

JAY WOLFE TOYOTA ADDITION

A MAJOR AMENDMENT TO THE TIFFANY SPRINGS AUTO PLAZA - PHASE 1 DEVELOPMENT PLAN

9650 NW PRAIRIE VIEW RD
SE 1/4 SECTION 36 TOWNSHIP 52 RANGE 34
KANSAS CITY, PLATTE COUNTY, MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CP-CPC-2025-00058 on 06/18/2025

Jane Gabriel
Jane Gabriel, P.E.
Secretary of the City Plan Commission

CFS ENGINEERS
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MO CERTIFICATE OF AUTHORITY #000522

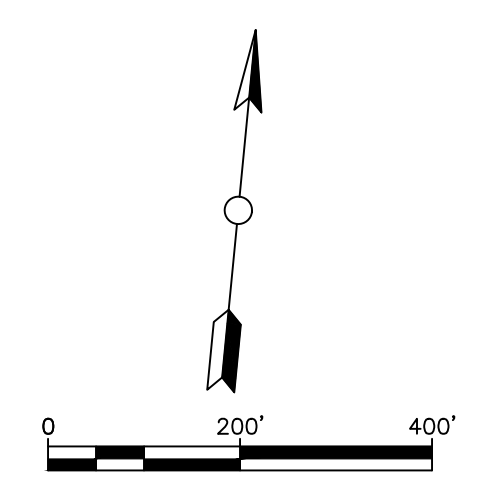
STATE OF MISSOURI
PLATTE COUNTY
5/30/25
LUCAS W. WILLIAMS, P.E.
PE-2010018552



LOCATION MAP:
SE 1/4 S36 T52N R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

INDEX OF SHEETS:

Sheet No.	Description
C100	TITLE SHEET
C200	OVERALL SITE PLAN
C300	SITE PLAN
C400	GRADING PLAN
C500	UTILITY PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	TREE SURVEY
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.0	COLORLED EXTERIOR ELEVATIONS
MEP1.1	LIGHTING PLAN



Rev	Description	Date

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

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

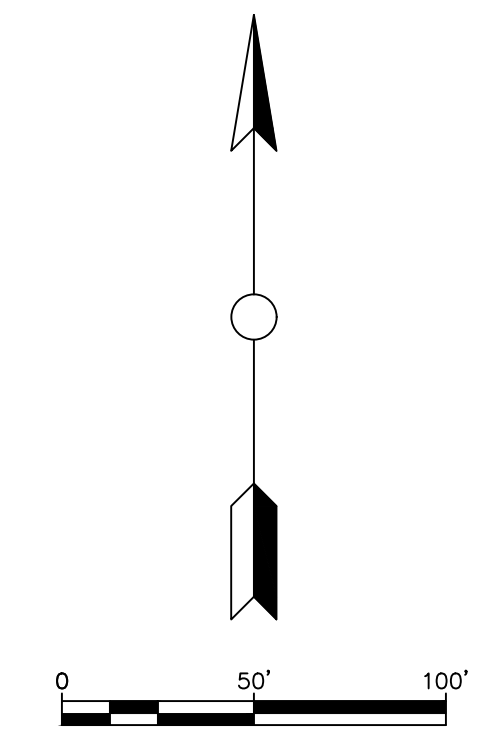
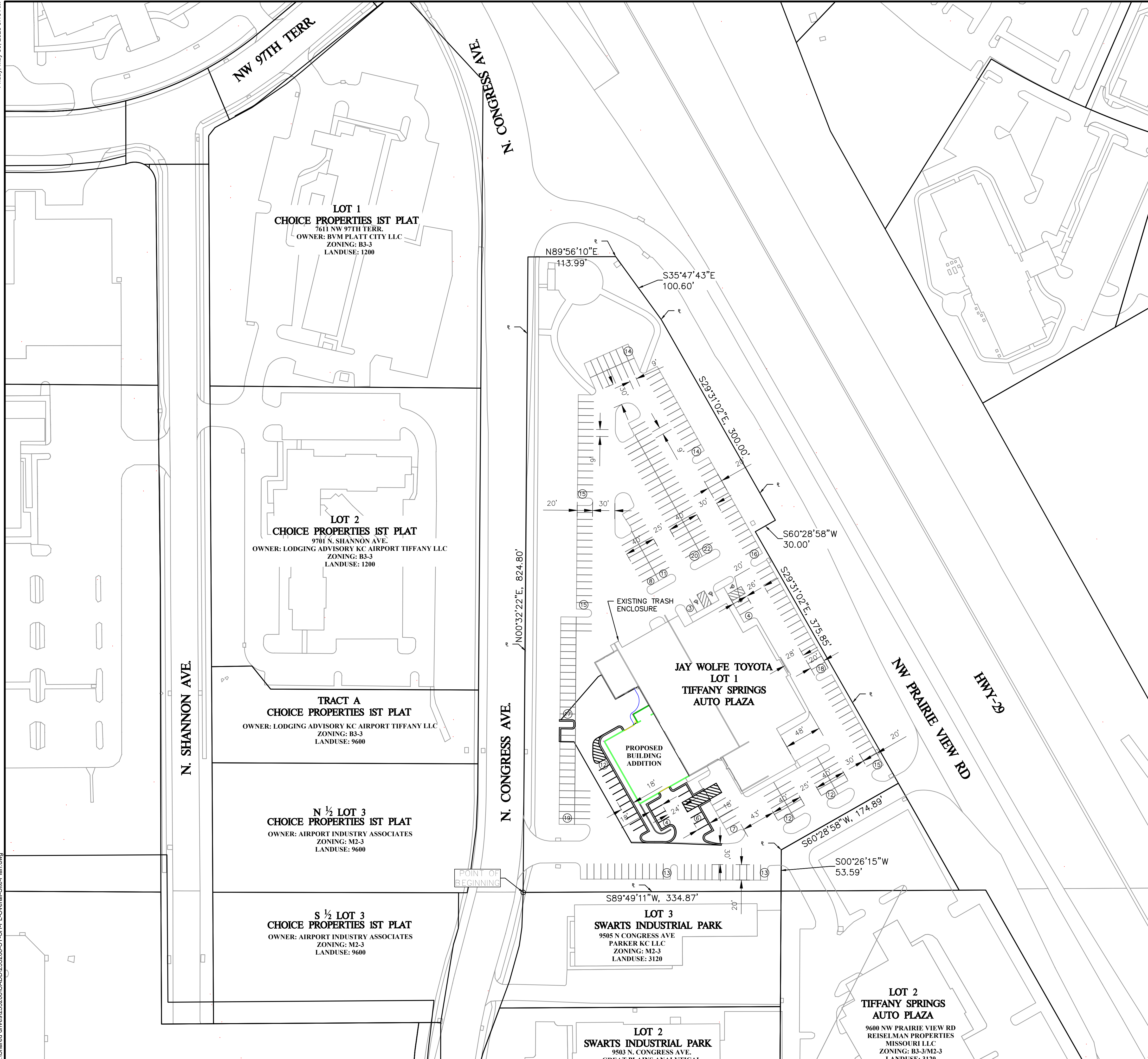
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Title Sheet

Sheet
reference
number:
C100



LEGAL DESCRIPTION:

LOT 1, TIFFANY SPRINGS AUTO PLAZA A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI.

