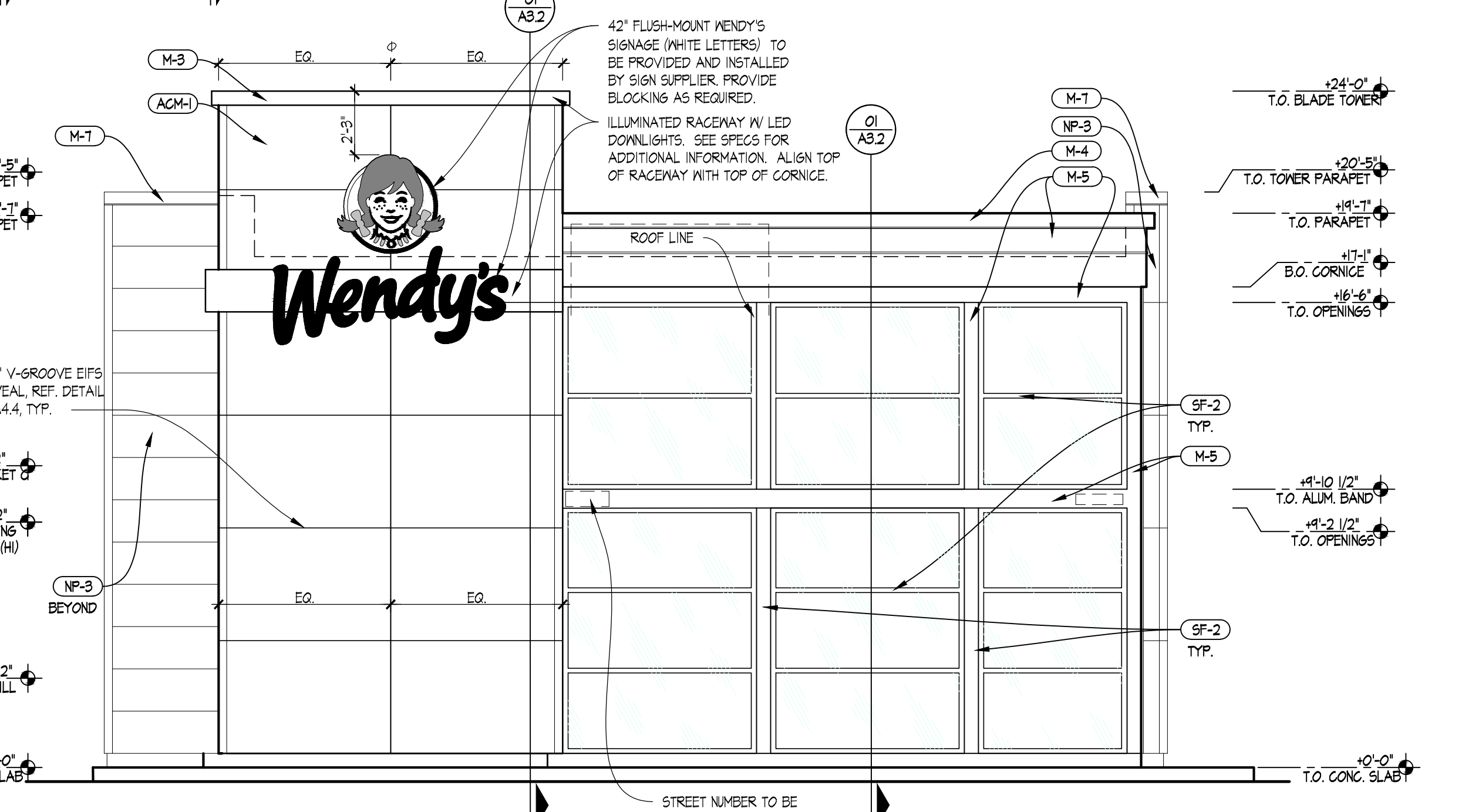
05 NORTH - DRIVE THRU ELEVATION
SCALE



03 REAR DRIVE THRU ELEVATION
SCALE



02 EAST - REAR ELEVATION
SCALE



01 WEST - FRONT ELEVATION
SCALE

SITE NUMBER: 12533
BASE MDL: 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

