

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AUTO SALES IN DISTRICT CS ON LAND LOCATED AT 704 AND 708 SE OLDHAM COURT FOR A PERIOD OF THIRTY (30) YEARS, ALL IN ACCORDANCE WITH CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-203, submitted by Aristocrat Motors, requesting a special use permit for auto sales in District CS on land located at 704 and 708 SE Oldham Court, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on August 8, 2019, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on September 3, 2019, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 6.1050 of the Unified Development Ordinance to allow auto sales in District CS with a Special Use Permit is hereby granted for a period of thirty (30) years from the approval date of this ordinance, with respect to the following described property:

Lots 2 and 3, Oldham East Business Park, a recorded subdivision in Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the 20' vehicle display area setback requirement, to allow an 11' setback from the south property line.
2. The special use permit shall be granted for a period of thirty (30) years.

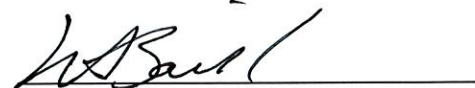
SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the Unified Development Ordinance, of the Code of Ordinances of the City of Lee's Summit.

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

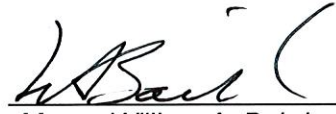
PASSED by the City Council of the City of Lee's Summit, Missouri, this 17th day of September, 2019.

ATTEST:

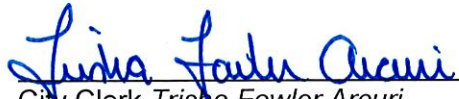

City Clerk Trisha Fowler Arcuri


Mayor William A. Baird

APPROVED by the Mayor of said city this 20th day of September, 2019.


Mayor William A. Baird

ATTEST:


City Clerk Trisha Fowler Arcuri

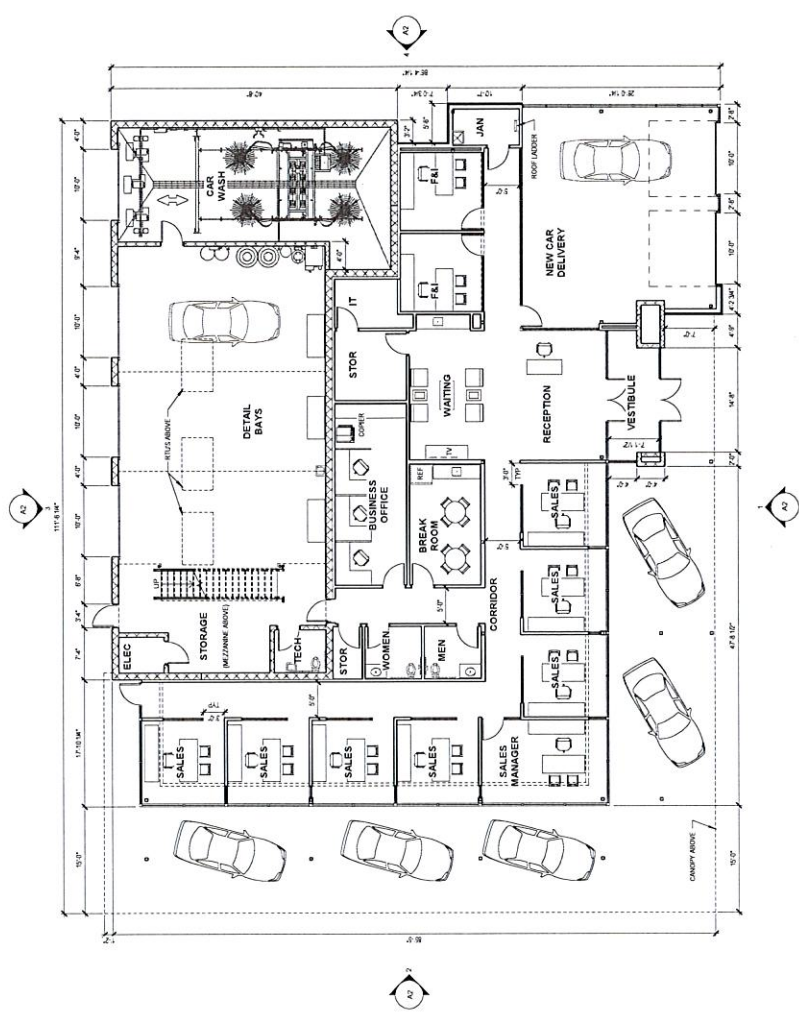
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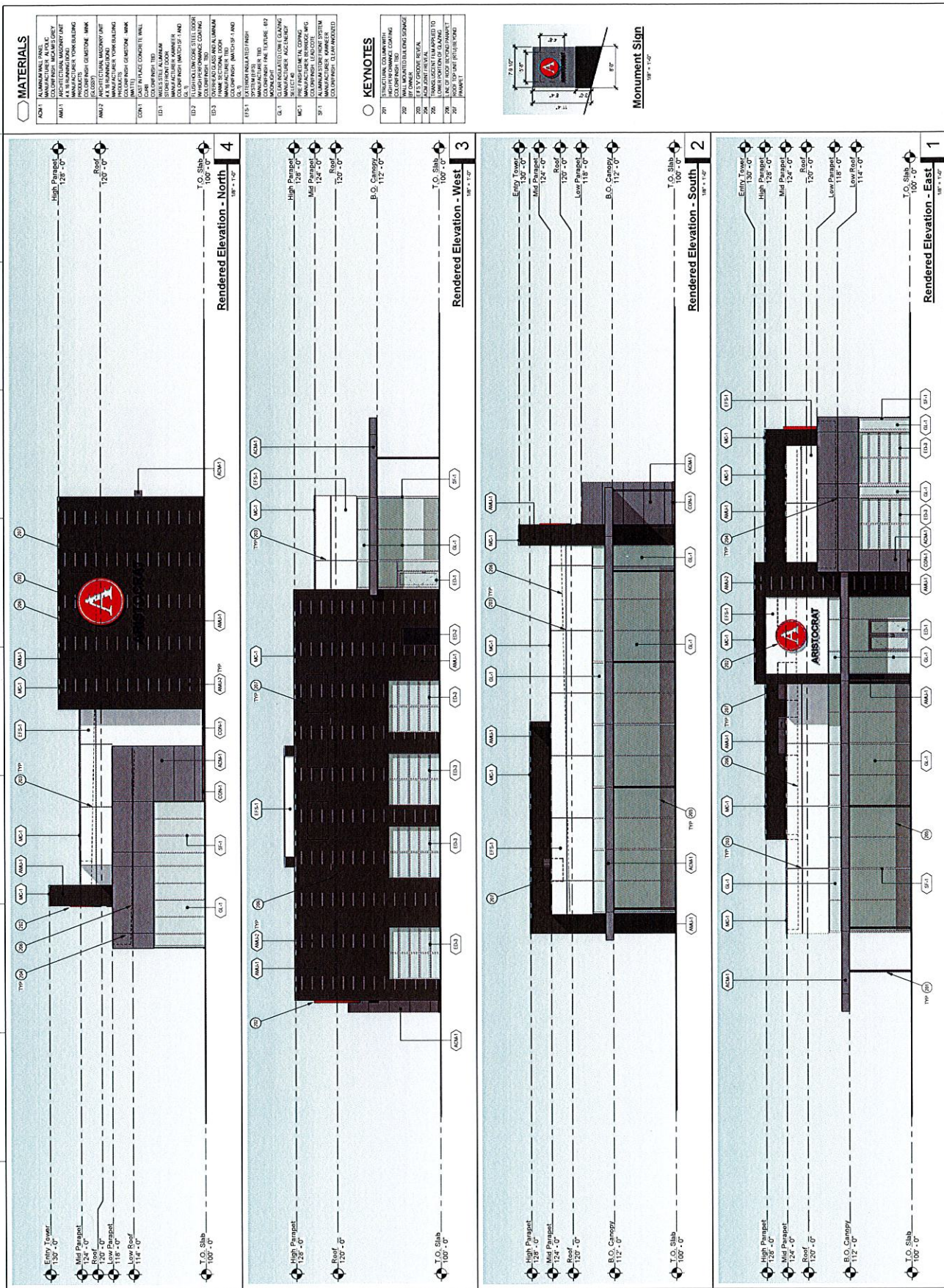

