

SITE DEVELOPMENT PLANS FOR QUIKTRIP STORE #0208 WOODS CHAPEL RD & NE RALPH POWELL RD LEE'S SUMMIT, MISSOURI

GENERAL NOTES:

A. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE FULLY AND COMPLETELY RESPONSIBLE FOR PROTECTING ALL UTILITIES, STRUCTURES, AND OTHER EXISTING CONDITIONS ON THE PROPERTY DURING PERFORMANCE OF THE WORK. TO THIS REQUIREMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND CONDUCTING ALL NECESSARY SURVEYS AND TESTS. ANY CONSTRUCTION OPERATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF NEAR THE CONSTRUCTION SITE.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF EXISTING STRUCTURES, INCLUDING UTILITIES, PAVING, AND OTHER EXISTING CONDITIONS ON THE PROPERTY AS SHOWN ON THESE PLANS.

C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBERHOLE AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION AND CONSTRUCTION OPERATIONS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND SPECIFICATIONS.

D. THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT - RESIDENT OFFICE, 1000 WEST WASHINGTON, ST. LOUIS, MISSOURI 63102, AND DATED AS FOLLOWS SHALL OBTAIN ON THIS PROJECT:

F. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS AND STANDARDS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION, MARCH 1, 1993, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL OBTAIN ON THIS PROJECT:

G. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE NOT SHOWN ON THESE PLANS.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. WETLANDS AREA WITHOUT THE NECESSARY PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, MISSOURI DISTRICT OFFICE, 1000 WEST WASHINGTON, ST. LOUIS, MISSOURI 63102, WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGN REPRESENTED ON THESE PLANS WAS IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN PROFESSION. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS REVIEWED THE PLANS AS CONSTRUCTED EXCEPT IN THE PORTION WHERE THE ENGINEER HAS CONDUCTED SURVEYS AND THE PHYSICAL CONSTRUCTION ON A CONTINGENT BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACT SHALL BE DIRECTED TO THE ENGINEER AT THE ADDRESS LISTED HEREIN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY QUESTIONS RECEIVED THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE GENERAL CONTRACT AND SHALL BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

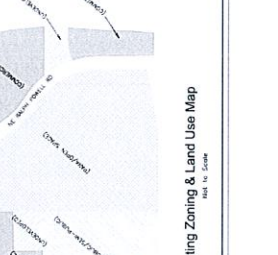
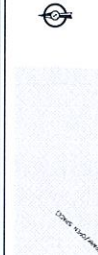
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION, MARCH 1, 1993, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL OBTAIN ON THIS PROJECT:

BENCHMARKS:

BM-1 (BASIS FOR VERTICAL DATUM IS MANDRA) EXISTING, CUT ON THE SOUTH SIDE OF THE ROAD, APPROXIMATELY 100 FEET SOUTH AND 100 FEET EAST OF THE SOUTHEAST CORNER OF LOT #208.

SHEET INDEX

NO.	TITLE
1	COVER
2	DEMOLITION PLAN
3	SITE PLAN
4	GRADING PLAN
5	LANDSCAPE PLAN
6	RETAINING WALL PROFILES



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PROJECT CONTACT LIST:

OWNER/DEVELOPER:
QUIKTRIP CORPORATION
ANDREW SMITH, PRESIDENT
4705 S. 127TH EAST AVENUE
TULSA, OK 74134
TEL: (918) 615-7942

ENGINEER OF RECORD:
BHC RHODES
7101 COLLEGE AVENUE, SUITE 400
OVERLAND PARK, KS 66210
TEL: (913) 663-1633

GENERAL CONTRACTOR:
SHAWK & WARREN, INC.
SCOTT D. GORREY, P.E.
LENEXA, KS 66219
TEL: (913) 886-7868

CONSULTANTS:
CIVIL ENGINEER:
SCOTT D. GORREY, P.E.
LENEXA, KS 66219
TEL: (913) 886-7868

ELECTRICAL ENGINEER:
ELECTRIC COMPANY & LIGHT
INDUSTRY SERVICE, INC.
1000 WEST WASHINGTON, ST. LOUIS, MISSOURI 63102
TEL: (314) 421-7575

