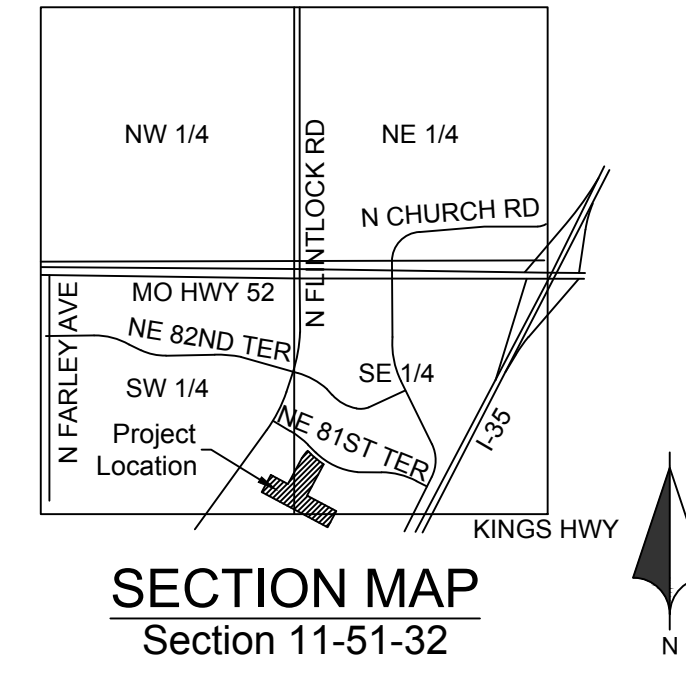


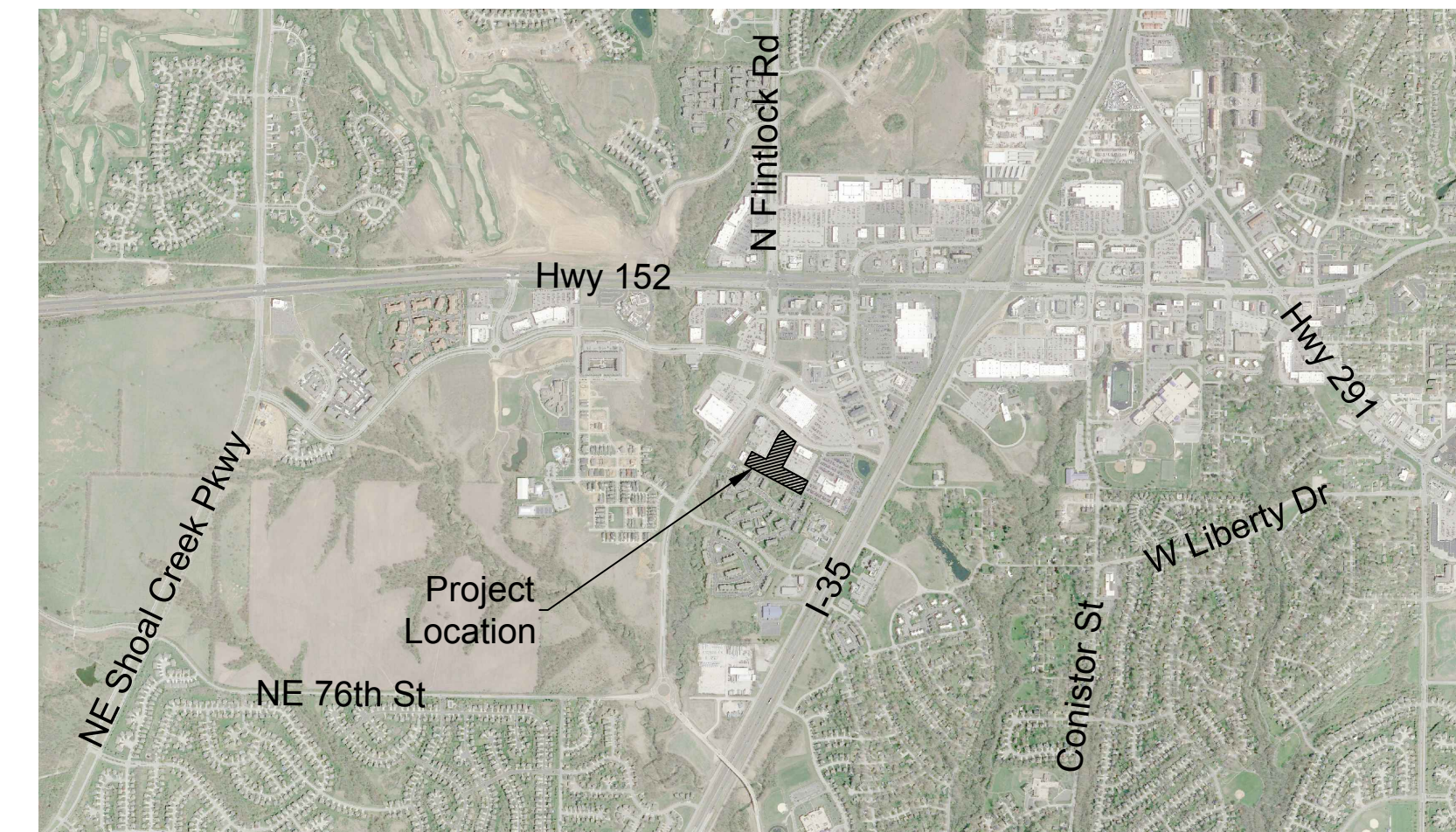
PROJECT PLAN

CROSSLEY FORD SERVICE CENTER



- INDEX OF SHEETS**
1. GENERAL LAYOUT
 2. EXISTING CONDITIONS
 3. GRADING PLAN
 4. UTILITY PLAN
 5. LANDSCAPE PLAN
 6. PHOTOMETRIC PLAN

