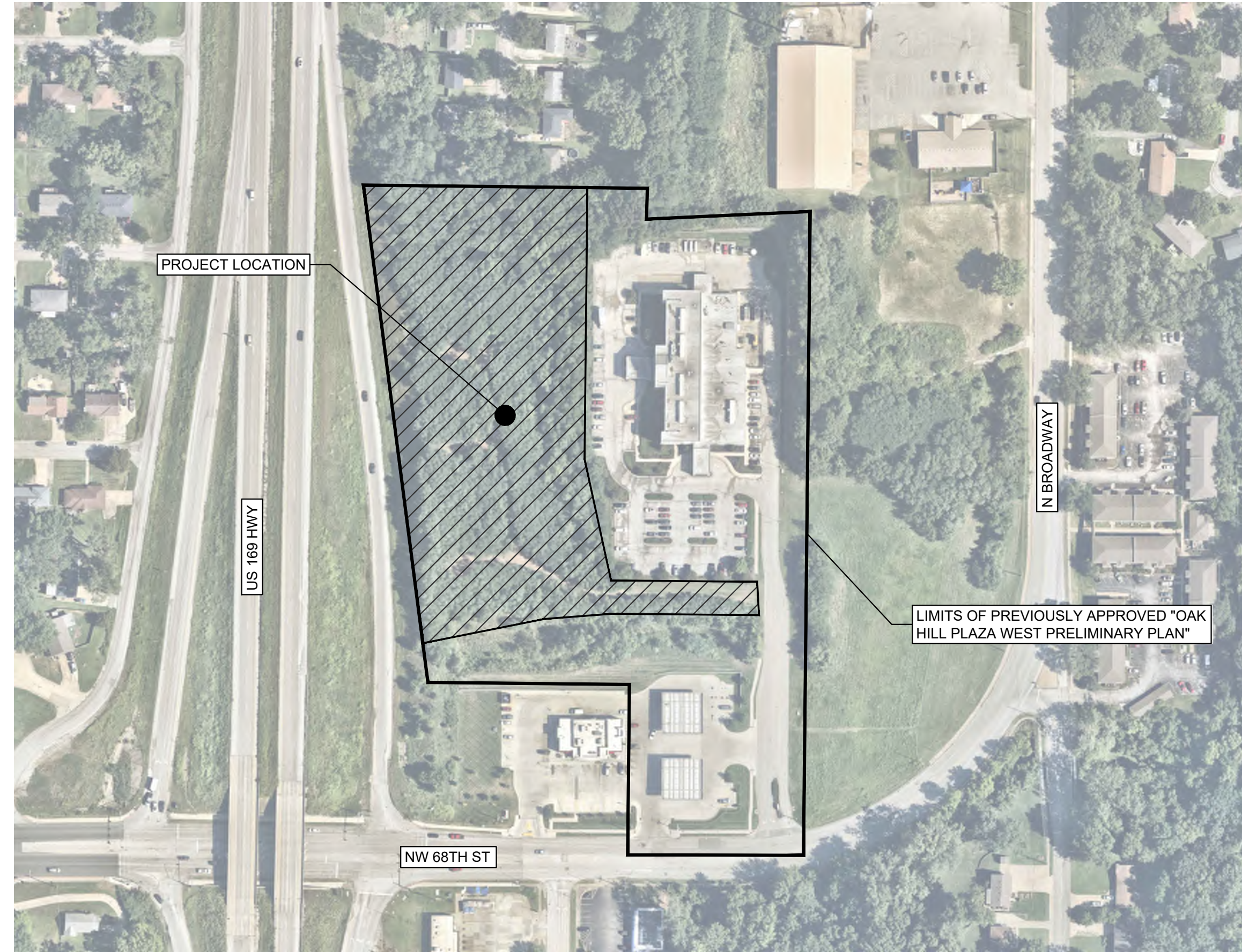
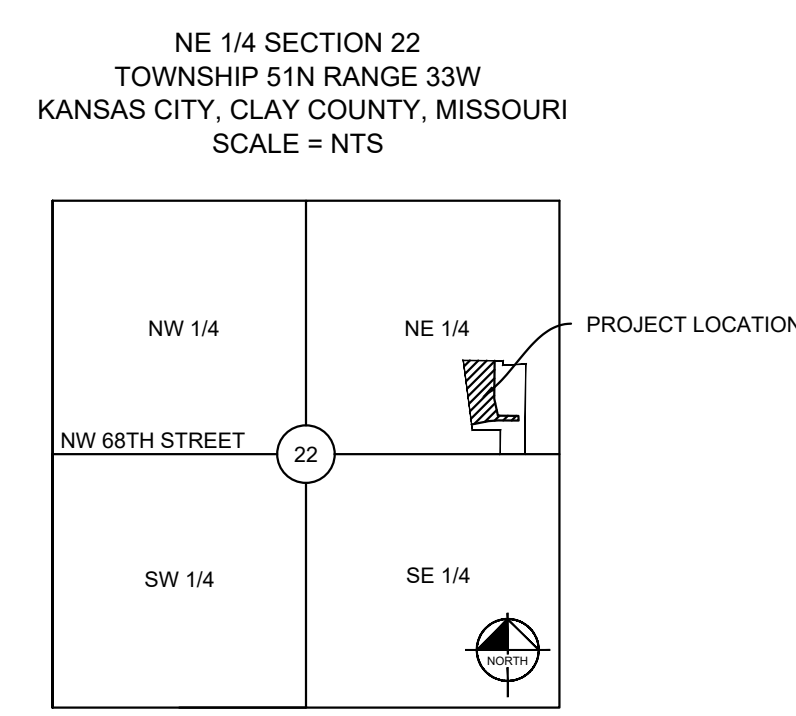


# MAJOR AMENDMENT TO THE APPROVED "OAK HILL PLAZA WEST PRELIMINARY PLAN" FOR CRASH CHAMPIONS

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

## 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

### 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 |

### 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

1

NO.

DATE

BY

REVISIONS

**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
805 PENNSYLVANIA AVE SUITE 150  
KANSAS CITY, MO 64105  
PHONE: 816-622-2500  
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

