



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

November 20, 2024.

Project Name
Crash Champions, Oak Hill Plaza West

Docket # 9

Request
CD-CPC-2024-00137
Development Plan

Applicant
Amy Grant
Polsinelli, PC

Engineer
Dalton Signer

Location 510 NW 68th Street
Area About 10 Acres
Zoning B3-2
Council District 2nd
County Clay
School District North Kansas City

Surrounding Land Uses
North: SF residence, zoned R-7.5
South: Quik Trip, zoned B3-2
East: Kindred Hospital, zoned B3-2
West: 169 Hwy

Land Use Plan
The Line Creek Valley Area Plan recommends Mixed Use Community Land Use for this location.

Major Street Plan
Northwest 68th Street is identified as a Thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to an approved development plan which also serves in lieu of a Special Use permit to permit General Motor Vehicle Repair, in District B3-2 (Commercial).

PROJECT TIMELINE

The application for the subject request was filed on 09/13/2024. Scheduling deviations from 2024 Cycle 11.1 have occurred.
- Technical difficulty with the system.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered Neighborhood or Home Associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on October 16, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The site is the Oak Hill Plaza West development located at the northeast corner of NW 68th Street and 169 Hwy. There is an existing Kindred Hospital, and a Quik Trip convenient store developed on the east and south portion of the plan. There is approximately 50-60 feet change in topography from the south property line to the northern property line. The site was recently cleared of most of the existing trees, except for the mature trees at the northern property line buffering the site from the residential development off N. Pennsylvania Avenue. To the south of the site is a convenience store and a multi-tenant strip center.

PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Recommendation
APPROVAL subject to Conditions

CONTROLLING + RELATED CASES

Case No 7576-CP-3 – Ordinance No. 060909 passed by City Council on September 6, 2006, approved an amendment to a previously approved preliminary plan in District CP-3 to allow for 2 storm water detention tracts, 3 retail/office buildings, 1 drive-through bank, and 1 LTACH (long term acute care hospital) hospital on the westerly 10.93 acres and 3 retail buildings on 2 lots on the easterly 5.8 acres.

Case No SD-1272 – Oak Hill Plaza West–1st Plat – Final Plat - Ordinance No. 0601066 passed by City Council on October 15, 2006, approved a final plat in District CP-3 (regional planned business center) to allow for 1 storm water detention tract and 1 lot.

Vicinity Map



PLAN REVIEW

The applicant is seeking approval of a major amendment to the current approved development plan which also serves as a preliminary plat in District B3-2. This development plan will serve in lieu of a Special Use permit to permit General Motor Vehicle Repair pursuant to **88-517-09-D, which states that, "If a use that would have required special use approval is approved on a development plan, no separate special use review will be required."** The amendment will replace the three retail buildings and 146 parking spaces proposed for Phase II, with a single story 26,000 square foot building with 116 parking spaces. The submitted development plan also includes architectural rendering, building elevations, landscape, lighting and signage plan, thereby allowing for building permit for this parcel. Access to the site is provided via a shared private drive. The proposed building is situated in the middle of the site with overhead doors on the east and west elevations.

Staff expressed concern about the view of the overhead doors from 169 Hwy, and the applicant provided some cross section of the view with berms and landscaping. Staff also had concerns about buffering the existing single-family home to the north, on N. Pennsylvania Avenue. The plan shows that the existing vegetation will be preserved. Staff will require a cross-section view of the site to make sure that the existing vegetation will provide sufficient screening moving forward. Staff also request that the architectural treatment shown at the entrance (east elevation) be repeated to present some relief along the public right of way (169 Hwy).

Staff requested that the boundary of the preliminary plat be expanded to make sure that the entire stormwater detention facility is contained within Oakhill Plaza West First Plat, Tract A.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Tree Preservation and Protection (88-424)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes)	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes/No	Yes	
Sign Standards (88-445)	Yes/No	Yes	
Pedestrian Standards (88-450)	Yes/No	Yes	

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
The development plan complies with the applicable sections of the Zoning and Development Code and the recommended land use of the Line Creek Valley Area Plan. (OA)
- B. The proposed use must be allowed in the district in which it is located;**
General Motor Vehicle Repair is allowed in the B3 zoning district with an SUP. (OA)
- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**
The proposed plan meets the requirements for vehicular access and circulation. (OA)
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
The proposed development plan is compliant. (OA)
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
There are adequate utilities proposed for the site. Existing water main connections are available. (OA)
- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**
The Development Plan is proposing a new building that is compatible with the surrounding land uses. (OA)

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The development plan includes a landscape plan and a tree preservation plan which shows existing trees to remain with additional plantings. At staff's request the applicant provided cross section to show the views from the public right of way. (OA)

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces. (OA)

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The development plan includes a landscape plan and a tree preservation plan which shows existing trees to remain with additional plantings. (OA)

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommend **APPROVAL subject to conditions** as stated in the conditions report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: November 14, 2024

Case Number: CD-CPC-2024-00137

Project: Crash Champions (Oak Hill Plaza West)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
7. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

8. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

9. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
10. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - David Gilyard 816-513-4772

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

11. The current plan does not show grading in the existing water main easement, however should that change in the future any change in grade in the transmission main easement will require approval by the KC Water Director.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

12. Micro in accordance with Approved Macro

The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

13. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

14. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

15. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

17. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

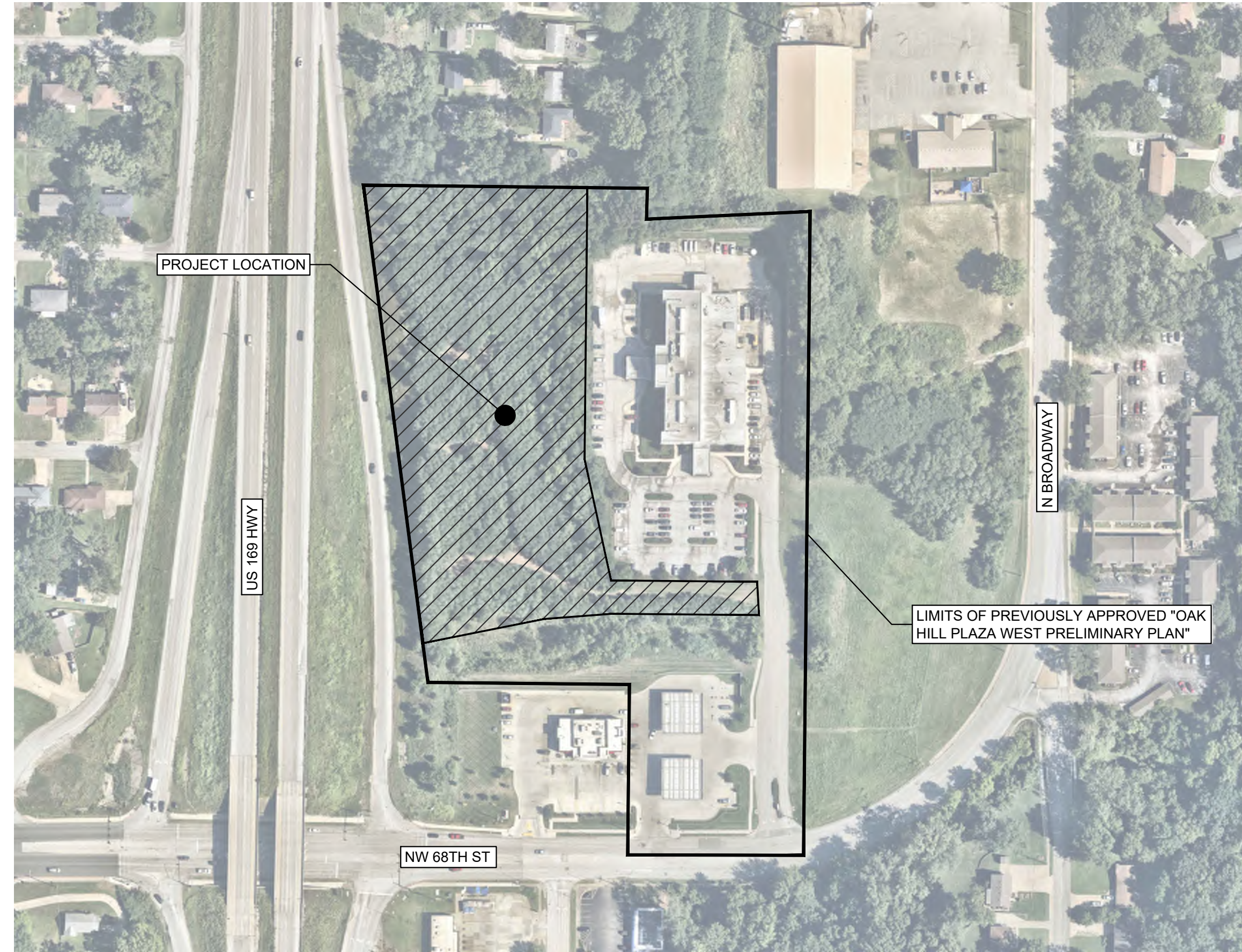
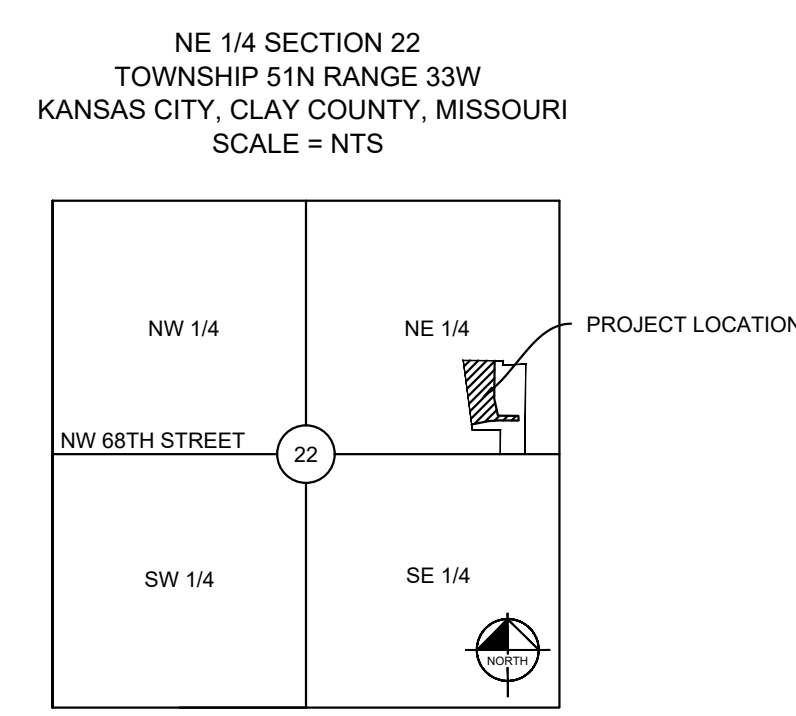
18. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

