



wallace

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STIPULATION FOR REUSE
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LEE'S SUMMIT, MISSOURI

AMERICA'S CAR-MART
AMERICA'S CAR-MART - SALES FACILITY
1150 SE BLUE PARKWAY
LEE'S SUMMIT, MO 64063

JOB NUMBER: 08-20-0001

ISSUE BLOCK

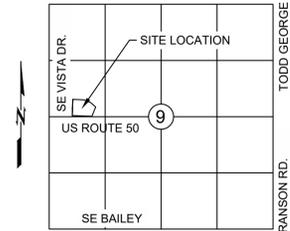
NO.	DATE	DESCRIPTION
1	7/12/21	City Review

CHECKED BY: MCA
DRAWN BY: JCW
DOCUMENT DATE: 6/11/21
ISSUE: PRELIM DEV/ SUP PLAN

PRELIMINARY DEVELOPMENT PLAN

SHEET: C1

LEGAL DESCRIPTION
LOT 314, VISTA DEL VERDE 11TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART CONVEYED TO THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE WARRANTY DEED RECORDED JULY 22, 1998 AS DOCUMENT NO. 98-K38698 IN BOOK K-3240 AT PAGE 456.



LOCATION MAP
SECTION 9, TOWNSHIP 47, RANGE 31
JACKSON COUNTY, MISSOURI
N.T.S.

PROPERTY SCHEDULE

PROPERTY SCHEDULE	LOT 314 PROP CONDITIONS
SITE AREA	4.11 ACRES
ZONING	CP-2
LAND USE	AUTO DEALERSHIP
GROSS BUILDING AREA	7,000 SF
BUILDING HEIGHT - SALE BLDG	26' - 8"
BUILDING HEIGHT - DETAIL BLDG	15' - 2"
FLOOR AREA - SALE BLDG	4,460 SF
FLOOR AREA - DETAIL BLDG	2,352 SF
FLOOR AREA RATION (FAR)	5.19%
OPEN SPACE / % OPEN SPACE	52,374 sf / 29%
IMPERVIOUS AREA	124,170 SF (2.85 AC)
INTERIOR LANDSCAPE REQUIRED	5,793 SF
INTERIOR LANDSCAPE PROVIDED	6,015 SF
BUILDING SETBACK: FRONT/SIDE/REAR	15 FT / 10 FT / 20 FT
PARKING SETBACK	20 FT
PARKING STALLS REQUIRED	45
PARKING STALLS PROVIDED	60
ACCESSIBLE STALLS PROVIDED	2
VEHICLE SALES DISPLAY STALLS	91

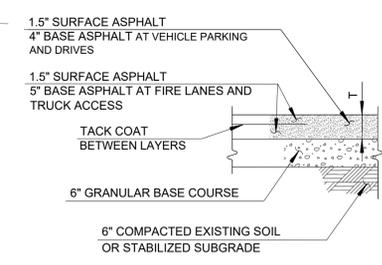
UTILITY DEMAND TABLE

UTILITY SERVICE	DEMAND
SALES BUILDING	
WATER	30 gpm max
SANITARY	0.56 gpm
ELECTRICAL	230 Amps
DETAIL BUILDING	
WATER	19 gpm
SANITARY	7 gpm
ELECTRICAL	400 Amps

