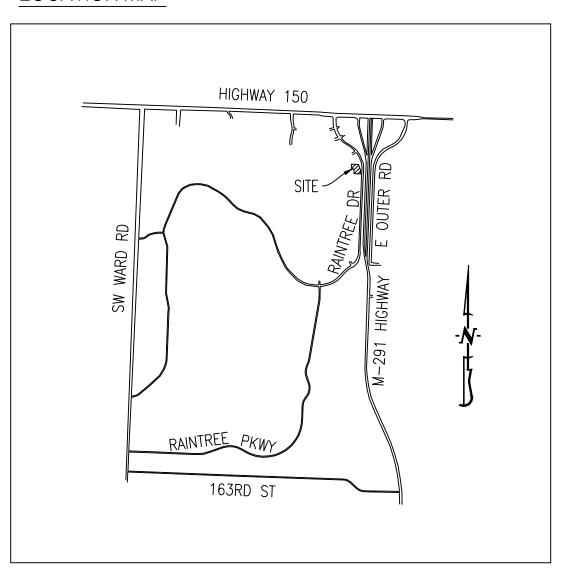
PRELIMINARY DEVELOPMENT PLAN STORAGE MART 156

LOCATION MAP



PROJECT BENCHMARK:

- TBM #1 CHISELED MARKINGS ON EAST SIDE OF MANHOLE RIM LOCATED APPROX. 70' NORTHEAST OF THE NORTHEAST CORNER OF PROJECT SITE.
- TBM #2 SANITARY SEWER MANHOLE RIM LOCATED APRROX. 44' NORTHWEST OF THE SOUTHEAST CORNER OF
- TBM #3 WATER VALVE LOCATED AT THE NORTHEAST CORNER OF PROJECT SITE.

FLOOD PLAIN STATEMENT:

A PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE FEMA FIRM PANEL NUMBER 29095C0532G, DATE JANUARY 20, 2017. THIS SITE DRAINS TO TRIBUTARY G1 TO LAKE WINNEBAGO.

WATER:

CITY OF LEE'S SUMMIT

220 SE GREEN STREET

816-969-1800

LEE'S SUMMIT, MO 64063

SANITARY SEWER:

DEPARTMENT OF PUBLIC WORKS

CITY OF LEE'S SUMMIT

220 SE GREEN STREET

130 SE HAMBLEN ROAD

LEE'S SUMMIT, MO

816-347-4320

816-969-1800

ELECTRIC:

KCP&L

LEE'S SUMMIT, MO 64063

DEPARTMENT OF PUBLIC WORKS

LEGAL DESCRIPTION:

LOT 2A AND LOT 3A, SOUTH M-291 SAFETY MINI STORAGE LOTS 1A, 2A & 3A, RECORDED INSTRUMENT NO. 2006D0028581, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY,

UTILITY COMPANIES:

LOCATES:

MISSOURI ONE CALL INC. 1022 B NORTHEAST DRIVE JEFFERSON CITY, MO 65109 1-800-344-7483



TELEPHONE: AT&T

215 N. SPRING INDEPENDENCE, MO 816-325-5610

NATURAL GAS:

MISSOURI GAS ENERGY 3025 SE CLOVER ROAD LEE'S SUMMIT, MO 816-537-4681

CABLE TELEVISION:

TIME WARNER 6550 WINCHESTER AVENUE KANSAS CITY, MO 913-643-1901

GENERAL NOTES:

THE CITY OF LEE'S SUMMIT UDO & DESIGN & CONSTRUCTION MANUAL SHALL GOVERN OVER THESE PLANS AND SPECIFICATIONS.

ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN & CONSTRUCTION MANUAL. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFIED TRAFFIC CONTROL DEVICES.

- THIS TRACT CONTAINS APPROXIMATELY 1.27 ACRES.
- THIS TRACT IS ZONED CP-2, PLANNED COMMUNITY COMMERCIAL.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS BEEN PERFORMED BY CROCKETT GEOTECHNICAL. REFER TO REPORT NUMBER: G18353. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

- ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT CODE OF ORDINANCES.
- ANY FILL PLACEMENT WITHIN STREET RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF LEE'S SUMMIT AND MODOT.

REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR NARRATIVE REPORT AND BMP DESCRIPTIONS AND DETAILS.

- ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MoDNR CLEAN WATER COMMISSION.
- ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.
- ALL SERVICE LATERALS SHALL BE INSTALLED AS PER CITY OF LEE'S SUMMIT REQUIREMENTS AT 2.0% (MIN.) GRADE.
- ALL EXCAVATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED PER CURRENT CITY OF LEE'S SUMMIT AND MODOT SPECIFICATIONS.

ALL SEWERLINES SHALL BE CONSTRUCTED AT LEAST 10 FEET HORIZONTALLY, EDGE TO EDGE, FROM ANY WATERLINE AND AT LEAST 24 INCHES VERTICALLY BETWEEN THE OUTSIDE LIMITS OF THE SANITARY SEWER AND WATERLINE. FOR CONDITIONS OTHER THAN THOSE IDENTIFIED ABOVE, CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS.

ALL STORM SEWER PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL FOR PIPE BEDDING

IN ORDER TO TERMINATE A STATE OPERATING PERMIT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) REQUIRES THAT THE PERMITTEE SUBMIT A COMPLETED FORM H (INCLUDED WITH THE APPROVAL PERMIT) TO THE MDNR. A PERMIT IS ELIGIBLE FOR TERMINATION WHEN EITHER PERENNIAL VEGETATION, PAVEMENT, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHALL BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF FORM H SHOULD BE SUBMITTED TO THE CITY AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.

LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS.

NO OIL AND GAS WELLS EXIST ON THIS TRACT ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE. ALSO, NO PHYSICAL EVIDENCE EXIST THAT AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

TOTAL DISTURBED AREA ON SITE = 1.27 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER TBD.

	REVISION	ON KEY	l E	1:	2	က	4	5	6	2	8	တ	10	=	51	ದ	70	2
REV #	DATE	COMMENTS	COVER	음 1	뜅	뜅	뜅	뜅	GE 6	CE 7	핑	CE 9	CE 10	CE 11	CE 12	CE 13	LSI	MEP2
	11/27/2018	ORIGINAL SUBMITTAL	Х	Х	Х	Х	Χ	Х	Х	Χ	Χ	Χ	Χ	Χ	Х	Χ	Х	Χ
\triangle	03/04/2019	PDP COMMENTS	Х	Х	Х	Х	Х	Х	Х	Х	Χ	Х					Х	Х

SHEET INDEX:

CE 1 - DEMOLITION PLAN

CE 2 - EROSION CONTROL PLAN

CE 3 - GRADING PLAN

CE 4 - UTILITY PLAN

CE 5 - STORM SEWER PROFILE - LINES 1, 2, 3 & 4 & STORM SEWER DETAILS

CE 6 - SITE PLAN

CE 7 - SITE CONSTRUCTION DETAILS

CE 8 - ACCESSIBLE PARKING, SANITARY SEWER & SECURITY FENCE DETAILS

CE 9 - STORM SEWER DETAILS

CE 10 - SECURITY FENCE DETAILS

CE 11 - SECURITY GATE DETAILS

LEGEND OF SYMBOLS:

	EXISTING CURB	FF=XXX.X	MINIMUM FINISH FLOOR OF STRUCTURE
	PROPOSED CURB	(XXX.XX TC)	PROPOSED TOP OF CURB ELEVATION
	RIP RAP	(XXX.XX TP)	PROPOSED TOP OF PAVEMENT ELEVATION
	EXISTING STRUCTURE	(XXX.XX FG)	PROPOSED FINISH GRADE ELEVATION
	EXISTING TREELINE	(XXX,XX TW)	PROPOSED TOP OF WALL
~~~~	PROPOSED TREELINE	(XX)	LOT NUMBER
000	EDGE OF WATERWAY		
— — W — —	EXISTING WATERLINE	$\langle X \rangle$	STORM SEWER STRUCTURE LABEL
w	PROPOSED WATERLINE	V	CANITADY COMED CIDUOTUDE LADEL
—— G ——	EXISTING GAS LINE	(X)	SANITARY SEWER STRUCTURE LABEL
G	PROPOSED GAS LINE	H.P.	HIGH POINT
UT	EXISTING UNDERGROUND TELEPHONE	L.P.	LOW POINT
— — — UTV — — —	EXISTING UNDERGROUND CABLE TELEVISION	<del>-</del> o-	EXISTING SIGNS
— — – HVE— — —	EXISTING HIGH VOLTAGE ELECTRIC	Ø	EXISTING POWER POLE
—— OE ——	EXISTING OVERHEAD ELECTRIC	ÇV	EXISTING GAS VALVE
— — —UE — — —	EXISTING UNDERGROUND ELECTRIC	$\bowtie$	EXISTING WATER VALVE
——— OETV ——	EXISTING OVERHEAD ELEC. & TV	©	EXISTING GAS METER
— — OETVT — —	EXISTING OVERHEAD ELEC., TV & TELE.	W	EXISTING WATER METER
—— s ——	EXISTING SANITARY SEWER	Ä	EXISTING FIRE HYDRANT
s	PROPOSED SANITARY SEWER	<b>♀</b>	MANHOLE
······XXX······	EXISTING MINOR CONTOUR		EXISTING SANITARY SEWER LATERAL
XXX	EXISTING MAJOR CONTOUR		
XXX	PROPOSED MINOR CONTOUR	<del>-</del>	PROPOSED SANITARY SEWER LATERAL
XXX	PROPOSED MAJOR CONTOUR	<b>®</b>	PROPOSED TRACER WIRE TEST STATION BOX
	100 YEAR FLOOD PLAIN	AC	EXISTING AIR CONDITIONER
$\overline{1}$	FLOODWAY	<u> </u>	EXISTING TELEPHONE PEDESTAL
<del></del>	ORDINARY HIGH WATER MARK	<b></b>	EXISTING ELECTRICAL TRANSFORMER
<del></del> · · · <del></del>	STREAM SIDE BUFFER	E	EXISTING ELECTRIC METER
	OUTER STREAM BUFFER	¤	EXISTING LIGHT POLE

EXISTING GUY WIRE

**OWNER:** NEW TKG-KC, LLC 215 N STADIUM BLVD., SUITE #207 COLUMBIA, MO 65203

SHEET INDEX CONT.:

LS1 - LANDSCAPING PLAN

CE 12 - EROSION CONTROL DETAILS

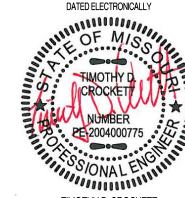
MEP2 - SITE PHOTOMETRIC PLAN

CE 13 - EROSION CONTROL DETAILS (CONT.)

(573) 449-0091

## PREPARED BY:

THIS SHEET HAS BEEN SIGNED, SEALED AND



TIMOTHY D. CROCKETT MO LICENSE - 2004000775

