



- LEGEND OF LABELS**
- (A) 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.
 - (C) PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE. TYPICAL ALL STALLS EXCEPT HANDICAP STALLS. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
 - (D) CONSTRUCT HANDICAP PARKING AREA WITH SIGNAGE MOUNTED TO BUILDING AND ADA RAMP. 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.
 - (G) INSTALL 6" BOLLARDS AS SHOWN. REFER TO DETAIL ON CE 7.
 - (H) PROPOSED LOCATION OF MAILBOX. CONTRACTOR TO COORDINATE LOCATION WITH US POSTAL SERVICE.
 - (I) PROPOSED SECURITY GATE WITH KNOX BOX MEETING FIRE DEPARTMENT REQUIREMENTS.
 - (J) PROPOSED SECURITY FENCE. REFER TO DETAIL CE 8.
 - (K) PROPOSED 6' TALL VINYL PRIVACY FENCE.
 - (L) PROPOSED PRECAST WHEEL STOP. REFER TO DETAIL CE 7.
 - (M) 5' WIDE, 4" THICK PCC SIDEWALK PER CITY OF LEE'S SUMMIT SPECIFICATIONS. MAXIMUM CROSS SLOPE AT 1:50.

- NOTES:**
- 1) THIS DEVELOPMENT WILL UTILIZED THE EXISTING TRASH COLLECTION SERVICE FROM THE ADJACENT STORAGE MART 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 ORDINANCE.
 - 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 RESIDENTIAL USE.
 - 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.

CALCULATIONS:

LAND AREA:		
TOTAL LAND AREA:		1.27 AC
BUILDING DETAILS:		
1ST FLOOR:	16,541 SQ.FT.	
2ND FLOOR:	14,961 SQ.FT.	
3RD FLOOR:	14,961 SQ.FT.	
TOTAL S.F. (3-STORIES)	46,463 SQ.FT.	
PARKING SUMMARY:		
SPACES REQUIRED:		
MINI-WAREHOUSE STORAGE FACILITY		
- 2 FOR FACILITY		
- 1 PER EMPLOYEE MAX. SHIFT		
STANDARD SPACES REQUIRED (2 EMPLOYEES, MAX SHIFT):	4 SPACES	
HANDICAP SPACES REQUIRED:	1 SPACE	
SPACES PROVIDED:		
STANDARD SPACES PROVIDED:	4 SPACES	
HANDICAP SPACES PROVIDED:	2 SPACE	
TOTAL SPACES PROVIDED:	6 SPACES	
LOT COVERAGES:		
NET LAND AREA:	55,449 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	37,384 SQ.FT.	60%
TOTAL OPEN SPACE:	18,065 SQ.FT.	40%
FLOOR AREA RATIO:		84%

REVISIONS:

NO.	DATE
ORIGINAL	05/02/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

**PRELIMINARY
(NOT FOR CONSTRUCTION)**

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STORAGE MART 156
3920 S. STATE ROUTE 291
SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

SITE PLAN

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170604
SHEET: CE 6

