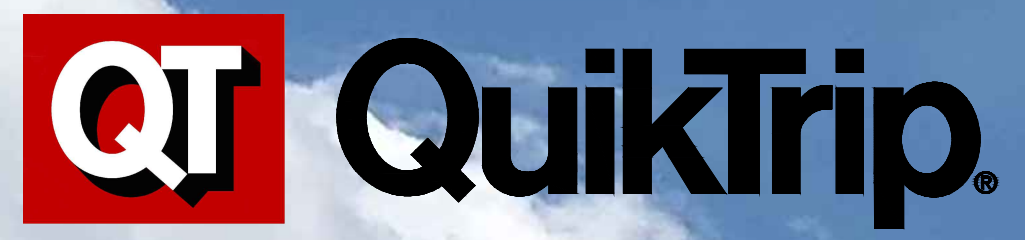




Store 0162  
02-0162-PE00

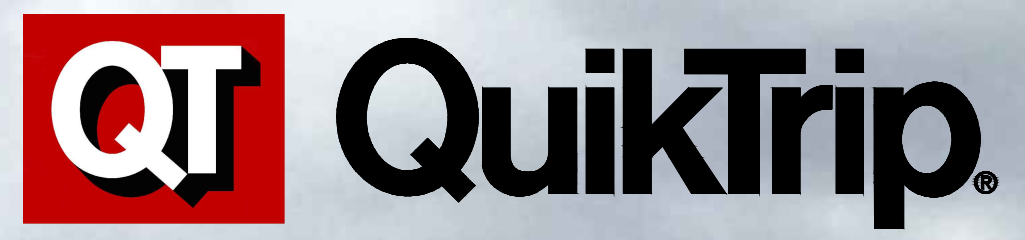
Lees Summit, MO  
Date: 06.12.24 By:JK



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Lees Summit, MO  
Date: 06.12.24 By:JK

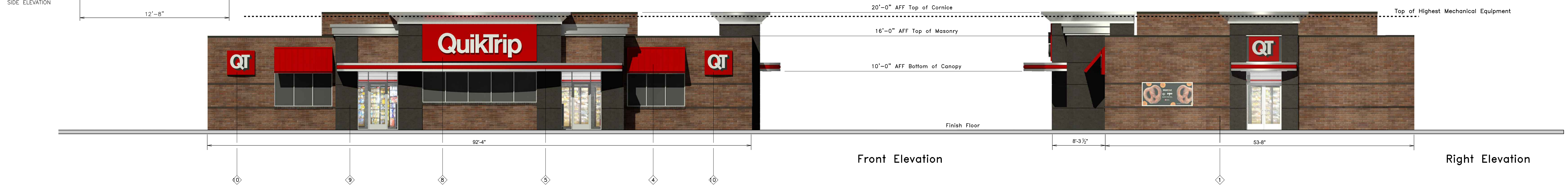
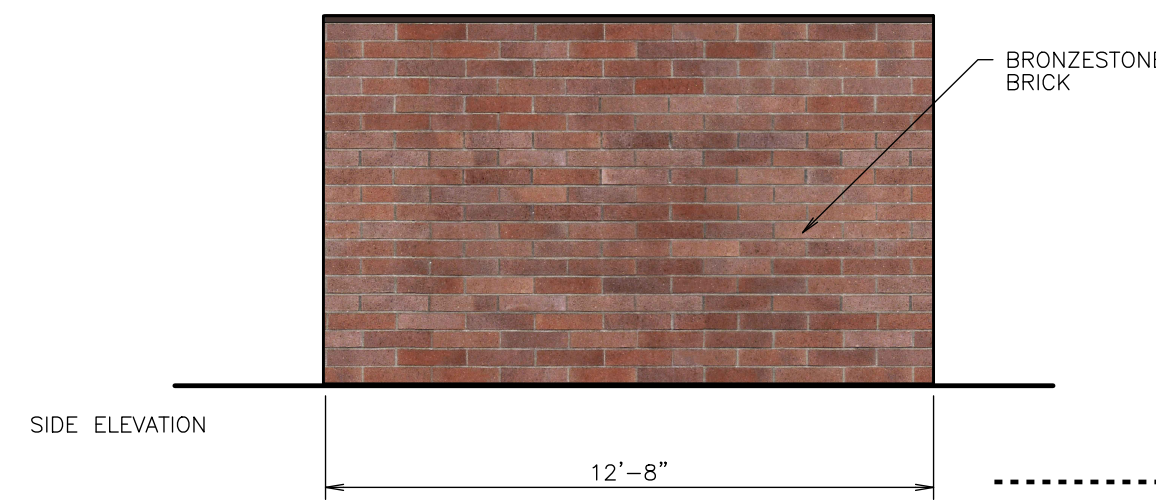
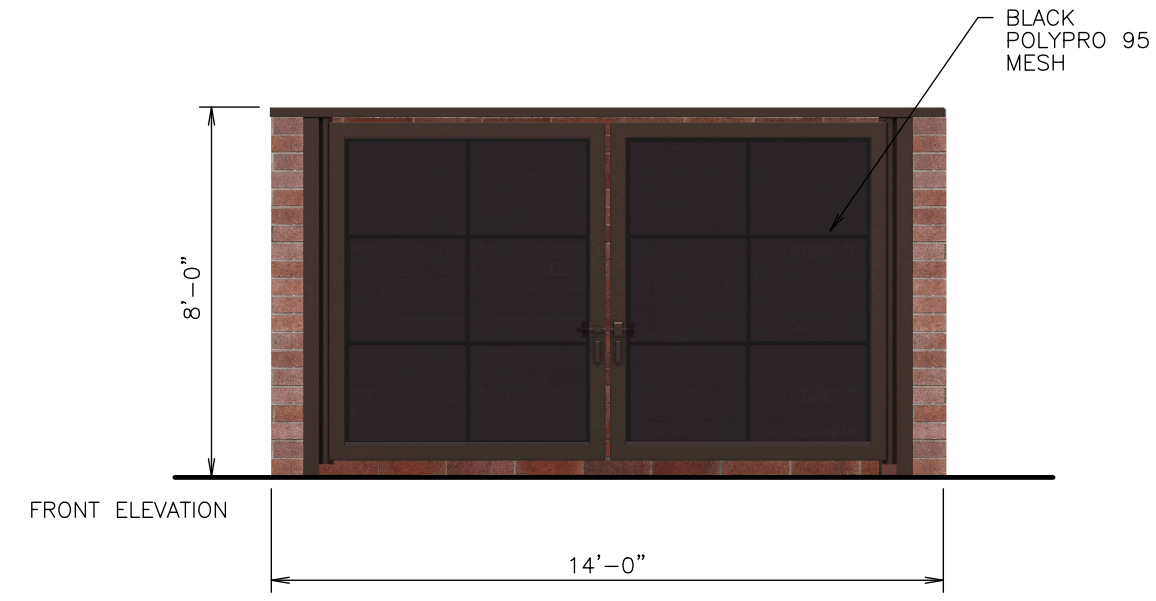




Store 0162  
02-0162-PE10

Lees Summit, MO  
Date: 06.12.24 By:JK





Front Elevation

Right Elevation



Rear Elevation



Left Elevation



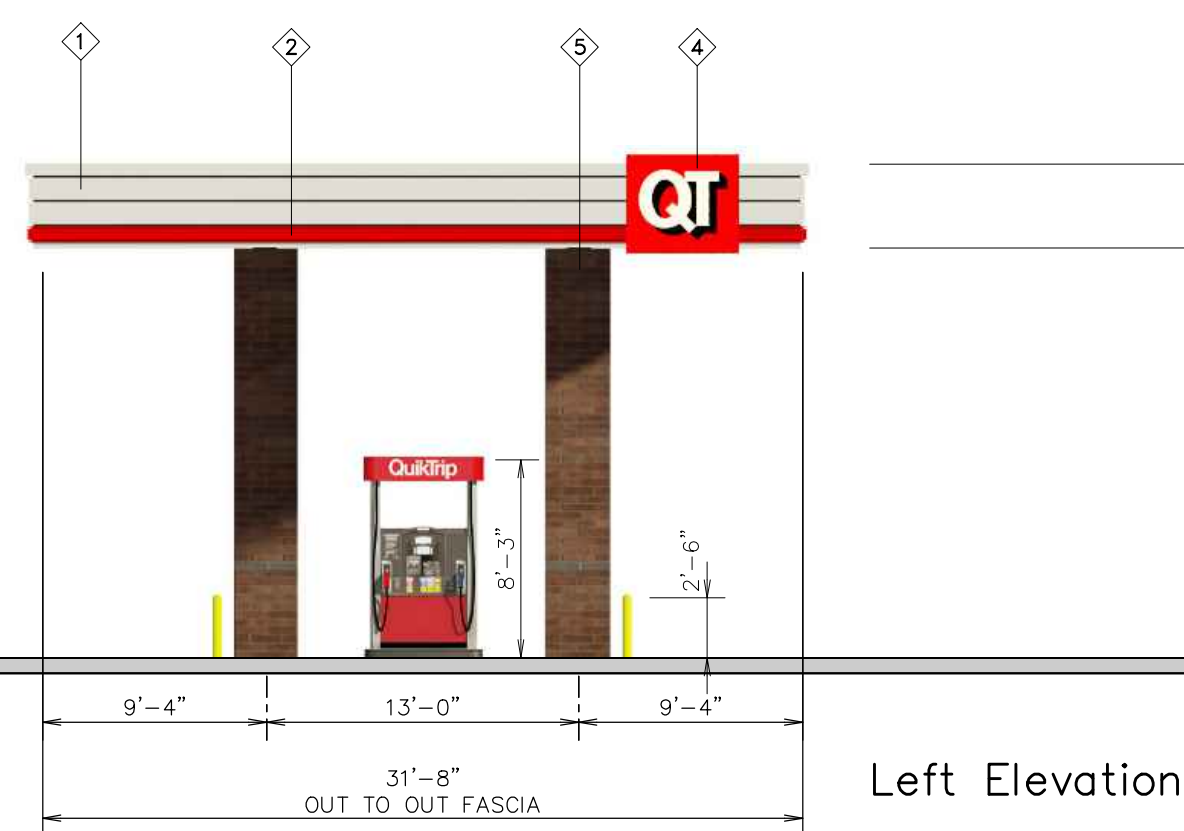
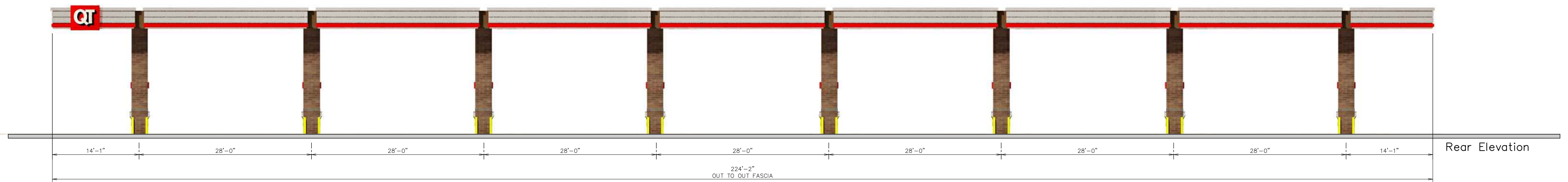
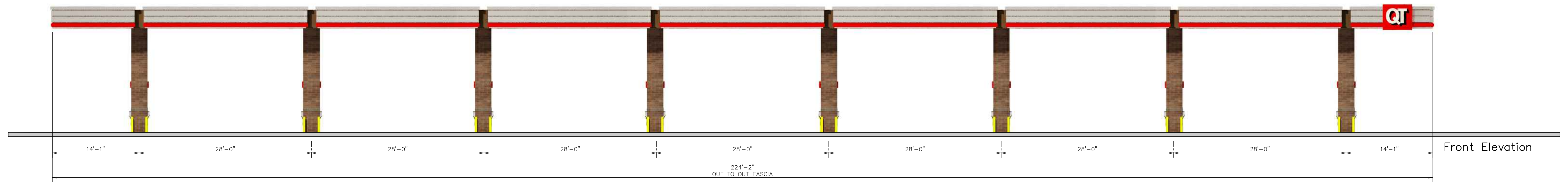
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store #	0162	G3SE Building Elevations	Address:	801 SE M-291 Hwy	City, State:	Lees Summit, MO	
Serial #	02-0162-G3SE	Scale:	1/8"=1'-0"	Issue Date:	05.08.24	Drawn By:	JK

Rev/Notes:	

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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-40R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	ISTO	ATOGG EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
11	CL-44R	ALLEN INDUSTRIES	SIGNAGE



18'-6" Min. / 25'-6" Max.  
AFF Top of Canopy  
15'-0" Min. Store Side Canopies / 20'-0" Max.  
17'-0" Min. Store Front Canopies / 22'-0" Max.  
AFF Bottom of Canopy



**QuikTrip.**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store #  
0162

Vertical 8 Canopy Elevations

Address:

801 SE M-291 Hwy

City, State:

Lees Summit, MO

Serial #  
02-0162-GV08

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

Issue Date:  
04.15.24

Drawn By:  
JK

Rev/Notes:

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PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	LANE	WELZPANT
4	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZE/STONE	INTERSTATE BRICK	ALL AS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

**GENERAL NOTES:**

- 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.
- 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.
- 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.
- 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.
- 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.
- ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
- 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.
- 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.
- 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.
- 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 29095C0438G EFFECTIVE DATE JANUARY 20, 2017.

**BENCHMARKS:**

- CP-1 ELEV=1027.79  
1/2" REBAR W/ CONTROL POINT CAP.  
GRID N: 996547.21, GRID E: 2825710.61  
GROUND N: 996649.66, GROUND E: 2826001.12
- CP-2 ELEV=1011.45  
1/2" REBAR W/ CONTROL POINT CAP.  
GRID N: 997894.55, GRID E: 2827829.83  
GROUND N: 996540.95, GROUND E: 2829442.76
- CP-3 ELEV=1034.50  
1/2" REBAR W/ CONTROL POINT CAP.  
GRID N: 997117.73, GRID E: 2827793.24  
GROUND N: 977220.24, GROUND E: 2828083.97
- CP-4 ELEV=1032.59  
1/2" REBAR W/ CONTROL POINT CAP.  
GRID N: 996438.50, GRID E: 2829151.89  
GROUND N: 997997.15, GROUND E: 2828120.56

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

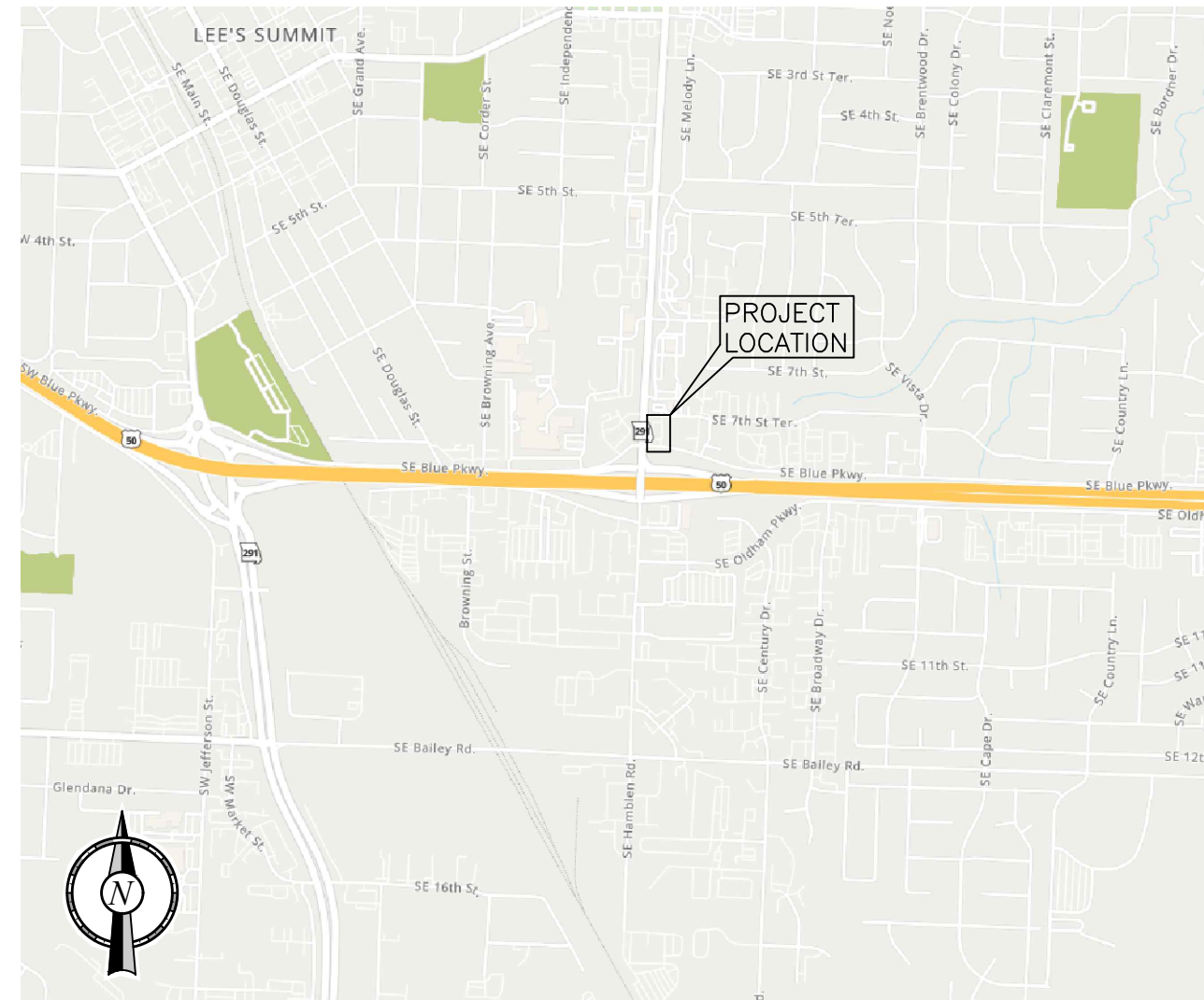
**PROJECT BENCHMARKS WILL BE DEMOLISHED. THE CONTRACTOR IS RESPONSIBLE FOR SETTING NEW CONSTRUCTION BENCHMARKS PRIOR TO THE START OF DEMOLITION.**

# PRELIMINARY DEVELOPMENT PLANS FOR QUIKTRIP STORE No. 0162

## 801 SE M-291 HWY

### Lee's Summit, Jackson County, Missouri

NE 1/4, S8 - T47N - R31W



VICINITY MAP  
N.T.S.

**SURVEYOR'S SUGGESTED LEGAL DESCRIPTION:**

All that part of the Northwest Quarter of Section 17, Township 47 North, Range 30 West of the Fifth Principal Meridian, situate in the City of Lake Lotawana, Jackson County, Missouri, being described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence North 2°09'22" East, along the West line of said Northwest Quarter, a distance of 1,599.72 feet; thence South 87°50'38" East, departing the West line of said Northwest Quarter, a distance of 67.83 feet to the intersection with the East right-of-way line of Missouri State Route 7, as now established and also being the Point of Beginning; thence along the East right-of-way line of said Missouri State Route 7, the following three (3) courses: 1) North 2°09'22" East a distance of 143.13 feet; 2) North 87°42'38" West a distance of 15.00 feet; 3) North 2°09'22" East a distance of 287.12 feet to the intersection with the South right-of-way line of U.S. Route 50, as now established; thence along the South right-of-way line of said U.S. Route 50 the following three courses: 1) South 87°42'38" East a distance of 30.00 feet; 2) North 30°40'38" East a distance of 314.15 feet; 3) North 53°12'37" East a distance of 170.40 feet; thence South 36°47'23" East, departing the South right-of-way line of said U.S. Route 50, a distance of 78.87 feet to the intersection with the East line of the West 414.93 feet of said Northwest Quarter; thence South 2°09'22" West, along the East line of the West 414.93 feet of said Northwest Quarter, a distance of 646.29 feet; thence North 87°50'38" West, departing the East line of the West 414.93 feet of said Northwest Quarter, a distance of 64.25 feet; thence South 50°07'11" West a distance of 157.90 feet; thence North 87°50'38" West a distance of 165.58 feet to the Point of Beginning.

