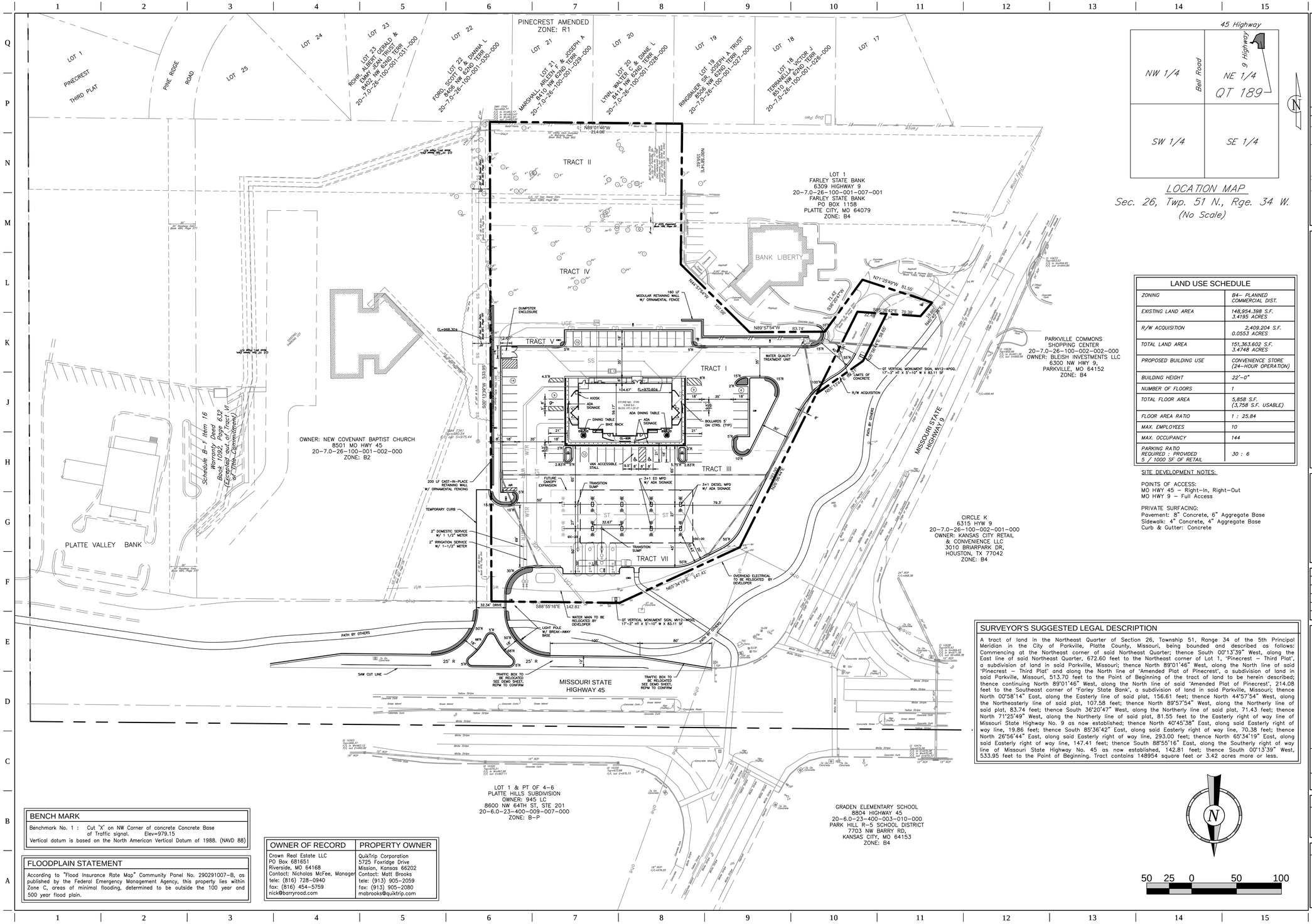

LOCATION MAP

Sec. 26, Twp. 51 N., Rge. 34 W.
(No Scale)