OWNER
 Gary Crossley Ford
 Gary Montoya
 8050 N. Church Rd.
 Kansas City, MO 64158
 p: 816-781-4844
 f: 816-781-4858
 GMontoya@garycrossleyford.com



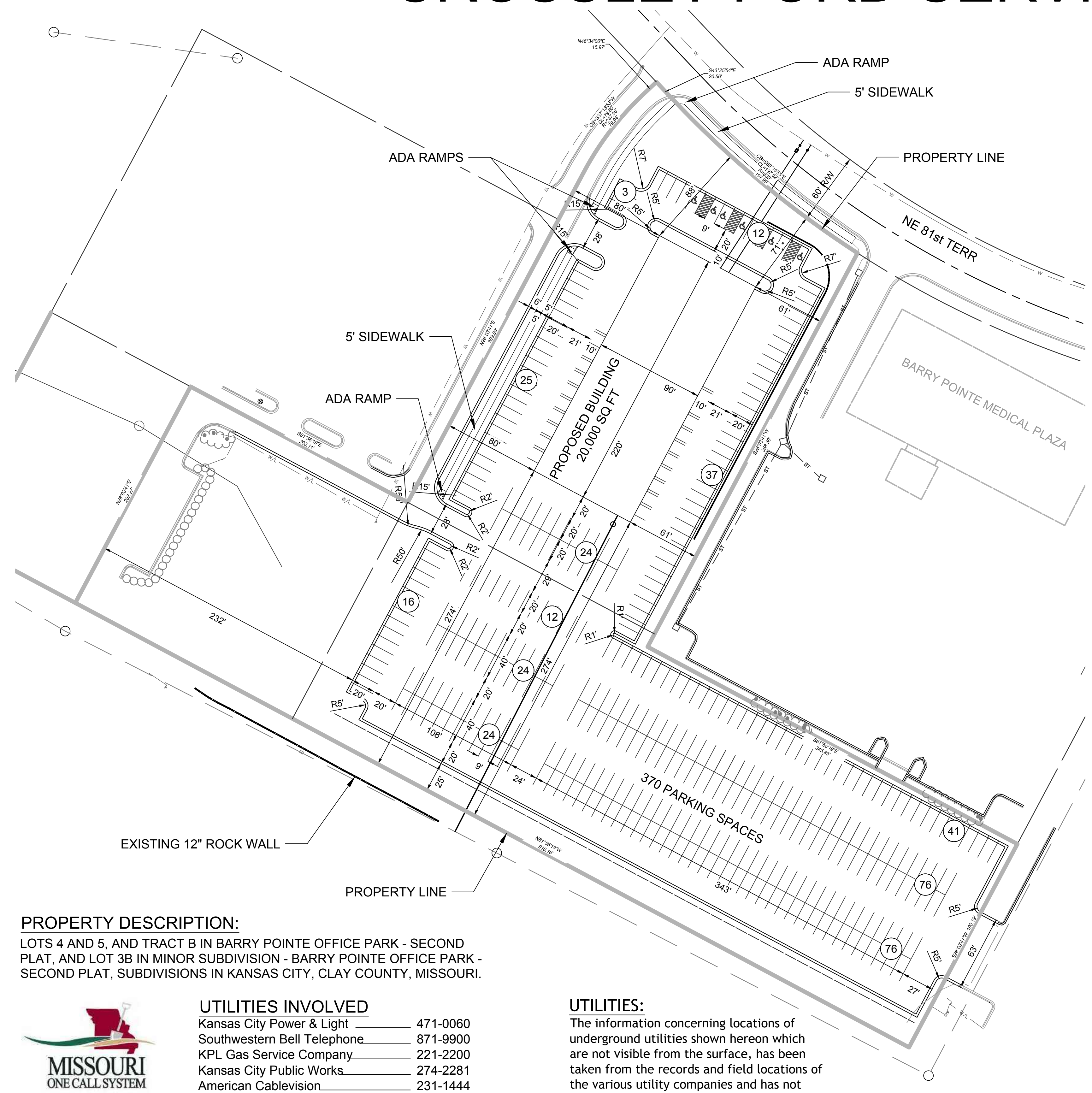
LOCATION MAP

DEVELOPMENT DATA

a. Existing Zoning	B3-2, 0-2
Proposed Zoning	B-4
b. Total Land Area	5.51 Acres
c. Street ROW Area	0.00 Acres
d. Net Land Area	5.51 Acres
e. Proposed Use	General Automobile Service (Body and Engine Repair)
f. Height Above Grade	Proposed Building 1 Floor 35'-00"
g. Gross Floor Area	Proposed Building 20,000 SF Floor Area Ratio: 0.083
h. Building Coverage: 0.46	
i. N/A	
j. Required Parking: 40 (2/Bay) Ratio: 9.25	Parking Provided: 370
Required Accessible parking: 8	Accessible Parking Provided: 8
Required Short Term Bike: x	Required Long Term Bike: x
Proposed Short Term Bike: x	Proposed Long Term Bike: x
Ratio: 1.00	
l. Commencement Date: March 2019	Completion Date: November 2019
m. N/A	

LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter

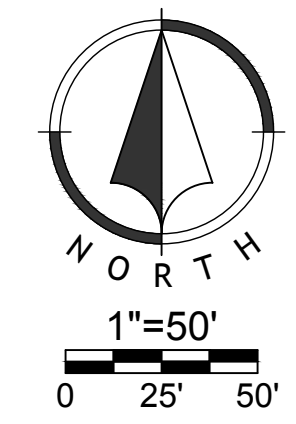


PROPERTY DESCRIPTION:
 LOTS 4 AND 5, AND TRACT B IN BARRY POINTE OFFICE PARK - SECOND PLAT, AND LOT 3B IN MINOR SUBDIVISION - BARRY POINTE OFFICE PARK - SECOND PLAT, SUBDIVISIONS IN KANSAS CITY, CLAY COUNTY, MISSOURI.