Containing 222,499 square feet or 5.108 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

**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>PUBLIC WORKS</b> 816-969-1800	<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>MAYOR</b> BILL BAIRD 220 SE GREEN ST 816-969-1010 wbaird@cityofs.com	<b>DEVELOPMENT SERVICES</b> 816-969-1200		
<b>SURVEYOR OF RECORD</b> SURVEY PROVIDED BY OLSSON 1301 BURLINGTON ST, SUITE 100 NORTH KANSAS CITY, MO 64116 816-361-1177	<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 WUNCSH QUIKTRIP CORPORATION CORPORATE OFFICE 4705 SOUTH 129TH, E AVE TULSA, OK 74134-7008 TEL: (918) 994-3545

**SHEET INDEX**

NO.	TITLE
C001	COVER SHEET
C010	OVERALL SITE PLAN
C030	DEMOLITION PLAN
C100	SITE PLAN
C110	GRADING PLAN
C120	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	—□—	—□—
STORM <12"	—ST—	—st—	QT DOUBLE LIGHT FIXTURE	—□□—	—□□—
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—	FENCE	—F—	—f—
FIRE HYDRANT	—FH	—fh	PROPERTY LINE	—P—	—p—
WATER METER	—M—	—m—	CONCRETE CURB AND GUTTER	—C—	—c—
WATER VALVE	—V—	—v—	COUNTABLE CURB W/ RADIUS PROTECTOR	—R—	—r—
OVERHEAD ELECTRICAL	—OHE—	—ohe—	PARKING SPACE INDICATOR	—PSI—	—psi—
UNDERGROUND ELECTRICAL	—UGE—	—uge—	MULTIPLE PRODUCT AUTO DISPENSER WITH CANOPY COLUMN & BOLLARDS	—M—	—m—
POWER POLE	—PP	—pp	LANDSCAPE BED	—LS	—ls
PUBLIC STREET LIGHT POLE	—LP	—lp	ELECTRICAL TRANSFORMER	—TR	—tr
OVERHEAD TELEPHONE	—OHT—	—oht—	FUEL SYSTEM TRANSITION SLUMP	—F—	—f—
UNDERGROUND TELEPHONE	—UGT—	—ugt—			
TELEPHONE MANHOLE	—TELE MH	—tele mh			
FIBER OPTIC CABLE	—UFOC—	—ufoc—			



PROJECT NO.: 02-0162

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

**QuikTrip No. 0162**  
801 SE M-291 HWY  
LEES SUMMIT, JACKSON CO., MO



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

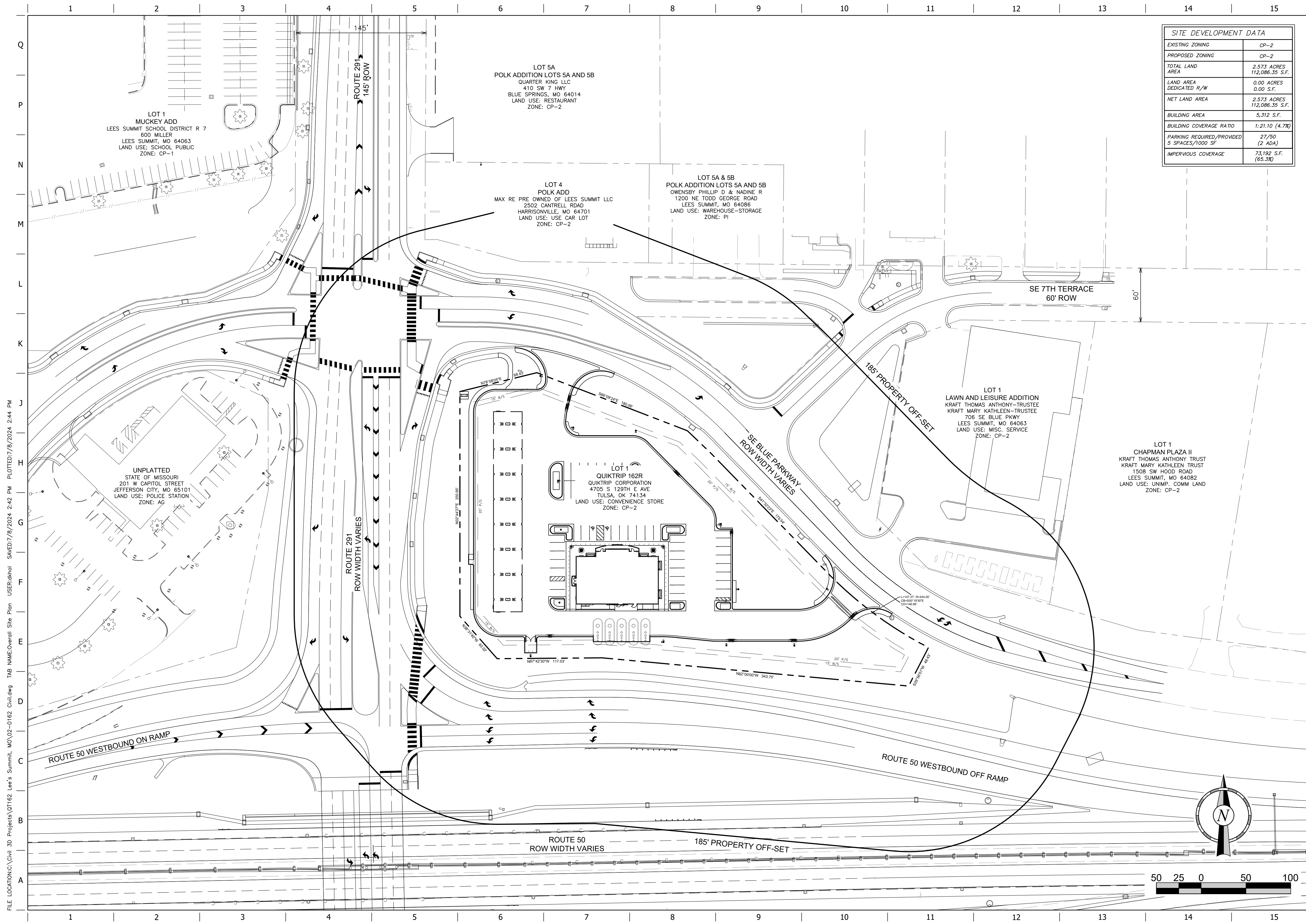
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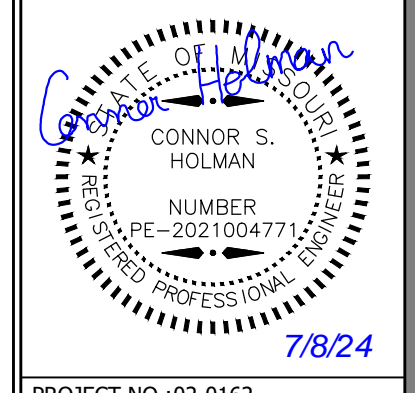
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**COVER SHEET**

SHEET NUMBER:  
**C001**

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SITE DEVELOPMENT DATA	
EXISTING ZONING	CP-2
PROPOSED ZONING	CP-2
TOTAL LAND AREA	2.573 ACRES 112,086.35 S.F.
LAND AREA DEDICATED R/W	0.00 ACRES 0.00 S.F.
NET LAND AREA	2.573 ACRES 112,086.35 S.F.
BUILDING AREA	5,312 S.F.
BUILDING COVERAGE RATIO	1:21.10 (4.7%)
PARKING REQUIRED/PROVIDED 5 SPACES/1000 SF	27/50 (2 ADA)
IMPERVIOUS COVERAGE	73,192 S.F. (65.3%)



PROJECT NO.: 02-0162

**MOG**  
Midwest Design Group  
Kansas City

PO Box 860015  
Shawnee, KS 66286-0015  
P 913.248.9385

**QuikTrip No. 0162**  
801 SE M-291 HWY  
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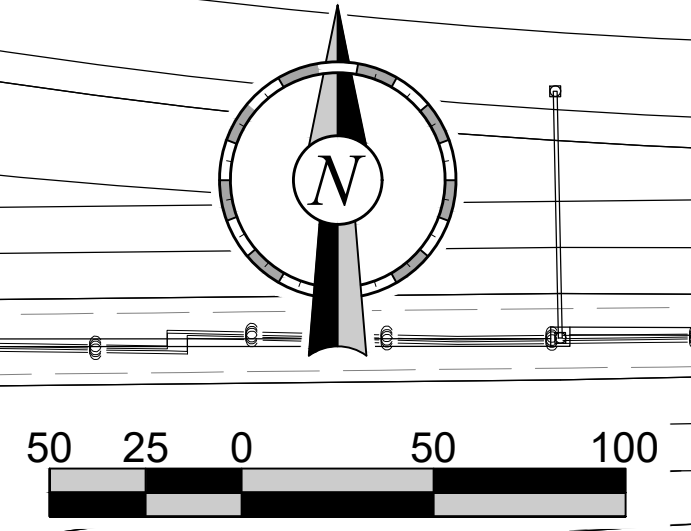
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REVIEWED BY: TRW

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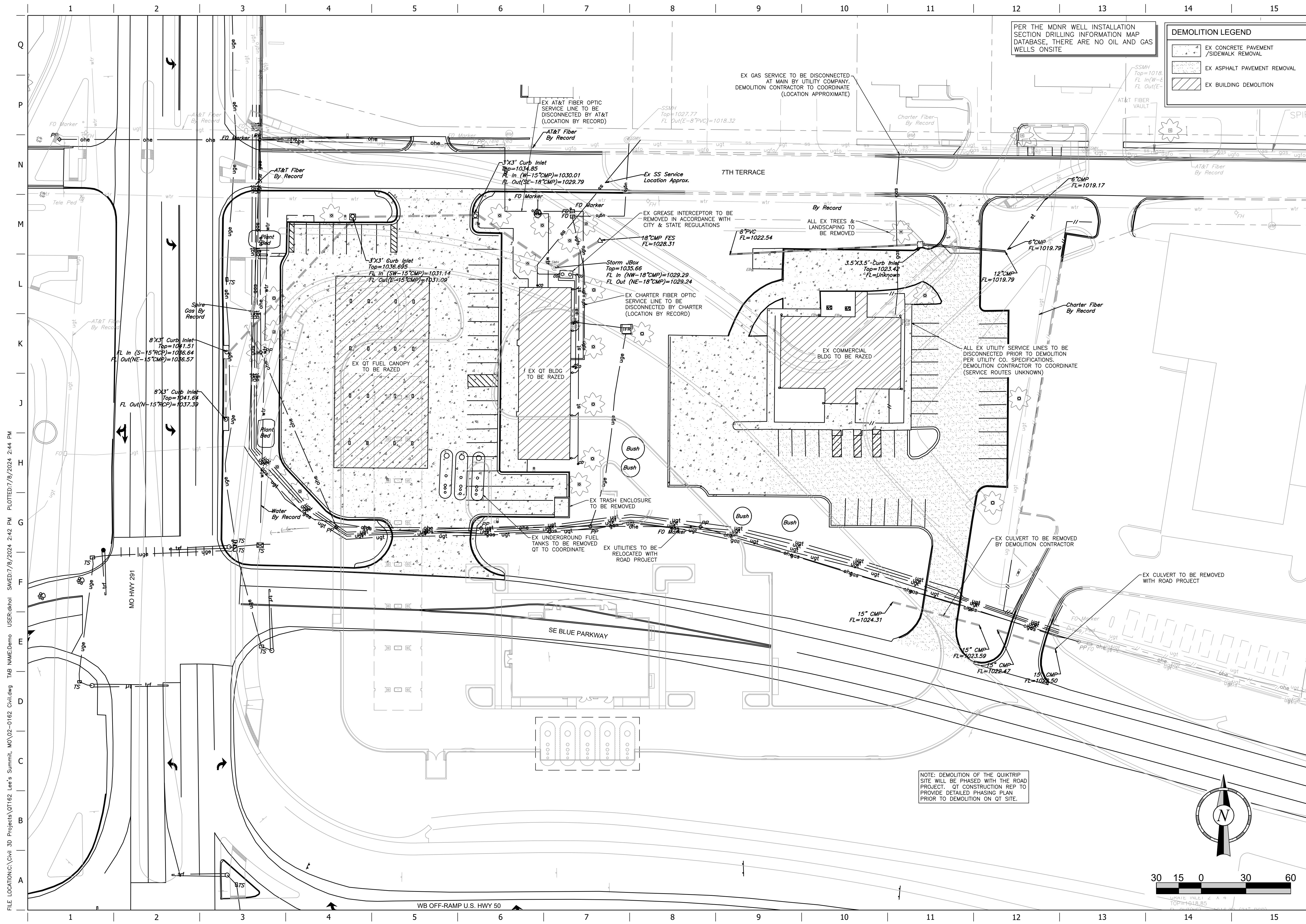
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OVERALL SITE PLAN

SHEET NUMBER:  
**C010**

ORIGINAL ISSUE DATE: 07/08/2024

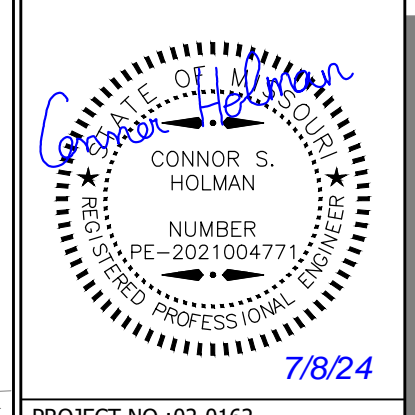


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PER THE MDNR WELL INSTALLATION SECTION DRILLING INFORMATION MAP DATABASE, THERE ARE NO OIL AND GAS WELLS ONSITE

DEMOLITION LEGEND	
	EX CONCRETE PAVEMENT /SIDEWALK REMOVAL
	EX ASPHALT PAVEMENT REMOVAL
	EX BUILDING DEMOLITION



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

**QuikTrip No. 0162**  
801 SE M-291 HWY  
LEES SUMMIT, JACKSON CO., MO



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

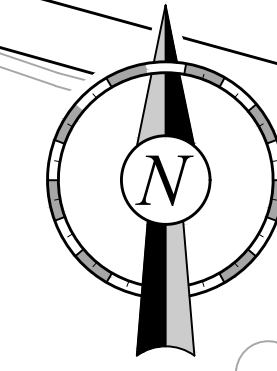
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DEMOLITION PLAN

SHEET NUMBER:  
**C030**

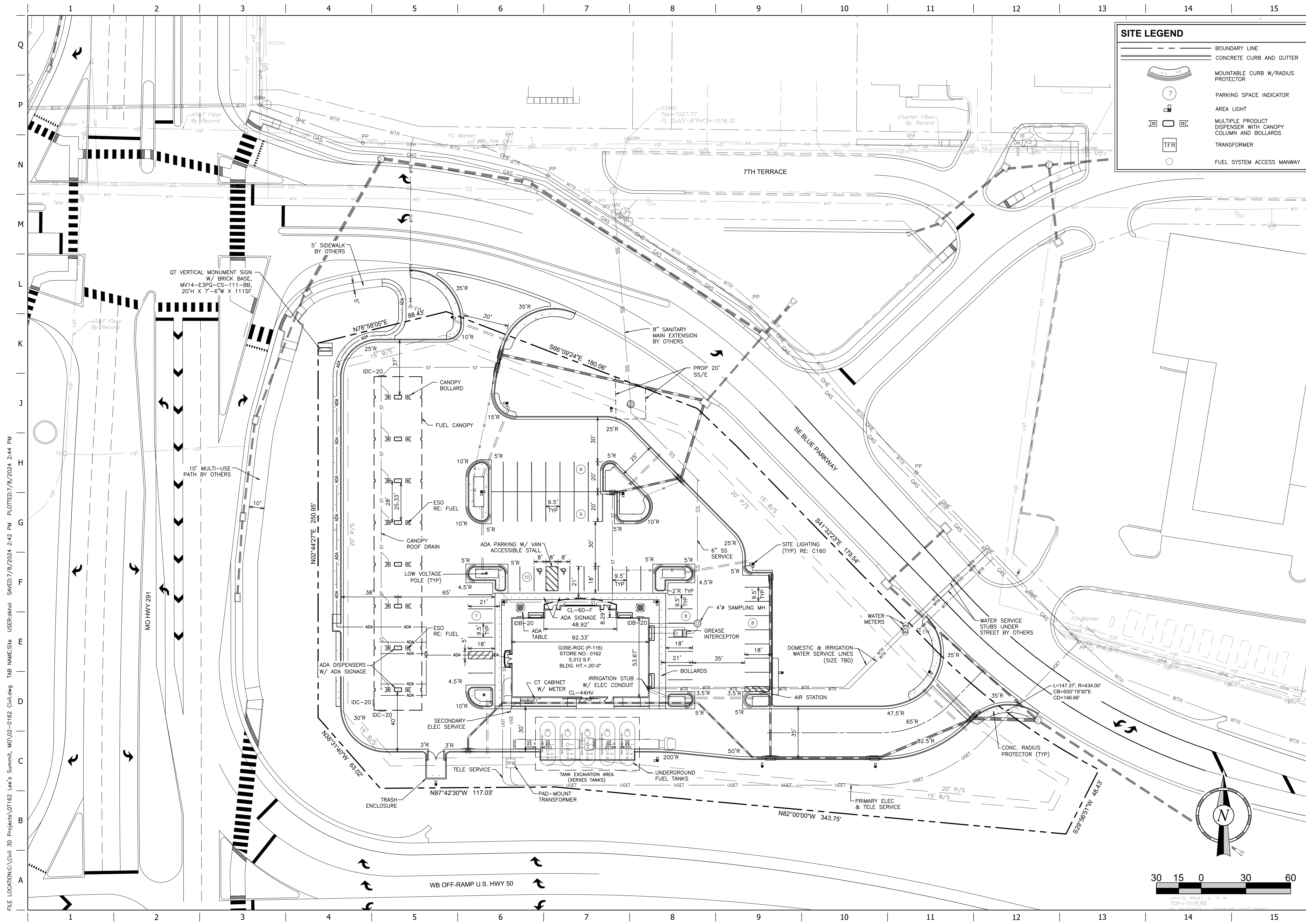
ORIGINAL ISSUE DATE: 07/08/2024

NOTE: DEMOLITION OF THE QUIKTRIP SITE WILL BE PHASED WITH THE ROAD PROJECT. QT CONSTRUCTION REP TO PROVIDE DETAILED PHASING PLAN PRIOR TO DEMOLITION ON QT SITE.



FILE LOCATION: C:\Civil 3D Projects\01162 Lees Summit, MO\02-0162 Civil.dwg TAB NAME: Demo USER: rdaniel SAVES: 7/8/2024 2:42 PM PLOTTED: 7/8/2024 2:44 PM





**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

PROJECT NO.: 02-0162

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

**QuikTrip No. 0162**
  
 801 SE M-291 HWY
   
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PROTOTYPE:	P-118
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REVIEWED BY:	TRW

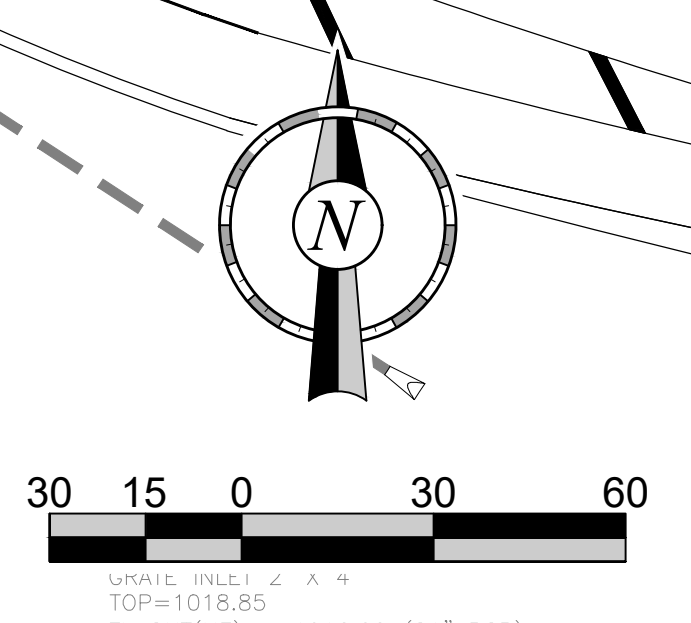
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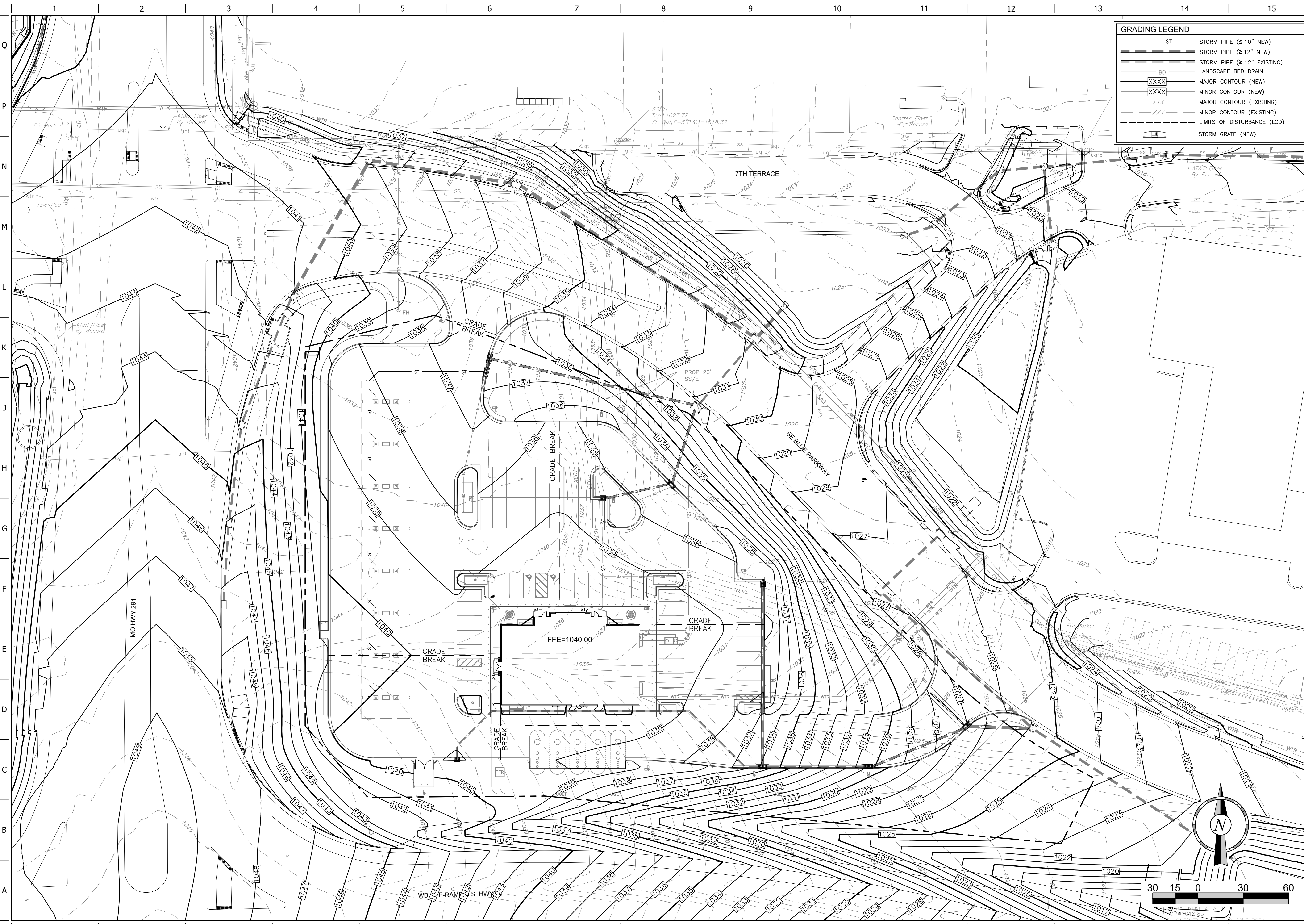
SHEET TITLE:
   