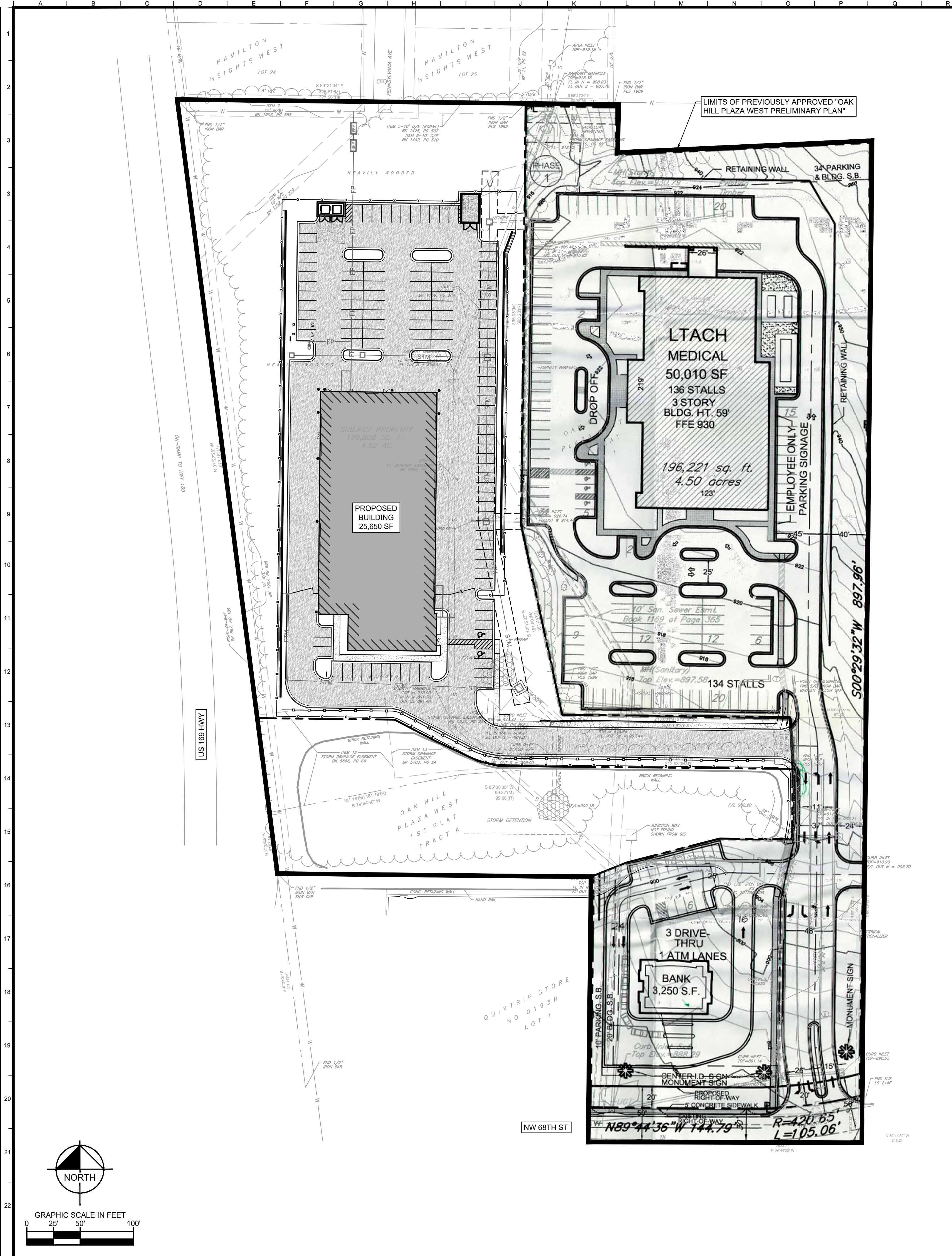
Drawing name: K:\KAC\_LB\268724000\_Crash Champions KCMO2 Design\CAD\Drawings\Cover Sheet.dwg Nov 01, 2024, 9:00am by Jackson Moore  
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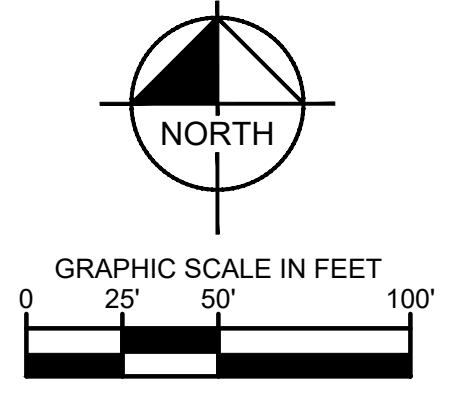
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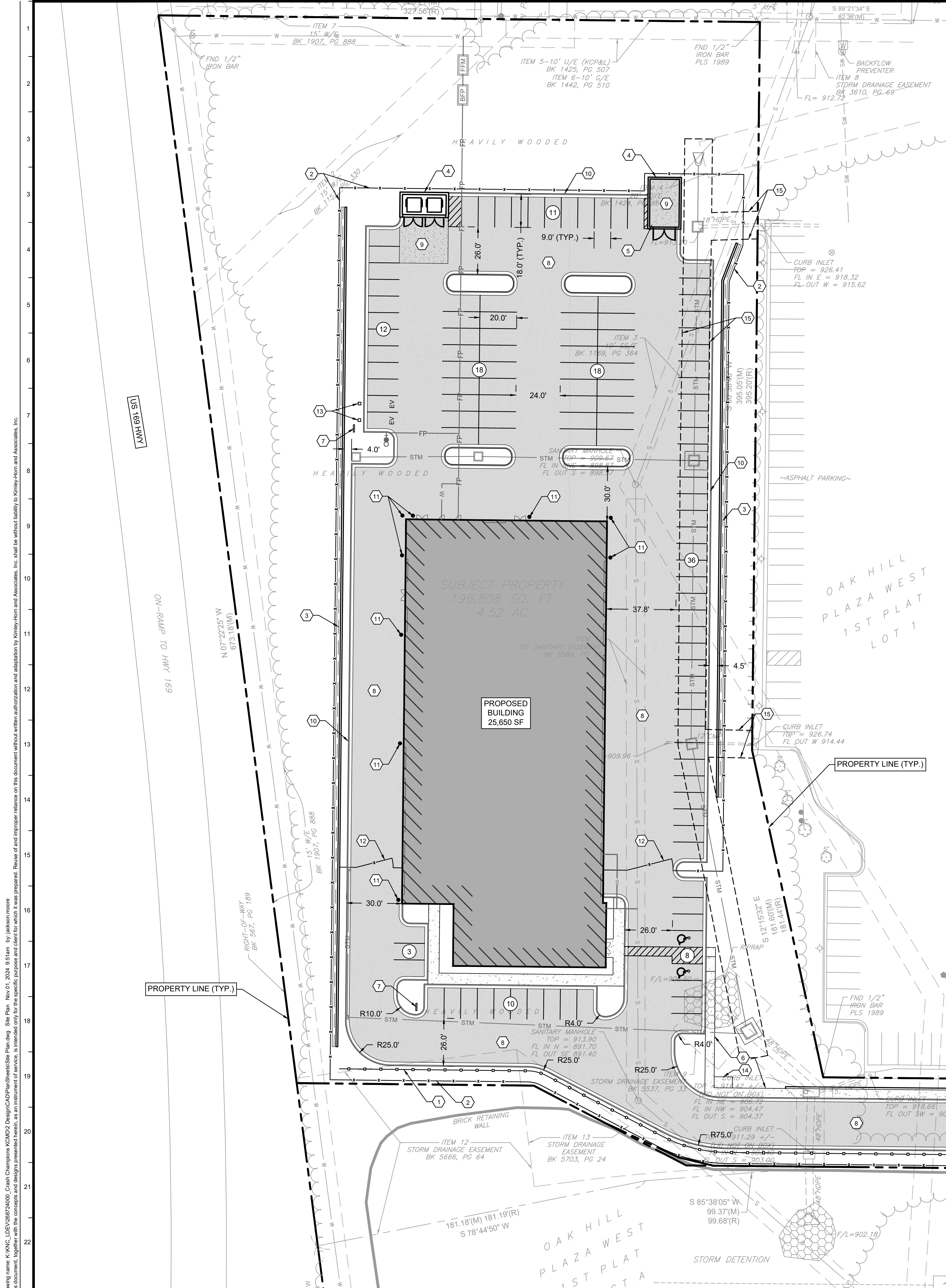
### SITE PLAN LEGEND

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

SCALE:	AS NOTED	DESIGNED BY:	JDB	DRAWN BY:	JDB	CHECKED BY:	DRS
PRELIMINARY NOT FOR CONSTRUCTION							
<h2>OVERALL SITE PLAN</h2>							
<b>CRASH CHAMPIONS</b>		<b>OVERALL SITE PLAN</b>					
510 NW 68TH STREET KANSAS CITY, MO 64118		<b>CRASH CHAMPIONS</b>					
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER <b>C200</b>							







### SITE DATA TABLE

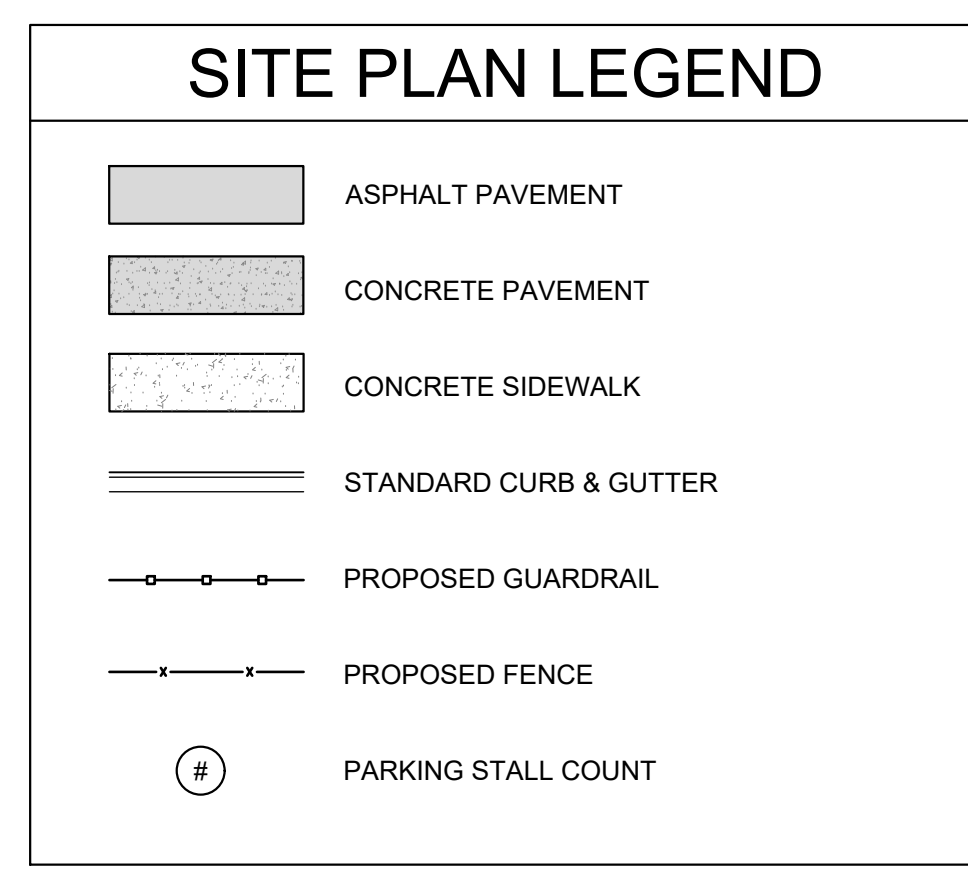
	EXISTING	PROPOSED	DEVIATION REQUESTED
ZONING	B3-2	B3-2	
GROSS LAND AREA			
IN SQUARE FEET	184,330	184,330	
IN ACRES	4.23	4.23	
LOT AND BUILDING STANDARDS			
TOTAL UNITS		1	
MIN. LOT AREA PER UNIT (SF)			
BUILDING AREA (SQ. FT)			RE: SITE PLAN
FLOOR AREA RATIO			RE: SITE PLAN
TOTAL LOTS			
RESIDENTIAL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