UTILITIES INVOLVED

Kansas City Power & Light	471-0060
Southwestern Bell Telephone	871-9900
KPL Gas Service Company	221-2200
Kansas City Public Works	274-2281
American Cablevision	231-1444
Water Pollution Control Dept.	274-2800
Missouri One-Call System	1-800-DIG-RITE

UTILITIES:
 The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



Renaissance Infrastructure Consulting
 816.800.0950
 5015 NW CANAL STREET, SUITE 100
 RIVERSIDE, MISSOURI 64150
 WWW.RIC-CONSULT.COM

MISSOURI CERTIFICATE OF AUTHORITY No. 2010033650

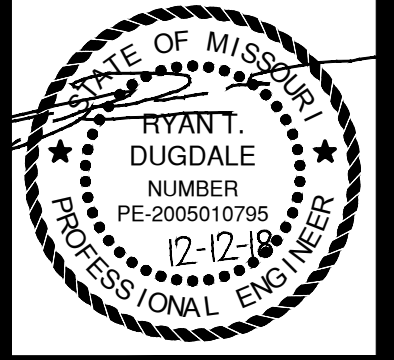
RYAN T. DUGDALE
 NUMBER PE-2005010795
 12-12-16
 PROFESSIONAL ENGINEER

Dec 12, 2018 12:12:11pm
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NO.	BY	DATE	REVISION
			ORIGINAL SUBMITTAL

