BILL NO. 19-172 **ORDINANCE NO. 8701**

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN INDOOR CLIMATE CONTROLLED STORAGE FACILITY THAT ALSO INCLUDES LIMITED OUTDOOR NON-CLIMATE CONTROLLED UNIT ACCESS AND VEHICULAR STORAGE IN DISTRICT PI ON LAND LOCATED AT 3930 AND 3924 SW RAINTREE DRIVE, PROPOSED STORAGE MART, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2018-220 submitted by New TGK-KC, LLC, requesting a special use permit for an indoor climate controlled storage facility that also includes limited outdoor non-climate controlled unit access and vehicular storage in District PI (Planned Industrial District) on land located at 3930 and 3924 SW Raintree Drive was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the special use permit on July 11, 2019, and rendered a report to the City Council recommending 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 August 6, 2019, and approved a motion for a second ordinance reading to approve the special use permit for said property; and,

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 6.1185 and Section 6.1020 of the Unified Development Ordinance to allow for an indoor climate controlled storage facility that also includes limited outdoor non-climate controlled unit access and vehicular storage in District PI with a special use permit is hereby granted for a period of 25 years, with respect to the following described property:

> *South M-291 Safety Mini Storage Lots 1 and 2, a subdivision in Lee's Summit, Jackson County, Missouri.*

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for a period of 25 years.

SECTION 3. That development shall be in accordance with the preliminary development plan, date stamped May 21, 2019, appended hereto and made a part hereof.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 6. 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 13th day of August, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 14th day of August, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

LEE'S SUMMIT
MISSOURI

DEVELOPMENT REVIEW FORM
TRANSPORTATION IMPACT

DATE:	July 3, 2019	**CONDUCTED BY:**	Michael K Park, PE, PTOE
SUBMITTAL DATE:	May 21, 2019	**PHONE:**	816.969.1800
APPLICATION #:	PL2018222	**EMAIL:**	Michael.Park@cityofls.net
PROJECT NAME:	STORAGE MART	**PROJECT TYPE:**	Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT *(Streets, Developments)*

The proposed development is located along the west side of Raintree Drive, south of M-150 Highway. The development is the planned expansion of an existing mini-warehouse facility. Commercial property lies to the north, residential to the west, M-291 Highway to the east and undeveloped property to the south.

ALLOWABLE ACCESS

The proposed development will be accessed from an existing driveway. There another existing curb cut along the property in close proximity to the aforementioned driveway that will be removed.

EXISTING STREET CHARACTERISTICS *(Lanes, Speed limits, Sight Distance, Medians)*

Raintree Drive is a two-lane, undivided, uncurbed, collector with a 45 mph speed limit and paved shoulders in the vicinity of the development. Though generally described by the City's Unimproved Road Policy as an interim standard adjacent to the proposed development, the City Unimproved Road Policy does not apply to MoDOT facilities such as Raintree Drive adjacent to the proposed development. Between the development and M-150 Highway, Raintree Drive is a multi-lane urban collector with curb, sidewalk, median, turn lanes, etc. Raintree Drive is a MoDOT owned and maintained roadway from M-150 Highway to the Raintree Subdivision located nearly 1/2 mile south of the project. The intersection of Raintree Drive at M-150 Highway is traffic signal controlled. There are no sight distance concerns within the study area.

ACCESS MANAGEMENT CODE COMPLIANCE? **YES** ☒ **NO** ☐

The proposed development plan and access is in compliance with the City's Access Management Code and MoDOT Access Management Guidelines.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	116	58	58
A.M. Peak Hour	7	4	3
P.M. Peak Hour	12	6	6

The trip generation shown above was determined based on the proposed development using the ITE Trip Generation Manual, 10th Edition.

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The proposed development will not likely generate more than 100 vehicle trips to the surrounding street system during any given peak hour, a condition that requires a traffic impact study based on the Access Management Code.

Although a traffic impact study is not required, the applicant submitted a Trip Generation Assessment, conducted by CBB, dated March, 26, 2018. Staff concurs with the submitted Trip Generation Assessment. Considering the minimal amount of traffic likely generated by the proposed development during peak hours and the existing roadway conditions, capacity and other factors such as access, there are no concerns regarding the impact of the proposed development to traffic safety or traffic operations on the surrounding street system.

LIVABLE STREETS *(Resolution 10-17)* **COMPLIANT** ☒ **EXCEPTIONS** ☐

The proposed preliminary development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

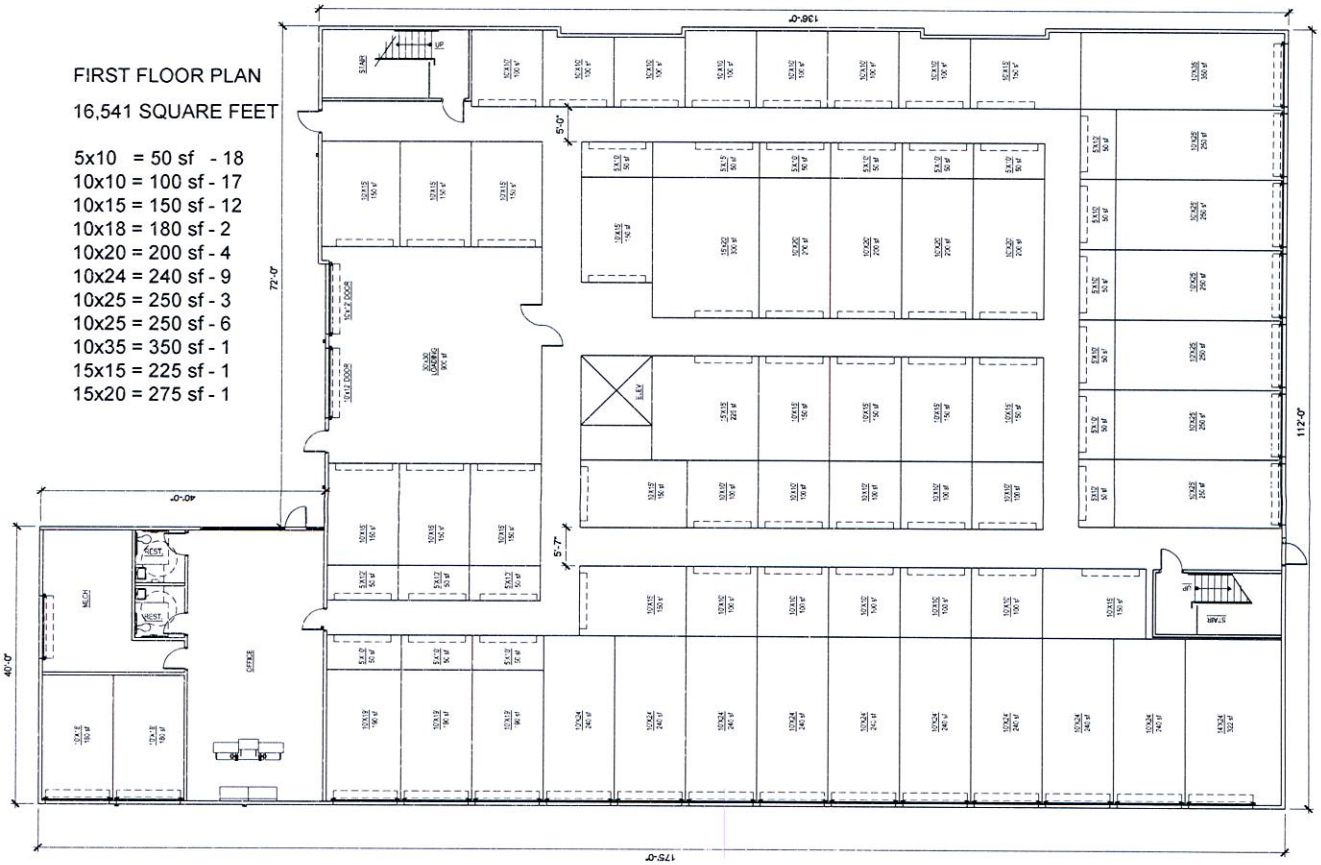
RECOMMENDATION: **APPROVAL** ☒ **DENIAL** ☐ **N/A** ☐ **STIPULATIONS** ☐
Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed preliminary development plan.

FIRST FLOOR PLAN

16,541 SQUARE FEET

5x10 = 50 sf - 18
10x10 = 100 sf - 17
10x15 = 150 sf - 12
10x18 = 180 sf - 2
10x20 = 200 sf - 4
10x24 = 240 sf - 9
10x25 = 250 sf - 3
10x25 = 250 sf - 6
10x35 = 350 sf - 1
15x15 = 225 sf - 1
15x20 = 275 sf - 1



MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PWArchitects, Inc.
Peckham & Wright Architects, Inc., d.b.a.
2120 Forum Blvd, Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2682
Peckham & Wright Architects or Architectural Corporation
Missouri State Certificate of Authority No. 000244

Storage Mart

STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn	Project Number
LC	2018XX
Checked	CAD File Name (Number)
EM	

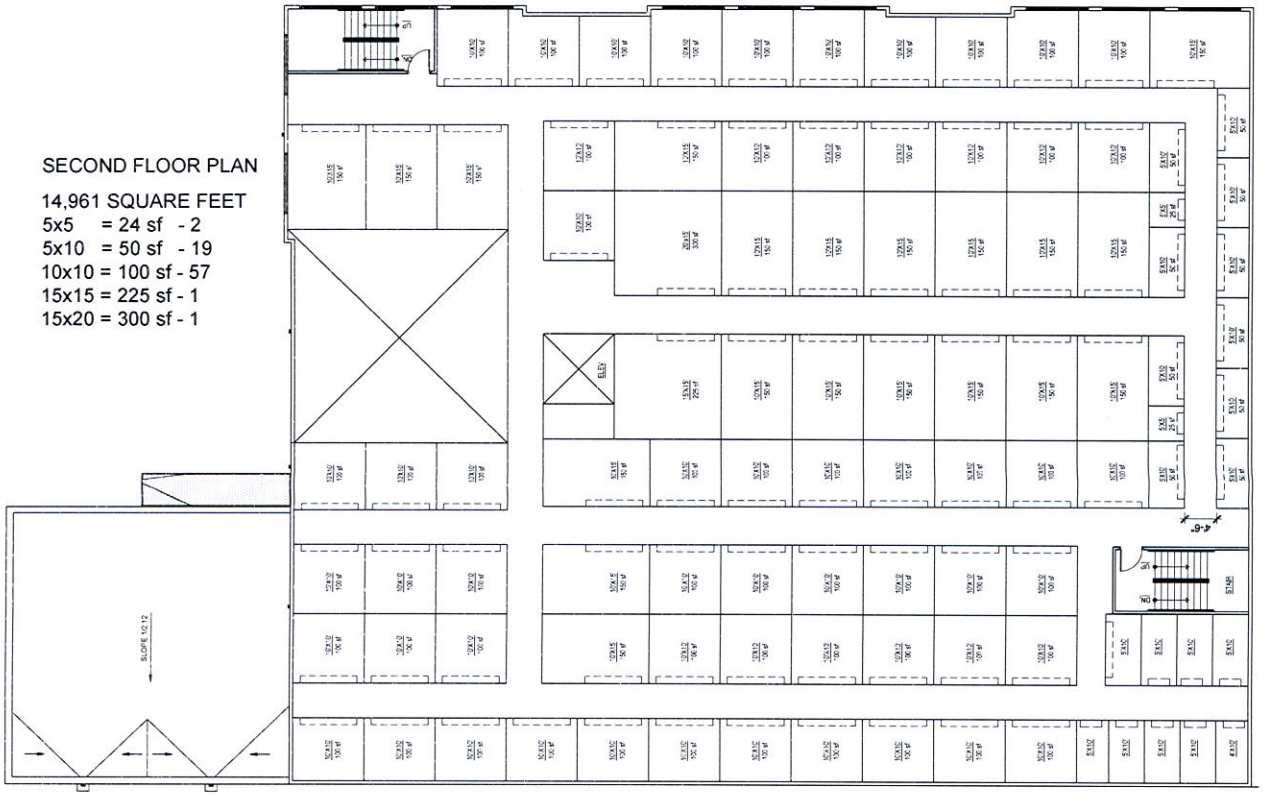
Drawing Title
MAIN FLOOR PLAN

No	Revisions	Date

Submission Date	Drawing Number
04/22/2019	A101
Plot Date	
04/22/2019	

SECOND FLOOR PLAN

14,961 SQUARE FEET
5x5 = 24 sf - 2
5x10 = 50 sf - 19
10x10 = 100 sf - 57
15x15 = 225 sf - 1
15x20 = 300 sf - 1



