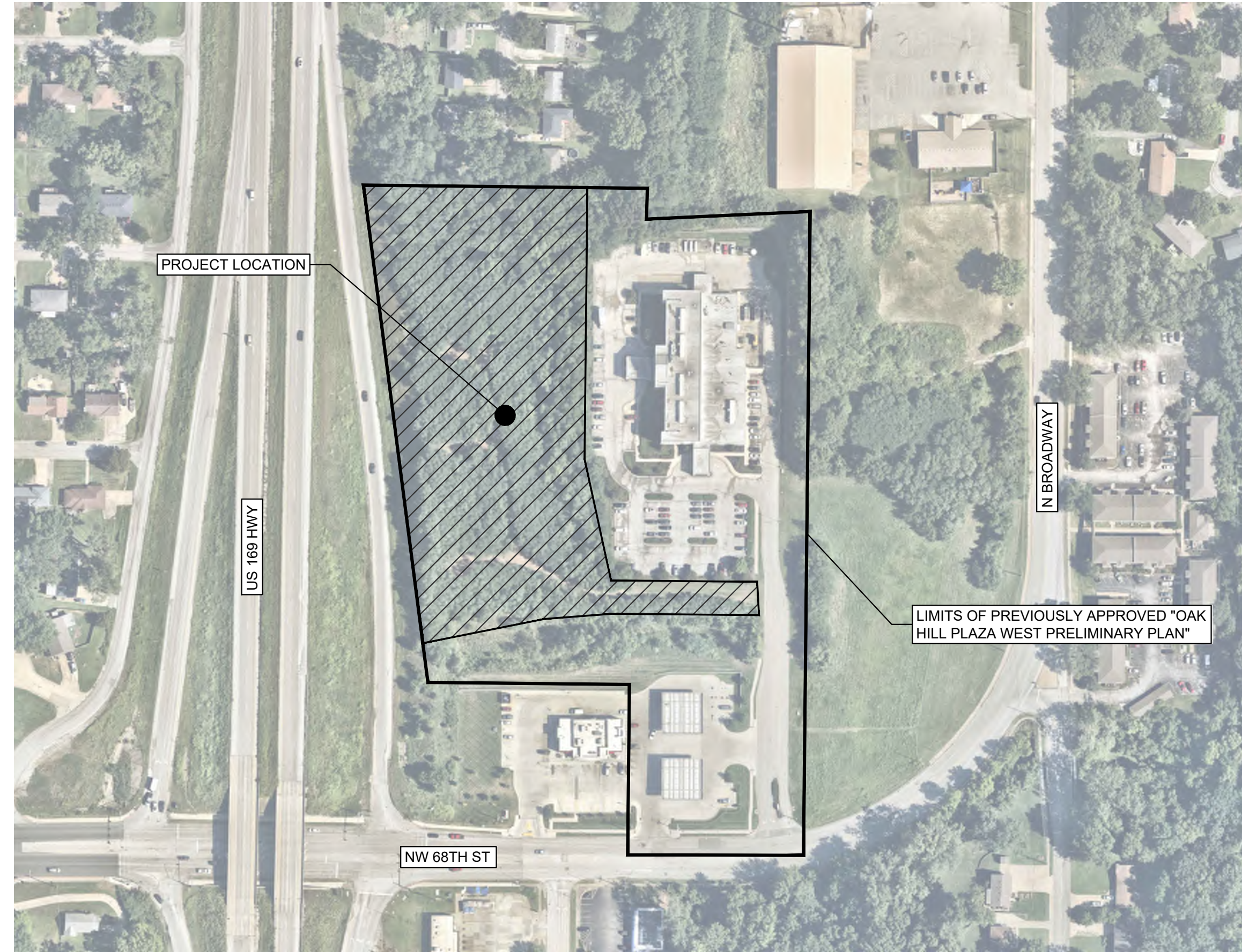
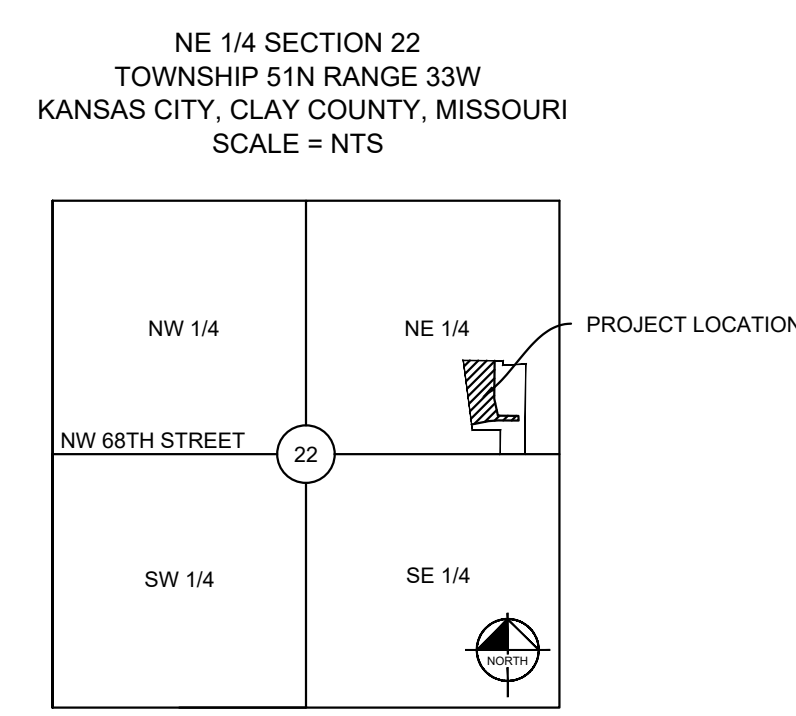


MAJOR AMENDMENT TO THE APPROVED "OAK HILL PLAZA WEST PRELIMINARY PLAN" FOR CRASH CHAMPIONS

510 NW 68TH STREET KANSAS CITY, CLAY COUNTY, MISSOURI 64118
NE 1/4, SECTION 22, TOWNSHIP 51N, RANGE 33W

VICINITY MAP



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION (LIMITS OF THE OAK HILL PLAZA WEST PRELIMINARY PLAN)

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'41" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 593.7 FEET TO THE SOUTHEAST CORNER OF ARROWHEAD STATION, A SUBDIVISION IN KANSAS CITY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 00°30'19" EAST ALONG THE EAST LINE OF SAID ARROWHEAD STATION AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 68TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'19" EAST ALONG THE EAST LINE OF SAID ARROWHEAD STATION A DISTANCE OF 220.00 FEET TO THE NORTHEAST CORNER OF SAID ARROWHEAD STATION; THENCE NORTH 89°43'41" WEST ALONG THE NORTH LINE OF SAID ARROWHEAD STATION PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 297.05 FEET TO THE NORTHWEST CORNER OF SAID ARROWHEAD STATION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE NORTH 07°24'54" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 730.87 FEET TO THE SOUTHWEST CORNER OF LOT 24, HAMILTON HEIGHTS WEST, A SUBDIVISION IN KANSAS CITY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 89°22'40" EAST ALONG THE SOUTH LINE OF SAID HAMILTON HEIGHTS WEST A DISTANCE OF 410.58 FEET TO THE SOUTHEAST CORNER OF LOT 25, IN SAID HAMILTON HEIGHTS WEST, SAID POINT BEING ON THE WEST LINE OF NORTH BROADWAY CENTER, A SUBDIVISION IN KANSAS CITY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 00°30'19" WEST ALONG THE WEST LINE OF SAID NORTH BROADWAY CENTER PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 44.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTH BROADWAY CENTER, THENCE NORTH 86°57'19" EAST ALONG THE SOUTH LINE OF SAID NORTH BROADWAY CENTER A DISTANCE OF 236.34 FEET; THENCE SOUTH 00°30'19" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 897.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 68TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.89 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 75°56'02" WEST (A CHORD BEARING OF SOUTH 83°06'11" WEST AND A LENGTH OF 105.05 FEET) A DISTANCE OF 144.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 476,047 SQUARE FEET OR 10.9285 ACRES, MORE OR LESS.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C300	SITE PLAN
C400	FIRE TRUCK TURNING PLAN
C500	UTILITY PLAN
C600	GRADING PLAN
C700	TREE PRESERVATION & MITIGATION PLAN
C800	PRELIMINARY PLAT
C900	SITE CROSS SECTIONS
PH100	PHOTOMETRIC PLAN
PH101	PHOTOMETRIC SPECIFICATIONS
L100	LANDSCAPE PLAN
A005	PERSPECTIVE
A100	FLOOR PLAN
A200	ELEVATIONS

CD-CPC-2024-00137

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. _____ on **11-20-2024**

Sara Gabriel
Sara Gabriel, Mayor
Secretary of the City Plan Commission



THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPREHEND ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

FEMA INFORMATION

THIS SITE IS LOCATED WITHIN FEMA FIRM MAPS 29095C0127G & 29095C0129G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

PROJECT TEAM

- OWNER**
ANDREW HANSEN
CRASH CHAMPIONS
601 OAKMONT LN
WESTMONT, IL 60559
- CIVIL ENGINEER**
DALTON SIGNER, P.E.
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(816) 782-8391
DALTON.SIGNER@KIMLEY-HORN.COM
- ARCHITECT**
ADAM GARAFALO
MINICUCCI ARCHITECTS INC
455 RUE SAINT-ANTOINE O, 230
MONTREAL, QC H2Z 1J1
(514) 875-2535
- SURVEYOR**
JOHN YOUNG, PLS
J & J SURVEY LLC
8680A N GREEN HILLS ROAD
KANSAS CITY, MO 64154
(816) 741-1017
- LANDSCAPE ARCHITECT**
ASHLEY SERR, PLA
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(972) 441-4350
ASHLEY.SERR@KIMLEY-HORN.COM
- APPLICANT/ OWNER'S REPRESENTATIVE**
MICHAEL LOMAX
CRESA
200 WELLINGTON STREET WEST, STE 600
TORONTO, ON M5V 3C7

UTILITY & GOVERNING AGENCY CONTACTS

- | | |
|---------------------------------------|--------------|
| AT&T | 800-246-8464 |
| BP PIPELINES NORTH AMERICA | 918-660-4455 |
| BLUEBIRD NETWORK | 417-575-7115 |
| CENTURYLINK (FORMERLY QWEST) | 800-283-4237 |
| CONSOLIDATED | 844-968-7224 |
| COMCAST | 800-391-3000 |
| FIDELITY COMMUNICATIONS | 800-392-8070 |
| GOOGLE FIBER NOC | 866-954-1572 |
| KCMO PARKS & RECREATION | 816-513-7500 |
| KCMO STREET & TRAFFIC DIVISION | 816-513-0421 |
| KCMO STREET LIGHTING/BLACK & MCDONALD | 816-513-0257 |
| KCMO WATER SERVICE DEPT DISPATCHER | 816-513-1313 |
| KCMO WATER SERVICES POLLUTION CONTROL | 816-513-1313 |
| EVERGY | 888-544-4852 |
| MAGELLAN MIDSTREAM PARTNERS LP | 800-720-2417 |
| MISSOURI GAS ENERGY (LACLEDE) | 800-582-0000 |
| MISSOURI DEPARTMENT OF TRANSPORTATION | 888-275-6636 |
| MISSOURI ONE-CALL | 800-344-7483 |
| SOUTHERN STAR CGP | 800-324-9696 |
| SINCLAIR TRANSPORTATION | 800-321-3994 |
| SPRINT | 800-521-0579 |
| SUREWEST | 913-825-3000 |
| SPECTRUM | 833-493-4939 |
| TRI COUNTY WATER | 916-796-4100 |
| TW TELEVISION | 800-829-0420 |
| UNITE PRIVATE NETWORKS | 866-963-4237 |
| VERIZON/MCI COMMUNICATIONS INC. | 800-624-9675 |
| ZAYO | 866-236-2824 |

