



**Chick-fil-A**

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

**GBC DESIGN, INC.**  
1605 Wilbur Road Dr. A Room 03-100-1113  
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**CHICK-FIL-A**  
SUMMIT FAIR FSU  
CUSTOM PROJECT SOLUTIONS  
690 NW BLUE PARKWAY  
LEE'S SUMMIT, MO 64086

**FSU# 02859**

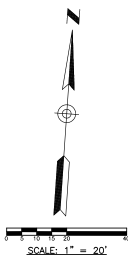
REVISION	SCHEDULE NO.	DATE	DESCRIPTION

SHEET TITLE PLAN

Permit

SHEET NUMBER

C-200



- LEGEND**
- ▲ PROP. FIRE HYDRANT
  - △ EX. FIRE HYDRANT
  - PROP. VALVE
  - EX. VALVE
  - PROP. MANHOLE
  - EX. MANHOLE
  - PROP. INLET
  - EX. BOX INLET
  - EX. LIGHT POLE
  - PROP. LIGHT POLE
  - ▬ PROP. ACCESSIBLE RAMP - RAMP IS NOT TO BE SCORED OR GROOVED
  - EX. CURB
  - ▬ PROP. CURB & GUTTER
  - ▬ PROP. ASPHALT PAVEMENT
  - ▬ PROP. CONCRETE PAVEMENT/WALK

**TOTAL PARCEL SIZE:** 1.4310 AC.

**REQUIRED SETBACKS**

FRONT (OLIVE GARDEN)	15'	LANDSCAPE	0'
LEFT SIDE (ENTRANCE DRIVE)	10'		0'
RIGHT SIDE (NW BLUE PARKWAY)	15'		20'
REAR (NW SOUTHERN JUNG)	20'		20'

**PARKING SUMMARY:**

REQUIREMENT: 1 SPACE PER 3 SEATS

TOTAL PARKING SPACES REQUIRED (PROPOSED CONDITIONS):  
92 SEATS / 3 x 1 SPACE = 30.7  
= 31 SPACES

**EXISTING PARKING SPACES PROVIDED:**

REGULAR SPACES	= 64
ACCESSIBLE SPACES	= 7
TOTAL	= 71

**PROPOSED PARKING SPACES PROVIDED:**

REGULAR SPACES	= 56
ACCESSIBLE SPACES	= 3
TOTAL	= 59

**EXISTING AREA TABULATION**

IMPERVIOUS AREA	
BUILDINGS	= 4,477 S.F.
ASPHALT PAVEMENT	= 31,020 S.F.
CONCRETE PAVEMENT	= 13,840 S.F.
SUBTOTAL	= 49,337 S.F. (79.15%)

