



Store 183  
02-0183-PE06

Lee Summit, MO  
Date: 06.17.24 By:JK

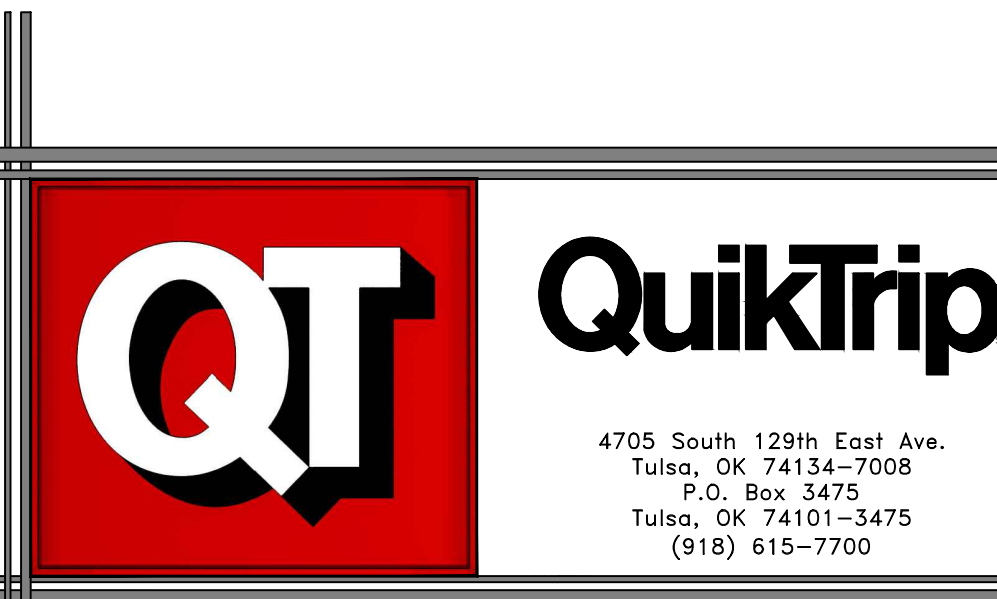
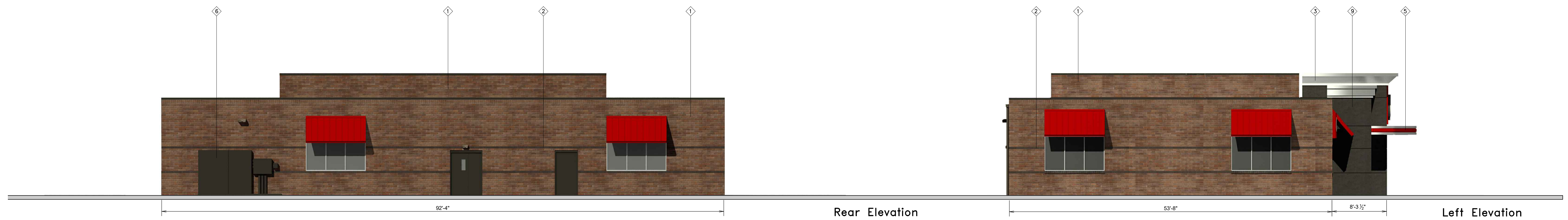
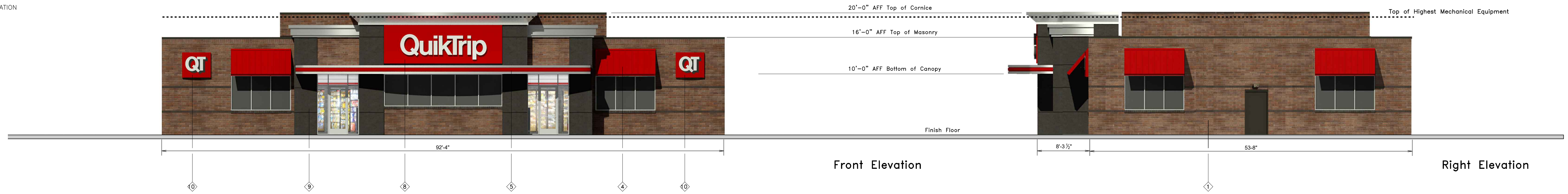
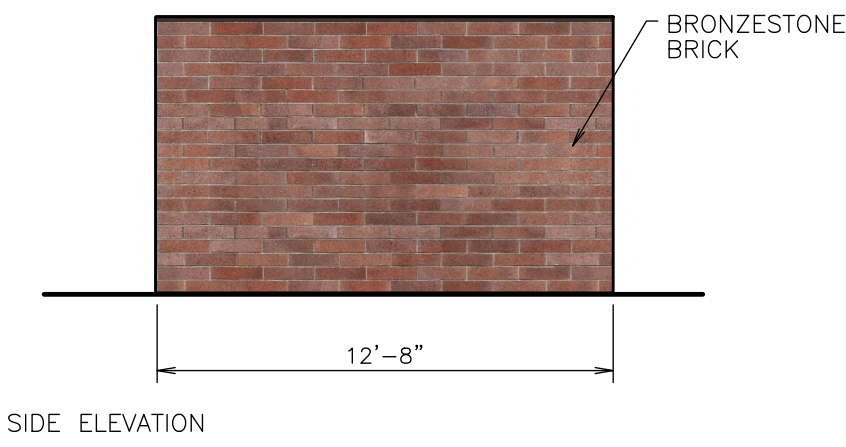
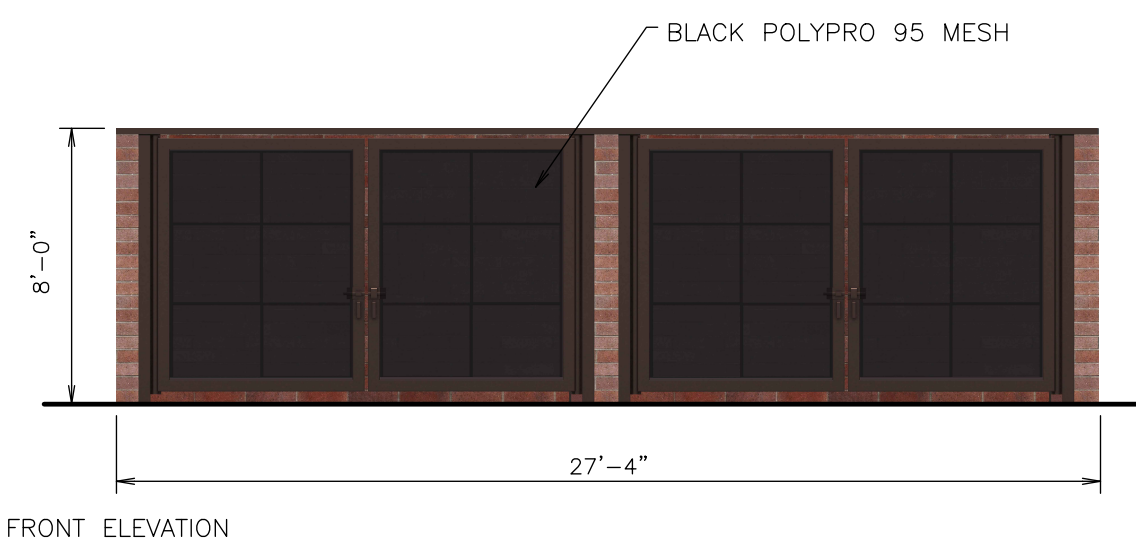




Store 183  
02-0183-PE08

Lee Summit, MO  
Date: 06.17.24 By:JK

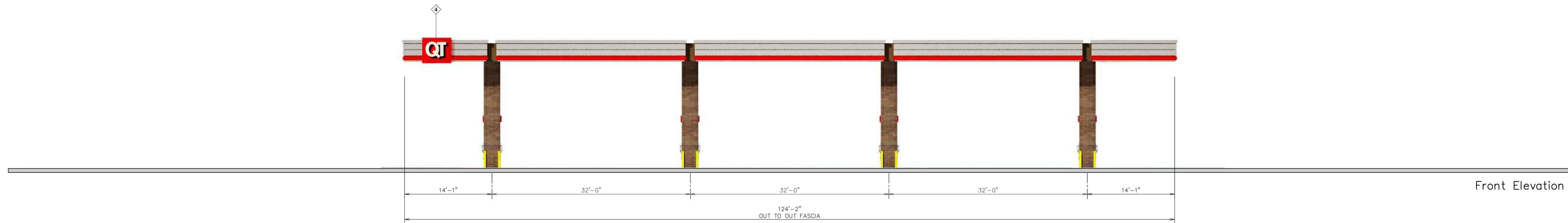




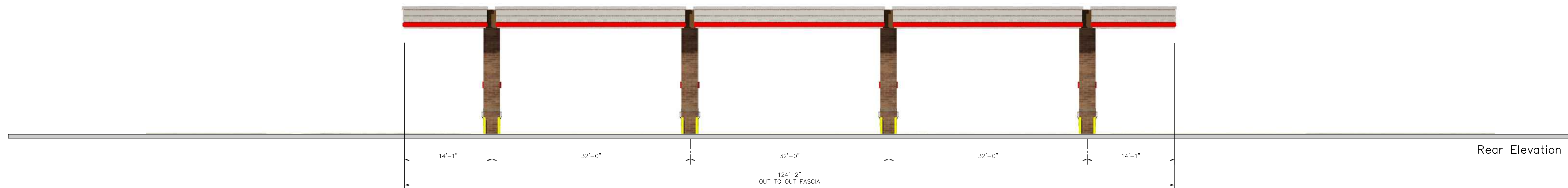
Store # <b>183</b>	G3SE Building Elevations	Address: <b>1001 SW Blue Pkwy</b>	City, State: <b>Lees Summit, MO</b>
Serial # <b>02-0183-G3SE</b>	Scale: <b>1/8"=1'-0"</b>	Issue Date: <b>05.07.24</b>	Drawn By: <b>JK</b>
Rev/Notes:		COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.	

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDBOND	PASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METALPAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	ATOGG EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

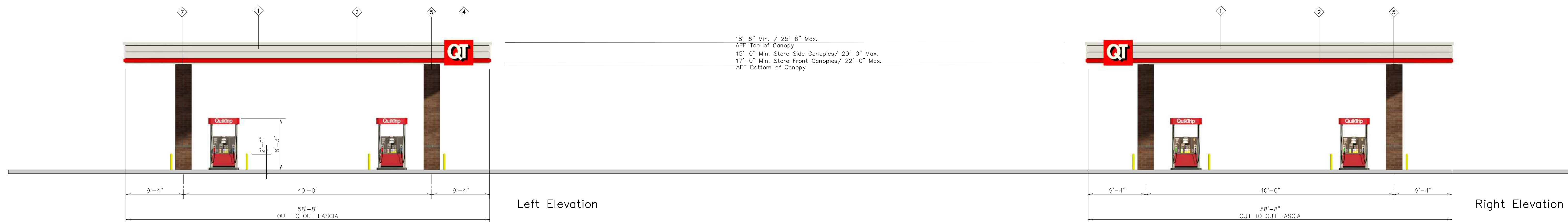




Front Elevation



Rear Elevation



Left Elevation

Right Elevation



Store # 183 DS8 Canopy w/ Brick Columns  
 Serial # 02-0183-GD08  
 Scale: 1/8" = 1'-0"  
 Issue Date: 05.30.24

Address: 1001 SW Blue Pkwy  
 Drawn By: JK  
 Rev/Notes:

City, State: Lees Summit, MO  
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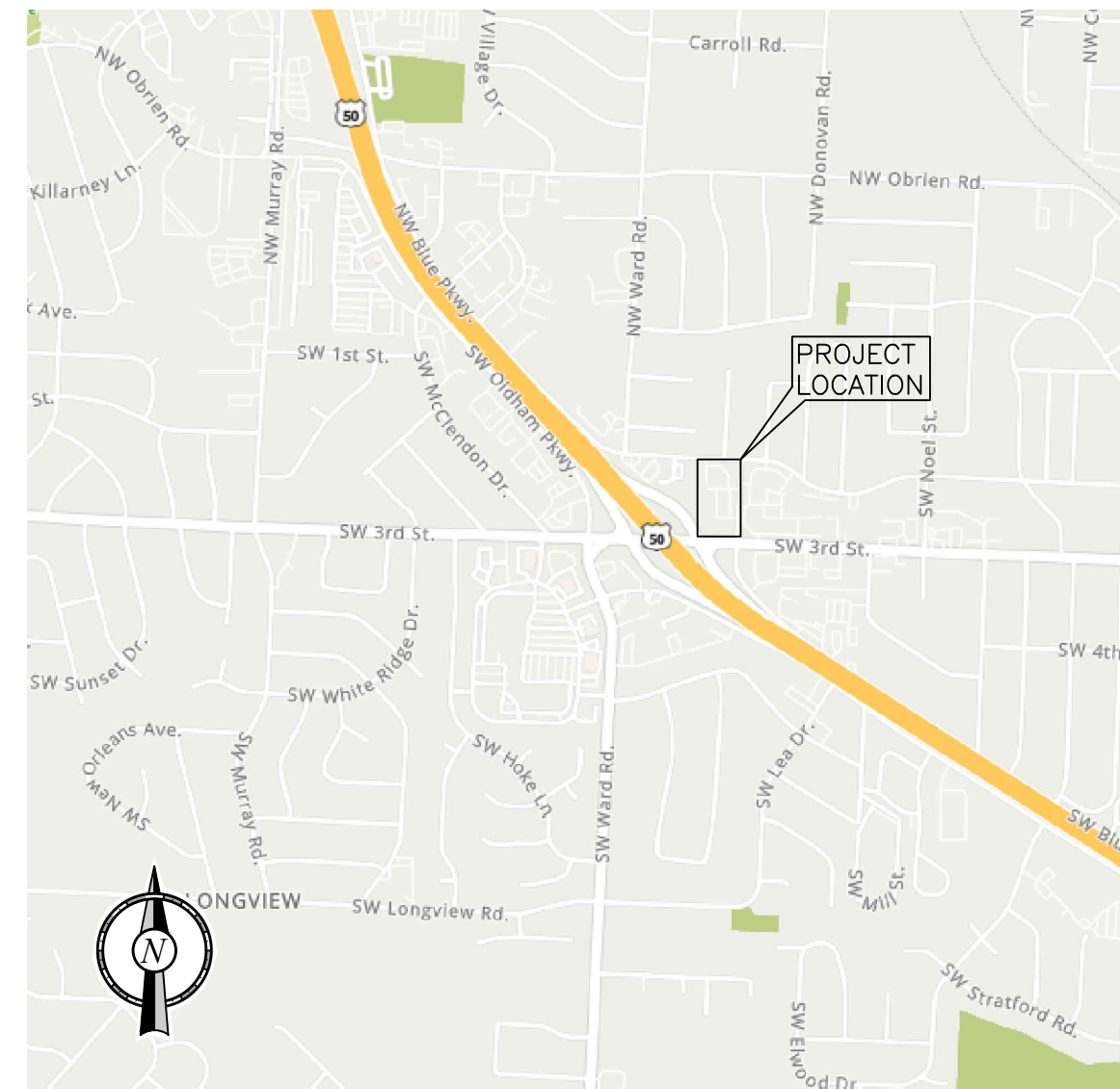
①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPROPYLENE MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



# PRELIMINARY DEVELOPMENT PLANS FOR QUIKTRIP STORE No. 0183

1001 SW Blue Parkway  
Lee's Summit, Jackson County, Missouri

SW 1/4, S6 - T47N - R31W



VICINITY MAP  
N.T.S.



## GENERAL NOTES:

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. 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.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

## 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.

## 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 REPRESENTATIVE. 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", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 29095C0417G EFFECTIVE DATE JANUARY 20, 2017.

## BENCHMARKS:

BM-60 ELEV=996.63  
TBM 60 CHSL SQUARE, N: 999912.698, E: 2819227.744  
SET CHISELED SQUARE ON THE FRONT/CENTER FACE OF A CONCRETE STORM BOX, +/- 210' WEST OF THE CENTERLINE OF BLUE PARKWAY

BM-61 ELEV=1009.71  
TBM 61 CHSL SQUARE, N: 999524.652, E: 2819418.237  
SET CHISELED SQUARE 8.55' SOUTH OF THE NORTH NOSE OF A CONCRETE ISLAND IN BLUE PARKWAY

NOTE:  
CONSTRUCTION STAKING SURVEYOR SHALL VERIFY HORIZONTAL & VERTICAL CONTROLS PRIOR TO COMMENCING PROJECT STAKING ACTIVITIES.

PROJECT BENCHMARKS WILL BE DEMOLISHED. THE CONTRACTOR IS RESPONSIBLE FOR SETTING NEW CONSTRUCTION BENCHMARKS PRIOR TO THE START OF DEMOLITION.

## SURVEYOR'S SUGGESTED LEGAL DESCRIPTION:

Lot 1 and Lot 2, REPLAT OF QUIKTRIP BLUE PARKWAY - LOTS 1 AND 2, a subdivision in the City of Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

## MUNICIPAL/UTILITY CONTACT LIST:

<b>CITY:</b> LEE'S SUMMIT 220 SE GREEN ST LEE'S SUMMIT, MO 64063 816-969-1000	<b>CITY MANAGER'S OFFICE:</b> 816-969-1010	<b>CHIEF OF POLICE:</b> TRAVIS FORBES 816-969-7390	<b>WATER/SEWER:</b> WATER UTILITIES SERVICE CENTER 1200 SE HAMBLEN ROAD LEE'S SUMMIT, MO 64081 816-969-1900
<b>CITY CLERK:</b> 816-969-1007	<b>MAYOR:</b> BILL BAIRD 220 SE GREEN ST 816-969-1010 wbaird@cityofs.net	<b>MoDOT:</b> DAVE McDANIEL TRAFFIC SPECIALIST 600 NE COLBERN ROAD LEE'S SUMMIT, MO 64086 816-585-8703 david.mcdaniel@modot.mo.gov	
<b>PUBLIC WORKS:</b> 816-969-1800	<b>DEVELOPMENT SERVICES:</b> 816-969-1200		

## PROJECT CONTACT LIST:

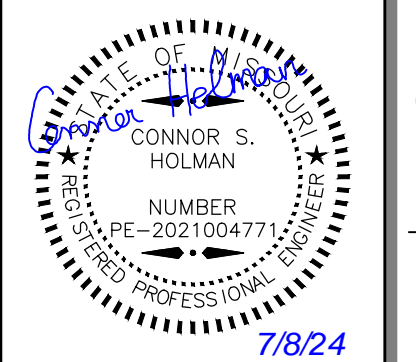
<b>SURVEYOR OF RECORD:</b> JOSH DOUGHAN, PLS McCLURE ENGINEERING CO. 11250 CORPORATE AVE LENEXA, KS 66219 TEL: (515) 964-1229 CELL: (515) 505-4106 jdoughan@mcclures.com	<b>ENGINEER OF RECORD:</b> CONNOR HOLMAN, P.E. MIDWEST DESIGN GROUP P.O. BOX 860015 SHAWNEE, KS 66286-0015 CELL: (913) 787-0183 connor@mdg-kc.com	<b>DEVELOPER/OWNER:</b> TARA LIMBACH RE PROJECT MANAGER QUIKTRIP CORPORATION 5725 FOXRIDGE DRIVE MISSION, KS 66202 TEL: (913) 905-2070 CELL: (816) 729-1393 tlimbach@quiktrip.com	<b>QT CIVIL PROJECT MANAGER:</b> TRAVIS WUNCSE QUIKTRIP CORPORATION CORPORATE OFFICE 4705 SOUTH 129TH, E AVE TULSA, OK 74134-7008 TEL: (918) 994-3545 twunsch@quiktrip.com
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## SHEET INDEX

NO.	TITLE
C001	COVER SHEET
C010	OVERALL SITE PLAN
C030	DEMOLITION PLAN
C100	SITE PLAN
C101	VEHICLE TRACKING (WB-50)
C110	GRADING PLAN
C120	PRELIMINARY STORM SEWER PLAN
C160	PHOTOMETRIC SITE PLAN
C520	PAVING DETAILS
C521	PAVING DETAILS
C522	PAVING DETAILS
C523	PAVING DETAILS
C524	PAVING DETAILS
L100	LANDSCAPE PLAN

## LEGEND:

DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED	EXISTING
STORM 12" & UP	ST	st	QT SINGLE LIGHT FIXTURE	QL	ql
STORM <12"	ST	st	QT DOUBLE LIGHT FIXTURE	QD	qd
UNDER CURB/PAVEMENT DRAIN	UCP	ucp	SANITARY SEWER	SS	ss
STORM SEWER CLEANOUT	CO	co	SANITARY SEWER MANHOLE	SSMH	ssmh
CURB INLET	CI	ci	SANITARY SEWER CLEANOUT	CO	co
JUNCTION BOX	JB	jb	GAS	GAS	gas
GRATE INLET	GI	gi	BENCHMARK	B	b
WATER	WTR	wtr	PROPERTY LINE	PL	pl
FIRE HYDRANT	FH	fh	CONCRETE CURB AND GUTTER	CCG	ccg
WATER METER	WM	wm	MOUNTABLE CURB W/ RADIUS PROTECTOR	MCR	mcr
WATER VALVE	WV	wv	PARKING SPACE INDICATOR	PSI	psi
OVERHEAD ELECTRICAL	OHE	ohe	MULTIPLE PRODUCT AUTO DISPENSER WITH CANOPY COLUMN & BOLLARDS	MPAD	mpad
UNDERGROUND ELECTRICAL	UGE	uge	LANDSCAPE BED	LS	ls
POWER POLE	PP	pp	ELECTRICAL TRANSFORMER	TR	tr
PUBLIC STREET LIGHT POLE	PSLP	pslp	FUEL SYSTEM TRANSITION SLUMP	FTS	fts
OVERHEAD TELEPHONE	OHT	oht			
UNDERGROUND TELEPHONE	UGT	ugt			
TELEPHONE MANHOLE	TELE MH	tele mh			
FIBER OPTIC CABLE	FUOC	fuoc			