LAND USE SCHEDULE	
ZONING	B4– PLANNED COMMERCIAL DIST.
EXISTING LAND AREA	148,954.398 S.F. 3.4195 ACRES
R/W ACQUISITION	2,409.204 S.F. 0.0553 ACRES
TOTAL LAND AREA	151,363.602 S.F. 3.4748 ACRES
PROPOSED BUILDING USE	CONVENIENCE STORE (24-HOUR OPERATION)
BUILDING HEIGHT	22'-0"
NUMBER OF FLOORS	1
TOTAL FLOOR AREA	5,858 S.F. (3,758 S.F. USABLE)
FLOOR AREA RATIO	1 : 25.84
MAX. EMPLOYEES	10
MAX. OCCUPANCY	144
PARKING RATIO REQUIRED : PROVIDED 5 / 1000 SF OF RETAIL	30 : 6

SITE DEVELOPMENT NOTES:

POINTS OF ACCESS:
MO HWY 45 – Right-In, Right-Out
MO HWY 9 – Full Access

PRIVATE SURFACING:
Pavement: 8" Concrete, 6" Aggregate Base
Sidewalk: 4" Concrete, 4" Aggregate Base
Curb & Gutter: Concrete

SURVEYOR'S SUGGESTED LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 26, Township 51, Range 34 of the 5th Principal Meridian in the City of Parkville, Platte County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00°13'39" West, along the East line of said Northeast Quarter, 672.60 feet to the Northeast corner of Lot 1, "Pinecrest – Third Plat", a subdivision of land in said Parkville, Missouri; thence North 89°01'46" West, along the North line of said "Pinecrest – Third Plat" and along the North line of "Amended Plat of Pinecrest", a subdivision of land in said Parkville, Missouri, 513.70 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 89°01'46" West, along the North line of said "Amended Plat of Pinecrest", 214.08 feet to the Southeast corner of "Farley State Bank", a subdivision of land in said Parkville, Missouri; thence North 00°58'14" East, along the Easterly line of said plat, 156.61 feet; thence North 44°57'54" West, along the Northeasterly line of said plat, 107.58 feet; thence North 89°57'54" West, along the Northerly line of said plat, 83.74 feet; thence South 36°20'47" West, along the Northerly line of said plat, 71.43 feet; thence North 71°25'49" West, along the Northerly line of said plat, 81.55 feet to the Easterly right of way line of Missouri State Highway No. 9 as now established; thence North 40°45'38" East, along said Easterly right of way line, 19.86 feet; thence South 85°36'42" East, along said Easterly right of way line, 70.38 feet; thence North 26°56'44" East, along said Easterly right of way line, 293.00 feet; thence North 65°34'19" East, along said Easterly right of way line, 147.41 feet; thence South 88°55'16" East, along the Southerly right of way line of Missouri State Highway No. 45 as now established, 142.81 feet; thence South 00°13'39" West, 533.95 feet to the Point of Beginning. Tract contains 148954 square feet or 3.42 acres more or less.

BENCH MARK

Benchmark No. 1 : Cut 'X' on NW Corner of concrete Concrete Base of Traffic signal. Elev=979.15
Vertical datum is based on the North American Vertical Datum of 1988. (NAVD 88)

FLOODPLAIN STATEMENT

According to "Flood Insurance Rate Map" Community Panel No. 290291007-B, as published by the Federal Emergency Management Agency, this property lies within Zone C, areas of minimal flooding, determined to be outside the 100 year and 500 year flood plain.

OWNER OF RECORD	PROPERTY OWNER
Crown Real Estate LLC PO Box 681651 Riverside, MO 64168 Contact: Nicholas McFee, Manager tele: (816) 728-0940 fax: (816) 454-5759 nick@barryroad.com	QuikTrip Corporation 5725 Foxridge Drive Mission, Kansas 66202 Contact: Matt Brooks tele: (913) 905-2059 fax: (913) 905-2080 mabrooks@quiktrip.com

50 25 0 50 100

STATE OF MISSOURI
DARLA K. HOLMAN
NUMBER E-25284
PROFESSIONAL ENGINEER

PROJECT NO.: 02-0189

DARLA K HOLMAN, PE

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MO HWY 45 & MO HWY 9
PARKVILLE, MISSOURI

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PROTOTYPE: P-76 (8/01/13)
DIVISION: 02
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: DKH
REVIEWED BY: DKC

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 09/13/2013

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C100

FILE LOCATION:C:\Civil 3D Projects\QT189\dwg\02-0189 Civil.dwg TAB NAME:Site PDP USER:cwner SAVED:9/24/2013 9:27 AM PLOTTED:9/24/2013 9:28 AM