

**GENERAL NOTES:**

- A. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REF. SITE WORK SPECIFICATIONS.
- C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D. THE GENERAL CONTRACTOR WILL 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 MAINTENANCE ENGINEER. SPECIFICATIONS ADOPTED BY USA DEPARTMENT OF TRANSPORTATION, MARCH 1, 1993, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT.
- F. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

**WETLANDS NOTICE:**

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

**OIL / GAS WELLS NOTICE:**

AS DESIGNATED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DATABASE OF WELLS:  
(HTTP://DNR.MO.GOV/GEOLGY/GEOSRV/OGC/OGC-PERMIT/)  
THERE ARE NO ACTIVE, INACTIVE, OR CAPPED OIL AND/OR NATURAL GAS WELLS ON THE SUBJECT PROPERTY.

**WARRANTY/DISCLAIMER:**

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

**NOTICE TO BIDDERS:**

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT 913-905-2038. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

**FLOOD CERTIFICATION:**

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE JACKSON COUNTY OF LEE'S SUMMIT, MISSOURI, COMMUNITY PANEL NUMBER 29095C0407F EFFECTIVE DATE SEPTEMBER 29, 2006.

**BENCHMARKS:**

- BM-1 SET SQUARE-CUT ON SW CORNER OF CONCRETE PAD FOR ELECTRIC PEDESTAL IN TRIANGULAR ISLAND IN NW CORNER OF ADJOINING EAST PROPERTY (LOT 2).  
ELEVATION= 1004.75'
- BM-2 SET SQUARE-CUT ON MOST NORTHERLY CORNER OF CURB INLET LOCATED AT MIDPOINT OF RADIUS OF CURB RETURN IN NW QUADRANT OF INTERSECTION OF MARKET STREET AND MISSOURI HIGHWAY 150.  
ELEVATION= 1006.86'

# SITE DEVELOPMENT PLANS FOR QUIKTRIP STORE #0200 120 SW M-150 HIGHWAY LEE'S SUMMIT, MISSOURI

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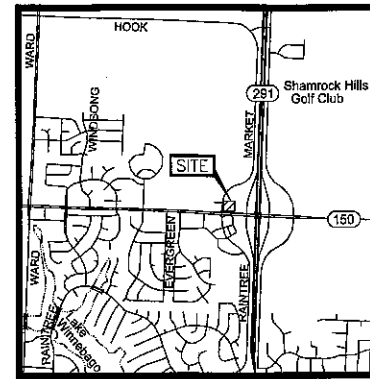
MAY 24 2016

Planning & Codes Admin

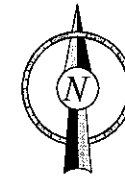
-2016-088-

**SHEET INDEX**

NO.	TITLE
1	Cover
2	Demo (Prelim)
3	Site (Prelim)
4	Grading (Prelim)
5	Landscape (Prelim)
C160	Photometric Plan
6A	Detail Sheet 1
6B	Detail Sheet 2
6C	Detail Sheet 3



