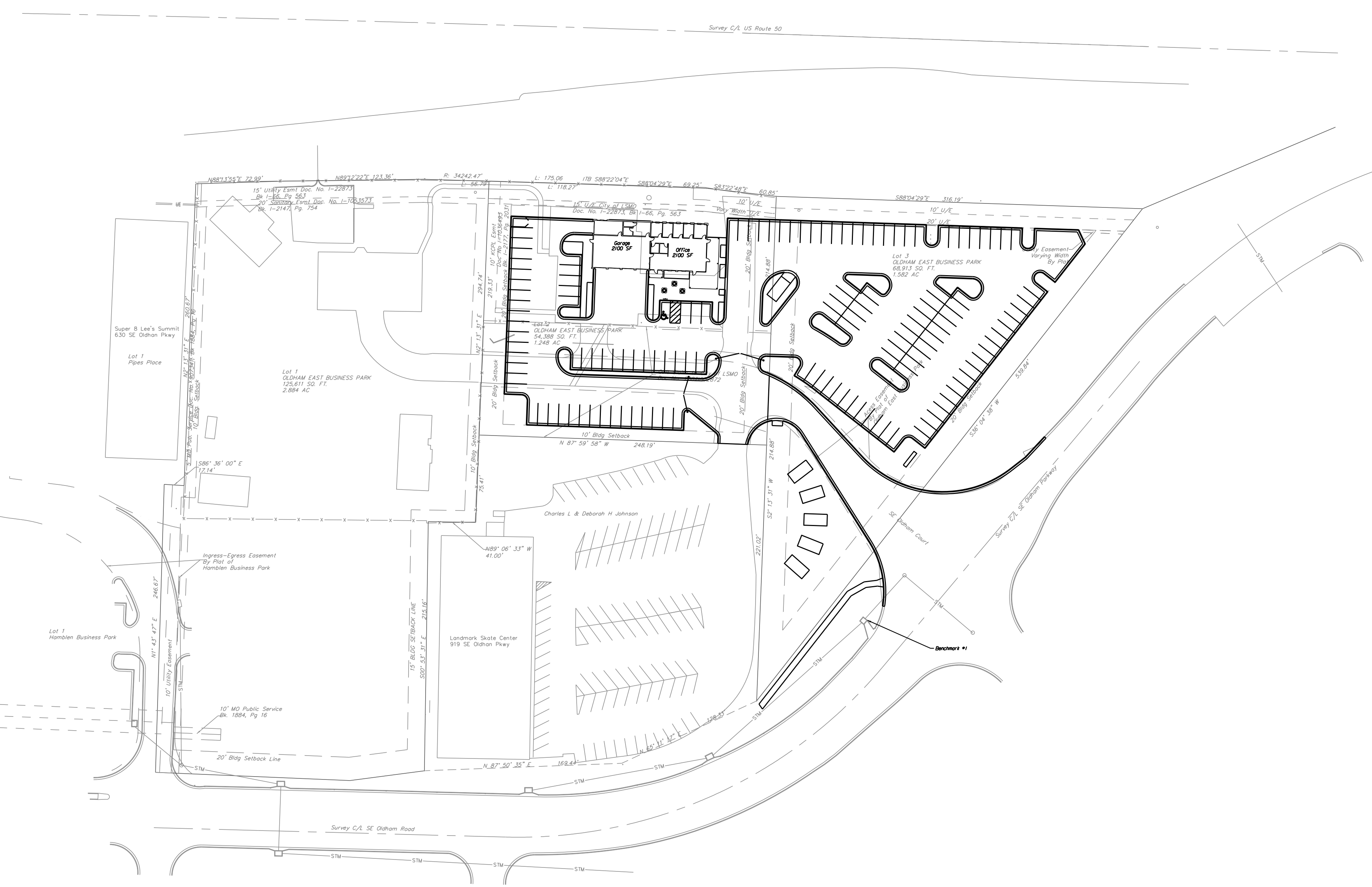
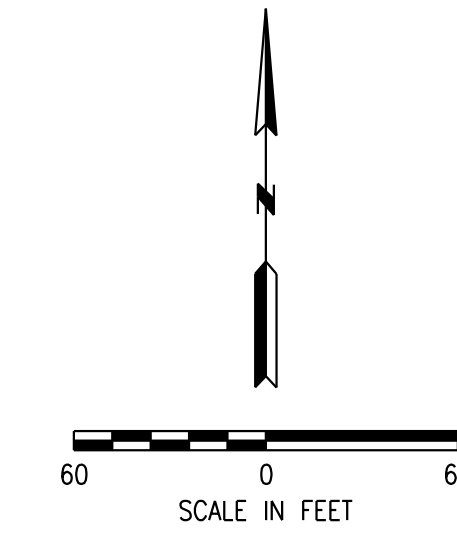


INDEX

- 1 COVER SHEET
- 2 PRELIMINARY DEVELOPMENT PLAN
- 3 LANDSCAPE PLAN
- 4 UTILITY PLAN

APPENDIX:
LIGHTING PLANS AND SPECS
FLOOR PLAN AND ELEVATION VIEWS

KANSAS CITY MOTORS LOTS 2 AND 3 OLDHAM EAST BUSINESS PARK LEE'S SUMMIT – JACKSON COUNTY MO PRELIMINARY DEVELOPMENT PLAN



UTILITIES

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

KCPL
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Missouri Gas Energy
3025 SE Clover Road
Lee's Summit, Mo.
816-537-4681