2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

Packham & Wright Architects, Inc., d.b.a.
PW Architects, Inc.
2120 Forum Blvd, Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2683
Architect & Wright Architects or Architectural Consultants
Missouri State Certificate of Authority No. 000244

StorageMart

STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn: LC	Project Number: 2018XX
Checked: EM	CAD File Name (Number):

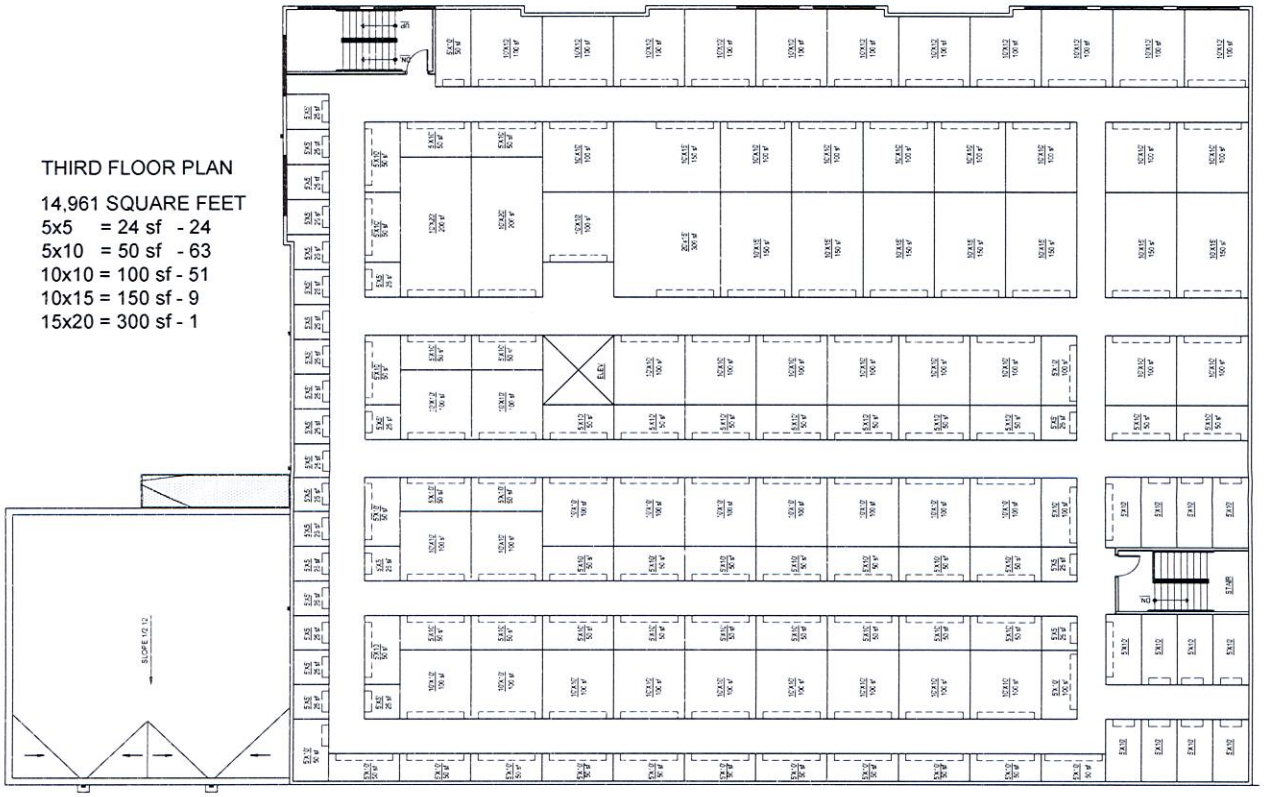
Drawing Title: SECOND FLOOR PLAN

No	Revisions	Date

Submission Date: 04/22/2019
Plot Date: 04/22/2019
Drawing Number: A102

THIRD FLOOR PLAN

14,961 SQUARE FEET
5x5 = 24 sf - 24
5x10 = 50 sf - 63
10x10 = 100 sf - 51
10x15 = 150 sf - 9
15x20 = 300 sf - 1



A1 3rd FLOOR PLAN
SCALE 1/8" = 1'-0"

Parkham & Wright Architects, Inc., d.b.a.
PW Architects, Inc.
2120 Forum Blvd, Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2683
Parkham & Wright Architects is Architectural Corporation
Missouri State Certificate of Authority No. 000244

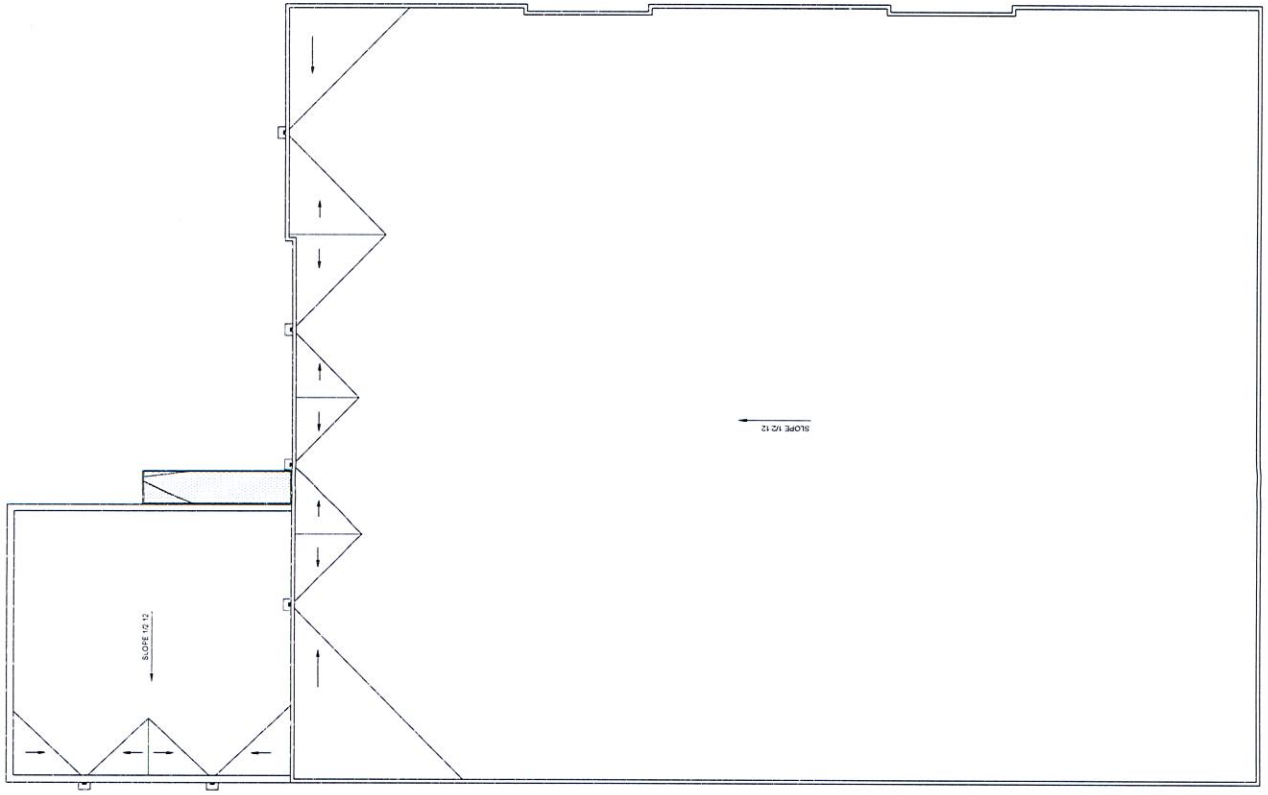
StorageMart

STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn: LC	Project Number: 2018XX
Checked: EM	CAD File Name (Number):
Drawing Title: THIRD FLOOR PLAN	

No	Revisions	Date

Submission Date: 04/22/2019
Plot Date: 04/22/2019
Drawing Number: A103



A1 3rd FLOOR PLAN
SCALE 1/8" = 1'-0"

Peckham & Wright Architects, Inc., d.b.a.
PWArchitects, Inc.
2120 Forum Blvd. Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2683
Peckham & Wright Architects Architectural Corporation
Missouri State Certificate of Authority No. 000244

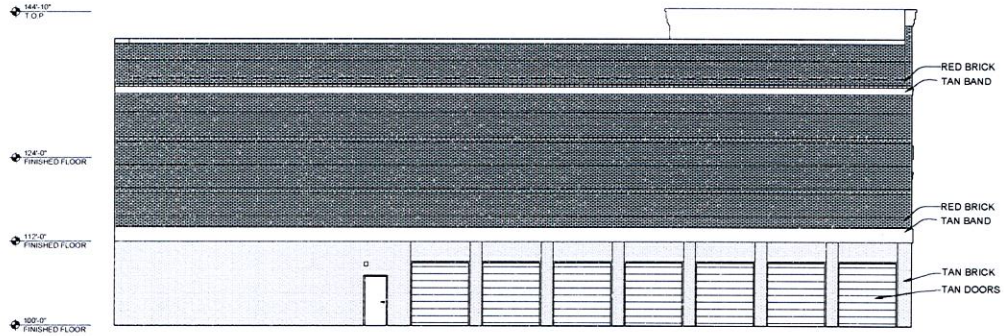
StorageMart

STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn: LC	Project Number: 2018XX
Checked: EM	CAD File Name (Number):
Drawing Title: ROOF PLAN	

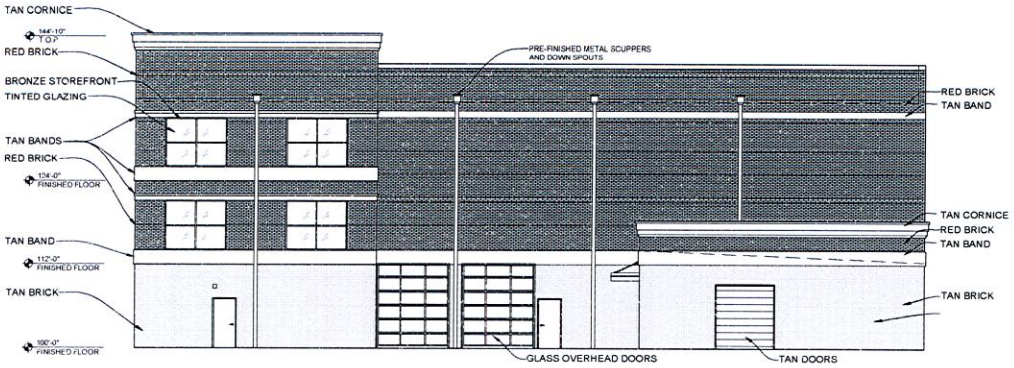
No	Revisions	Date

Submission Date: 04/22/2019	Drawing Number: A104
Plot Date: 04/22/2019	



J1 00 A101 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

E1 00 A101 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A1 00 A101 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Peckham & Wright Architects, Inc., d.b.a.
PWArchitects, Inc.
2120 Forum Blvd, Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.499.2683
Peckham & Wright Architects is an Affiliated Corporation
Missouri State Certificate of Authority No. 000244