Vicinity Map  
Not to Scale

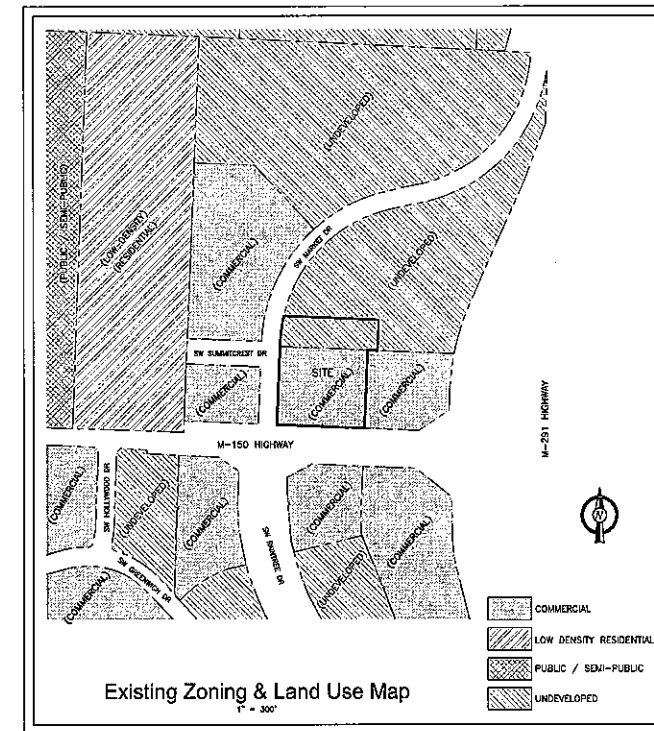


**MUNICIPAL CONTACT LIST:**

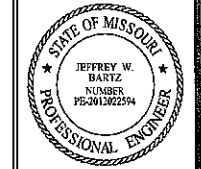
CITY OF LEE'S SUMMIT, MO	
<b>PLANNING AND DEVELOPMENT</b> CITY HALL 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 TEL: (816) 969-1600 FAX: (816) 969-1619	<b>CODES ADMINISTRATION</b> CITY HALL 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 TEL: (816) 969-1200 FAX: (816) 969-1201
<b>PUBLIC WORKS</b> CITY HALL 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 TEL: (816) 969-1800 FAX: (816) 969-1809	<b>WATER UTILITIES</b> CITY HALL 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 TEL: (816) 969-1900 FAX: (816) 969-1935
<b>LEE'S SUMMIT FIRE DEPARTMENT</b> 207 SE DOUGLAS ROAD LEE'S SUMMIT, MO 64063 TEL: (816) 969-1300	<b>ELECTRIC COMPANY</b> KANSAS CITY POWER & LIGHT TEL: (888) 471-5275
<b>TELEPHONE COMPANY</b> AT&T TEL: (800) 464-7928	<b>GAS COMPANY</b> MISSOURI GAS ENERGY TEL: (816) 756-5252

**PROJECT CONTACT LIST:**

<b>SURVEYOR OF RECORD</b> SHAFFER, KLINE & WARREN, INC. SCOTT D. CONFER, L.S. 11250 CORPORATE AVENUE LENEXA, KS 66219 TEL: (913) 888-7800 FAX: (913) 888-7868	<b>QT REAL ESTATE PROJECT MANAGER</b> QUIKTRIP CORPORATION ANDREW SMITH 5725 FOXRIDGE DRIVE MISSION, KS 66202 TEL: (913) 905-2035
<b>ENGINEER OF RECORD</b> BHC RHODES JEFF BARTZ, P.E. 7101 COLLEGE AVENUE, SUITE 400 OVERLAND PARK, KS 66210 TEL: (913) 663-1900 FAX: (913) 663-1633	<b>QT CIVIL PROJECT MANAGER</b> QUIKTRIP CORPORATION WADE RICHARDSON 4705 S. 129TH EAST AVENUE TULSA, OK 74134 TEL: (918) 615-7942



Existing Zoning & Land Use Map  
P-300



PROJECT NO.: 021590.08  
**BHC RHODES**  
Civil Engineering • Surveying • Utilities  
7101 College Blvd., Suite 400  
Overland Park, Kansas 66210  
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**QuikTrip No. 0200**  
 120 SW M-150 HIGHWAY  
 LEE'S SUMMIT, MO



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PROTOTYPE: P-86 (02/01/16)  
DIVISION: 02  
VERSION: 001  
DESIGNED BY: BDC  
DRAWN BY: BDC  
REVIEWED BY: JWB

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04-22-16

SHEET TITLE:

COVER

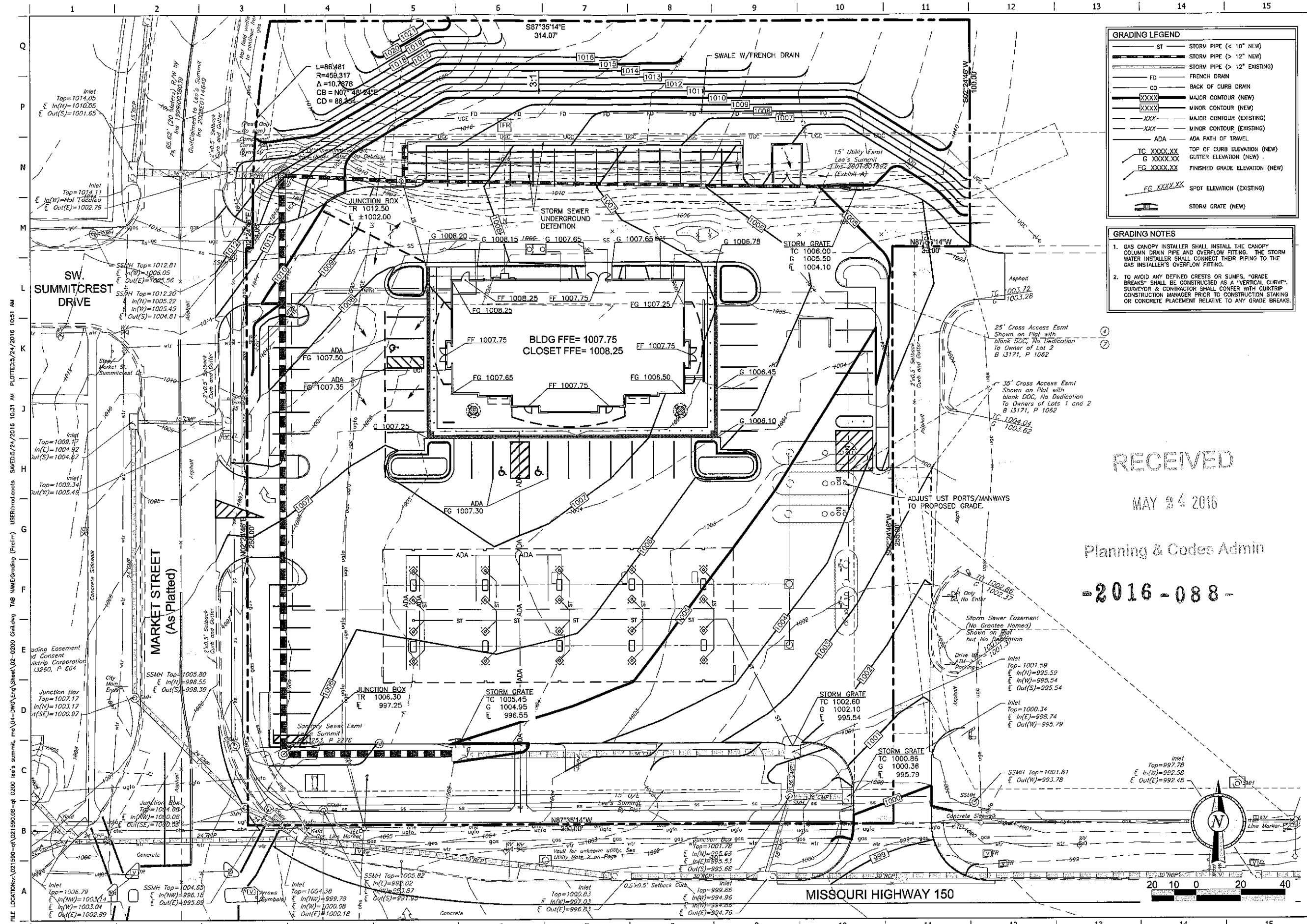
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**GRADING LEGEND**