**PERVIOUS AREA**

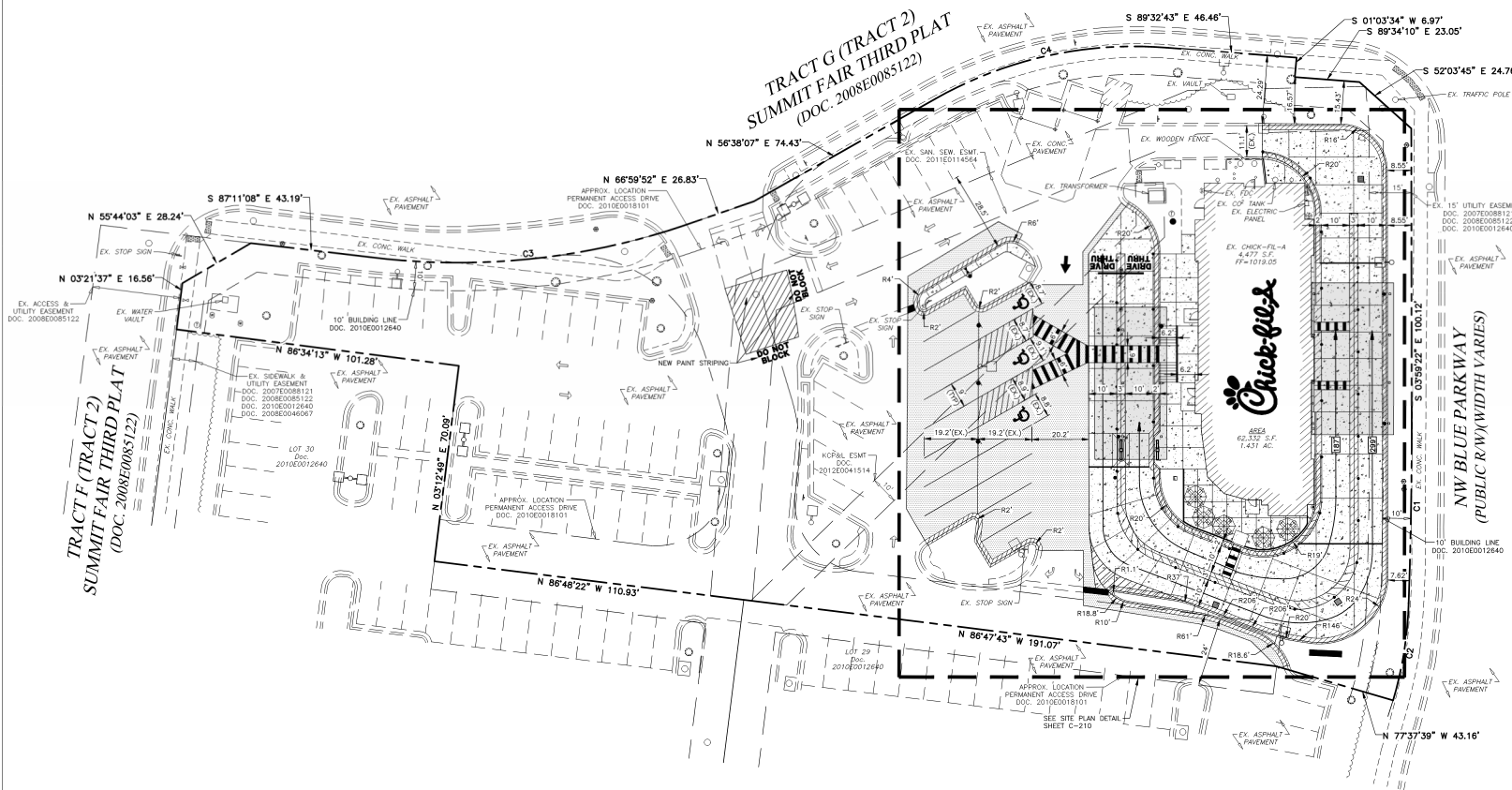
LANDSCAPE/PLANTING	= 12,995 S.F. (20.85%)
TOTAL AREA	= 62,332 S.F. (1.43 AC.)

**NEW DEVELOPMENT AREA TABULATION**

IMPERVIOUS AREA	
BUILDINGS	= 4,477 S.F.
ASPHALT PAVEMENT	= 28,671 S.F.
CONCRETE PAVEMENT	= 19,215 S.F.
SUBTOTAL	= 52,363 S.F. (84.01%)

**PERVIOUS AREA**

LANDSCAPE/PLANTING	= 9,969 S.F. (15.99%)
TOTAL AREA	= 62,332 S.F. (1.43 AC.)



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	68.92	1763.33	2°14'08"	34.41'	68.92'	S 02°56'54" E
C2	38.02	134.24'	14°56'42"	17.61'	34.92'	S 05°11'45" W
C3	112.23	251.22'	25°35'48"	57.07'	111.30'	N 80°21'15" E
C4	85.17	143.26'	34°03'58"	43.89'	83.92'	N 73°40'38" E

