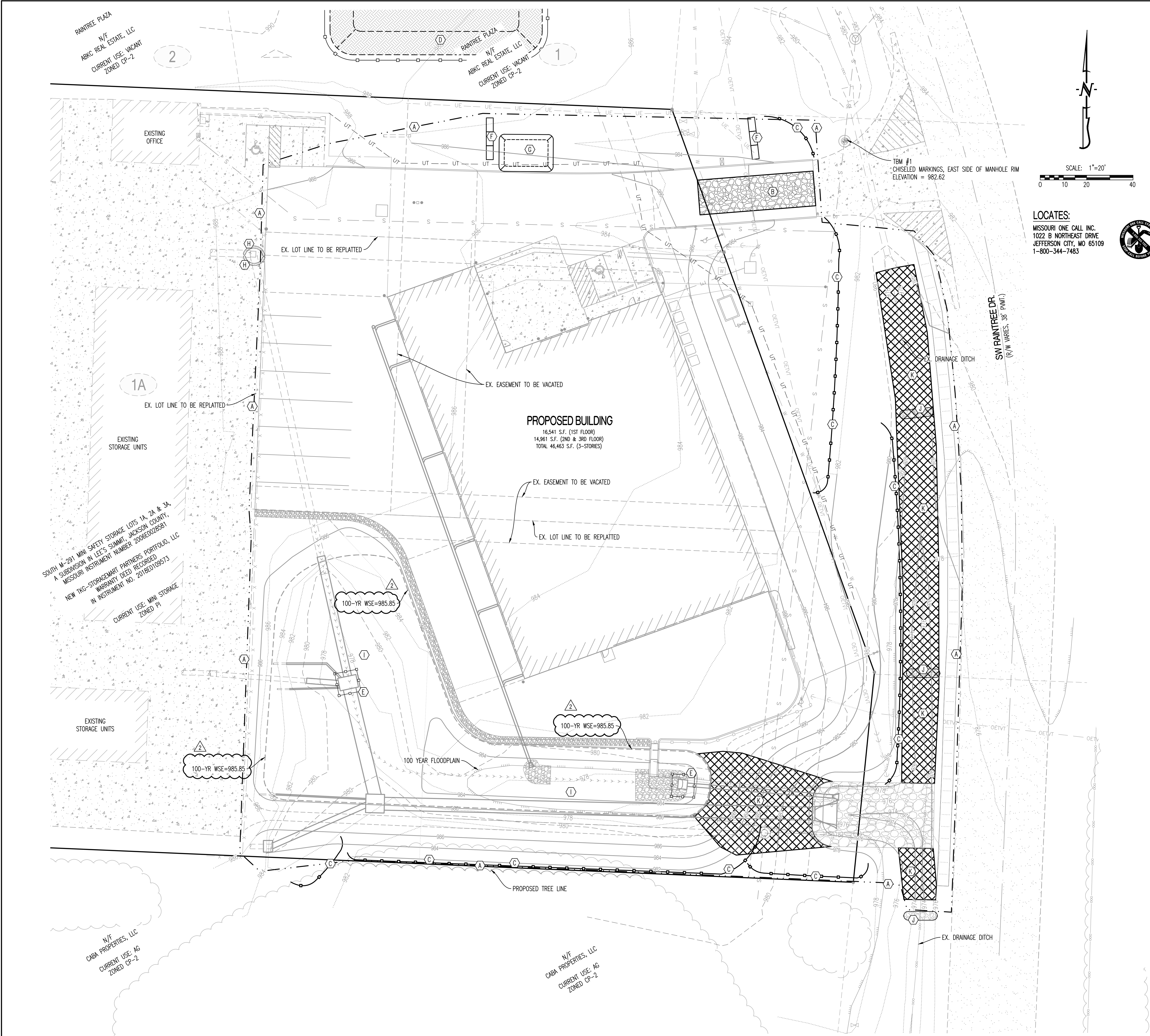




LEGEND OF LABELS:

- (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.
- (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) INSTALL GUTTERBUDDY OR APPROVED EQUAL.
- (I) PROPOSED DETENTION FACILITY AREA TO BE USED AS A TEMPORARY SEDIMENT TRAP UNTIL AREAS DRAINING TO HAS VEGETATION ESTABLISHED.
- (J) TYPE II ROCK DITCH CHECK. REFER TO DETAIL SHEET CE 13.
- (K) INSTALL NORTH AMERICAN GREEN VMX S350 EROSION CONTROL MAT. CONTRACTOR TO INSTALL PER MANUFACTURES SPECIFICATIONS.

SEQUENCE OF CONSTRUCTION:

- OBTAIN MODOT, STATE AND CITY OF LEE'S SUMMIT COUNTY LAND DISTURBANCE PERMITS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- INSTALL BMP'S NEEDED FOR LAND DISTURBANCE SUCH AS SILT FENCE, ROCK DITCH CHECK AND STAKED STRAW BALES AS SHOWN ON THE PLAN.
- 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.
- 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.
- INSTALL INLET PROTECTION IMMEDIATELY AFTER PLACEMENT OF INLETS.
- INSTALL FINAL LANDSCAPING.
- 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.

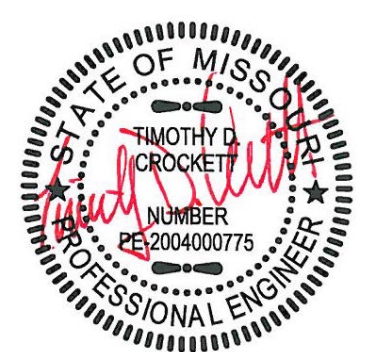
DRY DETENTION BASIN MAINTENANCE SCHEDULE:

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 COMPONENT 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	08/26/2019
1	09/27/2019
2	11/22/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT
MO LICENSE #200400075

CROCKETT
ENGINEERING CONSULTANTS
1000 W. KING BLVD., SUITE 100
COLUMBIA, MO 65203
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri License #200081301

OWNER:

NEW TKG-STORAGE MART
PARTNERS PORTFOLIO
2615 STADIUM BLVD., SUITE 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

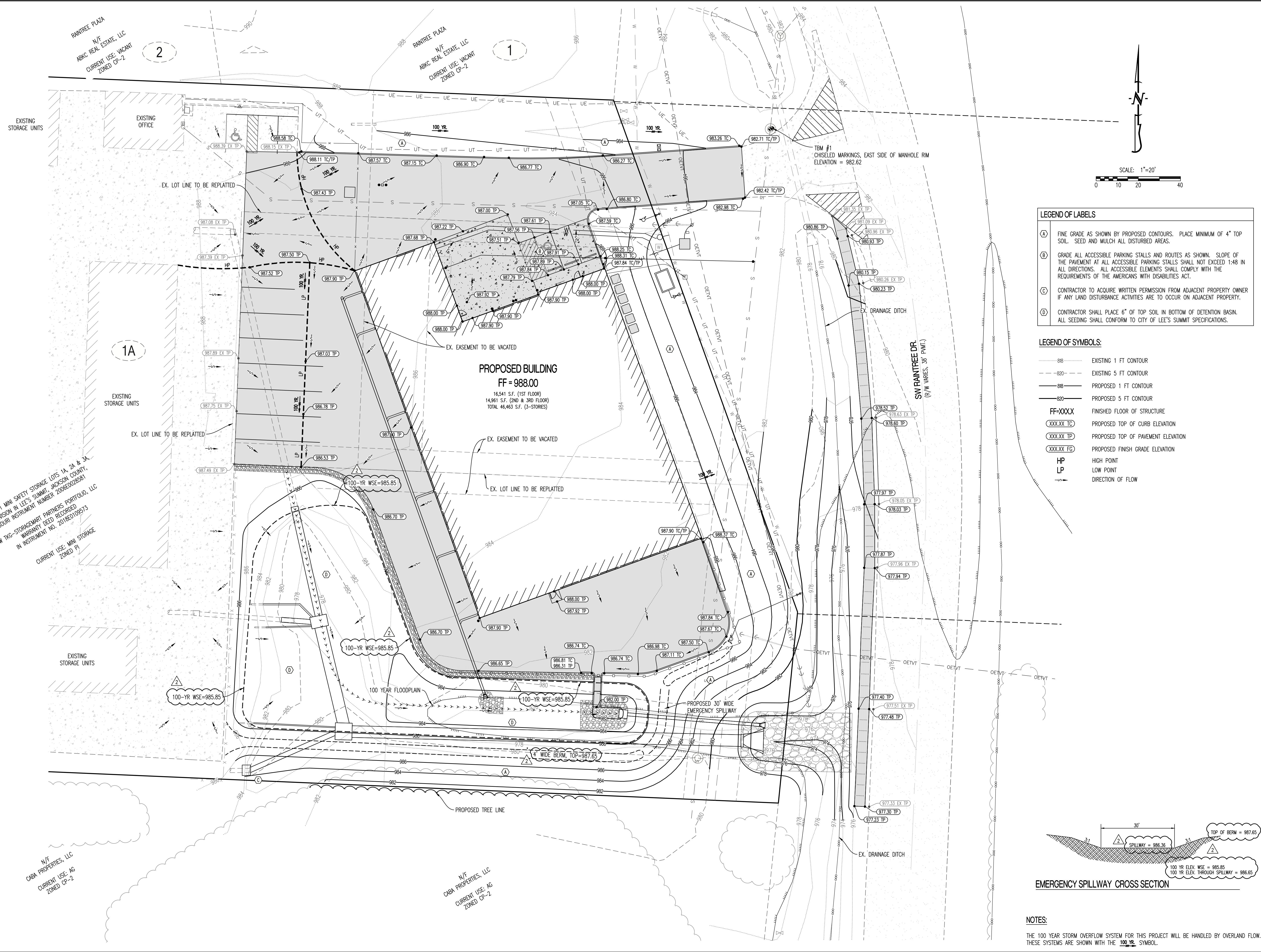
DESIGNED: TDC

DRAWN: JEE

PROJECT NO: 170504

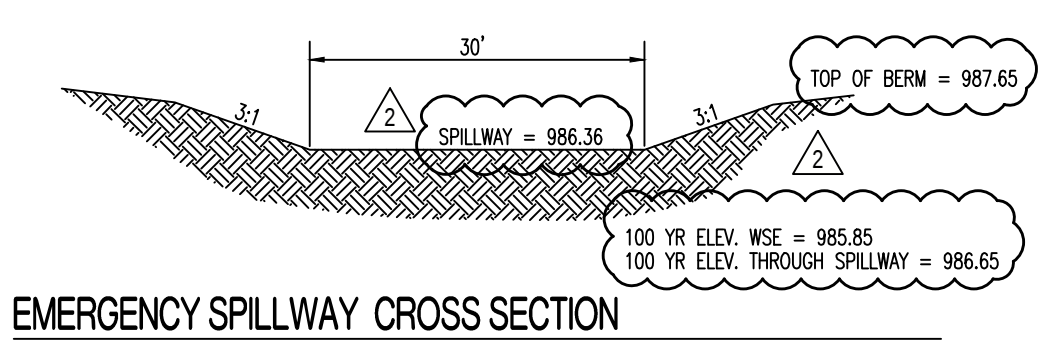
SHEET:

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 IF ANY LAND DISTURBANCE ACTIVITIES ARE TO OCCUR 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:**
- 88 --- EXISTING 1 FT CONTOUR
 - 820 --- EXISTING 5 FT CONTOUR
 - 88 --- PROPOSED 1 FT CONTOUR
 - 820 --- PROPOSED 5 FT CONTOUR
 - FF=XXXX FINISHED FLOOR OF STRUCTURE
 - XXXX.XX TC PROPOSED TOP OF CURB ELEVATION
 - XXXX.XX TP PROPOSED TOP OF PAVEMENT ELEVATION
 - XXXX.XX FO PROPOSED FINISH GRADE ELEVATION
 - HP HIGH POINT
 - LP LOW POINT
 - DIRECTION OF FLOW