ST	STORM PIPE (< 10" NEW)
---	STORM PIPE (> 12" NEW)
---	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
[Symbol]	STORM GRATE (NEW)

- GRADING NOTES**
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
  2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH CURTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.



PROJECT NO: 021590.09  
**BHC RHODES**  
 Civil Engineering & Surveying & Utilities  
 7101 College Blvd. Suite 400  
 Overland Park, Kansas 66210  
 A: (913) 663-1900 F: (913) 663-4333

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VERSION:	001
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DRAWN BY:	BDC
REVIEWED BY:	JWB

REV	DATE	DESCRIPTION

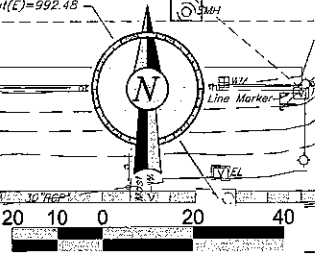
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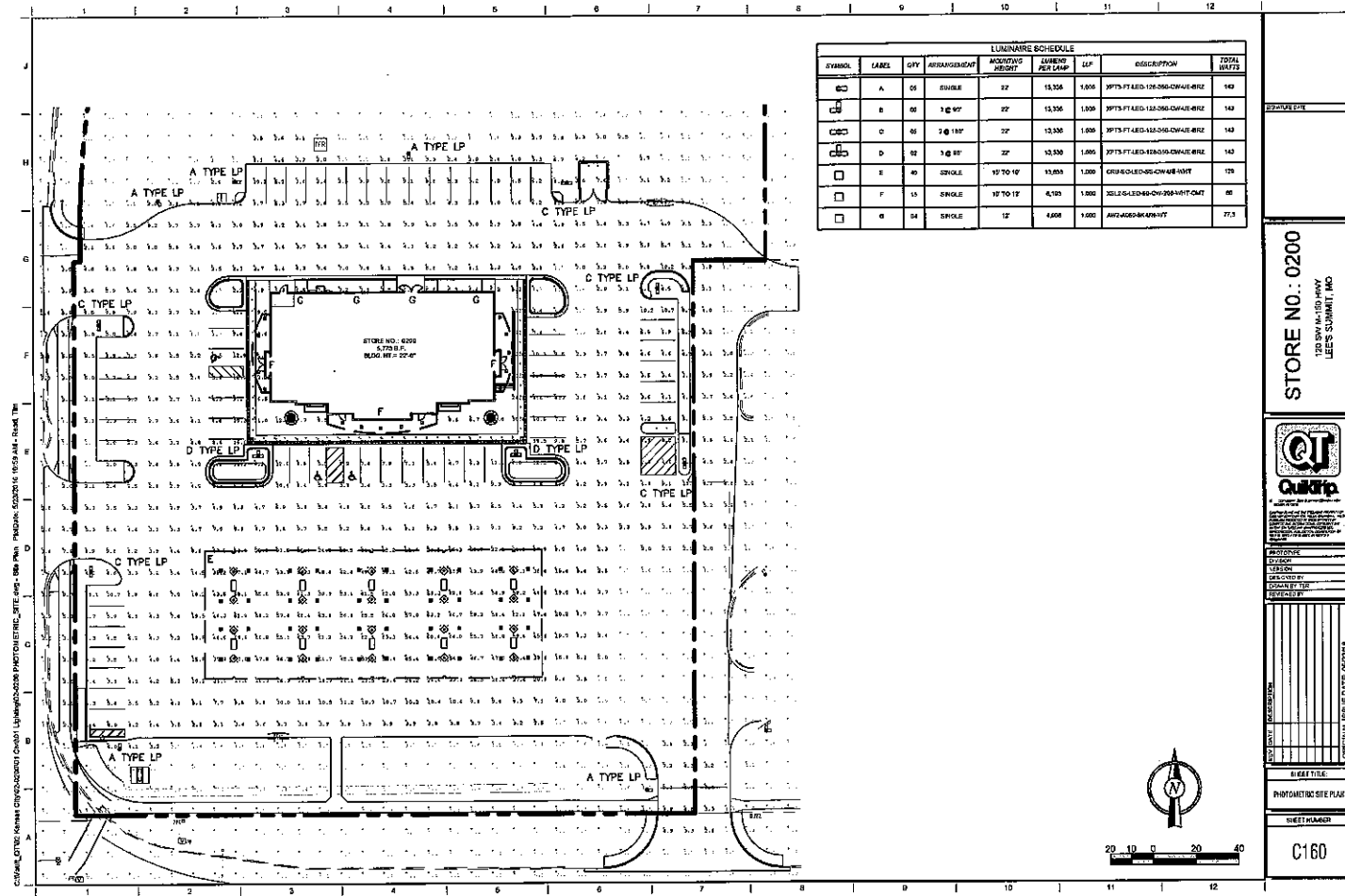
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STORE NO. 0200  
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DATE  
ORIGINAL SCALE DATE 04/20/16