MECHANICAL ENGINEER:
S&S CONSULTING ENGINEERS
1000 WEST WASHINGTON, ST. LOUIS, MISSOURI 63102
TEL: (314) 756-5222

-2016-097-

PROJECT: WOODS CHAPEL RD., NE RALPH POWELL RD., LEES SUMMIT, MI, MISSOURI

QUIKTRIP No. 0208

DATE: 05/20/16

PROJECT NO. 1533

DATE: 05/20/16

BY: [Signature]

CHECKED: [Signature]

DESIGNED BY: [Signature]

SCALE: 1" = 10'

PROJECT NO. 1533

DATE: 05/20/16

BY: [Signature]

CHECKED: [Signature]

DESIGNED BY: [Signature]

SCALE: 1" = 10'

PROJECT NO. 1533

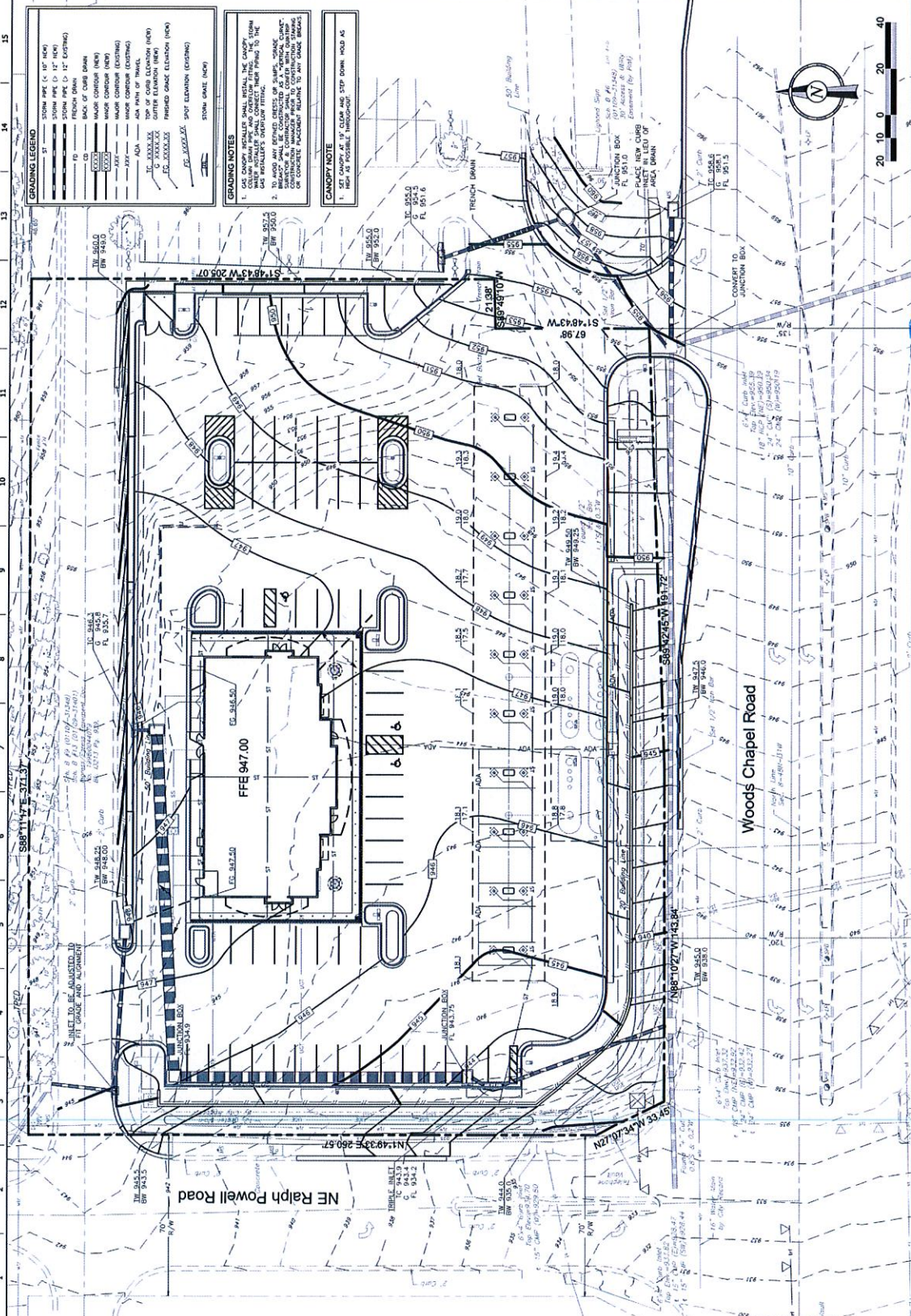
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BY: [Signature]