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	03/26/2019
1	09/27/2019
2	11/22/2019

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TIMOTHY D. CROCKETT
MISSOURI LICENSE - 2004000075

CROCKETT
ENGINEERING CONSULTANTS
1000 W. KING BLVD., SUITE 207
COLUMBIA, MO 65203
www.crockettingeering.com
Crockett Engineering Consultants, LLC
Missouri #2004000075

OWNER:

NEW TKG-STORAGE MART PARTNERS PORTFOLIO LLC
2615 STADIUM BLVD., SUITE 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:

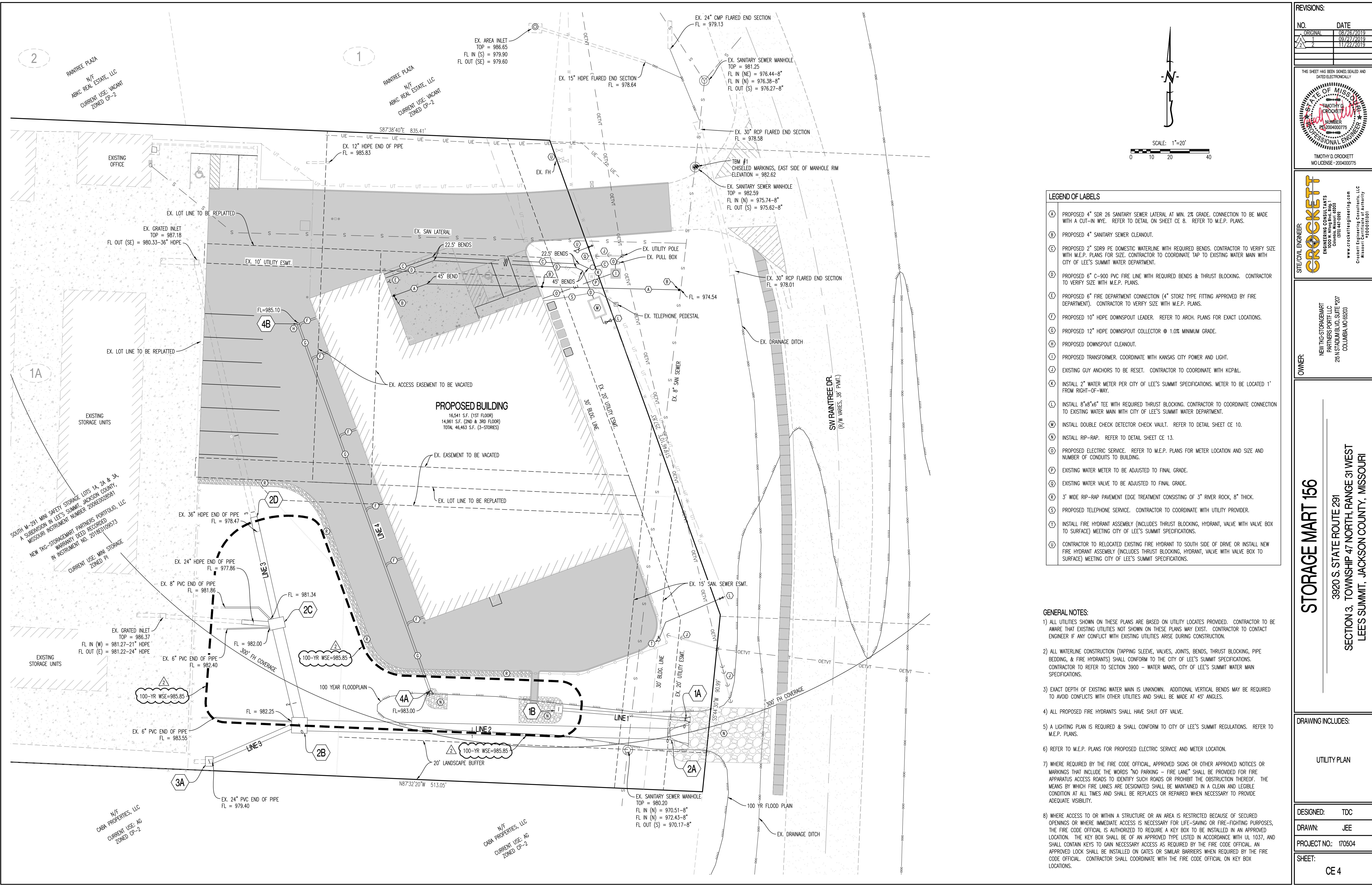
GRADING PLAN

DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170504

SHEET: CE 3



REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019
1	09/27/2019
2	11/22/2019

THIS SHEET HAS BEEN SIGNED SEALED AND
DATED ELECTRONICALLY

TIMOTHY D. CROCKETT
NO LICENSE - 2004000775

STATE ENGINEER
CROCKETT
ENGINEERING CONSULTANTS
16020 N.W. 10th Avenue
Columbia, Missouri 65203
(314) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri License of Authority
000000001

OWNER:
NEW TKG-STOREMART
PARTNERS FORT LLC
2611 STADIUM BLVD, SUITE 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:

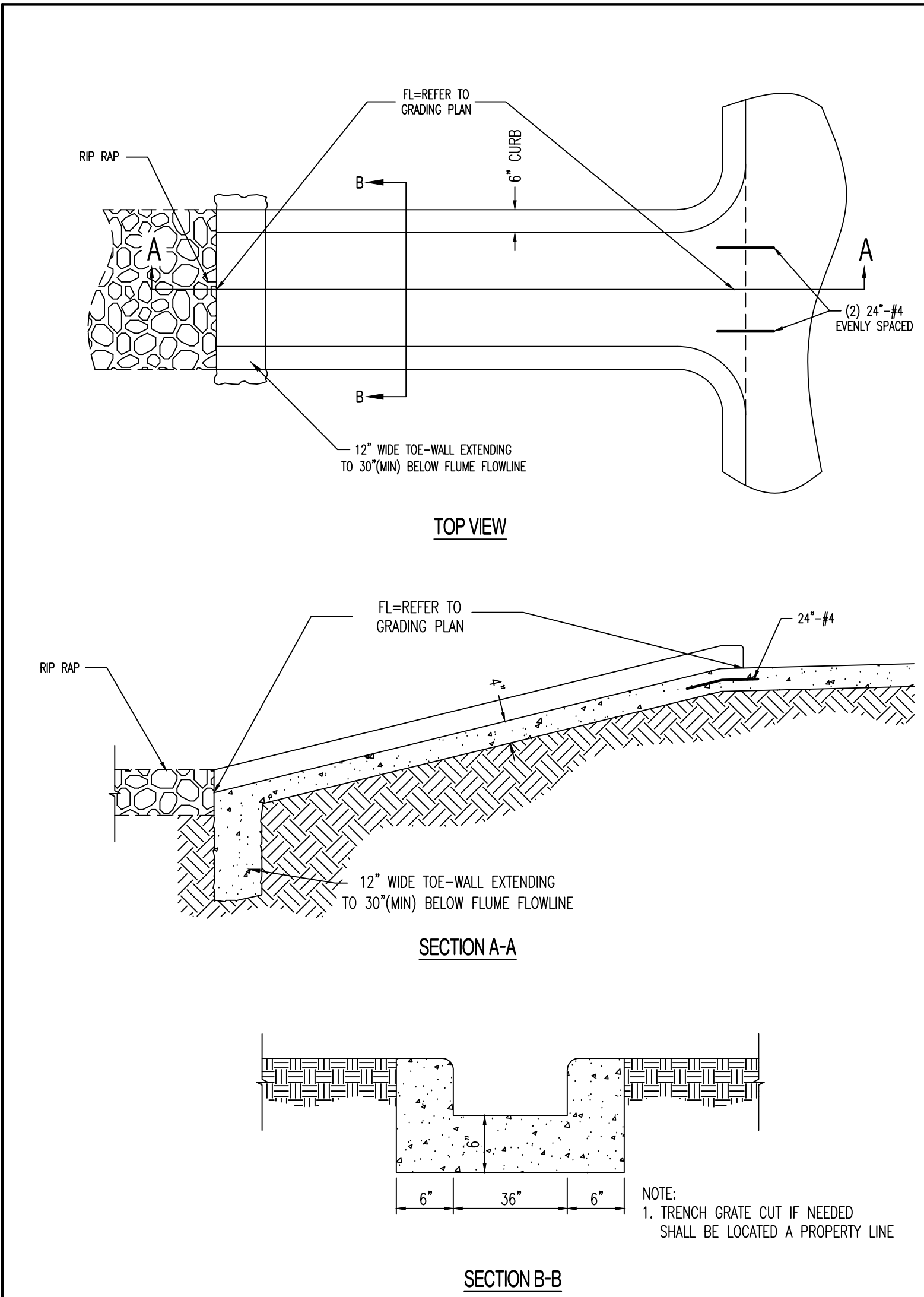
UTILITY PLAN

DESIGNED: TDC

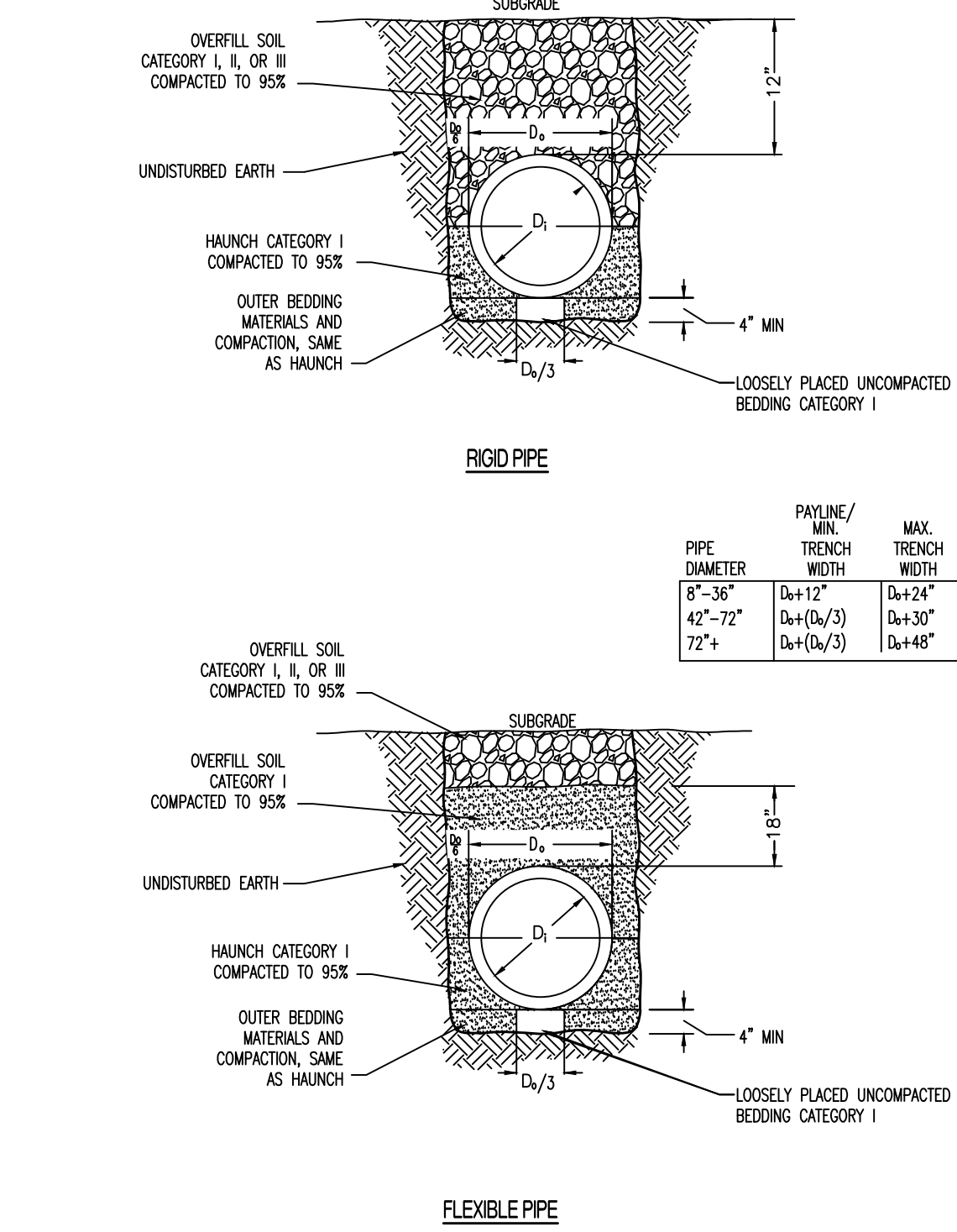
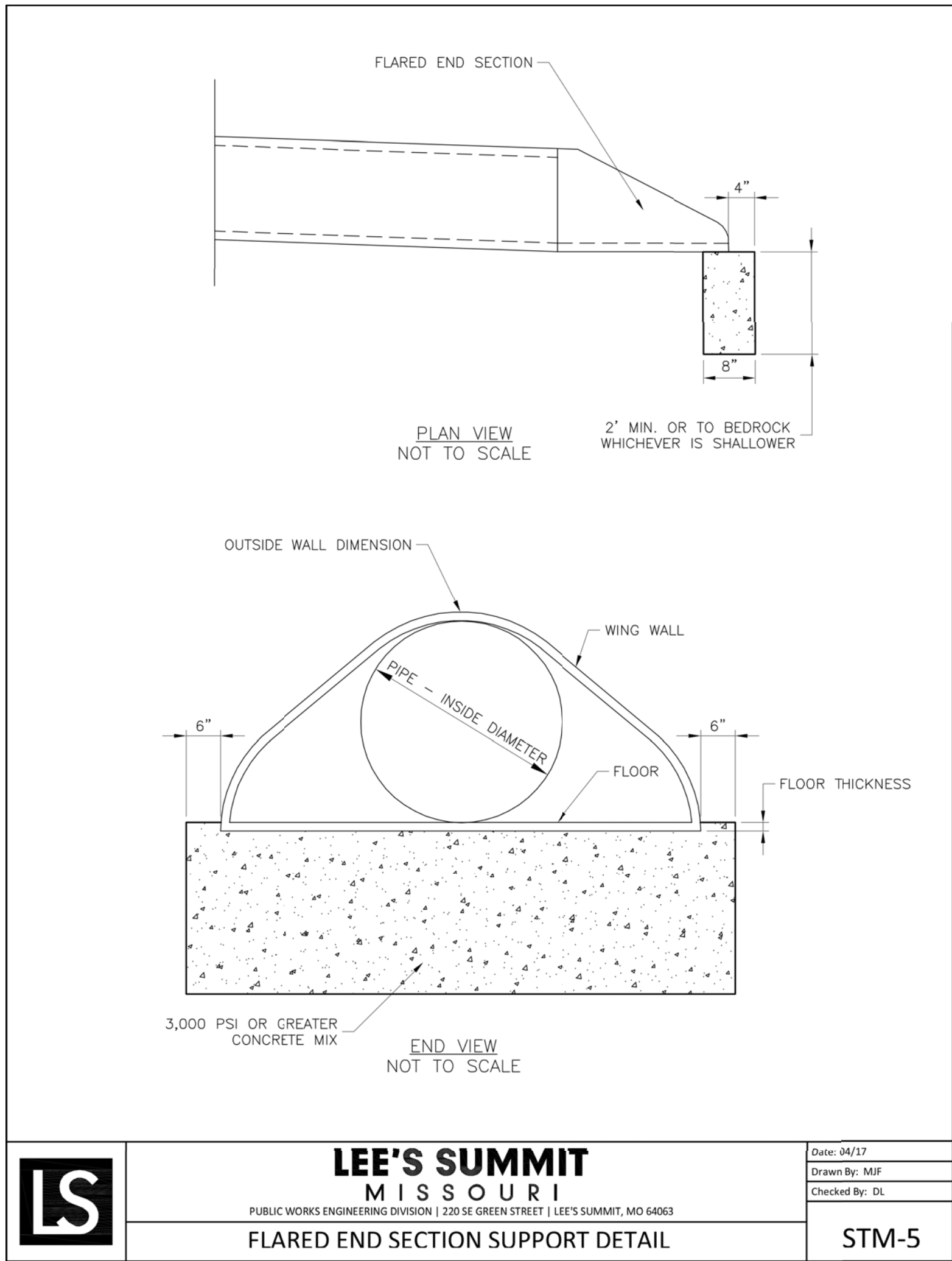
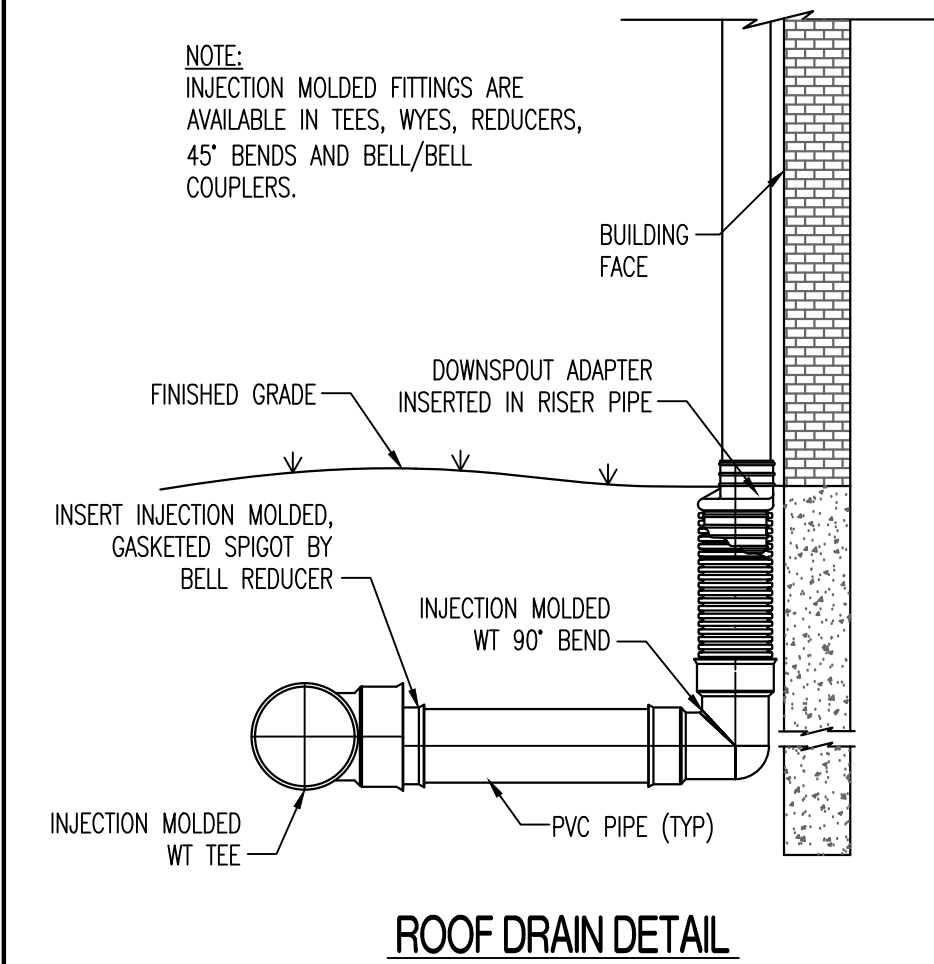