Acting City Attorney ~~Brian W. Head~~
DAVID W. BUSHEK

Aristocrat Pre-Owned Sales Building
 New Construction
 Soave Automotive Group
 Lee's Summit, MO

Project #	180508
Preliminary Development	
Plan Residential	01/15/2019
Revisions:	
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FLOOR PLAN
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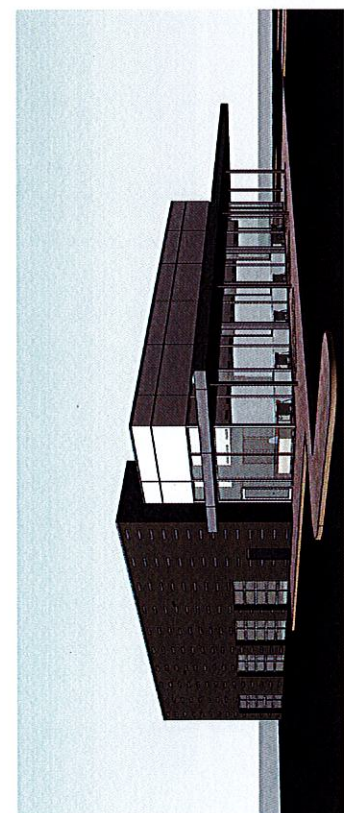
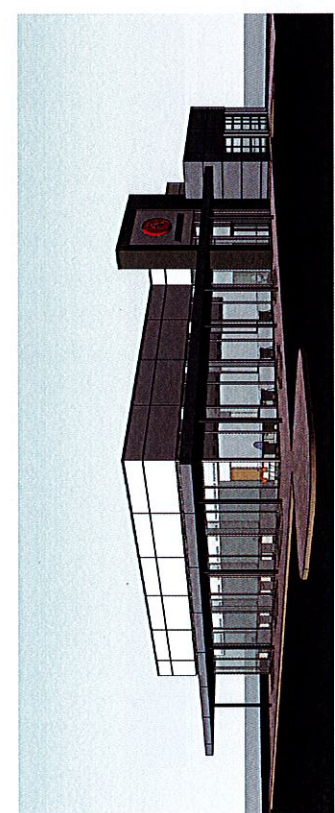
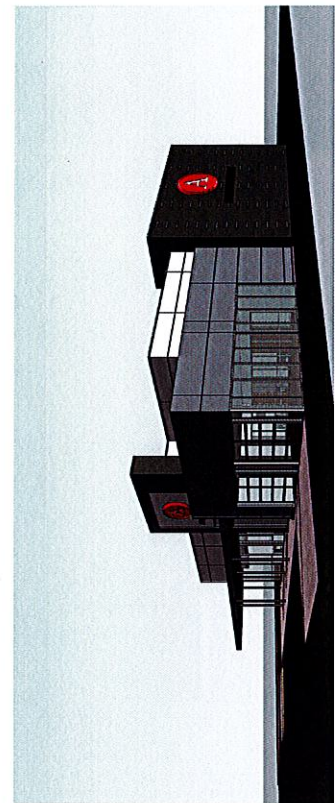