PROJECT NO.: 02-0183



PO Box 860015  
Shawnee, KS 66286-0015  
P 913.248.9385

QuikTrip No. 0183  
1001 SW BLUE PARKWAY  
LEES SUMMIT, JACKSON CO., MO 64063



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PROTOTYPE: P-118
DIVISION: 02
VERSION: 001
DESIGNED BY: CSH
DRAWN BY: CSH
REVIEWED BY: TRW

REV	DATE	DESCRIPTION

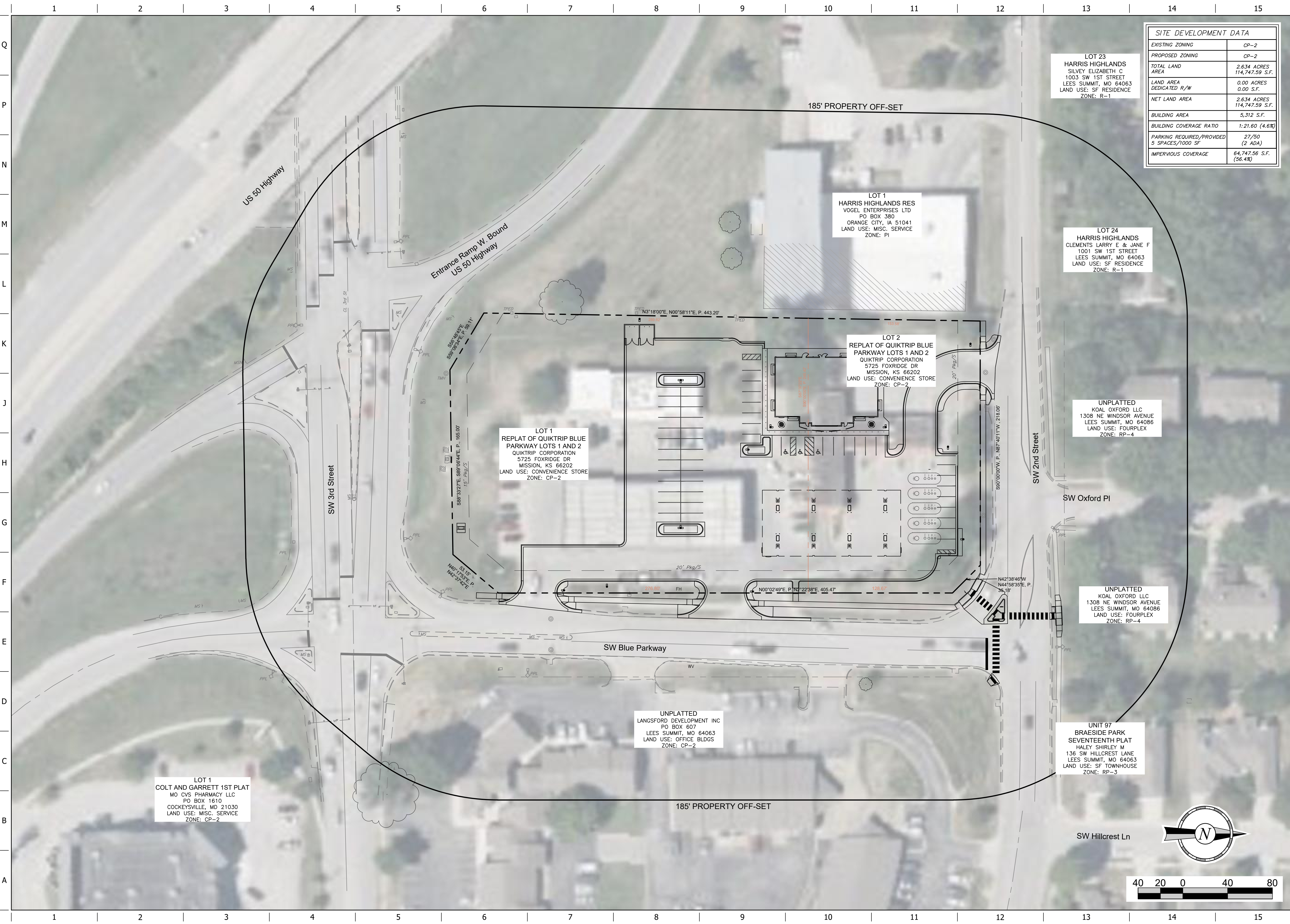
SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
C001

ORIGINAL ISSUE DATE: 07/08/2025



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SITE DEVELOPMENT DATA	
EXISTING ZONING	CP-2
PROPOSED ZONING	CP-2
TOTAL LAND AREA	2.634 ACRES 114,747.99 S.F.
LAND AREA DEDICATED R/W	0.00 ACRES 0.00 S.F.
NET LAND AREA	2.634 ACRES 114,747.99 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:21.60 (4.6%)
PARKING REQUIRED/PROVIDED SPACES/1000 SF	27/50 (2 ADA)
IMPERVIOUS COVERAGE	64,747.56 S.F. (56.4%)

LOT 23  
HARRIS HIGHLANDS  
SILVEY ELIZABETH C  
1003 SW 1ST STREET  
LEES SUMMIT, MO 64063  
LAND USE: SF RESIDENCE  
ZONE: R-1

LOT 1  
HARRIS HIGHLANDS RES  
VOGEL ENTERPRISES LTD  
PO BOX 380  
ORANGE CITY, IA 51041  
LAND USE: MISC. SERVICE  
ZONE: PI

LOT 24  
HARRIS HIGHLANDS  
CLEMENTS LARRY E & JANE F  
1001 SW 1ST STREET  
LEES SUMMIT, MO 64063  
LAND USE: SF RESIDENCE  
ZONE: R-1

LOT 2  
REPLAT OF QUIKTRIP BLUE  
PARKWAY LOTS 1 AND 2  
QUIKTRIP CORPORATION  
5725 FOXRIDGE DR  
MISSION, KS 66202  
LAND USE: CONVENIENCE STORE  
ZONE: CP-2

LOT 1  
REPLAT OF QUIKTRIP BLUE  
PARKWAY LOTS 1 AND 2  
QUIKTRIP CORPORATION  
5725 FOXRIDGE DR  
MISSION, KS 66202  
LAND USE: CONVENIENCE STORE  
ZONE: CP-2

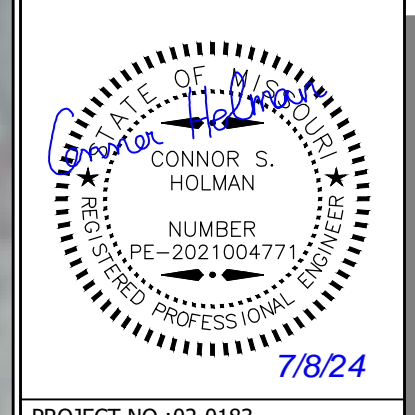
UNPLATTED  
KOAL OXFORD LLC  
1308 NE WINDSOR AVENUE  
LEES SUMMIT, MO 64086  
LAND USE: FOURPLEX  
ZONE: RP-4

UNPLATTED  
KOAL OXFORD LLC  
1308 NE WINDSOR AVENUE  
LEES SUMMIT, MO 64086  
LAND USE: FOURPLEX  
ZONE: RP-4

UNPLATTED  
LANGSFORD DEVELOPMENT INC  
PO BOX 607  
LEES SUMMIT, MO 64063  
LAND USE: OFFICE BLDGS  
ZONE: CP-2

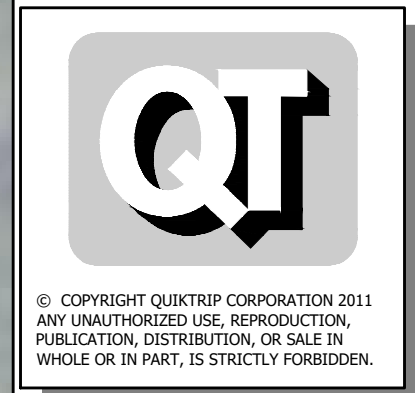
UNIT 97  
BRAESIDE PARK  
SEVENTEENTH PLAT  
HALEY SHIRLEY W  
136 SW HILLCREST LANE  
LEES SUMMIT, MO 64063  
LAND USE: SF TOWNHOUSE  
ZONE: RP-3

LOT 1  
COLT AND GARRETT 1ST PLAT  
MO CVS PHARMACY LLC  
PO BOX 1610  
COCKEYSVILLE, MD 21030  
LAND USE: MISC. SERVICE  
ZONE: CP-2



PROJECT NO.: 02-0183  
**MDG**  
Midwest Design Group  
Kansas City  
PO Box 860015  
Shawnee, KS 66286-0015  
P 913.248.9385

**QuikTrip No. 0183**  
1001 SW BLUE PARKWAY  
LEES SUMMIT, JACKSON CO., MO 64063

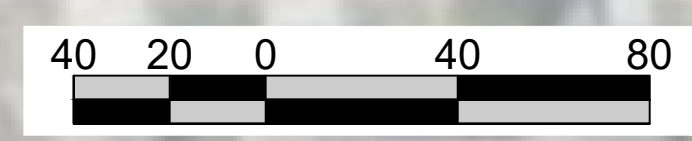
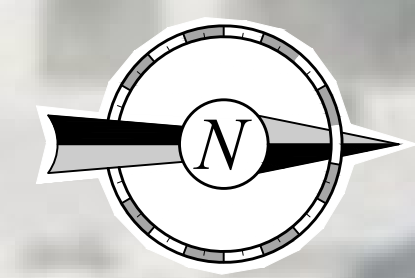


PROTOTYPE: P-118  
DIVISION: 02  
VERSION: 001  
DESIGNED BY: CSH  
DRAWN BY: CSH  
REVIEWED BY: TRW

REV	DATE	DESCRIPTION

SHEET TITLE:  
OVERALL SITE PLAN

SHEET NUMBER:  
**C010**

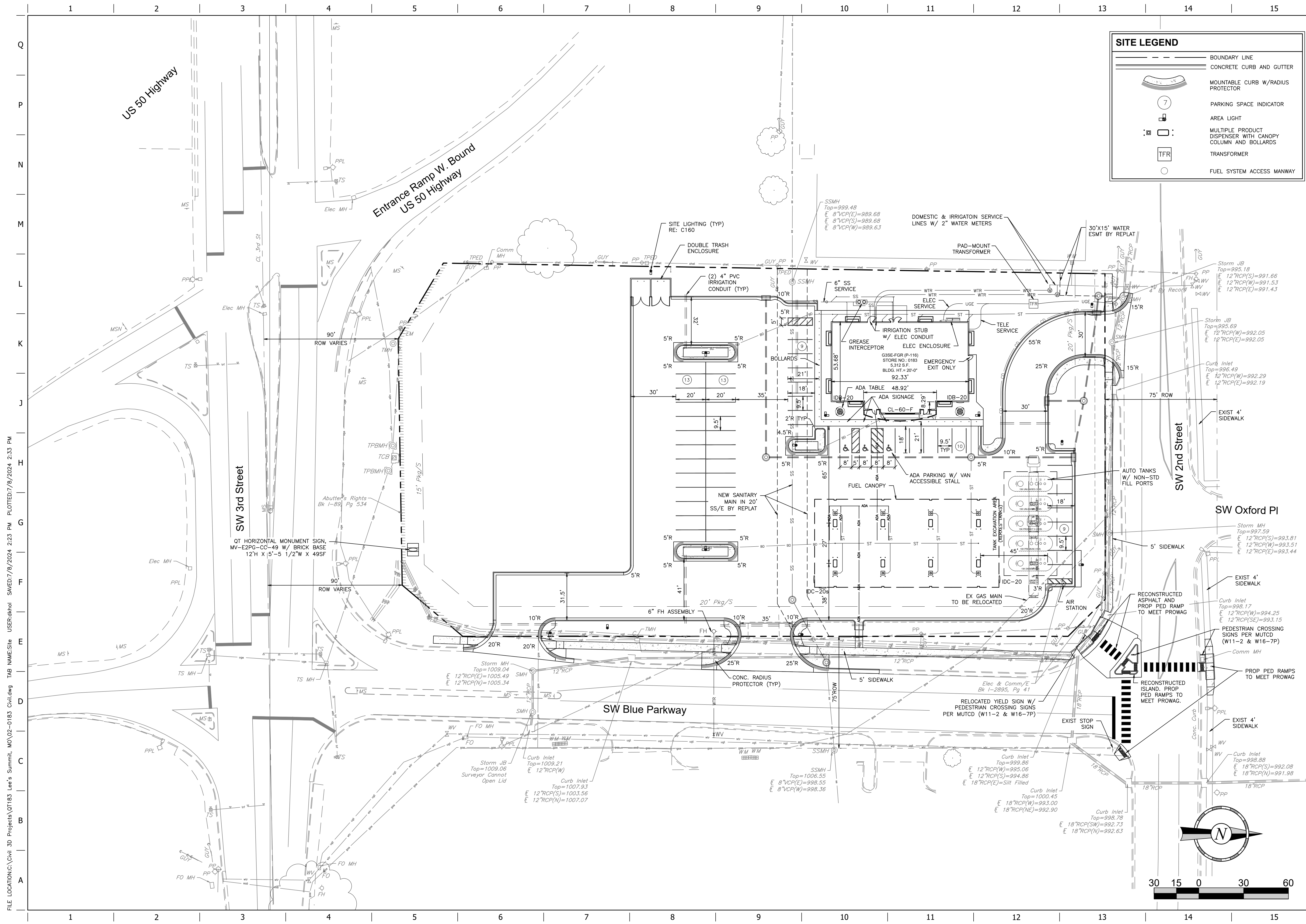


ORIGINAL ISSUE DATE: 07/08/2025









**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMN AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

CONNOR S. HOLMAN  
 LICENSE NO. 7824  
 STATE OF MISSOURI  
 PROJECT NO.: 02-0183

**Midwest Design Group**  
 Kansas City  
 PO Box 860015  
 Shawnee, KS 66286-0015  
 P 913.248.9385

**QuikTrip No. 0183**  
 1001 SW BLUE PARKWAY  
 LEE'S SUMMIT, JACKSON CO., MO 64063

REV	DATE	DESCRIPTION

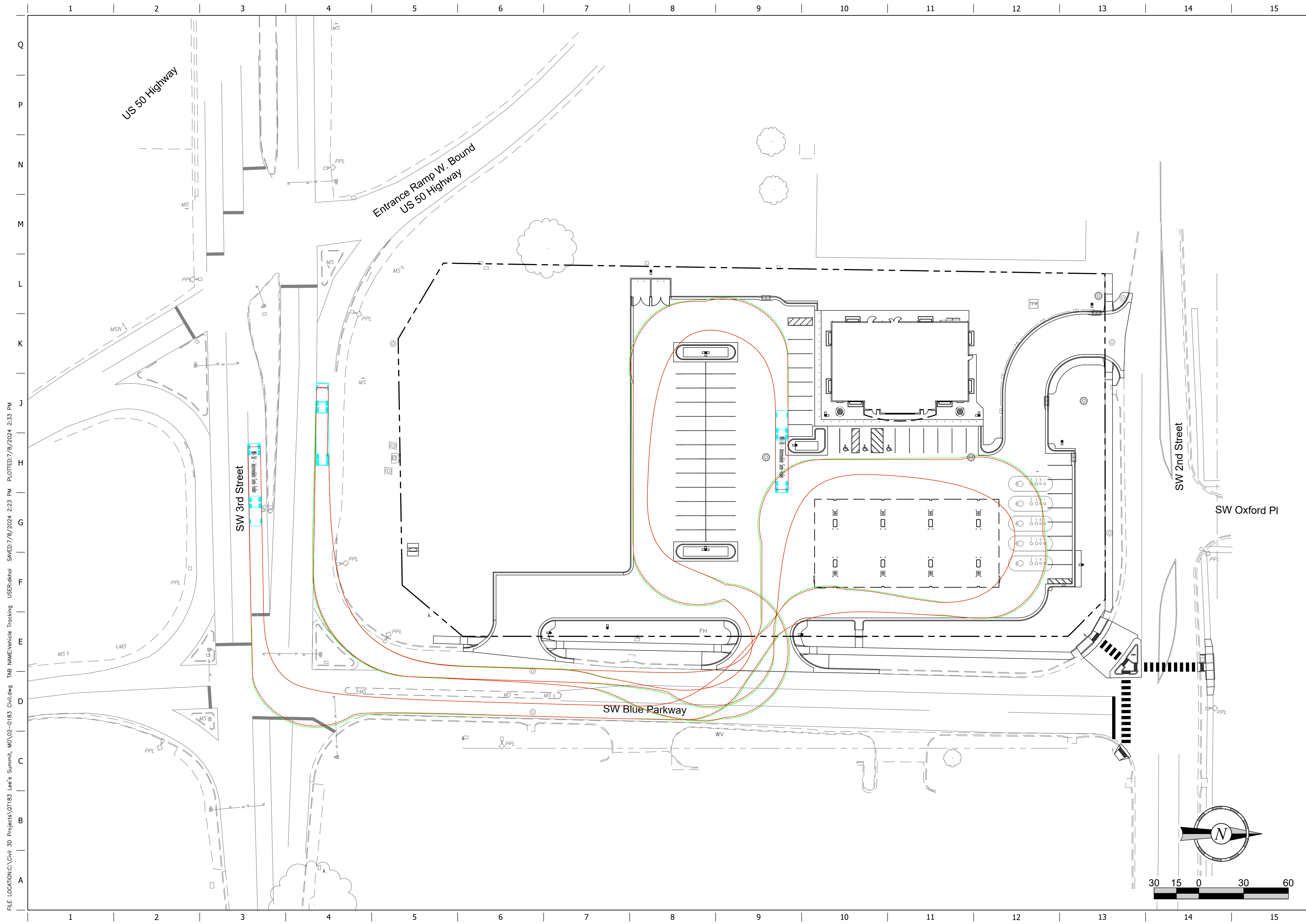
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**SITE PLAN**

SHEET NUMBER:  
**C100**

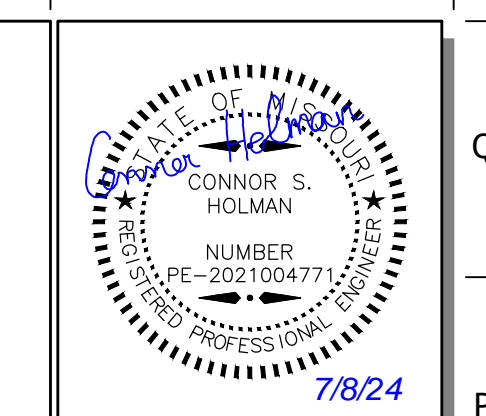
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ORIGINAL ISSUE DATE: 07/08/2025





FILE LOCATION: C:\Civil 3D Projects\01183 Lee's Summit, MO\02-0183 Civil.dwg TAB NAME: Vehicle Tracking USER: Rakhil SAVED: 7/8/2024 2:23 PM PLOTTED: 7/8/2024 2:33 PM



PROJECT NO.: 02-0183  
**MDG**  
 Midwest Design Group  
 Kansas City  
 PO Box 860015  
 Shawnee, KS 66286-0015  
 P 913.248.9385

**QuikTrip No. 0183**  
 1001 SW BLUE PARKWAY  
 LEE'S SUMMIT, JACKSON CO., MO 64063



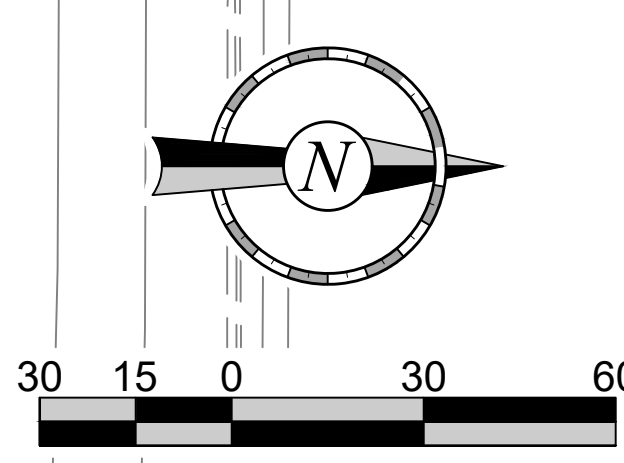
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 PROTOTYPE: P-118  
 DIVISION: 02  
 VERSION: 001  
 DESIGNED BY: CSH  
 DRAWN BY: CSH  
 REVIEWED BY: TRW