DRS 2024-11-04

REVISIONS PER CITY COMMENTS

1

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-682-8391
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

PRELIMINARY NOT FOR CONSTRUCTION

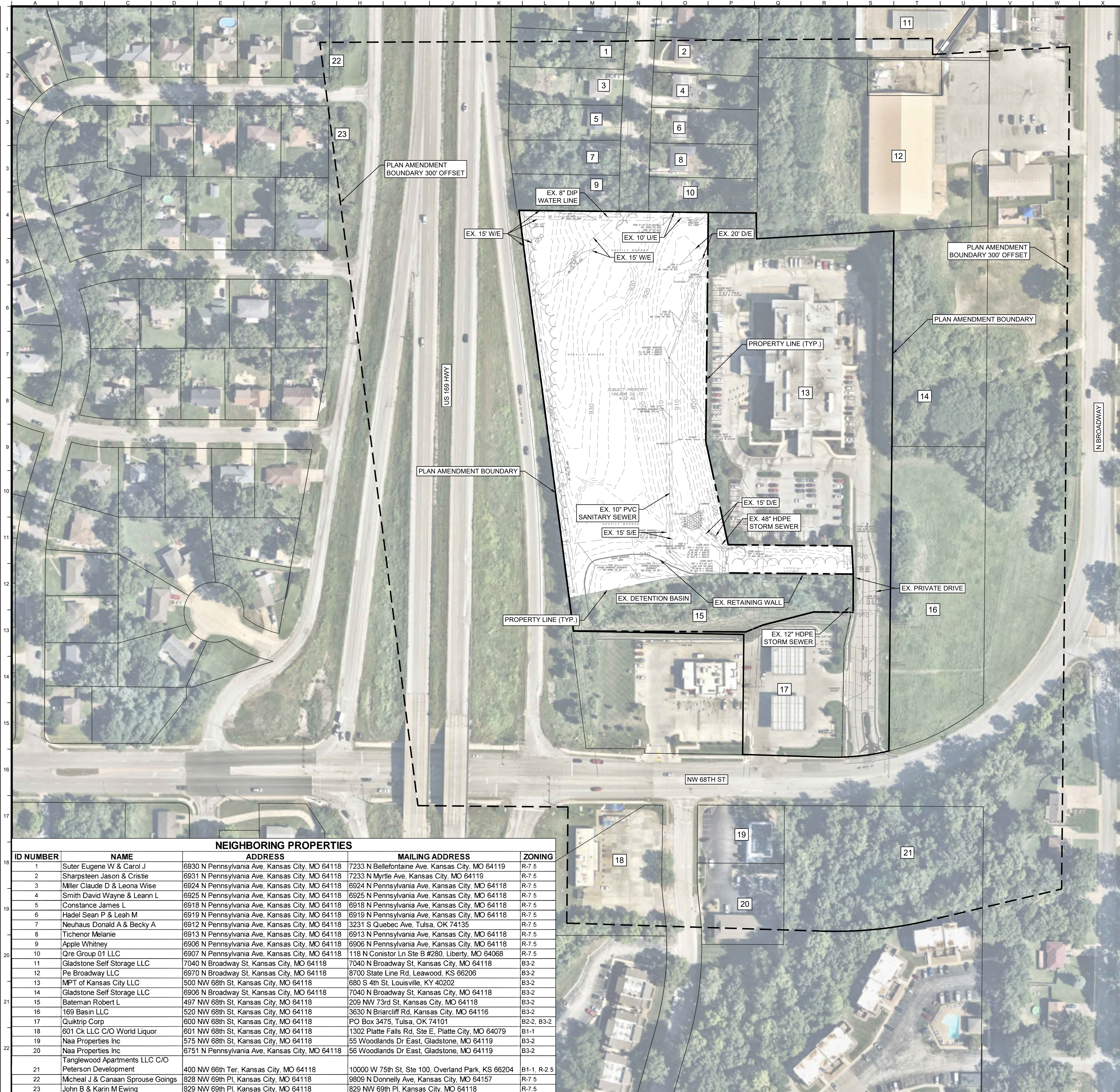
CRASH CHAMPIONS
COLLISION REPAIR TEAM

COVER SHEET

CRASH CHAMPIONS
510 NW 68TH STREET
KANSAS CITY, MO 64118

ORIGINAL ISSUE: 09/16/2024
KHA PROJECT NO. 268724000
SHEET NUMBER C000

Drawing name: K:\KAC_LITE\268724000_Crash Champions KCM202 Design\CAD\Drawings\Existing Conditions.dwg Nov 01, 2024 8:06am By: jackson.moore
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EXISTING CONDITIONS LEGEND

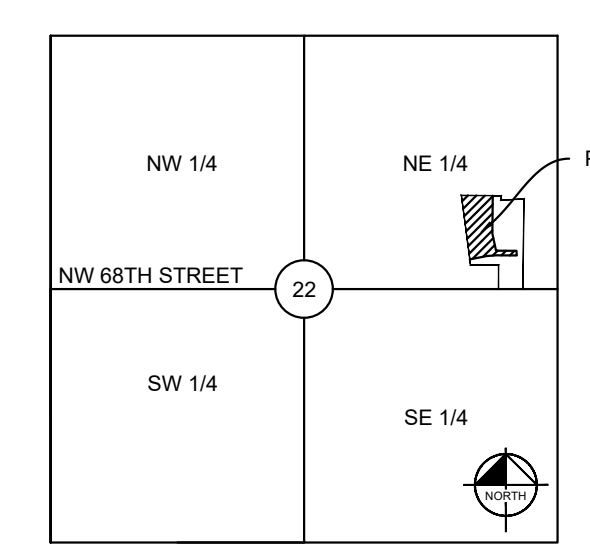
	BURIED WATER LINE
	BURIED SANITARY SEWER LINE
	BURIED STORM SEWER LINE
	PLAN AMENDMENT BOUNDARY
	PLAN AMENDMENT 300' OFFSET

- ### EXISTING CONDITIONS NOTES
- EXISTING CONDITIONS IN THESE PLANS ARE BASED UPON AN ALTA SURVEY PREPARED BY J & J SURVEY LLC DATED 07/09/2024. SEE ALTA SURVEY FOR ADDITIONAL TITLE INFORMATION (SCHEDULE B).
 - ALL EXISTING EASEMENTS ARE INTENDED TO REMAIN, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ALL TREE PROTECTION MEASURES ARE TO BE INSTALLED AND APPROVED PER THE LANDSCAPE ARCHITECTURAL PLANS AND TREE PRESERVATION DETAILS/SPECIFICATIONS PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY.

- ### GENERAL SURVEY NOTES
- THE PLAT OF OAK HILL PLAZA WEST - FIRST IS RECORDED IN INSTRUMENT NUMBER 2006055912, IN PLAT BOOK G AT PAGE 95 IN THE RECORDER OF DEEDS OFFICE IN CLAY COUNTY, MISSOURI.
 - THE PLAT OF QUIKTRIP STORE NO. 0193R IS RECORDED IN INSTRUMENT NUMBER 2019002317, IN PLAT BOOK I AT PAGE 64.4 IN THE RECORDER OF DEEDS OFFICE IN CLAY COUNTY, MISSOURI.
 - THE PLAT OF HAMILTON HEIGHTS WEST IS RECORDED IN PLAT BOOK 11 AT PAGE 82 IN THE RECORDER OF DEEDS OFFICE IN CLAY COUNTY, MISSOURI.
 - TITLE REPORT ORDER NO. 3082915, DATED 07/09/2024 WAS PROVIDED BY SECURITY 1ST TITLE.
 - BASIS OF BEARINGS WAS ESTABLISHED BY THE MISSOURI STATE OF PLANE COORDINATE SYSTEM BY GPS OBSERVATION.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (AREA WITH REDUCED RISK DUE TO LEVEE), AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) 29095C0129G, EFFECTIVE JANUARY 20, 2017.
 - GROSS LAND AREA IS 196,808 SQUARE FEET, OR 4.52 ACRES.
 - THERE WAS NO ZONING REPORT PROVIDED AT THE TIME OF THIS SURVEY. THE GIS WEBSITE OF THE CITY OF KANSAS CITY SHOWS THE ZONING OF THE SUBJECT PROPERTY TO BE B3-2 (COMMUNITY BUSINESS DISTRICT).
 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED DURING THE SURVEY OF THE SUBJECT PROPERTY.

VICINITY MAP

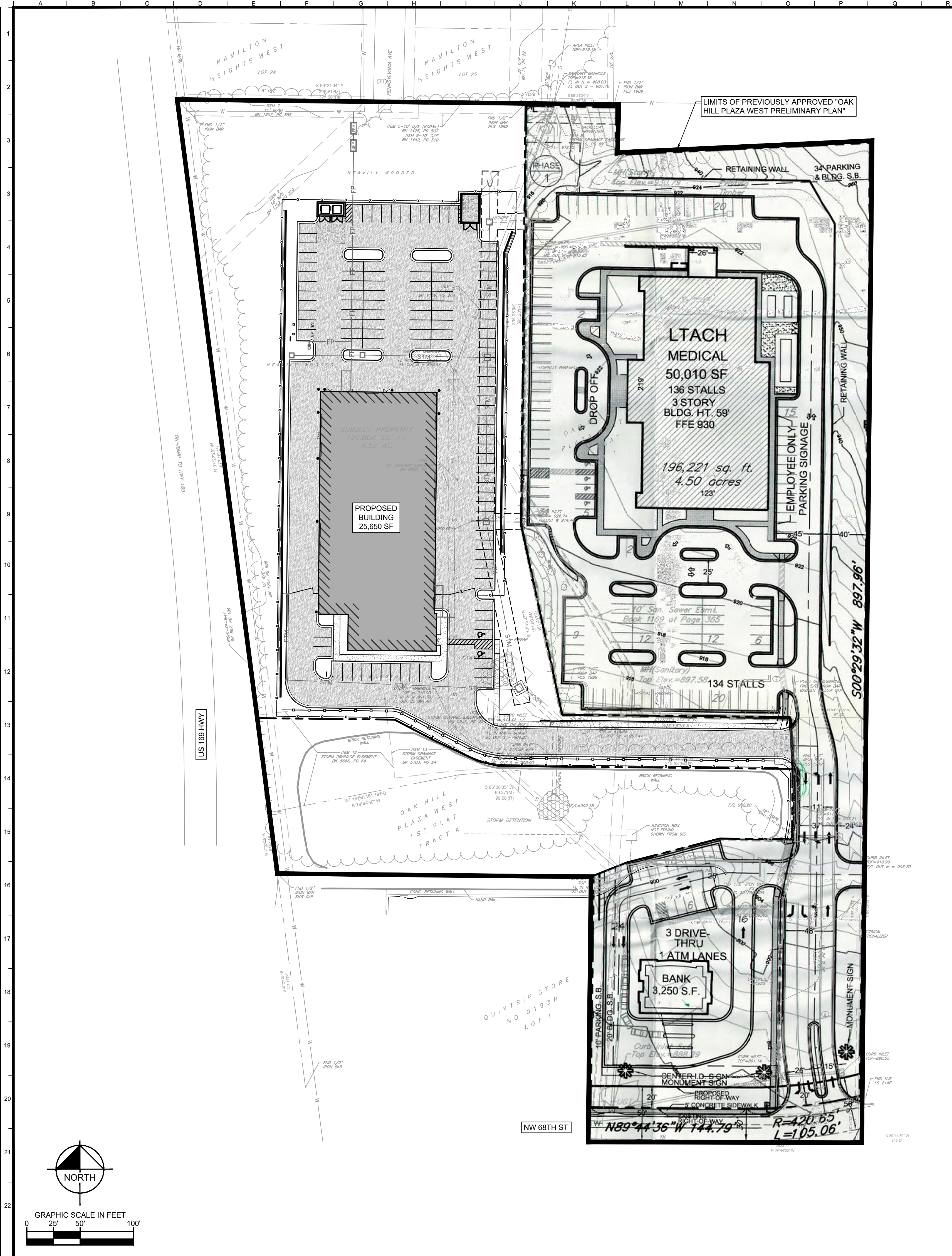
NE 1/4 SECTION 22
 TOWNSHIP 51N RANGE 33W
 KANSAS CITY, CLAY COUNTY, MISSOURI
 SCALE = NTS



