

# NE/NW 96th & N. OAK

Kansas City, Clay County, Missouri

## MPD DEVELOPMENT PLAN & PRELIMINARY PLAT (PHASE ONE)

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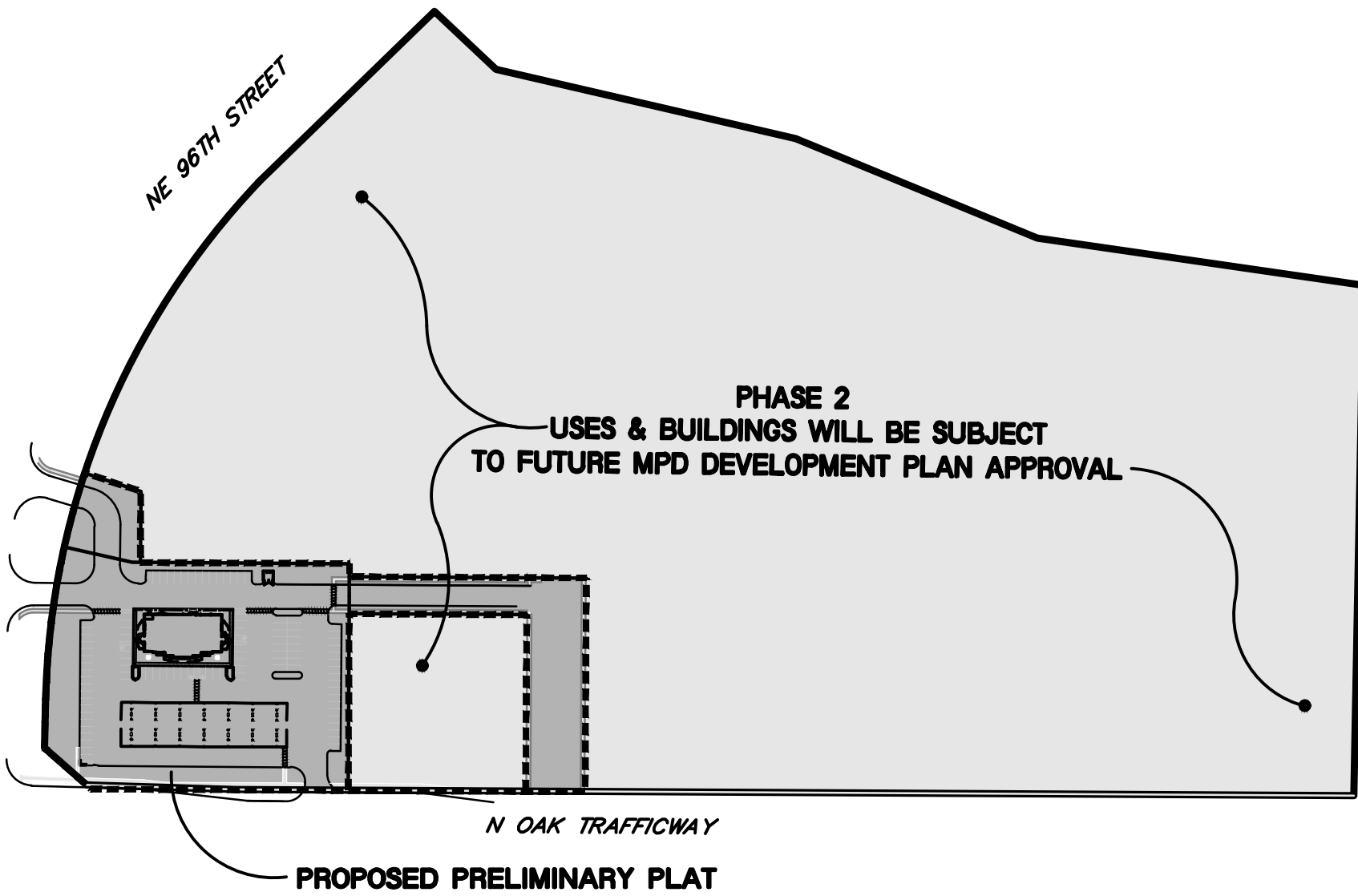
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#### PROPOSED PRELIMINARY PLAT LEGAL DESCRIPTION:

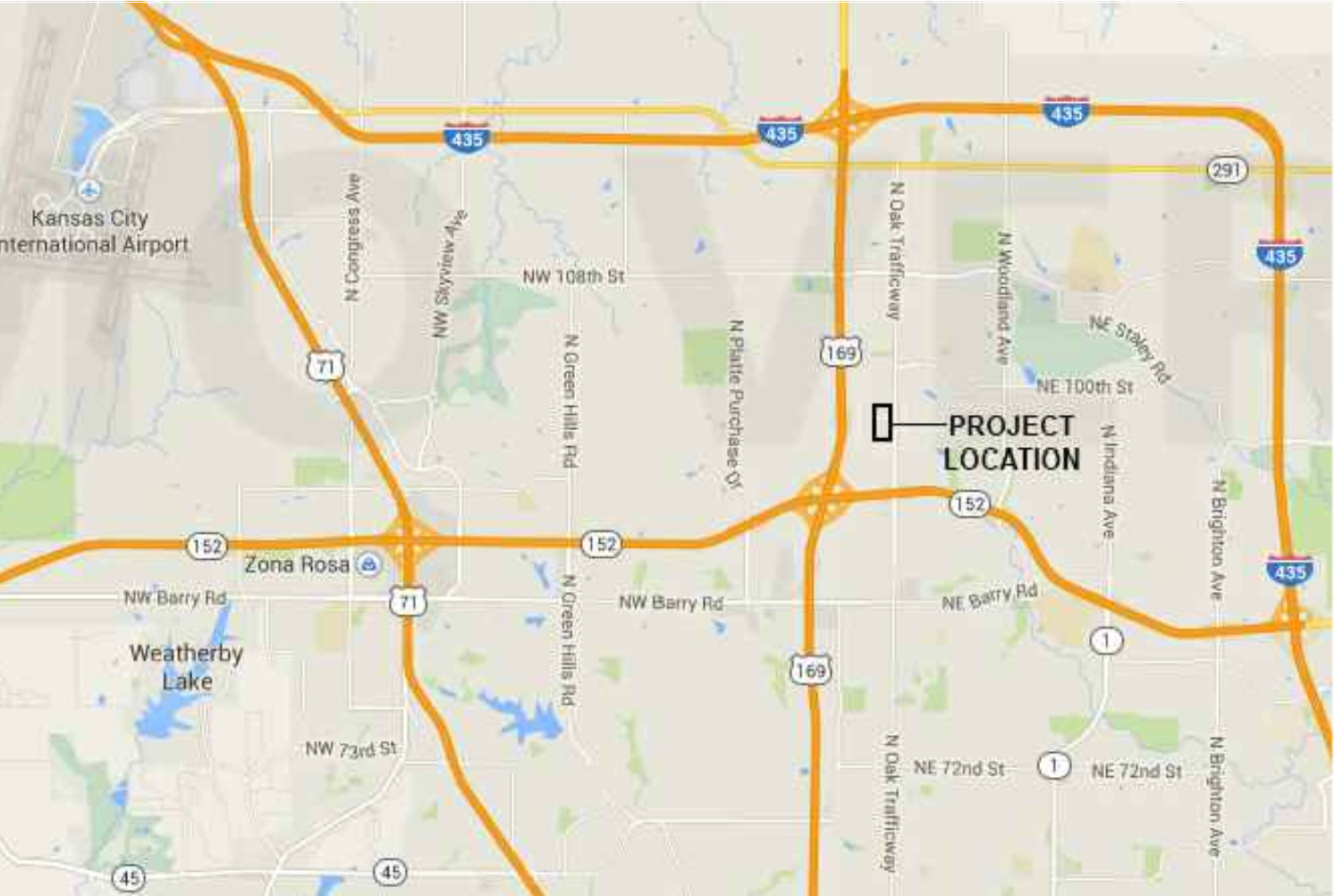
A tract of land in the Southwest Quarter of Section 35 Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 00°19'32" West, along the East line of said Southwest Quarter, 2139.81 feet; thence North 89°40'28" West, 50.00 feet to a point on the Westerly right of way line of North Oak Trafficway as now established and the Point of Beginning of the tract of land to be herein described; thence South 00°19'32" West, along said Westerly right of way line, 470.74 feet; thence South 01°44'59" West, along said Westerly right of way line, 201.16 feet; thence South 41°19'59" West, along said Westerly right of way line, and along the Northerly right of way line of NE 96th Street as now established, 75.49 feet; thence North 88°44'05" West, along said Northerly right of way line 65.39 feet; thence Westerly along said Northerly right of way line, along a curve to the right being tangent to the last described course with a radius of 1,045.92 feet, a central angle of 17°02'20" and an arc distance of 311.04 feet; thence North 18°18'15" East, 79.70 feet; thence South 89°40'28" East, 95.83 feet; thence North 00°19'32" East, 281.85 feet; thence South 89°40'28" East, 17.50 feet; thence North 00°19'27" East, 319.13 feet; thence South 89°40'33" East, 287.67 feet to the Point of Beginning. Containing 223,322 square feet or 5.127 acres, more or less.