19. The developer must replat to expand the limits of Tract A to encompass the entire storm water detention basin currently located on Tract A of Oak Hill Plaza West First Plat. The Covenant to Maintain Storm Water Detention Facilities must be amended to reflect the new limits of Tract A and to include all lots served by the detention facility.

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.

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

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

- | | |
|--|--|
| <p>OWNER
ANDREW HANSEN
CRASH CHAMPIONS
601 OAKMONT LN
WESTMONT, IL 60559</p> | <p>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</p> |
| <p>ARCHITECT
ADAM GARAFALO
MINICUCCI ARCHITECTS INC
455 RUE SAINT-ANTOINE O, 230
MONTREAL, QC H2Z 1J1
(514) 875-2535</p> | <p>SURVEYOR
JOHN YOUNG, PLS
J & J SURVEY LLC
8680A N GREEN HILLS ROAD
KANSAS CITY, MO 64154
(816) 741-1017</p> |
| <p>LANDSCAPE ARCHITECT
ASHLEY SERR, PLA
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(872) 441-4350
ASHLEY.SERR@KIMLEY-HORN.COM</p> | <p>APPLICANT/ OWNER'S REPRESENTATIVE
MICHAEL LOMAX
CRESA
200 WELLINGTON STREET WEST, STE 600
TORONTO, ON M5V 3C7</p> |

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

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

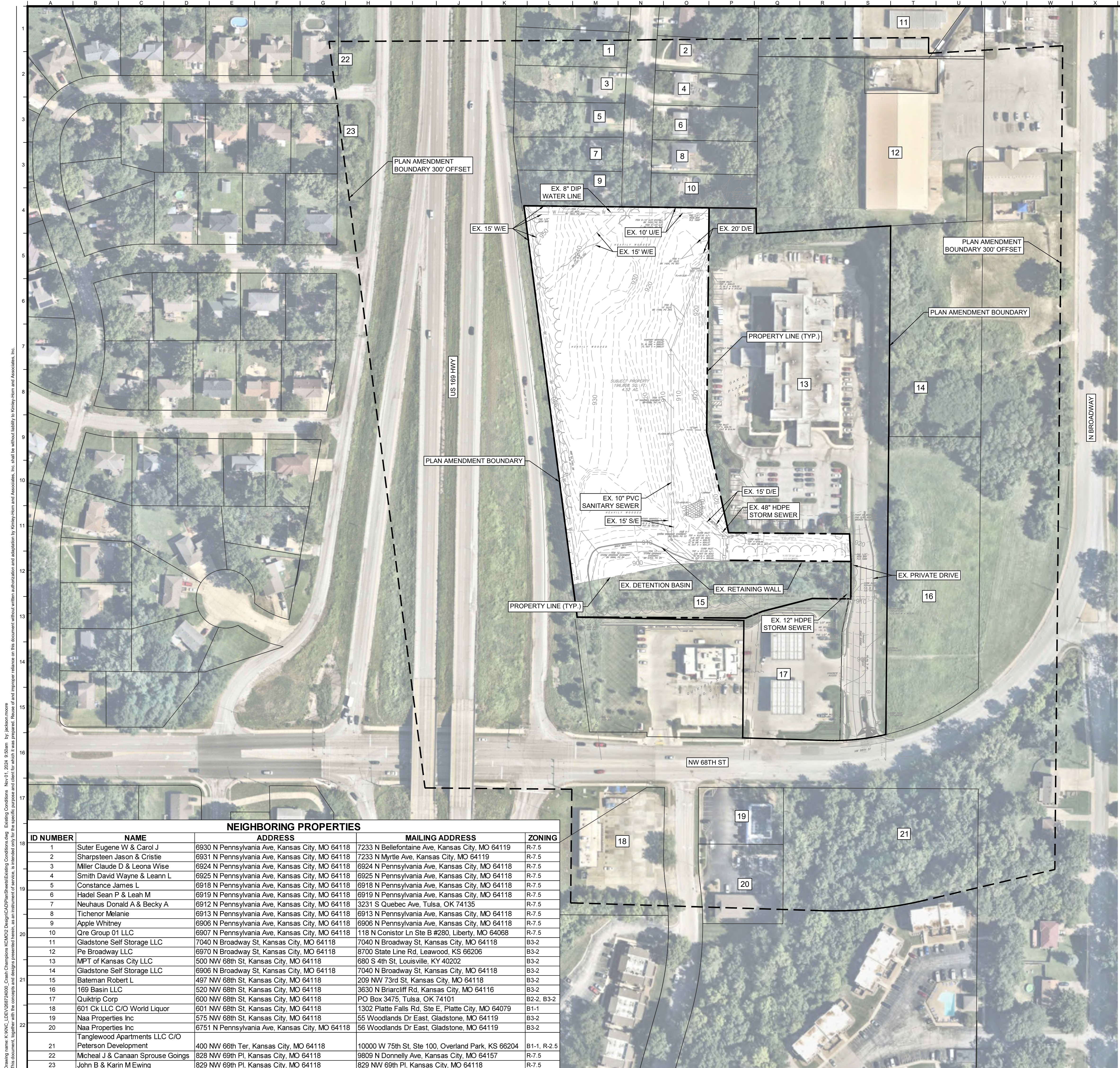
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'41" WEST ALONG THE SOUTH LINE 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.



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 COMPRISE 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.

DRS	2024-11-04	REVISIONS PER CITY COMMENTS	DATE
1			
		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVE SUITE 150 KANSAS CITY, MO 64105 PHONE: 816-452-2500 WWW.KIMLEY-HORN.COM	
SCALE:	AS NOTED	DESIGNED BY: JDB	DRAWN BY: JDB
		CHECKED BY: DRS	
PRELIMINARY NOT FOR CONSTRUCTION			
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_LB\268724000_Crash Champions KCMO2\Design\CAD\Drawings\Cover Sheet.dwg Cover Sheet Nov 01, 2024 9:50am by: Jackson Moore
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING CONDITIONS LEGEND

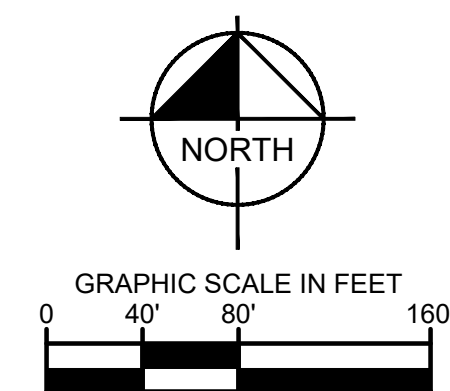
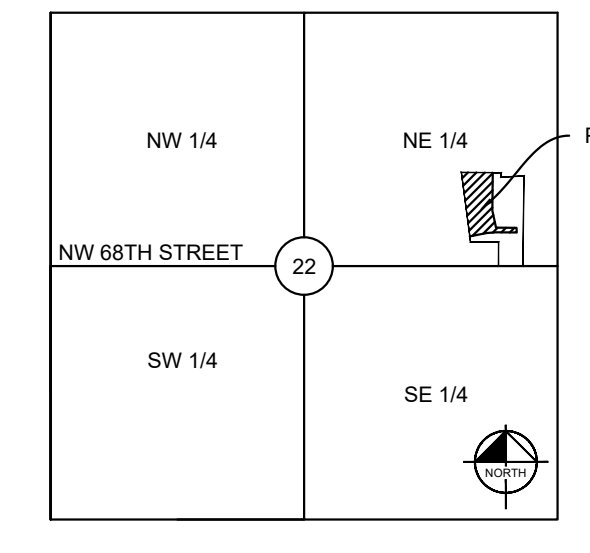
	BURIED WATER LINE
	BURIED SANITARY SEWER LINE
	BURIED STORM SEWER LINE
	PLAN AMENDMENT BOUNDARY
	PLAN AMENDMENT 300' OFFSET