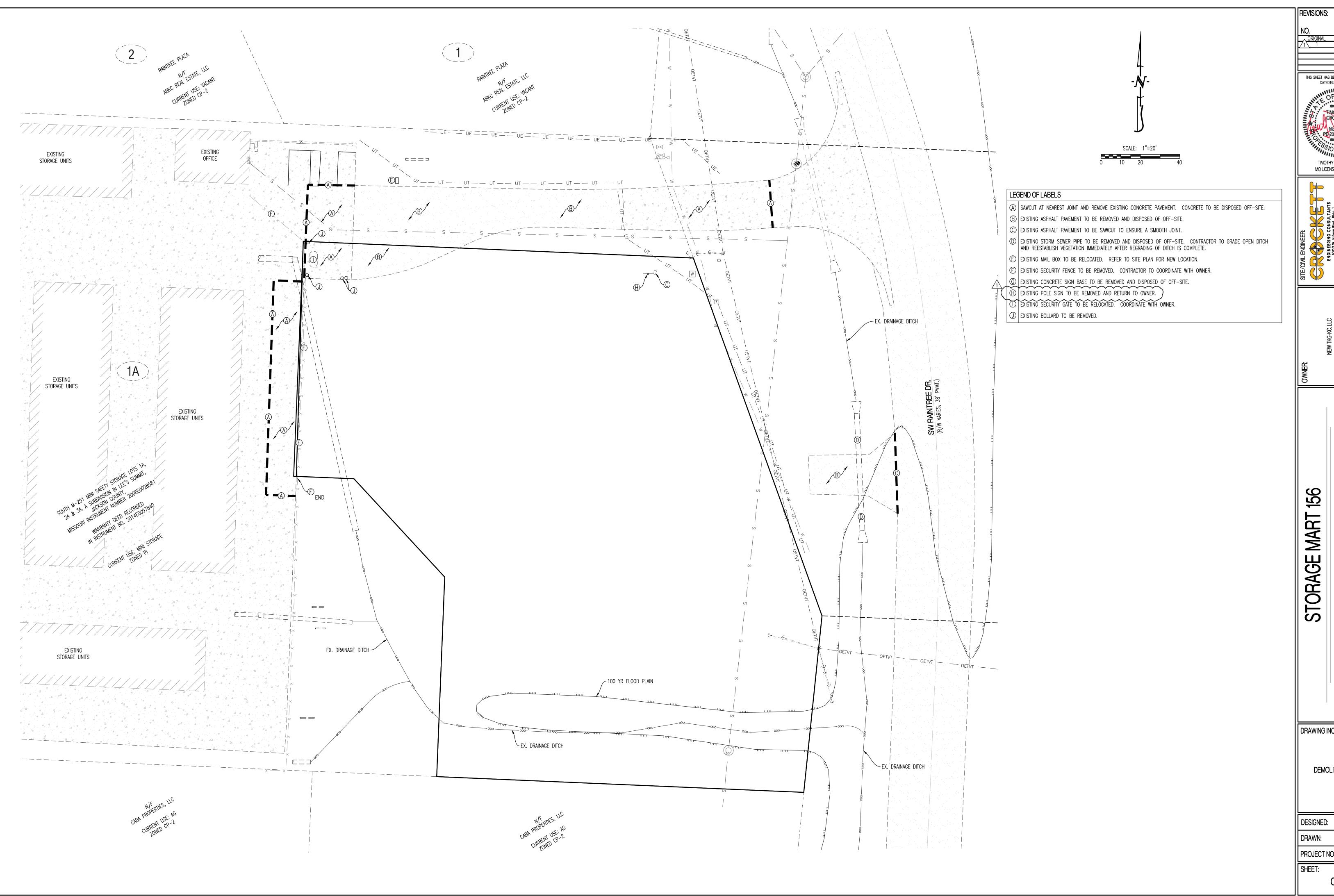
#### SITE/CIVIL ENGINEER:



1000 W. Nifong Blvd., Bldg. 1 Columbia, Missouri 65203 (573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC Missouri Certificate of Authority #2000151301

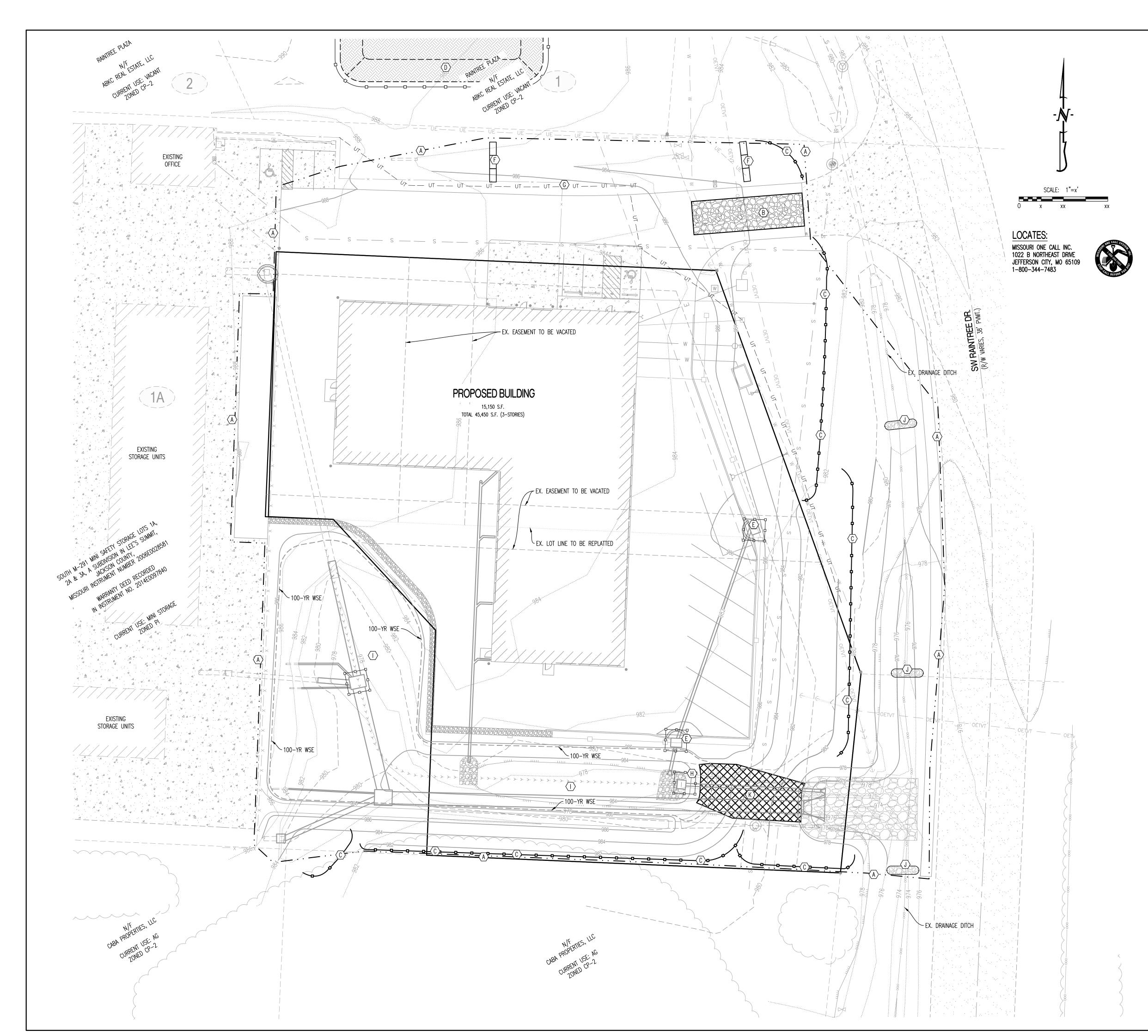


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DRAWING INCLUDES:

**DEMOLITION PLAN** 

JEE PROJECT NO.: 170504



#### LEGEND OF LABELS:

- (A) LIMITS OF DISTURBANCE.
- (B) INSTALL 3" CRUSHED STONE FOR CONSTRUCTION EXIT (6" THICK x 12'W x 50'L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT. NO TRACKING OF MUD ONTO PUBLIC STREETS IS ALLOWED.
- (C) INSTALL SILT FENCE AS SHOWN. PORTIONS OF SILT FENCE WILL BE INSTALLED PER INITIAL EROSION CONTROL PLAN. IN LIEU OF SILT FENCE CONTRACTOR MAY INSTALL WATTLES AND BIODEGRADABLE LOGS.
- TOP SOIL STORAGE. CONTRACTOR TO ACQUIRE WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER FOR STORAGE OF TOP SOIL OR FIND ALTERNATE OFFSITE LOCATION.
- (E) INSTALL INLET PROTECTION. SILT FENCE WRAPPED AROUND THROAT OF INLET. REPLACE SILT FENCE WITH GUTTERBUDDY ® (OR APPROVED EQUAL) AT THROAT OF INLET AFTER PAVING IS COMPLETED.
- F STAKED STRAW BALE DITCH CHECK.
- 20' X 30' X 3' MIN CONCRETE WASHOUT FACILITY.

  THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.)

  FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

  WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- (H) INLET PROTECTION. SILT FENCE WRAPPED AROUND THROAT OF INLET.
- PROPOSED DETENTION FACILITY AREA TO BE USED AS A TEMPORARY SEDIMENT TRAP UNTIL AREAS DRAINING TO HAS VEGETATION ESTABLISHED.
- J ROCK DITCH CHECK.
- (K) INSTALL NORTH AMERICAN GREEN S150 EROSION CONTROL MAT.

#### SEQUENCE OF CONSTRUCTION:

- 1. OBTAIN MODOT, STATE AND CITY OF LEE'S SUMMIT COUNTY LAND DISTURBANCE PERMITS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES..
- 2. INSTALL BMP'S NEEDED FOR LAND DISTURBANCE SUCH AS SILT FENCE, ROCK DITCH CHECK AND STAKED STRAW BALES AS SHOWN ON THE PLAN.
