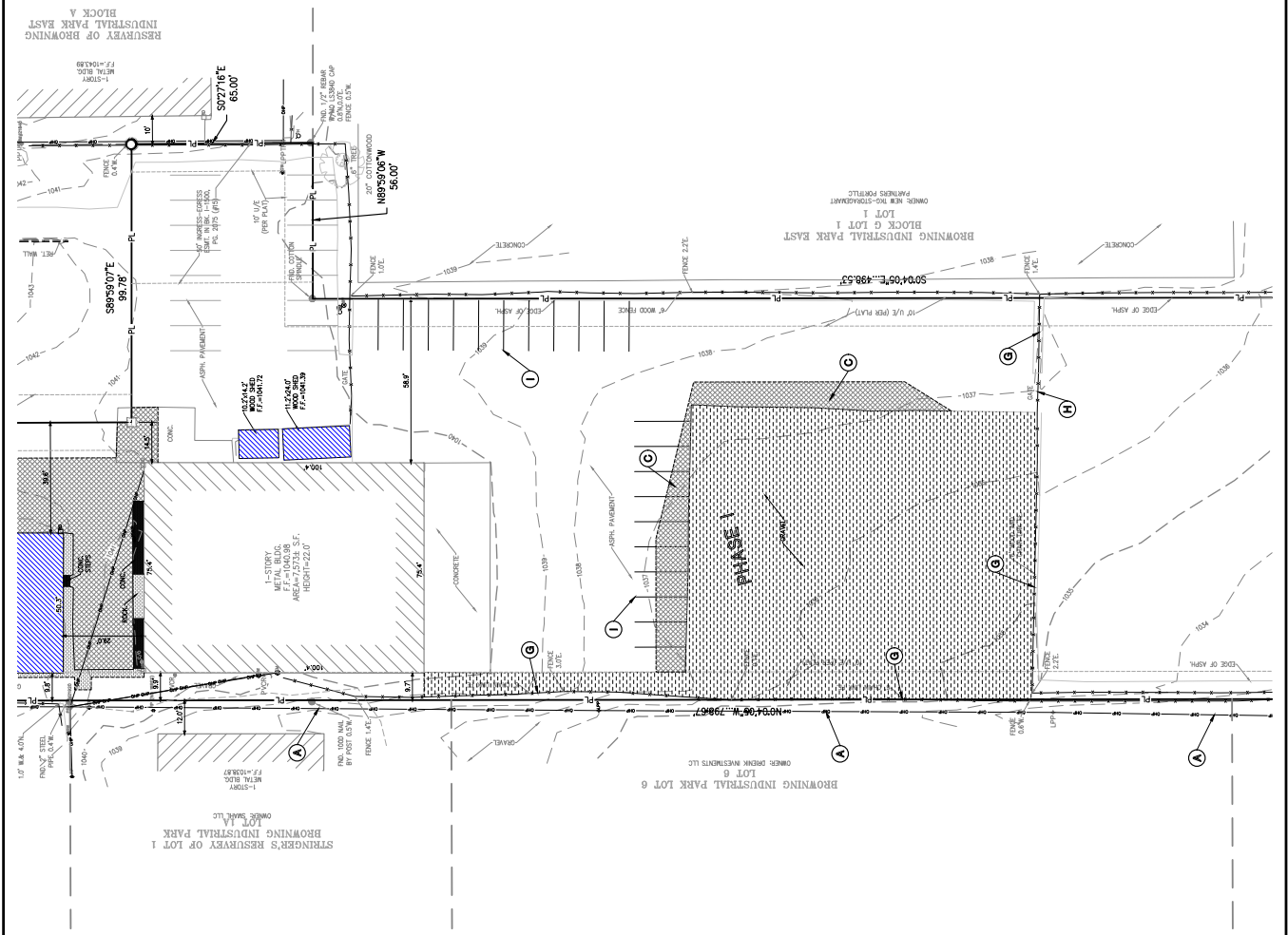


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Know what's below.
Call before you dig.

UTILITY NOTES: VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION TO BE DETERMINED BY THE CONTRACTOR) OF ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GROUND WITH COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE SAME IN AN APPROPRIATE MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR REMOVAL AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONSTRUCTION'S EXPENSE.
4. CONTRACTORS MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CONSTRUCTION ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
5. REFER TO THE BUILDING PLANS FOR ALL LIGHTING, ELECTRICAL, MODIFICATIONS (IF ANY) TO THE

DEMOLITION KEY NOTES:

ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.

(B) REMOVE EXISTING TREE (TYPICAL).

THE CONTRACTOR SHALL REMOVE EXISTING DRIVE ENTRANCE & EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.

(D) THE CONTRACTOR SHALL REMOVE ALL PRE-EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.

SHADOWED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADOWED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, HAND RAILINGS, RETAINING WALLS, SLOPS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL

(E) THE CONTRACTOR SHALL REMOVE CONCRETE STOP BLOCKS, EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

(F) REMOVE EXISTING 4" ASPHALT CURB.

Ⓔ EXISTING FENCE TO REMAIN.

(H) EXISTING GATE TO REMAIN.

① EXISTING STRIPING TO BE REMOVED.

J REMOVE & RELOCATE EXISTING POWER SERVICE (SEE UTILITY PLAN).