- ### 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



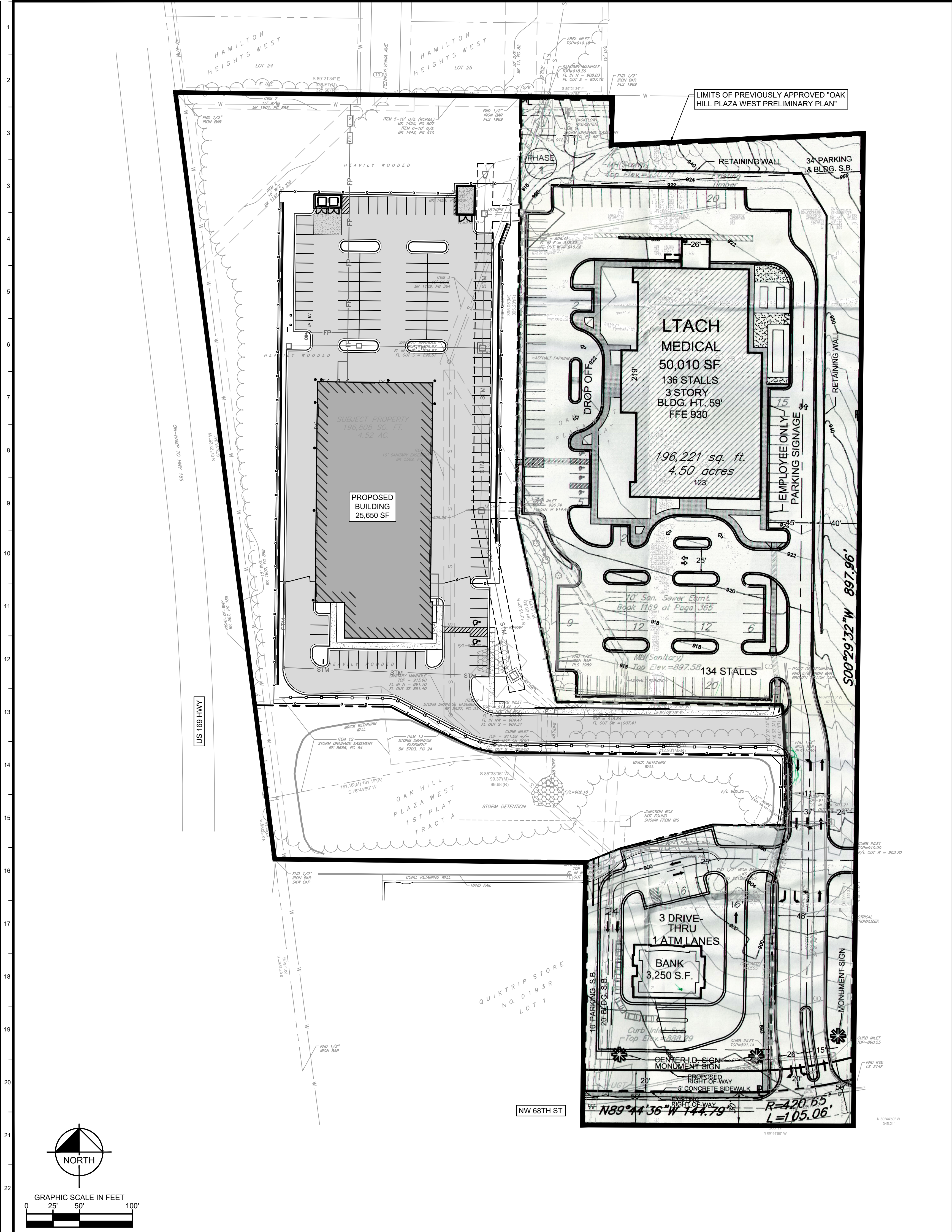
NEIGHBORING PROPERTIES

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 & Criste	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

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SCALE:	DESIGNED BY: JDB	DRAWN BY: JDB
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CHECKED BY: DRS	DRS	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_LITE\268724000_Crash Champions KCM2024\Design\CAD\Plan\Existing Conditions.dwg Nov 01, 2024 8:06am By: jackson.moore
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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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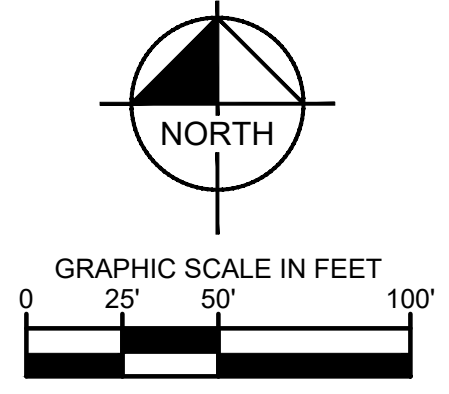


LEGAL DESCRIPTION (LIMITS OF THE OAK HILL PLAZA WEST PRELIMINARY PLAN)

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
SCALE:	AS NOTED	DESIGNED BY: JDB	PRELIMINARY NOT FOR CONSTRUCTION			
	DRAWN BY: JDB	CRASH CHAMPIONS COLLISION REPAIR TEAM				
	CHECKED BY: DRS	OVERALL SITE PLAN				
		CRASH CHAMPIONS				
		510 NW 68TH STREET				
		KANSAS CITY, MO 64118				
		ORIGINAL ISSUE: 09/16/2024				
		KHA PROJECT NO. 268724000				
		SHEET NUMBER				
		C200				

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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	

SITE PLAN LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- PROPOSED GUARDRAIL
- PROPOSED FENCE
- PARKING STALL COUNT

SITE PLAN GENERAL NOTES

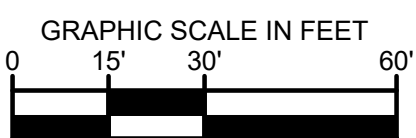
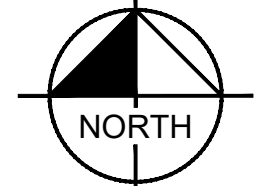
- ALL DIMENSIONS AND COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADII ADJACENT TO PARKING 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

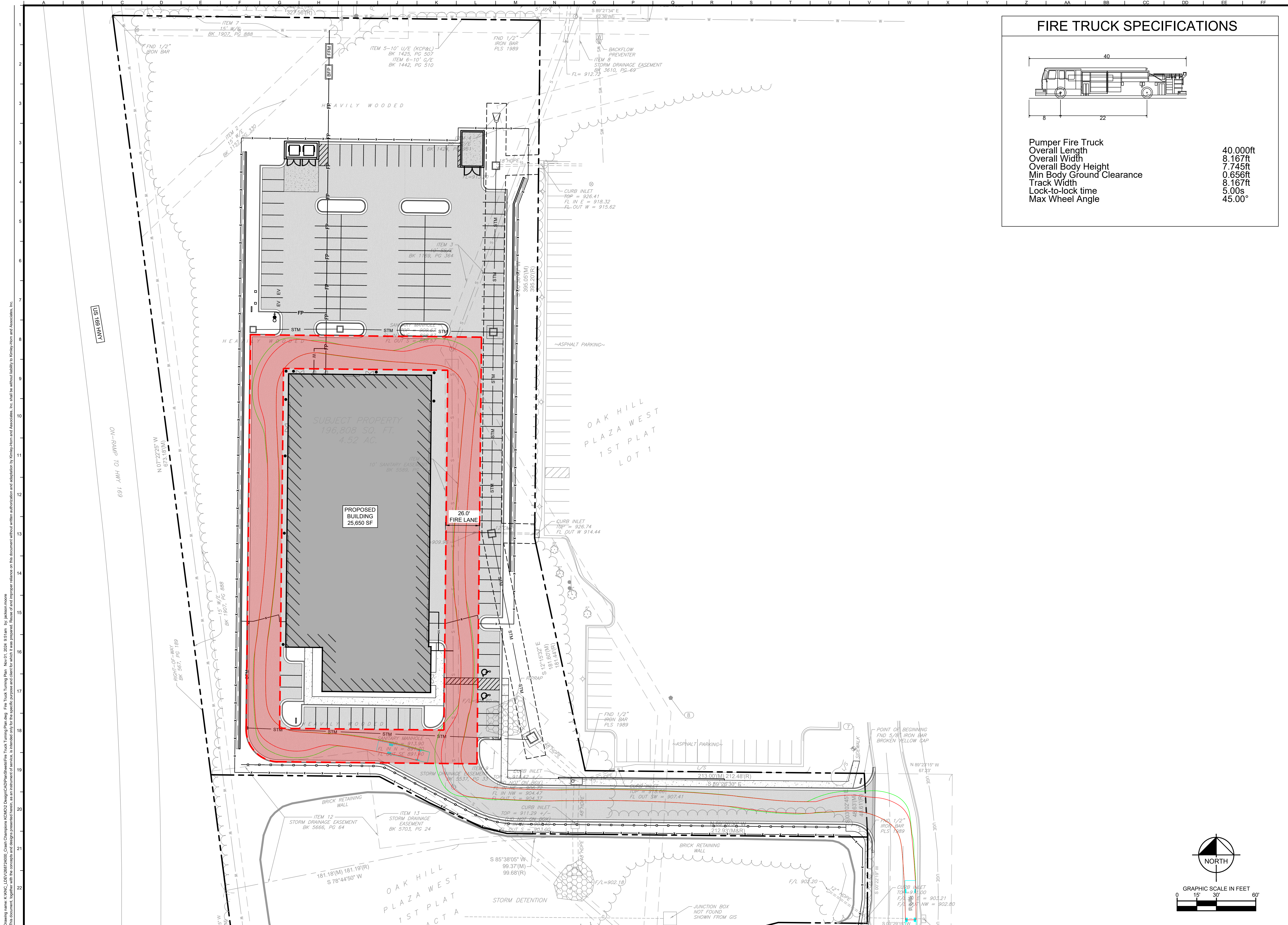
- PROPOSED GUARDRAIL
- PROPOSED FENCE. FENCE TO BE 6' TALL AMERISTAR MONTAGE II, CLASSIC STYLE, BLACK IN COLOR. SEE FENCE IMAGE ON THIS SHEET.
- PROPOSED RETAINING WALL WITH CONCRETE FLUME BEHIND THE BACK OF WALL
- PROPOSED DUMPSTER ENCLOSURE. SOUTH FACE OF DUMPSTER ENCLOSURE TO SIT 6' OFF GROUND. RE: 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