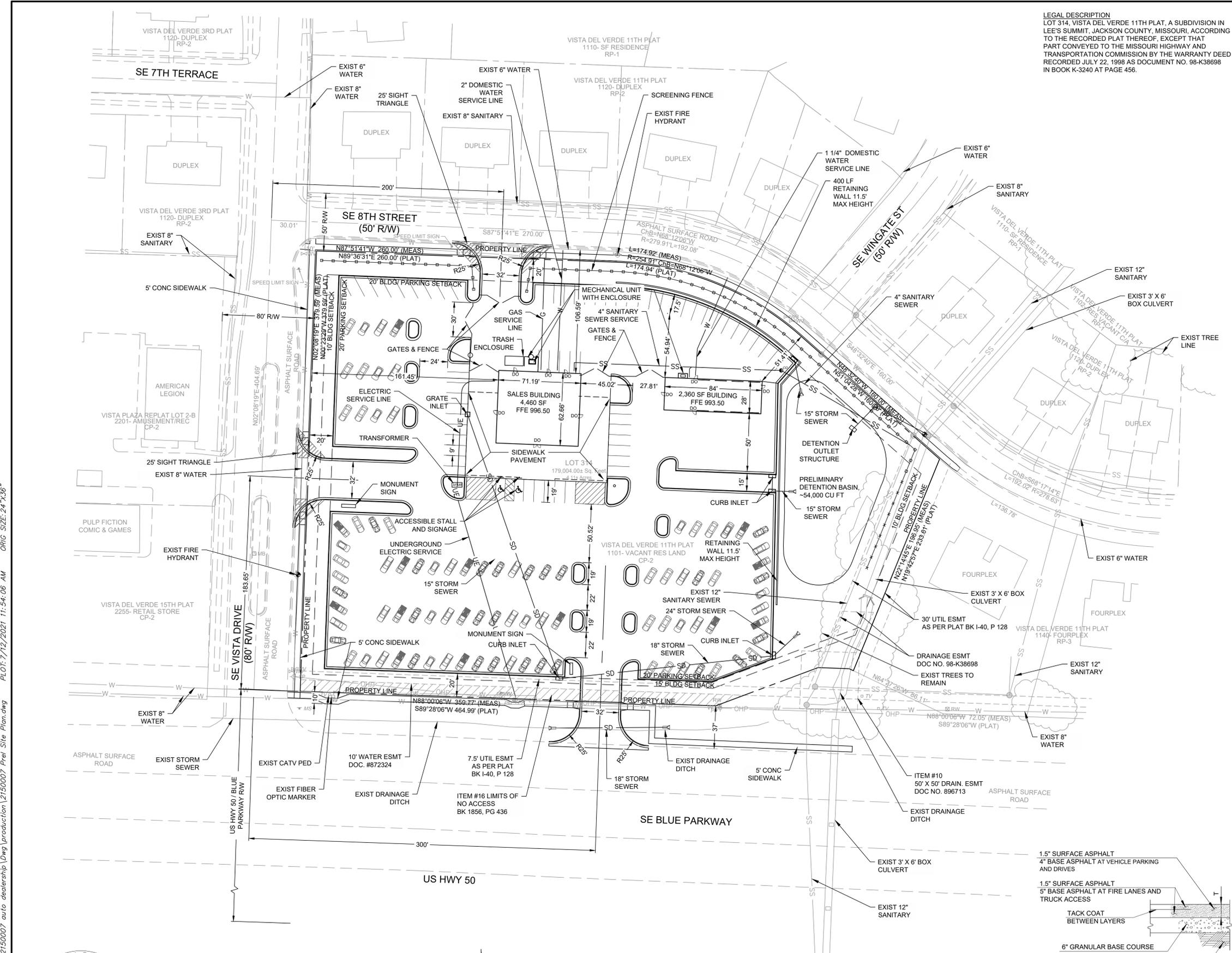
NOTE:
1. ALL DRIVING SURFACES SHALL BE ASPHALT OR CONCRETE PAVEMENT.
2. PER MDNR, THERE ARE NO OIL OR GAS WELLS LOCATED ON THIS PROPERTY.

LEGEND

---	EX MINOR CONTOUR
- - - -	EX MAJOR CONTOUR
---	PROP MINOR CONTOUR
---	PROP MAJOR CONTOUR
SS	PROP SANITARY SEWER
SD	PROP STORM SEWER
W	PROP WATER LINE
G	PROP GAS LINE
UE	PROP UNDERGROUND POWER
(Tree symbol)	EXISTING TREE
(Car symbol)	VEHICLE SALES DISPLAY AREA 60" STALLS

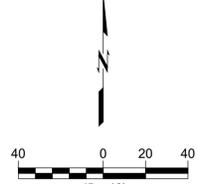


ASPHALT PAVEMENT
PAVEMENT DETAIL
SCALE: NTS



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CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES



BENCHMARK INFORMATION
BM 200 979.12' CHISELED SQUARE CUT ON THE SOUTHWEST CORNER OF EXISTING CURB INLET NEAR THE NORTHEAST CORNER OF PROPERTY, SOUTH SIDE OF 8TH STREET, ± 700 FEET EAST OF INTERSECTION OF 8TH AND SE VISTA DRIVE
BM 201 1004.29' CHISELED + CUT ON FIRE HYDRANT BONNET BOLT, EAST SIDE OF SE VISTA DRIVE, ± 300 FEET SOUTH OF THE INTERSECTION OF SE VISTA DRIVE AND 8TH STREET