SITE DATA TABLE				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	B3-3	B3-3		
GROSS LAND AREA				
IN SQUARE FEET	262,964.938	262,964.938		
IN ACRES	6.037	6.037		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA				
IN SQUARE FEET	262,964.938	262,964.938		
IN ACRES	6.037	6.037		
BUILDING AREA (SQ.FT.)	33,189 ϕ	40,433		
FLOOR AREA RATIO	0.126	0.154		
TOTAL LOTS	1	1		
COMMERCIAL	1	1		

ϕ ORIGINAL DEVELOP PLAN HAD A 31,319 S.F. BUILDING

BUILDING DATA TABLE				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	50'		
FRONT SETBACK	NONE	40'		
SIDE SETBACK	NONE	NONE		
SIDE SETBACK (ABUTTING STREET)	NONE	NONE		
HEIGHT	55'	30'-4"		

PARKING SUMMARY TABLE					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USES					
AUTOMOBILE SALES & SERVICES	81 \S	290 Ψ	0	0	
TOTAL	81	290	0	0	

\S AUTOMOBILE SALES & SERVICES PARKING REQUIRED:

1 PER 1000 S.F. OF OFFICE SPACE AND 2 PER SERVICE BAYS
(40,433 S.F./1000) + (40 SERVICE BAYS x 2) = 81 SPACES INCLUDING 4 ADA SPACES

Ψ PARKING PROPOSED:

AUTOMOBILE SALES & SERVICE PARKING SPACES= 81 SPACES (INCLUDING 4 ADA SPACES)
VEHICLE STORAGE SPACES= 209 SPACES
TOTAL SPACES PROVIDED= 290 SPACES

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MO CERTIFICATE OF AUTHORITY #000522

STATE OF MISSOURI
PLATTE COUNTY
5/30/25
LUCAS W. WILLIAMS, P.E.
PE-2010018552

Rev	Description	Date

City: KANSAS CITY, MISSOURI	State: MISSOURI
Drawn: LWJ	Checked: LWJ
Project Number: 255208	Date: 5/30/25
File Name: 255208-ST-SH-PL-Overall-Site-Plan.dwg	Plot Date: 5/29/25

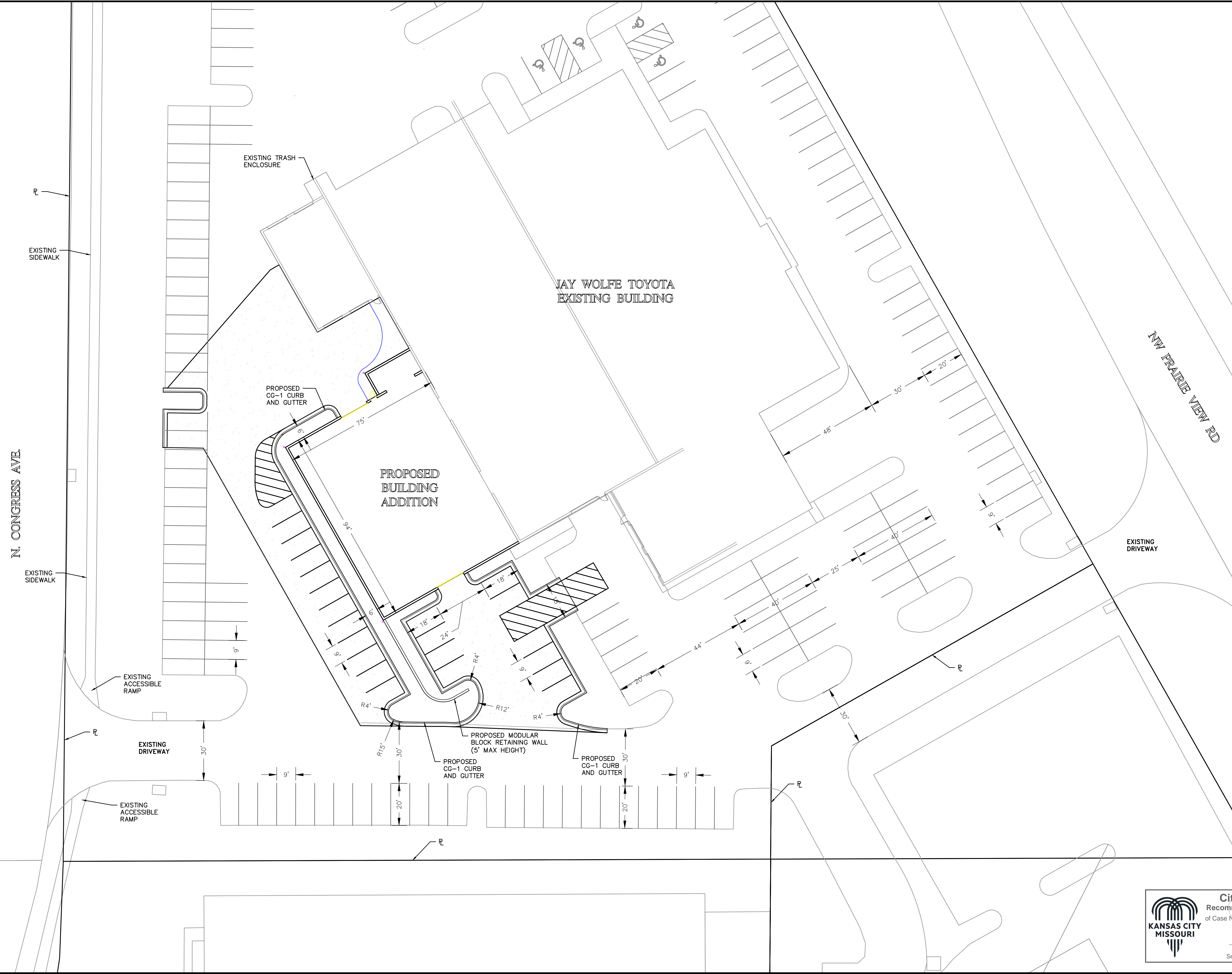
LUKE DRAILY CONSTRUCTION
75 NW BUSINESS PARK
RIVERSIDE, MO 64150
JAY WOLFE TOYOTA
Planning

City Plan Commission
Recommends Approval with Conditions
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Jan Gabriel
Secretary of the City Plan Commission

Overall Site Plan

Sheet reference number:
C200



0 20' 40'