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



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SITE PLAN				
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118				
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER C300				



FIRE TRUCK SPECIFICATIONS

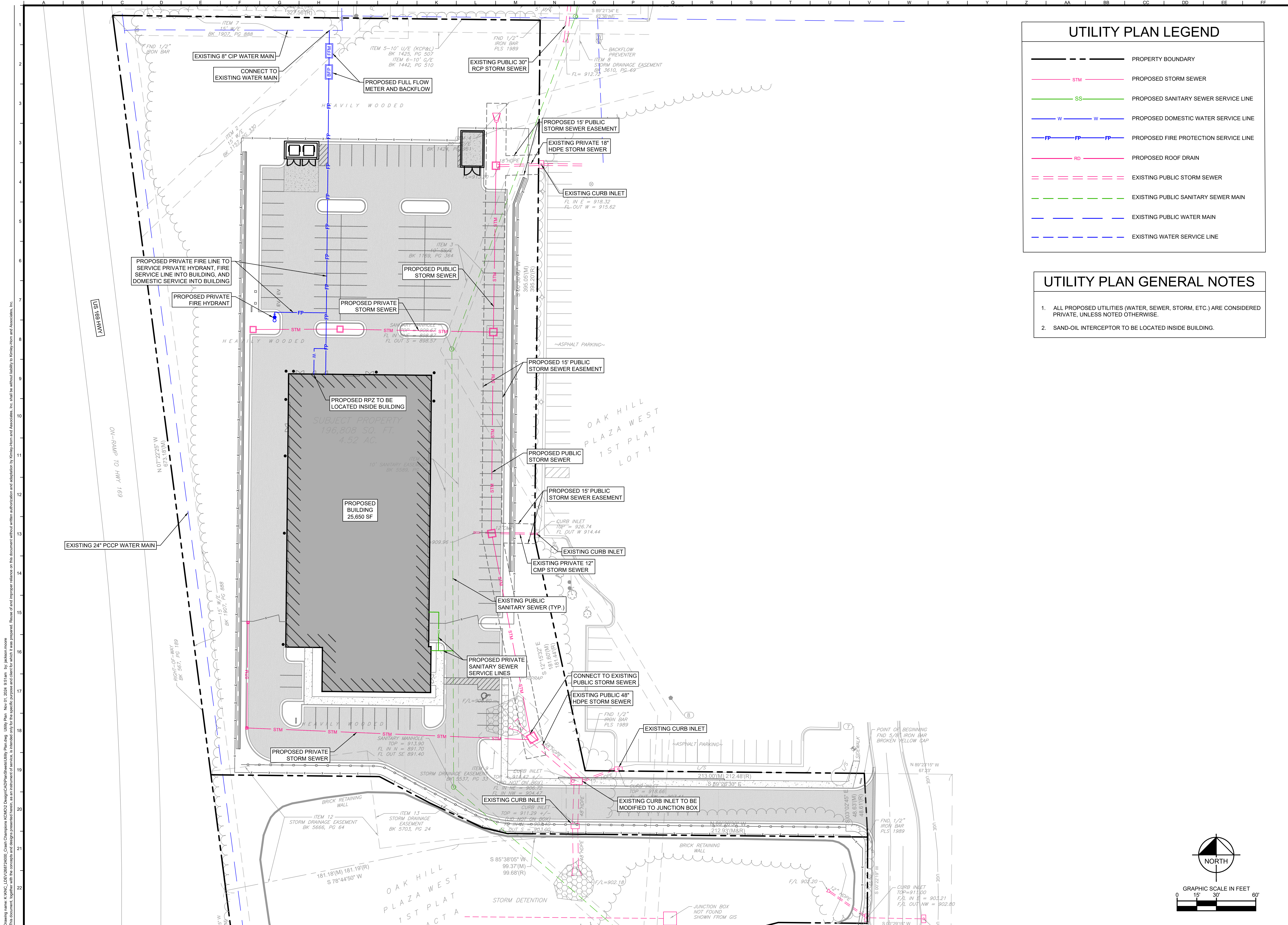
Pumper Fire Truck	40.000ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.656ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

Drawing name: K194C_LB7268724000_Crash Champions KCM02 Design/CAD/Plan/Spec/Field File Truck Turning Plan Nov 01, 2024 8:51am By: Jackson Moore
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FIRE TRUCK TURNING PLAN				
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118				
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO: 268724000 SHEET NUMBER: C400				

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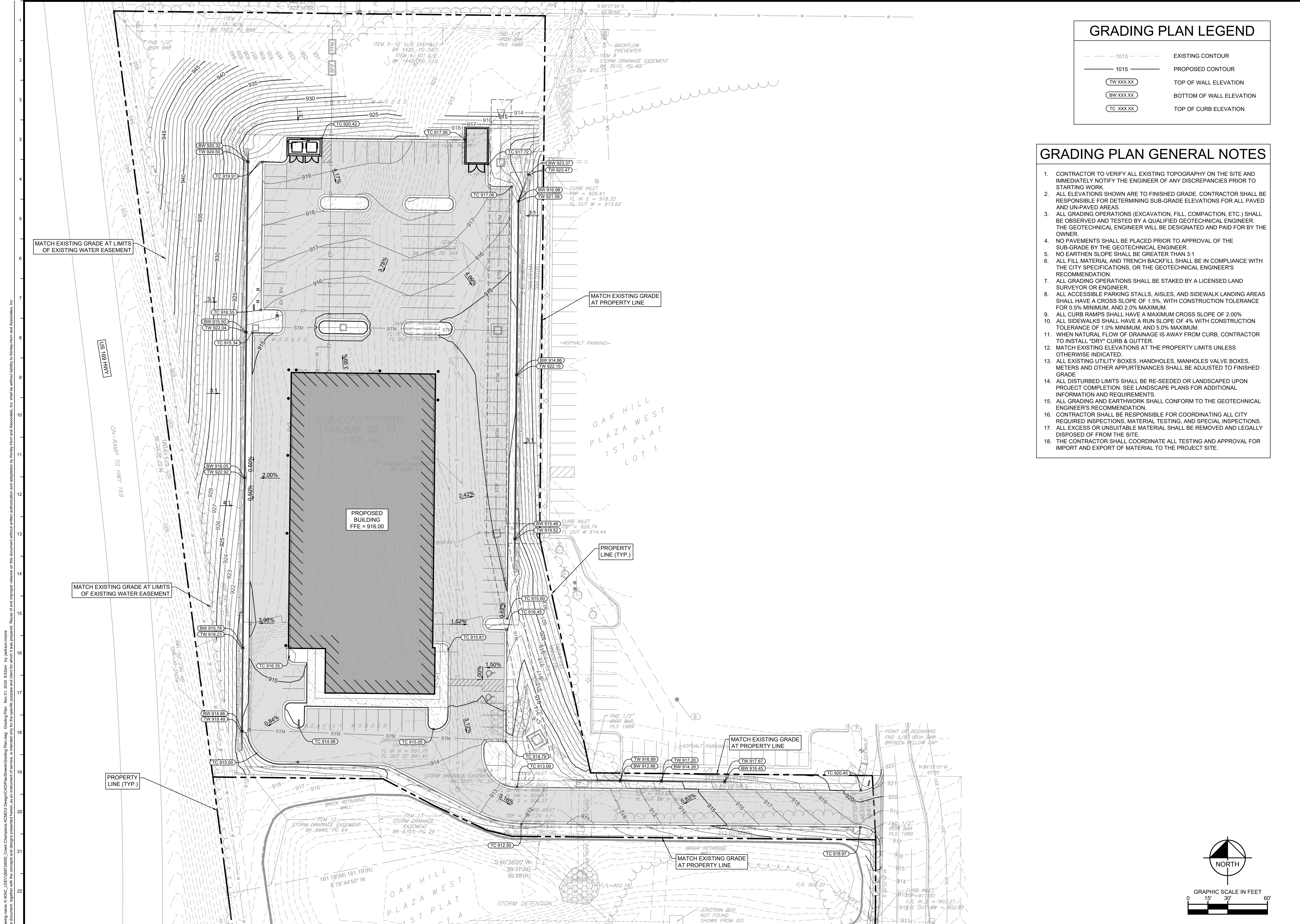
UTILITY PLAN LEGEND

	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.