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
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: 06/28/2019
PROJECT NUMBER: 19.057
DRAWN BY: TB
CHECKED BY: MG

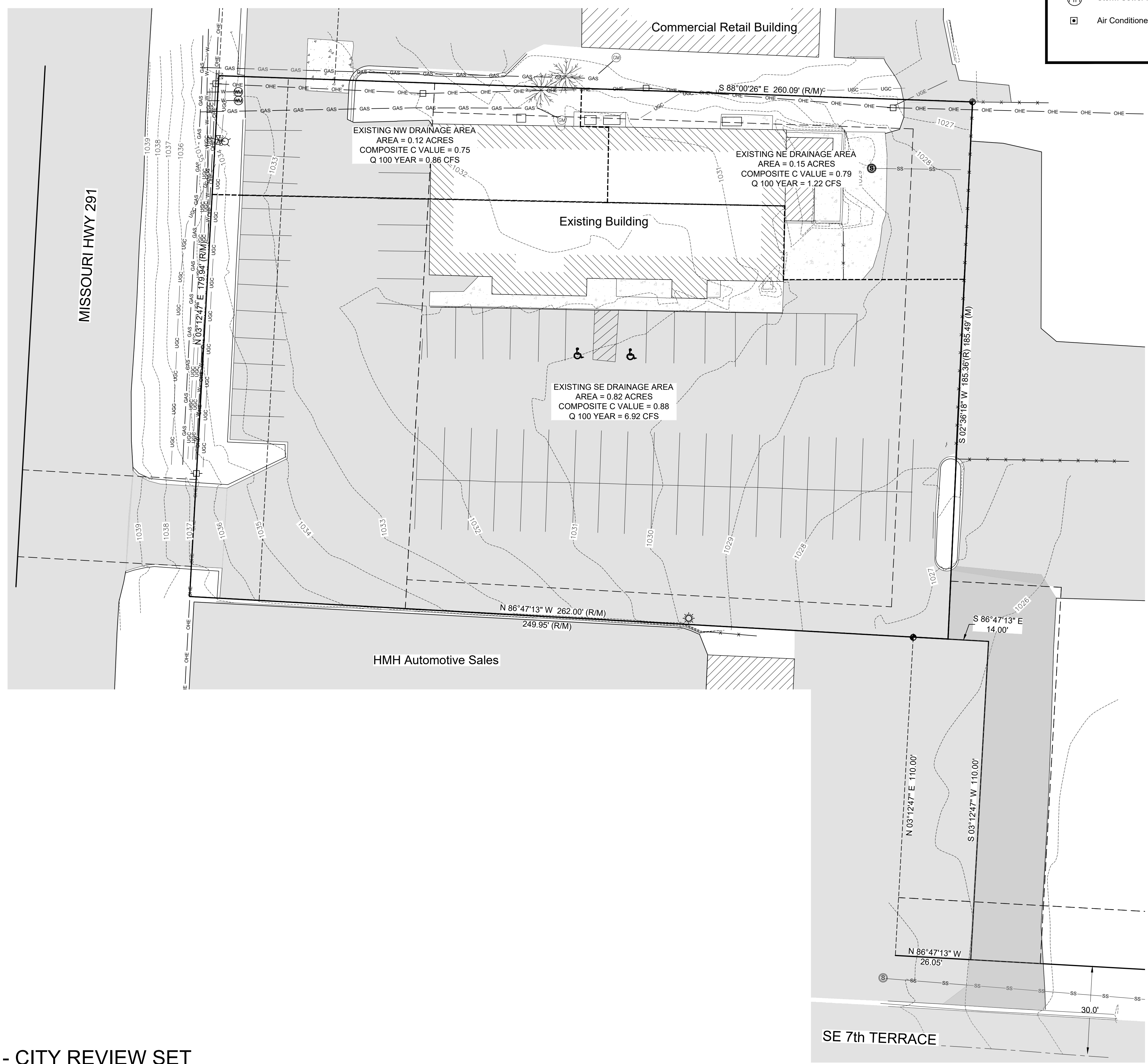
SHEET NAME
NICHIIHA FINISH OPTION
SMART 40 SQUARE

SHEET NUMBER

A2.1

18202019.7327296 P:\WENDY'S\00 IN PERMITTING\19 057 NPC QB 6042_12533 Lee's Summit, MO (NB)\Construction Documents\00 SMART_40-SQUARE_A2_1_Exterior Elevations-NICHIIHA OPTION.dwg, mjriffin

LEGEND			
	Benchmark		Sanitary Sewer Manhole
	Iron Pin Found		Sign
	Iron Pin Set		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	470.0	Grade point
	Storm Sewer Manhole		Number of Parking Spaces
	Air Conditioner	TBR	To Be Removed
	Water Line		Existing Asphalt
	Sanitary Sewer Main		New Asphalt
	Fence		New Concrete
	Existing Contours		Existing Concrete
	Proposed Contours		Existing Asphalt TBR
	Underground Electric Storm Sewer		
	Limits of Pavement Removal		
	Overhead Utility Lines		
	Gas Lines		
	Ditch / Swale		



