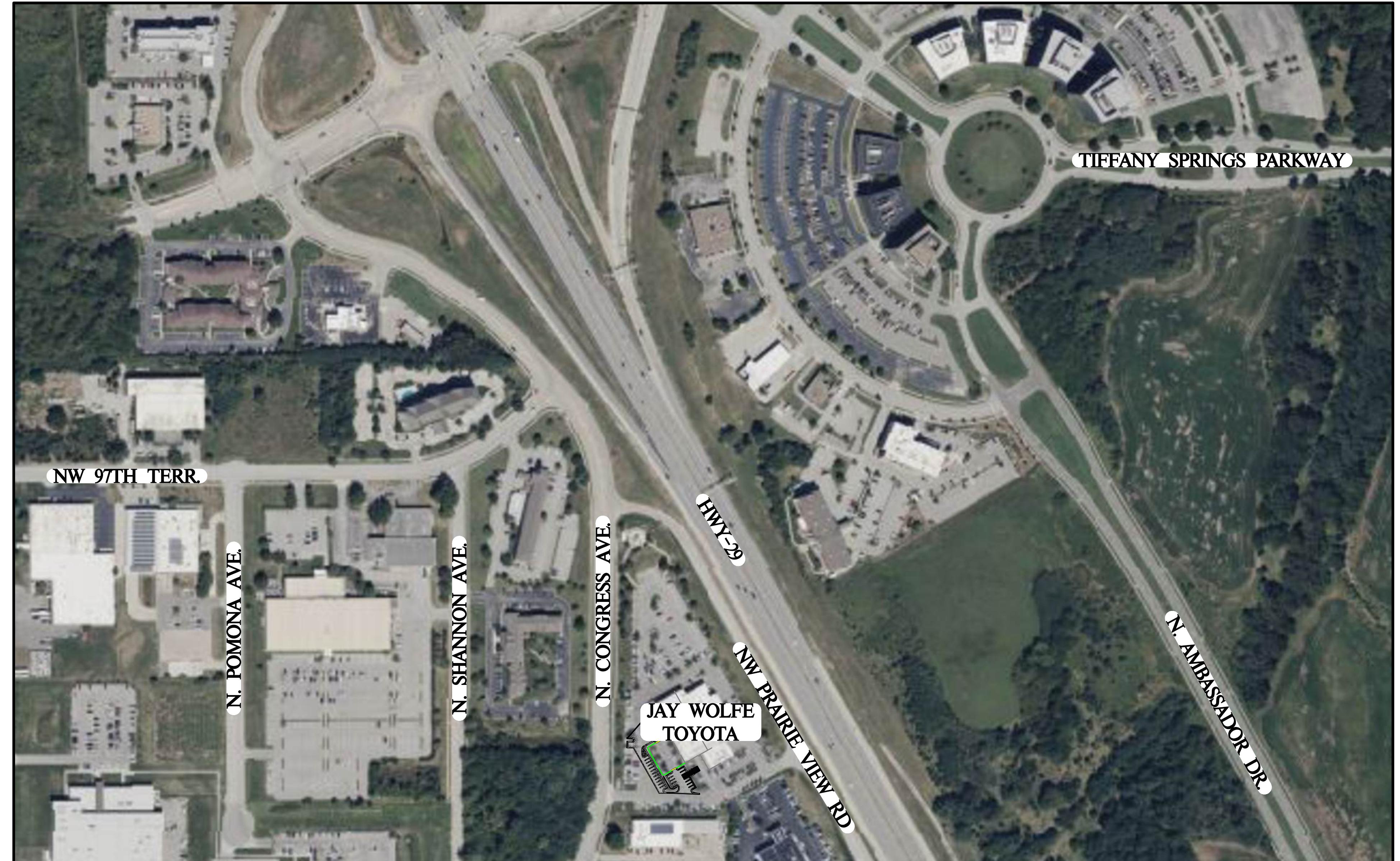
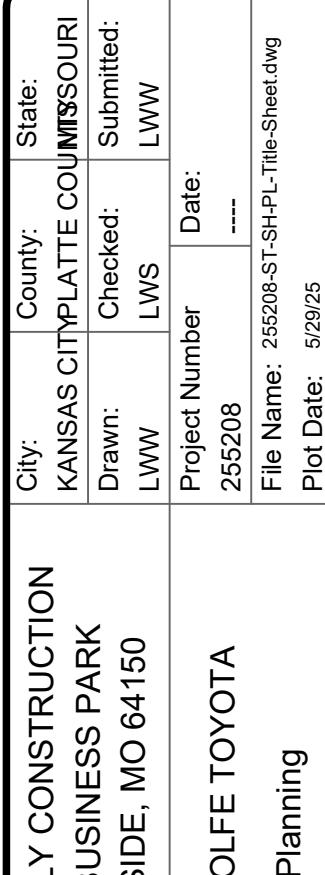
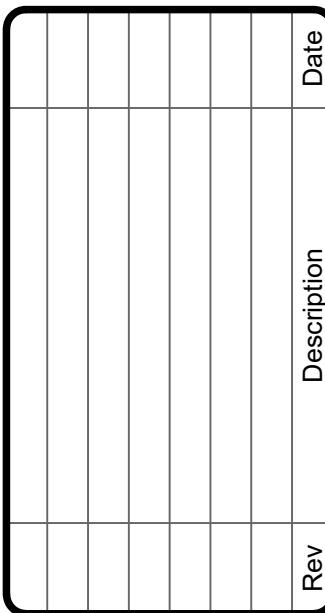
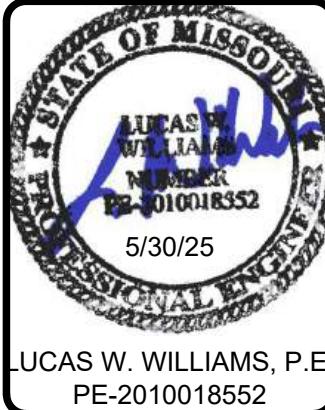
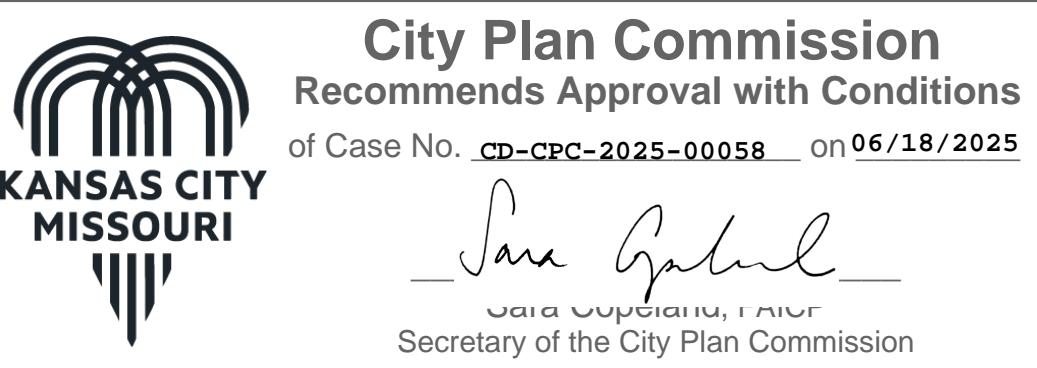


JAY WOLFE TOYOTA ADDITION

A MAJOR AMENDMENT TO THE

TIFFANY SPRINGS AUTO PLAZA - PHASE 1 DEVELOPMENT PLAN

9650 NW PRAIRIE VIEW RD
 SE $\frac{1}{4}$ SECTION 36 TOWNSHIP 52 RANGE 34
 KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP:

SE $\frac{1}{4}$ S36 T52N R34W
 KANSAS CITY, PLATTE COUNTY, MISSOURI

OWNER/DEVELOPER:

TIFFANY SPRINGS HOLDINGS LLC
 1011 W 103RD ST
 KANSAS CITY, MO 64114
 CONTACT: MATTHEW DONOVAN
 PHONE: 913-485-5045
 EMAIL: mdonovan@jaywolfe.com

CONTRACTOR:

LUKE DAILY CONSTRUCTION
 75 NW BUSINESS PARK
 RIVERSIDE, MO 64150
 CONTACT: BOB BECKER
 PHONE: 816-459-8531
 EMAIL: rbecker@lukedaily.com

ARCHITECT:

DAVID ESKOV ARCHITECT
 21466 W 120TH STREET
 OLATHE, KS 66061
 CONTACT: BOB BECKER
 PHONE: 913-284-3660
 EMAIL: eskovarch@outlook.com