NEIGHBORING PROPERTIES				
ID NUMBER	NAME	ADDRESS	MAILING ADDRESS	ZONING
1	Suter Eugene W & Carol J	6930 N Pennsylvania Ave, Kansas City, MO 64118	7233 N Bellefontaine Ave, Kansas City, MO 64119	R-7.5
2	Sharpsteen Jason & Cristie	6931 N Pennsylvania Ave, Kansas City, MO 64118	7233 N Myrtle Ave, Kansas City, MO 64119	R-7.5
3	Miller Claude D & Leona Wise	6924 N Pennsylvania Ave, Kansas City, MO 64118	6924 N Pennsylvania Ave, Kansas City, MO 64118	R-7.5
4	Smith David Wayne & Leann L	6925 N Pennsylvania Ave, Kansas City, MO 64118	6925 N Pennsylvania Ave, Kansas City, MO 64118	R-7.5
5	Constance James L	6918 N Pennsylvania Ave, Kansas City, MO 64118	6918 N Pennsylvania Ave, Kansas City, MO 64118	R-7.5
6	Hadel Sean P & Leah M	6919 N Pennsylvania Ave, Kansas City, MO 64118	6919 N Pennsylvania Ave, Kansas City, MO 64118	R-7.5
7	Neuhaus Donald A & Becky A	6912 N Pennsylvania Ave, Kansas City, MO 64118	3231 S Quebec Ave, Tulsa, OK 74135	R-7.5
8	Tichenor Melanie	6913 N Pennsylvania Ave, Kansas City, MO 64118	6913 N Pennsylvania Ave, Kansas City, MO 64118	R-7.5
9	Apple Whitney	6906 N Pennsylvania Ave, Kansas City, MO 64118	6906 N Pennsylvania Ave, Kansas City, MO 64118	R-7.5
10	Qre Group 01 LLC	6907 N Pennsylvania Ave, Kansas City, MO 64118	118 N Conistor Ln Ste B #280, Liberty, MO 64068	R-7.5
11	Gladstone Self Storage LLC	7040 N Broadway St, Kansas City, MO 64118	7040 N Broadway St, Kansas City, MO 64118	B3-2
12	Pe Broadway LLC	6970 N Broadway St, Kansas City, MO 64118	8700 State Line Rd, Leawood, KS 66206	B3-2
13	MPT of Kansas City LLC	500 NW 68th St, Kansas City, MO 64118	680 S 4th St, Louisville, KY 40202	B3-2
14	Gladstone Self Storage LLC	6906 N Broadway St, Kansas City, MO 64118	7040 N Broadway St, Kansas City, MO 64118	B3-2
15	Bateman Robert L	497 NW 68th St, Kansas City, MO 64118	209 NW 73rd St, Kansas City, MO 64118	B3-2
16	169 Basin LLC	520 NW 68th St, Kansas City, MO 64118	3630 N Briarcliff Rd, Kansas City, MO 64116	B3-2
17	Quiktrip Corp	600 NW 68th St, Kansas City, MO 64118	PO Box 3475, Tulsa, OK 74101	B2-2, B3-2
18	601 Ck LLC C/O World Liquor	601 NW 68th St, Kansas City, MO 64118	1302 Platte Falls Rd, Ste E, Platte City, MO 64079	B1-1
19	Naa Properties Inc	575 NW 68th St, Kansas City, MO 64118	55 Woodlands Dr East, Gladstone, MO 64119	B3-2
20	Naa Properties Inc	6751 N Pennsylvania Ave, Kansas City, MO 64118	56 Woodlands Dr East, Gladstone, MO 64119	B3-2
21	Tanglewood Apartments LLC C/O Peterson Development	400 NW 68th Ter, Kansas City, MO 64118	10000 W 75th St, Ste 100, Overland Park, KS 66204	B1-1, R-2.5
22	McNeal J & Canaan Sprouse Goings	828 NW 68th Pl, Kansas City, MO 64118	9809 N Donnelly Ave, Kansas City, MO 64157	R-7.5
23	John B & Karin M Ewing	829 NW 68th Pl, Kansas City, MO 64118	829 NW 68th Pl, Kansas City, MO 64118	R-7.5

DRS	2024-11-04	REVISIONS PER CITY COMMENTS
1		
No.		DATE
SCALE:	DESIGNED BY: JDB	DRAWN BY: JDB
CHECKED BY: DRS		
EXISTING CONDITIONS		
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118		
ORIGINAL ISSUE: 09/16/2024		
KHA PROJECT NO. 268724000		
SHEET NUMBER C100		

Drawing name: K:\KAC_LB\268724000_Crash Champions KCM02\Design\CAD\Drawings\Overall Site Plan.dwg Overall Site Plan Nov 01, 2024 9:51 am by: jackson moore
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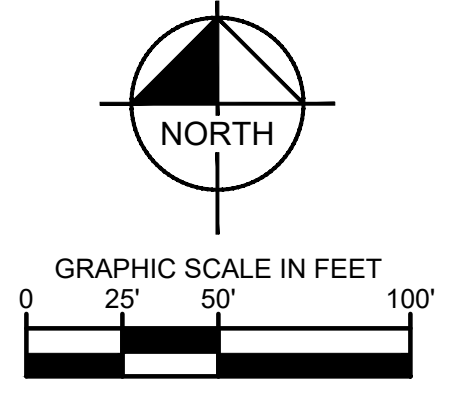


LEGAL DESCRIPTION (LIMITS OF THE OAK HILL PLAZA WEST PRELIMINARY PLAN)

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'41" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 593.7 FEET TO THE SOUTHEAST CORNER OF ARROWHEAD STATION, A SUBDIVISION IN KANSAS CITY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 00°30'19" EAST ALONG THE EAST LINE OF SAID ARROWHEAD STATION AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 68TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'19" EAST ALONG THE EAST LINE OF SAID ARROWHEAD STATION A DISTANCE OF 220.00 FEET TO THE NORTHEAST CORNER OF SAID ARROWHEAD STATION; THENCE NORTH 89°43'41" WEST ALONG THE NORTH LINE OF SAID ARROWHEAD STATION PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 297.05 FEET TO THE NORTHWEST CORNER OF SAID ARROWHEAD STATION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE NORTH 07°24'54" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 730.87 FEET TO THE SOUTHWEST CORNER OF LOT 24, HAMILTON HEIGHTS WEST, A SUBDIVISION IN KANSAS CITY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 89°22'40" EAST ALONG THE SOUTH LINE OF SAID HAMILTON HEIGHTS WEST A DISTANCE OF 410.58 FEET TO THE SOUTHEAST CORNER OF LOT 25, IN SAID HAMILTON HEIGHTS WEST, SAID POINT BEING ON THE WEST LINE OF NORTH BROADWAY CENTER, A SUBDIVISION IN KANSAS CITY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 00°30'19" WEST ALONG THE WEST LINE OF SAID NORTH BROADWAY CENTER PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 44.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTH BROADWAY CENTER; THENCE NORTH 88°57'19" EAST ALONG THE SOUTH LINE OF SAID NORTH BROADWAY CENTER A DISTANCE OF 236.34 FEET; THENCE SOUTH 00°30'19" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 897.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 68TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.89 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 75°56'02" WEST (A CHORD BEARING OF SOUTH 83°06'11" WEST AND A LENGTH OF 105.05 FEET) A DISTANCE OF 144.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 476,047 SQUARE FEET OR 10.9285 ACRES, MORE OR LESS.

SITE PLAN LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	STANDARD CURB & GUTTER
	PROPOSED GUARDRAIL
	PROPOSED FENCE



DRS							
2024-11-04	REVISIONS PER CITY COMMENTS	1	No.	DATE	BY	No.	DATE
<p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 800 PENNSYLVANIA AVE SUITE 100 KANSAS CITY, MO 64105 PHONE: 816-452-2500 WWW.KIMLEY-HORN.COM</p>							
SCALE:	AS NOTED						
DESIGNED BY:	JDB						
DRAWN BY:	JDB						
CHECKED BY:	DRS						
PRELIMINARY NOT FOR CONSTRUCTION							
<h2 style="margin: 0;">OVERALL SITE PLAN</h2>							
<h3 style="margin: 0;">CRASH CHAMPIONS</h3> <p style="margin: 0;">510 NW 68TH STREET KANSAS CITY, MO 64118</p>							
<p style="margin: 0;">ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER C200</p>							

Drawing name: K:\KAC_LB\268724000_Crash Champions KCM02\Design\CAD\Drawings\Site Plan.dwg Site Plan Rev 01, 2024 8:51am by: jacksonmore
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SITE DATA TABLE

	EXISTING	PROPOSED	DEVIATION REQUESTED
ZONING	B3-2	B3-2	
GROSS LAND AREA			
IN SQUARE FEET	184,330	184,330	
IN ACRES	4.23	4.23	
LOT AND BUILDING STANDARDS			
TOTAL UNITS		1	
MIN. LOT AREA PER UNIT (SF)			
BUILDING AREA (SQ. FT)			RE: SITE PLAN
FLOOR AREA RATIO			RE: SITE PLAN
TOTAL LOTS			
RESIDENTIAL			
PUBLIC/ CIVIC			
COMMERCIAL		1	
INDUSTRIAL			
OTHER			