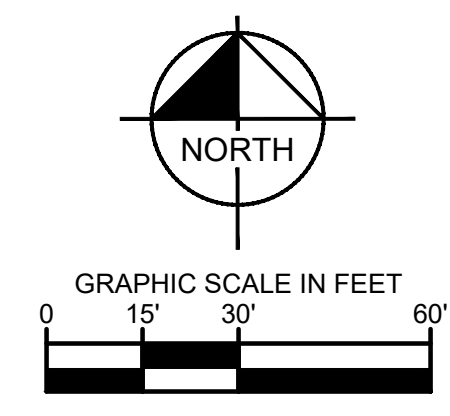


- ### SITE PLAN GENERAL NOTES
- ALL DIMENSIONS AND COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
  - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING 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



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

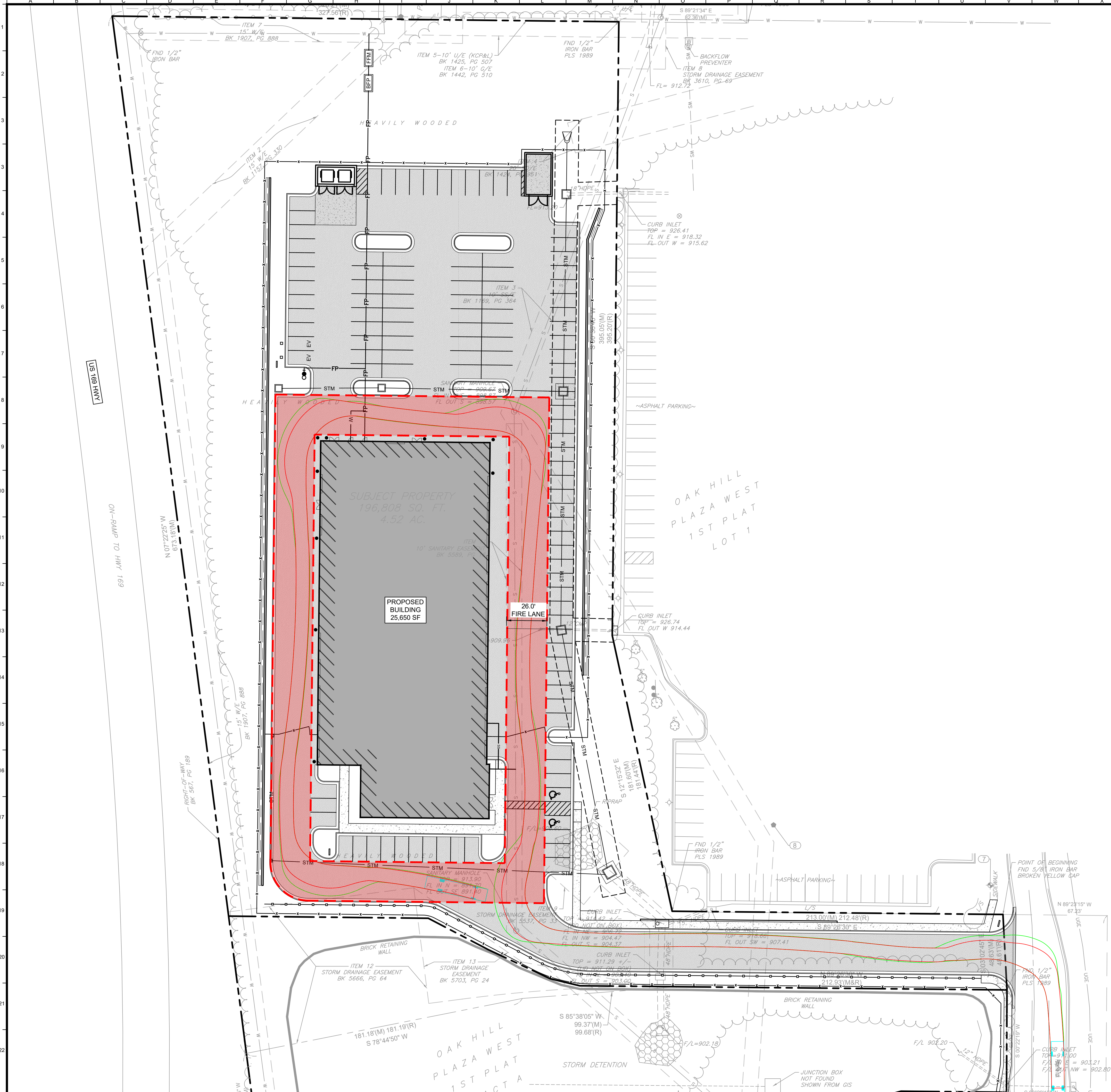


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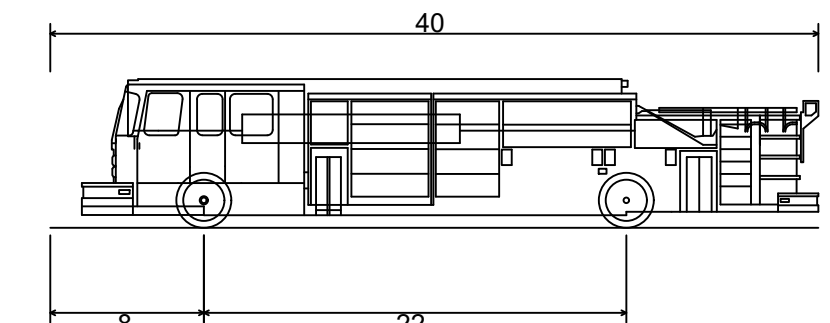
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REVISIONS PER CITY COMMENTS									
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AS NOTED	JOB	JOB	DRS						
PRELIMINARY NOT FOR CONSTRUCTION									
<h2 style="margin: 0;">SITE PLAN</h2>									
<b>CRASH CHAMPIONS</b> 510 NW 68TH STREET KANSAS CITY, MO 64118									
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER <span style="font-size: 1.5em; font-weight: bold;">C300</span>									