SCALE  
PROJECT NO. 0200  
DATE 04/20/16

C160

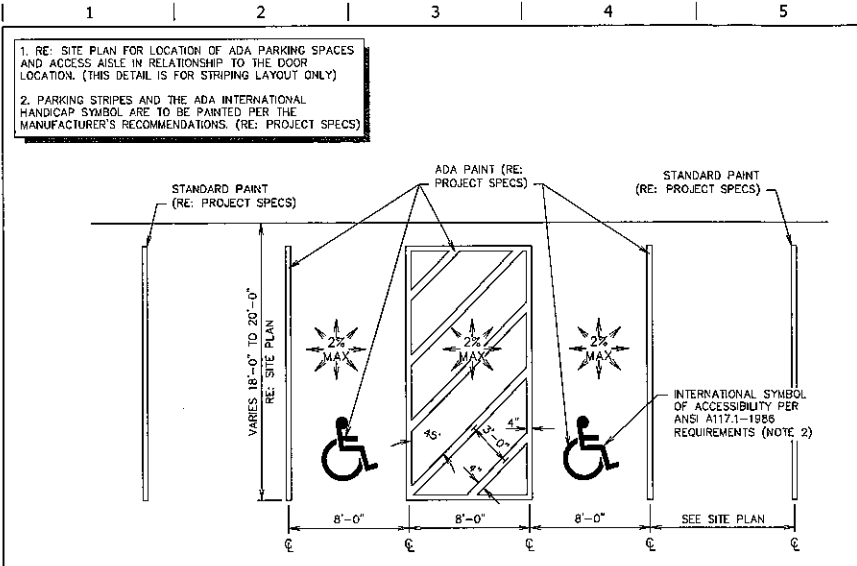
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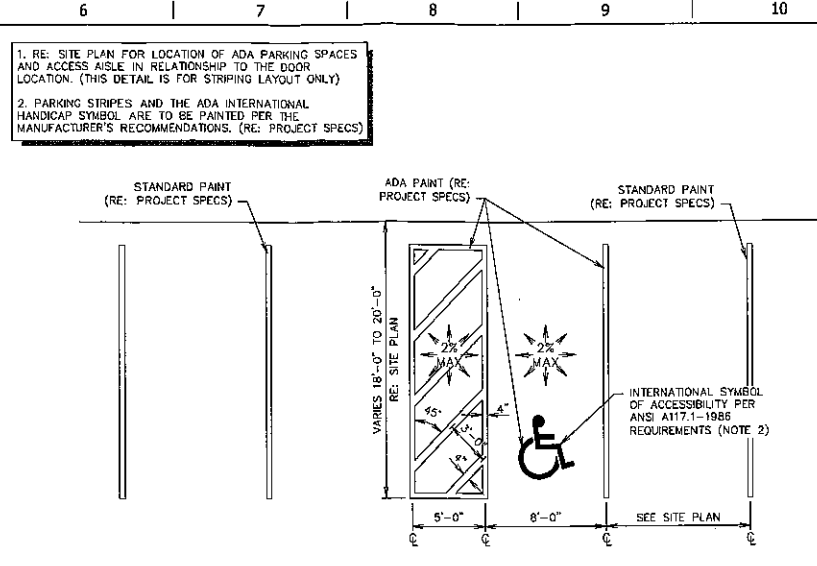
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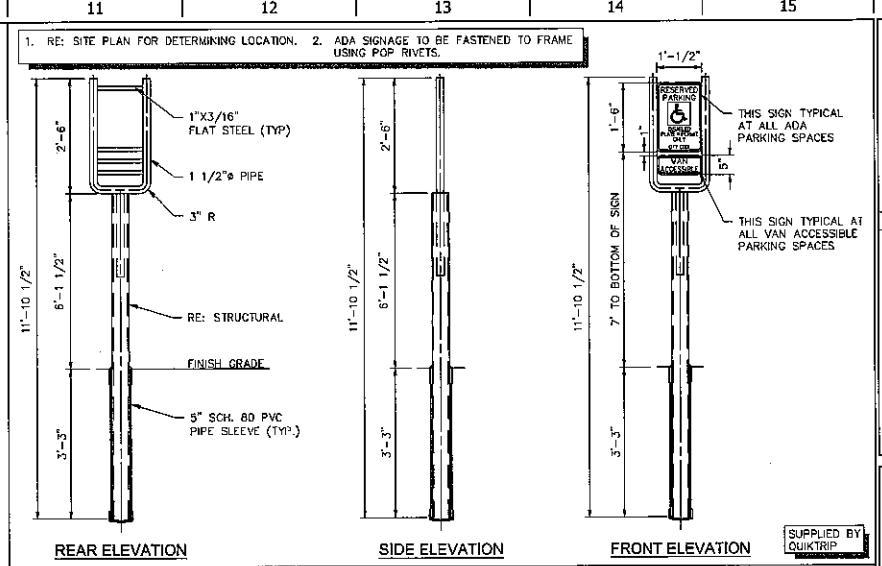
**L1** DOUBLE STALL ADA PARKING STRIPING DETAIL