BUILDING DATA TABLE

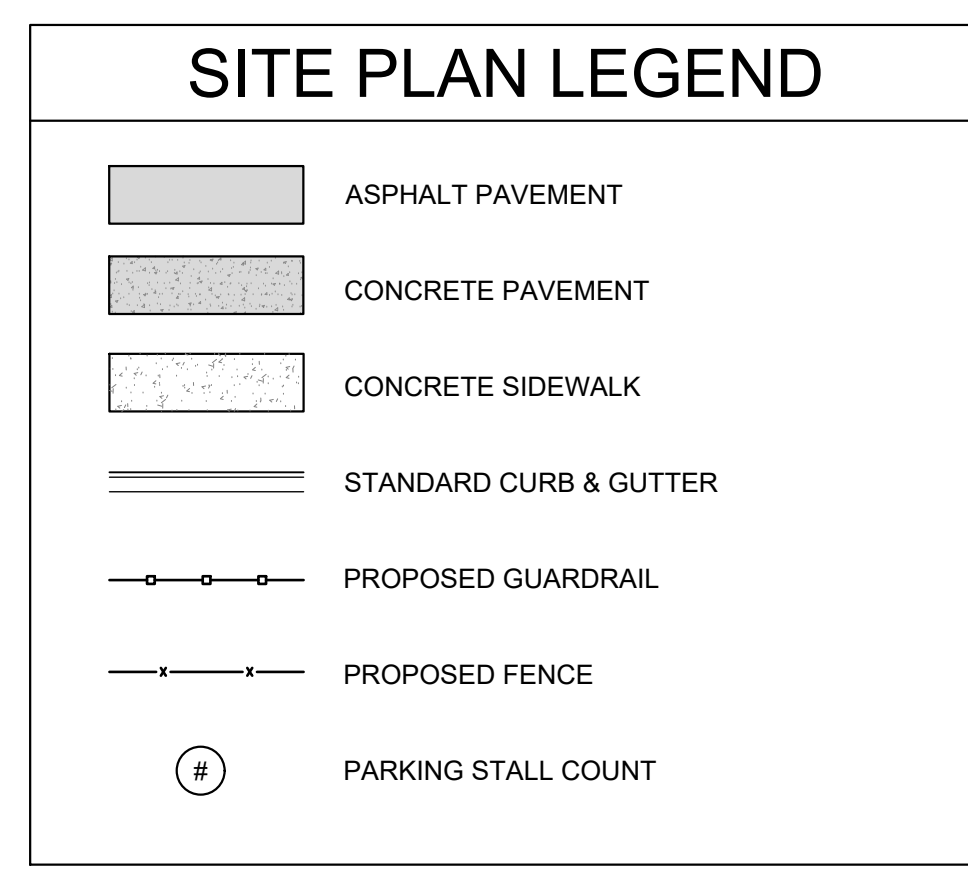
	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
REAR SETBACK	NONE	NONE		
FRONT SETBACK	NONE	NONE		
SIDE SETBACK	NONE	NONE		
SIDE SETBACK (ABUTTING STREET)	NONE	NONE		
HEIGHT	45	45		

PARKING TABLE

PROPOSED USE(S)	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED? (SEE 88-420-16)
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
	41	116	4	4	

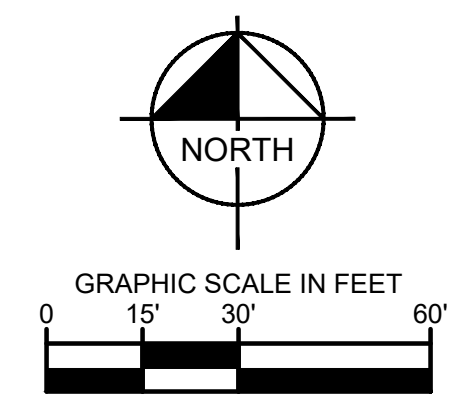


FENCE IMAGE
(AMERISTAR MONTAGE II, 6' TALL, CLASSIC STYLE, BLACK IN COLOR)

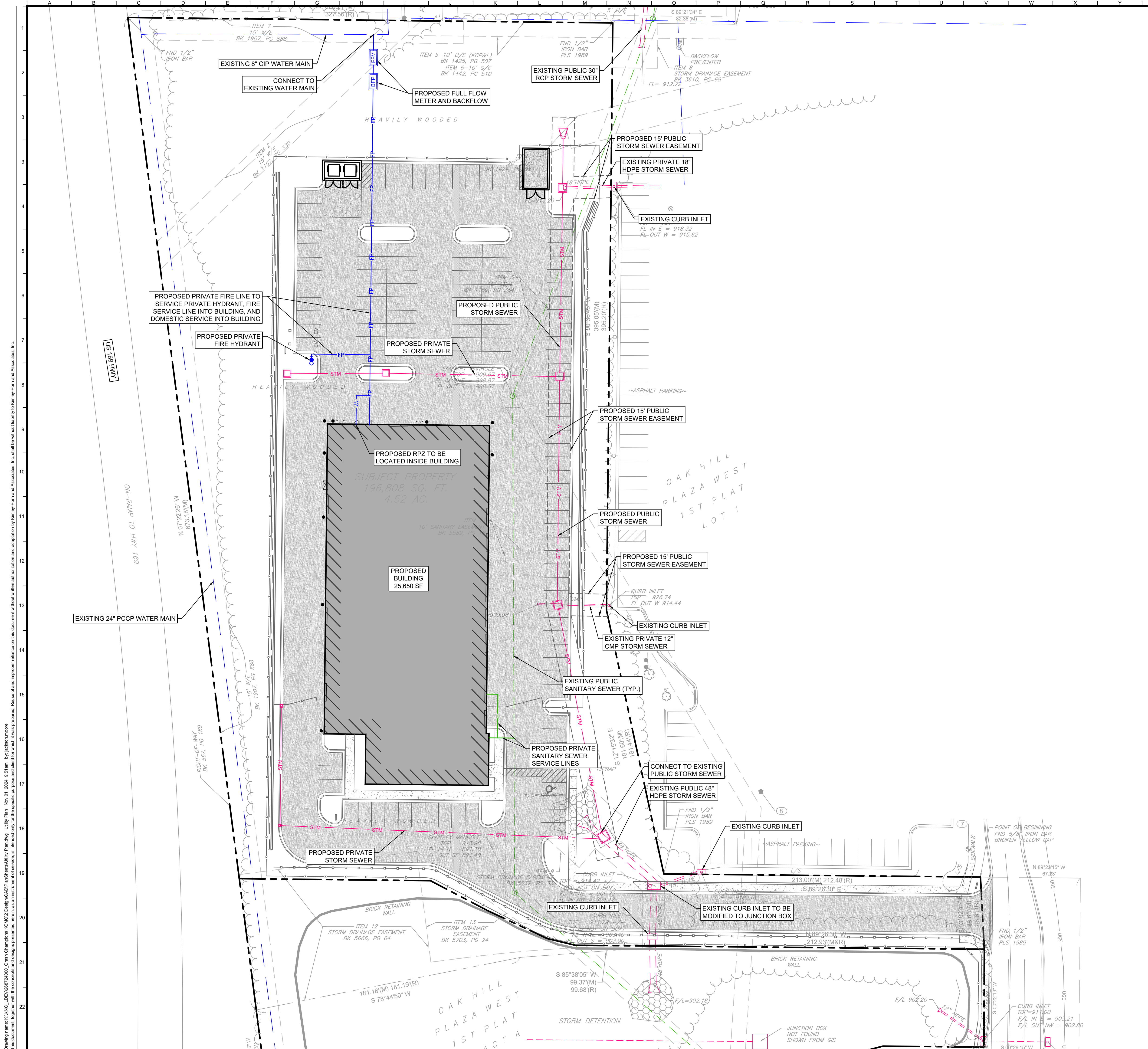


- ### SITE PLAN GENERAL NOTES
- ALL DIMENSIONS AND COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIUS ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
 - SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.
 - ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.
 - ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.
 - ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.
 - ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.

- ### SITE PLAN KEY NOTES
- PROPOSED GUARDRAIL
 - PROPOSED FENCE. FENCE TO BE 6' TALL AMERISTAR MONTAGE II, CLASSIC STYLE, BLACK IN COLOR. SEE FENCE IMAGE ON THIS SHEET.
 - PROPOSED RETAINING WALL WITH CONCRETE FLUME BEHIND THE BACK OF WALL
 - PROPOSED DUMPSTER ENCLOSURE. SOUTH FACE OF DUMPSTER ENCLOSURE TO SIT 6" OFF GROUND. RE: ARCH PLANS.
 - PROPOSED CONCRETE PAD FOR ROLL OFF DUMPSTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED SIGNAGE LOCATION
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE CURB AND GUTTER
 - PROPOSED BOLLARD
 - PROPOSED FENCE GATE WITH "YELP GATE" FEATURE.
 - PROPOSED EV CHARGERS
 - PROPOSED BICYCLE PARKING AREA
 - PROPOSED DRAINAGE EASEMENT



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1					
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PRELIMINARY NOT FOR CONSTRUCTION					
SITE PLAN					
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118					
ORIGINAL ISSUE: 09/16/2024					
KHA PROJECT NO. 268724000					
SHEET NUMBER					
C300					