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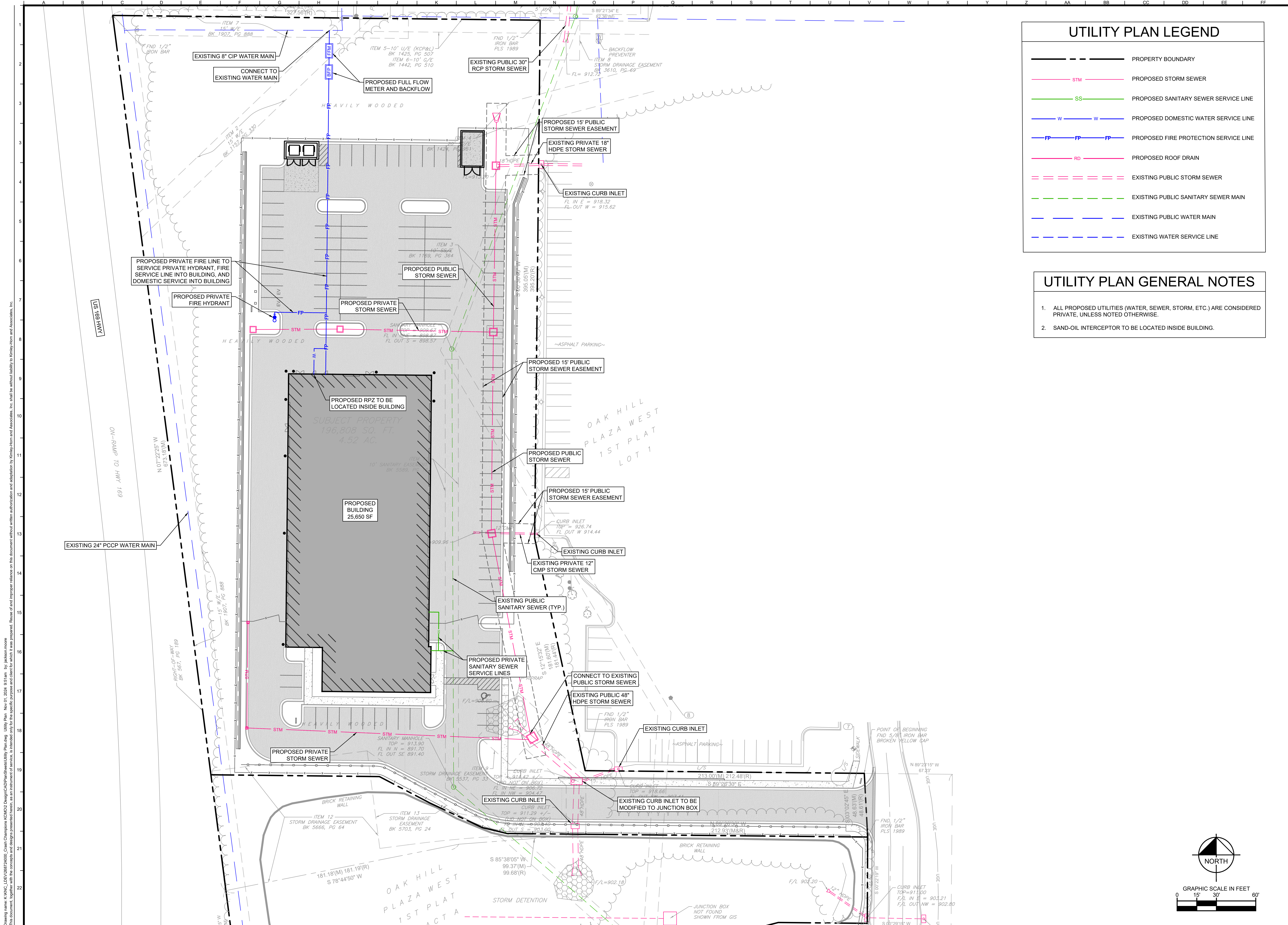
### FIRE TRUCK SPECIFICATIONS



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

DRS		2024-11-04	
REVISIONS PER CITY COMMENTS			
1		No.	DATE
SCALE: AS NOTED		DESIGNED BY: JDB	DRS
		DRAWN BY: JDB	REVISIONS
		CHECKED BY:	
PRELIMINARY NOT FOR CONSTRUCTION			
<h2>FIRE TRUCK TURNING PLAN</h2>			
<b>CRASH CHAMPIONS</b> 510 NW 68TH STREET KANSAS CITY, MO 64118			
ORIGINAL ISSUE: 09/16/2024			
KHA PROJECT NO. 268724000			
SHEET NUMBER			
<b>C400</b>			





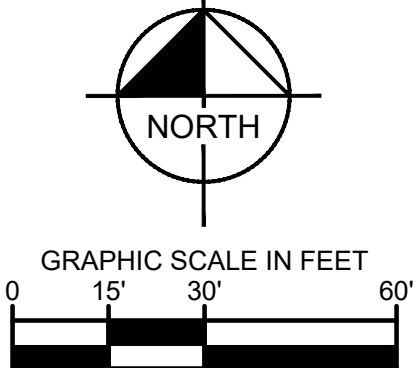
### UTILITY PLAN LEGEND

	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

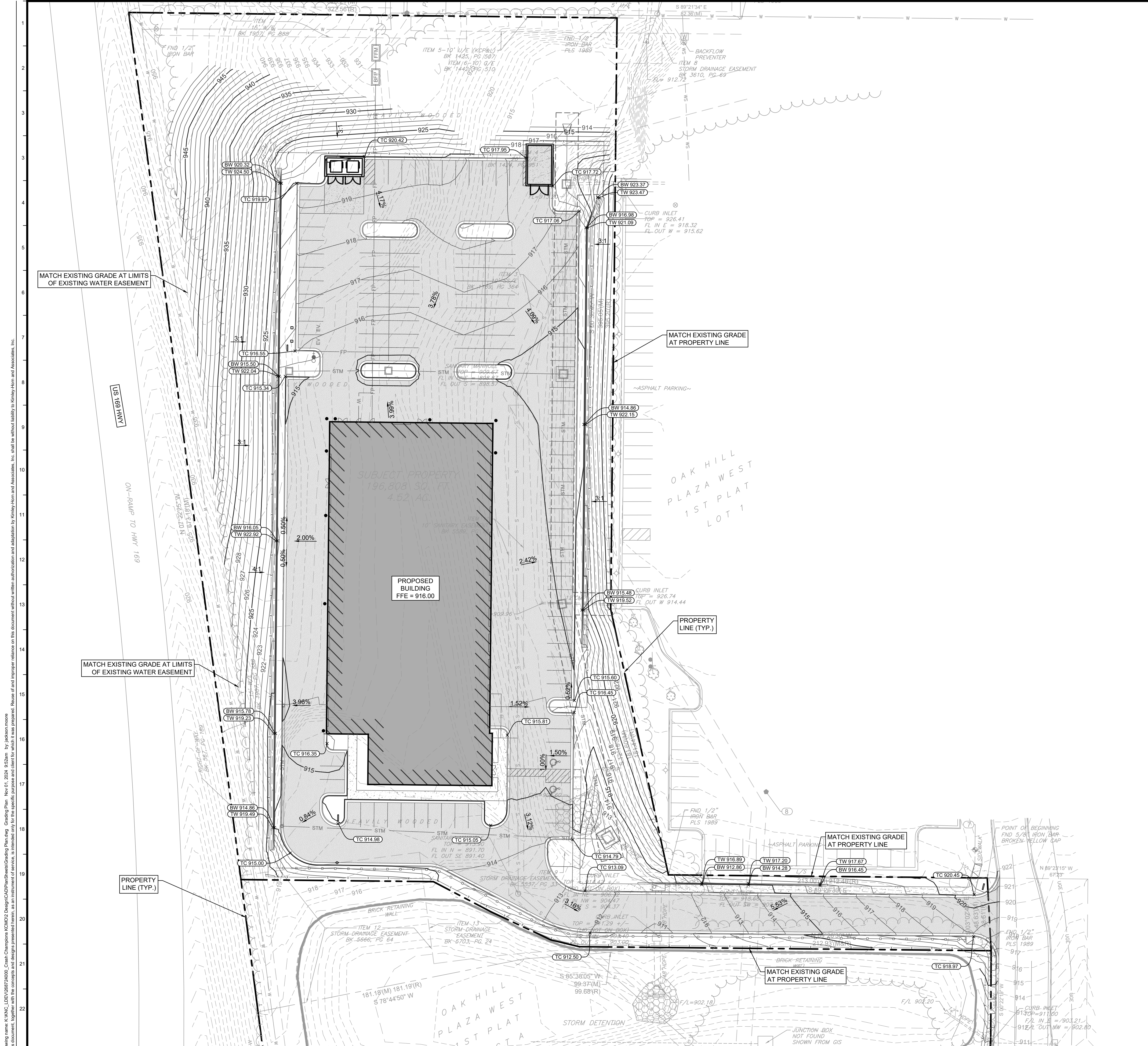
- ### UTILITY PLAN GENERAL NOTES
- ALL PROPOSED UTILITIES (WATER, SEWER, STORM, ETC.) ARE CONSIDERED PRIVATE, UNLESS NOTED OTHERWISE.
  - SAND-OIL INTERCEPTOR TO BE LOCATED INSIDE BUILDING.