#### OVERALL PROPERTY LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 35 Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South 00°19'32" West, along the East line of said Southwest Quarter, 785.03 feet; thence North 89°40'28" West, 50.00 feet to an angle point in the Easterly line of NORTHLAND CATHEDRAL, a subdivision of land recorded as Document No. R 42190, in Cabinet F, at Sleeve 36, said point also being on the Westerly right of way line of North Oak Trafficway as now established and the Point of Beginning of the tract of land to be herein described; thence South 00°19'32" West, along said Westerly right of way line, 1,506.38 feet; thence South 01°44'59" West, along said Westerly right of way line, 201.16 feet; thence South 41°19'59" West, along said Westerly right of way line, and along the Northerly right of way line of NE 96th Street as now established, 75.49 feet; thence North 88°44'05" West, along said Northerly right of way line 65.39 feet; thence Westerly along said Northerly right of way line, along a curve to the right being tangent to the last described course with a radius of 1,045.92 feet, a central angle of 42°13'27" and an arc distance of 770.79 feet; thence North 44°07'35" West, along said Northerly right of way line, along a line that is not tangent to the preceding curve, 330.81 feet to the Southeast corner of said plot of NORTHLAND CATHEDRAL, thence North 43°29'18" East, along the Easterly line of said plot, 113.53 feet; thence North 13°02'34" East, along the Easterly line of said plot, 414.37 feet; thence North 22°16'55" East, along the Easterly line of said plot, 352.48 feet; thence North 08°13'40" East, along the Easterly line of said plot, 443.76 feet; thence South 88°54'51" East, along the Easterly line of said plot, 688.31 feet to the Point of Beginning. Containing 1,424,236 square feet or 32.696 acres, more or less.



**SITE MAP**  
N.T.S.



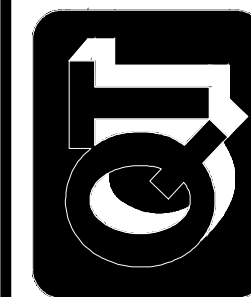
**VICINITY MAP**  
N.T.S.

**OWNER:**  
NORTHLAND CATHEDRAL ASSEMBLY OF GOD, INC.  
101 NW 99TH STREET  
KANSAS CITY, MO 64155

**APPLICANT/DEVELOPER:**  
QUIKTRIP CORPORATION  
MATT BROOKS, REAL ESTATE PROJECT MANAGER  
5725 FOXRIDGE DRIVE  
MISSION, KS 66202  
Phone #: 913 905 2059  
mabrooks@quiktrip.com

#### SITE DATA:

- A. EXISTING ZONING: R-1.5 & R-80  
PROPOSED ZONING: MPD
- B. TOTAL LAND AREA: 1,424,236 SF./32.696 AC.  
PHASE 1  
LOT 1: 2.82 AC.  
TRACT A: 0.27 AC.  
TRACT B: 0.21 AC.  
PHASE 2 — AREA SUBJECT TO FUTURE MPD APPROVAL: 28.87 AC.
- C. ACREAGE OF PROPOSED AND EXISTING STREET RIGHT OF WAY: 0.52 AC.
- D. NET ACREAGE: 32.18 AC.
- E. PROPOSED USE OR USES OF EACH BUILDING AND STRUCTURE:  
RETAIL SALES  
GASOLINE & FUEL SALES
- F. HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES: 20' MAX.  
NUMBER OF FLOORS OF EACH BUILDING:  
RETAIL SALES & GASOLINE & FUEL SALES: 1-STORY
- G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING:  
RETAIL SALES & GASOLINE & FUEL SALES: 5,858 SF.
- H. FLOOR AREA RATIO:  
LOT 1: 0.05
- I. RESIDENTIAL DEVELOPMENT SHALL, IN ADDITION, IDENTIFY GROSS AND NET DENSITY: N/A
- J. REQUIRED PARKING:  
RETAIL SALES: 2.5 SPACES PER 1,000 SF = 15 SPACES  
GASOLINE SALES & FUEL SALES: 1 SPACE PER PUMP = 28 SPACES  
TOTAL REQUIRED PARKING SPACES: 43 SPACES
- PROVIDED PARKING:  
RETAIL SALES & GASOLINE & FUEL SALES: 99 SPACES
- K. BICYCLE PARKING DATA:  
SHORT-TERM BICYCLE PARKING:  
REQUIRED: AT LEAST 10% OF THE NUMBER OF VEHICLE PARKING SPACES.  
NUMBER OF VEHICLE SPACES: 99 SPACES  
10% OF VEHICLE SPACES: 10 SPACES  
TOTAL NUMBER OF SHORT-TERM BICYCLE PARKING TO BE PROVIDED: 10 SPACES  
LONG-TERM BICYCLE PARKING:  
REQUIRED:  
RETAIL SALES & GASOLINE & FUEL SALES: 1 + 1 PER 5,000 SF = 2 SPACES  
TOTAL NUMBER OF LONG-TERM BICYCLE PARKING TO BE PROVIDED: 2 SPACES
- L. PHASE 1: COMMENCEMENT AND COMPLETION: 2016-2017  
PHASE 2: CONTINGENT UPON MARKET DEMAND
- M. MPD DEVELOPMENT PLAN & PRELIMINARY PLAT SHALL SERVE AS PRELIMINARY PLAT FOR PHASE 1.
- N. PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT SHALL BE SUBMITTED IN FUTURE, AS REQUIRED, FOR PHASE 2.
- O. ALL PHASE 2 BUILDING ELEVATIONS SHALL BE COMPLEMENTARY TO QUIKTRIP, WILL BE OF UNIFORM DESIGN AND MATERIALS, AND WILL BE FOUR-SIDED ARCHITECTURE. QT ELEVATIONS ARE ATTACHED.
- P. PROPOSED CONTOURS, BMPS, EASEMENTS AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVALS.
- Q. SIGNAGE: ALLOWED PER KCMO ZONING ORDINANCE SECTION 88-445.
- R. MPD FINAL PLANS FOR EACH LOT SHALL BE SUBMITTED TO THE KCMO CITY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMITS BEING GRANTED.
- S. MPD FINAL PLANS TO INCLUDE DETAILS ON SIGNAGE, OPEN SPACE, BUILDING ELEVATIONS, LANDSCAPING, BICYCLE PARKING, FINAL ENGINEERING DESIGN, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAT BOUNDARY.



Reviewed By:  
JFE  
Designed By:  
JFE  
Drafted By:  
JFE  
Lutjen Project No.:  
15041

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MO State Certificate of Authority # 2007022824

NE/NW 96TH & N. OAK  
MPD DEVELOPMENT PLAN  
& PRELIMINARY PLAT (PHASE ONE)  
Kansas City, Clay County, Missouri

Sheet No.:  
**C001**



**CABLE TV**  
CTVP CABLE TV PEDESTAL  
SD SATELLITE DISH

**ELECTRIC**  
AC AIR CONDITIONER  
EB ELECTRIC BOX  
EMT ELECTRIC METER  
EMH ELECTRIC MANHOLE  
EP ELECTRIC PEDESTAL  
EV ELECTRIC VAULT  
GA GUY ANCHOR  
GUY GUY POLE  
LP LIGHT POLE  
PP POWER POLE  
YL YARD LIGHT/FLOOD LIGHT

**GAS**  
GK GAS LINE MARKER  
GM GAS METER  
GR GAS REGULATOR  
GV GAS VALVE

**SANITARY**  
CO SANITARY CLEANOUT  
SMH SANITARY MANHOLE

**STORM**

AI AREA INLET  
CI CURB INLET  
FD FLOOR DRAIN  
FI FIELD INLET  
GI GRATE INLET  
JB JUNCTION BOX  
RD ROOF DRAIN  
STMH STORM MANHOLE

**TELEPHONE**  
FOM FIBER OPTIC MARKER  
TUK TELEPHONE CABLE MARKER  
TLP TELEPHONE POLE  
TP TELEPHONE PEDESTAL  
TV TELEPHONE VAULT

**WATER**

FH FIRE HYDRANT  
HB HOSE BIB  
MW MONITOR WELL  
PIV POST INDICATOR VALVE  
SB SPRINKLER CONTROL BOX  
SV SPRINKLER VALVE  
WM WATER METER  
WH WATER MANHOLE  
WMV WATER METER VAULT  
WV WATER VALVE