LEGEND	
PROPERTY LINE	PL
HOOT-OF-WAY	H/W
REMOVE EXISTING CURB & GUTTER	
EXISTING BUILDING TO BE REMOVED	
EXISTING ASPHALT PAVEMENT TO BE REMOVED	
EXISTING CONCRETE PAVEMENT/DECKING TO BE REMOVED	
EXISTING GRAVEL TO BE REMOVED	
EXISTING TREE TO REMAIN	
REMOVE TREE	
EXISTING BURIED TELEPHONE	BT
EXISTING CABLE TELEPHONE LINE	CA
EXISTING FIBER OPTIC LINE	FO
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING BURIED ELECTRIC	BE
EXISTING OVERHEAD POWER LINE	OP
EXISTING SANITARY SEWER	SS
EXISTING STORM SEWER	ST
EXISTING FIRE HYDRANT	H
EXISTING LIGHT POLE	LP
EXISTING CHAIN LINK FENCE	

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
06/28/2022

SITE PLAN NOTES:

- [illegible]

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.

TECHNOLOGY AND CIVIL SERVICE

- [illegible]

LEGAL DESCRIPTION:

ALL OF BLOCK F, BROWNING INDUSTRIAL PARK EAST, BLOCK F, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PRE-CONSTRUCTION MEETING NOTE.

THE CONTRACTOR MUSTING NOTE:
THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT
(914) 969-1200

OIL-GAS WELLS: ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED ABOVE MO ON NO GAS WELLS IN THE PROPERTY QUOWN.

UTILITY NOTES:
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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

**Know what's below.
Call before you dig.**

Site Area	10,560 S.F. (2.47 Ac.)
Proposed Building	Planned Industrial
Proposed Parking	1 Story
Total	7,573 S.F.
Existing Building	2,106 S.F.
Proposed Office	7,687 S.F.
Proposed Repair Shop (North)	4,200 S.F.
Proposed Repair Shop (South)	21,548 S.F.
Total	35,541 S.F.
Floor Area Ratio (FAR)	0.2003

PARKING SUMMARY

Parking Required Automobile Service (3 per service bay, 19 service bays)	57 Spaces
Parking Provided Standard Parking Provided Handicap Accessible Parking Provided Total Spaces Provided	72 Spaces 3 Spaces 75 Spaces

LEGEND

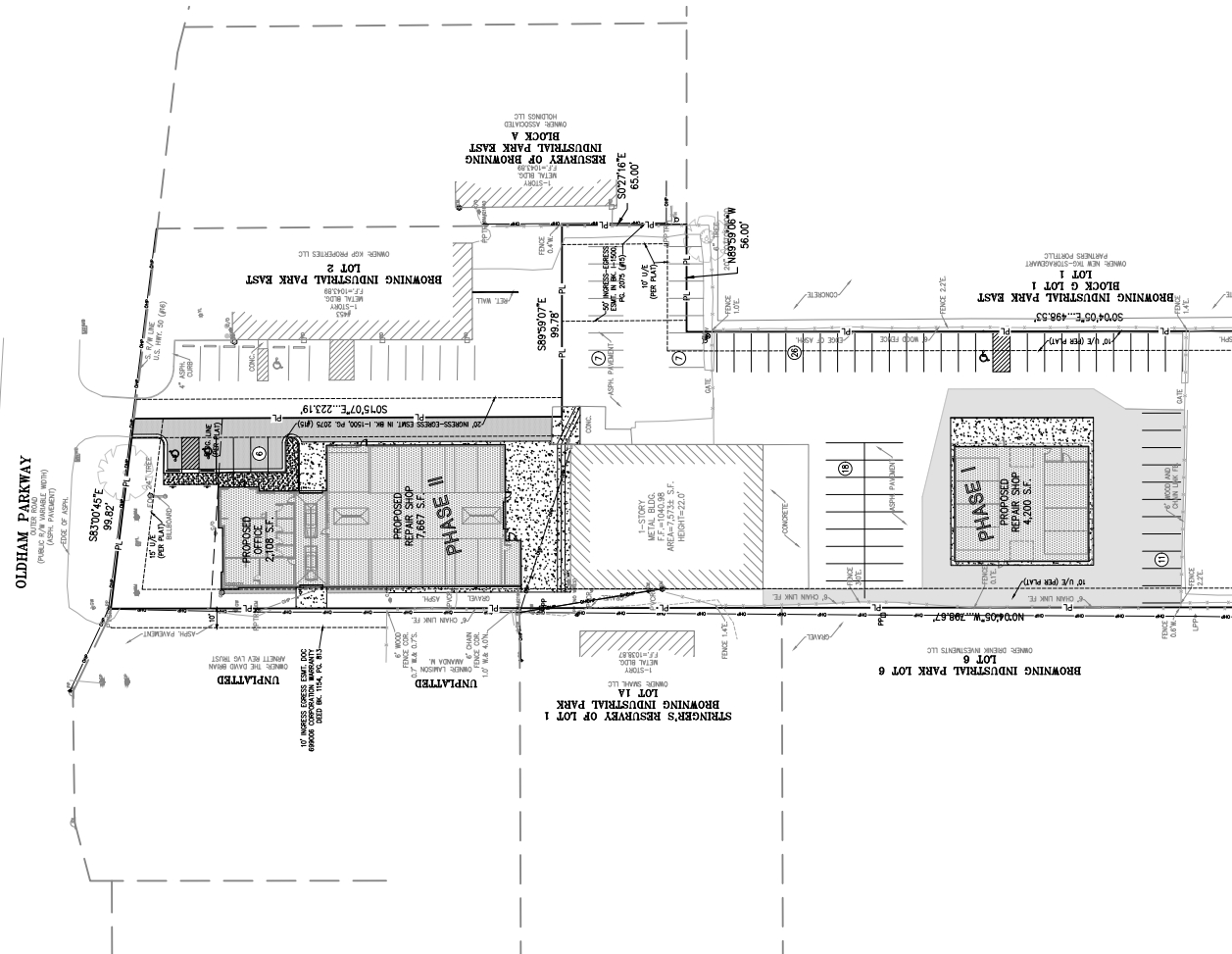
PROPERTY LINE	PL		PROPOSED BUILDING
LOT LINE	LL		ASPHALT PAVEMENT
RIGHT-OF-WAY	-R/W-		CONCRETE PAVEMENT
2" CURB & GUTTER			CONCRETE SIDEWALK
6" CURB	B/L		PROPOSED 2" ASPHALT
LANDSCAPE SETBACK LINE	P/S		ROCK STRIP
PARKING SETBACK LINE	L/S		



