



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	08/26/2019

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI

THOMAS D. CROCKETT

PROFESSIONAL ENGINEER

NUMBER 252004000775

MO LICENSE - 2004000775

SITE/CIVIL ENGINEER

CROCKETT

ENGINEERING CONSULTANTS

2520 N. W. MISSOURI BLVD.

COLUMBIA, MISSOURI 65203

620.447.0292

www.crockettingineering.com

Crockett Engineering Consultants, LLC

Missouri License of Authority

0000000001

OWNER:

NEW TKG-STORAGEMART

PARTNERS FORT, LLC

2520 N. W. MISSOURI 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:

DEMOLITION PLAN

DESIGNED:

TDC

DRAWN:

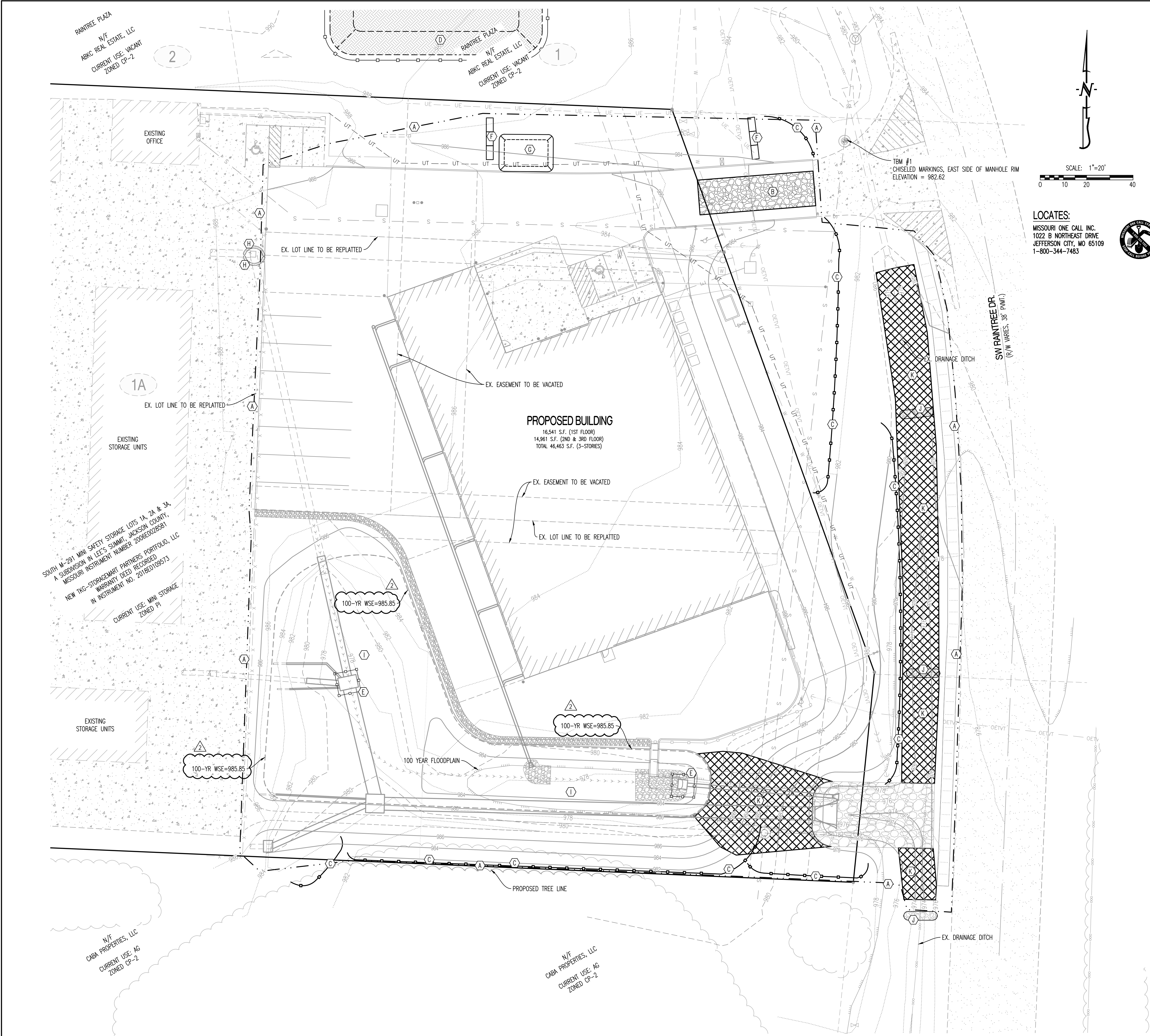
JEE

PROJECT NO:

170604

SHEET:

CE 1



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 - 2200400075

CROCKETT
ENGINEERING CONSULTANTS
1000 W. High Blvd., Suite 100
Columbia, MO 65203
Phone: 636.445.0902
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri: 12000183101

OWNER:

NEW TKG-STORAGE MART
PARTNERS PORTFOLIO
2615 STADIUM BLVD. SUITE 2207
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

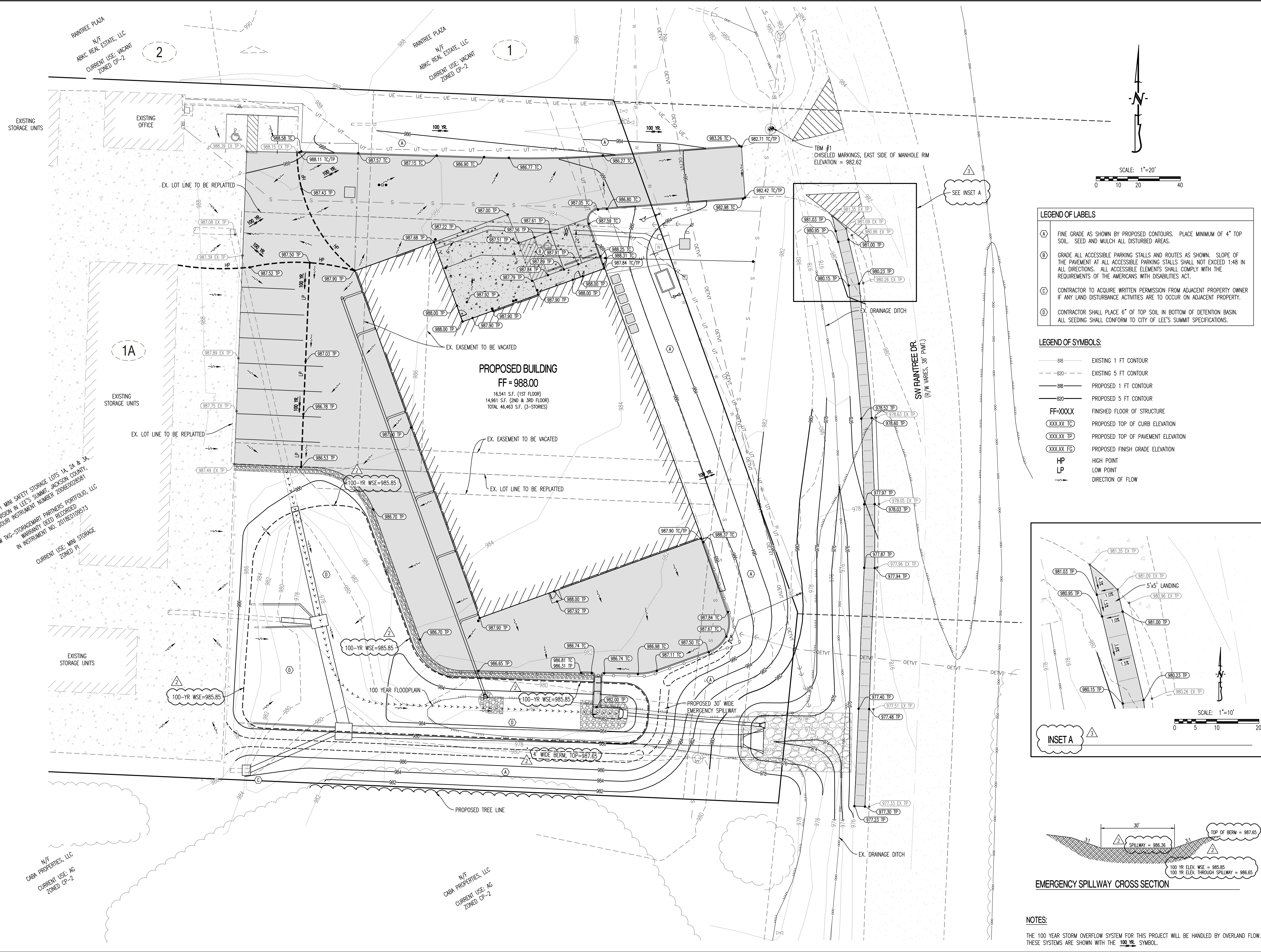
DESIGNED: TDC

DRAWN: JEE

PROJECT NO: 170504

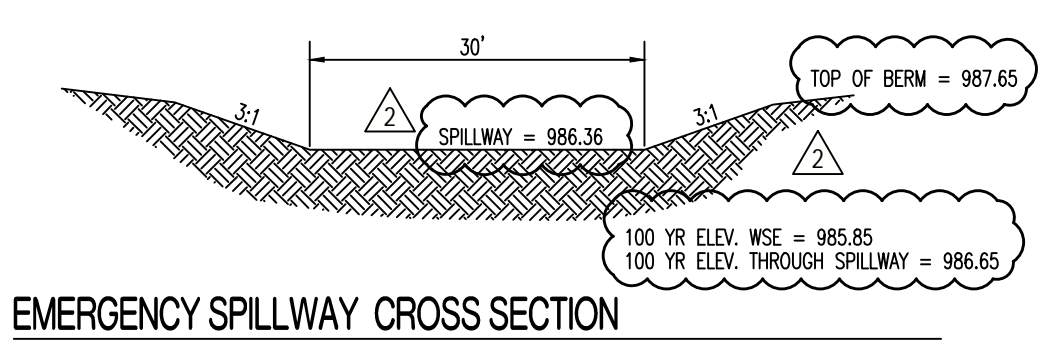
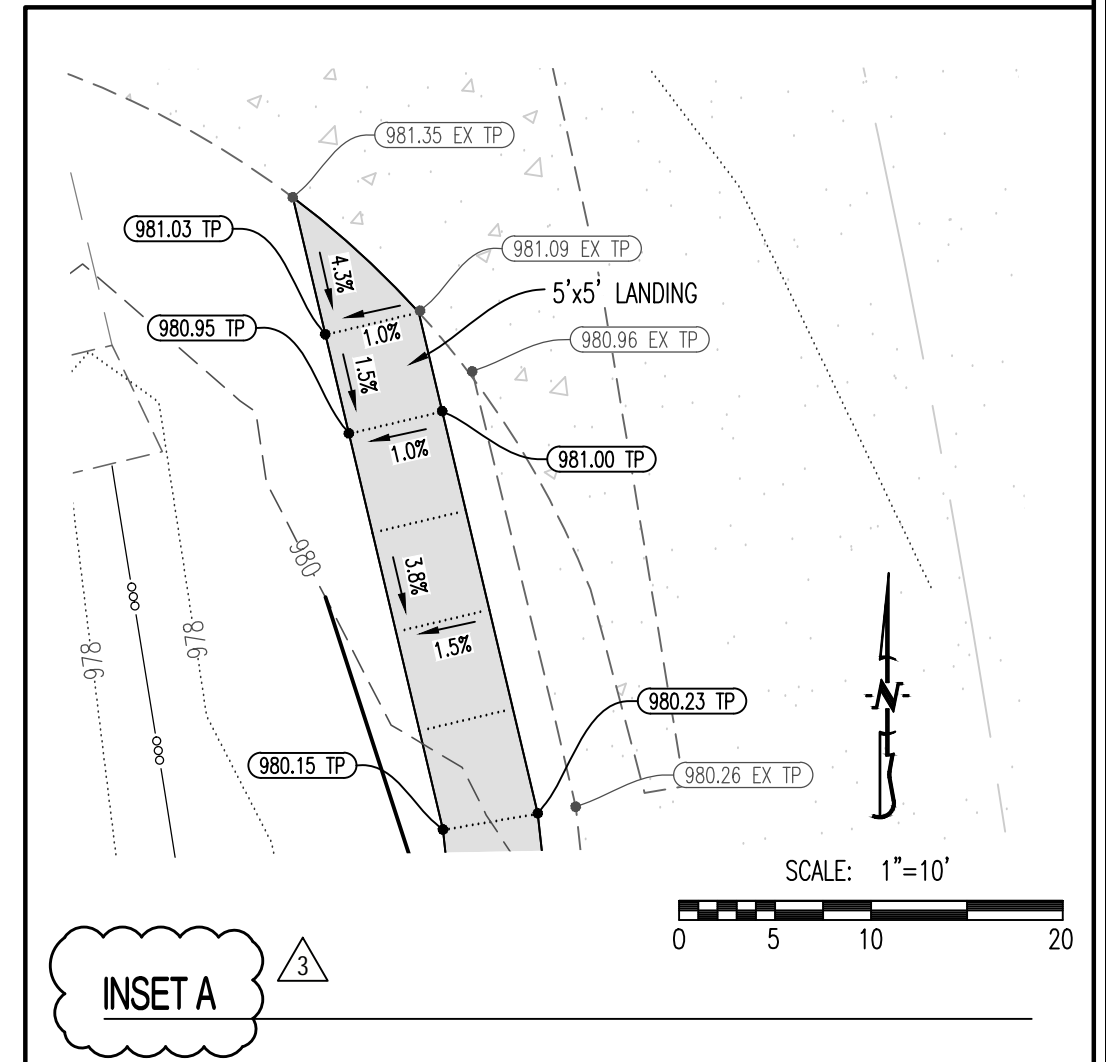
SHEET:

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
1	03/26/2019
2	09/27/2019
3	11/22/2019
4	01/16/2020

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI

TIMOTHY D. CROCKETT

PROFESSIONAL ENGINEER

NUMBER: 25200400775

MO LICENSE: 200400075

CROCKETT

ENGINEERING CONSULTANTS

1000 W. KING BLVD. 805

COLUMBIA, MO 65203

www.crockettingeering.com

CRACKETT Engineering Consultants, LLC

MISSOURI #200400075

OWNER:

NEW TKG-STORAGEMART 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:

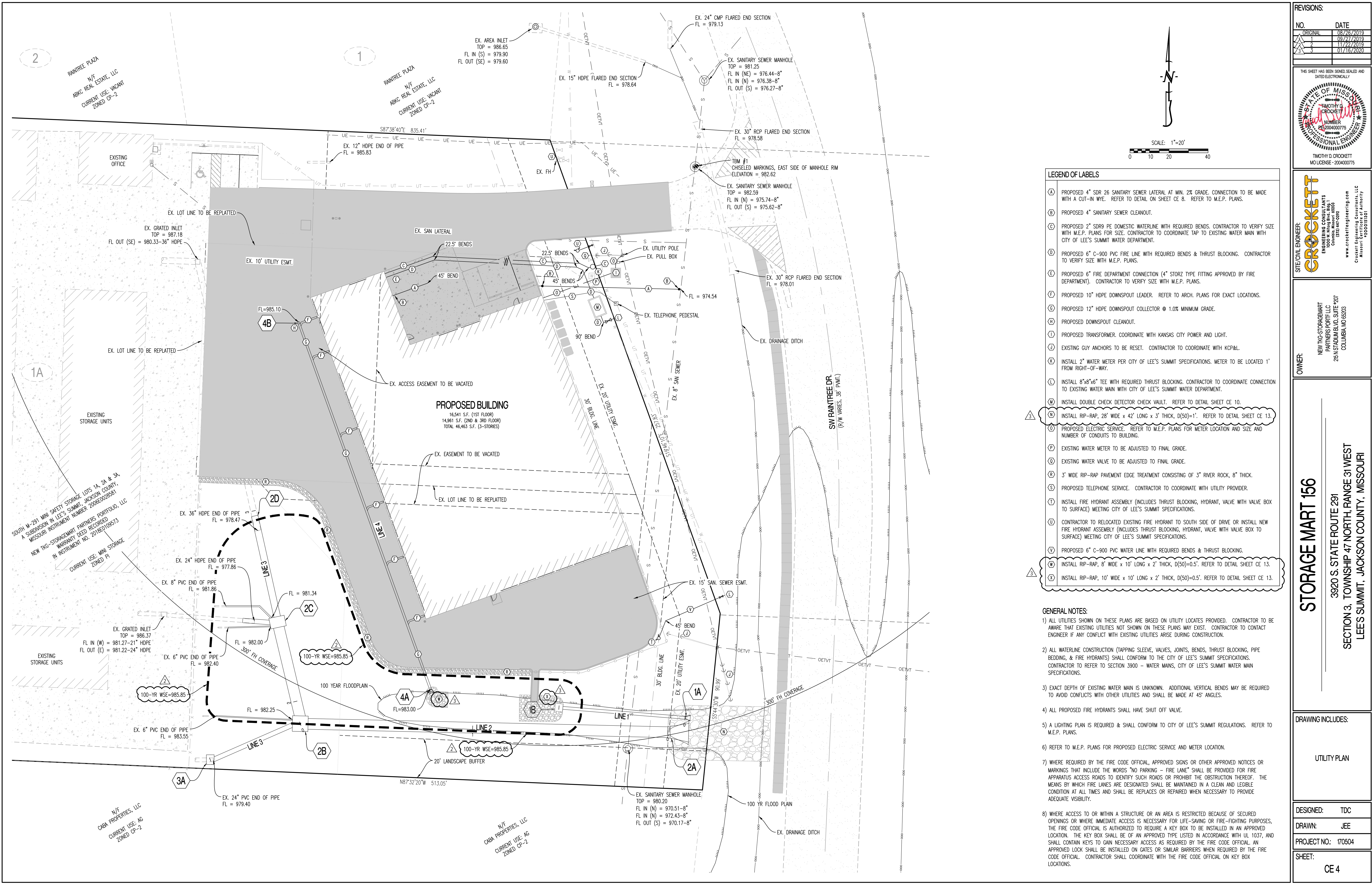
GRADING PLAN

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
3	01/16/2020

THIS SHEET HAS BEEN SIGNED AND DATED ELECTRONICALLY

TIMOTHY D. CROCKETT
MISSOURI LICENSE - 200400075

STATE OF MISSOURI
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NUMBER 200400075

NEW TKG-STORAGE MART PARTNERS FORT LEE, LLC
2615 STADIUM BLVD, SUITE 207
COLUMBIA, MO 65203

OWNER:

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

DRAWING INCLUDES:

