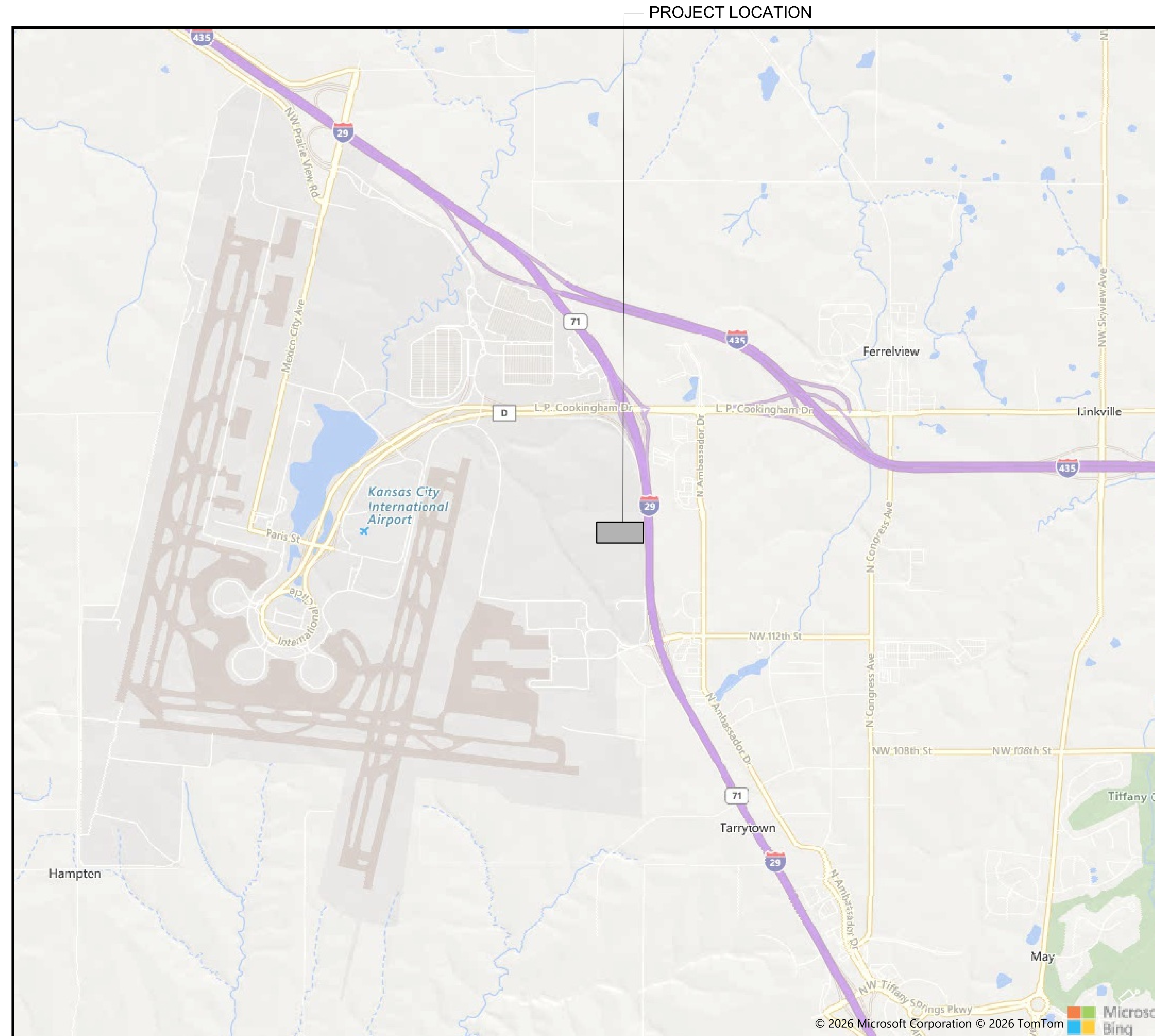
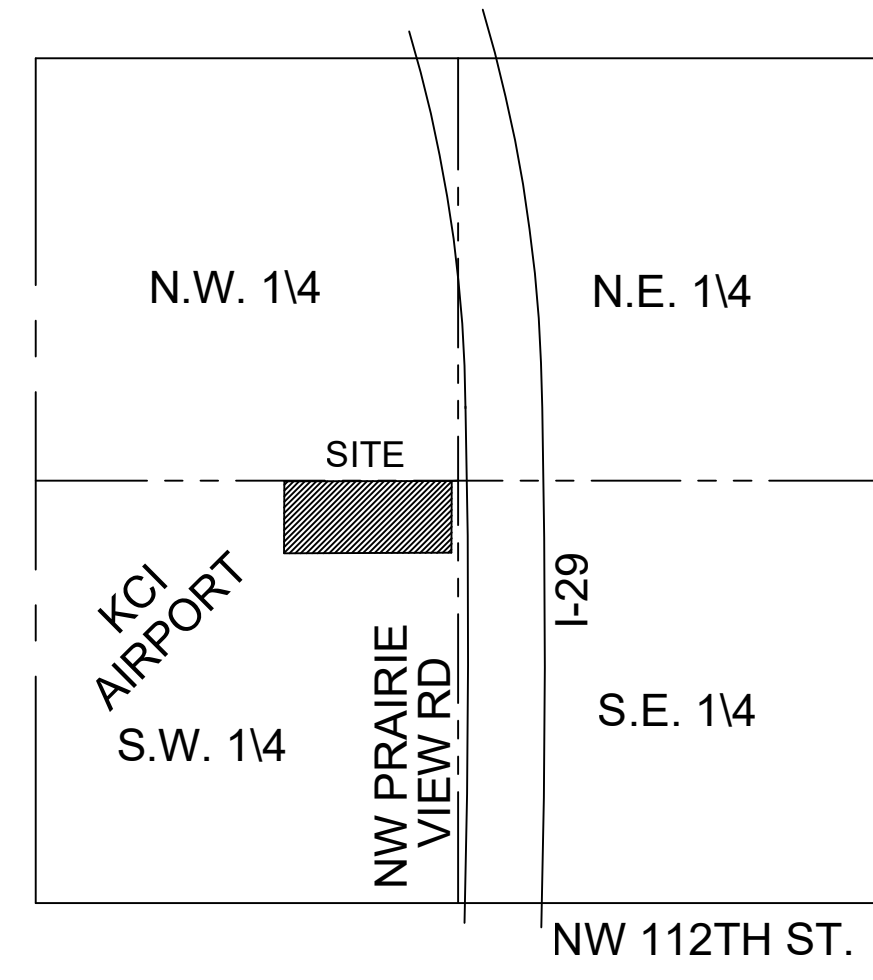


# 11530 NW. PRAIRIE VIEW ROAD

## DEVELOPMENT PLAN

A DEVELOPMENT IN  
KANSAS CITY, PLATTE COUNTY, MISSOURI  
SEC. 23-52-34

VICINITY MAP  
SECTION 23-52-34,  
KANSAS CITY, PLATTE COUNTY, MISSOURI



### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	PARKING STRUCTURE ELEVATIONS
C4	PARKING STRUCTURE DETAILS
L1	LANDSCAPE PLAN PHOTOMETRIC PLAN

### PROJECT CONTACT LIST

**PROPERTY OWNER:**  
PARKING EXPERT KC, LLC  
7324 AARON STREET  
PARKVILLE, MO 64152  
(785) 215-4207  
NEEL PATEL  
npatel@trueparkings.com

**SURVEYOR:**  
R.L. BUFORD & ASSOCIATES, LLC  
P.O. BOX 14069  
PARKVILLE, MO 64152  
(816) 741-6152  
ROBERT YOUNG  
rob@rlbuford.com

**ENGINEER:**  
R.L. BUFORD & ASSOCIATES ENGINEERING, LLC  
P.O. BOX 14069  
PARKVILLE, MO 64152  
(816) 741-6152  
LINDSAY VOGT  
lindsay@rlbuford.com