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 IN/HOUR
 Q = CIA = (0.75)(9.29 IN/HOUR)(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 IN/HOUR
 Q= CIA = (0.78)(10.3 IN/HOUR)(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 IN/HOUR
 Q = CIA = (0.88)(9.6 IN/HOUR)(0.82 ACRES) = 6.93 CFS

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

linear!
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

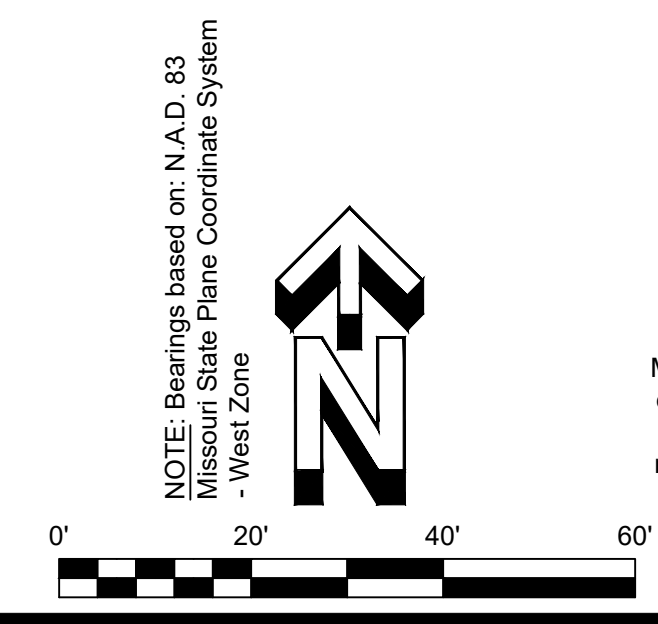
ISSUE DATE: 09-05-19
 PROJECT NUMBER: NPCQB#6042
 DRAWN BY: RJA, TIL
 CHECKED BY: MEN, TIL

STATE OF MISSOURI
 MICHAEL E. NEIKIRK
 PE
 PROFESSIONAL ENGINEER
 No. 0000000000

SHEET NAME
 EXISTING DRAINAGE AREAS

SHEET NUMBER

EX. 1



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

C:\Users\lbrund\OneDrive\Projects\2019\08051921 NPC - Wendy's Lee's Summit, MO.dwg
 9/2/2019 9:25:06 AM

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
	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 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

