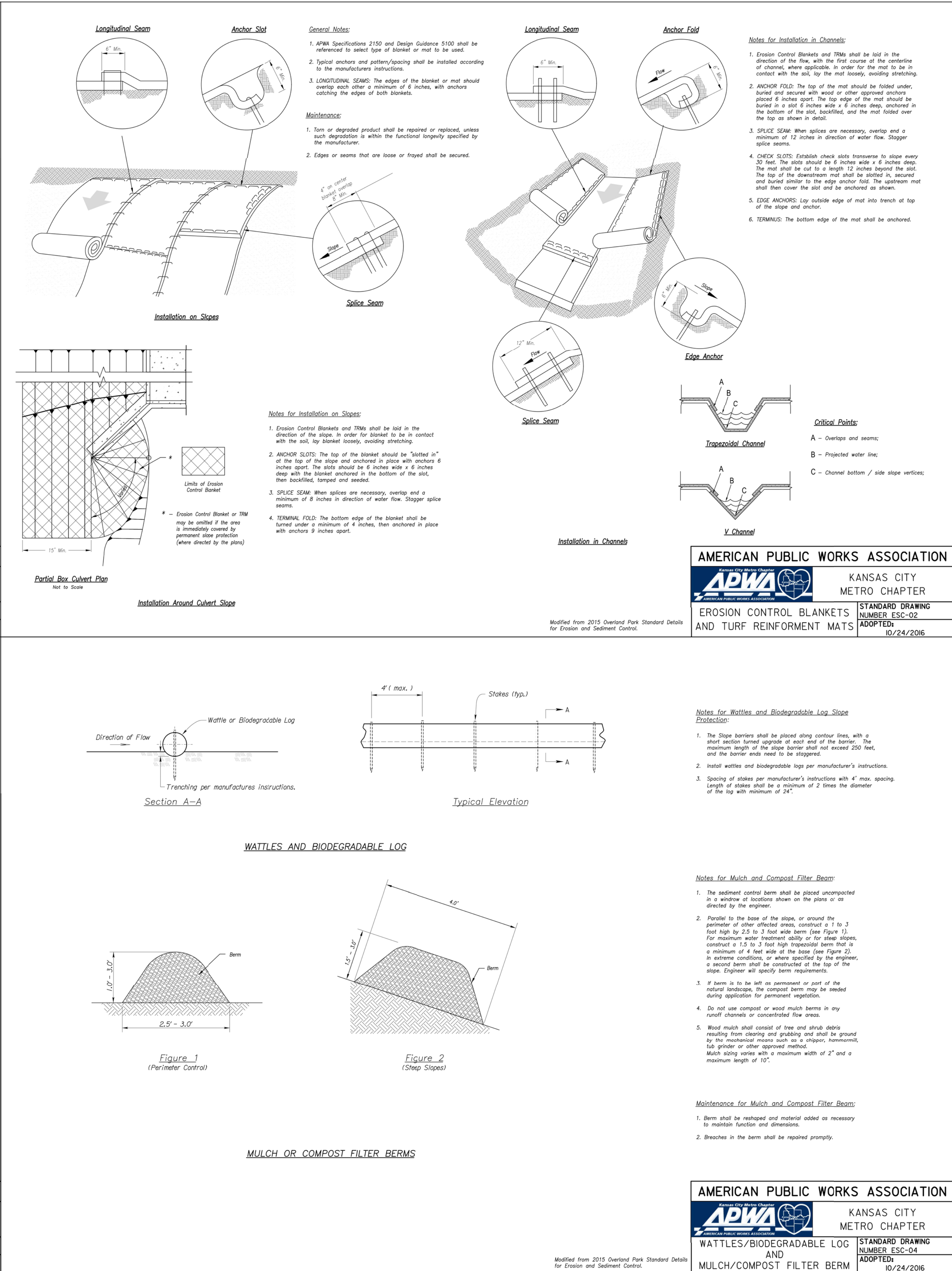
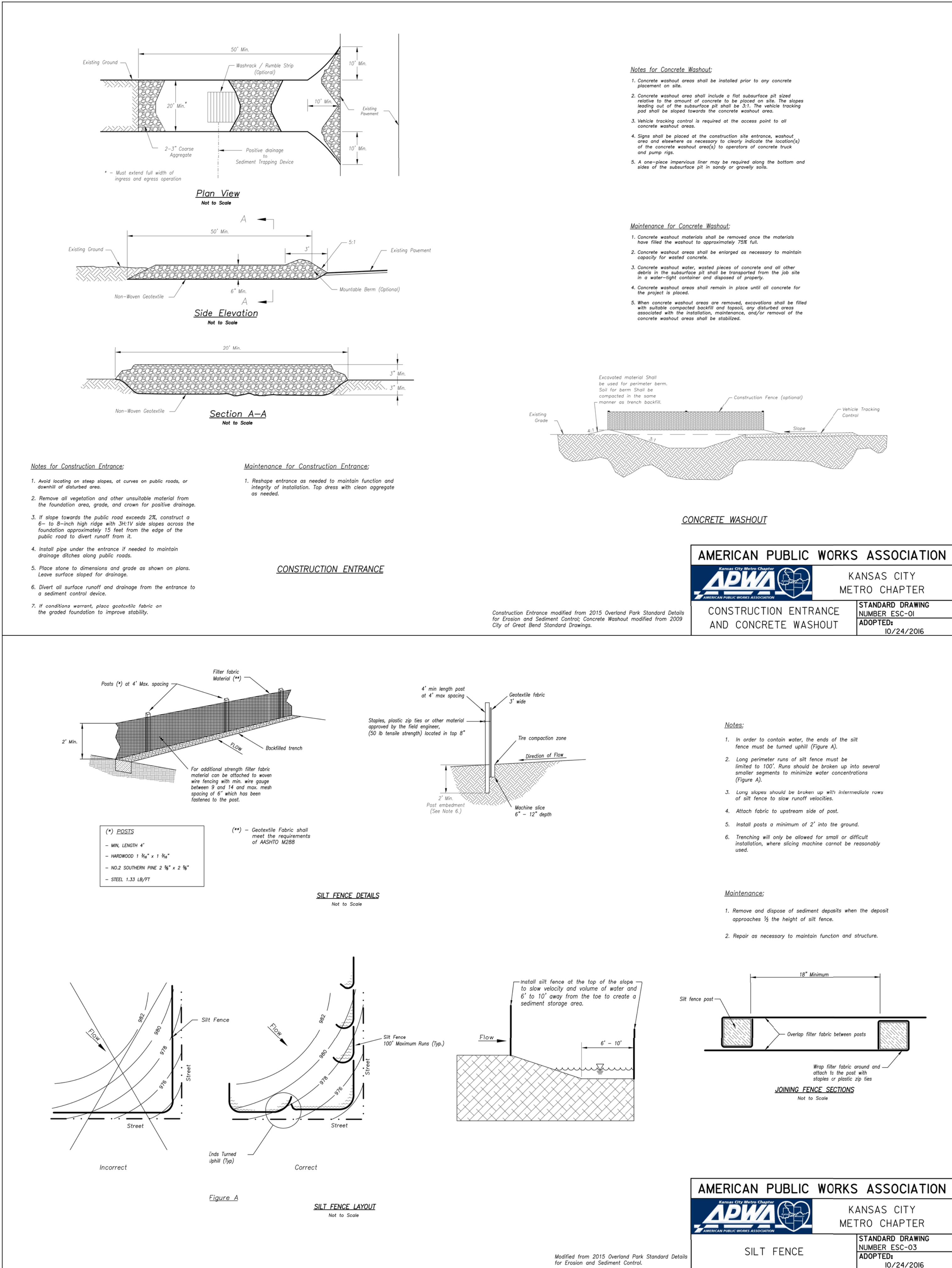




REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI

CROCKETT

PROFESSIONAL ENGINEER

NUMBER 2004000775

2004000775

TIMOTHY D. CROCKETT

MISSOURI LICENSE - 2004000775

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS

2610 N. MISSOURI

COLUMBIA, MISSOURI 65203

(314) 447-0292

www.crockettingeering.com

Crockett Engineering Consultants, LLC

Missouri License #2004000775

OWNER:

NEW TIG-STORCART

PARTNERS PORTFOLIO

2610 N. MISSOURI

COLUMBIA, MO 65203

STORAGE MART 156

3920 S. STATE ROUTE 291

SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST

LEES SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

EROSION CONTROL DETAILS

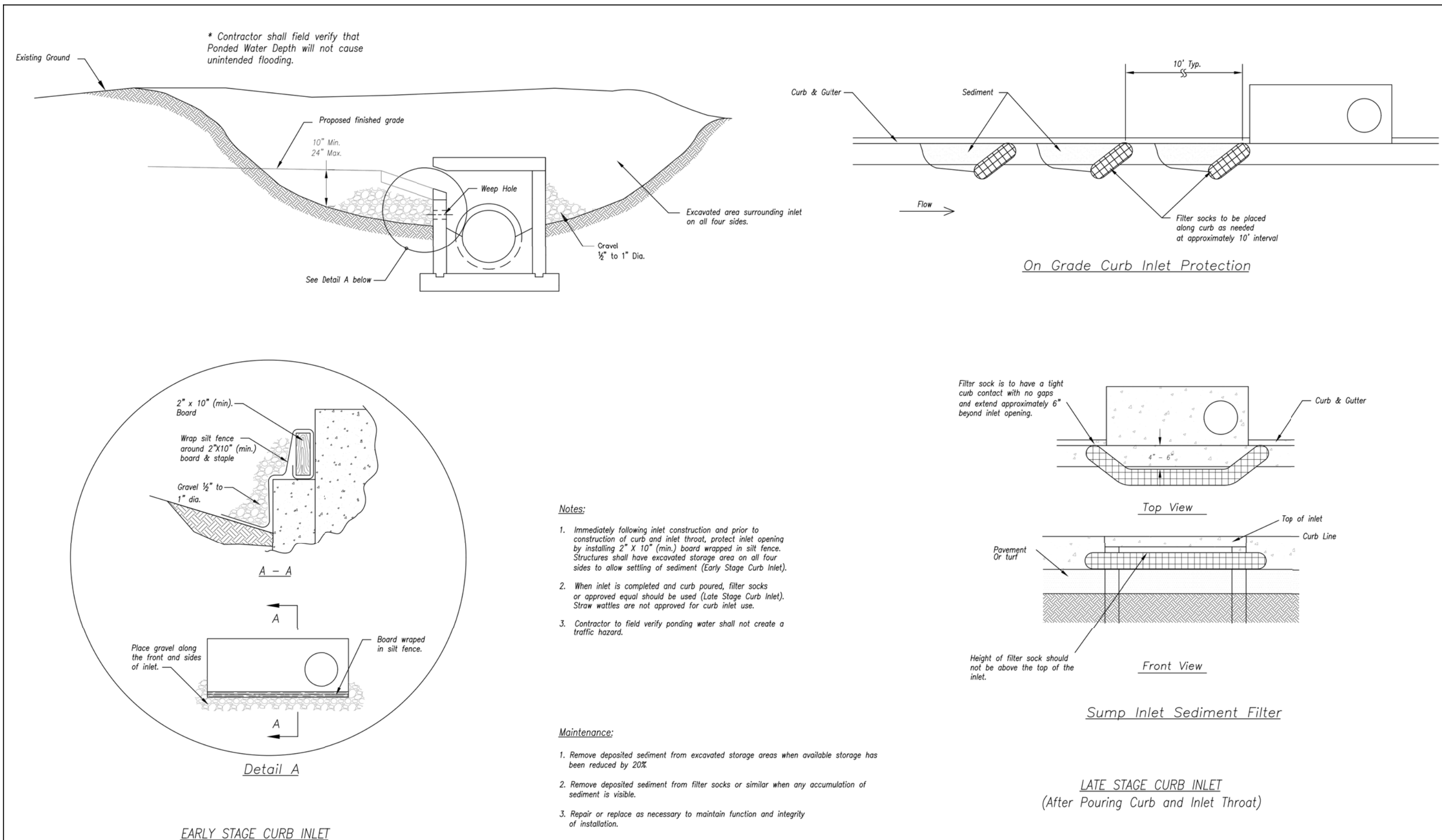
DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170604

SHEET:

CE 12



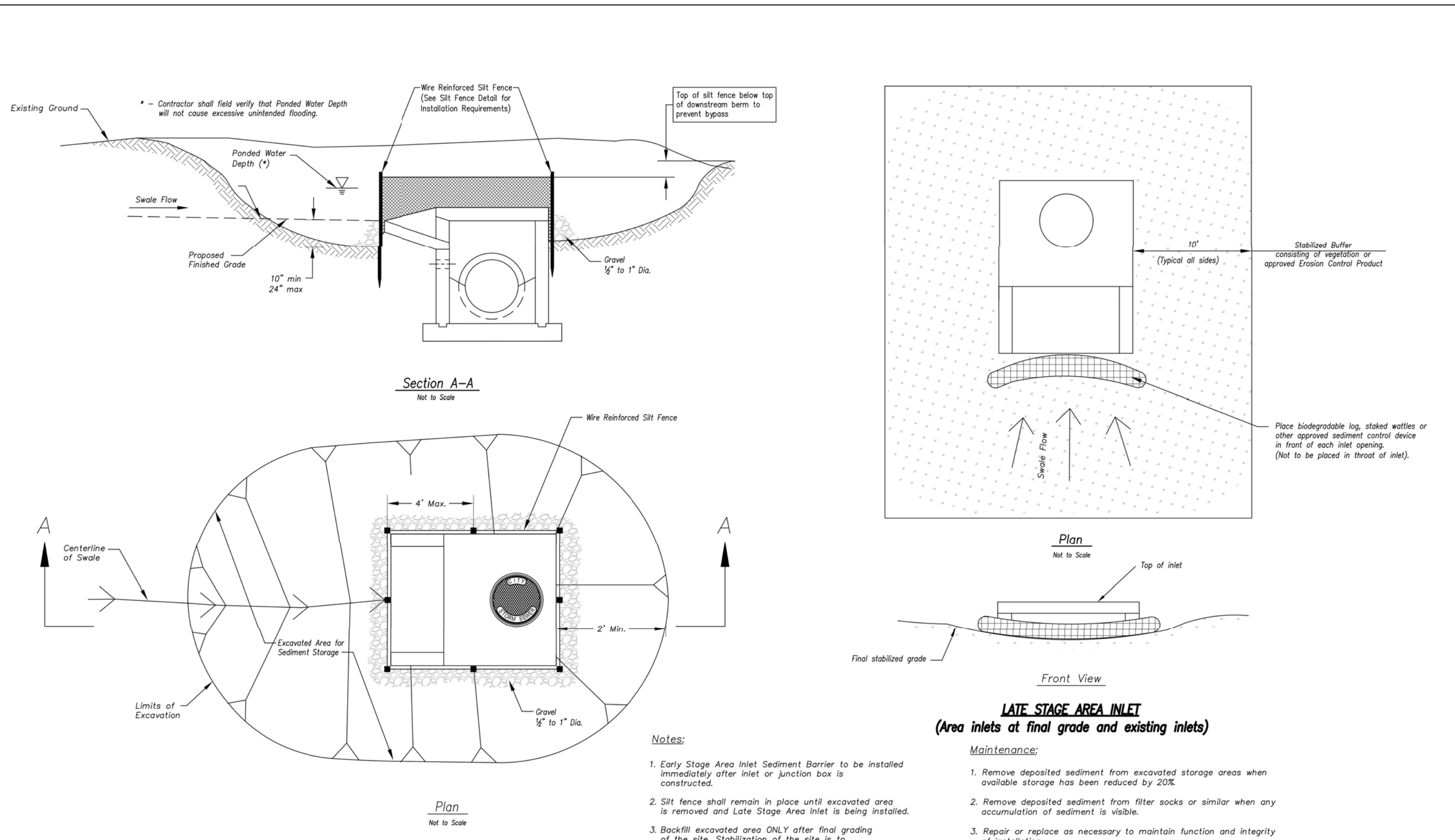
AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

CURB INLET PROTECTION

STANDARD DRAWING NUMBER ESC-06

ADOPTED: 10/24/2016



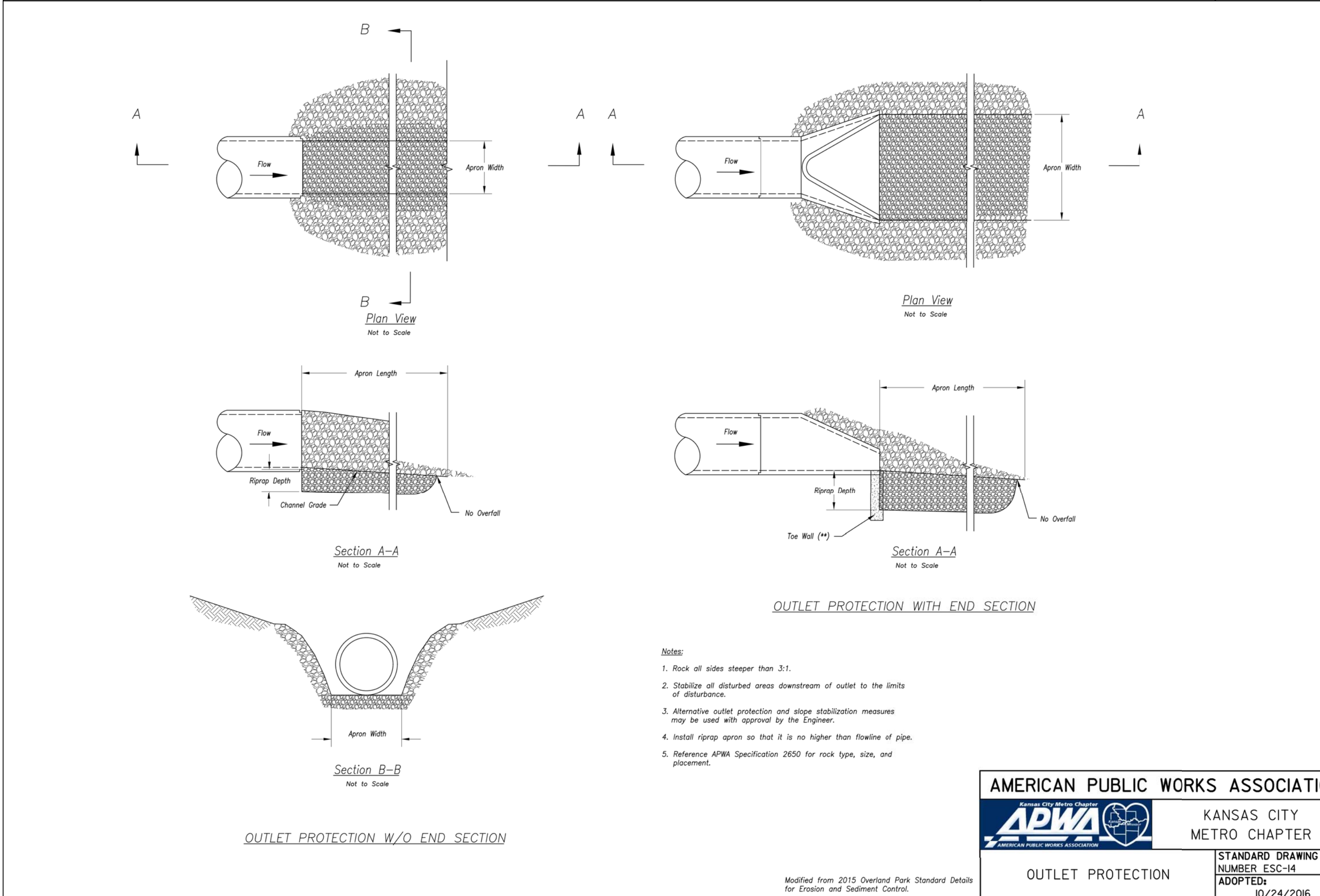
AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