AT&T
215 N. Spring
Independence, Mo.
816-325-5610

Time Warner
6550 Winchester Avenue
Kansas City, Mo.
913-643-1901

Missouri One Call
1-800-344-7483

PREPARED FOR

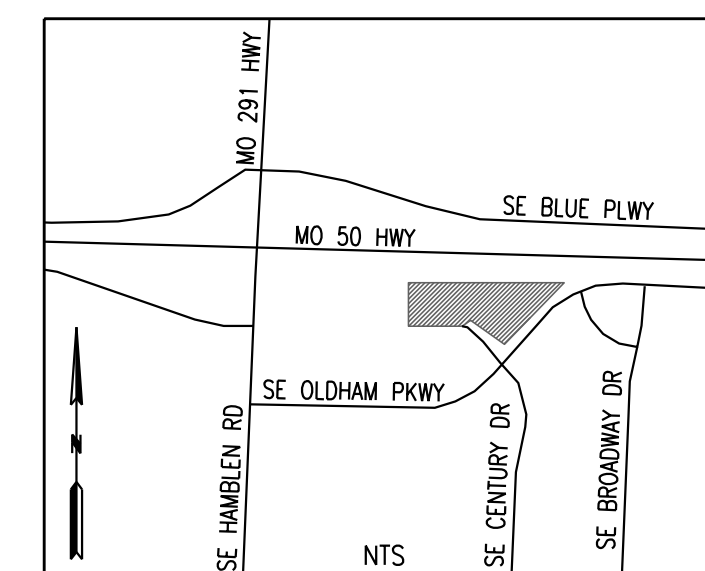
MARVIN McFARLAND

11100 BLUE RIDGE BLVD.
KANSAS CITY, MO 64134
816-965-6300

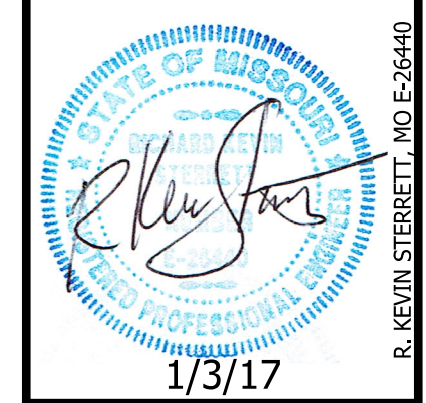
PROJECT BENCHMARK

*1 SE Corner of Existing Field Inlet
N 995728.08
E 2828733.64
Elev 101.612

VICINITY MAP



NO.	BY	DATE	REVISION	REVISION PER APPLICANT LETTER DATED
1	RAM	1/3/17		12/16/16



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engineers planners
CORPORATE LICENSE NO. E2010005873
11010 Haskell St. Ste 210 Kansas City, KS 66109 816-795-2285

COVER SHEET	
KANSAS CITY MOTORS LEE'S SUMMIT - JACKSON COUNTY - MISSOURI	
X-REF NO.	XXX
DRAWING NO.	XXX
DATE	January 3, 2017
JOB NO.	16.045.01
1 SHEET	4

REV.

NOTES:

- The development shall meet the requirements of the Unified Development Ordinance, Design and Construction Manual, Access Management Code and other ordinance for development including, but not limited to, parking setbacks and spaces, ADA requirements, site lighting, landscaping and screening, utilities, and zoning requirements. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- Every ADA accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches and 60 inches above the ground, measured from the bottom of the sign, and the head of the parking space.
- All identifying signs shall be 12 inches wide by 18 inches in height and meet the requirement set forth in the Manual on Uniform Traffic Control Devices, as referenced in the Lee's Summit General Code of Ordinances.
- Building Parking Lot and Landscaping information on each lot are for graphical purpose and do not represent the detailed Final development plan information. All Landscaping to meet Article 14 of the UDO.
- There shall be two way traffic movement.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for each lot for review.
- Parking lot screening to meet UDO.
- Exterior lighting to conform to UDO requirements (400 watt lamp, 18' maximum pole height and 90' cut-off for light dispersion).
- All curb to be CG-1 curb.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Parking Spaces shall be 9' x 19' (perimeter w/ curb), 9' x 19' (interior center), and 9' x 20' (interior w/ no curb).
- Watershed: East Fork-Little Blue River (to Prairie Lee Lake)
- A minor plat will be prepared to combine the two lots into 1 lot. A private easement for the sanitary sewer service for the Landmark Skate Center building will be dedicated on the plat.

STREETS:

- Improvements to the main entrance off of Oldham Road shall consist of curb & gutter addition only. No sidewalk is required for the road frontage for this property.

BUILDING LINES:

- Minimum required building line is 20 feet on 50 Hwy frontage, 20 feet on West side of the property, and 10 feet on South side of the property.

PARKING SETBACK LINES:

- Minimum required parking setback line is 20 feet on 50 Hwy frontage, 20 feet on West side of the property, and 10 feet on South side of the property.

SIDEWALKS:

- Interior sidewalks are 5' as shown.

PROJECT DATA:

The site is Zoned CS
 Project Area - 2.83 acres
 Number of Lots - 2
 Density - 1.90 lots/acre

PHASING:

- The project infrastructure as shown shall be completed in 1 phase.

GENERAL NOTES:

1. The recorded plat, Oldham East Business Park was used in preparation of this Preliminary Development Plan.
2. Cross Access easements for common driveways and adjoining parking lots will be provided on the Final Plat.
3. There is no visible evidence of abandoned oil or gas wells located within the plat boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr., P.E., 1995.
4. Mechanical units shall be totally screened from view in accordance with Article 7 of the UDO. Said note shall be included on individual Final Development Plans, for individual lots.
5. All materials, colors, and architecture of buildings to meet the requirements of section 7.280 of the current UDO.
6. Trees and shrubs are shown for graphical and quantitative purposes. Species and size of trees and shrubs shall be indicated on the Final Development Plan.

PRELIMINARY EROSION CONTROL PLAN:

- The Developer shall be responsible for erosion control within the boundaries of the development. Erosion control shall be the responsibility of said developer until released by the City of Lee's Summit Public Works Department. Silt fences to be installed along the downstream slope of all areas disturbed by construction. Additional silt fence to be installed as necessary along areas of erosion. Upon completion of catch basin installation and prior to paving of streets the throats of all basins shall be "blocked" or other side closed to prevent mud and debris from entering the storm sewer system. Diversion control channels shall be sewers or into existing channels. Where said diversion channels discharge onto streets or into existing channels, silt fences shall be stacked in place the full width of said channel to prevent sediment from continuing downstream. Said silt fences shall be inspected periodically and replaced when necessary, or when required by the City of Lee's Summit. Proposed silt fences to be inspected after every rain event and repaired or replaced as necessary.

Parking Spaces Required/Provided - 18/18
 Garage - 3/bay x 4 bays = 12
 Sales Area - 2/1000sf - 2.1 x 2 = 4.2 (15)
 Outside Display Area - 1/2500sf, 6 display pads at 200sf each - 1200sf = 0.48 (1)
 ADA Spaces Required/Provided - 1/1



Shaded Parking Spaces Indicate the 18 Required Parking Spaces. All Other Spaces are Intended for Display.