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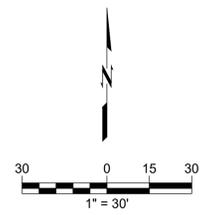
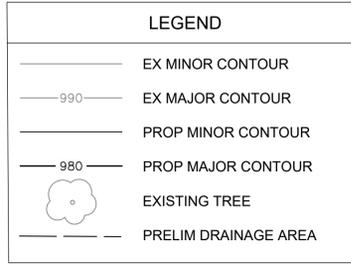
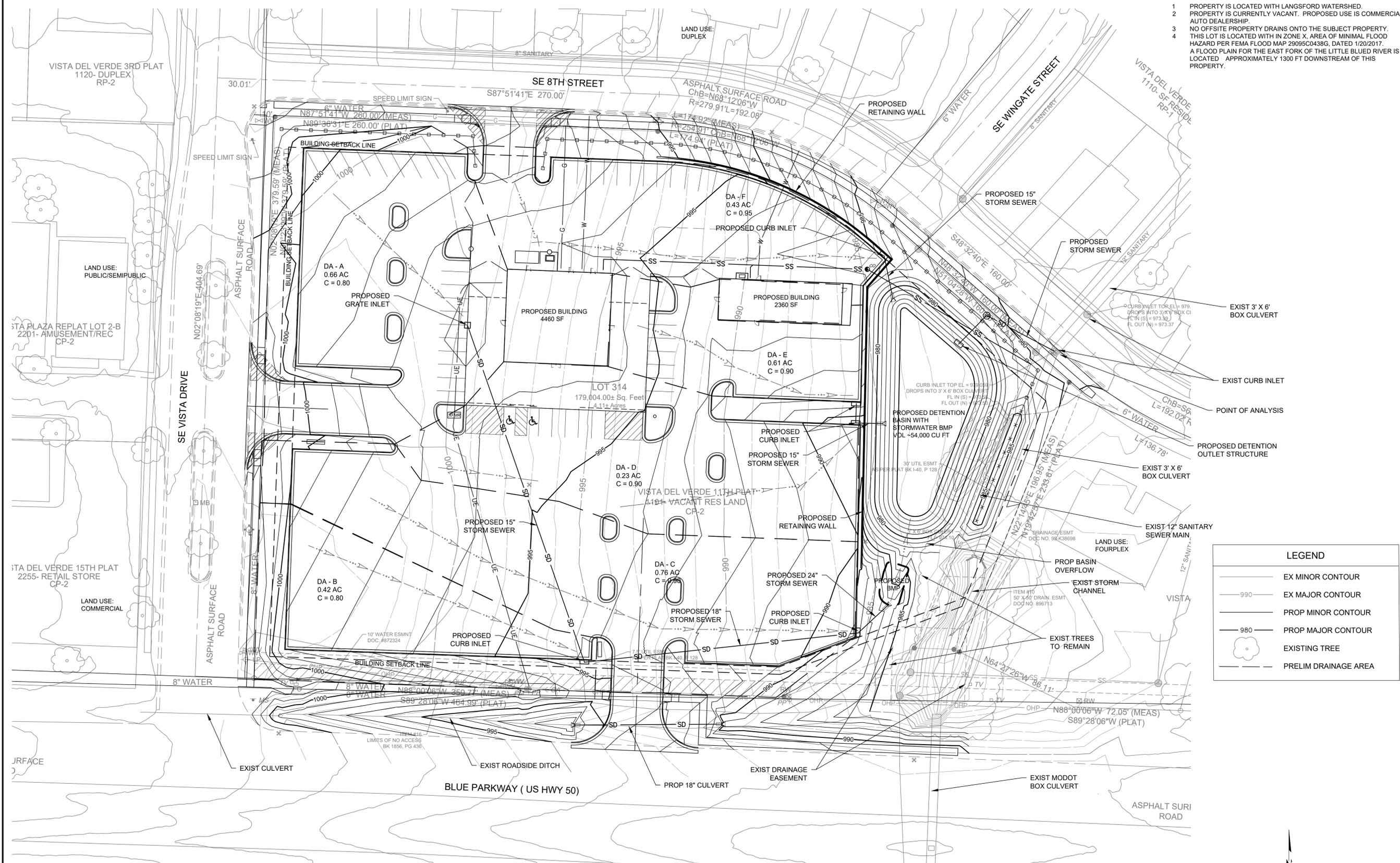
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PRELIMINARY DRAINAGE PLAN

SHEET:
C2

- SITE DRAINAGE NOTES:**
1. PROPERTY IS LOCATED WITH LANGSFORD WATERSHED.
 2. PROPERTY IS CURRENTLY VACANT. PROPOSED USE IS COMMERCIAL, AUTO DEALERSHIP.
 3. NO OFFSITE PROPERTY DRAINS ONTO THE SUBJECT PROPERTY.
 4. THIS LOT IS LOCATED WITH IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP 29095C0438G, DATED 1/20/2017. A FLOOD PLAIN FOR THE EAST FORK OF THE LITTLE BLUE RIVER IS LOCATED APPROXIMATELY 1300 FT DOWNSTREAM OF THIS PROPERTY.



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