DRAWN: JEE

PROJECT NO.: 170604

SHEET:
CE 4



CONCRETE FLUME DETAIL



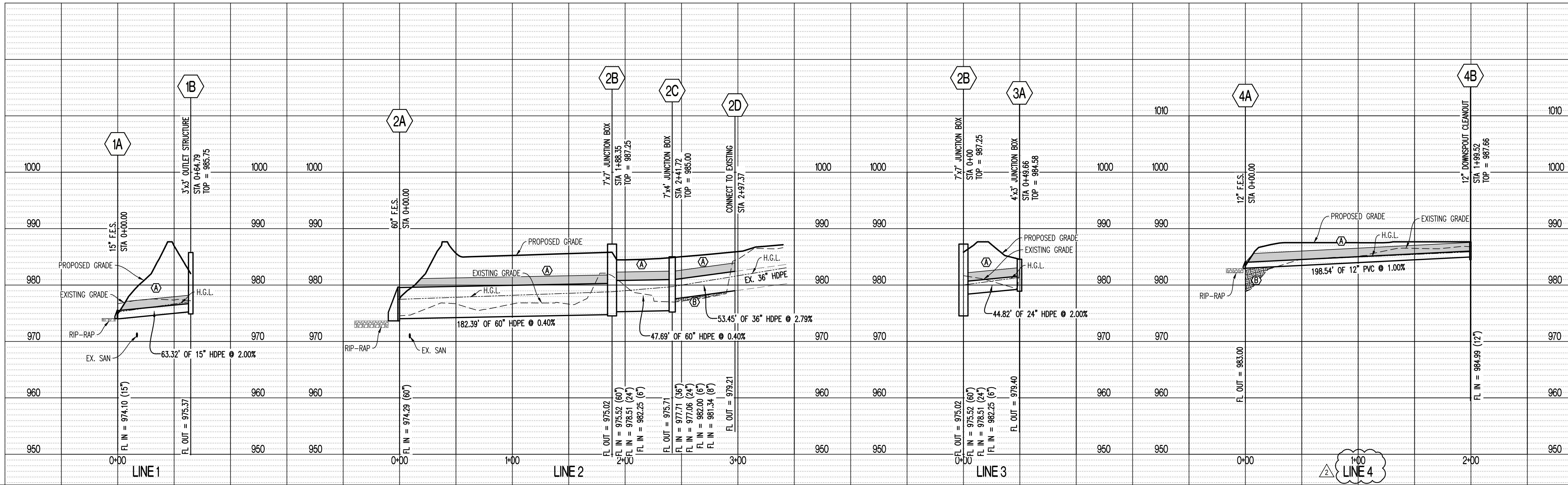
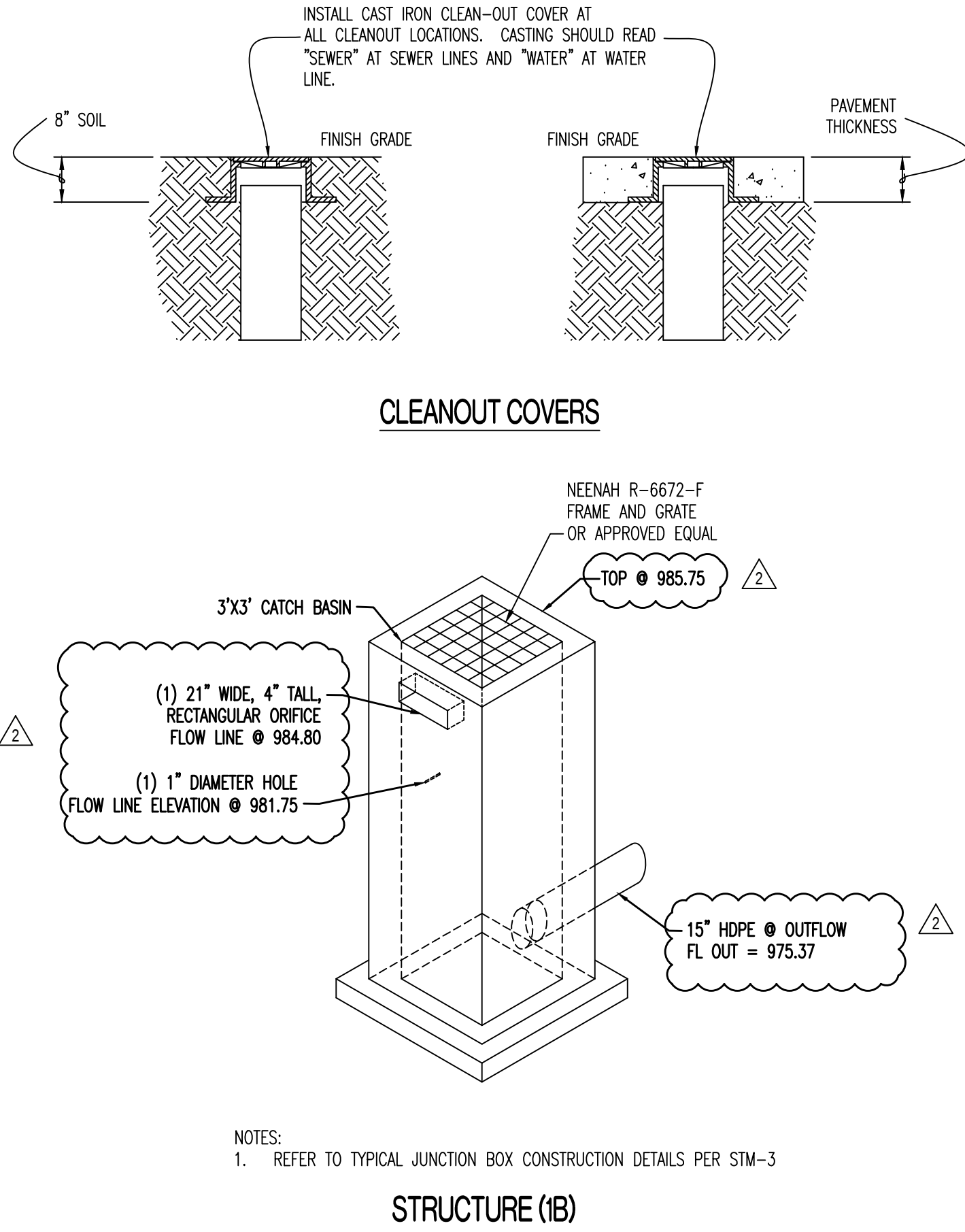
PIPE EMBEDMENT (Out of the Right of Way)