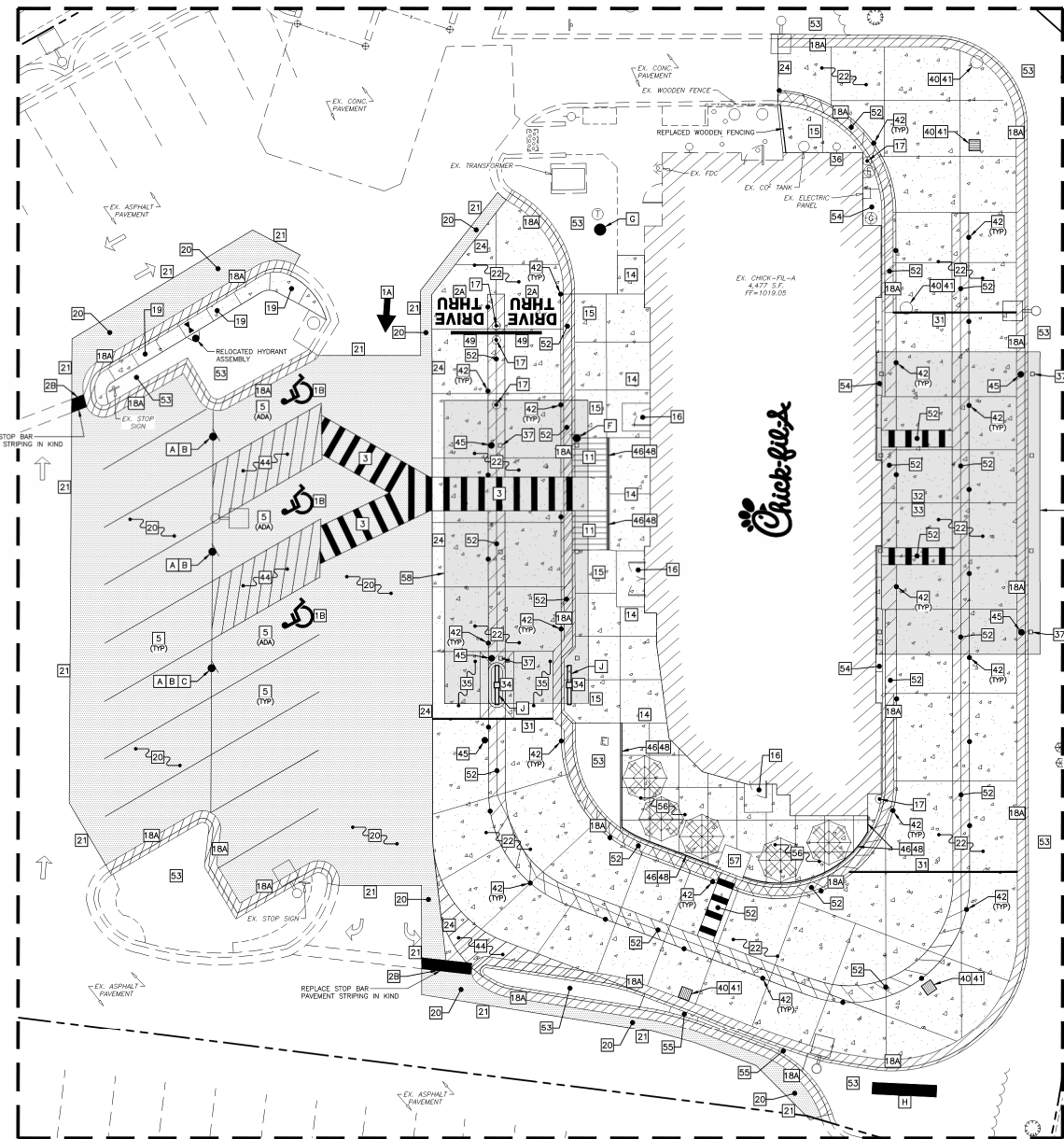
**FLOOD ZONE DESIGNATION:** THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FLOOD INSURANCE RATE MAP NO.2293950410, WITH A MAP REVISED DATE OF JANUARY 20, 2017. IN CITY OF LEE'S SUMMIT, JACKSON COUNTY IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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.