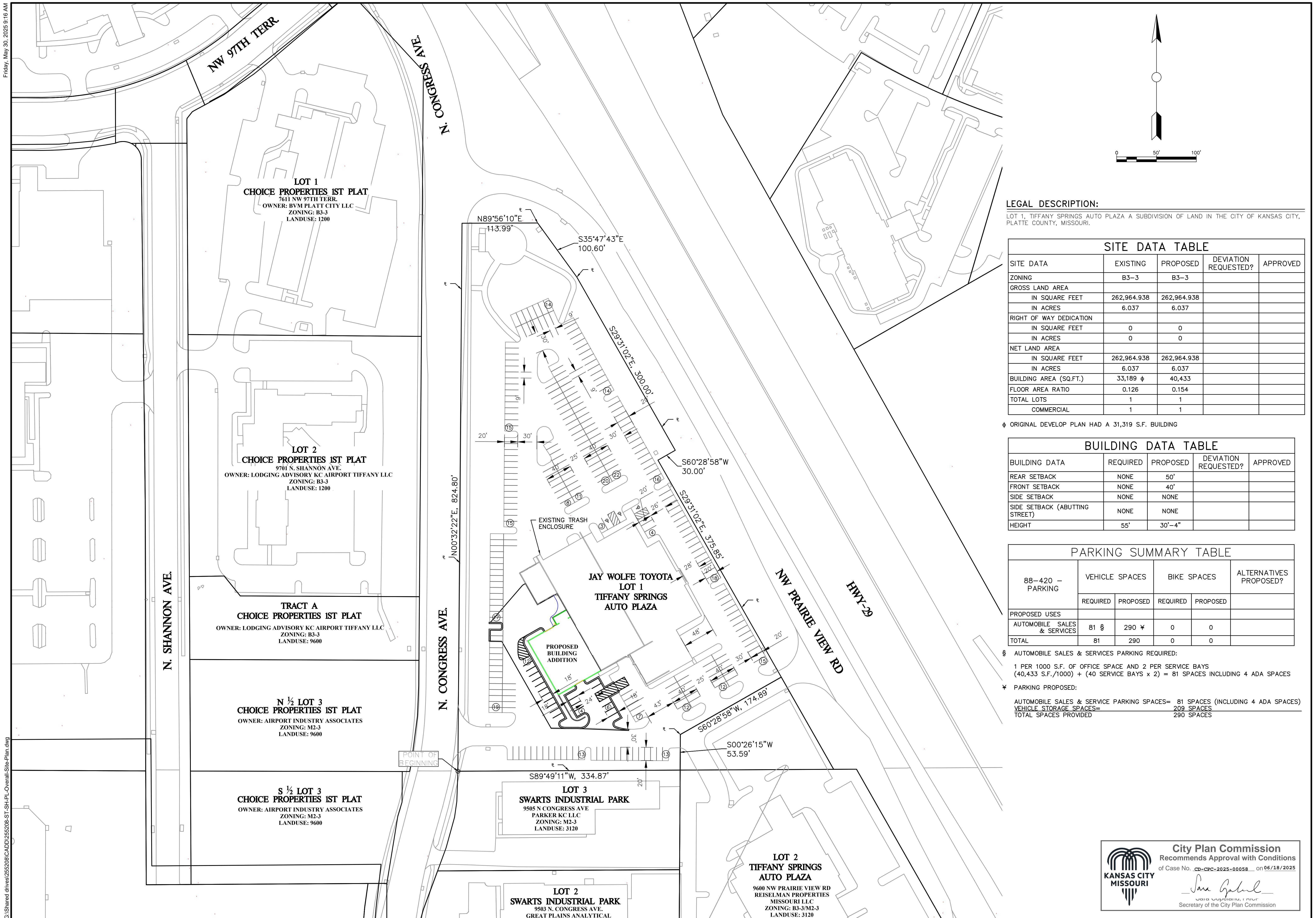
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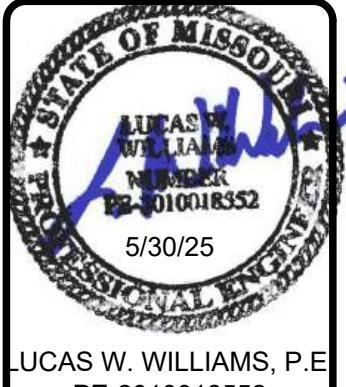
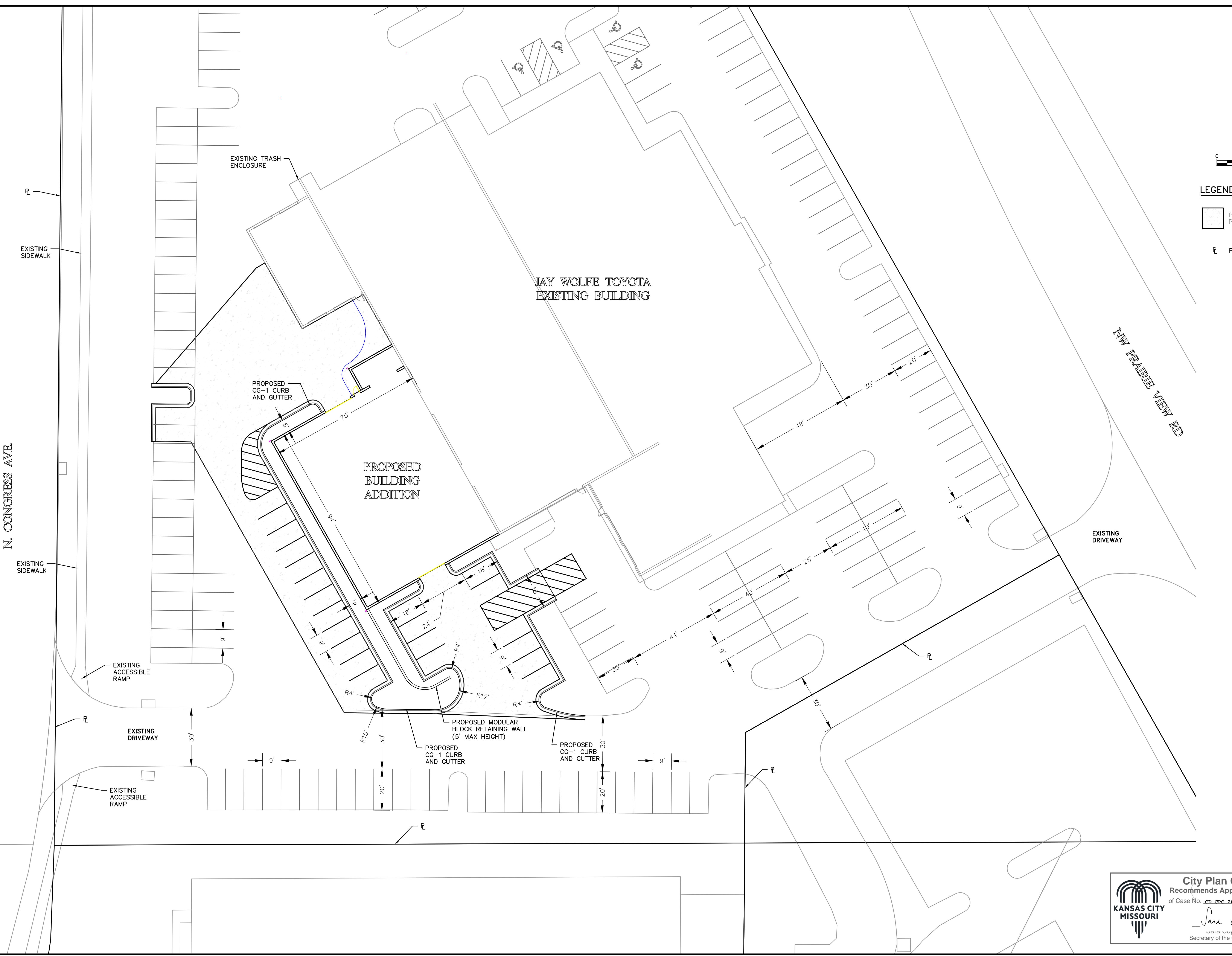
CFS ENGINEERS, P.A.
 1421 E. 104TH STREET SUITE 110
 KANSAS CITY, MO 64131
 CONTACT: LANCE W. SCOTT P.E.
 PHONE: 816-333-4477
 EMAIL: lscott@cfse.com

LANDSCAPE ARCHITECT:

VERDIGRIS STUDIO MIDWEST
 9328 CATALINA
 PRAIRIE VILLAGE, KANSAS 66207
 CONTACT: KEVIN VOGT
 PHONE: 913-424-8311
 EMAIL: kvogt@verdigrismidwest.com

C100



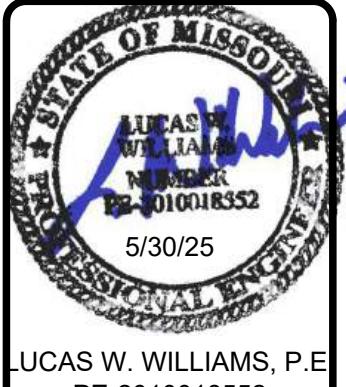


CFSE ENGINEERS

1421 E. 104th Street, Ste. 100 KCMO 64130
o: 816-333-4477 f: 816-333-6688

cfse.com

MO CERTIFICATE OF AUTHORITY #000522



CFSE ENGINEERS

1421 E. 104th Street, Ste. 100 KCMO 64130
o: 816-333-4477 f: 816-333-6688

cfse.com

MO CERTIFICATE OF AUTHORITY #000522

LUKE DRAILY CONSTRUCTION 75 NW BUSINESS PARK RIVERSIDE, MO 64150		City: KANSAS CITY	County: PLATTE COUNTY	State: MISSOURI
		Drawn: LWW	Checked: LWS	Submitted: LWW
		Project Number 255208	Date: ----	
		JAY WOLFE TOYOTA		
		Planning		
File Name: 255208-ST-SH-PL-Site-Plan.dwg				
Plot Date: 5/30/25				