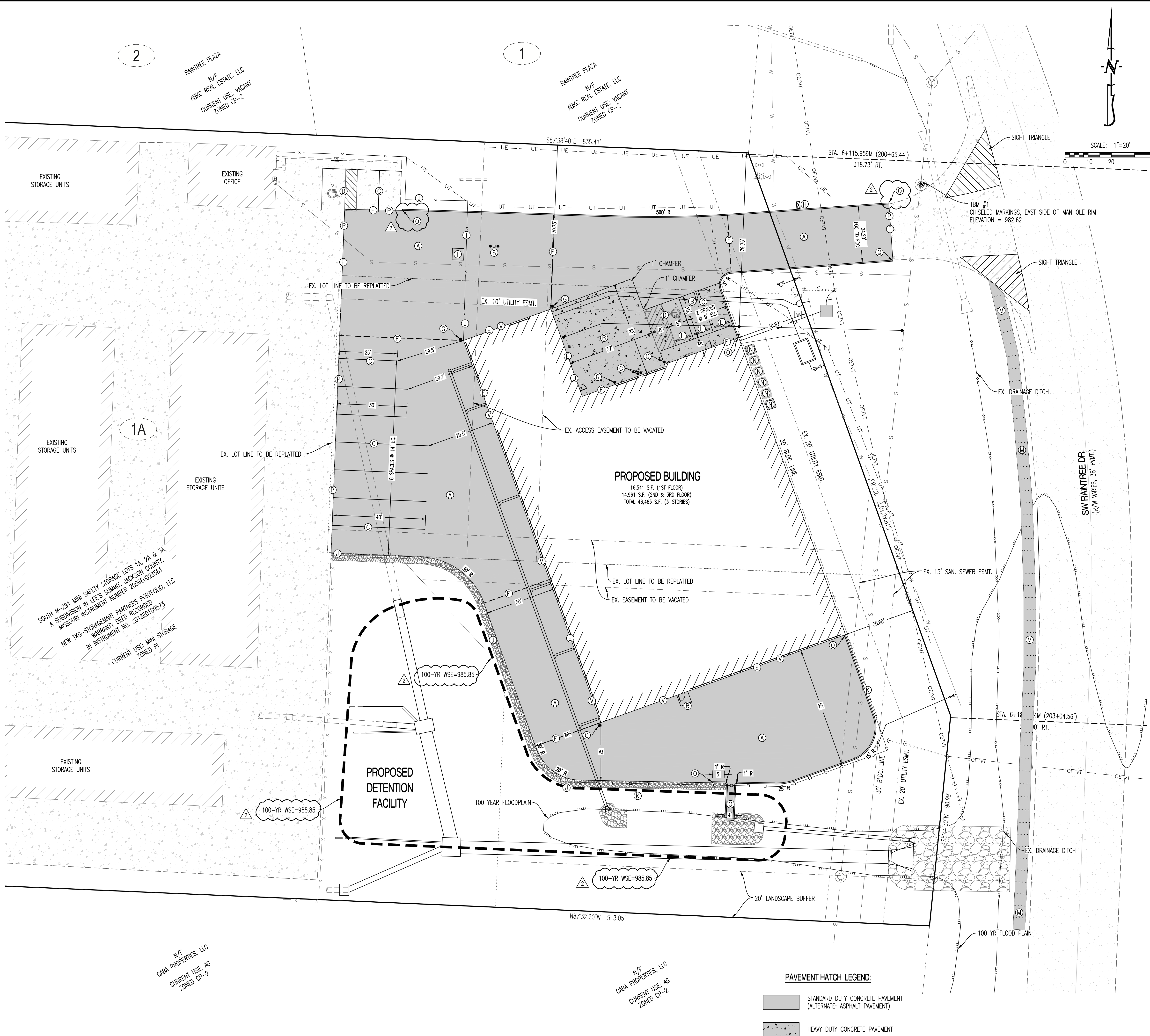
STORM DRAIN PIPE SIZE													
DESCRIPTION		STORM DRAIN HYDRAULICS										NOTES	
AREA NO.	UPSTREAM STRUCTURE LABEL	TIME OF CONCENTRATION		CA		RAINFALL INTENSITY	RUNOFF	STORM DRAIN SLOPE	STORM DRAIN DIAMETER	STORM DRAIN MATERIAL	CAPACITY FULL	VELOCITY FULL	
		min	seconds	seconds	in/hr	cfs	ft/ft	in	in	in	cfs	fps	
Line 4	1	4A	-5		0.39	8.30	3.20	0.010	12	HDPE	3.86	4.91	
Line 2													
EX	EX	-5			8.30	120.00	0.028	36	HDPE	120.85	11.08		EX 36" HDPE CAPACITY = 120 CFS
EX	2D	-5			8.30	120.00	0.028	36	HDPE	120.85	11.08		
EX	2C	-5			8.30	155.00	0.004	60	HDPE	252.23	12.85		EX 24" HDPE CAPACITY = 35 CFS
EX	2B	-5			8.30	217.00	0.004	60	HDPE	252.23	12.85		EX PVC CAPACITY = 62 CFS
Line 3													
EX	3A	-5			8.30	62.00	0.020	24	HDPE	34.64	11.03		EX 24" PVC CAPACITY = 62 CFS

NOTES:
1) STORM SEWER PIPE LENGTHS SHOWN ON THIS SHEET ARE FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE.

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

LEGEND OF LABELS:
Ⓐ REFER TO PIPE EMBEDMENT DETAIL THIS SHEET. COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18" ABOVE THE TOP OF PIPE PRIOR TO INSTALLATION.
Ⓑ ENGINEERED COMPACTED FILL.





- LEGEND OF LABELS**
- (A) CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT W/ INTEGRAL CURB AS SHOWN. REFER TO PAVEMENT CROSS SECTION ON CE 7. ALTERNATE: ASPHALT PAVEMENT WITH CURB & GUTTER. REFER TO PAVEMENT CROSS SECTION ON CE 7.
 - (B) CONSTRUCT HEAVY DUTY 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. COLOR TO BE WHITE (MATCH EXISTING FACILITY).
 - (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 1.5%. REFER TO DETAIL SHEET CE 8.
 - (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.
 - (Q) TAPER CURB FROM 6" TO 0".
 - (R) 5'x5' CONCRETE DOOR STOOP
 - (S) KEYPAD WITH BOLLARD PROTECTION. CONTRACTOR TO COORDINATE LOCATION WITH OWNER.
 - (T) SECURITY GATE MOTOR. CONTRACTOR TO COORDINATE LOCATION WITH OWNER.
 - (U) CONTRACTOR TO INSTALL KNOX BOX FOR BUILDING ENTRY. CONTRACTOR TO COORDINATE WITH OWNER & FIRE DEPARTMENT FOR LOCATION.
 - (V) "NO PARKING - FIRE LANE" SIGNS TO BE INSTALLED ON BUILDING. SPACING BETWEEN SIGNS SHALL NOT TO EXCEED 50'.

- NOTES:**
- THIS DEVELOPMENT WILL UTILIZED THE EXISTING TRASH COLLECTION SERVICE FROM THE ADJACENT STORAGE MART FACILITY.
 - THESE PLANS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL PRIOR TO FINAL PERMITTING.
 - ALL SIGNS SHALL COMPLY WITH ARTICLE 9 - SIGNS, OF THE UNIFIED DEVELOPMENT ORDINANCE. A SIGN PERMIT SHALL BE SUBMITTED FOR REVIEW TO THE DEVELOPMENT SERVICE DEPARTMENT PRIOR TO INSTALLATION.
 - ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
 - 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.
 - 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.
 - 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 SPACES
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%

REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019
1	09/27/2019
2	11/22/2019

THIS SHEET HAS BEEN SIGNED SEALED AND
DATE/ELECTRONICALLY

MISSOURI
STATE OF
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NUMBER
PES004000775
TIMOTHY D. CROCKETT
MO LICENSE - 2004000775

MISSOURI
STATE OF
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NUMBER
PES004000775
TIMOTHY D. CROCKETT
MO LICENSE - 2004000775

www.crockettengineering.com
3920 S. STATE ROUTE 291
COLUMBIA, MISSOURI 65203
(314) 447-0292
Crockett Engineering Consultants, LLC
Missouri License of Authority
0000000001

OWNER:

NEW TKG-STORCART
PARTNERS FORT LLC
261 N STADIUM BLVD, SUITE 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:

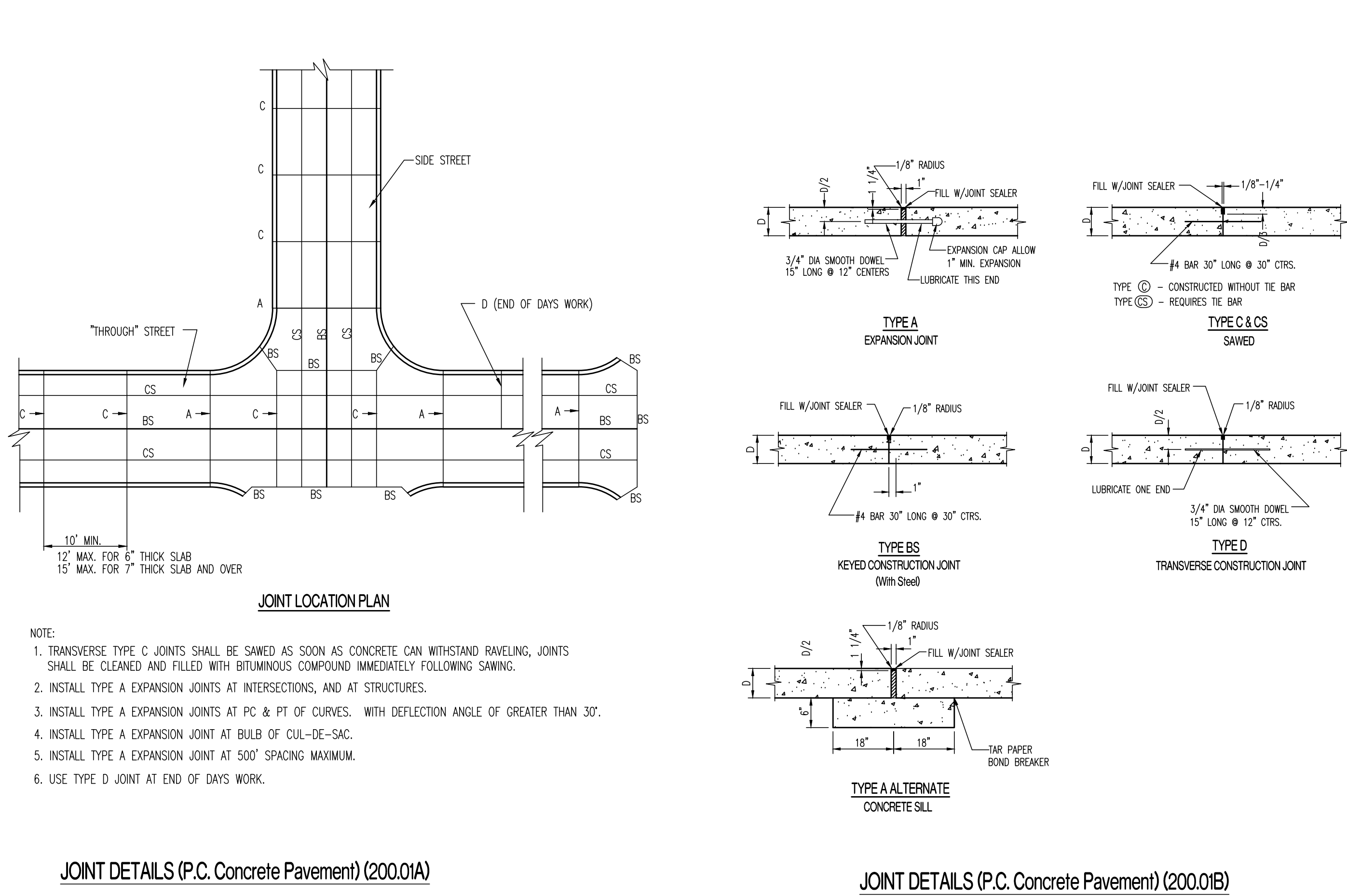
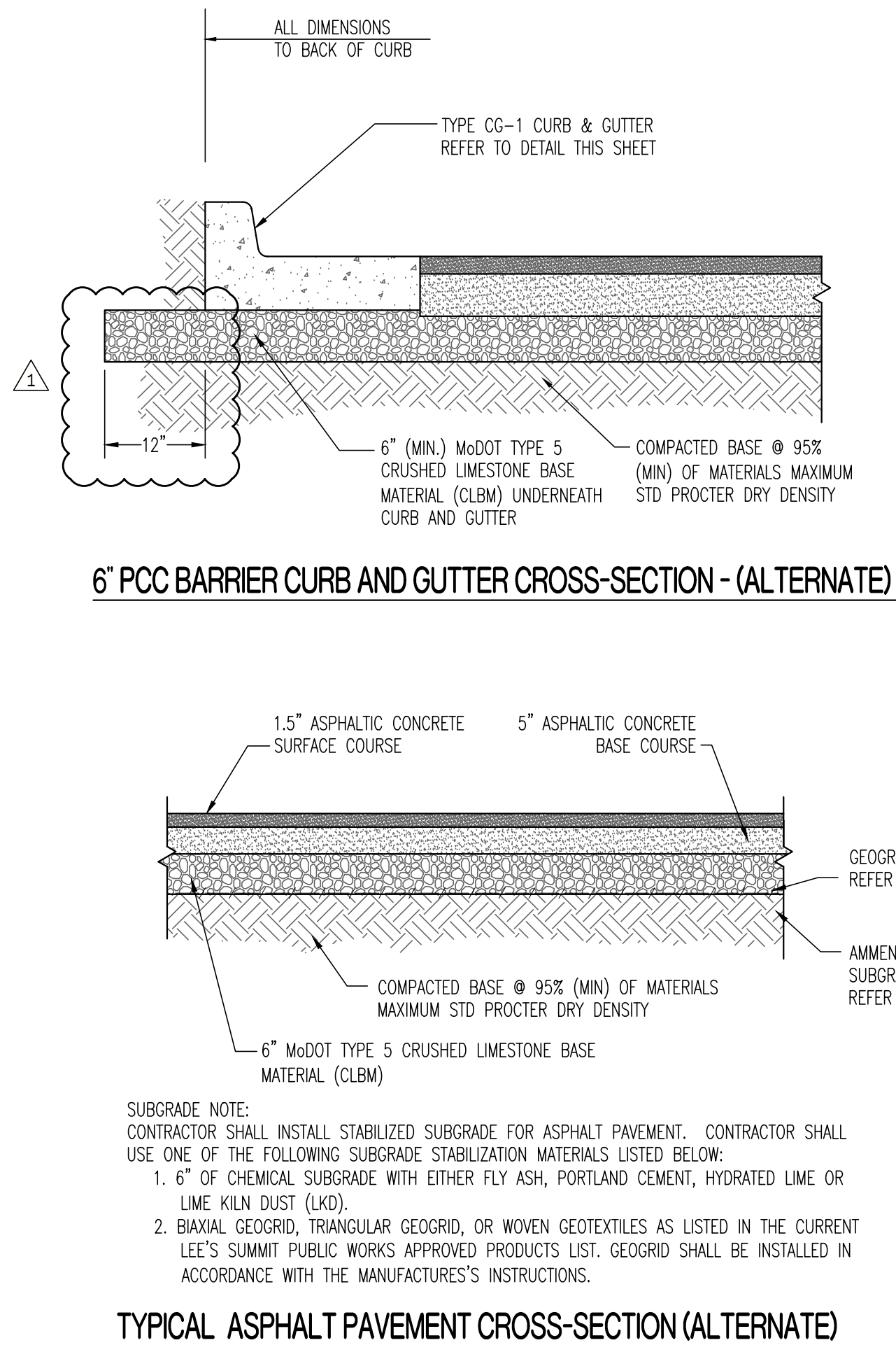
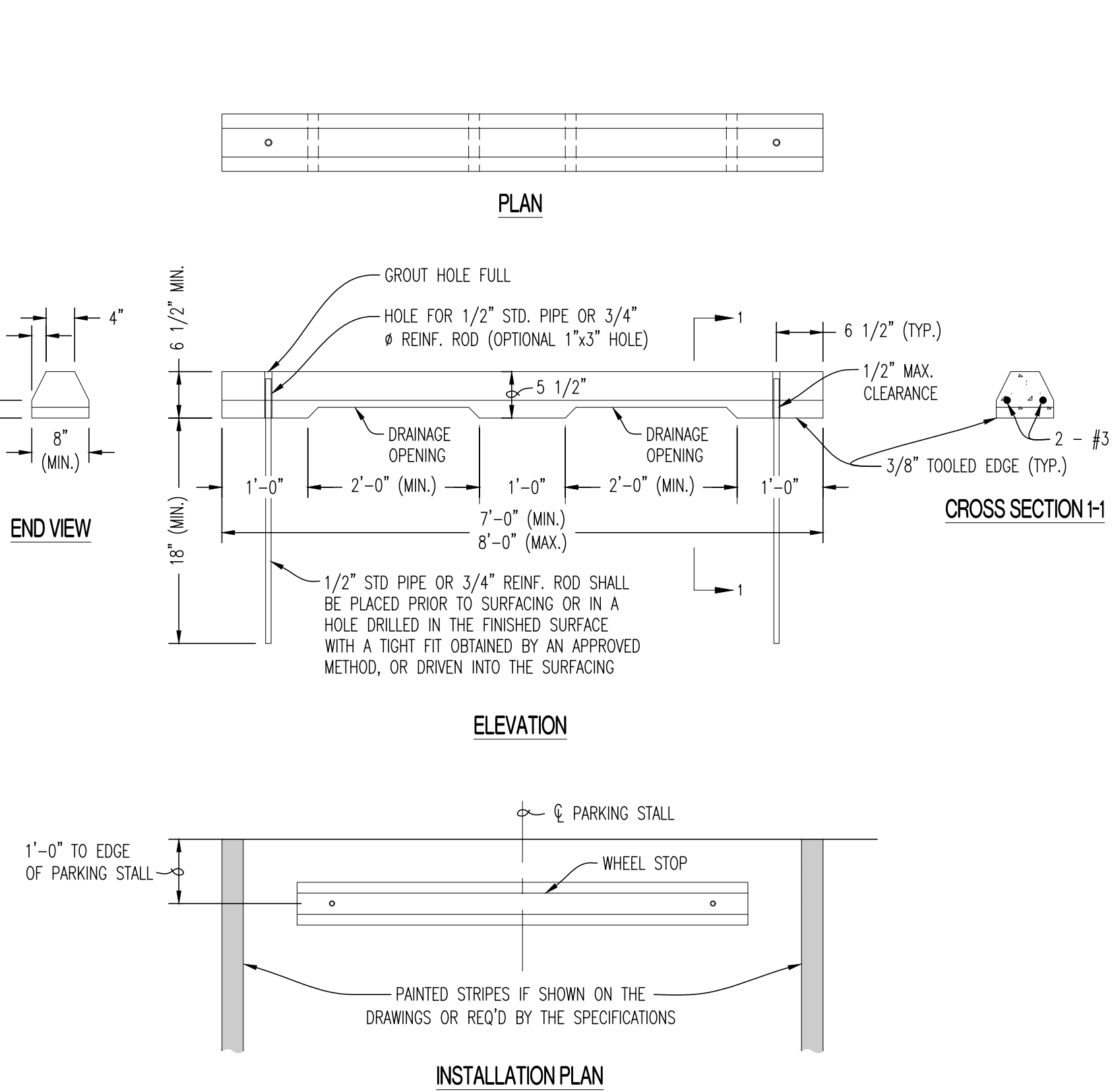
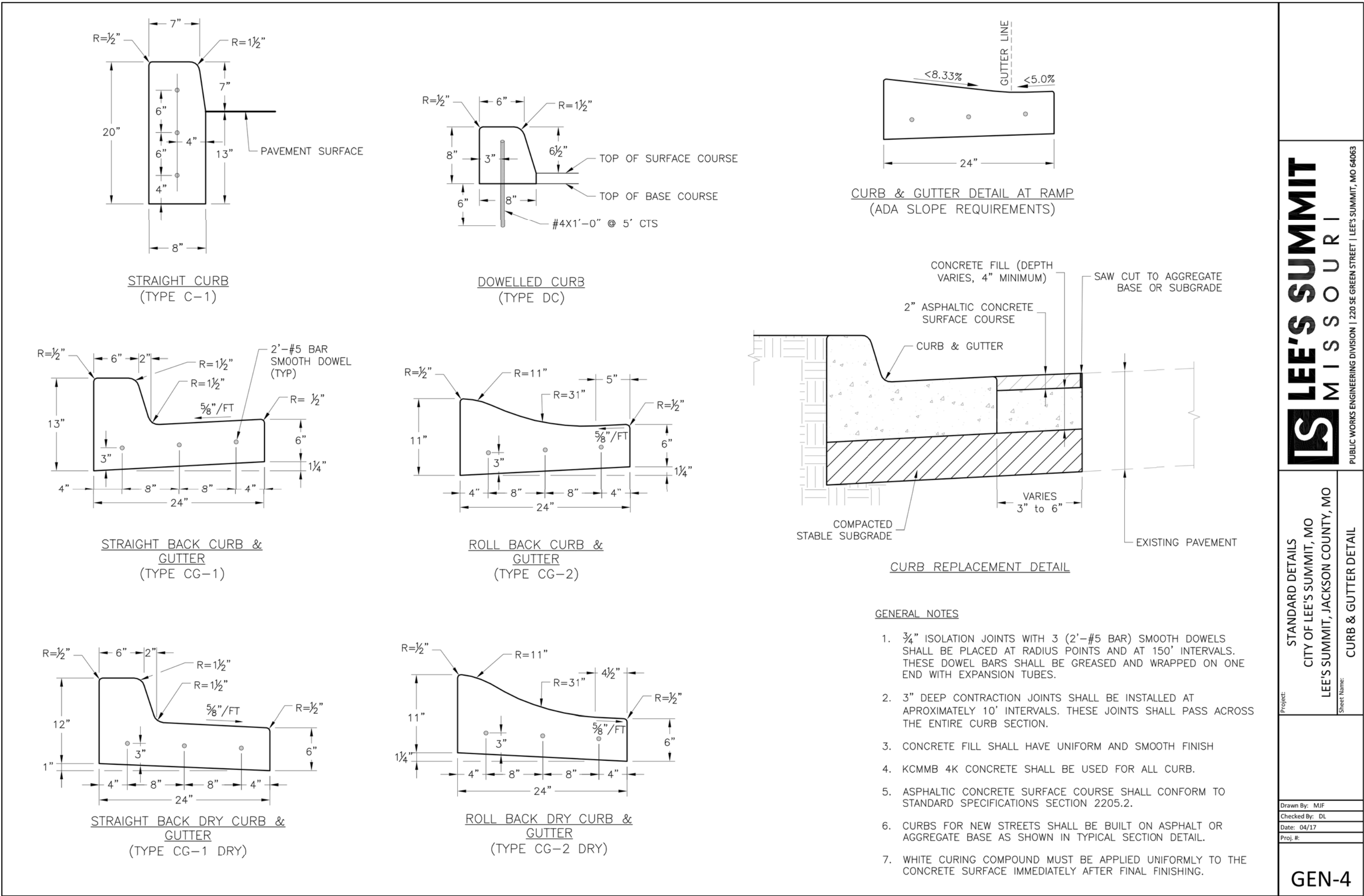
SITE PLAN