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DRS	2024-11-04	REVISIONS PER CITY COMMENTS			
1					
<small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC.        800 PENNSYLVANIA AVE SUITE 100        PHOENIX, AZ 85006        WWW.KIMLEY-HORN.COM</small>					
SCALE:	DESIGNED BY: JDB	DRAWN BY: JDB	CHECKED BY: DRS	DATE:	BY:
PRELIMINARY NOT FOR CONSTRUCTION					
<h2 style="margin: 0;">UTILITY PLAN</h2>					
<b>CRASH CHAMPIONS</b> 510 NW 68TH STREET KANSAS CITY, MO 64118					
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER <h1 style="margin: 0;">C500</h1>					







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

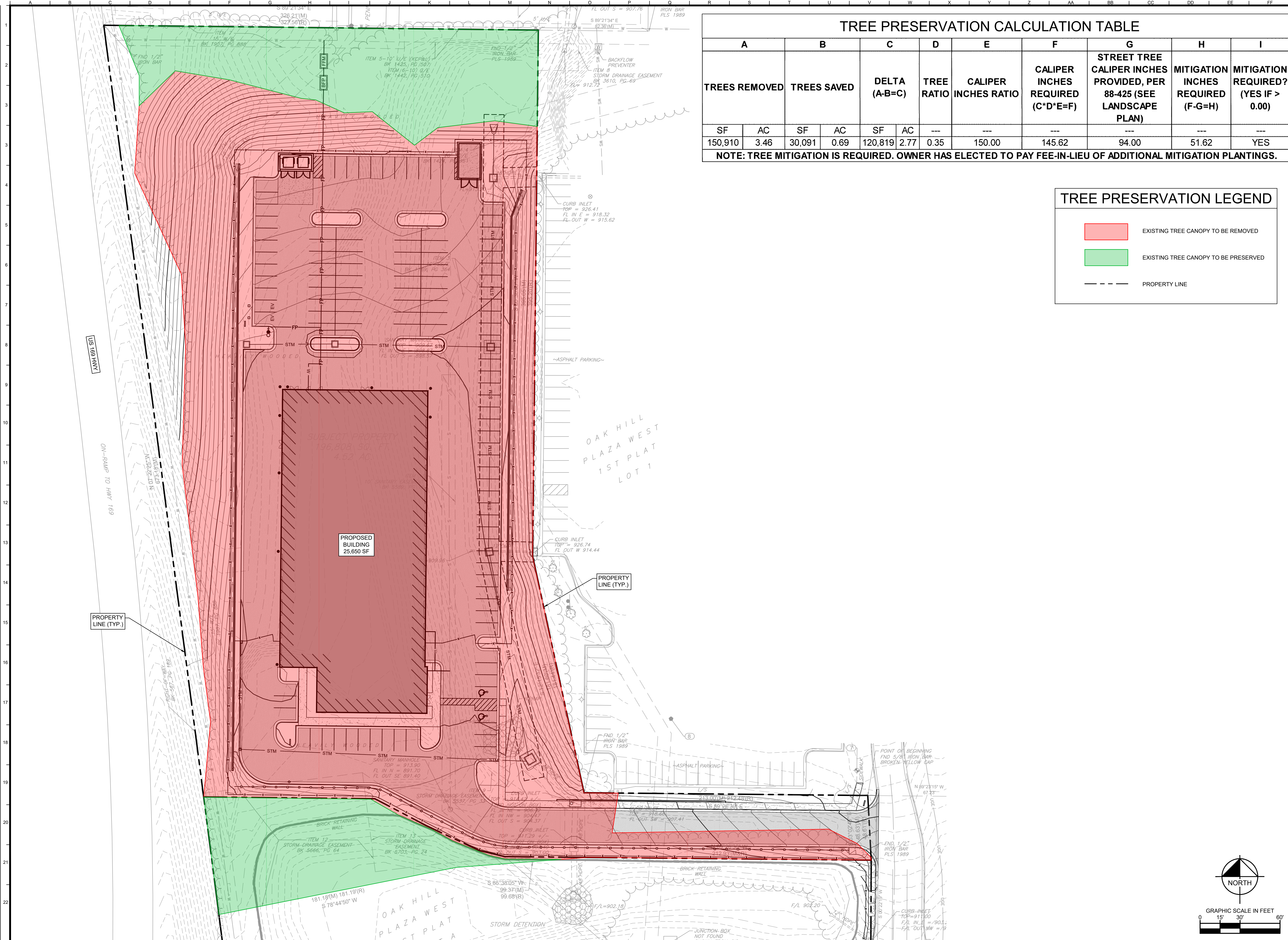
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
- ALL GRADING 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.

Drawing name: K:\KAC\_LBT\268724000\_Crash Champions KCM02 Design\CAD\Sheet\Grading Plan.dwg    Grading Plan    Nov 01, 2024 8:52am    by: jackson moore  
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DRS		2024-11-04		BY	
REVISIONS PER CITY COMMENTS		1		DATE	
SCALE:		AS NOTED		NO.	
DESIGNED BY:		JOB		DATE	
DRAWN BY:		JOB		DATE	
CHECKED BY:		JOB		DATE	
PRELIMINARY NOT FOR CONSTRUCTION					
<b>GRADING PLAN</b>					
<b>CRASH CHAMPIONS</b> 510 NW 68TH STREET KANSAS CITY, MO 64118					
ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000					
SHEET NUMBER <b>C600</b>					



Drawing name: K:\KAC\_LIEV\268724000\_Crash Champions KCM02\Design\CD\TreePreservation\TreePreservation Plan.dwg Date: 01/20/24 9:52am By: Jackson Moore  
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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