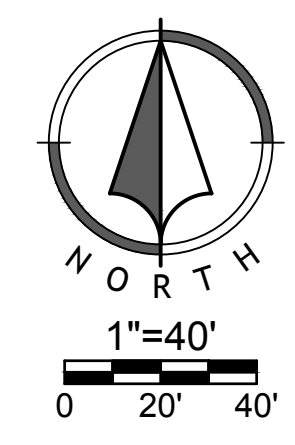
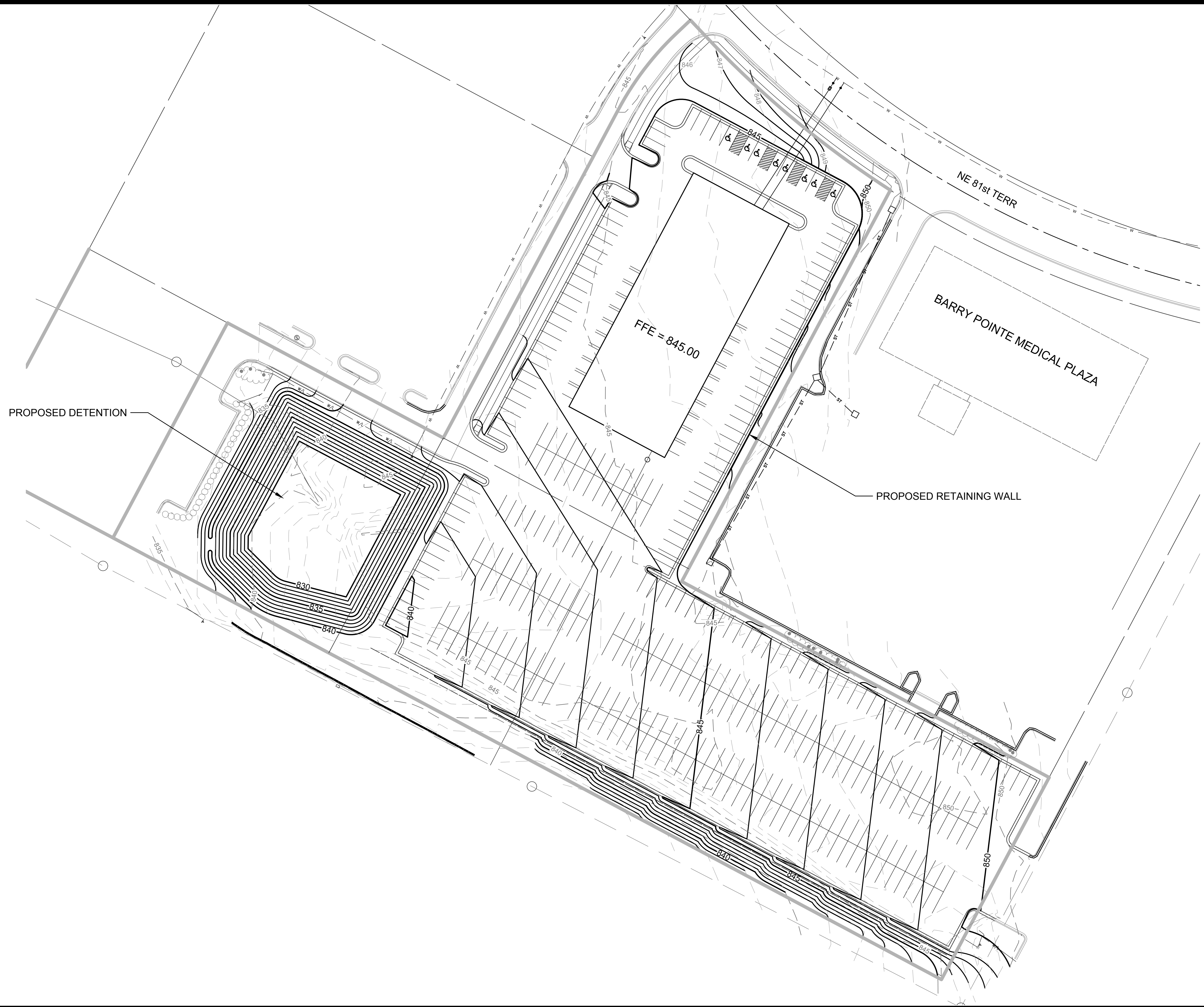
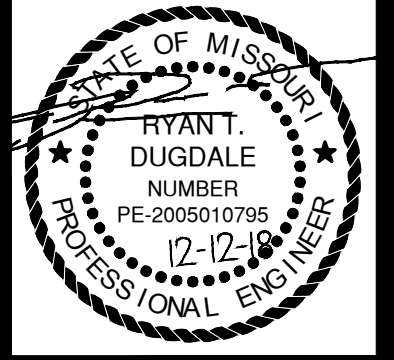
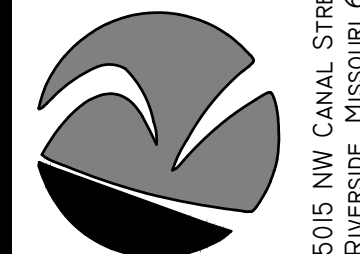
Renaissance Infrastructure Consulting
816.800.0950
5015 NW CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 66205
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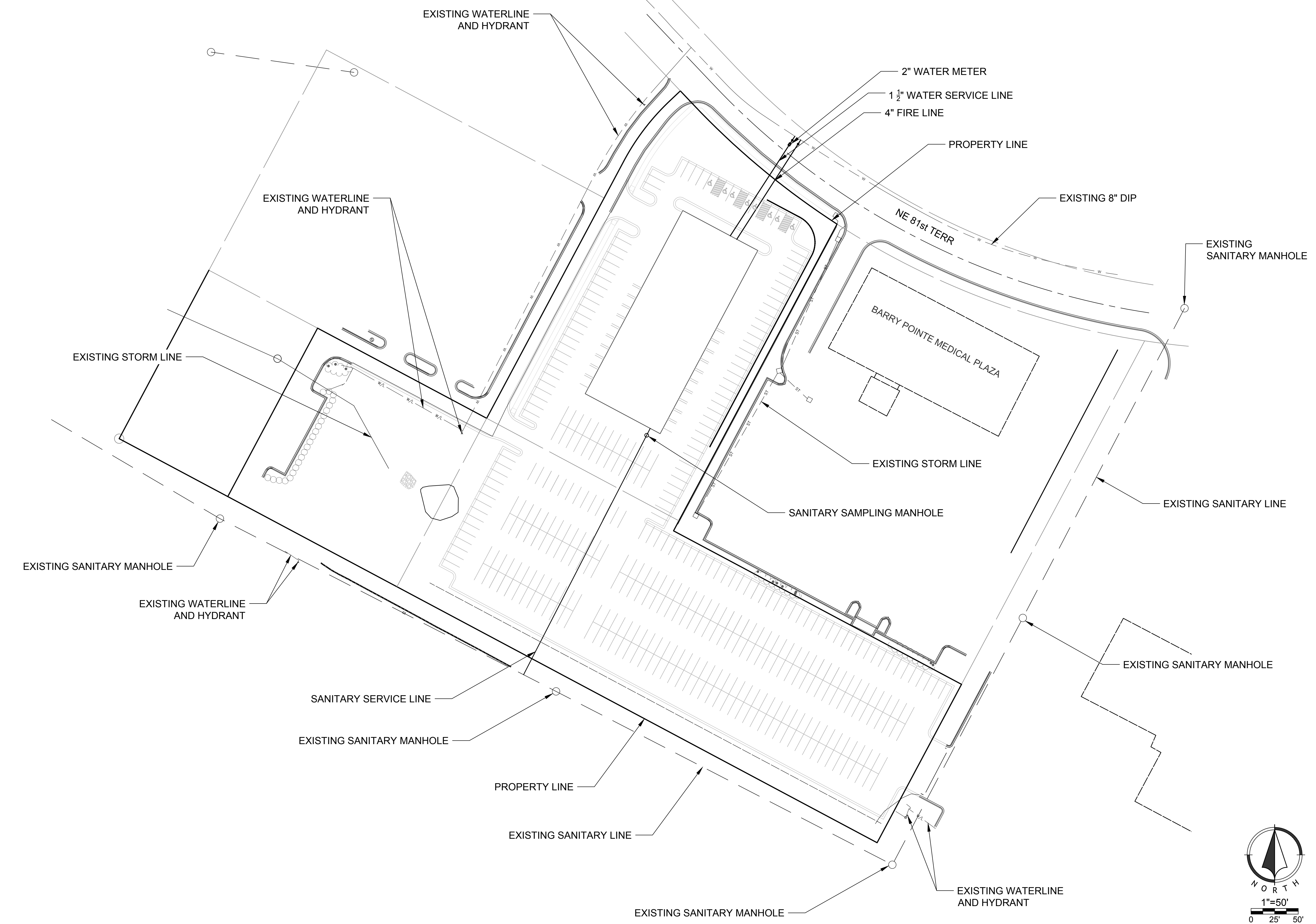
GRADING PLAN

NO.	BY	DATE	REVISION
1	BDC/RTD	8/29/18	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
 5015 NW CANAL STREET, SUITE 100
 RIVERSIDE, MISSOURI 64150
 816.800.0950
 WWW.RIC-CONSULT.COM

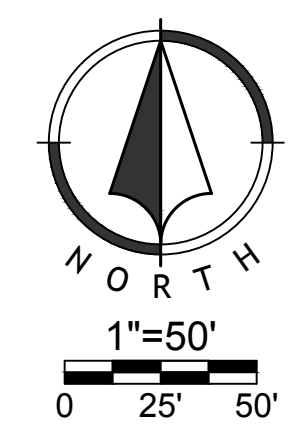
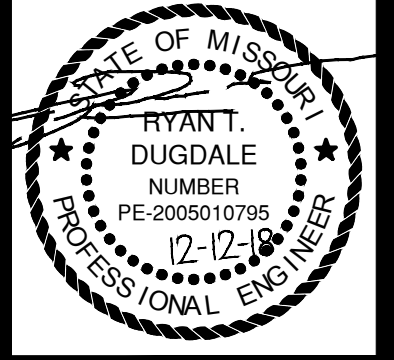