SCALE: 1"=30'

**RELEASED FOR
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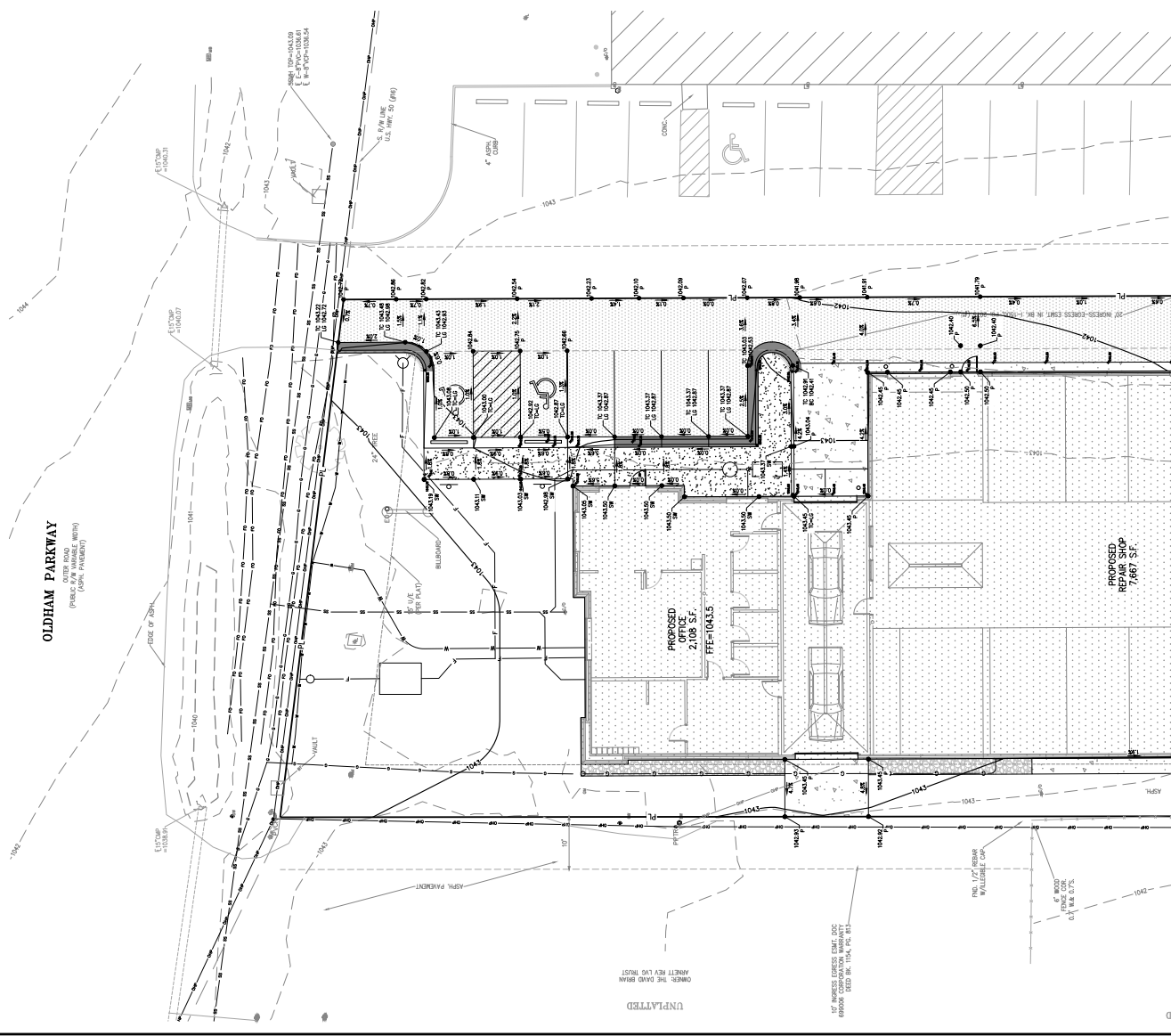
Development Services Department
Lee's Summit, Missouri
06/29/2024



6" WOOD
FENCE COR.

Know what's below.
Call before you dig.

Know what's below.
Call before you dig.



SITE GRADING NOTES:

- [illegible]

- [illegible]

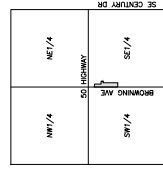
Know what's below.
Call before you dig.

BENCHMARK:

- VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MDDOT VAS
1. R.R. SPIKE IN W. FACE POWER POLE NEAR SE COR. #453 BLDG.
ELEVATION = 1043.66
2. R.R. SPIKE IN E. FACE POWER POLE ON W. PROPERTY LINE NEAR SW COR. #451 BLDG.
ELEVATION = 1043.75

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290714, JACKSON COUNTY, MISSOURI, MAP NO. 25096C04360, AND DATED JANUARY 20, 2017.