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 UTILITY PLAN					
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118					
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER C500					

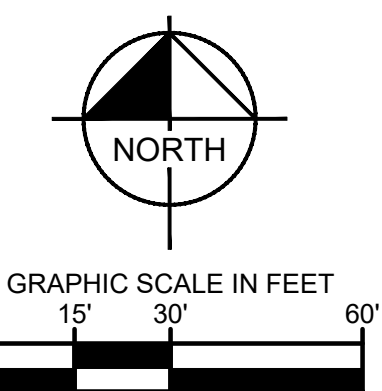


GRADING PLAN LEGEND

	1015	EXISTING CONTOUR
	1015	PROPOSED CONTOUR
	TW XXX.XX	TOP OF WALL ELEVATION
	BW XXX.XX	BOTTOM OF WALL ELEVATION
	TC XXX.XX	TOP OF CURB ELEVATION

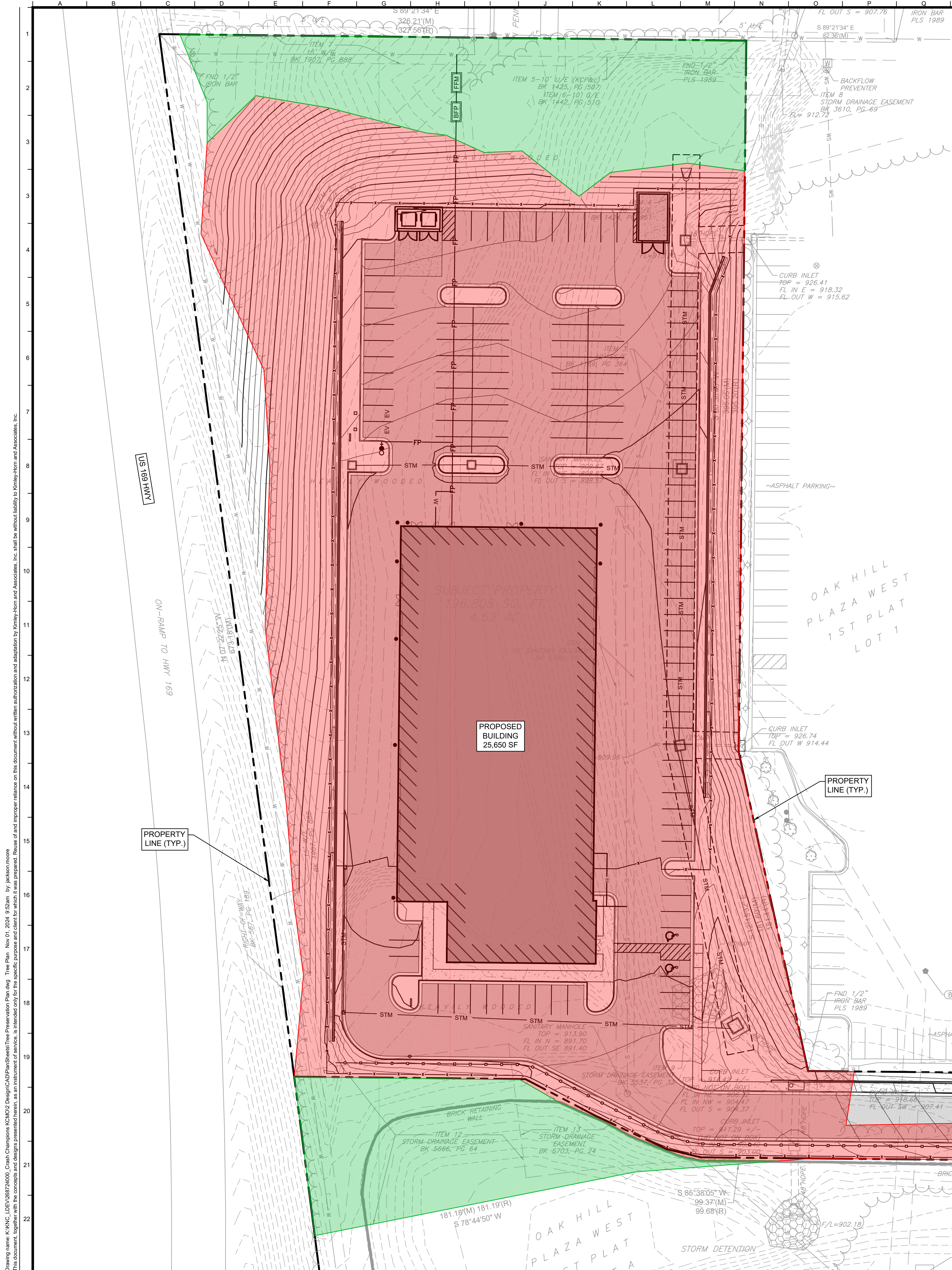
GRADING PLAN GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
- ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
- NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1.
- ALL FILL MATERIAL AND TRENCH BACKFILL SHALL BE IN COMPLIANCE WITH THE CITY SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A LICENSED LAND SURVEYOR OR ENGINEER.
- ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 0.5% MINIMUM, AND 2.0% MAXIMUM.
- ALL CURB RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
- ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB & GUTTER.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
- ALL EXISTING UTILITY BOXES, HANDHOLES, MANHOLES VALVE BOXES, METERS AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISHED GRADE.
- ALL DISTURBED LIMITS SHALL BE RE-SEEDING OR LANDSCAPED UPON PROJECT COMPLETION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL GRADING AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CITY REQUIRED INSPECTIONS, MATERIAL TESTING, AND SPECIAL INSPECTIONS.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF FROM THE SITE.
- THE CONTRACTOR SHALL COORDINATE ALL TESTING AND APPROVAL FOR IMPORT AND EXPORT OF MATERIAL TO THE PROJECT SITE.



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GRADING PLAN						
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118						
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER C600						



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

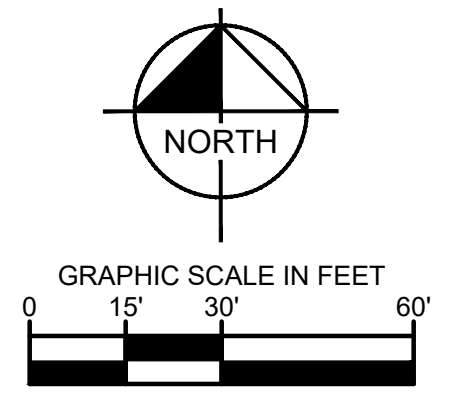
NOTE: TREE MITIGATION IS REQUIRED. OWNER HAS ELECTED TO PAY FEE-IN-LIEU OF ADDITIONAL MITIGATION PLANTINGS.