Lot 1
 OLDHAM EAST BUSINESS PARK
 125,611 SQ. FT.
 2.884 AC

Lot 2
 OLDHAM EAST BUSINESS PARK
 54,388 SQ. FT.
 1.248 AC

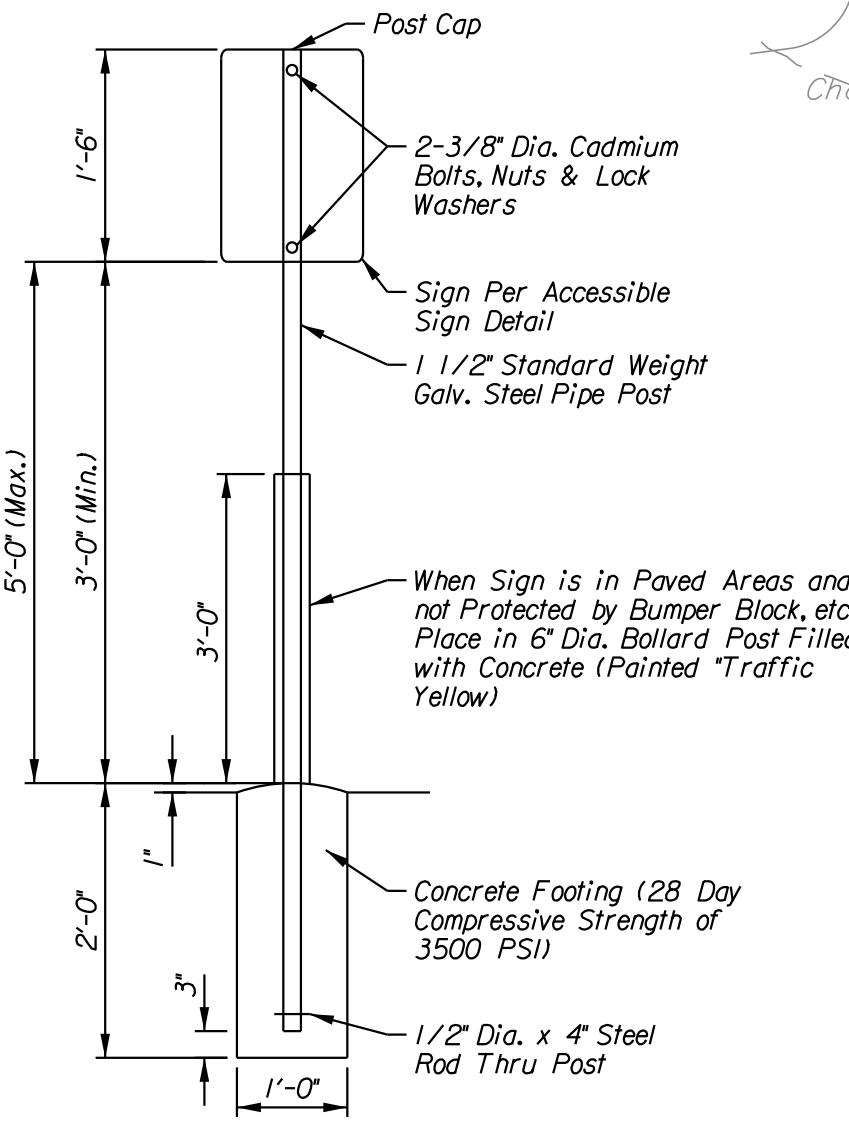
Lot 3
 OLDHAM EAST BUSINESS PARK
 68,913 SQ. FT.
 1.582 AC



Colors
 Legend and Border - Green
 White Symbol on Blue Background
 Background - White
 (R7-B)



6'x12'

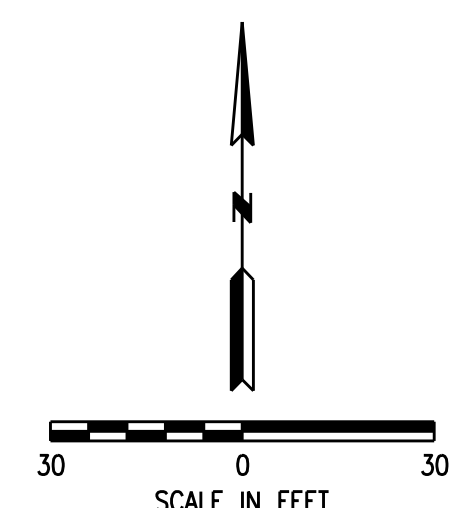


SIGN BASE
 N.T.S.

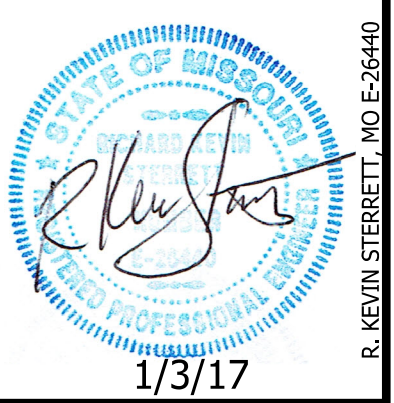
ACCESSIBLE SIGN DETAIL
 N.T.S.

GENERAL INFORMATION

LOT NO.	LOT AREA SQ. FT.	BUILDING AREA SQ. FT.	FAR	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	IMPERVIOUS AREA SQ. FT.	PERCENT IMPERVIOUS AREA (%)
1	125611						
2 & 3	123301	4200	.03	18	140	75413	0.612
Total	248912	4200			140	75413	0.612



DATE	REVISION	BY	CHK/APP
1/3/17	REVISED PER APPLICANT LETTER DATED 12/16/16	RAM	RAM



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 engineers
 planners

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 CORPORATE LICENSE NO. E2010005873

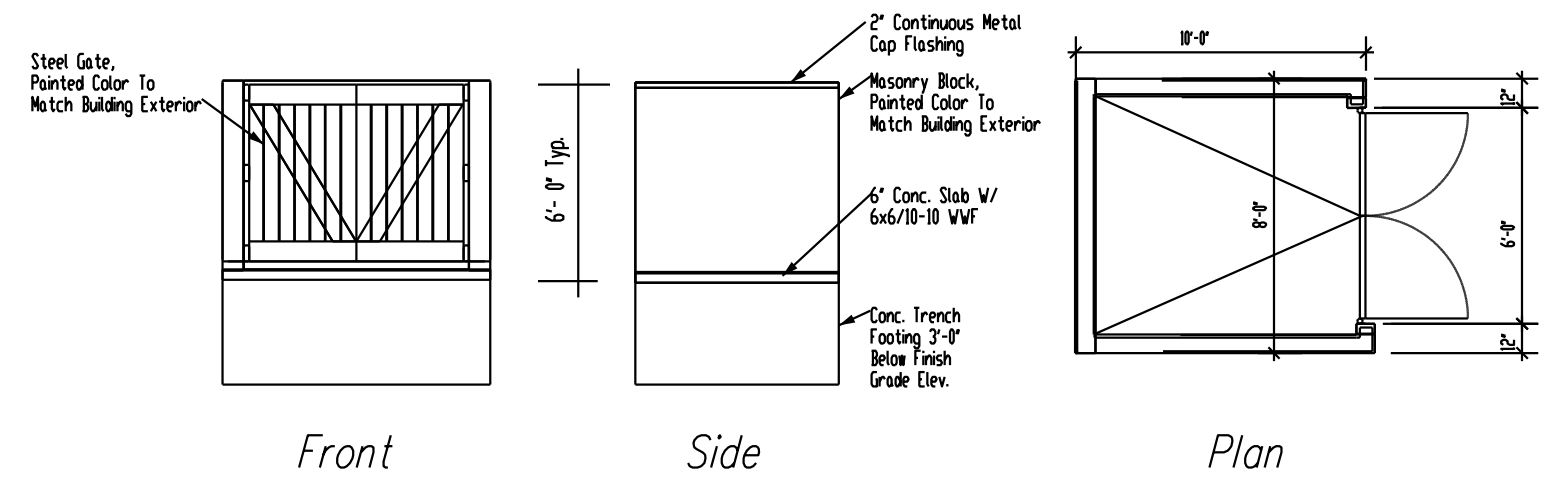
PRELIMINARY DEVELOPMENT PLAN

KANSAS CITY MOTORS

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. XXX
 DRAWING NO. XXX
 DATE January 3, 2017
 JOB NO. 16.045.01