 SITE PLAN

SHEET NUMBER:
   
**C100**

FILE LOCATION: C:\Civl 3D Projects\01162 Lees Summit, MO\02-0162 Civil.dwg TAB NAME: Site USER: Rabihah SAVED: 7/9/2024 2:42 PM PLOTTED: 7/9/2024 2:44 PM



FILE LOCATION: C:\Civil 3D Projects\01162 Lee's Summit, MO\02-0162 Civil.dwg TAB NAME: Grading USER: skahal SAVED: 7/8/2024 2:42 PM PLOTTED: 7/9/2024 2:45 PM



**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)

**CONNOR S. HOLMAN**  
 LICENSE NO. PE-232104771  
 STATE OF MISSOURI

PROJECT NO.: 02-0162

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

**QuikTrip No. 0162**  
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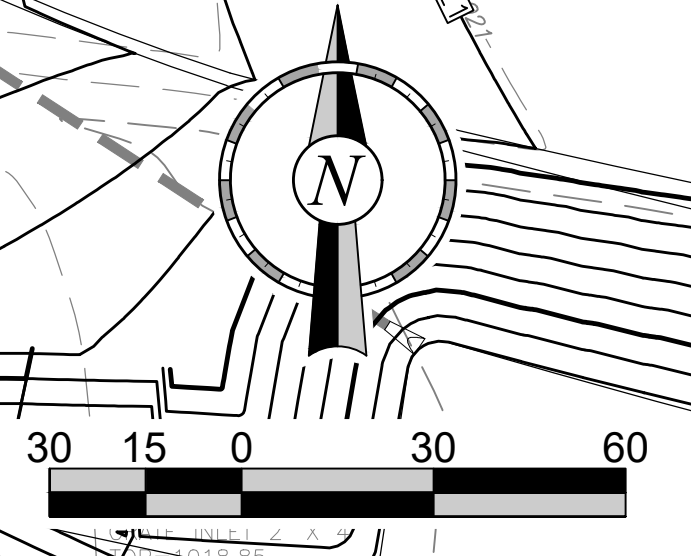
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 DIVISION: 02  
 VERSION: 001  
 DESIGNED BY: CSH  
 DRAWN BY: CSH  
 REVIEWED BY: TRW

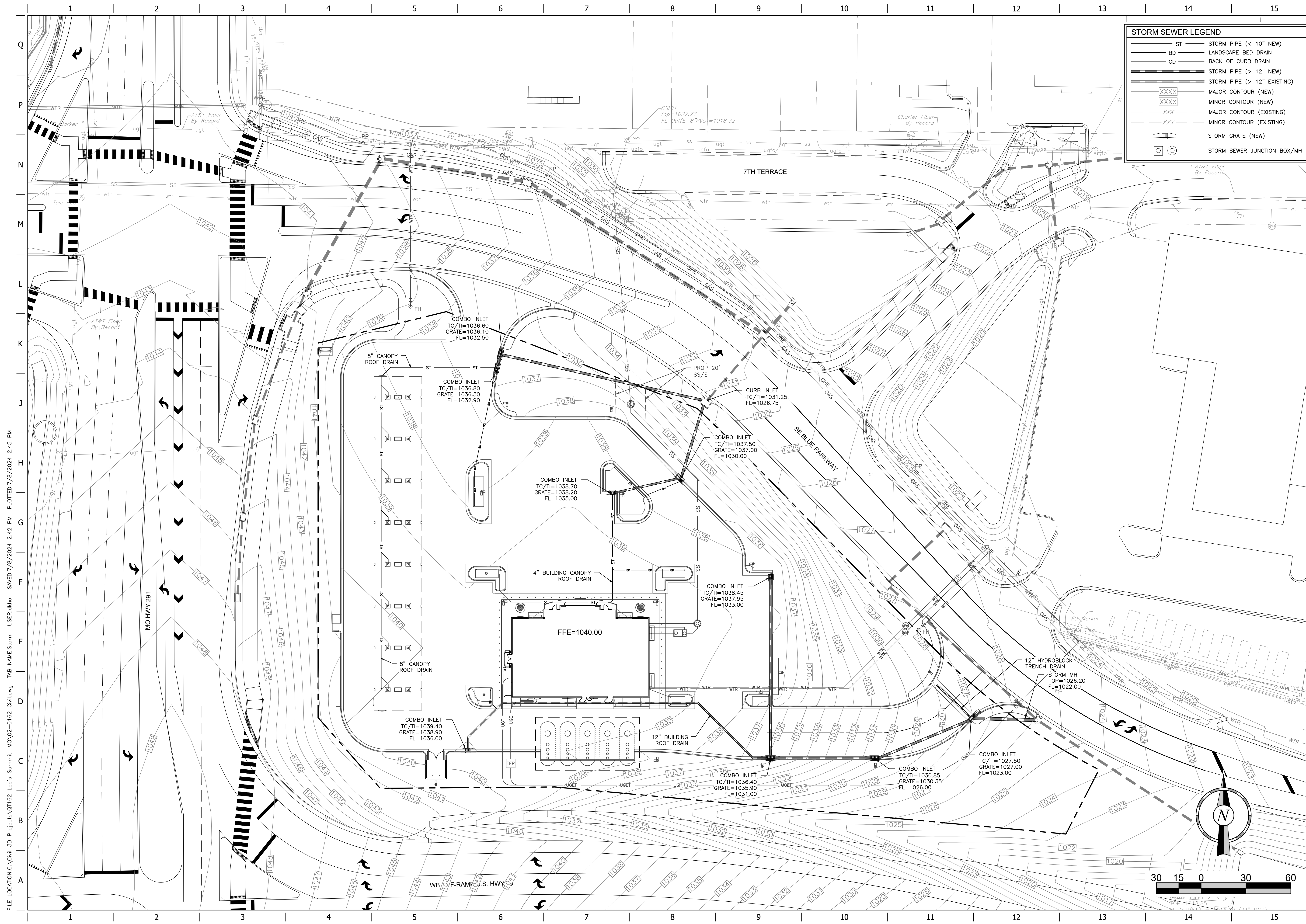
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 07/08/2024

SHEET TITLE:  
**GRADING PLAN**

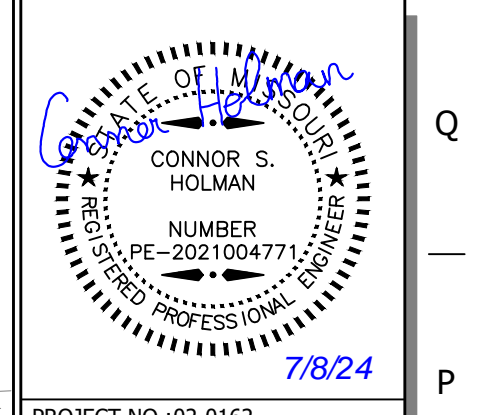
SHEET NUMBER:  
**C110**





**STORM SEWER LEGEND**

- ST STORM PIPE (< 10" NEW)
- BD LANDSCAPE BED DRAIN
- CD BACK OF CURB DRAIN
- STORM PIPE (> 12" NEW)
- STORM PIPE (> 12" EXISTING)
- XXXX MAJOR CONTOUR (NEW)
- XXXX MINOR CONTOUR (NEW)
- XXX MAJOR CONTOUR (EXISTING)
- XXX MINOR CONTOUR (EXISTING)
- Storm Grate (New)
- Storm Sewer Junction Box/MH

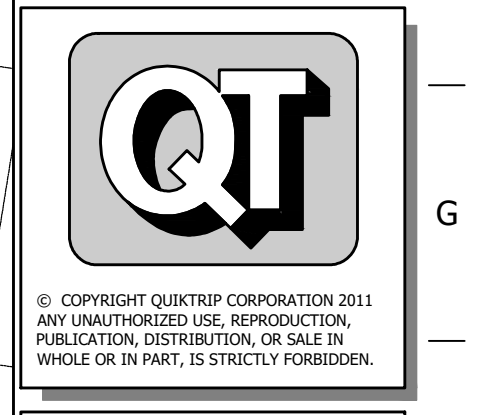


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VERSION: 001  
DESIGNED BY: CSH  
DRAWN BY: CSH  
REVIEWED BY: TRW

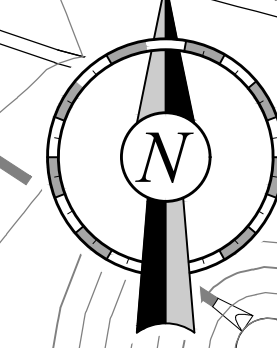
REV	DATE	DESCRIPTION

SHEET TITLE:  
STORM SEWER PLAN

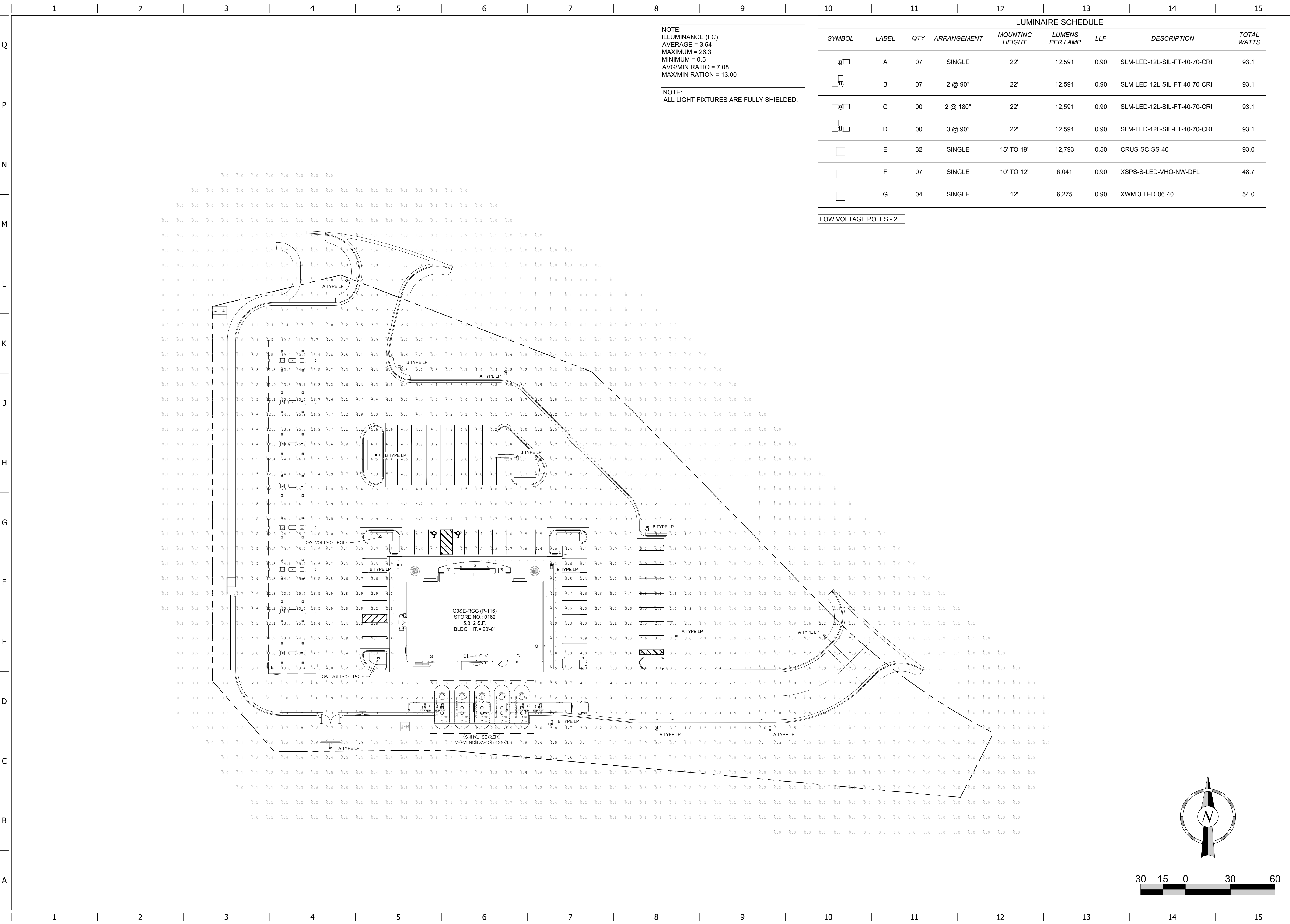
SHEET NUMBER:  
**C120**

FILE LOCATION: C:\Civi 3D Projects\01162 Lees Summit, MO\02-0162 Civil.dwg TAB NAME: Storm USE: Civil PLOTTED: 7/19/2024 2:45 PM

ORIGINAL ISSUE DATE: 07/08/2024



FILE LOCATION: C:\Users\Lee\3D Projects\01162 Lee's Summit, MO\01-0162 Photometric.dwg TAB NAME: Photometric.dwg USER: Connor SAVES: 05/25/2024 10:05 AM PLOTTED: 7/8/2024 2:45 PM



NOTE:  
ILLUMINANCE (FC)  
AVERAGE = 3.54  
MAXIMUM = 26.3  
MINIMUM = 0.5  
AVG/MIN RATIO = 7.08  
MAX/MIN RATIO = 13.00

NOTE:  
ALL LIGHT FIXTURES ARE FULLY SHIELDED.

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	07	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	B	07	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	C	00	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	00	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	32	SINGLE	15' TO 19'	12,793	0.50	CRUS-SC-SS-40	93.0
	F	07	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
	G	04	SINGLE	12'	6,275	0.90	XWM-3-LED-06-40	54.0

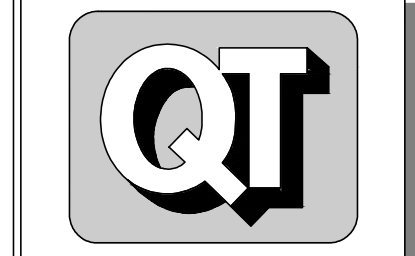
LOW VOLTAGE POLES - 2

QUIKTRIP  
SPECIFIED  
DRAWING

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REV	DATE	DESCRIPTION

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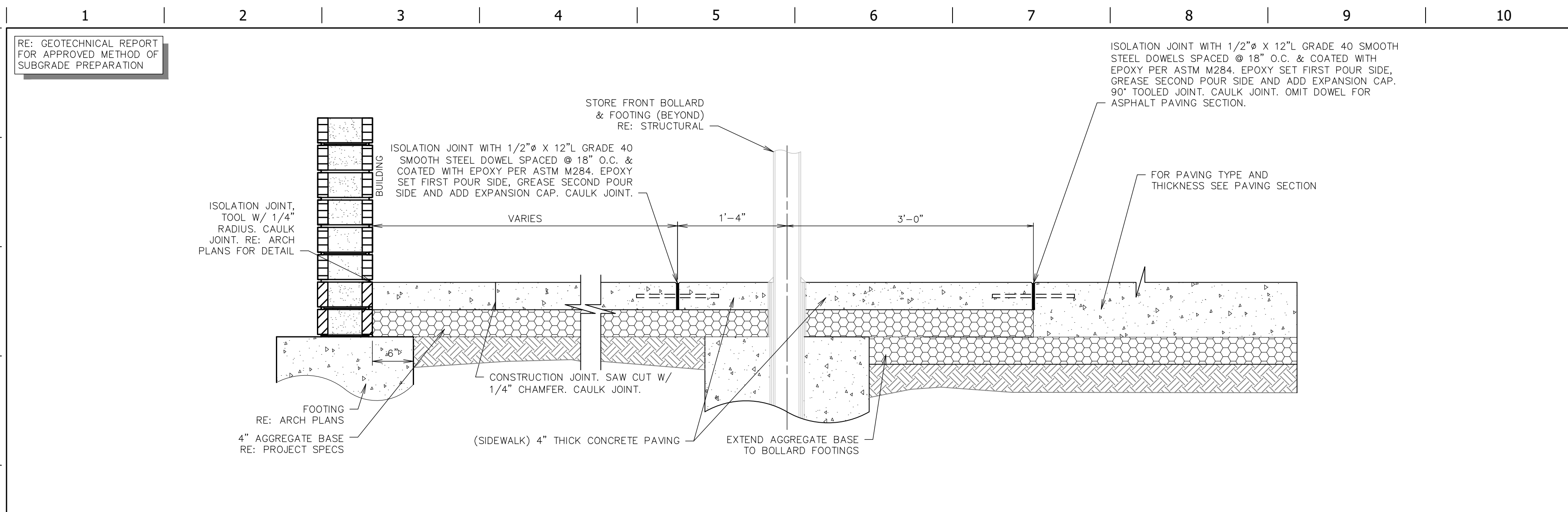
PHOTOMETRIC SITE PLAN

SHEET NUMBER:

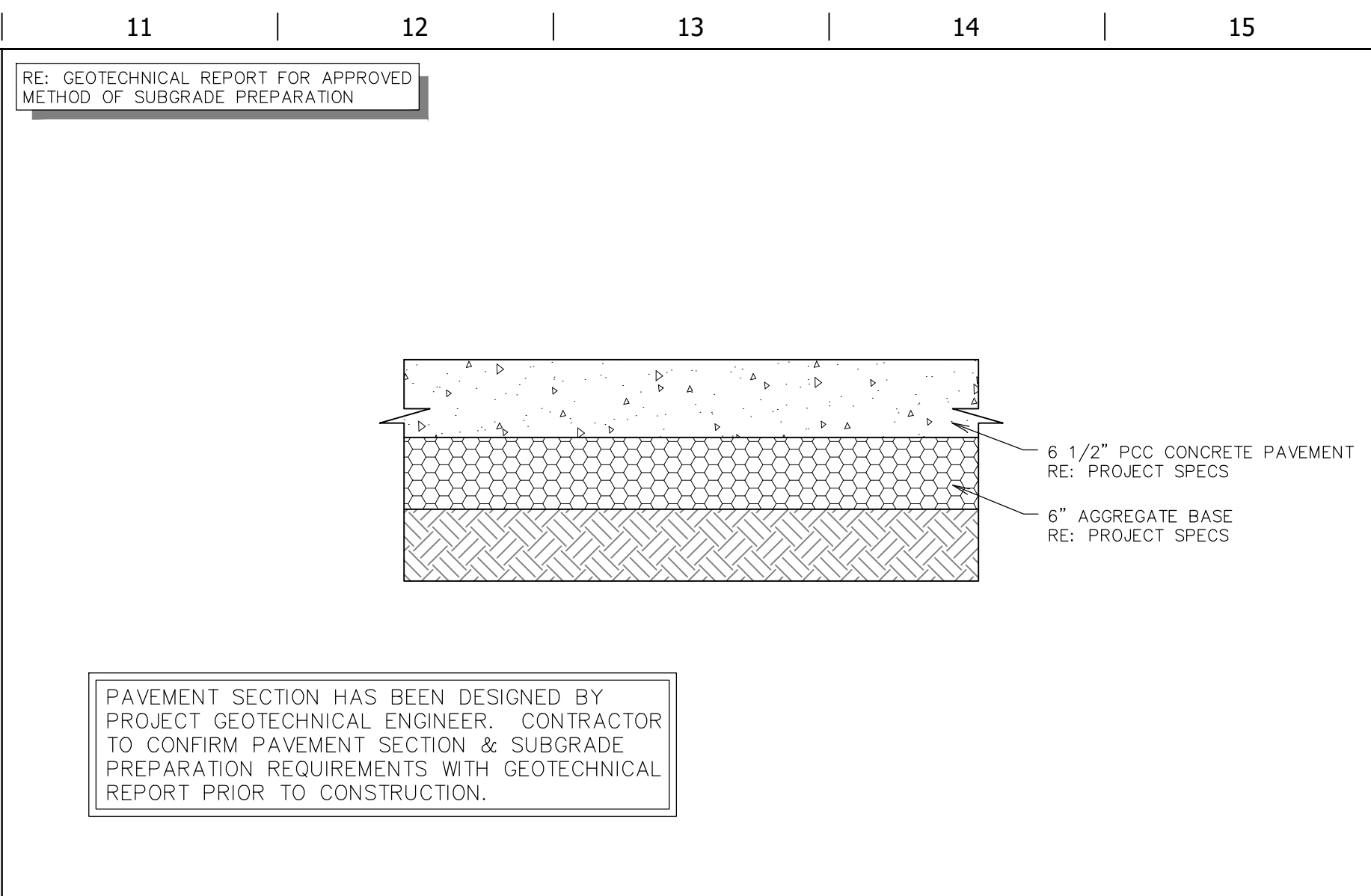
C160

ORIGINAL ISSUE DATE: 07/08/2024

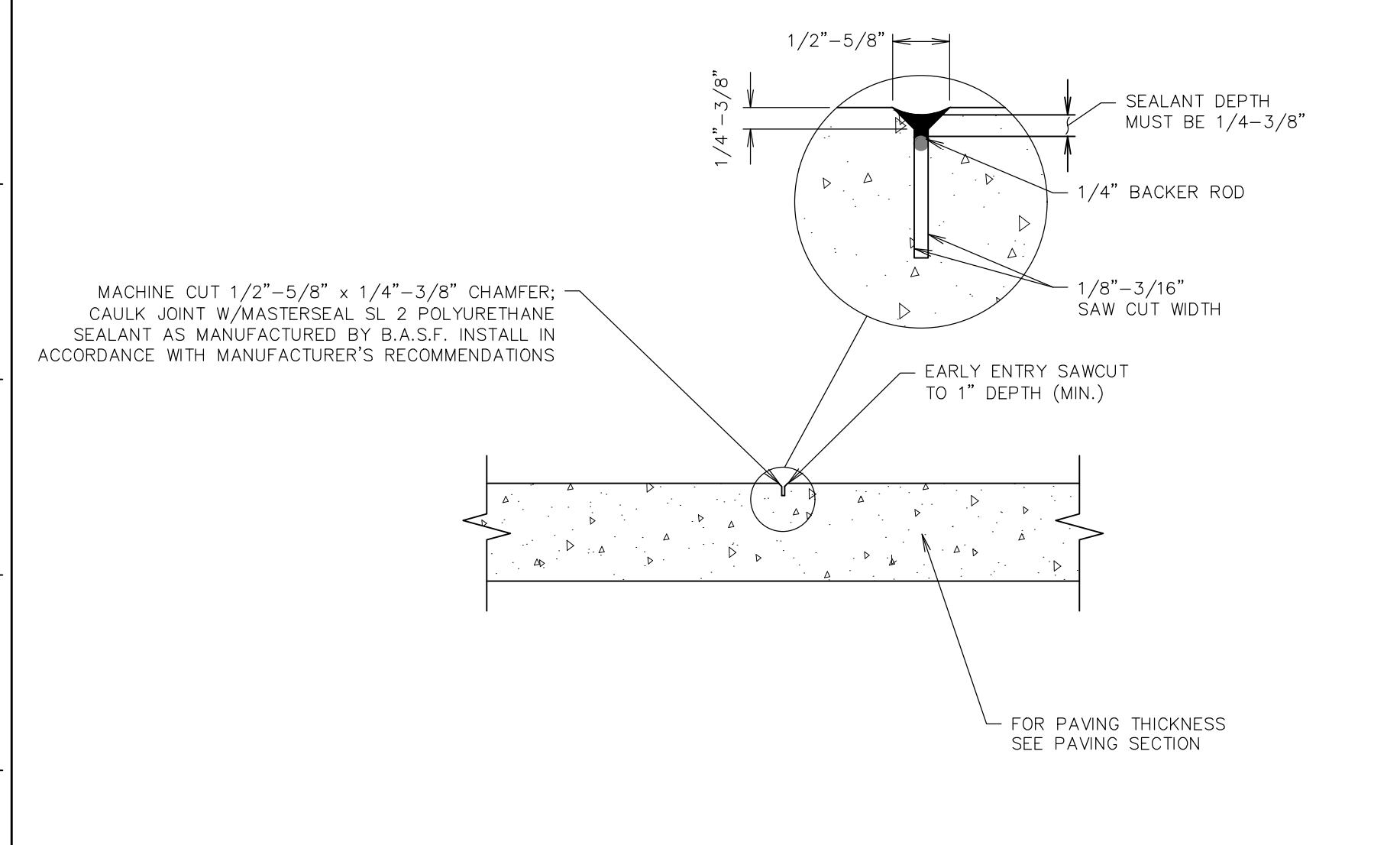
FILE LOCATION: C:\Civil 3D\Projects\01162 Lee's Summit, MO\02-0162 DETAILS PAVING.DWG TAB NAME: Paving Details Sheet 1 USER: Connor SAVED: 05/25/2024 9:14 AM PLOTTED: 7/9/2024 2:45 PM



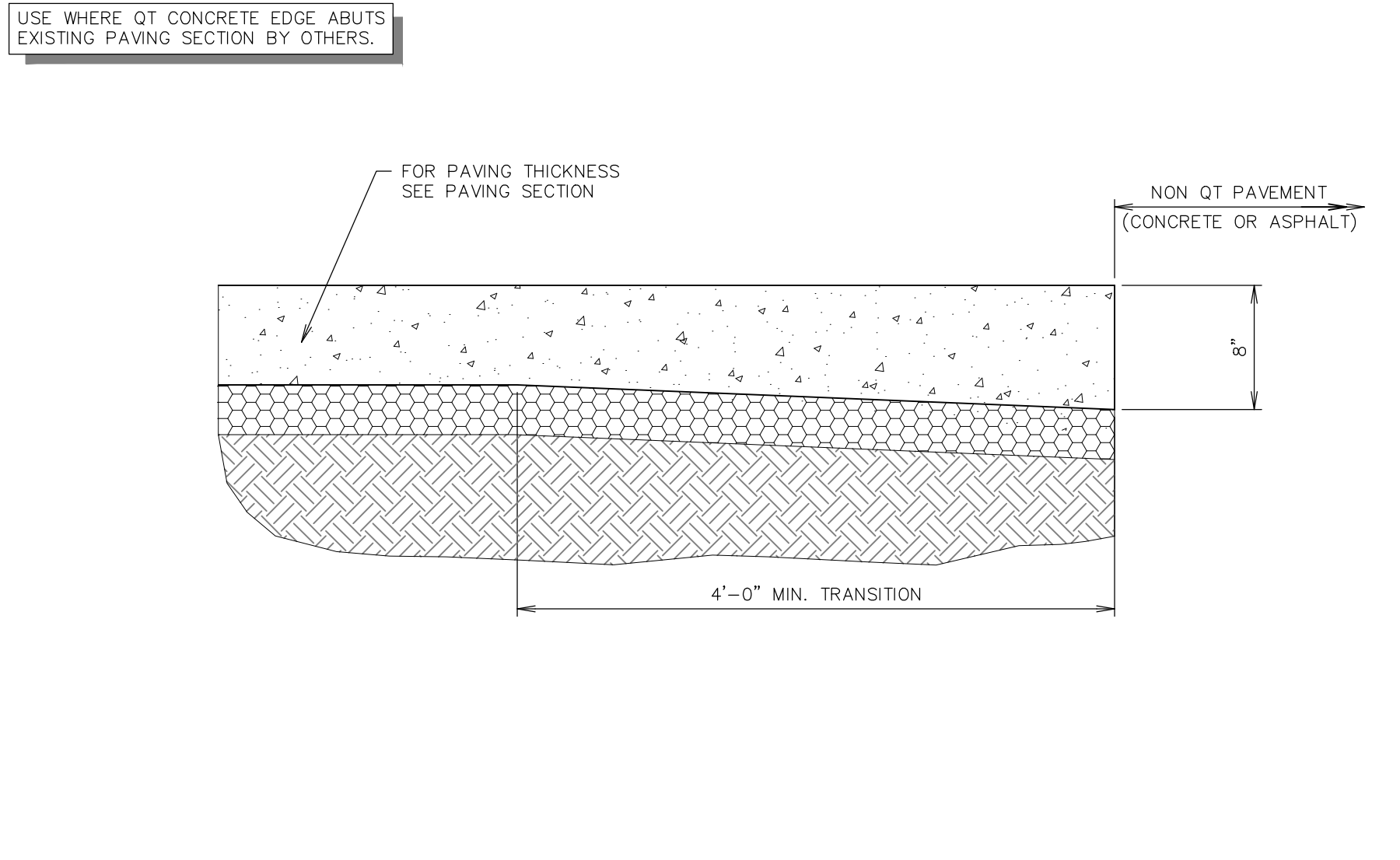
**L1** PAVING SECTION THROUGH SITE AT BUILDING  
SN: PD001C015



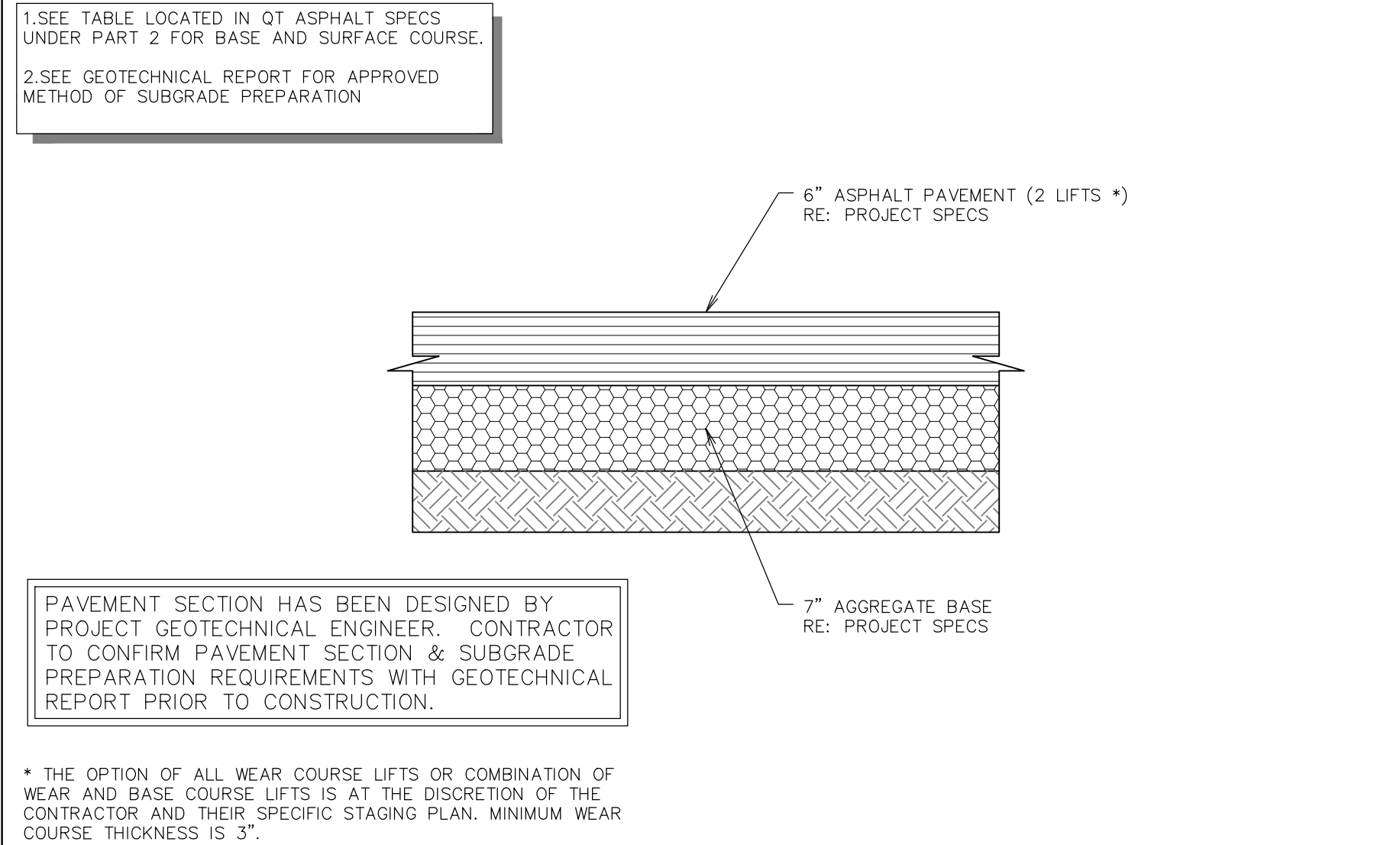
**L11** CONCRETE PAVING SECTION 2 - STORE SIDE  
NTS SN: PD055B005



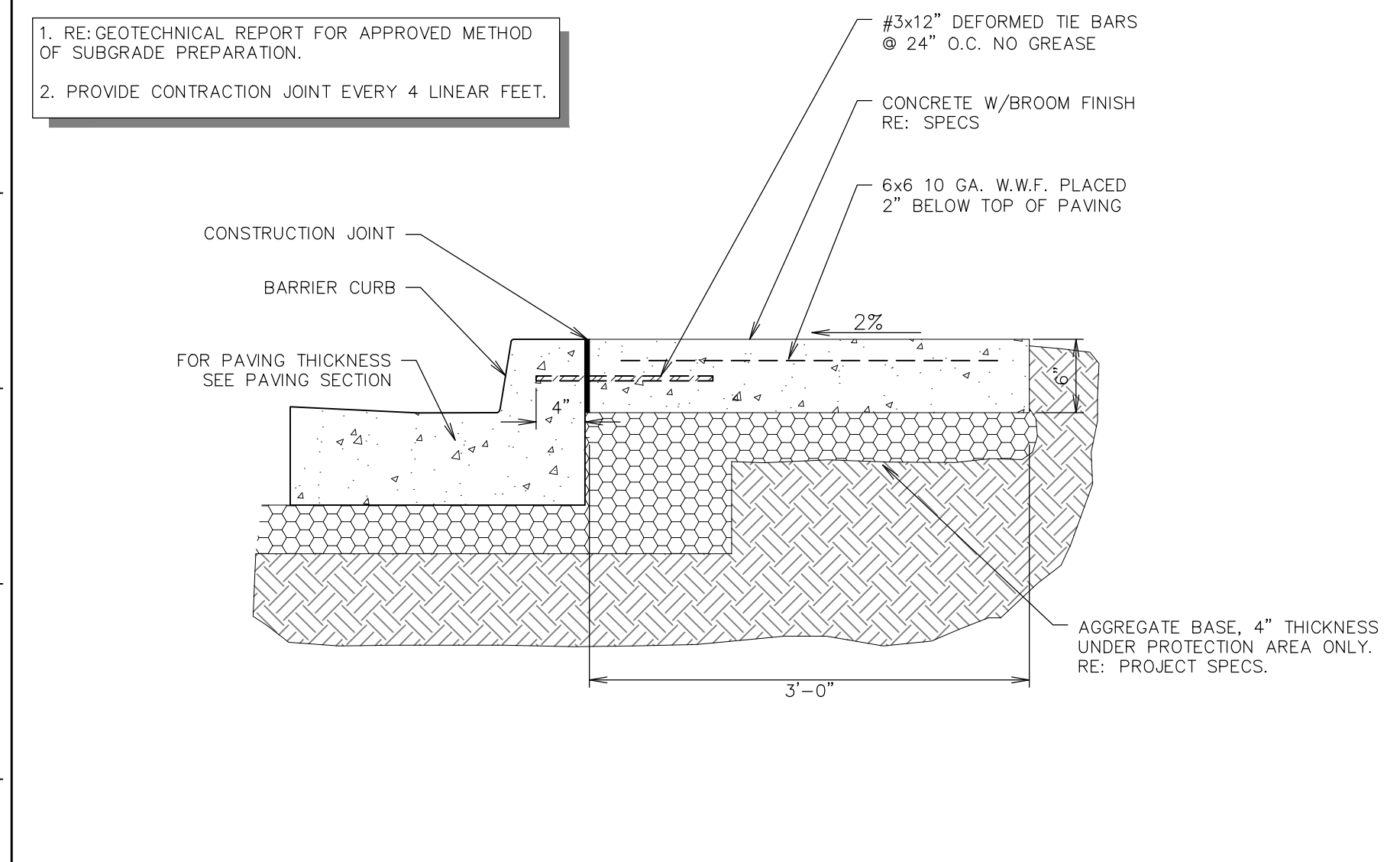
**F1** PAVING JOINT - CONTRACTION  
NTS SN: PD007A013



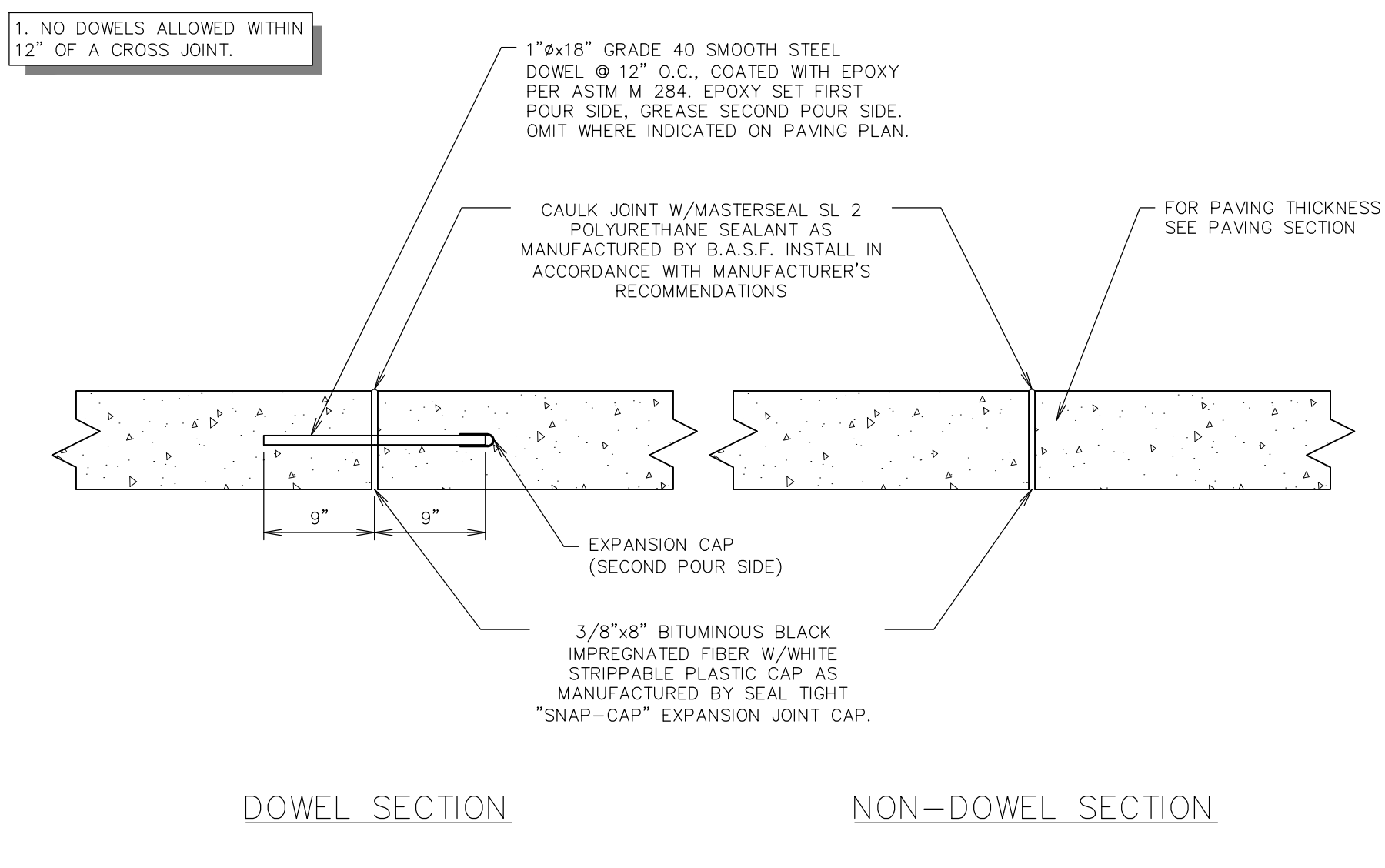
**F6** THICKENED EDGE SECTION  
NTS SN: PD008A008