NO.	DATE	REVISION	DESCRIPTION	CHECKED BY
1	02/05/26	REVISED	REVISED	LY
2			REVISED	ARR
3			REVISED	ARR
4			REVISED	ARR
5			REVISED	ARR
6			REVISED	ARR
7			REVISED	ARR

11530 NW. PRAIRIE VIEW ROAD  
KANSAS CITY, PLATTE COUNTY, MISSOURI  
DEVELOPMENT PLAN  
COVER SHEET

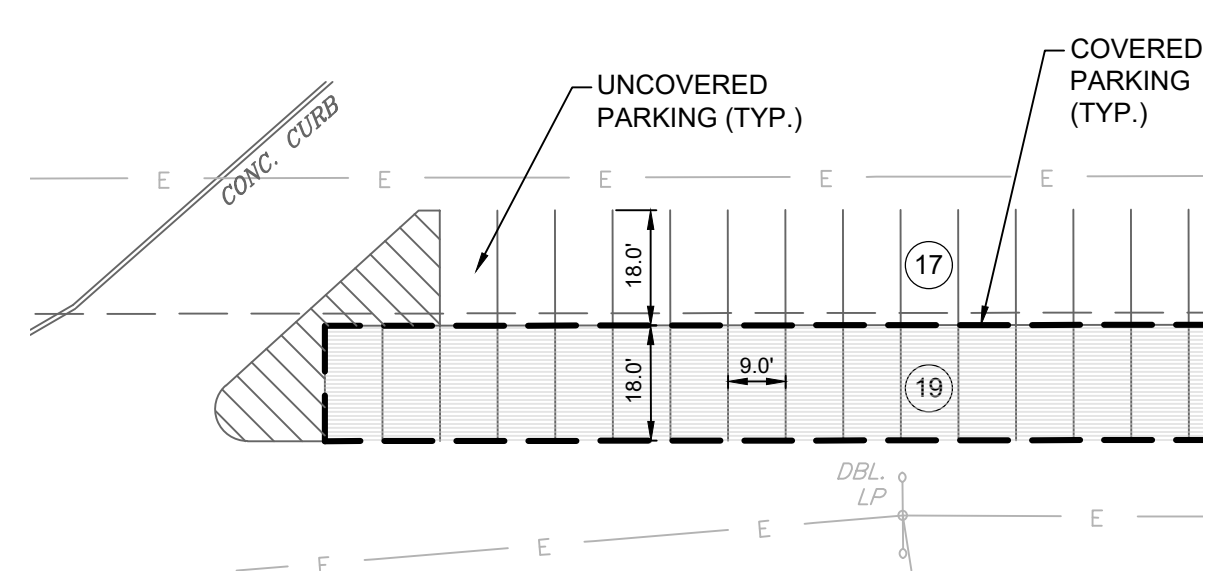
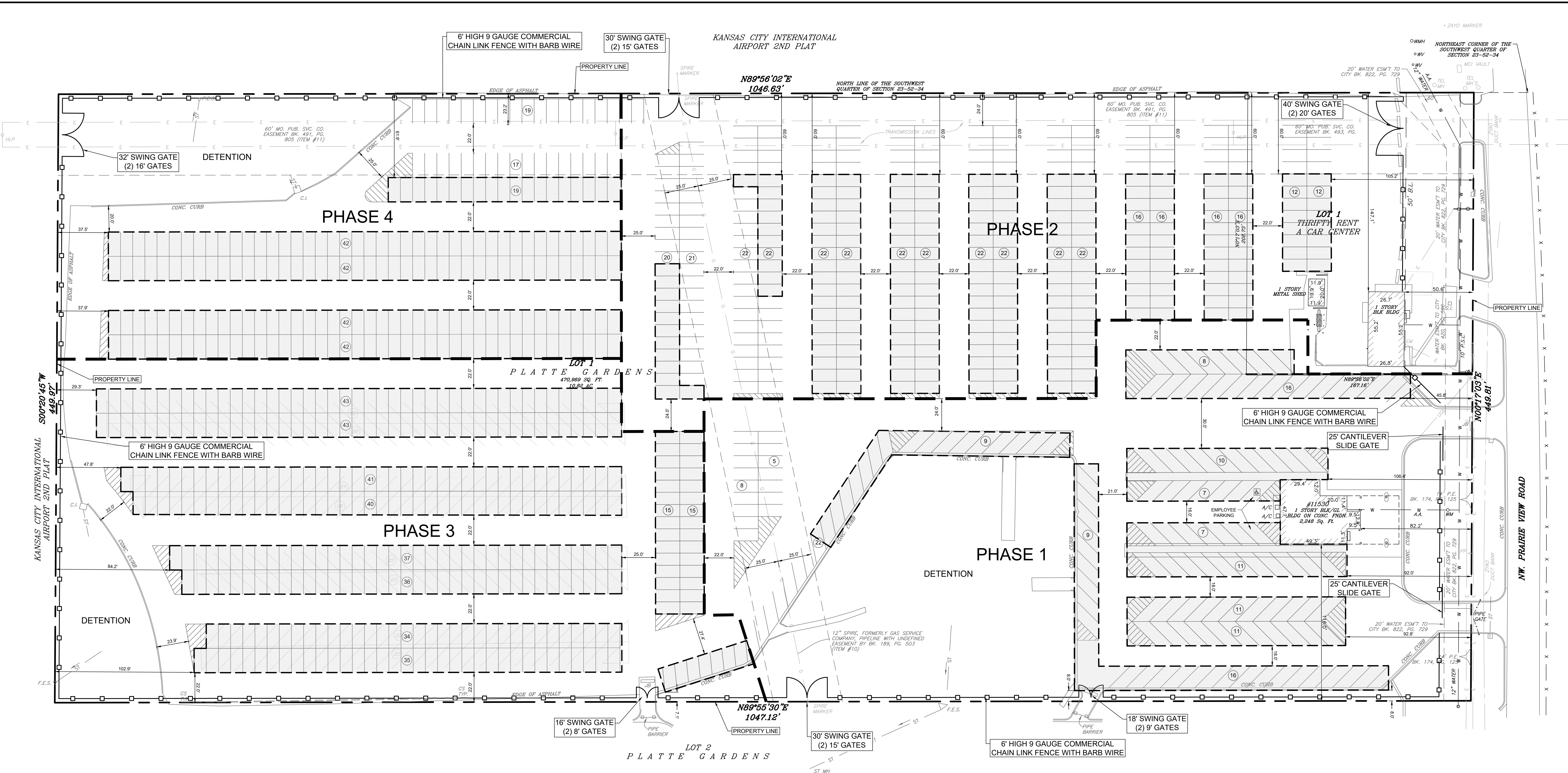
**R.L. Buford & Associates Engineering, LLC**  
LAND SURVEYING ENGINEERING CONSULTANTS  
P.O. BOX 14069, PARKVILLE, MO 64152 (816) 741-6152  
REG. NO. P-265014  
PLATTE COUNTY, MISSOURI  
FOR PARKING EXPERT KC, LLC  
PLAN DATE: 23-52-34  
CHECKED BY: LY  
DRAWN BY: ARR  
FEB 2026

SHEET NO. C1

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2026-00064** on **06/17/2026**