2 SHEET OF 4



Masonry Trash Enclosure
Not to Scale

NOTES:
 - Building Parking Lot and Landscaping information on each lot are for graphical purpose and do not represent the detailed final development plan information. All Landscaping to meet Article 14 of the UDO.
 - All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.

LANDSCAPE SCHEDULE:

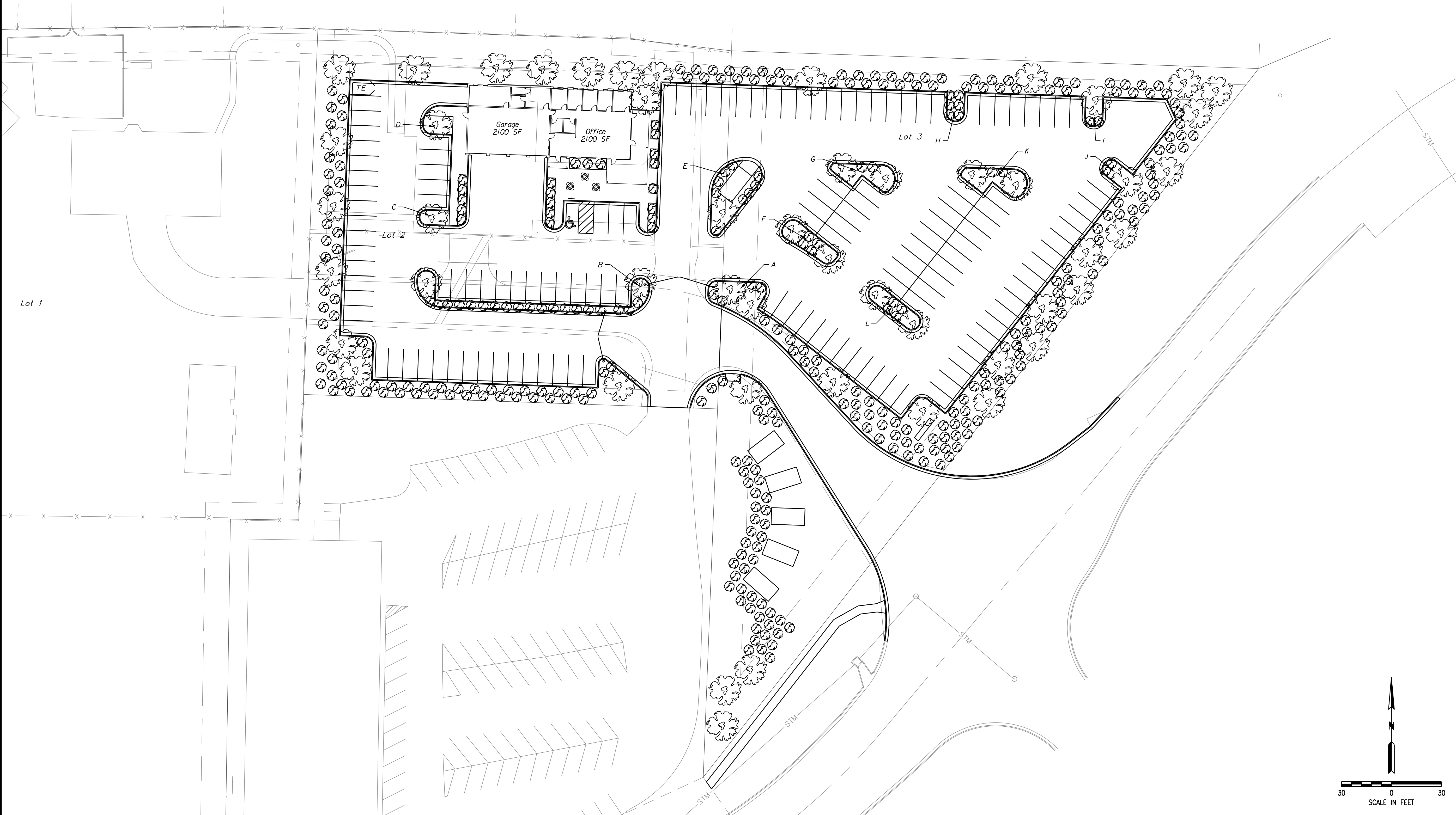
SPECIES	CALIPER/HEIGHT
Pin Oak	3"
Burning Bush	24" (Minimum height) At planting

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 123,301 SF
B - Length of street frontage of development site	= 1,105 LF
C - Trees required on street frontage = 1/30 LF	= 37 Trees
D - Trees provided	= 37 Trees
E - Parking lot area	= 59,792 SF
F - Green space required in parking lot (E x 5%)	= 2,990 SF
G - Shrub required along frontage (Parking lot screen)	= 4,127 SF
H - Shrub required along frontage (Parking lot screen)	= 4,127 SF
I,105 LF at 12/40 LF	= 332 Shrubs
J - Quantity of additional trees required	= 24 Trees
1 tree per 5000 SF of open area (117,851/5000)	= 24 Trees
K - Additional Trees Provided	= 24 Trees
L - Quantity of additional shrubs required	= 48 Shrubs
2 shrubs per 5000 SF of open area (117,851/5000)	= 48 Shrubs
M - Additional Shrubs Provided	= 48 Shrubs

