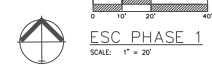


C.001



ESC PHASE 1
SCALE: 1" = 20'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE SF - 1 SF - 1
PHASE 2 SILT FENCE SF - 2 SF - 2

INLET PROTECTION SUMP
INLET PROTECTION ON-GRADE
Curb & Gutter 10' 10' 10' 10'

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 3111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/16/2025

ENGINEERING & SURVEYING SOLUTIONS
9816 30TH STREET
LEE'S SUMMIT, MO 64662
PHONE 816-288-8131 FAX 816-288-2940

Professional Registration
Missouri
Engineering 200502108-D
Surveying 200502108-D
Kansas
Engineering E-1000
Surveying L.S. 219
Oklahoma
Engineering 0234
Nebraska
Engineering 042671

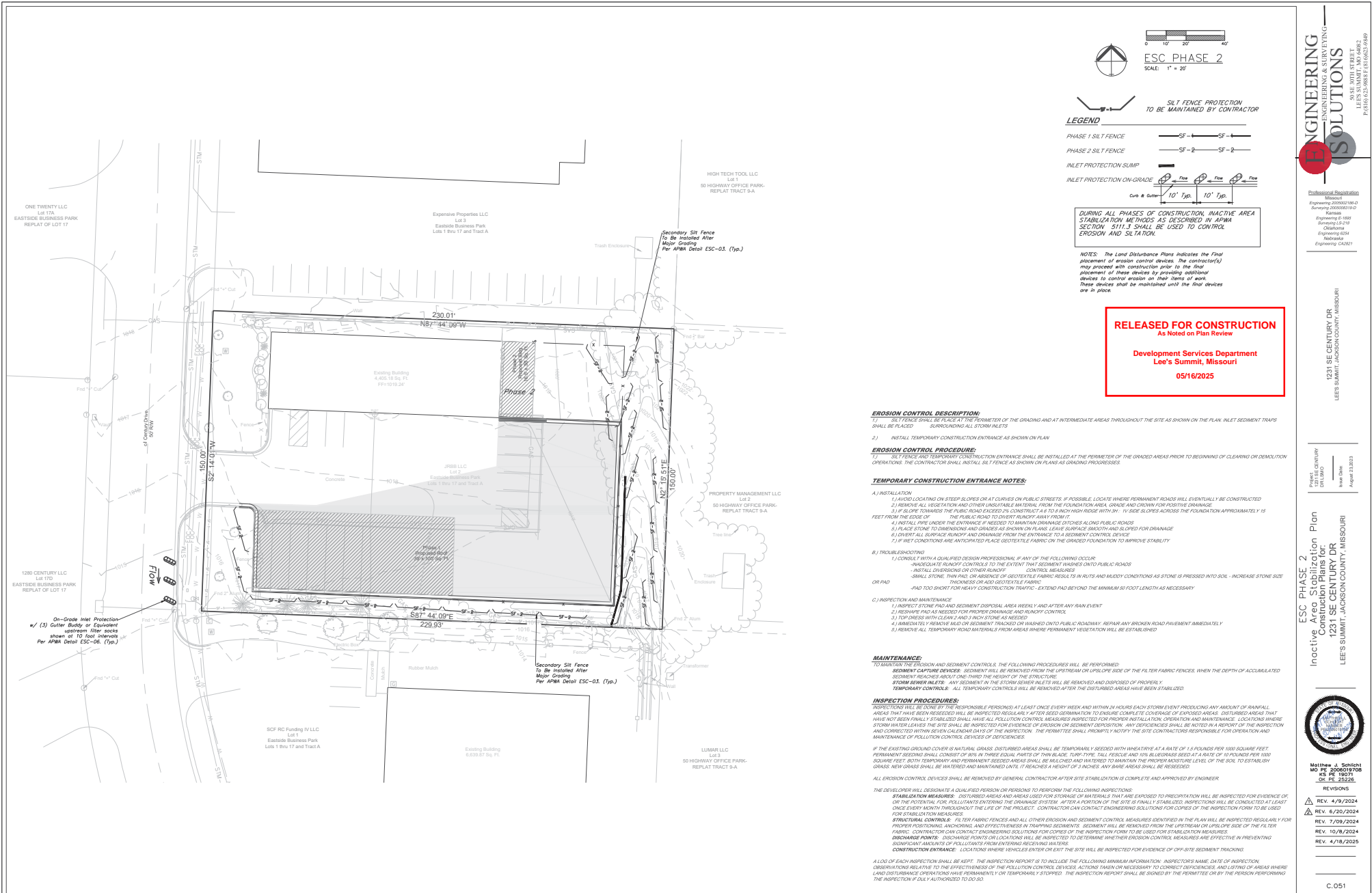
1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

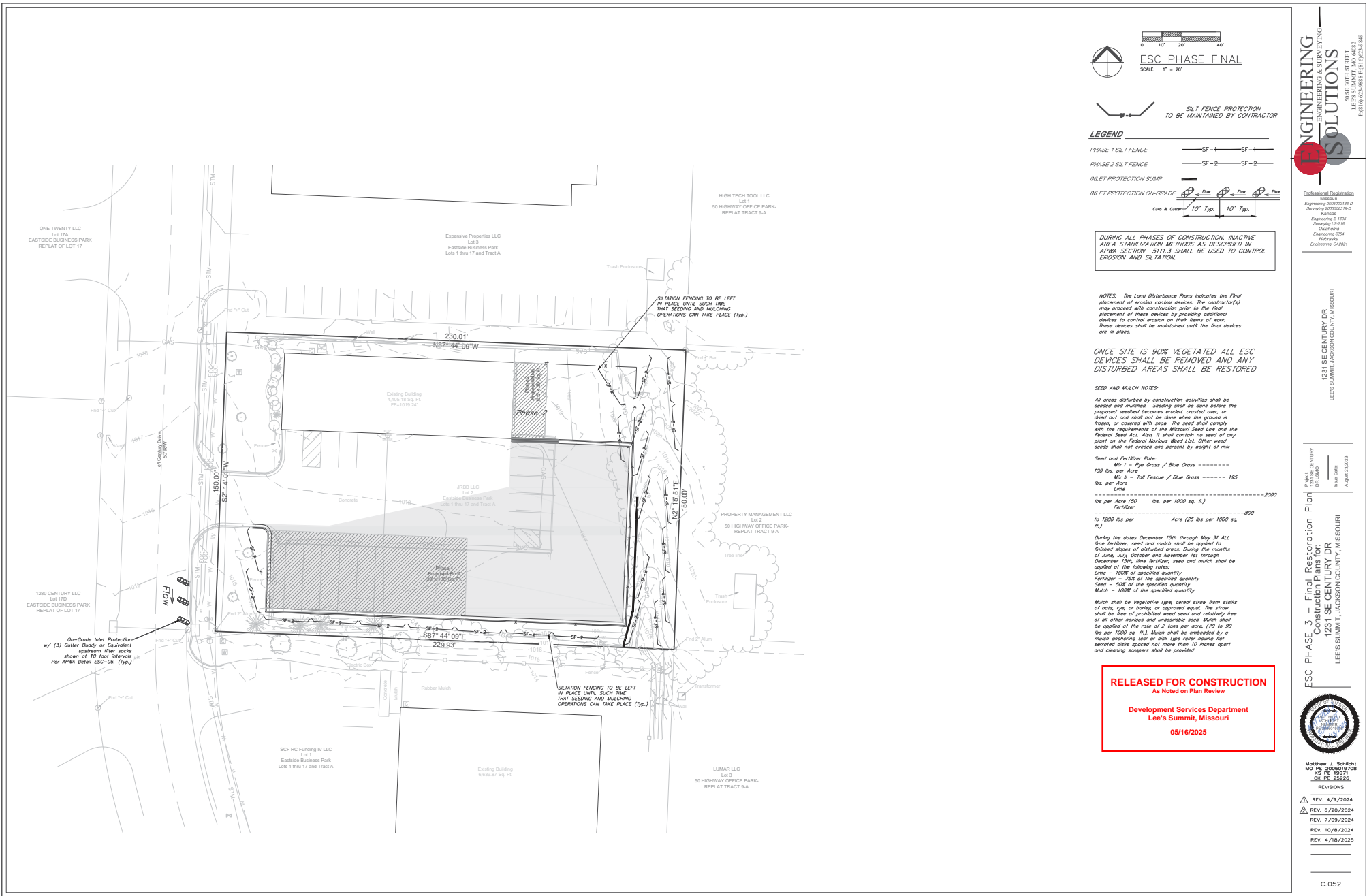
Phase 1
1231 SE CENTURY DR
LEE'S SUMMIT, MISSOURI
Issue Date: August 13, 2023