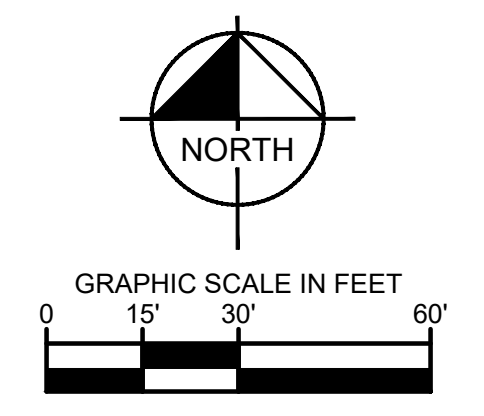
UTILITY PLAN LEGEND

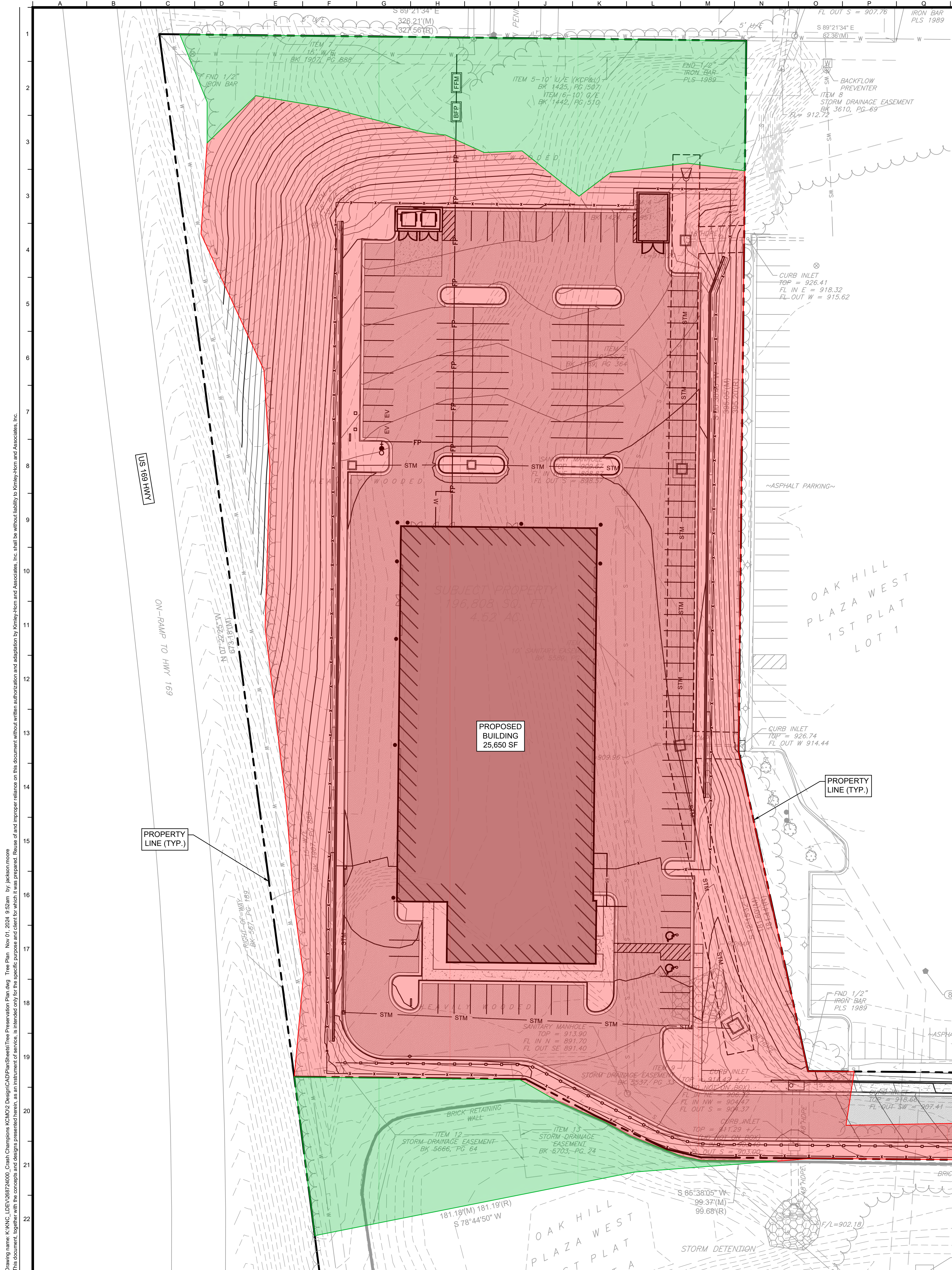
	PROPERTY BOUNDARY
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PROPOSED FIRE PROTECTION SERVICE LINE
	PROPOSED ROOF DRAIN
	EXISTING PUBLIC STORM SEWER
	EXISTING PUBLIC SANITARY SEWER MAIN
	EXISTING PUBLIC WATER MAIN
	EXISTING WATER SERVICE LINE

- ### UTILITY PLAN GENERAL NOTES
- ALL PROPOSED UTILITIES (WATER, SEWER, STORM, ETC.) ARE CONSIDERED PRIVATE, UNLESS NOTED OTHERWISE.
 - SAND-OIL INTERCEPTOR TO BE LOCATED INSIDE BUILDING.

Drawing name: K:\KAC_L\268724000_Crash Champions KCM02 Design\CAD\Drawings\Utility Plan.dwg, Nov 01, 2024, 8:51 am, by: jackson.more
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TREE PRESERVATION CALCULATION TABLE

A		B		C		D	E	F	G	H	I
TREES REMOVED		TREES SAVED		DELTA (A-B=C)		TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (C*D*E=F)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (F-G=H)	MITIGATION REQUIRED? (YES IF > 0.00)
SF	AC	SF	AC	SF	AC	---	---	---	---	---	---
150,910	3.46	30,091	0.69	120,819	2.77	0.35	150.00	145.62	94.00	51.62	YES

NOTE: TREE MITIGATION IS REQUIRED. OWNER HAS ELECTED TO PAY FEE-IN-LIEU OF ADDITIONAL MITIGATION PLANTINGS.

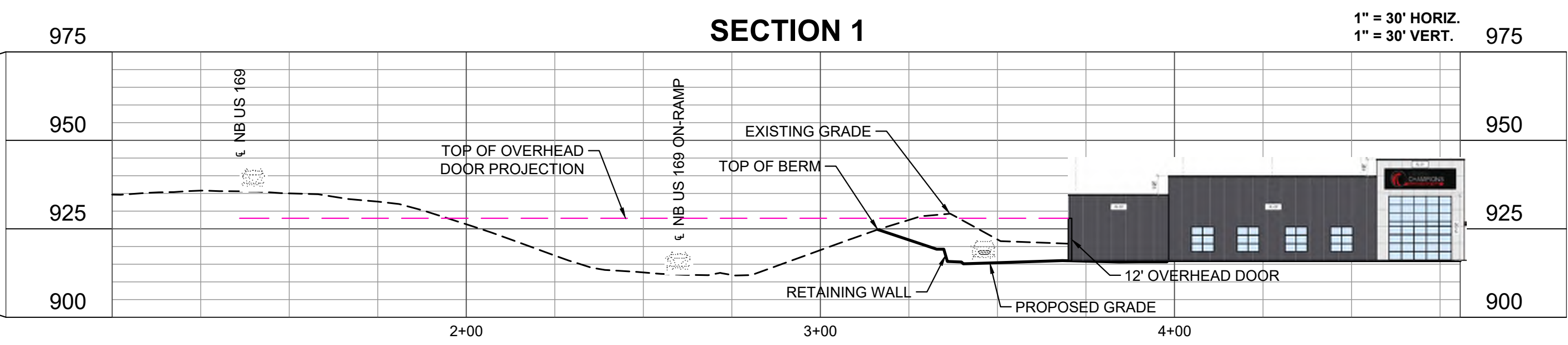
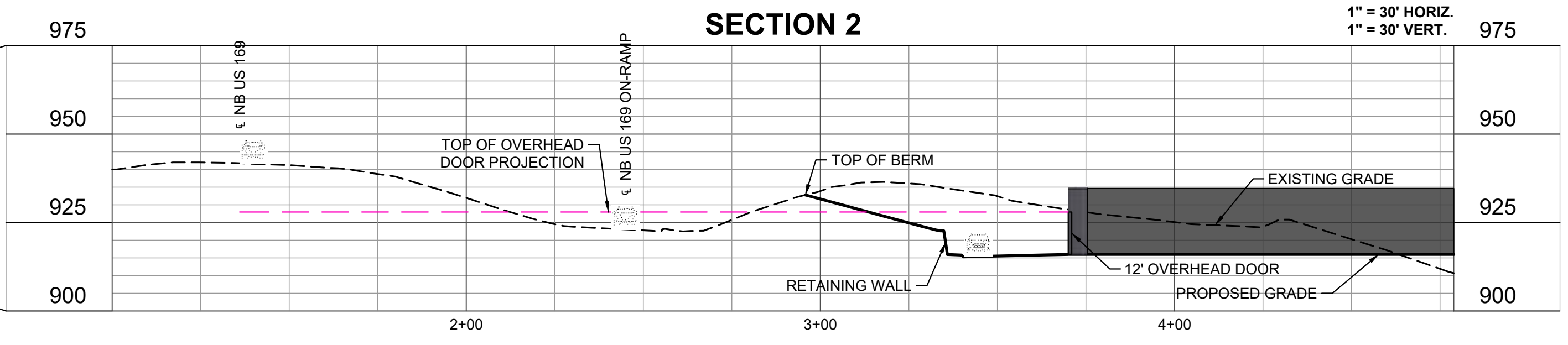
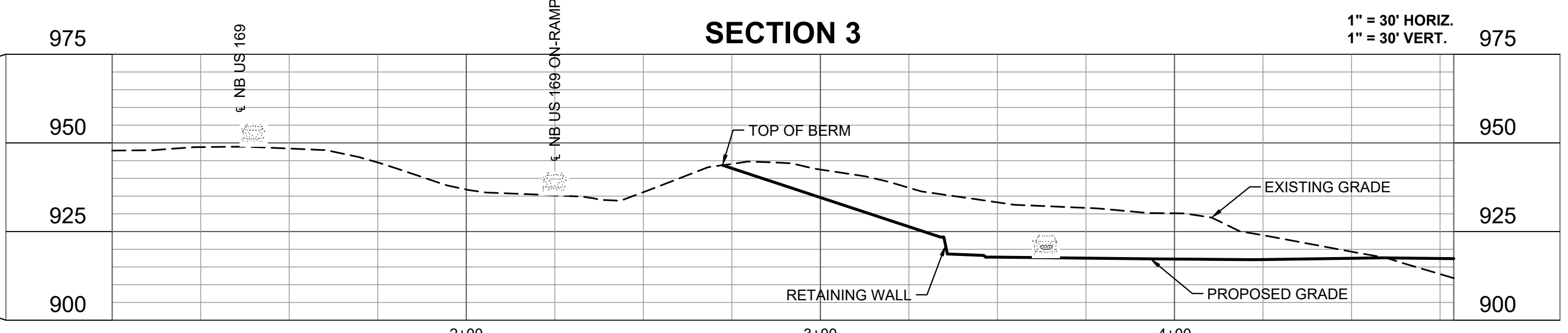
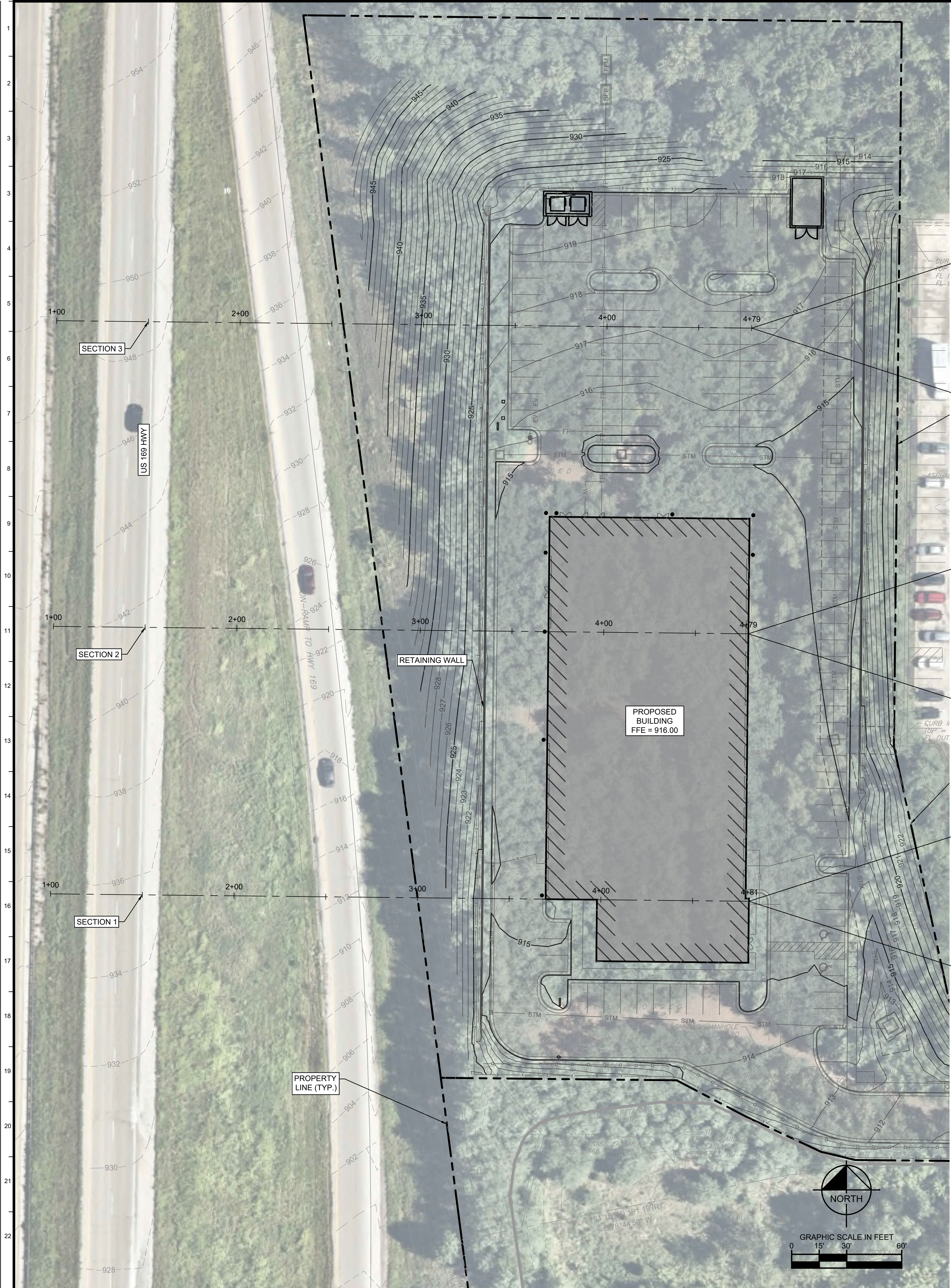
TREE PRESERVATION LEGEND