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

LOCATION MAP  
NOT TO SCALE

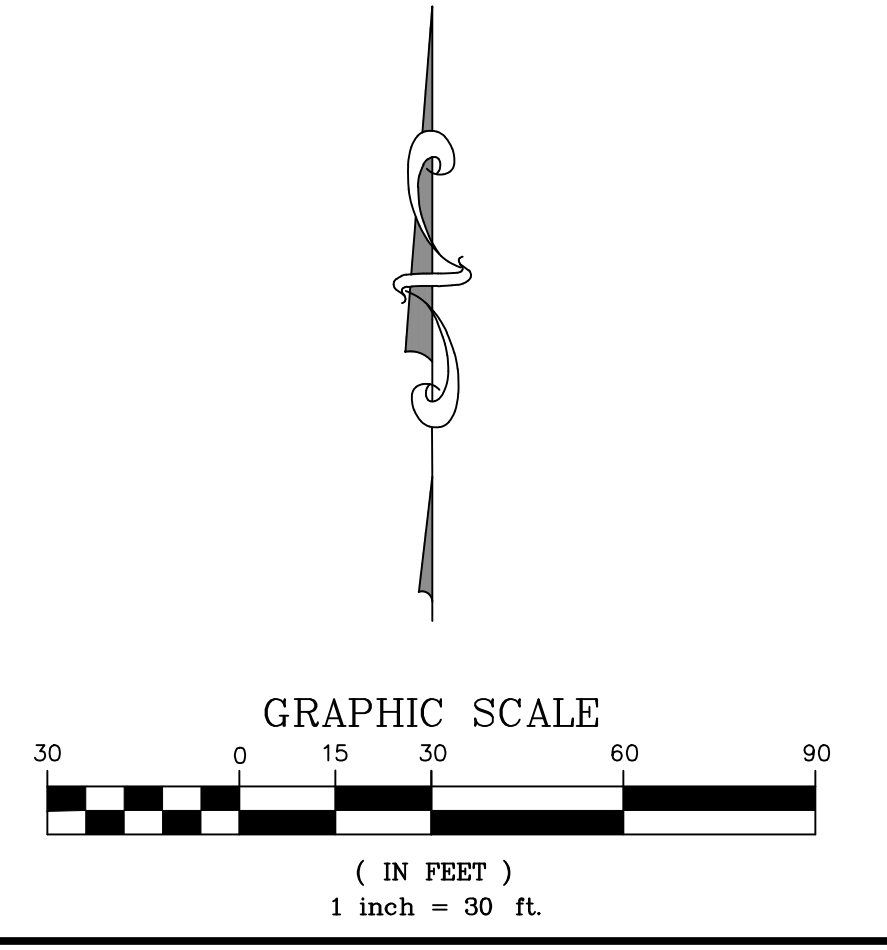


TYPICAL STALL DETAIL  
SCALE: 1"=30'

**PHASING DATA:**  
 PHASE 1 - 2026-2028  
 PHASE 2 - 2026-2030  
 PHASE 3 - 2027-2035  
 PHASE 4 - 2027-2040

**PARKING STORAGE DATA:**  
 PROPOSED PARKING STALLS (UNCOVERED) - 178  
 PROPOSED PARKING STALLS (COVERED) - 886  
 TOTAL - 1064

PARKING DATA	Required	Proposed
Parking Stalls	1 per 4 employees / 1	2 (*)
(*) 1 ADA Stall & 1 Standard Stall		
Total Employees - 4		



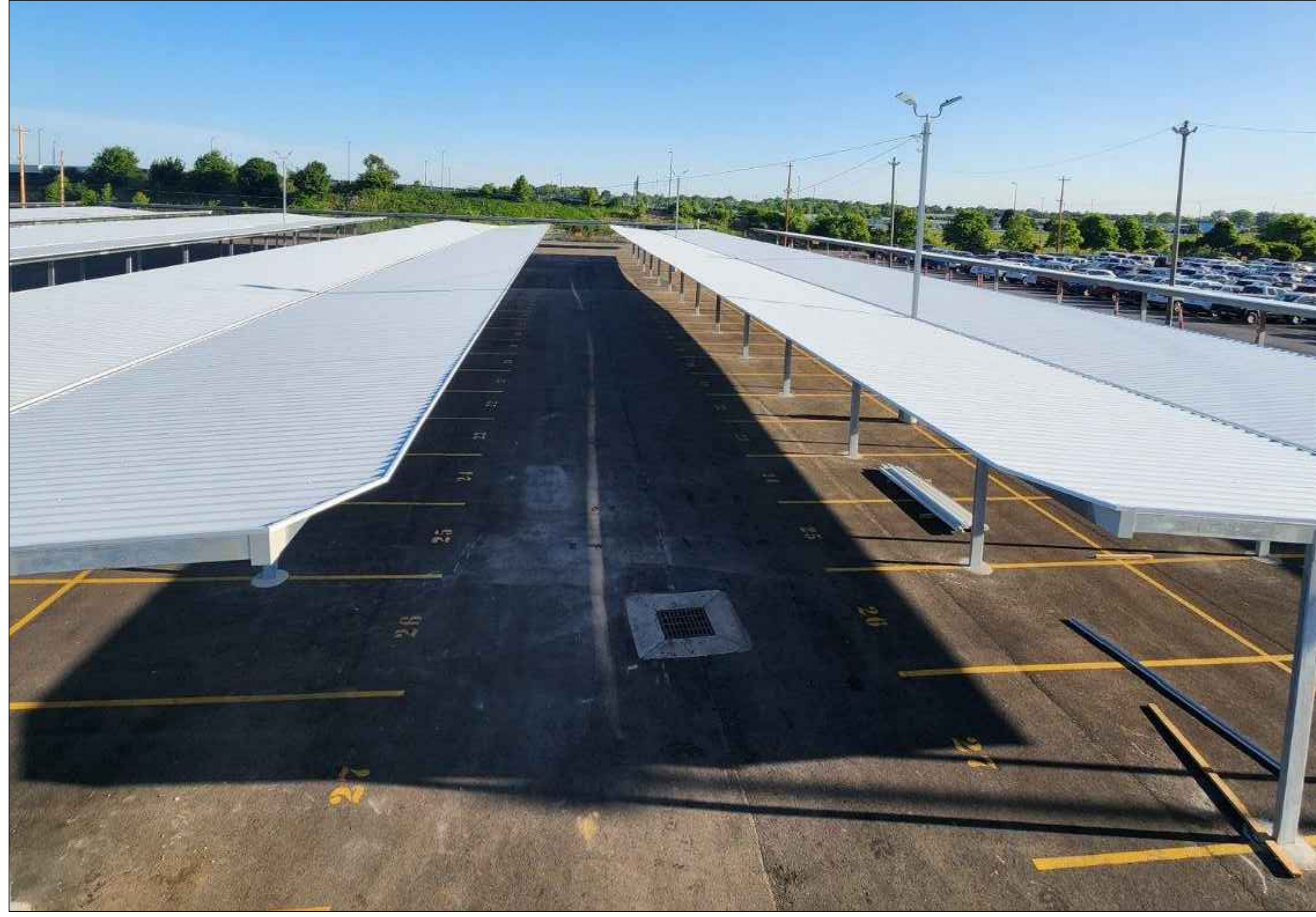
REVISIONS	
NO.	DATE
1	08/28/2026
2	09/08/2026
3	
4	
5	
6	
7	