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 07/08/2025

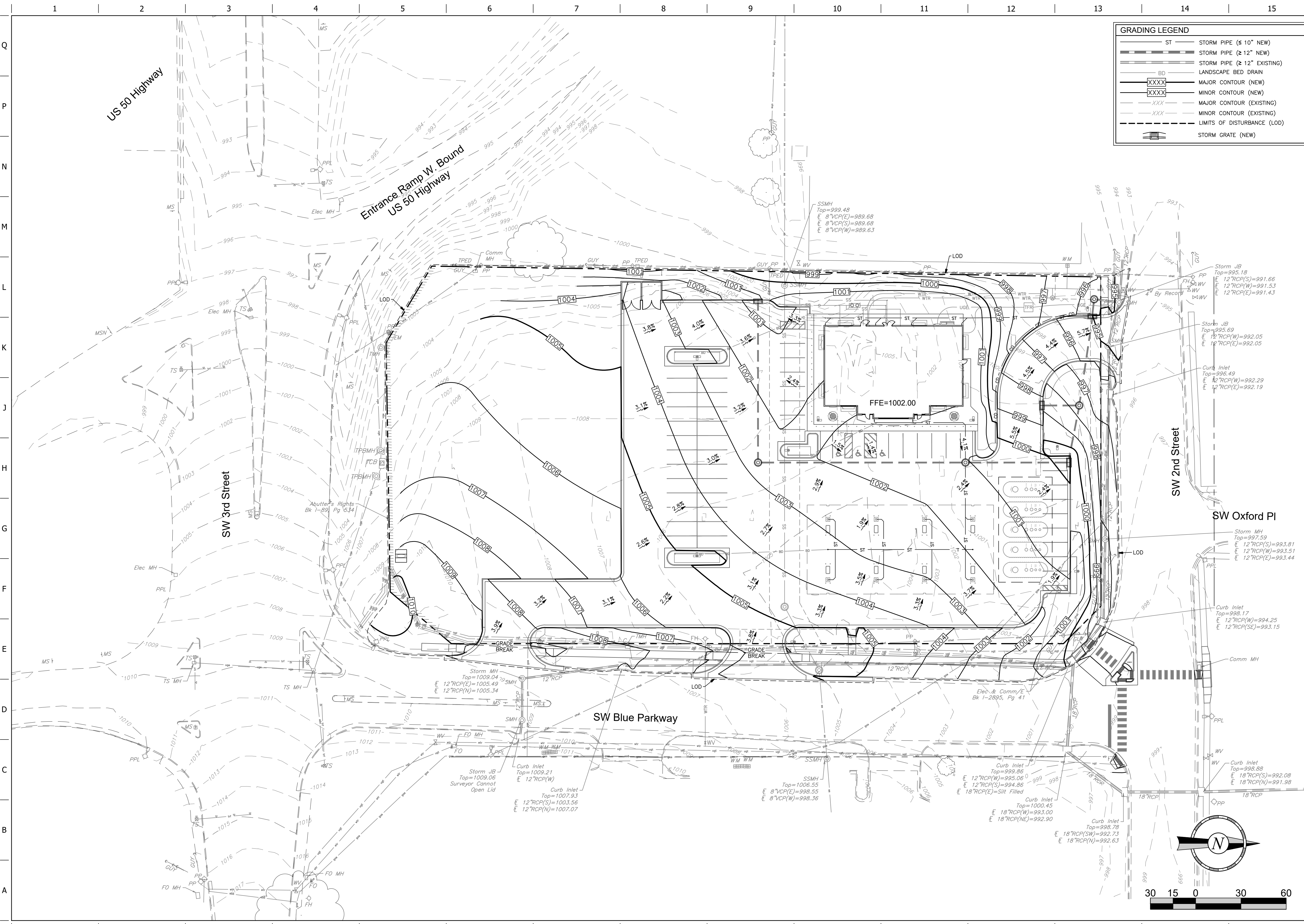
SHEET TITLE:  
VEHICLE TRACKING (WB-50)

SHEET NUMBER:  
**C101**



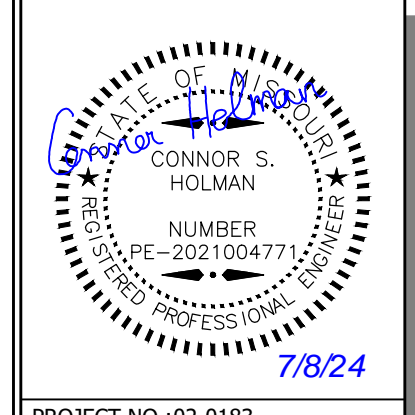


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**GRADING LEGEND**

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE (LOD)
SG	STORM GRATE (NEW)



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Midwest Design Group  
Kansas City  
PO Box 860015  
Shawnee, KS 66286-0015  
P 913.248.9385

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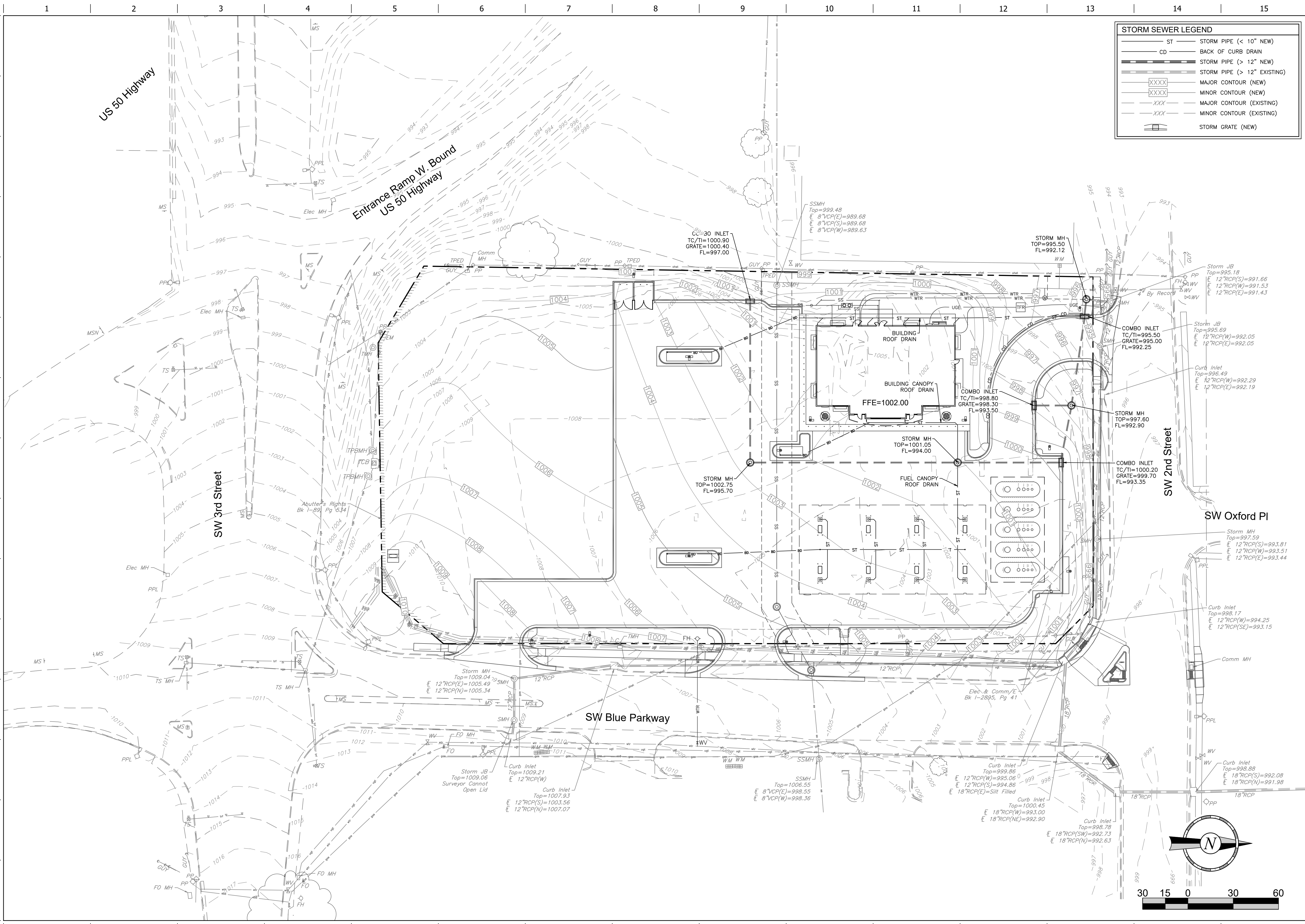
ORIGINAL ISSUE DATE: 07/08/2025

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C110**



FILE LOCATION: C:\Civil 3D Projects\01183 Lee's Summit, MO\02-0183 Civil.dwg TAB NAME: Storm USE: Civil 3D PLOTTED: 7/19/2024 2:34 PM  
 SAVED: 7/19/2024 2:25 PM



**STORM SEWER LEGEND**

- ST STORM PIPE (< 10" NEW)
- CD BACK OF CURB DRAIN
- STORM PIPE (> 12" NEW)
- STORM PIPE (> 12" EXISTING)
- XXXX MAJOR CONTOUR (NEW)
- XXX MAJOR CONTOUR (EXISTING)
- XXX MINOR CONTOUR (NEW)
- XXX MINOR CONTOUR (EXISTING)
- Storm Grate (New)

**Professional Engineer Seal:**  
 CONNOR S. HOLMAN  
 NUMBER: PE-2021004771  
 PROJECT NO.: 02-0183  
**MDG**  
 Midwest Design Group  
 Kansas City  
 PO Box 860015  
 Shawnee, KS 66286-0015  
 P 913.248.9385

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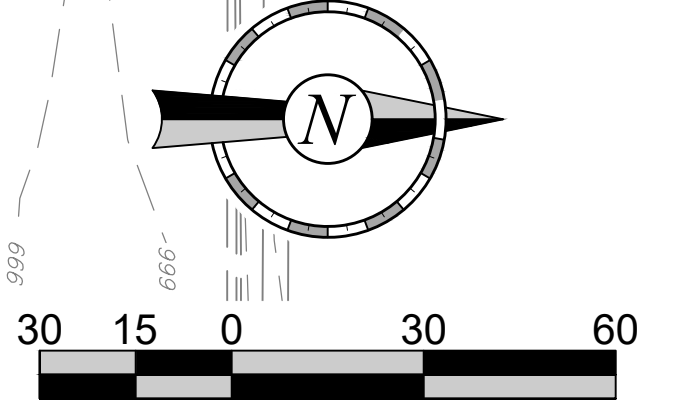
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SHEET TITLE:  
**PRELIMINARY STORM SEWER PLAN**

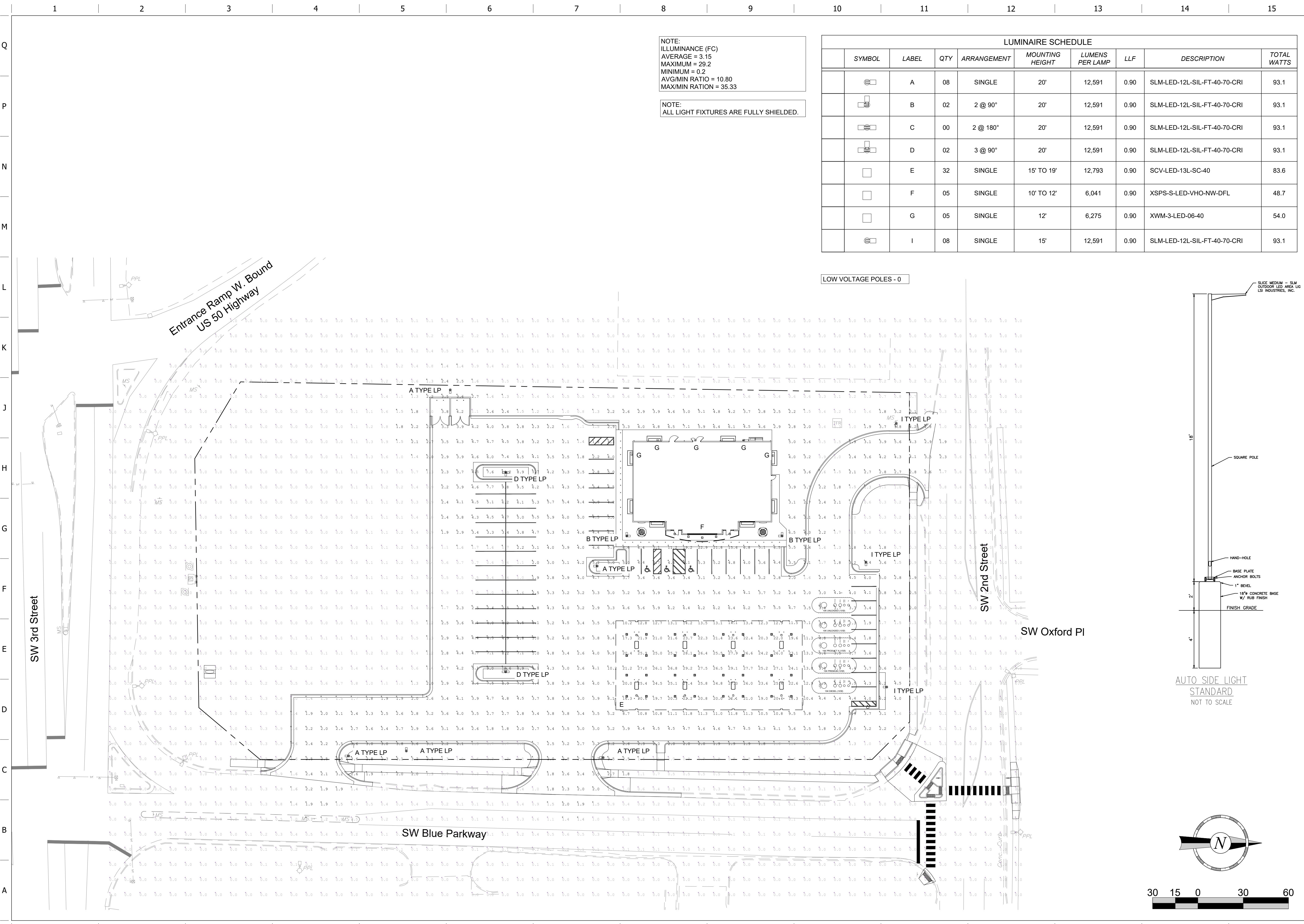
SHEET NUMBER:  
**C120**



ORIGINAL ISSUE DATE: 07/08/2025



FILE LOCATION: C:\Civil\_3D\Projects\01183 Lee's Summit, MO\02-0183 Photometric.dwg TAB NAME: Photometric USER: Connor SAVED: 7/2/2024 12:53 PM PLOTTED: 7/9/2024 2:34 PM



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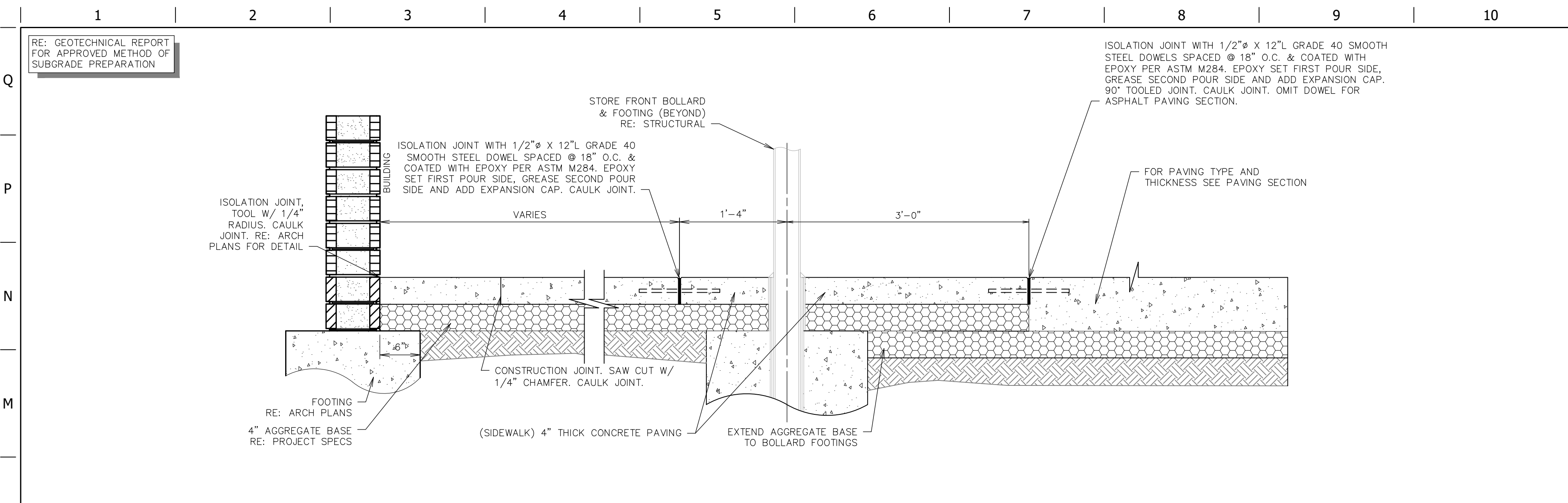
ORIGINAL ISSUE DATE: 07/08/2025