ESC PHASE 1 - Pre Clearing Plan
Construction Plans for:
1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Matthew J. Schicht
MO PE 2006019708
KS PE 15071
OK PE 25248
REVISIONS
REV. 4/9/2024
REV. 6/20/2024
REV. 7/09/2024
REV. 10/6/2024
REV. 4/18/2025

C.050





ESC PHASE FINAL
SCALE: 1" = 20'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE
PHASE 2 SILT FENCE
INLET PROTECTION SUMP
INLET PROTECTION ON-GRADE

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APMA SECTION 511.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or shed out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:

Max I - Rye Grass / Blue Grass	-----
100 lbs. per Acre	-----
Max II - Tall Fescue / Blue Grass	-----
100 lbs. per Acre	-----
Line	-----
lbs. per Acre (50 Fertilizer)	-----
to 1200 lbs. per Acre (25 lbs. per 1000 sq. ft.)	-----

During the dates December 15th through May 31 All lime fertilizer, seed and mulch shall be applied to limited slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs. per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/16/2025

ENGINEERING & SURVEYING SOLUTIONS
LEE'S SUMMIT, MISSOURI
Professional Registration
Missouri
Engineering 202002148-D
Surveying 202002148-D
Kansas
Engineering E-1088
Surveying L3-219
Oklahoma
Engineering 0234
Nebraska
Engineering CA2671

1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

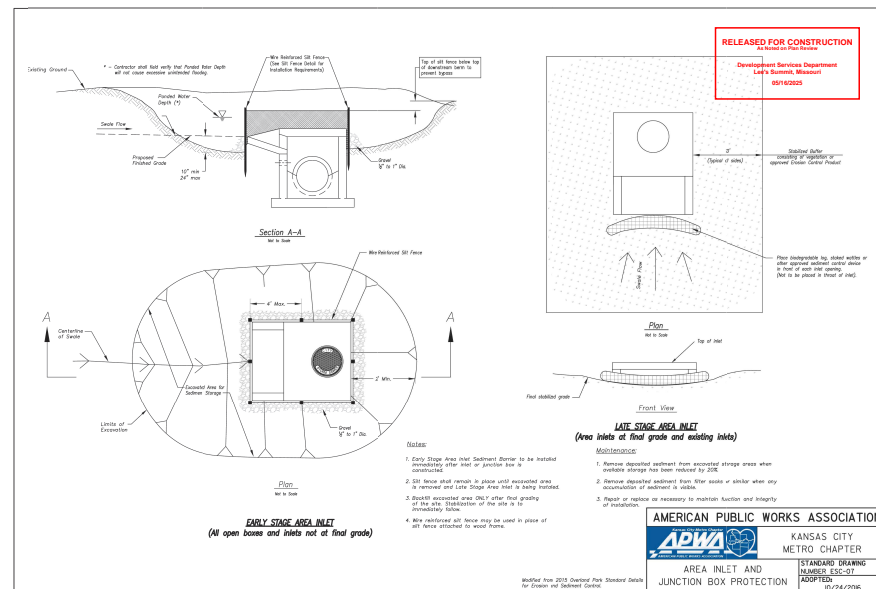
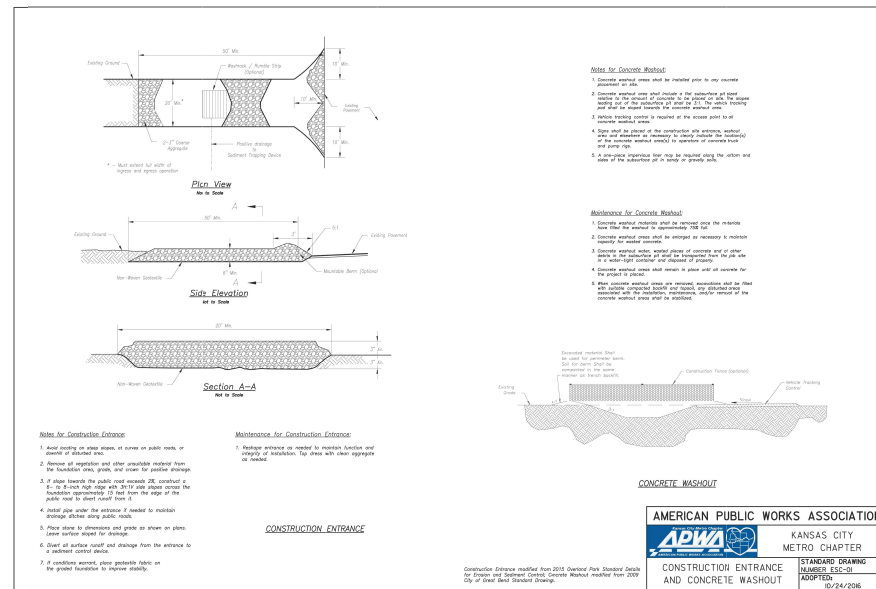
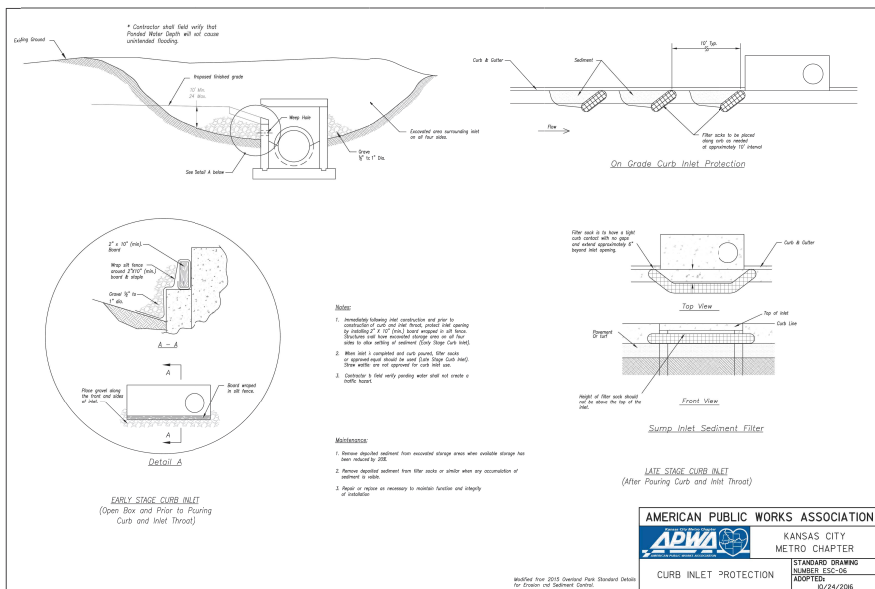
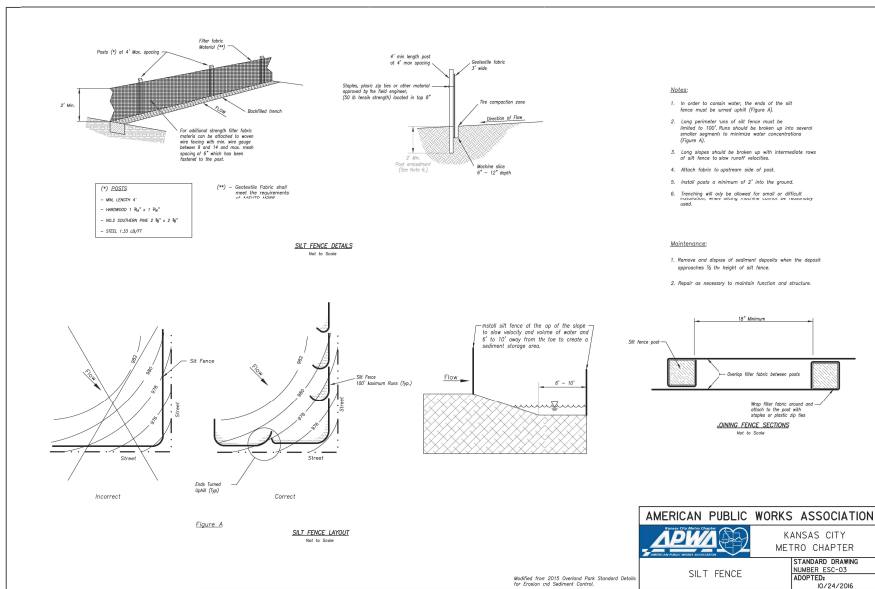
1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
August 13, 2023