DRS
2024-11-04

REVISIONS PER CITY COMMENTS

No.	DATE	BY
1		

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

PRELIMINARY NOT FOR CONSTRUCTION

CRASH CHAMPIONS  
COLLISION REPAIR TEAM

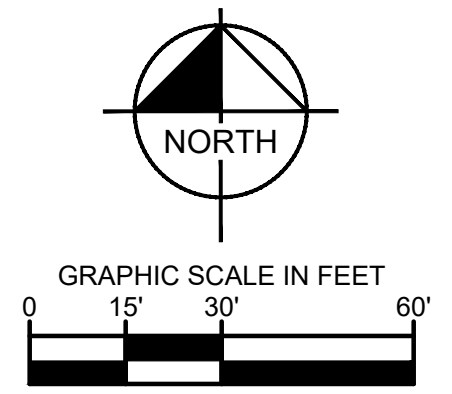
TREE PRESERVATION & MITIGATION PLAN

CRASH CHAMPIONS

510 NW 68TH STREET  
KANSAS CITY, MO 64118

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

SHEET NUMBER
C700





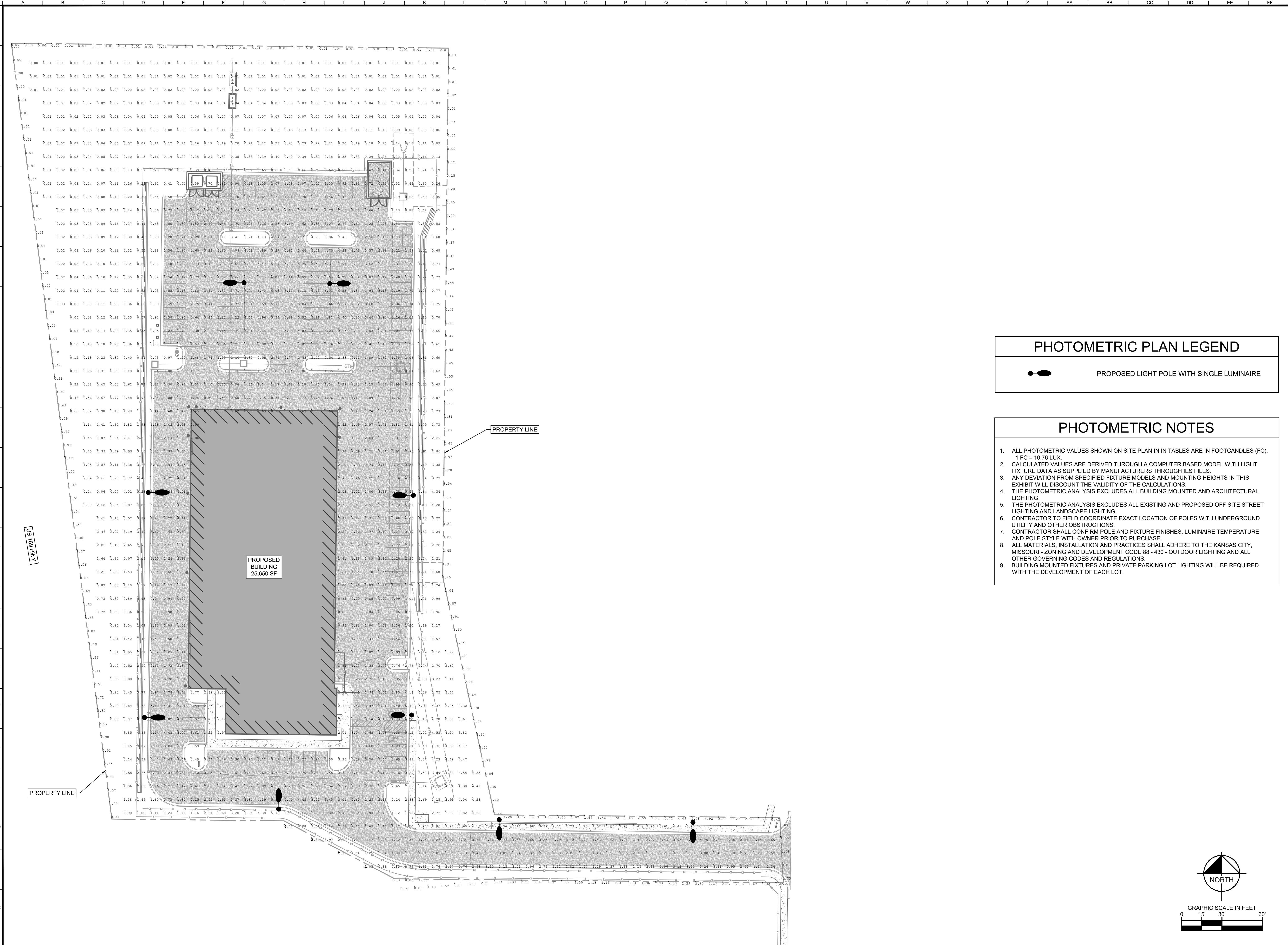









Drawing name: K:\KAC\_LB\268724000\_Crash Champions KCM02 Design\CAD\PH100\Photometric Plan.dwg Photometric Plan, Nov 01, 2024 10:33am By: Jackson Moore  
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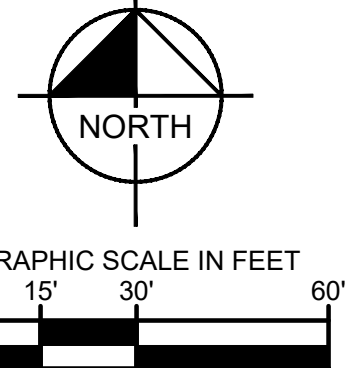


### PHOTOMETRIC PLAN LEGEND

 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		REVISIONS PER CITY COMMENTS	DATE
1	2024-11-04		
SCALE: AS NOTED		DESIGNED BY: JDB	CHECKED BY: DRS
		DRAWN BY: JDB	
		NO.:	



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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



Drawing name: K/KH/C\_LBE/268724000\_Crash Champions KCM202 Design/CAD/Pho/Spec/Photometric Plan.dwg Plot Date: 09/16/2024 9:58am by: jackson.moore

Project Catalog # Type
Prepared by Notes Date



McGraw-Edison GLEON Galleon Area / Site Luminaire
Product Features: Light Engine, Color Temperature, Voltage, Distribution, Mounting, Finish.

Product Certifications: IES, DLC LISTED, 3G VIB, IP66, 5 YEAR, ENERGY STAR

Interactive Menu: Ordering Information, Mounting Details, Optical Distributions, Product Specifications, Energy and Performance Data, Control Options.

Quick Facts: Lumen packages range from 4,200 - 80,800 (34W - 640W), Efficacy up to 156 LPW, Options to meet Buy American and other domestic preference requirements.

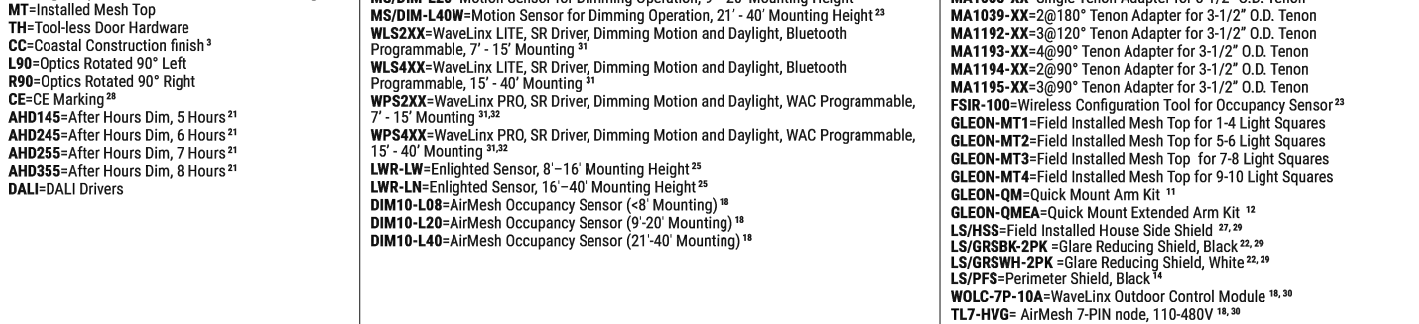


Dimensional Details table with columns for Number of Light Squares, Width, Standard Arm Length, Extended Arm Length, QM Arm Length, QML Length, and QMA Length.

Notes: For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions P5500020EN page 1 August 8, 2024 10:55 PM

Project Catalog # Type
Prepared by Notes Date

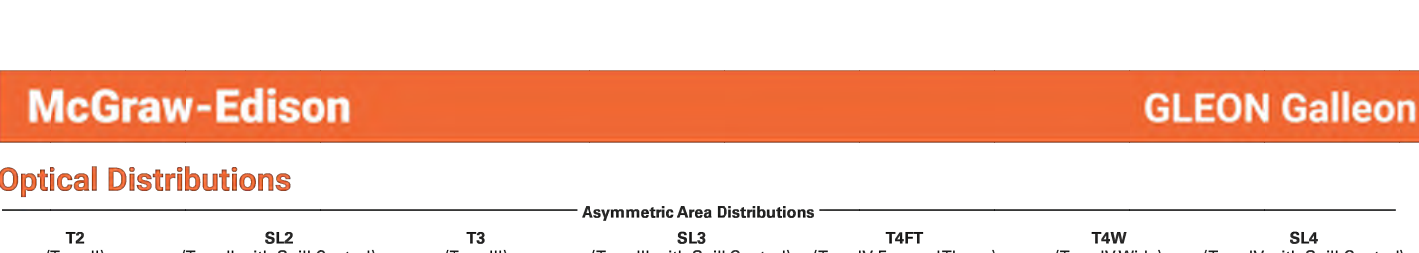


McGraw-Edison GLEON Galleon Area / Site Luminaire
Product Features: Light Engine, Color Temperature, Voltage, Distribution, Mounting, Finish.

Product Certifications: IES, DLC LISTED, 3G VIB, IP66, 5 YEAR, ENERGY STAR

Interactive Menu: Ordering Information, Mounting Details, Optical Distributions, Product Specifications, Energy and Performance Data, Control Options.