CHECKED: [Signature]

DESIGNED BY: [Signature]

SCALE: 1" = 10'



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WOODS CHAPEL RD. & NE RALPH POWELL RD.
LEES SUMMIT, MISSOURI

Qitrip No. 0208

BHC PRODES
Landscape Architecture & Planning
2101 College Springs Blvd., Suite 400
Lees Summit, MO 64119
P: 816.433.4433
F: 816.433.4433
www.bhcprodes.com

QT
A PROFESSIONAL LANDSCAPE ARCHITECTURE FIRM
1000 N. GARDEN AVENUE, SUITE 100
LEES SUMMIT, MISSOURI 64119
PHONE: 816.433.4433
FAX: 816.433.4433
WWW.QITRIP.COM

REV DATE DESCRIPTION
1 05/20/16 ORIGINAL ISSUE DATE: 05/20/16

SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: 5

SIZE	SYMBOL	COMMON NAME	MINIMUM SIZE / HEIGHT / SPACING	QUANTITIES	COMMENTS
Ø		INTERMEDIATE BROADLEAF OR NURSERY PLANTING	24" x 12" - 18" MIN	545 EA.	SEE LANDSCAPE PLAN AND SCHEDULE FOR SPECIFICATIONS AND SIZES. PLANTING TO BE INSTALLED IN ACCORDANCE WITH LOCAL ORDINANCES AND SWEEP STATUTE.
○		EDGE OF SHADERS	2" SHAPE (TOTAL) 4" MIN	20 EA.	SEE LANDSCAPE PLAN AND SCHEDULE FOR SPECIFICATIONS AND SIZES. PLANTING TO BE INSTALLED IN ACCORDANCE WITH LOCAL ORDINANCES AND SWEEP STATUTE.
○		SHADE TREE (MATURE)	2" SHAPE 12" MIN	9 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE AND HEALTH. PLANTING TO BE INSTALLED IN ACCORDANCE WITH LOCAL ORDINANCES AND SWEEP STATUTE.
○		EDGE OF SHADERS	2" SHAPE (TOTAL) 4" MIN	12 EA.	SEE LANDSCAPE PLAN AND SCHEDULE FOR SPECIFICATIONS AND SIZES. PLANTING TO BE INSTALLED IN ACCORDANCE WITH LOCAL ORDINANCES AND SWEEP STATUTE.
○		EDGE OF SHADERS	2" SHAPE (TOTAL) 4" MIN	12 EA.	SEE LANDSCAPE PLAN AND SCHEDULE FOR SPECIFICATIONS AND SIZES. PLANTING TO BE INSTALLED IN ACCORDANCE WITH LOCAL ORDINANCES AND SWEEP STATUTE.