**11530 NW. PRAIRIE VIEW ROAD**  
 KANSAS CITY, PLATTE COUNTY, MISSOURI  
 DEVELOPMENT PLAN  
 SITE PLAN

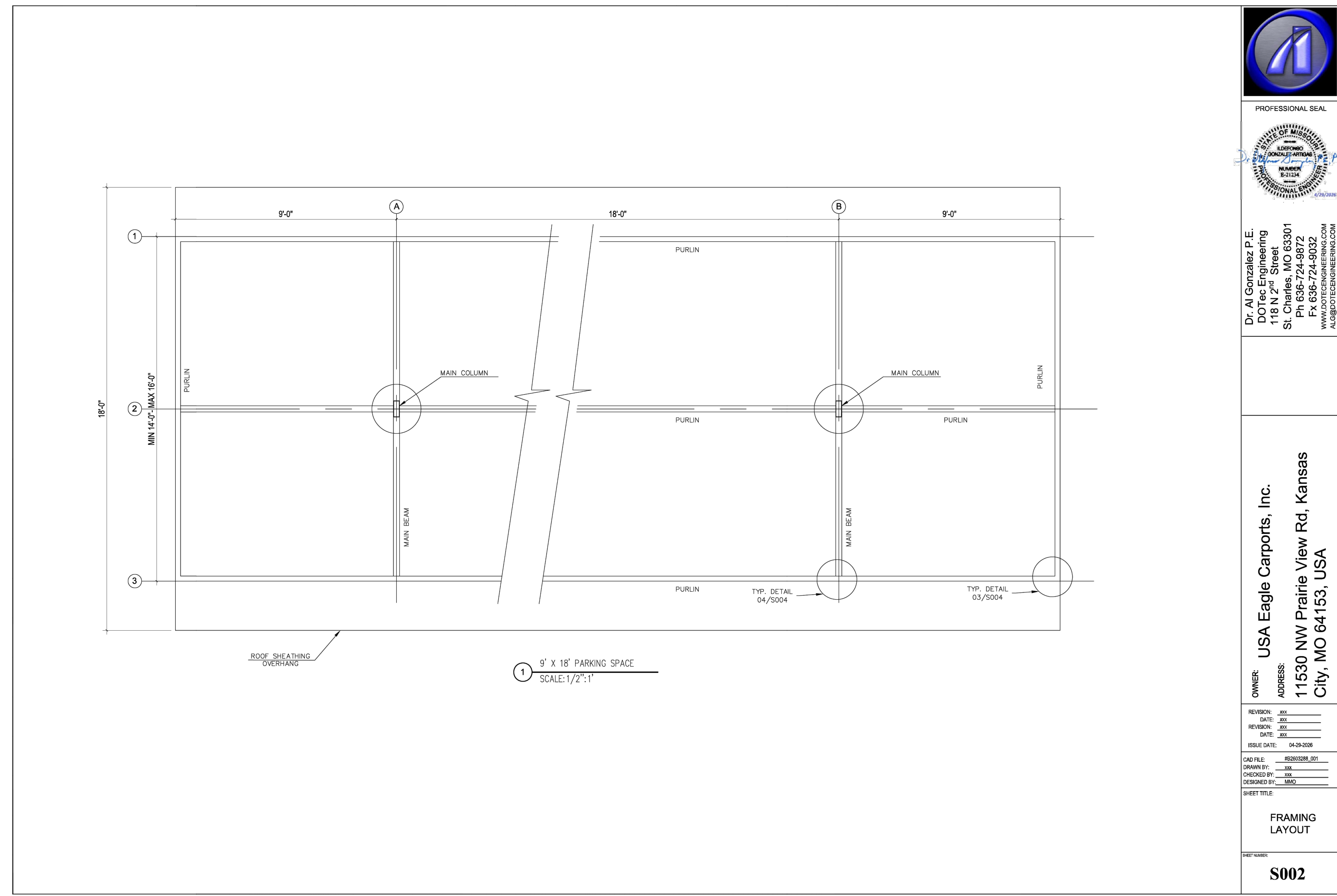
**R.L. Buford & Associates Engineering, LLC**  
 LAND SURVEYING & ENGINEERING CONSULTANTS  
 R.L. BUFORD & ASSOCIATES, LLC  
 P.O. BOX 14085, PARKVILLE, MO. 64112 (816) 741-5152  
 S.D. REG. NO. 000000000  
 P. 265014  
 PLATTE COUNTY, MISSOURI  
 FOR PARKING EXPERT KC, LLC  
 DRAWN BY: JRS  
 CHECKED BY: LY  
 PLAN DATE: FEB 2026

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2026-00064** on **06/17/2026**

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



NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY
1	05/20/26	ISSUE FOR PERMIT	JAR	LY
2				
3				
4				
5				
6				
7				



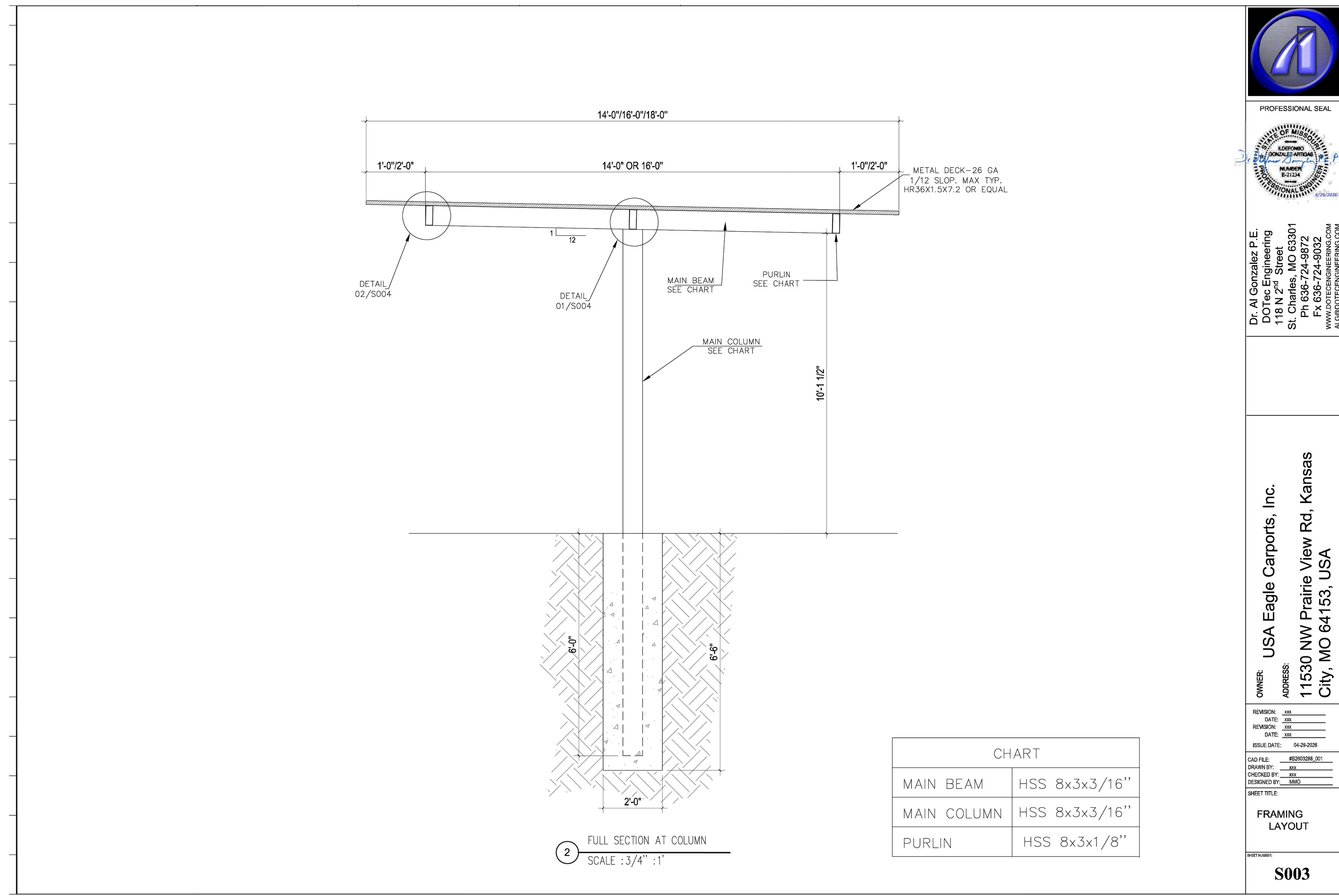
**PROFESSIONAL SEAL**  
**Dr. Al Gonzalez P.E.**  
 DOTec Engineering  
 118 N 2nd Street  
 St. Charles, MO 63301  
 Ph: 636-724-9872  
 Fx: 636-724-9832  
 www.dotecengineering.com  
 al@dotecengineering.com