Storage Mart

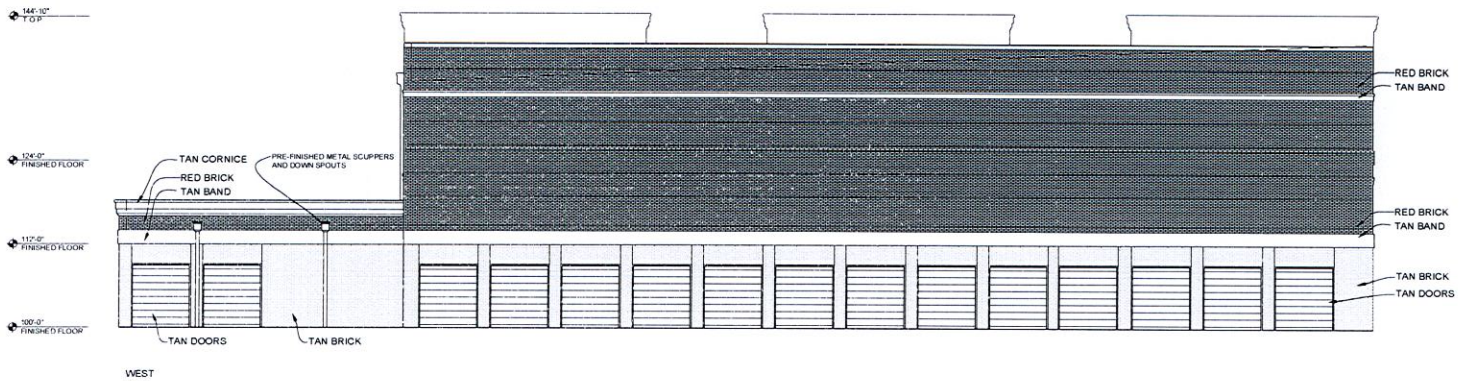
STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn	Project Number
LC, EM	2018XX
Checked	CAD File Name (Number)
EM	

Drawing Title
BUILDING ELEVATIONS

No	Revisions	Date

Submission Date	Drawing Number
04/22/2019	A201
Plot Date	
04/22/2019	



A1 00 A101 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Peckham & Wright Architects, Inc., d.b.a.
PWArchitects, Inc.
2120 Forum Blvd, Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2683
Peckham & Wright Architects an Architectural Corporation
Missouri State Certificate of Authority No. 000244

Storage Mart

STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn: LC, EM	Project Number: 2018XX
Checked: EM	CAD File Name (Number):
Drawing Title: BUILDING ELEVATIONS	

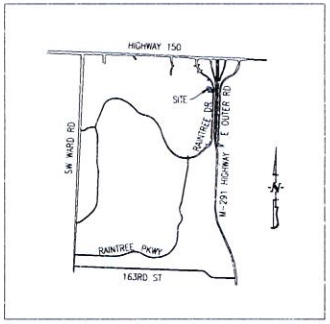
Title	Revisions	Date

Submission Date: 04/22/2019	Drawing Number: A202
Plot Date: 04/22/2019	

StorageMart

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. ELEVATION = 952.62

TBM #2 - SANITARY SEWER MANHOLE RIM LOCATED APPROX. 44' NORTHWEST OF THE SOUTHEAST CORNER OF PROJECT SITE. ELEVATION = 980.20

TBM #3 - WATER VALVE LOCATED AT THE NORTHEAST CORNER OF PROJECT SITE. ELEVATION = 984.12

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.

LEGAL DESCRIPTION:

LOT 2A AND LOT 3A, SOUTH M-291 MINI STORAGE LOTS 1A, 2A & 3A, RECORDED INSTRUMENT NO. 2006000218581, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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

WATER:

CITY OF LEE'S SUMMIT
DEPARTMENT OF PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
816-969-1800

SANITARY SEWER:

CITY OF LEE'S SUMMIT
DEPARTMENT OF PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
816-969-1800

ELECTRIC:

KCP&L
130 SE HAMBLEN ROAD
LEE'S SUMMIT, MO
816-347-4320

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 ANY EXCAVATION.

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 FROM THE EXCAVATION.

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 REQUIREMENTS.

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 1.0% 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 KEY			COVER	CE.1	CE.2	CE.3	CE.4	CE.5	CE.6	CE.7	CE.8	CE.9	CE.10	CE.11	CE.12	CE.13	LS1	EL001	EL101
Rev #	DATE	COMMENTS																	
	5/17/2019	ORIGINAL SUBMITTAL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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

SHEET INDEX CONT.:

CE 12 - EROSION CONTROL DETAILS
CE 13 - EROSION CONTROL DETAILS (CONT.)
LS1 - LANDSCAPING PLAN
EL001 - SITE LIGHTING COVER SHEET
EL101 - SITE LIGHTING PLAN

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
OOO	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
E	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
W	PROPOSED WATERLINE	H.P.	HIGH POINT
G	EXISTING GAS LINE	L.P.	LOW POINT
G	PROPOSED GAS LINE		EXISTING SIGNS
UT	EXISTING UNDERGROUND TELEPHONE		EXISTING POWER POLE
UTV	EXISTING UNDERGROUND CABLE TELEVISION		EXISTING GAS VALVE
HVE	EXISTING HIGH VOLTAGE ELECTRIC		EXISTING WATER VALVE
OE	EXISTING OVERHEAD ELECTRIC		EXISTING GAS METER
UE	EXISTING UNDERGROUND ELECTRIC		EXISTING WATER METER
OETV	EXISTING OVERHEAD ELEC. & TV		EXISTING FIRE HYDRANT
OETVT	EXISTING OVERHEAD ELEC., TV & TELE.		MANHOLE
S	EXISTING SANITARY SEWER		EXISTING SANITARY SEWER LATERAL
S	PROPOSED SANITARY SEWER		PROPOSED SANITARY SEWER LATERAL
7.5'	EXISTING MINOR CONTOUR		PROPOSED TRACER WIRE TEST STATION BOX
100.00	EXISTING MAJOR CONTOUR	AC	EXISTING AIR CONDITIONER
100.00	PROPOSED MINOR CONTOUR		EXISTING TELEPHONE PEDESTAL
100.00	PROPOSED MAJOR CONTOUR		EXISTING ELECTRICAL TRANSFORMER
	100 YEAR FLOOD PLAIN		EXISTING ELECTRIC METER
	FLOODWAY		EXISTING LIGHT POLE
	ORDINARY HIGH WATER MARK		EXISTING GUY WIRE
	STREAM SIDE BUFFER		
	OUTER STREAM BUFFER		

OWNER:
NEW TKG-KC, LLC
215 N STADIUM BLVD., SUITE #207
COLUMBIA, MO 65203
(573) 449-0091

PREPARED BY:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
E2004000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT
MO LICENSE - 2004000775

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301

SCALE: 1"=20'

0 10 20 40

LEGEND OF LABELS

(A)	SAWCUT AT NEAREST JOINT AND REMOVE EXISTING CONCRETE PAVEMENT. CONCRETE TO BE DISPOSED OFF-SITE.
(B)	EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFF-SITE.
(C)	EXISTING ASPHALT PAVEMENT TO BE SAWCUT TO ENSURE A SMOOTH JOINT.
(D)	EXISTING STORM SEWER PIPE TO BE REMOVED AND DISPOSED OF OFF-SITE. CONTRACTOR TO GRADE OPEN DITCH AND REESTABLISH VEGETATION IMMEDIATELY AFTER REGRADING OF DITCH IS COMPLETE.
(E)	EXISTING MAIL BOX TO BE RELOCATED. REFER TO SITE PLAN FOR NEW LOCATION.
(F)	EXISTING SECURITY FENCE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH OWNER.
(G)	EXISTING CONCRETE SIGN BASE TO BE REMOVED AND DISPOSED OF OFF-SITE.
(H)	EXISTING POLE SIGN TO BE REMOVED AND RETURN TO OWNER.
(I)	EXISTING SECURITY GATE TO BE RELOCATED. COORDINATE WITH OWNER.
(J)	EXISTING BOLLARD TO BE REMOVED.

REVISIONS:

NO.	DATE
ORIGINAL	07/17/2019

THIS SHEET WAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NO. LICENSE 2004000775
PROFESSIONAL ENGINEER

TIMOTHY D CROCKETT
MO. LICENSE 2004000775

SITE/CIVIL ENGINEER:

CROCKETT
ENGINEERING
Kansas City Office
5000 Mill Creek Blvd.
Lenexa, KS 66220
(913) 492-1291
www.crockettengineering.com
Crockett Engineering Consultants, LLC
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OWNER:

NEW TWO-HC LLC
2616 S.DALLAS ST., SUITE 107
COLUMBIA MO 65203

STORAGE MART 156

3920 S. STATE ROUTE 291

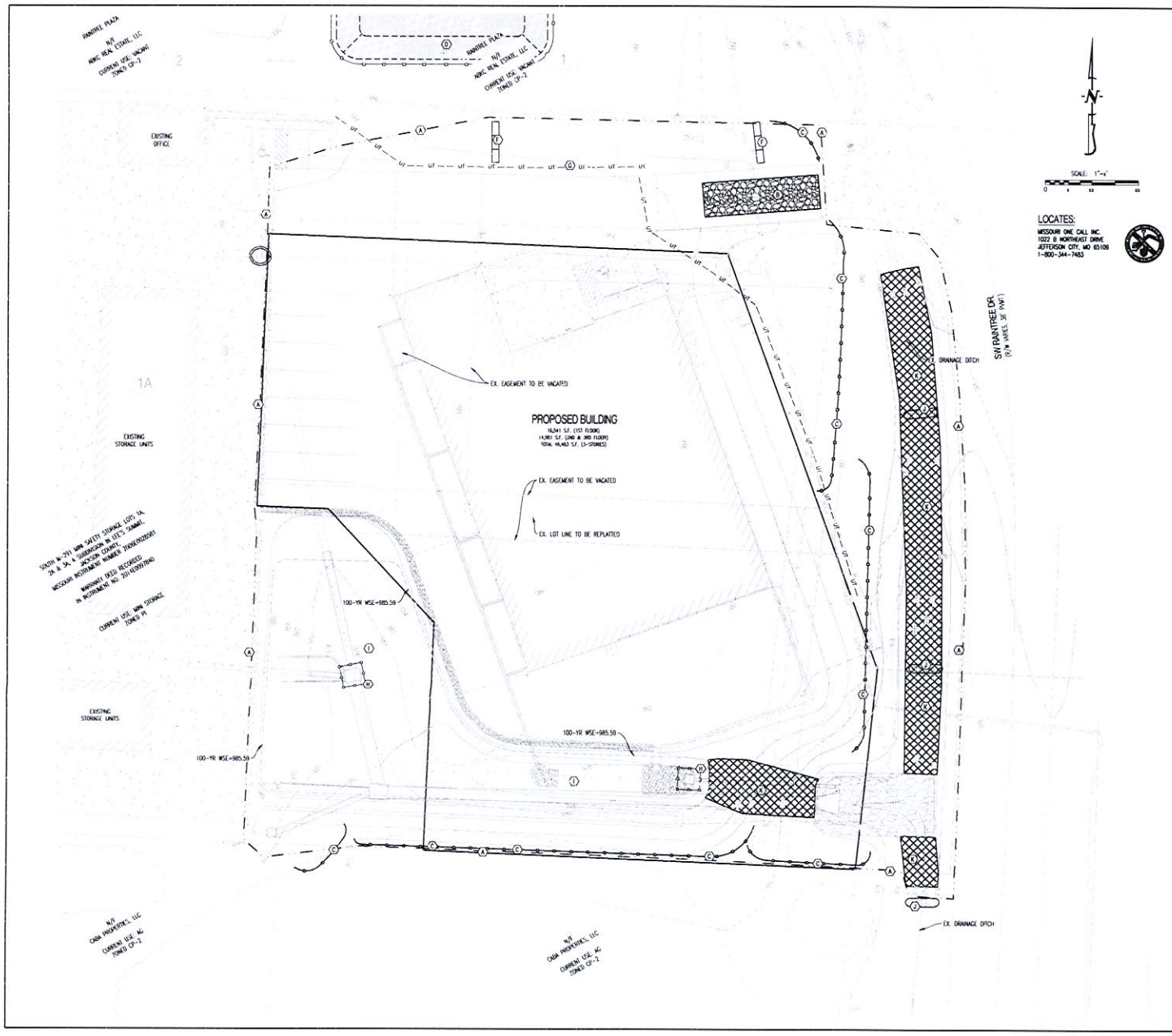
SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

DEMOLITION PLAN

DESIGNED:	TDC
DRAWN:	JEE
PROJECT NO.:	170504
SHEET:	CE1



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

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.
- (D) 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.
- (G) 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.
- (I) 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 CMAX S350 EROSION CONTROL MAT. CONTRACTOR TO INSTALL PER MANUFACTURES SPECIFICATIONS.