NTS SN: AD001A008



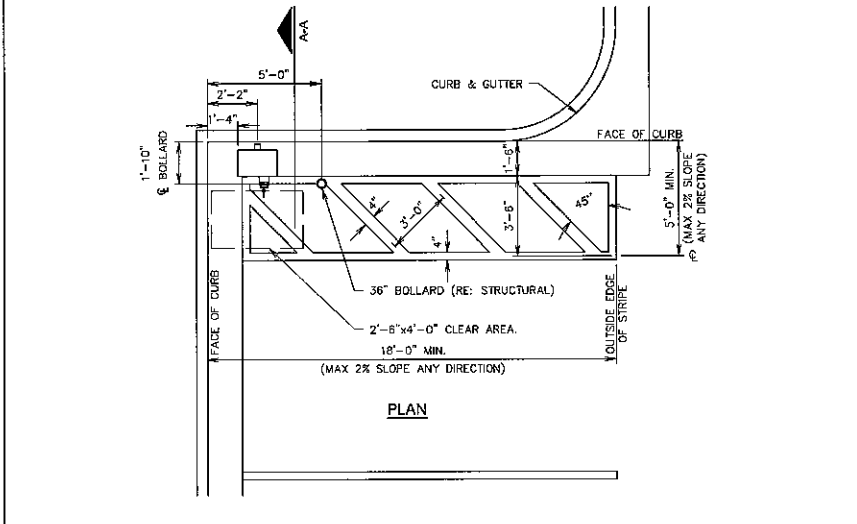
**L6** SINGLE STALL ADA PARKING STRIPING DETAIL

NTS SN: AD002A008



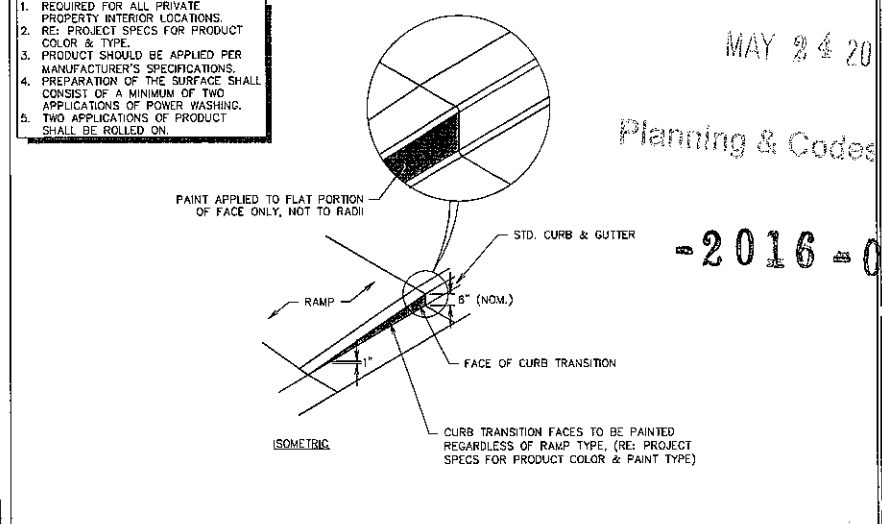
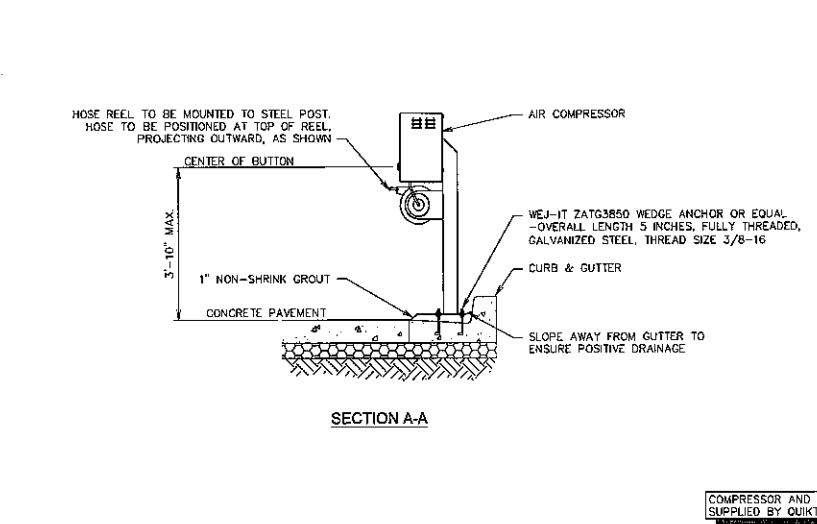
**L11** ADA SIGN IN BOLLARD