- [illegible]



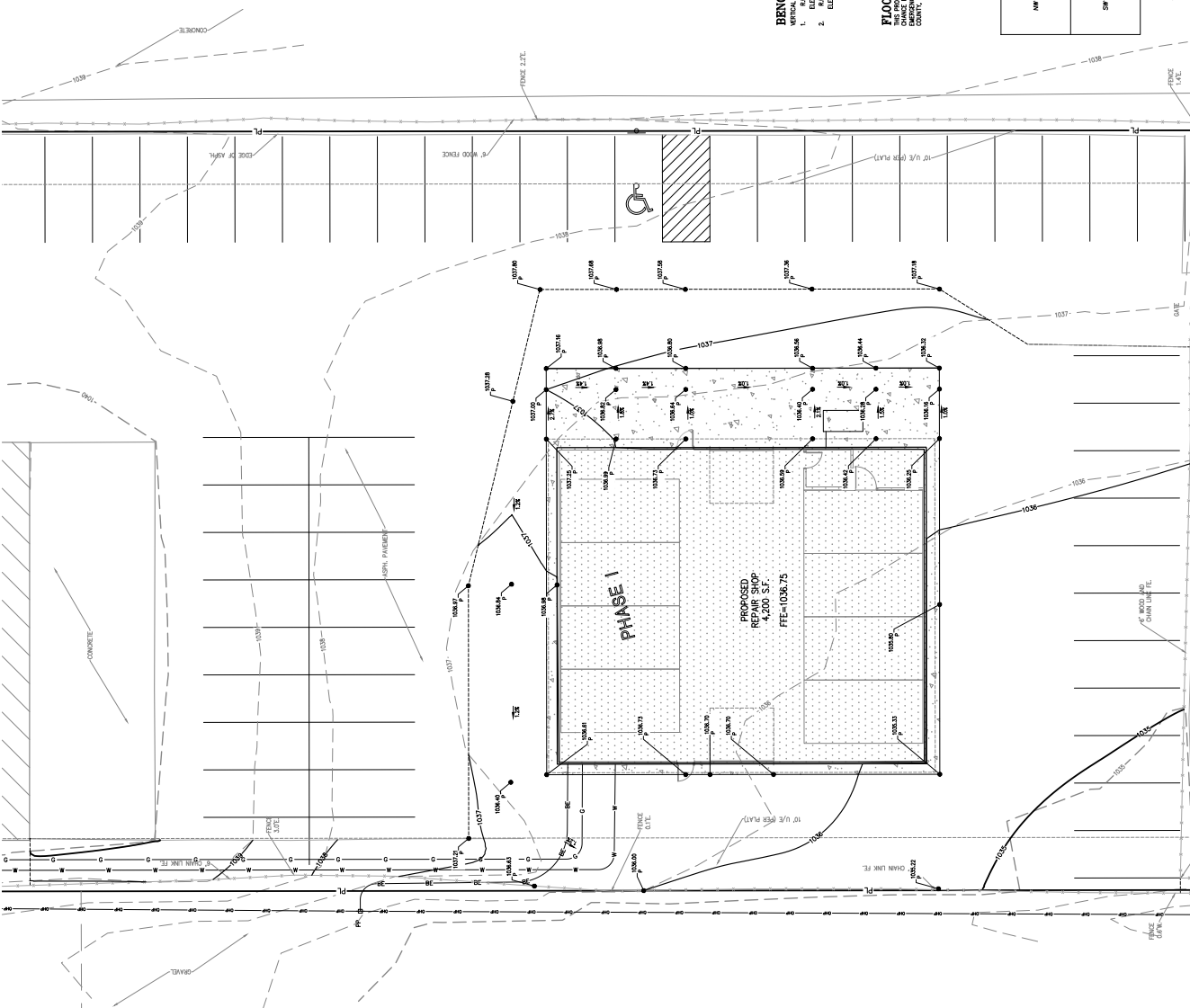
SCALE: 1"=10'

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/28/2022

ENLARGED GRADING PLAN
CRASH CHAMPIONS
451 S.E. OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MO

ENLARGED

SHEET
C2



SITE GRADING NOTES:

- [illegible]

Know what's below.
Call before you dig.

BENCHMARK:

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FLOOD NOTE:

FLOOD NOTE:
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UTILITY NOTES:
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Development Services Department
Lee's Summit, Missouri
06/28/2022

[illegible]

SE BAILEY STREET
VICINITY MAP
SEC. 8-47-31

UTILITY NOTES:

- [illegible]

UTILITY COMPANIES:

(816) 969-2216
MISSOURI GAS ENERGY
JACQUES WALLS (LUCAS.WALLS@SGC.COM)
200 SOUTHWEST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

(816) 347-4339
ENERGY
PHILIP INGRAM (PHILIP.INGRAM@GFL.COM)
200 HANBERRY ROAD
300 HANBERRY ROAD
LEE'S SUMMIT, MO 64081

(816) 347-4316
ENERGY
RON DEJARNETTE (RON.DEJARNETTE@GFL.COM)
300 HANBERRY ROAD
LEE'S SUMMIT, MO 64081

(816) 969-1800
NORM SEWER (PUBLIC WORKS DEPARTMENT)
20 S GREEN STREET
LEE'S SUMMIT, MO 64083

(816)-969-1900
WATER UTILITIES DEPT.
200 SEAWARD AVE
LEE'S SUMMIT, MO 64081

(816) 383-4649
CLAYTON ANSPAUGH (CA4089@ATT.COM)
17171 (913) 353-4629
PARK KANSAS 66207

LEGEND

- [illegible]



SCALE: 1"=30'



UTILITY NOTES:
VISUAL INDICATING
UNDERGROUND UTI-
LITIES, ARE A
FIELD AT THE
FIELD LOCATIONS

Know what's below.
Call before you dig.