Project # 16006
Preliminary Development
Plan Resubmittal
07/10/2016

Revisions	

Aristocrat Pre-Owned Sales Building
New Construction
Soave Automotive Group
Lee's Summit, MO

SLAGGIE ARCHITECTS
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Kansas City, Missouri • Omaha, Nebraska
www.slaggie.com



PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	GARRETT KLINGLER 816-401-7559 GARRETT.KLINGLER@ADS-PIPE.COM
ADS SALES REP:	JOHN WHITWOOD 816-805-5570 JOHN.WHITWOOD@ADS-PIPE.COM
PROJECT NO:	181081



ADVANCED DRAINAGE SYSTEMS, INC.



KANSAS CITY MOTORS

LEE'S SUMMIT, MO

STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET; THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS BACKFILL METHOD:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2684 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT: WEST

76	STORMTECH MC-3500 CHAMBERS
8	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	% STONE VOID
14,865	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
4,445	SYSTEM AREA (ft ²)
354	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS: WEST

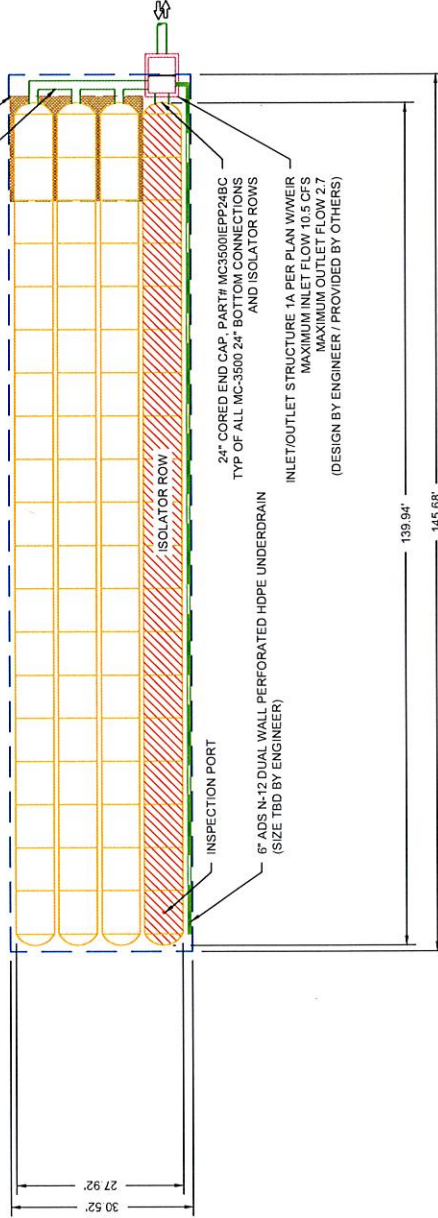
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	1024.90
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	1019.40
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	1018.90
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	1018.90
MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT):	1018.90
TOP OF STONE:	1017.90
TOP OF MC-3500 CHAMBER:	1016.90
15" TOP MANIFOLD INVERT:	1015.10
24" ISOLATOR ROW INVERT:	1013.32
BOTTOM OF MC-3500 CHAMBER:	1013.15
UNDERDRAIN INVERT:	1012.40
BOTTOM OF STONE:	1012.40

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.

PLACE MINIMUM 17.5' OF ADS GEOSYNTHETICS 315WTH WOVEN
GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER
FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

15" X 15" ADS N-12 TOP MANIFOLD
INVERT 23.39" ABOVE CHAMBER BASE
(SEE NOTES)