- 3. BEGIN SITE DEMOLITION AND GRADING OPERATIONS. EXISTING PAVEMENT MAY BE USED AS CONSTRUCTION ENTRANCE UNTIL DEMOLITION OF PAVEMENT IN AREA OF THE ENTRANCE HAS STARTED. ONCE DEMOLITION OF PAVEMENT IS COMPLETED A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
- 4. CONSTRUCT DETENTION FACILITY. DETENTION FACILITY TO BE UTILIZED AS TEMPORARY SEDIMENT TRAP. PAVED AREAS TO BE BROUGHT UP TO SUBGRADE. ALL NON-PAVED AREAS TO BE BROUGHT UP TO FINAL GRADE AND SEEDED AND MULCHED AS SOON AS POSSIBLE.
- 5. INSTALL INLET PROTECTION IMMEDIATELY AFTER PLACEMENT OF INLETS.
- 6. INSTALL FINAL LANDSCAPING.
- 7. AFTER ALL SURFACE AREAS AS STABILIZED, SILT FENCE AND INLET BARRIERS MAY BE REMOVED.

### GENERAL NOTES:

EROSION AND SEDIMENT CONTROL SHALL CONFORM TO SECTION 5100 EROSION AND SEDIMENT CONTROL OF THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA), CURRENT EDITION.

#### DRY DETENTION BASIN MAINTENANCE SCHEDULE:

ACTIVITY	FREQUENCY
ESTABLISHMENT	
WATERING PLANTS (SEEDED AREAS UP TO 8 WEEKS, PLUGS IN DROUGHT)	1" PER WEEK AS NEEDED
WEED CONTROL (FLAIL MOW, STRING-TRIM, SELECTIVE/PREEMERG HERBICIDES)	MONTHLY
REMOVE LITTER AND DEBRIS (TRASH, LEAVES, SAND, MOWER DISCHARGE)	MONTHLY
MONITOR & REPAIR EROSION (STABILIZE SOIL, REPLACE PLANTS, SECURE EDGING)	MONTHLY
CHECK FOR STANDING WATER (LONGER THAN DESIGN, ANY PUDDLES, SATURATE SOIL)	MONTHLY
ADD MULCH (MOISTURE & WEED CONTROL WITH PLUGS/CONTAINERS, 3" OR LESS)	ANNUALLY
INSPECT DRAINAGE AREA (PARKING LOT SWEEPING, TRASH PICKUP, ETC.)	ANNUALLY
REPLACE DEAD PLANTS (USE DESIGN SPECIES/SIZE; OVERSEED, INSTALL DEEP CELL PLUGS)	ANNUALLY, AS NEEDED
MAINTENANCE	
VEGETATION CLEANUP (SPOT TREAT, PRESCRIBED BURN, PRUNE)	ANNUALLY, SPRING OR FALL
EVALUATE PLAN COMPOSITION (WOODY INVASION, GRASS/FLOWER RATION, "RIGHT PLANT RIGHT PLACE")	ANNUALLY
SEDIMENT REMOVAL, EROSION CONTROL (REMOVE SEDIMENT WHEN 25% OF STORAGE HAS BEEN LOST)	ANNUALLY
ADDRESS ANIMAL DAMAGE (BEAVER DAMS, MUSKRAT BURROWS, DEER RUBS)	ANNUALLY
VERIFY STRUCTURAL COMPONET FUNCTION (ORIFICES AND OUTLET PROTECTION)	ANNUALLY
EXTENDED DRY DETENTION BASIN	
STRING TRIM VEGETATION TO MINIMIZE DISTURBANCE	ANNUALLY
INSPECTION FOR EROSION IN FLOW LINES AND SLOPES	ANNUALLY