SHEET TITLE:  
PHOTOMETRIC SITE PLAN

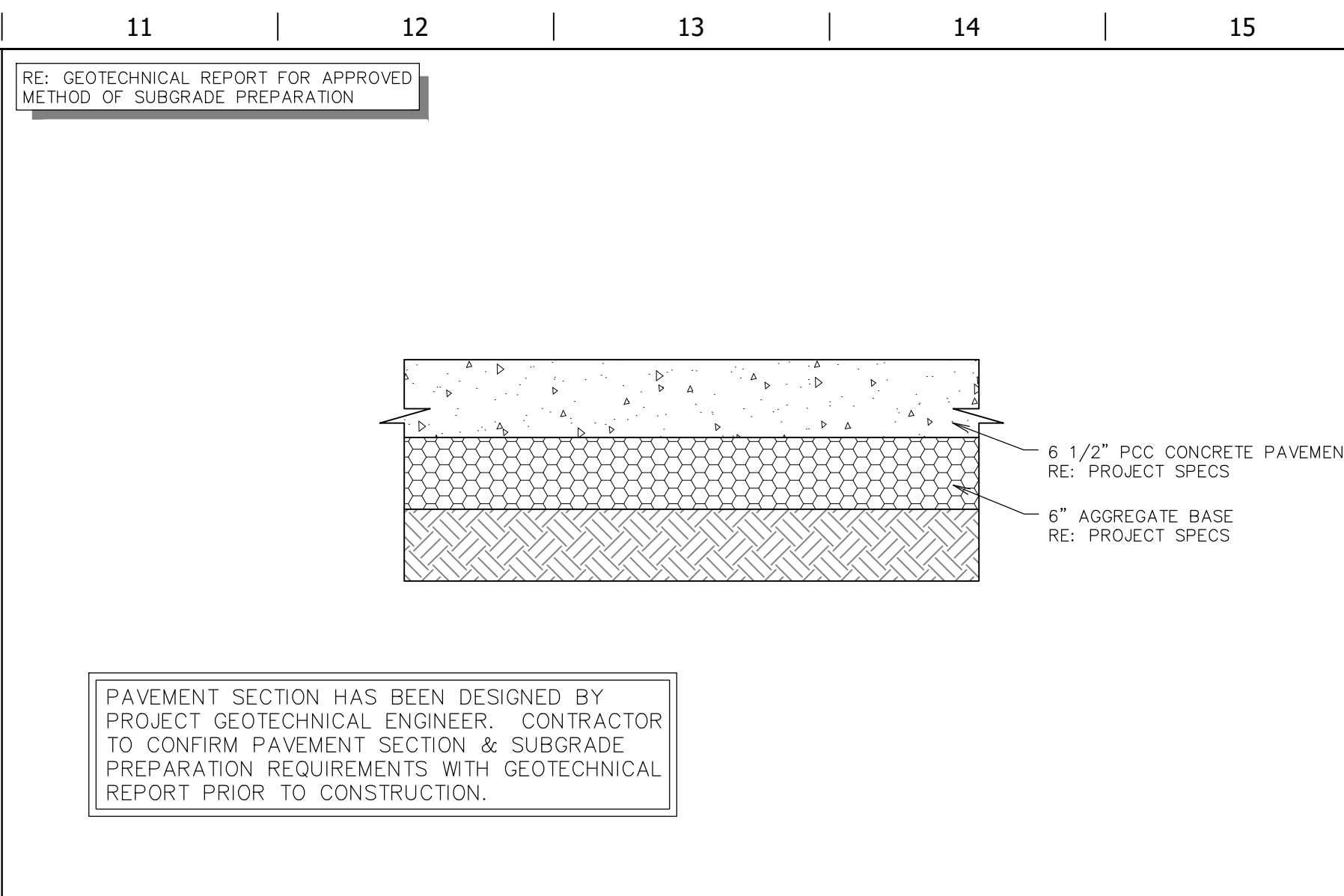
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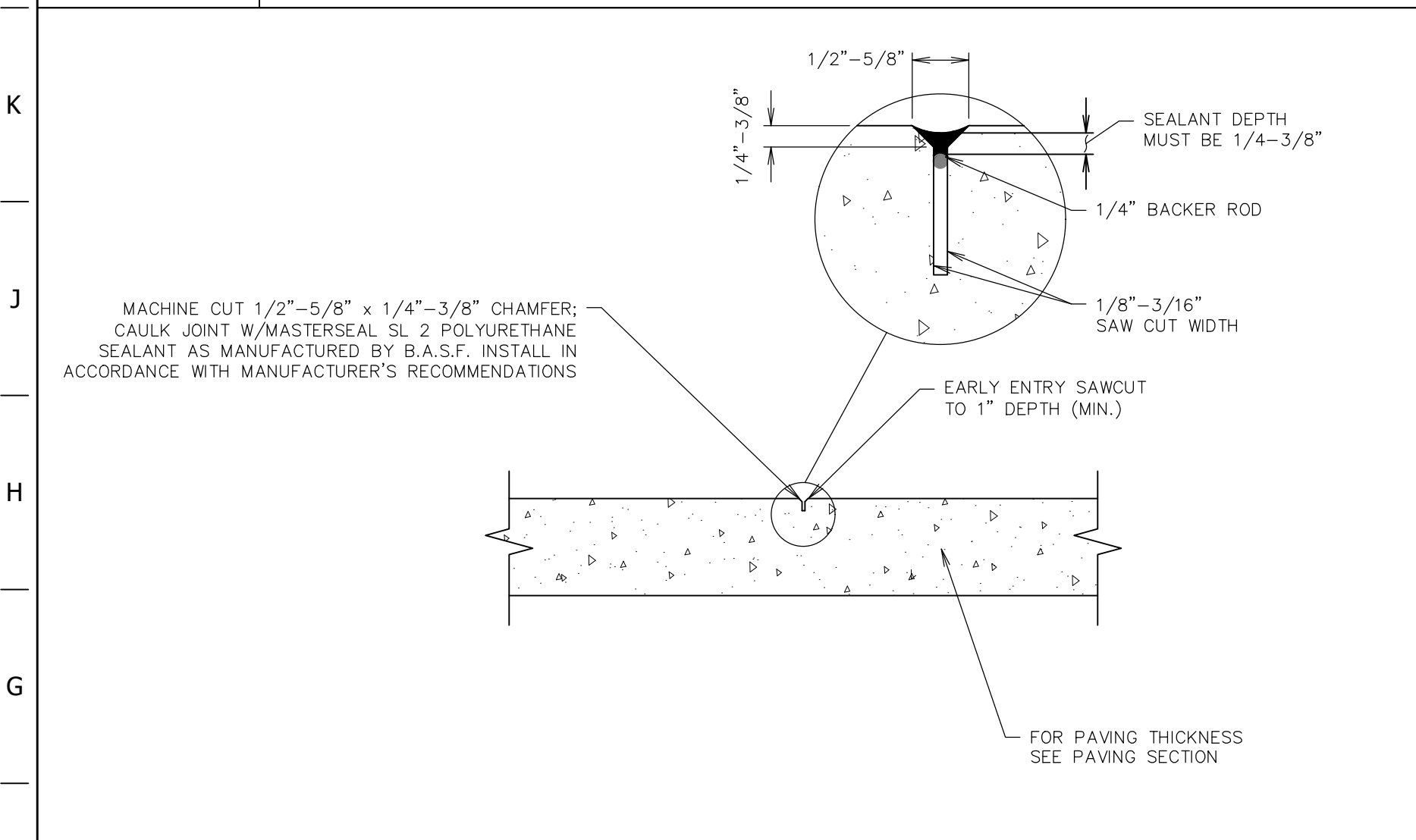
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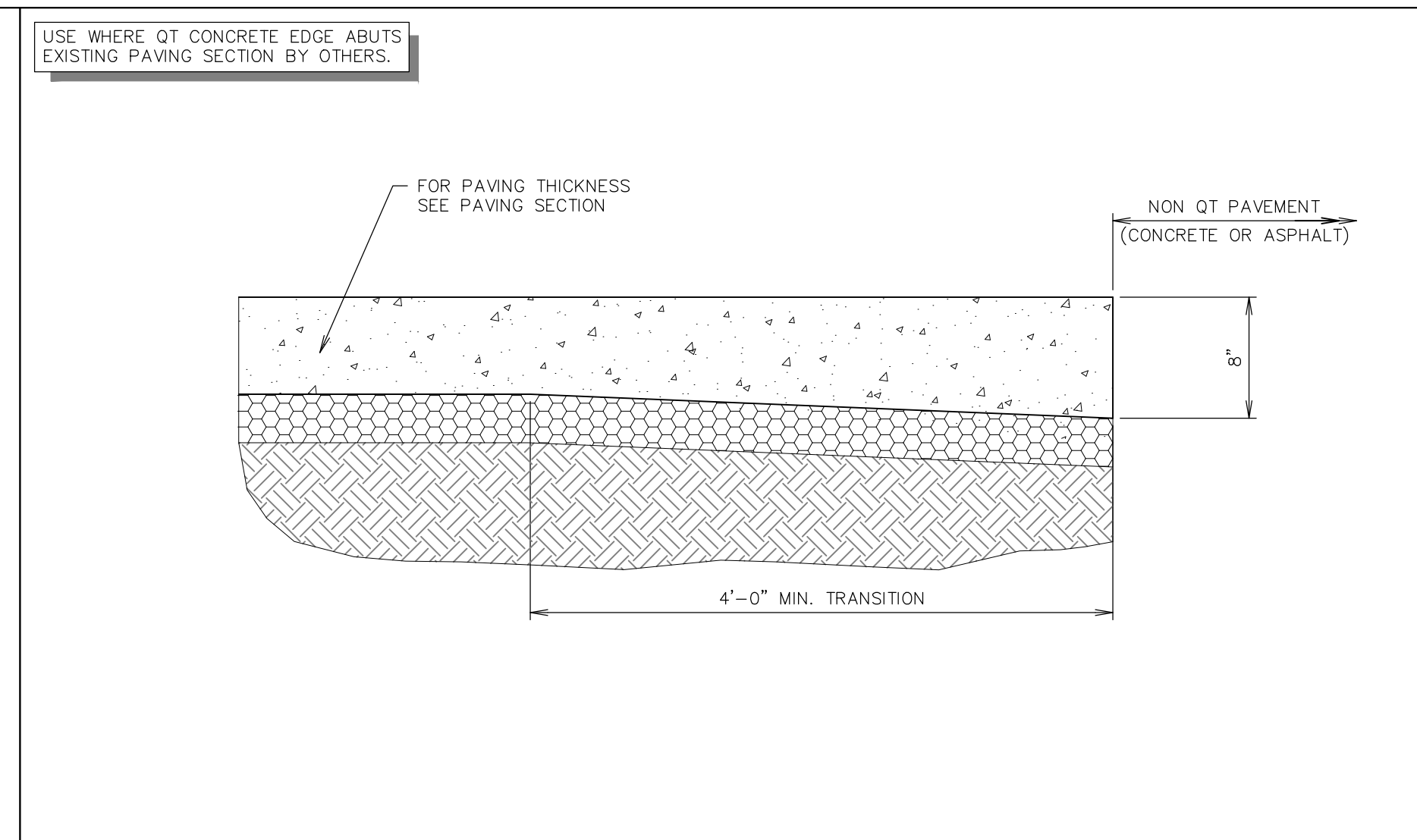
**L1** PAVING SECTION THROUGH SITE AT BUILDING  
SN: PD001C015



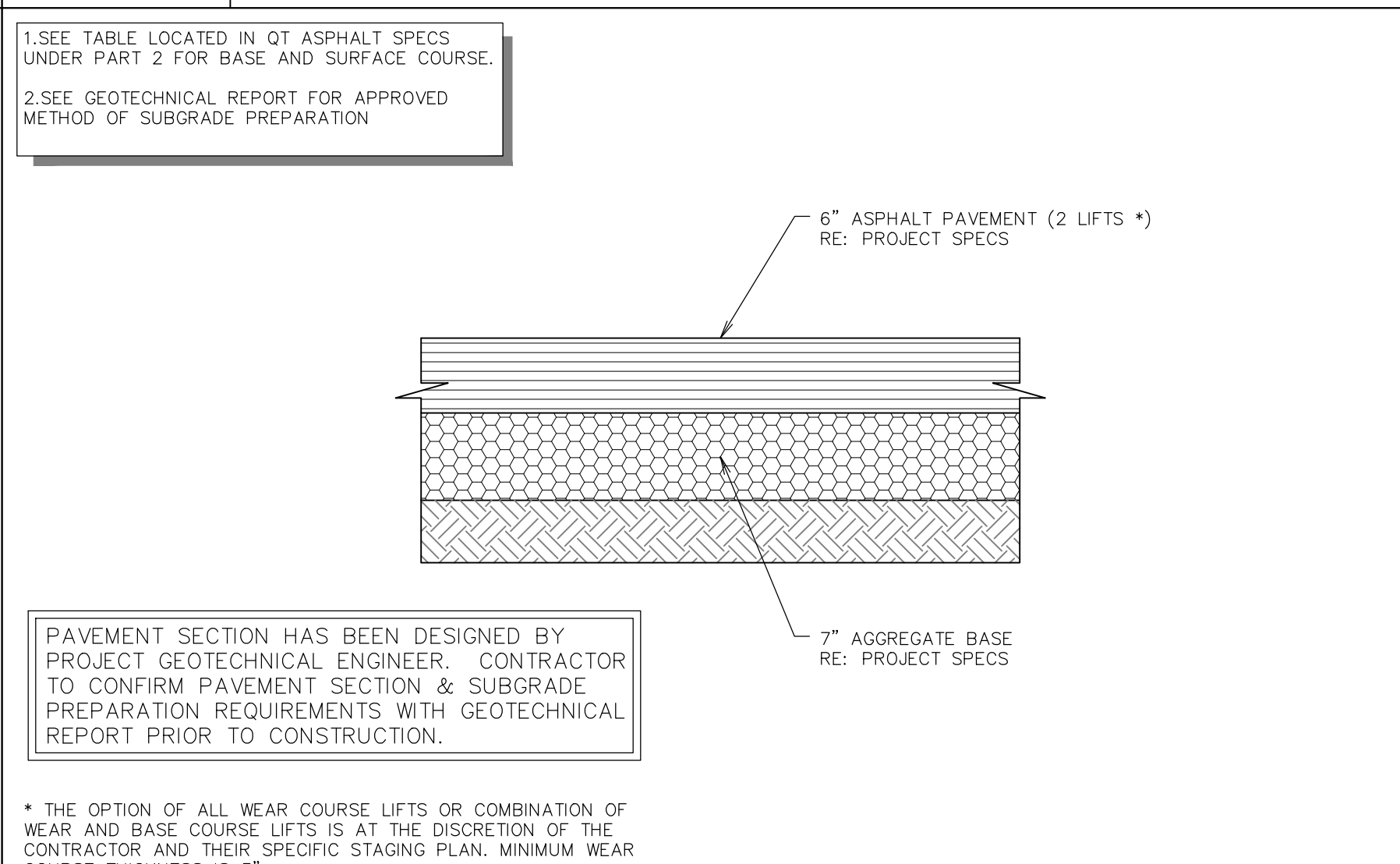
**L11** CONCRETE PAVING SECTION 2 - STORE SIDE  
NTS SN: PD055B005



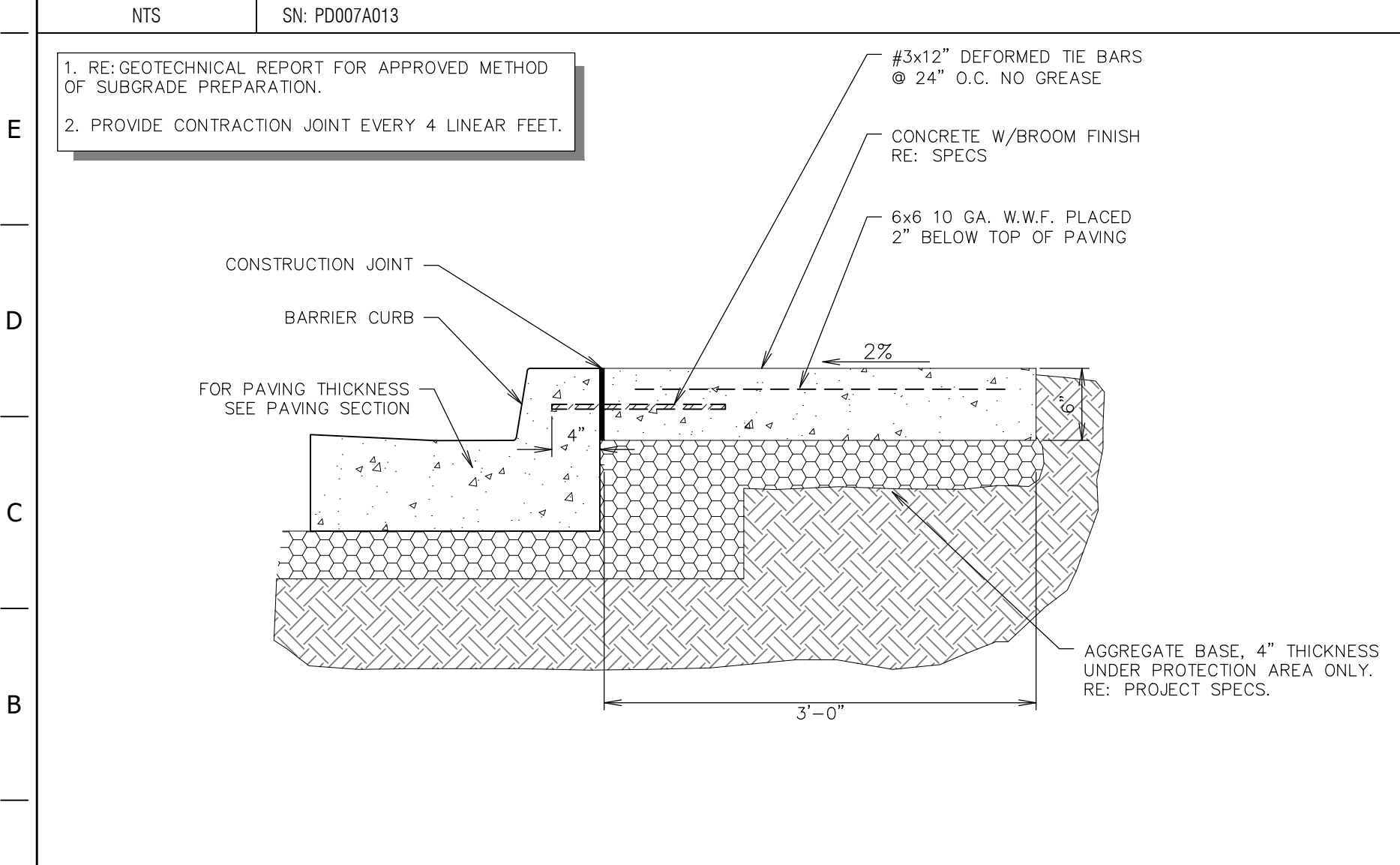
**F1** PAVING JOINT - CONTRACTION  
NTS SN: PD007A013



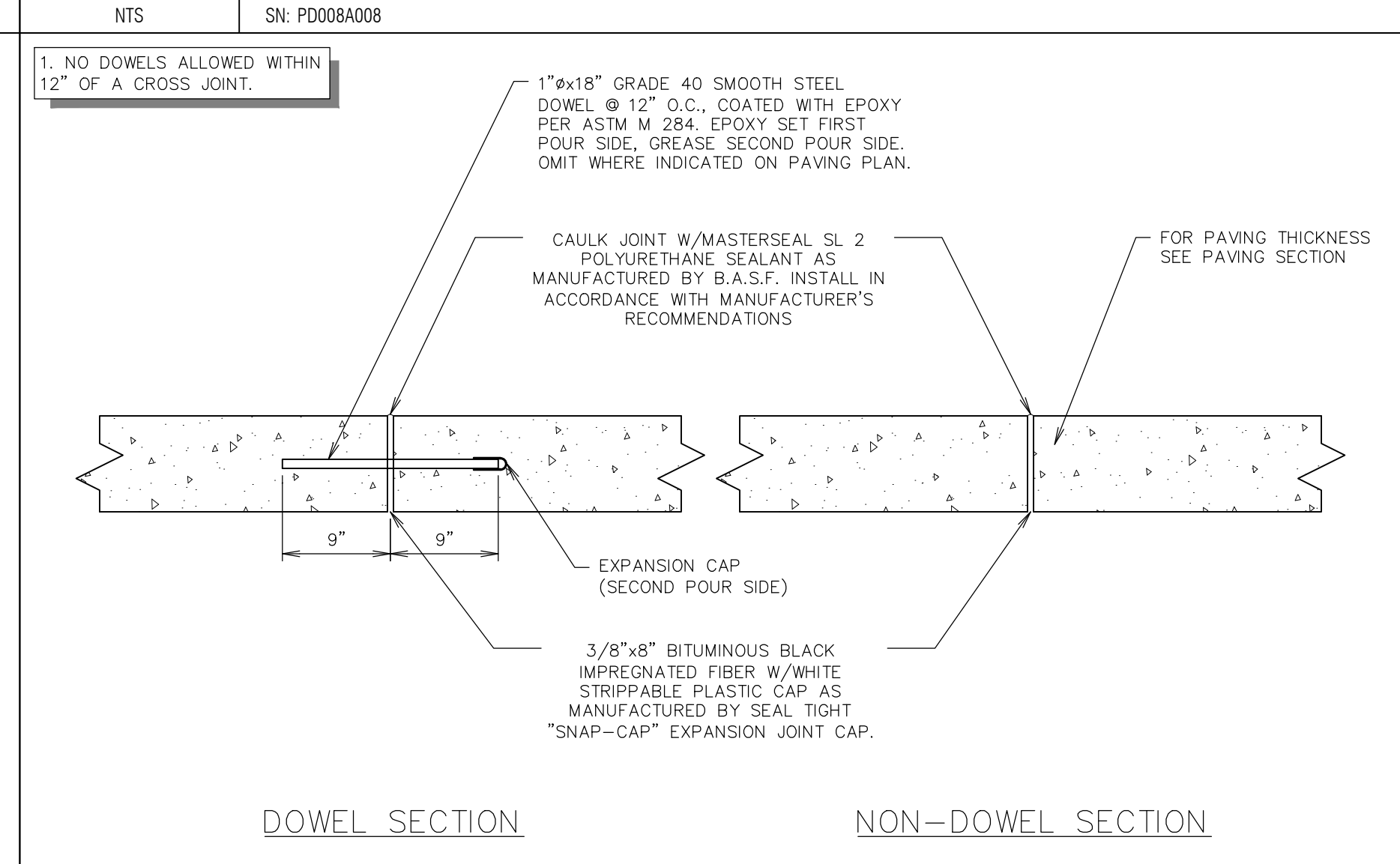
**F6** THICKENED EDGE SECTION  
NTS SN: PD008A008



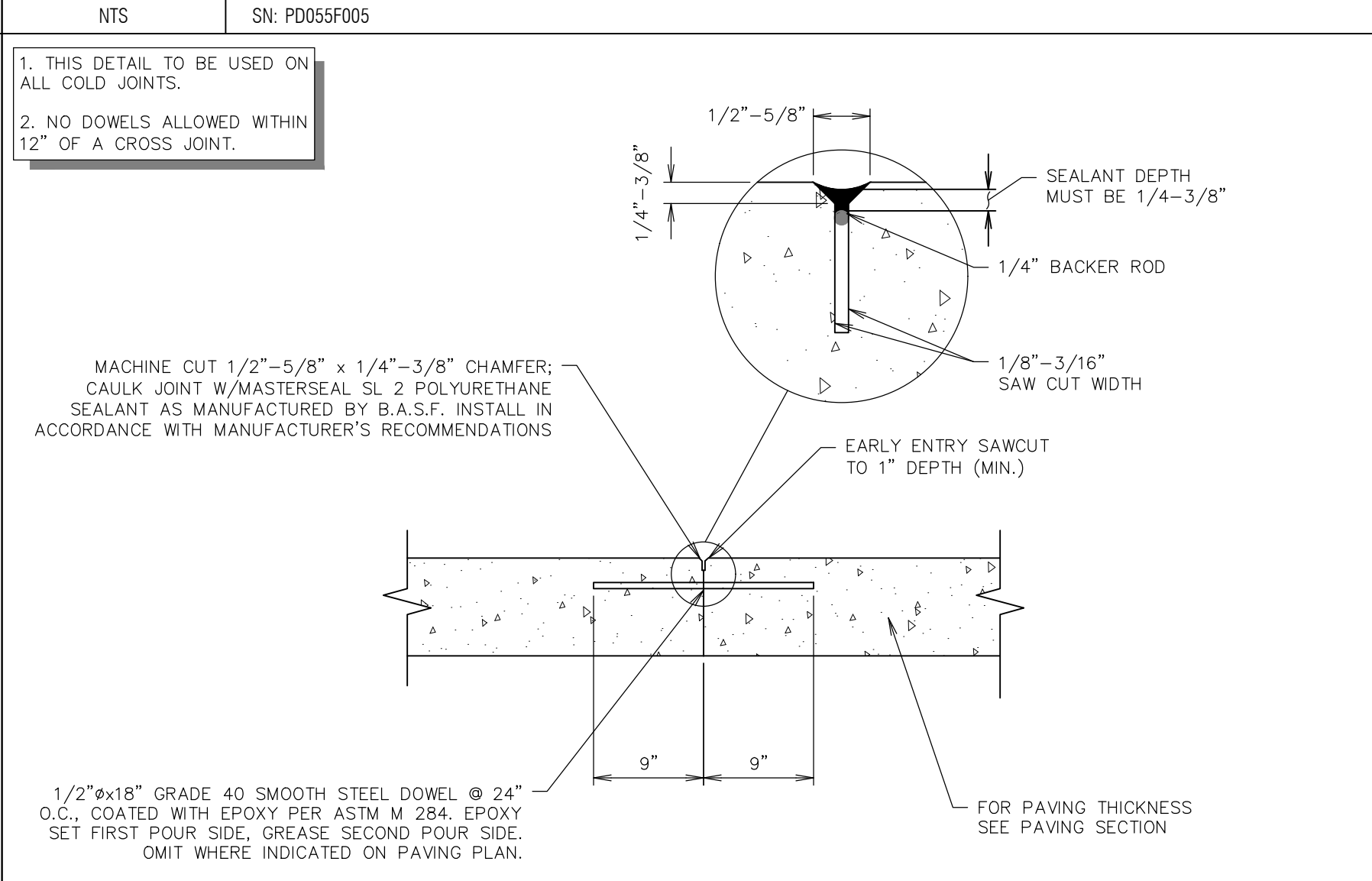
**F11** ASPHALT PAVING SECTION 4 - STORE SIDE  
NTS SN: PD055F005



**A1** RUT PROTECTOR SECTION  
NTS SN: PD060A005



**A6** PAVING JOINT - ISOLATION  
NTS SN: PD005A011



**A11** PAVING JOINT - CONSTRUCTION  
NTS SN: PD006A010

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**MDG**  
Midwest Design Group  
Kansas City  
PO Box 860015  
Shawnee, KS 66286-0015  
P 913.248.9385