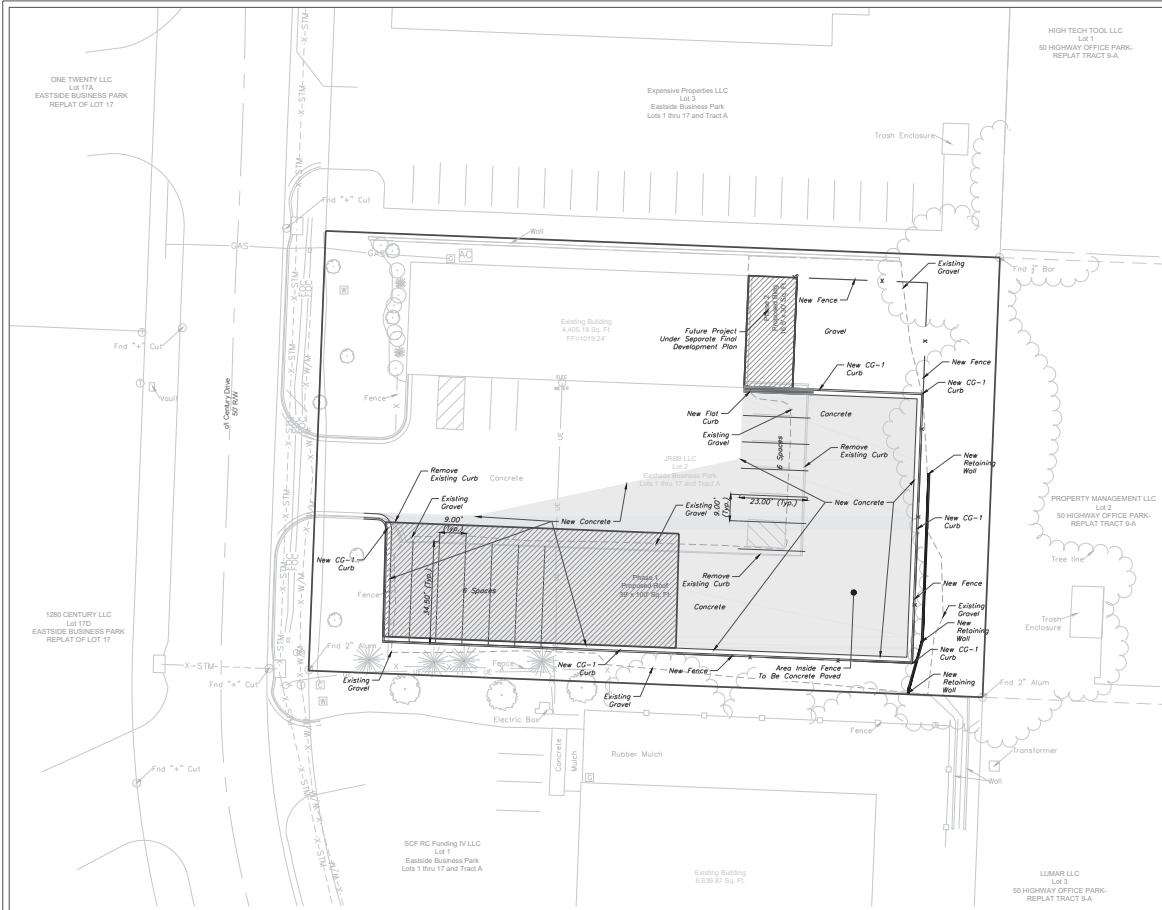
ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schicht
MO PE 2006019708
EXP. 12/31/2025
SEAL 25248

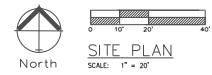
REVISIONS
REV. 4/9/2024
REV. 6/20/2024
REV. 7/09/2024
REV. 10/6/2024
REV. 4/18/2025





High Tech Tool LLC
Lot 1
50 Highway Office Park
Replat Tract 9-A

Hatched Areas Represents
New Parking Stall Pavement
Areas



RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
05/16/2025

FENCE DETAILS

SHAPE, SIZE AND WEIGHT REQUIREMENTS FOR FENCE POSTS AND RAILS

ITEM	SHAPE	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
TERMINAL POSTS	ROUND	2.375	3.65
	*ROUND	2.375	3.12
LINE POSTS	ROUND	1.90	2.72
	*ROUND	1.90	2.25
TOP & BRACE RAILS	ROUND	1.66	2.27
	*ROUND	1.66	1.84

* GRADE B HIGH STRENGTH STEEL
** INCLUDES END, CORNER, ANGLE, INTERSECTION AND INTERMEDIATE BRACED POSTS

GATE FRAME MEMBERS SIZE AND WEIGHT

GATE FRAME	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	1.66	2.27
*ROUND	1.66	1.84
* GRADE B HIGH STRENGTH STEEL		

GATE POST SIZE AND WEIGHT

GATE LEAF	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	2.875	5.79
*ROUND	2.875	4.64
* GRADE B HIGH STRENGTH STEEL		

CONSTRUCTION NOTES

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

THIS STANDARDIZED DESIGN MUST BE ADAPTED TO THE SPECIFIC SITE.