Interior Landscape

Area	SF
A	542
B	727
C	142
D	181
E	527
F	368
G	383
H	164
I	164
J	164
K	442
L	323
TOTAL	4,127



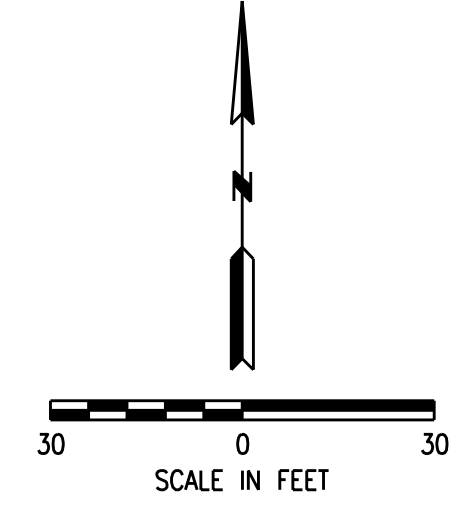
DATE	REVISION	BY	CHK/APP
1/3/17	REVISED PER APPLICANT LETTER DATED 12/16/16	RAM	IRNS

1/3/17
 R. KEVIN STERRETT, NO. E-26440

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 engineers
 planners
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LANDSCAPE PLAN
KANSAS CITY MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF. NO.	XXX
DRAWING NO.	XXX
DATE	January 3, 2017
JOB NO.	16.045.01
SHEET OF	3 OF 4

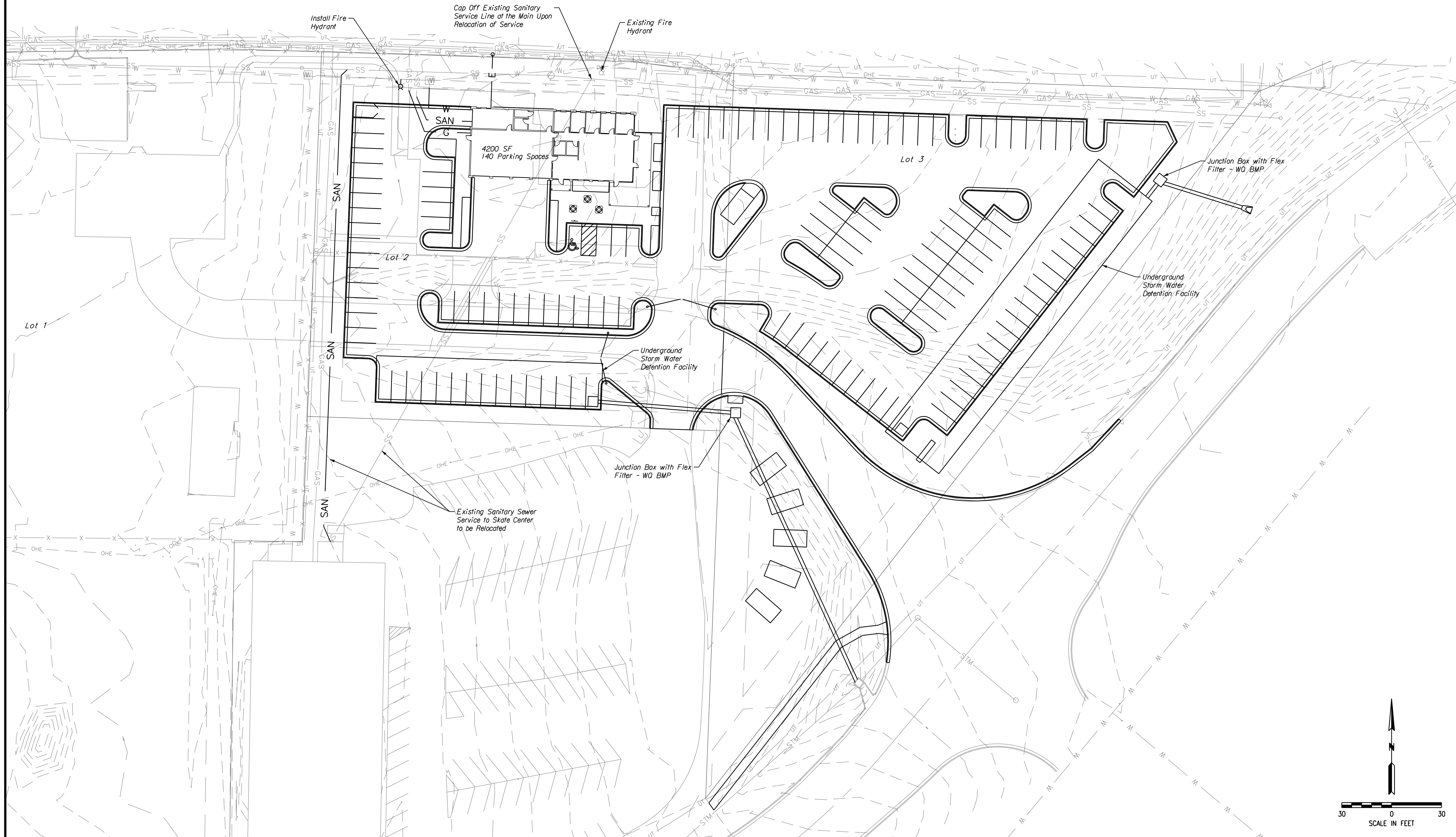


EASEMENTS:
 - Easements are provided for utilities as shown and per the recorded plat.

STORM WATER MANAGEMENT SYSTEM:
 - A storm sewer or drainage system shall be provided to adequately serve the development. The enclosed storm sewer system shall have the capacity to handle storm water runoff for a 10-year storm at a 'c' of 0.85. The storm water system shall also be capable of routing through the development the additional runoff from a 100-year storm. Additional runoff is the amount of storm water that cannot be carried by the enclosed system. Surface swales shall be provided over storm sewers to carry additional runoff. Where a sewer runs parallel to a street, the street shall serve as the surface swale. Storm water detention to be provided by existing regional detention facility for the watershed. Proposed storm sewer pipe sizes are estimated based on proposed layout of the sites served.
 - The continuation of storm sewer system off site to be determined at the FDC Final Development Plan stage.

FLOOD PLAIN INFORMATION:
 - This site is not located within the 100-year flood boundary as shown on the FEMA, "Flood Insurance Rate Map", City of Lee's Summit, Missouri, Jackson and Cass Counties, Panel No. 29095C0305F, dated May 14, 2015.

SANITARY SEWER NOTE:
 - A complete and usable sanitary sewer system shall be constructed so as to provide service to each lot in the development. Said system to be designed and constructed in accordance with APWA, DNR, and City of Lee's Summit Standards. Said sewer system shall connect to the existing sanitary sewer system on site. Proposed sanitary sewer within development to be 8" PVC. The extension of the sanitary sewer system within this development will have no adverse impact on the existing sanitary sewer system.