LEGEND:

PROPOSED CONCRETE PAVEMENT
 PROPERTY LINE

CFS ENGINEERS
 cfse.com
 MISSOURI REGISTERED PROFESSIONAL ENGINEER
 NO. 01018352
 MO CERTIFICATE OF AUTHORITY #000522

STATE OF MISSOURI
 LUCAS W. WILLIAMS, P.E.
 PE-2010018552

Rev	Description	Date

City:	KANSAS CITY, MISSOURI	State:	MISSOURI
Drawn:	LWW	Checked:	LWW
Project Number:	255208	Date:	5/30/25
File Name:	255208-ST-SH-PL-Site-Plan.dwg		
Plot Date:	5/30/25		

LUKE DRAILY CONSTRUCTION
 75 NW BUSINESS PARK
 RIVERSIDE, MO 64150
 JAY WOLFE TOYOTA
 Planning

Site Plan

KANSAS CITY MISSOURI
 City Plan Commission
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Lucy Gabriel
 City Clerk
 Secretary of the City Plan Commission

Sheet reference number:
C300



LEGEND:

- 1050 PROPOSED MAJOR CONTOUR LINE
- 1049 EXISTING MAJOR CONTOUR LINE
- 1052 PROPOSED MINOR CONTOUR LINE
- 1049 EXISTING MINOR CONTOUR LINE
- PROPERTY LINE

North arrow pointing up. Graphic scale bar showing 0, 20, and 40 feet.

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Jane Gabriel
 JANE GABRIEL, P.E.
 Secretary of the City Plan Commission

RETAINING WALL DETAIL
 NOT TO SCALE

Labels in diagram: Metal Handrail or Fence, Exist. Finish Grade, 18", Cap Unit, Batter 1/2" (Typical), Modular Concrete Block Facing Units Color to Match Building, Grade, Compacted Soil, Granular Backfill Wrapped in Filter Fabric, 4" Drain Tile, Refer to Utility Plan For Outlet Location, 6" Thick X 18" Wide Unreinforced Concrete Leveling Pad, Compacted Fill.

NOTE:
 Block Wall Shall Be a Keystone Retaining Wall System, or approved equal. Contractor Shall Submit Shop Drawings For Each Wall. Shop Drawings Shall Include Retaining Wall Plans And Calculations, Sealed By A Missouri Registered Engineer, And Be Submitted To The City And Engineer For Review And Approval Prior To Construction (1994 Ubc Section 106.3.2).
 Block Wall Shall Have A Handrail At Location Greater Than A 30" Drop From Top Of Wall To Bottom Of Wall.
 Color shall match buildings.

CFS ENGINEERS
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 MO CERTIFICATE OF AUTHORITY #000522

STATE OF MISSOURI
 LUCAS W. WILLIAMS, P.E.
 PE-2010018552

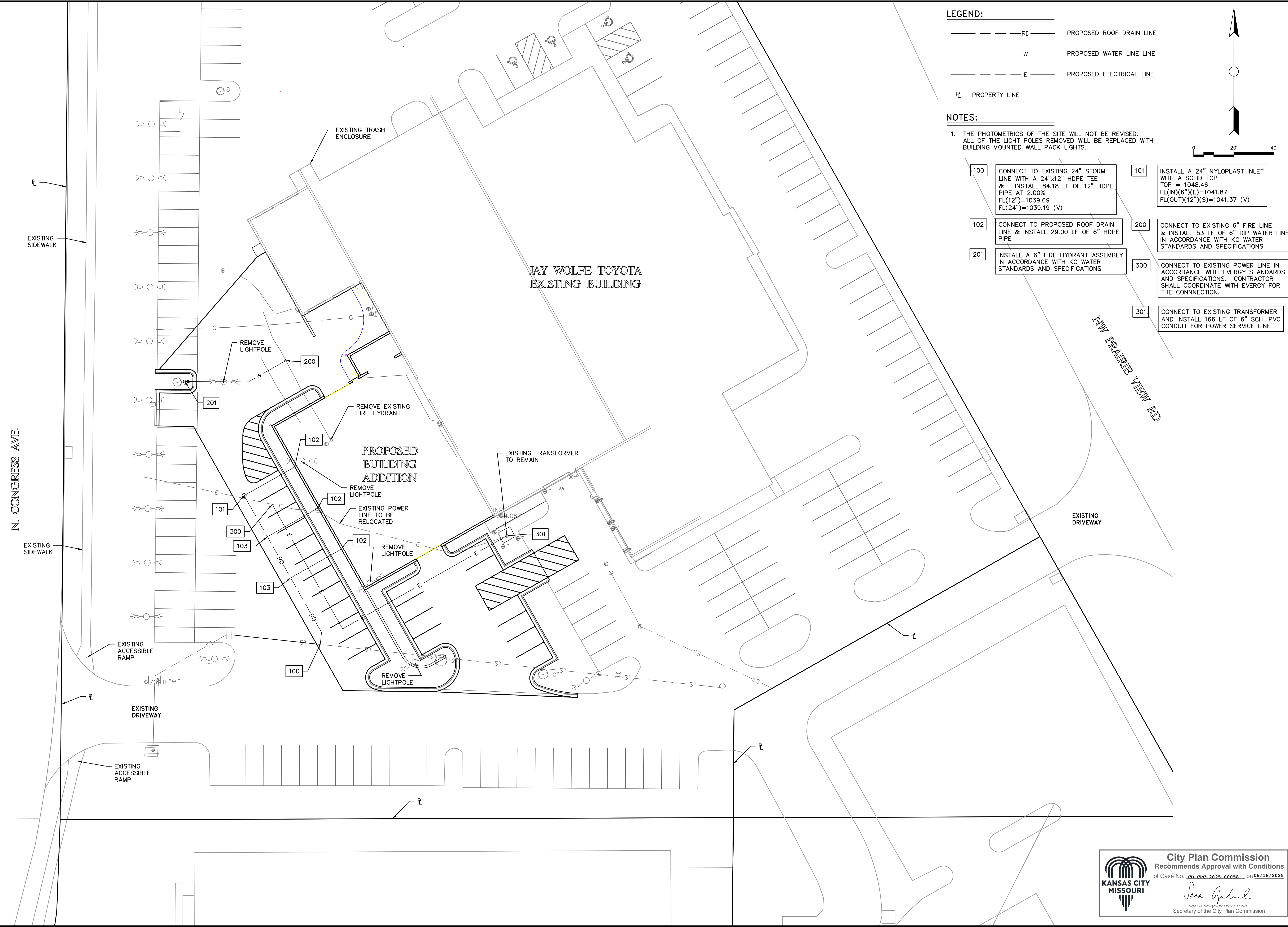
Rev	Description	Date

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

LUKE DRALEY CONSTRUCTION 75 NW BUSINESS PARK RIVERSIDE, MO 64150	JAY WOLFE TOYOTA Planning
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Grading Plan

Sheet reference number:
C400



- LEGEND:**
- RD PROPOSED ROOF DRAIN LINE
 - W PROPOSED WATER LINE LINE
 - E PROPOSED ELECTRICAL LINE
 - PROPERTY 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.