Site Plan

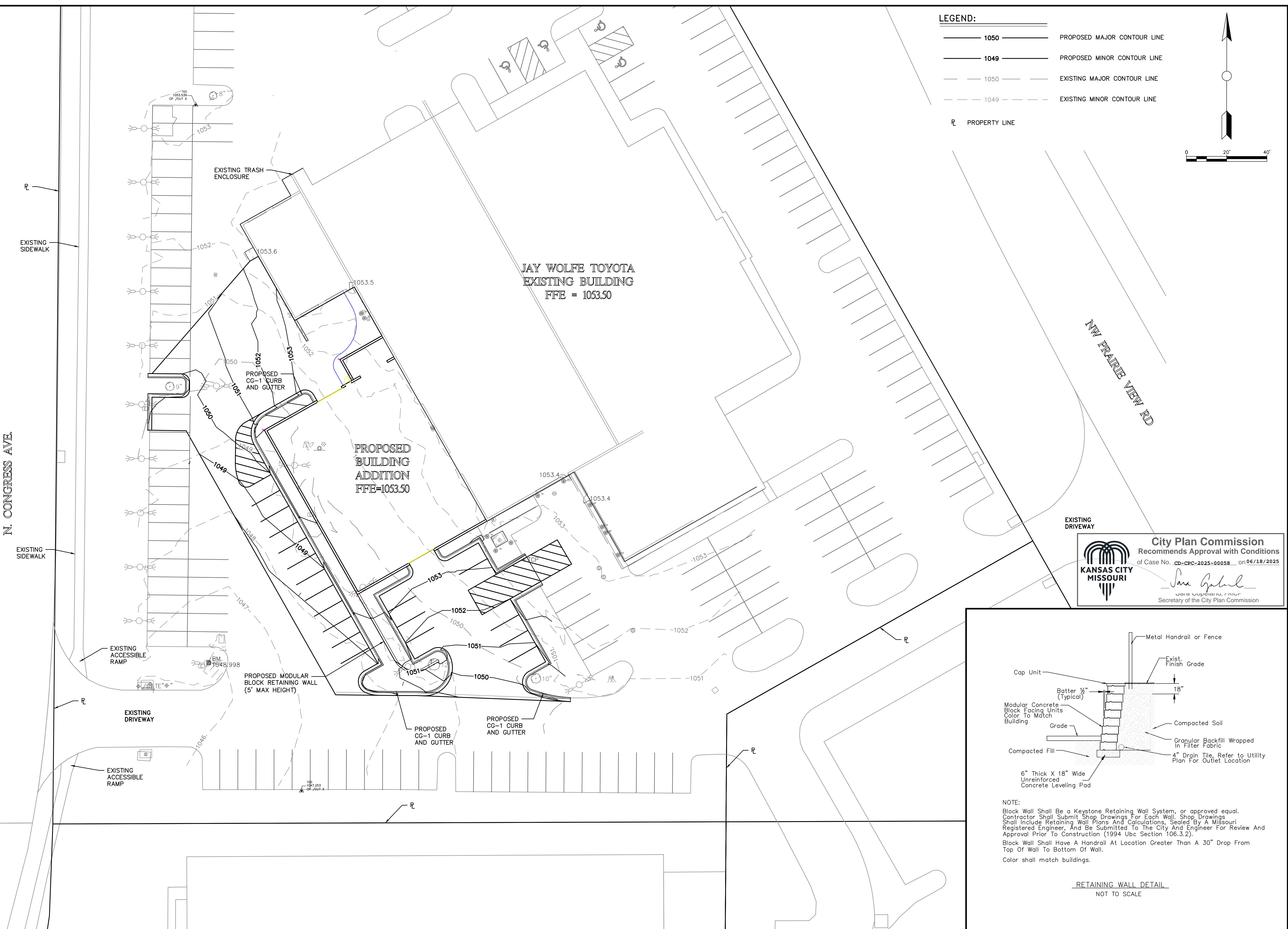


City Plan Commission Recommends Approval with Conditions

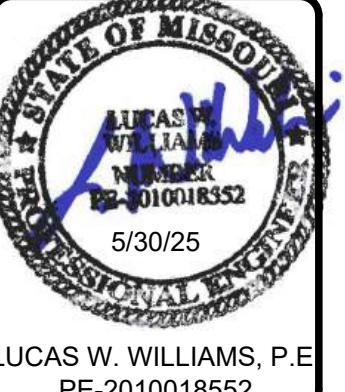
No. CD-CPC-2025-00058 on 06/18/2025

Sara Gabriel
Sara Gabriel, P.A.C.T.

C300



CFS ENGINEERS
cfs.com
MO CERTIFICATE OF AUTHORITY #000522

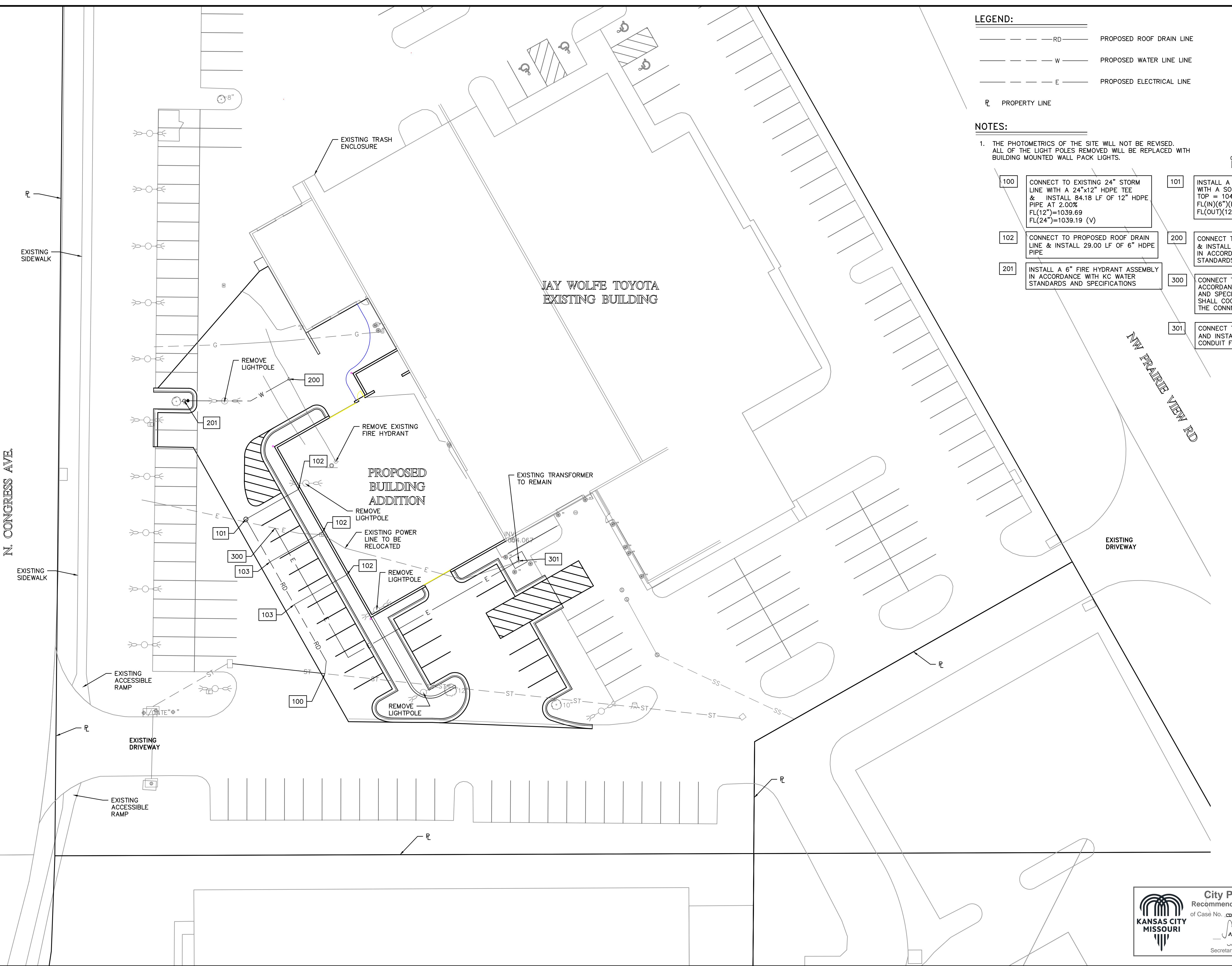


Project Name:	LUKE DRAILY CONSTRUCTION
City:	KANSAS CITY
County:	PLATTE COUNTY
State:	MISSOURI
Drawn by:	LWW
Checked by:	LWW
Submitted by:	LWW
Date:	---
Project Number:	255208
File Name:	255208-ST-SH-PL-Grading-Plan.dwg
Plot Date:	5/30/25
Description:	Planning

City:	KANSAS CITY
County:	PLATTE COUNTY
State:	MISSOURI
Drawn by:	LWW
Checked by:	LWW
Submitted by:	LWW
Date:	---
Project Number:	255208
File Name:	255208-ST-SH-PL-Grading-Plan.dwg
Plot Date:	5/30/25
Description:	Planning

Grading Plan

Sheet reference number:
C400



— — — RD — — — PROPOSED ROOF DRAIN LINE

— — — W — — — PROPOSED WATER LINE LINE

— — — E — — — PROPOSED ELECTRICAL LINE

NOTES:

1. THE PHOTOMETRICS OF THE SITE WILL NOT BE REVISED.
ALL OF THE LIGHT POLES REMOVED WILL BE REPLACED WITH
BUILDING MOUNTED WALL PACK LIGHTS.

```
graph TD; 100[100] --> 101[101]; 100 --> 102[102]; 101 --> 200[200]; 201[201] --> 300[300]; 201 --> 301[301]; 102 --> 200; 201 --> 301; 300 --> 301;
```

100 CONNECT TO EXISTING 24" STORM LINE WITH A 24"x12" HDPE TEE & INSTALL 84.18 LF OF 12" HDPE PIPE AT 2.00% FL(12")=1039.69 FL(24")=1039.19 (V)

101 INSTALL A 24" NYLOPLAST INLET WITH A SOLID TOP
TOP = 1048.46
FL(IN)(6")(E)=1041.87
FL(OUT)(12")(S)=1041.37 (V)

102 CONNECT TO PROPOSED ROOF DRAIN LINE & INSTALL 29.00 LF OF 6" HDPE PIPE

200 CONNECT TO EXISTING 6" FIRE LINE & INSTALL 53 LF OF 6" DIP WATER LINE IN ACCORDANCE WITH KC WATER STANDARDS AND SPECIFICATIONS

201 INSTALL A 6" FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH KC WATER STANDARDS AND SPECIFICATIONS

300 CONNECT TO EXISTING POWER LINE IN ACCORDANCE WITH EVERGY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH EVERGY FOR THE CONNECTION.

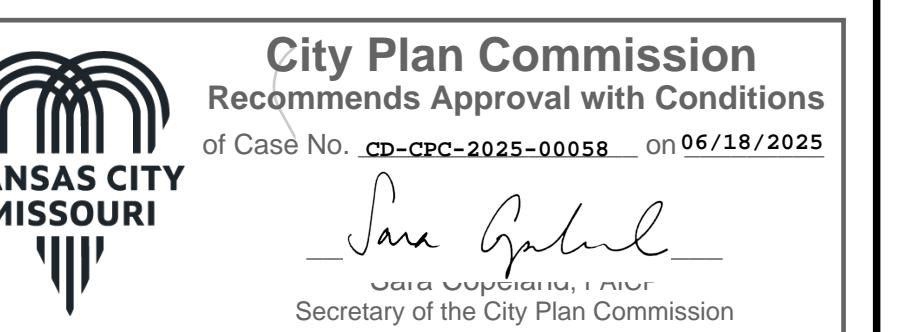
301 CONNECT TO EXISTING TRANSFORMER AND INSTALL 166 LF OF 6" SCH. PVC CONDUIT FOR POWER SERVICE LINE



LUCAS W. WILLIAMS, P.E
PE-2010018552

LUKE DRAILY CONSTRUCTION 75 NW BUSINESS PARK RIVERSIDE, MO 64150		City: KANSAS CITY	County: PLATTE CO	State: MISSOURI
		Drawn: LWW	Checked: LWS	Submitted: LWW
		Project Number 255208	Date: -----	
JAY WOLFE TOYOTA		Planning		
File Name: 255208-ST-SH-PL-Utility-Plan.dwg Plot Date: 5/29/25				

100



City Plan Commission Recommends Approval with Conditions

0. CD-CPC-2025-00058 on 06/16/2025
Sara Gabriel
Sara Gabriel, FAICP
Secretary of the City Plan Commission

C500

PLANT SCHEDULE					
SHADE / EVERGREEN TREES					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
UA	8	Ulmus americana 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
GB	13	Ginkgo biloba	Ginkgo	2" cal. b & b	per plan
PM	4	Acer griseum	Paperbark Maple	2" cal. b & b	per plan
SHRUBS / GRASSES					
SS	10	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	3 gal.	per plan
IB	10	Ilex glabra	Inkberry	3 gal.	per plan

*NOTE: ALL PLANTS TO COMPLY WITH ANSI Z60.1; AMERICAN STANDARD FOR NURSERY STOCK

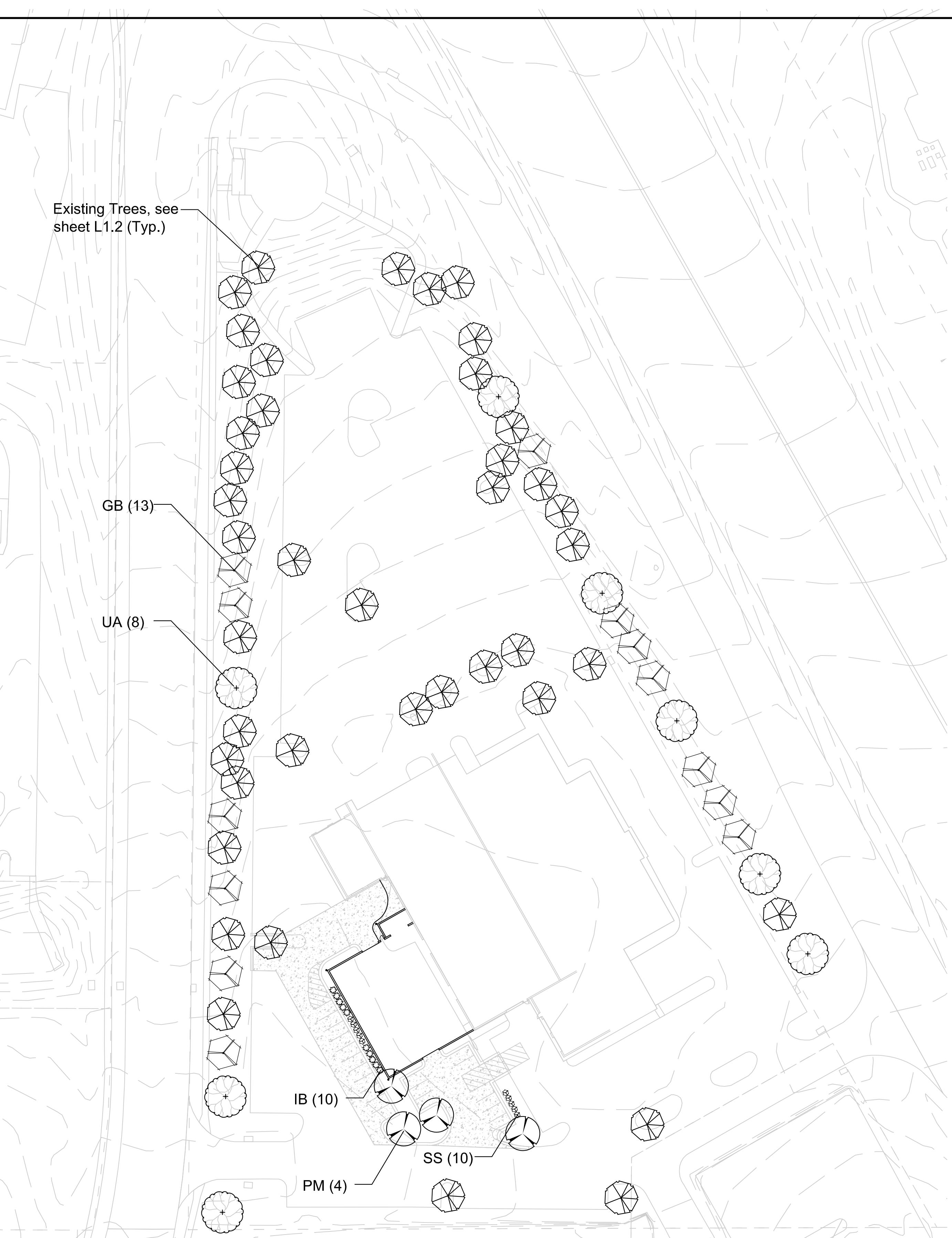
LANDSCAPE CALCULATIONS:

PER SECTION 88-425 - LANDSCAPING AND SCREENING, THE FOLLOWING LANDSCAPE IS REQUIRED:

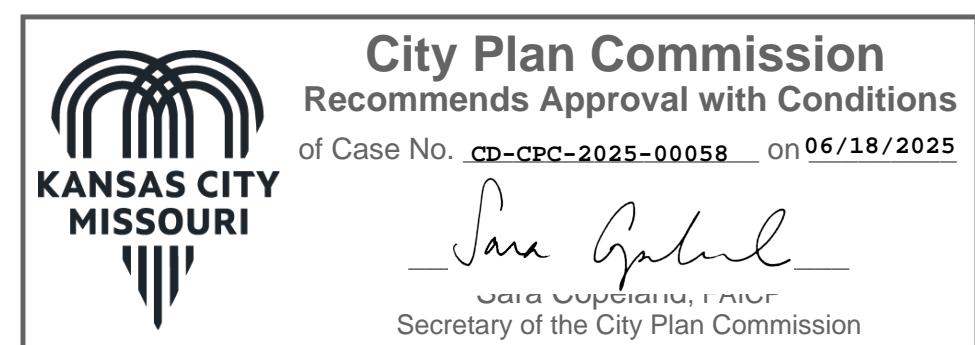
LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
88-425-03 Street Trees	1 Tree per 30'	N. Congress Ave. 750 L.F. / 30 = 25 Street trees req.	17 Exist. / 9 Provided
88-425-03 Street Trees	1 Tree per 30'	N.W. Prairie View Rd 750 L.F. / 30 = 25 Street trees req.	13 Exist. / 12 Provided
88-425-06-B Min. Interior landscape area	35 S.F. of landscape area per parking space	19 (parking spaces) X 35 S.F. req. = 665	2,356 S.F. Provided
88-425-06-E Interior parking plant material	1 Tree for every 5 parking spaces	19 / 5 = 4 Trees req.	4 Trees Provided
88-425-06-E Interior parking plant material	1 Shrub for every parking space	19 Shubs req.	20 Shrubs Provided
88-425-06-E Interior parking plant material	Ground cover to cover all landscape areas	Covered	Covered
88-425-06-B Screening of mechanical equipment and utility cabinets	Any cabinet visible from the right-of-way must be screened from public view with landscaping	Continuous screen	Covered
88-425-05-C Perimeter landscaping of parking	Continuous evergreen screen to be 4' in ht. after the first growing season	Continuous evergreen screen	Covered