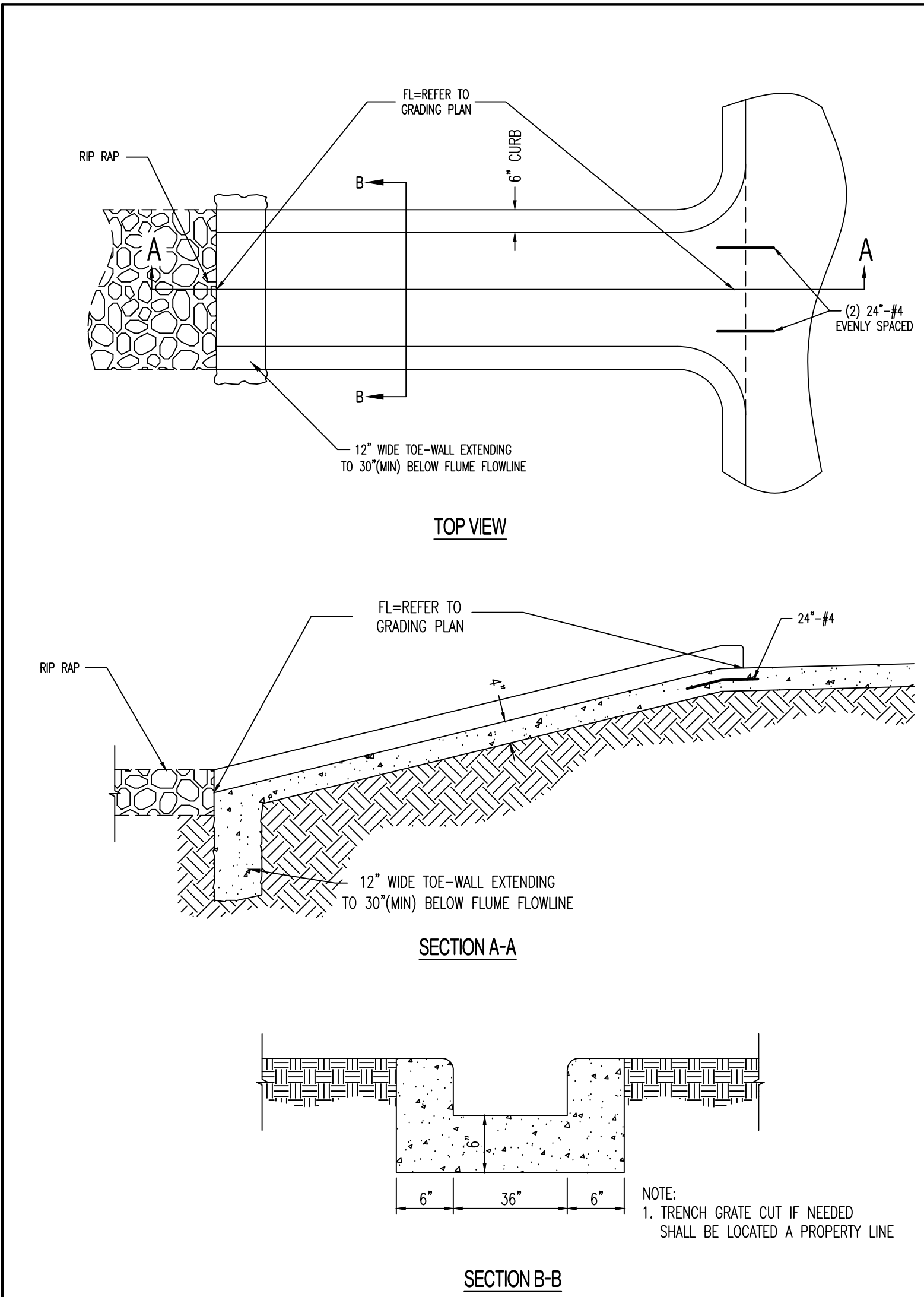
UTILITY PLAN

DESIGNED: TDC

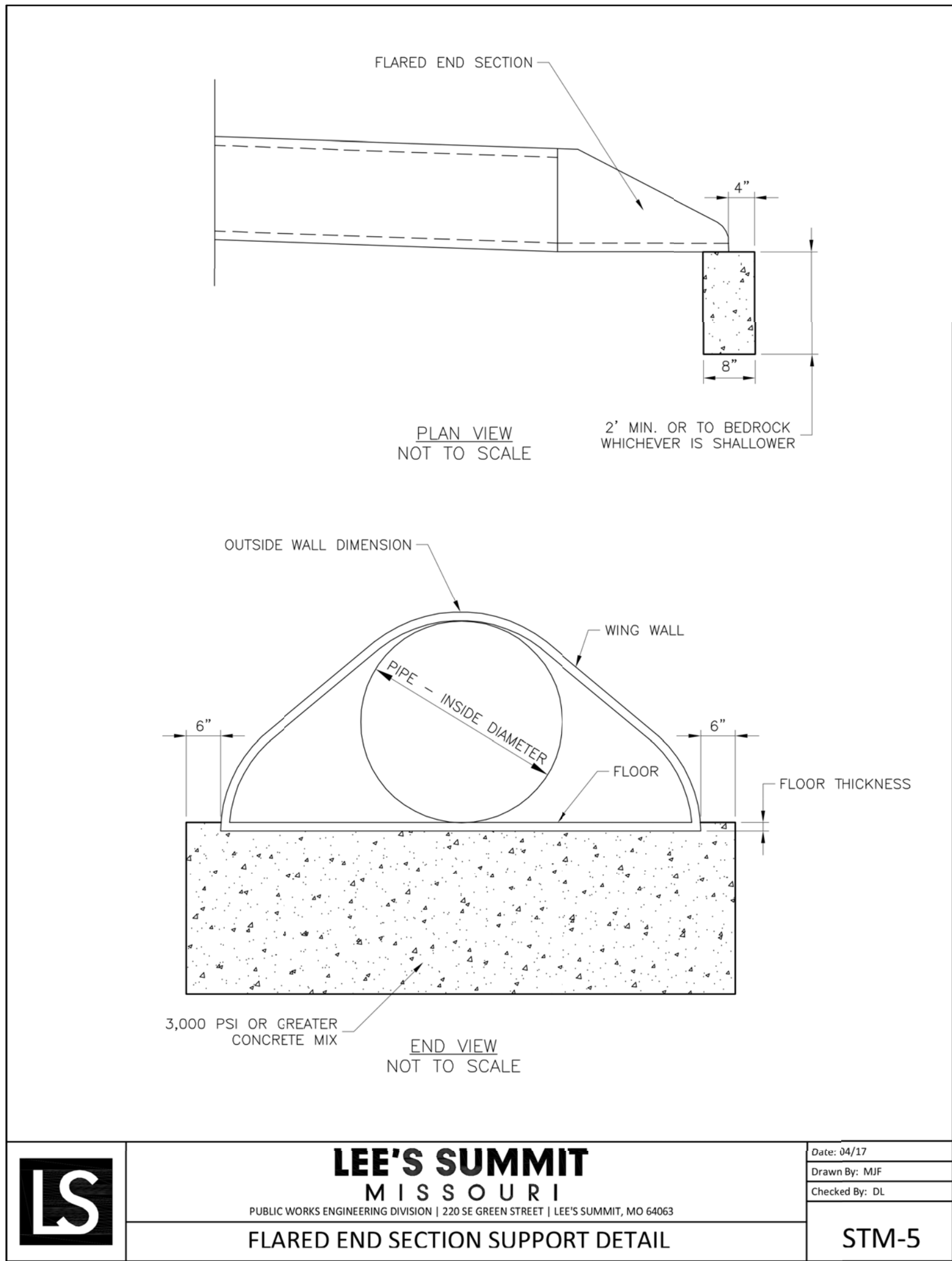
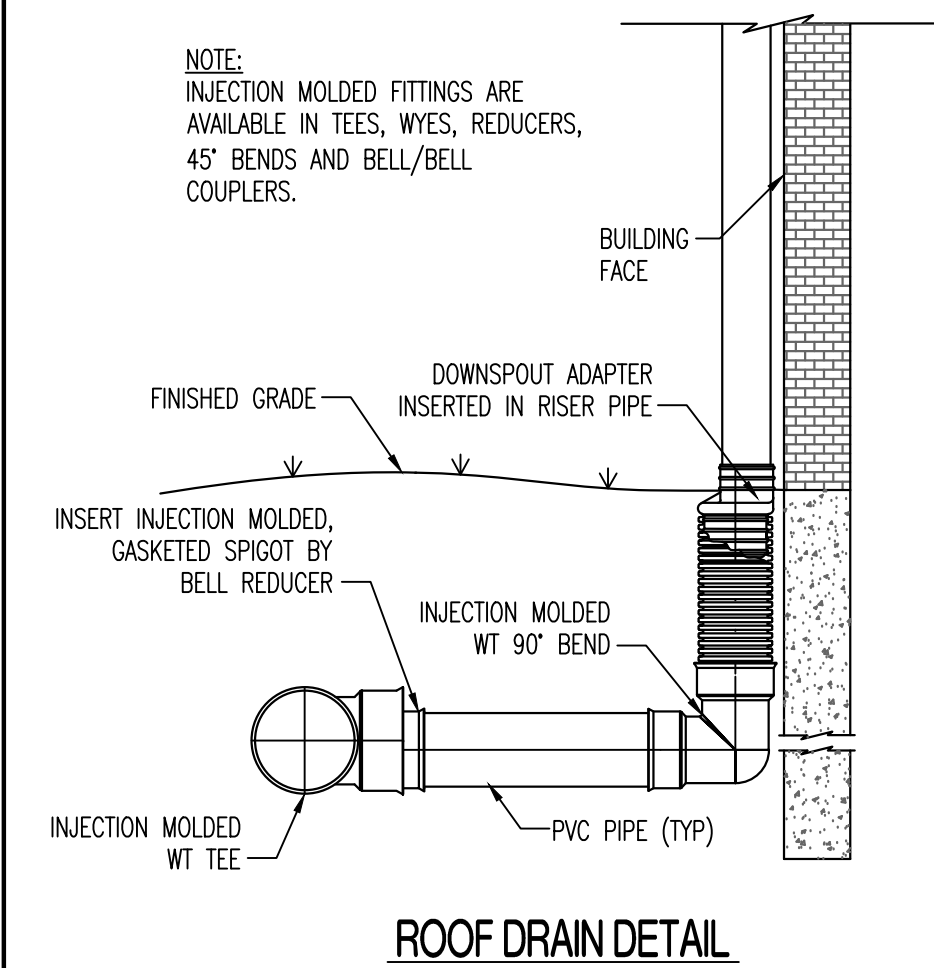
DRAWN: JEE

PROJECT NO.: 170604

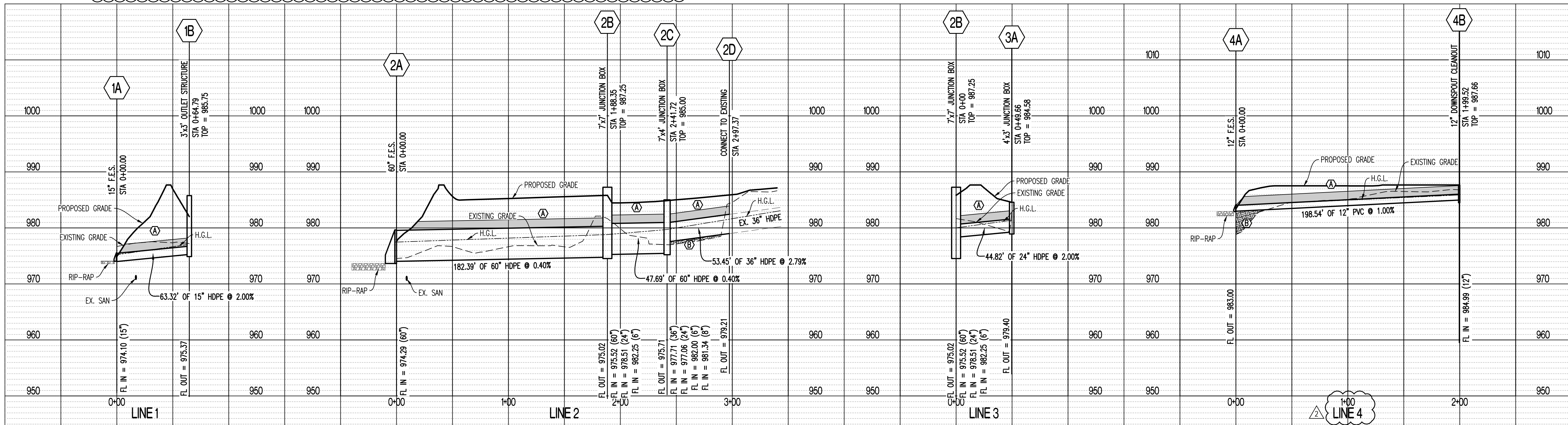
SHEET: CE 4

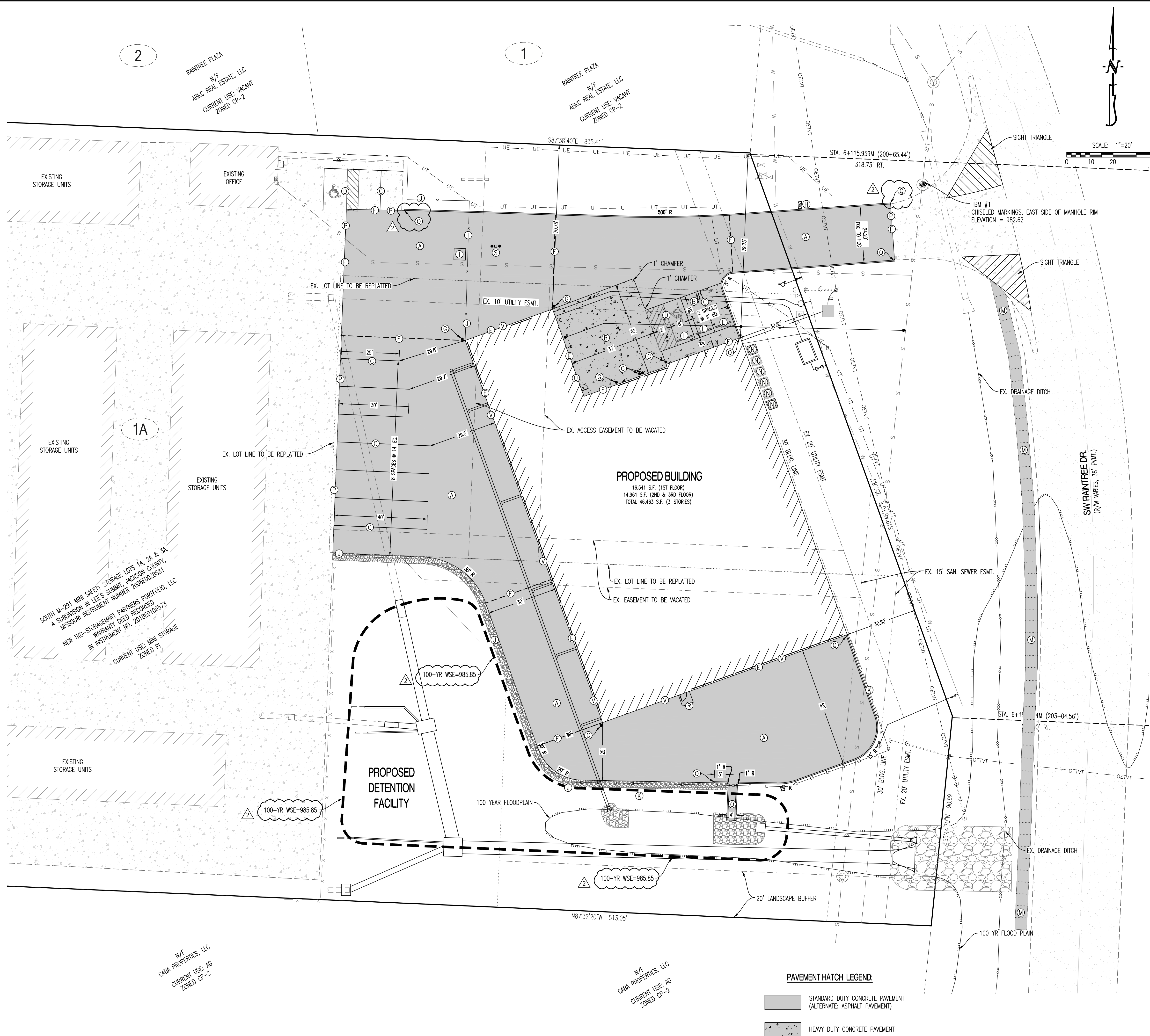


CONCRETE FLUME DETAIL



RIP RAP CHANNEL CALCULATIONS																
DESCRIPTION	HYDROLOGY						CHANNEL PARAMETERS								NOTES	
	AREA NO.	AREA	RELATIVE COEFFICIENT	% IMPERVIOUS	RAINFALL FREQUENCY	RAINFALL INTENSITY	RUNOFF	CHANNEL SLOPE	MANINGS	LEFT SIDE SLOPE	RIGHT SIDE SLOPE	BOTTOM WIDTH	DEPTH	VELOCITY		CAPACITY Q
	acres	C	CA	year	in/hr	cfs	ft/ft	n	X:1	X:1	ft	ft	fps	cfs	lb/ft ²	
Storm Line 2		0.65	0.60	25	8.30	217.00	0.010	0.035	3.00	3.00	22.00	1.59	5.13	218.00	0.83	D50+1 Diameter Permissible Sheer Stress = 4 lbs/sf
Storm Line 4	0.39	0.99	0.39	25	8.30	3.20	0.010	0.035	5.00	5.00	6.00	0.27	1.59	3.20	0.14	D50+0.5 Diameter Permissible Sheer Stress = 2 lbs/sf
Concrete Flume	0.09	0.99	0.09	25	8.30	0.74	0.010	0.035	5.00	5.00	8.00	0.10	0.88	0.74	0.06	D50+0.5 Diameter Permissible Sheer Stress = 2 lbs/sf





- 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 STORAGEMART 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:	
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

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

SITE/CIVIL ENGINEER
CROCKETT
ENGINEERING CONSULTANTS
2610 N. W. 10TH AVE.
COLUMBIA, MISSOURI 65203
(314) 447-0292
www.crockettingineering.com
Crockett Engineering Consultants, LLC
Missouri License of Authority
0000000001

OWNER:

NEW TKG-STORAGEMART
PARTNERS FORT L.L.C
2610 N. STADIUM BLVD., SUITE 207
COLUMBIA, MO 65203

STORAGEMART 156

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

DRAWING INCLUDES:

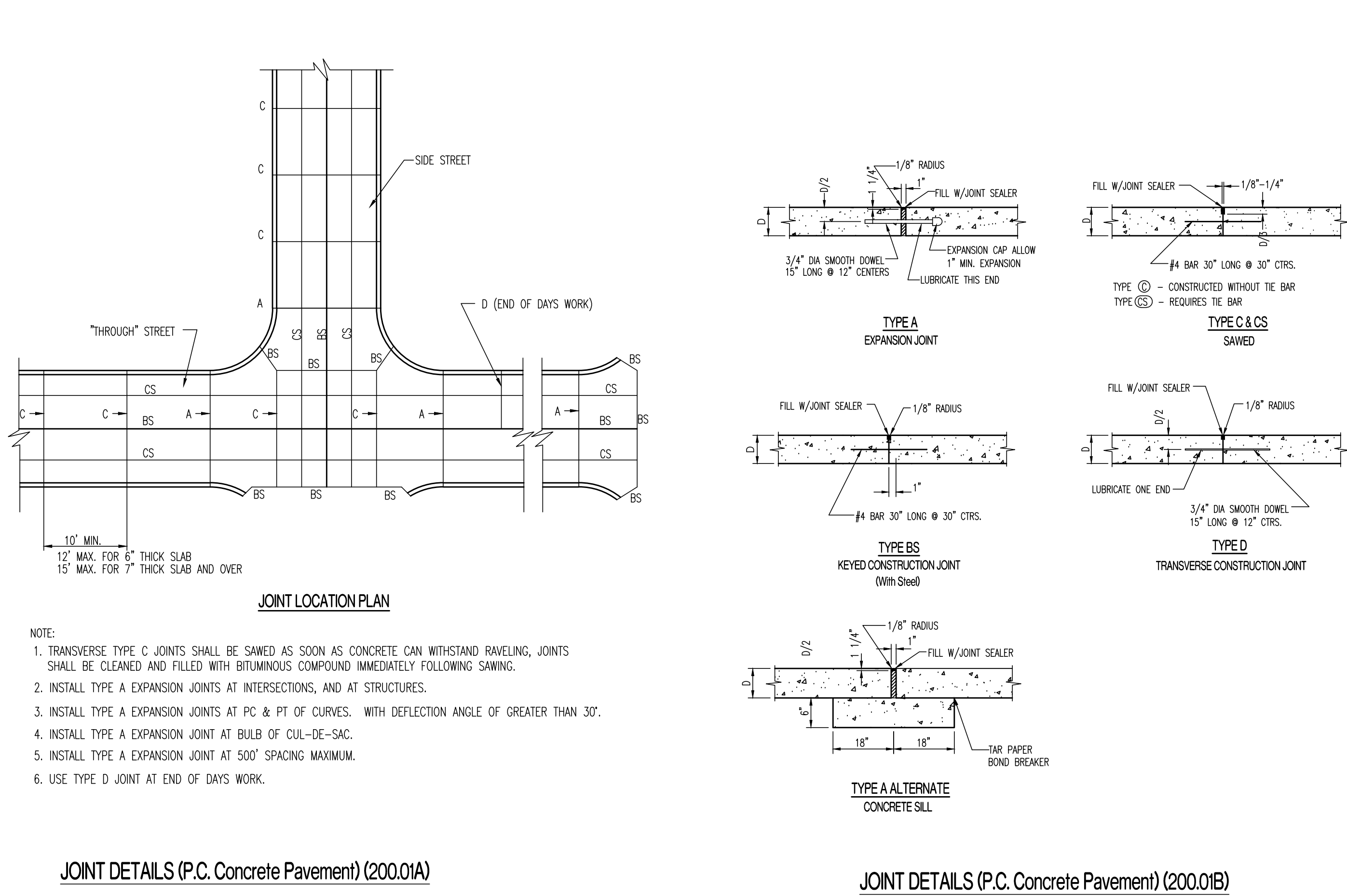
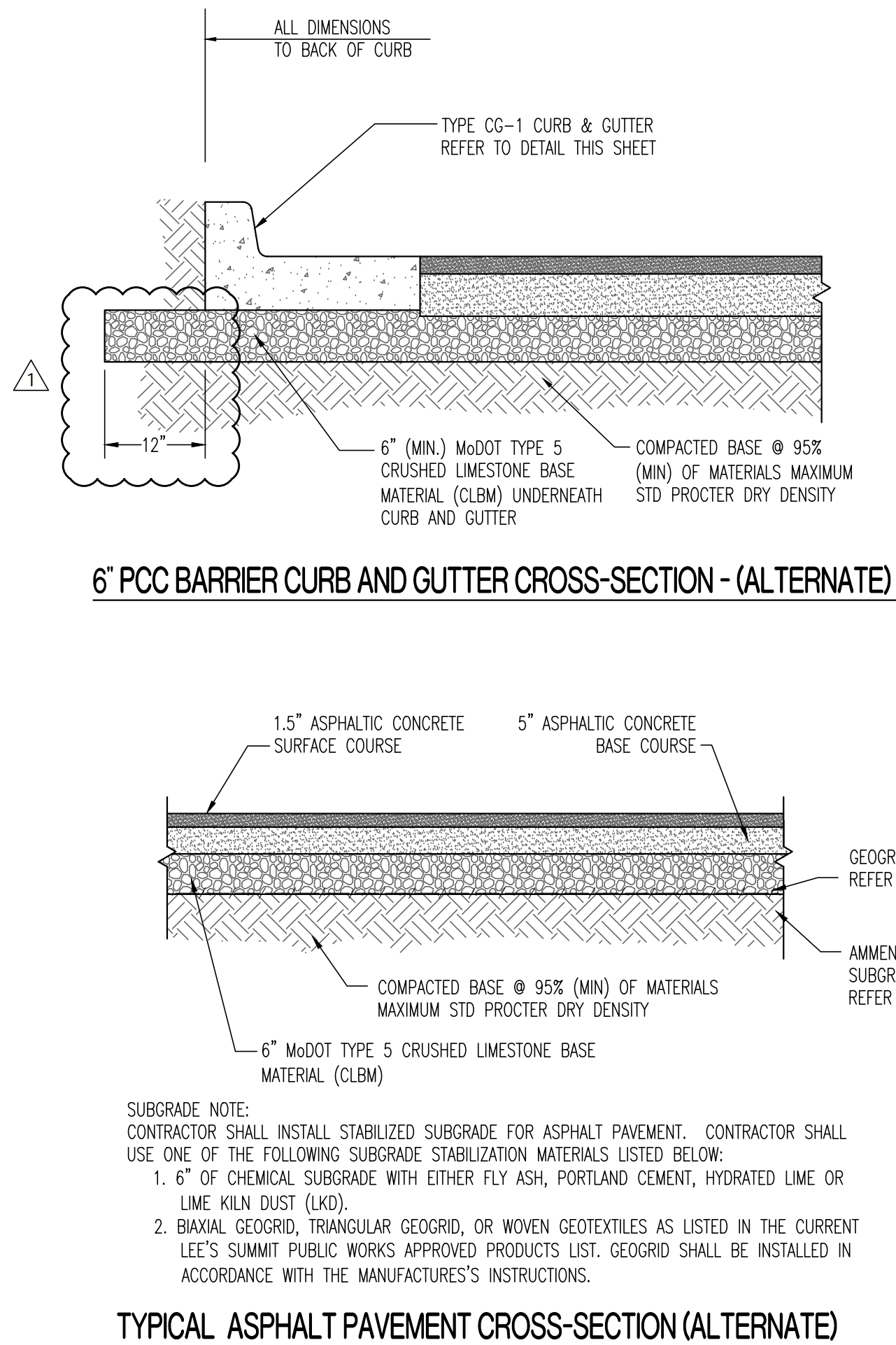
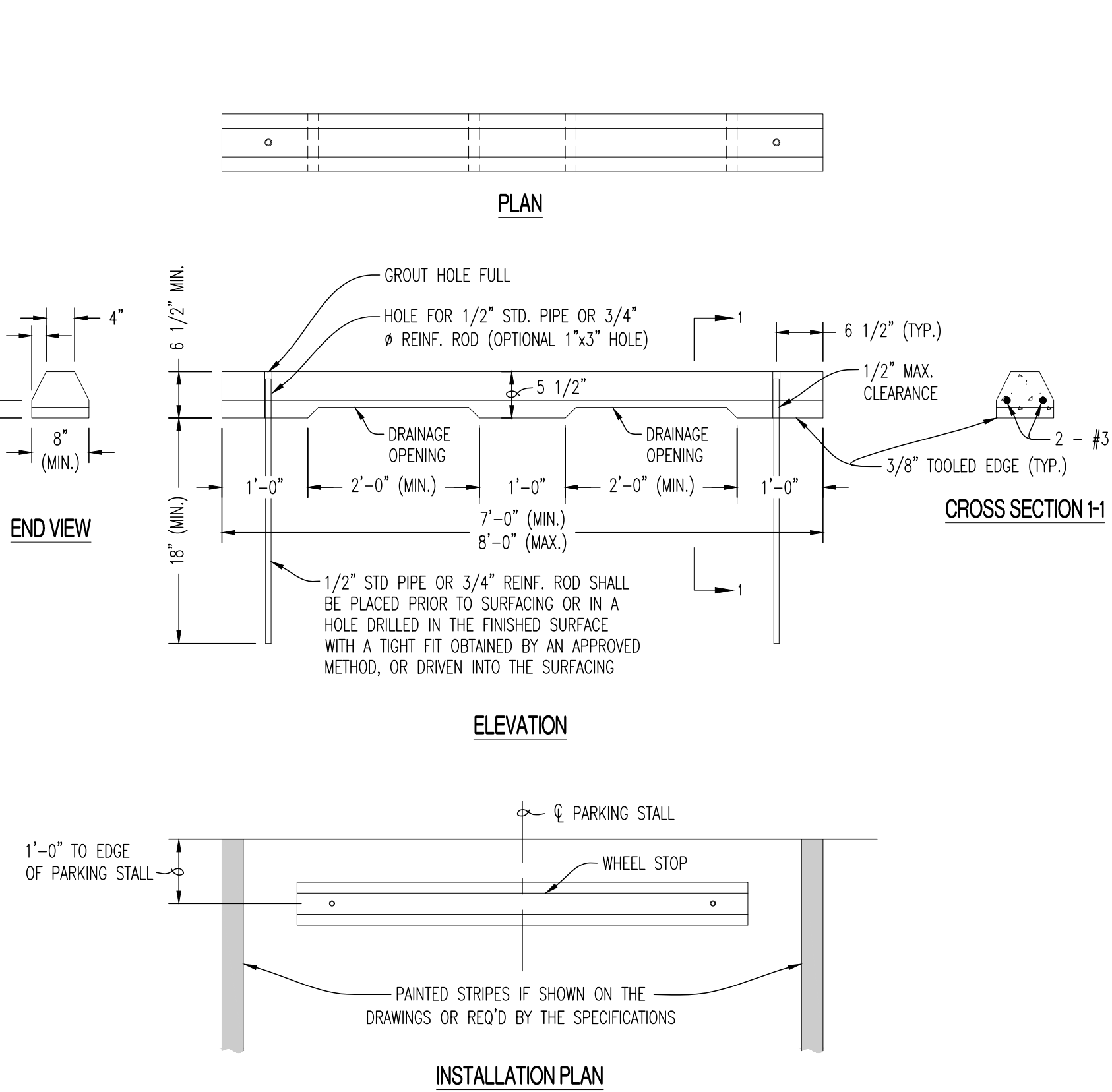
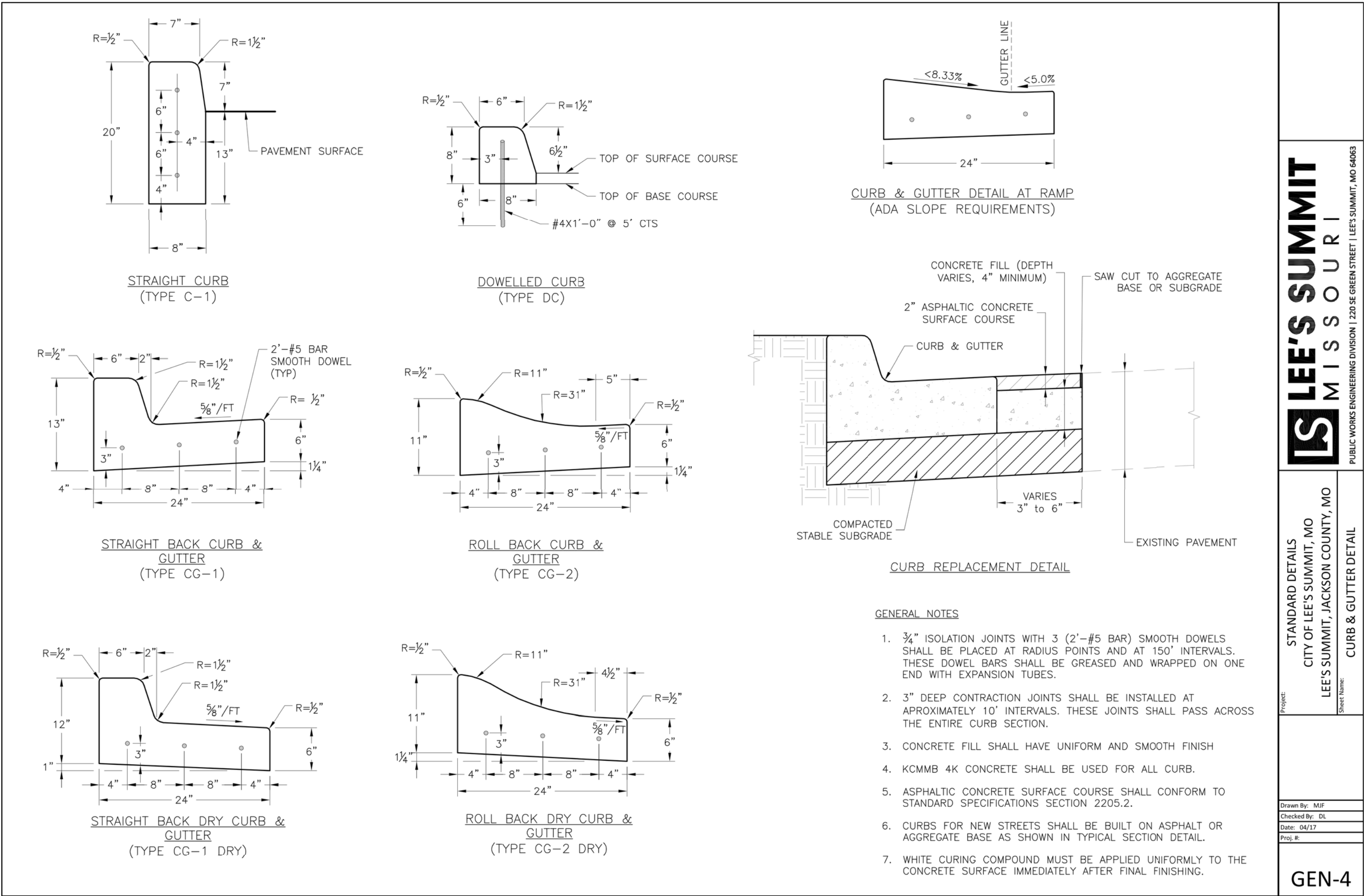
SITE PLAN