UTILITY KEY NOTES:

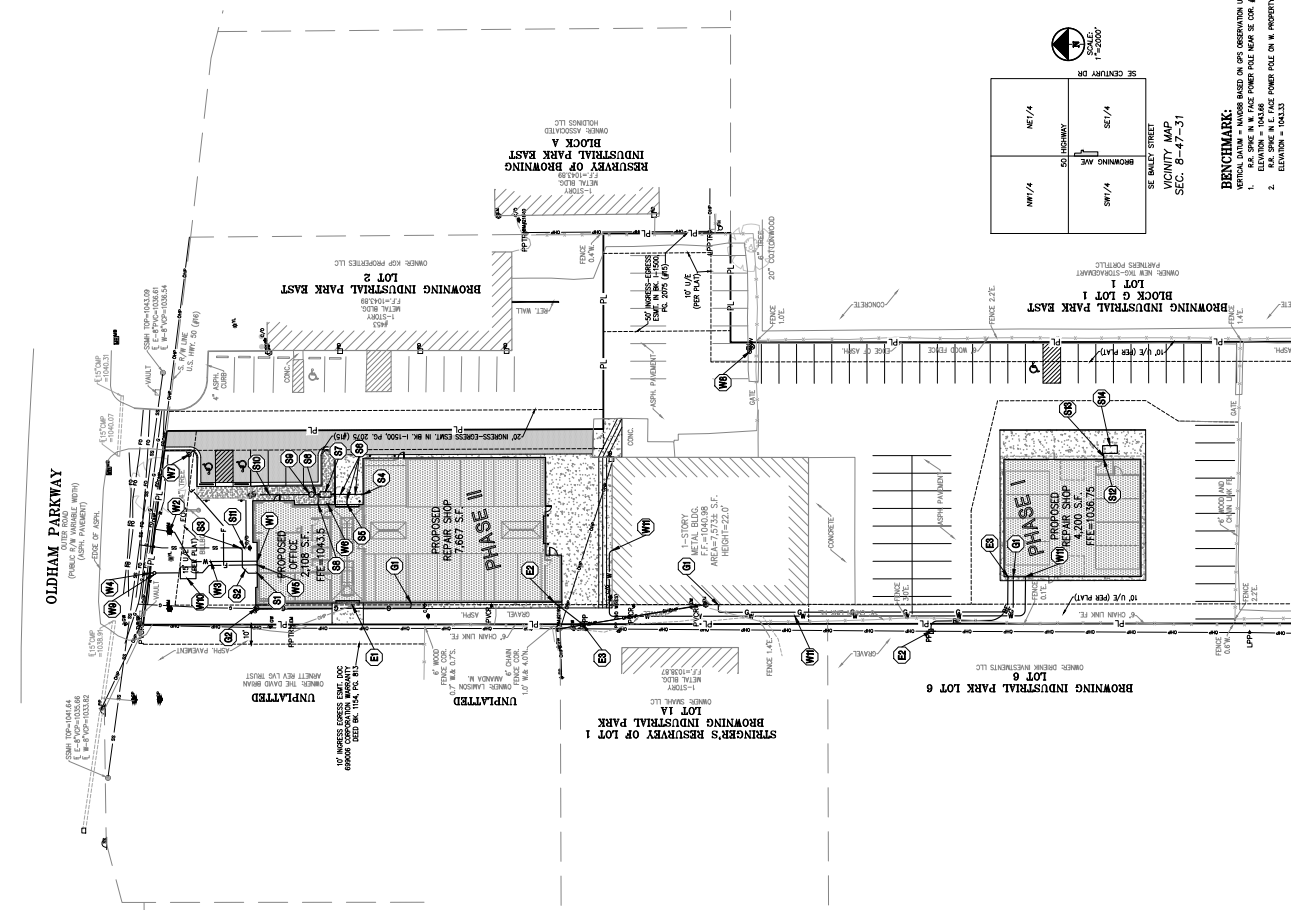
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**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

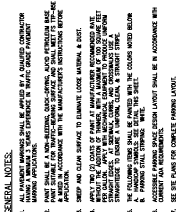
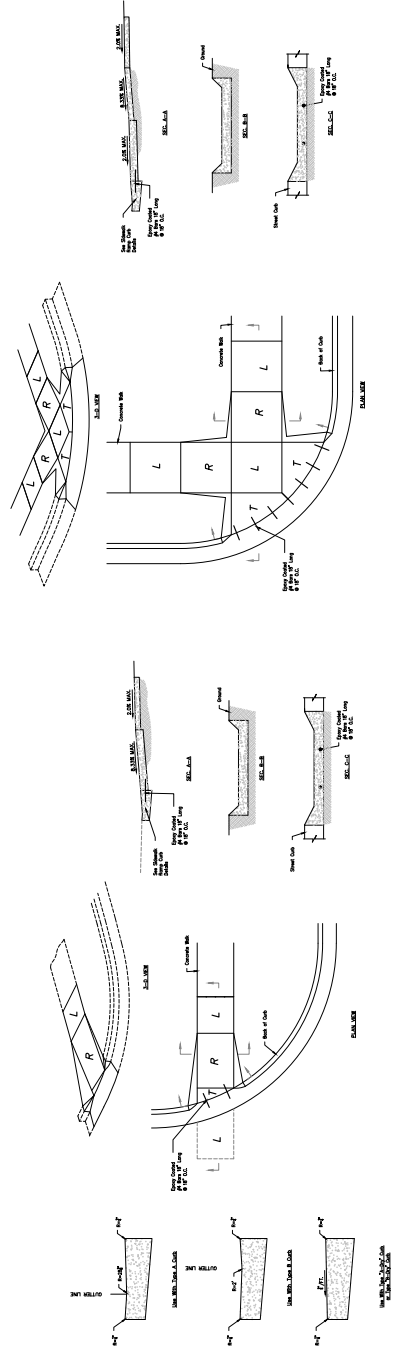
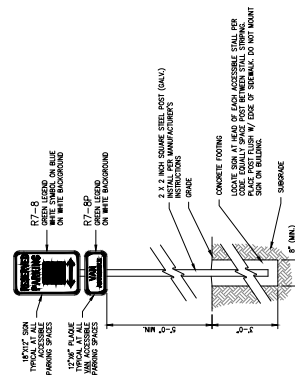
Development Services Department
Lee's Summit, Missouri
06/28/2022