NO. DATE
ORIGINAL 11/27/2018
1 03/04/2019

|| REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

OF M/SS

TIMOTHY D

CROCKETT

NUMBER

PE-2004000775

TIMOTHY D. CROCKETT

MO LICENSE - 2004000775

ENGINEERING CONSULTANTS
1000 W. Nifong Bivd., Bidg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301

NEW TKG-KC, LLC 215 N STADIUM BLVD., STE *207 COLUMBIA, MO 65203

STORAGE MART 156
3920 S. STATE ROUTE 291

SECTION 3, 1

DRAWING INCLUDES:

EROSION CONTROL PLAN

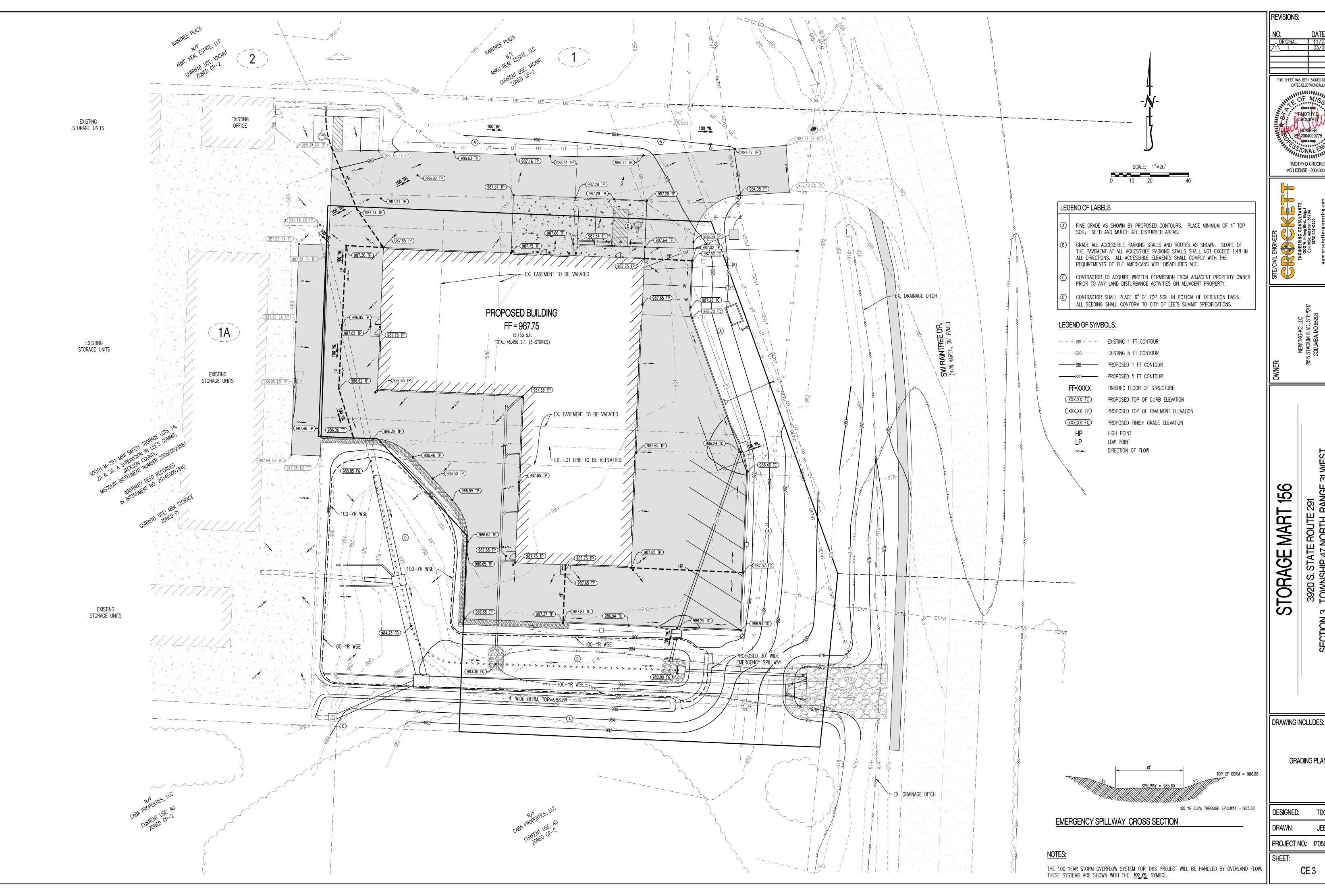
DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170504

SHEET:

CF 2



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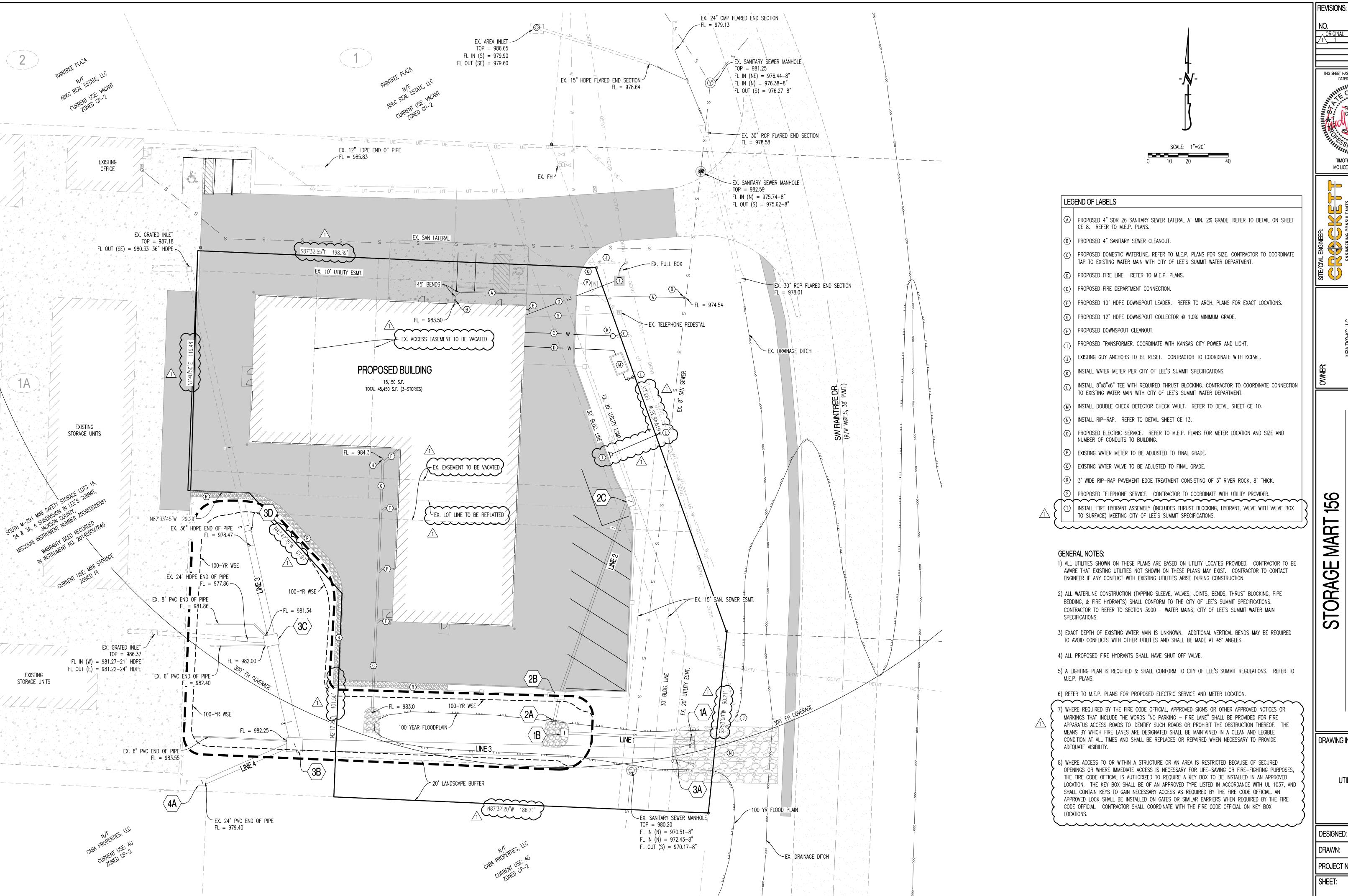
DATED ELECTRONICALLY TIMOTHY D. CROCKETT

MO LICENSE - 2004000775

/EST JRI

**GRADING PLAN** 

PROJECT NO.: 170504



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TIMOTHY D. CROCKETT

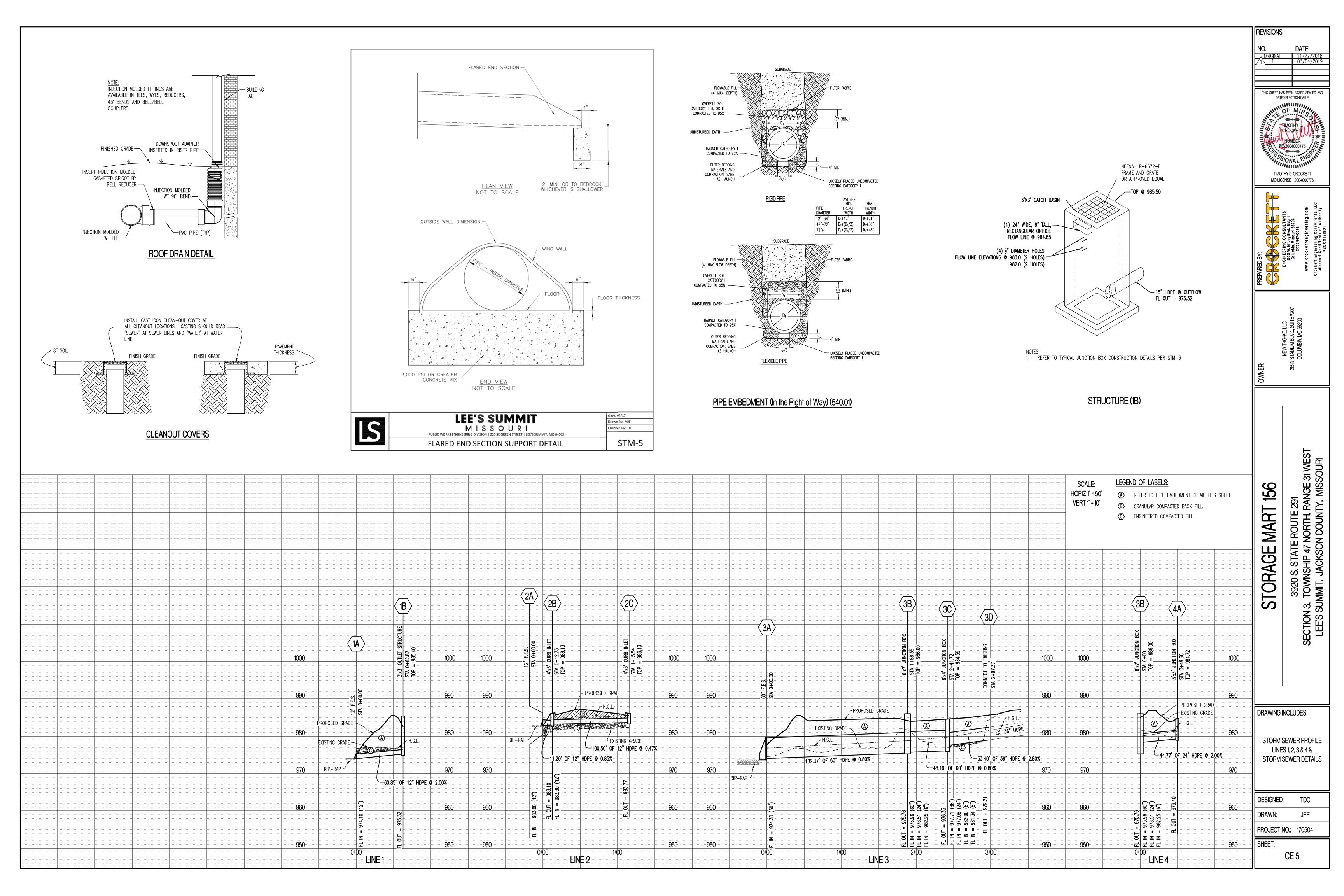
MO LICENSE - 2004000775

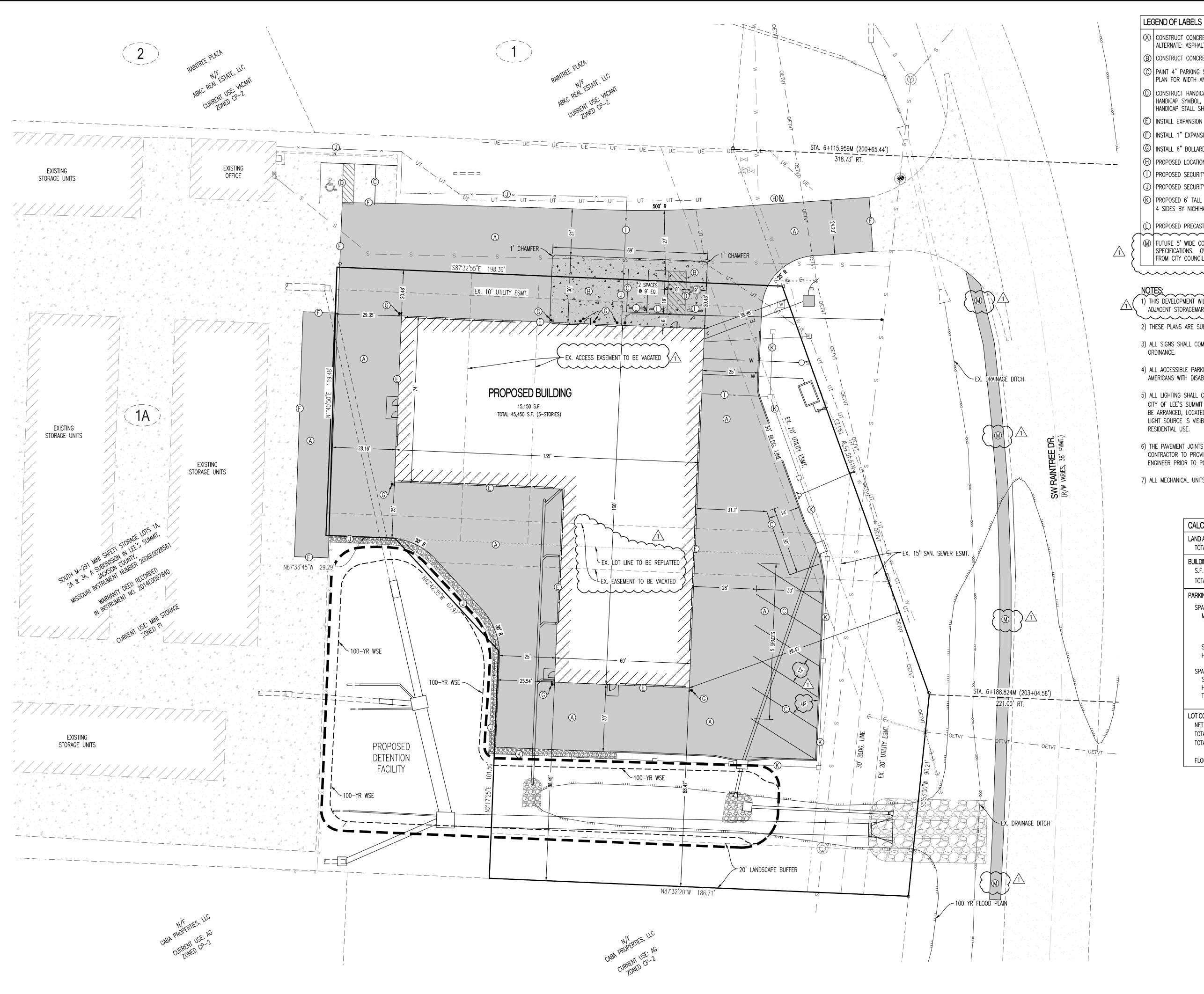
DRAWING INCLUDES:

UTILITY PLAN

DESIGNED: TDC JEE PROJECT NO.: 170504

SHEET:





- CONSTRUCT CONCRETE PAVEMENT W/ INTEGRAL CURB AS SHOWN. REFER TO PAVEMENT CROSS SECTION ON CE 7. ALTERNATE: ASPHALTIC CONCRETE WITH CURB & GUTTER. REFER TO PAVEMENT CROSS SECTION ON CE 7.
- (B) CONSTRUCT CONCRETE PAVEMENT. REFER TO DETAIL ON CE 7.
- © PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE. TYPICAL ALL STALLS EXCEPT HANDICAP STALLS. REFER TO
- CONSTRUCT HANDICAP PARKING AREA WITH SIGNAGE MOUNTED TO BUILDING AND ADA RAMPS. PAINT 4" STRIPE AND HANDICAP SYMBOL, COLOR BLUE. PAINT HATCH AREA AS SHOWN, COLOR BLUE. SLOPE OF THE PAVEMENT AT ALL HANDICAP STALL SHALL NOT EXCEED 1:50. REFER TO DETAILS ON CE 8.
- (E) INSTALL EXPANSION JOINT BETWEEN BUILDING AND SITE PAVING. REFER TO STRUCTURAL PLANS.
- (F) INSTALL 1" EXPANSION JOINT OR TYPE A ALTERNATE EXPANSION JOINT IN PAVING. REFER TO DETAIL ON CE 7.
- INSTALL 6" BOLLARDS AS SHOWN. REFER TO DETAIL ON CE 7.
- $\widehat{\mathbb{H}}$  Proposed location of mailbox. Contractor to coordinate location with us postal service.