CHAIN LINK FENCE INSTALLED IN EARTH

CLIENT: **NRCS**
COUNTY: **MISSOURI**

DESIGNED: **NRCS**
DRAWN: **NRCS**
CHECKED: **NRCS**
APPROVED: **NRCS**

DATE: **5/17/24**
SHEET: **1** OF **1**

ENGINEERING & SURVEYING SOLUTIONS
LEE'S SUMMIT, MISSOURI 64062
PHONE: 816-228-8833 FAX: 816-228-8834

Professional Registration:
Missouri
Engineering 202002108-D
Surveying 202002108-D
Kannan
Engineering E-1000
Surveying L3-219
Chikudate
Engineering 0224
Nehruvaru
Engineering CA2621

1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

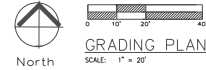
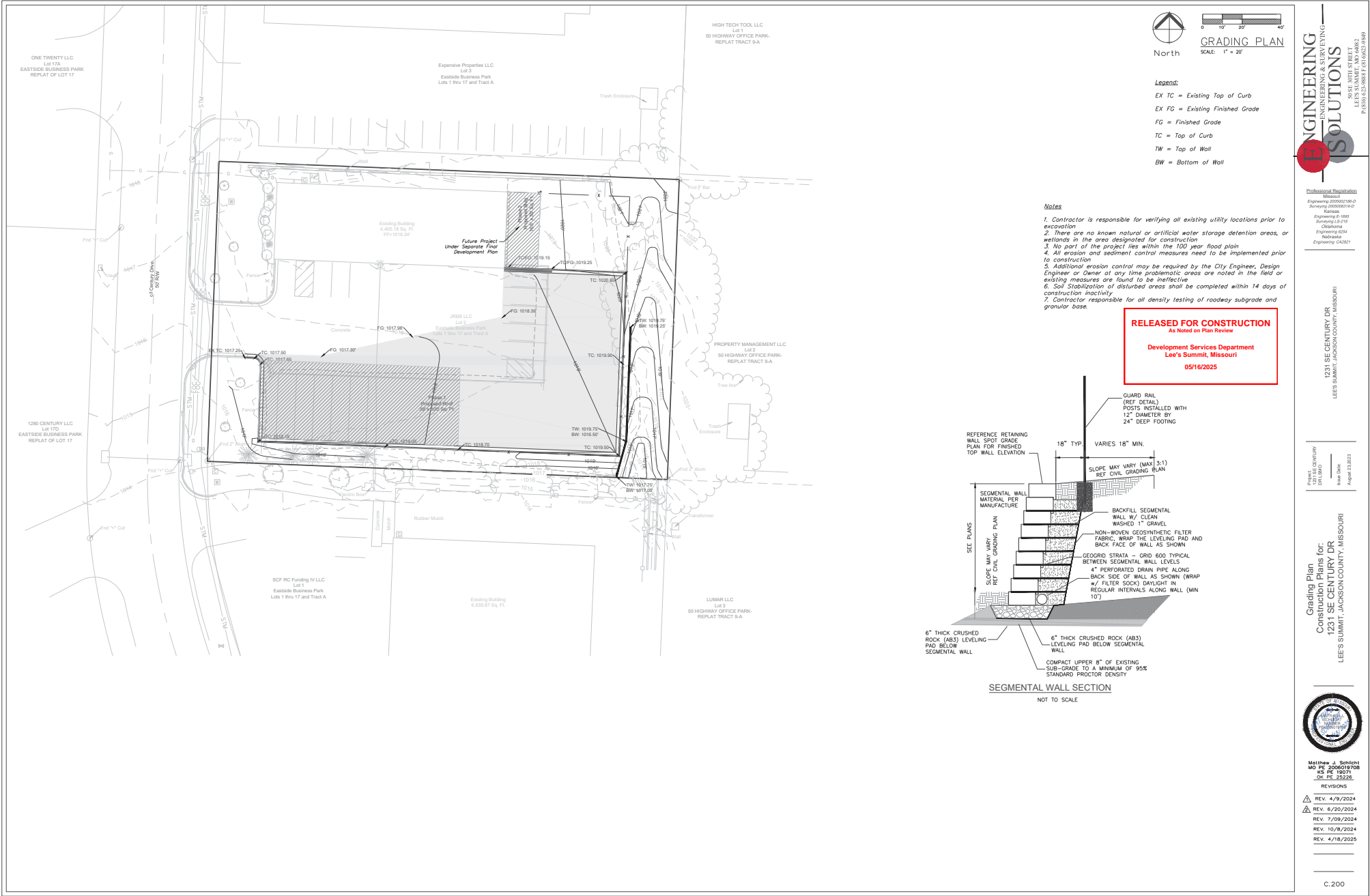
FOR: 1231 SE CENTURY DR
DELAND
Issue Date: August 13, 2023

SITE PLAN
Construction Plans for:
1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Matthew J. Schmitt
MO PE 2006019708
MS PE 15071
CS PE 25248

REVISIONS:
REV. 4/9/2024
REV. 6/20/2024
REV. 7/09/2024
REV. 10/6/2024
REV. 4/18/2025

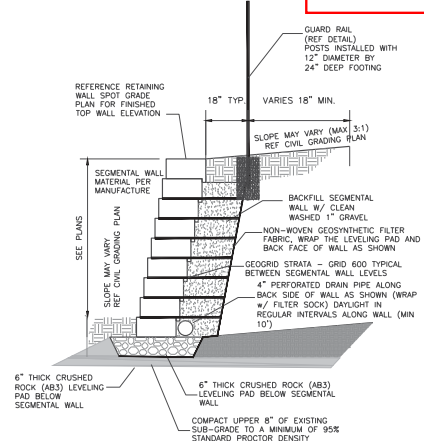
C.100



- Legend:
- EX TC = Existing Top of Curb
 - EX FG = Existing Finished Grade
 - FG = Finished Grade
 - TC = Top of Curb
 - TW = Top of Wall
 - BW = Bottom of Wall

- Notes
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
05/16/2025



SEGMENTAL WALL SECTION
NOT TO SCALE

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
LEE'S SUMMIT, MO 64062
PHONE 816-228-8877 FAX 816-228-2940

Professional Registration
Missouri
Engineering 200502108-D
Surveying 200502108-D
Kansas
Engineering E-1088
Surveying L3-219
Oklahoma
Engineering 6224
Nebraska
Engineering CA2671