DESIGNED: TDC

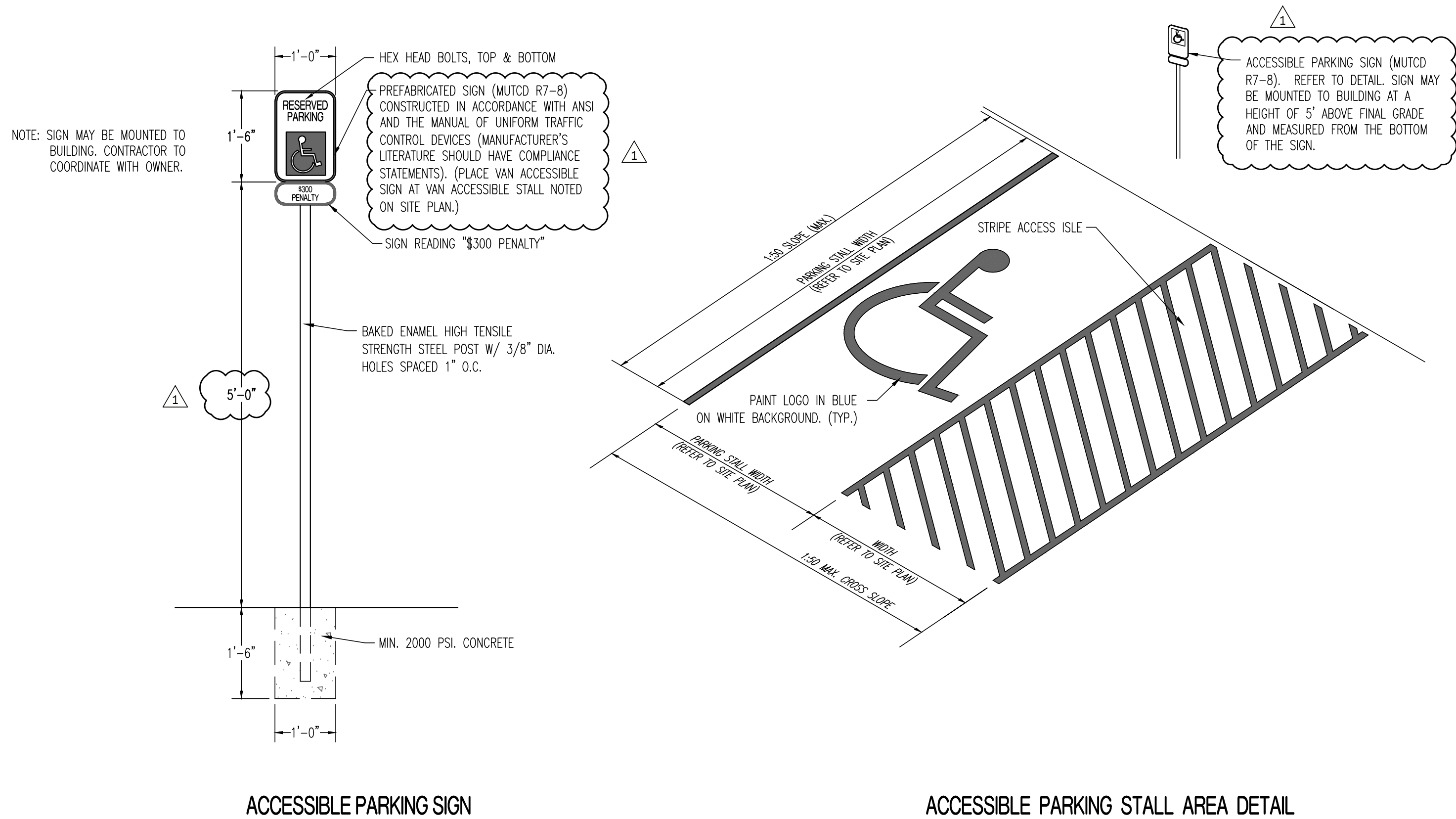
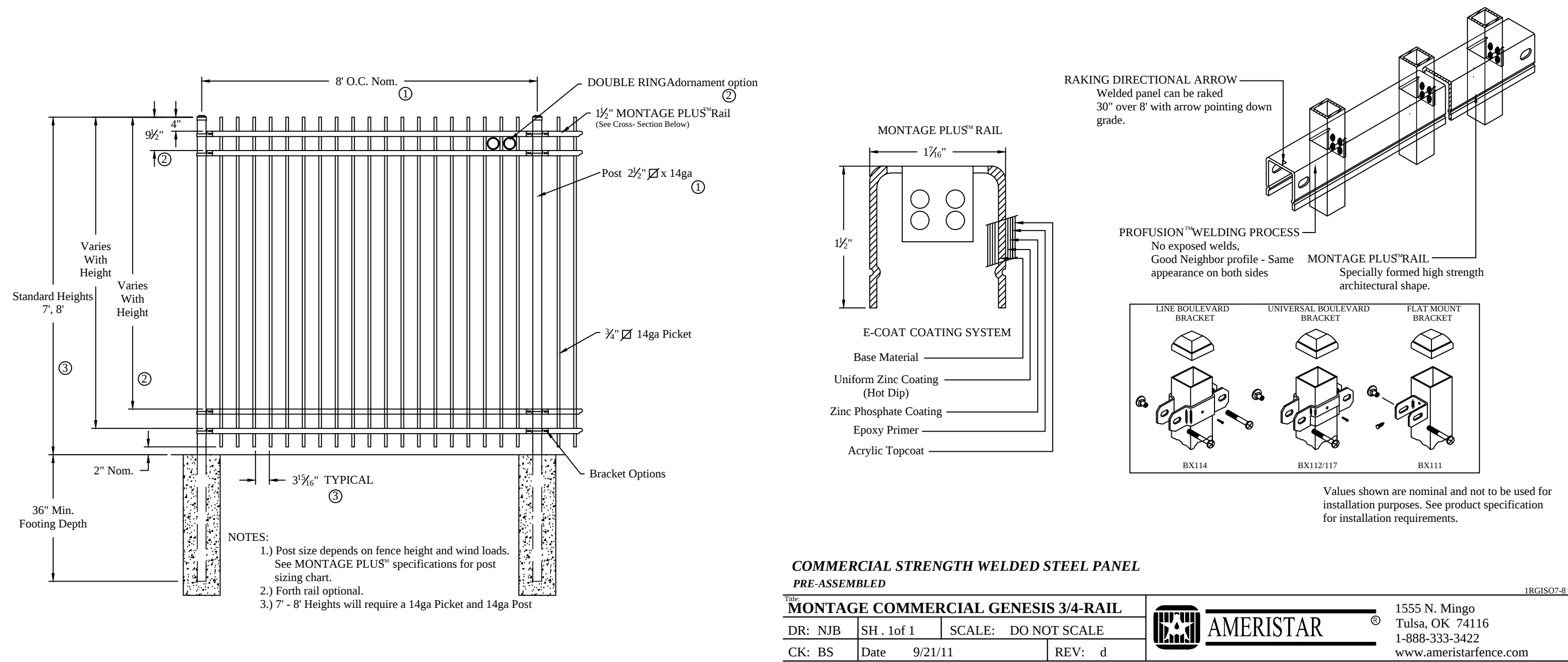
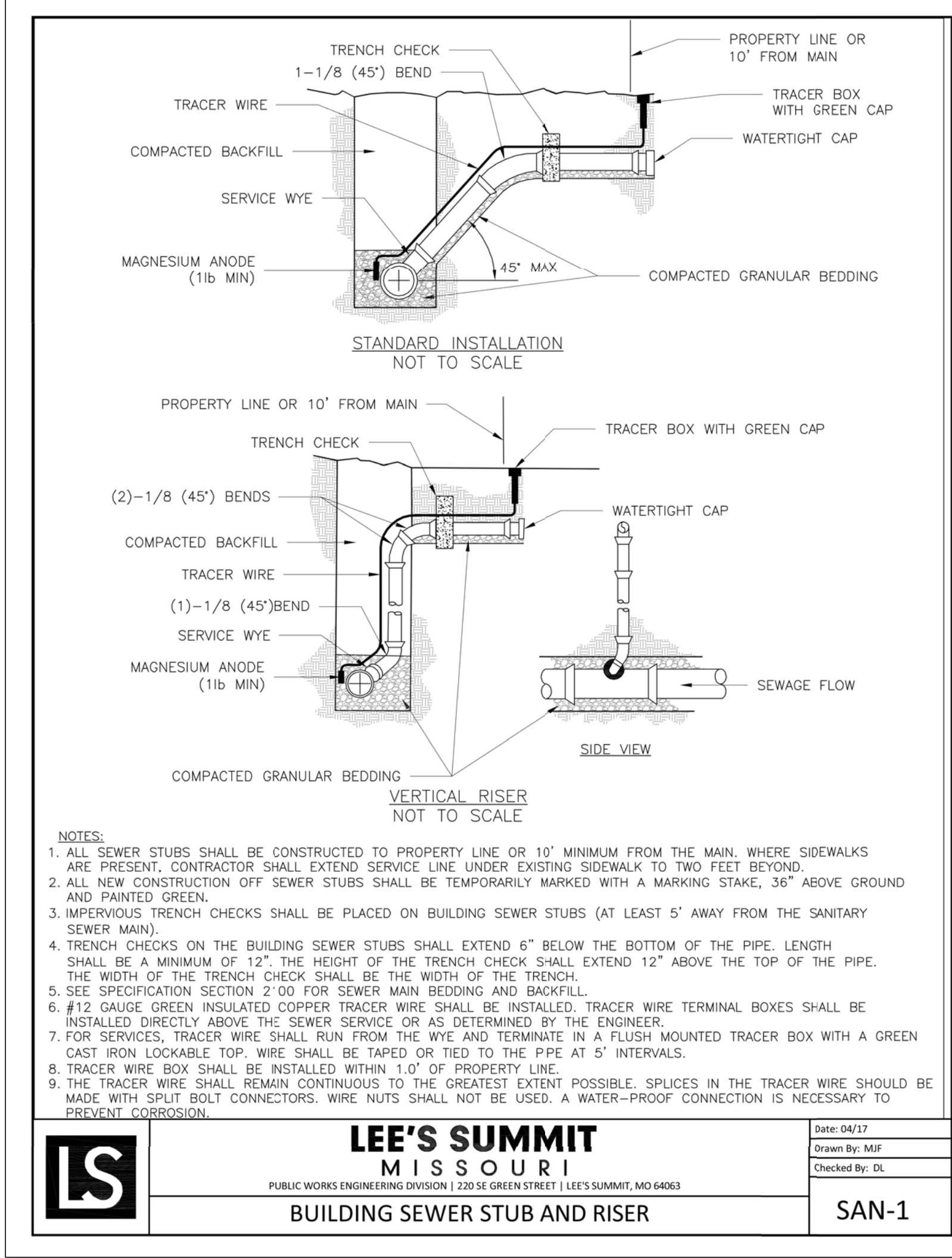
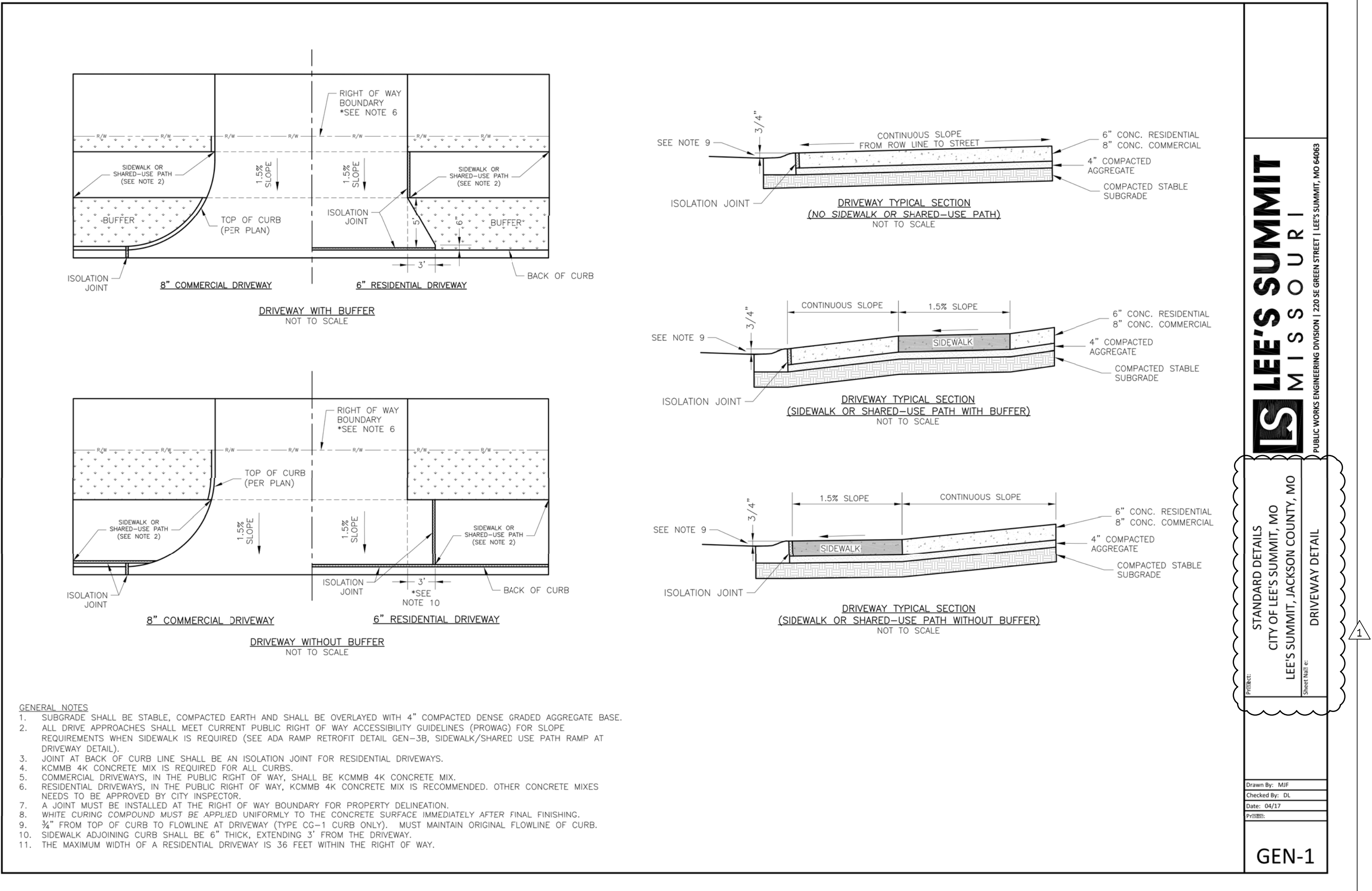
DRAWN: JEE