DESIGNED: TDC

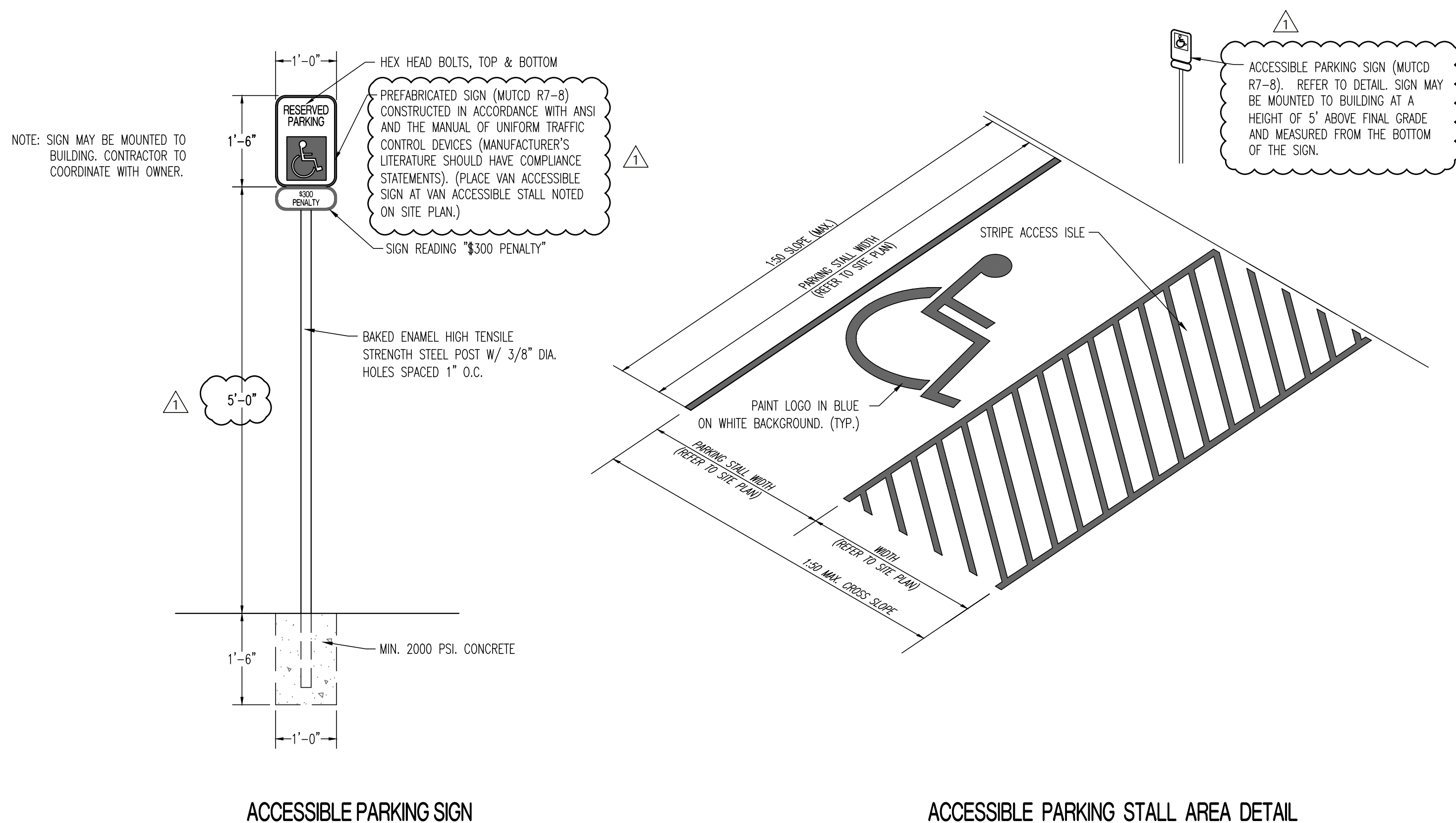
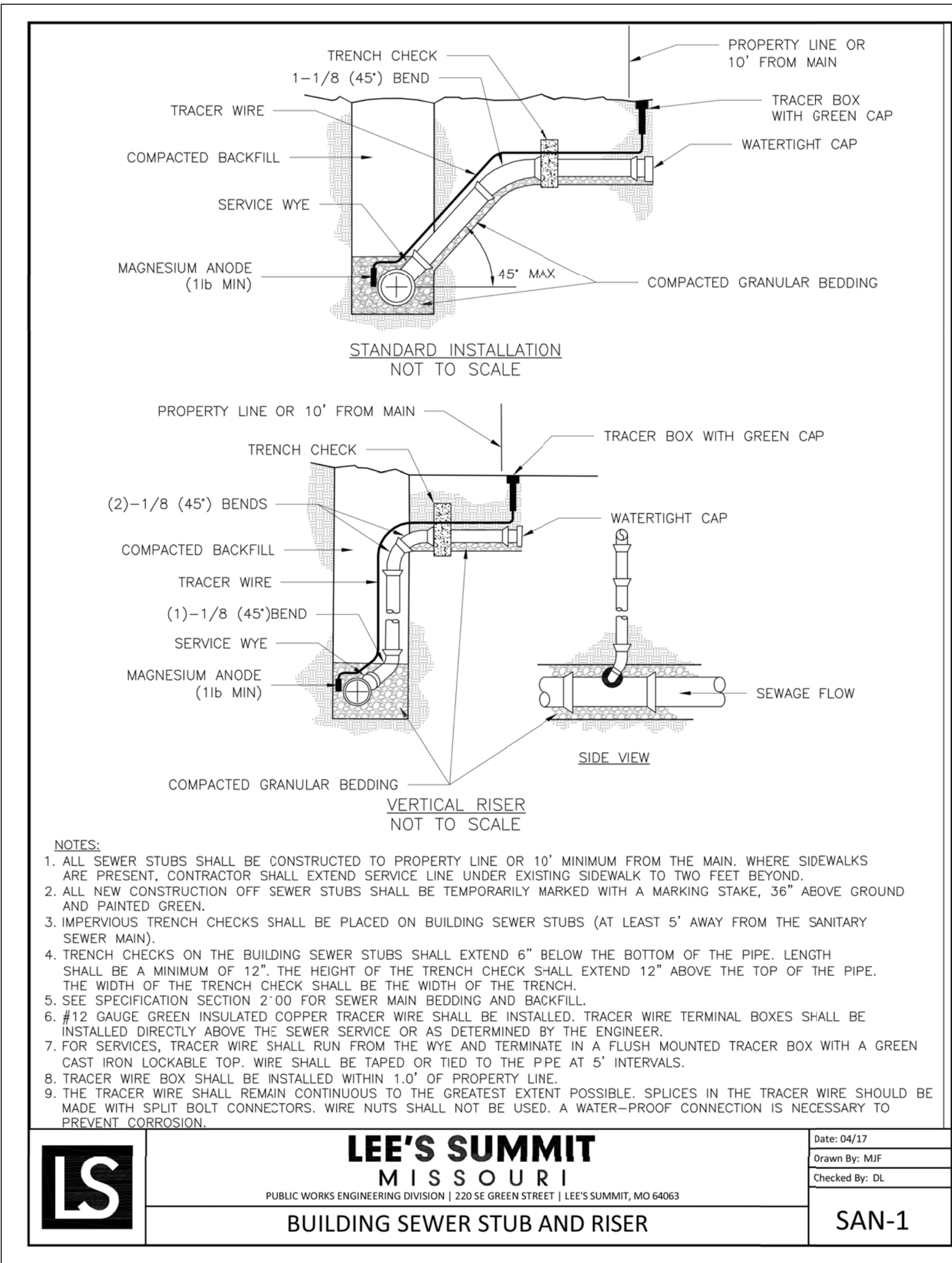
DRAWN: JEE



PROJECT NO.: 170604

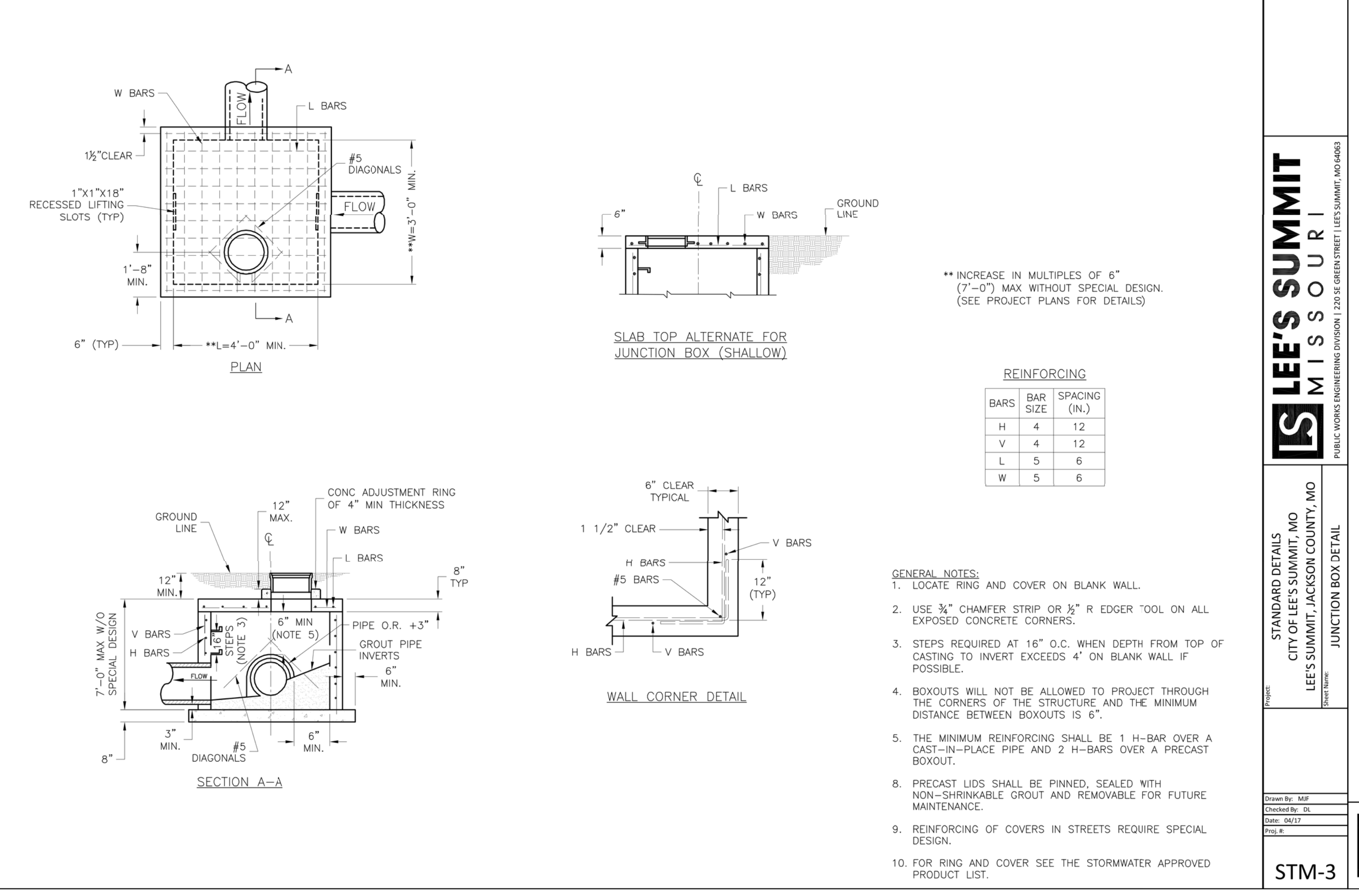
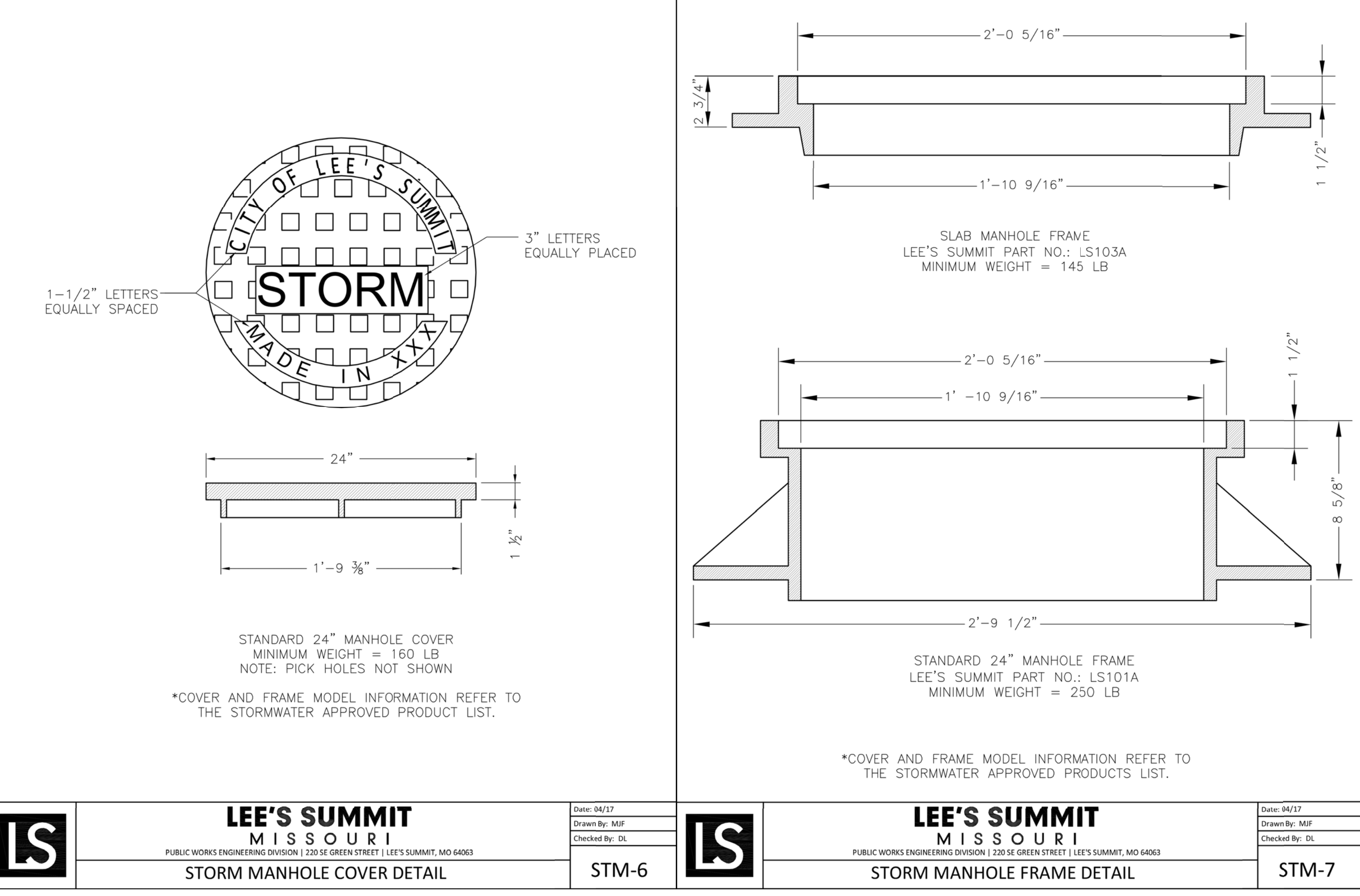
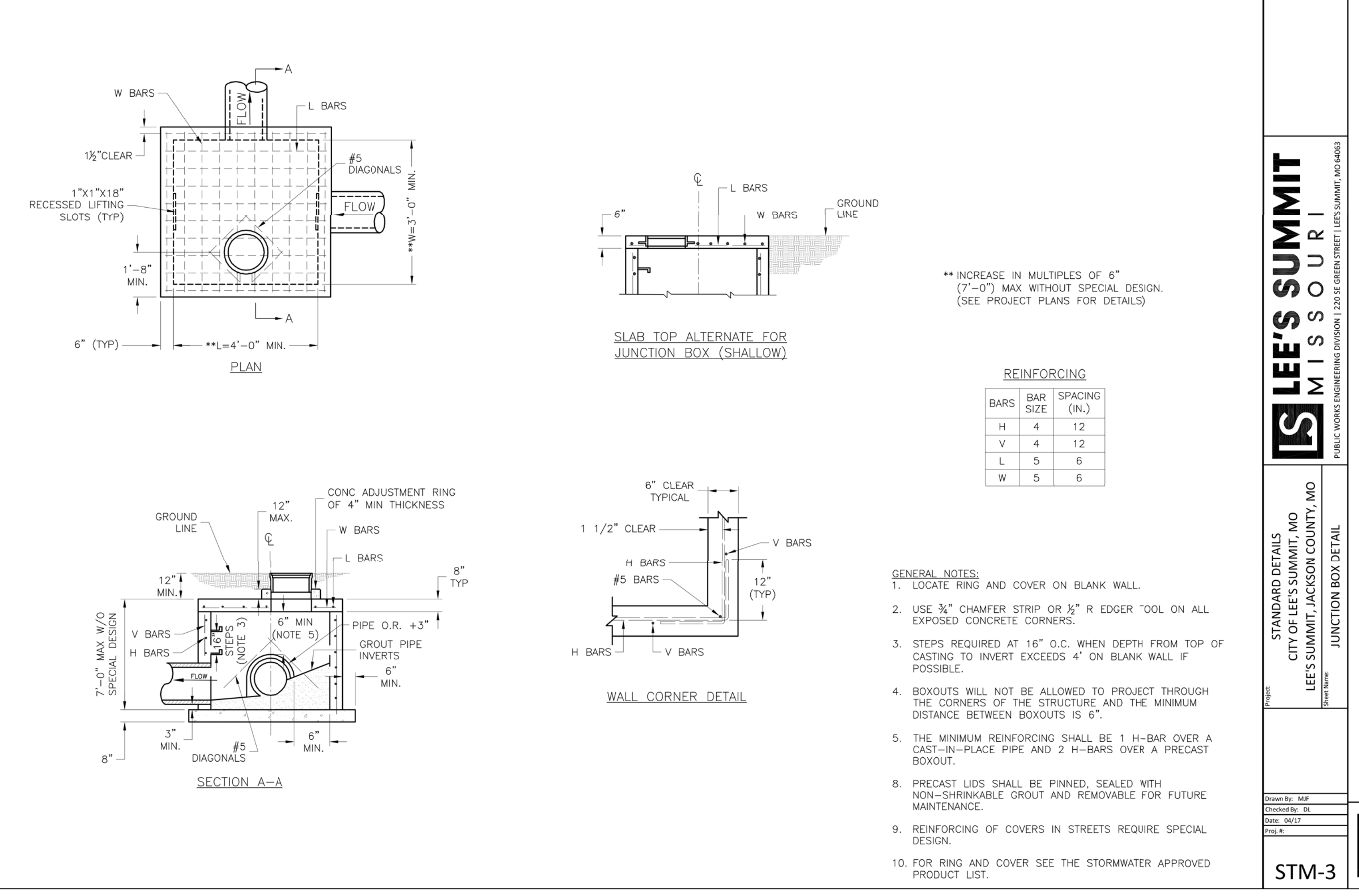
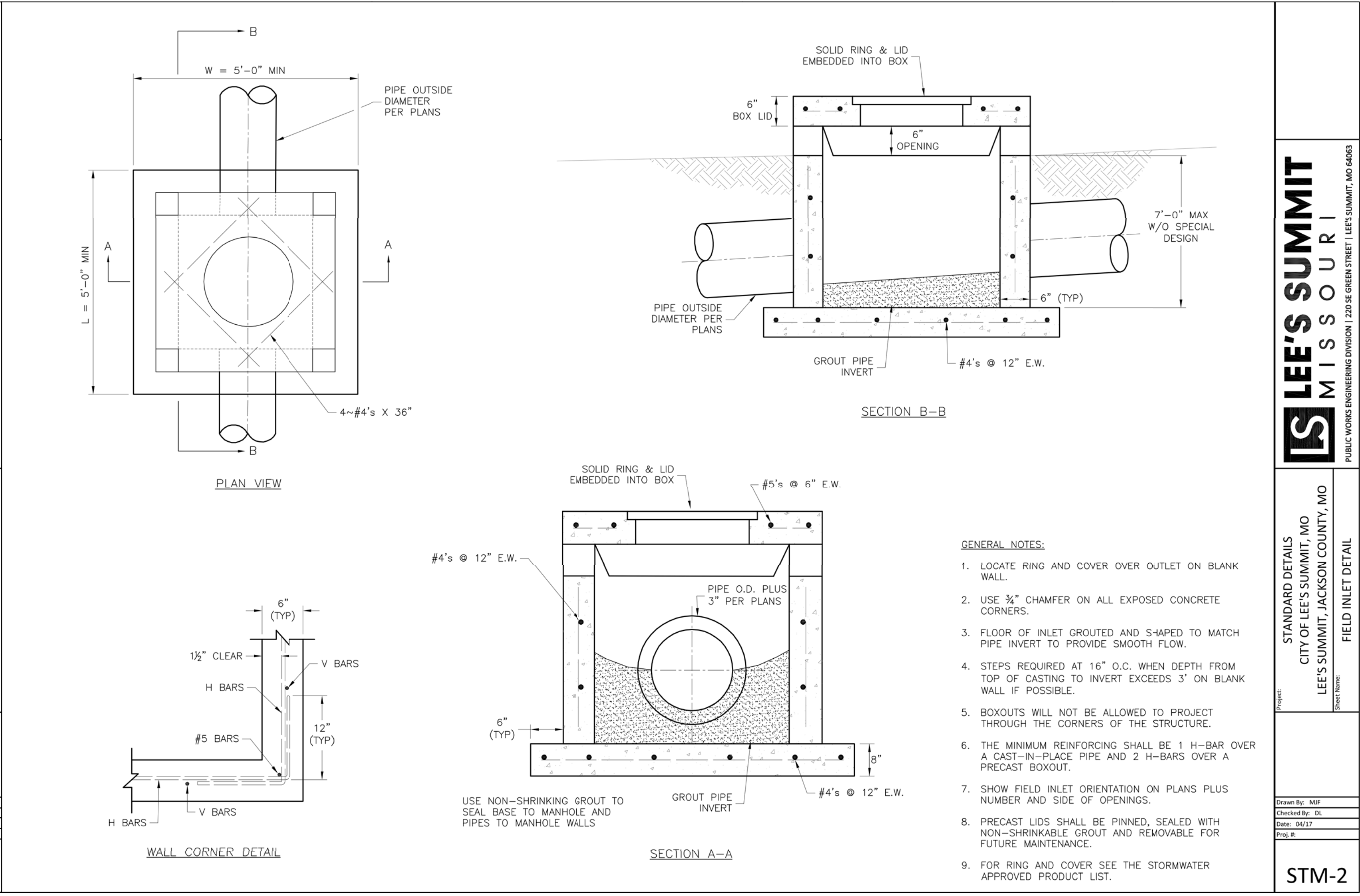
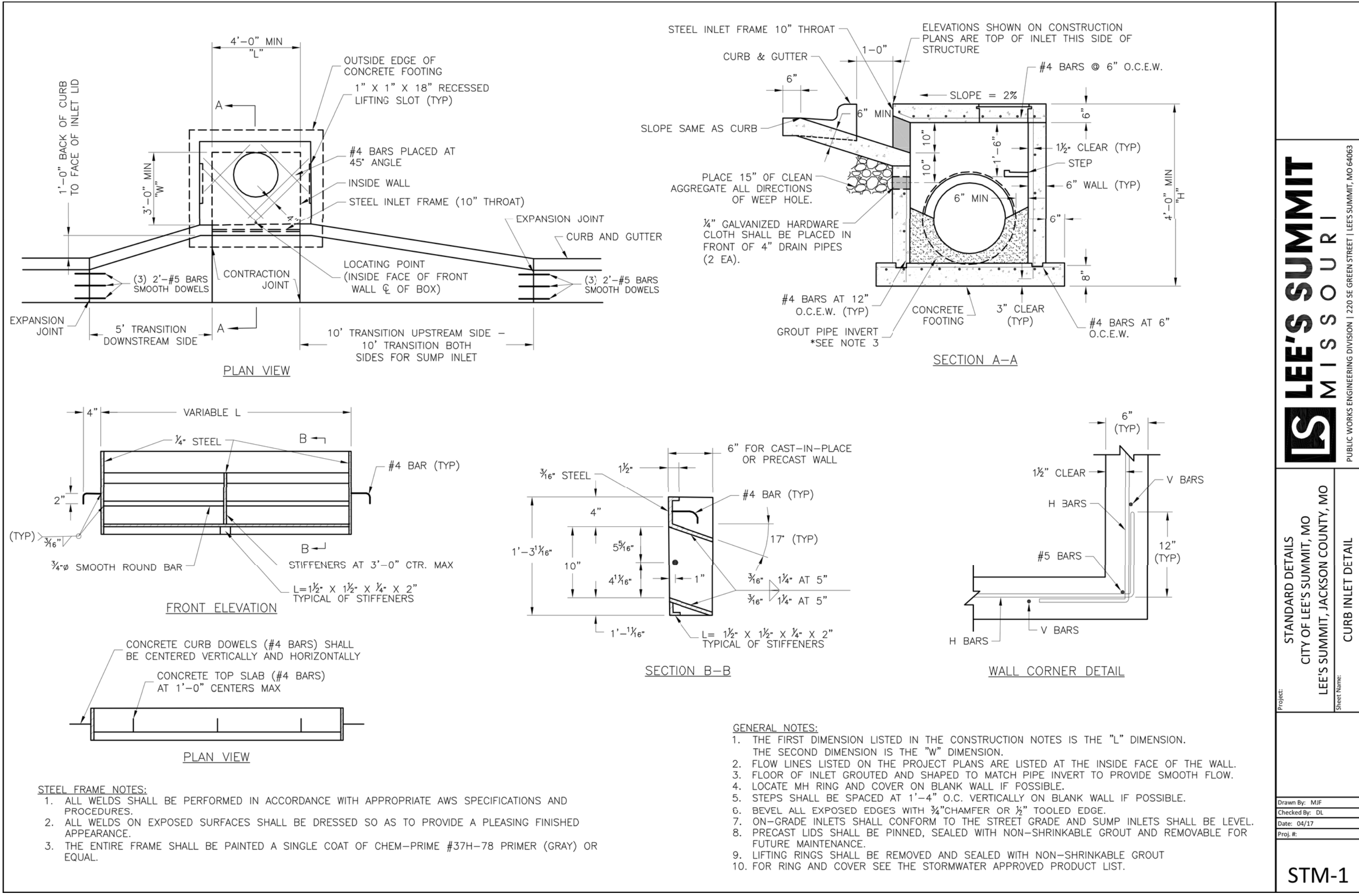
SHEET:
CE 6