LANDSCAPE NOTES:

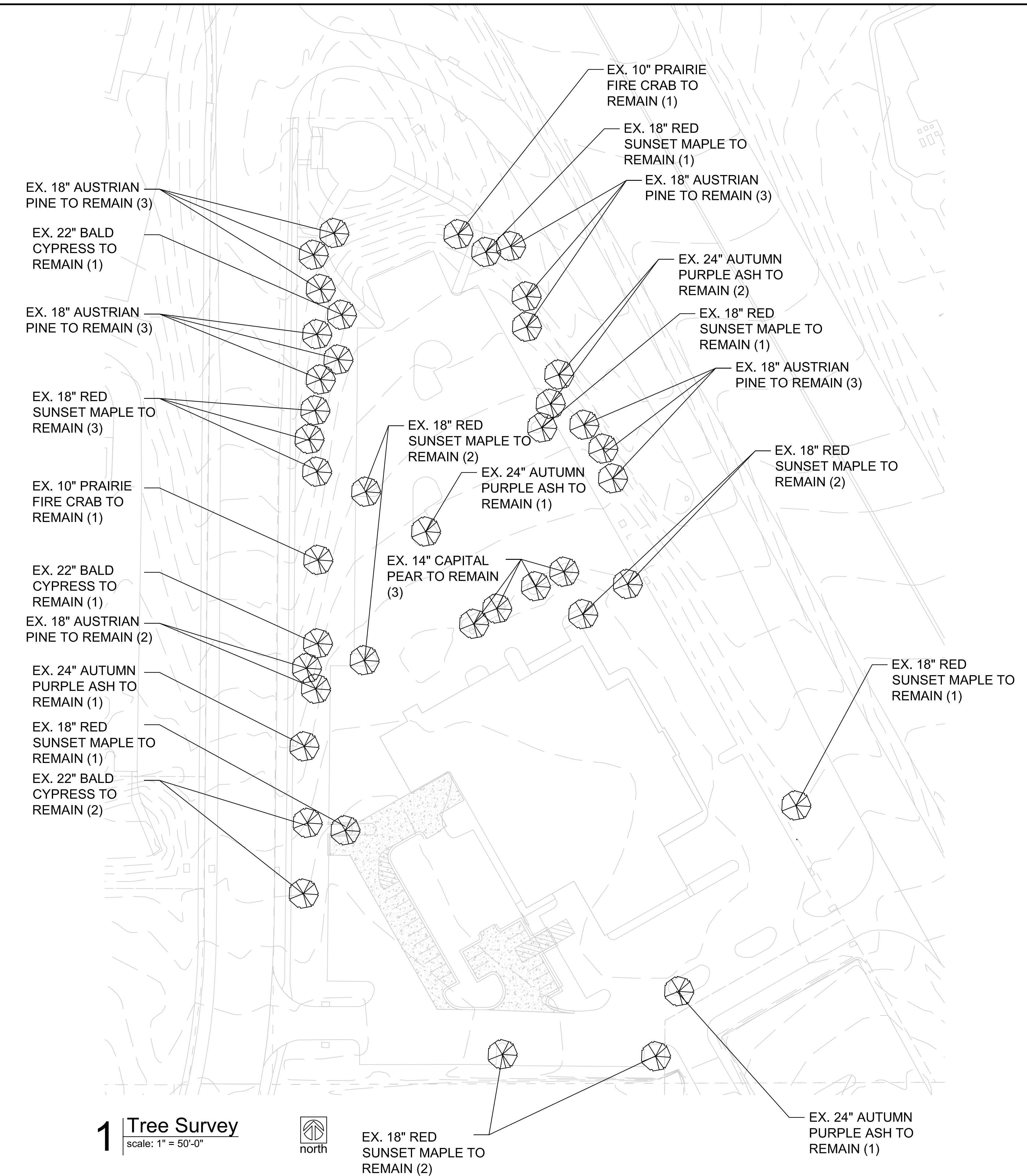
- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ON SITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3", AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF OVERLAND PARK, KANSAS AND THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6' TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITHIN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.



1 | Landscape Plan
scale: 1" = 50'-0"



TREE SURVEY		
SHADE / EVERGREEN TREES		
QTY.	COMMON NAME	SIZE
14	Austrian Pine	18" Cal
12	Bald Cypress	22" Cal
13	Red Sunset Maple	18" Cal
2	Prairie Fire Crabapple	10" Cal
5	Autumn Purple Ash	24" Cal
4	Capital Pear	14" Cal



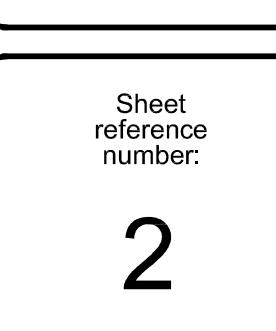
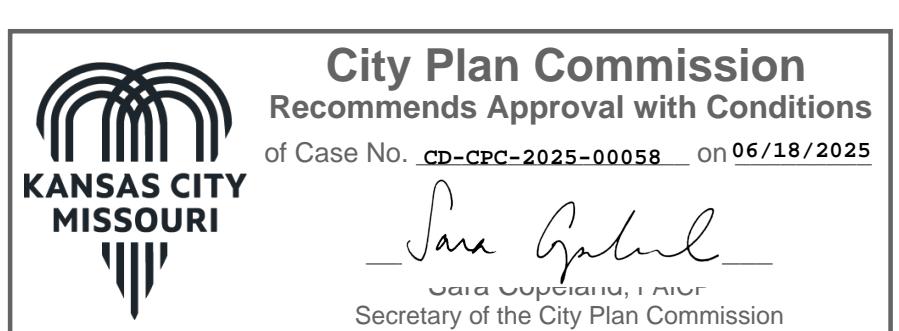
1 Tree Survey

scale: 1" = 50'-0"

Scale: 1" = 50'-0"



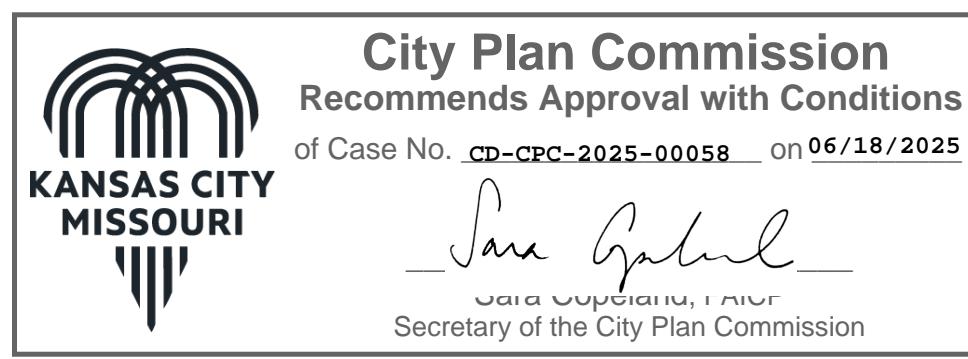
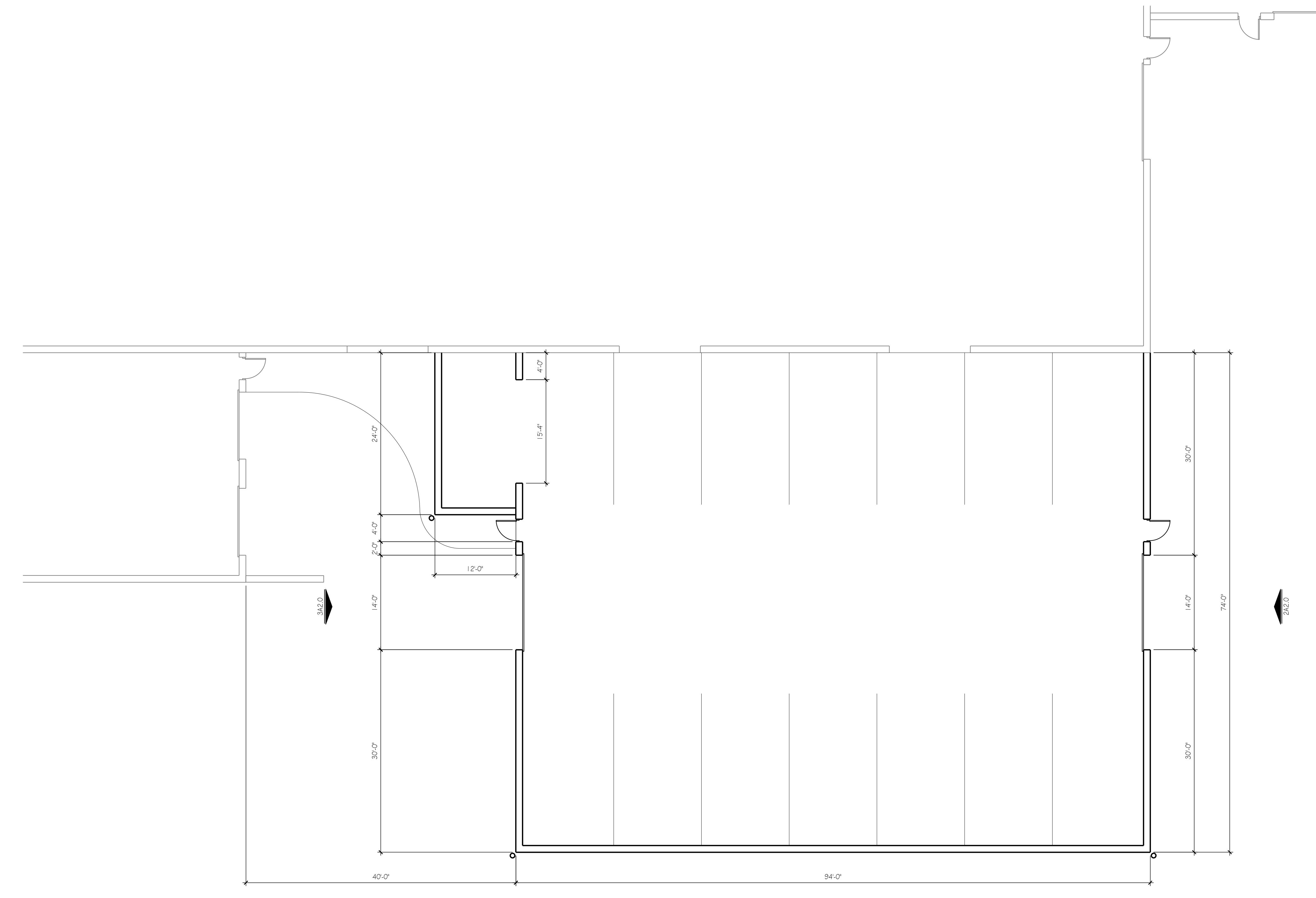
EX. 18" RED
SUNSET MAPLE TO
REMAIN (2)