PROPOSED LAYOUT

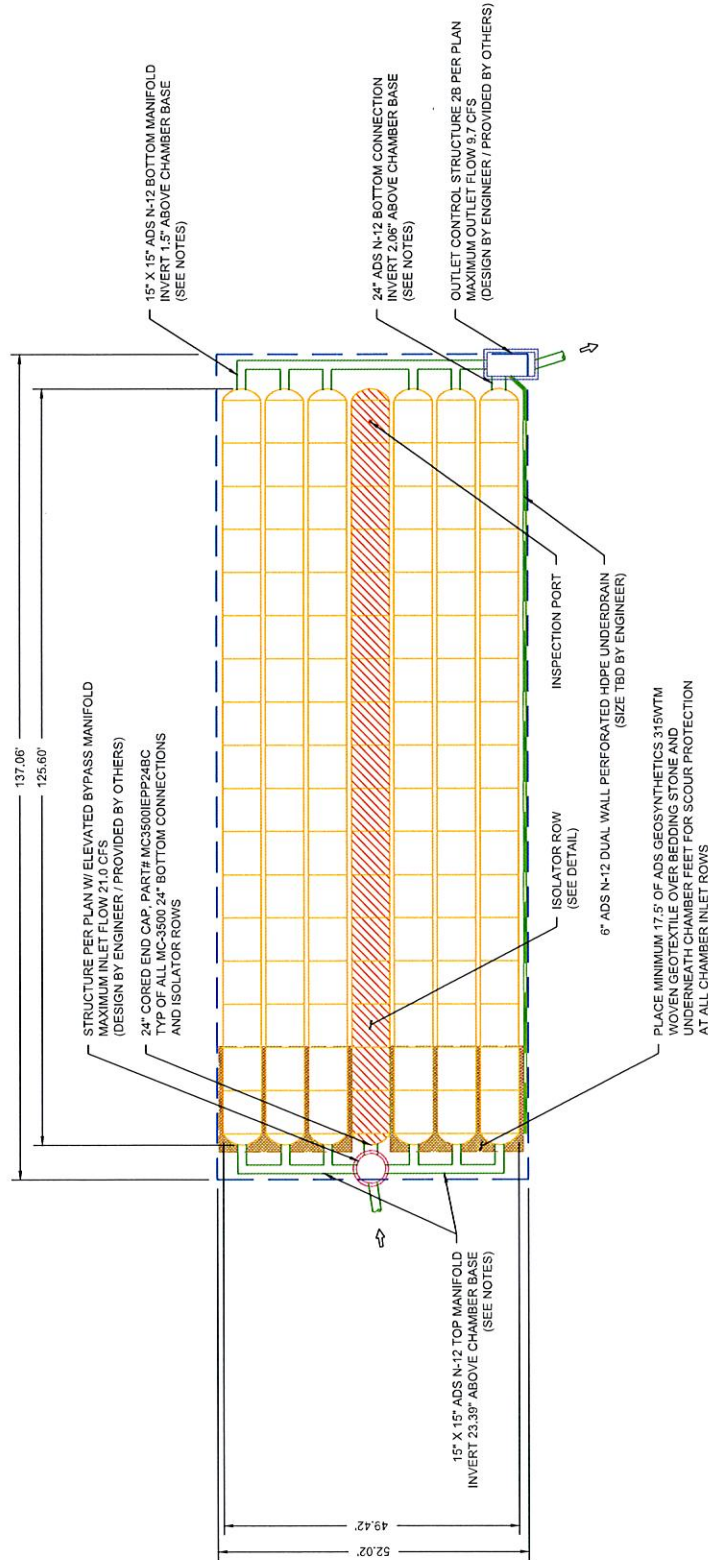
STORMTECH MC-3500 CHAMBERS	1119
STORMTECH MC-3500 END CAPS	14
STONE ABOVE (in)	12
STONE BELOW (in)	9
% STONE VOID	40
INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)	23,662
SYSTEM AREA (ft ²)	7,130
SYSTEM PERIMETER (ft)	378

PROPOSED ELEVATIONS

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	1019.20
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	1013.70
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	1013.20
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	1013.20
MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT):	1013.20
TOP OF STONE:	1012.20
TOP OF MC-3500 CHAMBER:	1011.20
15' TOP MANIFOLD INVERT:	1009.40
24" ISOLATOR ROW INVERT:	1007.52
15' BOTTOM MANIFOLD / CONNECTION INVERT:	1007.58
BOTTOM OF MC-3500 CHAMBER:	1007.45
UNDERGRAN INVERT:	1006.70
BOTTOM OF STONE:	1006.70

NOTES

- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANHOLE SIZE GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.



REV	DESCRIPTION	DATE	BY	CHKD	APPD
03-05-18	EXPANDED EAST BED	03-03-18	WLM	EMH	
03-03-18	UPDATED PER ENGINEER'S PLANS	03-03-18	WLM	EMH	
03-03-18	REV. OCS CONNECTION SIZES	03-03-18	WLM	EMH	