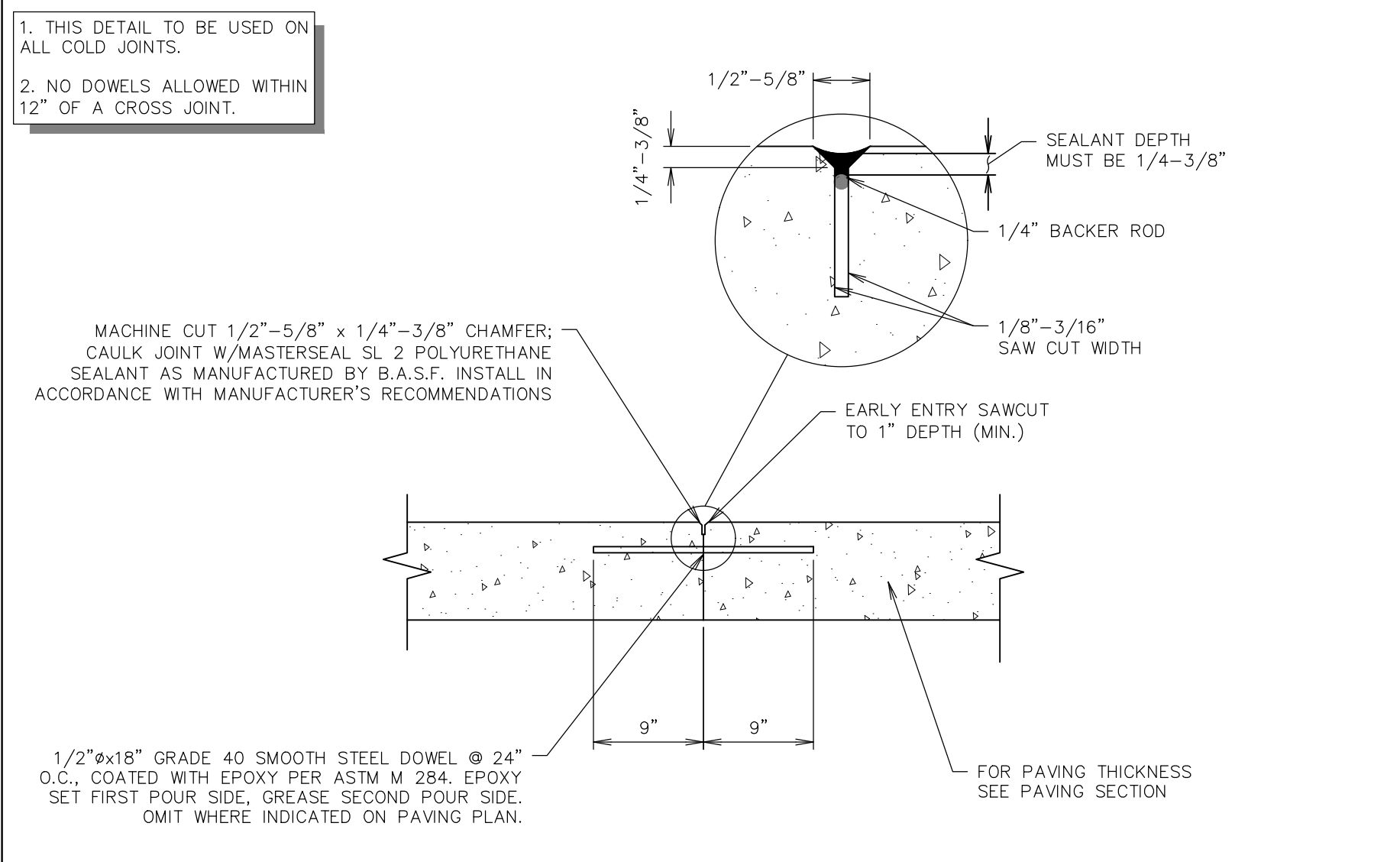
**F11** ASPHALT PAVING SECTION 4 - STORE SIDE  
NTS SN: PD055F005



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



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



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

**QUIKTRIP STANDARD DETAILS**

PROJECT NO.: 02-0162

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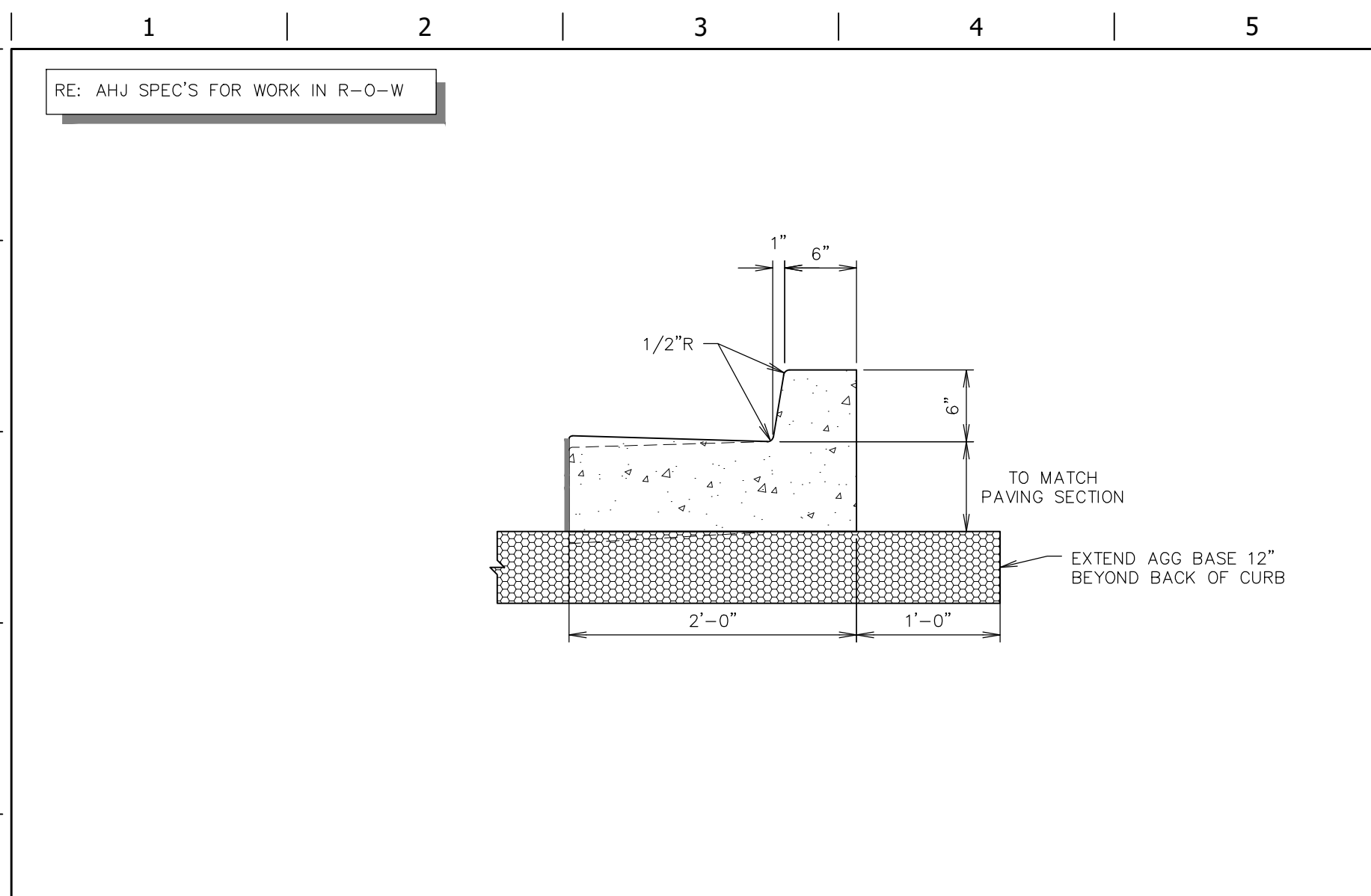
REV	DATE	DESCRIPTION

SHEET TITLE:  
**PAVING DETAILS**

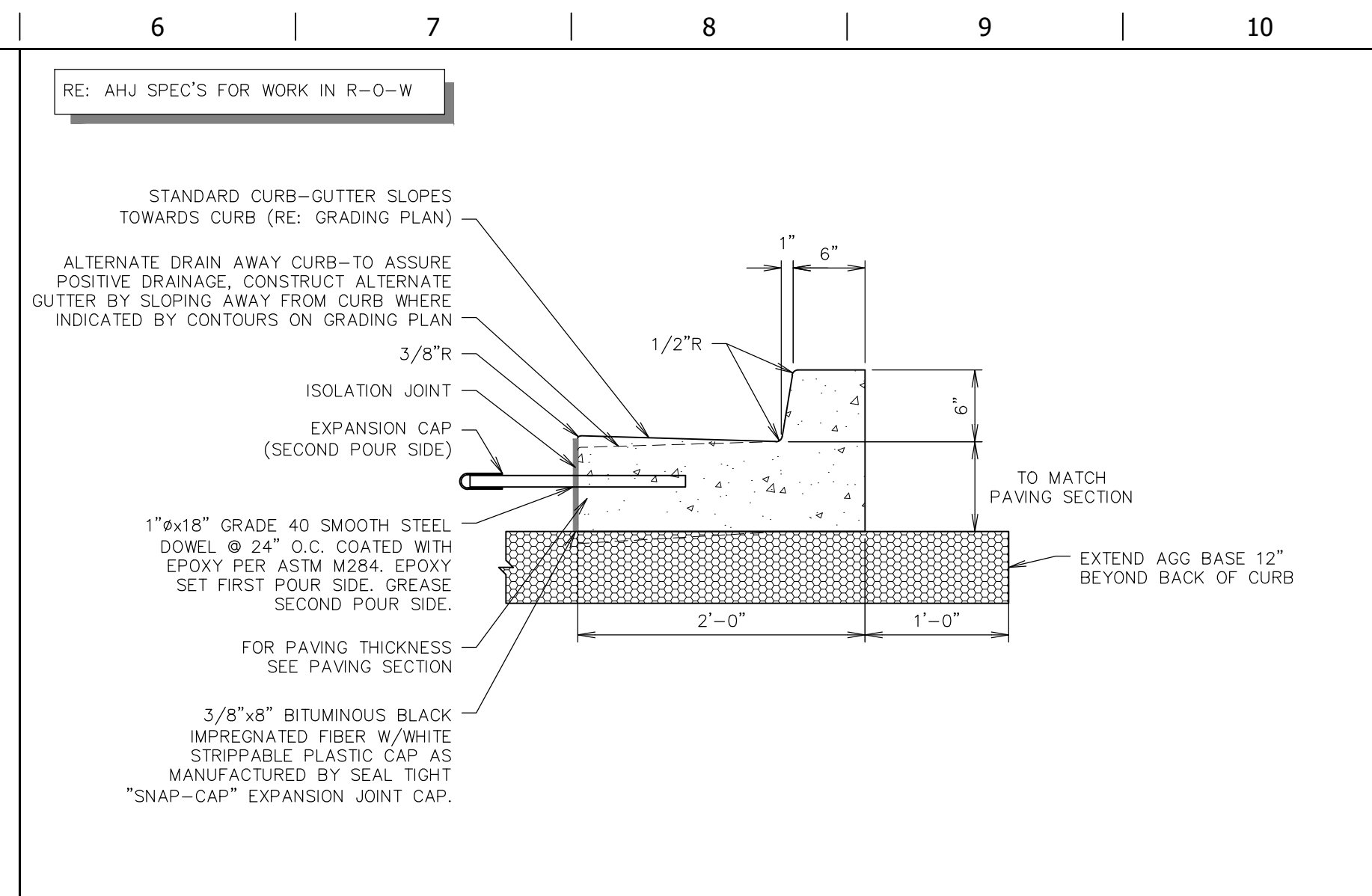
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**C520**

ORIGINAL ISSUE DATE: 07/08/2024

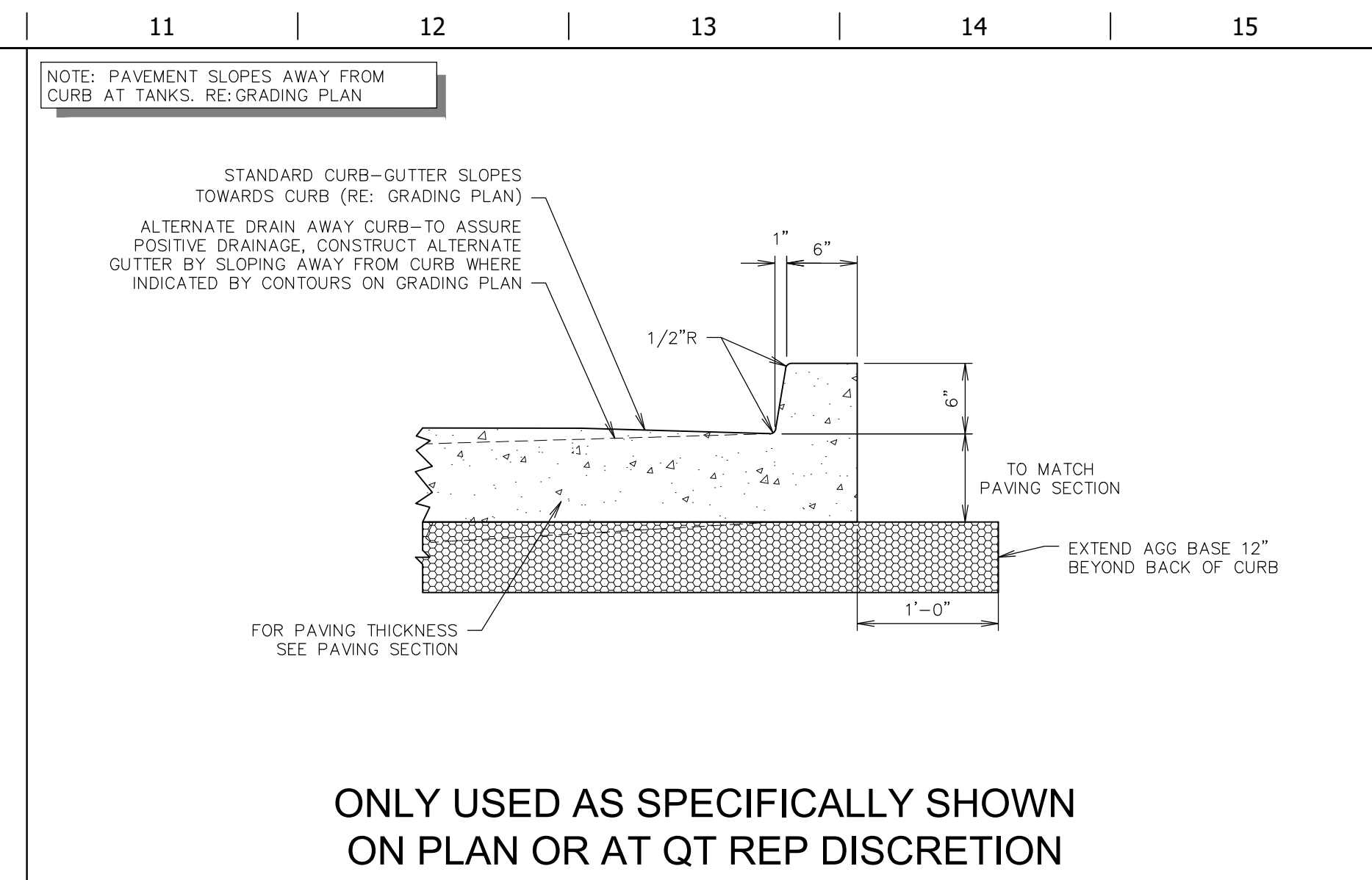
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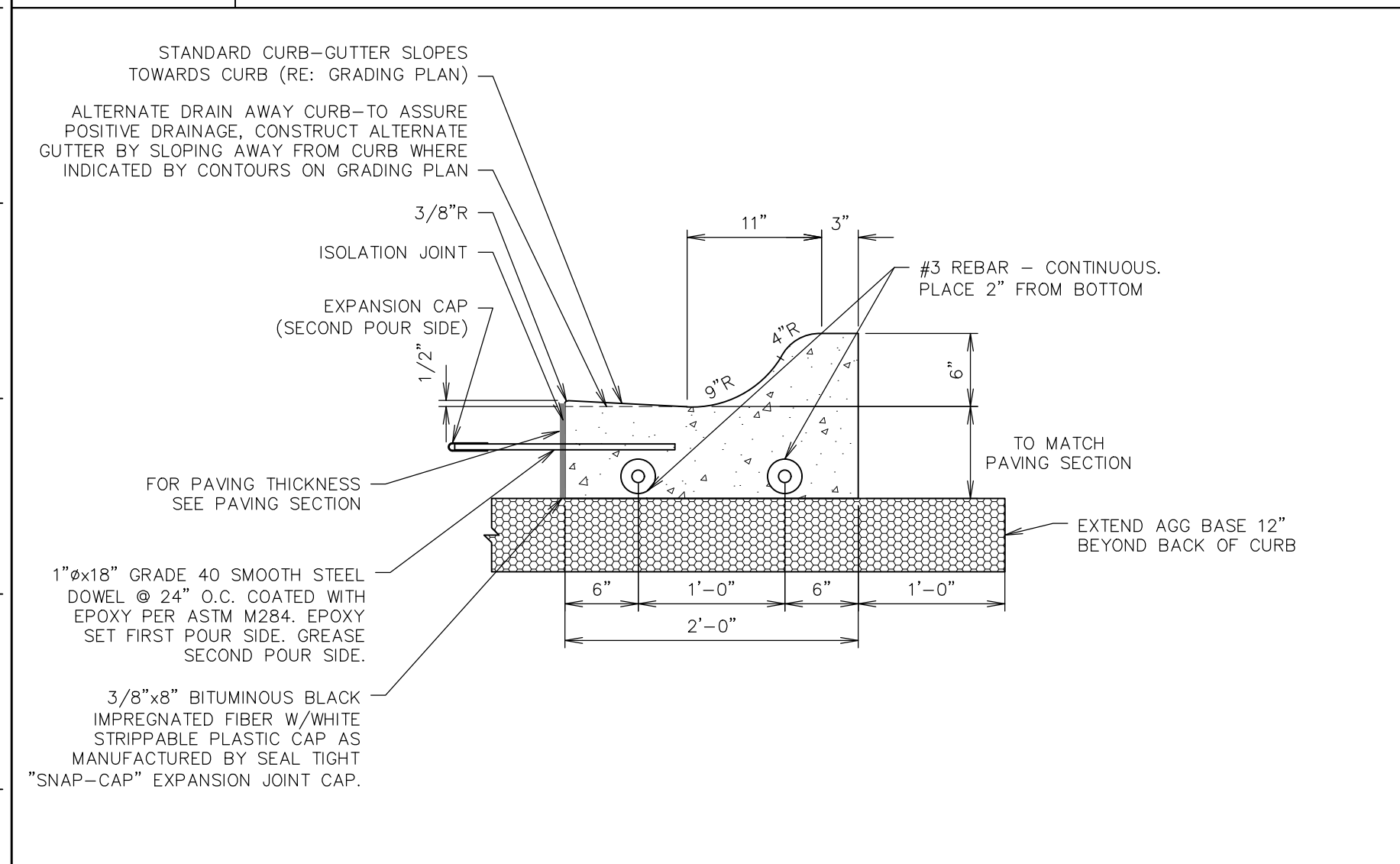
**L1** CURB DETAIL - BARRIER  
NTS SN: PD009A016