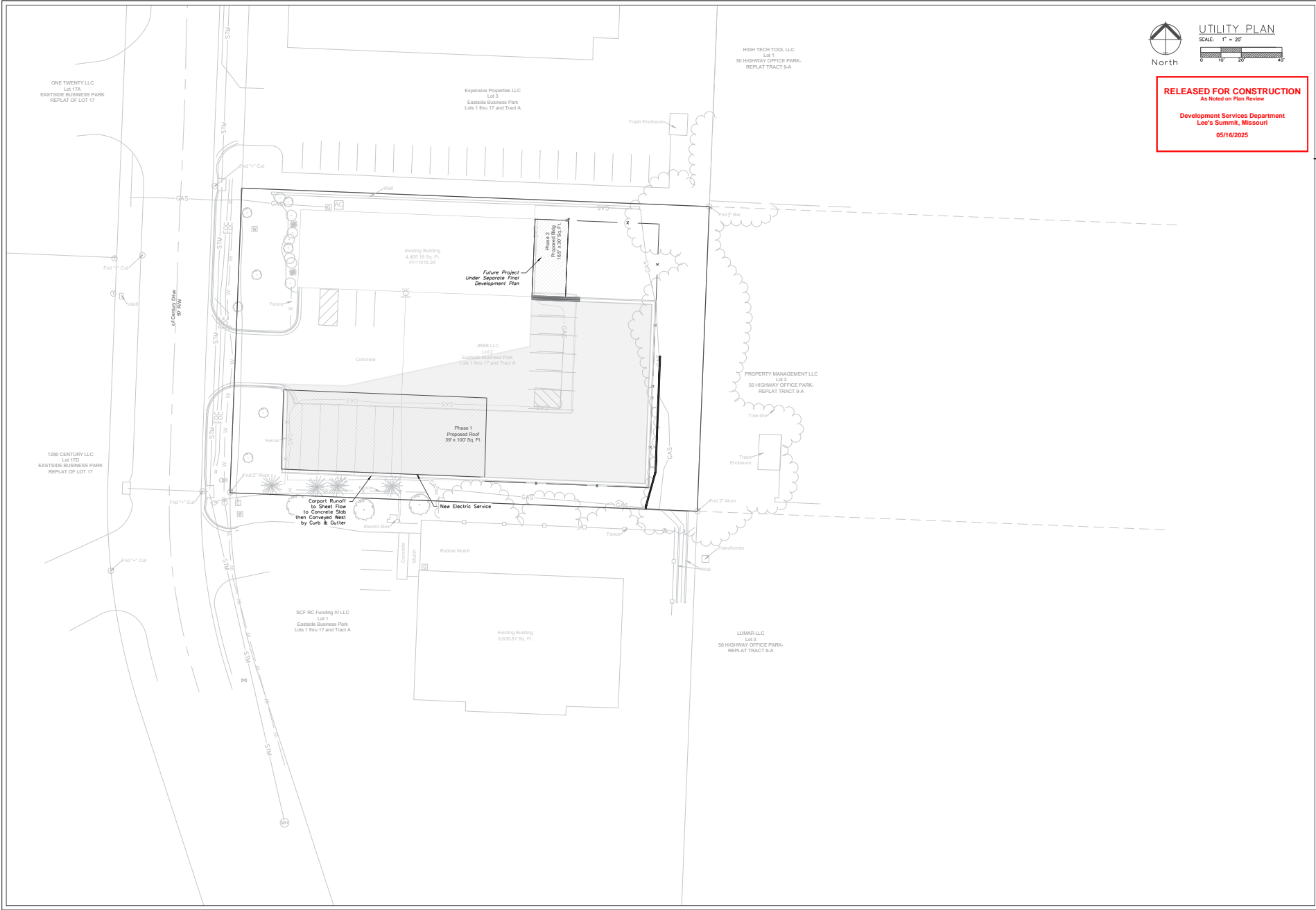
Grading Plan
Construction Plans for:
1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
1231 SE CENTURY DR
DELINCO
Issue Date:
August 13, 2023

Matthew J. Schmitt
MO PE 2006019708
KS PE 18-1071
OK PE 25248
REVISIONS

REV. 4/9/2024
REV. 6/20/2024
REV. 7/09/2024
REV. 10/6/2024
REV. 4/18/2025

C.200



UTILITY PLAN
SCALE: 1" = 20'
0 10' 20' 40'

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/16/2025

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
90 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PHONE 816-298-8131 FAX 816-298-2940

Professional Registration
Missouri
Engineering 202002108-D
Surveying 202002108-D
Kansas
Engineering E-1088
Surveying L-219
Oklahoma
Engineering 0294
Nebraska
Engineering CA2921

1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Utility Plan
Construction Plans for:
1231 SE CENTURY DR
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Matthew J. Spricht
MO PE 2006019708
KS PE 15071
OK PE 25248
NEVADANS

REV. 4/9/2024
REV. 6/20/2024
REV. 7/09/2024
REV. 10/6/2024
REV. 4/18/2025

C. 300

FUTURE 16'-0" X 38'-0" ADDITION



**BEN GOFORTH
ARCHITECT**
30 K STREET
LAKE LOTAWANA, MISSOURI
64086
417-848-4474

ARCHITECT: MO A-6045 KS 4209

PROJECT TITLE:
SITE DEVELOPMENT PLAN:
NEW BUILDING AND PAVING
AUTO DREAMS
1231 CENTURY DRIVE
LEE'S SUMMIT, MISSOURI

REVISIONS:
10-29-24 Removal of east addition on exist bldg
03-12-25 ADDITIONAL PAVING - COVERED PARKING SIZE REDUCED

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PROTECTION INCLUDES BUT IS NOT
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WELL AS THE ARRANGEMENT AND
COMPOSITION OF THE SPACES AND
ELEMENTS OF THE DESIGN.
UNAUTHORIZED USE OF THESE
PLANS CAN LEGALLY RESULT IN THE
CESSATION OF CONSTRUCTION OF
THE PROJECT BEING SEIZED AND/OR
FINANCIAL COMPENSATION TO BEN
GOFORTH ARCHITECT.