AREA INLET AND JUNCTION BOX PROTECTION

STANDARD DRAWING NUMBER ESC-07

ADOPTED: 10/24/2016



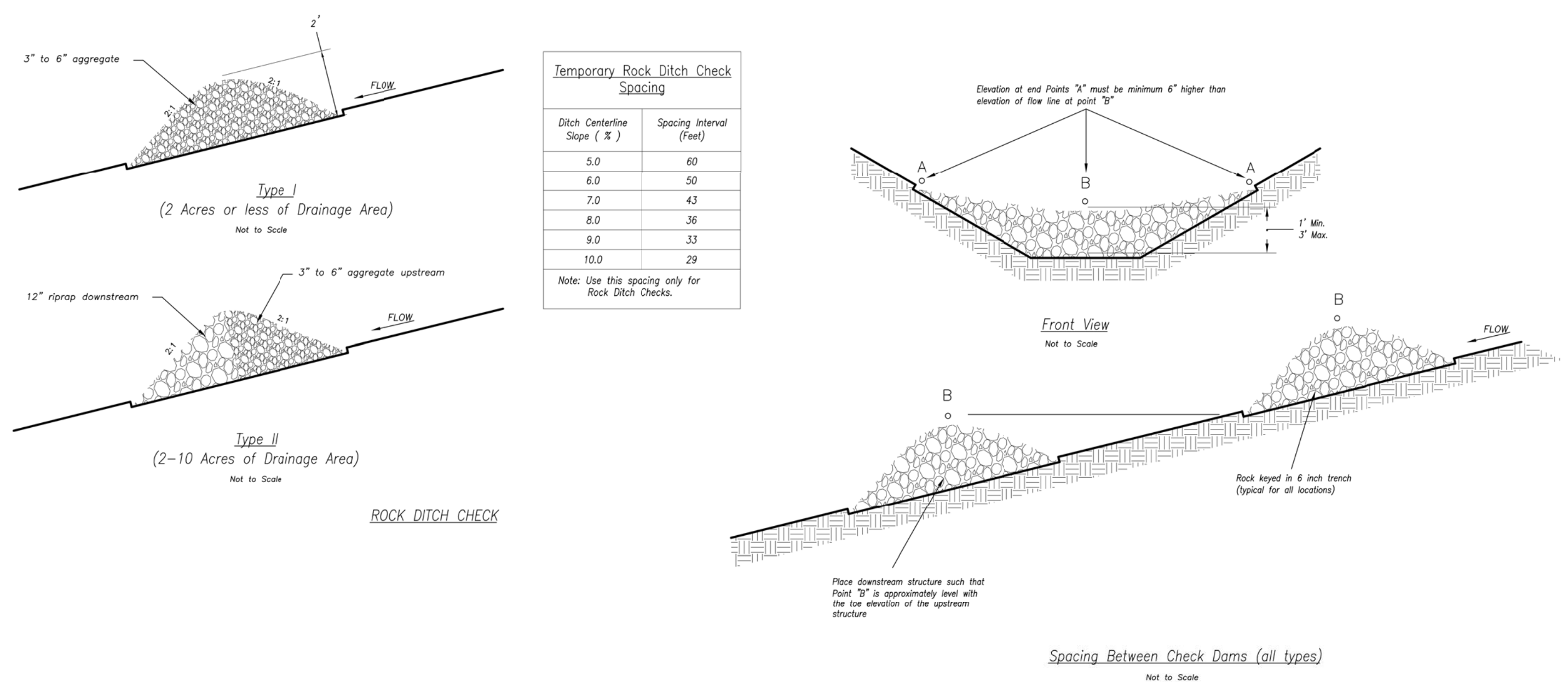
AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

OUTLET PROTECTION

STANDARD DRAWING NUMBER ESC-14

ADOPTED: 10/24/2016



AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

ROCK DITCH CHECKS

STANDARD DRAWING NUMBER ESC-10

ADOPTED: 10/24/2016

REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019

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STATE OF MISSOURI

TIMOTHY D. CROCKETT

PROFESSIONAL ENGINEER

NO. 0004000775

MO LICENSE - 2004000775

PREPARED BY: CROCKETT

ENGINEERING CONSULTANTS

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Missouri License of Authority

OWNER: NEW TIG STOREMART PARTNERS PORT LLC 2650 N. W. 10th St. SUITE 207 COLUMBIA, MO 65203

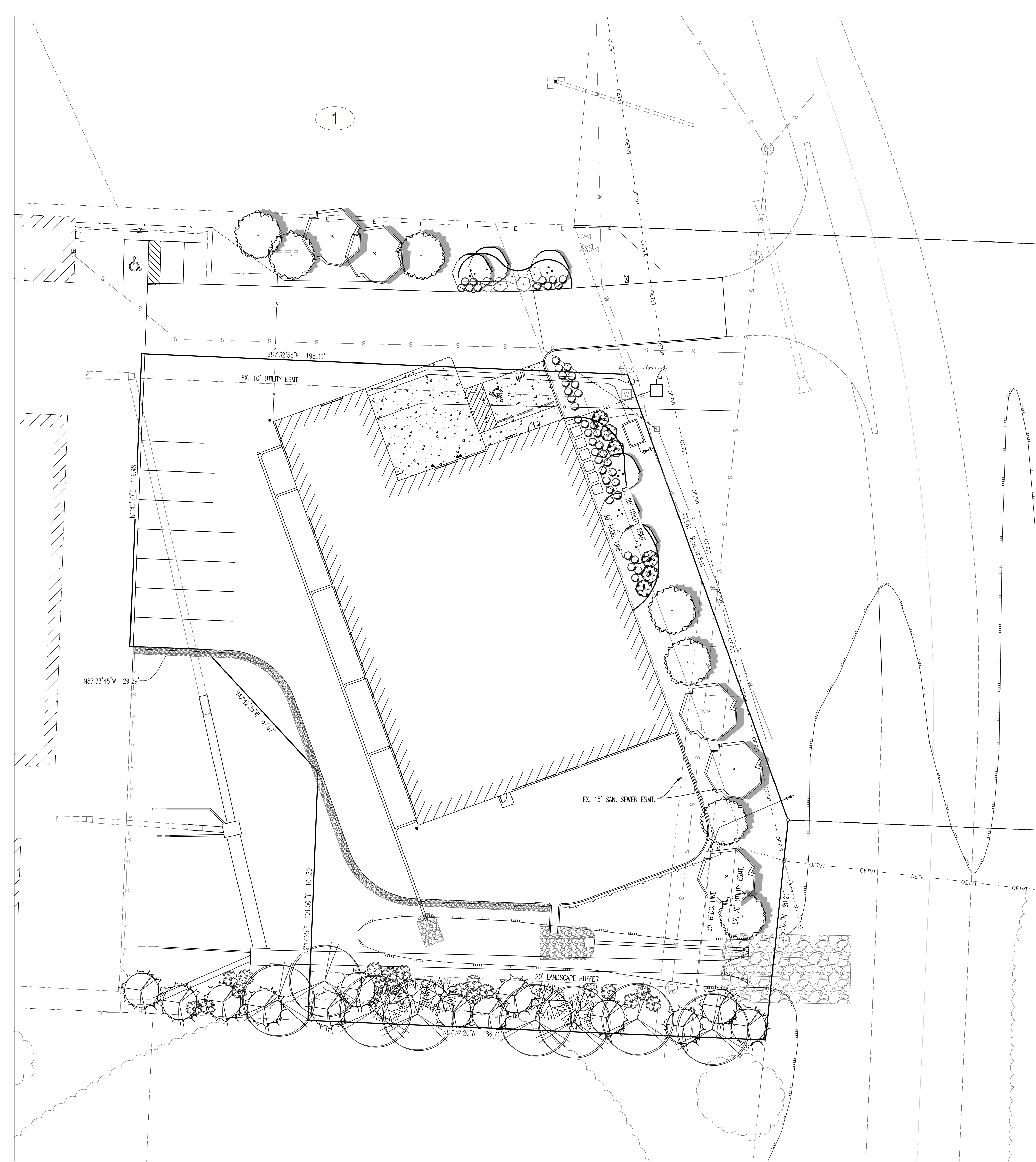
DRAWING INCLUDES: EROSION CONTROL DETAILS (CONT.)

DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170604

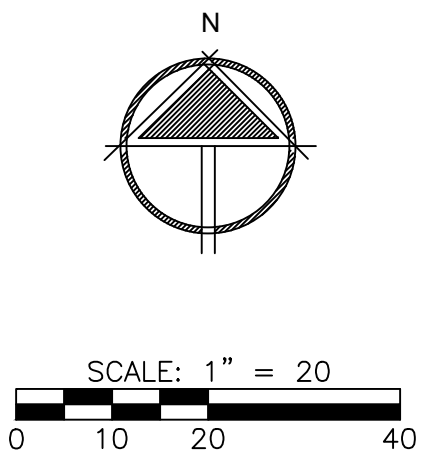
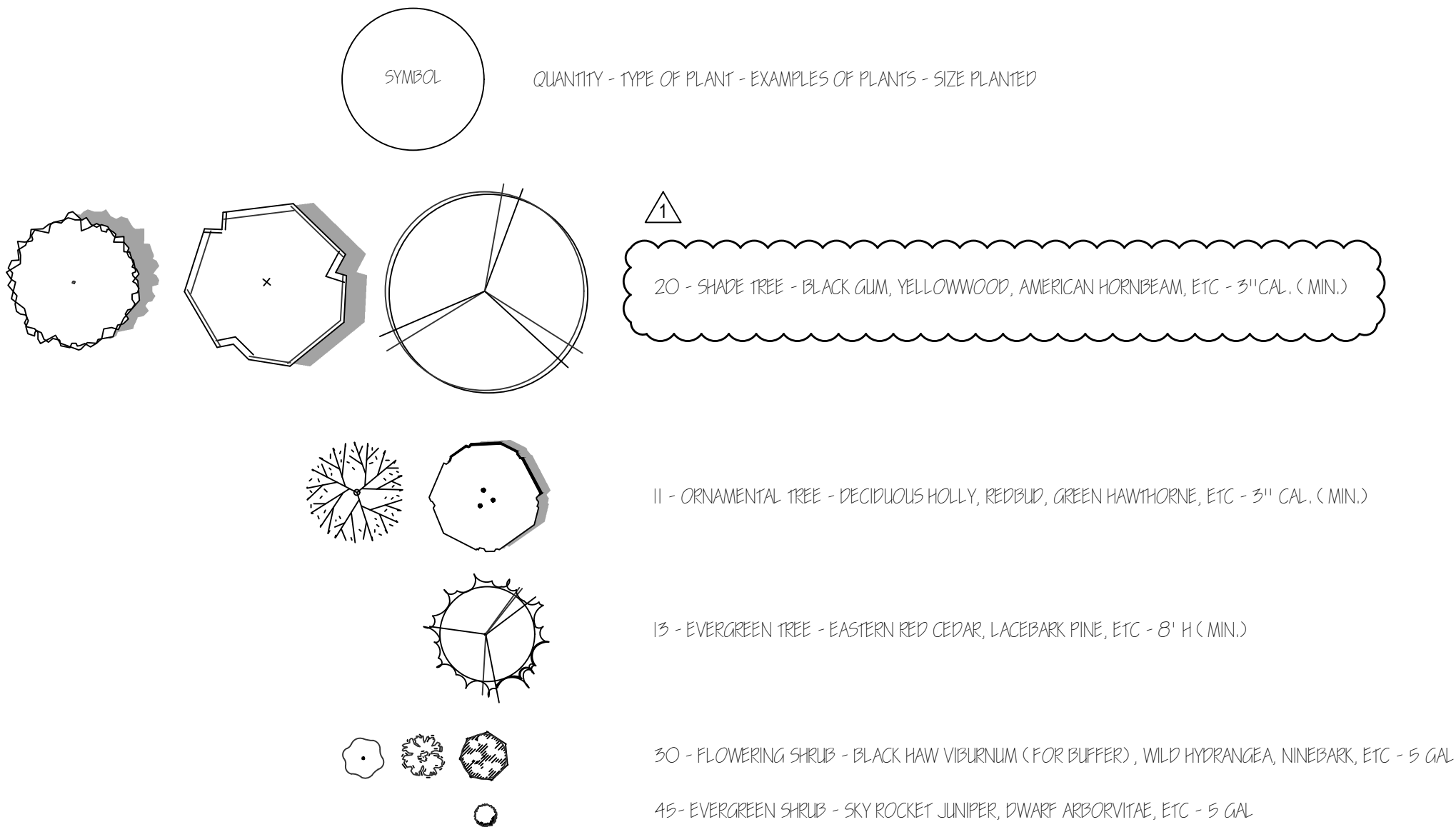
SHEET: CE 13



LANDSCAPE COMPLIANCE:		
LANDSCAPE REQUIREMENTS	REQUIREMENTS	PROPOSED
1 TREE PER 30' OF STREET FRONTAGE	STREET FRONTAGE = 284' 284/30 = 10 TREES	10 TREES
1 SHRUB PER 20' OF STREET FRONTAGE	STREET FRONTAGE = 284' 284/20 = 15 TREES	15 SHRUBS
STREET FRONTAGE GREEN STRIP	20'	20'
2 SHRUBS PER 5,000 SQ.FT. OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT	55,449 SQ.FT.-16,651 SQ.FT. = 38,798 SQ.FT./5,000 x 2 = 16 SHRUBS	16 SHRUBS
1 TREE PER 5,000 SQ.FT. OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT	55,449 SQ.FT.-16,651 SQ.FT. = 38,798 SQ.FT./5,000 = 8 TREES	8 TREES
1 SHADE TREE PER 500 SQ.FT. OF BUFFER AREA 1 ORNAMENTAL TREE PER 750 SQ.FT. OF BUFFER AREA 1 EVERGREEN TREE PER 300 SQ.FT. OF BUFFER AREA 1 SHRUB PER 200 SQ.FT. OF BUFFER AREA	BUFFER AREA = 3,740 SQ.FT. 3,750/500 = 8 SHADE TREES 3,750/750 = 5 ORNAMENTAL TREES 3,750/300 = 13 EVERGREEN TREES 3,750/200 = 19 SHRUBS	8 SHADE TREES 5 ORNAMENTAL TREES 13 EVERGREEN TREES 19 SHRUBS
12 SHRUBS PER 40 L.F. OF PARKING AREA = 1 SHRUB PER 3.33 L.F.	24/3.33 = 7 SHRUBS	7 SHRUBS

THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +/-0.10 FOOT OF FINISHED GRADE. PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL, AND 20% ORGANIC MATTER. SHRUB BEDS, BERMS, AND TREE WELLS ARE TO BE MULCHED WITH 3-4" DYED HARDWOOD MULCH. ALL SEEDD AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING. ALL BED AND LAWN AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS. ALL LAWN AREAS TO BE SOODED WITH TALL FESCUE 50D. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS. ALL PLANTING BEDS AND TREE RINGS TO BE SEPERATED FROM TURF AREAS BY 'V' TRENCHING. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANT SCHEDULE





Follow Rost, Inc...

2450 TRAILS WEST AVENUE
COLUMBIA, MO 65202
(573) 445-4465
WWW.ROSTLANDSCAPING.COM

LANDSCAPE DEVELOPMENT FOR
STORAGE MART 156
3920 S STATE ROAD 291, LEES SUMMIT, MO

DATE: 9.27.19
DESIGNER: JP
SCALE: 1"=20'-0"

REVISIONS:
9.27.19 - CITY COMMENTS

SHEET NUMBER:
LS1

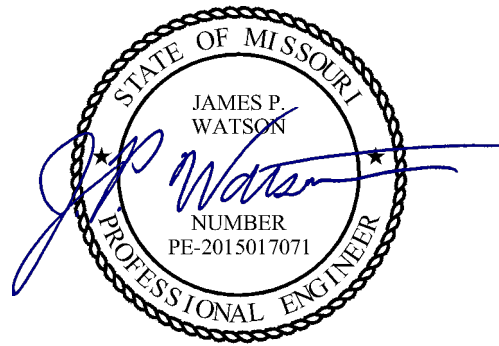
PROJECT NUMBER:

REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE REPRODUCTION OF DERIVATIVE WORKS THEREOF WITHOUT THE WRITTEN PERMISSION OF ROST INC IS PROHIBITED.
USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.