KANSAS CITY MOTORS

DATE: _____
PROJECT: _____

	S/N

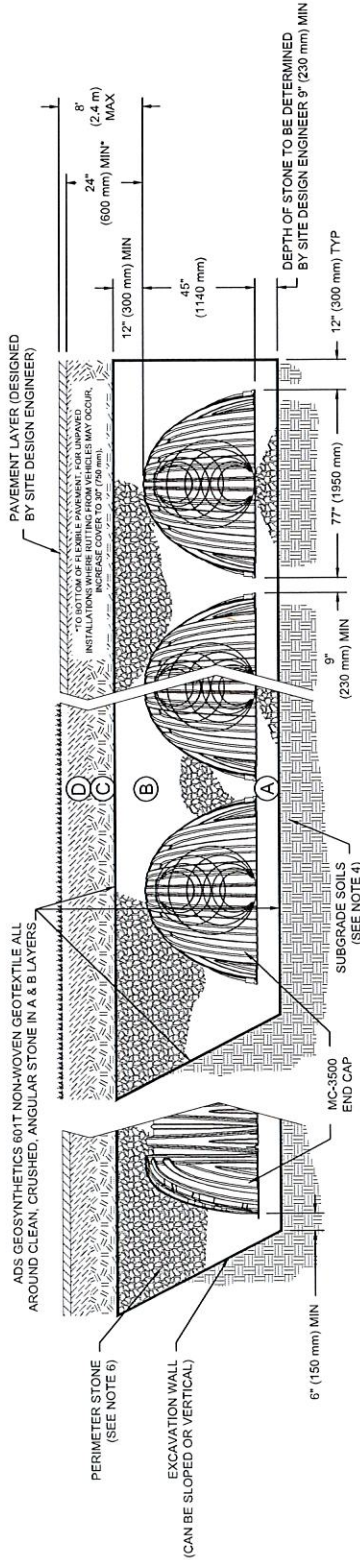


4640 TRUENAN BLVD
HILLIARD, OH 43026
ADVANCED DRAINAGE SYSTEMS, INC.
ADS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4 AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹

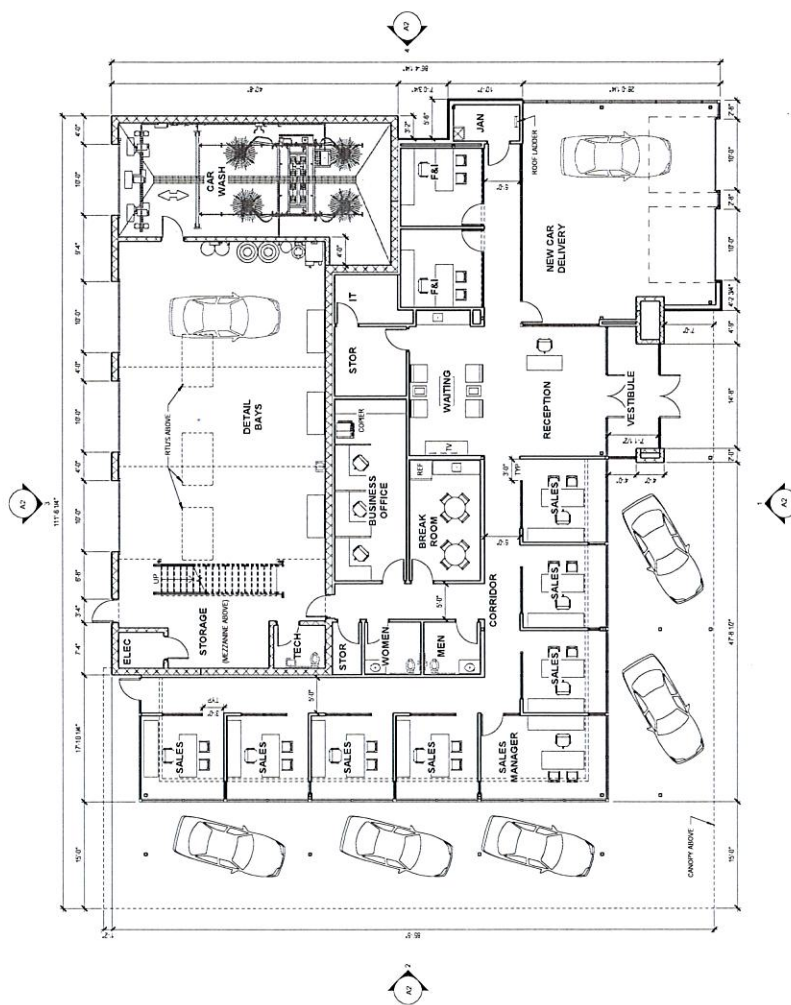
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