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE PRESERVED
- PROPERTY LINE

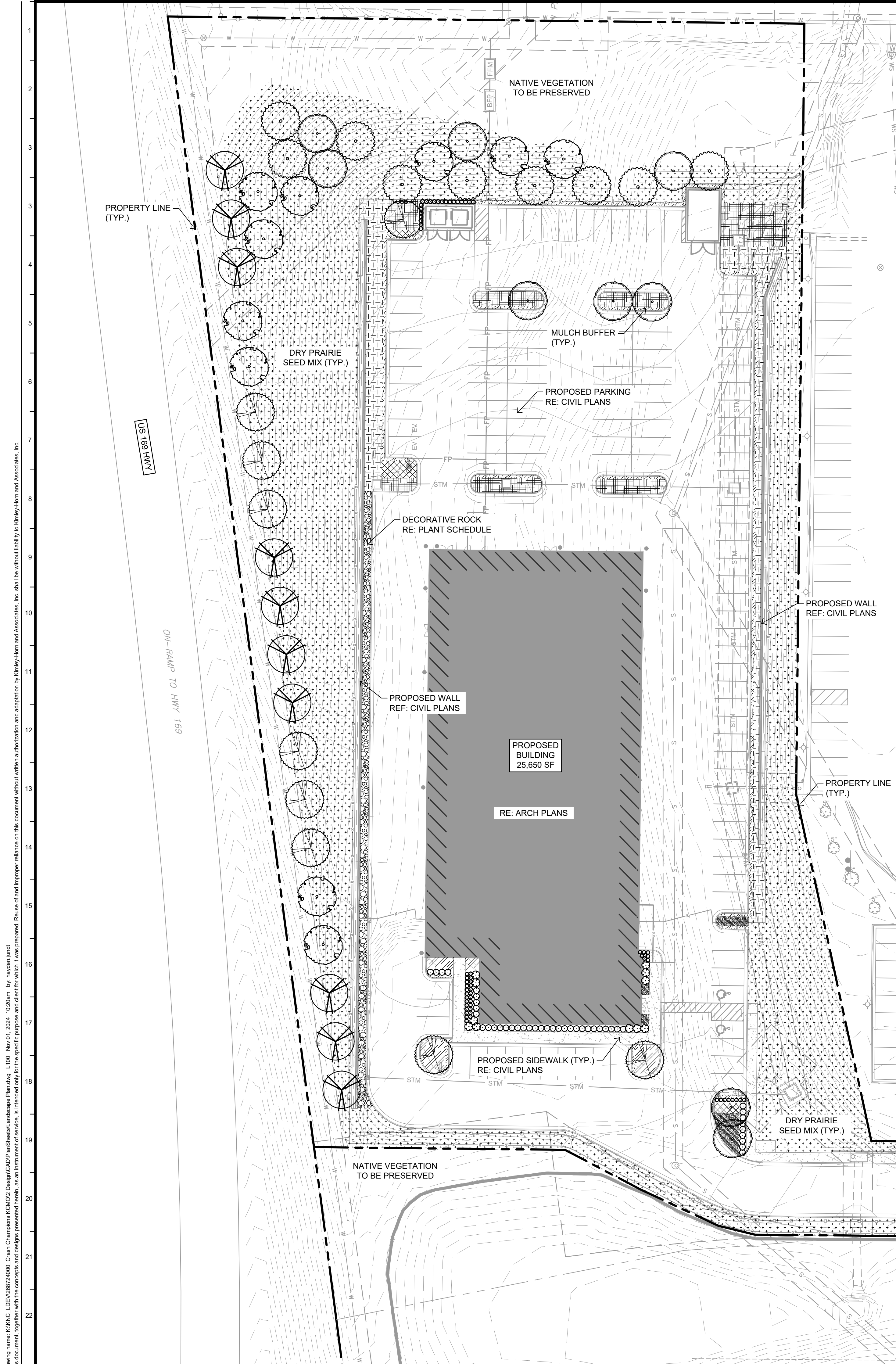
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ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER C700												

Drawing name: K:\KHA_LIEV\268724000_Crash Champions KCM02\Design\CAD\Drawings\Site Cross Sections.dwg, New 01, 2024 9:52am by: Jackson Moore
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No.		REVISIONS	
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		CHECKED BY:	DRS
PRELIMINARY NOT FOR CONSTRUCTION			
<p>CRASH CHAMPIONS COLLISION REPAIR TEAM</p>			
<p>SITE CROSS SECTIONS</p>			
<p>CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118</p>			
ORIGINAL ISSUE: 09/16/2024			
KHA PROJECT NO. 268724000			
SHEET NUMBER			
C900			



- PLANTING NOTES:**
- CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE.
 - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 - ALL PLANTING AND STAKING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
 - PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
 - LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 - CONTRACTOR SHALL WARRANT PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
 - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

Kansas City, Missouri - Landscape Data Table	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-03-C - Tree Planting Requirements		
At least one street tree is required for each 30' of street frontage.	Yes	Yes
HWY 169: 674 Infr/30' = 23 Trees	23 Trees	23 Trees
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes
88-425-04 - General Landscaping Requirements		
At least one tree must be provided per 5,000 square feet of principle building coverage (building footprint)	6 Trees	6 Trees
25,650 sqft Building Footprint / 5,000 sqft = 5.33 (6 Trees)		
88-425-05 - Perimeter Landscaping of Vehicular Use Areas		
A 10' landscape buffer strip with one tree per 30' linear feet of landscape strip and enough evergreen shrubs to form a continuous visual screen at least 3' in height at the time of planting.	4 Trees	4 Trees
112' Infr landscape buffer (parking lot adjacent to HWY 169) / 30' Infr = 4 Trees		
**Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted towards satisfying the tree planting requirements of 88-425-05.		
88-425-06-B - Minimum Interior Landscape Area		
At least 35 sqft of interior landscape area must be provided for each parking space.	4,060 sqft Landscape Area	>4,060 sqft Landscape Area
116 Parking Spaces x 35 sqft = 4,060 sqft Landscape Area		
88-425-06-E - Minimum Interior Landscape Area		
One tree is required per 5 parking spaces	24 Trees	24 Trees
116 Parking Spaces / 5 = 24 Trees		
One shrub is required per parking space	116 Shrubs	116 Shrubs
116 Parking Spaces x 1 = 116 Shrubs		
Ground cover plants must cover all interior landscape areas.	Yes	Yes
88-425-08-A - Screening		
Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex multi-unit residential and nonresidential uses must be screened from public ROW on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the site	Yes	Yes
88-425-08-B Screening of Mechanical Equipment And Utility Cabinets		
Above-ground utility cabinets that are 30 or more inches in height or width and visible from the right-of-way must be screened from public view with landscaping or with an architectural treatment.	Yes	Yes
88-425-10-B - Trees		
If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species	Yes	Yes

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
TREES							
	AA	9	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL & MATCHING
	GA	9	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL & MATCHING
	OS	10	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL & MATCHING
	TP	9	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL & MATCHING
	UL	10	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL & MATCHING
SHRUBS							
	BM	21	BUXUS SEMPERVIRENS 'MONRIE' / GREEN TOWER UPRIGHT BOXWOOD	5 GAL. MIN.	4" HT. MIN.	24" O.C.	FULL & MATCHING
	EA	18	EUONYMUS JAPONICUS 'AUREO-MARGINATUS' / GOLDEN EUONYMUS	5 GAL. MIN.	2" HT. MIN.	36" O.C.	FULL & MATCHING
	HR	11	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS OAKLEAF HYDRANGEA	2 GAL. MIN.	2" HT. MIN.	48" O.C.	FULL & MATCHING
	IN	25	ILEX GLABRA 'NIGRA' / NIGRA INKBERY HOLLY	2 GAL. MIN.	2" HT. MIN.	36" O.C.	FULL & MATCHING
	SG	41	SPIRAEA JAPONICA 'YAN' / DOUBLE PLAY® GOLD SPIREA	2 GAL. MIN.	2" HT. MIN.	24" O.C.	FULL & MATCHING
GROUND COVERS							
	JP	340	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA' / CREEPING JUNIPER	CONT.	12" HT.	36" O.C.	FULL & MATCHING
	LV	246	LIRIOPE MUSCARI 'VAREGATA' / VAREGATED LILYTURF	CONT.	6" HT. X 10" W.	18" O.C.	FULL & MATCHING
	MB		MULCH BUFFER				PER LANDSCAPE DETAILS
	OJ	131	OPHIPOGON JAPONICUS / MONDO GRASS	CONT.	4" HT. X 6" W.	18" O.C.	FULL & MATCHING
	PR	86	PETROSEBUM RUPESTRE 'ANGELINA' / ANGELINA STONECROP	CONT.	4" HT. X 6" W.	24" O.C.	FULL & MATCHING
	PS	246	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	CONT.	2" HT. MIN.	36" O.C.	FULL & MATCHING
DECORATIVE ROCK							
	DRM	1,200 SF	DECORATIVE ROCK	ROCK			3" DEPTH DECORATIVE ROCK COLOR AND TONE TO MATCH BUILDING
SEED							
	DP	45,926 SF	DRY PRAIRIE SEED MIX	SEED			WEED FREE - SEE NOTES FOR MIXES