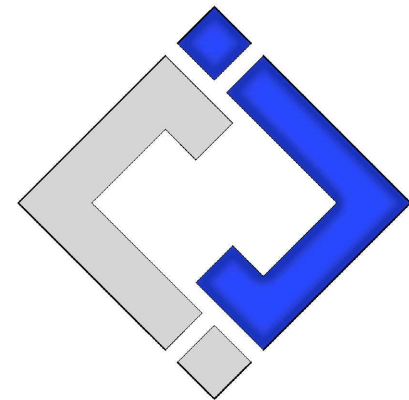
Site Lighting Design Drawings for

Storage Mart Addition

3920 South State Route 291
Lee's Summit, Jackson County, Missouri



James Watson, P.E. May 17, 2019
PE-2015017071
MO Certificate of Authority # 2018029680



J-SQUARED
ENGINEERING

630 North Morley Street, Suite 102
Moberly, Missouri 65270
573 - 234 - 4492 phone
www.j-squaredeng.com

J2 PROJECT No:	J20038
J2 DESIGN:	JAP

ISSUE TITLE		DATE
PERMIT SET		05 - 17 - 2019

GENERAL MEP SPECIFICATIONS

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND UNDERSTAND ALL DRAWINGS AND SPECIFICATIONS IN THE CONTRACT DOCUMENTS. EACH CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH HIS TRADE REGARDLESS OF WHERE THE WORK IS DEPICTED IN THE DRAWINGS OR SPECIFICATIONS.
- THE LAYOUT OF SYSTEMS SHOWN ON PLANS ARE APPROXIMATE AND WILL NEED TO BE COORDINATED IN FIELD. THE CONTRACTOR SHALL INCLUDE THIS COORDINATION IN HIS SCOPE AND INCLUDE ALL COSTS OF MODIFYING THE LAYOUT AS REQUIRED IN HIS BID.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND LABOR TO PRODUCE A COMPLETE AND FULLY OPERATIONAL SYSTEM UNLESS STATED OTHERWISE ON PLANS.
- ALL MATERIALS TO BE NEW, FIRST CLASS, AND INSTALLED PER MANUFACTURE'S PUBLISHED INSTRUCTIONS.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCALLY ADOPTED CODES AND ORDINANCES.
- CONTRACTOR IS RESPONSIBLE FOR TO COORDINATE EQUIPMENT LOCATIONS AND SYSTEM ROUTING WITH OTHER TRADES PRIOR TO INSTALLATION.
- CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE THE PROJECT IS TURN OVER TO THE OWNER, UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO INCLUDE IN HIS SCOPE THE COST OF ALL PERMITS, INSPECTIONS, METERING, AND TAPS ASSOCIATED WITH HIS WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, CUTTING, CORING, PATCHING, AND BACKFILL REQUIRED TO COMPLETE HIS WORK, UNLESS NOTED OTHERWISE.
- THESE PLANS ARE NOT TO BE SCALED. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE THERE IS A CONFLICT BETWEEN ARCHITECTURAL DIMENSIONS AND MEP DIMENSION, ARCHITECTURAL SHALL GOVERN.
- SEE DISCIPLINE SHEETS FOR ADDITIONAL DISCIPLINE SPECIFIC SPECIFICATIONS.

ELECTRICAL SPECIFICATIONS

- GENERAL
 - THE ENTIRE ELECTRICAL SYSTEM SHALL BE CONTINUOUSLY GROUNDED. EVERY BRANCH CONDUIT SHALL INCLUDE A GREEN GROUND CONDUCTOR SIZED PER NEC.
 - ARC-FAULT CIRCUITS SHALL BE RUN WITH A DEDICATED NEUTRAL AS REQUIRED BY MANUFACTURER.
 - PROVIDE PERMANENT ARC-FLASH LABEL AFFIXED TO EVERY DISCONNECT AND PANEL.
 - PROVIDE TYPE WRITTEN PANEL SCHEDULE FOR EACH PANEL.
- MATERIALS
 - CONDUIT & CONDUCTORS
 - ALL CONDUCTORS SIZES INDICATED ON PLANS ARE COPPER UNLESS NOTED OTHERWISE.
 - ABOVE GRADE CONDUCTORS SHALL BE THHN COPPER. BELOW GRADE CONDUCTORS SHALL BE XHHW-2.
 - MINIMUM CONDUCTOR SIZE SHALL BE #12 UNLESS NOTED OTHERWISE. 120V, 20 AMP CIRCUITS WITH CONDUCTOR LENGTH GREATER THAN 100' SHALL BE MINIMUM #10. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MEASURING ACTUAL CONDUCTOR LENGTH AND INCREASING CONDUCTOR SIZE TO COMPENSATE FOR VOLTAGE DROP AS REQUIRED BY NEC.
 - RIGID GALVANIZED OR SCHEDULE 40 PVC CONDUIT SHALL BE USED FOR SERVICE WIRING, BELOW GRADE INSTALLATIONS, OR WHERE EXPOSED TO WEATHER.
 - IN APPLICATIONS OTHER THAN THOSE LISTED IN 2.1.4, EMT OR MC CABLE IS ACCEPTABLE. WHERE CONDUCTORS ARE PROTECTED FROM DAMAGE, ENCLOSED IN BUILDING MATERIALS, AND CONSTRUCTION IS OF A PERMITTED TYPE, NM CABLE MAY BE USED.
 - DEVICES
 - CONTRACTOR TO PROVIDE J-BOXES, COVER PLATES, AND ANY ACCESSORIES REQUIRED TO PROVIDE A COMPLETE SYSTEM. SEE ARCHITECTURAL PLANS FOR DEVICE COLORS.
 - DUPLEX RECEPTACLES SHALL BE TAMPER RESISTANT, 20 AMP, EQUAL TO LEVITON CR20.
 - TOGGLE WALL SWITCHES SHALL BE EQUAL TO LEVITON CSI20-2
 - DIMMER SWITCHES SHALL BE TESTED WITH FIXTURES AND LAMPS FOR COMPATIBILITY.

REFERENCED CODES IN EFFECT

2014 NATIONAL ELECTRIC CODE

2015 INTERNATIONAL ENERGY CONSERVATION CODE

SHEET INDEX

- | | | |
|----|-------|---------------------------|
| 1. | EL001 | SITE LIGHTING COVER SHEET |
| 2. | EL101 | SITE LIGHTING PLAN |

Site Lighting Design Drawings for

Storage Mart Addition

3920 South State Route 291
Lee's Summit, Jackson County, Missouri

SHEET TITLE

SITE LIGHTING
COVER SHEET

SHEET NUMBER

EL001

EXTERIOR LIGHT FIXTURE SCHEDULE										
TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUAL)	DESCRIPTION	MOUNTING	LUMEN OUTPUT	CCT (°K)	CRI	VOLTS	WATTS	NOTES
WP1	MCGRAW-EDISON	GWC-AF-02-LED-EI-T4FT-P	WALL PACK	EXTERIOR WALL	12874	4000	70	120	113	MOUNTED ON EXTERIOR WALL, TOP OF FIXTURE AT 15' ABOVE FINISHED GRADE. WITH PHOTOCELL.
WP2	MCGRAW-EDISON	GWC-AF-02-LED-EI-SL3-P	WALL PACK	EXTERIOR WALL	12424	4000	70	120	113	MOUNTED ON EXTERIOR WALL, TOP OF FIXTURE AT 15' ABOVE FINISHED GRADE. WITH PHOTOCELL.
NOTES: 1. VERIFY LIGHT FIXTURE FINISHES WITH OWNER / ARCHITECT PRIOR TO INSTALLATION										

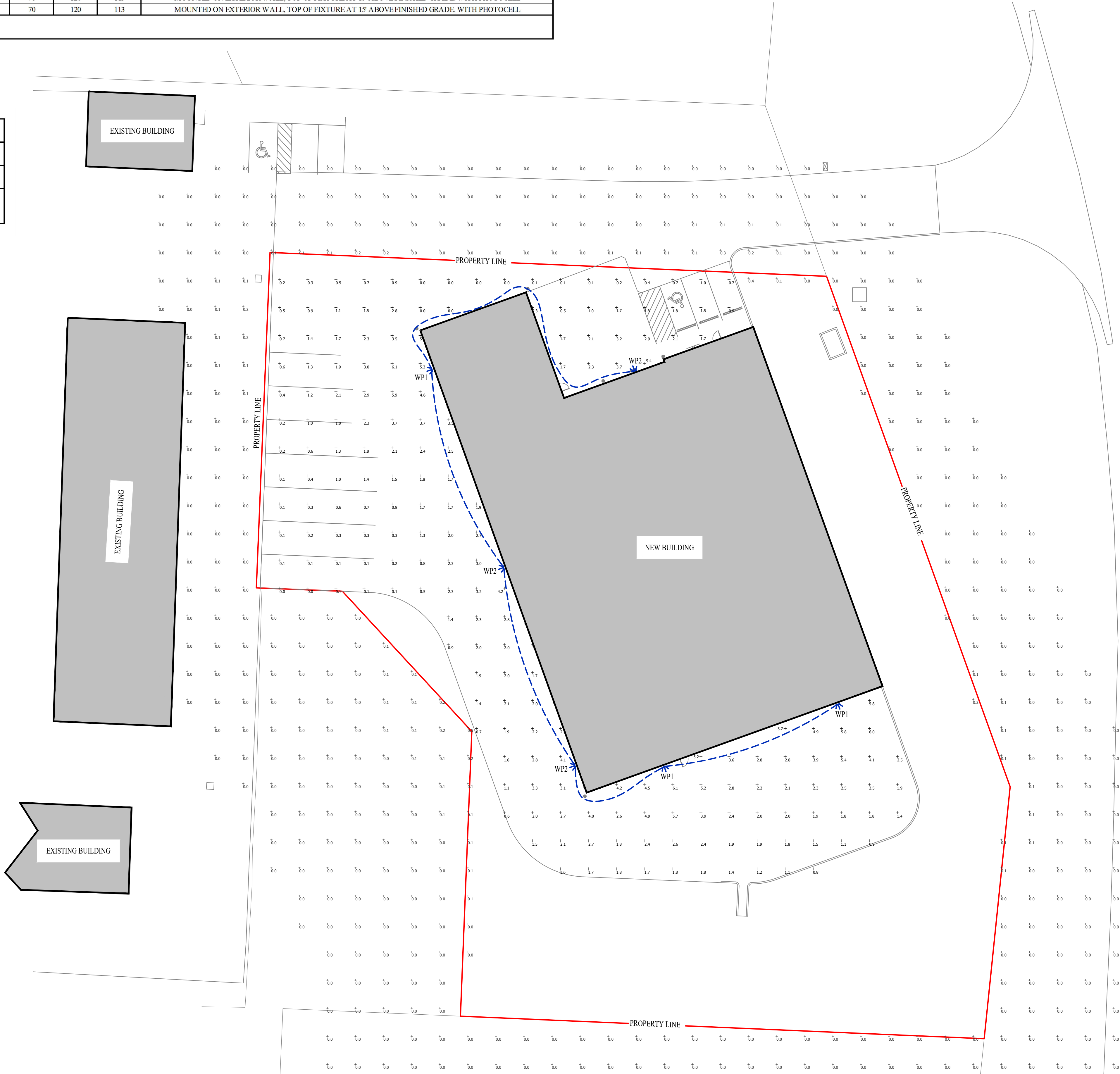
SITE PHOTOMETRIC SUMMARY					
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX / MIN	AVG / MIN
NEW PARKING	1.94 fc	5.1 fc	0.3 fc	17.0:1	6.47:1
NOTES: CALCULATIONS BASED ON 95% OF DATA POINT SOURCES, LOWER 2.5% & UPPER 2.5% OF DATA POINTS OMITTED					