**OWNER:**  
**USA Eagle Carports, Inc.**  
**ADDRESS:**  
**11530 NW Prairie View Rd, Kansas City, MO 64153, USA**

REVISIONS:  
 NO. DATE: 09/26  
 DESCRIPTION: REVIEW COMMENTS  
 1  
 2  
 3  
 4  
 5  
 6  
 7

DATE: 09/26  
 DRAWN BY: JAR  
 CHECKED BY: JAR  
 ISSUE DATE: 04-20-2026

CAD FILE: 04-20-2026  
 DRAWN BY: JAR  
 CHECKED BY: JAR  
 DESIGNED BY: JAR  
 SHEET TITLE: FRAMING LAYOUT



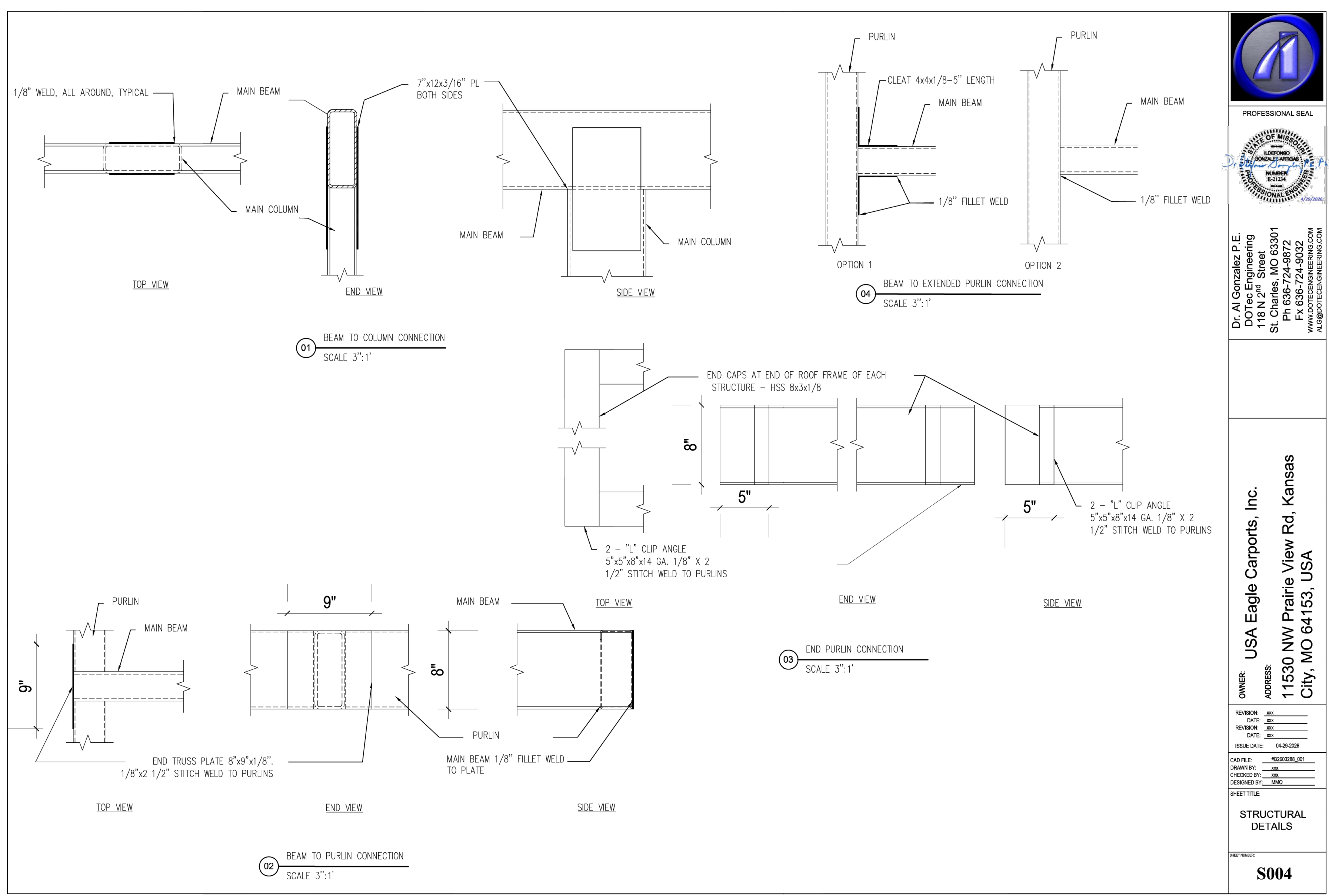
**PROFESSIONAL SEAL**  
**Dr. Al Gonzalez P.E.**  
 DOTec Engineering  
 118 N 2nd Street  
 St. Charles, MO 63301  
 Ph: 636-724-9872  
 Fx: 636-724-9832  
 www.dotecengineering.com  
 al@dotecengineering.com

**OWNER:**  
**USA Eagle Carports, Inc.**  
**ADDRESS:**  
**11530 NW Prairie View Rd, Kansas City, MO 64153, USA**

REVISIONS:  
 NO. DATE: 09/26  
 DESCRIPTION: REVIEW COMMENTS  
 1  
 2  
 3  
 4  
 5  
 6  
 7

DATE: 09/26  
 DRAWN BY: JAR  
 CHECKED BY: JAR  
 ISSUE DATE: 04-20-2026

CAD FILE: 04-20-2026  
 DRAWN BY: JAR  
 CHECKED BY: JAR  
 DESIGNED BY: JAR  
 SHEET TITLE: FRAMING LAYOUT



**PROFESSIONAL SEAL**  
**Dr. Al Gonzalez P.E.**  
 DOTec Engineering  
 118 N 2nd Street  
 St. Charles, MO 63301  
 Ph: 636-724-9872  
 Fx: 636-724-9832  
 www.dotecengineering.com  
 al@dotecengineering.com

**OWNER:**  
**USA Eagle Carports, Inc.**  
**ADDRESS:**  
**11530 NW Prairie View Rd, Kansas City, MO 64153, USA**

REVISIONS:  
 NO. DATE: 09/26  
 DESCRIPTION: REVIEW COMMENTS  
 1  
 2  
 3  
 4  
 5  
 6  
 7

DATE: 09/26  
 DRAWN BY: JAR  
 CHECKED BY: JAR  
 ISSUE DATE: 04-20-2026

CAD FILE: 04-20-2026  
 DRAWN BY: JAR  
 CHECKED BY: JAR  
 DESIGNED BY: JAR  
 SHEET TITLE: STRUCTURAL DETAILS

**LANDSCAPE NOTES**

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

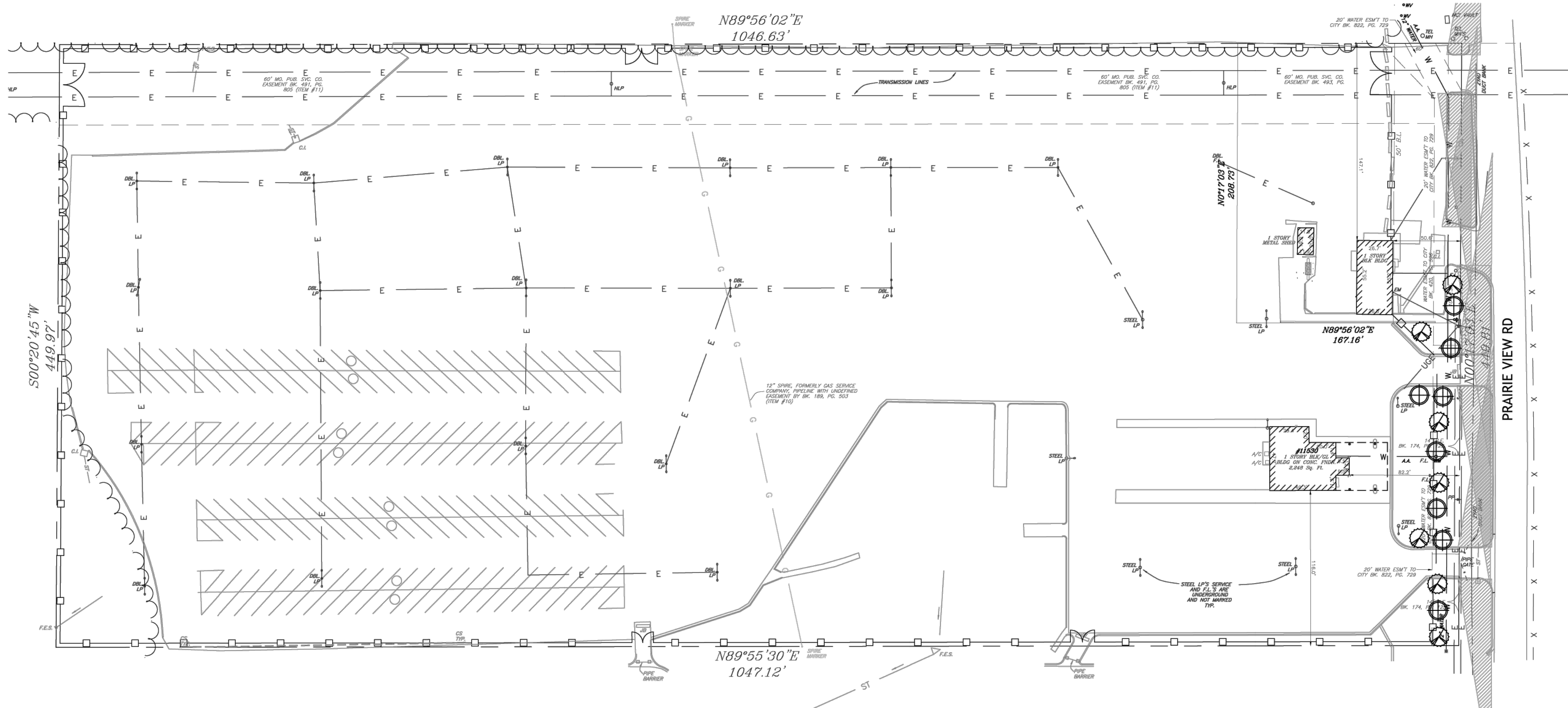
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