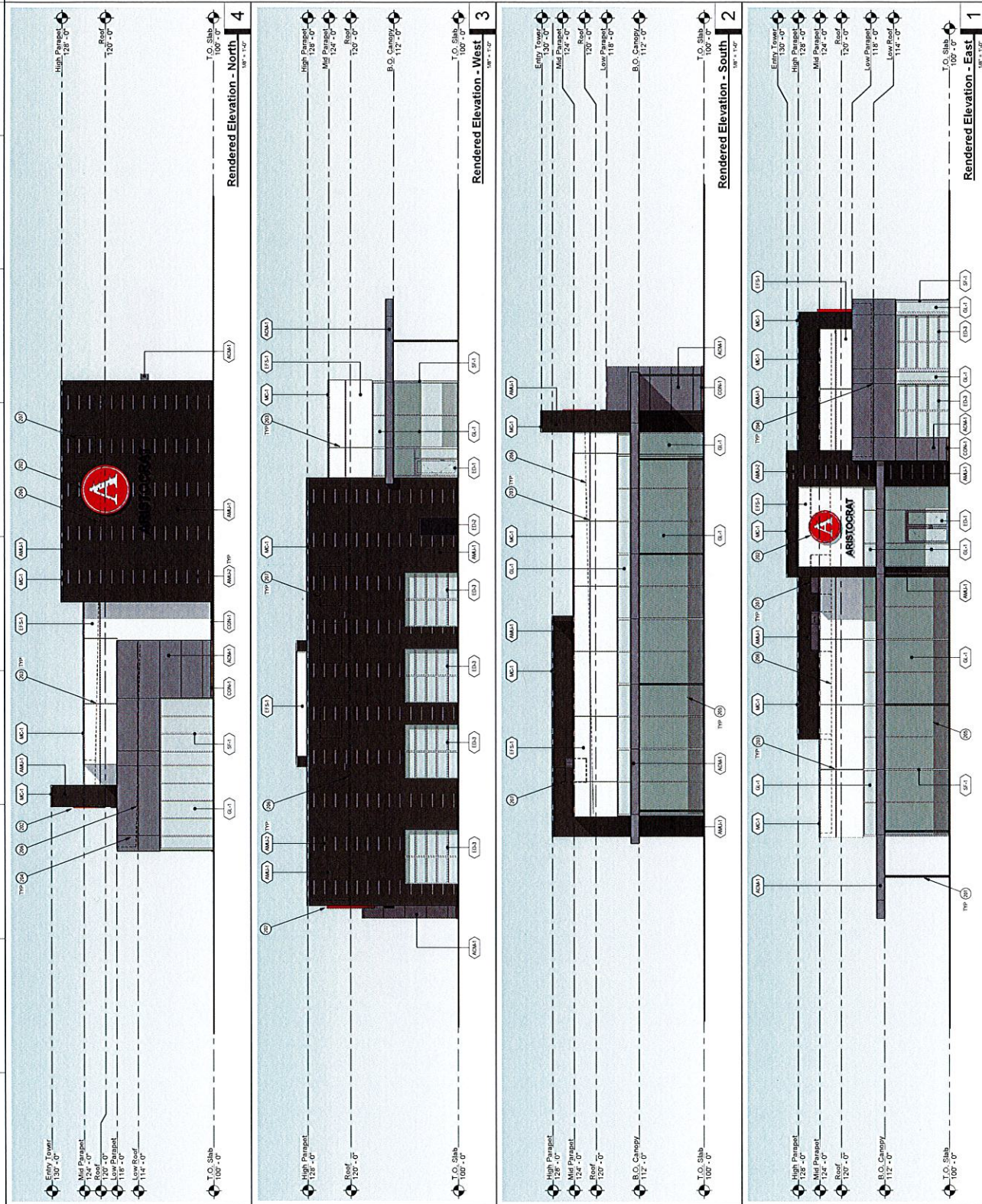
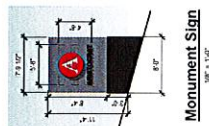
- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

SCALE: 1" = 20' - 0"



[illegible]

	KEYNOTES
201	STRUCTURAL COLUMN WITH HIGH PERFORMANCE COATING
202	COLOR INSULATED TIE
203	WALL MOUNTED BUILDING SIGNAGE BY OWNER
204	1" x 5" V GROOVE REVEAL
205	ALUM JAIN REVEAL
206	TRANSLUCENT FILM APPLIED TO LOWER PORTION OF GLAZING
208	LINE OF ROOF BEYOND PARAMET
207	ROOF TOP UNIT BEYOND PARAMET