BENCHMARK:

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1. R.R. SPIKE IN W. FACE POWER POLE NEAR SE COR. #453 BLDG.
ELEVATION = 1043.66
2. R.R. SPIKE IN E. FACE POWER POLE ON W. PROPERTY LINE NEAR SW COR.
ELEVATION = 1043.33



ACCESSIBLE SIGN DETAIL
IN GRASS AREA
SCALE: N.T.S.



RIVATE SIDEWALK RAMPS

E/ONE
EXTREME

WH101F/WR101F

General Features

The model WH101F or WR101F grinder pump station is a complete unit that includes the grinder pump, check valve, GFCI (high density polyethylene) enclosure, and all necessary wiring and components. The WH101F or WR101F is designed for installation in a 10-foot floor above the top of the station. This station is suitable for installation in a 10-foot floor above the top of the station. This station is suitable for installation in a 10-foot floor above the top of the station. This station is suitable for installation in a 10-foot floor above the top of the station.

- Rated for flows of 700 gpd (2680 lpd)
- 75 gpd (283 lpd) of capacity
- 100 gpd (378 lpd) of capacity

The WH101F is the "standard" or "wet" model where a cable connects the motor controls to the level controls through waterproof penetrations.

The WH101F is the "radio frequency identification" (RFID) or "wireless" model where the motor controls communicate with the level controls via radio frequency technology to communicate between the level controls and the motor controls.

Operational Information

Model WH101F / WR101F
1 hp, 1.75 hp, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Motor Connections
The WH101F / WR101F is designed for 120/240V, 60 Hz, 1 phase power. The motor connections are as follows:

Power Connections
The WH101F / WR101F is designed for 120/240V, 60 Hz, 1 phase power. The power connections are as follows:

Discharge
The WH101F / WR101F is designed for 120/240V, 60 Hz, 1 phase power. The discharge connections are as follows:

Accessories
The WH101F / WR101F is designed for 120/240V, 60 Hz, 1 phase power. The accessories are as follows:

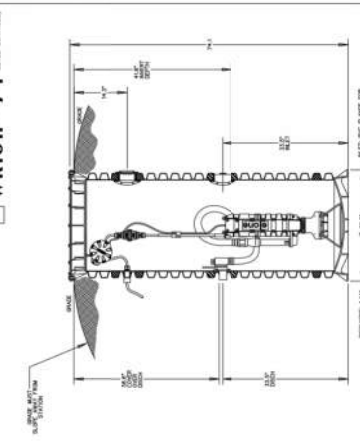
Advanced notice of service requirements.
The WH101F / WR101F is designed for 120/240V, 60 Hz, 1 phase power. The advanced notice of service requirements are as follows:

From time.
The WH101F / WR101F is designed for 120/240V, 60 Hz, 1 phase power. The from time requirements are as follows:

Model WH101F / WR101F
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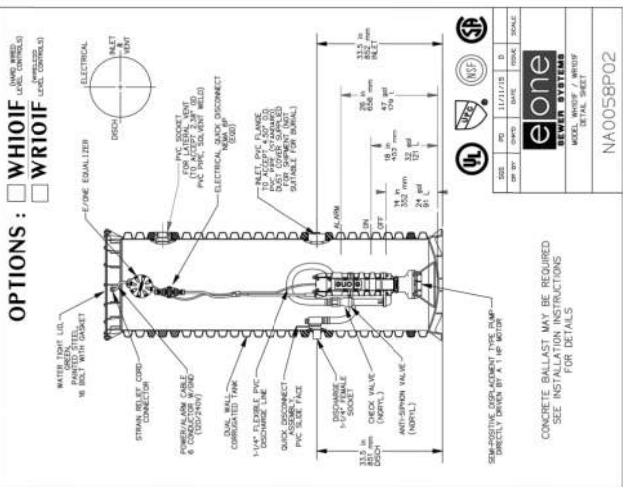
Model WH101F / WR101F
1 hp, 1.75 hp, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

OPTIONS : ☒ WHIOIF -74 (LUGS, WIRELESS) ☐ WRIOIF -74 (LUGS, CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	710	720	730	740	750	760	770	780	790	800	810	820	830	840	850	860	870	880	890	900	910	920	930	940	950	960	970	980	990	1000
10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	710	720	730	740	750	760	770	780	790	800	810	820	830	840	850	860	870	880	890	900	910	920	930	940	950	960	970	980	990	1000



CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
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Model WH101F / WR101F
1 hp, 1.75 hp, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

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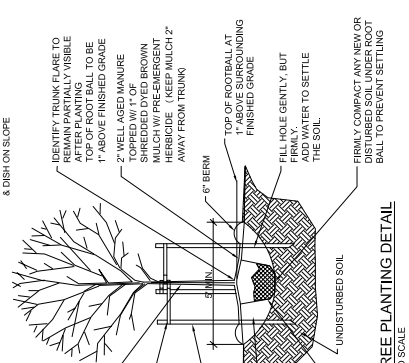
Model WH101F / WR101F
1 hp, 1.75 hp, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.