- | | |
|-----|--|
| 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 = 1048.48 FL(N)(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 |

CFS ENGINEERS
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 P.O. Box 54477, St. Louis, MO 63154-0477
 MO CERTIFICATE OF AUTHORITY #000522

STATE OF MISSOURI
PLUMBING BOARD
 5/30/25

LUCAS W. WILLIAMS, P.E.
 PE-2010018552

Rev	Description	Date

LUKE DRALEY CONSTRUCTION
 75 NW BUSINESS PARK
 RIVERSIDE, MO 64150
 JAY WOLFE TOYOTA
 Planning

State: MISSOURI
 County: KANSAS CITY, PLATTE COUNTY
 Drawn: LW
 Checked: LWS
 Project Number: 255208
 Date: 5/29/25
 File Name: 255208-ST-SH-PL-Utility-Plan.dwg
 Plot Date: 5/29/25

Utility Plan

Sheet reference number:
C500

City Plan Commission
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Joe Gabriel
 JOE GABRIEL, P.E.
 Secretary of the City Plan Commission

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHADE / EVERGREEN TREES					
UA	8	Ulmus americana 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
GB	13	Ghko biloba	Ghko	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. 765 L.F. / 30 = 26 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 Shrubs 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, DEFLOLIATES (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 CALLIPERED 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.
- PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
- APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 10-10-6 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITH A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.

Existing Trees, see sheet L1.2 (Typ.)

GB (13)

UA (8)

IB (10)

SS (10)

PM (4)

1 Landscape Plan

scale: 1" = 50'-0"

City Plan Commission
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Jane Gabriel
 Secretary of the City Plan Commission

Logos\CFS KCMO Logo.jpg

 ####

Rev	Description	Date

City:	Kansas City	County:	Jackson	State:	Missouri
Drawn:	KLV	Checked:	VSM	Submitted:	CFS
Project Number:	00000	Date:	04-25-2025	File Name:	Jay Wolfe Toyota L1.dwg
Plot Date:	4/24/25				

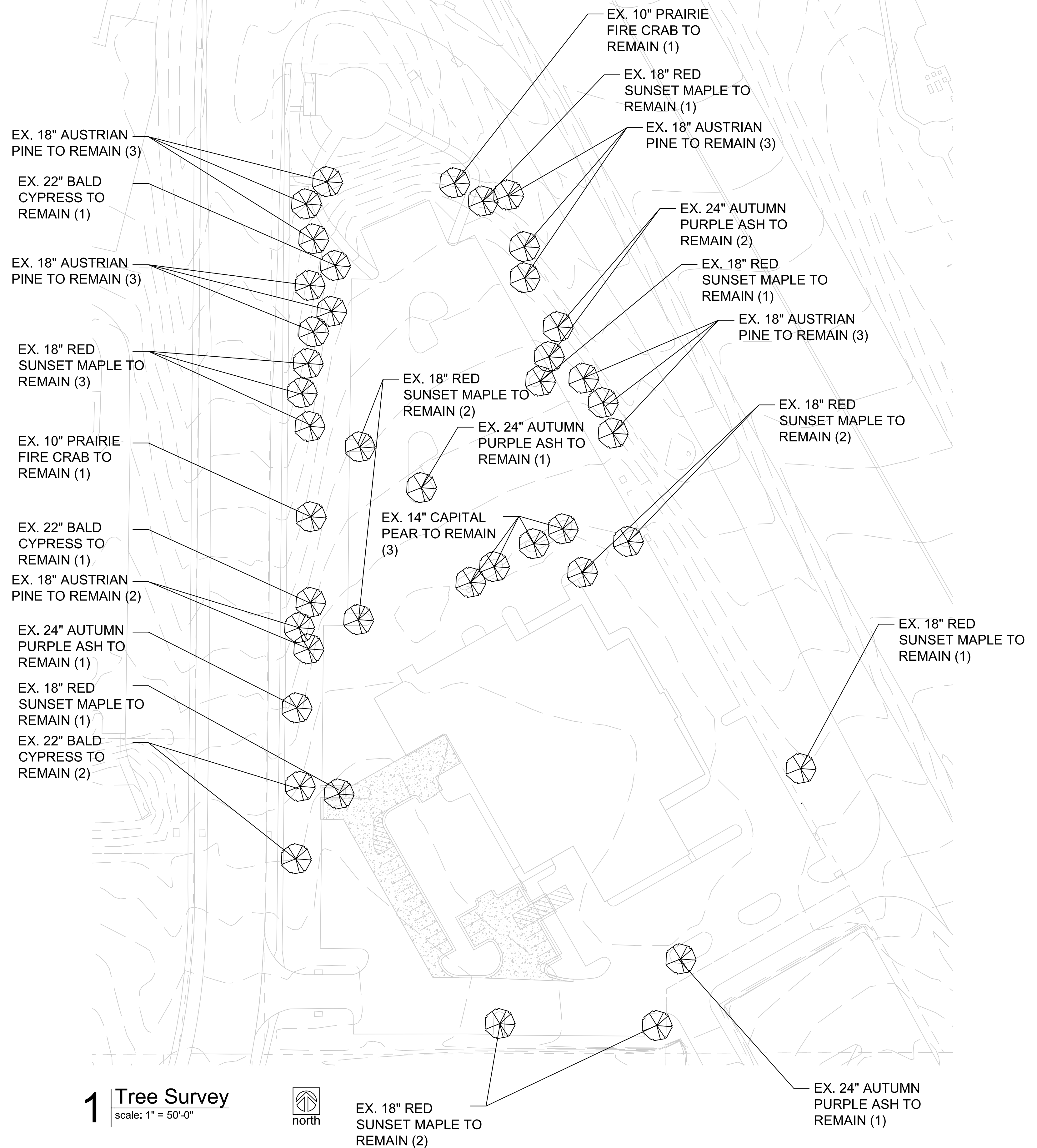
Preliminary Landscape Plan

Luke Daily Construction
 75 NW Business Park
 Riverside, MO 64150

Jay Wolfe Toyota
 Planning

Sheet reference number:
1

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

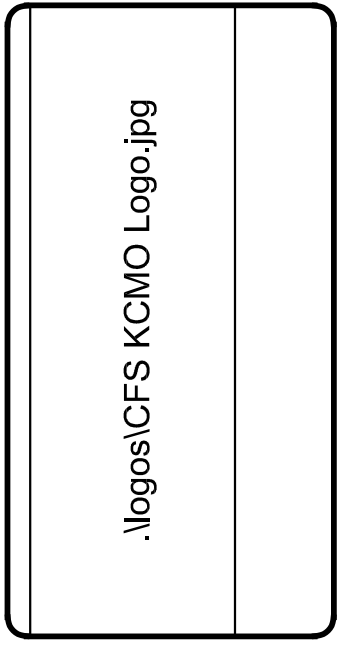


1 Tree Survey
scale: 1" = 50'-0"



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 Secretary of the City Plan Commission