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 RATIO, "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

REVISIONS:

NO.	DATE
ORIGINAL	10/27/2019

"THIS SHEET" HAS BEEN DIGITALLY SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
E2004003775
REGISTERED PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT
MO LICENSE: E2004003775

SITE CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. NIFONG BLDG. 7, STE. 1
COLUMBIA, MISSOURI 65203
WWW.CROCKETTENGINEERING.COM
CROCKETT ENGINEERING CONSULTANTS, LLC
A SMALL BUSINESS CERTIFIED FIRM
TIN:813-1010

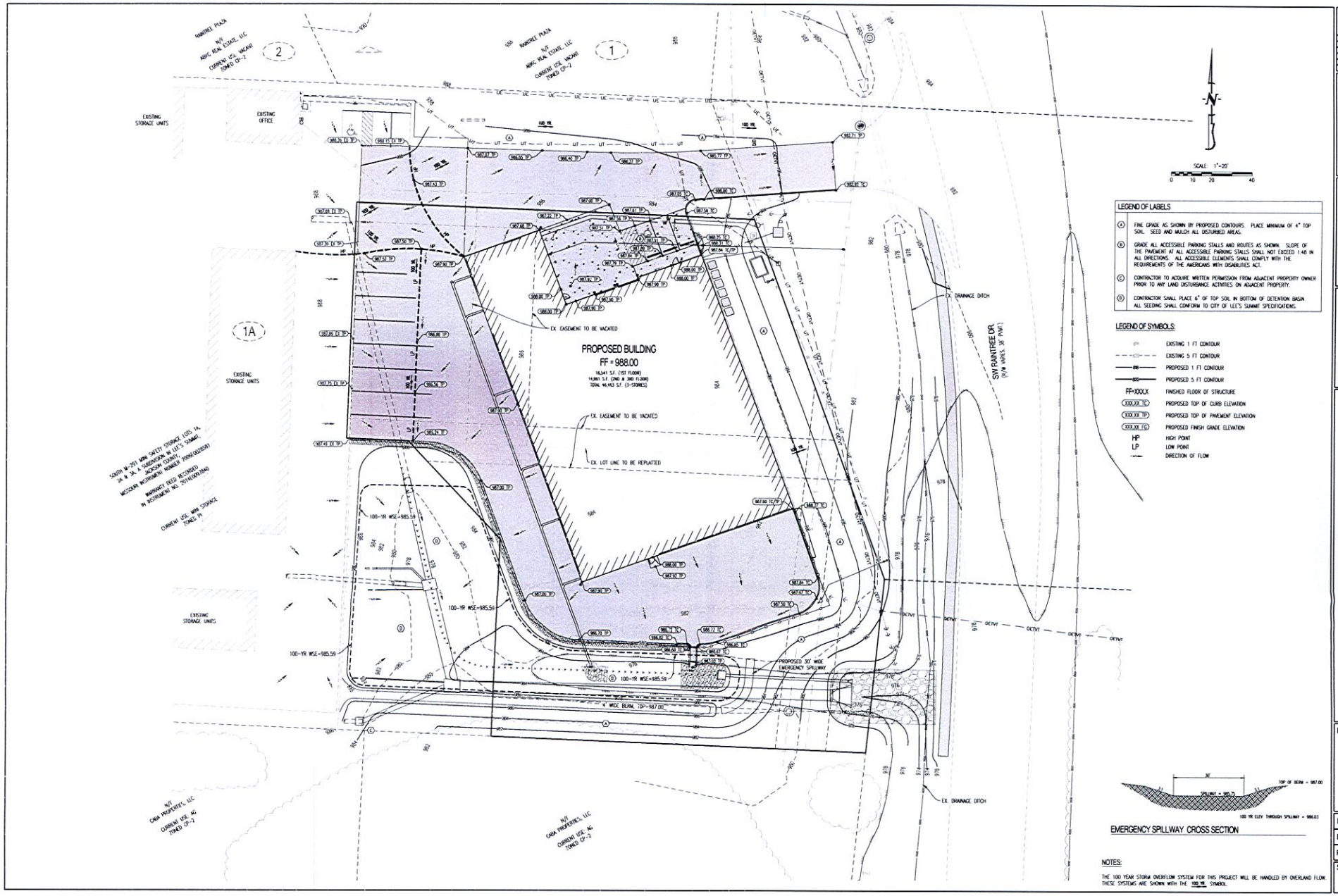
OWNER:
NEW TIGH-C, LLC
29 NITCHUM BLVD, STE #207
COLUMBIA, MO 65203

STORAGE MART 156

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

DRAWING INCLUDES:
EROSION CONTROL PLAN

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 2



LEGEND OF LABELS

(A)	FINE GRADE AS SHOWN BY PROPOSED CONTOURS. PLACE MINIMUM OF 4" TOP SOIL. SEED AND MULCH ALL DISTURBED AREAS.
(B)	GRADE ALL ACCESSIBLE PARKING STALLS AND ROUTES AS SHOWN. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. ALL ACCESSIBLE ELEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
(C)	CONTRACTOR TO ACQUIRE WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER PRIOR TO ANY LAND DISTURBANCE ACTIVITIES ON ADJACENT PROPERTY.
(D)	CONTRACTOR SHALL PLACE 6" OF TOP SOIL IN BOTTOM OF DETENTION BASIN. ALL SEEDING SHALL CONFORM TO CITY OF LEE'S SUMMIT SPECIFICATIONS.

LEGEND OF SYMBOLS:

	EXISTING 1 FT CONTOUR
	EXISTING 5 FT CONTOUR
	PROPOSED 1 FT CONTOUR
	PROPOSED 5 FT CONTOUR
FF=XXXX	FINISHED FLOOR OF STRUCTURE
XXX.XX TC	PROPOSED TOP OF CURB ELEVATION
XXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
XXX.XX FG	PROPOSED FINISH GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
	DIRECTION OF FLOW

EMERGENCY SPILLWAY CROSS SECTION

NOTES:

THE 100 YEAR STORM OVERFLOW SYSTEM FOR THIS PROJECT WILL BE HANDLED BY OVERLAND FLOW. THESE SYSTEMS ARE SHOWN WITH THE 100 YR. SYMBOL.

REVISIONS:

NO.	DATE
ORIGINAL	06/17/2019

THIS SHEET HAS BEEN DIGITALLY SIGNED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
2004000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT
MO. LICENSE 2004000775

SITE/CIVIL ENGINEER:
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ENGINEERING CONSULTANTS
1000 NW WYOMING, STE 101
Lee's Summit, Missouri 64086
www.crockettengineering.com
Crockett Engineering Consultants LLC
Missouri Corporation of Authority
LC-2006-0159

OWNER:
NEW 7KC-KC LLC
7510 N. CLARK BLVD, STE 107
COLUMBIA, MO 65203

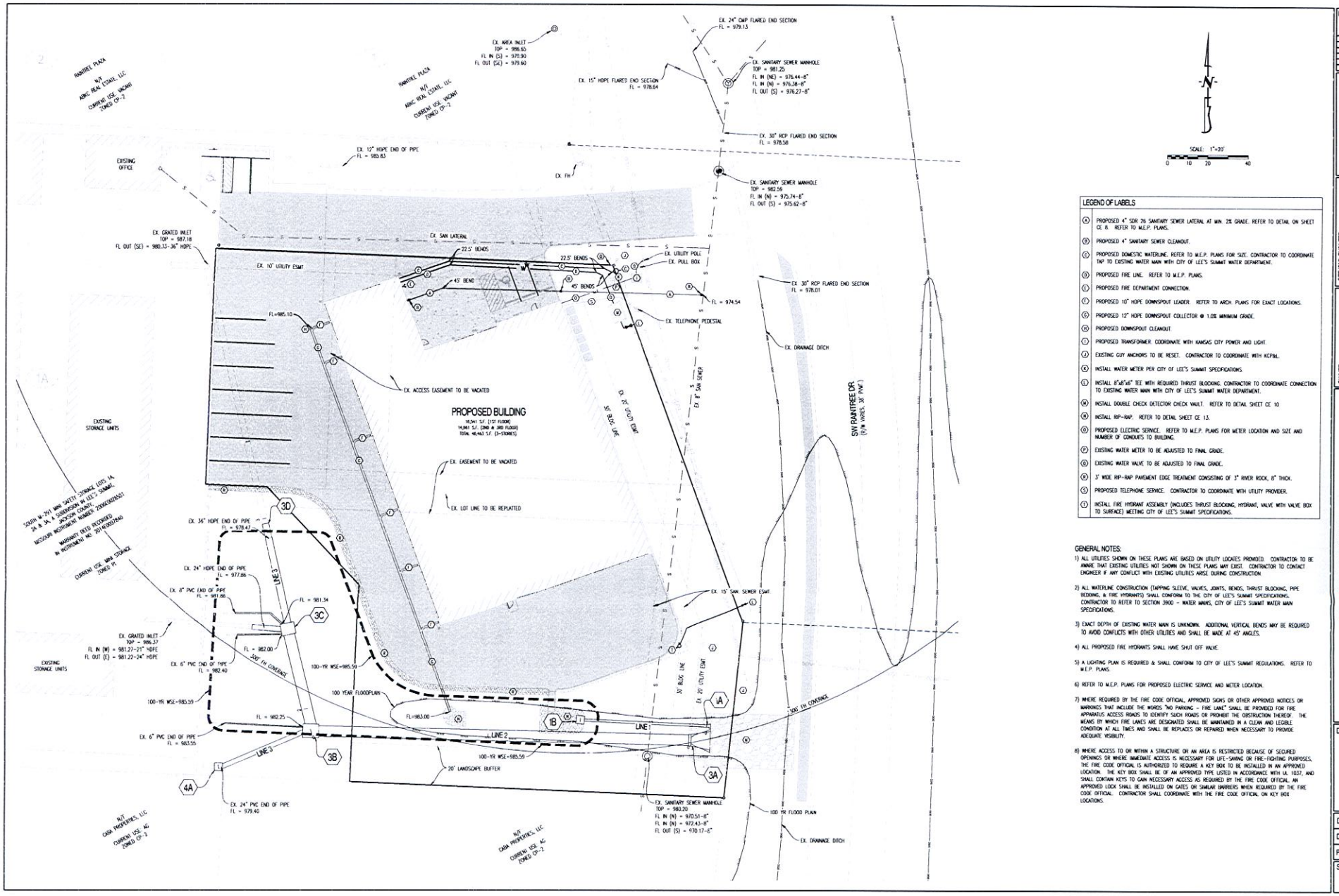
STORAGE MART 156

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

DRAWING INCLUDES:

GRADING PLAN

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 3



SCALE: 1"=20'

0 10 20 40

LEGEND OF LABELS	
(A)	PROPOSED 4" SDR 26 SANITARY SEWER LATERAL AT MIN. 2% GRADE. REFER TO DETAIL ON SHEET CE 8. REFER TO M.E.P. PLANS.
(B)	PROPOSED 4" SANITARY SEWER CLEANOUT.
(C)	PROPOSED DOMESTIC WATERLINE. REFER TO M.E.P. PLANS FOR SIZE. CONTRACTOR TO COORDINATE TAP TO EXISTING WATER MAIN WITH CITY OF LEE'S SUMMIT WATER DEPARTMENT.
(D)	PROPOSED FIRE LINE. REFER TO M.E.P. PLANS.
(E)	PROPOSED FIRE DEPARTMENT CONNECTION.
(F)	PROPOSED 10" HDPE DOWNSPOUT LEADER. REFER TO ARCH. PLANS FOR EXACT LOCATIONS.
(G)	PROPOSED 12" HDPE DOWNSPOUT COLLECTOR @ 1.0% MINIMUM GRADE.
(H)	PROPOSED DOWNSPOUT CLEANOUT.
(I)	PROPOSED TRANSFORMER. COORDINATE WITH KANSAS CITY POWER AND LIGHT.
(J)	EXISTING GUY ANCHORS TO BE RESET. CONTRACTOR TO COORDINATE WITH KCP&L.
(K)	INSTALL WATER METER PER CITY OF LEE'S SUMMIT SPECIFICATIONS.
(L)	INSTALL 8"x8"x6" TEE WITH REQUIRED THRUST BLOCKING. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF LEE'S SUMMIT WATER DEPARTMENT.
(M)	INSTALL DOUBLE CHECK DETECTOR CHECK VAULT. REFER TO DETAIL SHEET CE 10
(N)	INSTALL RIP-RAP. REFER TO DETAIL SHEET CE 13.
(O)	PROPOSED ELECTRIC SERVICE. REFER TO M.E.P. PLANS FOR METER LOCATION AND SIZE AND NUMBER OF CONDUITS TO BUILDING.
(P)	EXISTING WATER METER TO BE ADJUSTED TO FINAL GRADE.
(Q)	EXISTING WATER VALVE TO BE ADJUSTED TO FINAL GRADE.
(R)	3' WIDE RIP-RAP PAVEMENT EDGE TREATMENT CONSISTING OF 3" RIVER ROCK, 8" THICK.
(S)	PROPOSED TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
(T)	INSTALL FIRE HYDRANT ASSEMBLY (INCLUDES THRUST BLOCKING, HYDRANT, VALVE WITH VALVE BOX TO SURFACE) MEETING CITY OF LEE'S SUMMIT SPECIFICATIONS.

GENERAL NOTES:

1) ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON UTILITY LOCATES PROVIDED. CONTRACTOR TO BE AWARE THAT EXISTING UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. CONTRACTOR TO CONTACT ENGINEER IF ANY CONFLICT WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION.

2) ALL WATERLINE CONSTRUCTION (TAPPING SLEEVE, VALVES, JOINTS, BENDS, THRUST BLOCKING, PIPE BEDDING, & FIRE HYDRANTS) SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS. CONTRACTOR TO REFER TO SECTION 3900 - WATER MAINS, CITY OF LEE'S SUMMIT WATER MAIN SPECIFICATIONS.

3) EXACT DEPTH OF EXISTING WATER MAIN IS UNKNOWN. ADDITIONAL VERTICAL BENDS MAY BE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES AND SHALL BE MADE AT 45° ANGLES.

4) ALL PROPOSED FIRE HYDRANTS SHALL HAVE SHUT OFF VALVE.

5) A LIGHTING PLAN IS REQUIRED & SHALL CONFORM TO CITY OF LEE'S SUMMIT REGULATIONS. REFER TO M.E.P. PLANS.

6) REFER TO M.E.P. PLANS FOR PROPOSED ELECTRIC SERVICE AND METER LOCATION.

7) WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND SHALL BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

8) WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CONTRACTOR SHALL COORDINATE WITH THE FIRE CODE OFFICIAL ON KEY BOX LOCATIONS.

REVISIONS:

NO.	DATE
ORIGINAL	06/17/2019

"THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY"

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
E-2001000775
PROFESSIONAL ENGINEER

TIMOTHY D CROCKETT
MO LICENSE: (E2001000775)

SITE/CIVIL ENGINEER
CROCKETT
ENGINEERING CONSULTANTS
5005 W Wing Ave Ste 1
Kansas City, MO 64151
(816) 587-0200
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority: E-2001000775

OWNER
NEW TRO-HC LLC
2515 S.TOWNSEND RD, SUITE #107
COLUMBIA, MO 65203

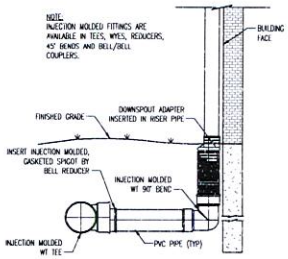
STORAGE MART 156

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

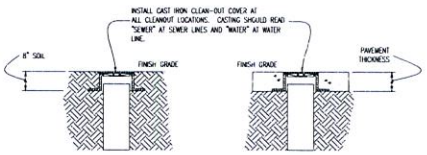
DRAWING INCLUDES:

UTILITY PLAN

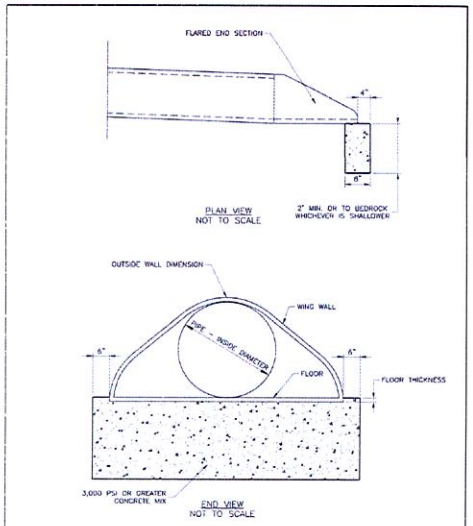
DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 4



ROOF DRAIN DETAIL



CLEANOUT COVERS



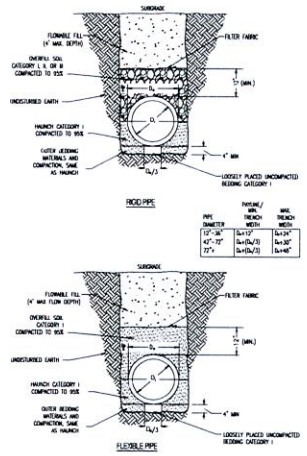
LS

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

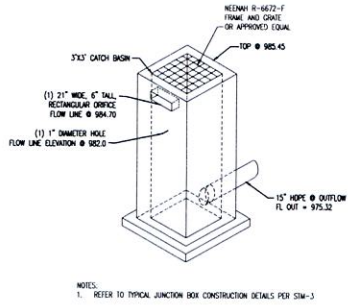
Date: 10/17
Drawn By: MJP
Checked By: DL

FLARED END SECTION SUPPORT DETAIL

STM-5

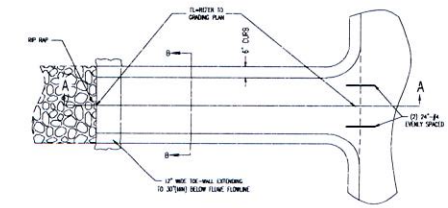


PIPE EMBEDMENT (In the Right of Way) (540.01)

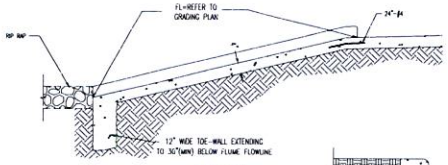


NOTES:
1. REFER TO TYPICAL JUNCTION BOX CONSTRUCTION DETAILS PER STM-3

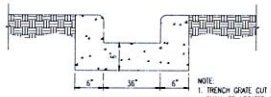
STRUCTURE (1B)



TOP VIEW



SECTION A-A



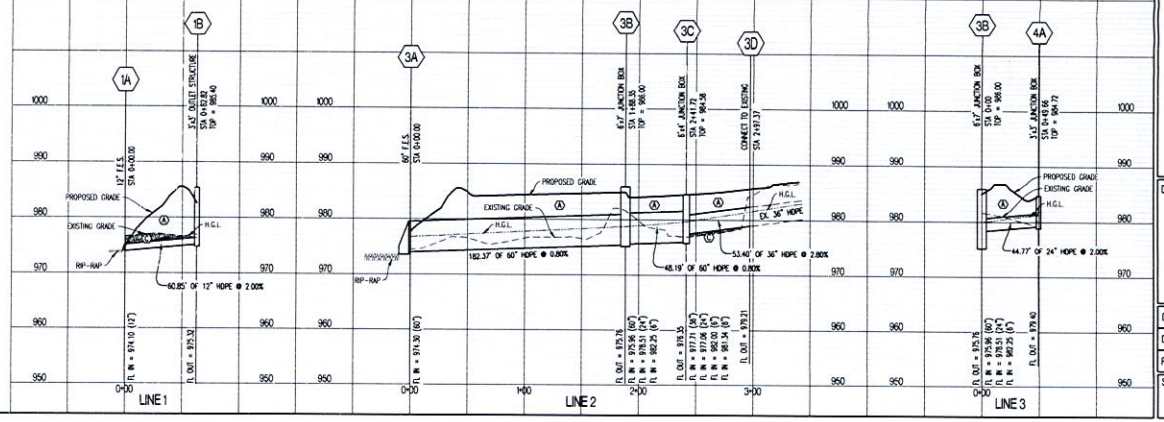
NOTE:
1. TRENCH GRATE CUT IF NEEDED SHALL BE LOCATED A PROPERTY LINE

SECTION B-B

CONCRETE FLUME DETAIL

SCALE:
HORIZ 1" = 50'
VERT 1" = 10'

LEGEND OF LABELS:
(A) REFER TO PIPE EMBEDMENT DETAIL THIS SHEET.
(B) GRANULAR COMPACTED BACK FILL.
(C) ENGINEERED COMPACTED FILL.