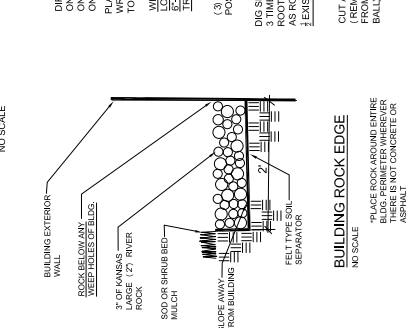
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE LAYOUT PLANT THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
5. ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE PREVENTED TO PREVENT WEEDS FROM GROWING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHIRAS PLANTING DETAIL.
7. FERTILIZER FOR ESSDIE SODDED LAWN, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANT ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES EXISTING ON A CONTRACTED OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING THE NEXT PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT Nomenclature FOR THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SECONDARY QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. TREES INDICATED ON THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZE IN INCHES FOR THE SPECIES AND VARIETY.
15. PLANTS SHALL NOT BE PLANTED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPARENT ADDITIVE PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR APPLICATION.
18. MULCH SHALL BE 3" DEPTHD OF PINKS LARGE 2" SIZE AVAILABLE FROM STURGIS MATERIALS OR APPROVED EQUIVALENT OVER A FEEL TYPE SOIL SEPARATOR CUILT INTO THE TRENCHES WITH A TRENCHED EDGE. SEE TREE TIE FOR ADDITIONAL MULCH AND TRENCHES.
19. SEE PLANTING DETAILS FOR SOIL MIX PLANTING HOLES.
20. SOIL SHALL BE THREE PARTS TOP SOILS AND ONE PART SAND. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ACCEPTABLE STAND OF SOIL TO BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
21. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE MODIFICATION OF ANY EXISTING IRRIGATION SYSTEM, OR THE DESIGN AND INSTALLATION OF A NEW IRRIGATION SYSTEM TO ACCOMMODATE THE PLANTING CONTRACT AND TO MAINTAIN THE OWNER DESIRES AN IRRIGATION SYSTEM.
22. WOOD MULCH FOR TREES SHALL BE A DRYED BROWN SHREDED HARDWOOD.

 Opfermann LandDesign, LLC
Land Planning Landscape Architecture
50 Debn Lane
New Windsor, New York 12553
peter@opferland.com
913.595.598

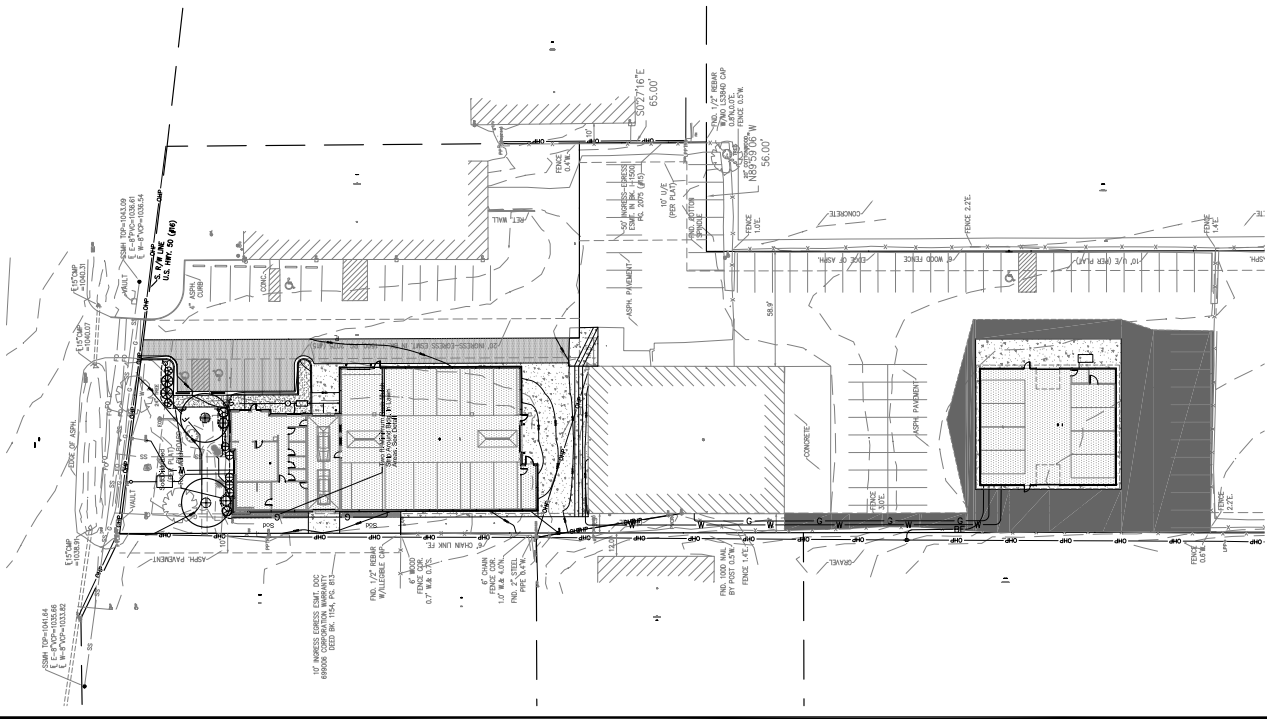
5/24/2022

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TREE PLANTING DETAIL



BUILDING ROCK EDGE



Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate location service. In Missouri call 1-800-DIG-DATE/244-7463 to have utility located.