- PROPOSED SECURITY GATE WITH KNOX BOX MEETING FIRE DEPARTMENT REQUIREMENTS.
- D PROPOSED SECURITY FENCE. REFER TO DETAIL CE 8.
- (K) PROPOSED 6' TALL VINYL PRIVACY FENCE WITH COLUMNS EVERY 40'. COLUMNS TO BE 8' TALL AND COVERED ON ALL 4 SIDES BY NICHIHA MASONRY PRODUCT (NICHIHA CANYON BRICK - SHALE BROWN OR APPROVED EQUAL).
- PROPOSED PRECAST WHEEL STOP. REFER TO DETAIL CE 7.
- (i) FUTURE 5' WIDE CONCRETE SIDEWALK AND RAMPS MEETING ADA REQUIREMENTS AND CITY OF LEE'S SUMMIT SPECIFICATIONS. OWNER WILL BE REQUIRED TO CONSTRUCT SIDEWALK WITHIN 90 DAYS AFTER RECEIVING NOTIFICATION

#### FROM CITY COUNCIL OR WHEN THE ADJACENT PROPERTIES CONSTRUCT SIDEWALK THAT CAN BE CONNECTED TO.

) THIS DEVELOPMENT WILL UTILIZED THE EXISTING TRASH COLLECTION SERVICE FROM THE ADJACENT STORAGEMART FACILITY.

2) THESE PLANS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL PRIOR TO FINAL PERMITTING.

3) ALL SIGNS SHALL COMPLY WITH ARTICLE 9 - SIGNS, OF THE UNIFIED DEVELOPMENT

4) ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.

5) ALL LIGHTING SHALL CONFORM TO ARTICLE 8, SUBDIVISION 5 - LIGHTING STANDARDS OF CITY OF LEE'S SUMMIT UDO. ANY LIGHTS USED TO ILLUMINATE THE PARKING AREA SHALL BE ARRANGED, LOCATED OR SCREENED SO THAT LIGHT IS DIRECTED AWAY FROM AND NO LIGHT SOURCE IS VISIBLE FROM A PUBLIC STREET, A RESIDENTIALLY—ZONED AREA, OR A

6) THE PAVEMENT JOINTS SHOWN ARE A GRAPHICAL REPRESENTATION OF A POSSIBLE JOINT CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH JOINT LAYOUT FOR APPROVAL BY ENGINEER PRIOR TO POURING OF PAVEMENT.

7) ALL MECHANICAL UNITS SHALL BE SCREENED PER UDO ARTICLE 8.

NET LAND AREA:

TOTAL OPEN SPACE:

FLOOR AREA RATIO:

TOTAL IMPERVIOUS SURFACE AREA:

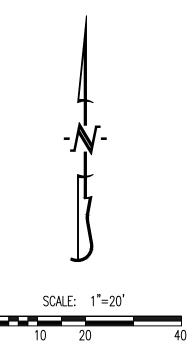
LAND AREA:	
TOTAL LAND AREA:	1.27
BUILDING DETAILS:	
S.F. PER FLOOR:	15,150 SC
TOTAL S.F. (3-STORIES)	45,450 SC
PARKING SUMMARY:	
SPACES REQUIRED:  MINI-WAREHOUSE STORAGE FACILITY  - 2 FOR FACILITY  - 1 PER EMPLOYEE MAX. SHIFT	
STANDARD SPACES REQUIRED (2 EMPLOYEES, MAX SHIFT): HANDICAP SPACES REQUIRED:	4 SPA 1 SF
SPACES PROVIDED:	
STANDARD SPACES PROVIDED:	4 SPA