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 S. W. 10TH AVENUE COLUMBIA, MISSOURI 65203 (314) 447-0292 www.crockettengineering.com Crockett Engineering Consultants, LLC Missouri License of Authority 0000000001	
OWNER: NEW TIG-STORAGE MART PARTNERS PORTFOLIO 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
1 ORIGINAL	08/25/2019
2	09/27/2019
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY	
	
TIMOTHY D. CROCKETT MO LICENSE - 2090400075	
PREPARED BY: 	
NEW TKG-STORAGEWART ENTRANCE SIGNAGE 216 N. N. HIGHWAY 442 COLUMBIA, MISSOURI 65203 www.crockettengineering.com Crockett Engineering Consultants, LLC Missouri Professional Engineer #2000181301	
OWNER: NEW TKG-STORAGEWART PARTNERS PORTFOLIO 216 N. N. HIGHWAY 442 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



REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATE/ELECTRONICALLY

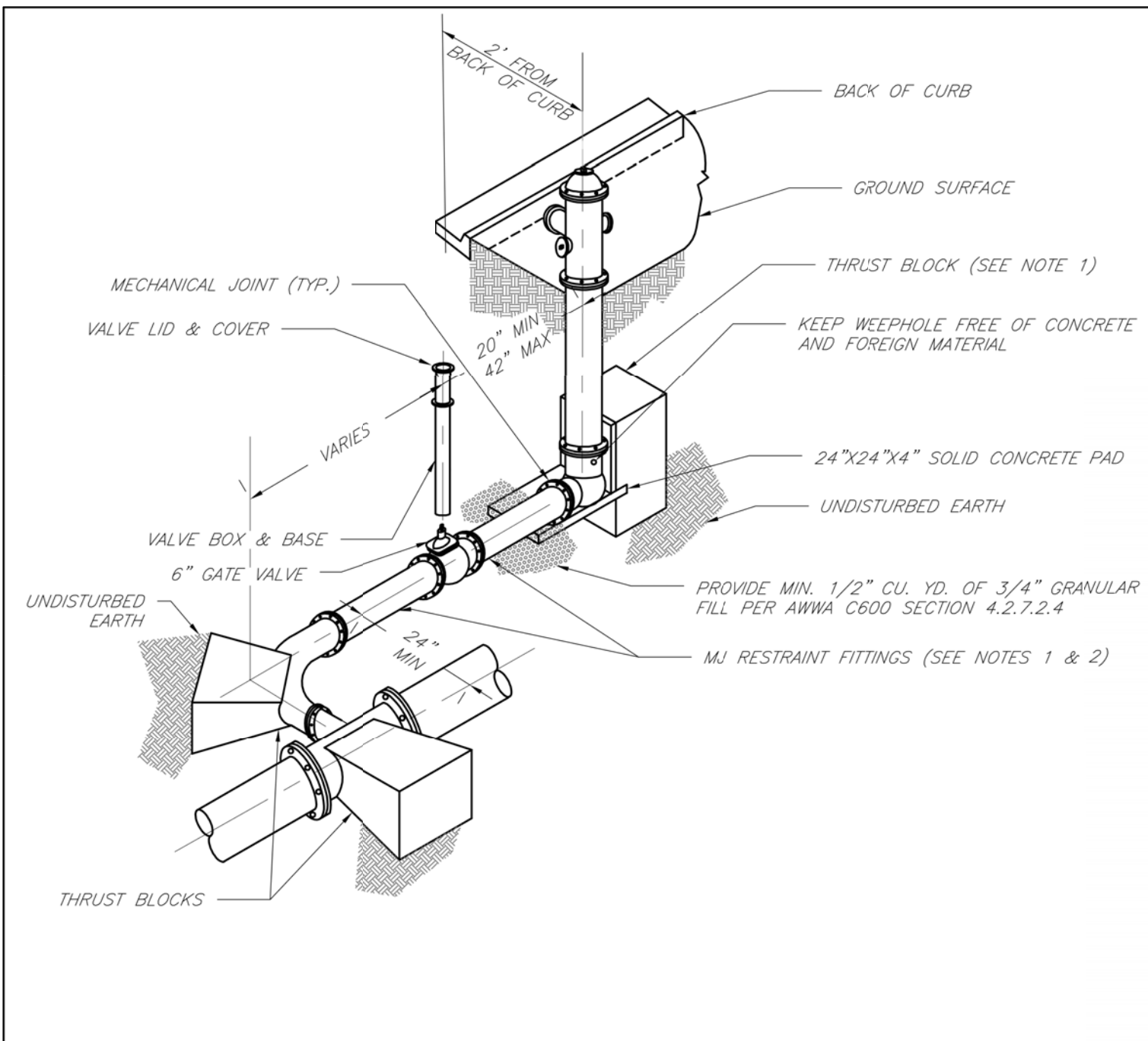
STATE OF MISSOURI
TIMOTHY D. CROCKETT
PROFESSIONAL ENGINEER
NUMBER: 252004000775
MISSOURI LICENSE: 2004000775

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

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

DRAWING INCLUDES:
STORM SEWER DETAILS

DESIGNED: TDC
DRAWN: JEE
PROJECT NO.: 170604
SHEET: CE 9



- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
 6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LS

LEE'S SUMMIT
MISSOURI

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

HYDRANT WITH 90 DEGREE BEND

Date: 02/13

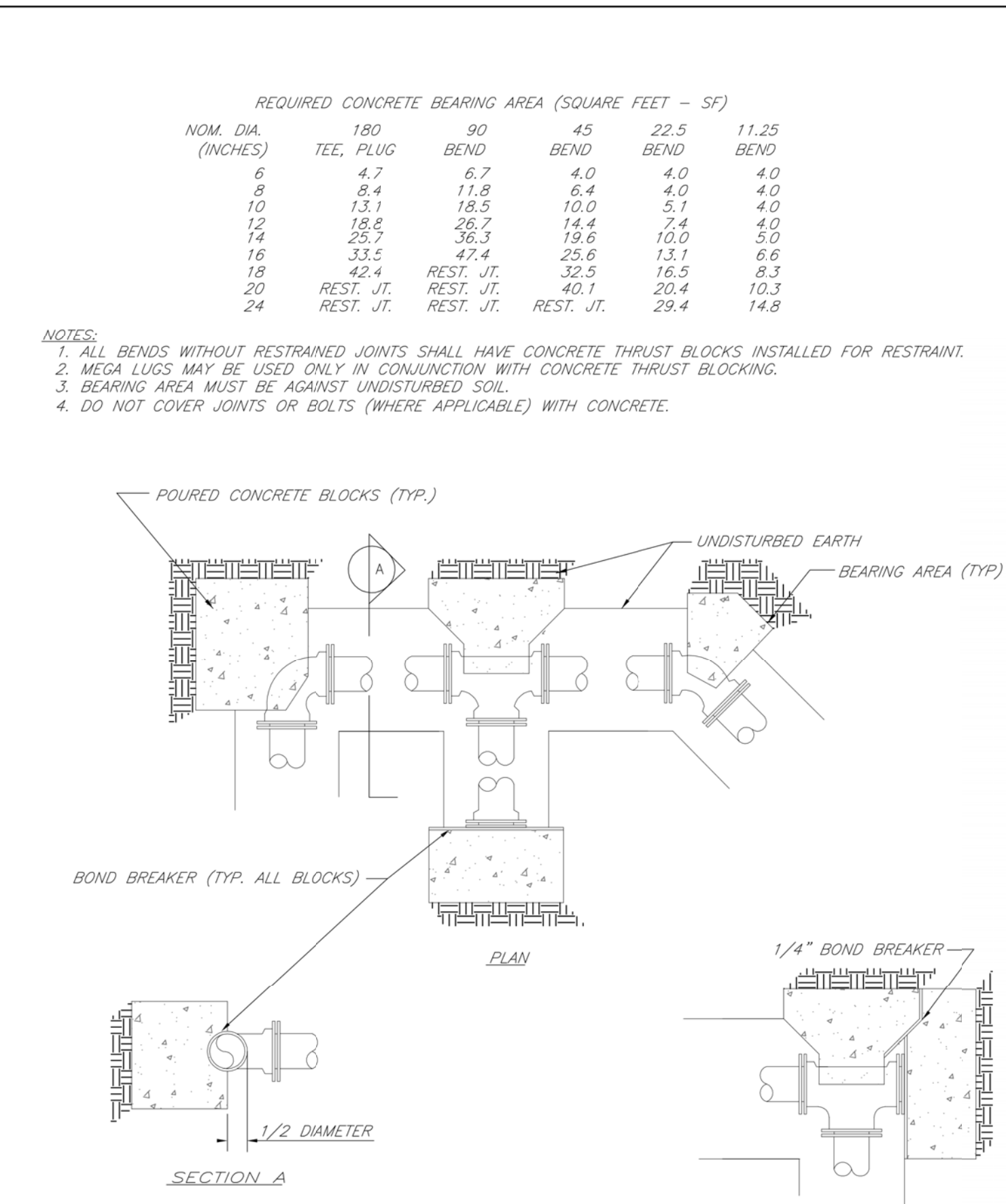
Drawn By: JN

Checked By: DL

FILE: WAT-6

Rev: 1/14

Rev:



LS

LEE'S SUMMIT
MISSOURI

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

HORIZONTAL THRUST BLOCKS

Date: 02/13

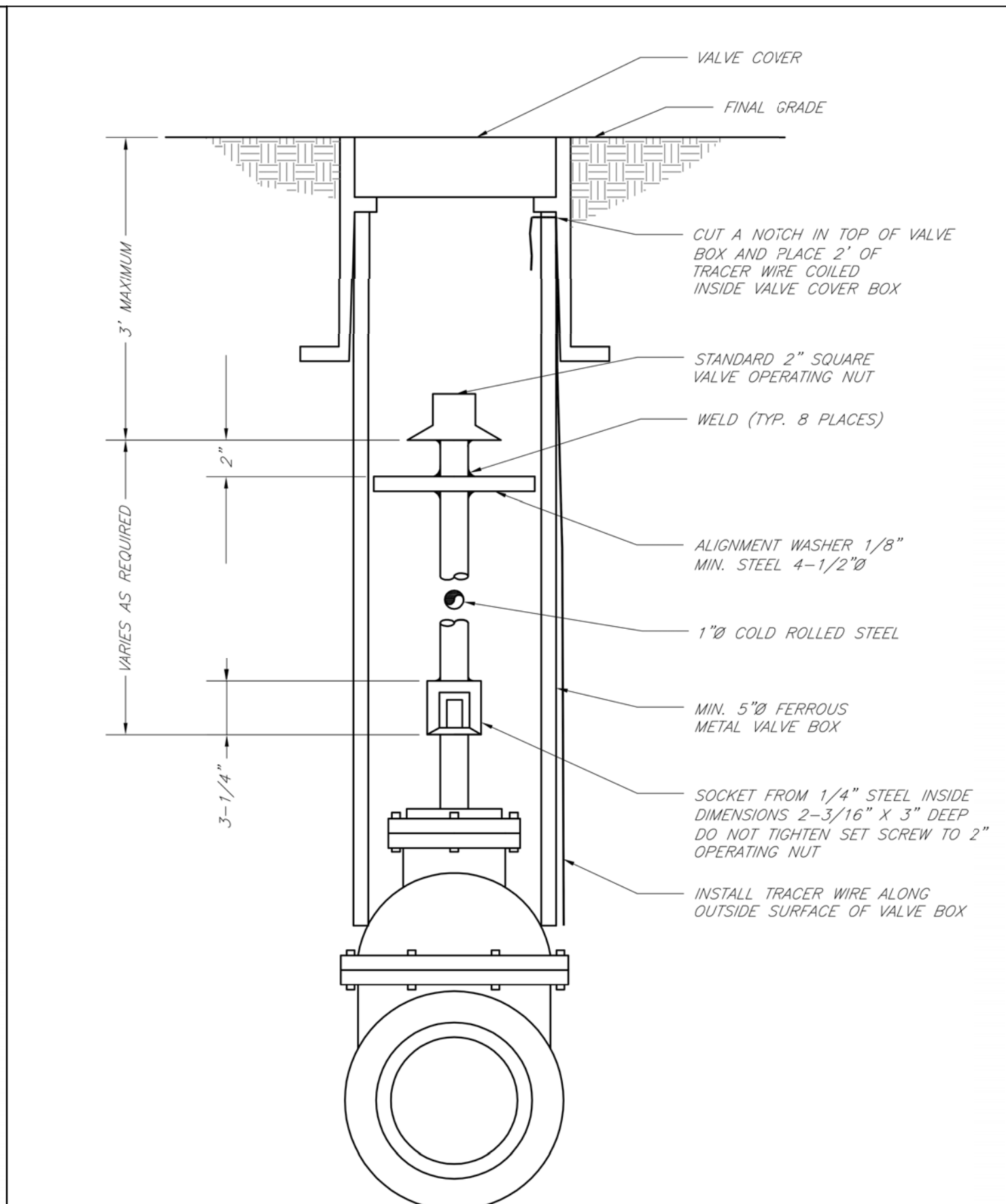
Drawn By: JN

Checked By: DL

FILE: WAT-1

Rev: 1/14

Rev:



LS

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

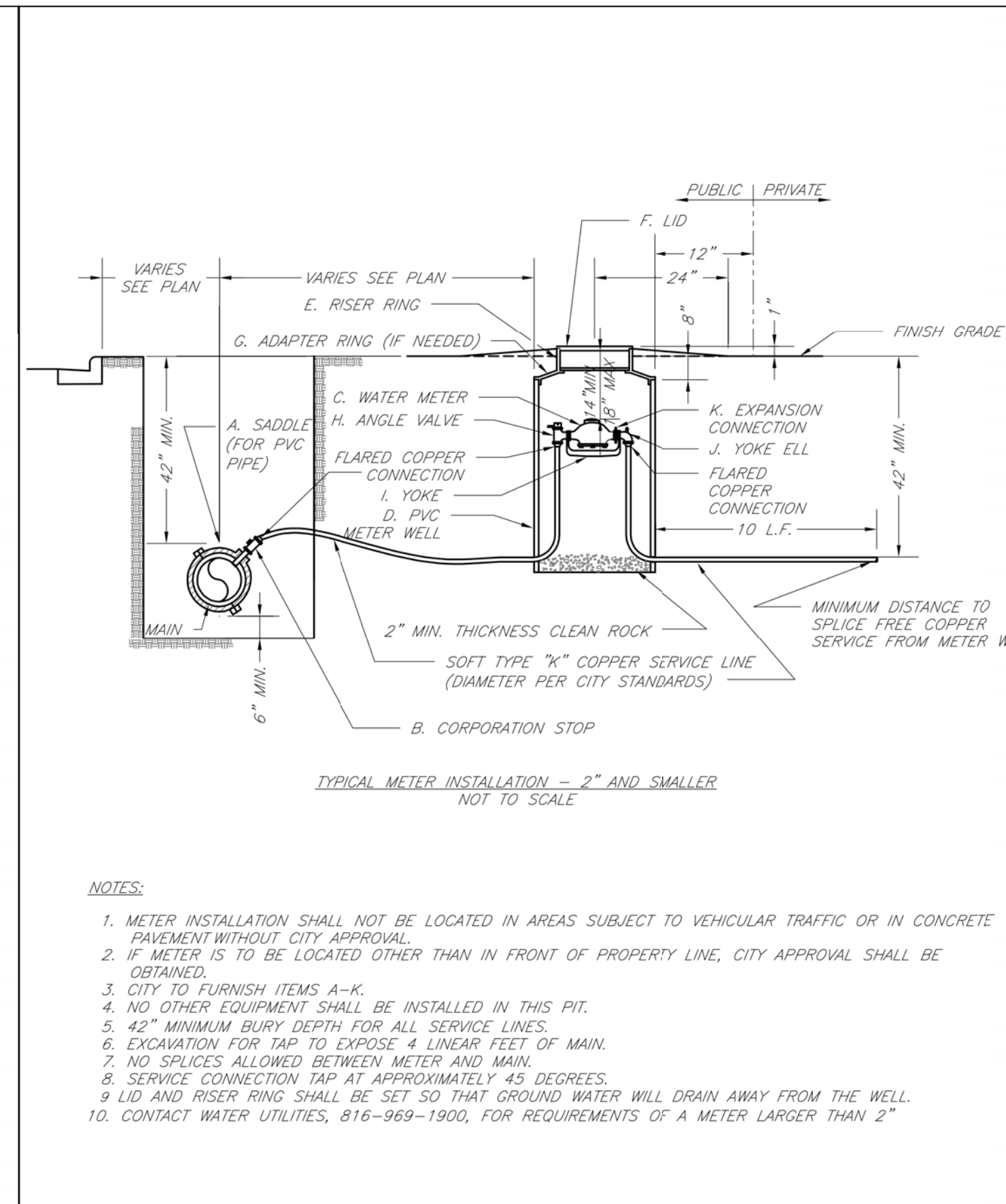
Drawn By: JN

Checked By: DL

FILE: WAT-9

Rev: 1/14

Rev:



LS

LEE'S SUMMIT
MISSOURI

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

SERVICE CONNECTION/METER WELL

Date: 02/13

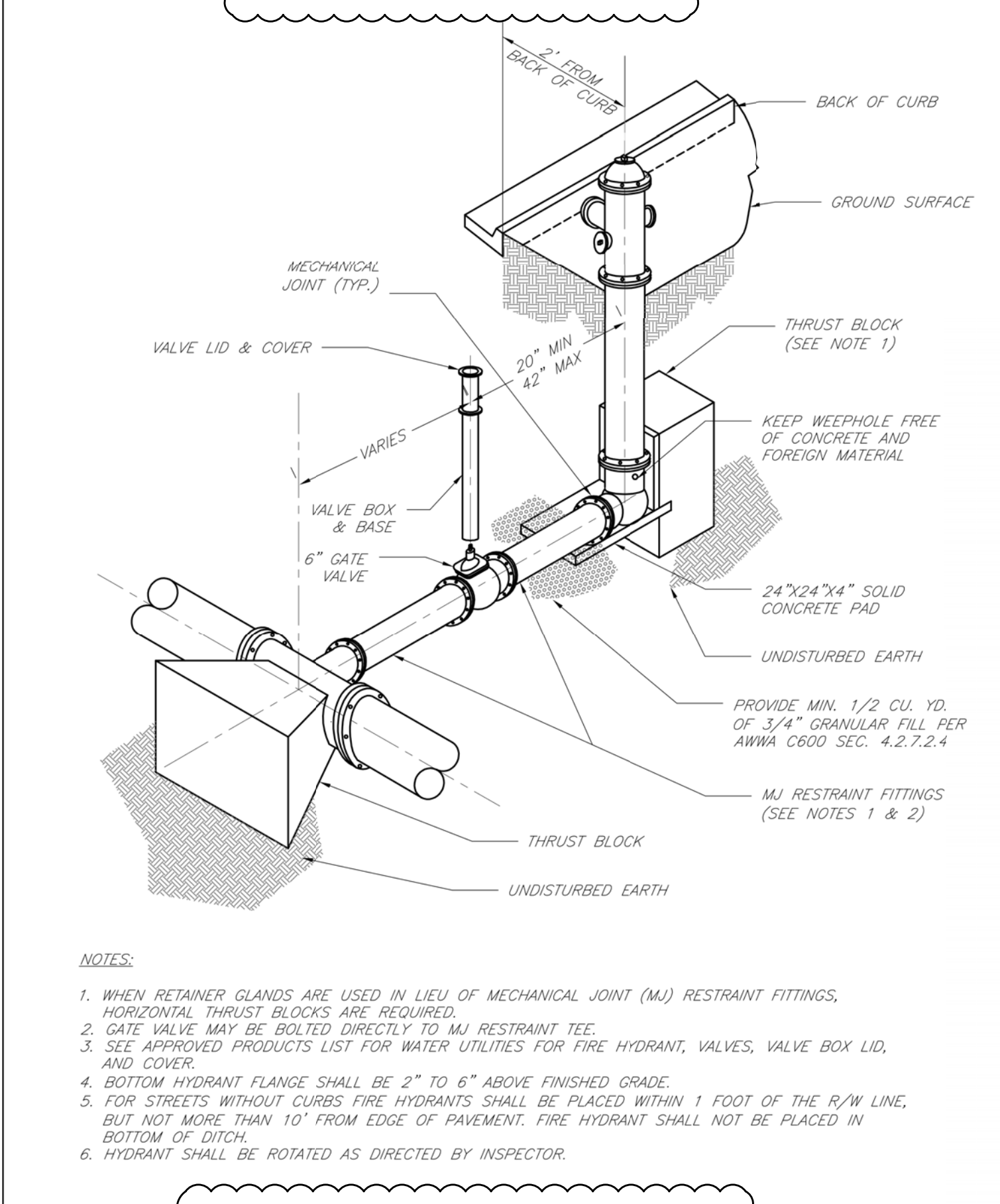
Drawn By: JN

Checked By: DL

FILE: WAT-11

Rev: 1/14

Rev:



- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
 6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LS

LEE'S SUMMIT
MISSOURI

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

HYDRANT INSTALLATION - STRAIGHT SET

Date: 02/13

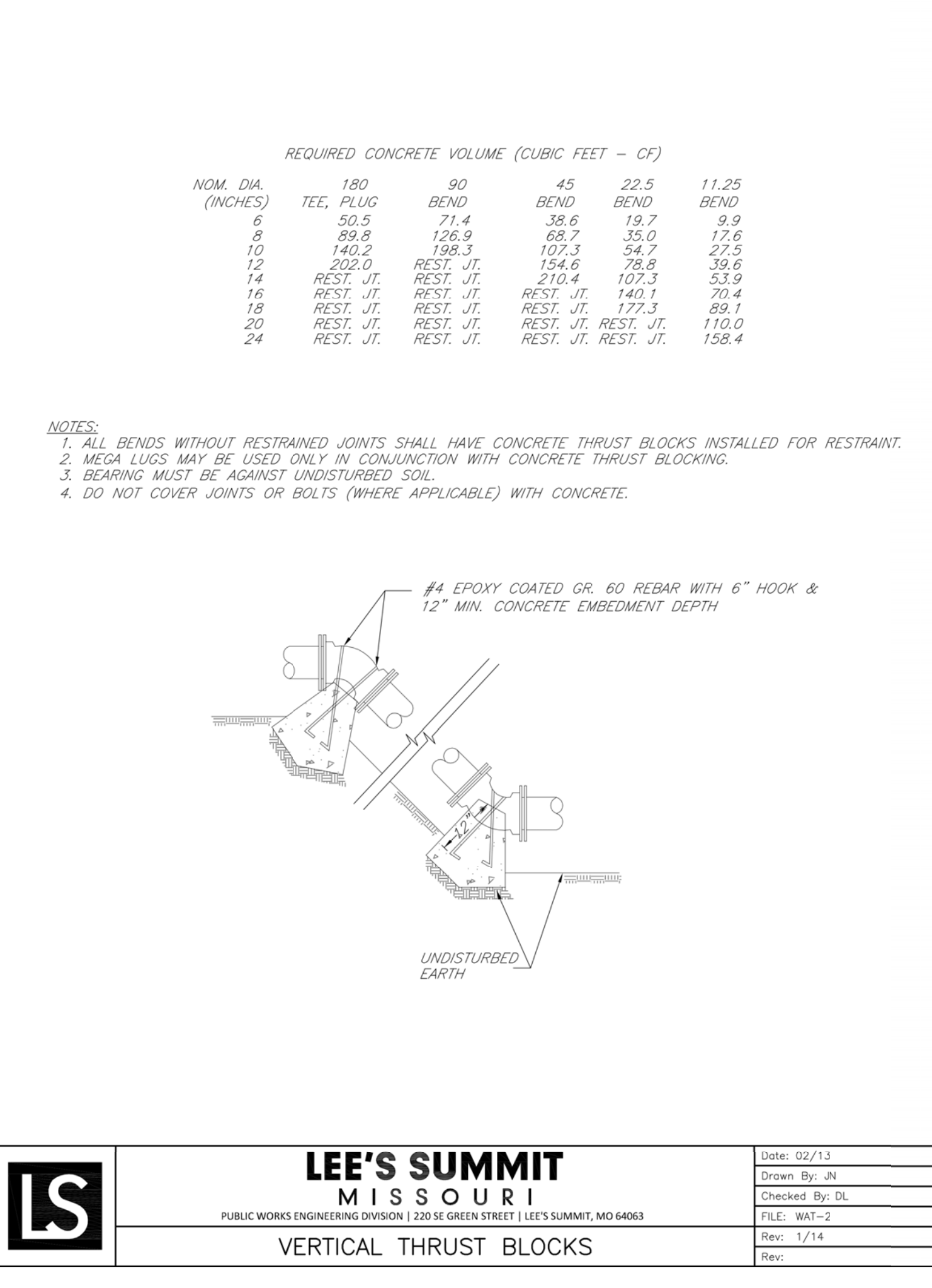
Drawn By: JN

Checked By: DL

FILE: WAT-7

Rev: 1/14

Rev:



LS

LEE'S SUMMIT
MISSOURI

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

VERTICAL THRUST BLOCKS

Date: 02/13

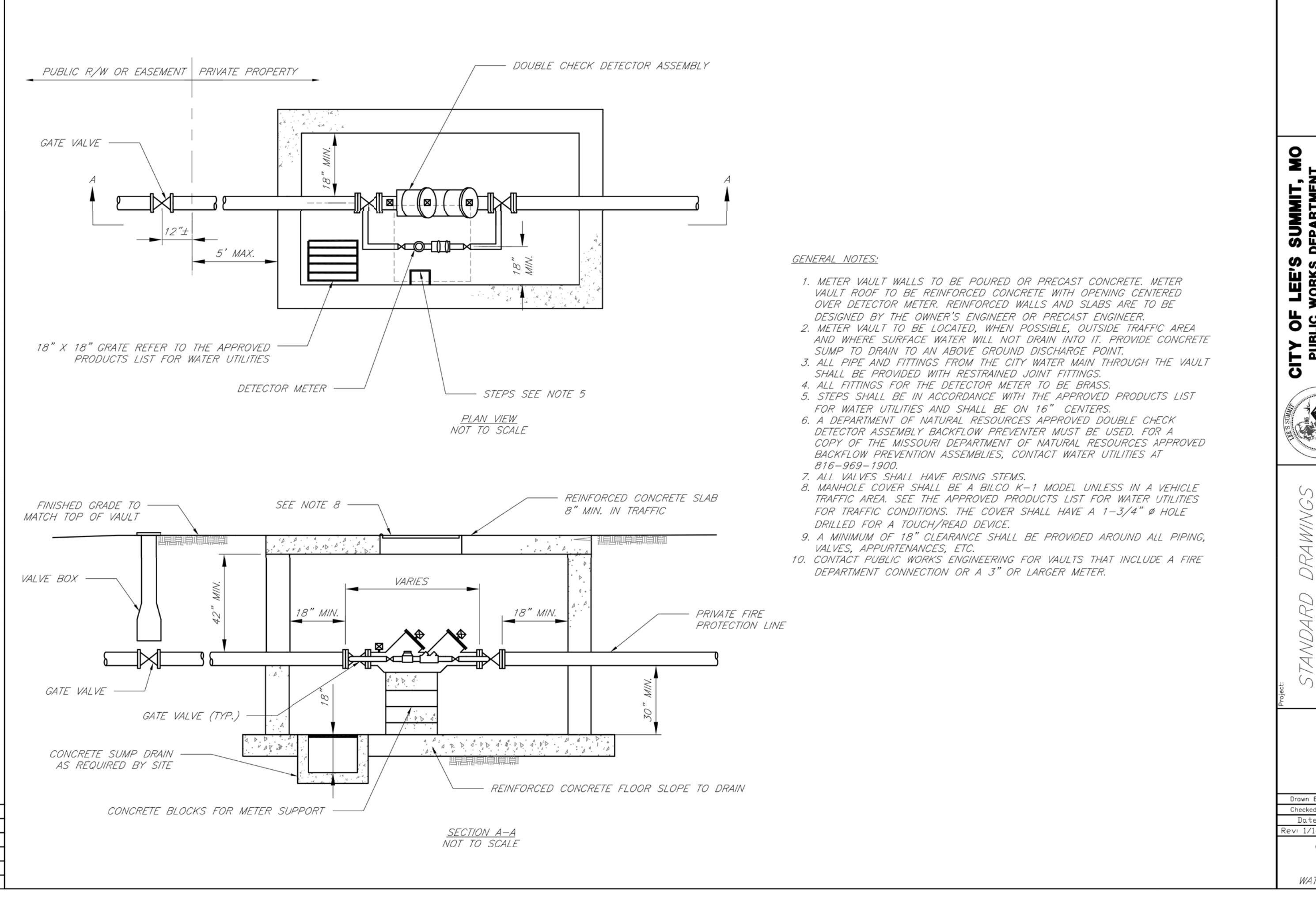
Drawn By: JN

Checked By: DL

FILE: WAT-2

Rev: 1/14

Rev:



- GENERAL NOTES:
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED 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 BRASS.
 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 BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTER ASSEMBLIES, CONTACT WATER UTILITIES AT 816-969-1900.
 7. ALL VALVES SHALL HAVE RISING STEMS.
 8. MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" Ø HOLE DRILLED FOR A TOUCH/READ 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.

SECTION A-A
NOT TO SCALE

CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

STANDARD DRAWINGS
Project: Meter Vault for Double Check Detector Check
Drawn: JN
Checked: DL
Rev: 1/14
OF
WAT-12

REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019
1	09/27/2019

THIS SHEET HAS BEEN SIGNED SEALED AND
DATE/ELECTRONICALLY

STATE OF MISSOURI

PROFESSIONAL ENGINEER

NUMBER 25004000775

TIMOTHY D. CROCKETT

MO LICENSE - 2004000775

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS
2610 N. W. MISSOURI AVE.
COLUMBIA, MO 65203
www.crockettingeering.com
Crockett Engineering Consultants, LLC
Missouri License of Authority
000000001

OWNER:

NEW TIG-STORCART
PARTNERS PORTFOLIO
261 STADIUM BLVD, SUITE 207
COLUMBIA, MO 65203

DRAWING INCLUDES:

WATER DETAILS

DESIGNED:

TDC

DRAWN:

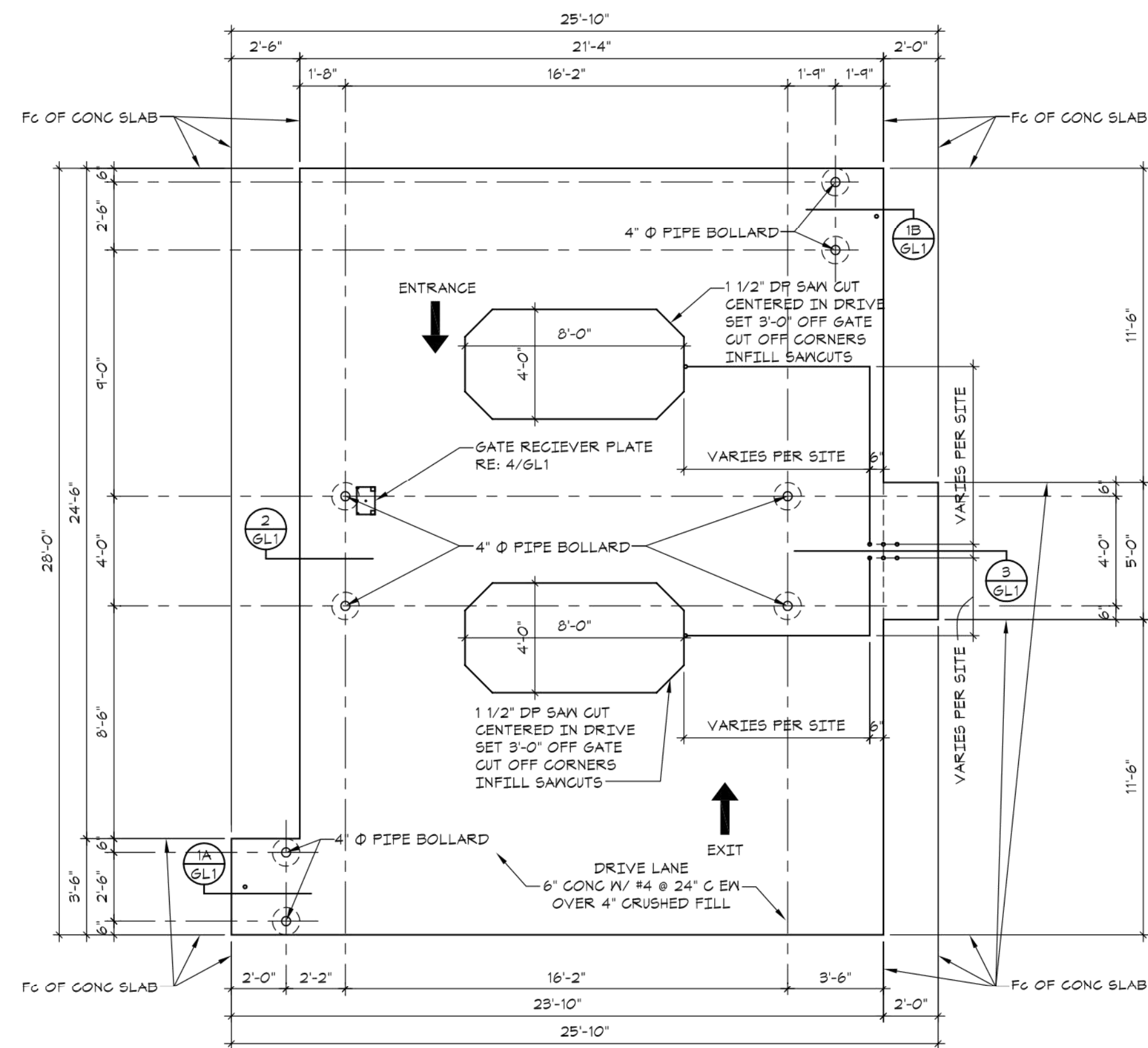
JEE

PROJECT NO.:

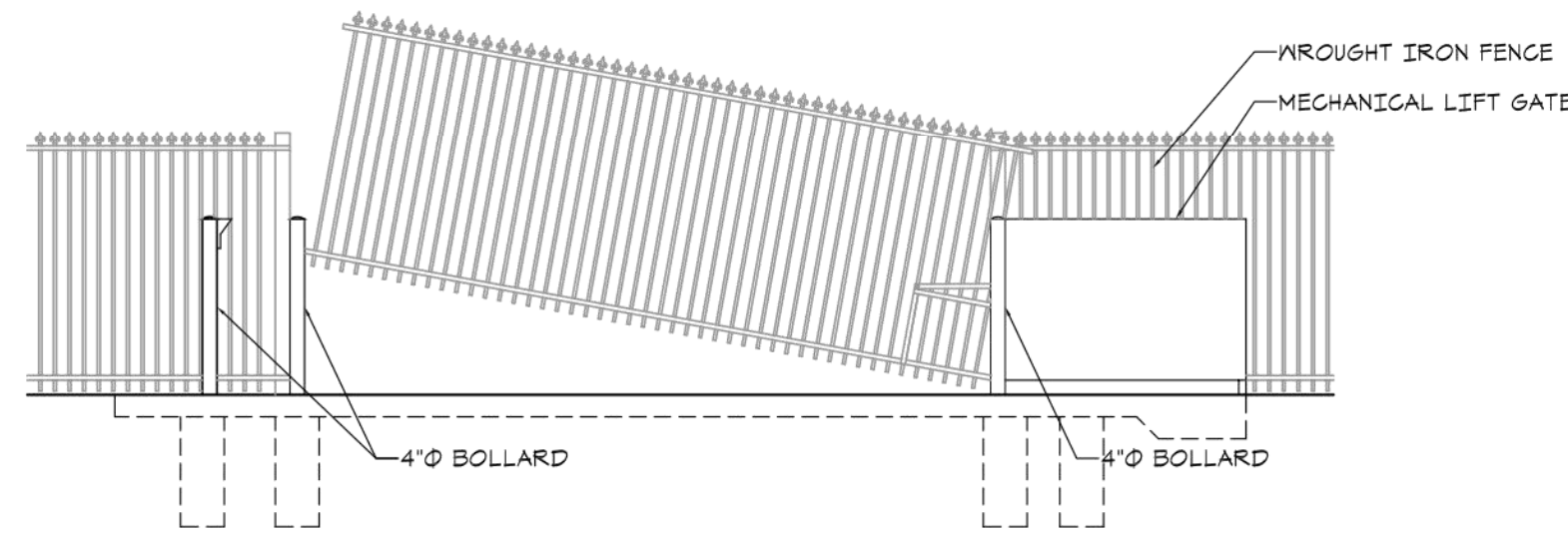
170504

SHEET:

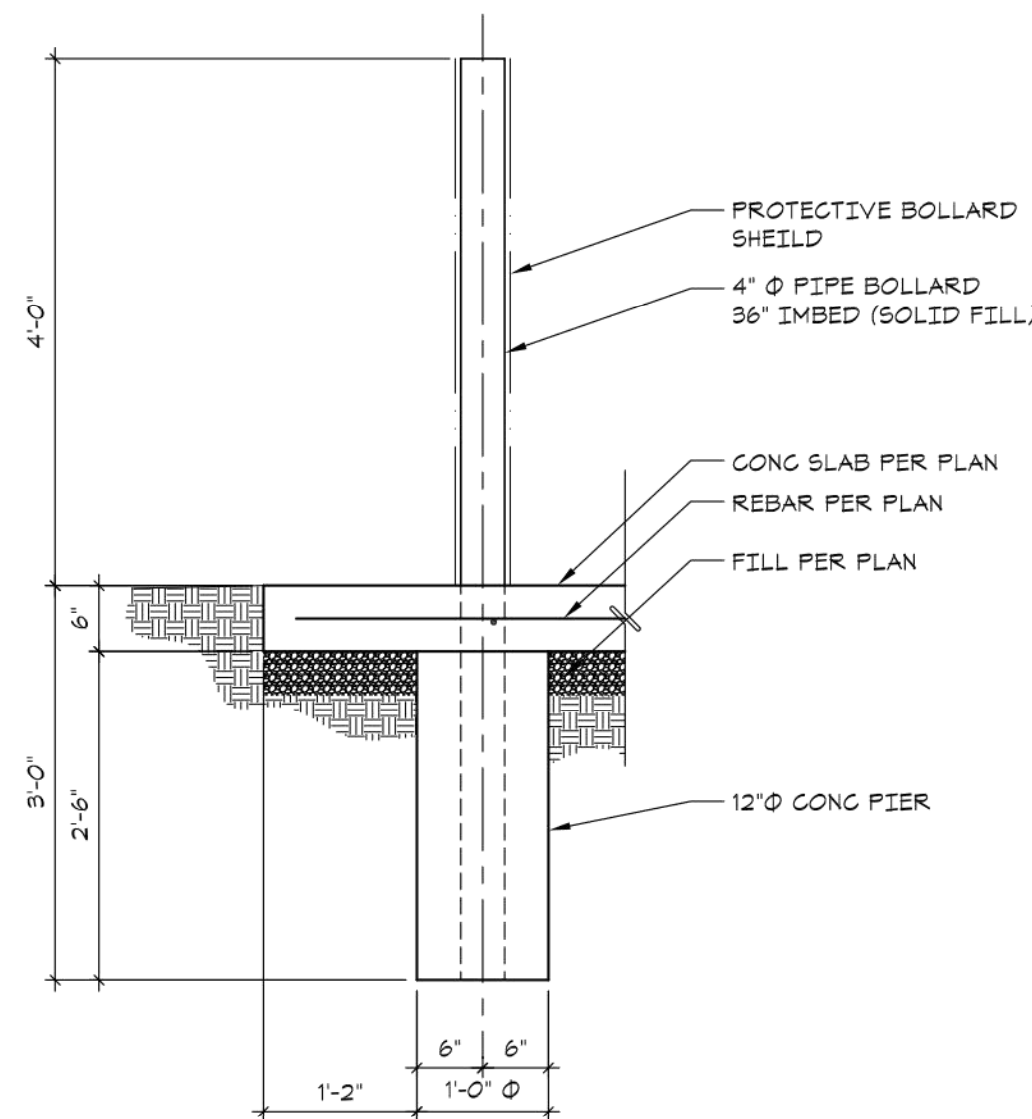
CE 10



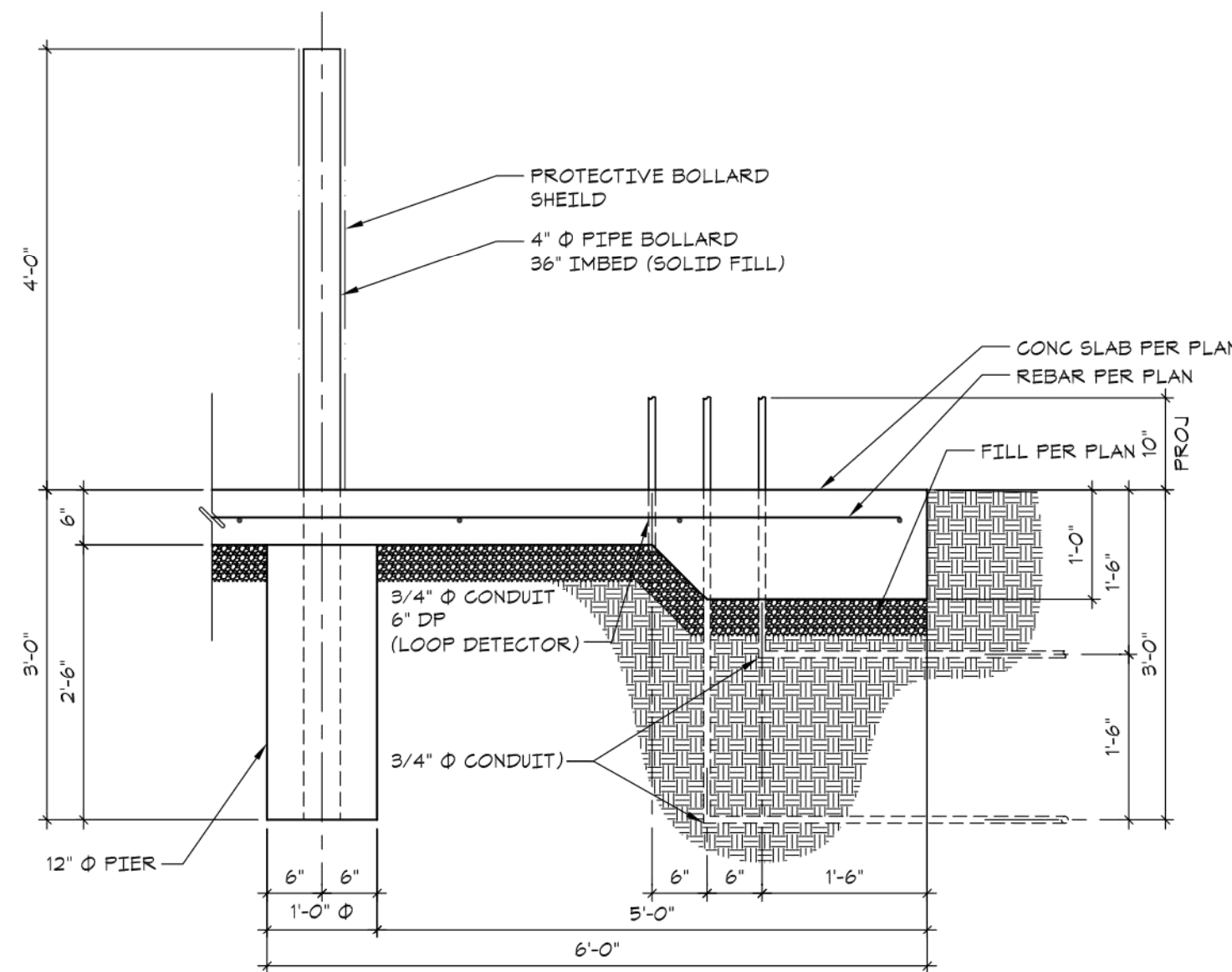
GATE LAYOUT PLAN
SCALE: 1/4" = 1'-0"



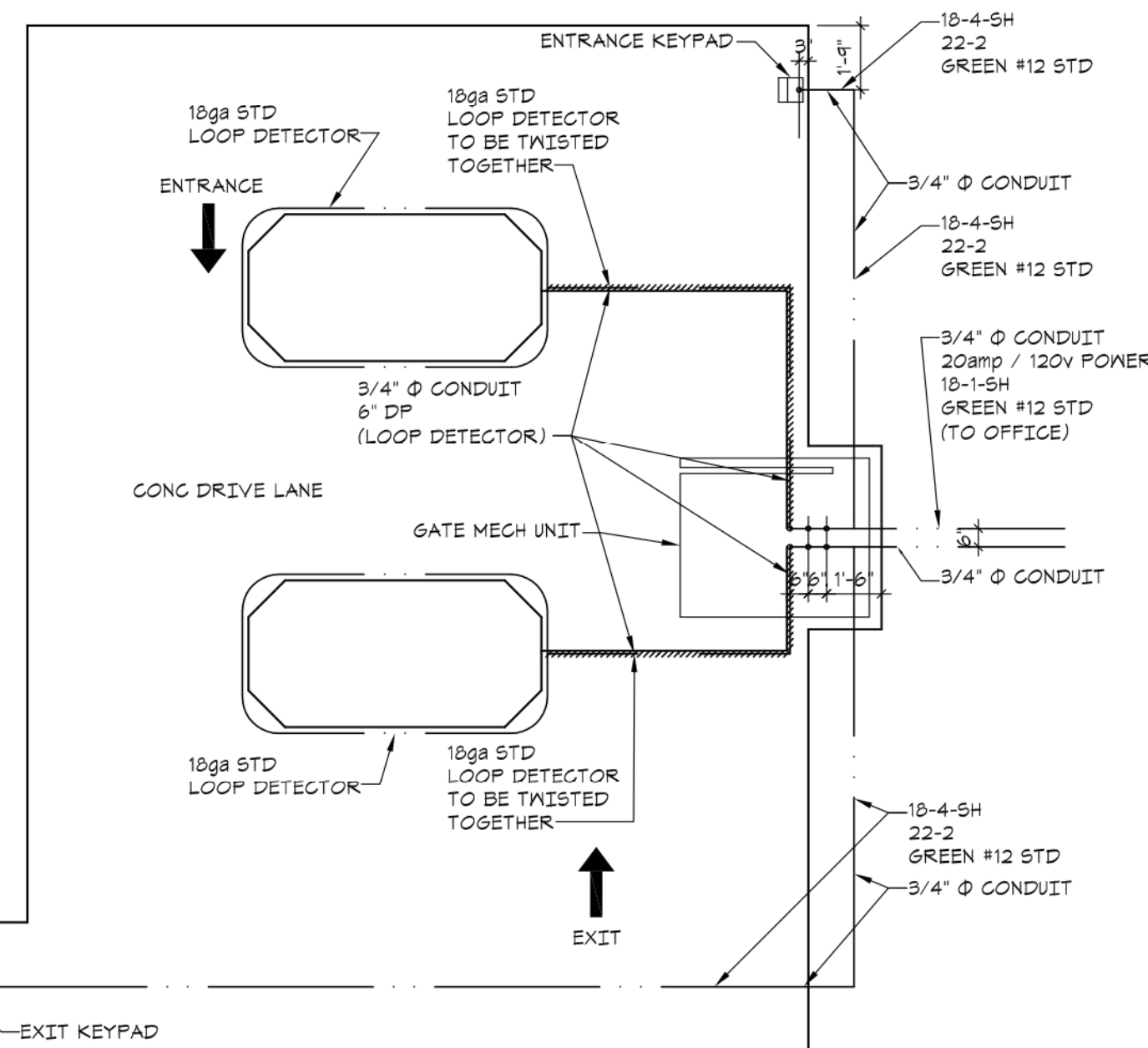
GATE ELEVATION
SCALE: 1/4" = 1'-0"



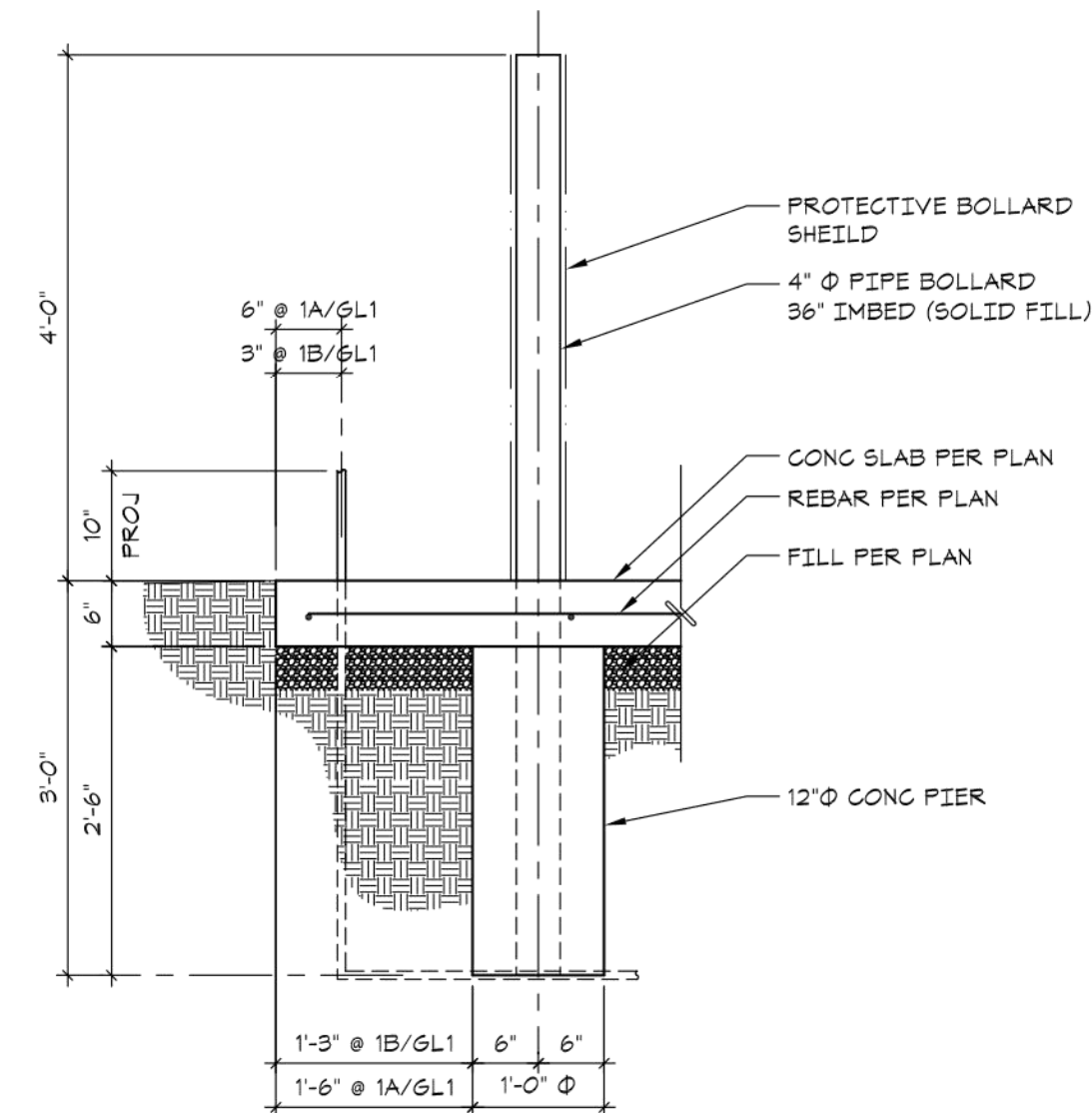
DETAIL 2
SCALE: 3/4" = 1'-0" GL1



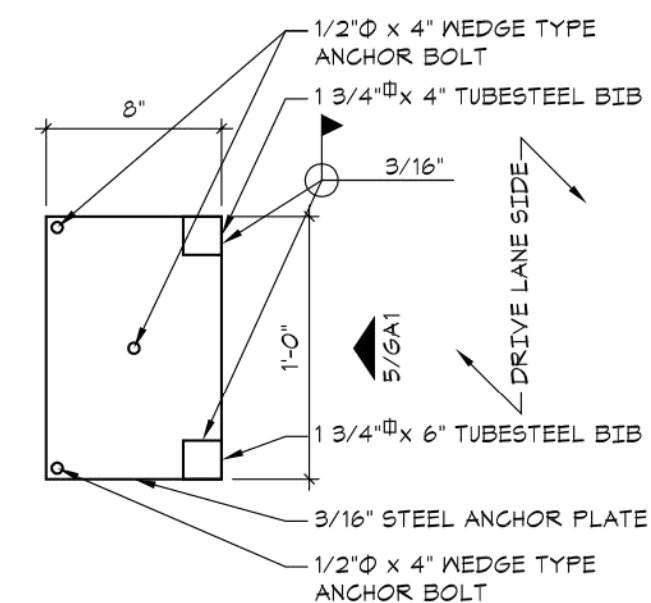
DETAIL 3
SCALE: 3/4" = 1'-0" GL1



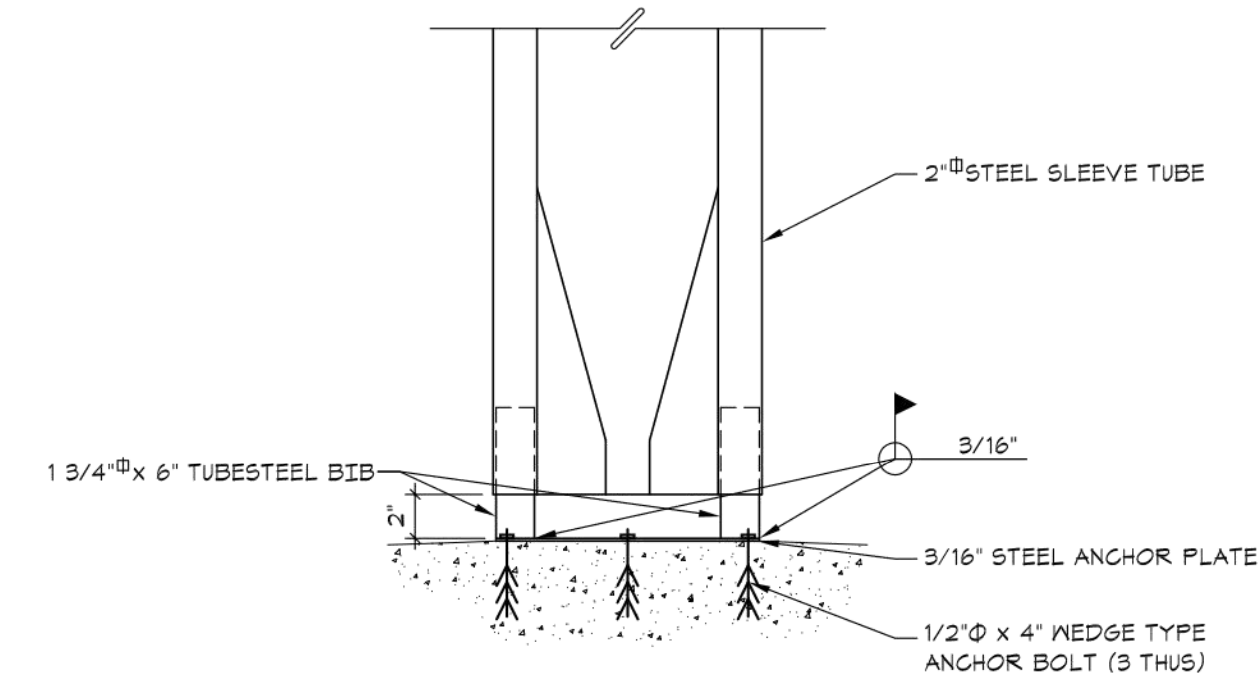
GATE ELECTRICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"



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



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

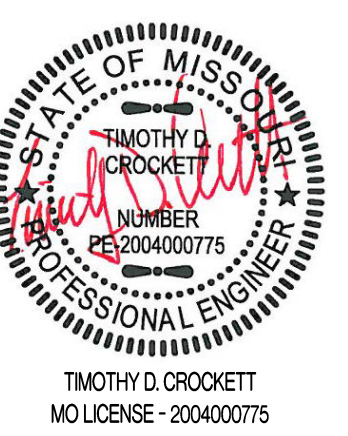


DETAIL 5
SCALE: 1 1/2" = 1'-0" GL1

REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY



PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2501 N. MISSOURI
COLUMBIA, MISSOURI 65203
www.crockettengineering.com
Missouri License of Authority
2005000001

OWNER:
NEW TWG STORAGE MART
PARTNERS PORT LLC
251 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:

SECURITY GATE
DETAILS

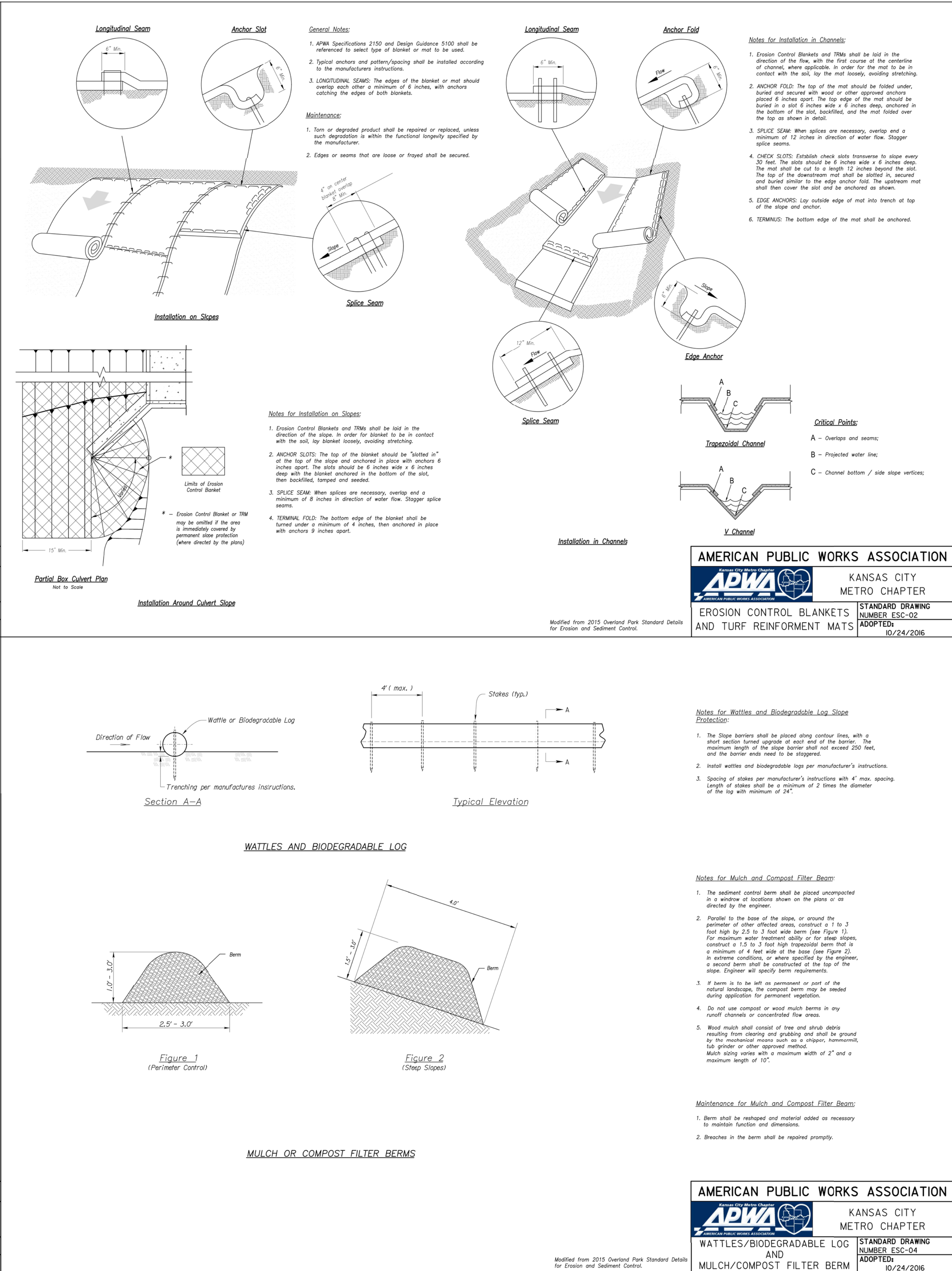
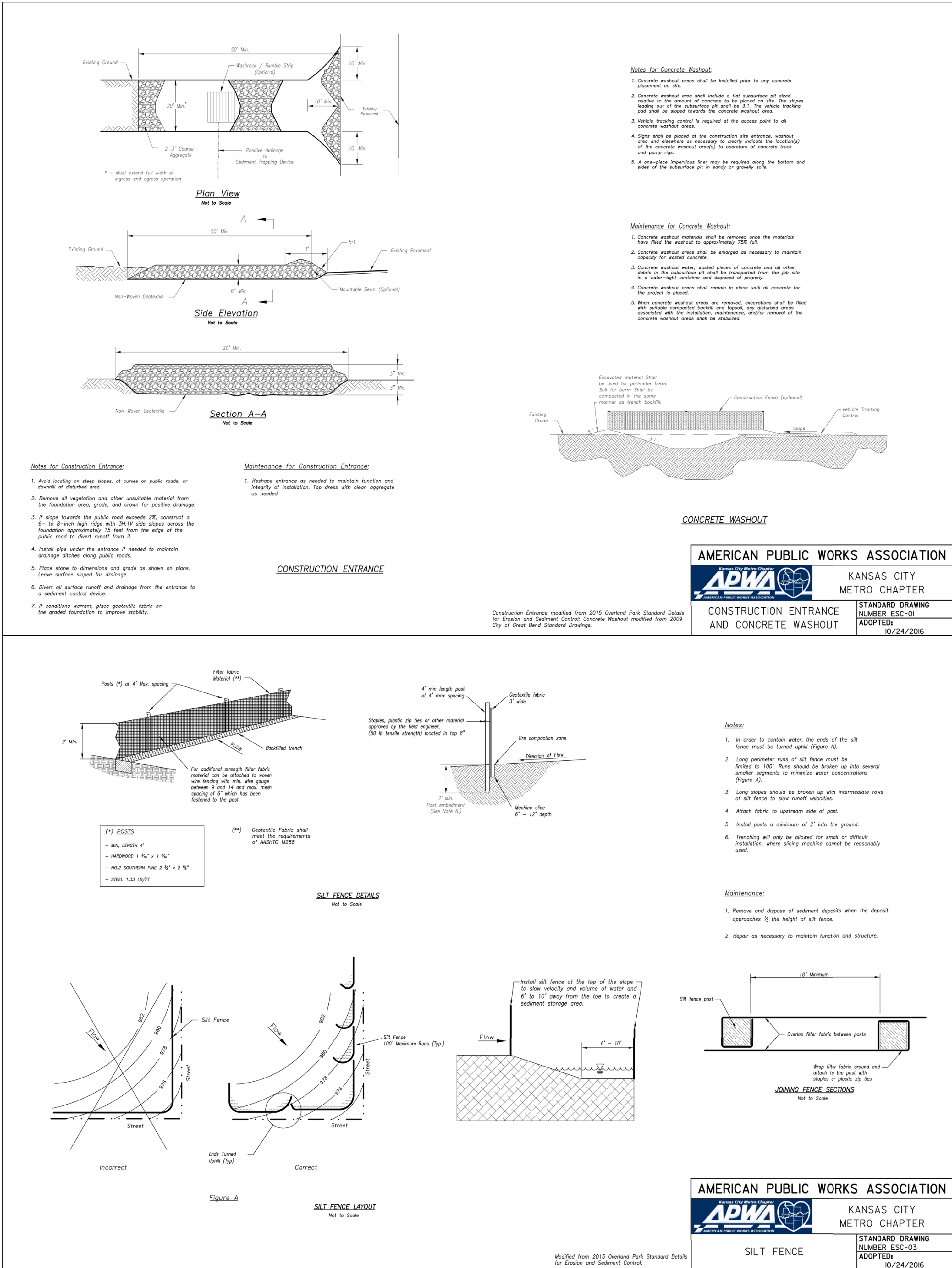
DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170604