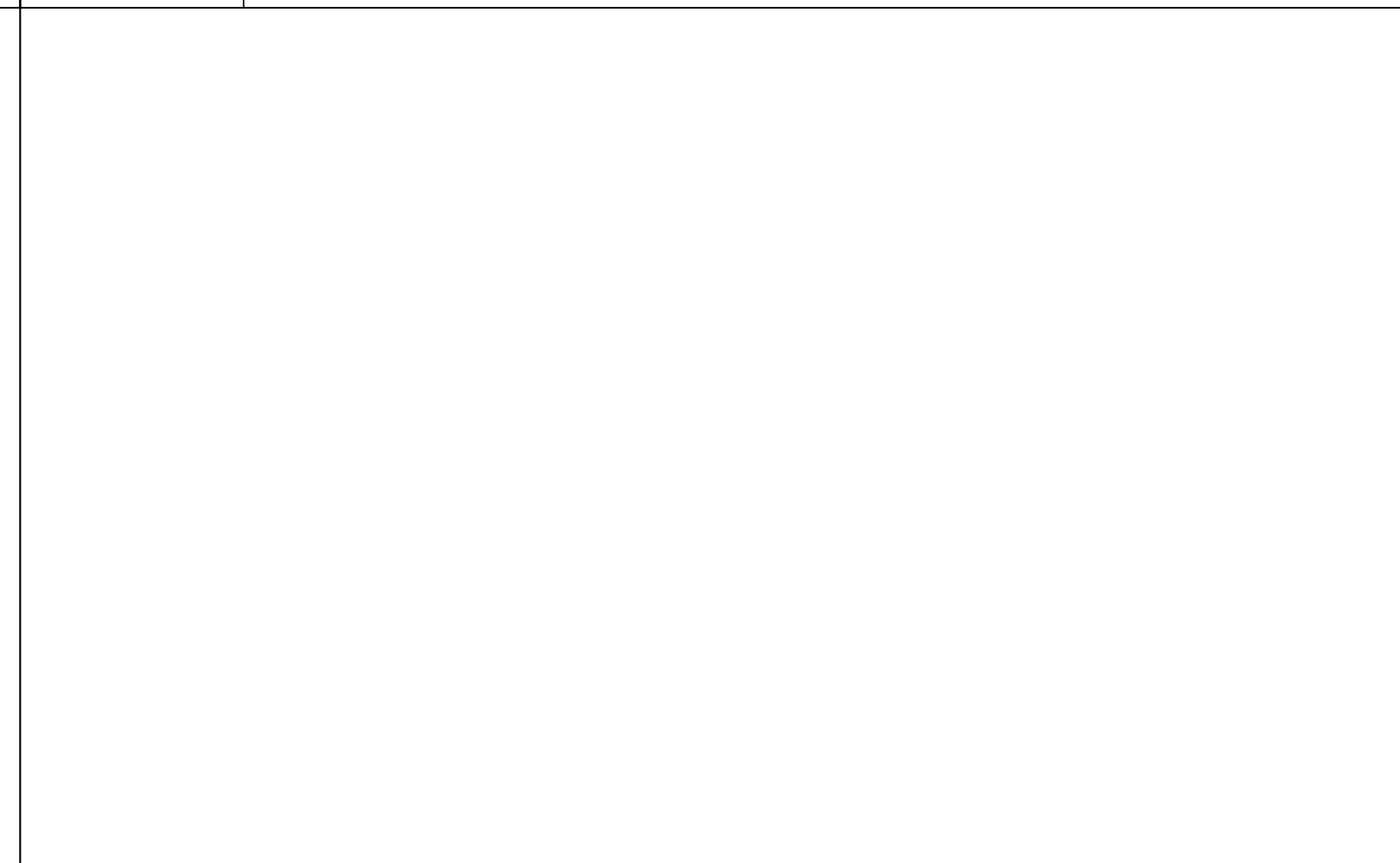
**L6** CURB DETAIL - BARRIER DOWELED  
NTS SN: PD009A016



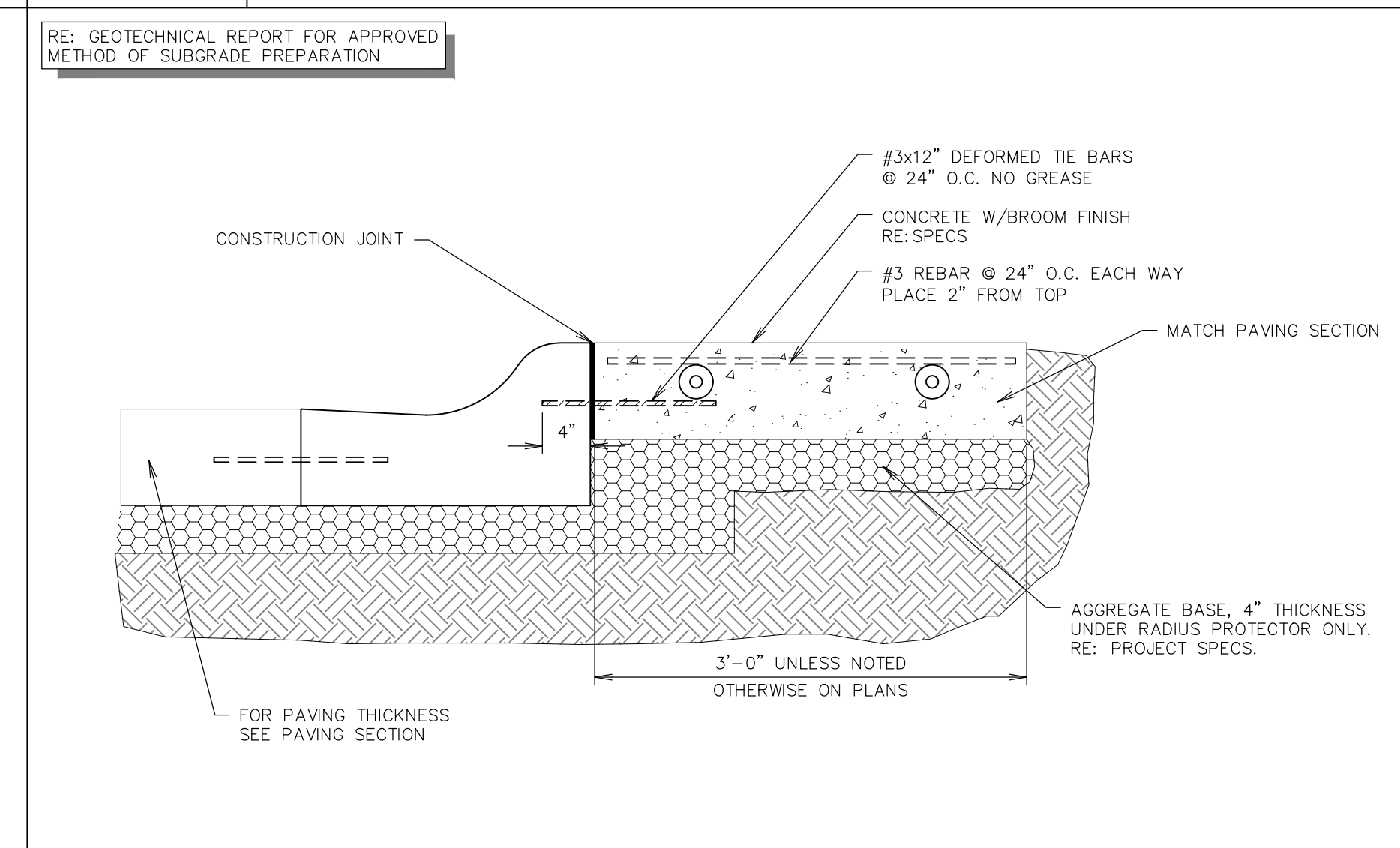
**L11** MONOLITHIC CURB DETAIL - BARRIER  
NTS SN: PD009B016



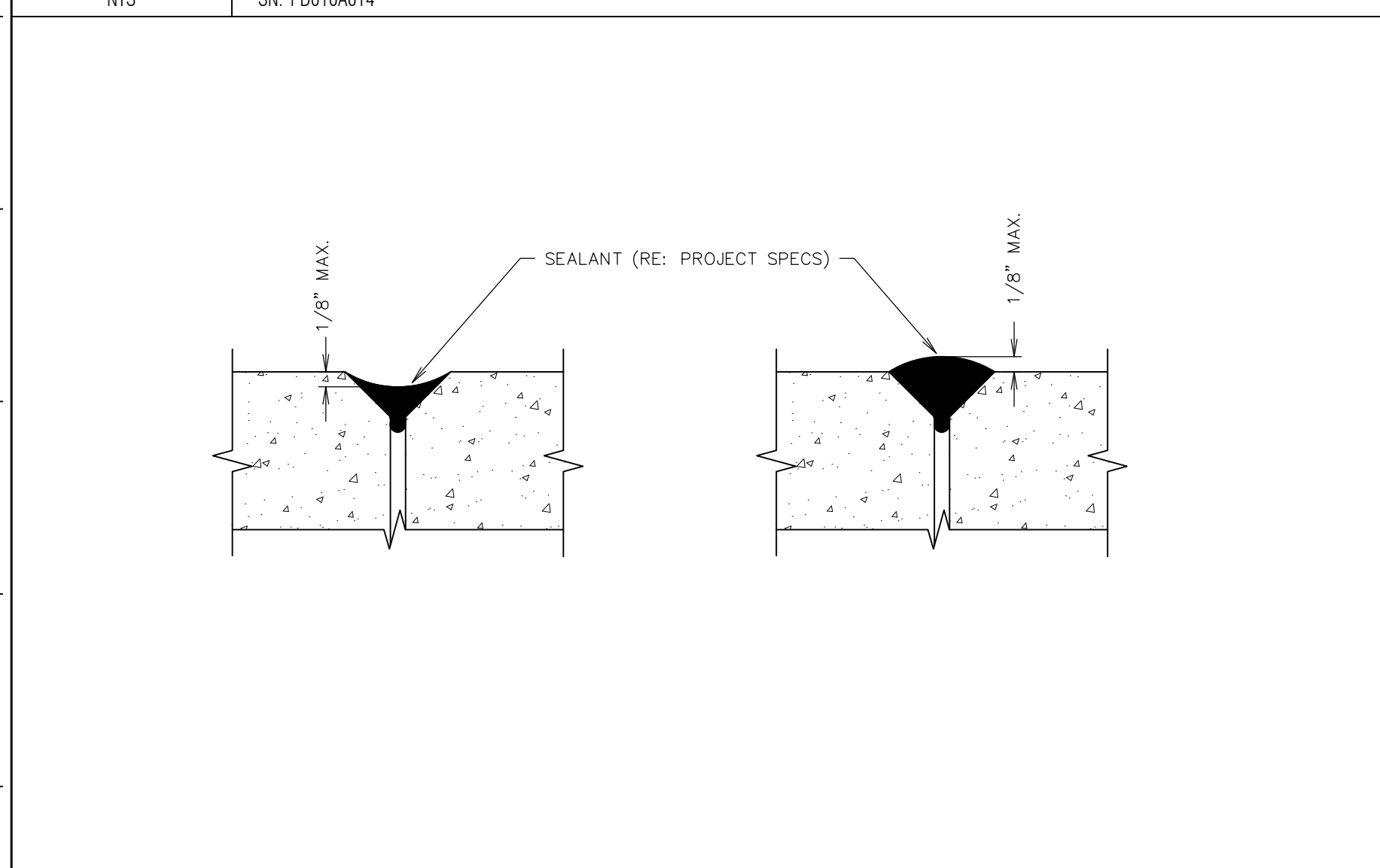
**F1** CURB DETAIL - ROLLOVER / MOUNTABLE  
NTS SN: PD010A014



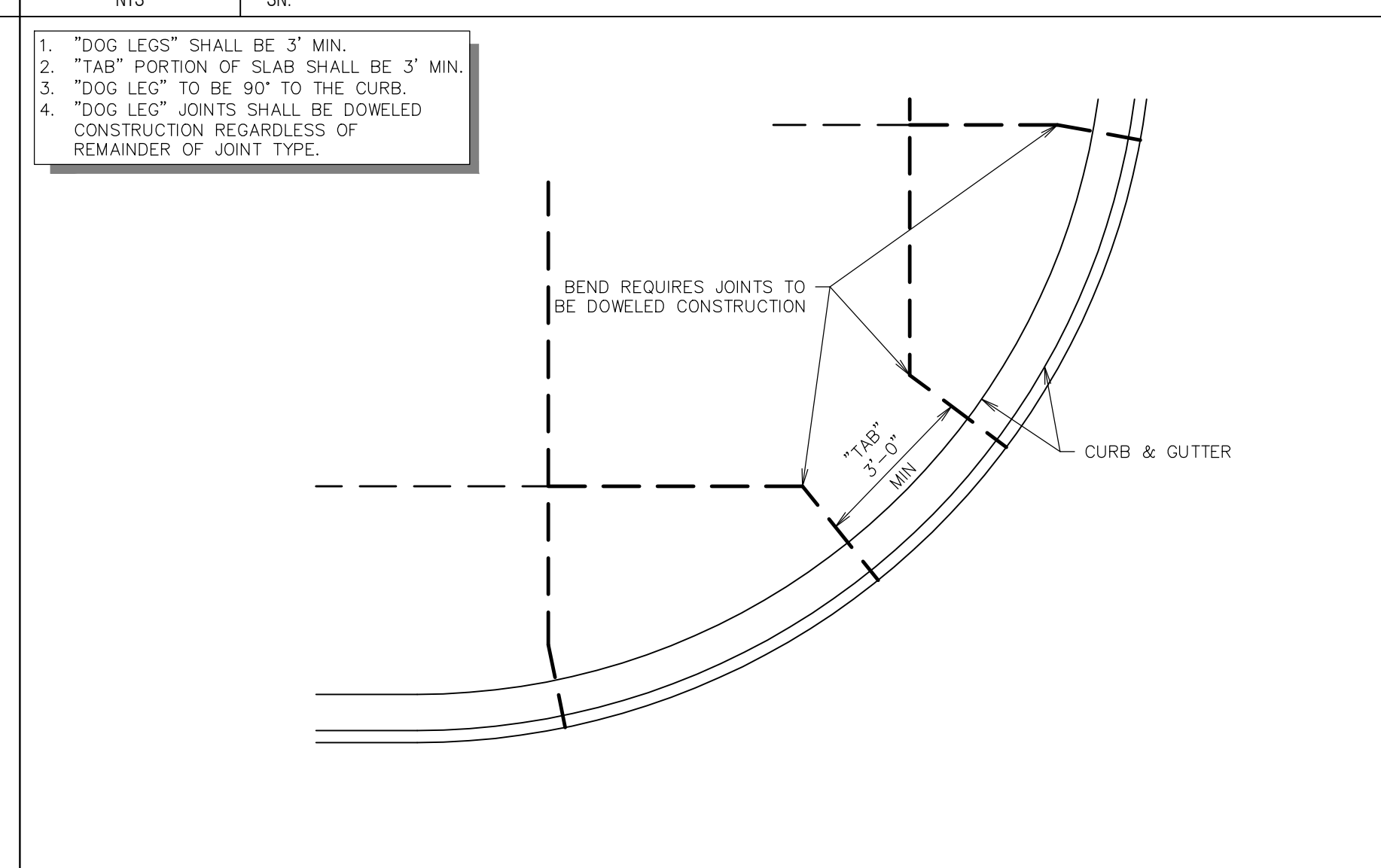
**F6** NOT USED  
NTS SN:



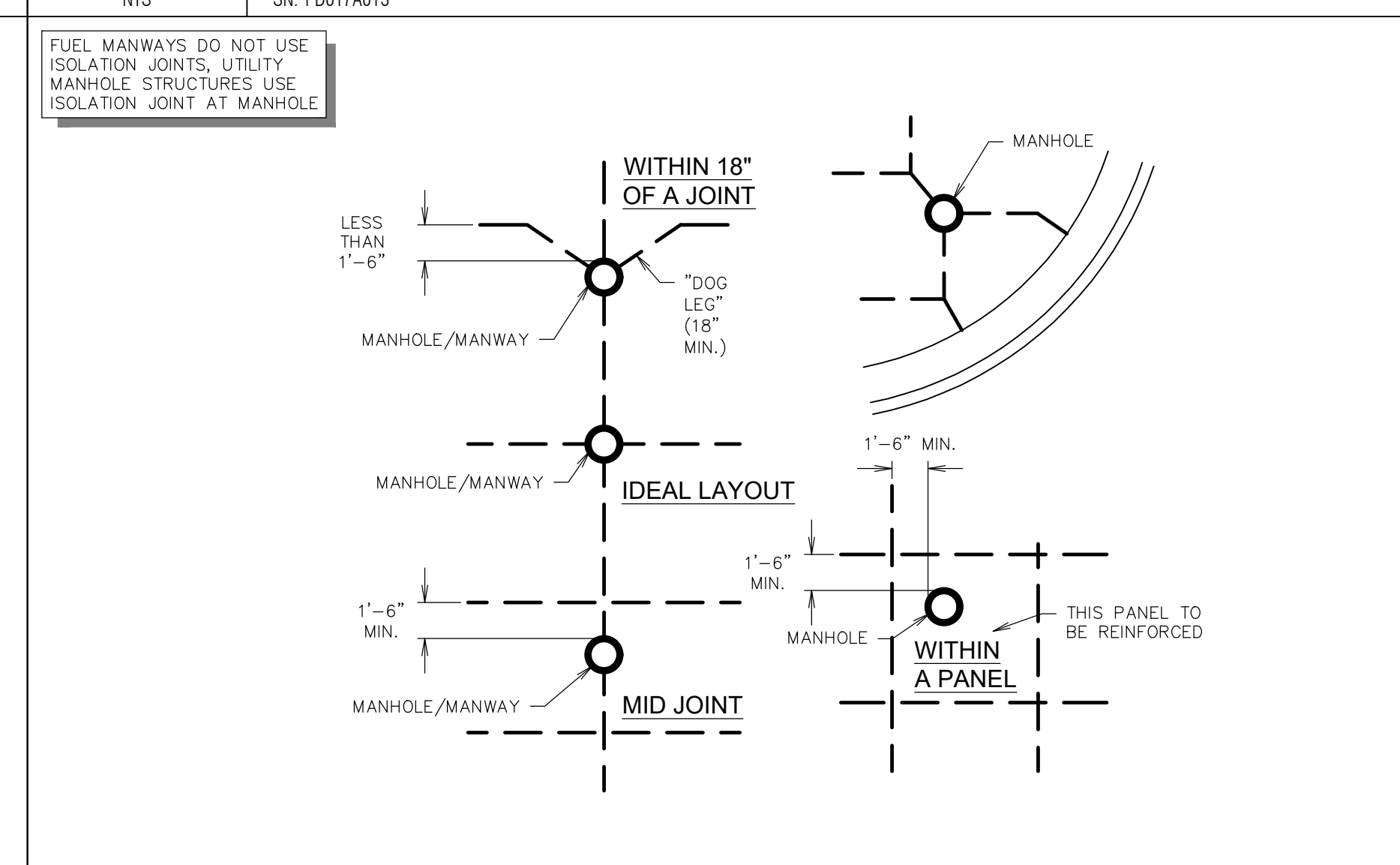
**F11** STANDARD RADIUS PROTECTOR SECTION  
NTS SN: PD017A013



**A1** PAVING JOINT - SEALANT TOLERANCE DETAIL  
NTS SN: PD042A003



**A6** TYPICAL JOINT LAYOUT - AT RADIUS AND ANGLES  
NTS SN: PD019A007



**A11** TYPICAL MANHOLE / FUEL MANWAY JOINT LAYOUTS  
NTS SN: PD021A003

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PROJECT NO.: 02-0162

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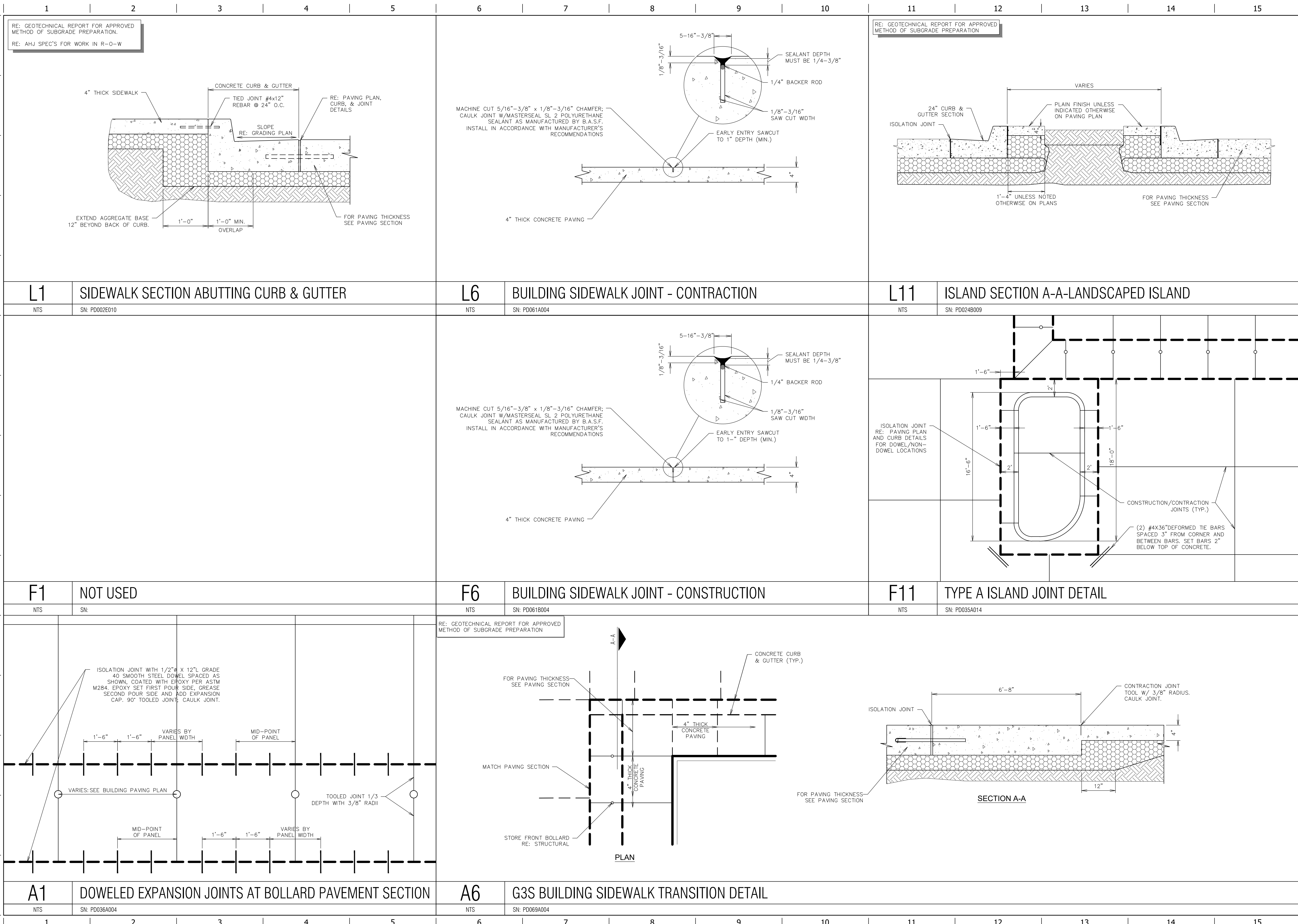
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 07/08/2024