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Rev	Description	Date

City:	Kansas City	State:	Missouri
County:	Jackson	Checked:	VSM
Drawn:	KLV	Submitted:	CFS
Project Number:	00000	Date:	04.23.2025
File Name:	Jay Wolfe Toyota L1.dwg	Plot Date:	4/24/25

Luke Draily Construction
 75 NW Business Park
 Riverside, MO 64150

Jay Wolfe Toyota
 Planning

Tree Survey

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

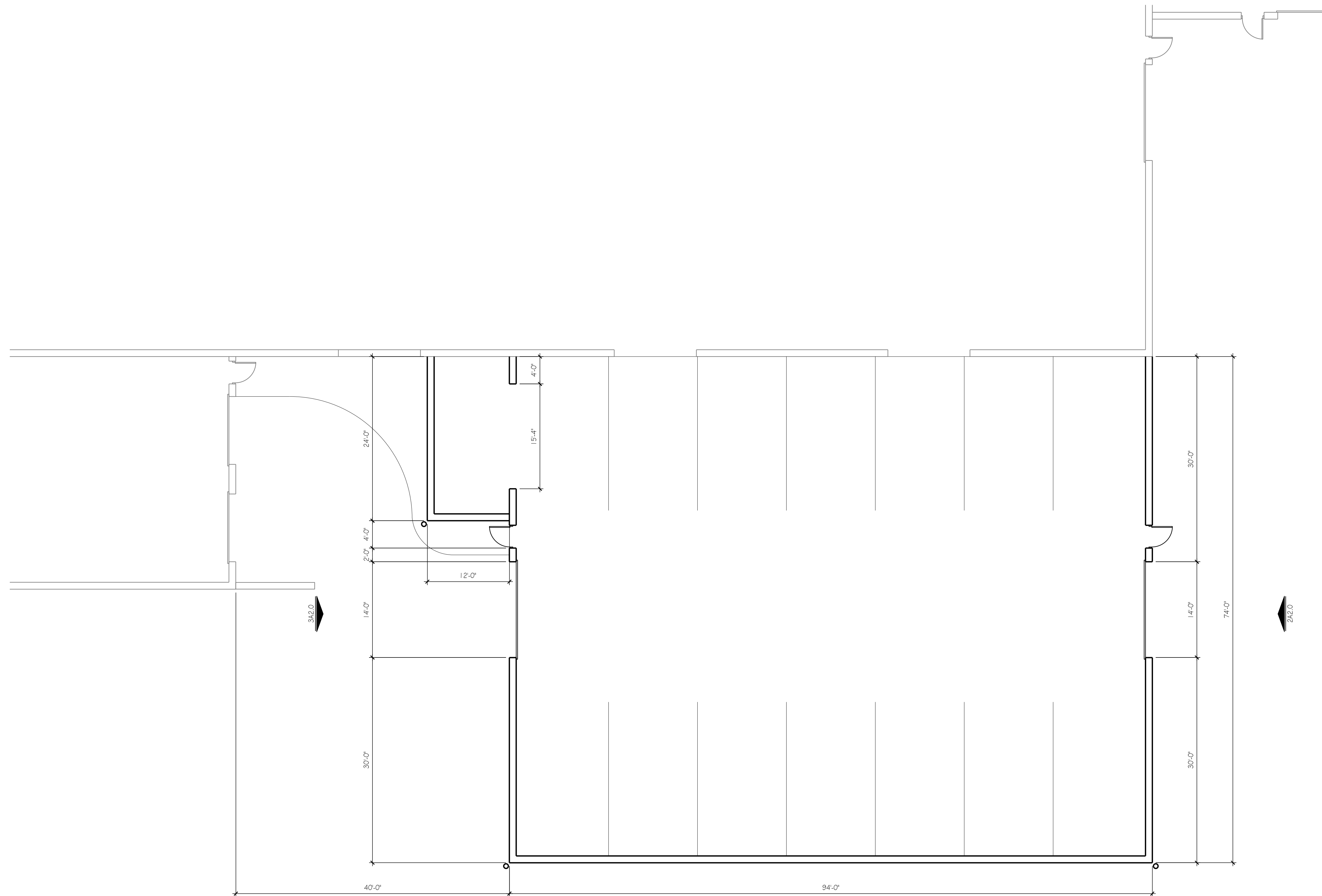
Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

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

ADDITION
JAY WOLFE TOYOTA
 9850 NW PRAIRIE VIEW RD
 KANSAS CITY, MO



City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2025-00058 on 06/18/2025

San Gabriel
 Secretary of the City Plan Commission

FLOOR PLAN ①
 SCALE: 1/8" = 1'-0"