SHEET:

CE 11



REVISIONS:

NO.	DATE
ORIGINAL	08/26/2019

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI

CROCKETT

PROFESSIONAL ENGINEER

NUMBER 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 of Authority 000000001

OWNER:

NEW TIG-STORCART

PARTNERS PORTELLC

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:

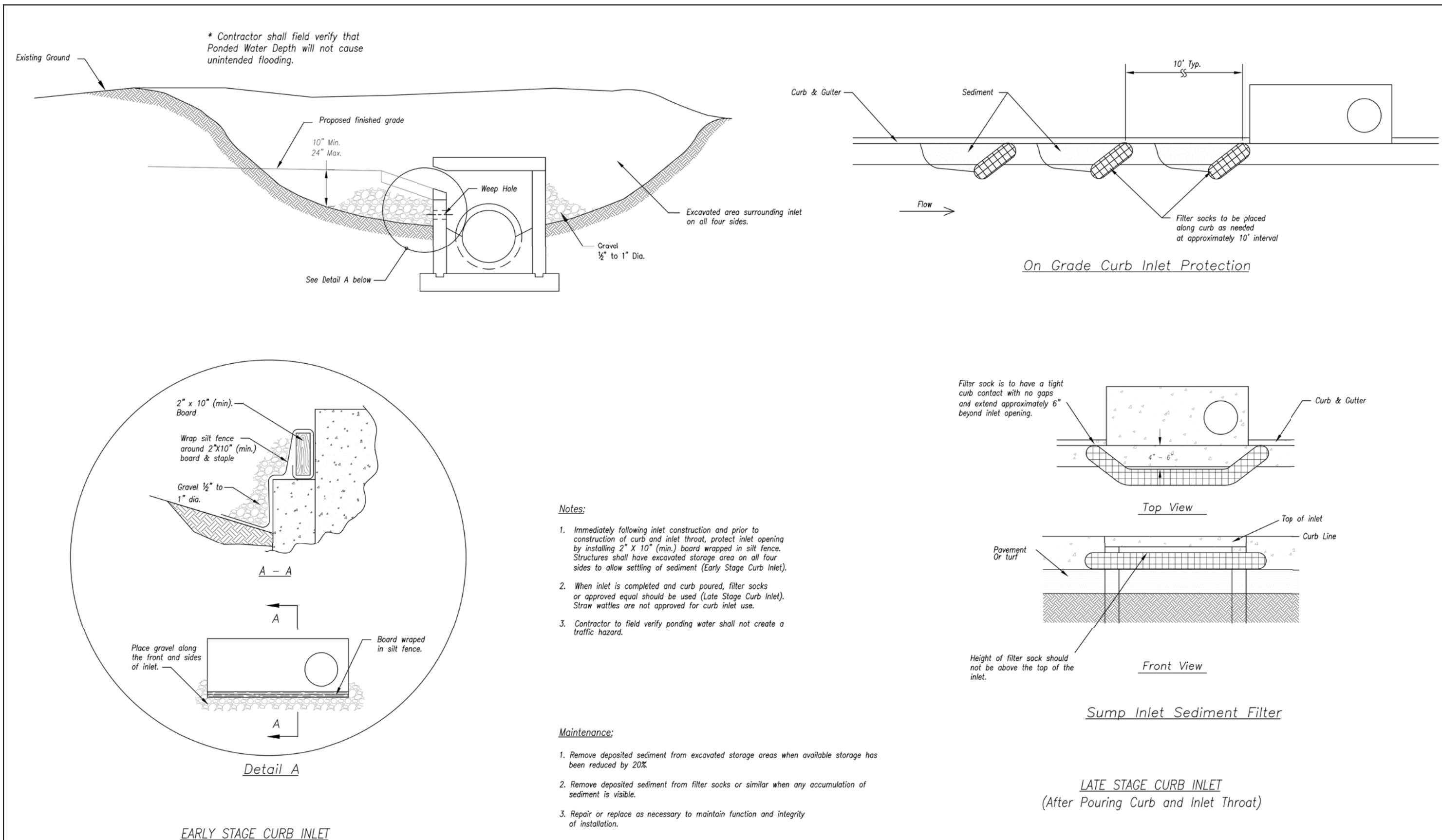
EROSION CONTROL DETAILS

DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170604

SHEET: CE 12



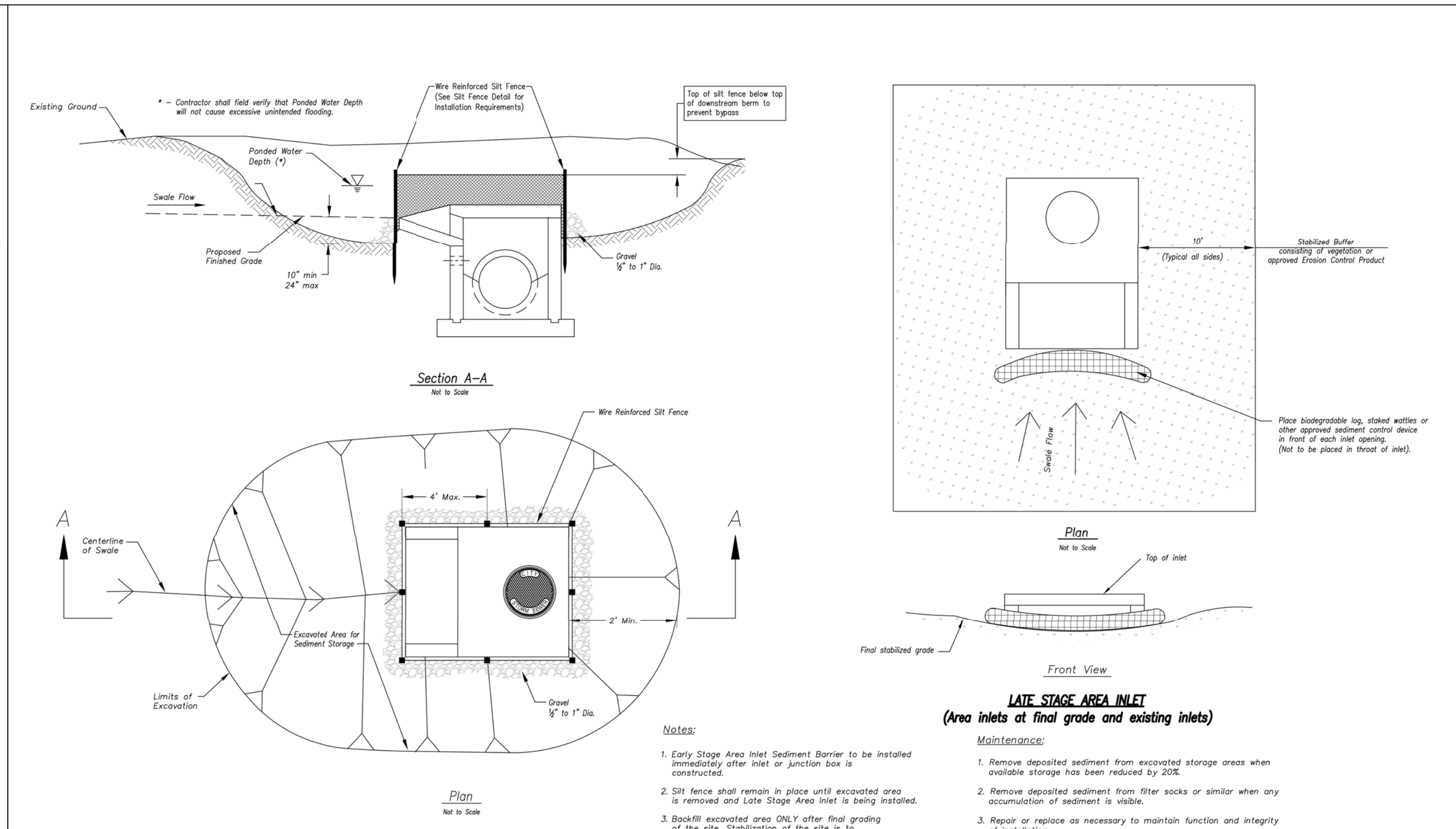
AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

CURB INLET PROTECTION

STANDARD DRAWING NUMBER ESC-06

ADOPTED: 10/24/2016



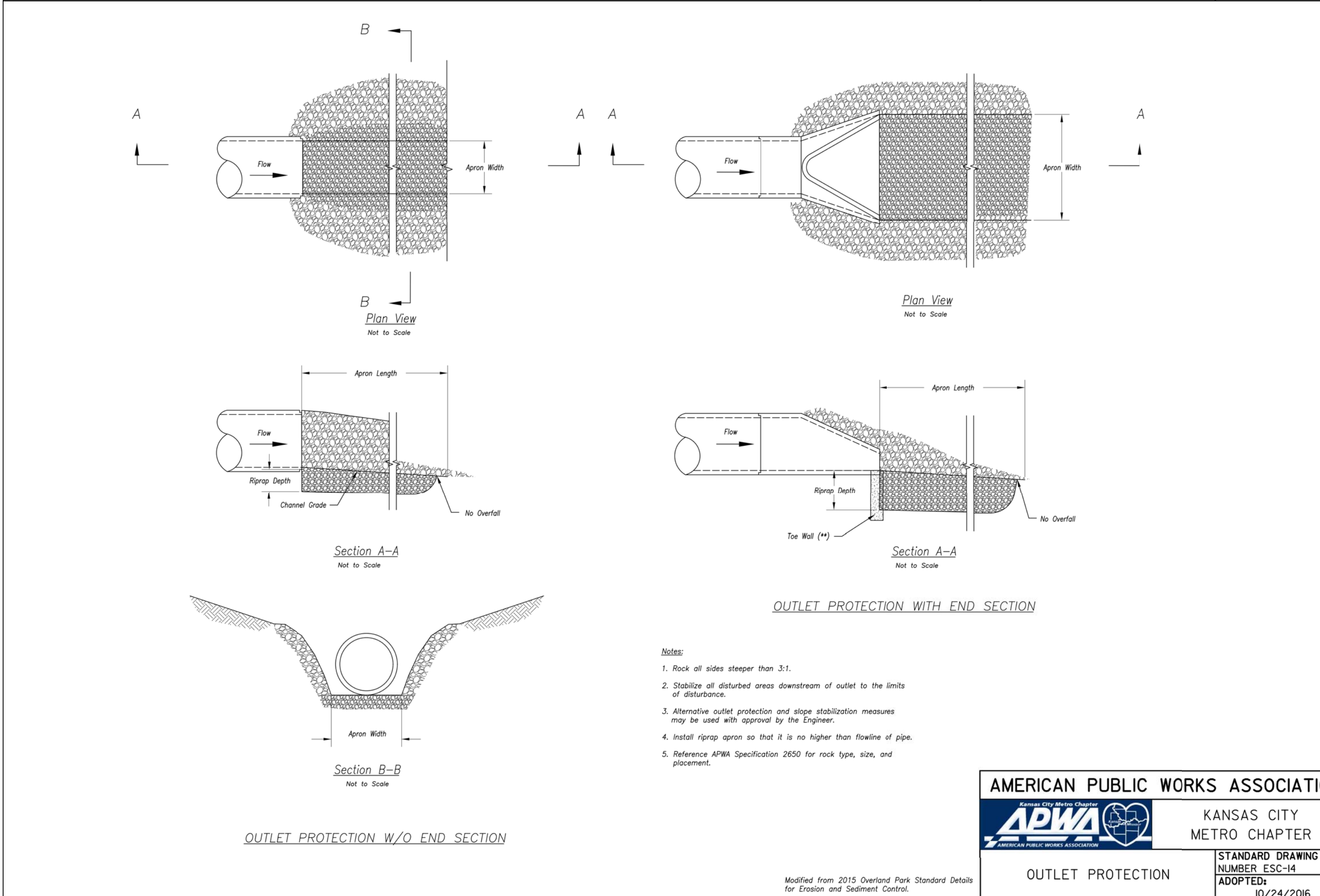
AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

AREA INLET AND JUNCTION BOX PROTECTION

STANDARD DRAWING NUMBER ESC-07

ADOPTED: 10/24/2016



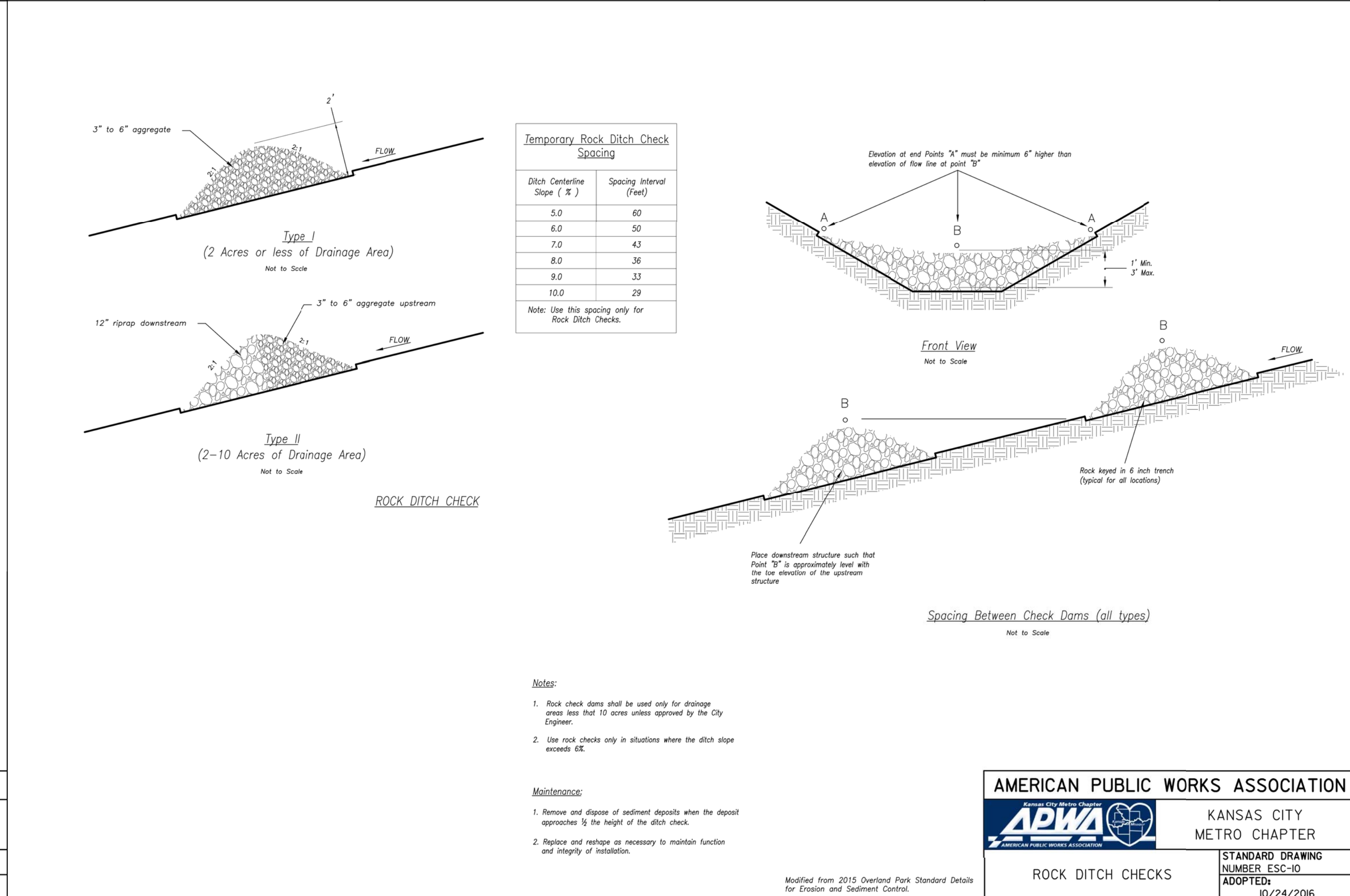
AMERICAN PUBLIC WORKS ASSOCIATION

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

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI

TIMOTHY D. CROCKETT

PROFESSIONAL ENGINEER

NO. 0004000775

MO. LICENSE - 2004000775

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS

2610 N. W. 10th St.

Columbia, MO 65203

www.crockettingeering.com

Missouri License of Authority

OWNER:

NEW TIG STOREMART

PARTNERS PORTFOLIO

2610 N. W. 10th St.

COLUMBIA, MO 65203

DRAWING INCLUDES:

EROSION CONTROL DETAILS (CONT.)

DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 170604

SHEET:

CE 13



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
11.22.19 - 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.

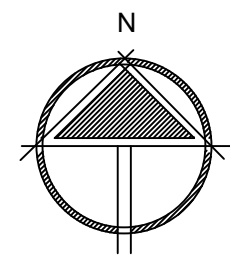
USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF
THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE
OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.