NTS SN: AD003C006



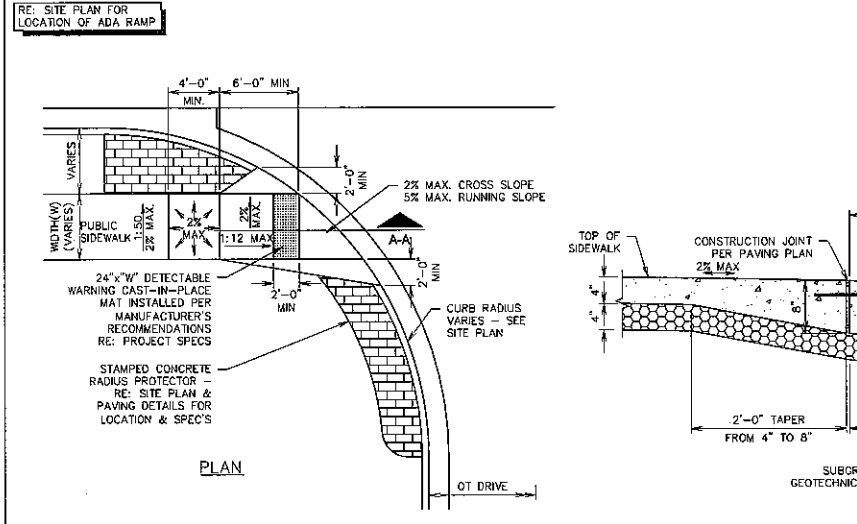
**F1** AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)

NTS SN: AD004A008



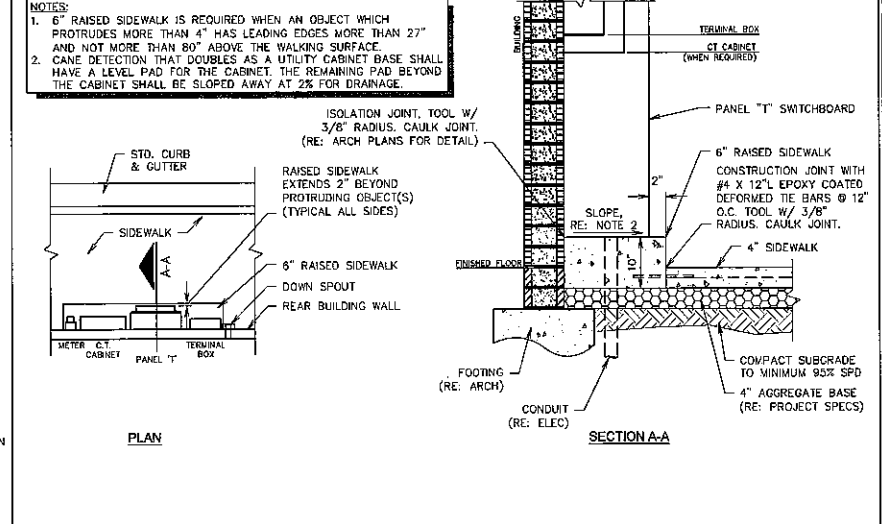
**F11** RAMP - CURB TRANSITION PAINTING DETAIL

NTS SN: AD015A002



**A1** ADA ACCESS RAMP AT DRIVE

NTS SN: AD006A005



**A11** CANE DETECTION FOR PROTRUDING OBJECTS

NTS SN: AD014A003

**STATE OF MISSOURI**  
JEFFREY W. BARKZ  
NUMBER PB-201202594  
**PROFESSIONAL ENGINEER**

PROJECT NO: 021590.08

**BHC RHODES**  
Civil Engineering & Surveying Services  
1011 Locust St., Ste. 400  
St. Louis, MO 63102  
(314) 435-1900 / (913) 463-1633  
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**QUIKTRIP**  
No. 0200  
120 SW M-150 HIGHWAY  
LEES SUMMIT, MO