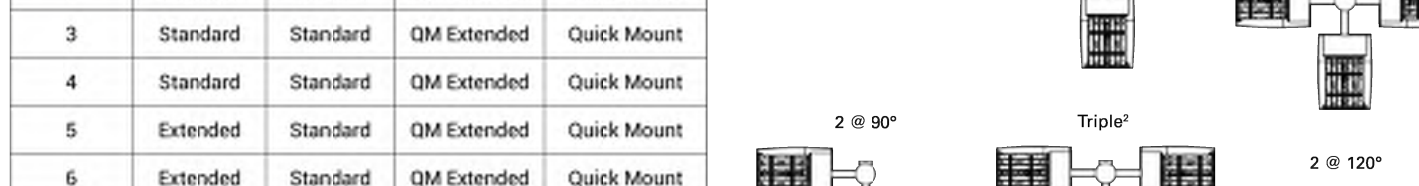
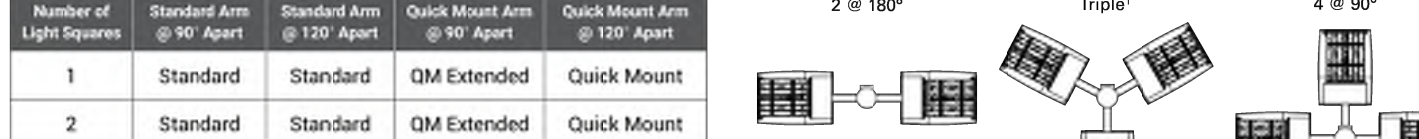
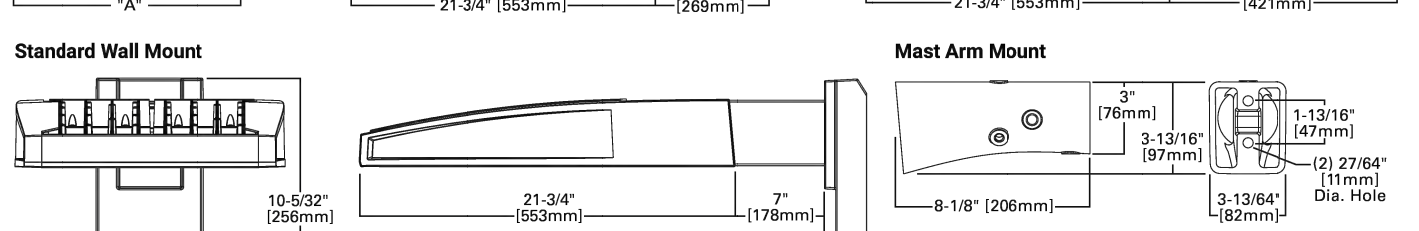
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Notes: For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions P5500020EN page 2 August 8, 2024 10:55 PM

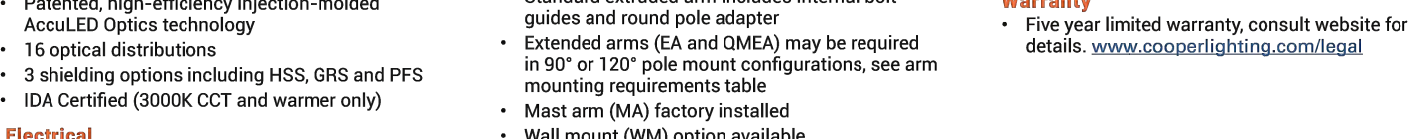
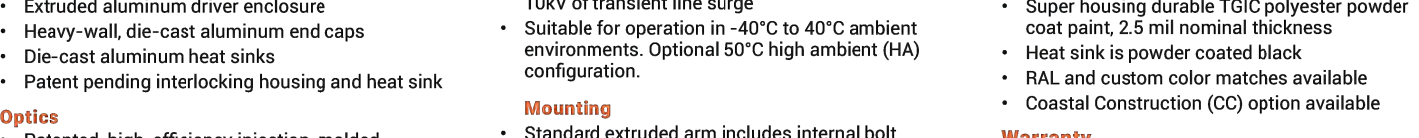
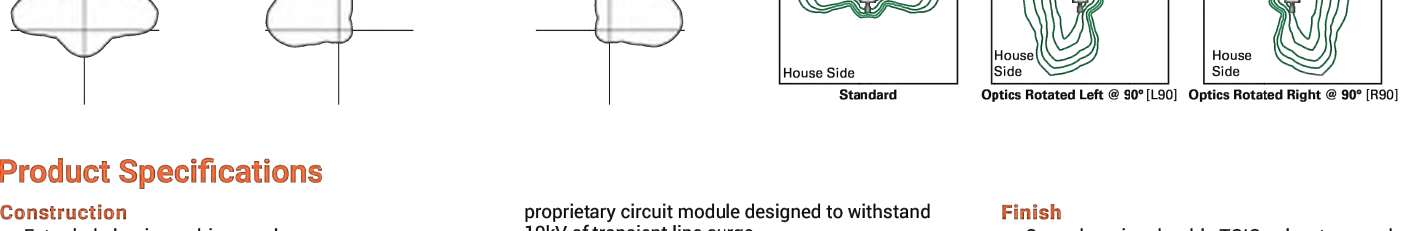


Arm Mounting Requirements table with columns for Number of Light Squares, Standard Arm, QM Extended, Quick Mount, and QMA Quick Mount.

Fixture Weights and EPAs table with columns for Number of Light Squares, Weight with Standard and Extended Arm, EPA with Standard and Extended Arm, Weight with QM Arm, EPA with QM Arm, Weight with QML, EPA with QML, Weight with QMA, and EPA with QMA.

Notes: 1 Round poles are 3 @ 120'. Square poles are 3 @ 90'. 2 Round poles are 3 @ 90'. 3 120' with 3 round pole configurations.

COOPER Lighting Solutions P5500020EN page 3 August 8, 2024 10:55 PM



Product Specifications: Construction, Electrical, Mounting, Energy and Performance Data.

Energy and Performance Data table with columns for Drive Current, Ambient Temperature, Hours, Lumens, and Lumen Multiplier.

Lumen Multiplier table with columns for Ambient Temperature and Lumen Multiplier.

View GLEON IES files button

COOPER Lighting Solutions P5500020EN page 4 August 8, 2024 10:55 PM

DRS 2024-11-04 REVISIONS PER CITY COMMENTS

Kimley-Horn & Associates, Inc. 800 PENNSYLVANIA AVE SUITE 100 PHOENIX, AZ 85003 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED DESIGNED BY: JDB DRAWN BY: JDB CHECKED BY: DRS PRELIMINARY NOT FOR CONSTRUCTION