.\Logos\CF5 KCMO Logo.jpg

City:	County:	State:
Kansas City	Jackson	Missouri
Drawn:	Checked:	Submitted:
KLV	VSM	CF5
Project Number	Date:	
00000	04.25.2025	
File Name:	Jay Wolfe Toyota L1.1.dwg	
Plot Date:	4/24/25	

Tree Survey



EXTERIOR FINISH LEGEND			
MARK	MATERIAL	COLOR	NOTES
CMU-I	SPLIT FACE CMU	PAINT TO MATCH EXISTING	
SF-I	STOREFRONT	BLACK	1" CLEAR INSULATED GLASS
LT-I	LIGHT	MATCH EXISTING	MATCH EXISTING PARKING LOT LIGHTS

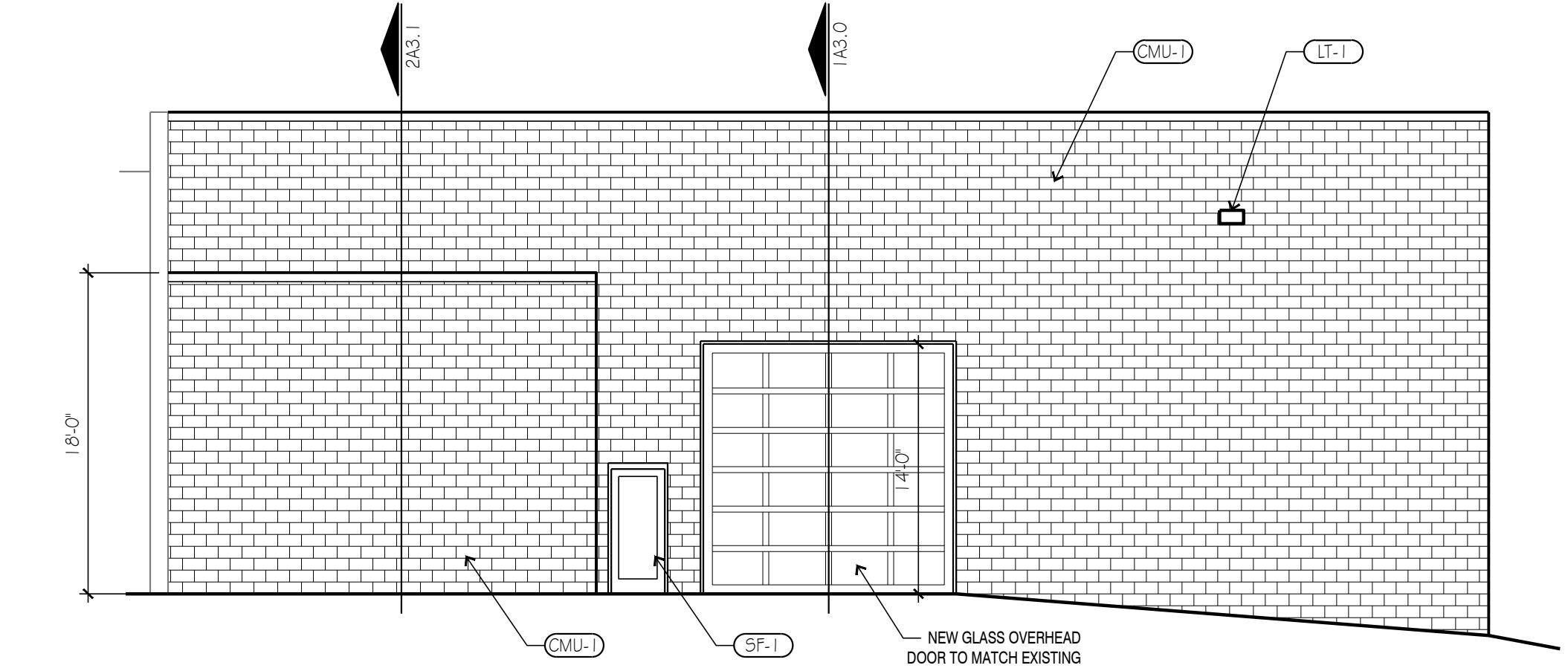
David Eskov
Architect
21466 W 120th St
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

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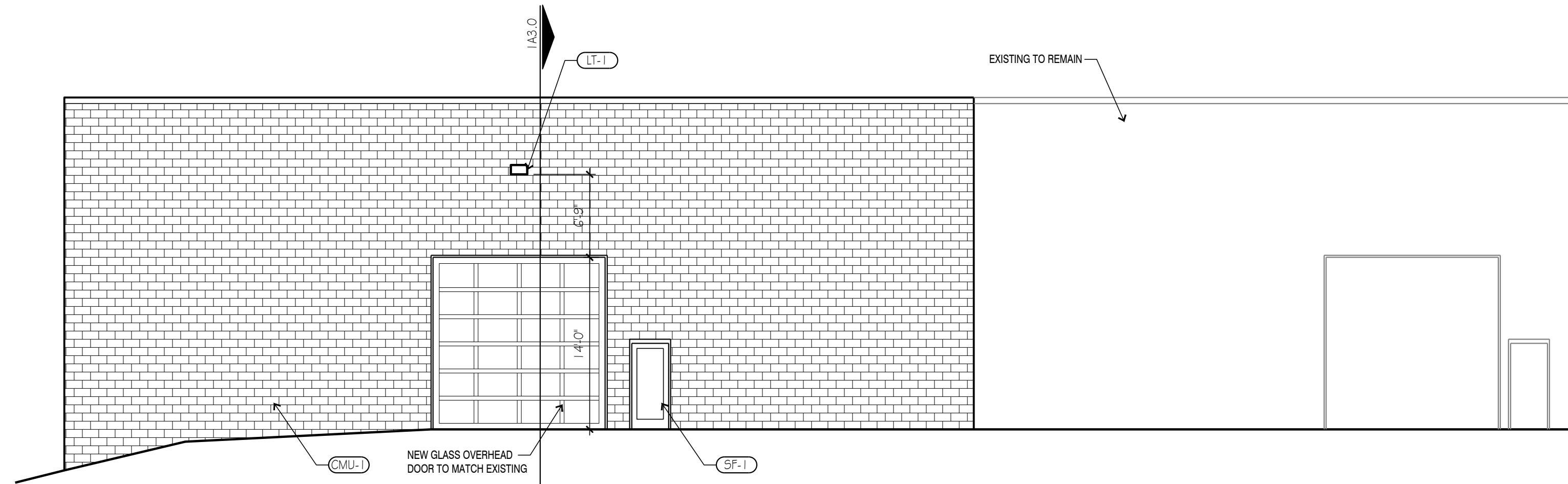
ADA Compliance
Certification
To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title II Design Guidelines.