**QT**

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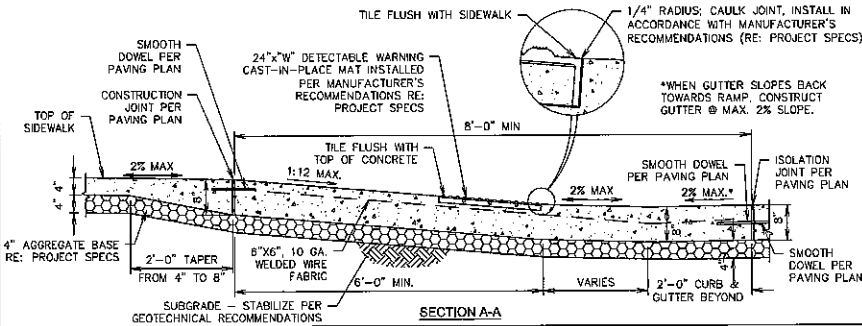
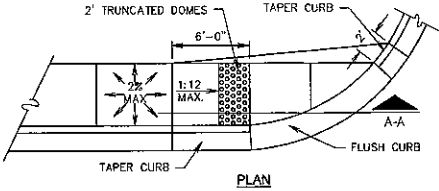
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SHEET TITLE:  
DETAIL SHEET 1

SHEET NUMBER:  
**6A**

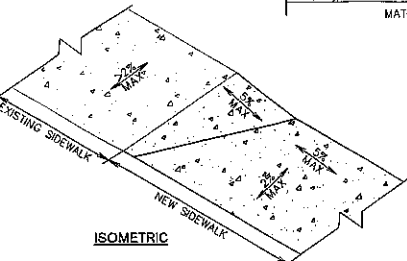
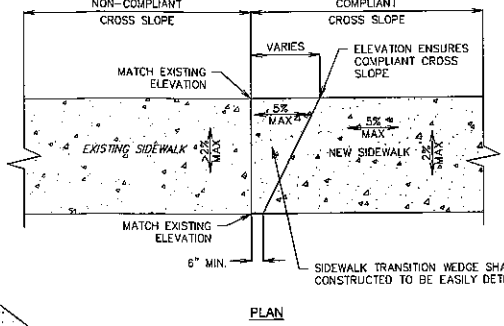
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 TAB: NAME: Detail Sheet 2  
 USER: bcd\jwb  
 SHEET: 021590-08-qt  
 PLOTTED: 5/24/2016 8:24 AM  
 PLOTTED BY: 10:51 AM

- RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 1:12.
- GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH RAMP AREA.
- THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
- COORDINATE CONSTRUCTION TO COMPLY WITH LOCAL AND FEDERAL ADA STANDARDS.



**L1** CURB RAMP ADJACENT TO PUBLIC STREET CURB & GUTTER

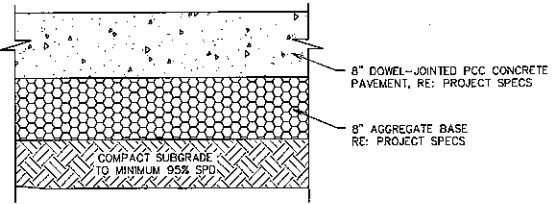
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**L6** SIDEWALK TRANSITION WEDGE DETAIL

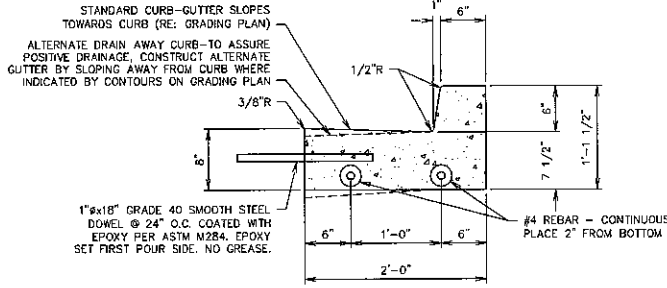
NTS SN: A013A002

RE: GEOTECHNICAL REPORT FOR APPROVED METHOD OF SUBGRADE PREPARATION



**L11** PAVING SECTION DETAIL (8\"/>

NTS SN: P0055E002



**F1** CURB DETAIL - BARRIER

NTS SN: P0008A006

**F6** NOT USED

NTS SN:

**F11** NOT USED

NTS SN:

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 VERSION: 001  
 DESIGNED BY: BDC  
 DRAWN BY: BDC  
 REVIEWED BY: JWB

REV	DATE	DESCRIPTION
1	10-6-15	DETAIL SHEETS ADDED

ORIGINAL ISSUE DATE: 04-22-16

SHEET TITLE:  
 DETAIL SHEET 2

SHEET NUMBER:  
**6B**



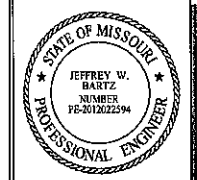
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ANCHOR BOLTS AND TEMPLATES SUPPLIED BY QUIKTRIP