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NO.	BY	DATE	REVISION
BDC	RTD	8/29/18	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
 816.800.0950
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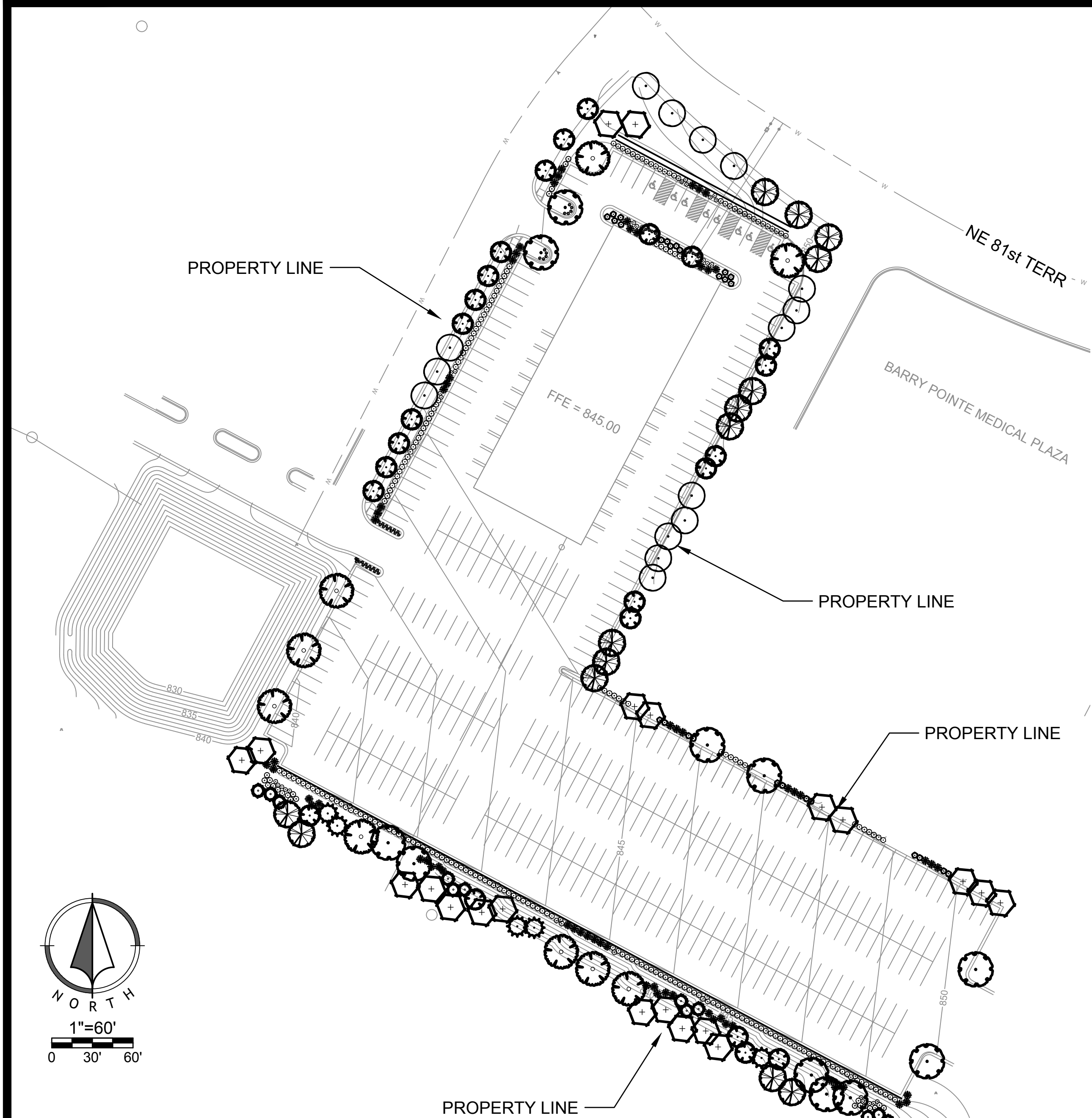
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LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- TOPSOIL MIX: ASTM 5268, PH RANGE OF 5.5 TO 7%, MINIMUM OF 4% ORGANIC MATERIAL. SOIL SHALL BE FREE OF STONE 1/2" OR LARGER IN ANY DIMENSION, SUBSOIL, CLAY LUMPS, ROOTS, BRUSH, WEEDS, WEED SEED, AND OTHER EXTRANEOUS OR TOXIC MATERIALS HARMFUL TO PLANT GROWTH. CONTENTS OF SOIL SHOULD CONTAIN NO MORE THAN 15% SILT AND 15% CLAY. SOIL SHOULD ALSO CONTAIN NO LESS THAN 40% SAND. TOPSOIL SOURCE SHALL BE FROM ON-SITE MATERIALS; IF ON-SITE SOURCE IS UNAVAILABLE, SUPPLEMENT WITH IMPORTED TOPSOIL FROM A PRE-APPROVED SOURCE. ALL IMPORTED TOPSOIL MIXES SHALL BE TESTED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS AS FOLLOWS:
 - PLANTING BEDS:
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 13): 2 PARTS
 - FERTILIZER: 3 LBS./100SF
 - BACKFILL FOR TREES
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 5): 3 PARTS
 - FERTILIZER: AGRIFORM TABLET (OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATION
- DOUBLE GROUND AGED HARDWOOD MULCH SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS, ISLANDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND. ALL AGGREGATE MULCH (IF USED) SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL) PER THE DETAIL.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED. PROVIDE SOD OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT, AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED TO MATCH ON SITE TURFGRASS TYPE. SOD SHALL BE INSTALLED IN A PROFESSIONAL MANNER, DURING NORMAL PLANTING SEASONS FOR TYPE OF LAWN WORK REQUIRED. FINAL ACCEPTANCE OF SOD INSTALLATION SHALL BE BY THE OWNER.
- ALL LANDSCAPE SHALL BE MONITORED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR; REFER TO MAINTENANCE NOTES THIS SHEET.
- CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF) FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY THE OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL.