**LANDSCAPE DATA:**

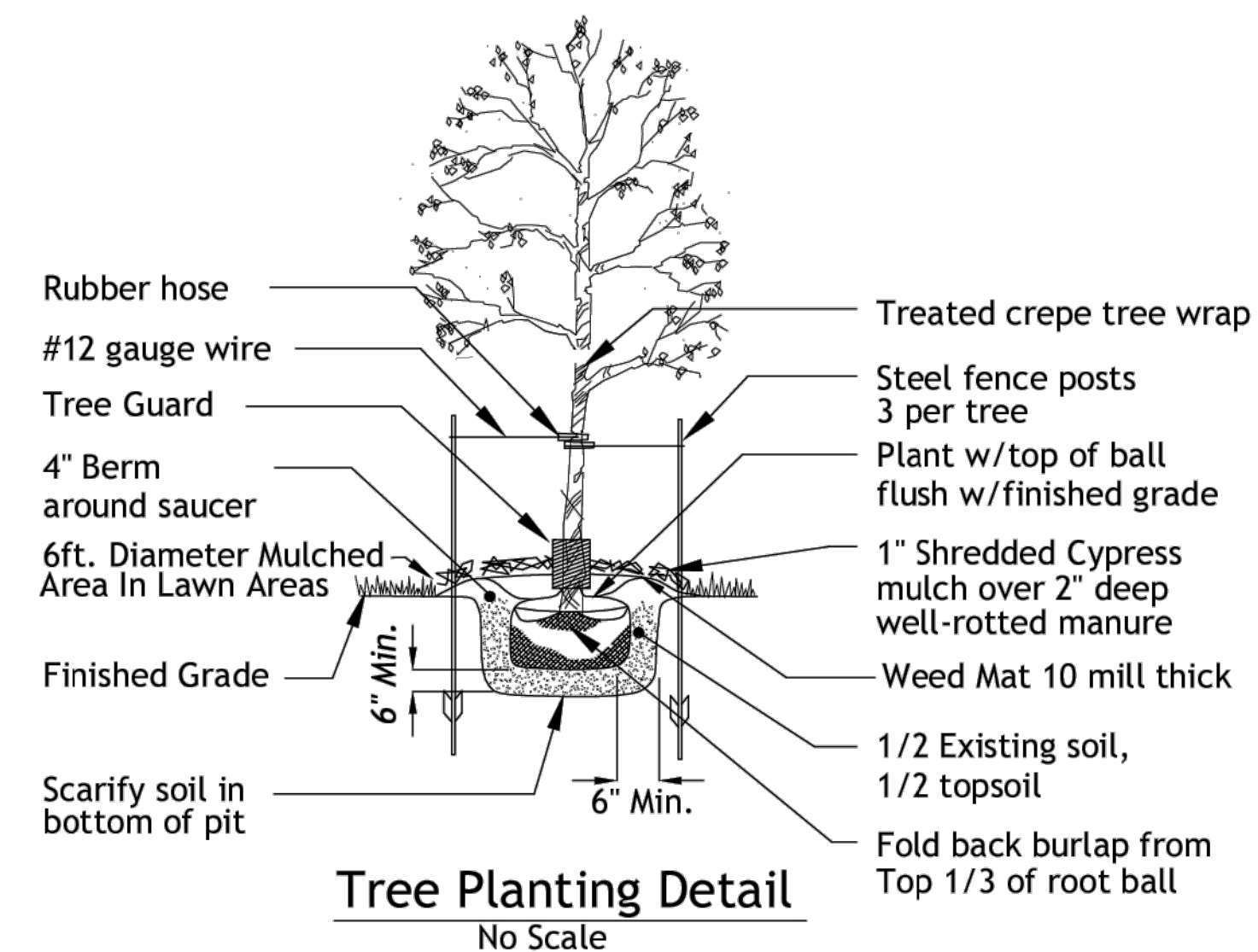
	REQUIRED	PROVIDED
PRAIRIE VIEW RD 449'		
1 TREES PER 30'	15	15

**NOTE:**

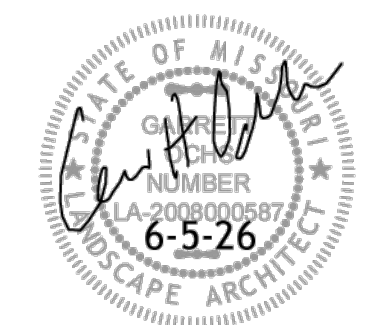
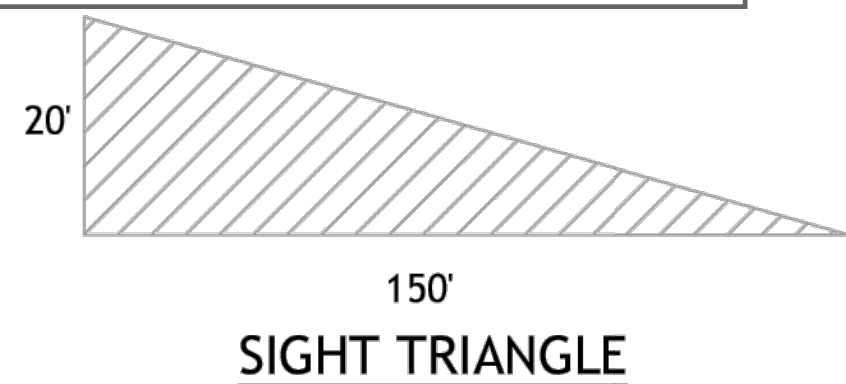
LANDSCAPING SHALL BE INSTALLED WITH PHASE 4.