HANDICAP SPACES PROVIDED:	2 SF
TOTAL SPACES PROVIDED:	6 SPA

55,449 SQ.FT.

33,122 SQ.FT. 22,327 SQ.FT.

40%

82%



REVISIONS:

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> TIMOTHY D. CROCKETT MO LICENSE - 2004000775

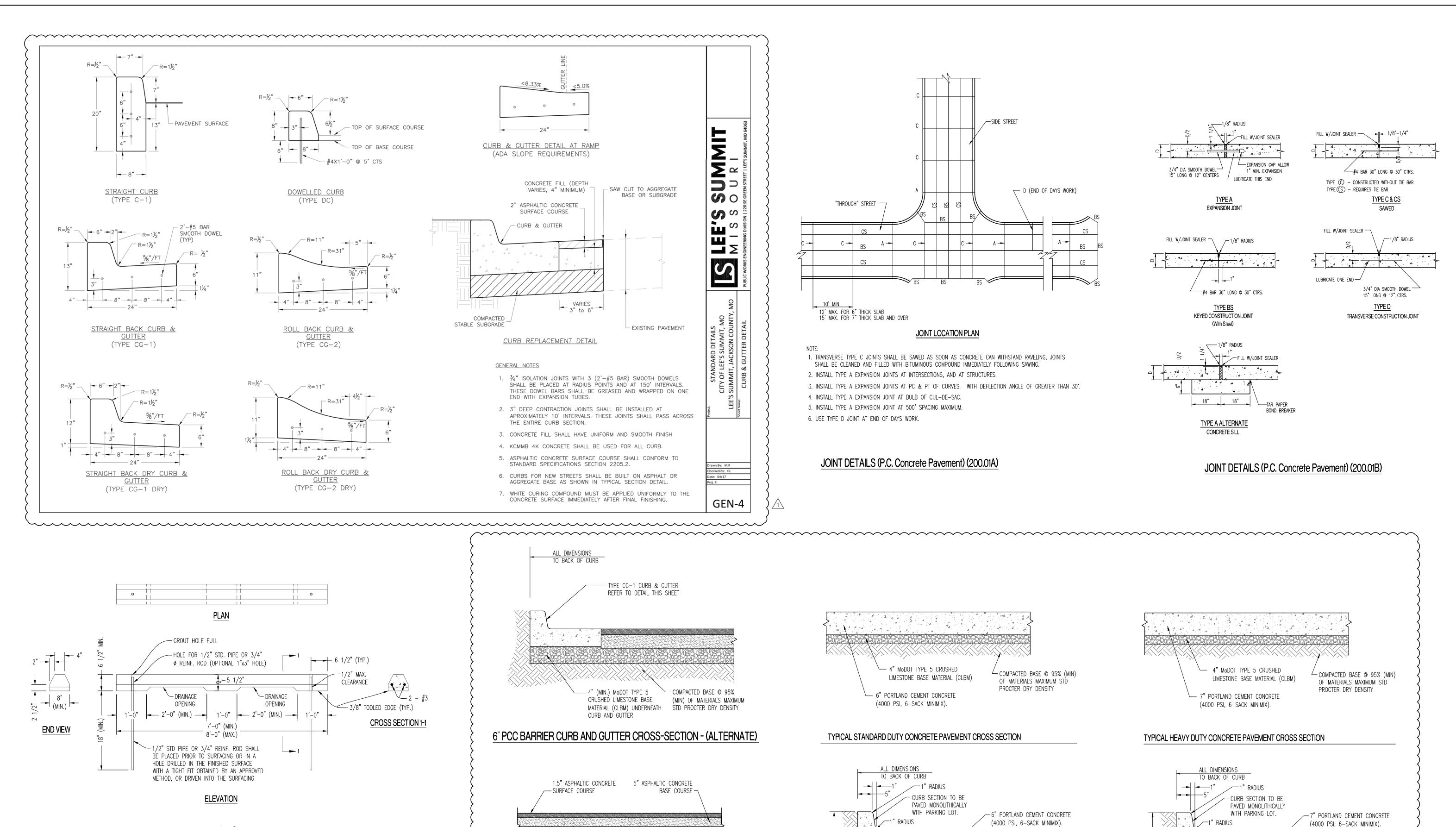
STORAGE MART 156

DRAWING INCLUDES:

SITE PLAN

DESIGNED: JEE DRAWN:

PROJECT NO.: 170504 SHEET:



COMPACTED BASE @ 95% (MIN) OF MATERIALS

LIMESTONE BASE MATERIAL

(CLBM)

(MIN) OF MATERIALS MAXIMUM

STD PROCTER DRY DENSITY

6" BARRIER CURB CROSS-SECTION (DRIVEWAY APPROACH)

STANDARD DUTY CONCRETE PAVEMENT

acksquare

MAXIMUM STD PROCTER DRY DENSITY

6" MoDOT TYPE 5 CRUSHED LIMESTONE BASE

TYPICAL ASPHALTIC PAVEMENT CROSS-SECTION (ALTERNATE)

MATERIAL (CLBM)

← € PARKING STALL

- PAINTED STRIPES IF SHOWN ON THE

DRAWINGS OR REQ'D BY THE SPECIFICATIONS

INSTALLATION PLAN

PRECAST CONCRETE WHEEL STOP DETAILS

- WHEEL STOP

1'-0" TO EDGE

OF PARKING STALL~

DRAWING INCLUDES: SITE CONSTRUCTION DETAILS LIMESTONE BASE MATERIAL DRAWN:

(MIN) OF MATERIALS MAXIMUM

(CLBM)

STD PROCTER DRY DENSITY

HEAVY DUTY CONCRETE PAVEMENT

6" BARRIER CURB CROSS-SECTION FOR HEAVY DUTY PAVEMENT

DESIGNED: TDC JEE PROJECT NO.: 170504

3920 S. STATE ROUTE 291 ECTION 3, TOWNSHIP 47 NORTH, RANGE 31 W LEE'S SUMMIT, JACKSON COUNTY, MISSOL

STORAGE MART 156

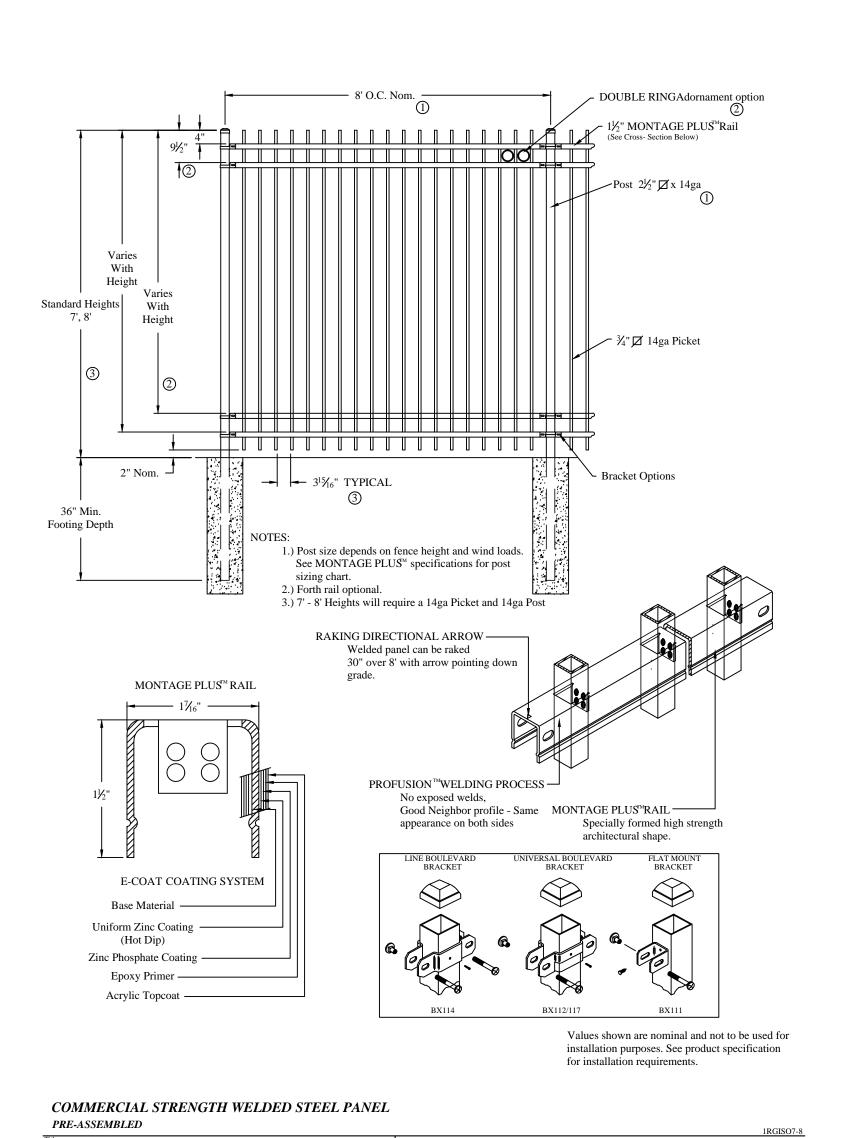
SHEET:

REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

TIMOTHY D. CROCKETT

MO LICENSE - 2004000775



1555 N. Mingo

Tulsa, OK 74116

1-888-333-3422

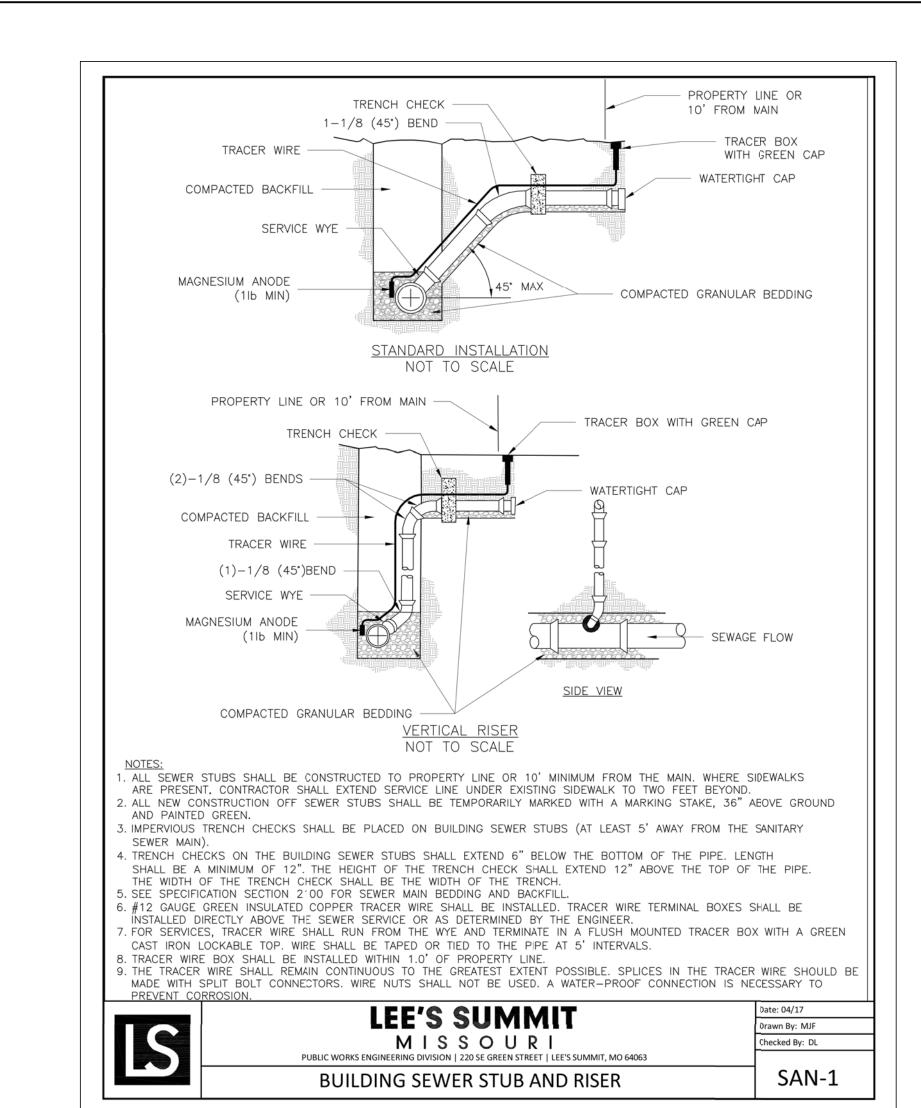
www.ameristarfence.com

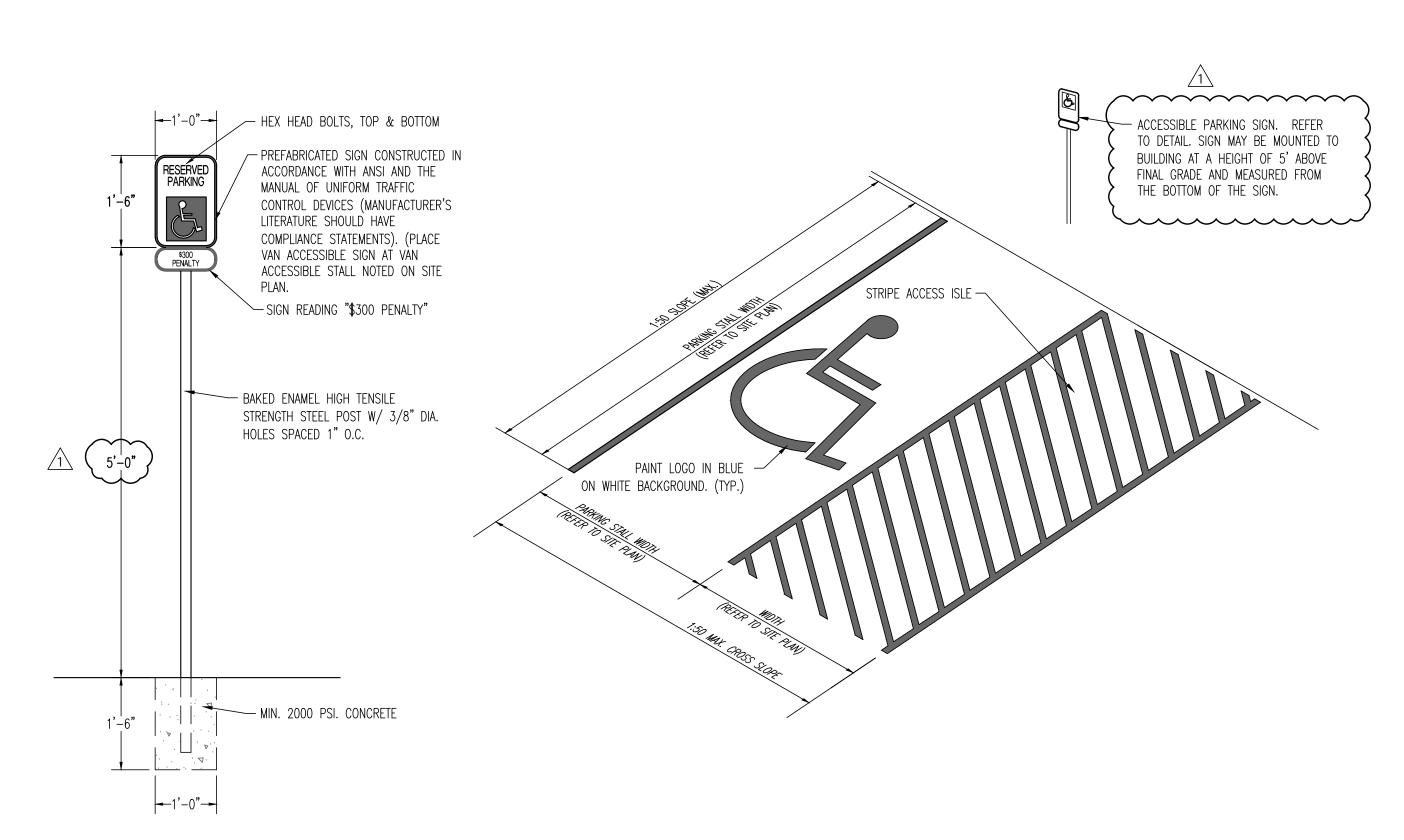
MONTAGE COMMERCIAL GENESIS 3/4-RAIL

REV: d

DR: NJB SH. 10f 1 SCALE: DO NOT SCALE

CK: BS Date 9/21/11





ACCESSIBLE PARKING SIGN

ACCESSIBLE PARKING STALL AREA DETAIL

MART 156

ROUTE 291
IORTH RANGE 31 WEST

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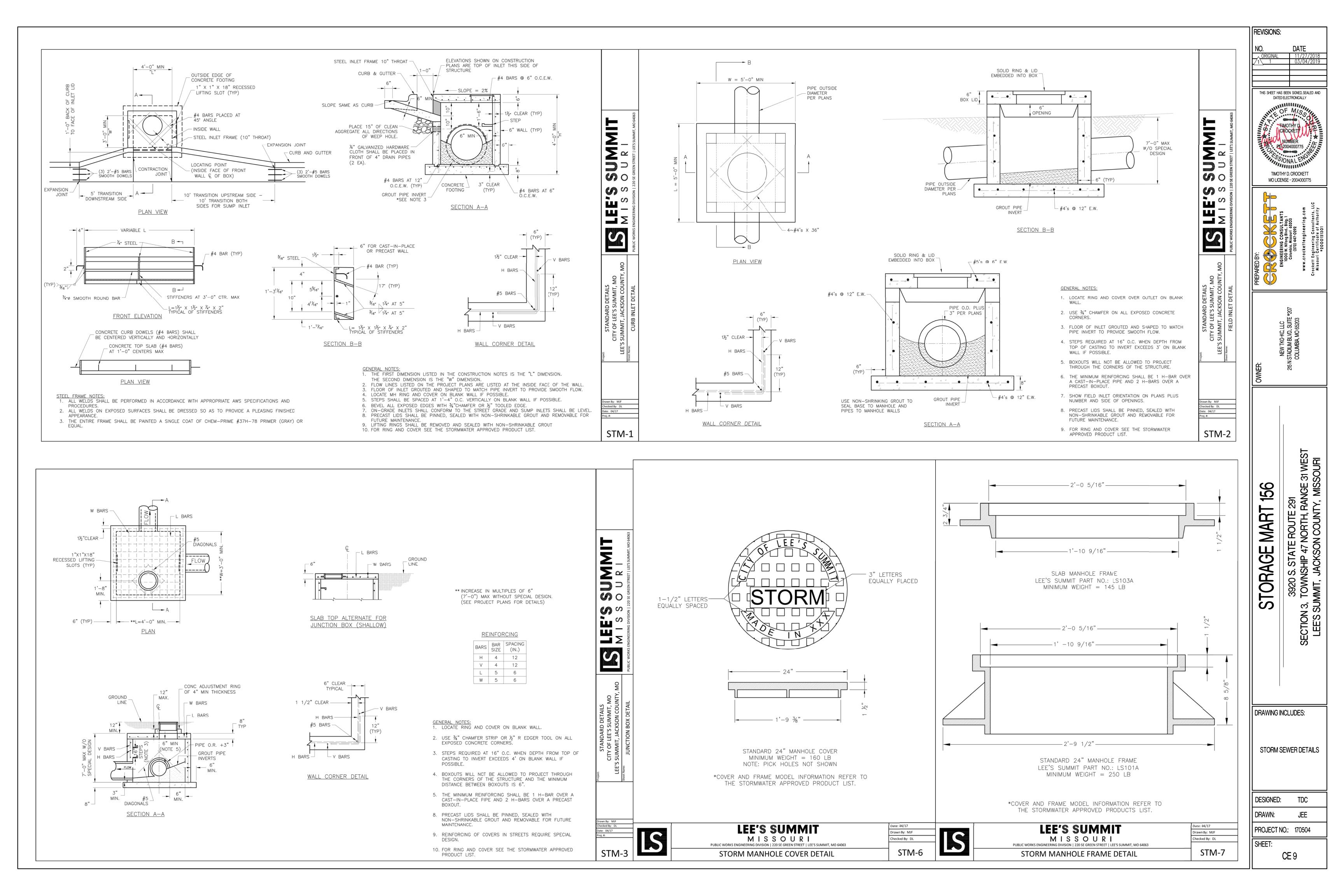
STORAGE MART 156
3920 S. STATE ROUTE 291
ECTION 3, TOWNSHIP 47 NORTH, RANGE 31 W
LEE'S SUMMIT, JACKSON COUNTY, MISSOU

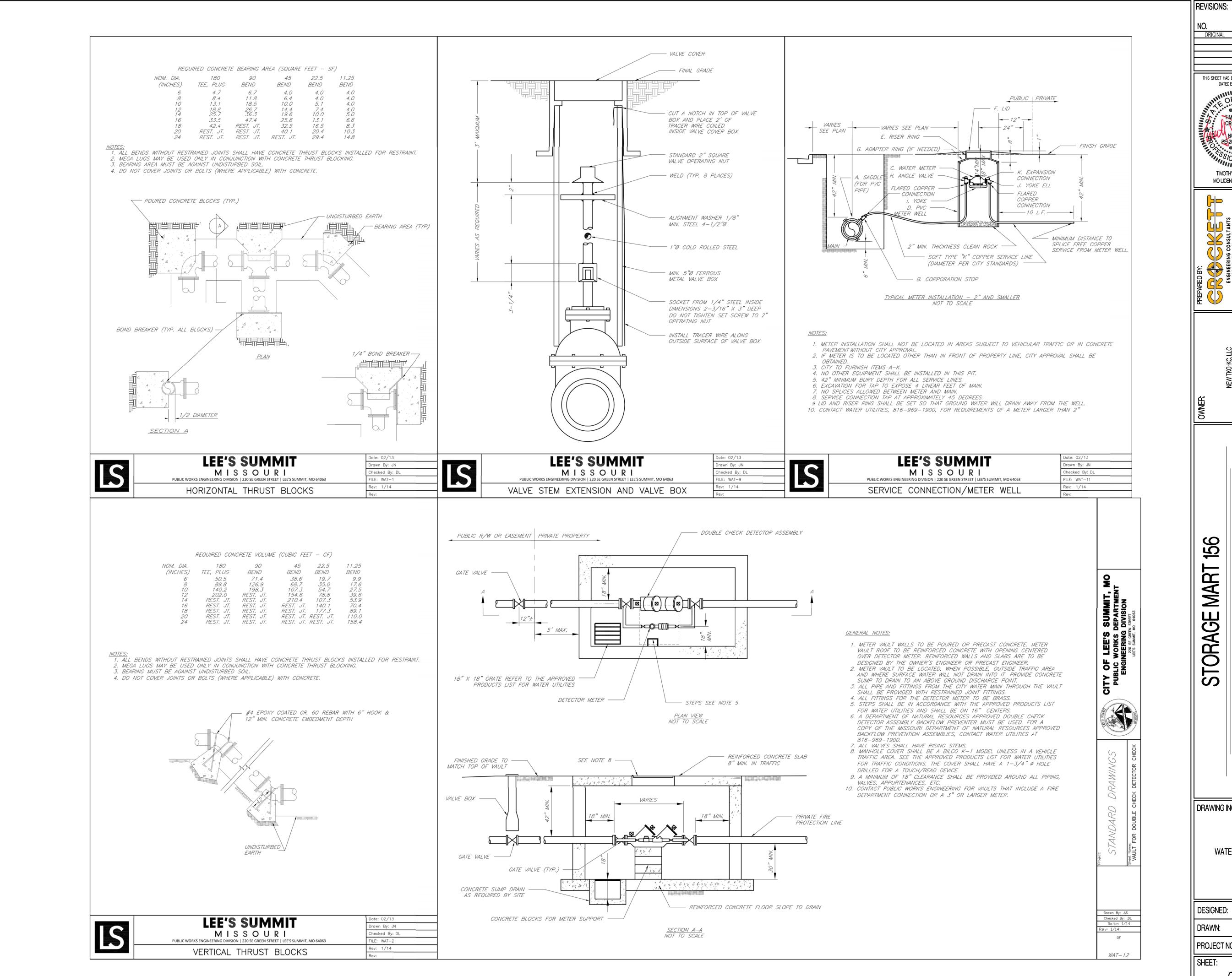