SHEET TITLE:  
**PAVING DETAILS**

SHEET NUMBER:  
**C521**

FILE LOCATION: C:\Civl 30 Projects\QT162 Lee's Summit, MO\02-0162 DETAILS PAVING.DWG TAB NAME: Paving Detail Sheet 3 USER: Connor SAVED: 6/25/2024 9:14 AM PLOTTED: 7/9/2024 2:45 PM



**QUIKTRIP STANDARD DETAILS**

PROJECT NO.: 02-0162

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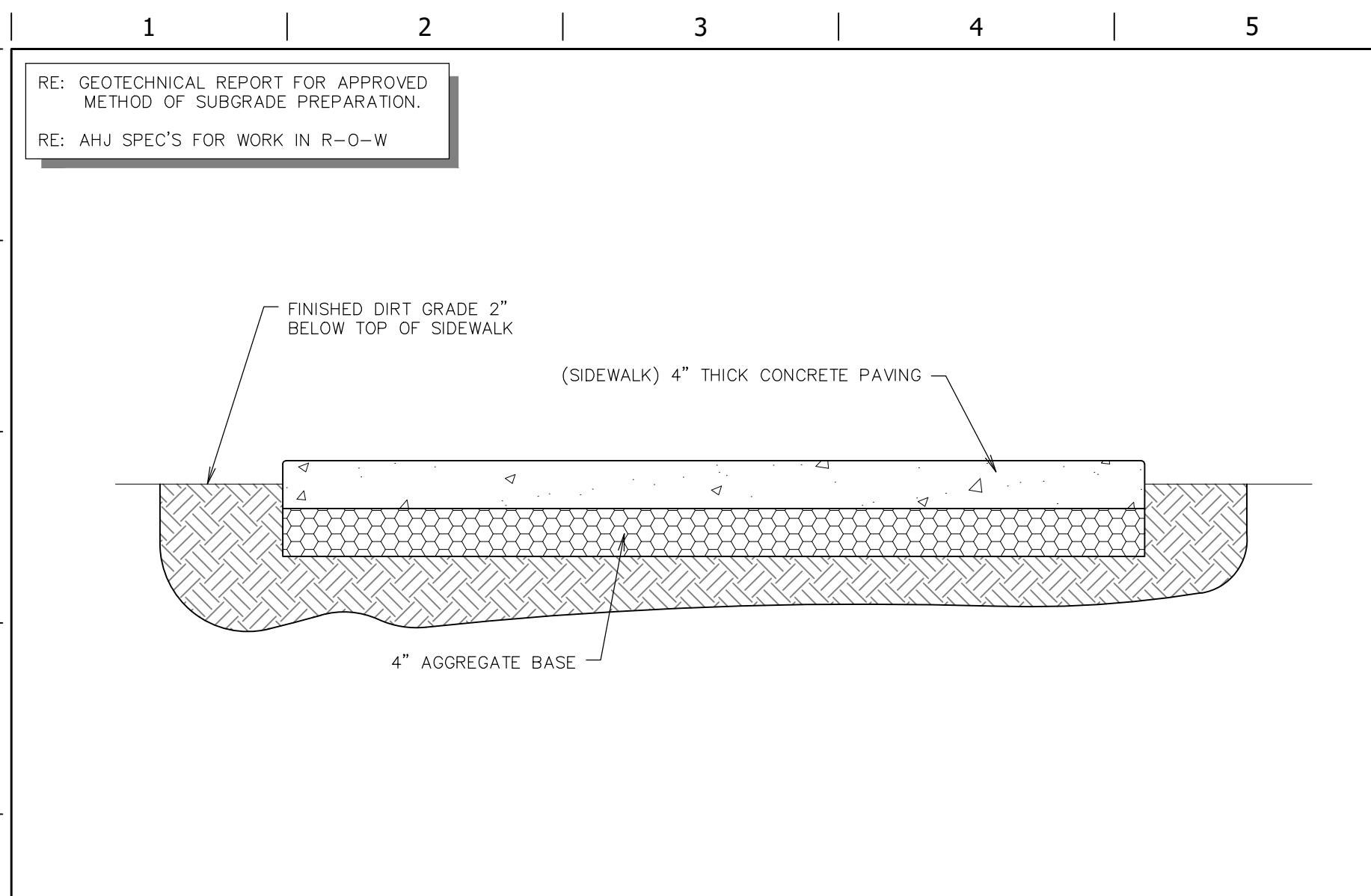
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ORIGINAL ISSUE DATE: 07/08/2024

SHEET TITLE:  
**PAVING DETAILS**

SHEET NUMBER:  
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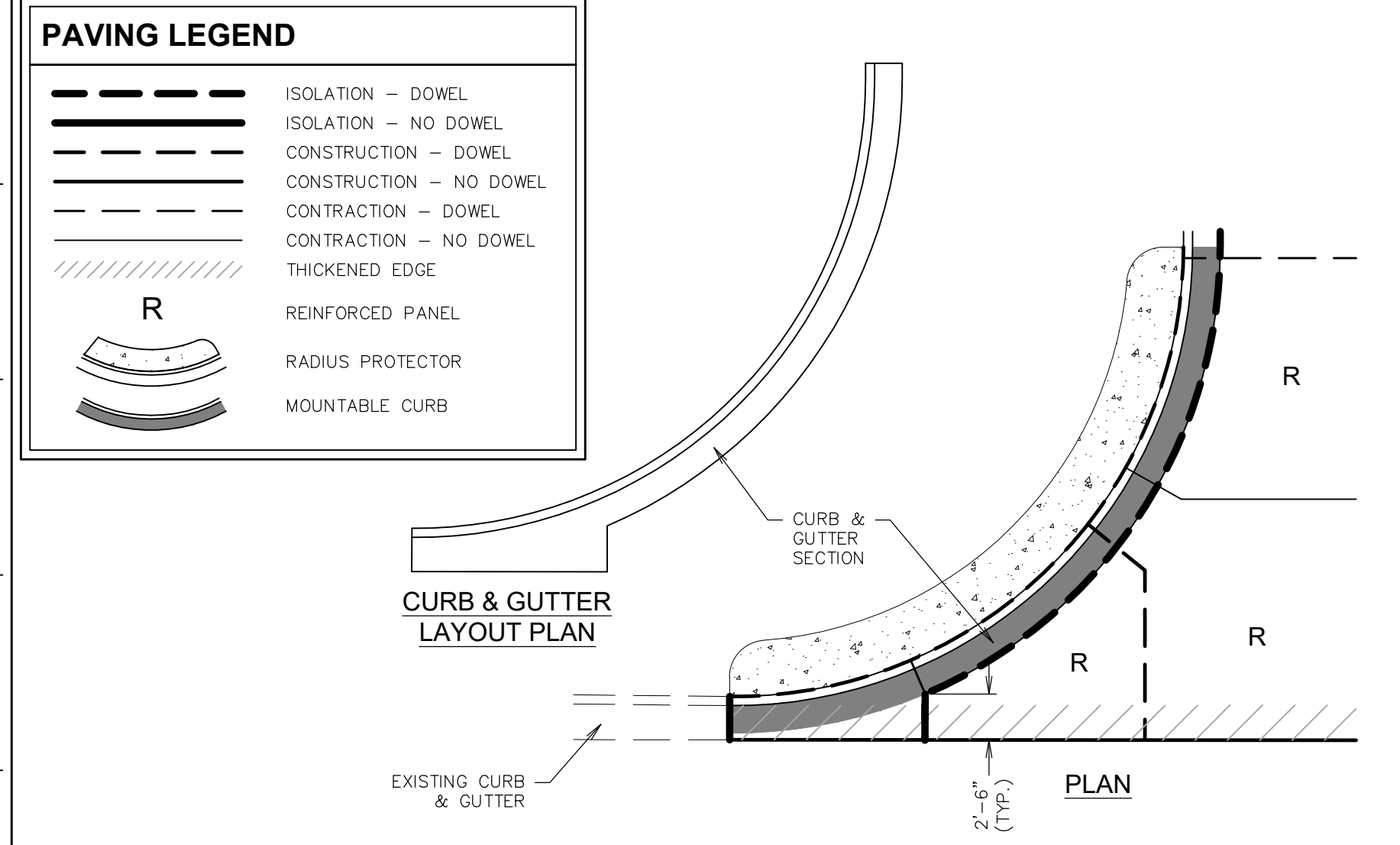
FILE LOCATION: C:\Civil 3D\Projects\0162 Lee's Summit, MO\02-0162 DETAILS PAVING.DWG TAB NAME: Paving Detail Sheet 4 USER: Connor SAVED: 6/25/2024 9:14 AM PLOTTED: 7/9/2024 2:45 PM