NOTE: FOR CONCRETE PAVEMENT CONSTRUCTION - SEE JOINTING 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 (GRAASED AREAS) DETAIL 8/C-400
  - 9 CURB RAMP W/ FLARED SIDES (ON 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 DETAIL 18A/C-401
  - 18B CATCHING CURB & GUTTER DETAIL 18B/C-401
  - 18C DEPRESSED SPILLING CURB & GUTTER DETAIL 18C/C-401
  - 18D DEPRESSED CATCHING CURB & GUTTER DETAIL 18D/C-401
  - 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP DETAIL 18E/C-401
  - 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP DETAIL 18F/C-401
  - 18G MOUNTABLE CURB & GUTTER DETAIL 18G/C-401
  - 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 CONTRACTION JOINT DETAIL 27/C-402
  - 28 CONTRACTION JOINT DETAIL 28/C-402
  - 29 KEVED 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 FTE DETAIL 1/C-403
  - 33 DRIVE-THRU ISOMETRIC DETAIL 2/C-403
  - 34 DRIVE-THRU ORDER POINT ISLAND DETAIL 3/C-403
  - 35 MENU BOARD LOOP DETECTION SYSTEM DETAIL 4/C-403
  - 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) DETAIL 5/C-403
  - 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) DETAIL 6/C-403
  - 38 SCREENED REFUSE ENCLOSURE DETAIL 7/C-403
  - 39 REFER TO ARCH PLANS FOR ADDITIONAL DETAILS
  - 40 CLEAN-OUT (OUTSIDE OF BUILDING) DETAIL 9/C-403
  - 41 THICKENED PAVEMENT @ STRUCTURES DETAIL 10/C-403
  - 42 STORM STRUCTURE WEEP HOLE DETAILS DETAIL 11/C-404
  - 43 YELLOW SAFETY POST DETAIL 12/C-404
  - 44 BIKE RAILS DETAIL 13/C-404
  - 45 PAVEMENT STRIPING AREA DETAIL 3/C-404
  - 46 STORM SEWER CLEANOUT DETAIL 4/C-404
  - 47 THICKENED SLAB EDGE AT RAILING CORE-DRILLS DETAIL 5/C-404
  - 48 CONCRETE FLUME DETAIL 6/C-404
  - 49 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
  - 50 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
  - 51 GREASE TRAP
  - 52 PROPOSED TRANSFORMER
  - 53 STRIPING PER CHICK-FIL-A DUAL FLEX LANE REQUIREMENTS
  - 54 LANDSCAPED AREA
  - 55 4" THICK CONCRETE STRIP BETWEEN BUILDING & BACK OF CURB
  - 56 4" THICK CONCRETE STRIP BETWEEN CURBS
  - 57 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
  - 58 CONCRETE PAD FOR OPTIONAL CASH STATION
  - 59 FREE-STANDING ORDER POINT CANOPY
  - 60 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) R7-8P; 6'x12" (TYP.)
  - D STOP-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