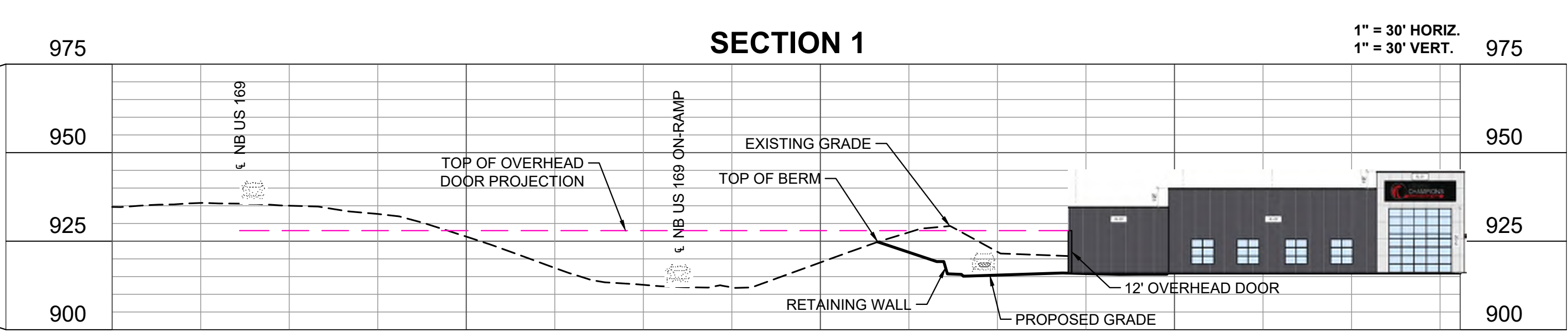
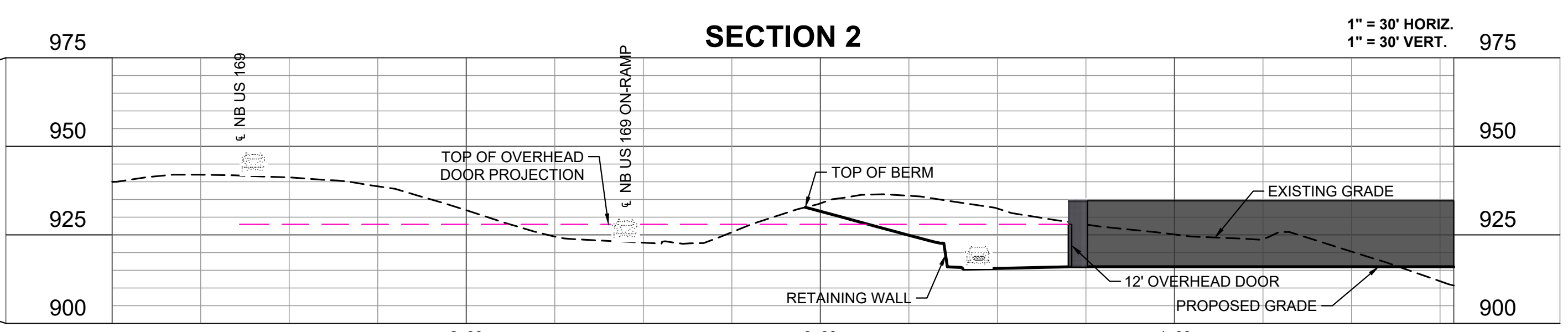
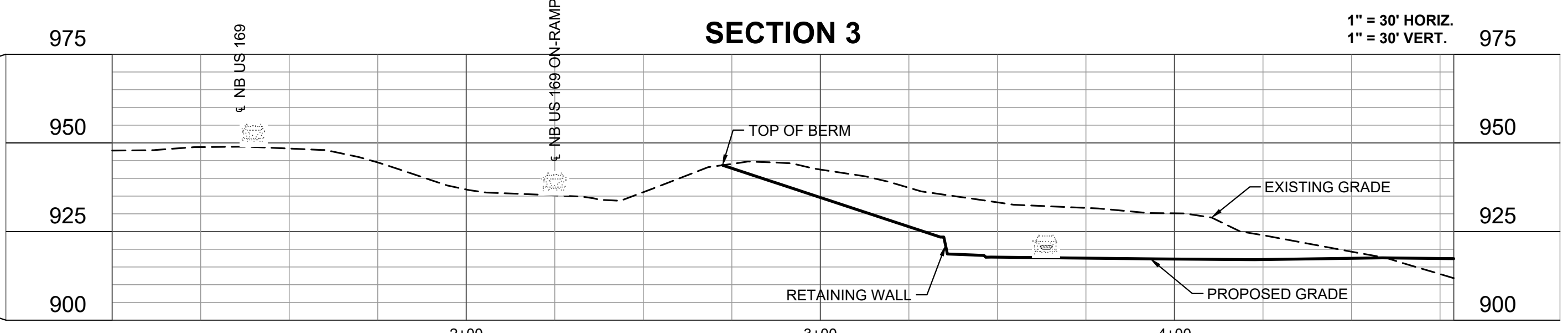
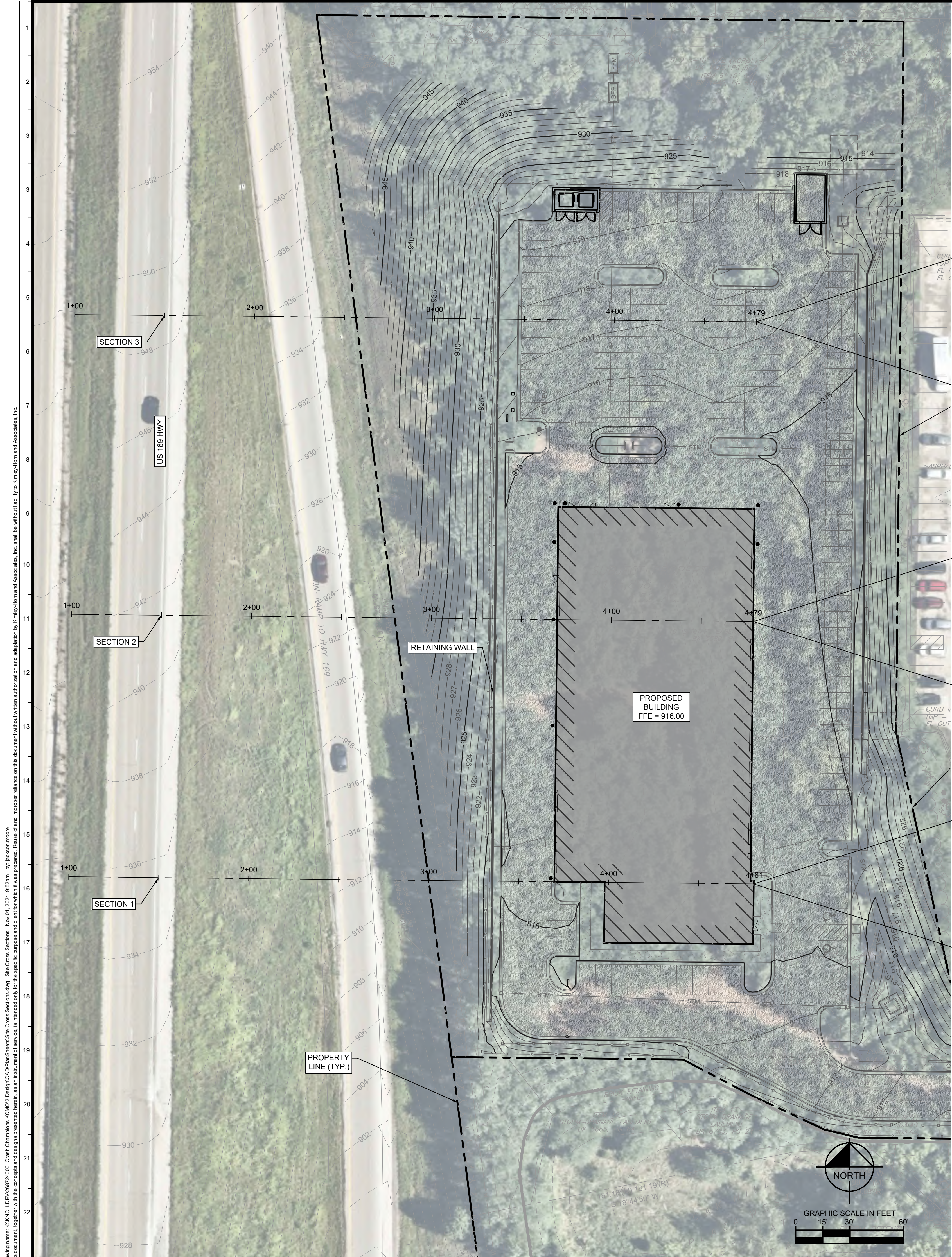
TREE PRESERVATION LEGEND

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

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SCALE: AS NOTED											
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PRELIMINARY NOT FOR CONSTRUCTION											
TREE PRESERVATION & MITIGATION PLAN											
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118											
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER C700											