**L1** SIDEWALK SECTION

NTS

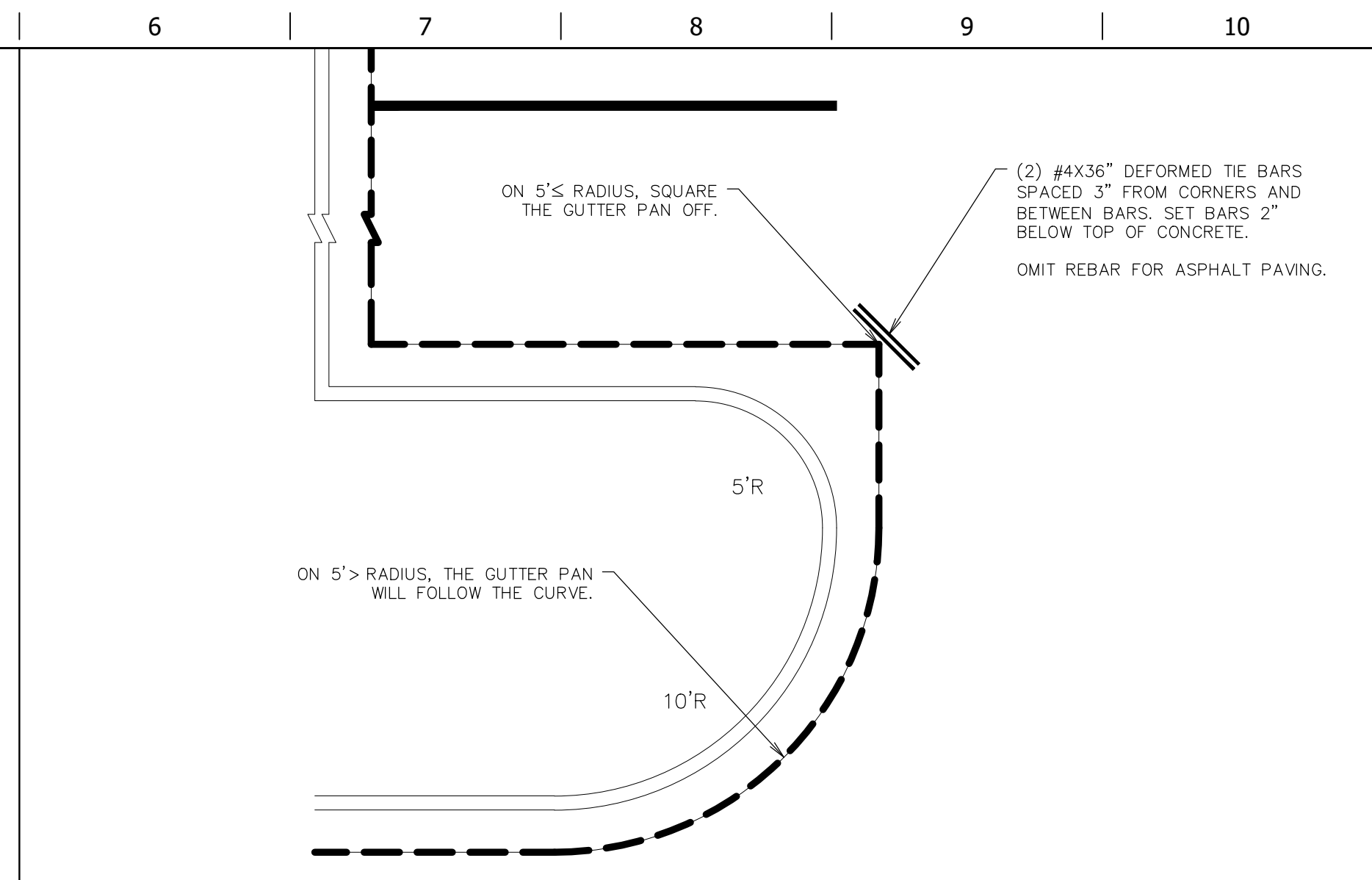
SN: PD057A003



**F1** CURB DETAIL - DRIVE ENTRANCE

NTS

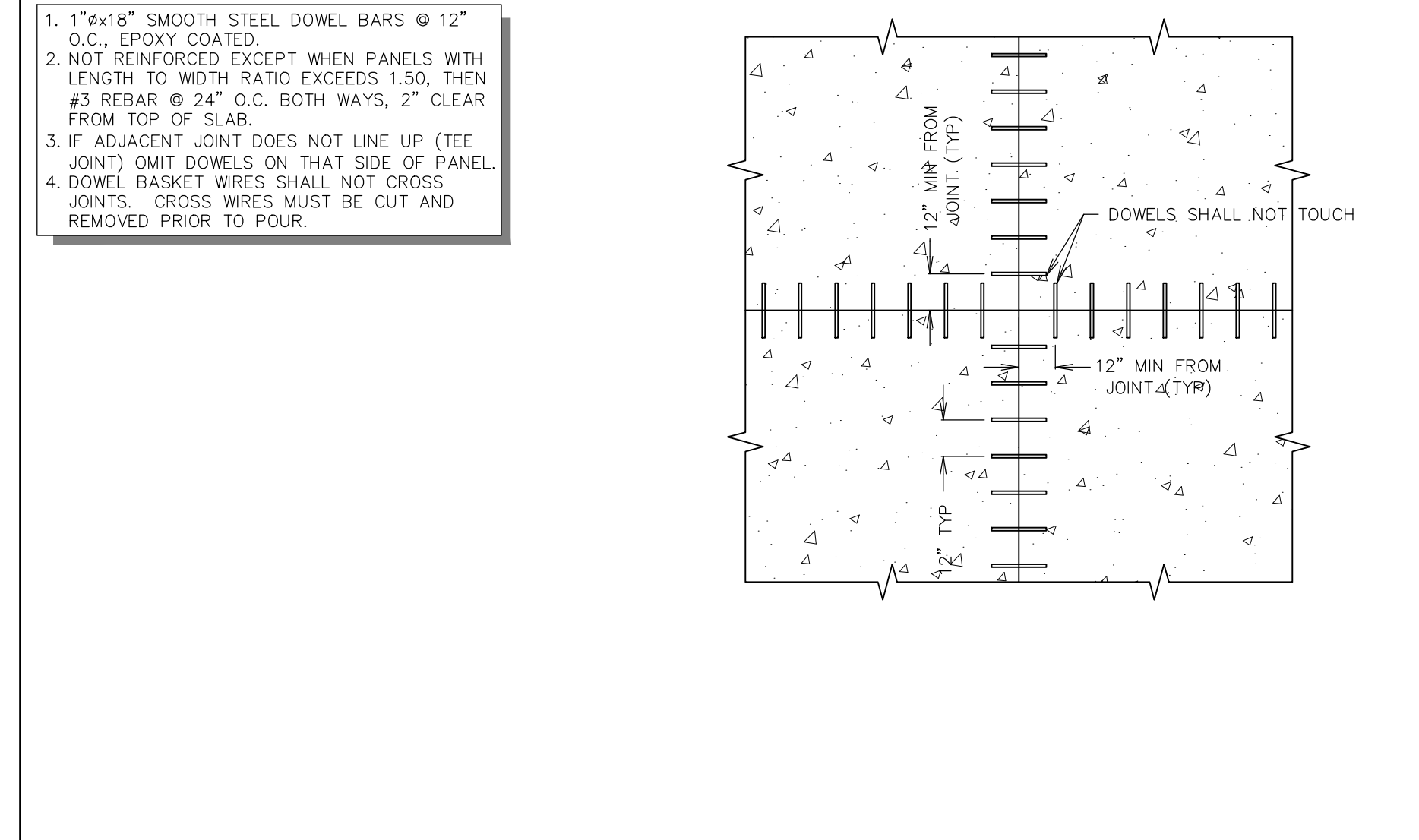
SN: PD043A004



**L6** GUTTER PAN RADIUS DETAIL

NTS

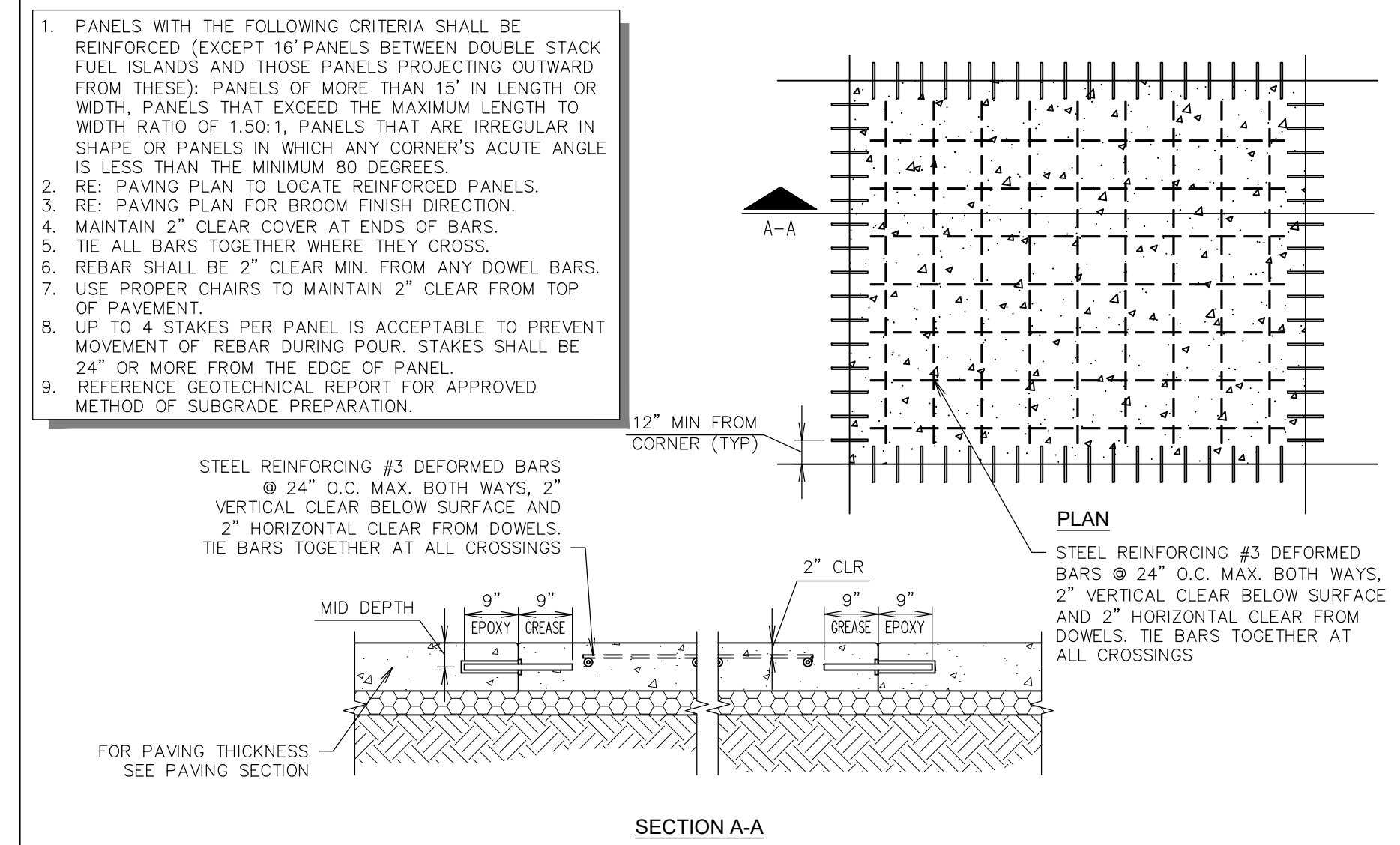
SN: PD070A004



**F6** DOWEL - JOINT SEPARATION DETAIL

NTS

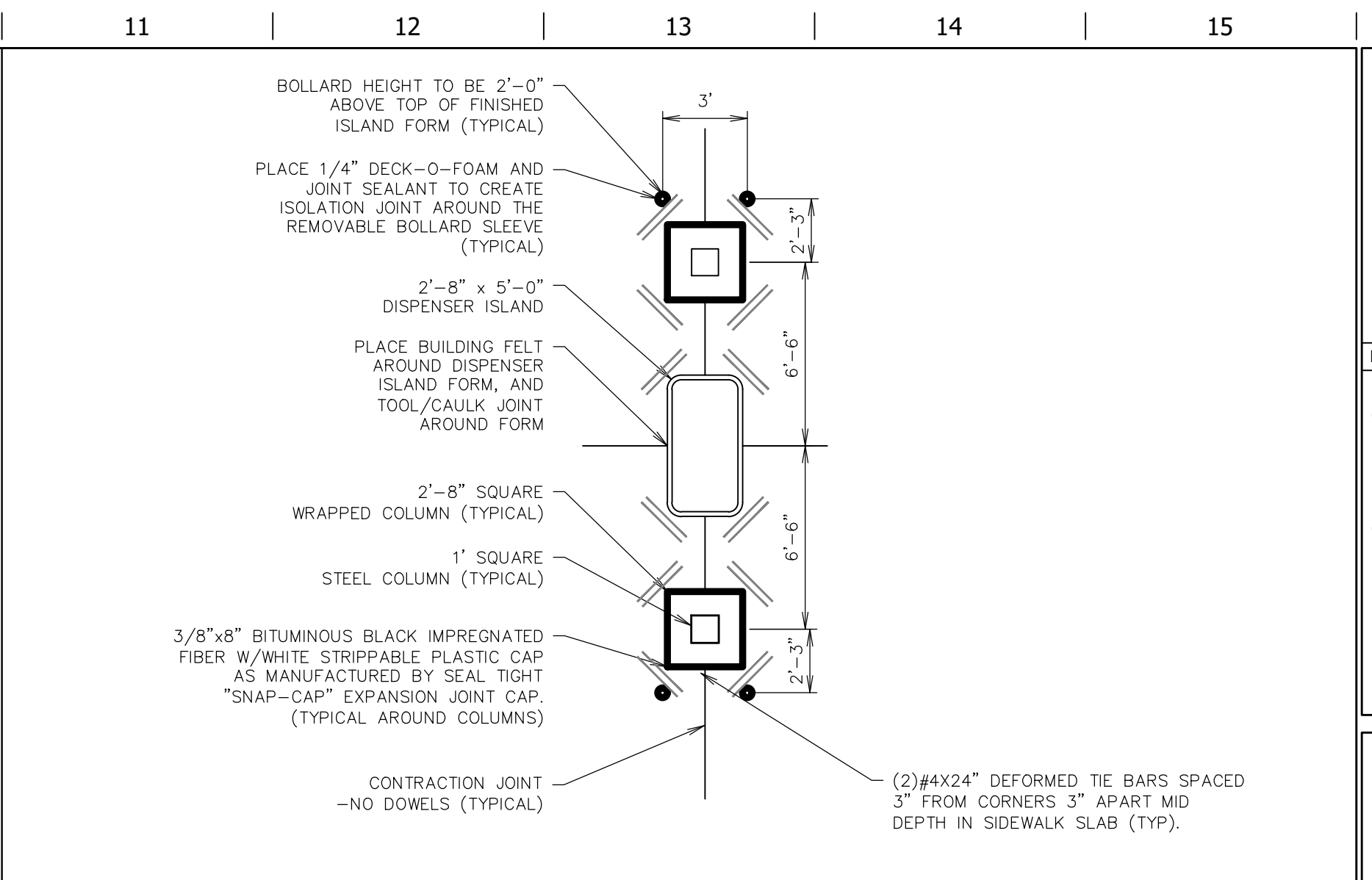
SN: PD046A002



**A6** PAVEMENT REINFORCING DETAIL (DOWELED)

NTS

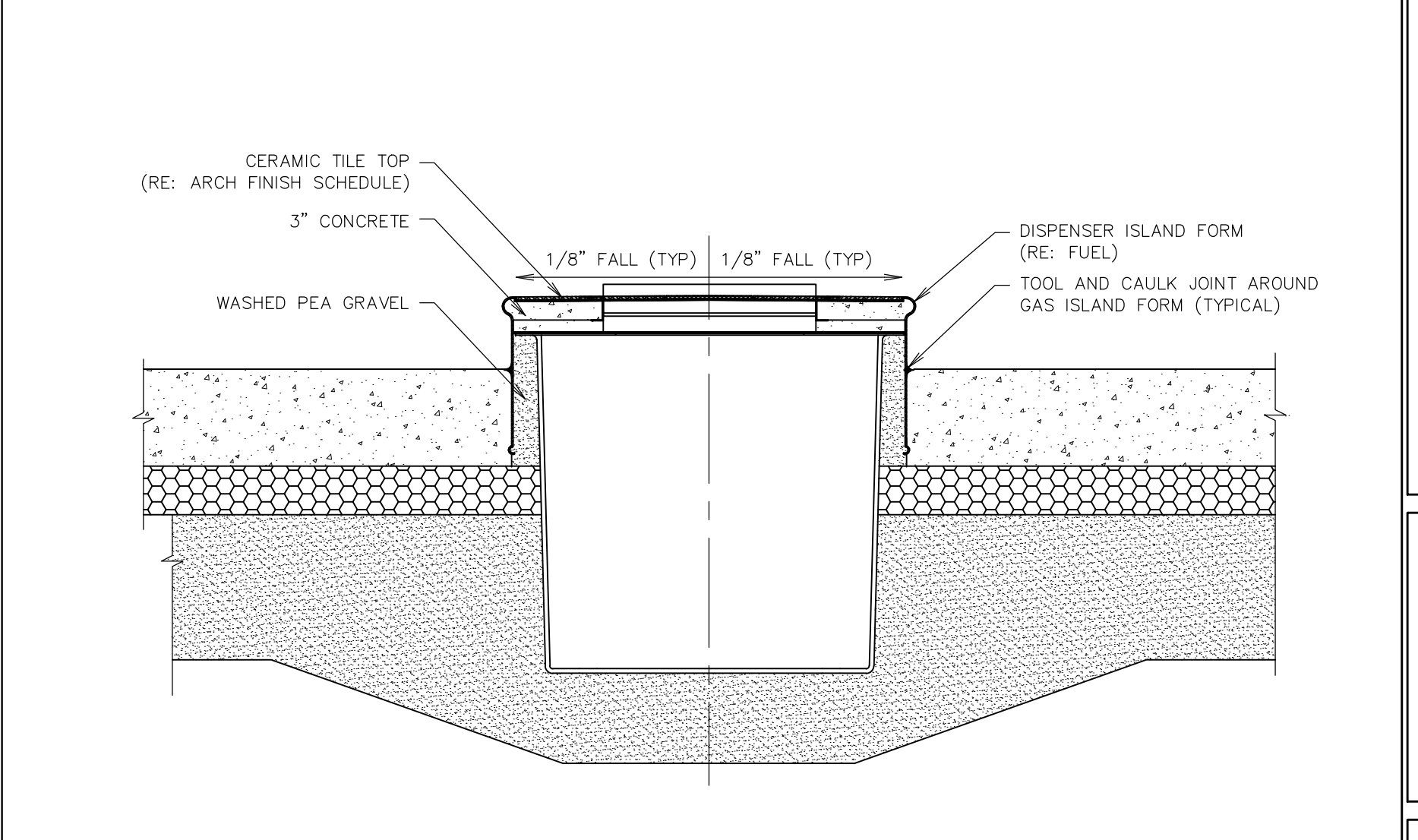
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**L11** GAS ISLAND JOINTING - (G3S V WRAPPED)

NTS

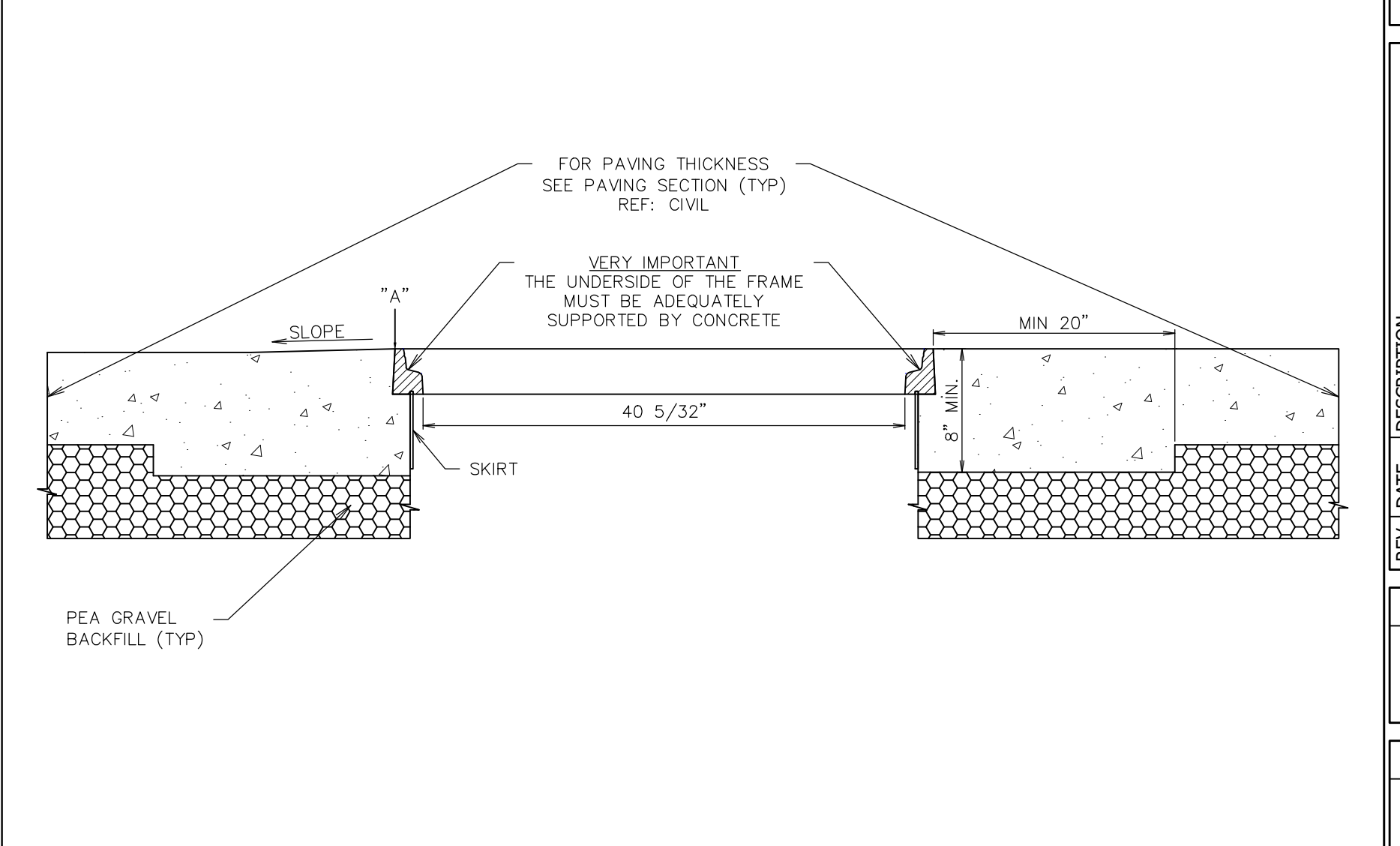
SN: PD077D004



**F11** DISPENSER ISLAND FORM - CONCRETE FILL & JOINTING DETAIL

NTS

SN: PD047A003



**A11** FIBERLITE LID DETAIL

NTS

SN: PD071A003

**QUIKTRIP STANDARD DETAILS**

PROJECT NO.: 02-0162

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REV	DATE	DESCRIPTION

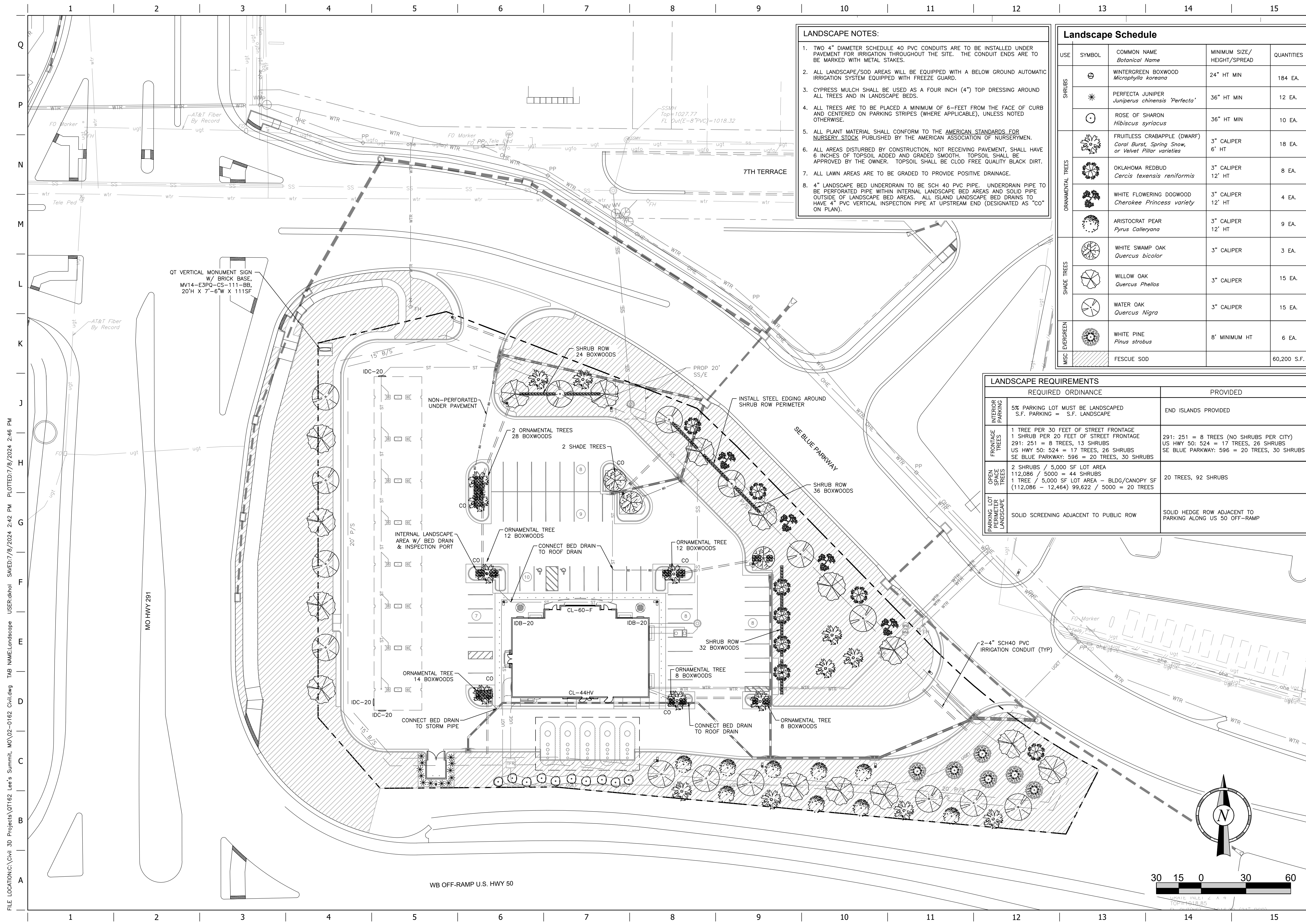
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SHEET TITLE:  
**PAVING DETAILS**

SHEET NUMBER:  
**C523**



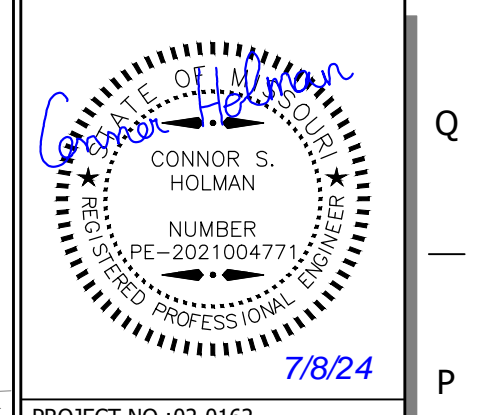




- LANDSCAPE NOTES:**
- TWO 4" DIAMETER SCHEDULE 40 PVC CONDUITS ARE TO BE INSTALLED UNDER PAVEMENT FOR IRRIGATION THROUGHOUT THE SITE. THE CONDUIT ENDS ARE TO BE MARKED WITH METAL STAKES.
  - ALL LANDSCAPE/SOD AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE 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 Schedule				
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS	☉	WINTERGREEN BOXWOOD <i>Microphylla koreana</i>	24" HT MIN	184 EA.
	✳	PERFECTA JUNIPER <i>Juniperus chinensis 'Perfecta'</i>	36" HT MIN	12 EA.
	☉	ROSE OF SHARON <i>Hibiscus syriacus</i>	36" HT MIN	10 EA.
ORNAMENTAL TREES	☼	FRUITLESS CRABAPPLE (DWARF) <i>Coral Burst, Spring Snow, or Velvet Pillar varieties</i>	3" CALIPER 6' HT	18 EA.
	☼	OKLAHOMA REDBUD <i>Cercis texensis reniformis</i>	3" CALIPER 12' HT	8 EA.
	☼	WHITE FLOWERING DOGWOOD <i>Cherokee Princess variety</i>	3" CALIPER 12' HT	4 EA.
	☼	ARISTOCRAT PEAR <i>Pyrus Calleryana</i>	3" CALIPER 12' HT	9 EA.
SHADE TREES	☼	WHITE SWAMP OAK <i>Quercus bicolor</i>	3" CALIPER	3 EA.
	☼	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER	15 EA.
	☼	WATER OAK <i>Quercus Nigra</i>	3" CALIPER	15 EA.
MISC EVERGREEN	☼	WHITE PINE <i>Pinus strobus</i>	8" MINIMUM HT	6 EA.
		FESCUE SOD		60,200 S.F.

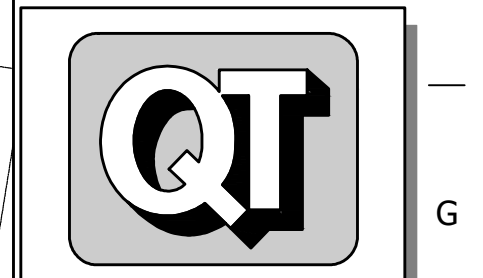
LANDSCAPE REQUIREMENTS		
	REQUIRED ORDINANCE	PROVIDED
INTERIOR PARKING	5% PARKING LOT MUST BE LANDSCAPED S.F. PARKING = S.F. LANDSCAPE	END ISLANDS PROVIDED
FRONTAGE TREES	1 TREE PER 30 FEET OF STREET FRONTAGE 1 SHRUB PER 20 FEET OF STREET FRONTAGE 291: 251 = 8 TREES, 13 SHRUBS US HWY 50: 524 = 17 TREES, 26 SHRUBS SE BLUE PARKWAY: 596 = 20 TREES, 30 SHRUBS	291: 251 = 8 TREES (NO SHRUBS PER CITY) US HWY 50: 524 = 17 TREES, 26 SHRUBS SE BLUE PARKWAY: 596 = 20 TREES, 30 SHRUBS
OPEN SPACE TREES	2 SHRUBS / 5,000 SF LOT AREA 112,086 / 5000 = 44 SHRUBS 1 TREE / 5,000 SF LOT AREA - BLDG/CANOPY SF (112,086 - 12,464) 99,622 / 5000 = 20 TREES	20 TREES, 92 SHRUBS
PARKING LOT PERIMETER LANDSCAPE	SOLID SCREENING ADJACENT TO PUBLIC ROW	SOLID HEDGE ROW ADJACENT TO PARKING ALONG US 50 OFF-RAMP



PROJECT NO.: 02-0162

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**QuikTrip No. 0162**  
801 SE M-291 HWY  
LEES SUMMIT, JACKSON CO., MO



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