PRELIM
04/25/25
REVISIONS

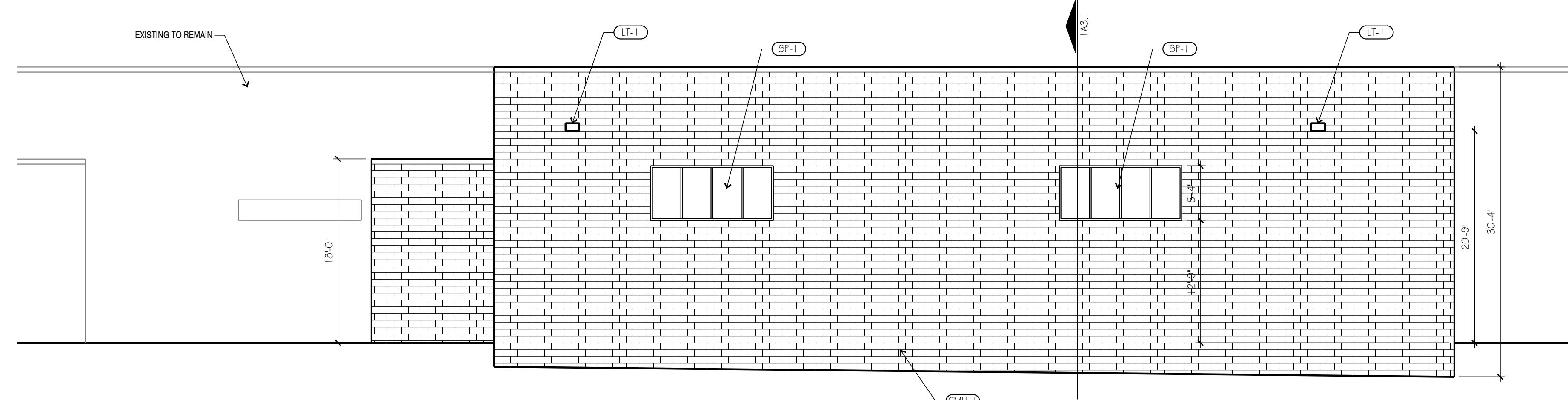
ADDITION
JAY WOLFE TOYOTA
9650 NW PRARIE VIEW RD
KANSAS CITY, MO



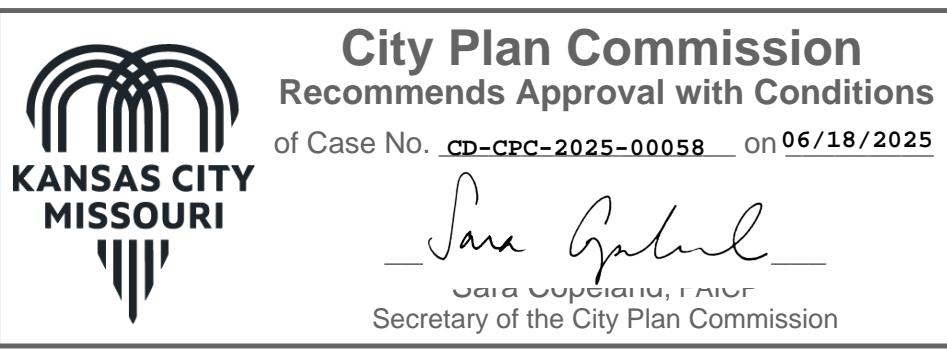
EXTERIOR ELEVATION (3)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (2)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (1)
SCALE: 1/8" = 1'-0"



sheet
A2.0
EXTERIOR ELEVATIONS

EXTERIOR FINISH LEGEND			
MARK	MATERIAL	COLOR	NOTES
CMU-1	SPLIT FACE CMU	PAINT TO MATCH EXISTING	
SF-1	STOREFRONT	BLACK	1" CLEAR INSULATED GLASS
LT-1	LIGHT	MATCH EXISTING	MATCH EXISTING PARKING LOT LIGHTS