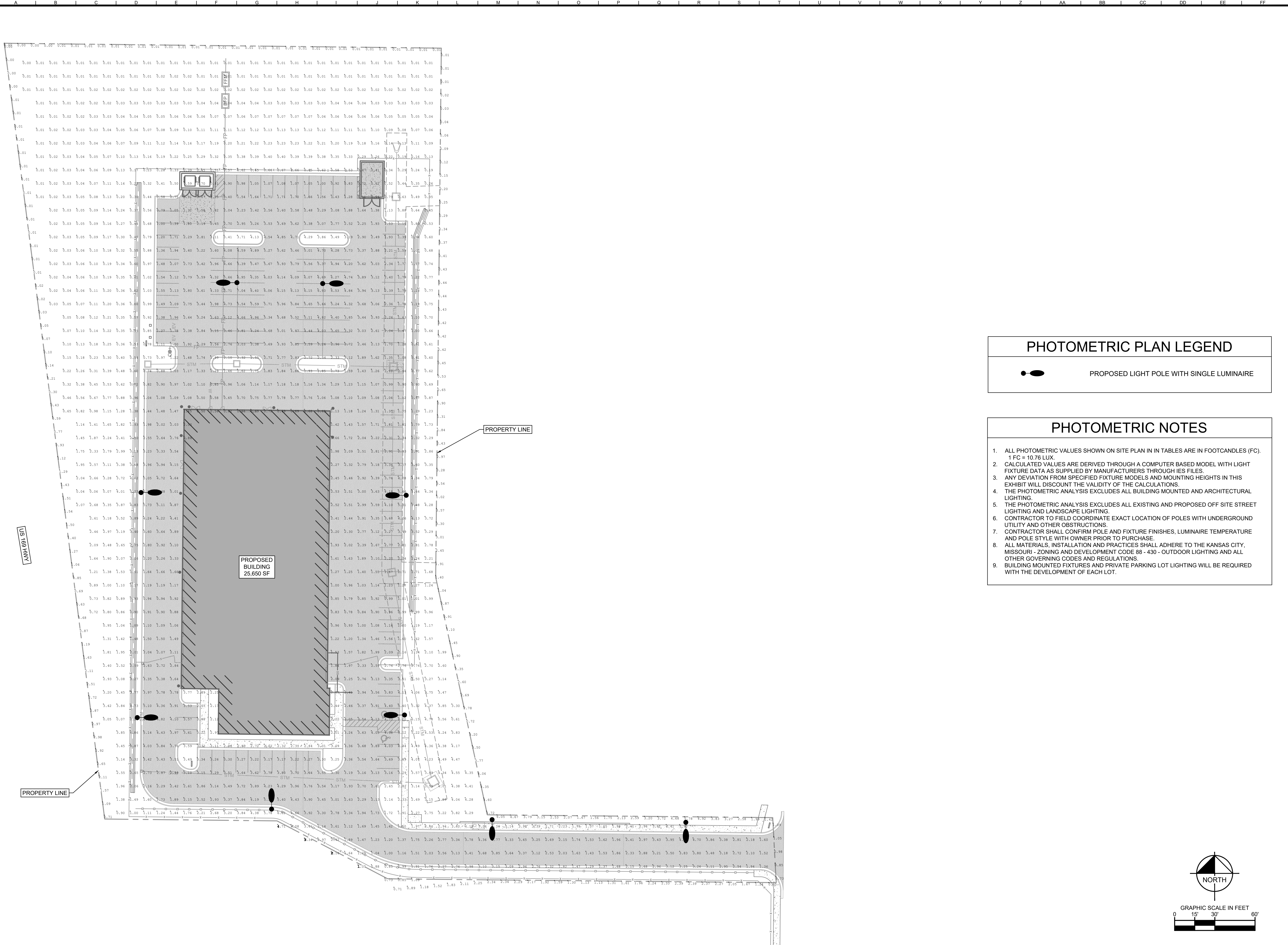




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SCALE:	DESIGNED BY: JDB	DRAWN BY: JDB
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CRASH CHAMPIONS COLLISION REPAIR TEAM		
SITE CROSS SECTIONS		
CRASH CHAMPIONS 510 NW 68TH STREET KANSAS CITY, MO 64118		
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER C900		

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PHOTOMETRIC PLAN LEGEND

PROPOSED LIGHT POLE WITH SINGLE LUMINAIRE

PHOTOMETRIC NOTES

1. ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN IN TABLES ARE IN FOOTCANDLES (FC).
1 FC = 10.76 LUX.
2. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
3. ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
4. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED AND ARCHITECTURAL LIGHTING.
5. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
6. CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
7. CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES, LUMINAIRE TEMPERATURE AND POLE STYLE WITH OWNER PRIOR TO PURCHASE.
8. ALL MATERIALS, INSTALLATION AND PRACTICES SHALL ADHERE TO THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODE 88 - 430 - OUTDOOR LIGHTING AND ALL OTHER GOVERNING CODES AND REGULATIONS.
9. BUILDING MOUNTED FIXTURES AND PRIVATE PARKING LOT LIGHTING WILL BE REQUIRED WITH THE DEVELOPMENT OF EACH LOT.

DRS	2024-11-04	
REVISIONS PER CITY COMMENTS		
1		
No.	DATE	REVISIONS

Kimley»Horn

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SCALE: AS NOTED

DESIGNED BY: JDB

DRAWN BY: JDB

CHECKED BY: DRS

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PHOTOMETRIC PLAN

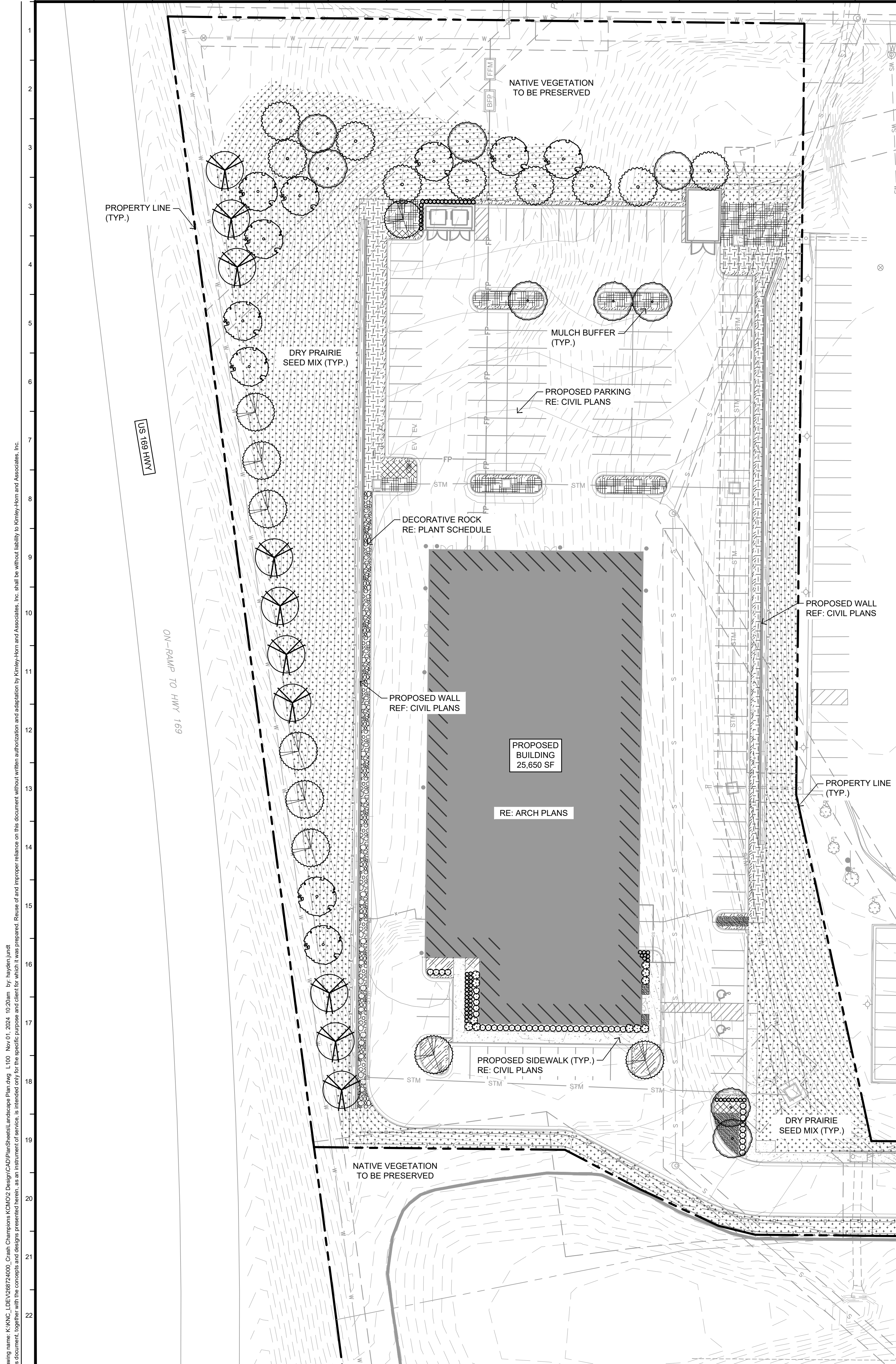
CRASH CHAMPIONS

510 NW 68TH STREET
KANSAS CITY, MO 64118

ORIGINAL ISSUE:
09/16/2024

KHA PROJECT NO.
268724000

SHEET NUMBER
PH100



- 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.
 - STAKING AND GUYSING 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		
Site Area: 4.52 acres (196,808 sqft) - Community Business District (B3-2)		
	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 sqft/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' sqft landscape buffer (parking lot adjacent to HWY 169) / 30' lft = 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

Dry Prairie Seed Mix
Pure Air Natives, Inc.
(636) 357-6433
4630 West Florissant Avenue, Saint Louis, MO 63115
<https://pureairnatives.com/>

% 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%	Symphoricarpon 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	Louisewort
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_LBE\268724000_Crash Champions KCM02 Design\CAD\Plant\SeedMix\landscapePlan.dwg L100 Nov 01, 2024 10:28am By: haveland
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 CRASH CHAMPIONS COLLISION REPAIR TEAM			
LANDSCAPE PLAN 510 NW 68TH STREET KANSAS CITY, MO 64118			
ORIGINAL ISSUE: 09/16/2024			
KHA PROJECT NO. 268724000			
SHEET NUMBER			
L100			



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 locaux ou du 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.
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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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DRAWING : **PERSPECTIVE**