DRAWING INCLUDES:

ACCESSIBLE PARKING, SANITARY SEWER & SECURITY FENCE DETAILS

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504

SHEET:





| REVISIONS: DATED ELECTRONICALLY

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**MART 156** STORAGE

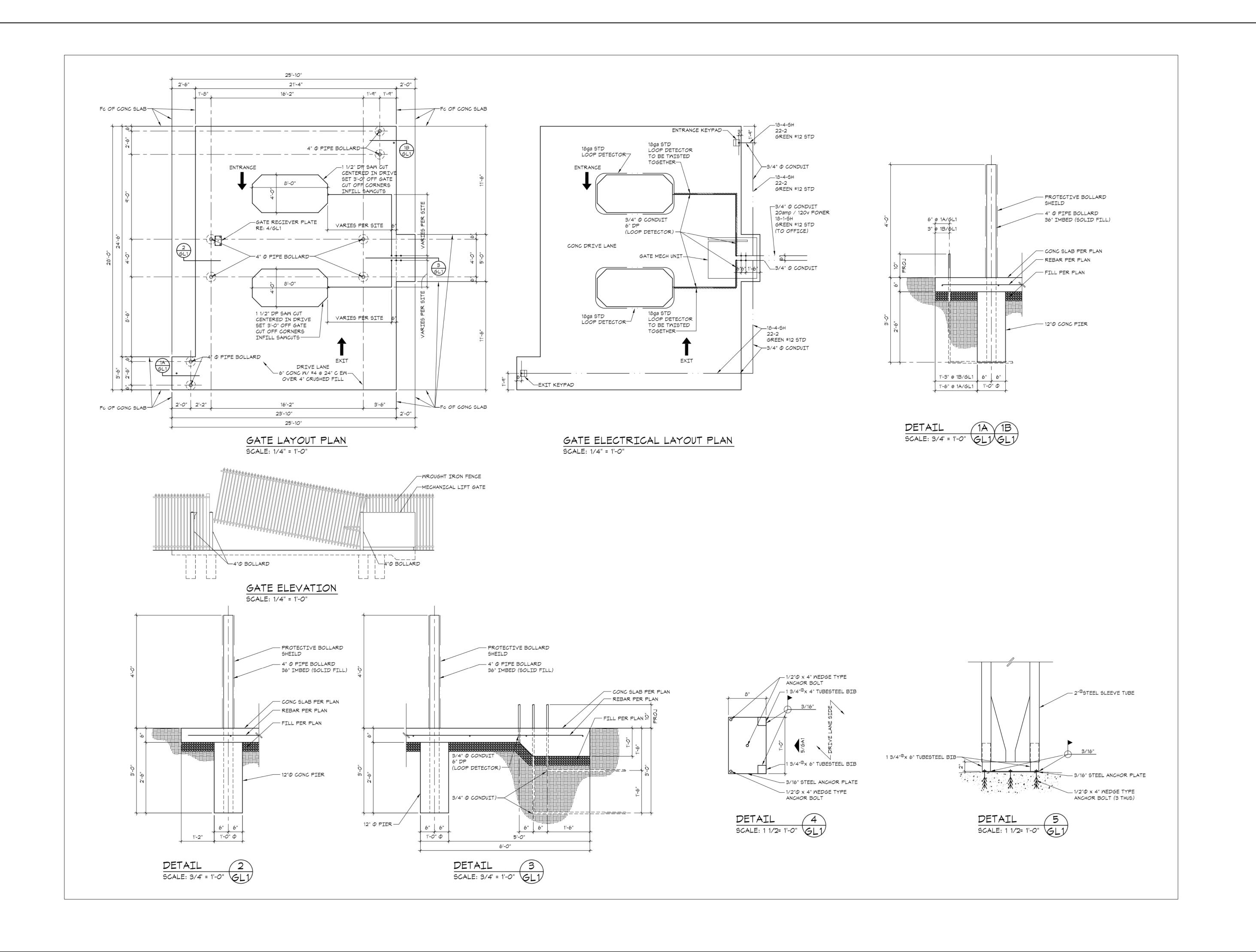
3920 S. STATE ROUTE 291 CTION 3, TOWNSHIP 47 NORTH, RANGE LEE'S SUMMIT, JACKSON COUNTY, MIS

DRAWING INCLUDES:

WATER DETAILS

TDC DRAWN: JEE PROJECT NO.: 170504

SHEET:



REVISIONS:

NO. DATE

ORIGINAL 11/27/2018

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TIMOTHY D.

TIMOTHY D.

CROCKETT

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OF M/S

TIMOTHY D.

CROCKETT

NUMBER

PEN2004000775

TIMOTHY D. CROCKETT

MO LICENSE - 2004000775

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1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority

NEW TKG-KC, LLC 215 N STADIUM BLVD., SUITE #207 COLUMBIA, MO 65203

STORAGE MART 156
3920 S. STATE ROUTE 291

3920 S. STATE ROUTE 291
SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

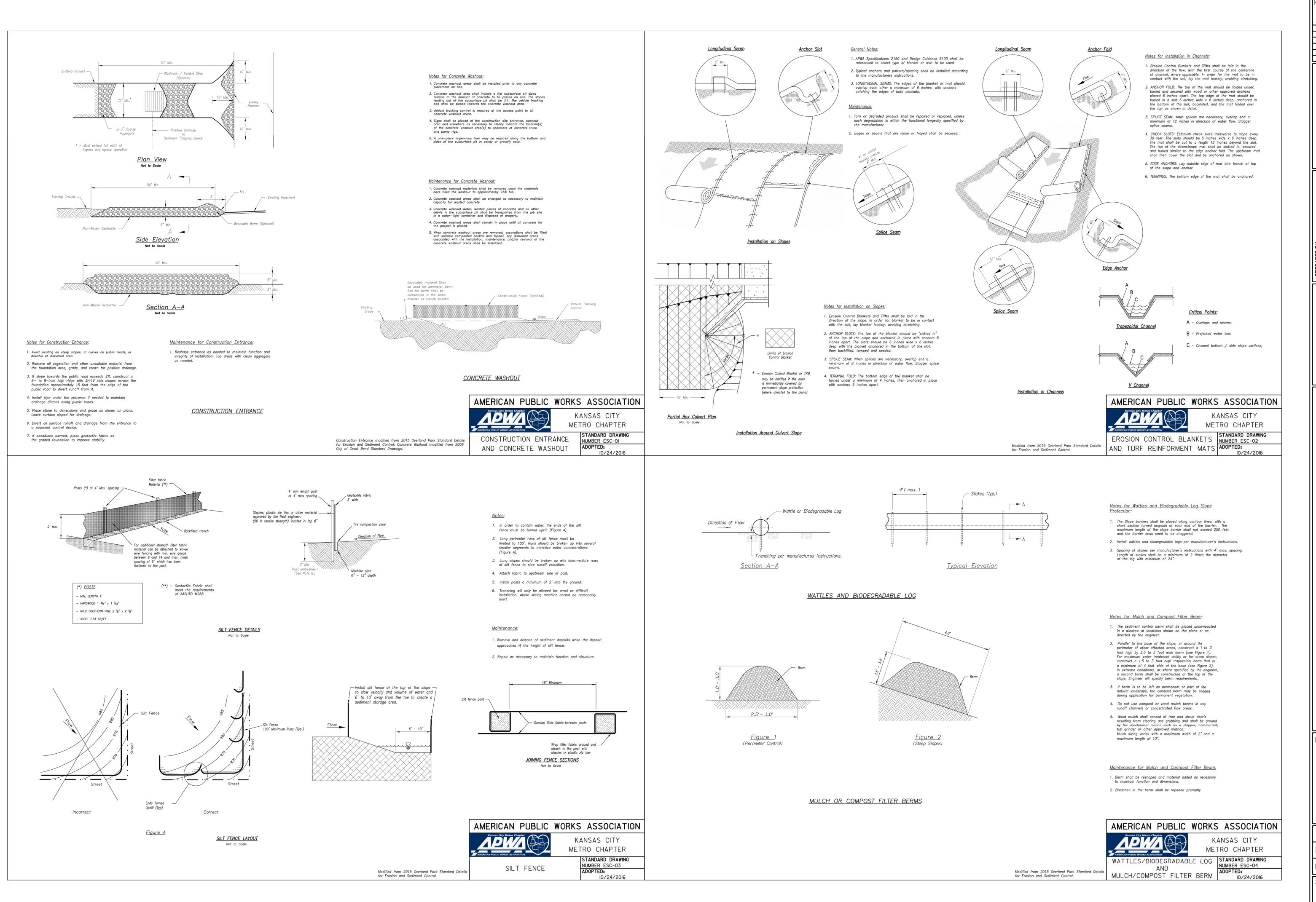
SECURITY GATE DETAILS

DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170504

SHEET:



REVISIONS:

NO. DATE

ORIGINAL 11/27/20

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OF MISS

TIMOTHY D

CROCKET

NUMBER

PEN2004000775

TIMOTHY D. CROCKETT MO LICENSE - 2004000775

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NEW TKG-KC, LLC 215 N STADIUM BLVD., SUITE #207 COLUMBIA, MO 65203

E MART 156

TE ROUTE 291

47 NORTH, RANGE 31 WEST
SON COUNTY, MISSOURI

STORAGE MAR 3920 S. STATE ROUTE SECTION 3, TOWNSHIP 47 NORTH, LEE'S SUMMIT, JACKSON COUN

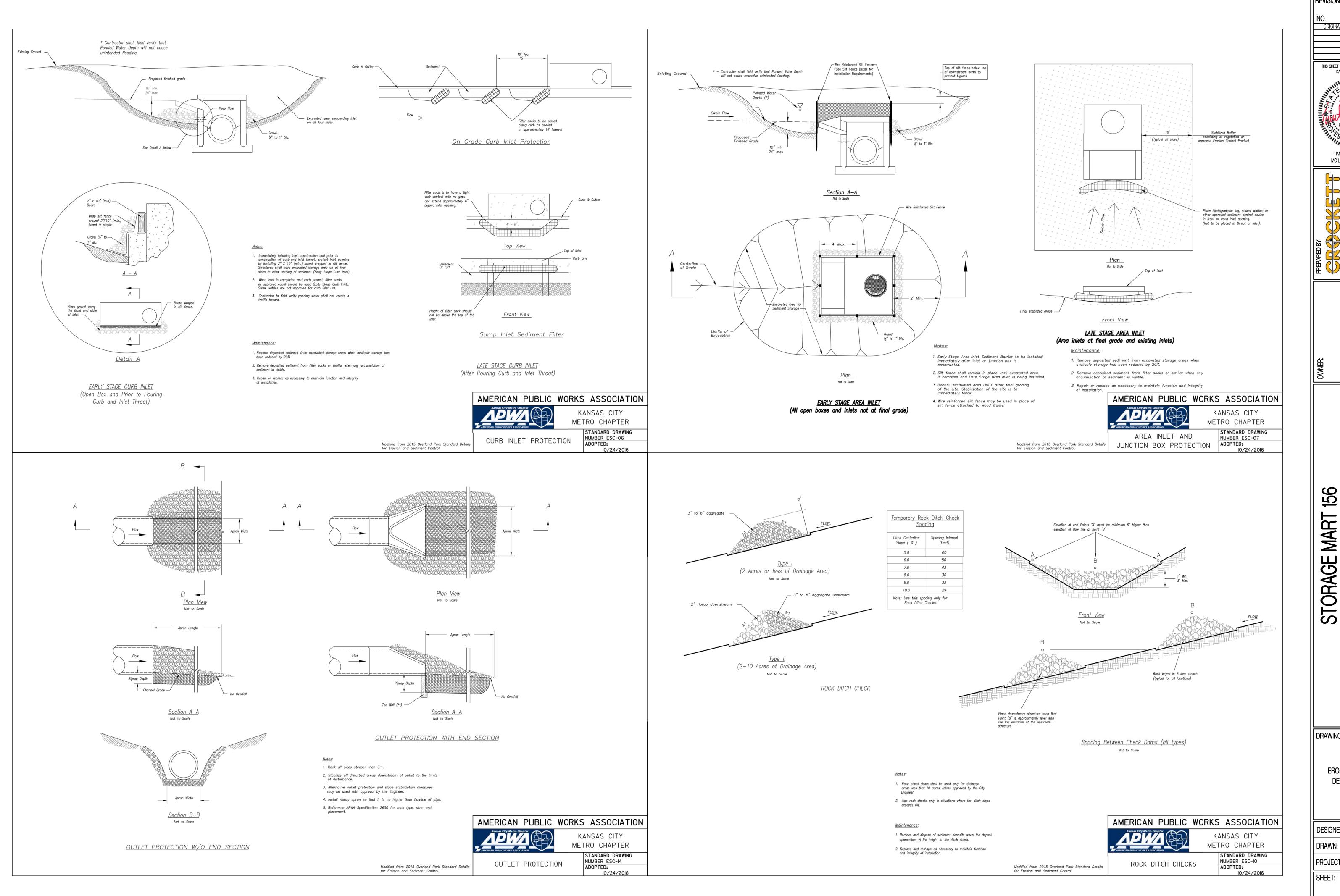
DRAWING INCLUDES:

EROSION CONTROL DETAILS

DESIGNED: TDC

DRAWN: JEE
PROJECT NO.: 170504

SHEET:



| REVISIONS: DATED ELECTRONICALLY

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3920 S. STATE ROUTE 291 CTION 3, TOWNSHIP 47 NORTH, RANGE 31 W LEE'S SUMMIT, JACKSON COUNTY, MISSOL

DRAWING INCLUDES:

**EROSION CONTROL** DETAILS (CONT.)

DESIGNED: TDC JEE PROJECT NO.: 170504