PROJ. NO.	22026
CAD FILE	
DRAWN	BJG
DATE	10.29.2024

AS 1

ARCHITECTURAL SITE PLAN

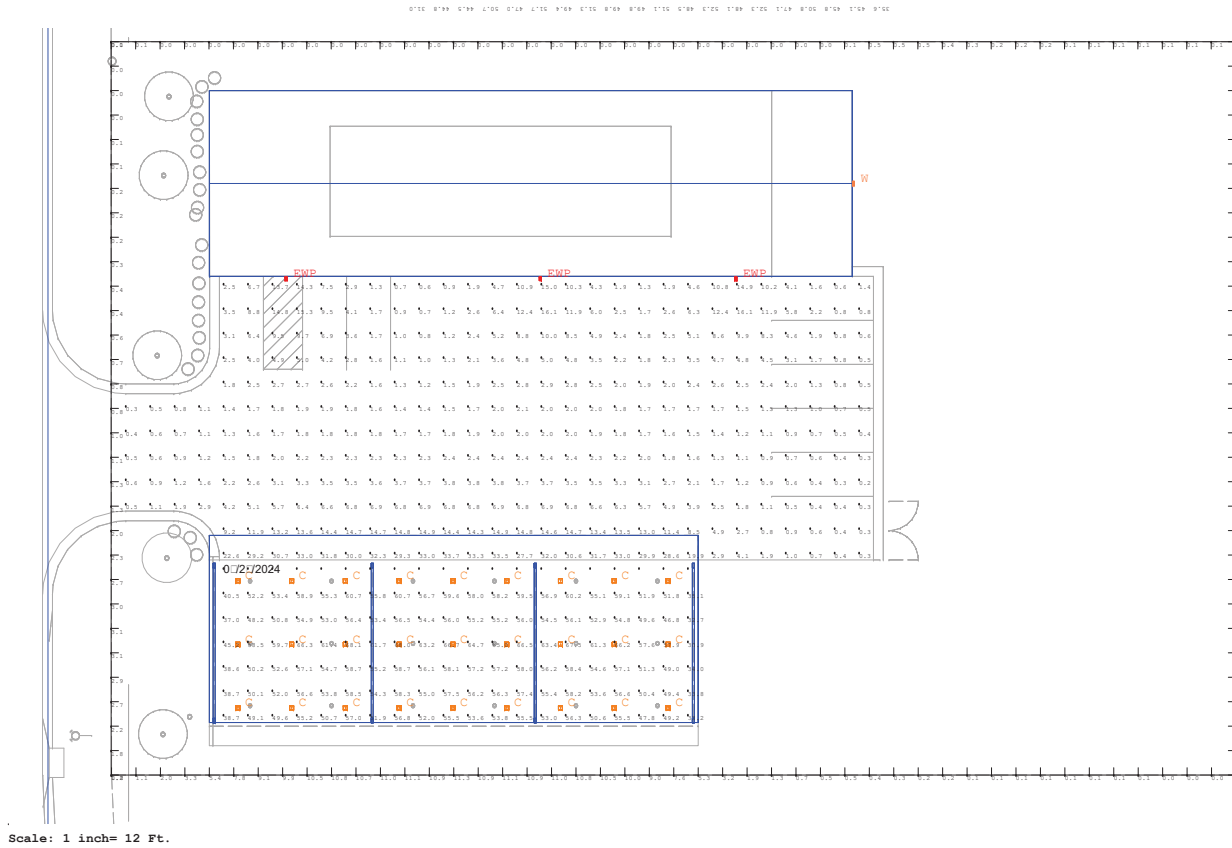
1212 SE BROADWAY DRIVE
ZONED P-1 PLANNED INDUSTRIAL

1251 SE CENTURY DRIVE
ZONED CS PLANNED COMMERCIAL SERVICES

LOT DATA	
LOT 2 EASTSIDE BUSINESS PARK 34,500 SQ FT 0.79 AC	PARCEL 61-630-13-19-00-0-00-000
PARKING DATA	
NORTH BUILDING	
VEHICLE SALES:	$750/5/1000 = .75 \times 4$ (PER 1000 SF) = 3.0 SPACES
COVERED PARKING	$4370/1000 = 4 \times 2$ (PER 1000 SF) = 8.7 SPACES
NO ADDITIONAL REQUIREMENT	
TOTAL REQUIRED	(11.7) = 12 SPACES
TOTAL PROVIDED (OPEN + COVERED)	17 SPACES

1 DEVELOPMENT PLAN
SCALE 1:10

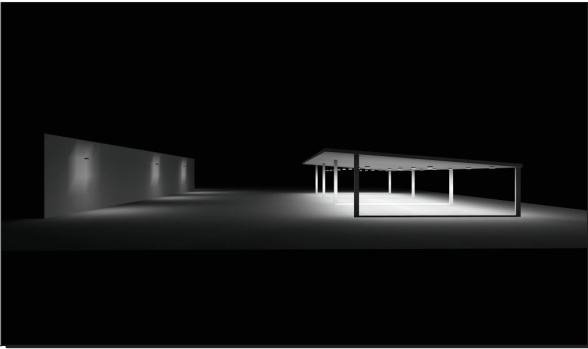
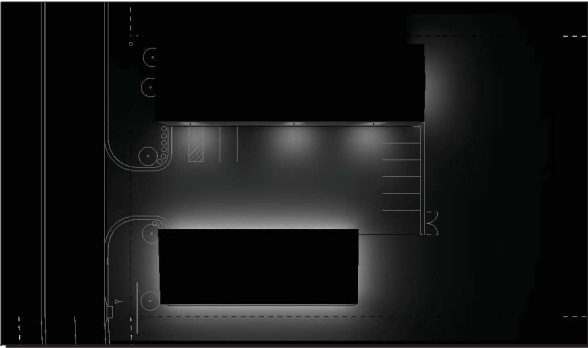




Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Car Port	Illuminance	Fc	53.35	68.1	31.0	1.72	2.20
Parking Lot	Illuminance	Fc	5.38	33.7	0.2	26.90	169.50
Property Line - East	Illuminance	Fc	0.10	0.1	0.1	1.00	1.00
Property Line - North	Illuminance	Fc	0.08	0.5	0.0	N.A.	N.A.
Property Line - South	Illuminance	Fc	4.84	11.3	0.0	N.A.	N.A.
Property Line - West	Illuminance	Fc	1.18	3.1	0.0	N.A.	N.A.

Luminaire Schedule							
Tag	Symbol	Qty	MB	Label	LLF	Lum. Lumens	Lum. Watts
C		27	10	CW LED ALO SWW2 UVOLT PE PIR 1	0.910	9897	72.84
EW		5	12	XTOR6B-W-1	0.910	6038	58
W		1	12	WPX2 LED 40K Vvolt	0.910	5896	47.77

CALCULATION NOTES:
CALCS POINTS: PARKING AT 0" AFG. PROPERTY LINE AT 5'-0" AFG FACING IN TO PROPERTY.
REFLECTANCES: 80% CEILING, 50% WALLS, 20% GRADE
MB: VERIFY ON SCHEDULE
LLF: 0.91



TYPE C
SWITCHABLE OUTPUT
SWITCHABLE CCT
CANOPY LIGHT



TYPE W
WALLPACK

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
05/16/2025



PREMIER LIGHTING & CONTROLS

#	Date	Comments
1	8/30/24	Update

Revisions

Drawn By: Tate Betz
Checked By: Premier Lighting
Date: 8/30/2024

AUTODREAMS

PREMIER LIGHTING & CONTROLS

Page 1 of 1

CENTURY DRIVE

EXISTING DRAINAGE WAY TO REMAIN - NEW PAVING TO DRAIN SIMILAR

1211 SE CENTURY DRIVE
ZONED P-1 PLANNED INDUSTRIAL

FUTURE 16'-6" X 30' ADDITION

EXISTING S1 AUTO SALES/SERVICE
IIB NON-SPRINKLED
4,370 SQ FT ONE STORY
4,997 SQ FT W/FUTURE ADDITION

OUTSIDE PARTS
STORAGE AREA
- BASE ROCK SURFACE -

3 STALLS

5 STALLS

COVERED STALLS
OPEN FOUR SIDES
8,900 SQ FT AREA

ELEC SERVICE
METER PEDESTAL
NEW BUILDING
ELEC SERVICE

1251 SE CENTURY DRIVE
ZONED CS PLANNED COMMERCIAL SERVICES

1212 SE BROADWAY DRIVE
ZONED P-1 PLANNED INDUSTRIAL

LOT DATA	
LOT 2 EASTSIDE BUSINESS PARK	PARCEL 61-630-13-19-00-0-00-000
34,200 SQ FT 0.79 AC	
IMPERVIOUS AREA:	
BLDG + COVERED PARKING	= 8,270.0 SF
PAVING	= 8,903.1 SF
GRAVEL STORAGE	= 7,548.5 SF
IMPERVIOUS	= 24,221.6 SQ FT = 70 % IMP
PARKING DATA	
NORTH BUILDING	
OFFICE	750.5/1000=75 x 4 (PER 1000 SF) = 3.0 SPACES
AUTOMOBILE SALES:	4370/1000=4.4 x 2 (PER 1000 SF) = 8.7 SPACES
COVERED PARKING	
NO ADDITIONAL REQUIREMENT	
TOTAL REQUIRED (OFFICE + COVERED)	(11.7) = 12 SPACES
TOTAL PROVIDED (OFFICE + COVERED)	17 SPACES