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

PROJECT : _____ PAGE: **2414**
 REVISION: **C** **A005**

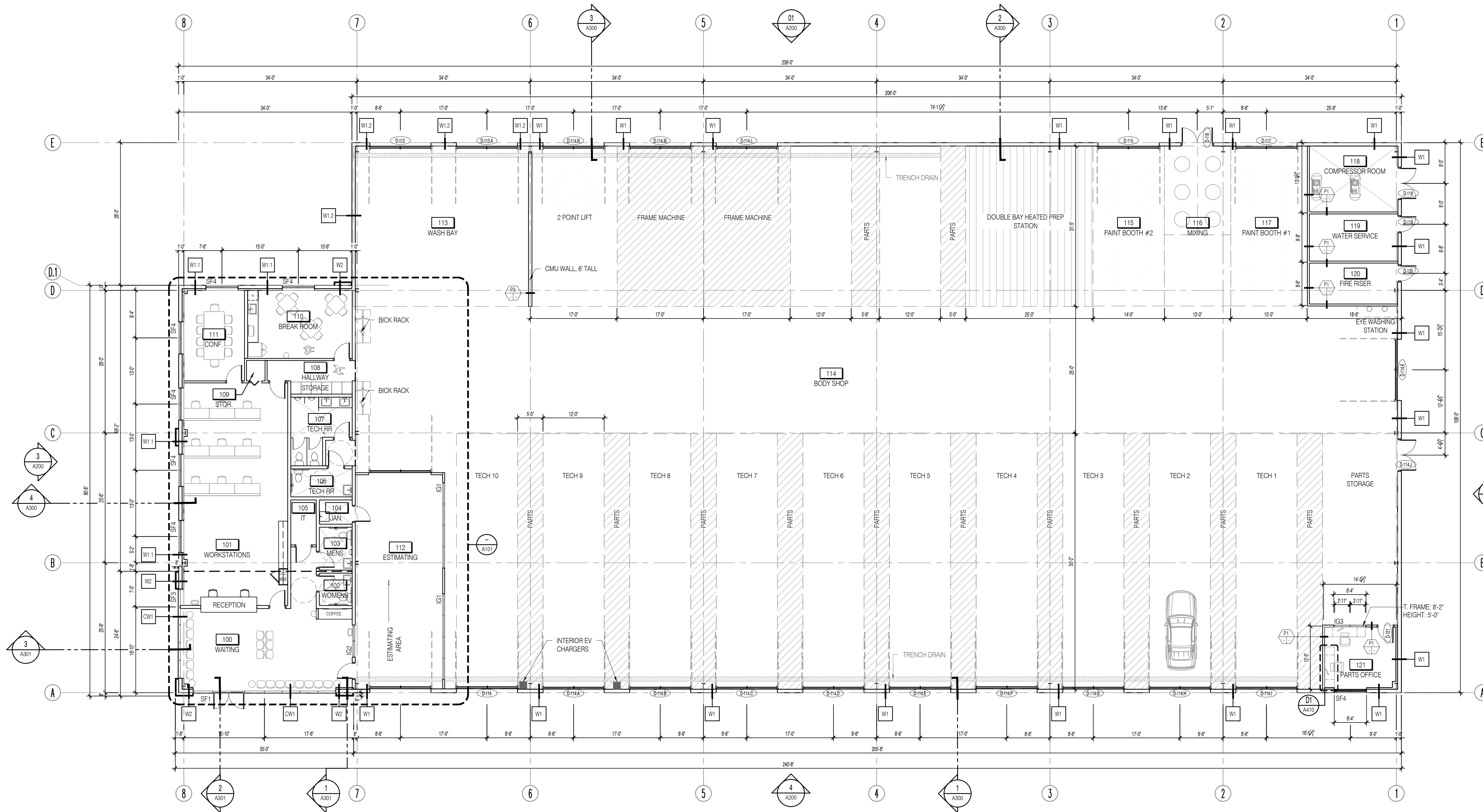
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LEGEND CONSTRUCTION	
	NEW PARTITION WALL
	NEW WINDOW OR CURTAIN WALL
	NEW DOOR AND FRAME
	DOOR NUMBER
	SPECIFIC NOTE ON FURNITURE/EQUIPMENT. SEE FURNITURE AND EQUIPMENT LIST
	SPECIFIC CONSTRUCTION NOTE. SEE TABLE OF SPECIFIC CONSTRUCTION NOTES

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 30X 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
 Ne pas mesurer les plans, lire les cotes seulement. L'entrepreneur devra vérifier tous les détails, spécifications, dimensions et mesures ainsi que les conditions des locaux ou du 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.
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NORTH:



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 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

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<input type="checkbox"/>	COORDINATION
<input type="checkbox"/>	TENDER
<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	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
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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

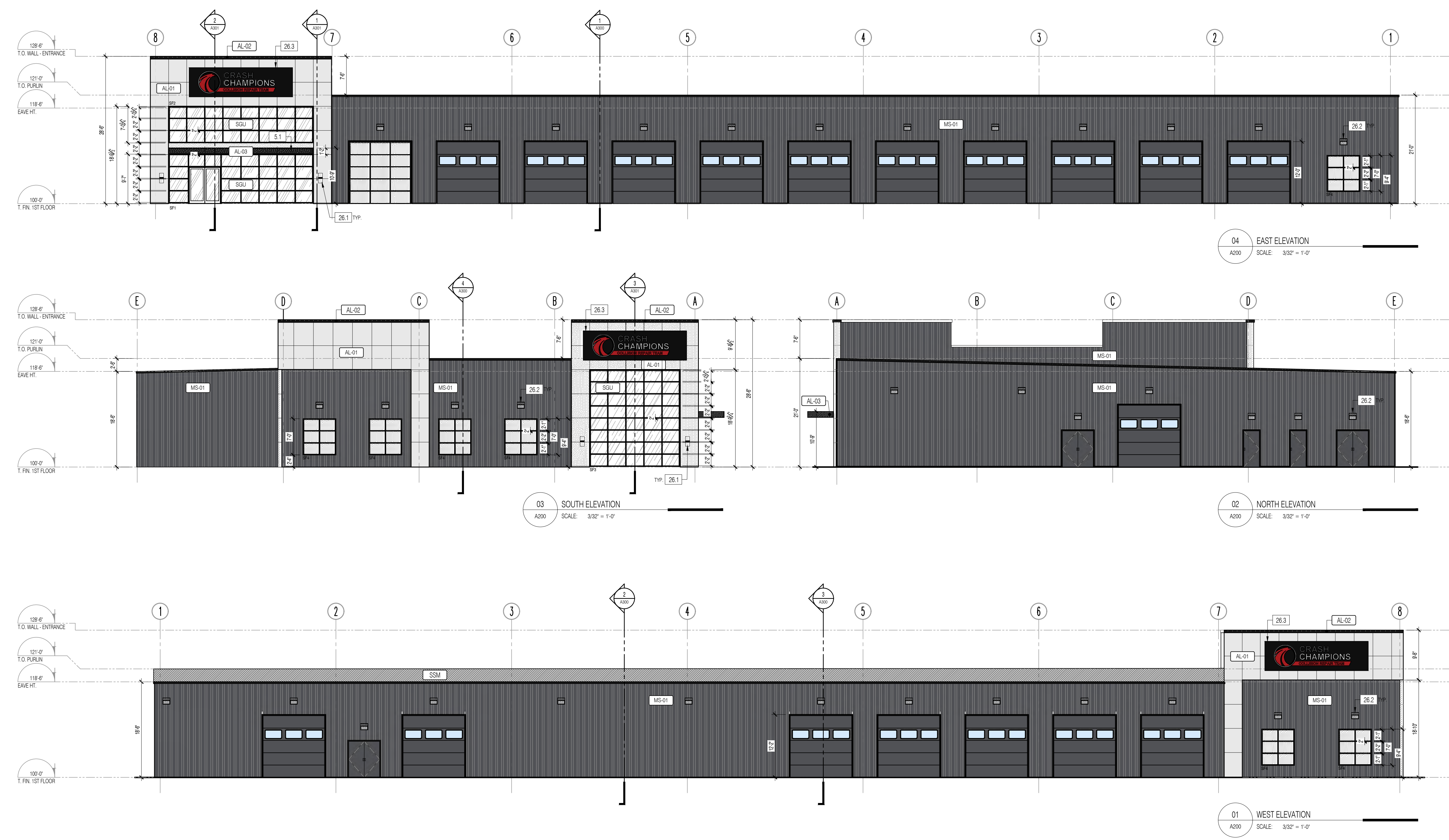
NO.	REVISION	DATE
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F	DEVELOPMENT PLAN	2024-09-19
E	ISSUED FOR COORDINATION	2024-08-23
D	FOR APPROVAL	2024-08-19
C	FOR APPROVAL	2024-08-08
B	FOR APPROVAL	2024-07-12
A	FOR PRESENTATION	2024-06-28

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 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**



Project Name: Crash Champions
Location: 510 NW 68th Street

Attendees:

Adam Liska, Crash Champions
Amy Grant, Polsinelli PC (Law Firm)
Dalton Singer, Kimley-Horn (Engineer)
Adam Garofalo, Minicuccia Architecture (Architect)

The meeting was held via zoom virtual meeting and was called to order at 6:00 p.m. The development concluded the meeting at 6:20 p.m. after it was determined that none of the invitees had joined the meeting.