**QuikTrip No. 0183**  
1001 SW BLUE PARKWAY  
LEE'S SUMMIT, JACKSON CO., MO 64063

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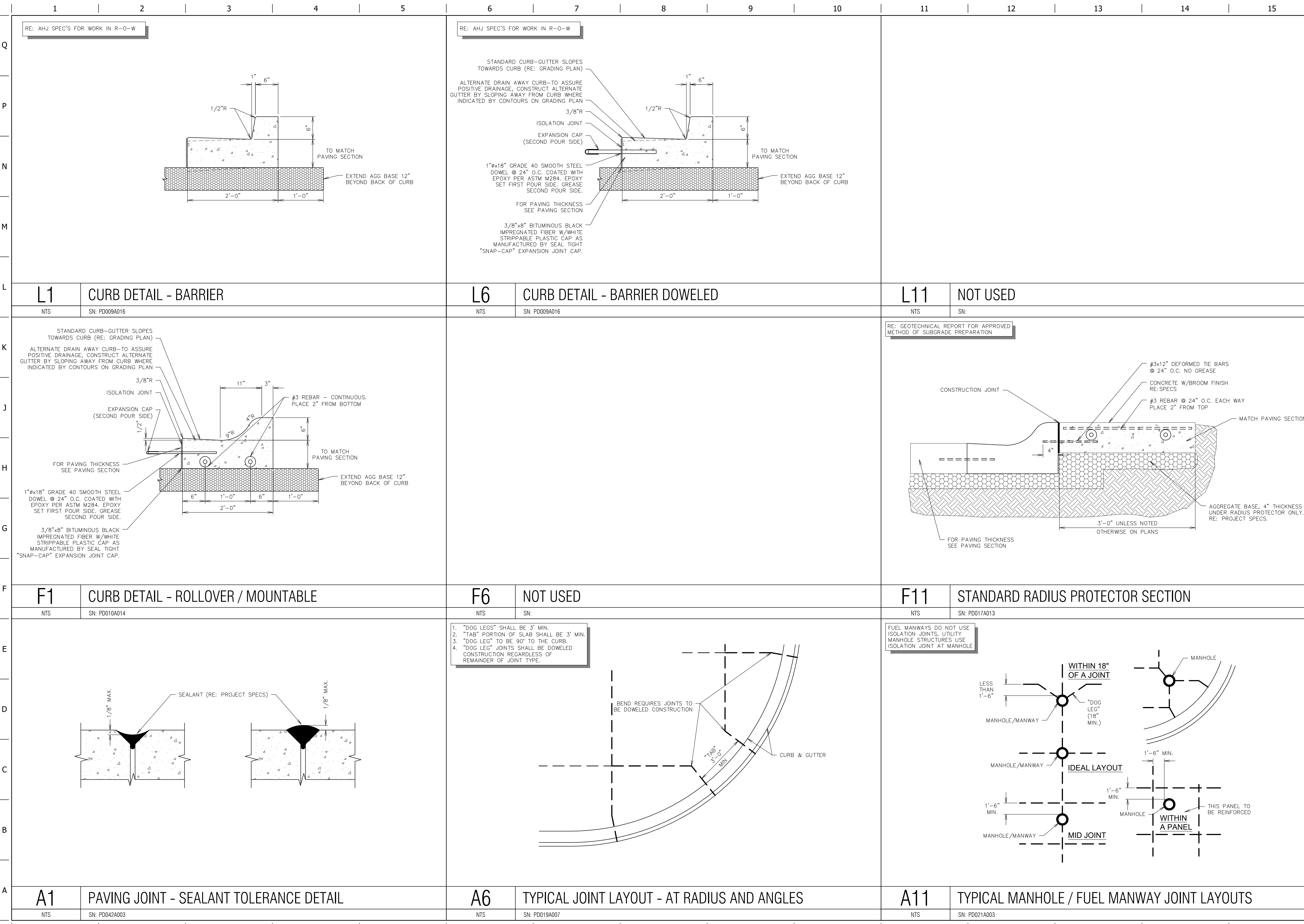
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ORIGINAL ISSUE DATE: 07/08/2025

SHEET TITLE:  
**PAVING DETAILS**

SHEET NUMBER:  
**C520**





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 Midwest Design Group  
 Kansas City  
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 Shawnee, KS 66286-0015  
 P 913.248.9385

**QuikTrip No. 0183**  
 1001 SW BLUE PARKWAY  
 LEE'S SUMMIT, JACKSON CO., MO 64063

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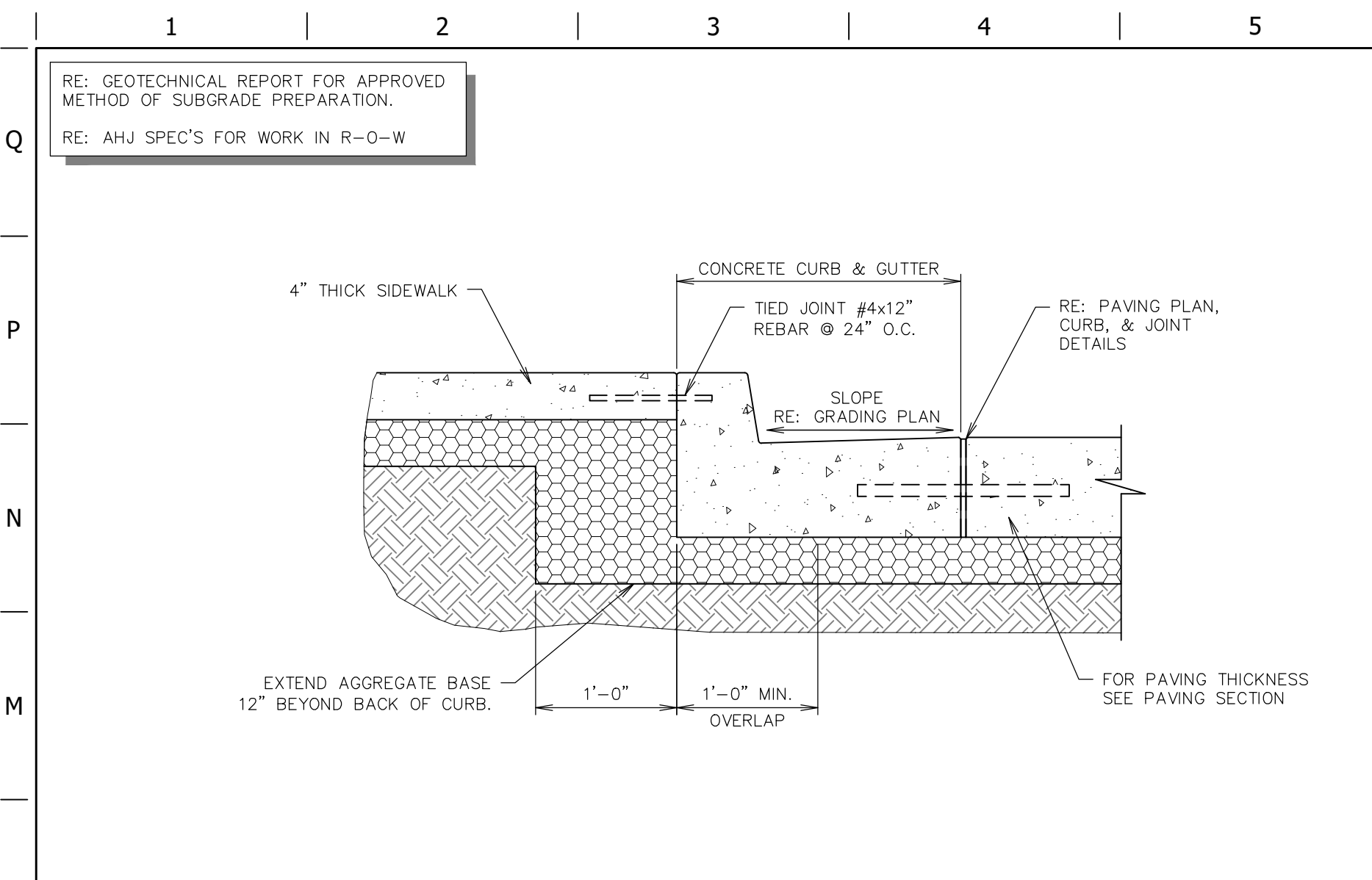
ORIGINAL ISSUE DATE: 07/08/2025

SHEET TITLE:  
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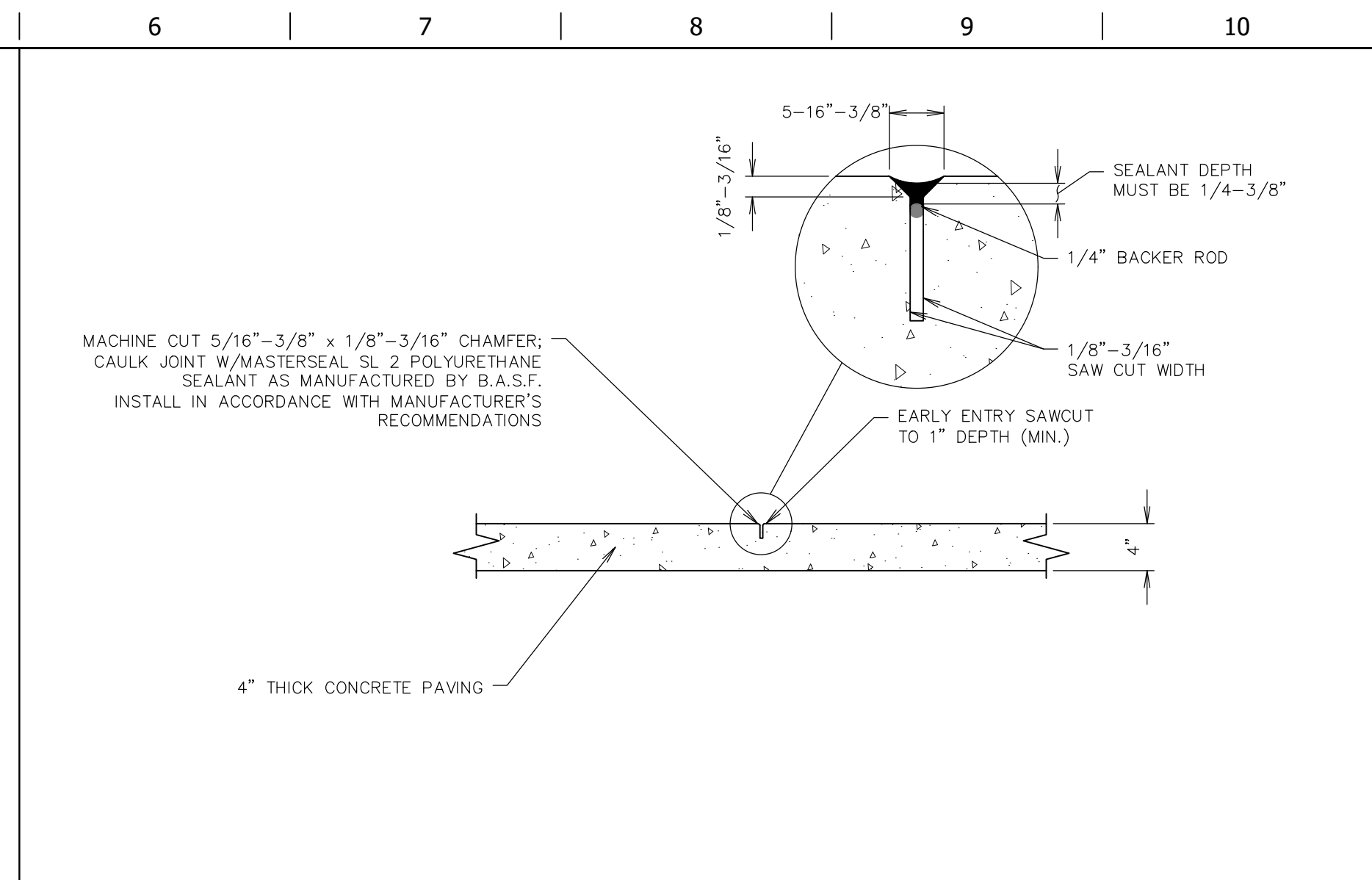
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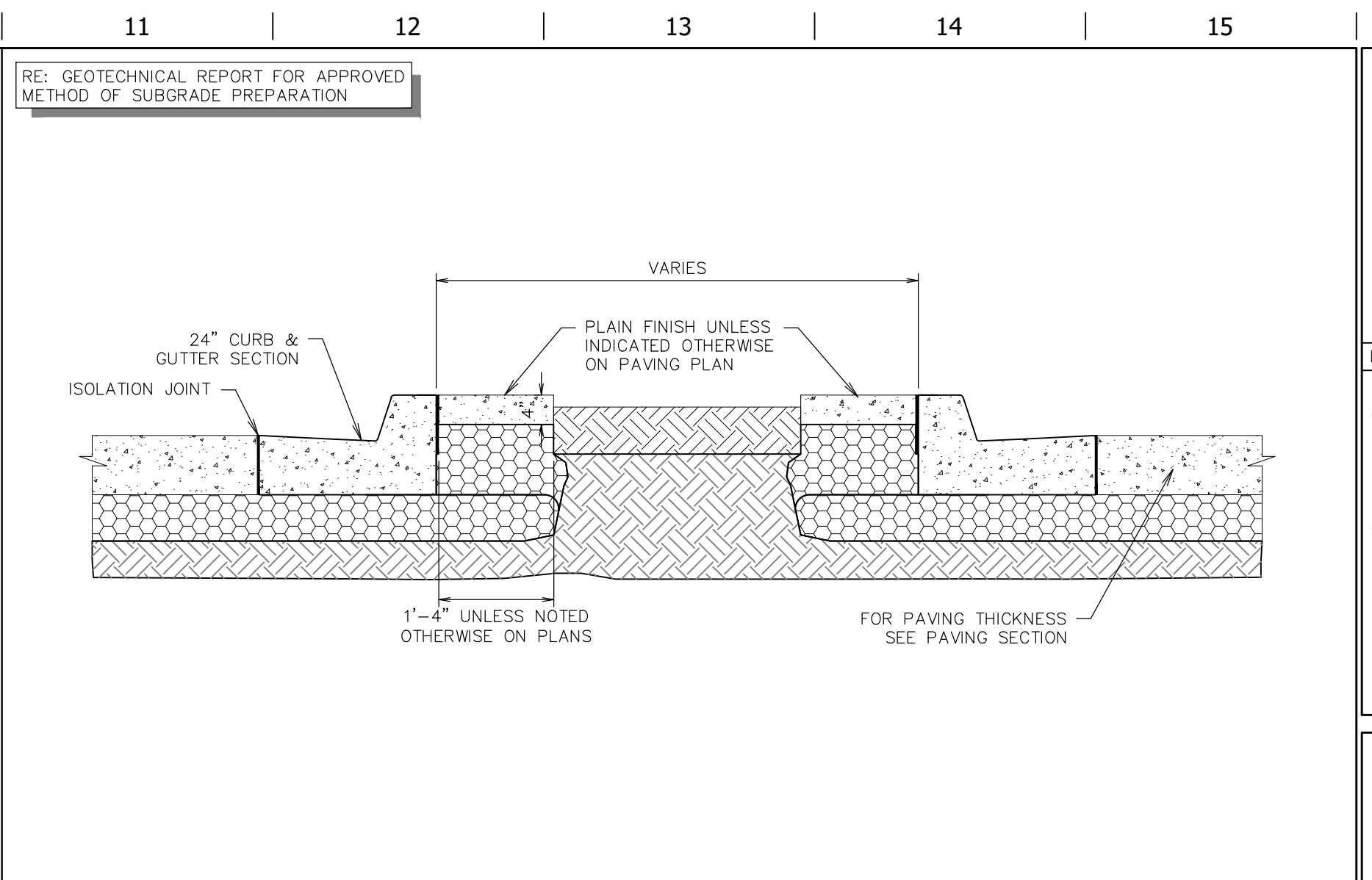
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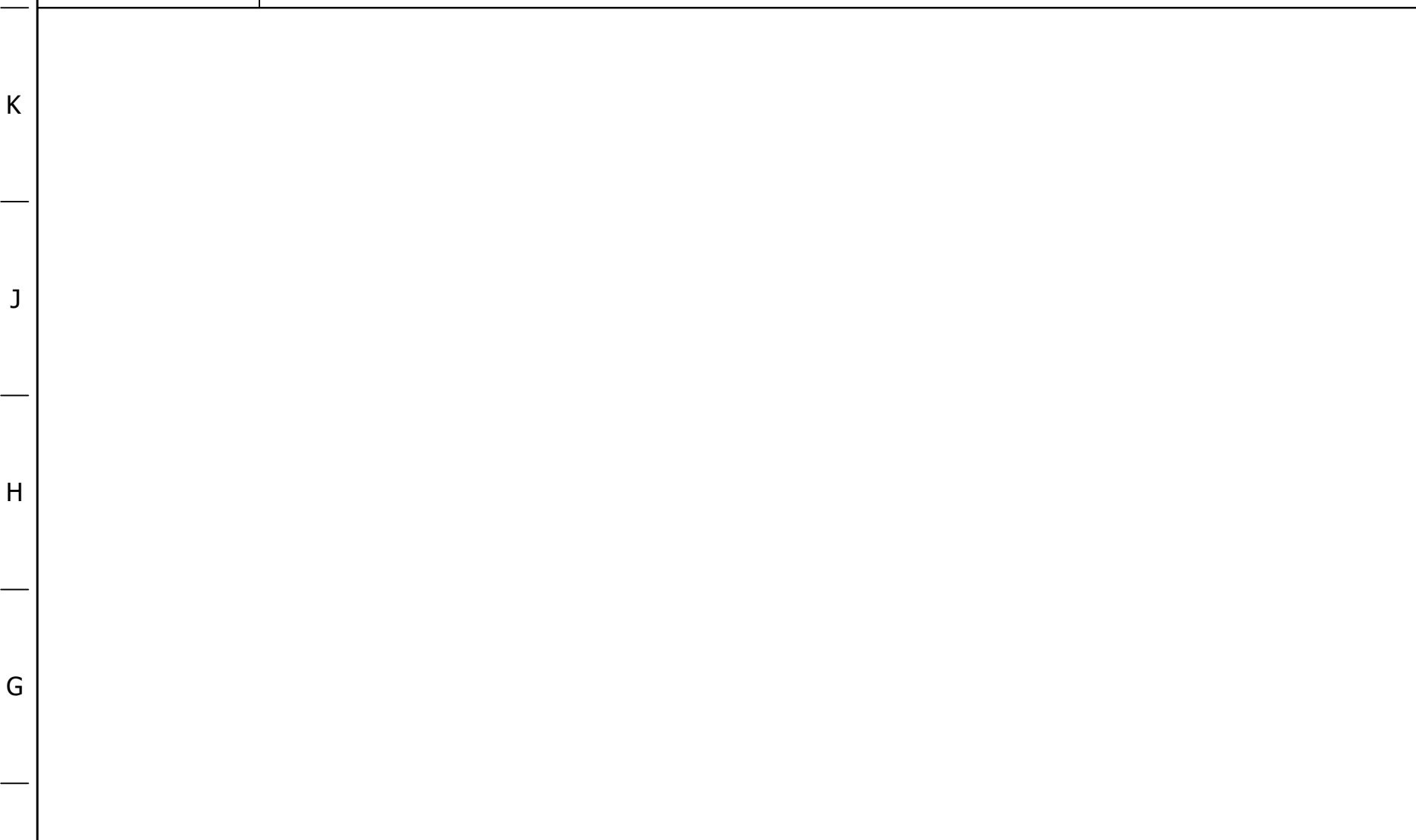
**L1** SIDEWALK SECTION ABUTTING CURB & GUTTER  
NTS SN: PD002E010