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

FSU# 02859

REVISION	SCHEDULE	DATE	DESCRIPTION

SHEET PROJECT # 42215A  
PRINTED FOR: Permit  
DATE: 8/23/23  
DRAWN BY: BAW

Permit  
SHEET PLAN  
DETAIL  
SHEET NUMBER  
C-210



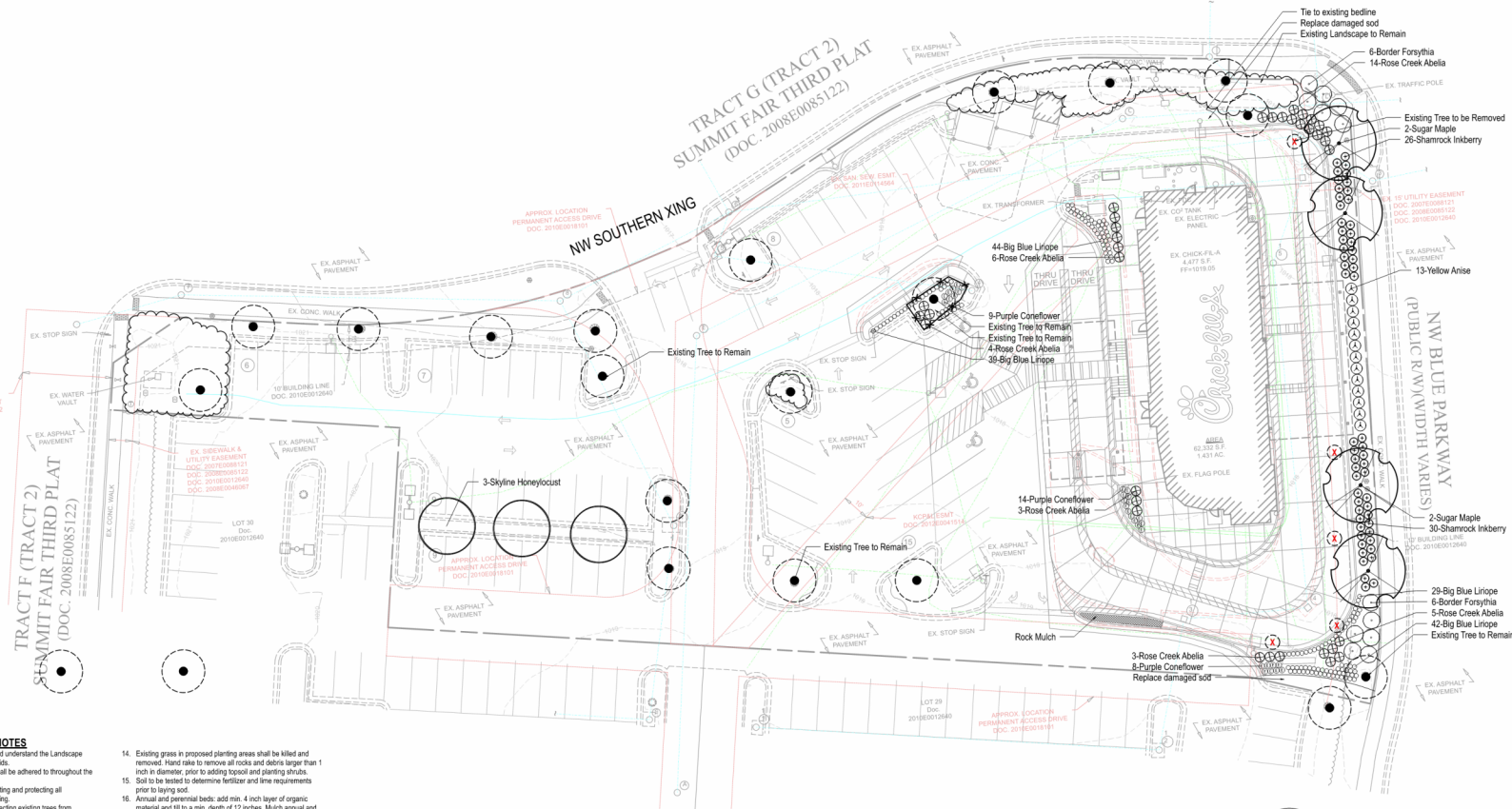
**CHICK-FIL-A**  
**SUMMIT FAIR FSU**  
**CUSTOM PROJECT SOLUTIONS**  
**690 NW BLUE PARKWAY**  
**LEE'S SUMMIT, MD 64086**

**FSU# 02859**

**REVISION SCHEDULE**  
DATE ISSUED BY

NO. PROJECT #	282224
PRINTED FOR	PERMIT
DATE	4/29/24
DRAWN BY	KCN

**PERMIT**  
**Landscape Plan**  
 SHEET NUMBER  
**L-100**



**MIDWEST LANDSCAPE NOTES**

- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fractures/holes to a min. 24" depth. Add topsoil to a 6" depth term held above island curbing, refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subsurface, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Architect.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.

- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying soil.
- Annual and perennial beds add min. 4 inch layer of organic material and fill to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrub beds (existing and new) to be mulched with a min. 3 inch layer of mulch. Rock Mulch to be provided around the building as shown and called out on the landscape plan. All other planting beds are to be mulched with double shredded hardwood mulch.
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Soil to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of soil at planting beds are to be "V" finished; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All fire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost to shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for general requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass areas by an automatic underground irrigation system. Irrigation or shall shall be provided to the Landscape Architect within 24 hours of irrigation initial completion.
- Shake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

**LANDSCAPE REQUIREMENTS**

A. FRONTAGE LANDSCAPE		
<b>REQUIRED</b>	(1) tree per 30 LF and (1) shrub per 20 LF of street frontage	
	NW Blue Pkwy: 205 LF / 30 LF x 1 tree	= 7 street trees required
	205 LF / 20 LF x 1 shrub	= 10 shrubs required
	NW Southern Xing: 456 LF / 30 LF x 1 tree	= 15 street trees required
	456 LF / 20 LF x 1 shrub	= 23 shrubs required
<b>PROVIDED</b>	1. NW Blue Pkwy: 3 tree existing, 4 sugar maple, 56 inkberry, 13 aspen	= 7 street trees provided
	2. NW Southern Xing: 10 tree existing	= 89 shrubs provided
	3. NW Southern Xing: 10 tree existing	= 10 street trees existing
	4. NW Southern Xing: 23 shrubs existing	= 23 shrubs existing
B. INTERIOR LANDSCAPING		
<b>REQUIRED</b>	(1) tree and (2) shrubs per 5,000 SF of area excluding building footprint	
	(62,330 SF - 4,477 SF of building) / 5,000 SF x 1 tree	= 12 trees required
	(62,330 SF - 4,477 SF of building) / 5,000 SF x 2 shrubs	= 23 shrubs required
<b>PROVIDED</b>	1. 8 tree existing, 3 honeylocust	= 11 trees provided
	2. 23 shrubs existing	= 23 shrubs existing
C. PARKING LANDSCAPE		
<b>REQUIRED</b>	1. 5% of parking area to be landscape area	
	40,449 SF x 5%	= 2,022 SF of landscape area required
<b>PROVIDED</b>	1. Landscape area	= 2,500 SF of landscape area provided

**PLANT LIST**

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>				
4	Acer saccharum 'Legacy'	Sugar Maple	3" Cal; 12' Hgt.	B & B
3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	3" Cal; 12' Hgt.	B & B
<b>Shrubs</b>				
35	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
12	Forsythia x intermedia	Border Forsythia	3 Gal.	
56	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 Gal.	
13	Illicium parviflorum	Yellow Anise	3 Gal.	
<b>Specioleaves</b>				
31	Echinacea purpurea	Purple Coneflower	1 Gal.	Plant 24" O.C.
154	Liriodendron 'Big Blue'	Big Blue Lincoe	1 Gal.	Plant 18" O.C.
<b>Other</b>				
73	Rock Mulch	Rock Mulch	SF.	See Specifications

**IRRIGATION SYSTEM RETROFIT**

- Existing irrigation system shall be retrofitted to include 100% cover to all newly created landscaped areas.
- Sprays and rotors shall be utilized on all soil and seeded areas.
- Drip irrigation shall be utilized on all planting beds, shrubs, trees, and groundcover.
- The Contractor shall be responsible to ensure new and existing irrigation components, and the system as a whole, are in proper working order.
- Add valves, sprays, rotors, drip, and/or replace zones as needed to achieve proper coverage as required.
- Only RainBird products shall be utilized.
- Mainline shall be 1" CLS 200 PVC.
- Lateral lines shall be 1/2" CLS 200 PVC.
- Shut-off valves shall be installed.
- Prior to final completion, the Irrigation Contractor shall perform a walk-thru inspection with the Owner, or Owners Representative.





702

NW Southern Xing

NW Southern Xing

NW Southern Xing

NW Blue Pkwy

NW Blue Pkwy

Interior

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