PROJECT NO.: 170604

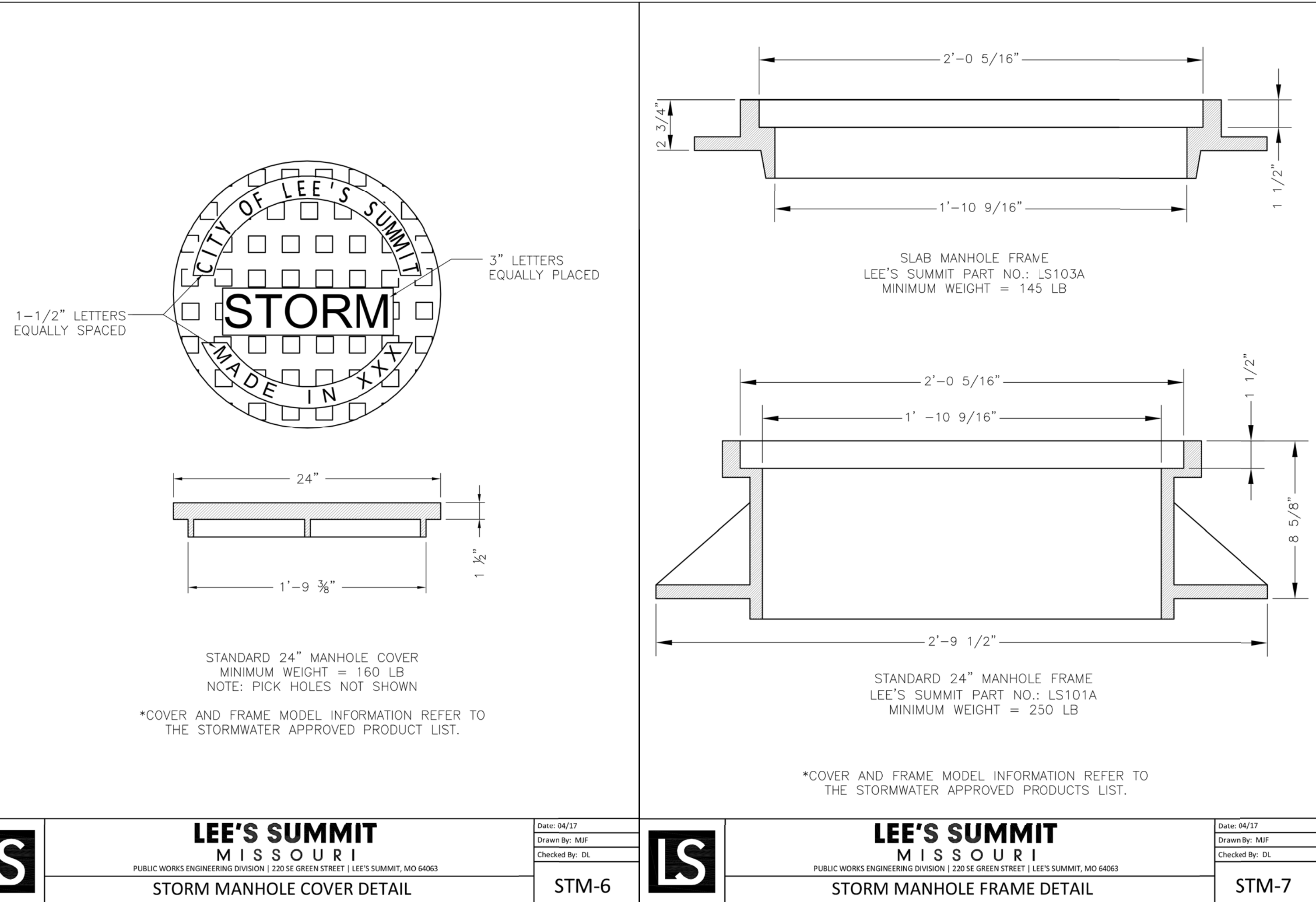
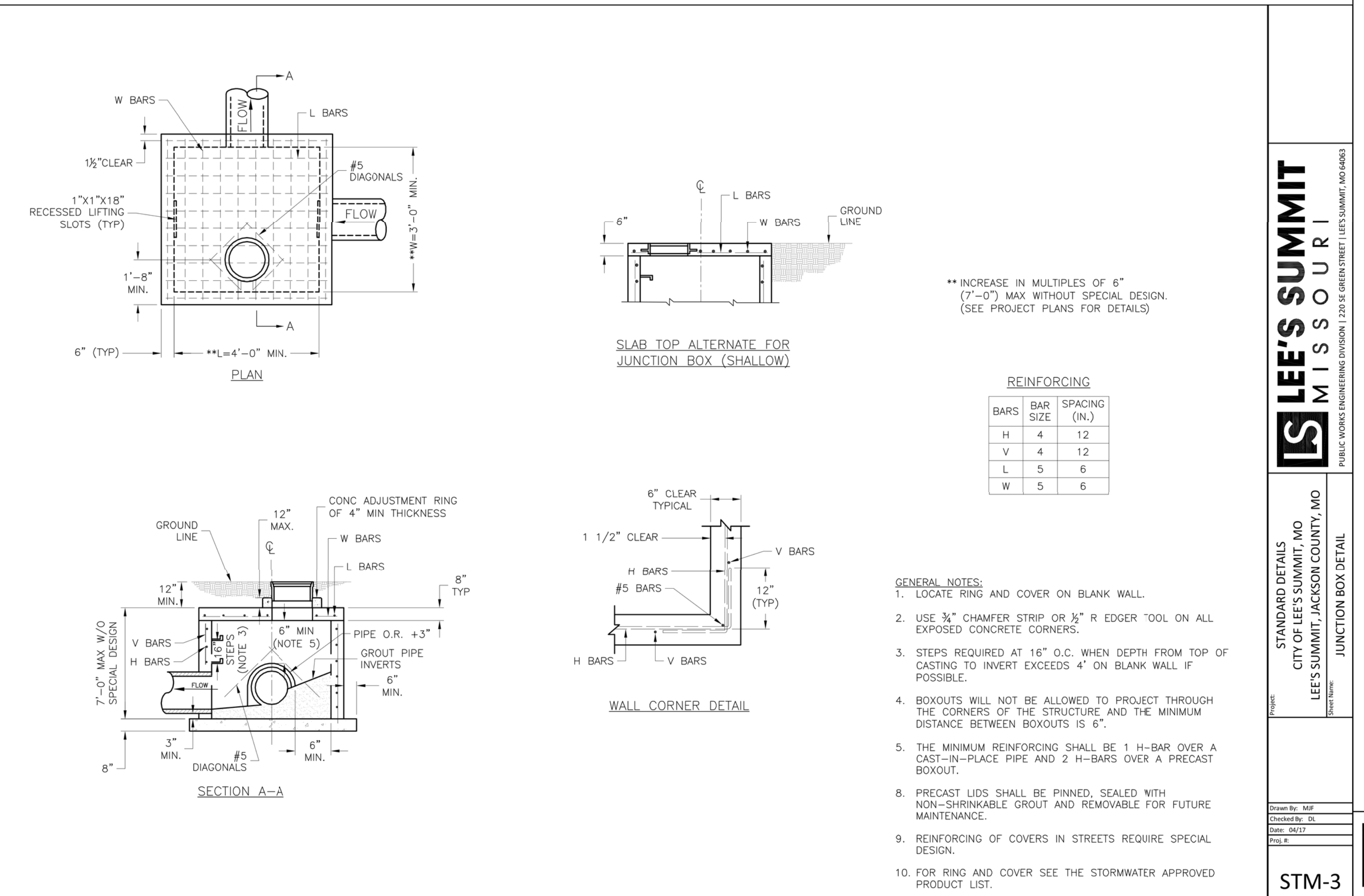
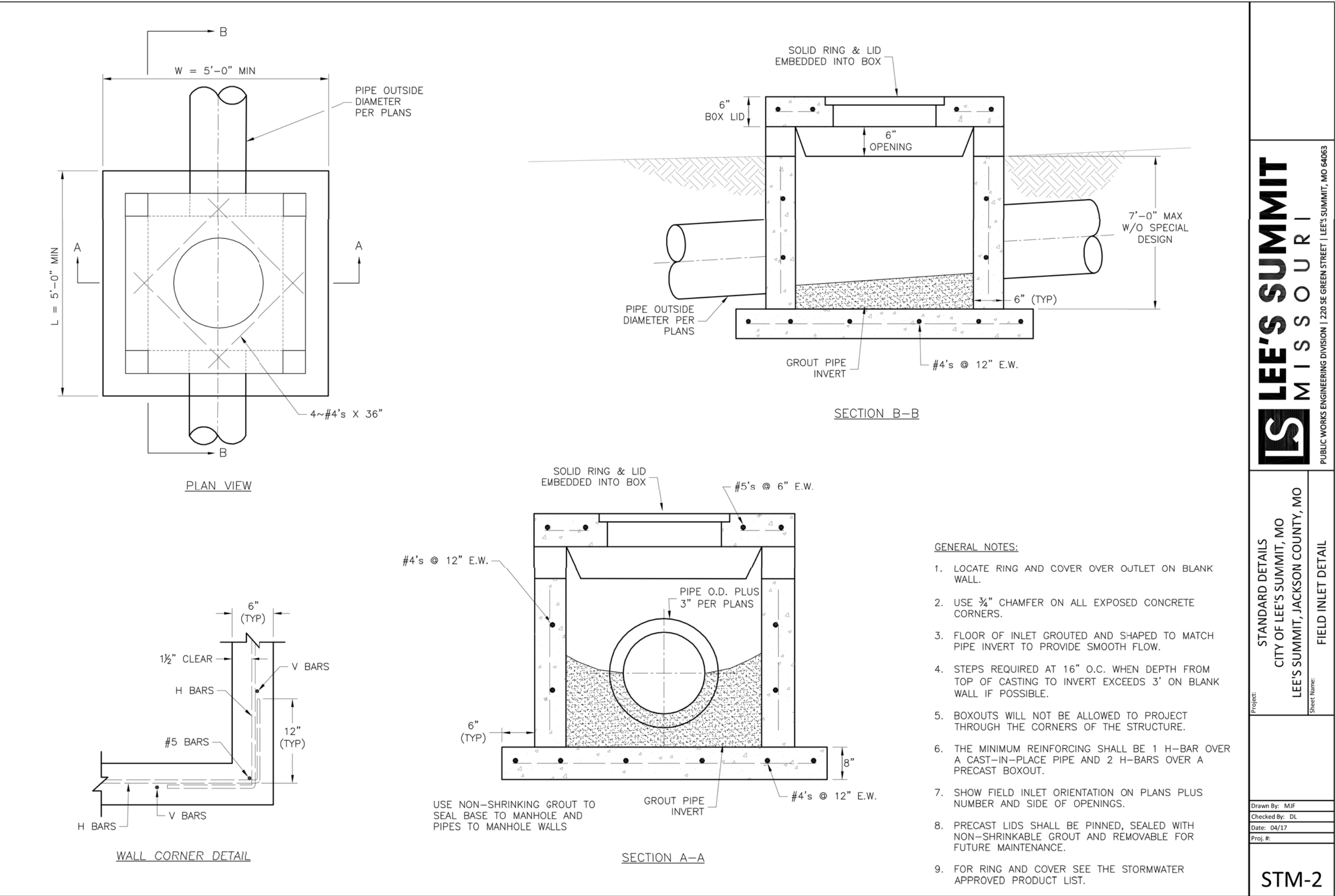
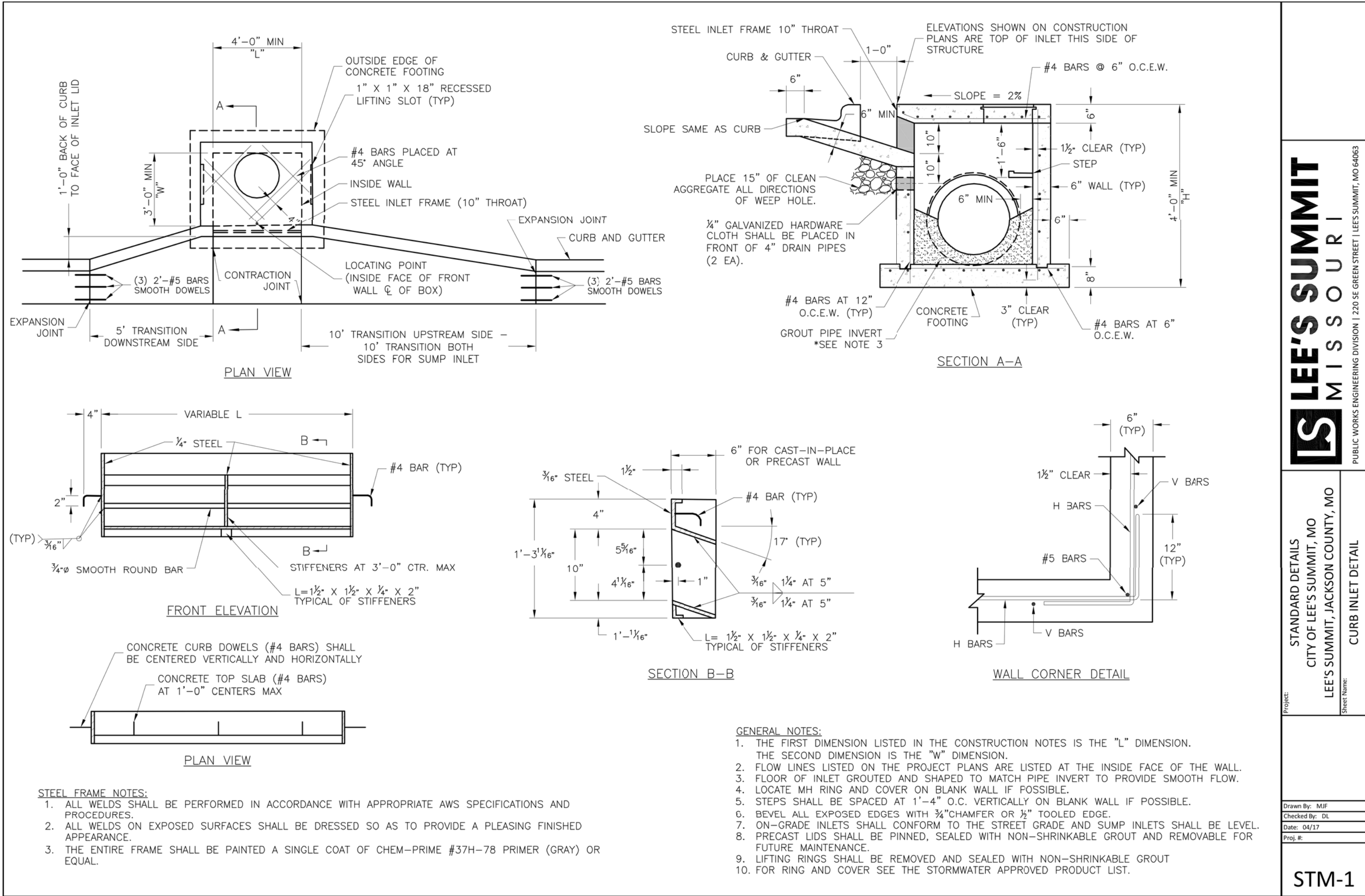
SHEET: CE 6



REVISIONS:	
NO.	DATE
ORIGINAL	08/26/2019
1	09/27/2019
THIS SHEET HAS BEEN SIGNED SEALED AND DATE/ELECTRONICALLY	
TIMOTHY D. CROCKETT PROFESSIONAL ENGINEER MISSOURI LICENSE - 2004000775	
PREPARED BY: CROCKETT ENGINEERING 2610 N. W. 10th Street Columbia, MO 65203 (314) 447-0292 www.crockettingeering.com Crockett Engineering Consultants, LLC Missouri License of Authority 2005000101	
OWNER: NEW TIG-STORAGE MART PARTNERS PORTLE LLC 261 STADIUM BLVD, SUITE 207 COLUMBIA, MO 65203	
DRAWING INCLUDES: SITE CONSTRUCTION DETAILS	
DESIGNED:	TDC
DRAWN:	JEE
PROJECT NO.:	170604
SHEET:	CE 7



REVISIONS:	
NO.	DATE
ORIGINAL	08/26/2019
1	09/27/2019
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY	
TIMOTHY D. CROCKETT MISSOURI LICENSE - 2004000775	
PREPARED BY: CROCKETT ENGINEERING CONSULTANTS 2610 N. W. Highway 100 Columbia, MO 65203 (314) 447-0292 www.crockettengineering.com Crockett Engineering Consultants, LLC Missouri License of Authority 000000001	
OWNER: NEW TIG STOREMART PARTNERS PORT LLC 2610 N. W. Highway 100, SUITE 207 COLUMBIA, MO 65203	
DRAWING INCLUDES: ACCESSIBLE PARKING, SANITARY SEWER & SECURITY FENCE DETAILS	
DESIGNED: TDC	
DRAWN: JEE	
PROJECT NO.: 170604	
SHEET: CE 8	



REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATE/ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NUMBER: 252004000775
MO LICENSE: 2004000775

PREPARED BY: CROCKETT ENGINEERING CONSULTANTS, LLC
265 STADIUM BLVD., SUITE 207
COLUMBIA, MO 65203
www.crockettingineering.com
Missouri License of Authority: 0000000001

OWNER: NEW TUG-STOREMART PARTNERS PORTELC
265 STADIUM BLVD., SUITE 207
COLUMBIA, MO 65203

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