DRY PRAIRIE SEED MIX

% seed pft	Botanical Name	Common Name
14.63%	Schizachyrium scoparium	Little bluestem
13.66%	Bouteloua curtipendula	Sideoats grama
9.98%	Eragrostis trichodes	Sand lovegrass
1.46%	Koeleria macrantha	Prairie junegrass
2.44%	Bouteloua gracilis	Blue grama
4.88%	Bouteloua dactyloides	Buffalograss
0.97%	Sporobolus cryptandrus	Sand dropseed
9.75%	Coreopsis lanceolata	Lanceleaf coreopsis
0.48%	Coreopsis tinctoria	Plains coreopsis
7.32%	Ratibida columnifera	Upright prairie coneflower
0.97%	Mimosa quadrivalvis var. nuttallii	Sensitive brier
2.44%	Echinacea pallida	Pale purple coneflower
2.93%	Oxalis stricta	White prairie clover
2.44%	Parthenium integrifolium	Wild quinine
0.97%	Callirhoe involucrata	Purple poppy/mallow
7.32%	Lupinus perennis	Wild lupine
7.32%	Lupinus perennis	Wild lupine
0.97%	Asclepias tuberosa	Butterfly milkweed
4.88%	Desmanthus illinoensis	Illinois bundleflower
0.49%	Baptisia bracteata	Cream wild indigo
2.44%	Baptisia alba	White wild indigo
0.97%	Helianthus mollis	Achy sunflower
0.73%	Symphoricarpos oolentangiense	Skyblue aster
0.73%	Solidago nemoralis	Gray goldenrod
0.49%	Rudbeckia hirta	Black-eyed Susan
0.49%	Rudbeckia hirta	Black-eyed Susan
0.97%	Penstemon digitalis	Foglove beardtongue
0.49%	Pedicularis canadensis	Lousewort
3.41%	Eryngium yuccifolium	Rattlesnake master
2.44%	Grindelia squarrosa	Curly-cup gumweed
2.44%	Lespedeza capitata	Roundhead lespedeza

DRY PRAIRIE SEED MIX NOTES

TURF ALTERNATIVE—SUNSHADE SEED MIX: SEED SUPPLIER: PURE AIR NATIVES, INC.

GENERAL SEED MIX NOTES:

- DRY PRAIRIE SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
- THE MIX INDICATED ABOVE IS TO BE SEED AT 90 PLS/AC.
- CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
- CONTRACTOR SHALL MAINTAIN NATIVE SEED AREAS PER SEED SUPPLIER'S RECOMMENDATION. CONTRACTOR TO SUBMIT SUPPLIER-PROVIDED MAINTENANCE PLAN TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- SEE TABLE A, SHEET L100 FOR SEED MIX SPECIES DATA.

ESTABLISHMENT NOTES

- ENSURE ALL WEED COMPETITION IS CONTROLLED PRIOR TO PLANTING THE NATIVE SEED. WHEN POSSIBLE, ALLOW TIME FOR WEEDS TO SPROUT PRIOR TO ESTABLISHING SEEDS. ONCE WEEDS SPROUT, SPRAY THE ENTIRE AREA THAT IS BEING PREPARED FOR GRASS ESTABLISHMENT WITH HERBICIDE BASED ON WEED TYPES. ALLOW THE HERBICIDE TO SETTLE FOR THE RECOMMENDED TIME AS STATED BY THE HERBICIDE MANUFACTURER BEFORE PROCEEDING WITH SEED ESTABLISHMENT. WHEN USING HERBICIDES FOLLOW ALL LABELED RECOMMENDATIONS.
- DO NOT LIME FERTILIZER TO IMPROVE SOIL CONDITIONS. FERTILIZE PER NOTES AND SPECIFICATIONS. SUBMIT REGIMEN FOR APPROVAL TO THE LANDSCAPE ARCHITECT.
- BROADCASTING - APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS. REMOVE ANY THATCH OR MATERIAL THAT MAY PREVENT SEED TO SOIL CONTACT. AFTER BROADCASTING ROLL THE SITE WITH A ROLLER OR CULTI-PACKER TO ENSURE GOOD SEED TO SOIL CONTACT. IF USING STRAW MULCH ON SEEDED AREAS STRAW IS TO BE OATS OR WHEAT STRAW FREE FROM WEEDS. FOREIGN MATTER DETRIMENTAL TO PLANT LIFE AND HAY, OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE. TAKE SPECIAL CARE TO SPREAD A THIN LAYER OF STRAW AND DO NOT LEAVE CLUMPS OR PIECES OF BALES UNSPREAD. WHEN USING EROSION CONTROL BLANKETS, ENSURE THE USE OF OAT OR WHEAT STRAW FREE OF WEEDS. THE EROSION CONTROL BLANKET MESH + MATERIAL MUST BE THIN IN NATURE AS TO ALLOW SUNLIGHT THROUGH.
- GENERALLY, NATURAL RAINFALL EVENTS PROVIDE SUFFICIENT WATER BUT LIGHT WATERING MAY BE NEEDED IN PERIODS OF DROUGHT TO START THE GERMINATION PROCESS.
- CONTRACTOR TO SUBMIT MAINTENANCE PLAN(S) TO THE OWNER/OWNER'S REPRESENTATIVE PROVIDED BY THE NATIVE SEED SUPPLIER(S) FOR THE LONG-TERM MANAGEMENT AND CARE OF THE NATIVE SEED AREAS.

Drawing name: K:\KAC_L100\268724000_Crash Champions KCM02 Design\CAD\Final\Sheet\landscape\Plan.dwg L100 Nov 01, 2024 10:28am By: haveland
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LANDSCAPE PLAN			
510 NW 68TH STREET KANSAS CITY, MO 64118			
ORIGINAL ISSUE: 09/16/2024			
KHA PROJECT NO. 268724000			
SHEET NUMBER			
L100			



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 Do not scale drawings, read dimension figures only. Contractor shall verify all drawings, details, specifications, dimensions and measurements as well as site or premises conditions notify the designer of all errors, omissions and/or anomalies before beginning the work. Any changes or substitutions to details and specified materials shown on this drawing must be approved by the architect.

NORTH:

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CLIENT : CRASH CHAMPIONS KANSAS CITY
 500 NW 68TH ST
 KANSAS CITY, MO

PROJECT : NEW CONSTRUCTION
 MOTOR VEHICLE REPAIR - BODY SHOP
 500 NW 68TH ST
 KANSAS CITY, MO

NO.	REVISION	DATE
C	DEVELOPMENT PLAN REVISION 1	2024-11-01
B	DEVELOPMENT PLAN	2024-09-16
A	FOR APPROVAL	2024-08-08

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 455, RUE SAINT-ANTOINE OUEST, BUR. 230, MONTRÉAL, QC H2Z 1J1
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SEAL: _____ ISSUED FOR: _____
 APPROVAL
 COORDINATION
 TENDER
 PERMIT
 CONSTRUCTION

DRAWING : PERSPECTIVE

SCALE : _____
 DRAWN BY: _____ L.D.
 APPROVED BY: _____ L.M.
 START DATE : JUNE, 2024

PROJECT: 2414 PAGE: A005
 REVISION: C

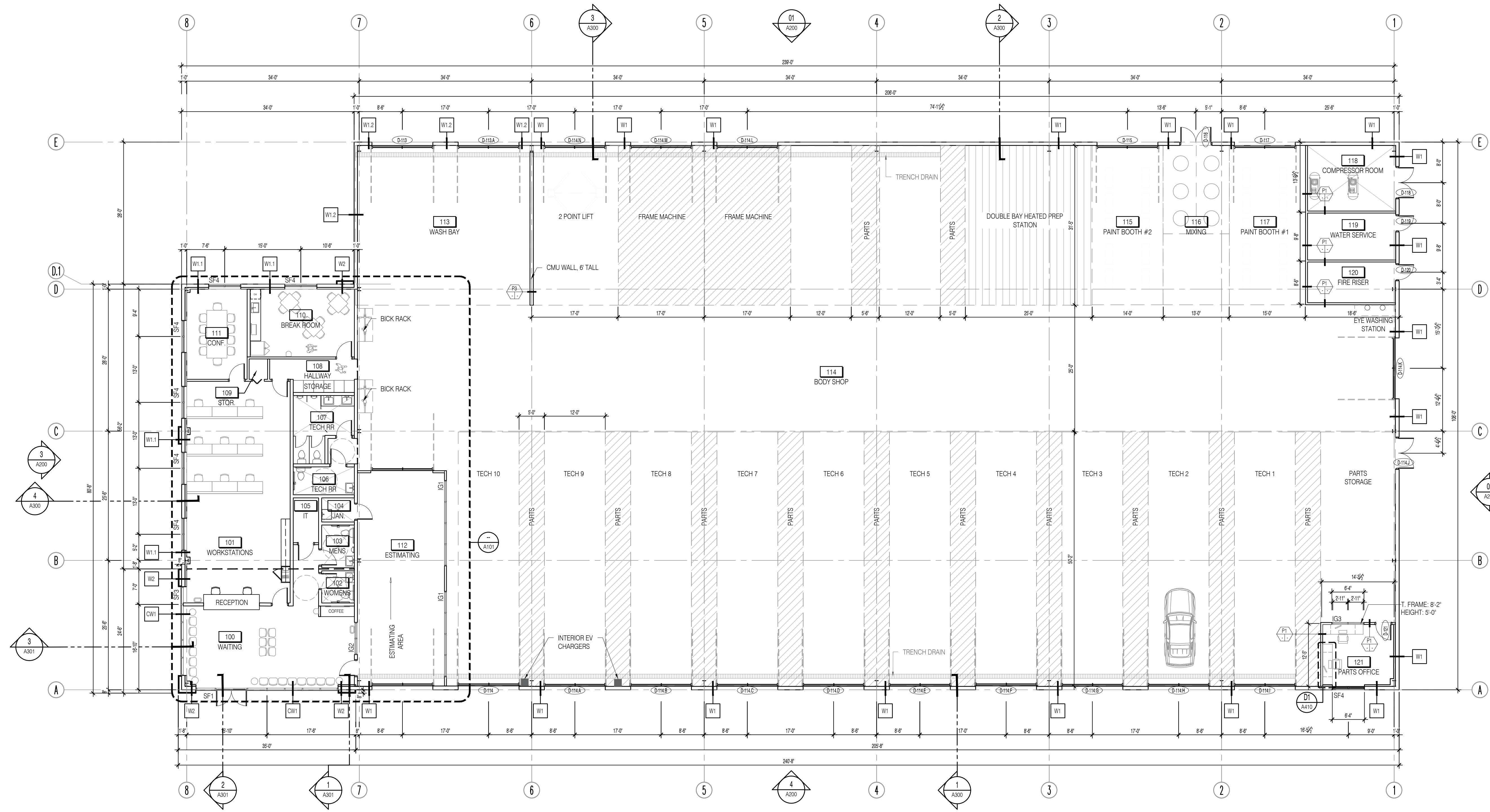
format ARCH D (24x36)

LEGEND CONSTRUCTION	
	NEW PARTITION WALL
	NEW WINDOW OR CURTAIN WALL
	NEW DOOR AND FRAME
	DOOR NUMBER
	SPECIFIC NOTE ON FURNITURE/EQUIPMENT. SEE FURNITURE AND EQUIPMENT LIST
	SPECIFIC CONSTRUCTION NOTE. SEE TABLE OF SPECIFIC CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES	
GN.1	EXTERIOR ENVELOPE: ENSURE THE INTEGRITY AND CONTINUITY OF INSULATION, AIR BARRIERS AND VAPOUR BARRIER MEMBRANES.
GN.2	EXTERIOR ENVELOPE: PROVIDE INSULATION AT THE JUNCTION BETWEEN EXTERIOR WALLS AND DOORS/WINDOWS.
GN.3	PROVIDE 3/8" METAL CORNER MOLDINGS (INSIDE AND OUTSIDE) AT THE CORNER JOINT OF THE METAL PANELS. THE COLOR OF THE MOLDINGS MUST MATCH THE COLOR OF THE METAL PANELS.
GN.4	BODY SHOP INTERIOR FINISH STEEL STRUCTURE MUST BE FACTORY PRIME IN STANDARD GREY. RUST MUST BE REMOVED ON SITE. PROVIDE TOUCH-UP PAINTING AS REQUIRED.
GN.5	BODY SHOP: EXTERIOR DOORS TO BE PAINTED THE SAME COLOR AS THE METAL PANELS.
GN.6	EXTERIOR DOOR FRAMES AND MULLIONS TO BE BLACK.