LIGHTING LEGEND

- CIRCUIT WIRING
→ PX-XX CIRCUIT TAG
X1 "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
↓ EXTERIOR WALL PACK
+ ## PHOTOMETRIC CALCULATIONS (IN FOOT-CANDLES)

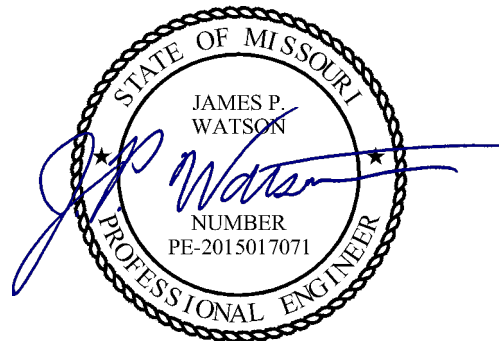
SITE LIGHTING PLAN GENERAL NOTES:

- SITE PHOTOMETRIC VALUES SHOWN HAVE BEEN CALCULATED PER SPECIFIED LIGHT FIXTURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS AND WILL THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR / EQUIPMENT SUPPLIER.
- PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE EXISTING LIGHT FIXTURE(S), ONLY NEW WALL-PACK FIXTURE(S) SHOWN.

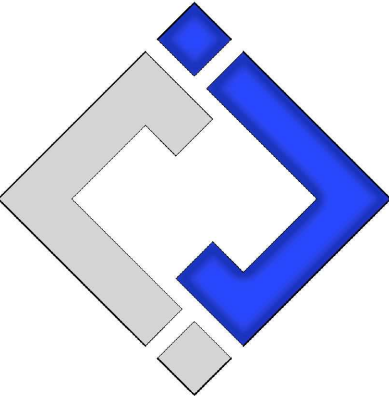


SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



James Watson, P.E. May 17, 2019
PE-2015017071
MO Certificate of Authority # 2018029680



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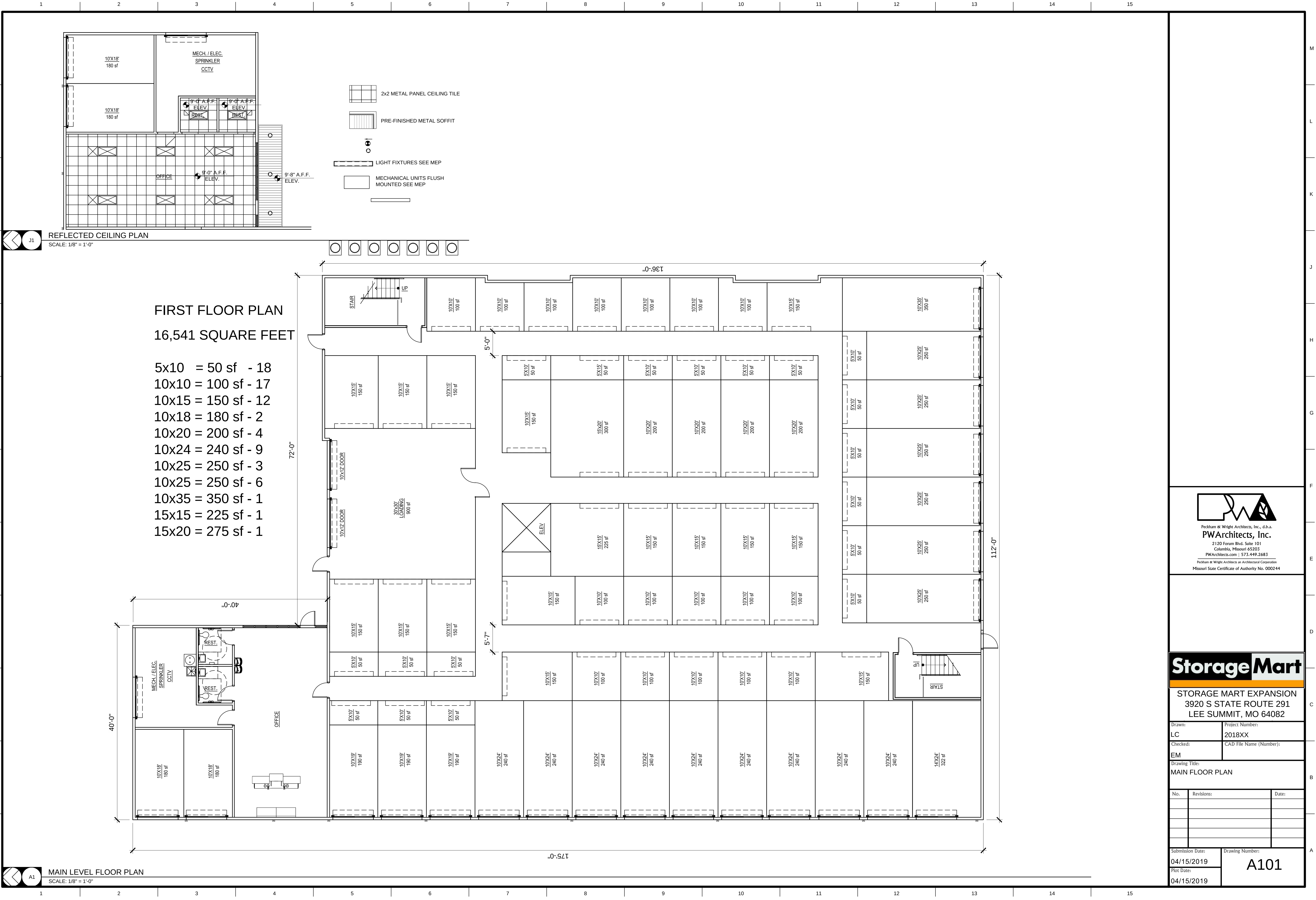
630 North Morley Street, Suite 102
Moberly, Missouri 65270
573 - 234 - 4492 phone
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J2 PROJECT No: J20038

J2 DESIGN: JAP

ISSUE TITLE DATE

PERMIT SET 05 - 17 - 2019




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Columbia, Missouri 65203
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Peckham & Wright Architects an Architectural Corporation
Missouri State Certificate of Authority No. 000244

Storage Mart

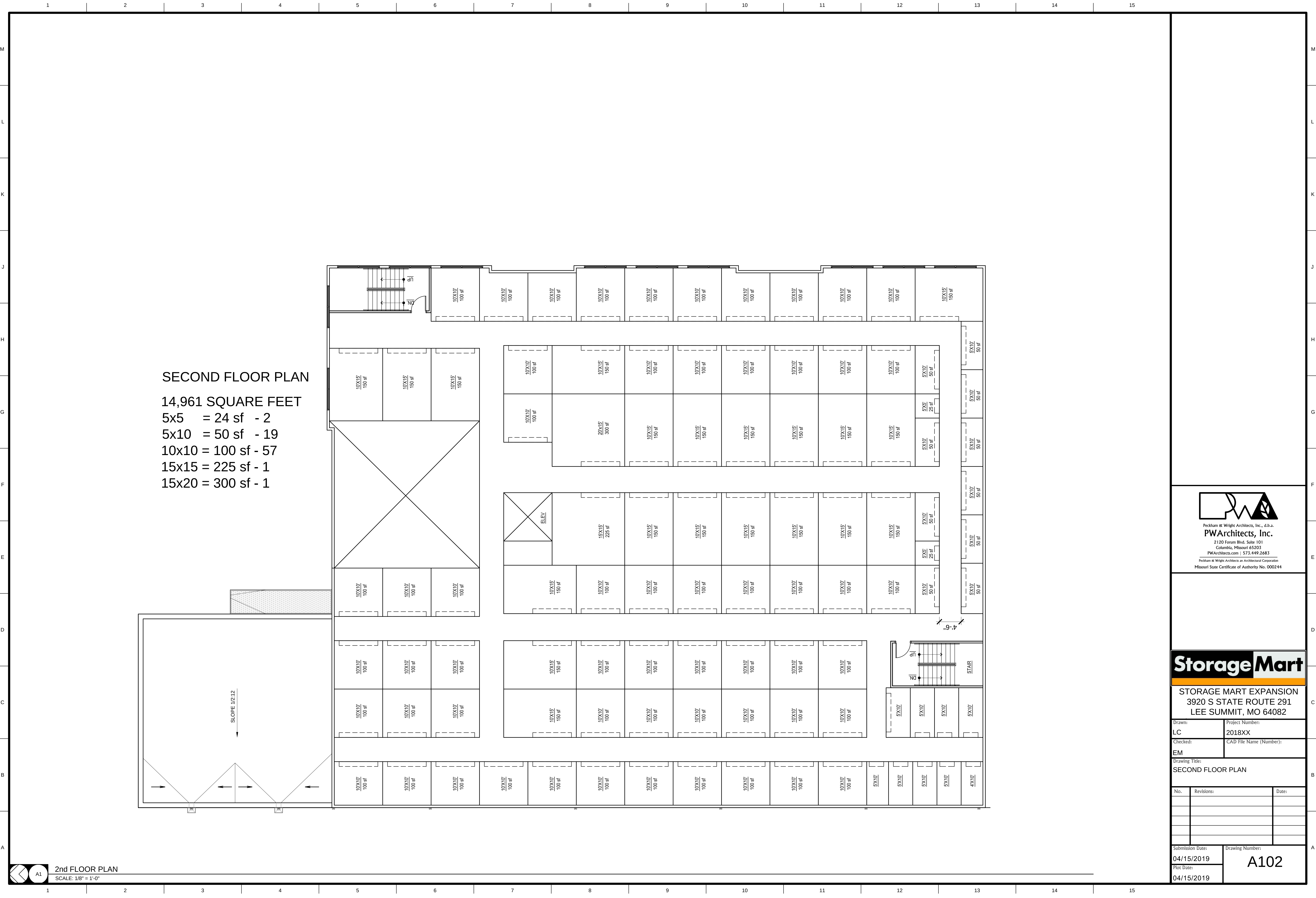
STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