**PARKING**

AS HANDICAP STALL  
WLS WHEEL STOP  
DYS DOUBLE YELLOW STRIPE  
WS WHITE STRIPE  
YS YELLOW STRIPE

**TRAFFIC**

SLOB STREET LIGHT BOX  
TSP TRAFFIC SIGNAL POLE  
TSC TRAFFIC SIGNAL CONTROLS  
TSV TRAFFIC SIGNAL VAULT

**SIGNS**

HS HANDICAP SIGN  
SL SPEED LIMIT SIGN  
SN SIGN  
SS STOP SIGN

**EASEMENTS**

A.E. ACCESS EASEMENT  
B.M.P. BEST MANAGEMENT PRACTICE  
D.E. STORM DRAINAGE EASEMENT  
L.E. LANDSCAPE EASEMENT  
M.E. MONUMENT EASEMENT  
N.B.E. NO BUILD EASEMENT  
P.E. PEDESTRIAN EASEMENT  
S.D.E. SURFACE DRAINAGE EASEMENT  
S.E. SANITARY SEWER EASEMENT  
U.E. UTILITY EASEMENT  
W.E. WATER EASEMENT

**SETBACKS**

B.S. BUILDING SETBACK  
D.S. DECK SETBACK  
dBA SOUND SETBACK  
F.Y.S. FRONT YARD SETBACK  
L.B. LANDSCAPE BUFFER  
P.S. PARKING SETBACK  
R.Y.S. REAR YARD SETBACK  
S.Y.S. SIDE YARD SETBACK

**SURVEY MARKERS**

□ FOUND SECTION CORNER  
(MONUMENTATION AS NOTED)  
○ FOUND PROPERTY CORNER  
(MONUMENTATION AS NOTED)  
△ FOUND RIGHT-OF-WAY MARKER  
■ SET 5/8" IRON REBAR WITH  
ALUMINUM CAP  
● SET 1/2" IRON BAR WITH  
PLASTIC CAP  
◆ BENCHMARK

**BOUNDARIES**

— S — SECTION LINE  
— CR — EXISTING PROPERTY LINE  
— P — PROPOSED PROPERTY LINE  
— — EXISTING LOT LINE  
— ER/W — EXISTING RIGHT-OF-WAY

**UTILITY LINES**

— ECTV — CABLE TV, UNDERGROUND  
— EEOH — ELECTRIC, OVERHEAD  
— EE — ELECTRIC, UNDERGROUND  
— EFO — FIBER OPTIC, UNDERGROUND  
— EG — GAS LINE  
— ESAN — SANITARY SEWER  
— ESST — STORM SEWER  
— ET — TELEPHONE, UNDERGROUND  
— EW — WATER LINE

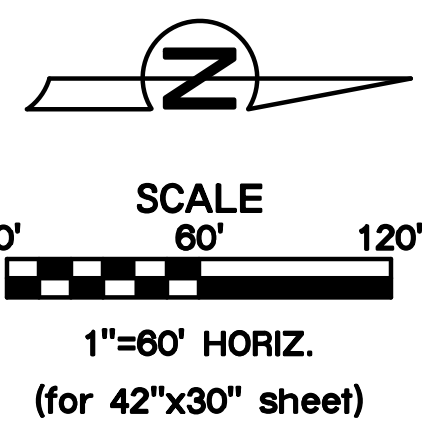
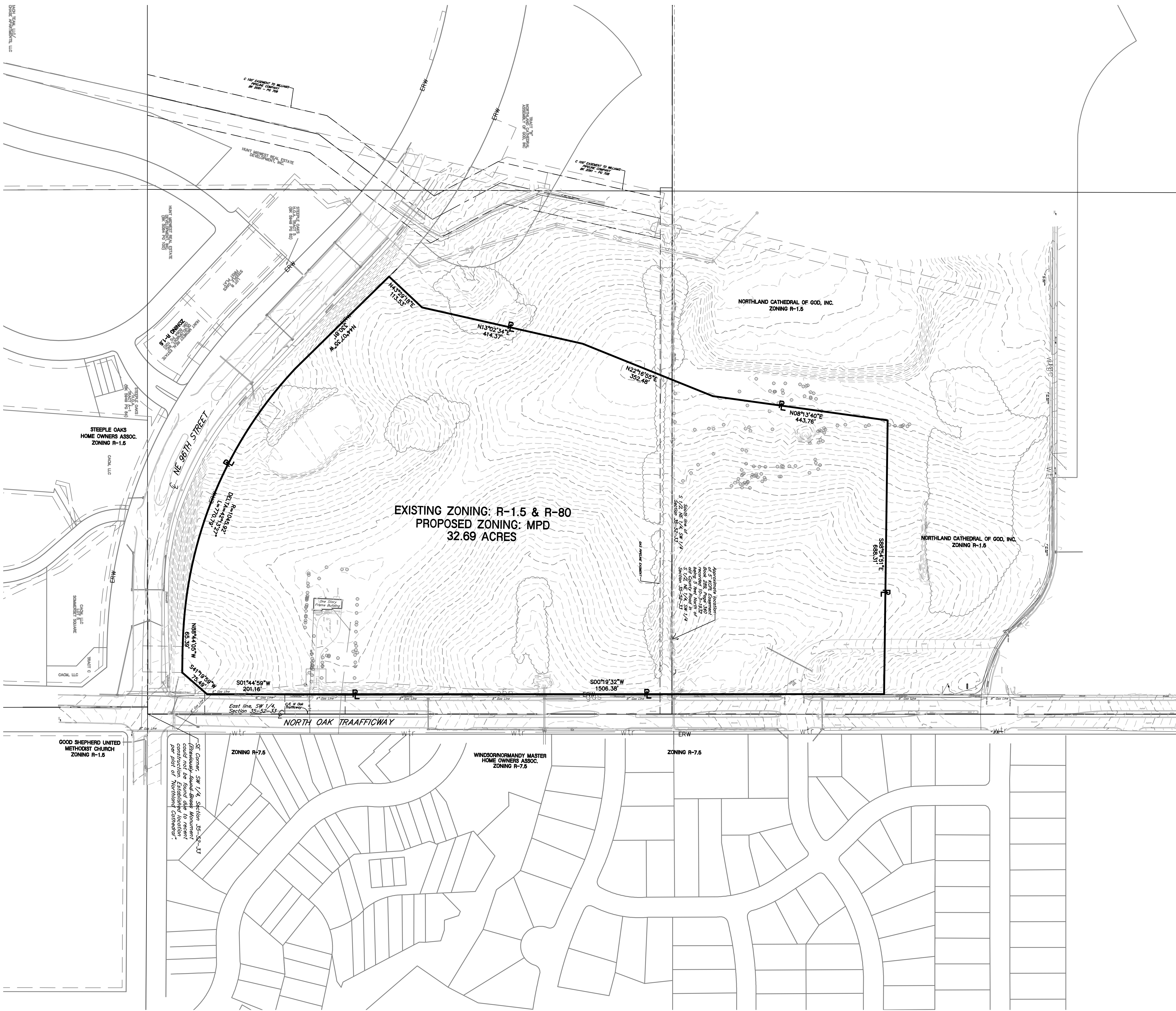
**CONTOURS**

— 100 — EXISTING INDEX CONTOURS  
— 100 — EXISTING INTERMEDIATE CONTOURS

**MISCELLANEOUS**

BB BASKETBALL GOAL  
BH BORE HOLE  
— — FENCE, CHAIN LINK,  
STEEL OR ALUMINUM  
— — FENCE, STOCKADE, WOOD,  
VINYL OR PLASTIC  
— — FENCE, BARBED WIRE OR  
WOVEN WIRE TOPPED  
FP FLAG POLE  
GP GUARD POST  
HDL HANDRAIL  
HSP HORSESHOE PIT  
LSCP LANDSCAPING  
MB MAILBOX  
MH UTILITY MANHOLE  
PB PARK BENCH  
PT PICNIC TABLE  
RR RAILROAD TRACKS  
T TREE  
T.E. TREE, EVERGREEN  
TL TREELINE  
SW SIDEWALK  
B BUILDINGS  
E EDGE OF PAVEMENT  
R ROADWAY CENTER LINE  
C CURB & GUTTER

PLAN LEGEND:



EXISTING CONDITIONS

NE/NW 96TH & N. OAK  
KANSAS CITY, CLAY COUNTY, MO

Sheet No.:

C002

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MO State Certificate of Authority #: 2007022824

Reviewed By: JFE  
Designed By: JFE  
Drafted By: SMW  
Lutjen Project No.: 15041