PLAN NOTES

1. RECESSED CAB. & FIRE EXTINGUISHER 2A/BOBC
2. PLAN WINDOW SILL W/ FURRED OUT WALL BELOW
3. OUTLINE OF CANOPY SHOWN DASHED
4. ROOF ACCESS STEEL LADDER
5. HATCHED WALLS, EXTEND TO BOTTOM OF ROOF DECK ABOVE

ROSE
DESIGN GROUP

ARCHITECTS ■ PLANNERS
A Division of Rose Design Build

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CRASH CHAMPIONS
COLLISION REPAIR TEAM

**PROPOSED BUILDING FOR:
CRASH CHAMPIONS
451 SE OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI**

NO.	DESCRIPTION	DATE
	REVISED FINAL DEVELOPMENT PLAN	05/26/22

PROJECT NUMBER

DATE ISSUED:

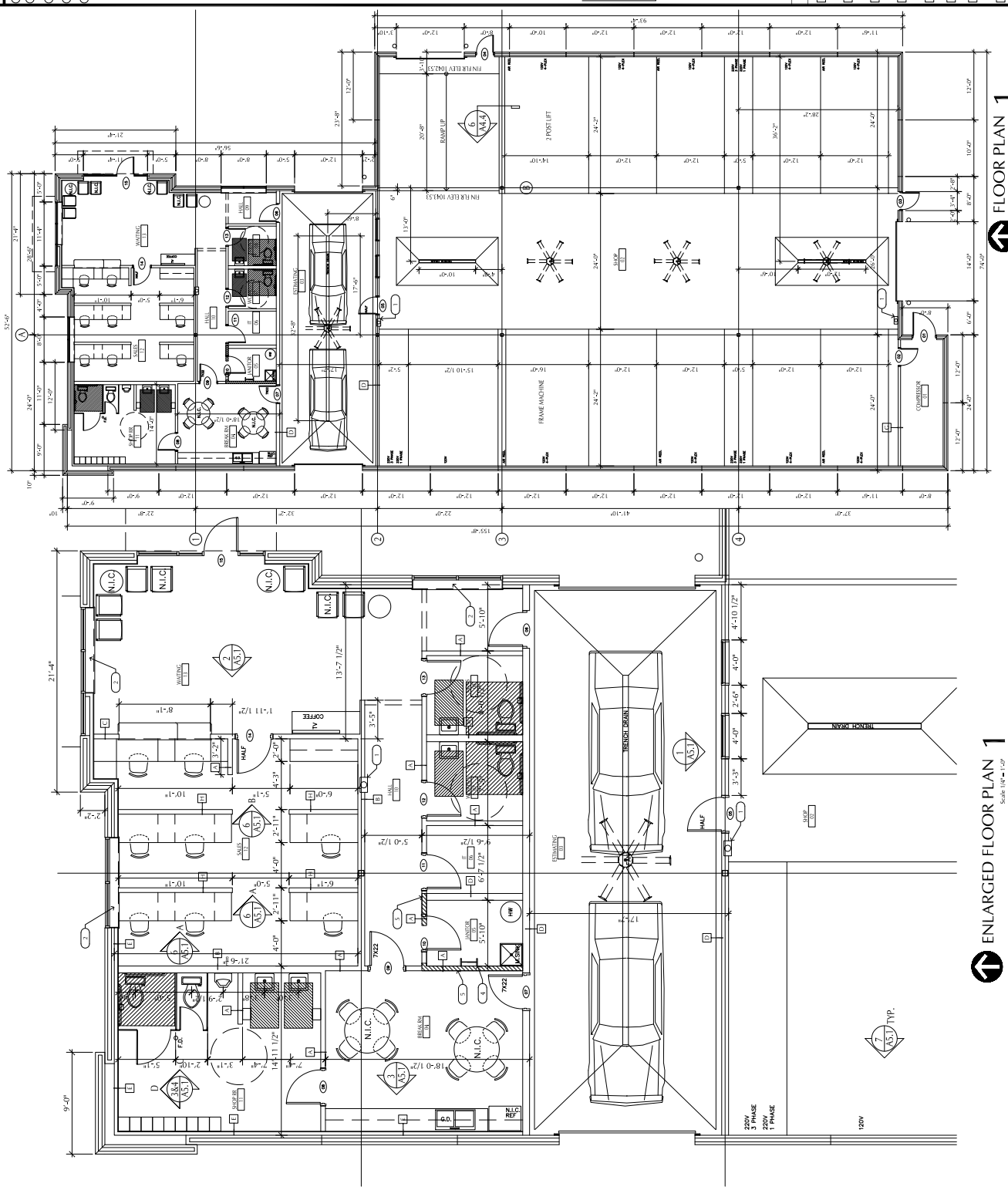
SHEET NUMBER

21009

10/04/21

A2.1

PHASE II
FLOOR PLAN



ENLARGED FLOOR PLAN 1
Scale 1/4" = 1'-0"

FLOOR PLAN 1
9,775 S.F. Scale 1/8" = 1'-0"

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
06/28/2022

[illegible]