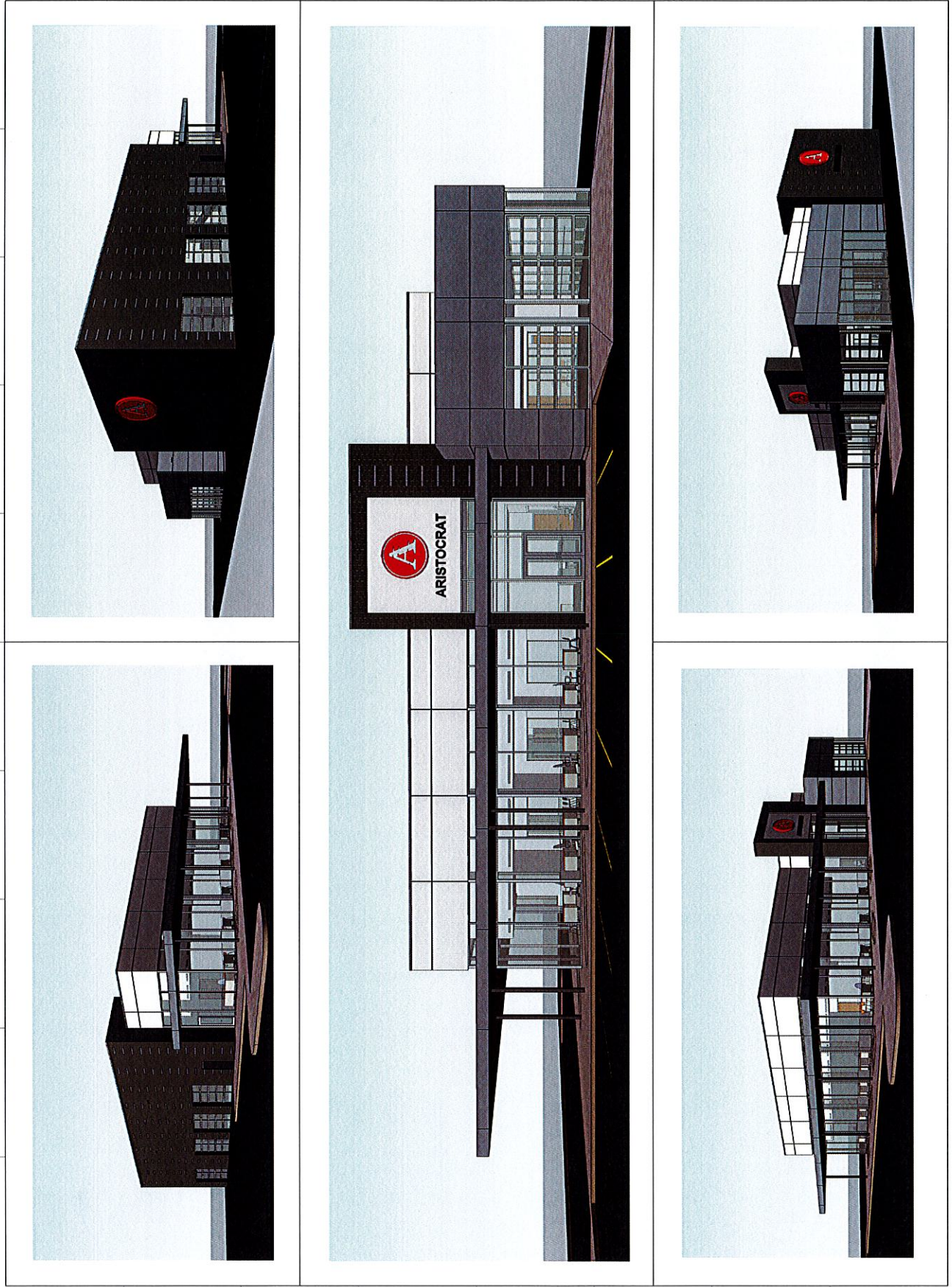
Aristocrat Pre-Owned Sales Building

New Construction
 Soave Automotive Group
 Lee's Summit, MO

Project #	180508
Preliminary Development	Plan Resubmitted
07/15/2019	

EXTERIOR EXHIBITS

A3





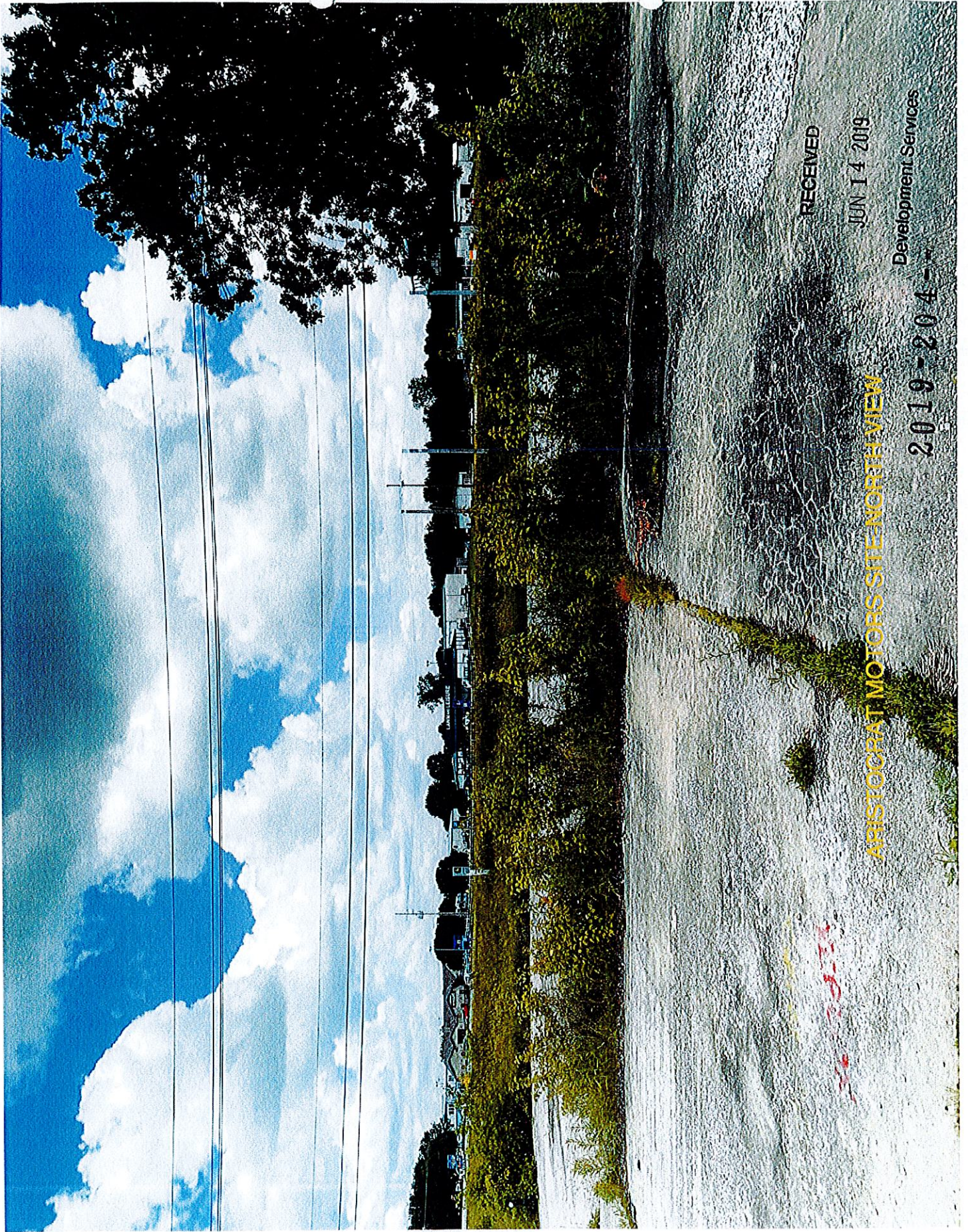
ARISTOCRAT MOTORS SITE WEST VIEW

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JUN 14 2019

Development Services