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/16/2025

1 DEVELOPMENT PLAN
SCALE 1:30



BEN GOFORTH ARCHITECT
30 S STREET
LAKE LOATAWANA, MISSOURI 64066
417-848-4474
goforthben@gmail.com

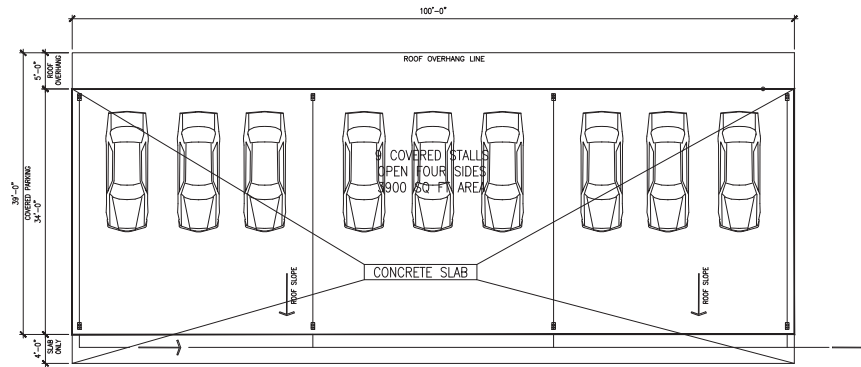
ARCHITECT OF RECORD
BEN GOFORTH
ARCHITECT
6-11-24
ARCHITECT: MO & 0000 SE 000

PROJECT TITLE:
SITE DEVELOPMENT PLAN:
NEW BUILDING AND PAVING
AUTO DREAMS
1251 CENTURY DRIVE
LEE'S SUMMIT, MISSOURI

REVISIONS:
10-29-24 - Removal of east addition on exist bldg

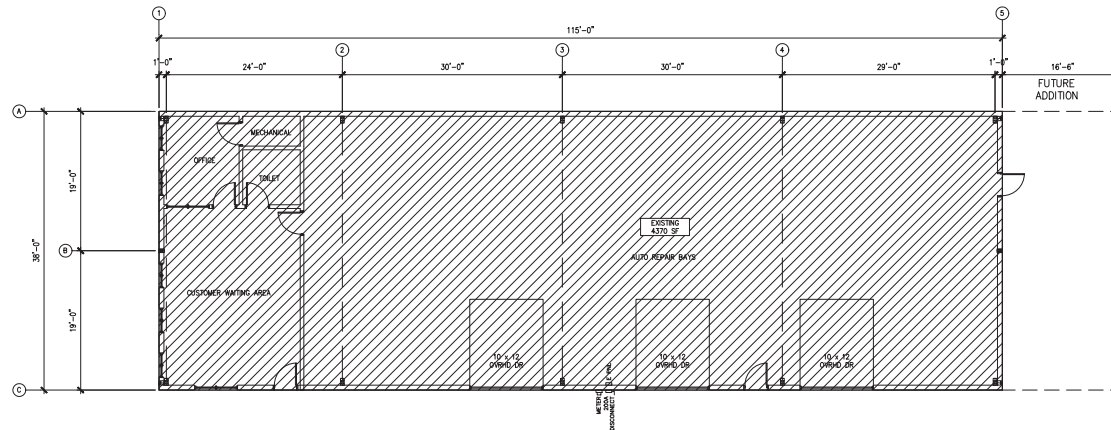
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FINAL NO. 22026
CADD FILE
DRAWN: BJO
DATE: 10.29.2024
DWG. NO.
AS1
ARCHITECTURAL SITE PLAN



RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
05/16/2025

2 COVERED PARKING PLAN
SCALE 1/8" = 1'-0"

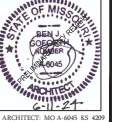


1 MAIN BUILDING PLAN
SCALE 1/8" = 1'-0"



BEN GOFORTH
ARCHITECT
30 S STREET
LAKE LOUISA, MISSOURI 64066
417-848-4474
goforthben@gmail.com

ARCHITECT OF RECORD



ARCHITECT: MO A-6865 KS-039

PROJECT TITLE:
SITE DEVELOPMENT PLAN:
NEW BUILDING AND PAVING
AUTO DREAMS
1231 CENTURY DRIVE
LEE'S SUMMIT, MISSOURI

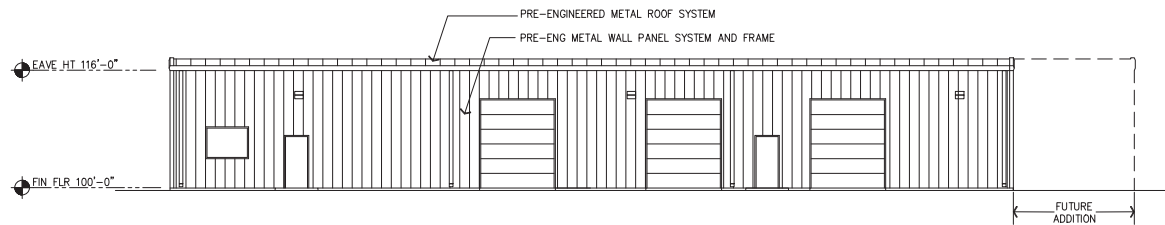
REVISIONS:

10-29-24 Removal of east addition on exist idag

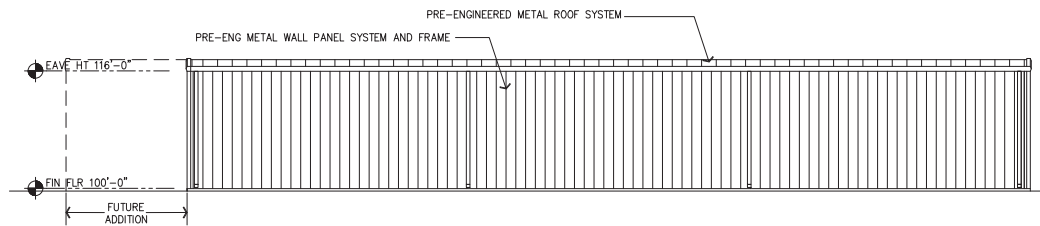
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CND FILE
DRAWN: BJO
DATE: 10-29-2024