LANDSCAPE REQUIREMENTS

REQUIRED CLEARANCE

1. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

2. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

3. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

4. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

5. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

6. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

7. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

8. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

9. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

10. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

11. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

12. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

13. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

14. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

15. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

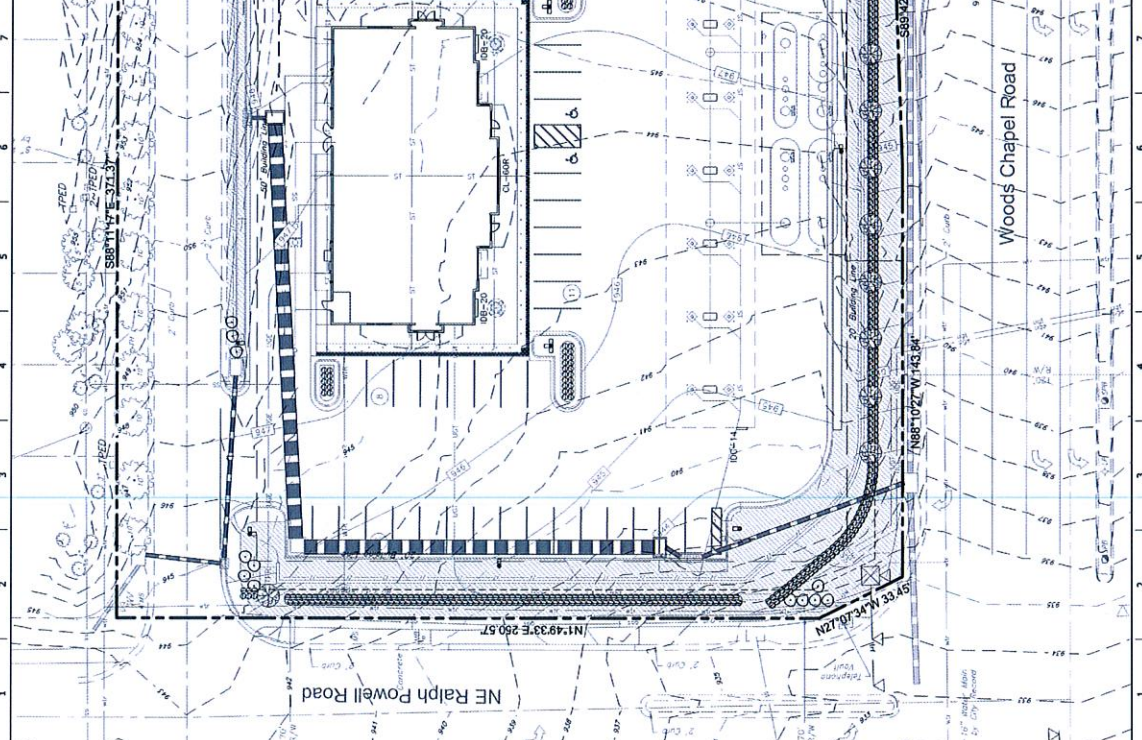
16. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

17. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

18. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

19. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED

20. TREE FOR EVERY 20' OF STREET FRONTAGE
334.17/20' = 11 TREES PROVIDED



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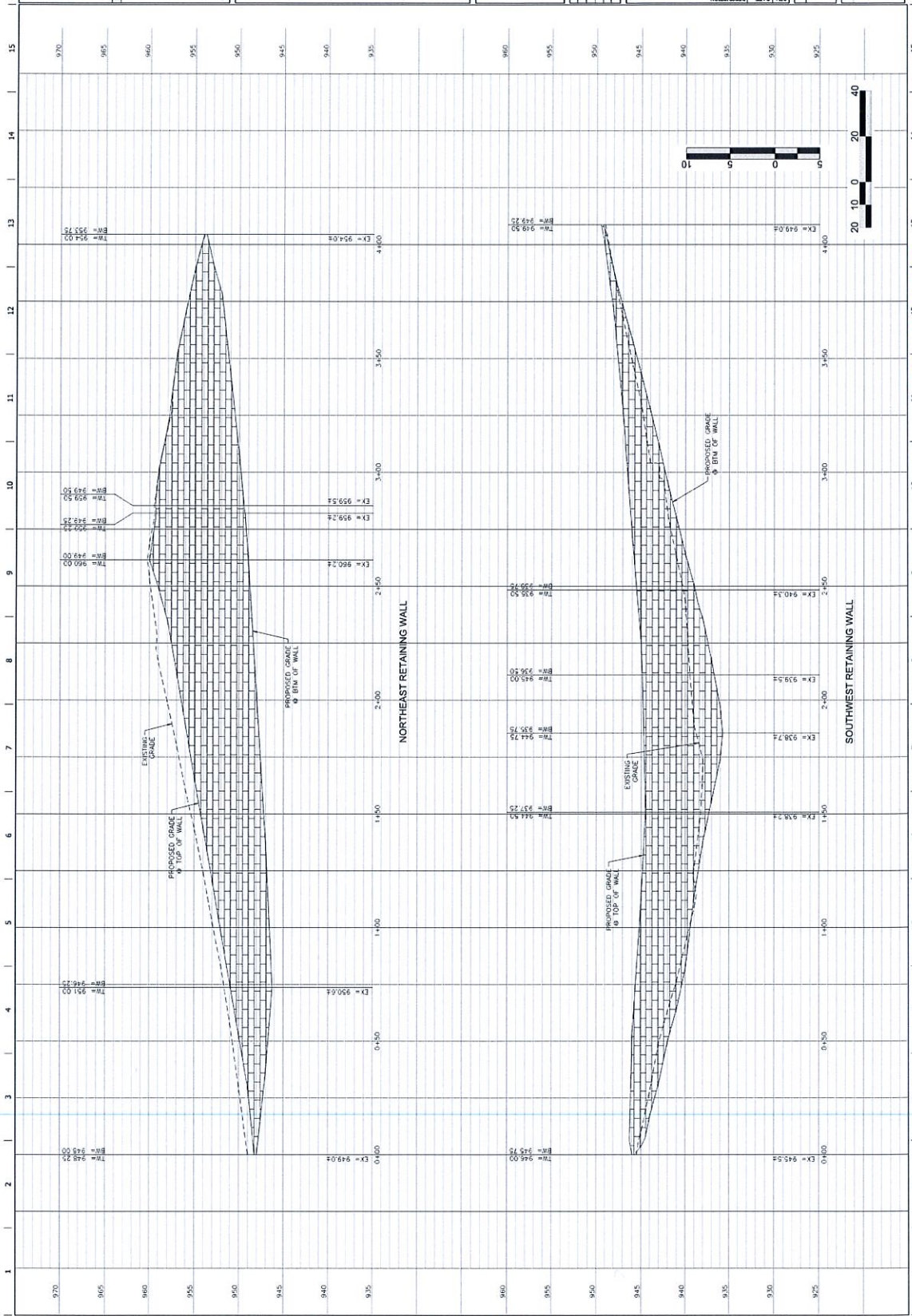
PROJECT NUMBER Q2016-097		QUICKTRIP No. 0208 WOODS CHAPEL RD. & NE RALPH POWELL RD. LEES SUMMIT, MISSOURI	
DATE 05/20/16		DESIGNED BY JMS	PROJECT NO. 2016-097
REVISIONS 1. 05/20/16: Initial Design		CHECKED BY JMS	DATE 05/20/16
DESCRIPTION Retaining Wall Profiles		DATE 05/20/16	ISSUED BY JMS
REV DATE 05/20/16		DESCRIPTION	REV