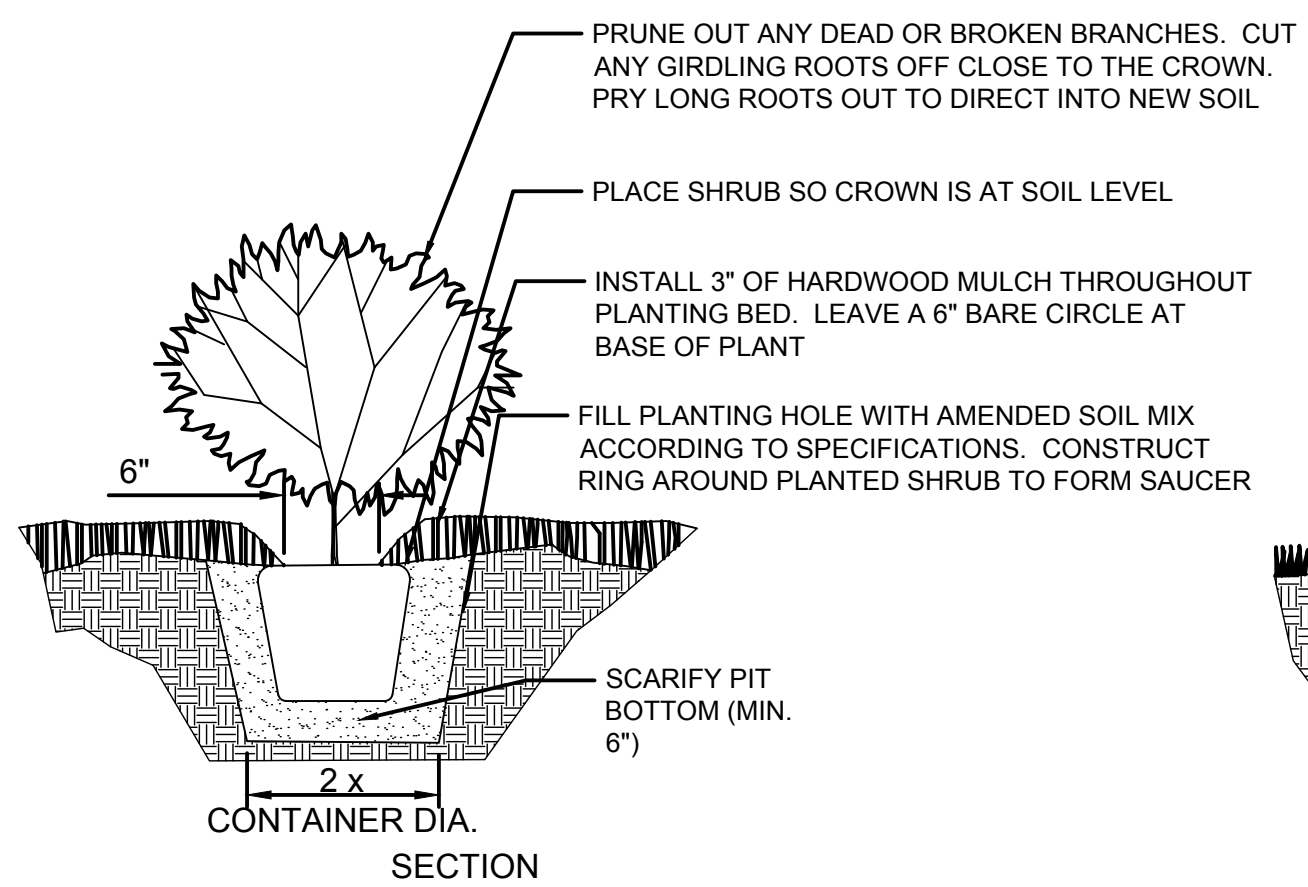
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'Armstrong' / Armstrong Red Maple	B&B	2"	Cal.	11
	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	2.5"			14
	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	2.5"			24
	Juniperus virginiana 'Canaertii' / Canaerti Juniper	B&B		6' Ht. Min.	5
	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6' - 8' Ht.	12
	Liriodendron tulipifera / Tulip Tree	B&B			9
	Quercus robur 'Regal Prince' / Regal Prince English Oak	B&B	2.5"		15
	Ulmus americana 'Valley Forge' / American Elm	2.5"			21
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 Gal.	50		
	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 Gal.	27		
	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	5 Gal.	27		
	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 Gal.	15		
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	64		
	Spiraea nipponica 'Snowmound' / Snowmound Spirea	5 Gal.	44		
	Taxus x media 'Densiflora' / Dense Yew	5 Gal.	193		