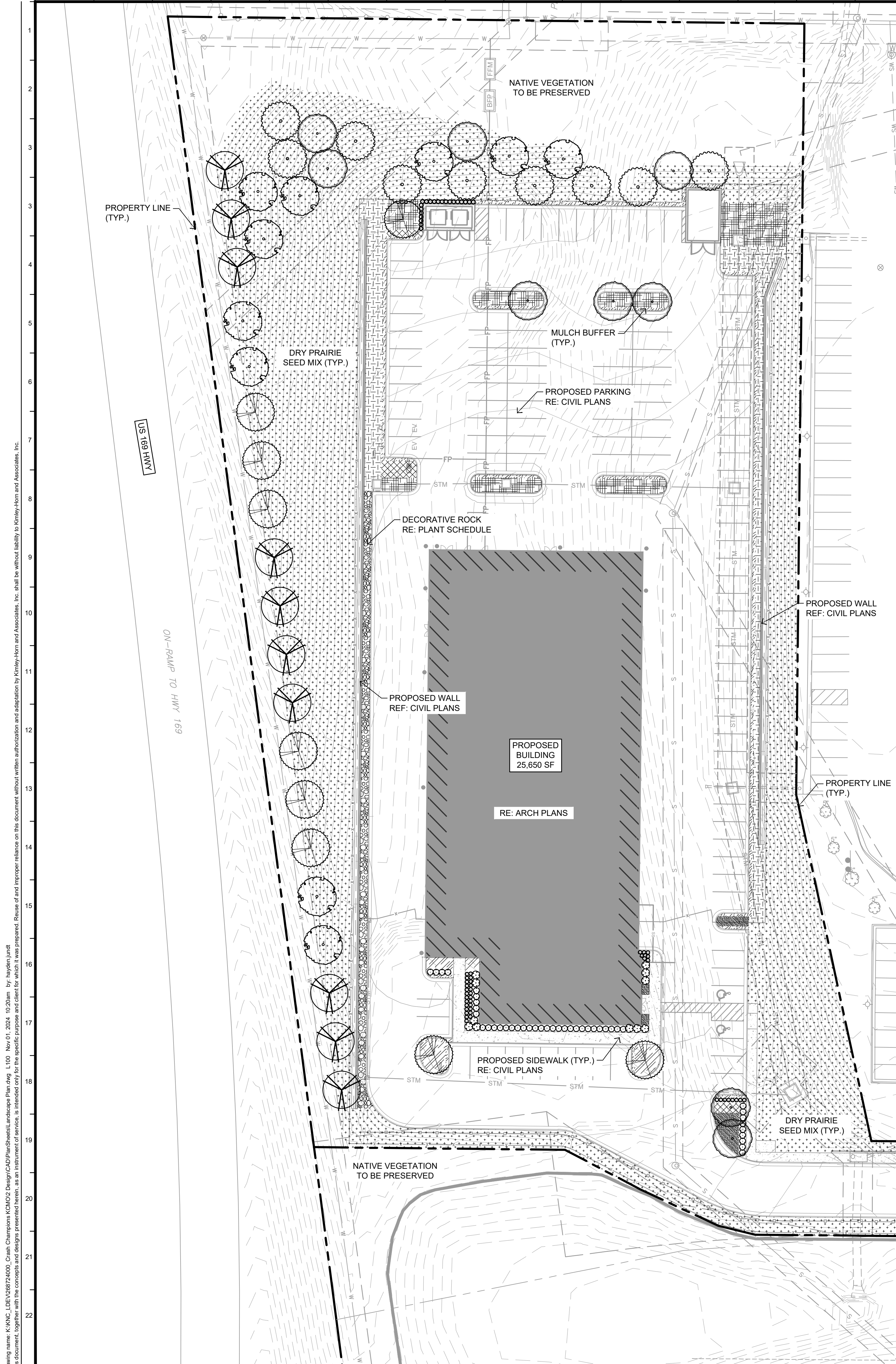


PHOTOMETRIC SPECIFICATIONS

CRASH CHAMPIONS PHOTOMETRIC SPECIFICATIONS

ORIGINAL ISSUE: 09/16/2024 KHA PROJECT NO. 268724000 SHEET NUMBER PH101





- 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 BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED 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)

Section 88-425 Landscape and Screening	REQUIRED	PROVIDED
<b>88-425-03-C - Tree Planting Requirements</b>		
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
<b>88-425-04 - General Landscaping Requirements</b>		
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)		
<b>88-425-05 - Perimeter Landscaping of Vehicular Use Areas</b>		
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' lft 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.		
<b>88-425-06-B - Minimum Interior Landscape Area</b>		
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		
<b>88-425-06-E - Minimum Interior Landscape Area</b>		
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
<b>88-425-08-A - Screening</b>		
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
<b>88-425-08-B Screening of Mechanical Equipment And Utility Cabinets</b>		
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
<b>88-425-10-B - Trees</b>		
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
<b>TREES</b>							
	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
<b>SHRUBS</b>							
	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
<b>GROUND COVERS</b>							
	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
<b>DECORATIVE ROCK</b>							
	DRM	1,200 SF	DECORATIVE ROCK	ROCK			3" DEPTH DECORATIVE ROCK COLOR AND TONE TO MATCH BUILDING
<b>SEED</b>							
	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%	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	Loupswort
3.41%	Eryngium yuccifolium	Rattlesnake master
2.44%	Gnaphalium 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.

**Kimley»Horn**  
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SCALE: AS NOTED  
DESIGNED BY: AMS  
DRAWN BY: HCJ  
CHECKED BY: AMS

PRELIMINARY NOT FOR CONSTRUCTION

**CRASH CHAMPIONS**  
COLLISION REPAIR TEAM

**LANDSCAPE PLAN**

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

ORIGINAL ISSUE: 09/16/2024  
KHA PROJECT NO. 268724000  
SHEET NUMBER L100

Drawing name: K:\KAC\_LBE\268724000\_Crash Champions KCM02 Design\CAD\Final\Sheet\landscape\Plan.dwg L100 Nov 01, 2024 10:28am By: haveland  
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**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
C	DEVELOPMENT PLAN REVISION 1	2024-11-01
B	DEVELOPMENT PLAN	2024-09-16
A	FOR APPROVAL	2024-08-08

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 COORDINATION   
 TENDER   
 PERMIT   
 CONSTRUCTION

DRAWING : **PERSPECTIVE**

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

PROJECT : \_\_\_\_\_ PAGE : **2414**  
 REVISION : **C** **A005**

format ARCH D (24x36)

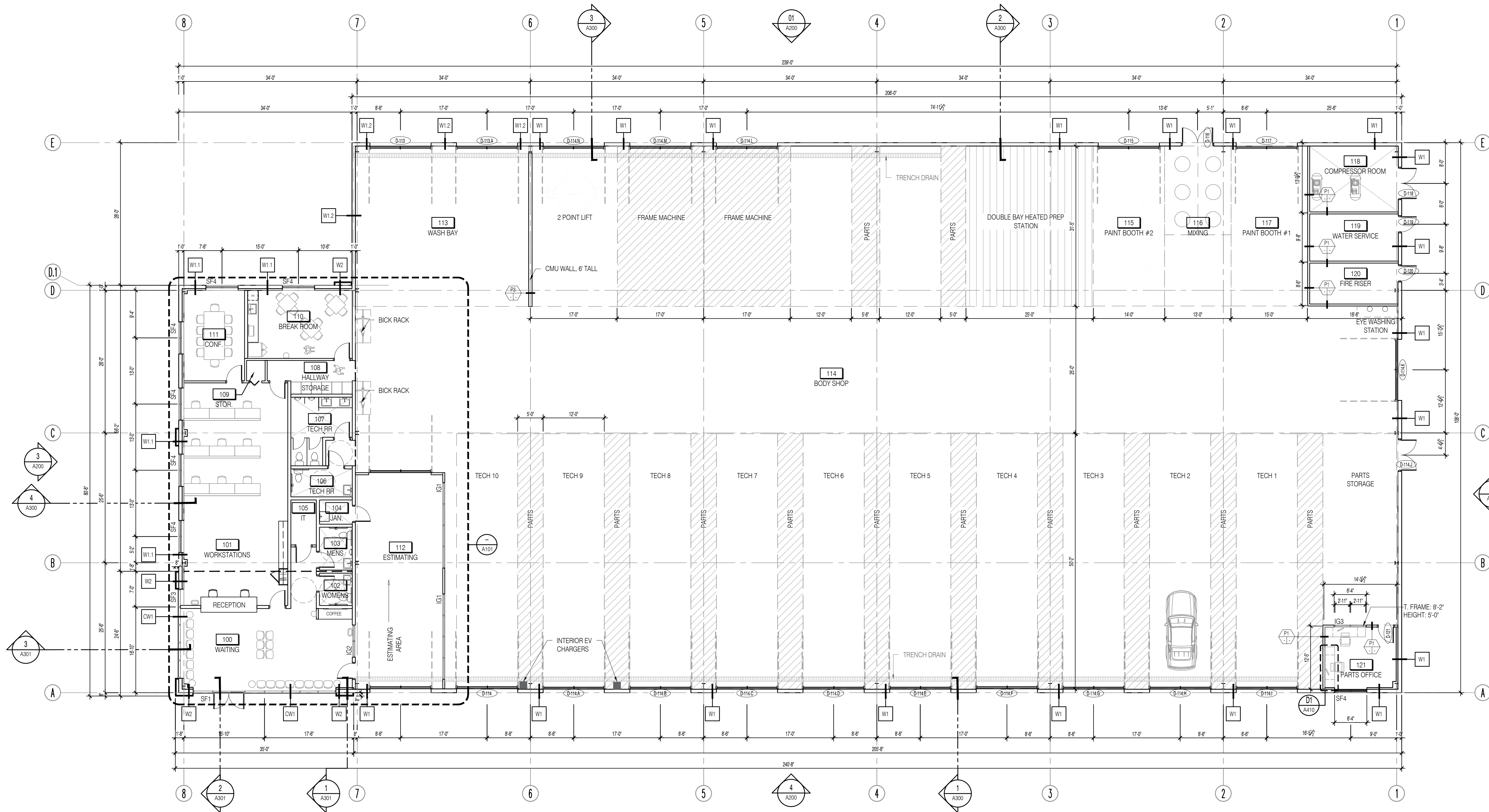


LEGEND   CONSTRUCTION	
	NEW PARTITION WALL
	NEW WINDOW OR CURTAIN WALL
	NEW DOOR AND FRAME
	DOOR NUMBER
	SPECIFIC NOTE ON FURNITURE/EQUIPMENT. SEE FURNITURE AND EQUIPMENT LIST
	SPECIFIC CONSTRUCTION NOTE. SEE TABLE OF SPECIFIC CONSTRUCTION NOTES

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.

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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
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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- 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-PANED 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

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 500 NW 68TH ST  
 KANSAS CITY, MO

PROJECT: NEW CONSTRUCTION  
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NO.	REVISION	DATE
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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**