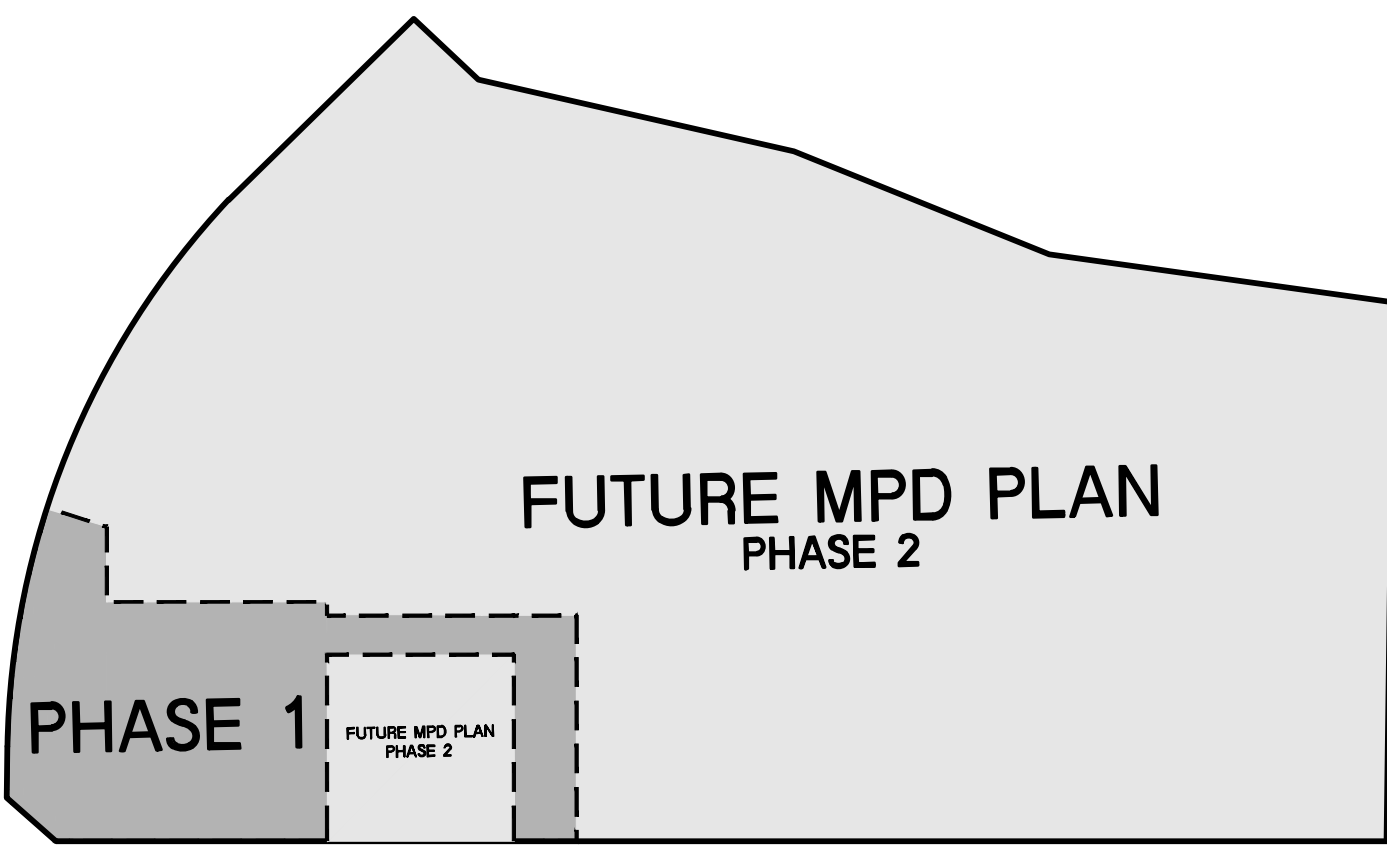
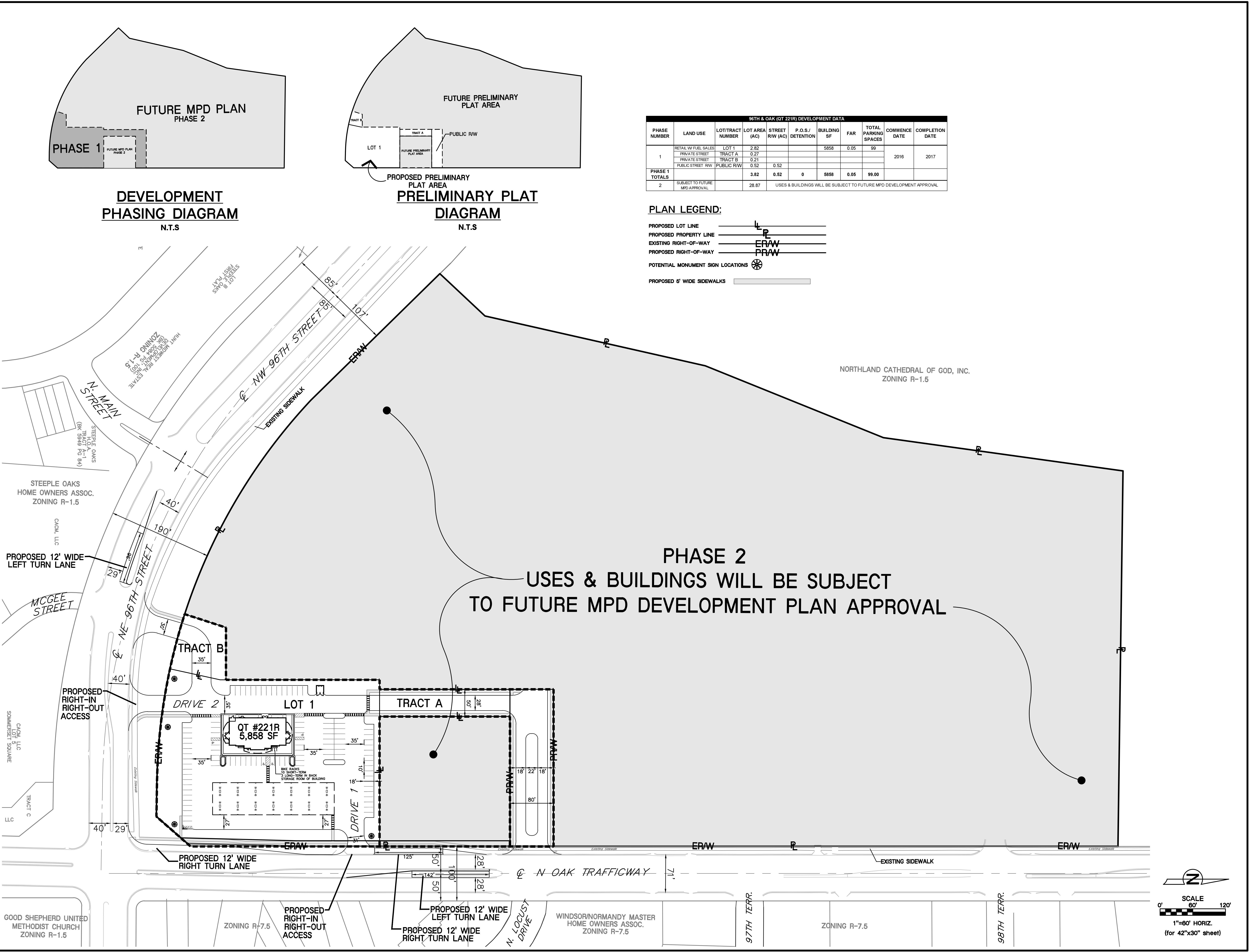
NO.: REVISIONS/APPROVALS:

DATE: 04-17-2015  
Submitted to City:

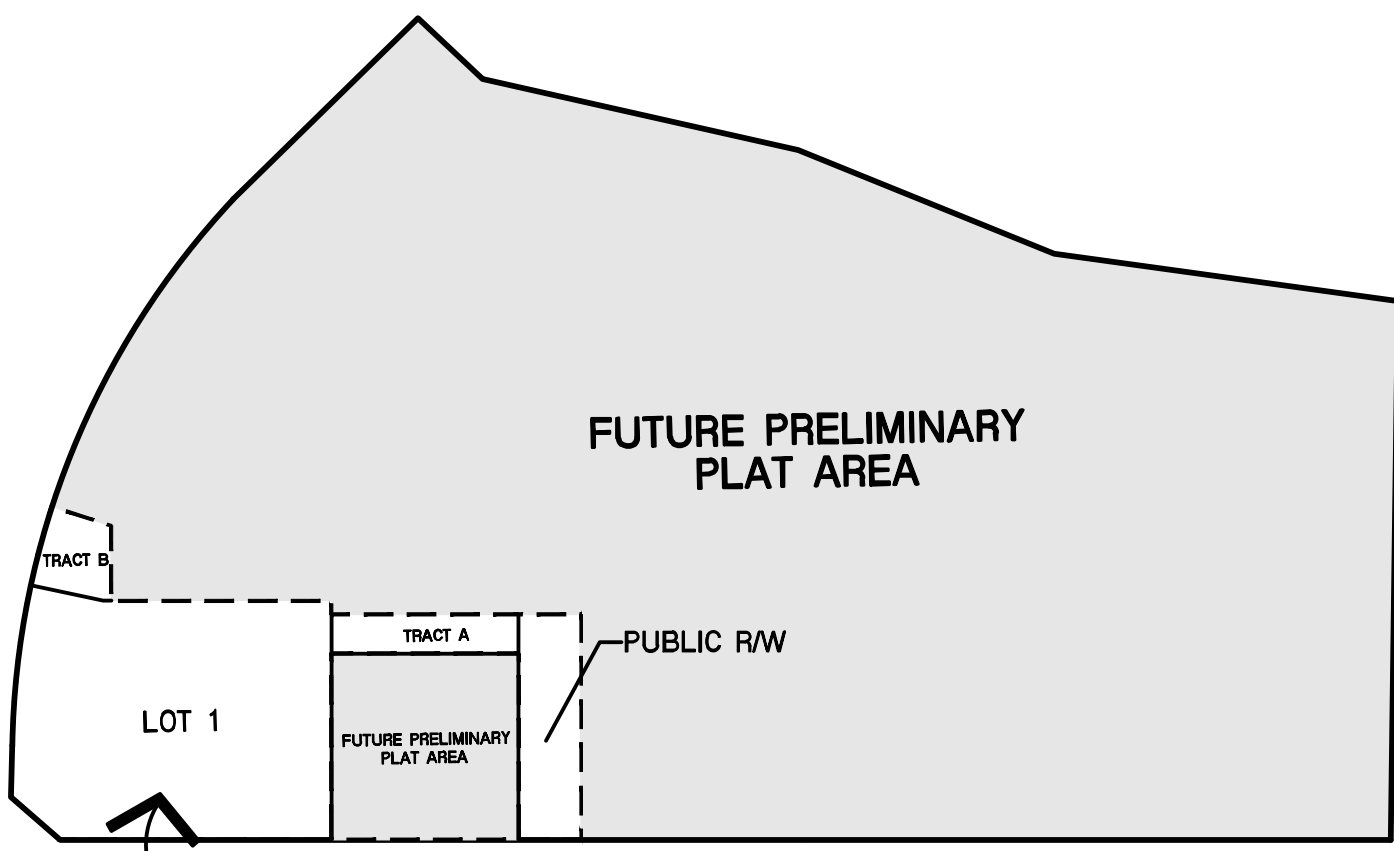
08-03-2015  
Revised & Re-submitted to City:

07-07-2015  
Revised per staff comments.





DEVELOPMENT PHASING DIAGRAM  
N.T.S



PROPOSED PRELIMINARY PLAT AREA  
PRELIMINARY PLAT DIAGRAM  
N.T.S

| 96TH & OAK (QT 221R) DEVELOPMENT DATA |                                |                  |               |                                                                     |                   |             |      |                      |               |
|---------------------------------------|--------------------------------|------------------|---------------|---------------------------------------------------------------------|-------------------|-------------|------|----------------------|---------------|
| PHASE NUMBER                          | LAND USE                       | LOT/TRACT NUMBER | LOT AREA (AC) | STREET R/W (AC)                                                     | P.O.S./ DETENTION | BUILDING SF | FAR  | TOTAL PARKING SPACES | COMMENCE DATE |
| 1                                     | RETAIL W/ FUEL SALES           | LOT 1            | 2.82          |                                                                     |                   | 5858        | 0.05 | 99                   | 2016          |
|                                       | PRIVATE STREET                 | TRACT A          | 0.27          |                                                                     |                   |             |      |                      |               |
|                                       | PRIVATE STREET                 | TRACT B          | 0.21          |                                                                     |                   |             |      |                      |               |
|                                       | PUBLIC STREET R/W              | PUBLIC R/W       | 0.52          | 0.52                                                                |                   |             |      |                      |               |
| PHASE 1 TOTALS                        |                                |                  | 3.82          | 0.52                                                                | 0                 | 5858        | 0.05 | 99.00                |               |
| 2                                     | SUBJECT TO FUTURE MPD APPROVAL |                  | 28.87         | USES & BUILDINGS WILL BE SUBJECT TO FUTURE MPD DEVELOPMENT APPROVAL |                   |             |      |                      |               |

PLAN LEGEND:

PROPOSED LOT LINE ———— L ———— P ————

PROPOSED PROPERTY LINE ————

EXISTING RIGHT-OF-WAY ———— ERAW ———— PRAW ————

PROPOSED RIGHT-OF-WAY ————

POTENTIAL MONUMENT SIGN LOCATIONS ————

PROPOSED 5' WIDE SIDEWALKS ————

PHASE 2  
USES & BUILDINGS WILL BE SUBJECT  
TO FUTURE MPD DEVELOPMENT PLAN APPROVAL

NO. 15041-01  
DATE: 04-17-2015  
08-03-2015  
07-07-2015

REVISIONS/APPROVALS:  
Submitted to City.  
Revised & Re-submitted to City.  
Revised per staff comments.

Reviewed By: JFE  
Designed By: JFE  
Drafted By: SMW  
Lutjen Project No.: 15041

LUTJEN

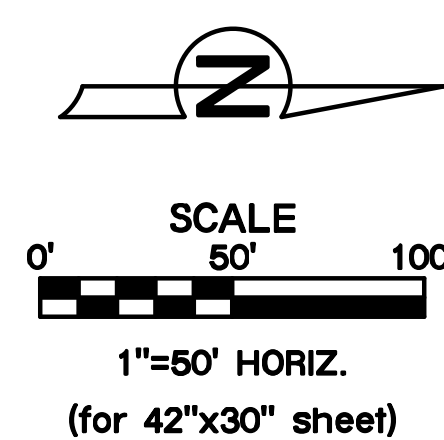
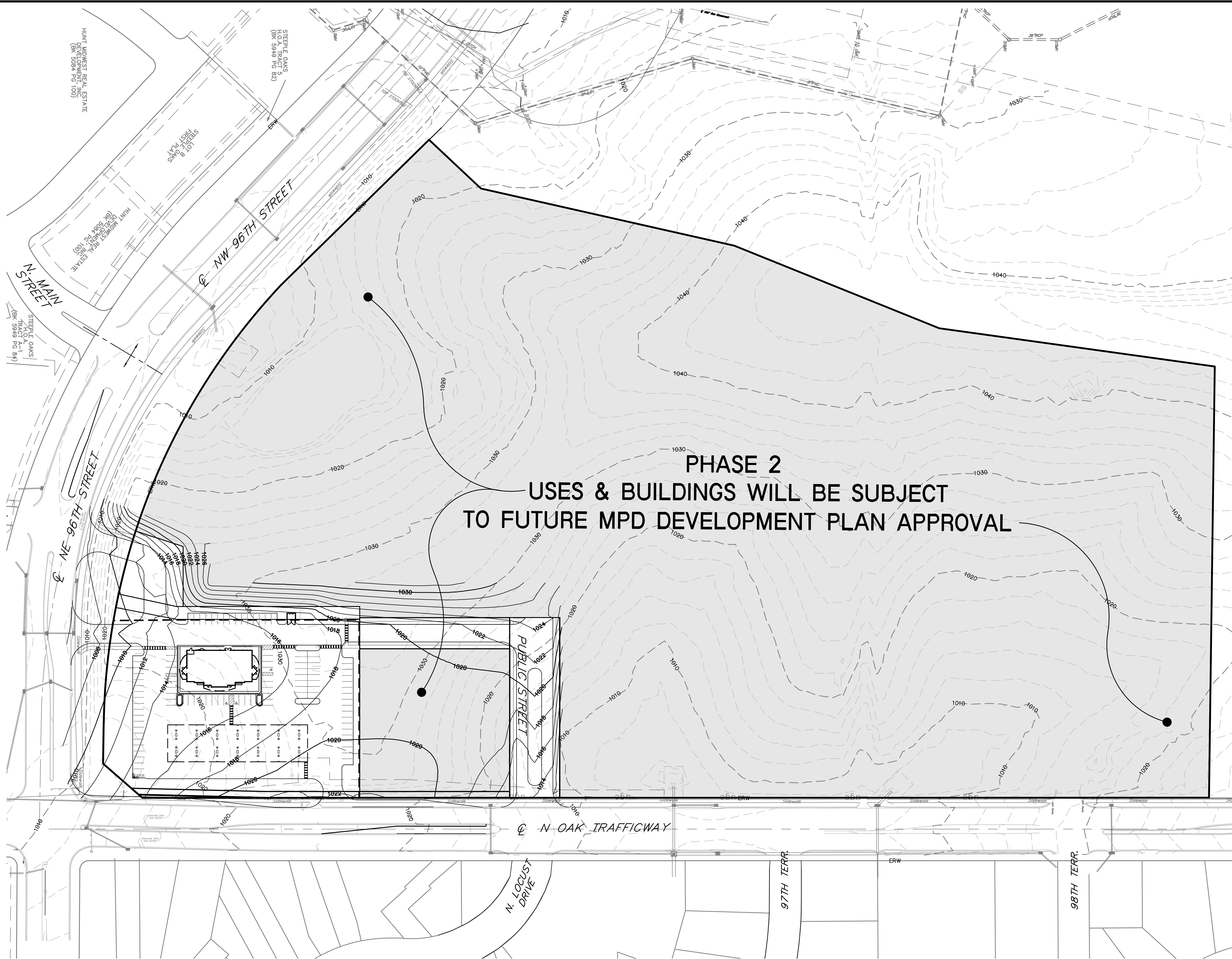
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PRELIMINARY SITE PLAN  
NE/NW 96TH & N. OAK  
KANSAS CITY, CLAY COUNTY, MO