sheet
A1.0
 FLOOR PLAN

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

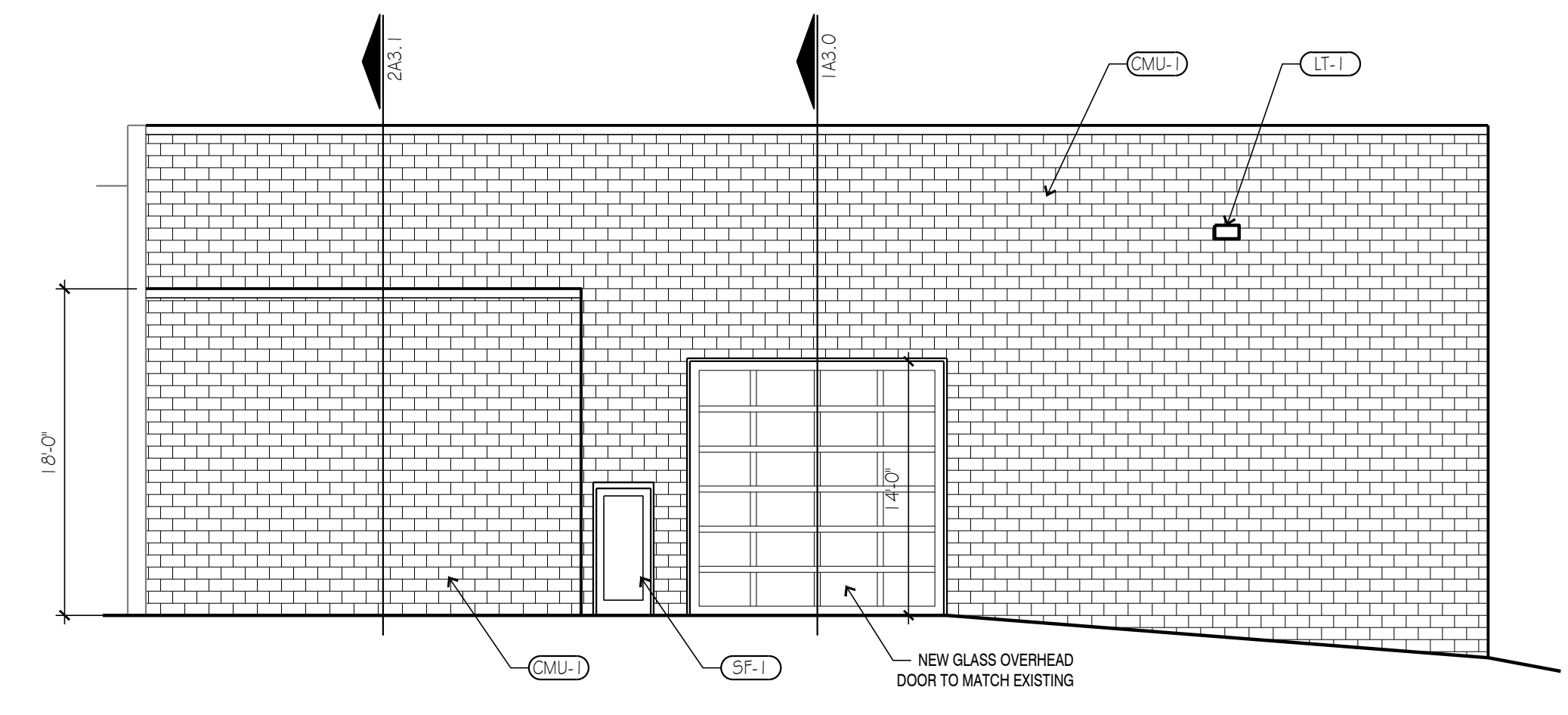
David Eskov
 Architect
 21466 w 120th st
 Olathe, KS 66061
 eskovarch@outlook.com
 913-284-3660

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

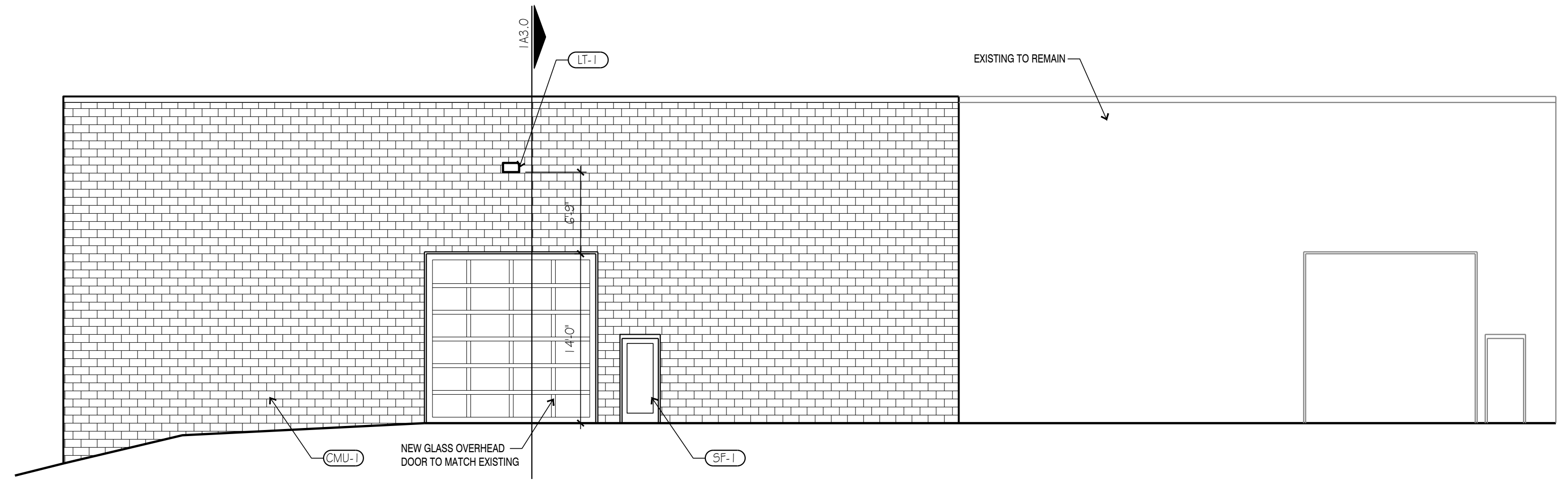
ADA Compliance Certification
 To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

PRELIM
 04/25/25

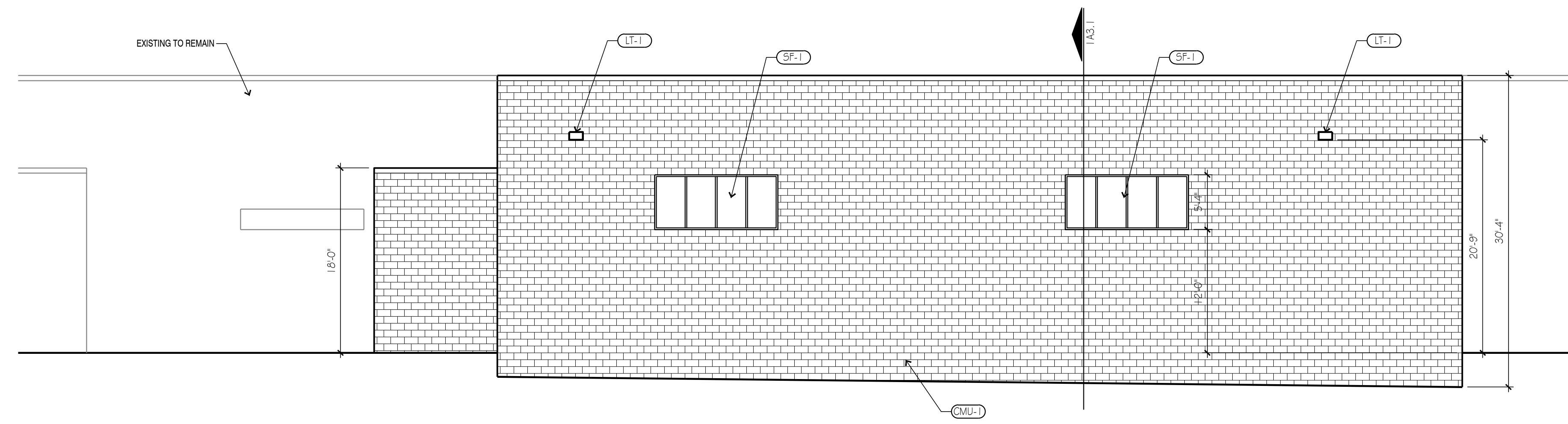
REVISIONS



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



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



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

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 Jane Gabriel
 Secretary of the City Plan Commission