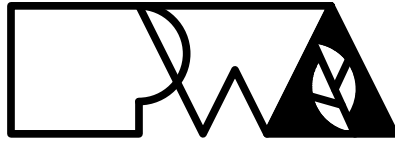
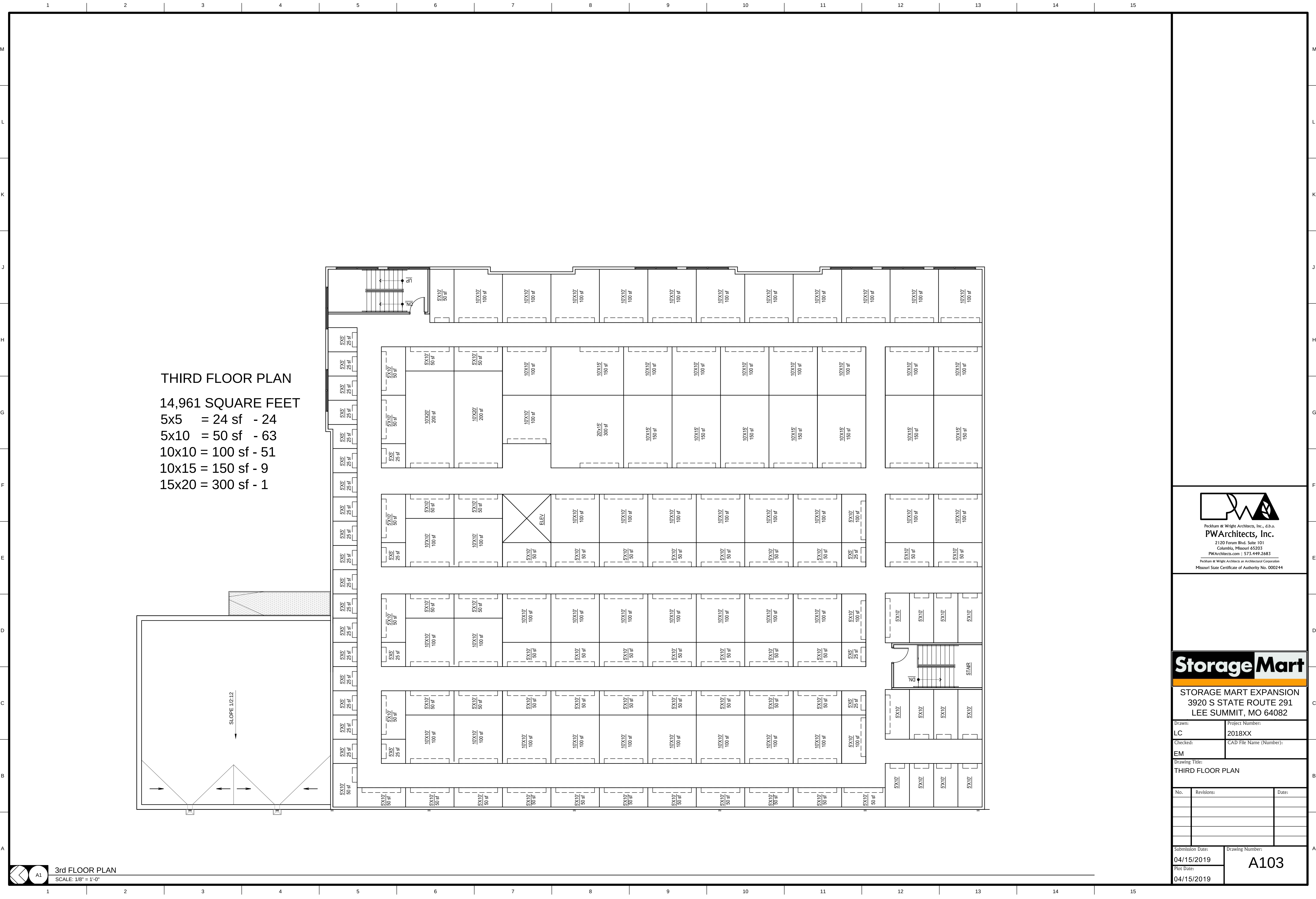
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Checked:	CAD File Name (Number):
EM	

Drawing Title:
MAIN FLOOR PLAN

No.	Revisions:	Date:

Submission Date:	Drawing Number:
04/15/2019	A101
Plot Date:	
04/15/2019	





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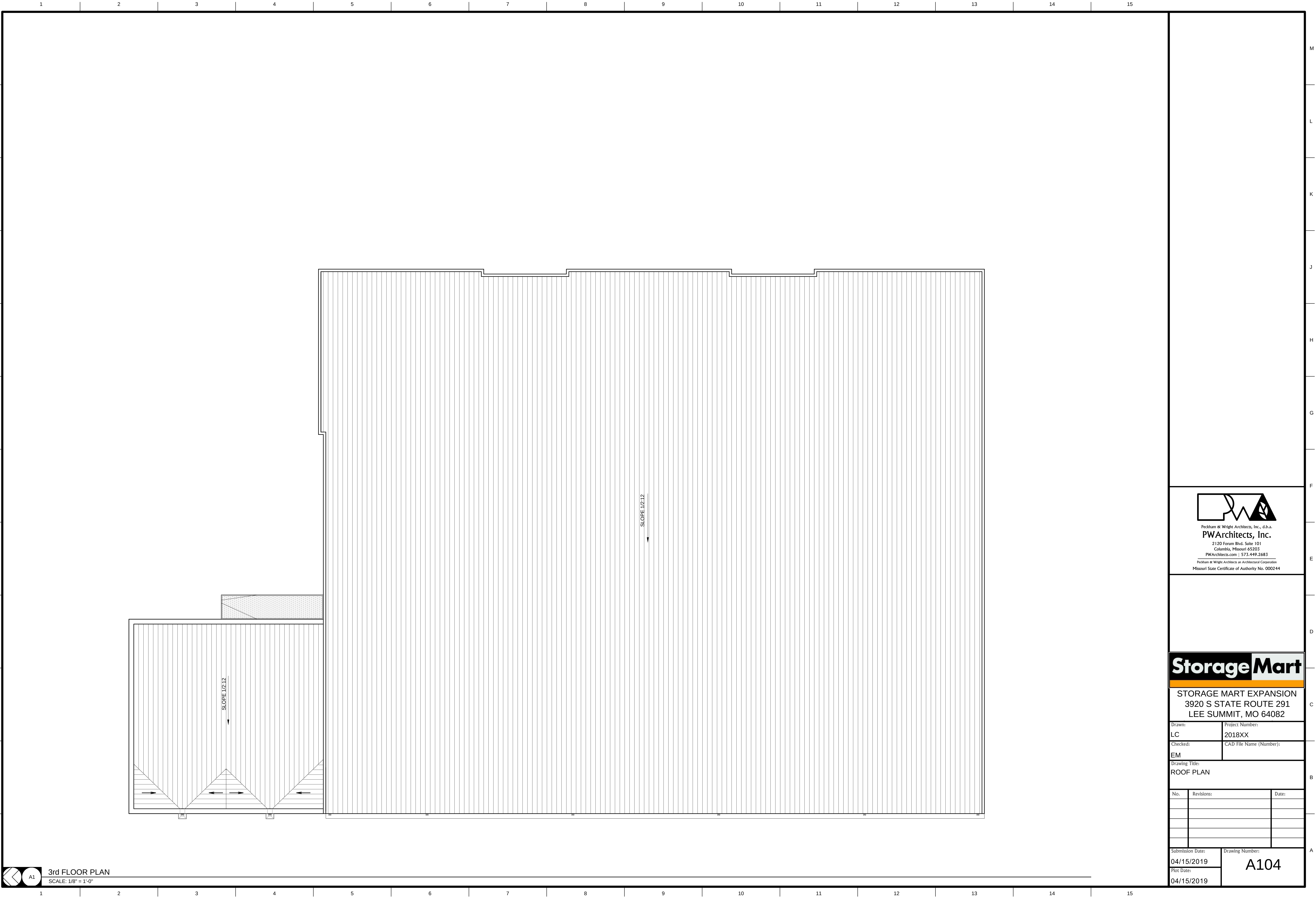
STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