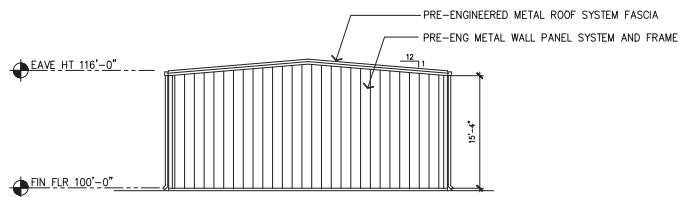
DWG. NO. **A1.0**
FLOOR PLANS



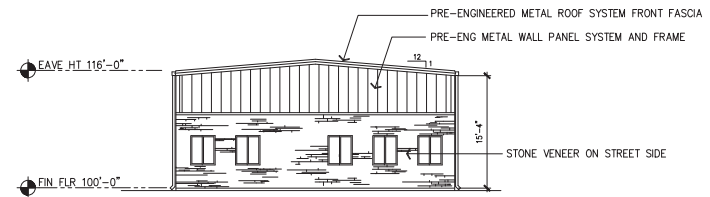
① **FRONT ELEVATION - MAIN SHOP BUILDING SOUTH**
SCALE: 1/8" = 1'-0"



② **REAR ELEVATION - MAIN SHOP BUILDING SOUTH**
SCALE: 1/8" = 1'-0"



③ **REAR ELEVATION - MAIN SHOP BUILDING NEW ADDITION - EAST**
SCALE: 1/8" = 1'-0"

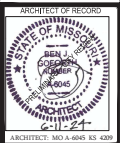


④ **STREET SIDE ELEVATION - MAIN SHOP BUILDING - WEST**
SCALE: 1/8" = 1'-0"

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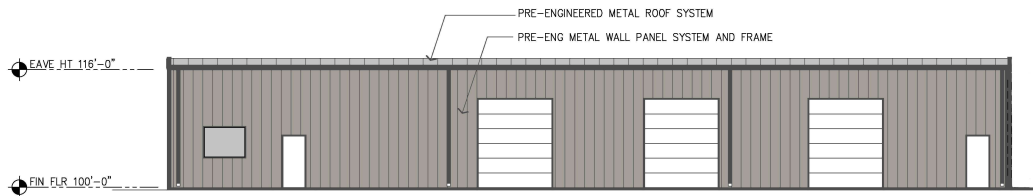
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SITE DEVELOPMENT PLAN:
NEW BUILDING AND PAVING
AUTO DREAMS
1231 CENTURY DRIVE
LEE'S SUMMIT, MISSOURI

REVISIONS:
10-29-24 Removal of east
addition on exist idg

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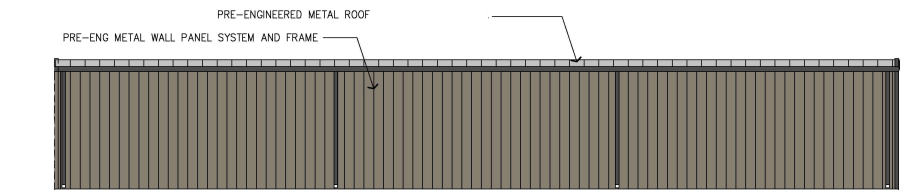
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DATE: 10.29.2024
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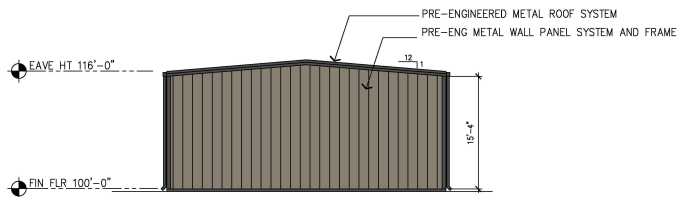


1 FRONT ELEVATION - MAIN SHOP BUILDING SOUTH
SCALE 1/8" = 1'-0"

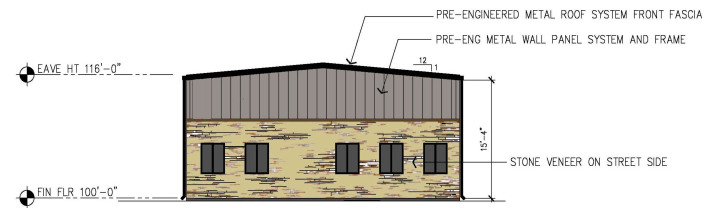
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2 REAR ELEVATION - MAIN SHOP BUILDING SOUTH
SCALE 1/8" = 1'-0"



3 REAR ELEVATION - MAIN SHOP BUILDING NEW ADDITION - EAST
SCALE 1/8" = 1'-0"



4 STREET SIDE ELEVATION - MAIN SHOP BUILDING - WEST
SCALE 1/8" = 1'-0"



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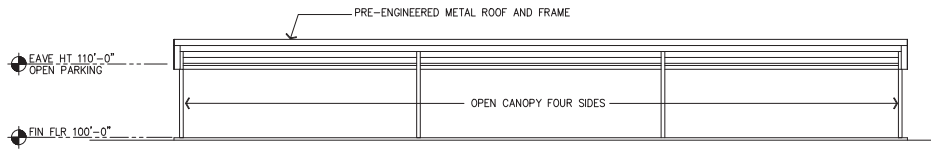
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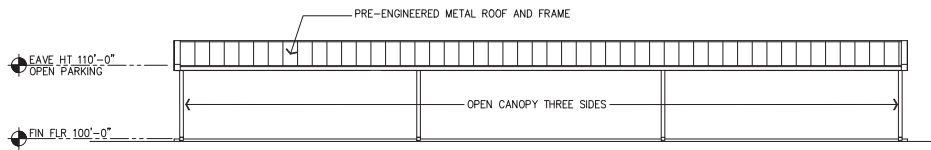
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DWG. NO.

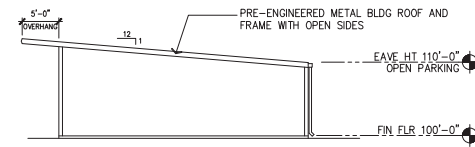
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4 FRONT ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION - EAST MIRROR IMAGE
SCALE: 1/8" = 1'-0"

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ARCHITECT OF RECORD



ARCHITECT: MO A-0465 KS-020

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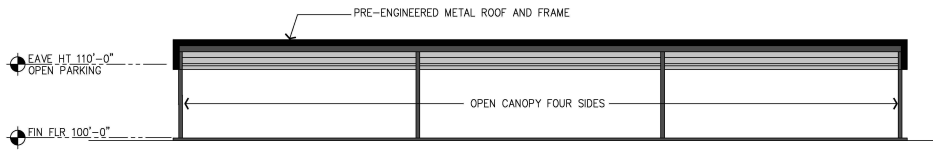
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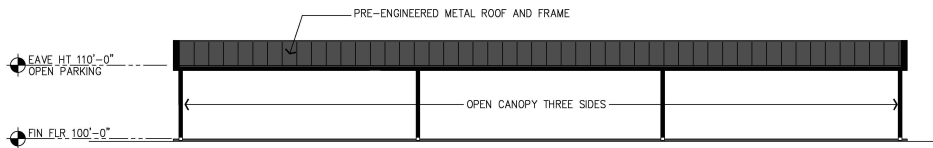
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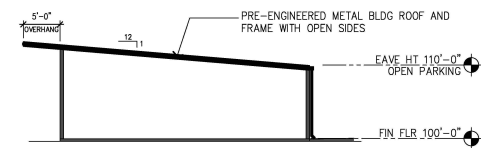
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4 FRONT ELEVATION - NORTH
SCALE 1/8" = 1'-0"



5 REAR ELEVATION - SOUTH
SCALE 1/8" = 1'-0"



6 WEST ELEVATION - EAST MIRROR IMAGE
SCALE 1/8" = 1'-0"

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