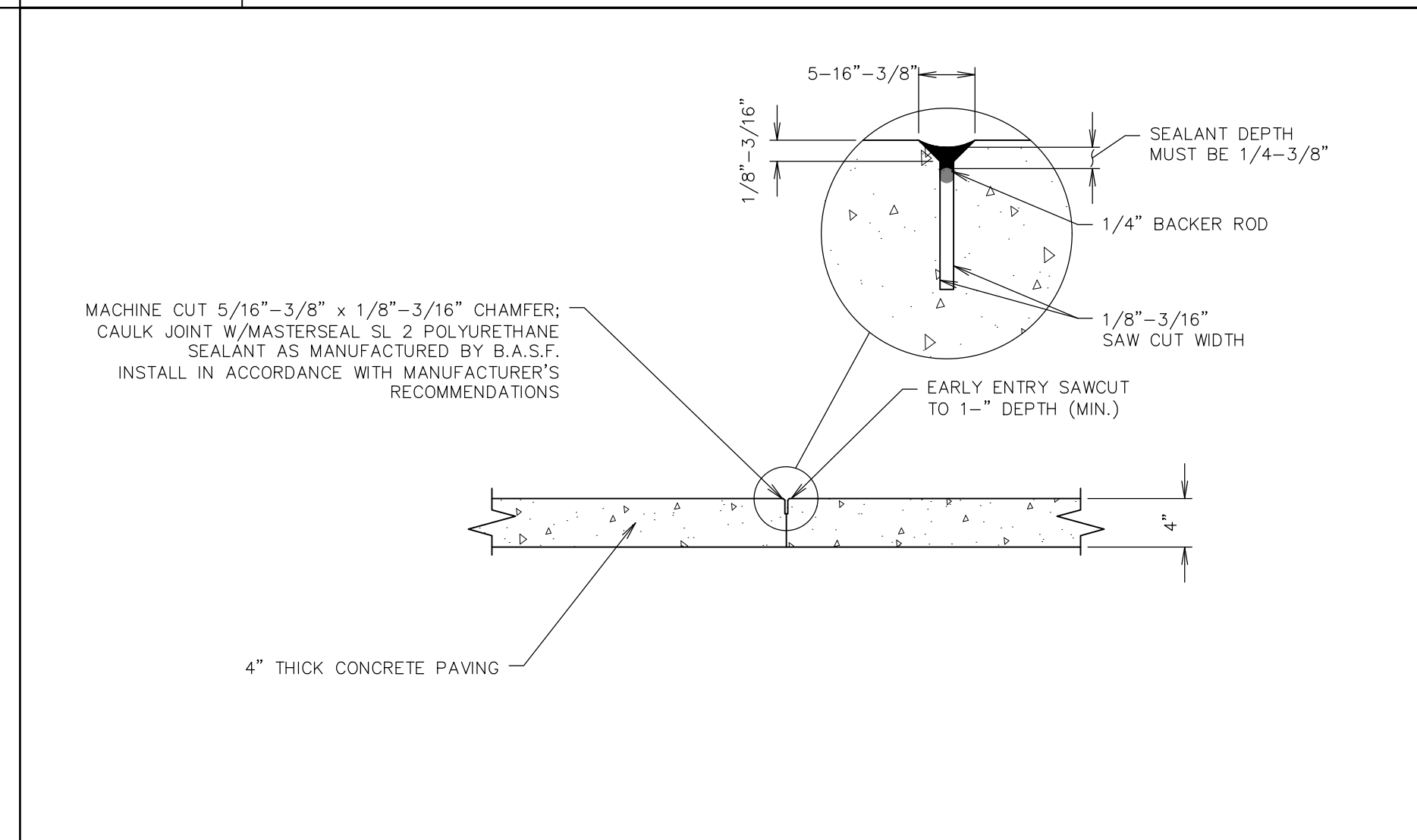
**L6** BUILDING SIDEWALK JOINT - CONTRACTION  
NTS SN: PD061A004



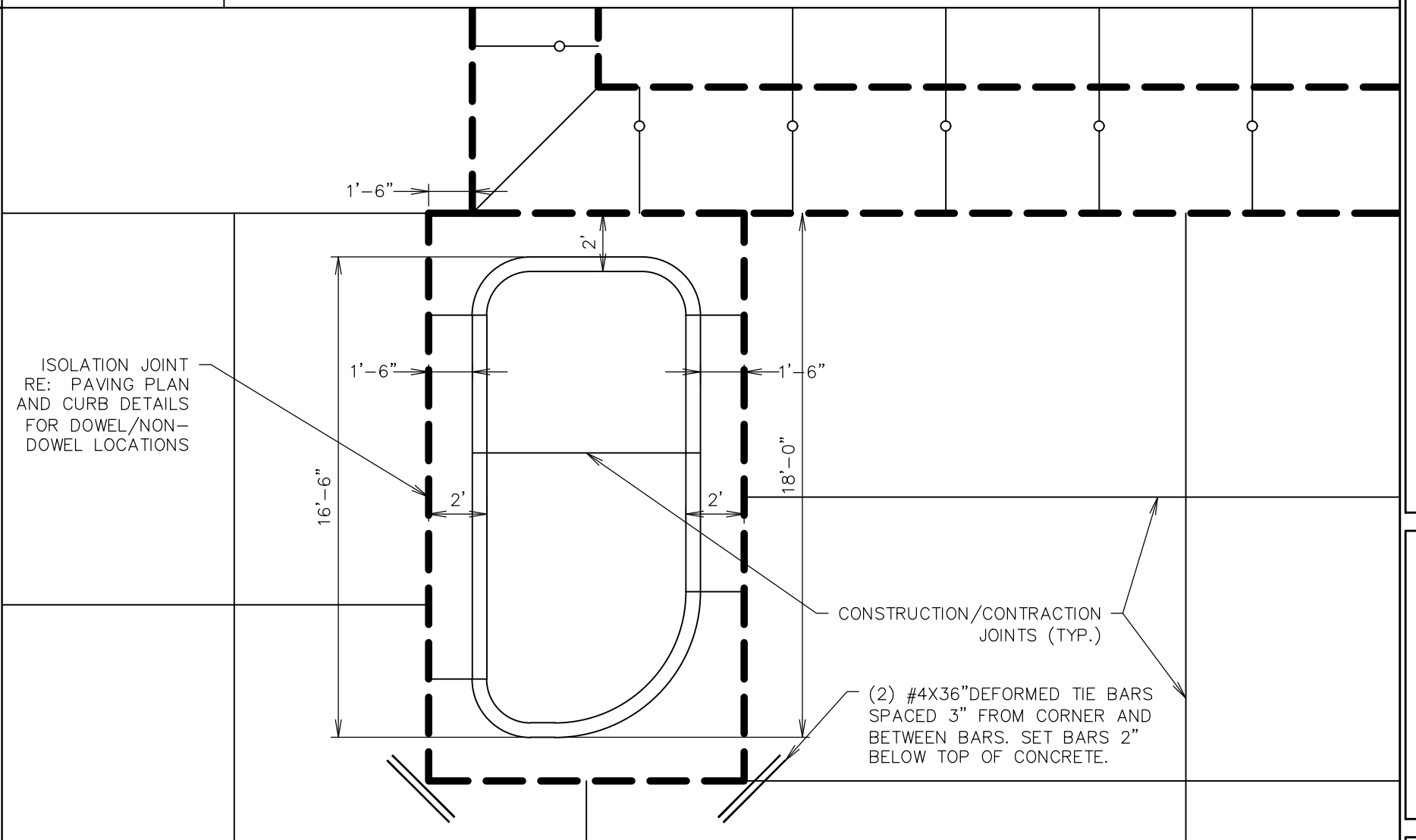
**L11** ISLAND SECTION A-A-LANDSCAPED ISLAND  
NTS SN: PD024B009



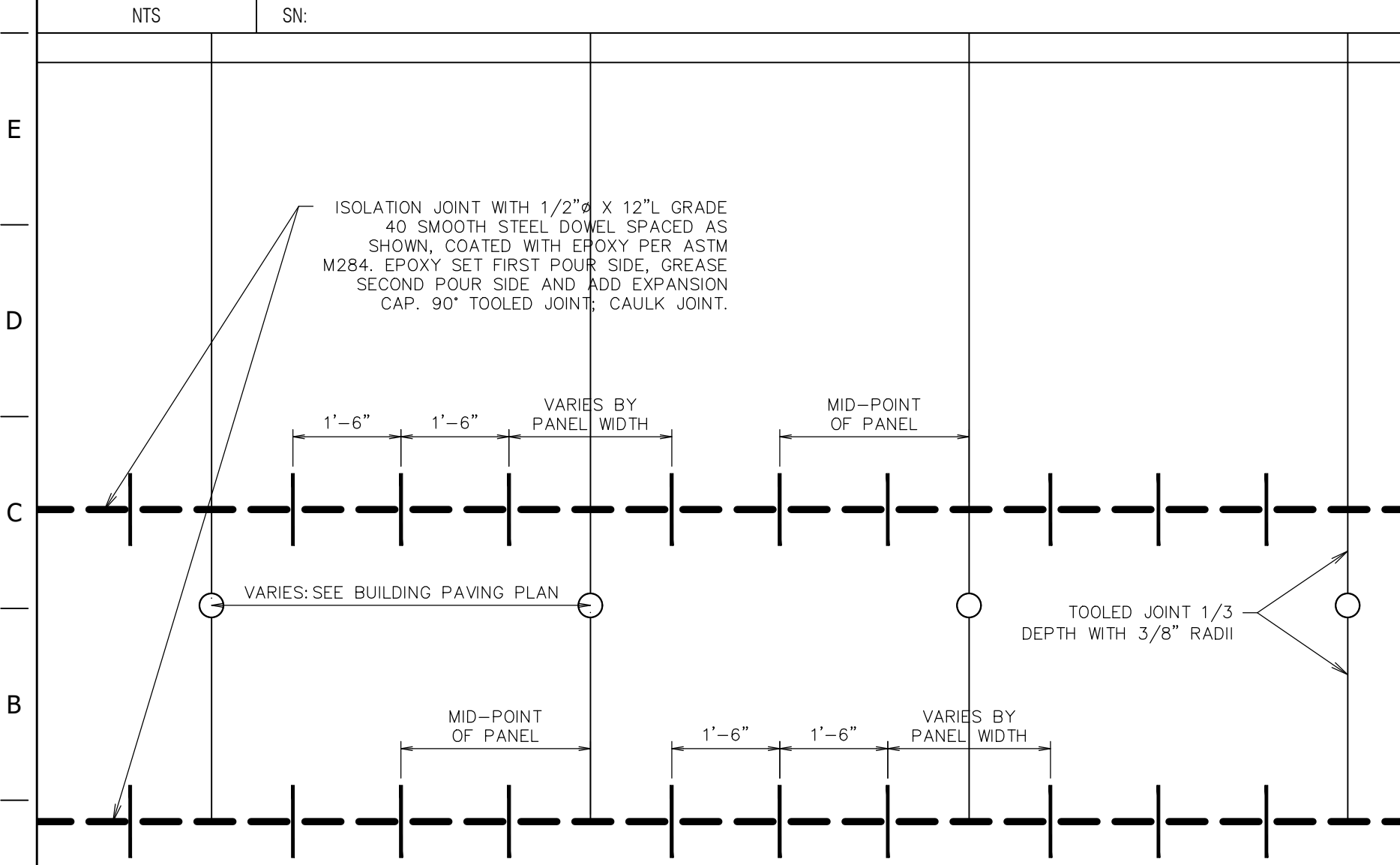
**F1** NOT USED  
NTS SN:



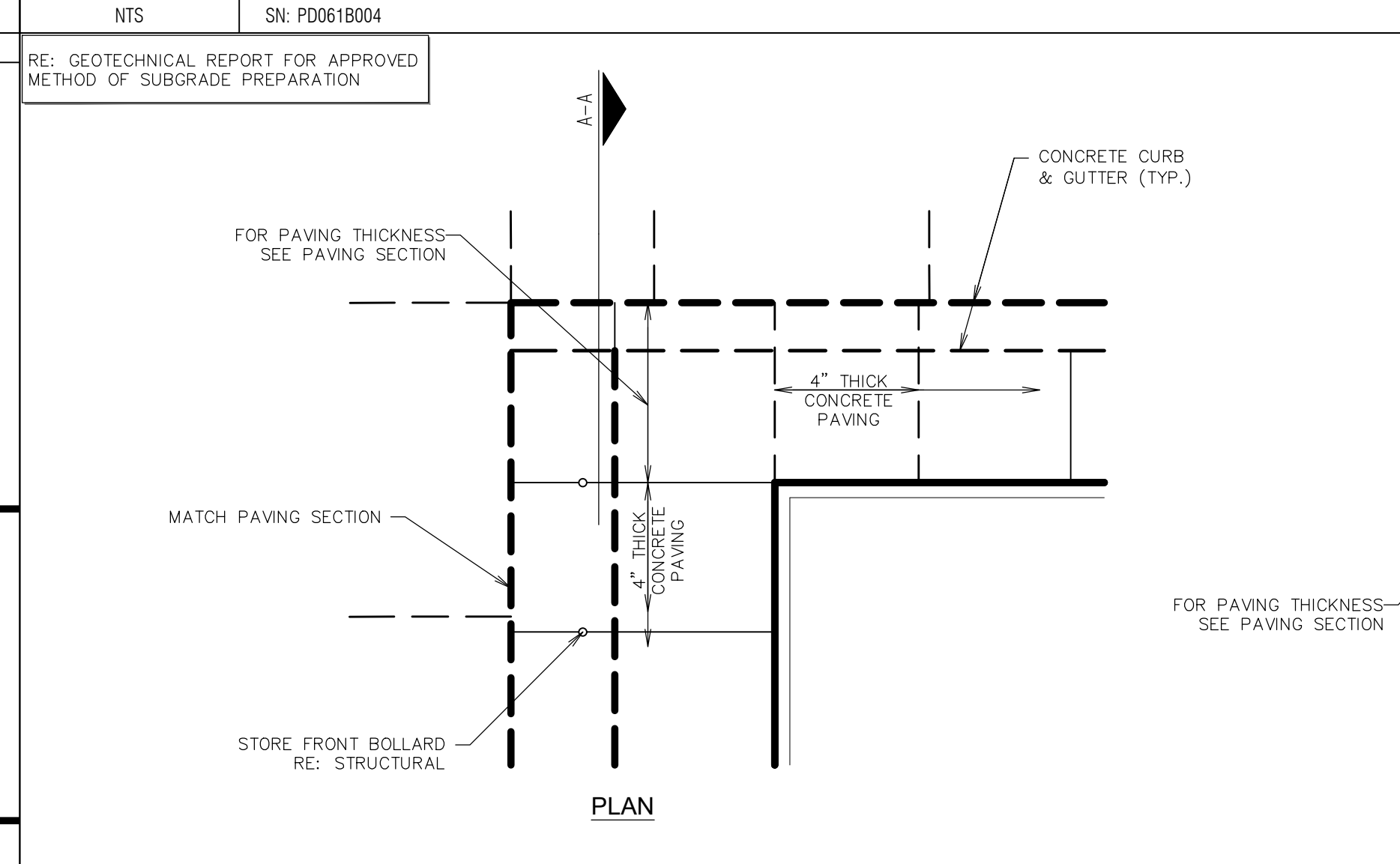
**F6** BUILDING SIDEWALK JOINT - CONSTRUCTION  
NTS SN: PD061B004



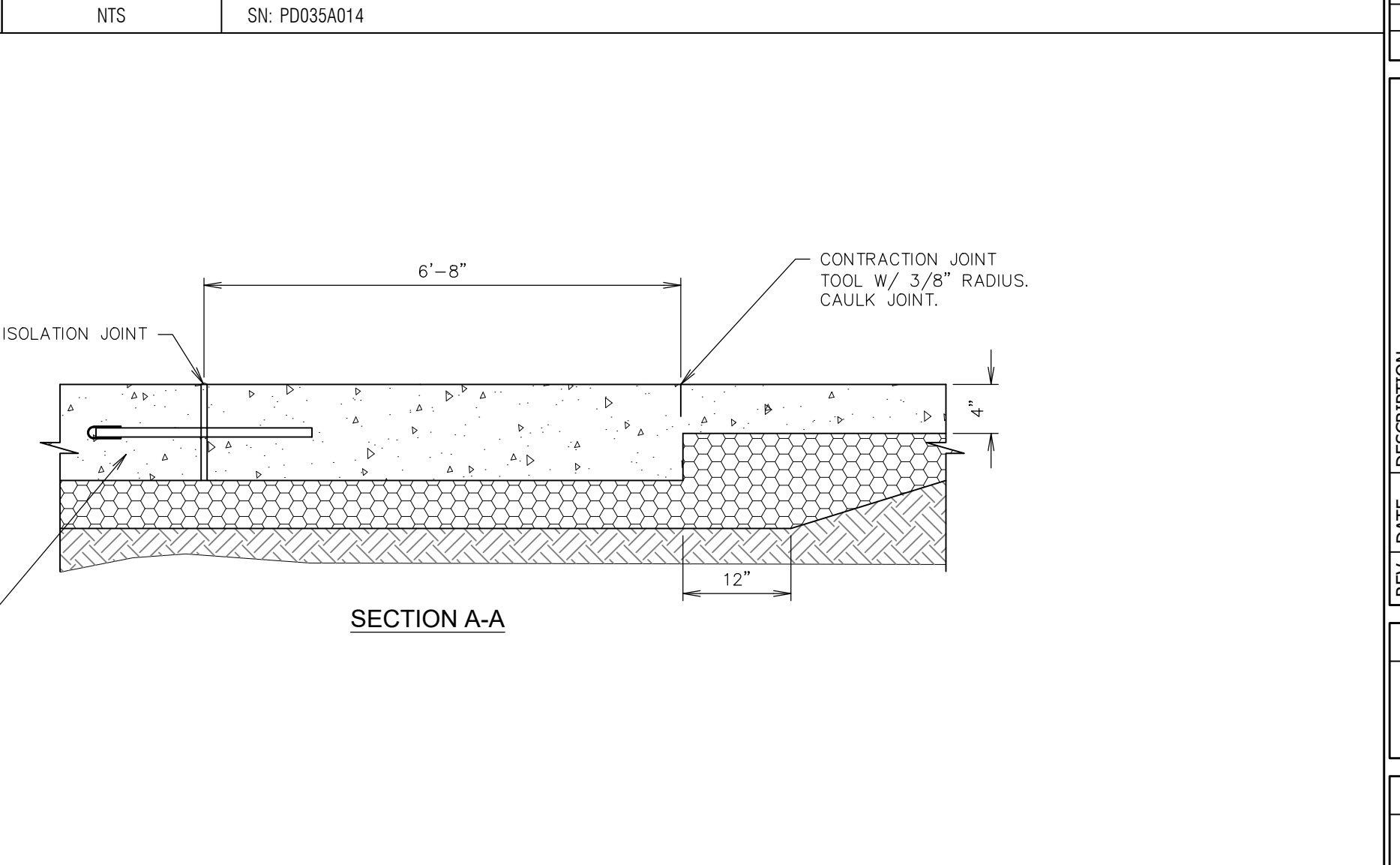
**F11** TYPE A ISLAND JOINT DETAIL  
NTS SN: PD035A014



**A1** DOWELED EXPANSION JOINTS AT BOLLARD PAVEMENT SECTION  
NTS SN: PD036A004



**A6** G3S BUILDING SIDEWALK TRANSITION DETAIL  
NTS SN: PD069A004



**A6** G3S BUILDING SIDEWALK TRANSITION DETAIL  
NTS SN: PD069A004

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Kansas City

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P 913.248.9385

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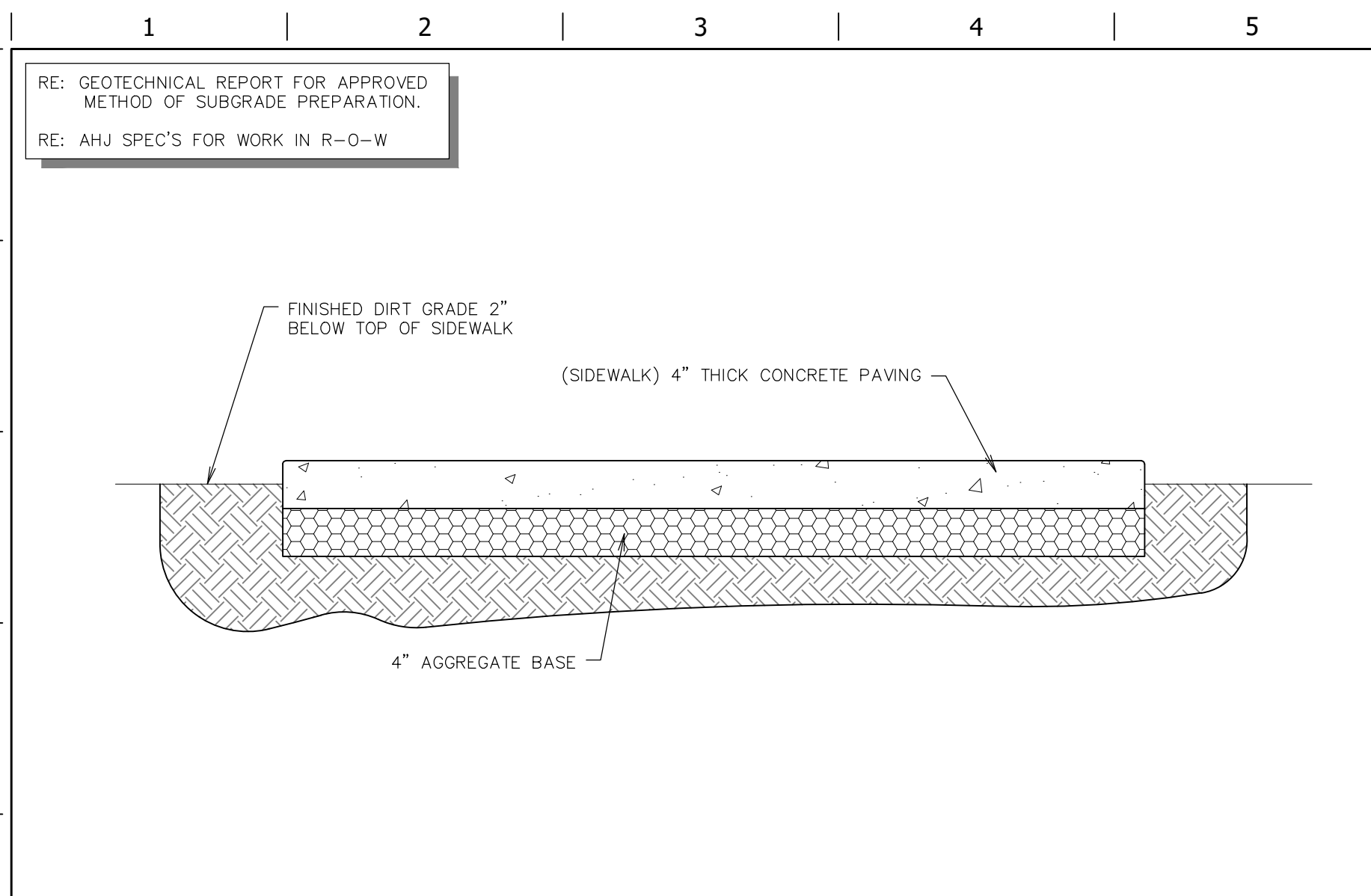
ORIGINAL ISSUE DATE: 07/08/2025