EXISTING WEST ELEVATION

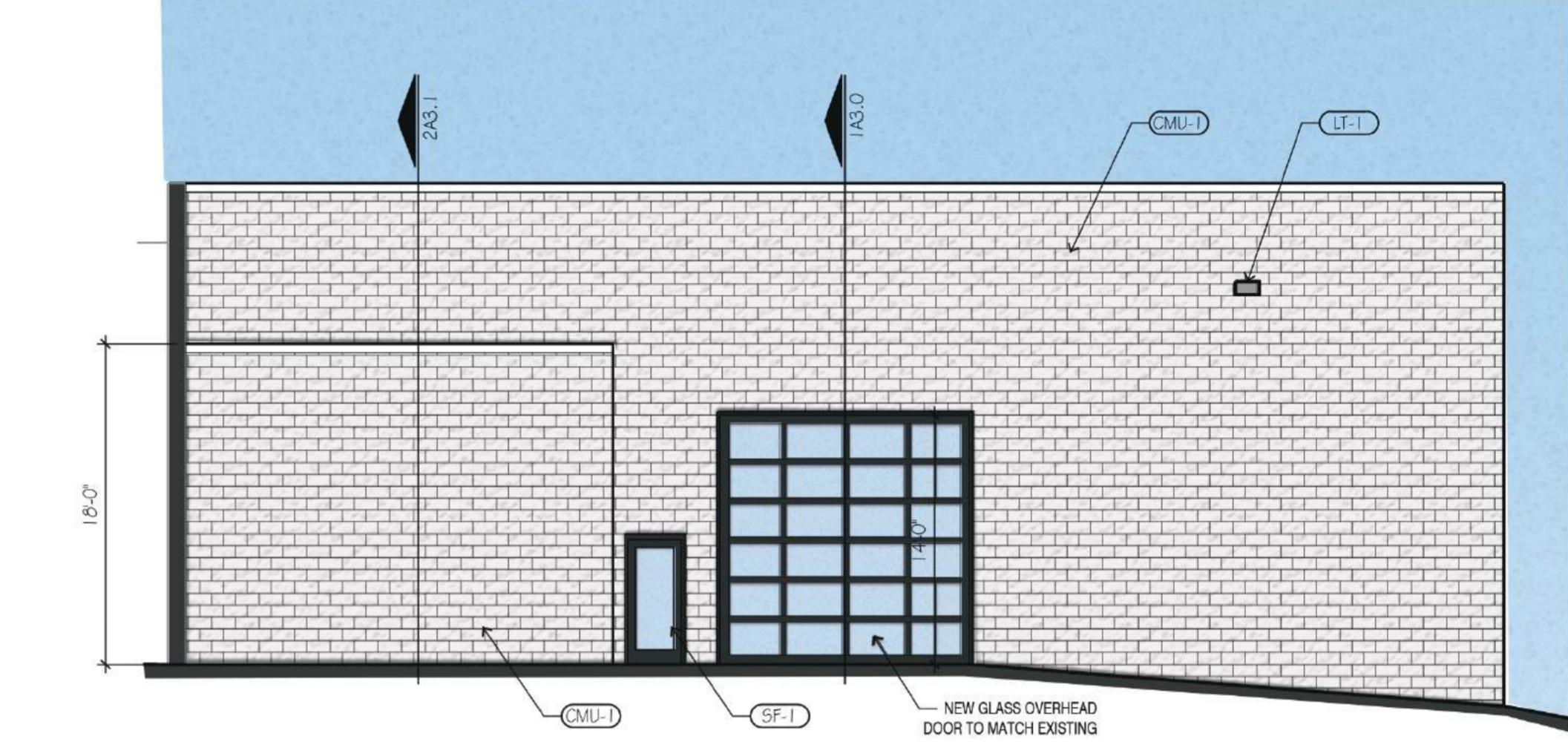


EXISTING SOUTH ELEVATION

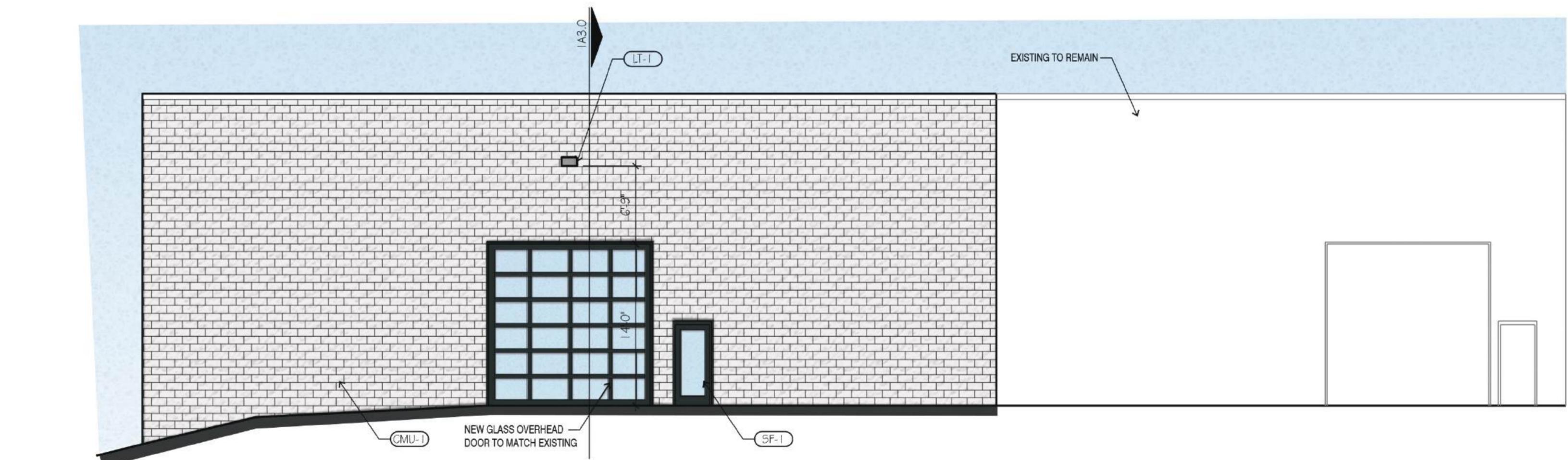
REINSTALL GATES



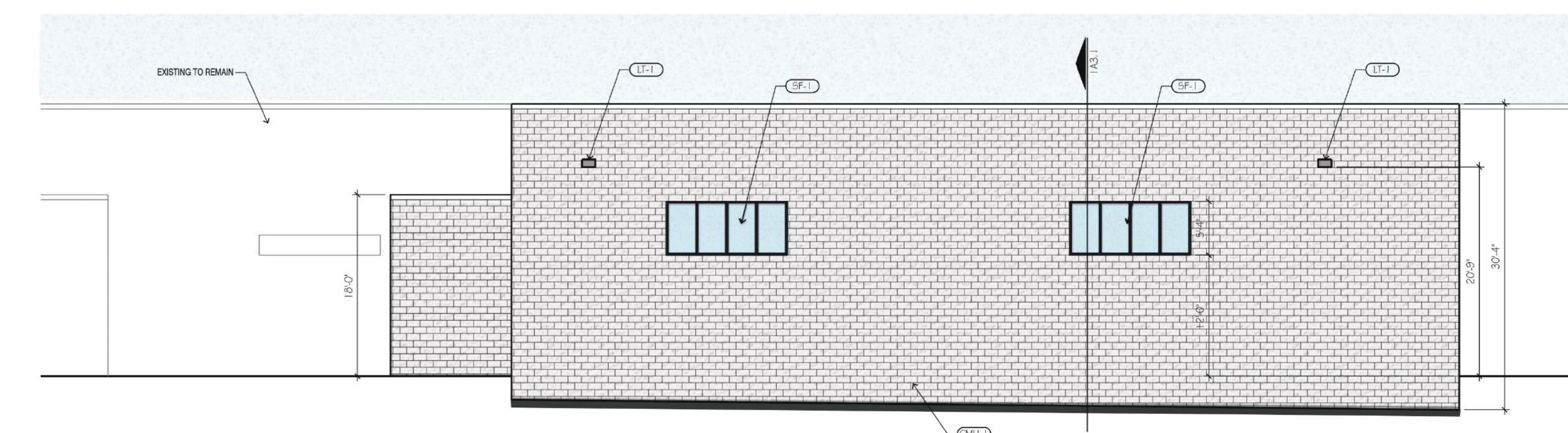
EXISTING TRASH ENCLOSURE



EXTERIOR ELEVATION (3)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (2)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (1)
SCALE: 1/8" = 1'-0"

ADDITION
JAY WOLFE TOYOTA

9650 NW PRAIRIE VIEW RD

KANSAS CITY, MO

sheet
A2.0
EXTERIOR ELEVATIONS



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ADA Compliance Certification
To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

PRELIM
04/25/25
REVISIONS

David Eskov
Architect
21466 w 120th st
Olathe, KS 66061
eskovich@outlook.com
913-284-3660

PLAN NOTES

- EXISTING WALL MOUNTED PARKING LOT AREA LIGHT TO REMAIN.
- EXISTING WALL MOUNTED PARKING LOT AREA LIGHT TO BE RELOCATED.
- RELOCATED WALL MOUNTED PARKING LOT AREA LIGHT, MAINTAIN SAME ELEVATION AS EXISTING, TIE INTO EXISTING CIRCUIT FOR POWER AND CONTROL.
- EXISTING PARKING LOT POLE AND CONCRETE BASE TO BE REMOVED. MAINTAIN EXISTING CIRCUIT CONTINUITY. SALVAGE THE TWO EXISTING PARKING LOT HEADS, TO BE RELOCATED ONTO NEW BUILDING WALL.
- EXISTING AREA POLE AND RESPECTIVE HEADS TO REMAIN.
- EXISTING HEAD FROM AREA POLE RELOCATED ONTO BUILDING WALL, MATCHING EXISTING MOUNTING HEIGHT OF THE OTHER WALL MOUNTED AREA LIGHTS. PROVIDE NEW MOUNTING BRACKETS AS REQUIRED FOR WALL MOUNTED AREA LIGHTS. EXISTING AREA POLE TO BE REMOVED. RELOCATE SITE CIRCUITING WITH MATCHING VOLTAGE (EXISTING POLE LIGHT VOLTAGE MAY BE DIFFERENT THAN THE EXISTING WALL MOUNTED AREA LIGHT VOLTAGE).



PDP

05/23/25

REVISIONS

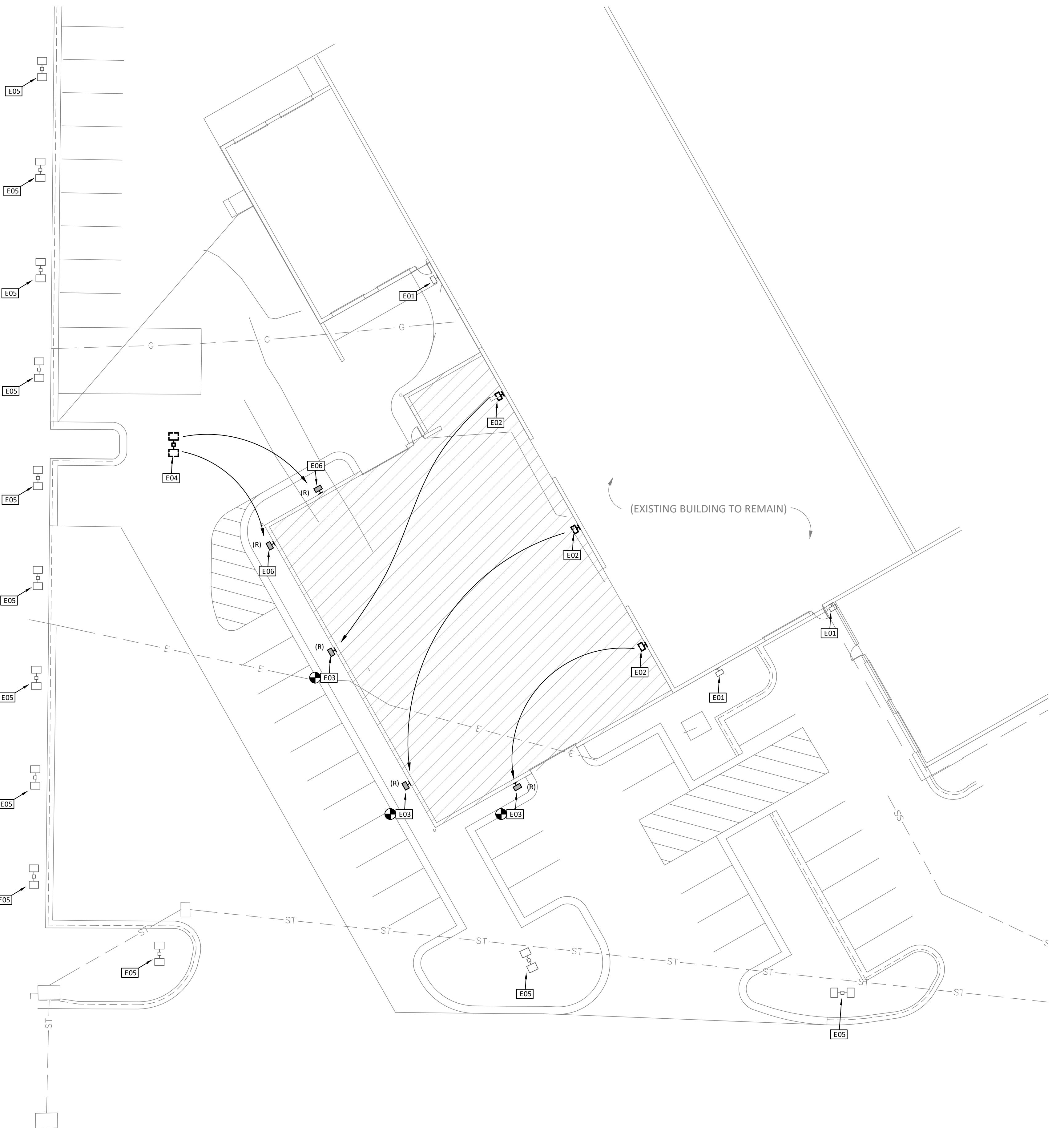
NOTE: ALL LIGHT FIXTURES ARE EITHER EXISTING OR BEING RELOCATED. NO LIGHT FIXTURES ARE BEING FULLY REMOVED. THEREFORE, THE TOTAL LUMEN OUTPUT ON THE SITE WILL REMAIN THE SAME, AND WITH THE BUILDING TAKING UP SOME OF THE SQUARE FOOTAGE, THE OVERALL LIGHT LEVELS WILL EITHER REMAIN THE SAME OR SLIGHTLY INCREASE.

JAY WOLFE TOYOTA
9650 NW PRAIRIE VIEW RD.
KANSAS CITY, MO

ADDITION

SITE PLAN - MEP

1/16" = 1'-0"



sheet
MEP1.1
SITE PLAN - MEP