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

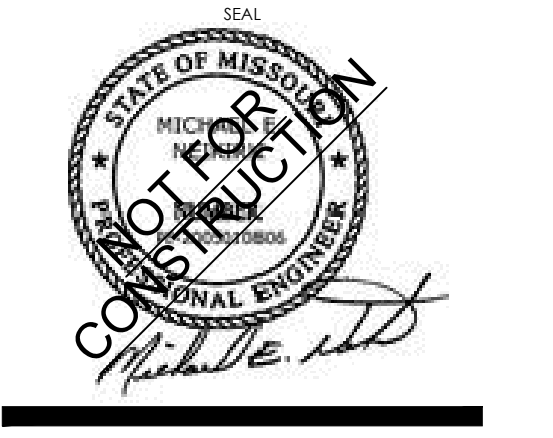
PROJECT TYPE: NEW
 SMART 55 - NARROW

MICHAEL E. NEIKIRK PE
 Civil Engineer
 306 North Market Street Ste. 101
 Mt. Carmel, IL 62853
 Phone: (618) 263-4100

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

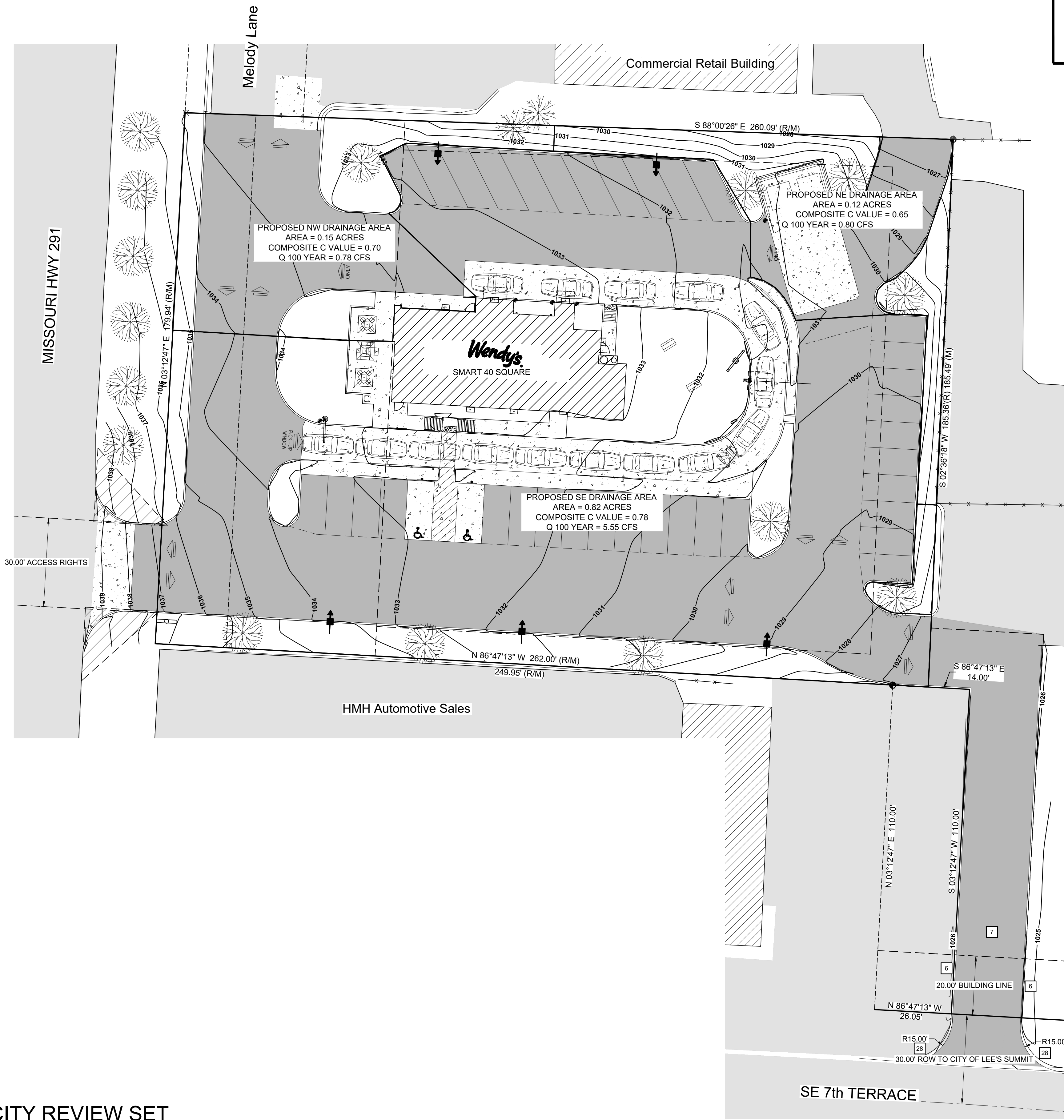
REV.	DATE	DESCRIPTION

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



SHEET NAME
 PROPOSED DRAINAGE AREA
 SHEET NUMBER

EX. 2

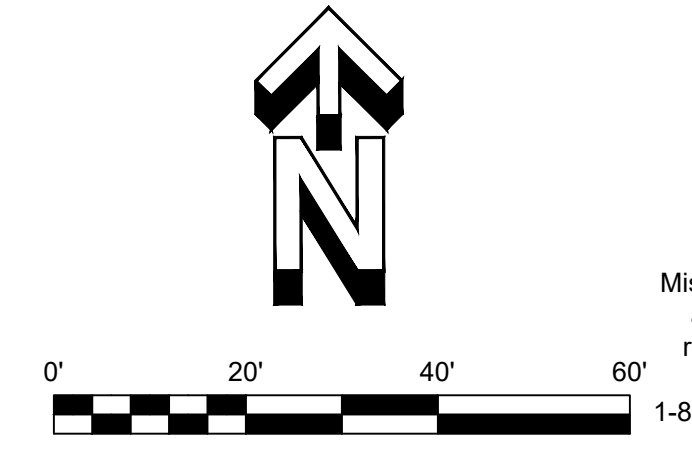


PROPOSED NORTHWEST DRAINAGE AREA:
 TOTAL AREA = 0.15 ACRES
 IMPERVIOUS AREA = 0.10 ACRES @ C=0.90
 PERVIOUS AREA = 0.05 ACRES @ C=0.30
 COMPOSITE C = 0.70
 TIME OF CONCENTRATION = 7.80 MIN.
 1 100 YEAR = 9.27 IN/HOUR
 Q = CIA = (0.70)(9.27 IN/HOUR)(0.12 ACRES) = 0.78 CFS
 EXISTING 0.84 CFS > PROPOSED 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.
 1 100 YEAR = 10.3 IN/HOUR
 Q = CIA = (0.65)(10.3 IN/HOUR)(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.
 1 100 YEAR = 8.67 IN/HOUR
 Q = CIA = (0.78)(8.67 IN/HOUR)(0.82 ACRES) = 5.55 CFS
 EXISTING 6.93 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.



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).

C:\Users\lbrun\OneDrive\Documents\2019\0853\1921\NPC - Wendy's Lee's Summit, MO\Drawings\9/2/2019 10:29:22 AM

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

linear!
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: 09-05-19
 PROJECT NUMBER: NPCQB#6042
 DRAWN BY: TAJ, RM
 CHECKED BY: MEN, TAJ



SHEET NAME
 COLORED RENDERINGS
 SHEET NUMBER

EX. 3



1 WEST ELEVATION
 NOT TO SCALE



3 EAST ELEVATION
 NOT TO SCALE



2 SOUTH ELEVATION
 NOT TO SCALE



4 NORTH ELEVATION
 NOT TO SCALE

C:\Users\lbruno\OneDrive\Documents\Projects\2019\08051921 NPC - Wendy's Lee's Summit, MO\Drawings\2019\08051921 NPC - Wendy's Lee's Summit, MO.dwg
 9/2/2019 10:48:18 AM