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**PAVING DETAILS**

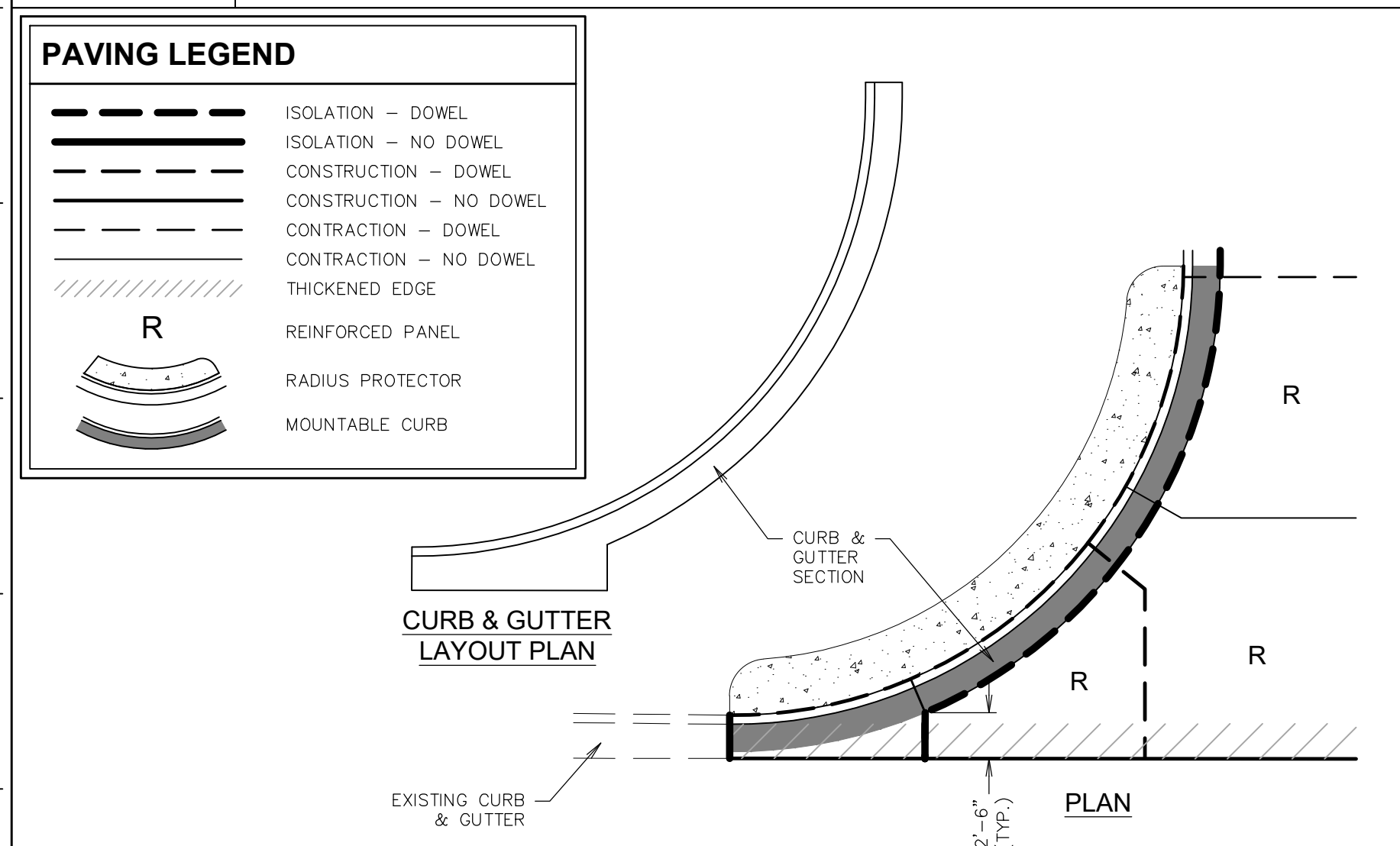
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**C522**



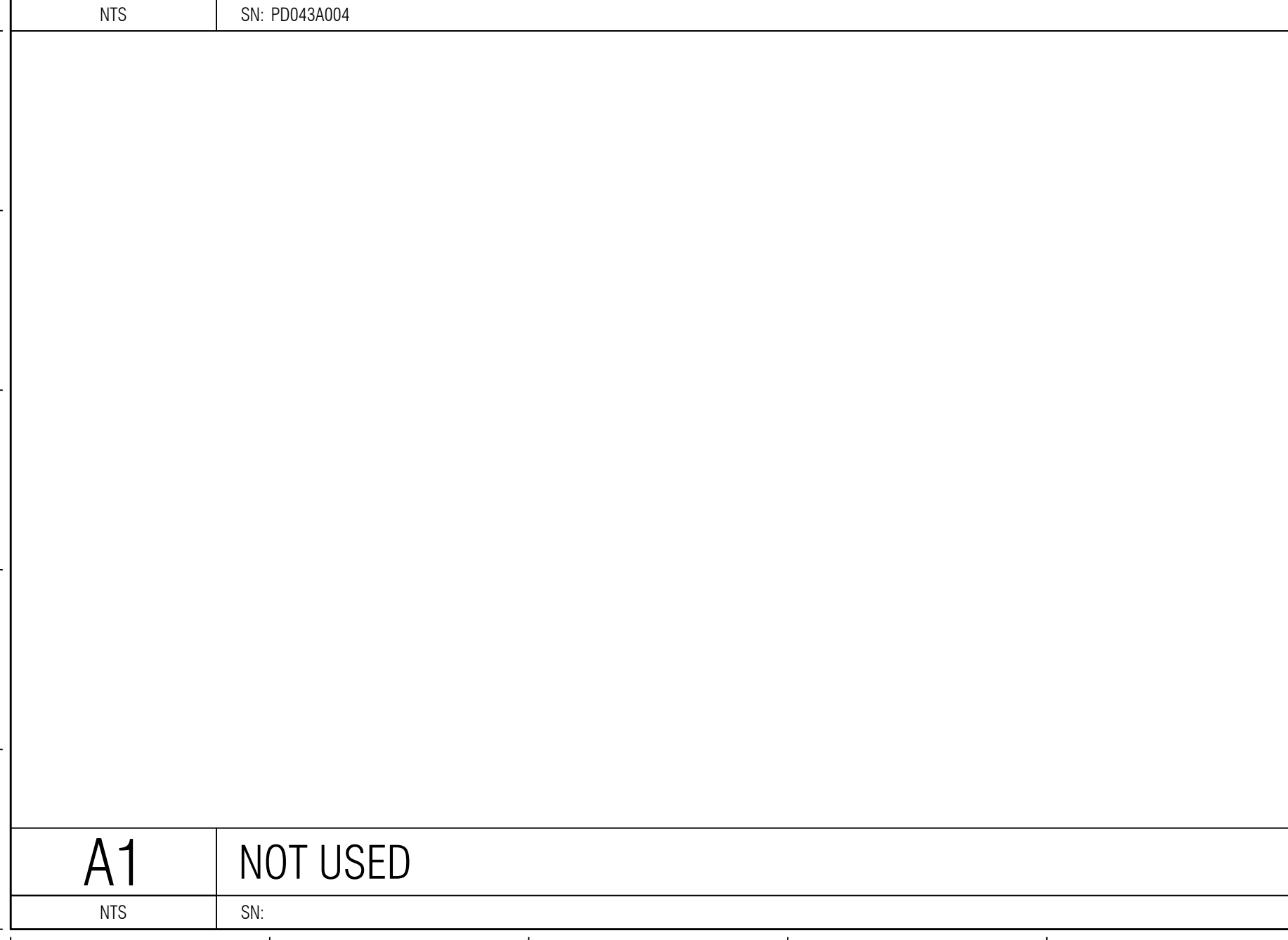
FILE LOCATION: C:\Civil\_3D\Projects\01183 Lee's Summit, MO\02-0183 DETAILS PAVING.DWG TAB NAME: Paving Detail Sheet 4 USER: dkhoh SW: 7/3/2024 3:30 PM PLOTTED: 7/8/2024 2:34 PM



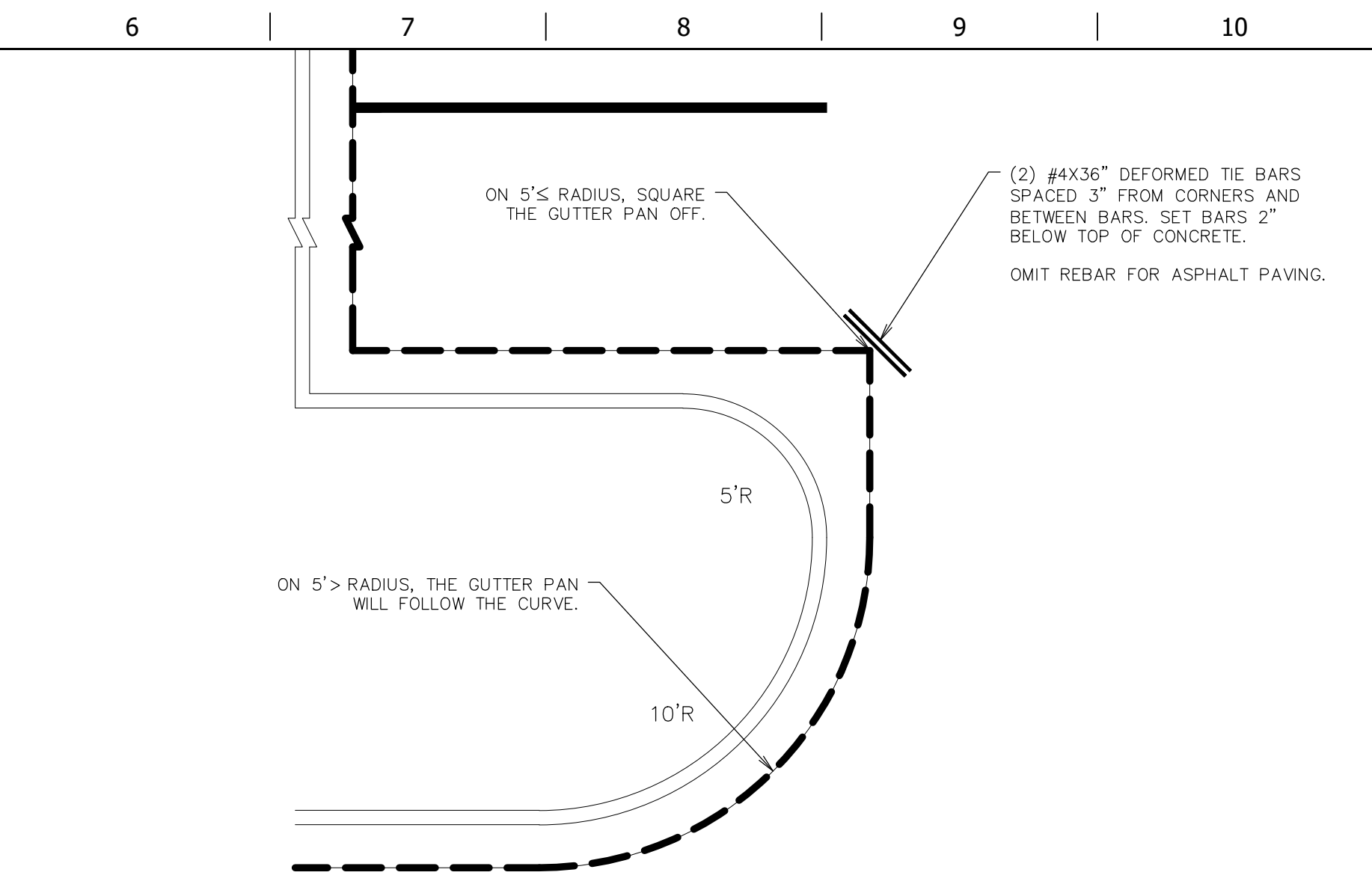
**L1** SIDEWALK SECTION  
NTS SN: PD057A003



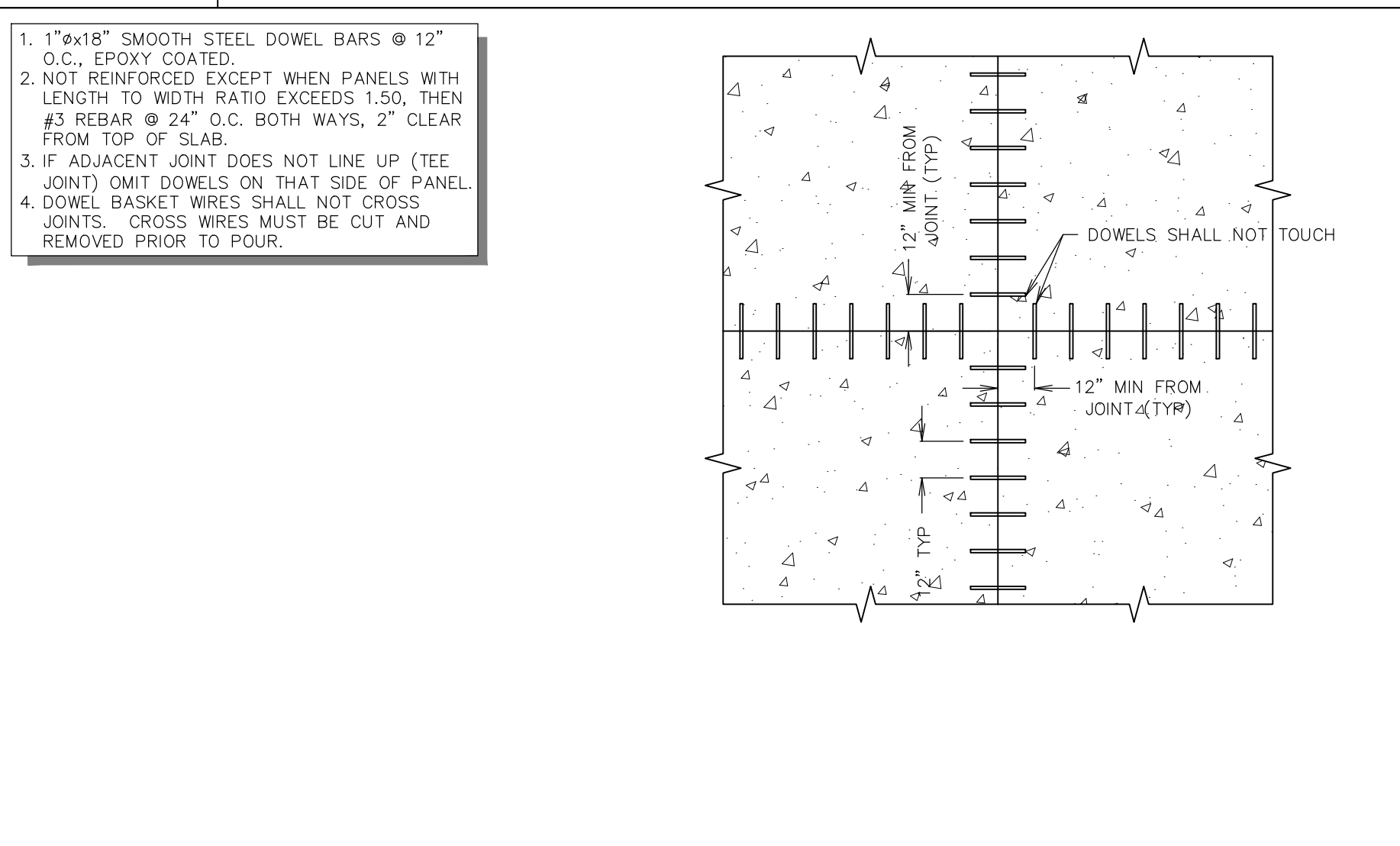
**F1** CURB DETAIL - DRIVE ENTRANCE  
NTS SN: PD043A004



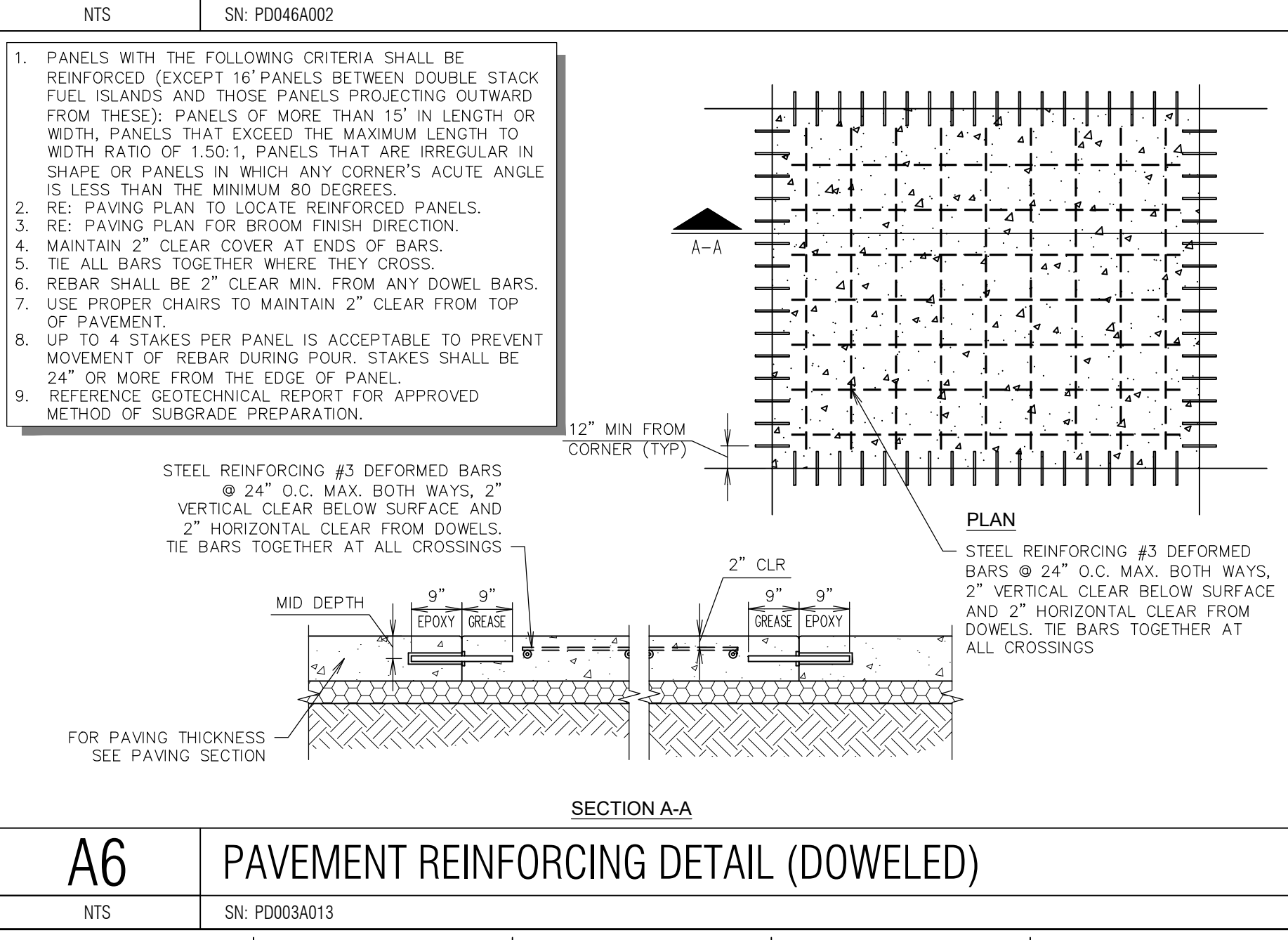
**A1** NOT USED  
NTS SN:



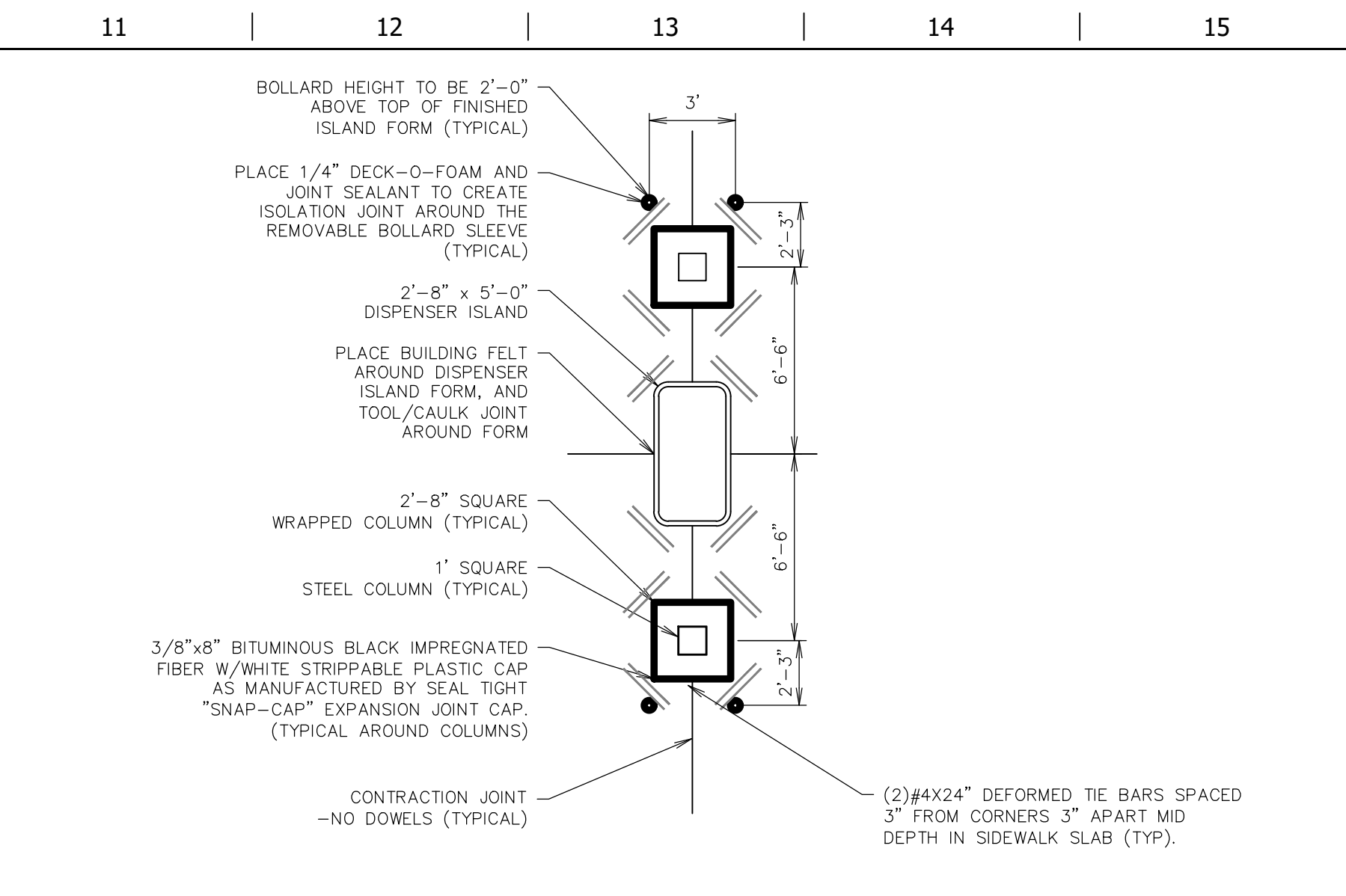
**L6** GUTTER PAN RADIUS DETAIL  
NTS SN: PD070A004



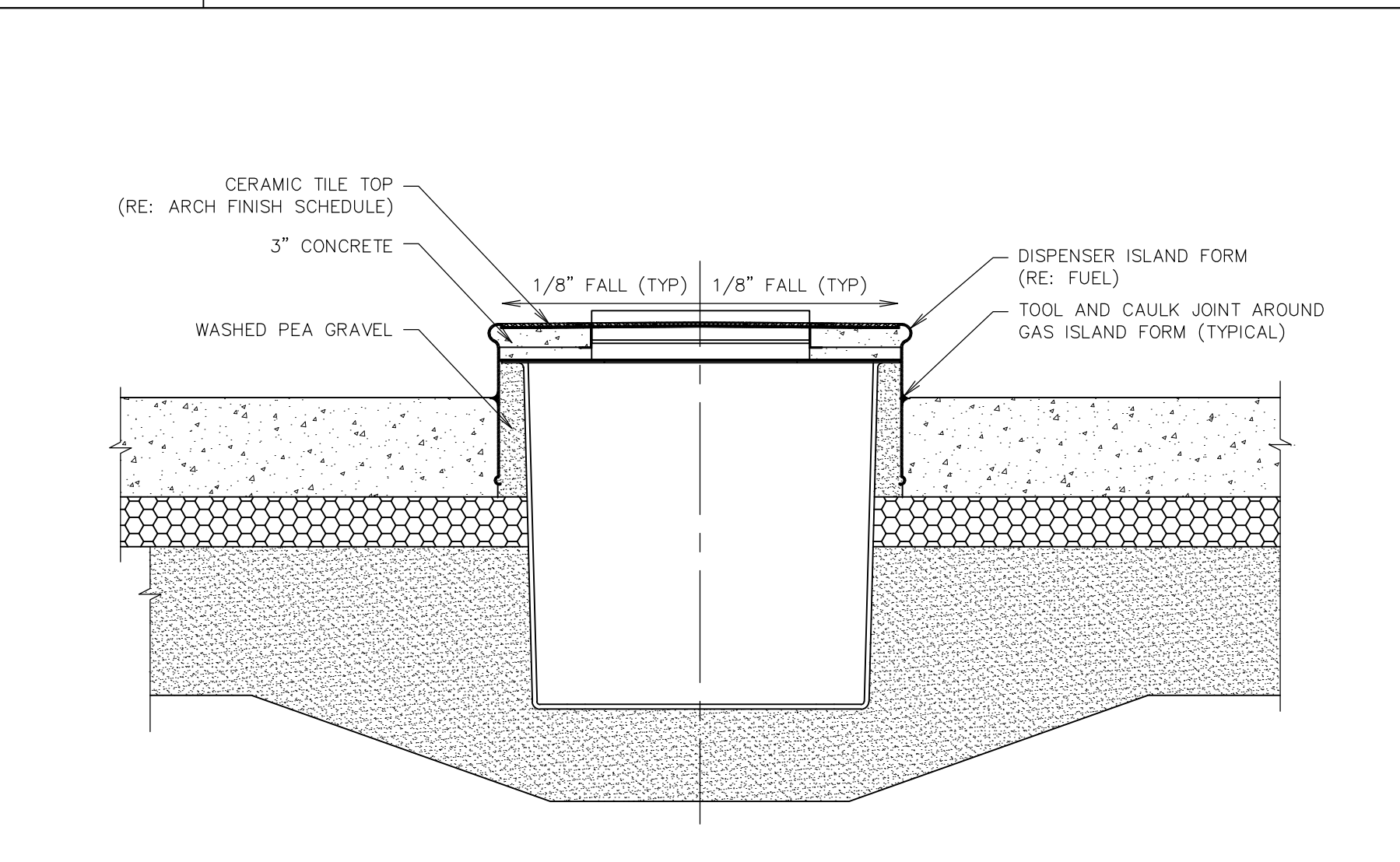
**F6** DOWEL - JOINT SEPARATION DETAIL  
NTS SN: PD046A002



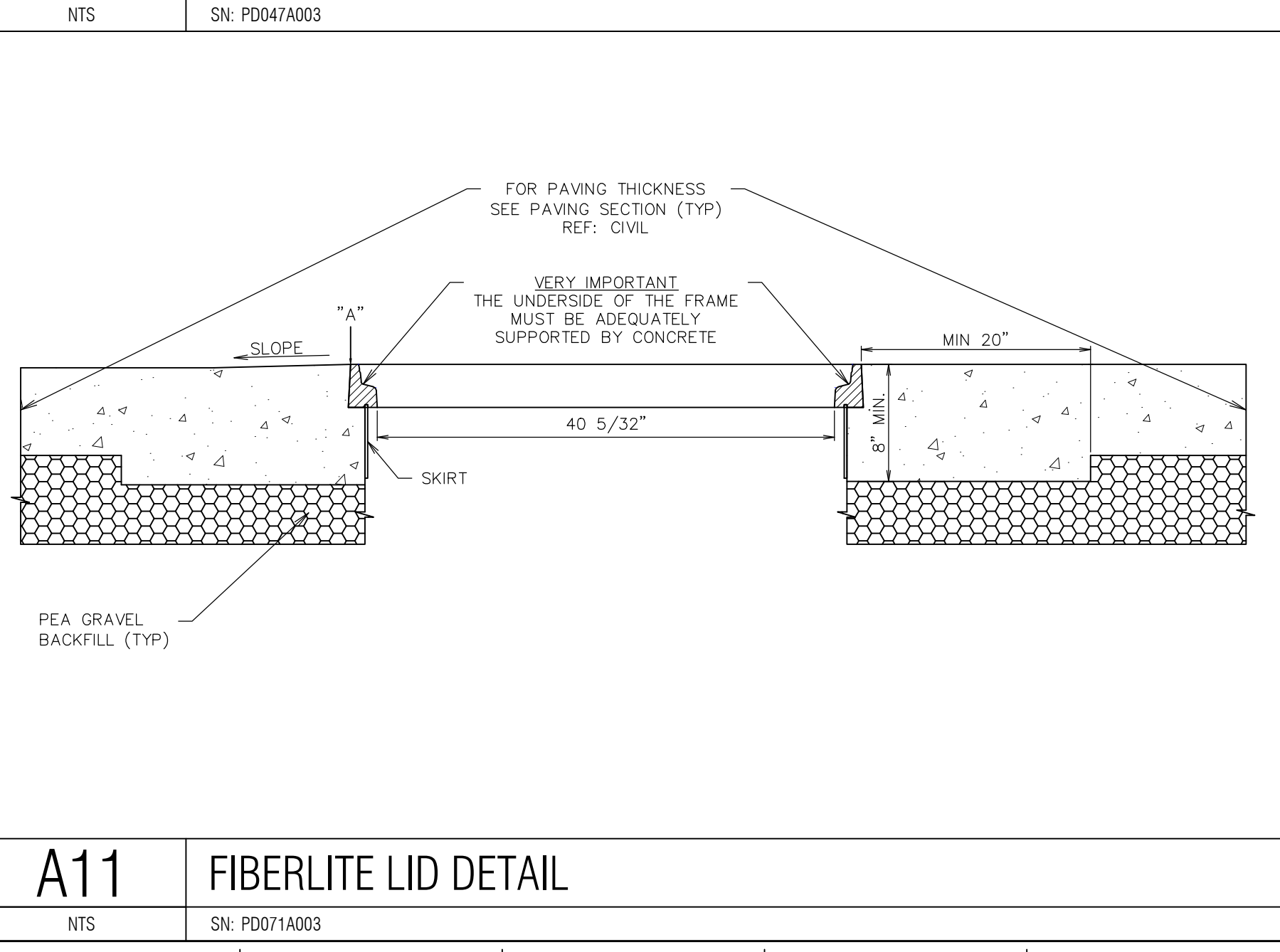
**A6** PAVEMENT REINFORCING DETAIL (DOWELED)  
NTS SN: PD003A013



**L11** GAS ISLAND JOINTING - (G3S V WRAPPED)  
NTS SN: PD077D004



**F11** DISPENSER ISLAND FORM - CONCRETE FILL & JOINTING DETAIL  
NTS SN: PD047A003



**A11** FIBERLITE LID DETAIL  
NTS SN: PD071A003

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Midwest Design Group  
Kansas City  
PO Box 860015  
Shawnee, KS 66286-0015  
P 913.248.9385

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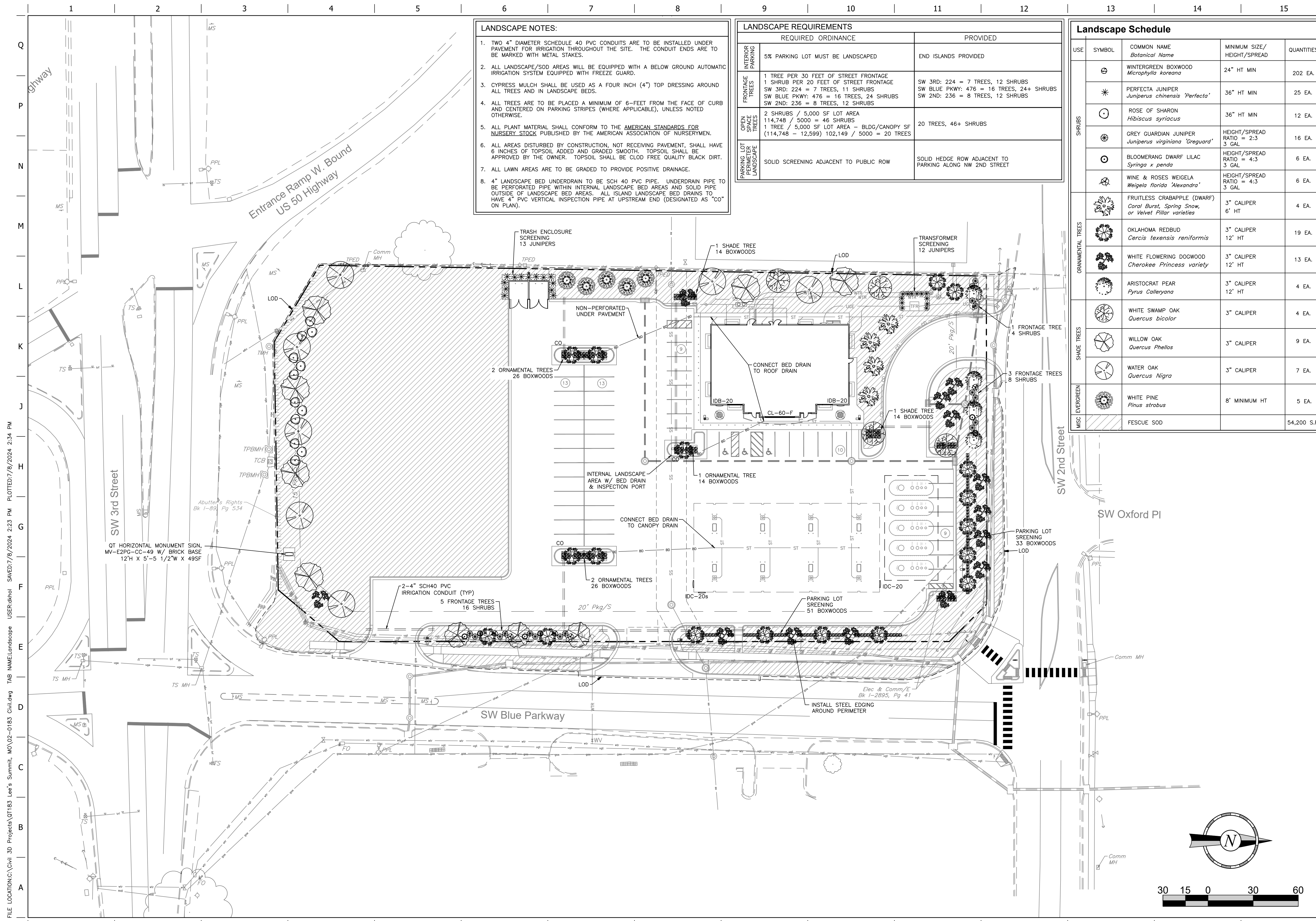
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**C523**







FILE LOCATION: C:\Civil 3D Projects\01183 Lee's Summit, MO\02-0183 Civil.dwg TAB NAME: Landscape USER: daniel SAVED: 7/8/2024 2:23 PM PLOTTED: 7/8/2024 2:34 PM



- LANDSCAPE NOTES:**
- TWO 4" DIAMETER SCHEDULE 40 PVC CONDUITS ARE TO BE INSTALLED UNDER PAVEMENT FOR IRRIGATION THROUGHOUT THE SITE. THE CONDUIT ENDS ARE TO BE MARKED WITH METAL STAKES.
  - ALL LANDSCAPE/SOD AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE GUARD.
  - CYPRESS MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING AROUND ALL TREES AND IN LANDSCAPE BEDS.
  - ALL TREES ARE TO BE PLACED A MINIMUM OF 6'-FEET FROM THE FACE OF CURB AND CENTERED ON PARKING STRIPES (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - ALL AREAS DISTURBED BY CONSTRUCTION, NOT RECEIVING PAVEMENT, SHALL HAVE 6 INCHES OF TOPSOIL ADDED AND GRADED SMOOTH. TOPSOIL SHALL BE APPROVED BY THE OWNER. TOPSOIL SHALL BE CLOD FREE QUALITY BLACK DIRT.
  - ALL LAWN AREAS ARE TO BE GRADED TO PROVIDE POSITIVE DRAINAGE.
  - 4" LANDSCAPE BED UNDERDRAIN TO BE SCH 40 PVC PIPE. UNDERDRAIN PIPE TO BE PERFORATED PIPE WITHIN INTERNAL LANDSCAPE BED AREAS AND SOLID PIPE OUTSIDE OF LANDSCAPE BED AREAS. ALL ISLAND LANDSCAPE BED DRAINS TO HAVE 4" PVC VERTICAL INSPECTION PIPE AT UPSTREAM END (DESIGNATED AS "CO" ON PLAN).

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
INTERIOR PARKING	5% PARKING LOT MUST BE LANDSCAPED
FRONTAGE TREES	END ISLANDS PROVIDED
FRONTAGE TREES	1 TREE PER 30 FEET OF STREET FRONTAGE 1 SHRUB PER 20 FEET OF STREET FRONTAGE SW 3RD: 224 = 7 TREES, 11 SHRUBS SW BLUE PKWY: 476 = 16 TREES, 24 SHRUBS SW 2ND: 236 = 8 TREES, 12 SHRUBS
OPEN SPACE TREES	2 SHRUBS / 5,000 SF LOT AREA 114,748 / 5000 = 46 SHRUBS 1 TREE / 5,000 SF LOT AREA - BLDG/CANOPY SF (114,748 - 12,599) 102,149 / 5000 = 20 TREES
PARKING LOT PERIMETER LANDSCAPE	20 TREES, 46+ SHRUBS
	SOLID SCREENING ADJACENT TO PUBLIC ROW
	SOLID HEDGE ROW ADJACENT TO PARKING ALONG NW 2ND STREET

Landscape Schedule				
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS	☉	WINTERGREEN BOXWOOD <i>Microphylla koreana</i>	24" HT MIN	202 EA.
	✱	PERFECTA JUNIPER <i>Juniperus chinensis 'Perfecta'</i>	36" HT MIN	25 EA.
	⊙	ROSE OF SHARON <i>Hibiscus syriacus</i>	36" HT MIN	12 EA.
	⊗	GREY GUARDIAN JUNIPER <i>Juniperus virginiana 'Greguard'</i>	HEIGHT/SPREAD RATIO = 2:3	16 EA.
	⊕	BLOOMERANG DWARF LILAC <i>Syringa x penda</i>	HEIGHT/SPREAD RATIO = 4:3	6 EA.
ORNAMENTAL TREES	⊗	WINE & ROSES WEIGELA <i>Weigela florida 'Alexandra'</i>	HEIGHT/SPREAD RATIO = 4:3	6 EA.
	⊗	FRUITLESS CRABAPPLE (DWARF) <i>Coral Burst, Spring Snow, or Velvet Pillar varieties</i>	3" CALIPER 6' HT	4 EA.
	⊗	OKLAHOMA REDBUD <i>Cercis texensis reniformis</i>	3" CALIPER 12' HT	19 EA.
SHADE TREES	⊗	WHITE FLOWERING DOGWOOD <i>Cherokee Princess variety</i>	3" CALIPER 12' HT	13 EA.
	⊗	ARISTOCRAT PEAR <i>Pyrus Calleryana</i>	3" CALIPER 12' HT	4 EA.
	⊗	WHITE SWAMP OAK <i>Quercus bicolor</i>	3" CALIPER	4 EA.
	⊗	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER	9 EA.
MISC EVERGREEN	⊗	WATER OAK <i>Quercus Nigra</i>	3" CALIPER	7 EA.
	⊗	WHITE PINE <i>Pinus strobus</i>	8' MINIMUM HT	5 EA.
		FESCUE SOD		54,200 S.F.

CONNOR S. HOLMAN  
 NUMBER PE-2021004771  
 STATE OF MISSOURI  
 7/8/24  
 PROJECT NO.: 02-0183  
  
**Midwest Design Group**  
 Kansas City  
 PO Box 860015  
 Shawnee, KS 66286-0015  
 P 913.248.9385

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SHEET TITLE:  
 LANDSCAPE PLAN  
 SHEET NUMBER:  
**L100**