Tree List Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	8	Eastern Redbud	Cercis canadensis	1 1/2" cal	BB	As Shown
⊗	7	White Fringetree	Chionanthus virginicus	1 1/2" cal	BB	As Shown



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. CD-CPC-2026-00064 on 06/17/2026  
*Sara Gabriel*  
 Secretary of the City Plan Commission



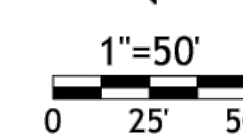
DATE: 3-30-26

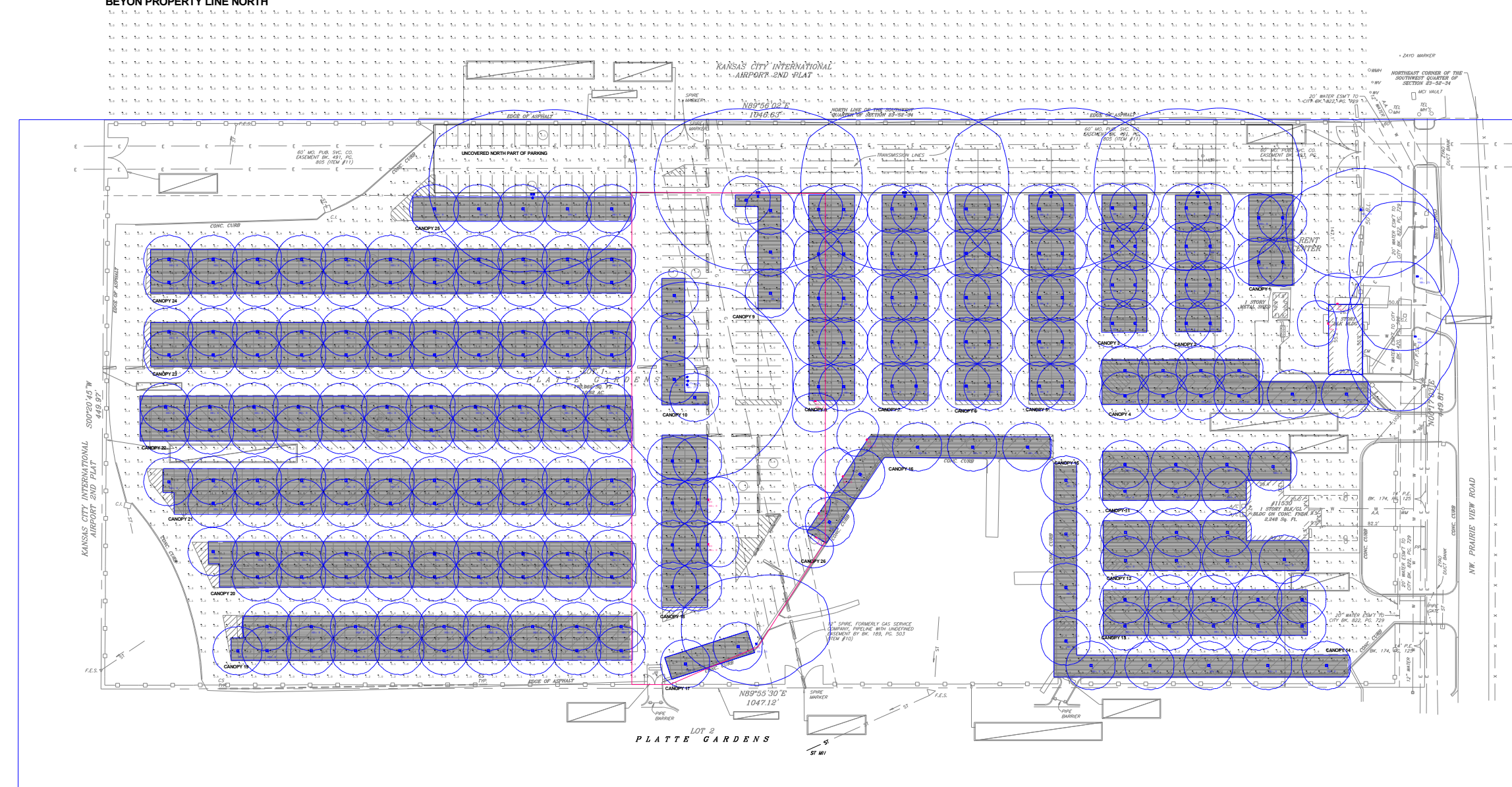
**PARKING EXPERT**  
 KANSAS CITY, MO

**LANDSCAPE PLAN**

**OCHS LAND PLANNING**  
 533 LAKE FOREST  
 BONNER SPRINGS, KS 66012  
 913-961-6578 garrettochs@gmail.com

SHEET L1

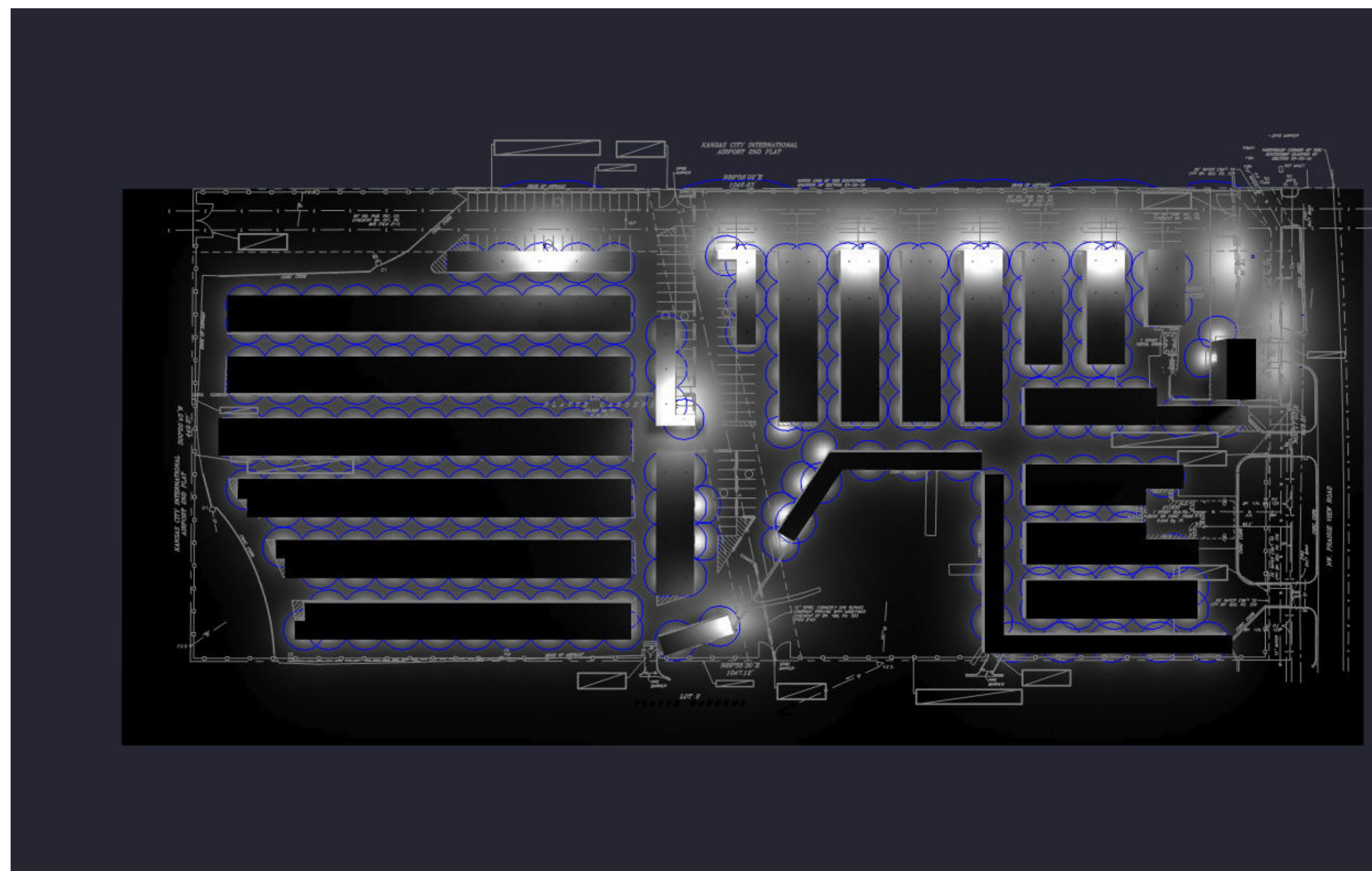




Scale: 1 inch= 100 Ft.