GENERAL NOTES
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 Do not scale drawings, read dimension figures only. Contractor shall verify all drawings, details, specifications, dimensions and measurements as well as site or premises conditions notify the designer of all errors, omissions and/or anomalies before beginning the work. Any changes or substitutions to details and specified materials shown on this drawing must be approved by the architect.

NORTH:



DO NOT USE FOR CONSTRUCTION

CLIENT: CRASH CHAMPIONS KANSAS CITY
 500 NW 68TH ST
 KANSAS CITY, MO
 PROJECT: NEW CONSTRUCTION
 MOTOR VEHICLE REPAIR - BODY SHOP
 500 NW 68TH ST
 KANSAS CITY, MO

NO.	REVISION	DATE
H	DEVELOPMENT PLAN REVISION 1	2024-11-01
G	DEVELOPMENT PLAN	2024-09-16
F	ISSUED FOR COORDINATION	2024-09-12
E	ISSUED FOR COORDINATION	2024-09-23
D	FOR APPROVAL	2024-08-19
C	FOR APPROVAL	2024-08-08
B	FOR APPROBATION	2024-07-12
A	FOR PRESENTATION	2024-06-29

MINICUCCI ARCHITECTS
 455, RUE SAINT-ANTOINE OUEST, BUR. 230, MONTRÉAL, QC H2Z 1J1
 T 514.875.2535 F 514.875.9221 WWW.MINICUCCIARCHITECTE.COM

SEAL: _____ ISSUED FOR: _____
 APPROVAL
 COORDINATION
 TENDER
 PERMIT
 CONSTRUCTION

DRAWING: **FLOOR PLAN**

SCALE: 3/32" = 1'-0"
 DRAWN BY: _____ L.D.
 APPROVED BY: _____ L.M.
 START DATE: _____ JUNE, 2024
 PROJECT: 2414 PAGE: _____
 REVISION: H **A100**

SPECIFIC NOTES	
S.1	METAL CANOPY.
26.1	DECORATIVE WALL SCONCE. REFER TO ELECT.
26.2	EXTERIOR LIGHT. REFER TO ELECT.
26.3	EXTERIOR SIGNAGE BY VENDOR. PERMITTED SEPARATELY. ELECTRICAL CONNECTIONS BY GENERAL CONTRACTOR.

GENERAL NOTES	
G.N.1.	EXTERIOR SIGNAGE IS BY OWNER AND TO BE COORDINATED WITH OWNERS SIGN VENDOR. THE EXTERIOR SIGNAGE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL REQUIRED SIGN PERMITS.
G.N.2.	ALL WALL-MOUNT EXHAUST FAN/SLOVERS TO HAVE A COLOR TO MATCH THE COLOR OF THE EXTERIOR WALL CLADDING. REFER TO MECHANICAL DRAWINGS FOR FINAL LOCATIONS AND ADDITIONAL INFORMATION.
G.N.3.	CAULK AND SEAL ALL BUILDING JOINTS AS REQUIRED TO PROVIDE WEATHER TIGHTNESS.
G.N.4.	UNLESS OTHERWISE SPECIFIED, THE COLOR OF PRE-PAINTED METAL FLASHINGS IS TO MATCH THE COLOR OF THE EXTERIOR WALL CLADDING DIRECTLY BELOW THE FLASHING.
G.N.5.	UNLESS OTHERWISE SPECIFIED, THE COLOR OF EXTERIOR DOORS AND GARAGE DOORS IS TO MATCH THE COLOR OF THE EXTERIOR WALL CLADDING.

LEGEND OF ELEVATION / LIST OF MATERIALS	
EXTERIOR CLADDING	
AL-01	ALUMINUM, ALUCOBOND USA, ALUCOBOND PLUS, 4 MM ACM (MAX WIDTH 60"), COLOR 'SILVER METALLIC'
AL-02	ALUMINUM FLASHING, COLOR TO MATCH SW 6258 'TRICORN BLACK'
MS-01	CORRUGATED VERTICAL METAL SIDING, COLOR SW-7068 'GREZLE GRAY'
ROOF	
SSM	STANDING SEAM METAL ROOF, COLOR TO MATCH SW 6258 'TRICORN BLACK'
CURTAIN WALL	
SGU	SEALED GLAZING UNIT, TEMPERED AND CLEAR GLASS, 2X6 mm
	2" MILLION CAP, ANODIZED BLACK ALUMINUM

GENERAL NOTES
 Ne pas mesurer les plans, lire les cotes seulement. L'entrepreneur devra vérifier tous les détails, spécifications, dimensions et mesures ainsi que les conditions de location ou de chantier, signaler toutes erreurs, omissions et/ou anomalies avant de commencer les travaux. Tous changements ou substitutions de détails et de matériaux spécifiés sur ce plan devront être approuvés par l'architecte.
 Do not scale drawings, read dimension figures only. Contractor shall verify all drawings, details, specifications, dimensions and measurements as well as site or premises conditions notify the designer of all errors, omissions and/or anomalies before beginning the work. Any changes or substitutions to details and specified materials shown on this drawing must be approved by the architect.

NORTH:

DO NOT USE FOR CONSTRUCTION

CLIENT: CRASH CHAMPIONS KANSAS CITY
 500 NW 68TH ST
 KANSAS CITY, MO

PROJECT: NEW CONSTRUCTION
 MOTOR VEHICLE REPAIR - BODY SHOP
 500 NW 68TH ST
 KANSAS CITY, MO

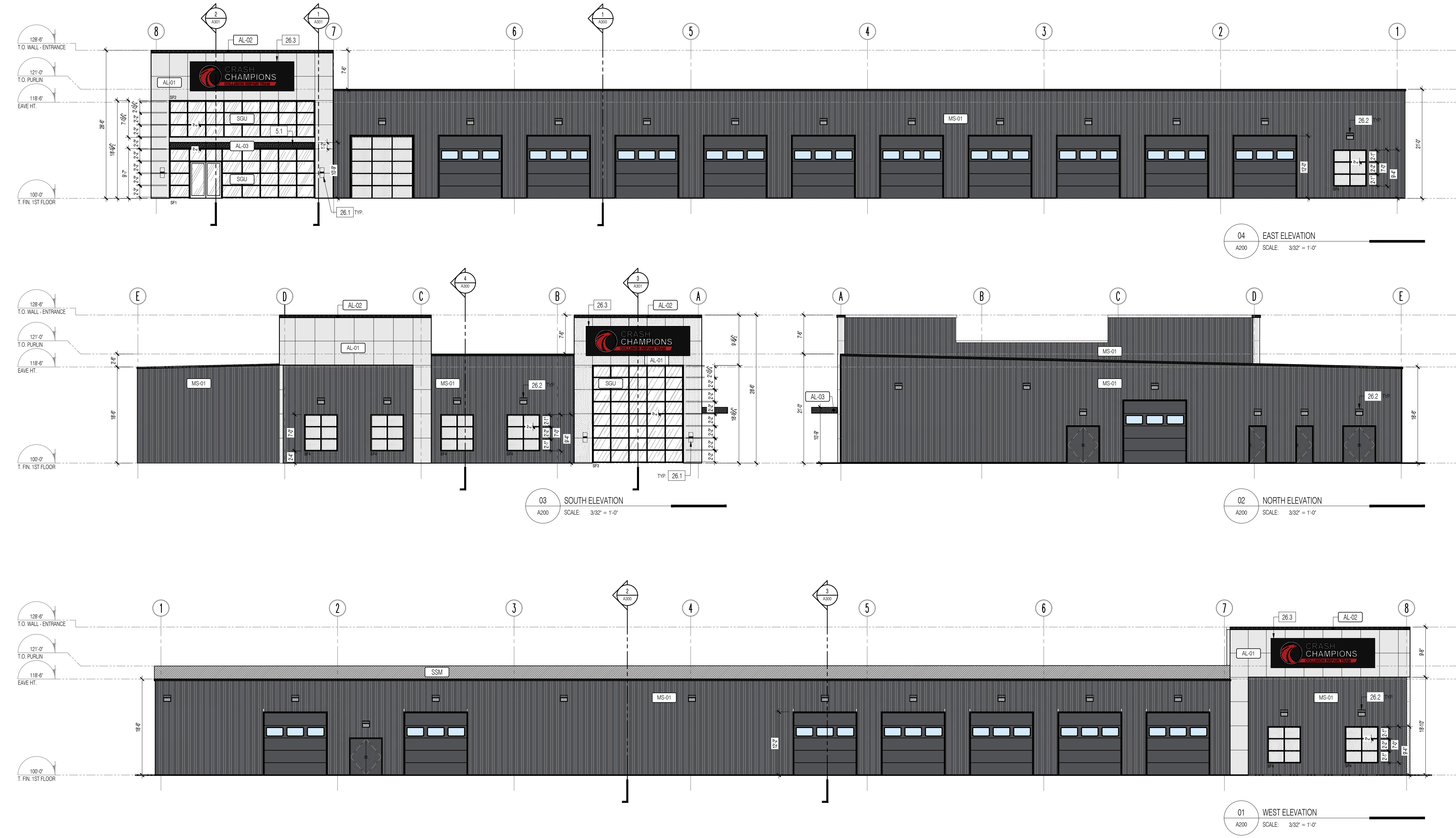
NO.	REVISION	DATE
G	DEVELOPMENT PLAN REVISION 1	2024-11-01
F	DEVELOPMENT PLAN	2024-09-19
E	ISSUED FOR COORDINATION	2024-08-23
D	FOR APPROVAL	2024-08-19
C	FOR APPROVAL	2024-08-08
B	FOR APPROVAL	2024-07-12
A	FOR PRESENTATION	2024-06-28

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 TENDER:
 PERMIT:
 CONSTRUCTION:

DRAWING: **ELEVATIONS**

SCALE: 3/32" = 1'-0"
 DRAWN BY: _____ L.D.
 APPROVED BY: _____ L.M.
 START DATE: _____ JUNE, 2024
 PROJECT: 2414 PAGE: _____
 REVISION: G **A200**



format ARCH D (24x36)