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

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 EXTERIOR ELEVATIONS



EXISTING WEST ELEVATION

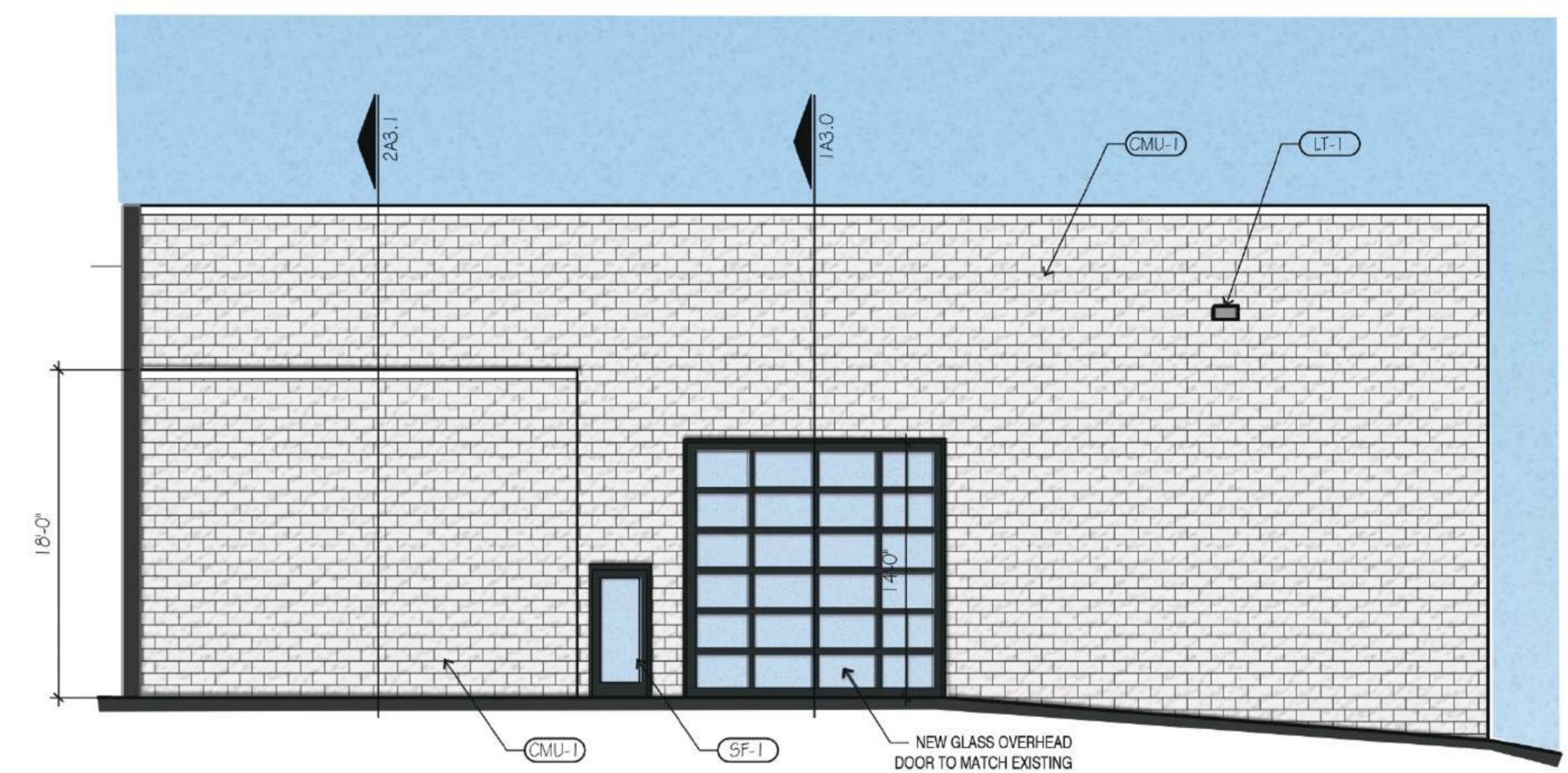


EXISTING SOUTH ELEVATION

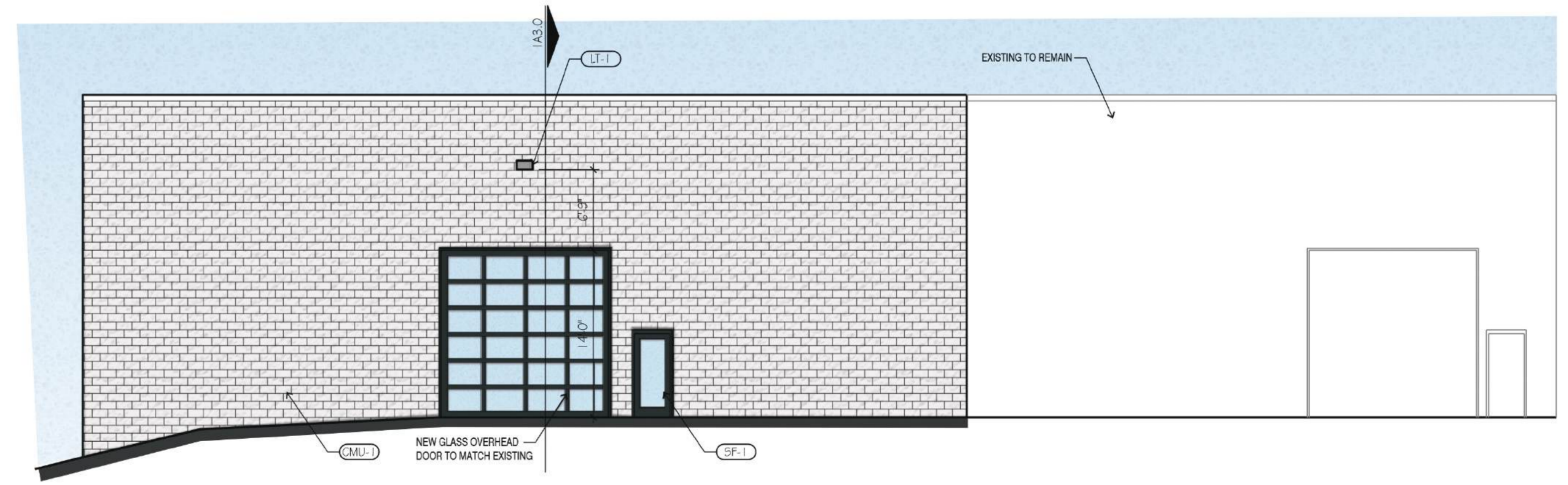
REINSTALL GATES



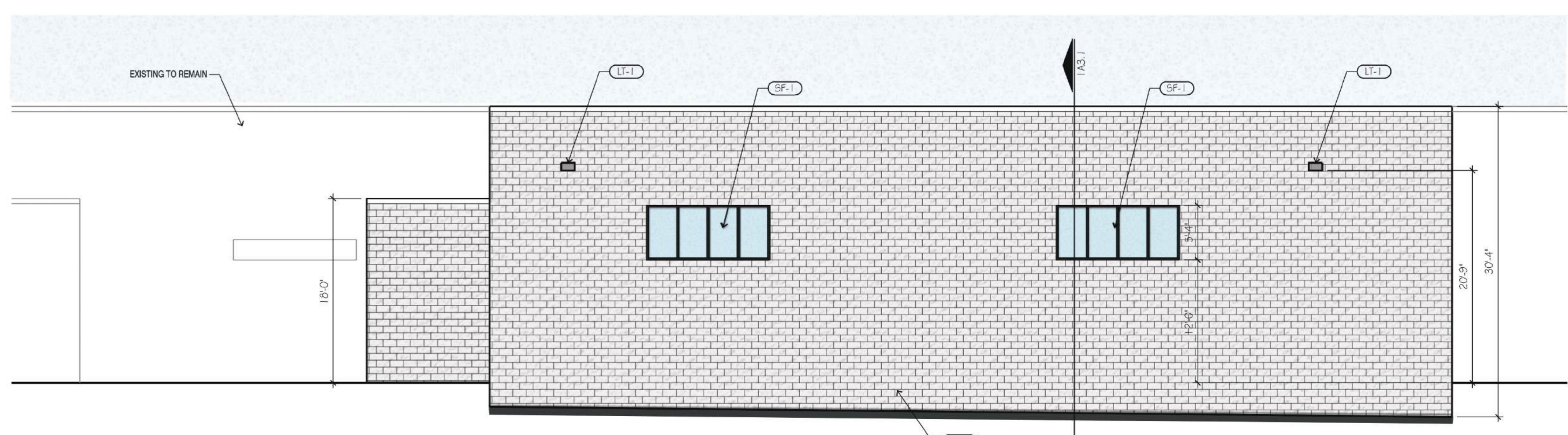
EXISTING TRASH ENCLOSURE



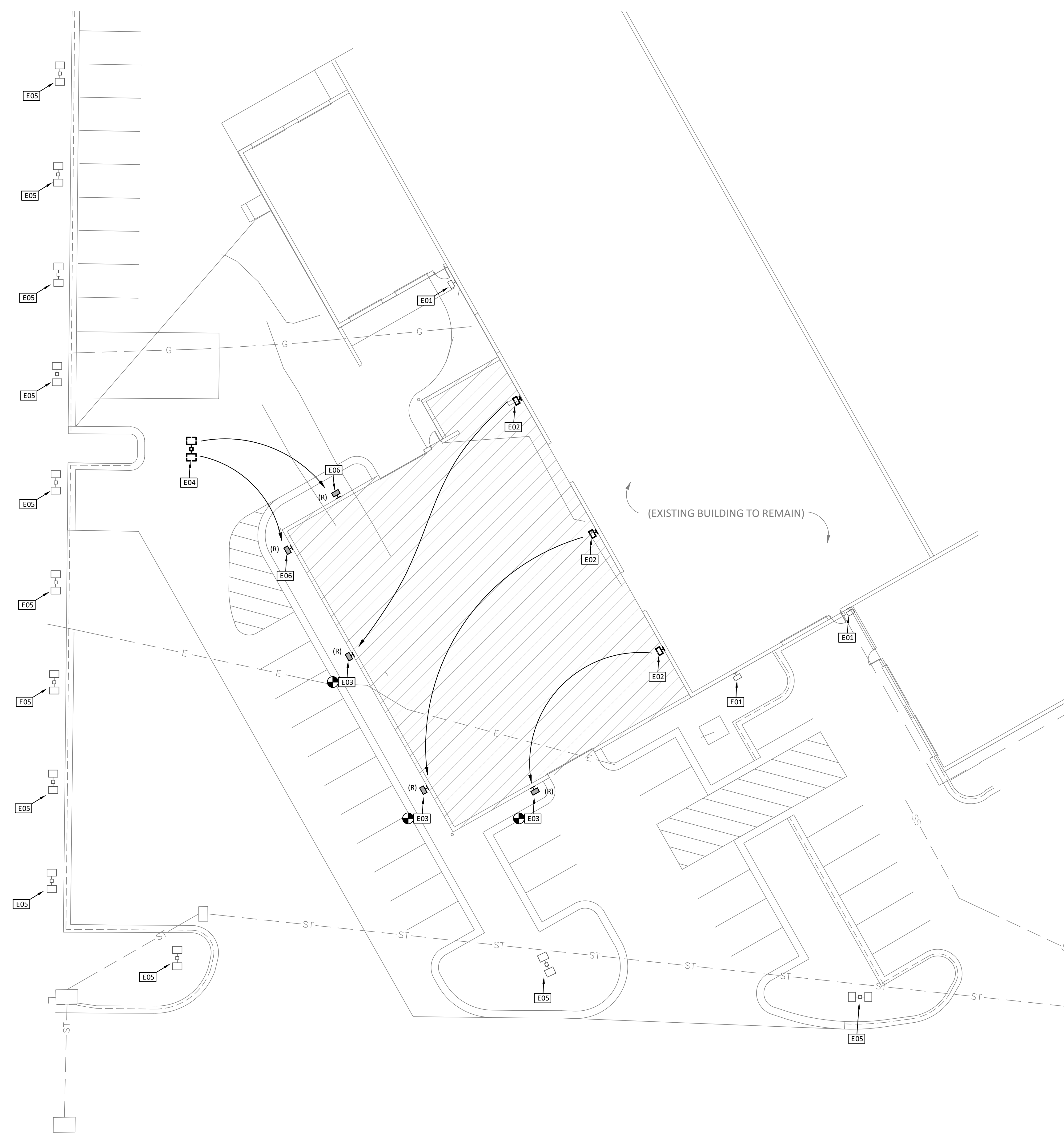
EXTERIOR ELEVATION ③
 SCALE: 1/8" = 1'-0"



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



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



- 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 MOUNTING. FIELD VERIFY EXISTING VOLTAGE AND TIE INTO RESPECTIVE SITE CIRCUITING WITH MATCHING VOLTAGE (EXISTING POLE LIGHT VOLTAGE MAY BE DIFFERENT THAN THE EXISTING WALL MOUNTED AREA LIGHT VOLTAGE).

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.

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PDP
05/23/25
REVISIONS

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SITE PLAN - MEP
1/16" = 1'-0"

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Janie Gabriel
Secretary of the City Plan Commission

sheet
MEP1.1
SITE PLAN - MEP