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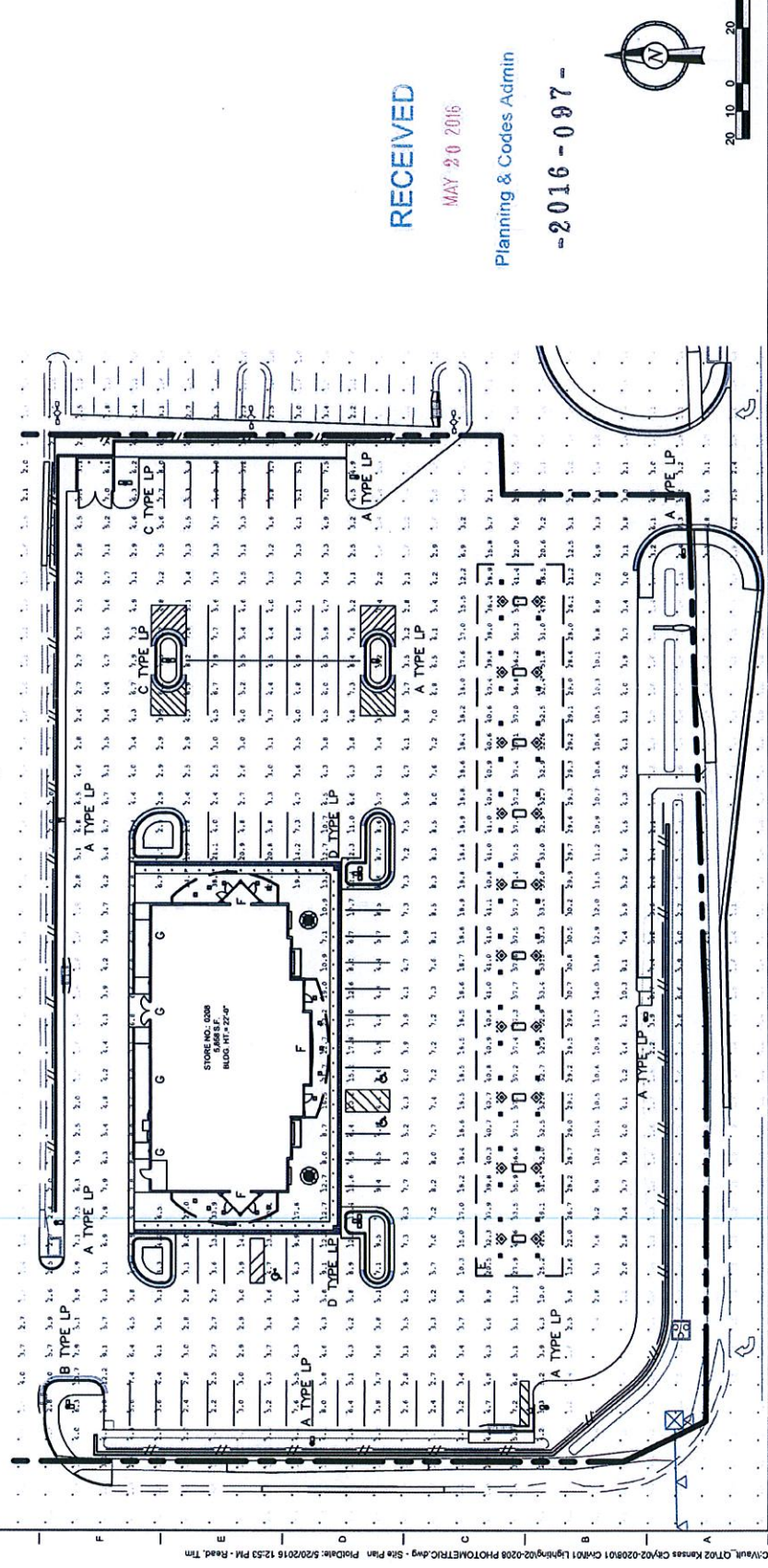
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1 2 3 4 5 6 7 8 9 10 11 12

STORE NO.: 0208 WOODCHAPEL RD. & NE RALPH POWELL RD. LEES SUMMIT, MO			ORIGINAL ISSUE DATE: 05/19/16
STORE NO.: 0208			PHOTOMETRIC SITE PLAN
STORE NO.: 0208		SHEET NUMBER: C160	SHEET TITLE:

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY	ARRANGEMENT	LUMENS PER FOOT-CAND	LLF	TOTAL WATTS
	A	08	SINGLE	ZZ	13,336	1,000
	B	01	2 @ 90°	ZZ	13,336	1,000
	C	02	2 @ 180°	ZZ	13,336	1,000
	D	02	3 @ 90°	ZZ	13,336	1,000
	E	40	SINGLE	10 TO 15'	13,038	1,000
	F	15	SINGLE	10 TO 12'	6,193	1,000
	G	04	SINGLE	12'	4,908	1,000