2019-204--



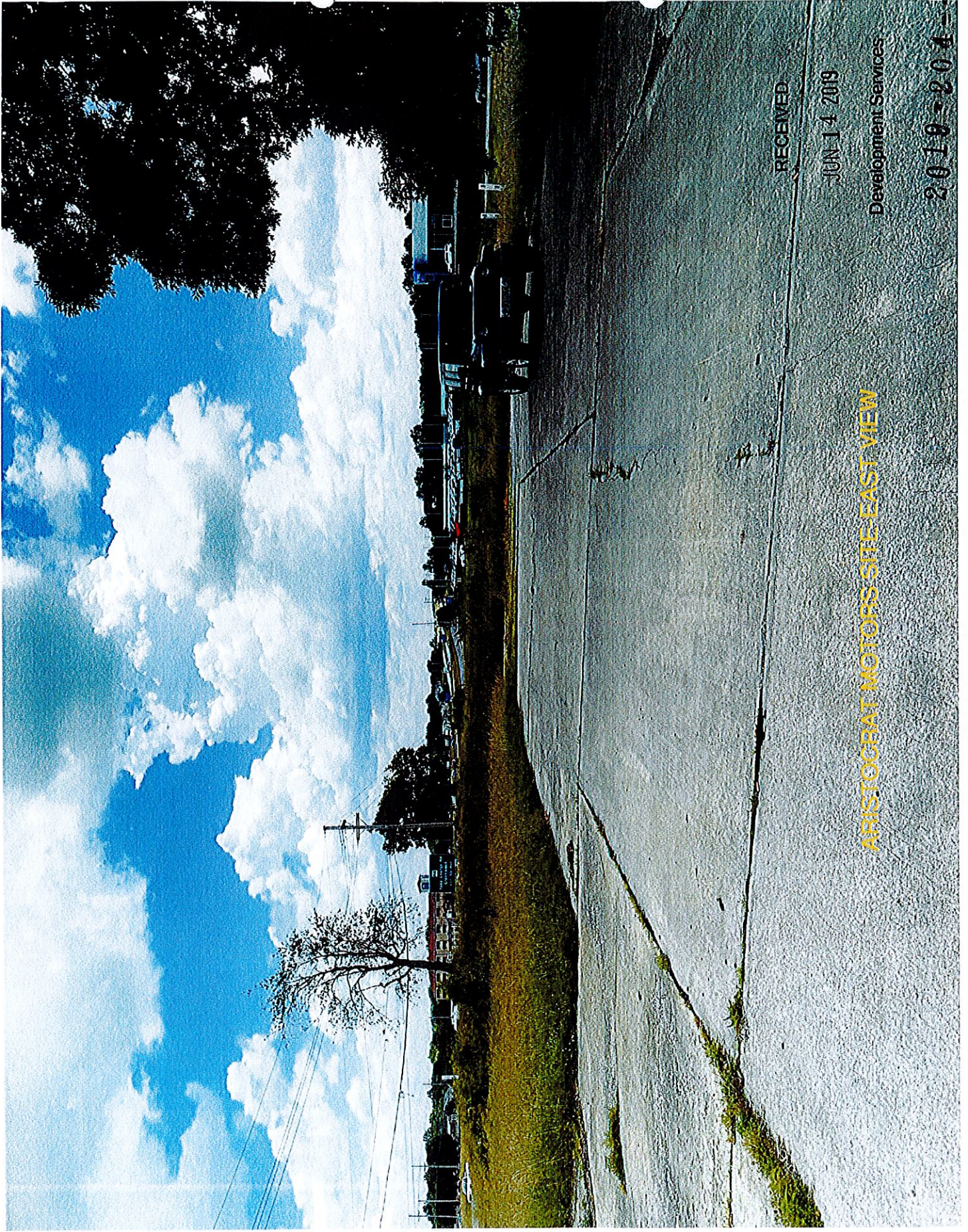
RECEIVED

JUN 14 2019

Development Services

ARISTOCRAT MOTORS SITE-NORTH VIEW

2019-204-



RECEIVED

JUN 14 2019

Development Services

ARISTOCRAAT MOTORS SITE EAST VIEW

2019-204-



RECEIVED

JUN 14 2019

Development Services

2019-204

ARISTOCRAT MOTORS SITE-SOUTH VIEW

**PL2019-204 PRELIM DEV PLAN and
PL2019-203 SUP
Artistocrat Motors**