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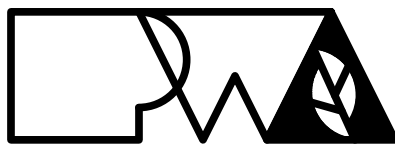
Drawing Title:
THIRD FLOOR PLAN

No.	Revisions:	Date:

Submission Date:	Drawing Number:
04/15/2019	A103
Plot Date:	
04/15/2019	



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



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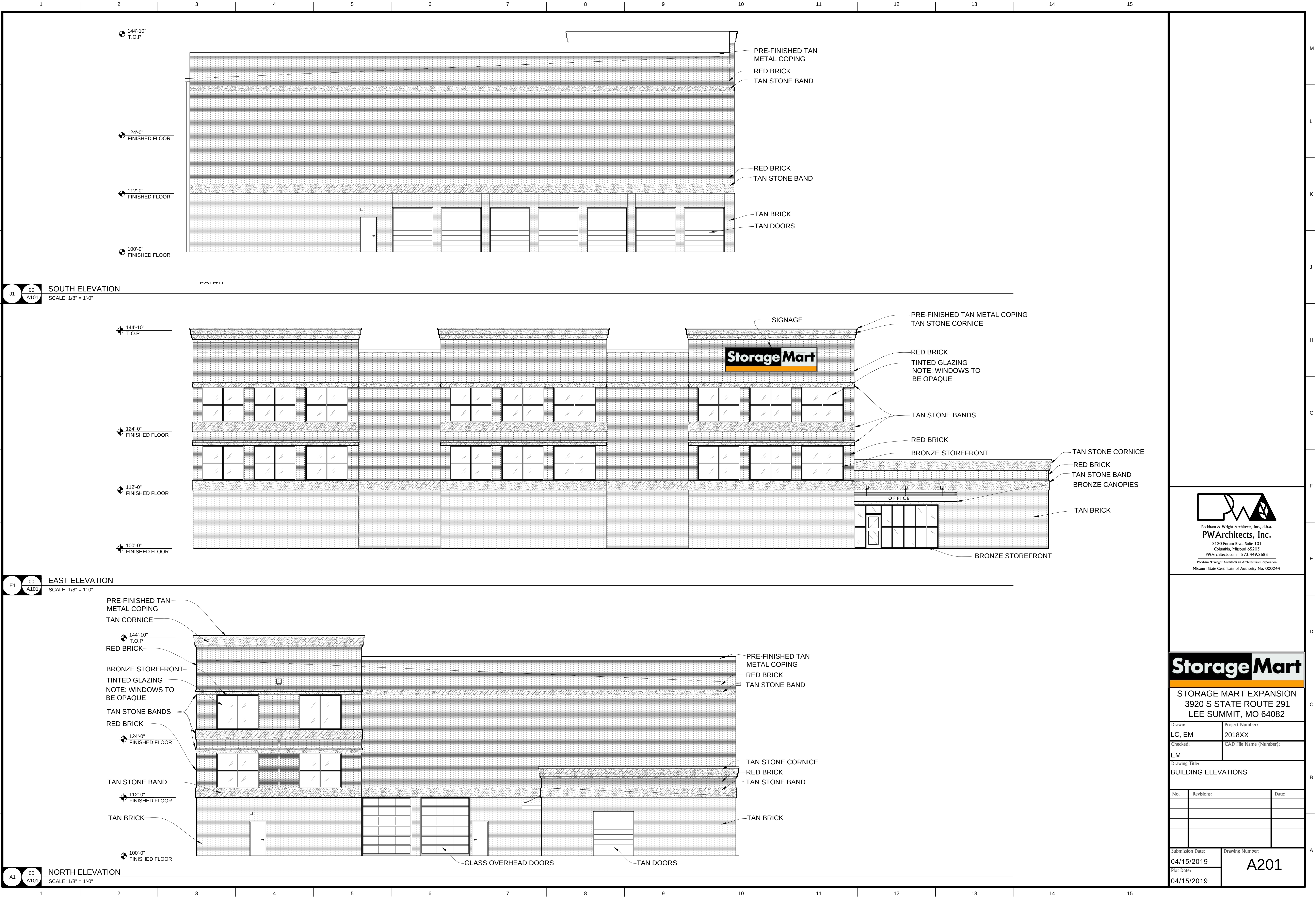
STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn:	Project Number:
LC	2018XX
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Drawing Title:
ROOF PLAN

No.	Revisions:	Date:

Submission Date:	Drawing Number:
04/15/2019	A104
Plot Date:	
04/15/2019	

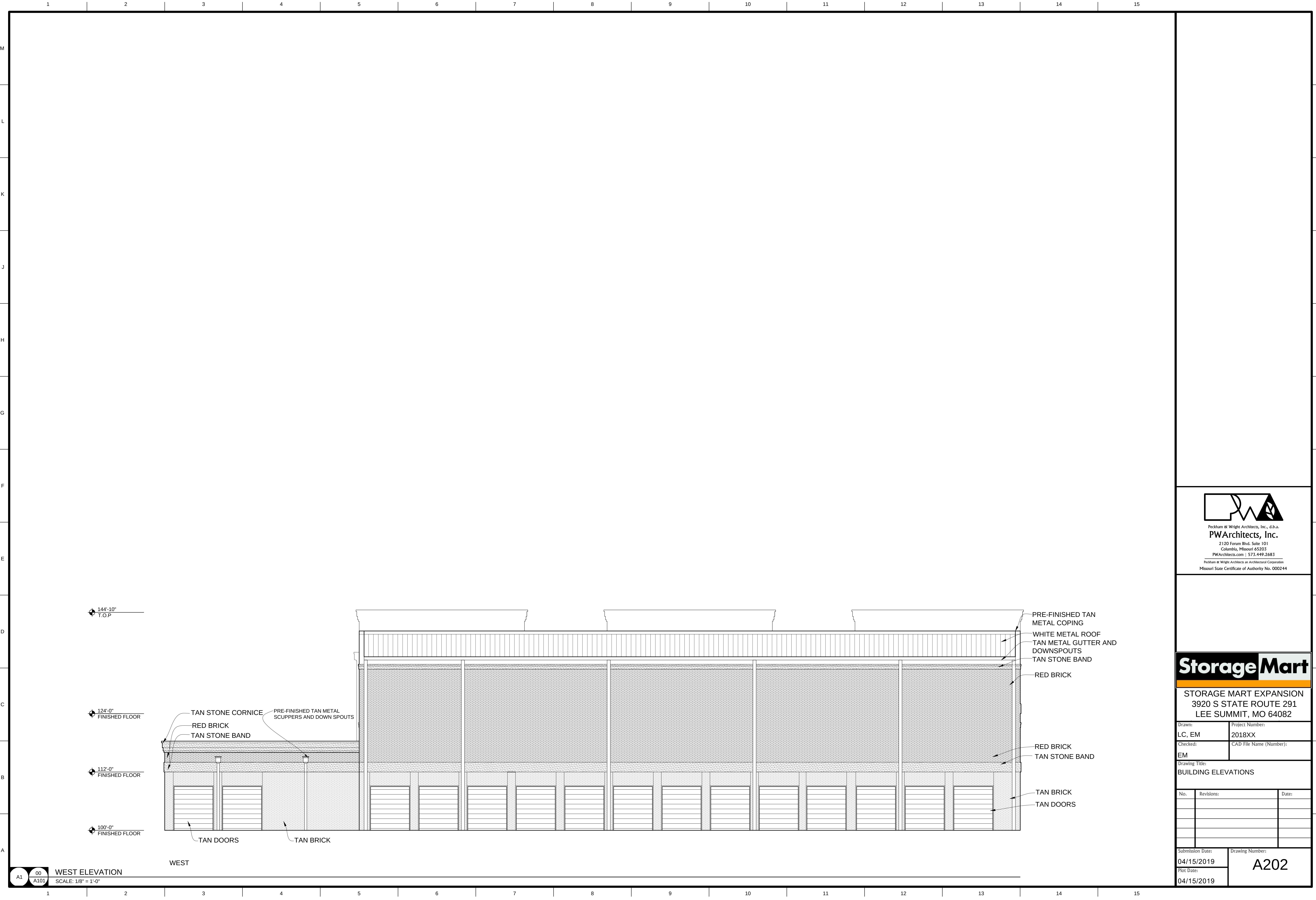



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STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

Drawn: LC, EM		Project Number: 2018XX
Checked: EM		CAD File Name (Number):
Drawing Title: BUILDING ELEVATIONS		
No.	Revisions:	Date:
Submission Date: 04/15/2019	Drawing Number: A201	
Plot Date: 04/15/2019		




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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

No.	Revisions:	Date:

Submission Date: 04/15/2019	Drawing Number: A202
Plot Date: 04/15/2019	