DATE	REVISION	BY	CHK/APP
1/3/17	REVISED PER APPLICANT LETTER DATED 12/16/16	RAM	RNS

NO. 1
 INC. 1
 DATE 1/3/17

STATE OF MISSOURI
 PROFESSIONAL ENGINEER

 R. KEVIN STERRETT, NO. E-26440
 1/3/17

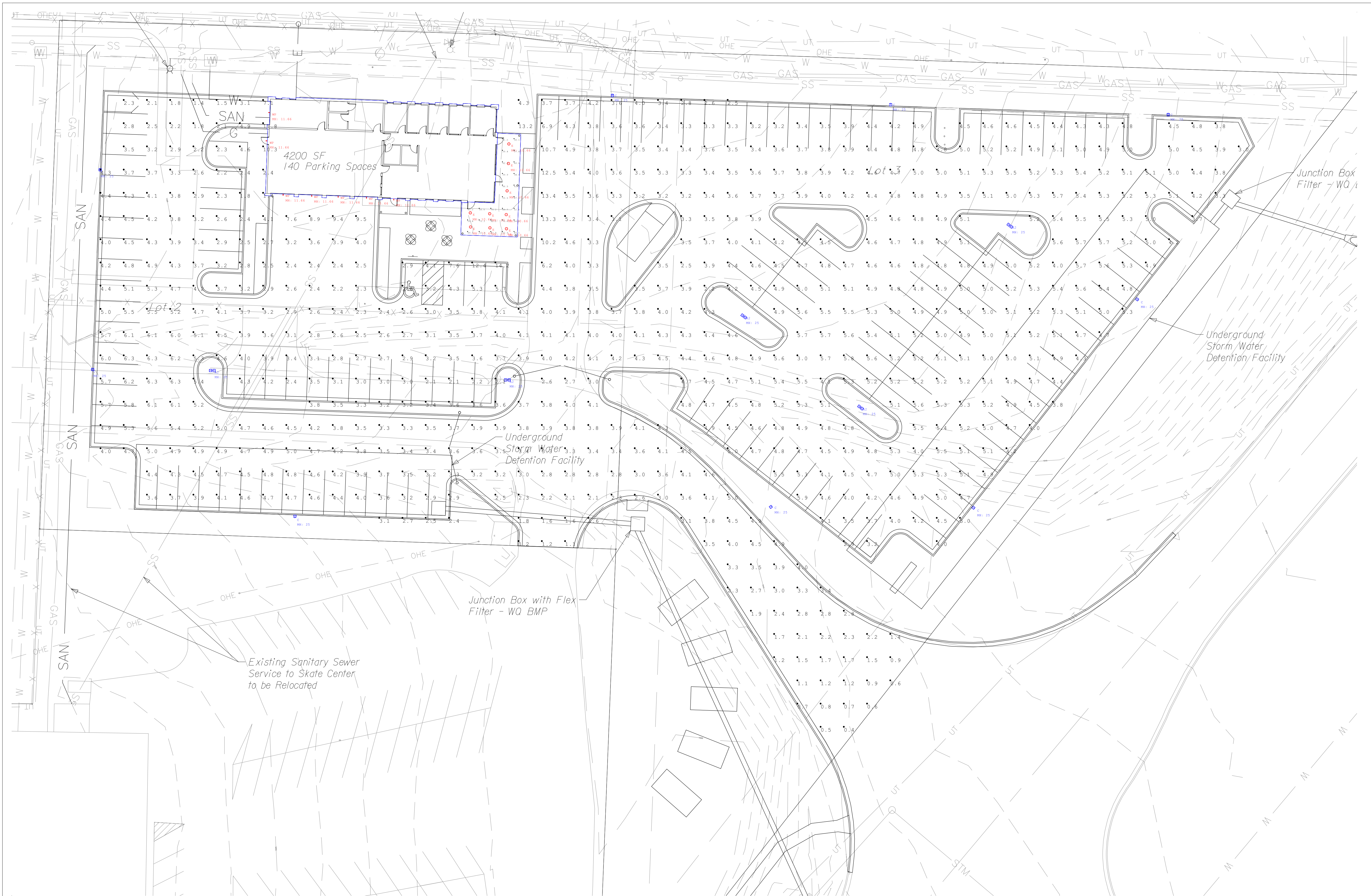
consult inc
 engineers
 planners
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UTILITY PLAN
KANSAS CITY MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. XXX
 DRAWING NO. XXX
 DATE January 3, 2017
 JOB NO. 16.045.01

4 SHEET OF 4

REV.



Scale: 1 inch= 40 Ft.



Light Loss Factor	0.91
Calculation plane	0'-00"
Reflectances	50/20
Mounting height	25/11.66/10.66

Calc. Info

Calculated By:	Kevin Hooley
Requested By:	
Date:	1/3/2017
Scale:	N/A

KC Motors
Layout 1

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Area_Surface	Fc	4.18	14.2	0.4	10.45	35.50
Under Canopy_Surface	Fc	53.45	82.2	30.1	1.78	2.73

DISCLAIMER:

These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herein, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.

AREA INFORMATION:

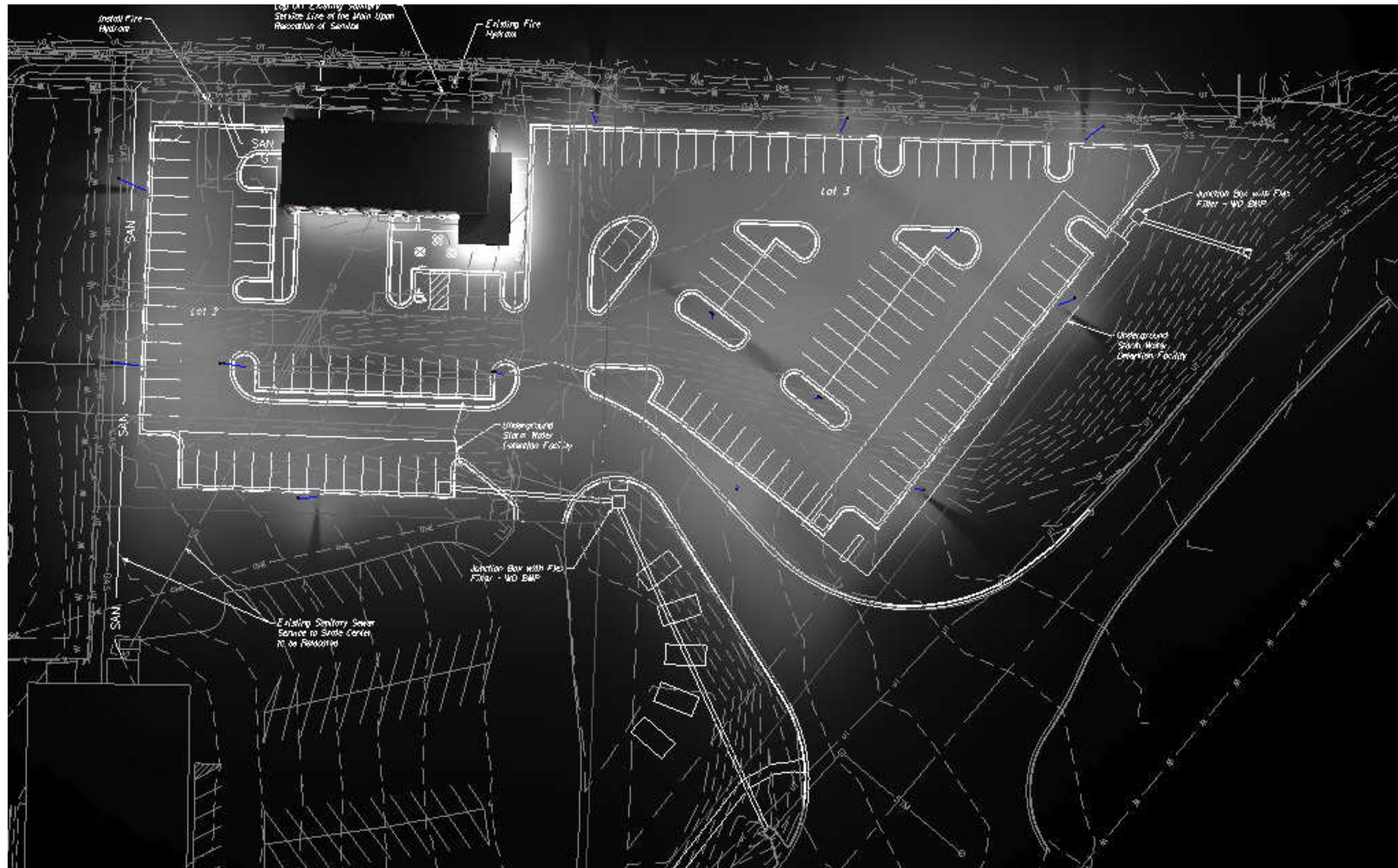
Area label :
 Wall height: 0'-00"
 Mounting height: 25'/11.66'/10.66'
 Reflectences : Walls 50%, Floor 20%

LPD Area Summary

Label	Area	Total Watts	LPD
LPDArea_1	123637	5925.5	0.048

Luminaire Schedule

Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLF
	5	A2	VLL-V-SQ-W-80PLED-NW-1050-(2@180)	266	24767	0.910
	9	C	VLL-III-W-80PLED-NW-1050	266	20869	0.910
	9	E	TT-C5-LED-E1-CQ	77	9748	0.910
	7	WP	XTOR3B	25.5	2751	0.910



ValuLume



TopTier



CrossTour



#	Date	Comments

Revisions

Calculated By: Kevin Hooley
Requested By:
Date: 1/3/2017
Scale: N/A

KC Motors
Layout 1



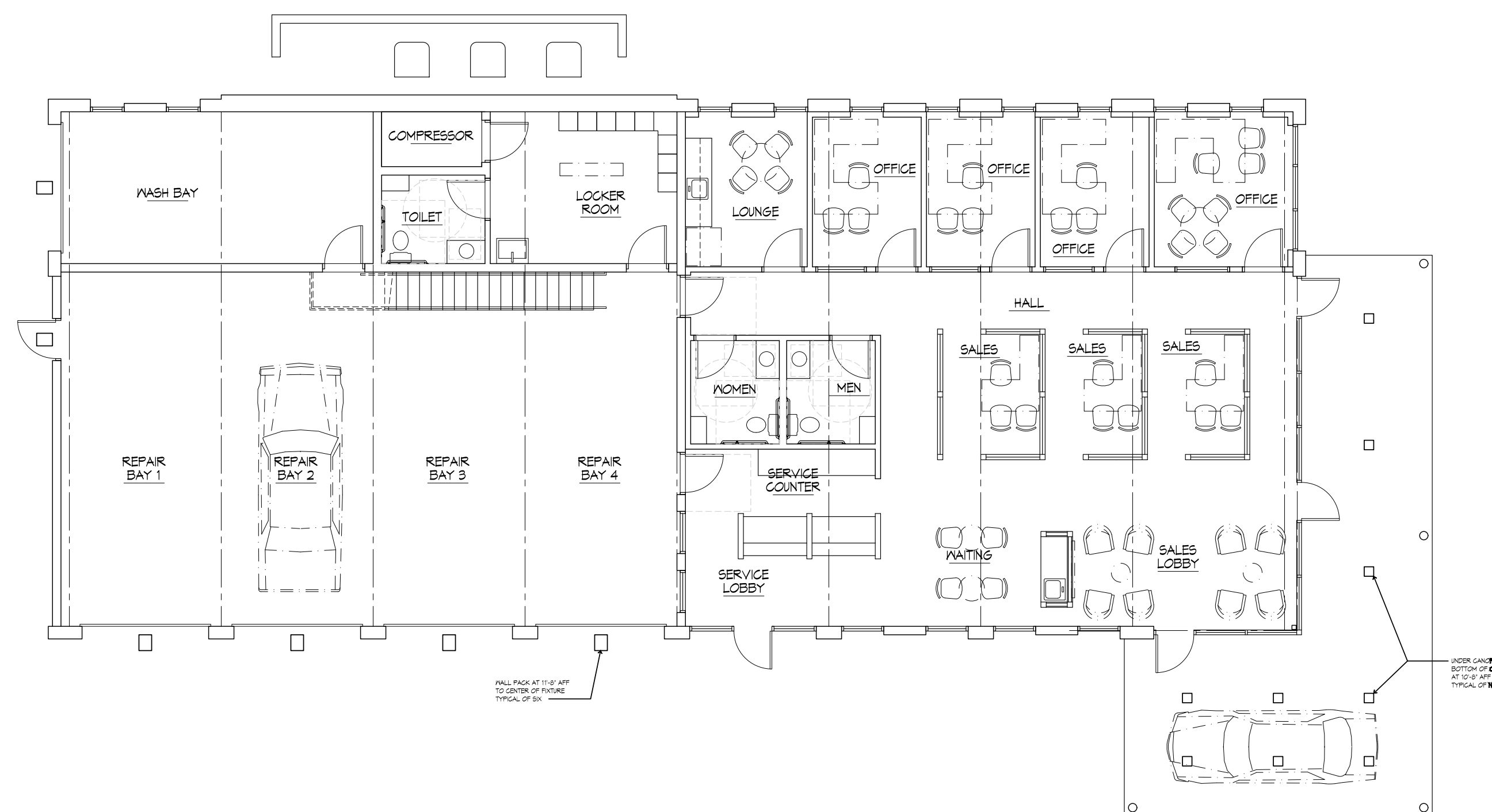
1 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"