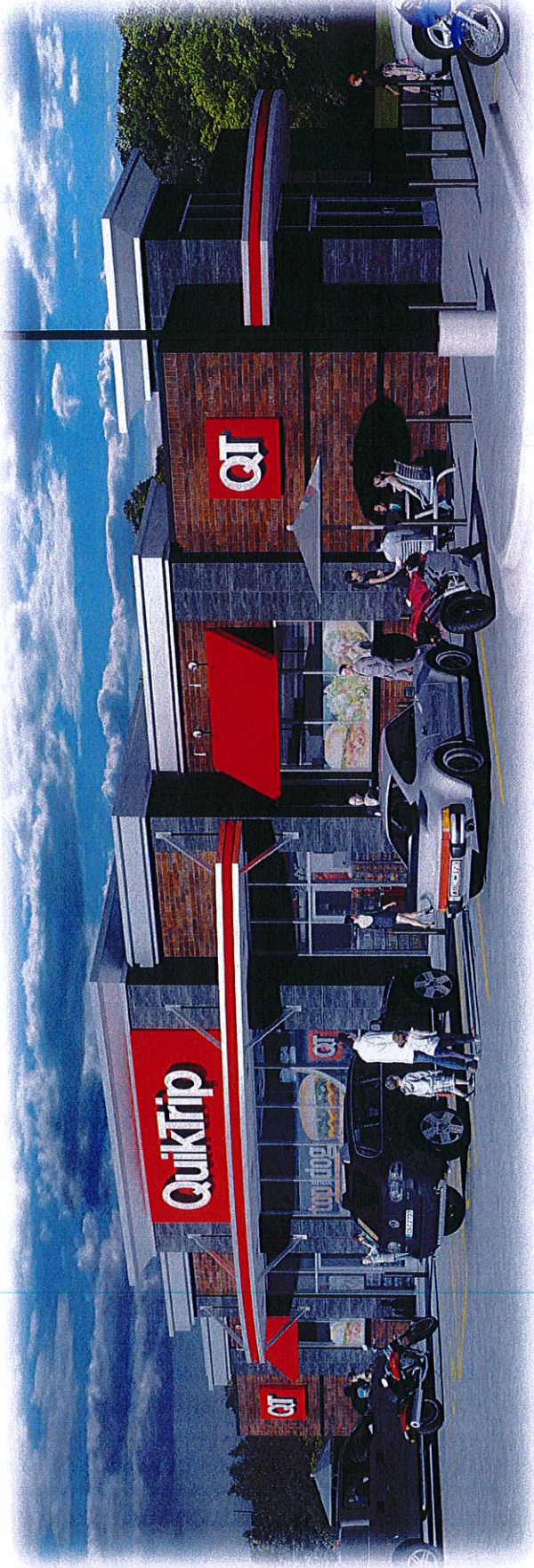
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22'-0" AFF Top of Cornice

16'-0" AFF Top of Masonry

12'-0" AFF Bottom of Cornice

10'-0" AFF Bottom of Cornice

Finish Floor



Front Elevation

Right Elevation

Left Elevation

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NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE			
2	STEEL			
3	BRICK			
4	WOOD			
5	GLASS			
6	PAINT			
7	MECHANICAL			
8	ELECTRICAL			
9	PLUMBING			
10	LANDSCAPE			
11	OTHER			

City, State: Lee's Summit, MO

Address: 800 NE Woods Chapel Rd.