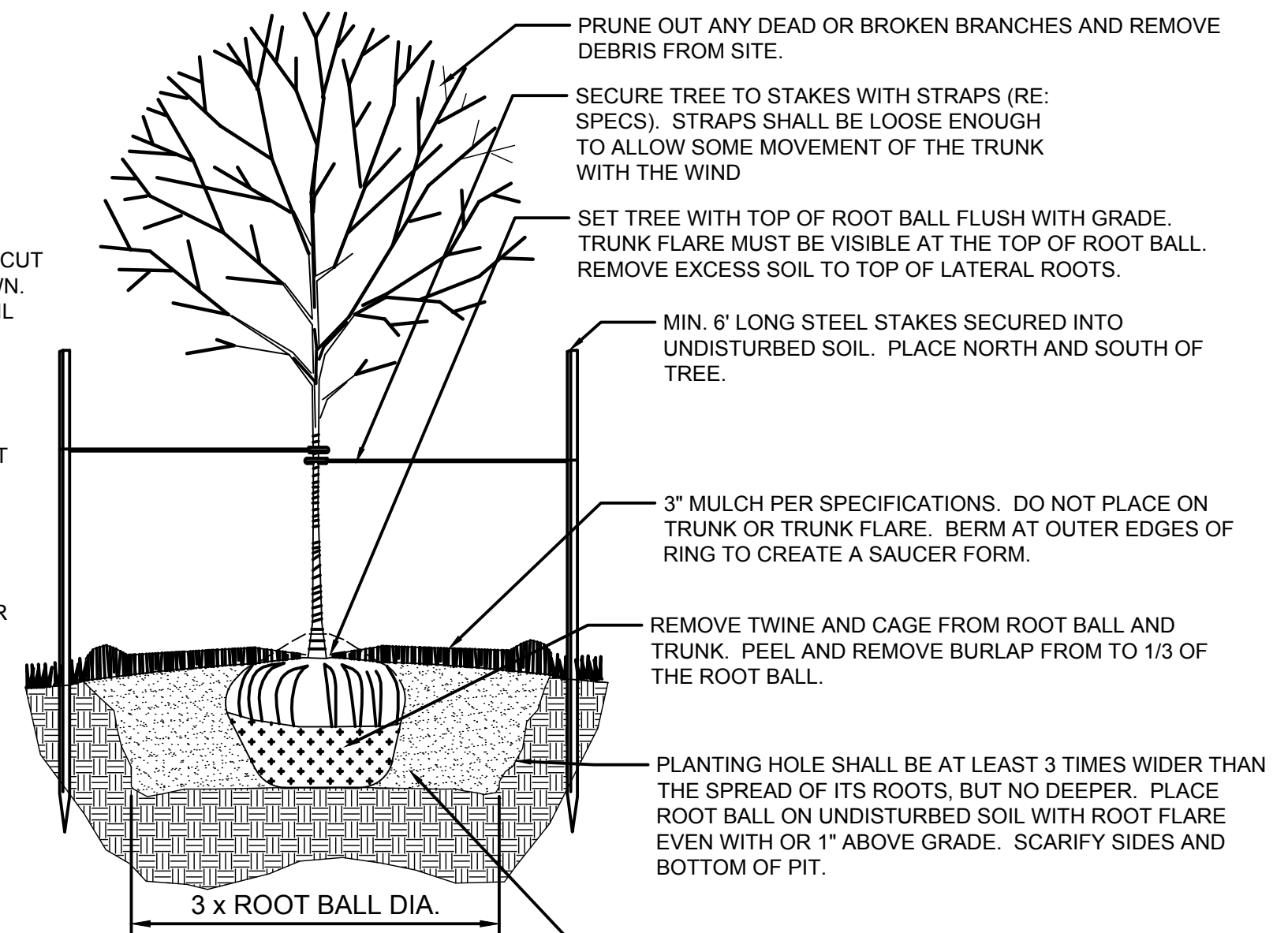
NOTES:

- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

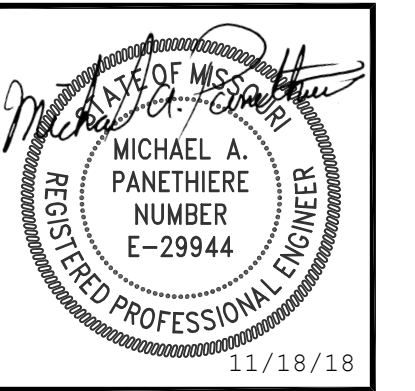
DECIDUOUS SHRUB PLANTING DETAIL - NTS



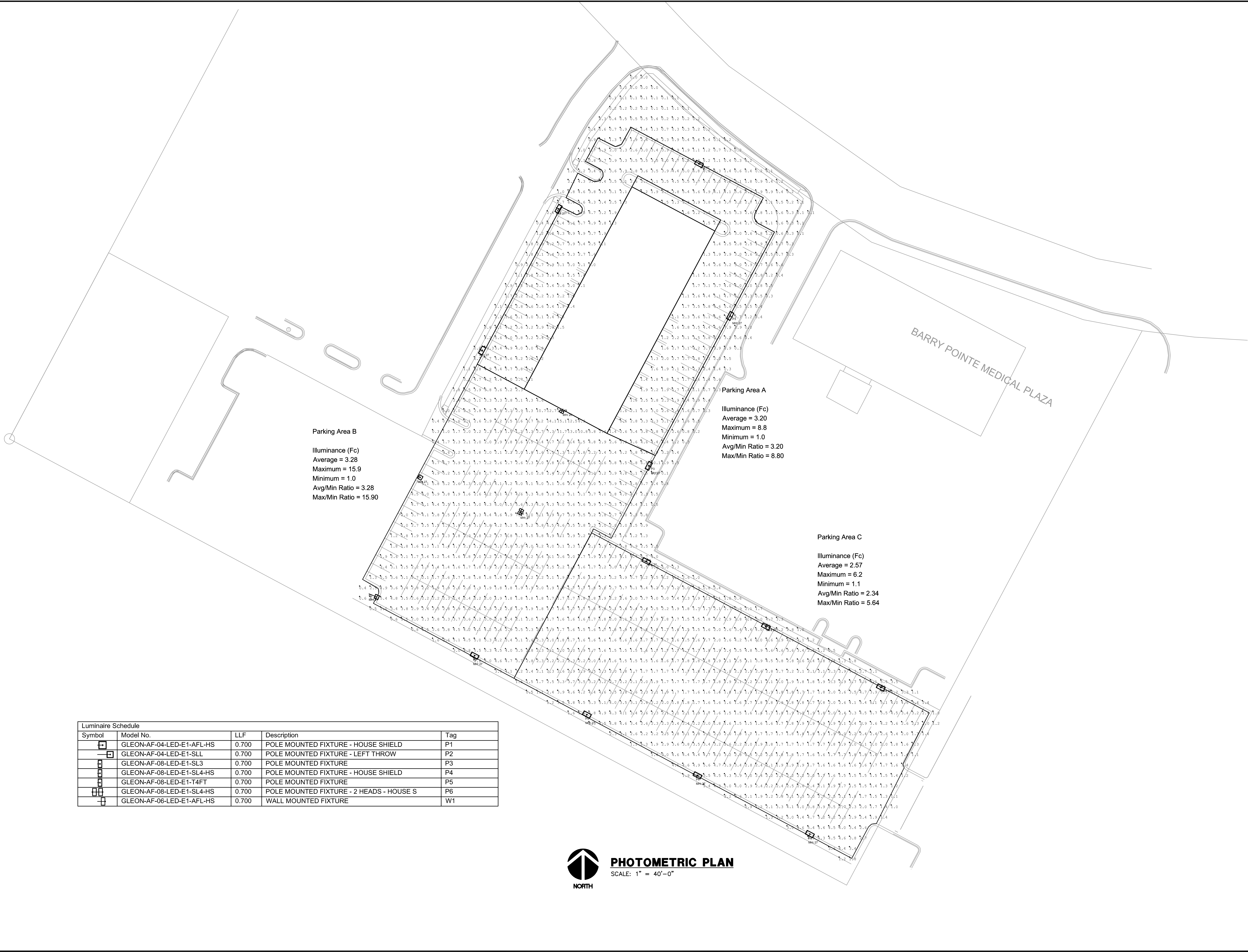
SECTION

Deciduous Tree Planting Detail

- NE 81st Terrace Street Trees:** 1 Tree per 30 Lf
Required: 210 LF = 7 Trees Proposed: 7 trees
- Buffers:**
South Residential: 25' width, 6 Trees and 35 Shrubs per 100 Lf
Required: 540 LF = 33 Trees Proposed: 33 Trees
540 LF = 189 Shrubs 189 Shrubs
- East Residential: 10' width, 100% Cont. Screen at 4' Ht.
Required: continuous screen Proposed: Shrubs in continuous screen
- Site Landscape:**
Building Area: 1 Tree per 5,000 Building Sf
Required: 19,800 Sf (Footprint) = 4 Trees Proposed: 4 Trees **
- Parking Lot Perimeter Landscaping:
10' Min. Width, Adj. to Public Streets: 100% Cont. Screen at 3' Ht. and 1 Tree / 30 Lf (Street Trees Count)
Required: 7 Trees Proposed: 7 Trees (Street Trees)
continuous screen Shrubs in continuous screen
- Outdoor Storage Lot: 386 spaces
Required: 6' Height Fence Provided: 6' Height Fence
Evergreen Screen 3' Height Evergreen Screen
1 Tree per 5 spaces = 78 Trees 78 Trees



CROSSLEY FORD SERVICE CENTER
 N.E. 81st TERRACE
 KANSAS CITY, MO



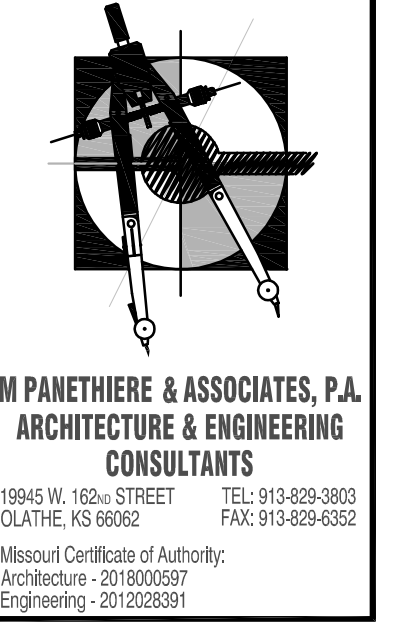
Parking Area B
 Illuminance (Fc)
 Average = 3.28
 Maximum = 15.9
 Minimum = 1.0
 Avg/Min Ratio = 3.28
 Max/Min Ratio = 15.90

Parking Area A
 Illuminance (Fc)
 Average = 3.20
 Maximum = 8.8
 Minimum = 1.0
 Avg/Min Ratio = 3.20
 Max/Min Ratio = 8.80

Parking Area C
 Illuminance (Fc)
 Average = 2.57
 Maximum = 6.2
 Minimum = 1.1
 Avg/Min Ratio = 2.34
 Max/Min Ratio = 5.64

Luminaire Schedule				
Symbol	Model No.	LLF	Description	Tag
☐	GLEON-AF-04-LED-E1-AFL-HS	0.700	POLE MOUNTED FIXTURE - HOUSE SHIELD	P1
☐	GLEON-AF-04-LED-E1-SLL	0.700	POLE MOUNTED FIXTURE - LEFT THROW	P2
☐	GLEON-AF-08-LED-E1-SL3	0.700	POLE MOUNTED FIXTURE	P3
☐	GLEON-AF-08-LED-E1-SL4-HS	0.700	POLE MOUNTED FIXTURE - HOUSE SHIELD	P4
☐	GLEON-AF-08-LED-E1-T4FT	0.700	POLE MOUNTED FIXTURE	P5
☐	GLEON-AF-08-LED-E1-SL4-HS	0.700	POLE MOUNTED FIXTURE - 2 HEADS - HOUSE S	P6
☐	GLEON-AF-06-LED-E1-AFL-HS	0.700	WALL MOUNTED FIXTURE	W1

PHOTOMETRIC PLAN
 SCALE: 1" = 40'-0"



M PANETHIERE & ASSOCIATES, P.A.
 ARCHITECTURE & ENGINEERING
 CONSULTANTS
 19945 W. 162nd STREET
 CLATHE, KS 66982
 TEL: 913-828-9933
 FAX: 913-828-8532
 Missouri Certificate of Authority
 Architecture - 2018002697
 Engineering - 2018026981

JOB NO.: 18202
 DATE: 11/18/2018
 REVISIONS:
 DESIGNED BY: CWH
 DRAWN BY: CWH
 CHECKED BY: MAP
 SHEET NO.
PE1