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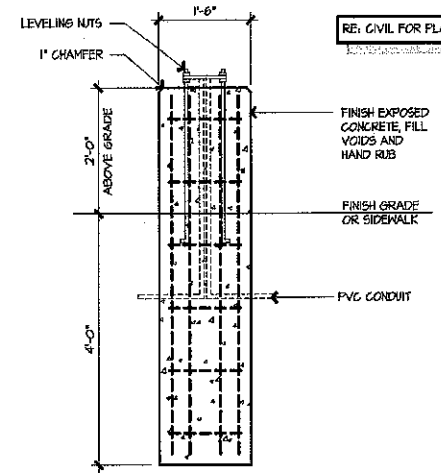
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 VERSION: 001  
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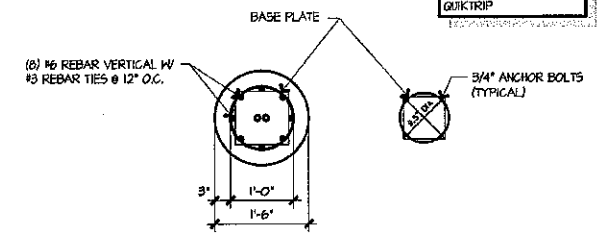
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RE: CIVIL FOR PLACEMENT

NOTE: THIS DETAIL VALID FOR 22' MAXIMUM FIXTURE MOUNTING HEIGHT

M9 NOT USED



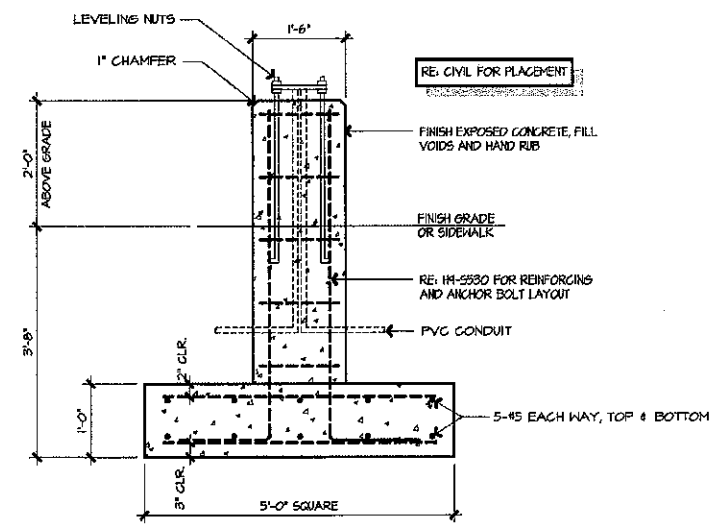
ANCHOR BOLTS AND TEMPLATES SUPPLIED BY QUIKTRIP

NOTE: THIS DETAIL VALID FOR 22' MAXIMUM FIXTURE MOUNTING HEIGHT

H9 LIGHT POLE BASE PLAN

H13 LIGHT POLE BASE SECTION

H1 NOT USED

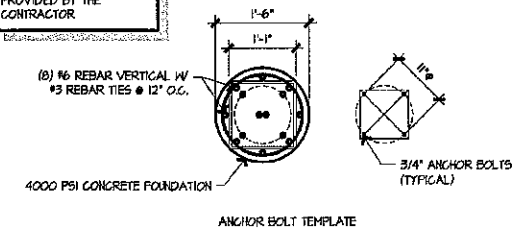


RE: CIVIL FOR PLACEMENT

NOTE: THIS DETAIL VALID FOR 22' MAXIMUM FIXTURE MOUNTING HEIGHT

A1 SPREAD FOOTING LIGHT POLE BASE SECTION

NOTES:  
 BREAK-AWAY BASE MDL NO. TB2-17 AS MANUFACTURED BY AKRON FOUNDRY COMPANY, AKRON OHIO 4330745-9101  
 BREAK-AWAY BASE TO BE PROVIDED BY THE CONTRACTOR

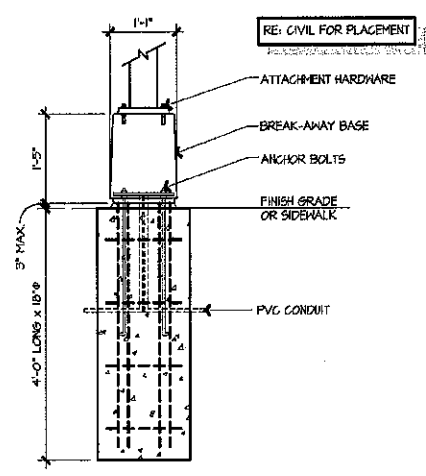


LIGHT POLE ANCHOR BOLTS AND ATTACHMENT HARDWARE PROVIDED BY QUIKTRIP

NOTE: THIS DETAIL VALID FOR 22' MAXIMUM FIXTURE MOUNTING HEIGHT

A9 BREAK-AWAY LIGHT POLE BASE PLAN

-2016-088-



LIGHT POLE ANCHOR BOLTS AND ATTACHMENT HARDWARE PROVIDED BY QUIKTRIP

NOTE: THIS DETAIL VALID FOR 22' MAXIMUM FIXTURE MOUNTING HEIGHT

A13 BREAK-AWAY LIGHT POLE BASE SECTION