Drawn By: JK

Issue Date: 06.14.16

Scale: 1/8" = 1'-0"

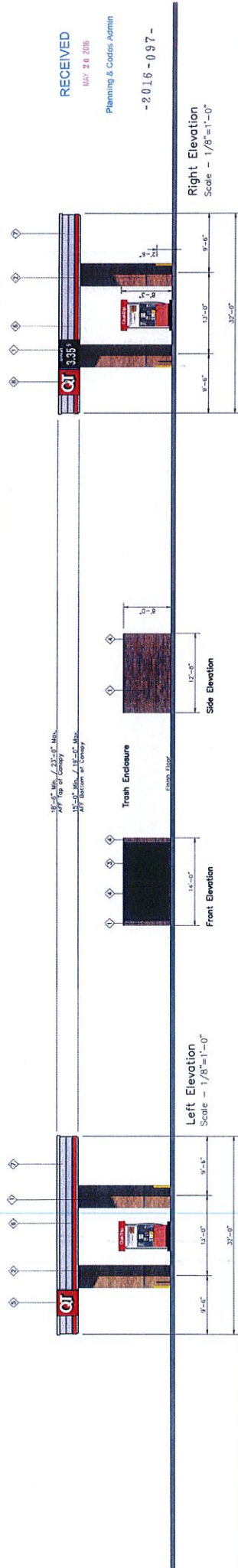
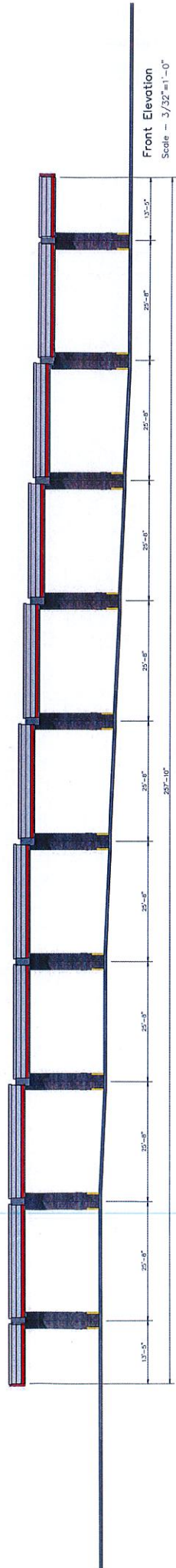
Serial #: 02-0208-BST1

QuikTrip.
4750 S. State, Tulsa, OK 74109
Tel: 918.437.4750
(818) 613-7700



Store #	0208	Flat Entry Building Elevations	Address:	800 NE Woods Chapel Rd.	City, State:	Lee's Summit, MO
Serial #	02-0208-BST1	Scale: 1/8" = 1'-0"	Issue Date:	06.14.16	Drawn By:	JK
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	Store # 0208 Serial # 02-0208-GV10	Address: 800 NE Woods Chapel Rd. City, State: Lee's Summit, MO	Issue Date: 05/03/16 Scale: AS NOTED	Drawn By: TR Rev/Notes:
	FINISH 1. EXTERIOR WALLS: BRICK 2. EXTERIOR ROOF: METAL PANELS 3. INTERIOR WALLS: GYP BOARD 4. INTERIOR ROOF: GYP BOARD 5. FLOOR: POLISHED CONCRETE 6. CEILING: SUSPENDED GRID WITH FLUORESCENT LIGHTS 7. PAINT: INTERIORS: WHITE, EXTERIORS: TRUCK STOP	MANUFACTURER 1. BRICK: BURNING HEARTH 2. METAL PANELS: METAL FABRICATORS 3. GYP BOARD: KNAUF 4. SUSPENDED GRID: KNAUF 5. FLUORESCENT LIGHTS: OSRAM	SPECIFICATION 1. BRICK: 2.25" x 3.62" x 11.25" MODULAR 2. METAL PANELS: 16" x 48" x .049" GALVALUM 3. GYP BOARD: 5/8" THICK 4. SUSPENDED GRID: 2' x 2' SQUARE 5. FLUORESCENT LIGHTS: 4' x 8'	

QuikTrip
 4975 South 17th East Ave.
 Tulsa, OK 74134-7008
 Phone: 800-743-7475
 Fax: 918-743-7475
 (918) 615-7700

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LEE'S SUMMIT, MISSOURI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LEE'S SUMMIT, MISSOURI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LEE'S SUMMIT, MISSOURI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LEE'S SUMMIT, MISSOURI.