EXTERIOR MATERIAL LEGEND

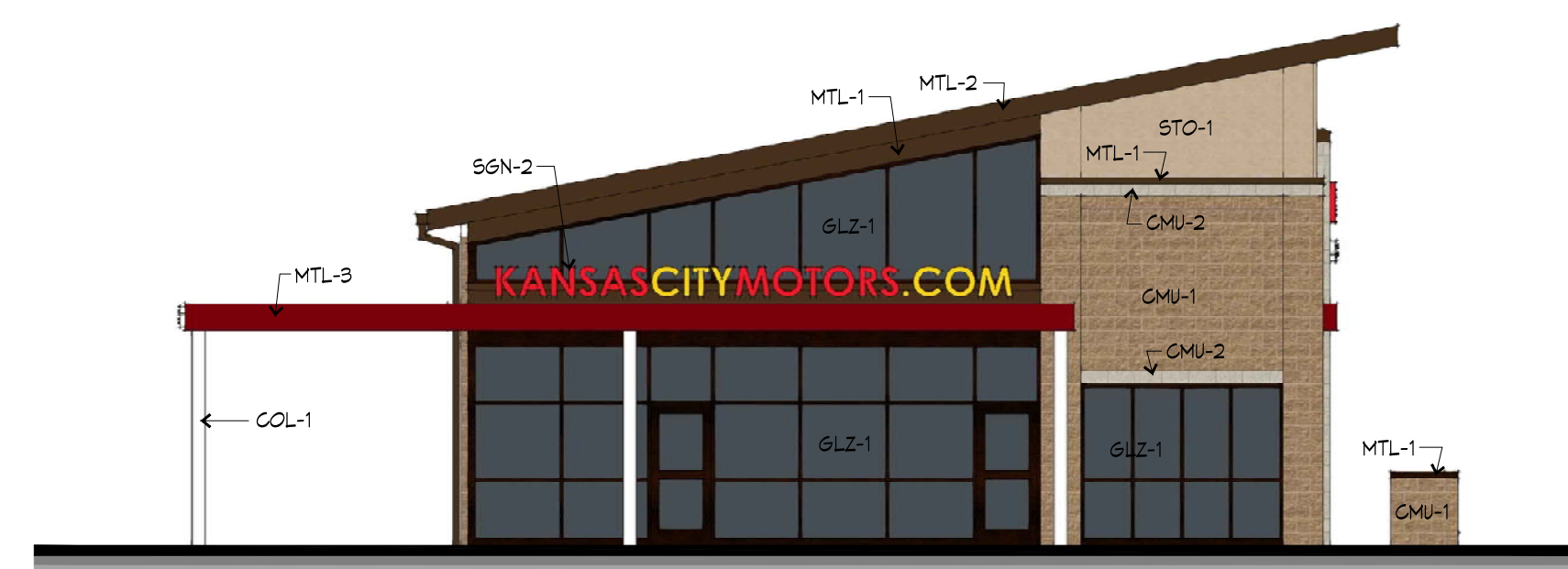
- CMU-1 SPLIT FACE CONCRETE MASONRY UNIT. COLOR: COCOA
- CMU-2 GROUND FACE CONCRETE MASONRY UNIT. COLOR: LIGHT BEIGE
- STC-1 CEMENTITIOUS STUCCO, STC "MEDIUM" TEXTURE, COLOR: TAN
- MTL-1 BREAK METAL SILL AND CAP FLASHING-FIRSTSTONE KYNAR 500 FINISH, COLOR: MANSARD BROWN
- MTL-2 STANDING SEAM METAL ROOF PANELS WITH MATCHING ROOF EDGE FLASHINGS, SOFFIT PANELS, GUTTERS, AND DOWNSPOUTS, FIRSTSTONE KYNAR 500 FINISH, COLOR: MANSARD BROWN
- MTL-3 BREAK METAL WALL PANELS AND CANOPY EDGES; FIRESTONE KYNAR 500 FINISH, COLOR: REGAL RED
- GLZ-1 DARK BRONZE ANODIZED ALUMINUM STOREFRONT WITH LIGHT GRAY LOW-E TINTED INSULATED GLAZING
- GLZ-2 DARK BRONZE ANODIZED ALUMINUM OVERHEAD DOOR WITH LIGHT GRAY TINTED GLAZING PANELS
- COL-1 STRUCTURAL STEEL COLUMN PAINTED WHITE
- LGT-1 WALL MOUNTED CYLINDER DOWNLIGHT FIXTURE WITH SILVER FINISH
- LGT-2 FULLY RECESSED LED CAN LIGHT UNDER CANOPY
- HM-1 HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH COLOR OF MTL-1.
- SGN-1 WALL WITH SIGN INDIVIDUAL CHANNEL LIT LETTERS SEGMENTS
- SGN-2 OVER CANOPY SIGN WITH WALL SIGN INDIVIDUAL CHANNEL LIT LETTERS SEGMENTS
- WFX WALL MOUNTED LIGHT FIXTURE WITH FULL CUTOFF, FULLY SHIELDED LUMINAIRE



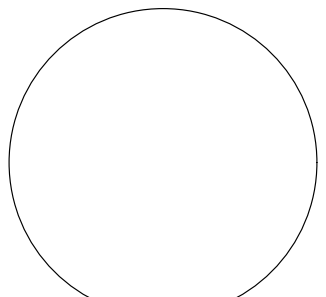
5 FLOOR PLAN
1/8"=1'-0"



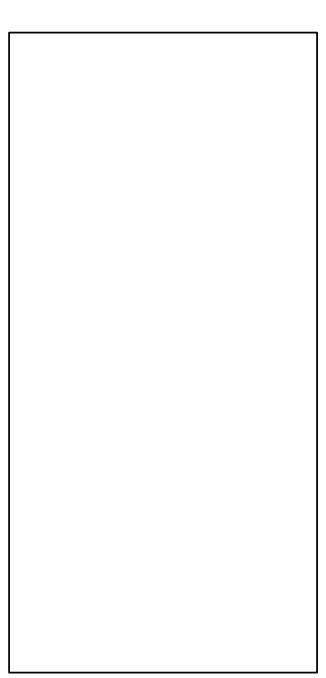
3 WEST ELEVATION
1/8"=1'-0"



4 EAST ELEVATION
1/8"=1'-0"



GUY GRONBERG ARCHITECTS, P.C.
119 SE 3RD ST.
LAKE SUMMIT, MO 64083
PHONE 816-524-0276
FAX 816-524-0570



KANSAS CITY MOTORS
Lot 2 & 3, Oldham East
Business Park

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REV#	DATE	DESCRIPTION	CITY COMMENTS
1	11-3-17		

DATE: 12-02-16
PROJECT# 15011