REVISIONS:

NO	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER 2004000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT
MO LICENSE: 2004000775

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS, LLC
5004 Arrow Point Ridge
Columbia, MO 65203
(573) 447-0919
www.crockettengineering.com
Crockett Engineering Consultants, LLC
MO Certificate of Authority: 2008027000
LC2008000320 - 4/1/2019

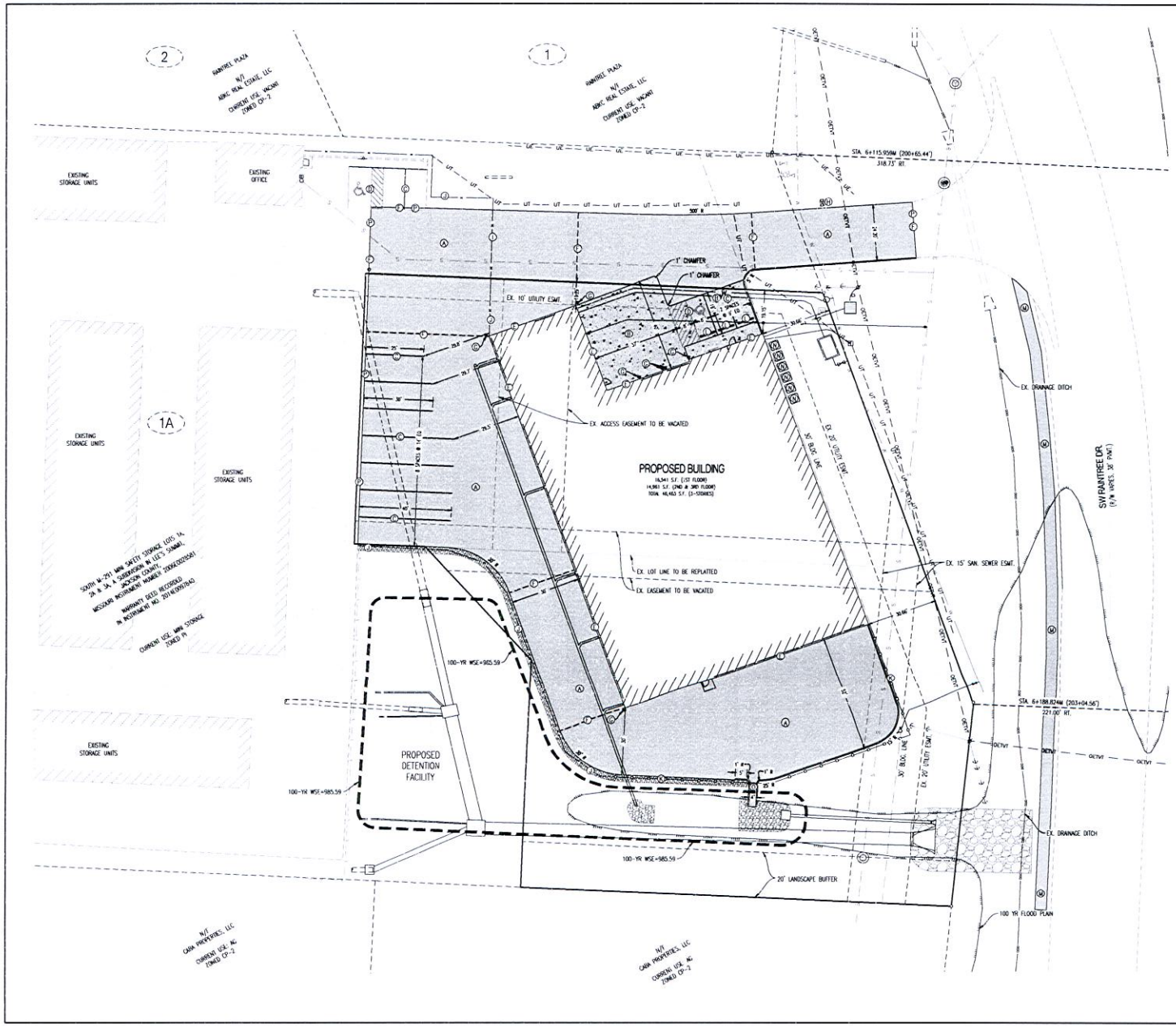
OWNER:
NEW TRIPS-KC, LLC
2616 STADIUM BLVD, SUITE 107
COLUMBIA, MO 65203

STORAGE MART 156

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

DRAWING INCLUDES:
STORM SEWER PROFILE LINES 1, 2, 3 & 4 & STORM SEWER DETAILS

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 5



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 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.
(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.
(N)	CONCRETE PAD FOR CONDENSING UNITS. CONTRACTOR TO COORDINATE WITH MEP PLANS FOR EXACT NUMBER AND SIZE OF PAD
(O)	CONCRETE FLUME. REFER TO DETAIL SHEET CE 5.
(P)	SAWCUT TO PROVIDE A SMOOTH JOINT.

NOTES:

1) 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 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.
3ND 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:	ACTUAL	
NET LAND AREA:	55,449 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	36,782 SQ.FT.	66%
TOTAL OPEN SPACE:	18,667 SQ.FT.	34%
FLOOR AREA RATIO:		84%

SCALE: 1"=20'

0 10 20 40

REVISIONS:

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
PE-2004000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT
MO. LICENSE: 2004000775

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS, LLC
6006 W Pine Box Bldg 1
Columbia, MO 65203
(573) 441-0789
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
(#2003171152)

OWNER:
NEW TWO-40, LLC
2616 STADIUM BLVD, SUITE 102
COLUMBIA, MO 65203

STORAGE MART 156

3920 S. STATE ROUTE 291

SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

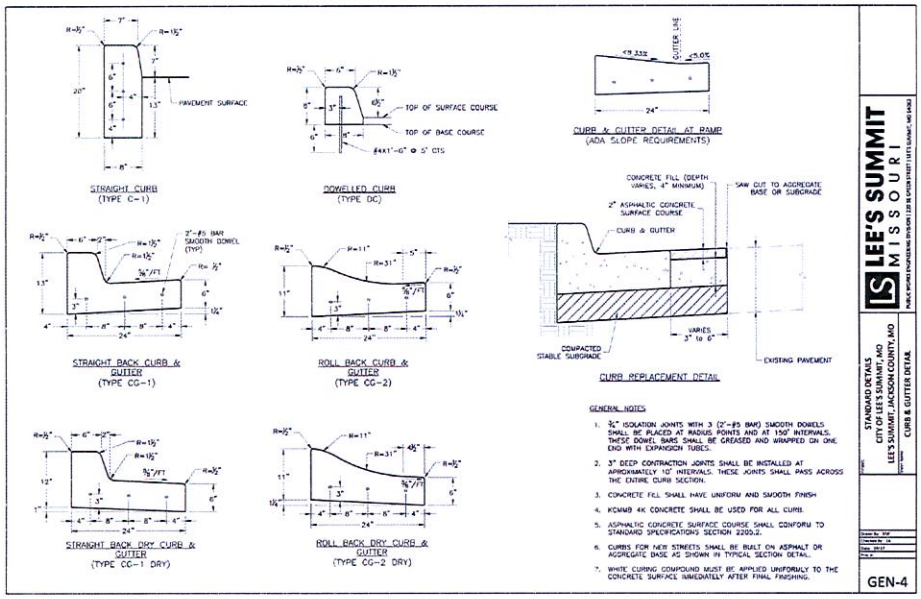
SITE PLAN

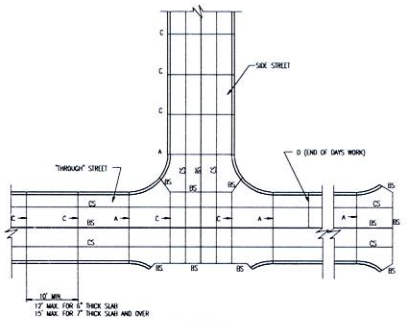
DESIGNED: TDC

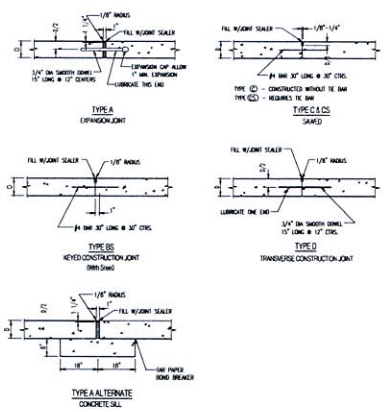
DRAWN: JEE

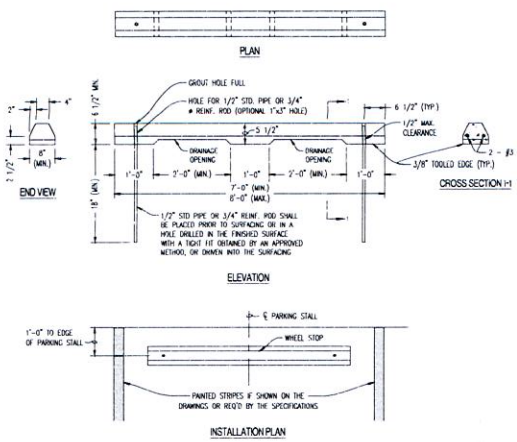
PROJECT NO.: 170504

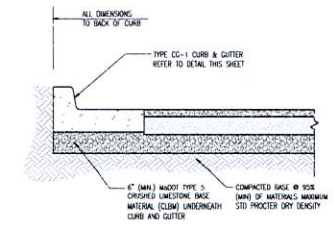
SHEET: CE 6

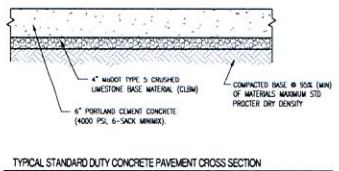


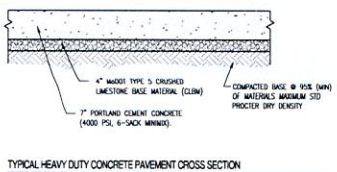


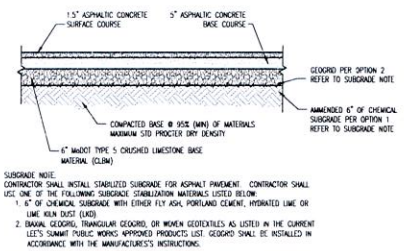


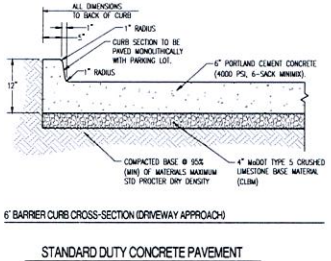


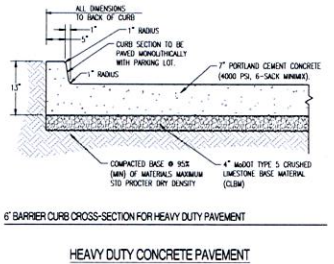












REVISIONS:

NO.	DATE
ORIGINAL	05/17/2019

STATE OF MISSOURI TIMOTHY D. CROCKETT NUMBER E-2004000275 PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT
MO. LICENSE: 2004000275

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
MO CERTIFICATE OF AUTHORITY: E-2004000275
Rocky Mountain Blvd.
Lee's Summit, MO 64086
(816) 441-0288
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
E-2004000275