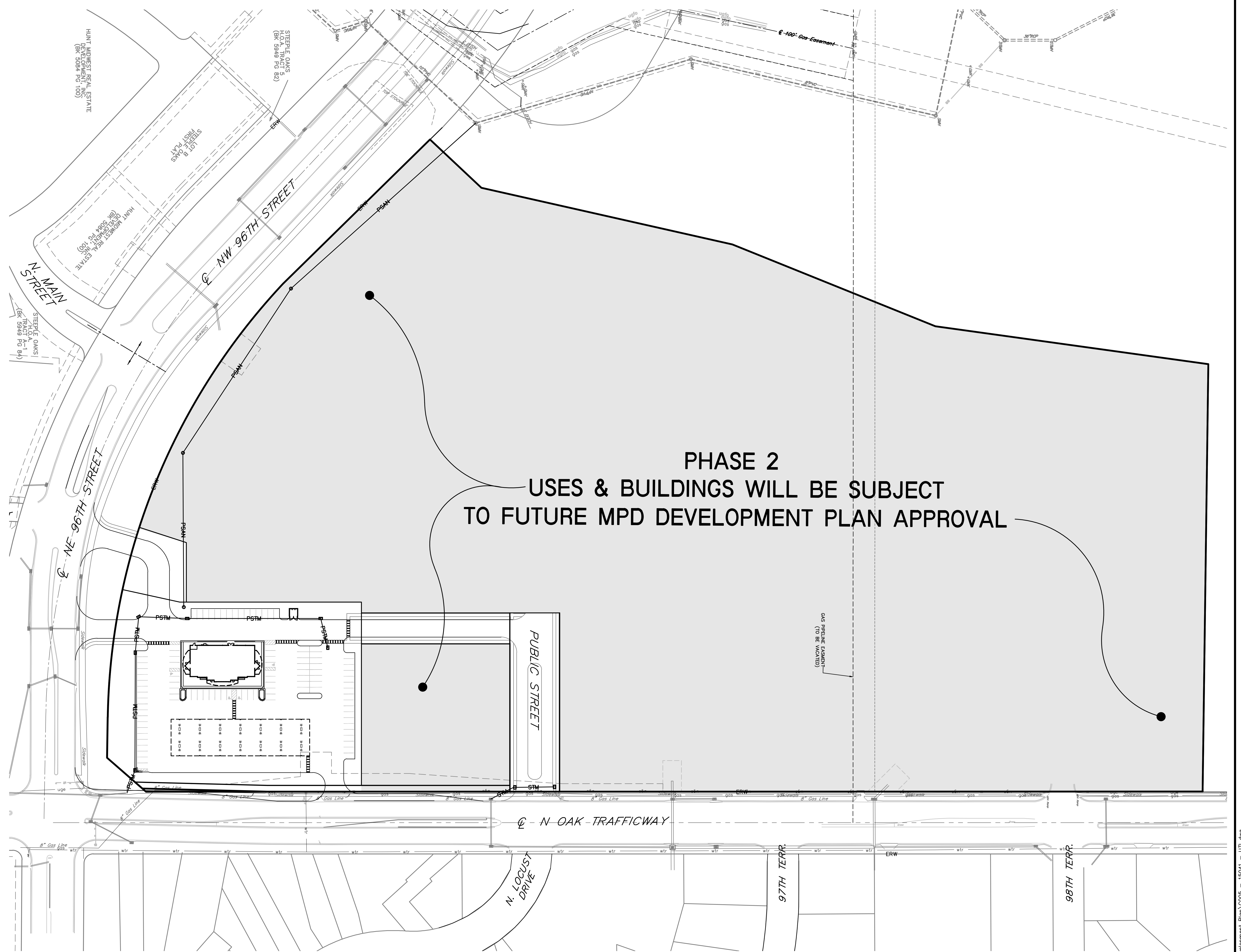
Sheet No.: C003



- PLAN LEGEND:
- UTILITY LINES
- E6TV— EXISTING CABLE TV, UNDERGROUND
  - GTV— PROPOSED CABLE TV, UNDERGROUND
  - F6TV— FUTURE CABLE TV, UNDERGROUND
  - E6OH— EXISTING ELECTRIC, OVERHEAD
  - EE— EXISTING ELECTRIC, UNDERGROUND
  - E6OH— PROPOSED ELECTRIC, OVERHEAD
  - E— FUTURE ELECTRIC, UNDERGROUND
  - F6OH— FUTURE ELECTRIC, OVERHEAD
  - FE— FUTURE ELECTRIC, UNDERGROUND
  - EF6— EXISTING FIBER OPTIC, UNDERGROUND
  - FO— PROPOSED FIBER OPTIC, UNDERGROUND
  - FF6— FUTURE FIBER OPTIC, UNDERGROUND
  - EG— EXISTING GAS LINE
  - FG— PROPOSED GAS LINE
  - F6G— FUTURE GAS LINE
  - ES6S— EXISTING SANITARY SEWER
  - PS6S— PROPOSED SANITARY SEWER, PRIVATE
  - OS6S— PROPOSED SANITARY SEWER, PUBLIC
  - FS6S— FUTURE SANITARY SEWER
  - ES6T— EXISTING STORM SEWER
  - PS6T— PROPOSED STORM SEWER, PRIVATE
  - OS6T— PROPOSED STORM SEWER, PUBLIC
  - FS6T— FUTURE STORM SEWER
  - ET6L— EXISTING TELEPHONE, UNDERGROUND
  - TEL— PROPOSED TELEPHONE, UNDERGROUND
  - FT6L— FUTURE TELEPHONE, UNDERGROUND
  - EW— EXISTING WATER LINE
  - PW— PROPOSED WATER LINE, PRIVATE
  - W— PROPOSED WATER LINE, PUBLIC
  - FW— FUTURE WATER LINE
- CONTOURS
- 100— EXISTING INDEX CONTOURS
  - 100— EXISTING INTERMEDIATE CONTOURS
  - 100— PROPOSED INDEX CONTOURS
  - 100— PROPOSED INTERMEDIATE CONTOURS
  - 100— FUTURE INDEX CONTOURS
  - 100— FUTURE INTERMEDIATE CONTOURS

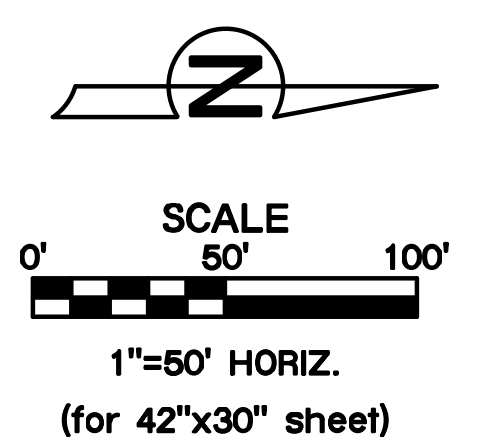






PLAN LEGEND:

- ### UTILITY LINES
- |             |                                   |
|-------------|-----------------------------------|
| —E&TV—      | EXISTING CABLE TV, UNDERGROUND    |
| —GTV—       | PROPOSED CABLE TV, UNDERGROUND    |
| —F&TV—      | FUTURE CABLE TV, UNDERGROUND      |
| —E&OH—      | EXISTING ELECTRIC, OVERHEAD       |
| —EE—        | EXISTING ELECTRIC, UNDERGROUND    |
| —EOH—       | PROPOSED ELECTRIC, OVERHEAD       |
| —E—         | PROPOSED ELECTRIC, UNDERGROUND    |
| —F&OH—      | FUTURE ELECTRIC, OVERHEAD         |
| —FOH—       | FUTURE ELECTRIC, UNDERGROUND      |
| —F&FO—      | EXISTING FIBER OPTIC, UNDERGROUND |
| —FO—        | PROPOSED FIBER OPTIC, UNDERGROUND |
| —F—         | FUTURE FIBER OPTIC, UNDERGROUND   |
| —ES—        | EXISTING GAS LINE                 |
| —G—         | PROPOSED GAS LINE                 |
| —FG—        | FUTURE GAS LINE                   |
| —S&E&S&S&N— | EXISTING SANITARY SEWER           |
| —S&S&S&N—   | PROPOSED SANITARY SEWER, PRIVATE  |
| —S&S&N—     | PROPOSED SANITARY SEWER, PUBLIC   |
| —S&F&S&N—   | FUTURE SANITARY SEWER             |
| —S&S&TM—    | EXISTING STORM SEWER              |
| —S&S&TM—    | PROPOSED STORM SEWER, PRIVATE     |
| —S&TM—      | PROPOSED STORM SEWER, PUBLIC      |
| —S&F&TM—    | FUTURE STORM SEWER                |
| —TEL—       | EXISTING TELEPHONE, UNDERGROUND   |
| —TEL—       | PROPOSED TELEPHONE, UNDERGROUND   |
| —TEL—       | FUTURE TELEPHONE, UNDERGROUND     |
| —W&W&OH—    | EXISTING WATER LINE               |
| —W&W&OH—    | PROPOSED WATER LINE, PRIVATE      |
| —W&OH—      | PROPOSED WATER LINE, PUBLIC       |
| —W&W&OH—    | FUTURE WATER LINE                 |



NE/NW 96TH & N. OAK  
KANSAS CITY, CLAY COUNTY, MO

|            |      |
|------------|------|
| Sheet No.: | C005 |
|------------|------|

|                                                                                                                                              |                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Reviewed By:</b><br/>JFE</p> <p><b>Designed By:</b><br/>JFE</p> <p><b>Drafted By:</b><br/>SMW</p> <p><b>Project No.:</b><br/>15041</p> |  <p>© COPYRIGHT GULFPORT CORPORATION 2011<br/>         ALL UNPUBLISHED, UNRECORDED AND<br/>         UNREGISTERED. NO SALE OR<br/>         REPRODUCTION, IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.</p> |
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**MO State Certificate of Authority #: 2007022824**

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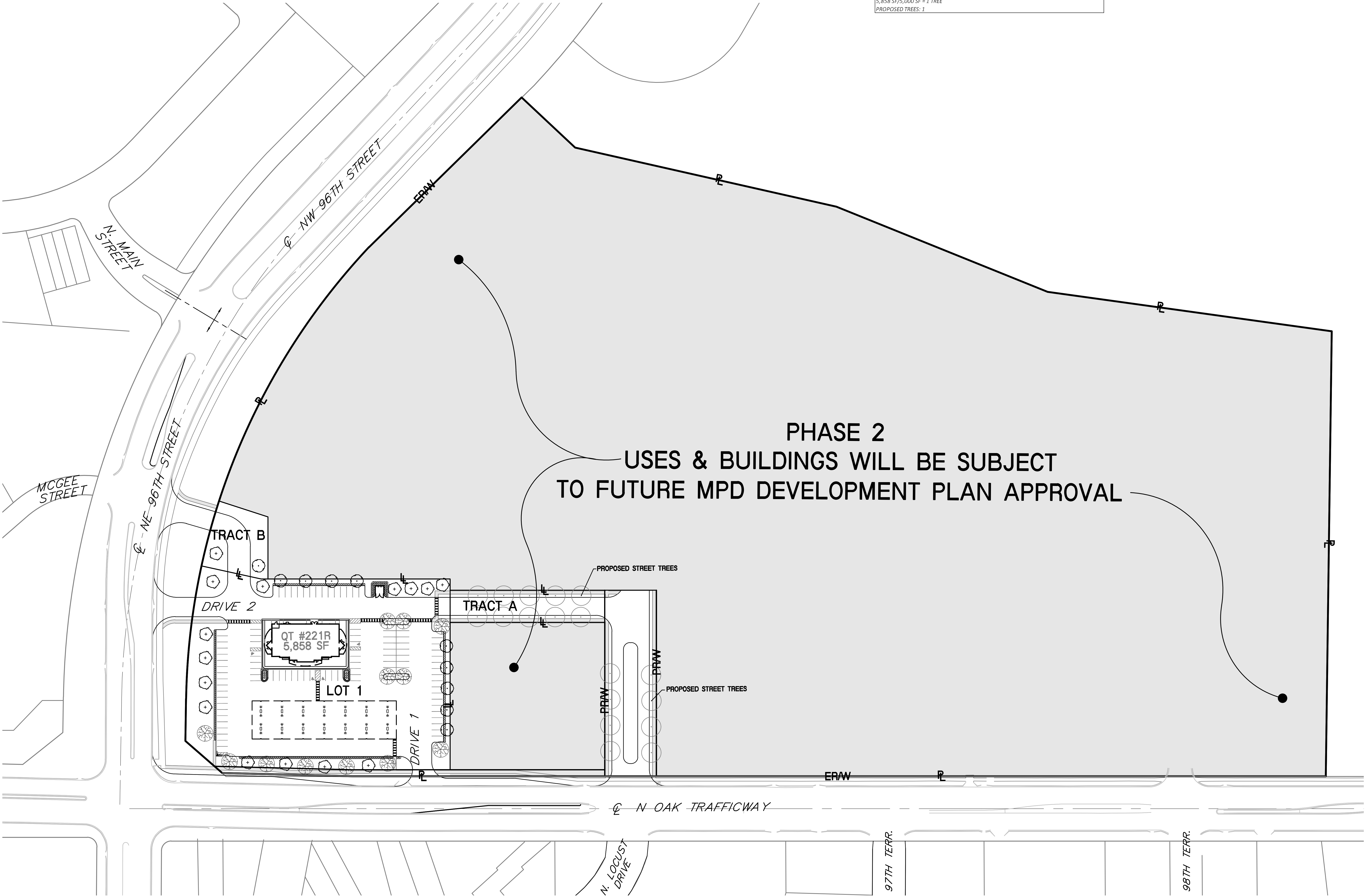


PLAN LEGEND:

- PROPOSED LOT LINE  
PROPOSED PROPERTY LINE  
EXISTING RIGHT-OF-WAY  
PROPOSED RIGHT-OF-WAY  
PROPOSED 6' WIDE SIDEWALKS  
FUTURE STREET TREE

| 96TH & N OAK (QT 221R) LANDSCAPE CALCULATIONS                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PARKING LOT PERIMETER LANDSCAPING (ADJACENT TO PUBLIC STREET)                                                                                                           |  |
| REQUIREMENTS: A MINIMUM WIDTH OF 10', PLANTED WITH 1 TREE/30 LF OF FRONTAGE AND A CONTINUOUS VISUAL SCREEN OF AT LEAST 3 FEET IN HEIGHT AFTER THE FIRST GROWING SEASON. |  |
| STREET FRONTAGE TREES                                                                                                                                                   |  |
| REQUIREMENTS: 1 TREE PER 30 FEET OF STREET FRONTAGE (LF)                                                                                                                |  |
| 481 LF/30 = 16 TREES                                                                                                                                                    |  |
| REQUIRED TREES: 16                                                                                                                                                      |  |
| PROPOSED TREES: 16                                                                                                                                                      |  |
| PARKING LOT INTERIOR LANDSCAPING                                                                                                                                        |  |
| REQUIRED INTERIOR LANDSCAPE AREA: 35 SF x 99 (parking spaces) = 3,465 SF                                                                                                |  |
| PROPOSED INTERIOR LANDSCAPE AREA: REQUIREMENT MET                                                                                                                       |  |
| REQUIRED TREES: 1 TREE PER 5 PARKING SPACES = 99 (parking spaces)/5 = 20 TREES                                                                                          |  |
| PROPOSED TREES: 20                                                                                                                                                      |  |
| REQUIRED SHRUBS: 1 SHRUB PER PARKING SPACE = 99 SHRUBS                                                                                                                  |  |
| PROPOSED SHRUBS: 106                                                                                                                                                    |  |
| GENERAL LANDSCAPING: REQUIREMENTS                                                                                                                                       |  |
| REQUIRED TREES: 1 TREE PER 5,000 SF OF BUILDING                                                                                                                         |  |
| 5,858 Proposed building SF                                                                                                                                              |  |
| 5,858 SF/5,000 SF = 1 TREE                                                                                                                                              |  |
| PROPOSED TREES: 1                                                                                                                                                       |  |

| PLANT SCHEDULE             |     |                                                              |       |          |
|----------------------------|-----|--------------------------------------------------------------|-------|----------|
| TREES                      | QTY | BOTANICAL NAME / COMMON NAME                                 | CONT  | CAL      |
|                            | 15  | Cercis reniformis 'Oklahoma' / Oklahoma Red Bud              | B & B | 2.5" Cal |
|                            | 10  | Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree             | B & B | 2.5" Cal |
|                            | 12  | Gleditsia triacanthos 'Skyline' TM / Skyline Honeylocust     | B & B | 2.5" Cal |
| SHRUBS                     | QTY | BOTANICAL NAME / COMMON NAME                                 | CONT  | SIZE     |
|                            | 106 | Barberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry | 3 gal | 18" HT.  |
| EVERGREEN SCREENING SHRUBS | QTY | BOTANICAL NAME / COMMON NAME                                 | CONT  | SIZE     |
|                            | 179 | Buxus x 'Green Velvet' / Green Velvet Boxwood                | 5 gal | 24" HT.  |



| REVISIONS/APPROVALS: |     |
|----------------------|-----|
| DATE                 | NO. |
| 04-17-2016           | 1   |
| 09-03-2015           | 2   |
| 07-07-2015           | 3   |

| Reviewed By: | Designed By: | Drafted By: | Lutjen Project No.: |
|--------------|--------------|-------------|---------------------|
| JPE          | JPE          | SMW         | 15041               |