DESIGN NOTES:

1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT: GRADE
3. SURFACE REFLECTANCE: 0.2



Note on this Design:  
 This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

Note on these Photometric Calculations:  
 This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

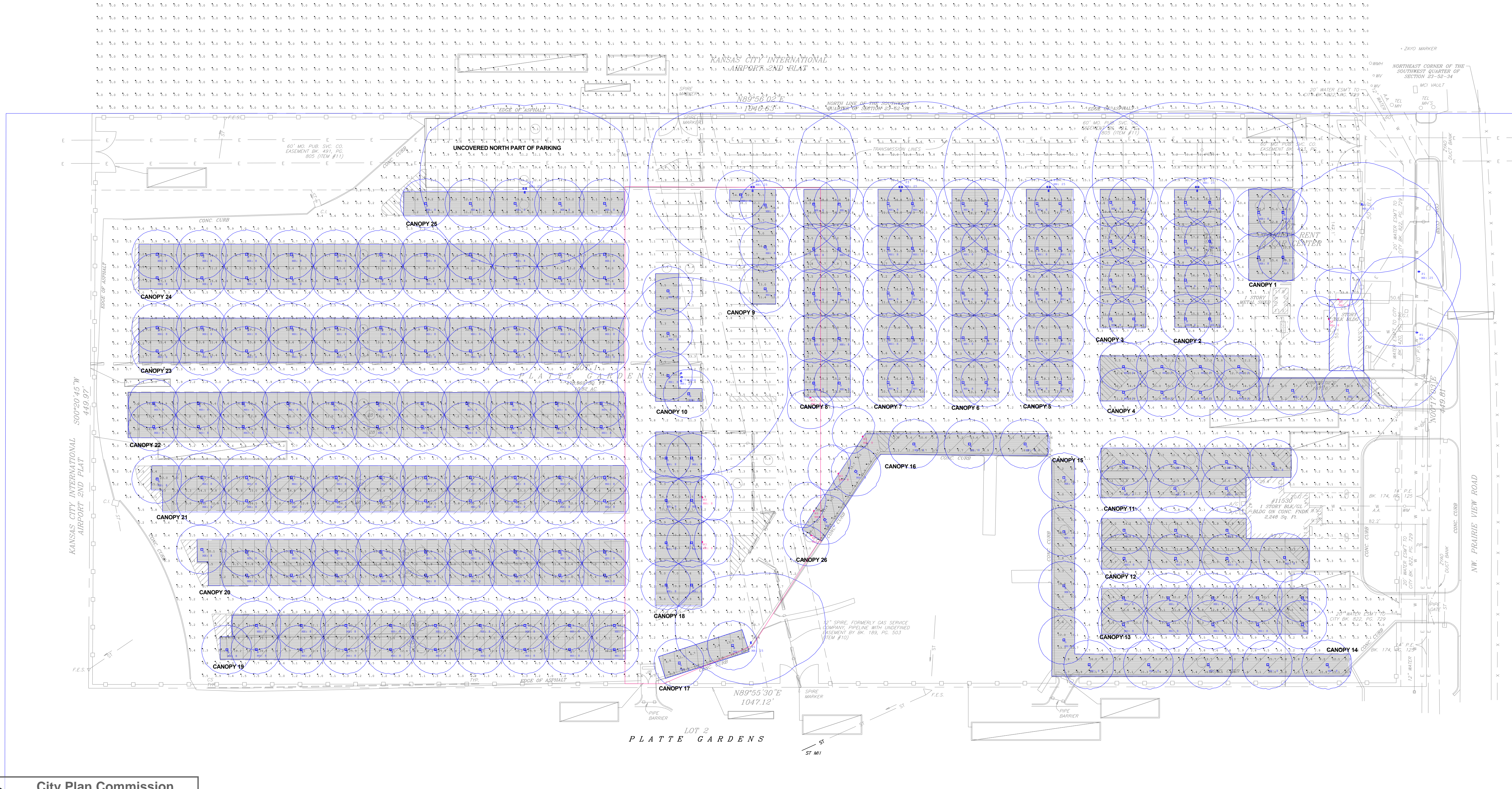
Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

LIGHTING DETAILS:

Luminaire Schedule									
Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
B	[Symbol]	256	0.900	Single	LED DIRECT	CPS-60W CW	59.1	8312	8
P- Triple	[Symbol]	1	0.900	GROUP	LED DIRECT	3 x T60D-300W CW	892.5	127467	25
P1	[Symbol]	4	0.900	Single	LED DIRECT	T60D-300W CW	297.5	42489	25
P3	[Symbol]	5	0.900	GROUP	LED DIRECT	3 x T60D-300W CW	892.5	127467	25
W3	[Symbol]	9	0.900	Single	LED DIRECT	TWP1-PS80-FCCT 60W	59.04	9271	8

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BEYON PROPERTY LINE NORTH	Illuminance	Fc	0.26	1.6	0.0	N.A.	N.A.	0
CANOPY 1	Illuminance	Fc	12.96	29.3	4.4	2.95	6.66	0
CANOPY 10	Illuminance	Fc	9.73	20.8	2.3	4.23	9.04	0
CANOPY 11	Illuminance	Fc	8.80	25.9	2.5	3.52	10.36	0
CANOPY 12	Illuminance	Fc	8.74	27.4	2.1	4.16	13.05	0
CANOPY 13	Illuminance	Fc	11.03	24.9	4.2	2.63	5.93	0
CANOPY 14	Illuminance	Fc	6.75	20.1	1.5	4.50	13.40	0
CANOPY 15	Illuminance	Fc	7.64	18.7	1.7	4.49	11.00	0
CANOPY 16	Illuminance	Fc	6.80	21.7	1.6	4.25	13.56	0
CANOPY 17	Illuminance	Fc	7.94	20.0	1.6	4.96	12.50	0
CANOPY 18	Illuminance	Fc	10.99	21.2	3.9	2.82	5.44	0
CANOPY 19	Illuminance	Fc	11.74	26.3	3.0	3.91	8.77	0
CANOPY 2	Illuminance	Fc	11.67	17.4	4.6	2.54	3.78	0
CANOPY 20	Illuminance	Fc	11.66	29.5	2.2	5.30	13.41	0
CANOPY 21	Illuminance	Fc	11.65	26.5	2.1	5.55	12.62	0
CANOPY 22	Illuminance	Fc	11.71	29.3	3.0	3.90	9.77	0
CANOPY 23	Illuminance	Fc	11.92	29.5	4.3	2.77	6.86	0
CANOPY 24	Illuminance	Fc	12.21	30.8	4.3	2.84	7.16	0
CANOPY 25	Illuminance	Fc	8.86	19.8	3.3	2.68	6.00	0
CANOPY 26	Illuminance	Fc	9.75	26.3	1.7	5.74	15.47	0
CANOPY 3	Illuminance	Fc	13.11	22.7	4.8	2.73	4.73	0
CANOPY 4	Illuminance	Fc	10.17	20.7	1.6	6.36	12.94	0
CANOPY 5	Illuminance	Fc	10.50	24.6	3.6	2.92	6.83	0
CANOPY 6	Illuminance	Fc	11.30	25.0	3.6	3.14	6.94	0
CANOPY 7	Illuminance	Fc	10.41	22.6	3.7	2.81	6.11	0
CANOPY 8	Illuminance	Fc	11.30	21.9	3.9	2.90	5.62	0
CANOPY 9	Illuminance	Fc	10.97	22.3	3.9	2.81	5.72	0
CANOPY STRUCTURE DRIVE ZONE	Illuminance	Fc	3.27	49.4	0.0	N.A.	N.A.	0
UNCOVERED NORTH PART OF PARKING	Illuminance	Fc	7.63	38.0	1.0	7.63	38.00	0
Center Area	Illuminance	Fc	6.03	49.4	0.6	10.05	82.33	

BEYON PROPERTY LINE NORTH



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2026-00064** on 06/17/2026  
  
 Sara Gabriel  
 Secretary of the City Plan Commission

Scale: 1 inch= 40 Ft.

True Parkings Covered Structures

Date:05/06/2026

Drawn By: SB

Revision #:5F

Page 2 of 2