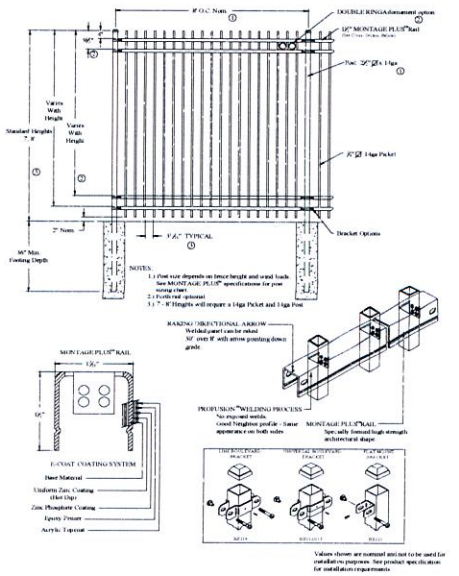
OWNER:
NEW TWO-45, LLC
2615 S.COLUMBIA RD, SUITE-100
COLUMBIA, MO 65203

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 CONSTRUCTION DETAILS

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 7

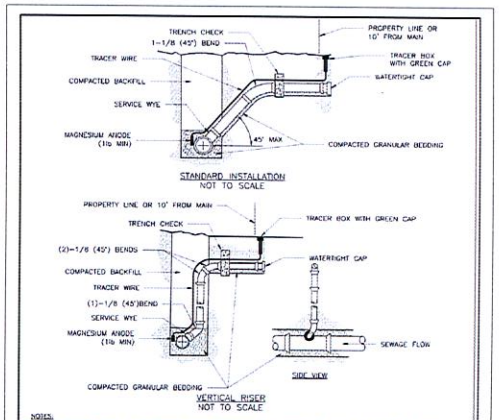


COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

MONTAGE COMMERCIAL GENESIS 3/4-RAIL					
DR. NJH	SH. 1 of 1	SCALE:	DO NOT SCALE		
CK. BS	Date 9/21/11		REV. d		

AMERISTAR

1555 N. Mingo
Tulsa, OK. 74116
1.800.333.3422
www.ameristarfence.com



NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

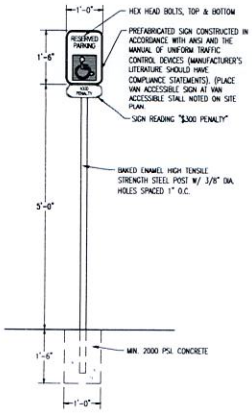
LS

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

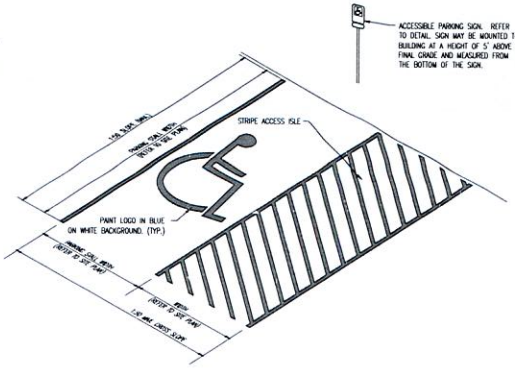
BUILDING SEWER STUB AND RISER

Date: 04/07
Drawn By: MJF
Checked By: DL

SAN-1



ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING STALL AREA DETAIL

REVISIONS:

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET WAS SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
2004000775
PROFESSIONAL ENGINEER

TIMOTHY D CROCKETT
MO LICENSE 2004000775

PREPARED BY:
CROCKETT
Engineering & Consulting, LLC
800 W Kansas St, Ste 1
Garden City, KS 67846
(316) 867-0095
www.crockettengineering.com
Civil/Structural/Mechanical/Electrical
Water/Wastewater/Stormwater
MO Certificate of Authority #2003000821

OWNER:
NEW TIGO HC LLC
2515 STADIUM BLVD, SUITE 107
COLUMBIA, MO 65203

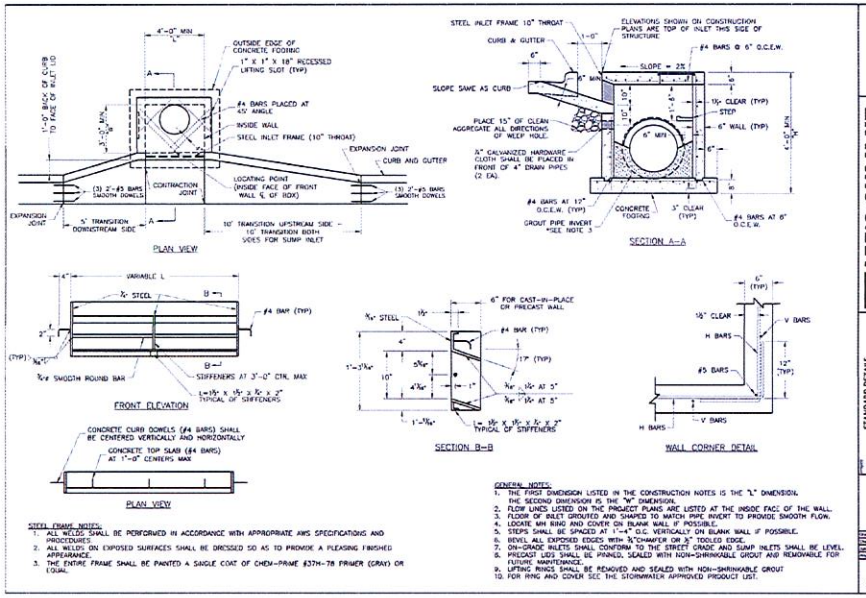
STORAGE MART 156

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

DRAWING INCLUDES:

ACCESSIBLE PARKING, SANITARY SEWER & SECURITY FENCE DETAILS

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 8



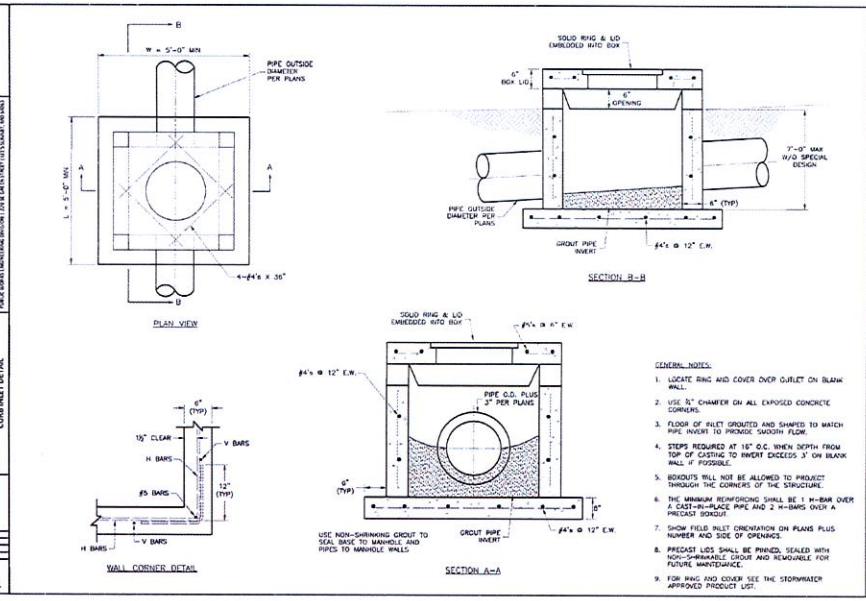
STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MN RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ¾" TOOLED EDGE.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB INLET DETAIL

STM-1

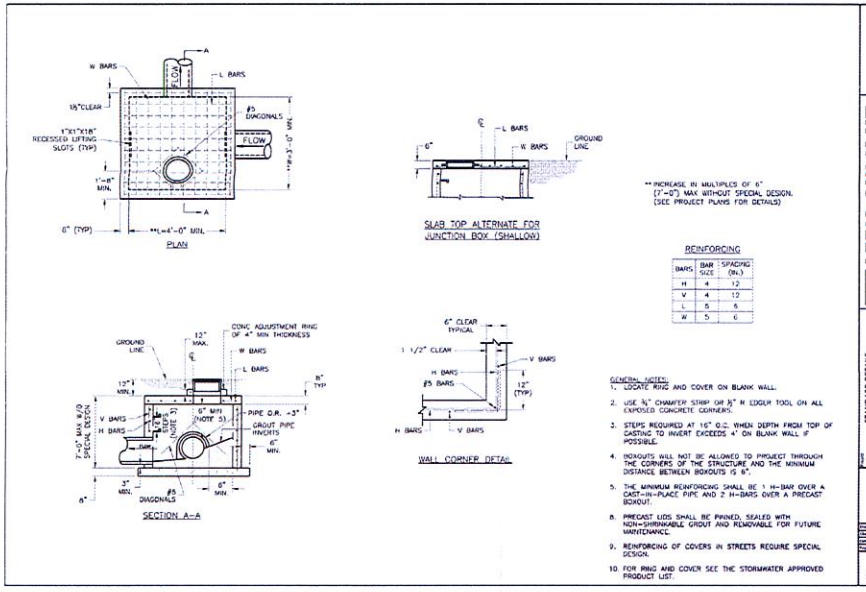


GENERAL NOTES:
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIZE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
FIELD INLET DETAIL

STM-2



** INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

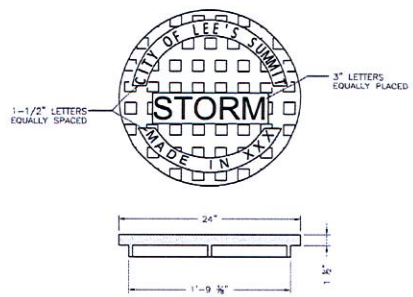
BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ¾" H EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
JUNCTION BOX DETAIL

STM-3



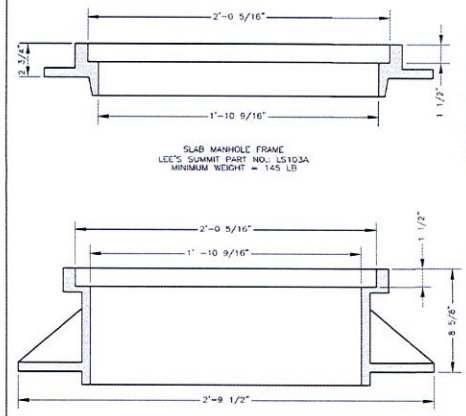
STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE COVER DETAIL

STM-6



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

STM-7

REVISIONS:

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
2004000775
PROFESSIONAL ENGINEER

TIMOTHY D CROCKETT
MO LICENSE 2004000775

PREPARED BY:
CROCKETT
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(321) 631-0991
www.crockettengineering.com
Crockett Engineering Consultants LLC
Authorization No. 0000031935 (Florida)
4000031935

OWNER:
NEW TWO-HC, LLC
2516 STADIUM BLVD, SUITE 107
COLUMBIA, MO 65203

STORAGE MART 156

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

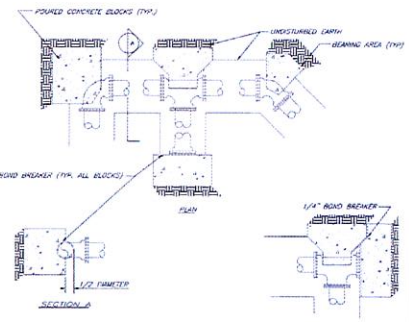
DRAWING INCLUDES:
STORM SEWER DETAILS

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 9

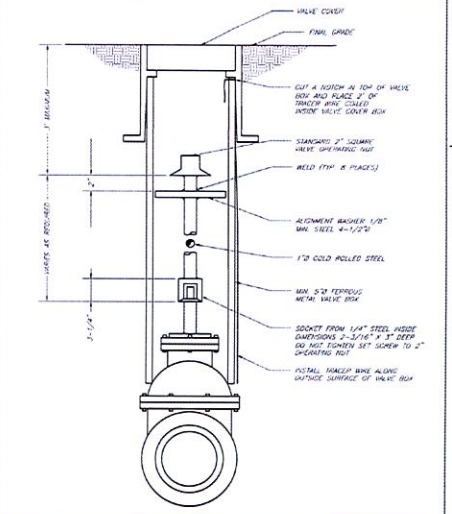
REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.2	6.2	4.0	4.0	4.0
8	8.4	11.8	8.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	23.4	14.0

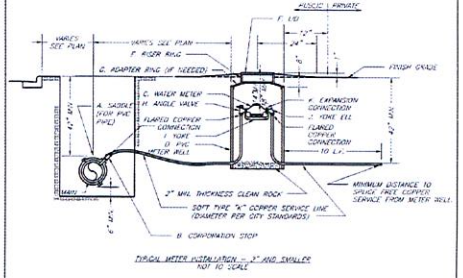
NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HORIZONTAL THRUST BLOCKS
Date: 02/13 | Drawn By: JK | Checked By: DL | File: WAT-9 | Rev: 1/14 | Rev:



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
VALVE STEM EXTENSION AND VALVE BOX
Date: 02/13 | Drawn By: JK | Checked By: DL | File: WAT-8 | Rev: 1/14 | Rev:



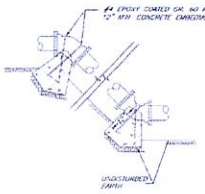
NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-F.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPACES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, (816-969-1800), FOR REQUIREMENTS OF A METER LARGER THAN 2"

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SERVICE CONNECTION/METER WELL
Date: 02/13 | Drawn By: JK | Checked By: DL | File: WAT-11 | Rev: 1/14 | Rev:

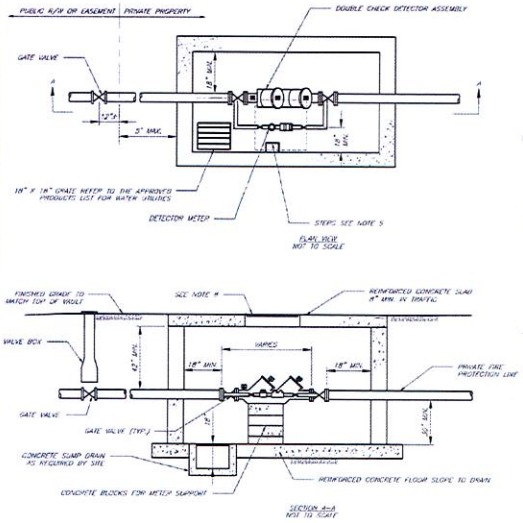
REQUIRED CONCRETE VOLUME (CUBIC FEET – CF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	216.4	107.5	53.9
16	REST. JT.	REST. JT.	REST. JT.	143.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	112.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4

NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
VERTICAL THRUST BLOCKS
Date: 02/13 | Drawn By: JK | Checked By: DL | File: WAT-12 | Rev: 1/14 | Rev:



GENERAL NOTES:
1. METER VAULT WALLS TO BE POURED OR PREFAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. MINIMUM WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
2. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
3. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
4. ALL FITTINGS FOR THE DETECTOR METER TO BE FLANGE.
5. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
6. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY AND/OR PREVENTER MUST BE USED FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816-969-1800.
7. ALL VALVES SHALL HAVE RISING STEMS.
8. MANHOLE COVER SHALL BE A BEED A-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-1/4" Ø HOLE DRILLED FOR A TOUCHPAD DEVICE.
9. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
10. CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE Green Street
Lee's Summit, MO 64063

STANDARD DRAWINGS
VAULT FOR DOUBLE CHECK DETECTOR CHECK
Drawn By: JK | Checked By: DL | Date: 1/14 | Rev: 1/14 | #
WAT-12

REVISIONS:

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET WAS BEEN SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER
PE-2004000775
PROFESSIONAL ENGINEER

TIMOTHY D CROCKETT
MO LICENSE 2004000775

PREPARED BY:
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www.crockettengineering.com
Crockett Engineering Consultants LLC
Missouri Certificate of Authority
#2005033001

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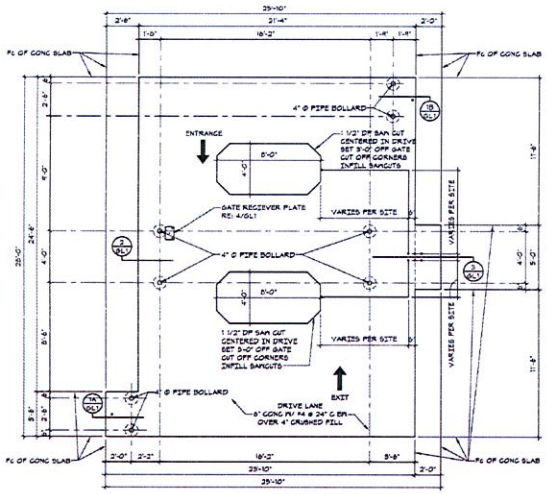
2616 S TOWN & VIC, SUITE 1037
COLUMBIA, MO 65203

STORAGE MART 156

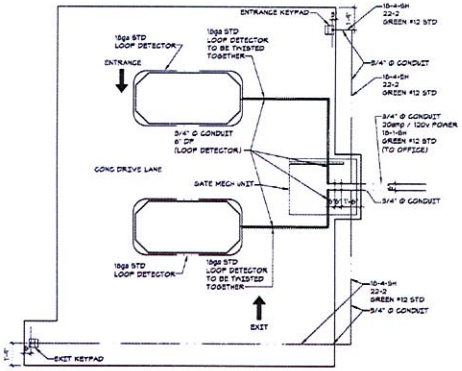
3920 S STATE ROUTE 291
SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
WATER DETAILS

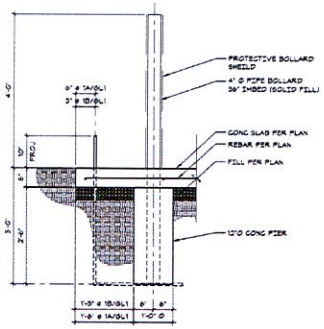
DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170504
SHEET: CE 10



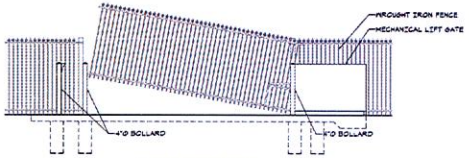
GATE LAYOUT PLAN
SCALE: 1/4" = 1'-0"



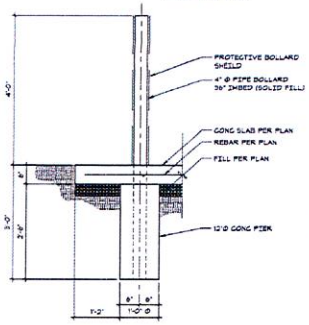
GATE ELECTRICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"



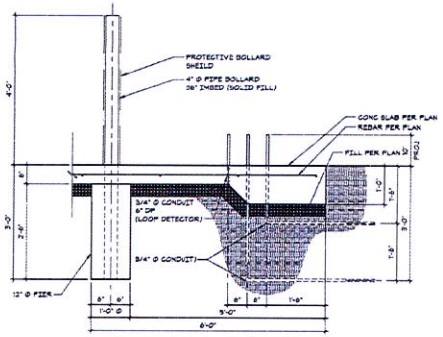
DETAIL 1A GL1 1B GL1
SCALE: 3/4" = 1'-0"



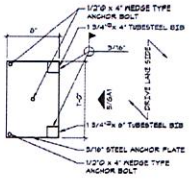
GATE ELEVATION
SCALE: 1/4" = 1'-0"



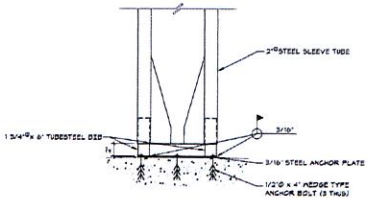
DETAIL 2 GL1
SCALE: 3/4" = 1'-0"



DETAIL 3 GL1
SCALE: 3/4" = 1'-0"



DETAIL 4 GL1
SCALE: 1 1/2" = 1'-0"



DETAIL 5 GL1
SCALE: 1 1/2" = 1'-0"

REVISIONS:

NO.	DATE
ORIGINAL	06/17/2019

THIS SHEET HAS BEEN SONCE SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER 2006000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT
MO LICENSE: 2006000775

PREPARED BY:
CROCKETT
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Certificate of Authority #2006000775

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STORAGE MART 156

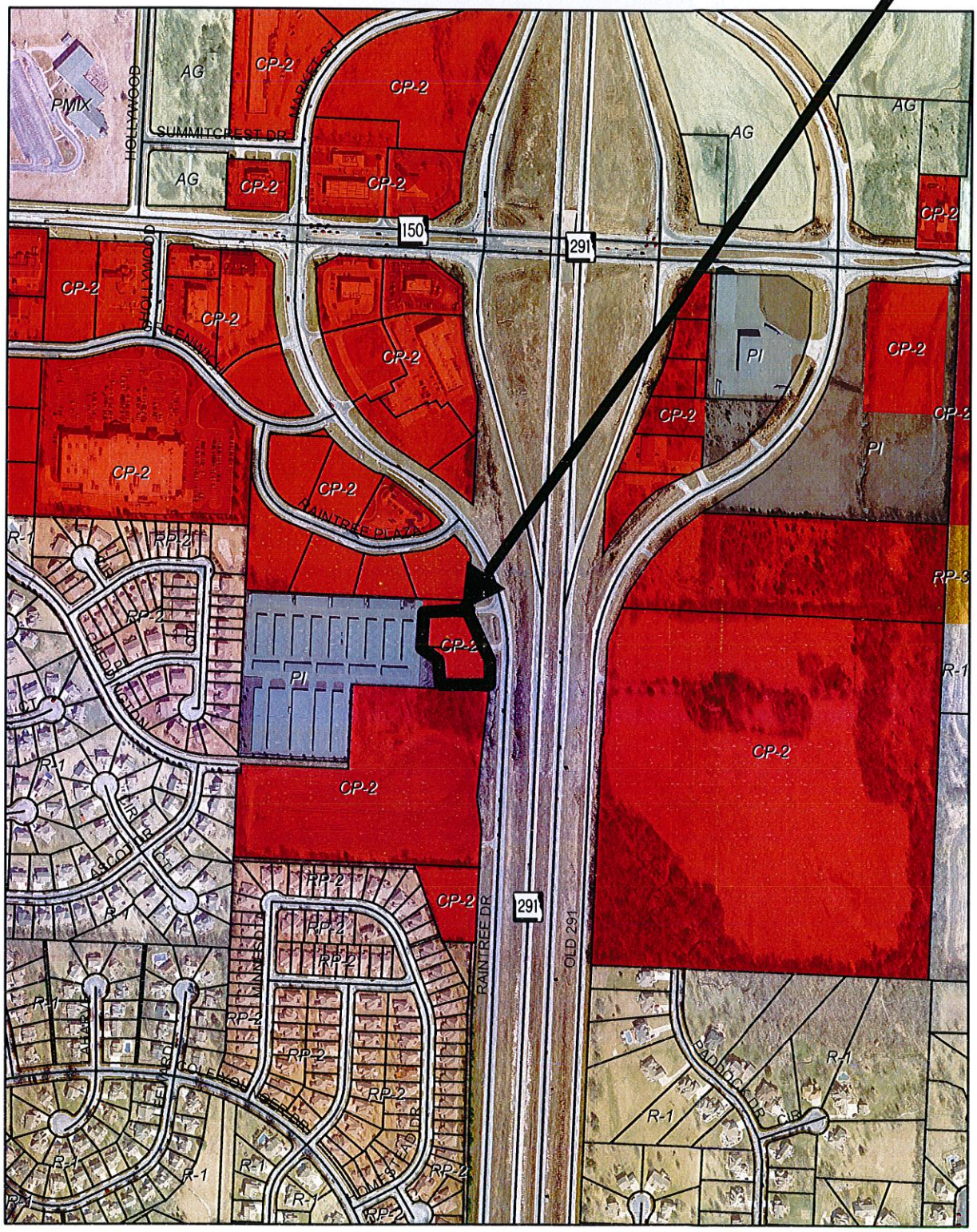
3920 S. STATE ROUTE 291
SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

SECURITY GATE DETAILS

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170604
SHEET: CE 11

PL2018-220 AND 222 REZONING FROM CP-2 TO PI
PRELIM DEV PLAN & SPECIAL USE PERMIT
STORAGE MART
3924 AND 3930 SW RAINTREE DRIVE



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