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Landscape Architecture  
MO State Certificate of Authority #: 2007022824

PRELIMINARY LANDSCAPE PLAN  
NE/NW 96TH & N. OAK  
KANSAS CITY, CLAY COUNTY, MO

Sheet No.:  
L001

Location: L:\Projects\15041-01\Plans\Development Plan\006 - 15041 - LSP.dwg





**QuikTrip.**

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

Store # 0221 Angled Entry Building Elevations

Serial # 02-0221-BSTI

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

Issue Date: 04.17.15

Address: 96th and North Oak

Drawn By: JK

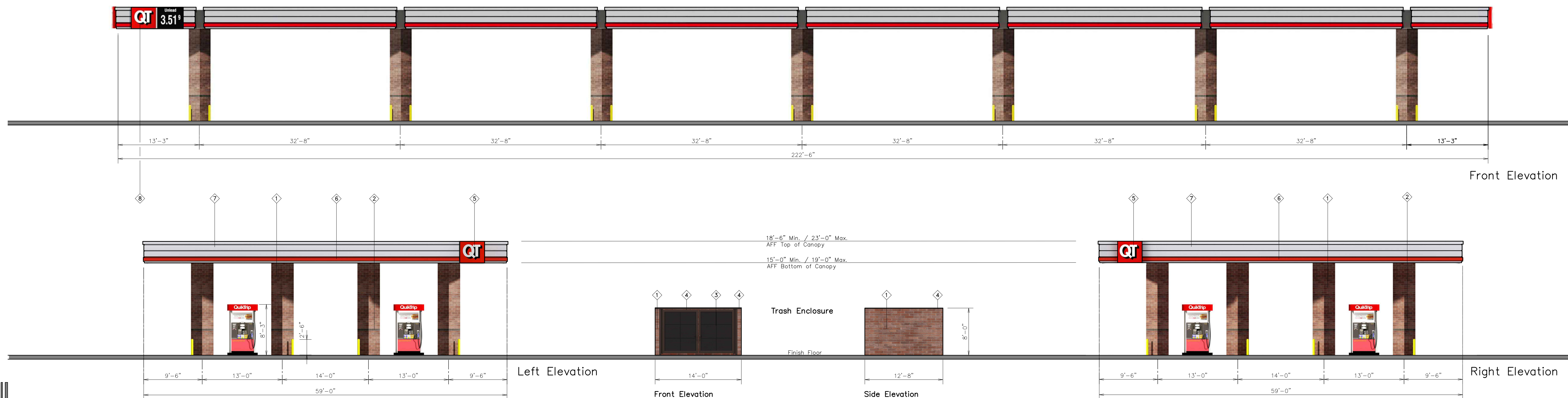
Rev/Notes:

City, State: Kansas City, MO

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| #  | FINISH            | MANUFACTURER      | SPECIFICATION          |
|----|-------------------|-------------------|------------------------|
| 1  | BRONZESTONE       | INTERSTATE BRICK  | ATLAS STRUCTURAL BRICK |
| 2  | MIDNIGHT          | INTERSTATE BRICK  | ATLAS STRUCTURAL BRICK |
| 3  | HL-2-ALUMINUM     | ALPOLUC           | PASADIA                |
| 4  | QT RED            | LANE              | STANDING SEAM AWNING   |
| 5  | RED POLYCARBONATE | ALLEN INDUSTRIES  | ILLUMINATED BAND       |
| 6  | DARK BRONZE       | LANE              | METAL/PAINI            |
| 7  | QT BROWN          | SHERWIN WILLIAMS  | PAINT                  |
| 8  | CL-60R            | ALLEN INDUSTRIES  | SIGNAGE                |
| 9  | MPO4 RADIANT IRON | DAL TILE          | PORCELAIN TILE         |
| 10 | BLACK             | ALL COURT FABRICS | POLYPRO 95 MESH        |
| 11 | IDS-2D            | ALLEN INDUSTRIES  | ILLUMINATED SIGNAGE    |





| <div></div> <div>4705 South 129th East Ave.<br/>Tulsa, OK 74134-7008<br/>P.O. Box 3475<br/>Tulsa, OK 74101-3475<br/>(918) 615-7700</div> | Store #<br>0221 Double Stack 14 Canopy Elevations |                         |                   | Address:<br>96th and North Oak |                                                                                                                                                                                                                                                                                                                                                                          |  | City, State:<br>Kansas City, MO |  |  | <table><tr><th>①</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr><tr><td>1</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>2</td><td>MIDNIGHT BLACK</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>3</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYPRO 35 MESH</td></tr><tr><td>4</td><td>DARK BRONZE</td><td>LANE</td><td>METAL/PAINT</td></tr><tr><td>5</td><td>IDC-14</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr><tr><td>6</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr><tr><td>7</td><td>HLZ-ALUMINUM</td><td>ALPOLIC</td><td>CANOPY</td></tr><tr><td>8</td><td>IDCP-30UL</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr><tr><td></td><td></td><td></td><td></td></tr></table> | ① | FINISH | MANUFACTURER | SPECIFICATION | 1 | BRONZESTONE | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK | 2 | MIDNIGHT BLACK | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK | 3 | BLACK | ALL COURT FABRICS | POLYPRO 35 MESH | 4 | DARK BRONZE | LANE | METAL/PAINT | 5 | IDC-14 | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE | 6 | RED POLYCARBONATE | ALLEN INDUSTRIES | ILLUMINATED BAND | 7 | HLZ-ALUMINUM | ALPOLIC | CANOPY | 8 | IDCP-30UL | ALLEN INDUSTRIES | ILLUMINATED SIGNAGE |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------|-------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------|--------------|---------------|---|-------------|------------------|------------------------|---|----------------|------------------|------------------------|---|-------|-------------------|-----------------|---|-------------|------|-------------|---|--------|------------------|---------------------|---|-------------------|------------------|------------------|---|--------------|---------|--------|---|-----------|------------------|---------------------|--|--|--|--|
|                                                                                                                                                                                                                             | ①                                                 | FINISH                  | MANUFACTURER      | SPECIFICATION                  |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 1                                                 | BRONZESTONE             | INTERSTATE BRICK  | ATLAS STRUCTURAL BRICK         |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 2                                                 | MIDNIGHT BLACK          | INTERSTATE BRICK  | ATLAS STRUCTURAL BRICK         |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 3                                                 | BLACK                   | ALL COURT FABRICS | POLYPRO 35 MESH                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 4                                                 | DARK BRONZE             | LANE              | METAL/PAINT                    |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 5                                                 | IDC-14                  | ALLEN INDUSTRIES  | ILLUMINATED SIGNAGE            |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 6                                                 | RED POLYCARBONATE       | ALLEN INDUSTRIES  | ILLUMINATED BAND               |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 7                                                 | HLZ-ALUMINUM            | ALPOLIC           | CANOPY                         |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             | 8                                                 | IDCP-30UL               | ALLEN INDUSTRIES  | ILLUMINATED SIGNAGE            |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
| Serial #<br>02-0221-GD14                                                                                                                                                                                                    | Scale:<br>1/8"=1'-0"                              | Issue Date:<br>04.17.15 | Drawn By:<br>JK   | Rev/Notes:                     | COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS<br>QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC<br>INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,<br>PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN. |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |
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|                                                                                                                                                                                                                             |                                                   |                         |                   |                                |                                                                                                                                                                                                                                                                                                                                                                          |  |                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |        |              |               |   |             |                  |                        |   |                |                  |                        |   |       |                   |                 |   |             |      |             |   |        |                  |                     |   |                   |                  |                  |   |              |         |        |   |           |                  |                     |  |  |  |  |