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

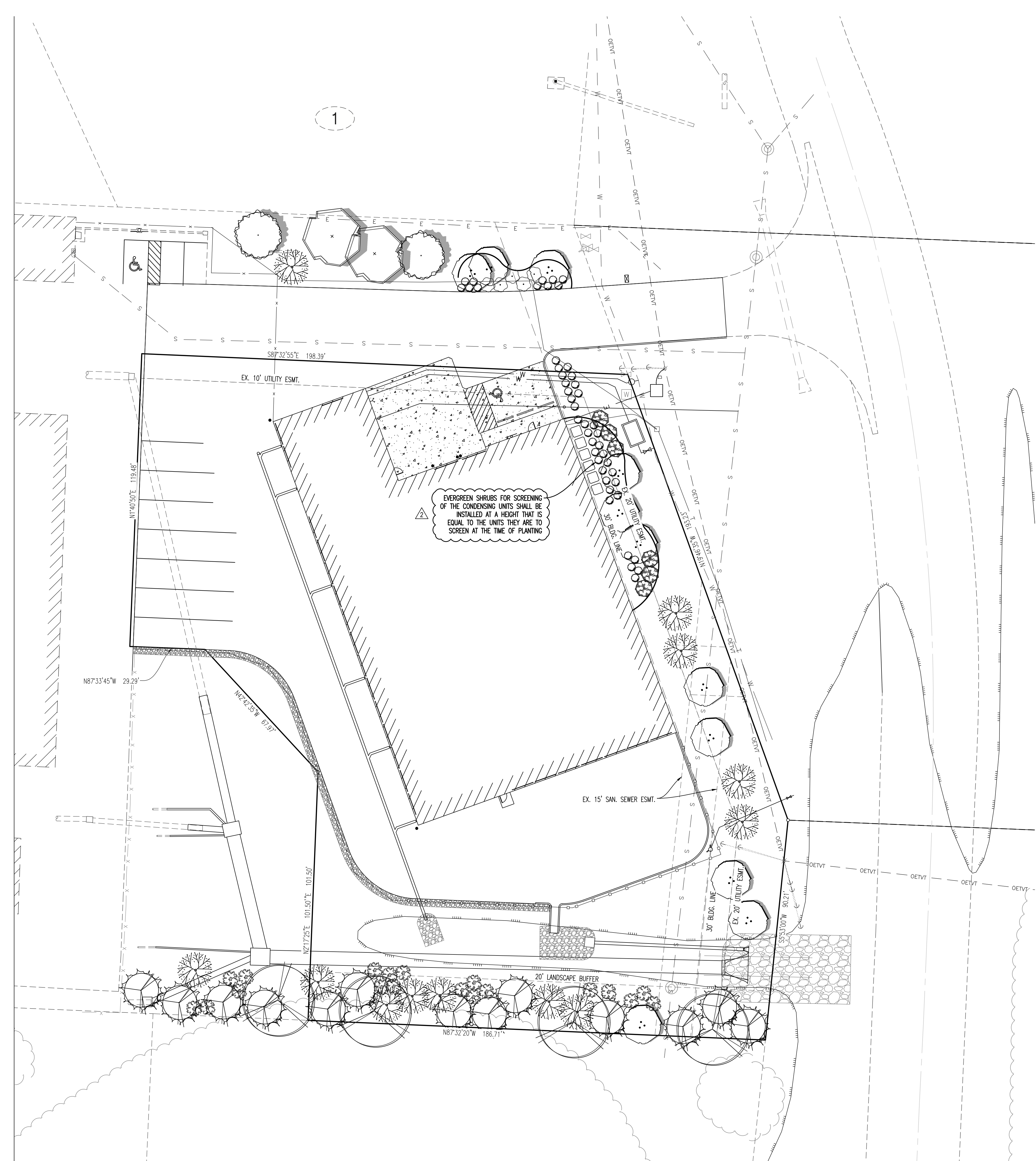
THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR 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 SEEDED 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 SOD. 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

SYMBOL	QUANTITY - TYPE OF PLANT - EXAMPLES OF PLANTS - SIZE PLANTED
	8 - SHADE TREE - BLACK GUM, YELLOWWOOD, AMERICAN HORNBEAM, ETC - 3" CAL. (MIN.)
	25 - ORNAMENTAL TREE - DECIDUOUS HOLLY, REDPAID, GREEN HAWTHORNE, ETC - 5" CAL. (MIN.)
	13 - EVERGREEN TREE - EASTERN RED CEDAR, LACEBARK PINE, ETC - 8" H (MIN.)
	30 - FLOWERING SHRUB - BLACK HAW VIBURNUM (FOR BUFFER), WILD HYDRANGEA, NINEBARK, ETC - 5 GAL
	45 - EVERGREEN SHRUB - SKY ROCKET JUNIPER, DWARF ARBORVITAE, ETC - 5 GAL



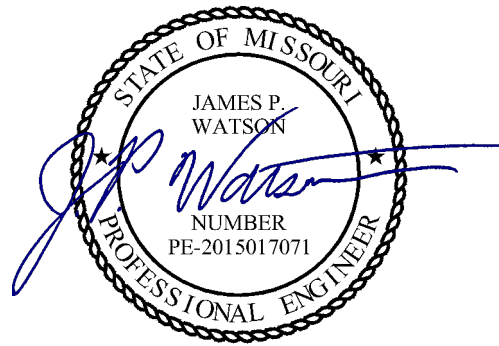
SCALE: 1" = 20'
0 10 20 40



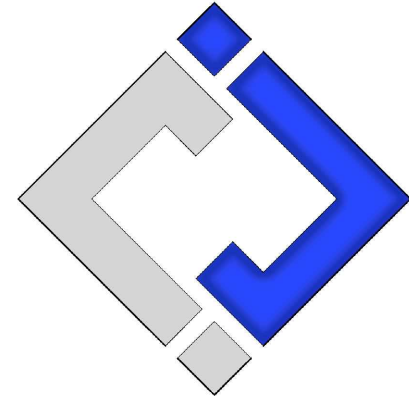
Site Lighting Design Drawings for

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

- EL001 SITE LIGHTING COVER SHEET
- 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										

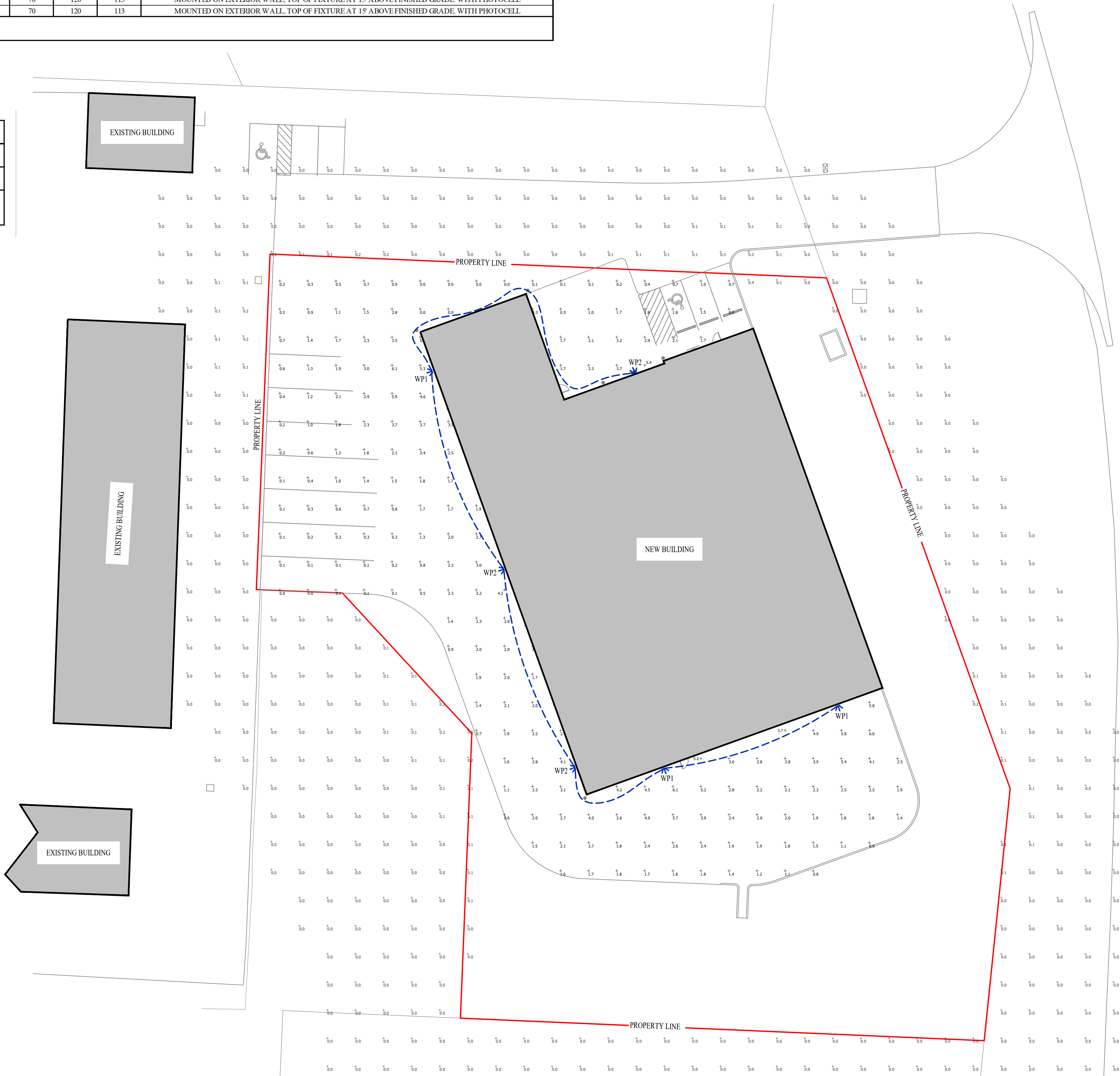
SITE PHOTOMETRIC SUMMARY					
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX / MIN	AVG / MIN
NEW PARKING	1.94 fc	5.1 fc	0.3 fc	17.0:1	6.47:1
NOTES: CALCULATIONS BASED ON 95% OF DATA POINT SOURCES, LOWER 2.5% & UPPER 2.5% OF DATA POINTS OMITTED					

LIGHTING LEGEND

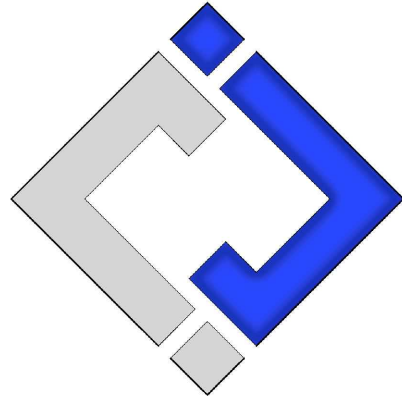
- CIRCUIT WIRING
→ PX-XX CIRCUIT TAG
X1 "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
↓ EXTERIOR WALL PACK
+ ## PHOTOMETRIC CALCULATIONS (IN FOOT-CANDLES)

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.



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

Site Lighting Design Drawings for

Storage Mart Addition

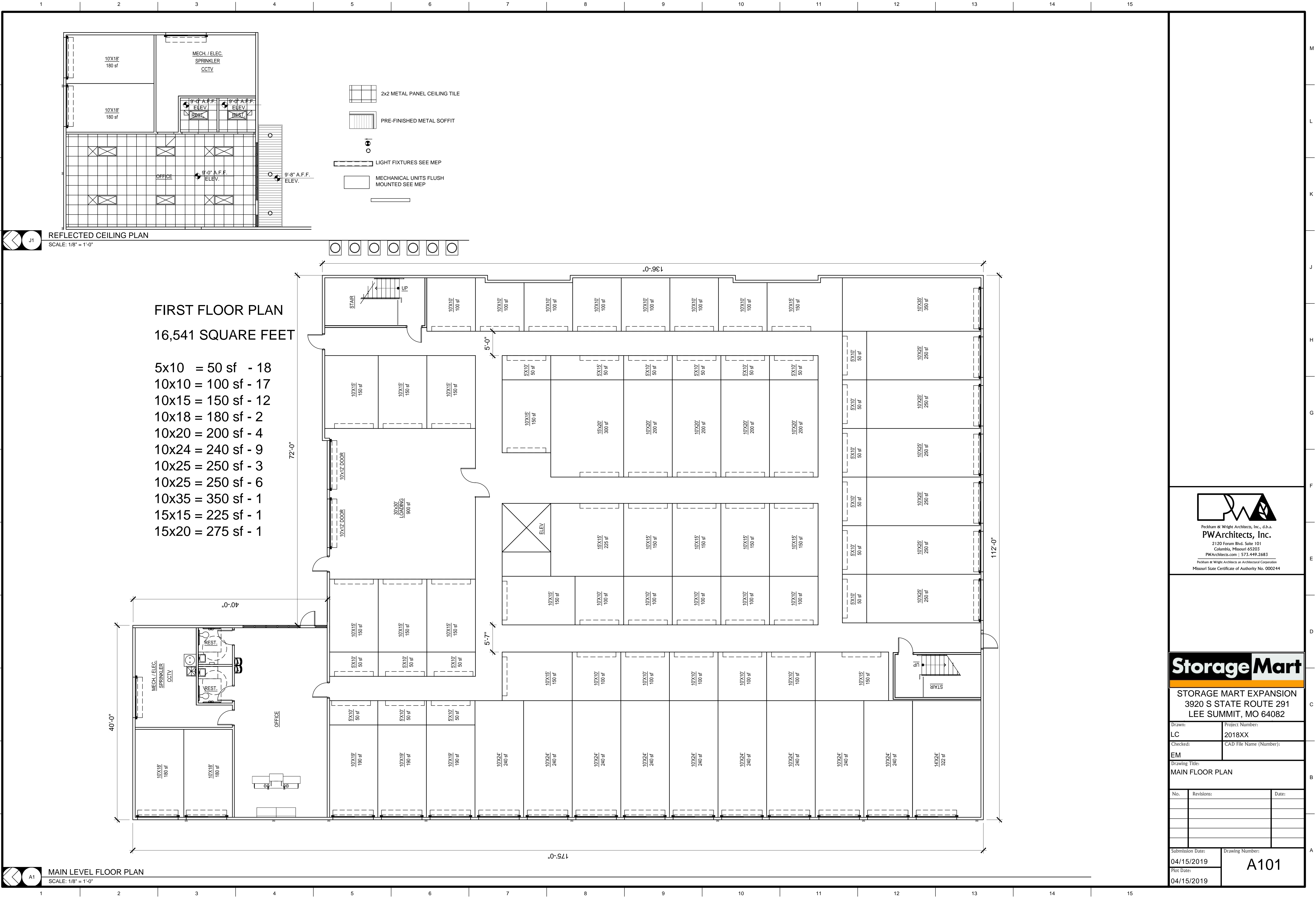
3920 South State Route 291
Lee's Summit, Jackson County, Missouri

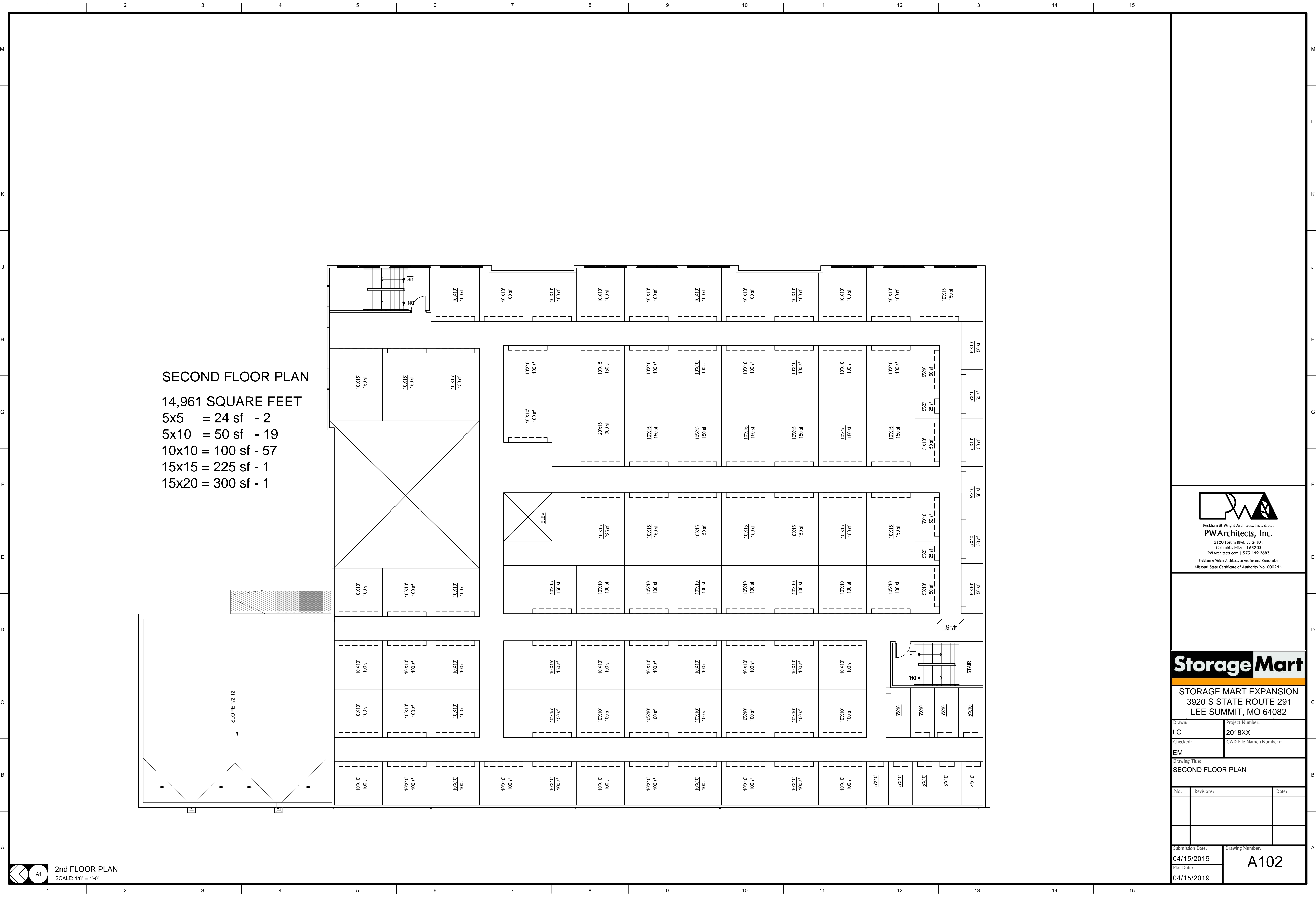
SHEET TITLE

SITE LIGHTING
PLAN

SHEET NUMBER

EL101



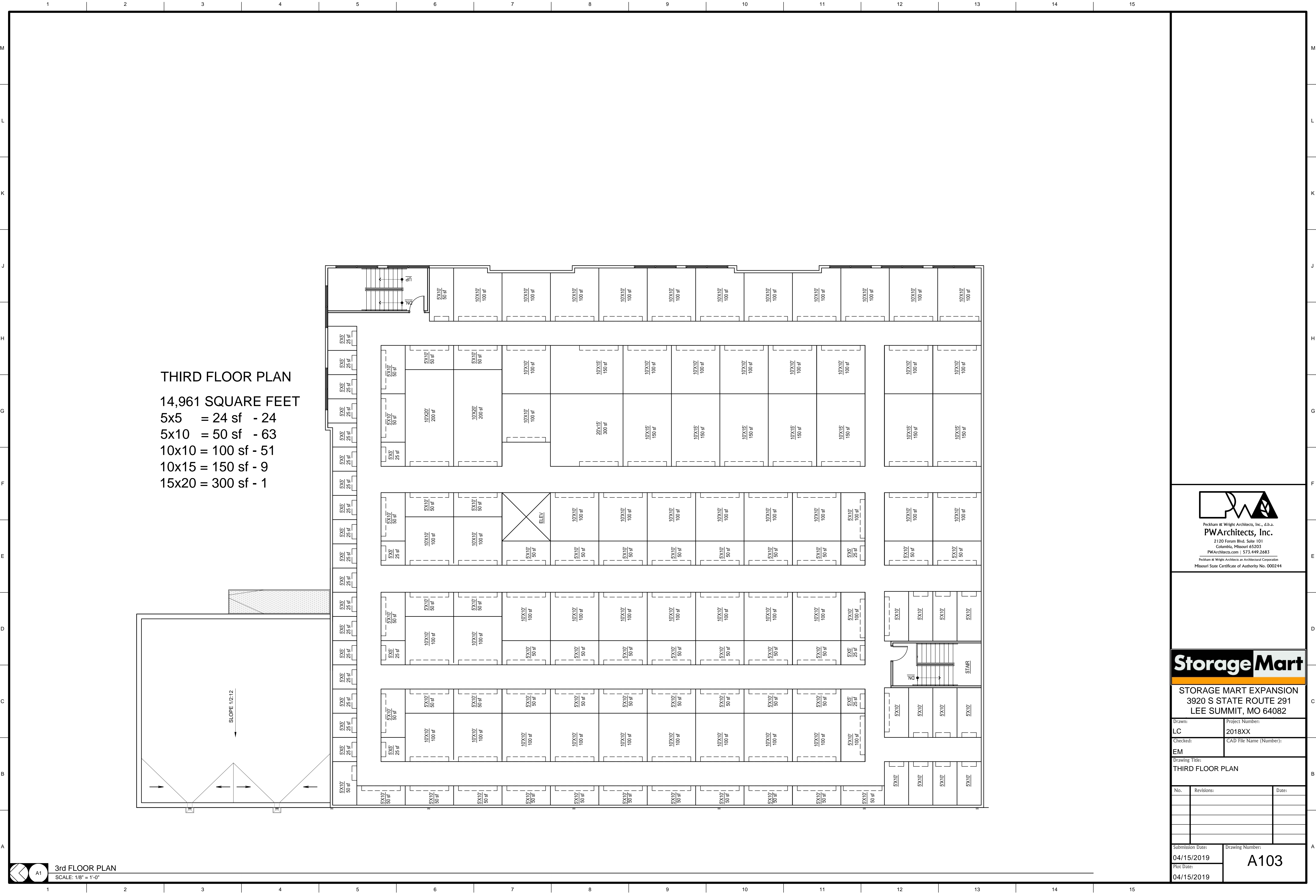


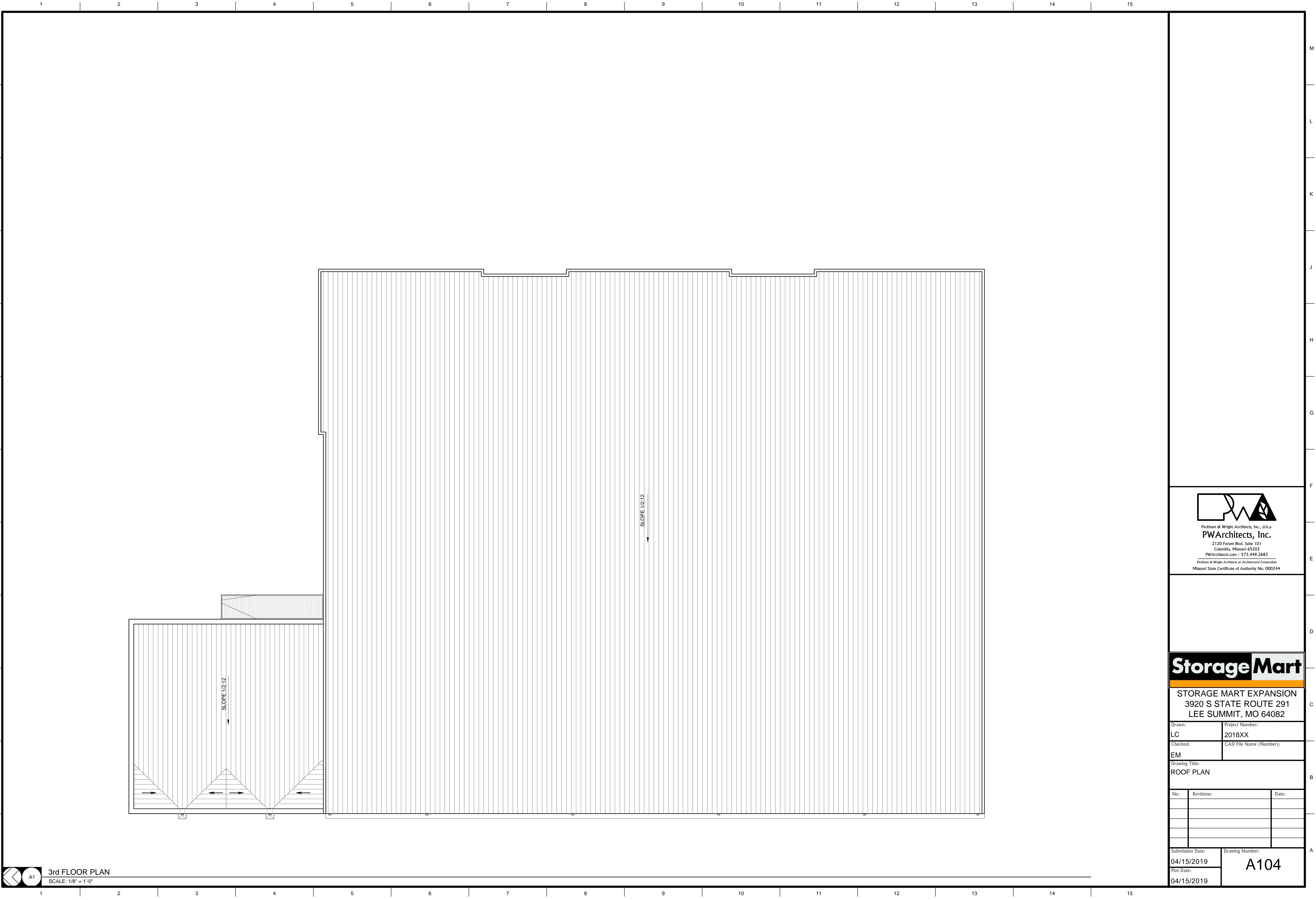

Peckham & Wright Architects, Inc., d.b.a.
PWArchitects, Inc.
2120 Forum Blvd. Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2683
Peckham & Wright Architects an Architectural Corporation
Missouri State Certificate of Authority No. 000244



STORAGE MART 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: 04/15/2019		Drawing Number: A102	
Plot Date: 04/15/2019			






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

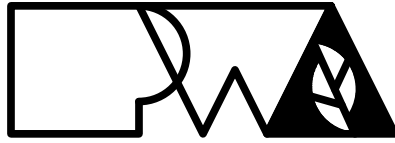
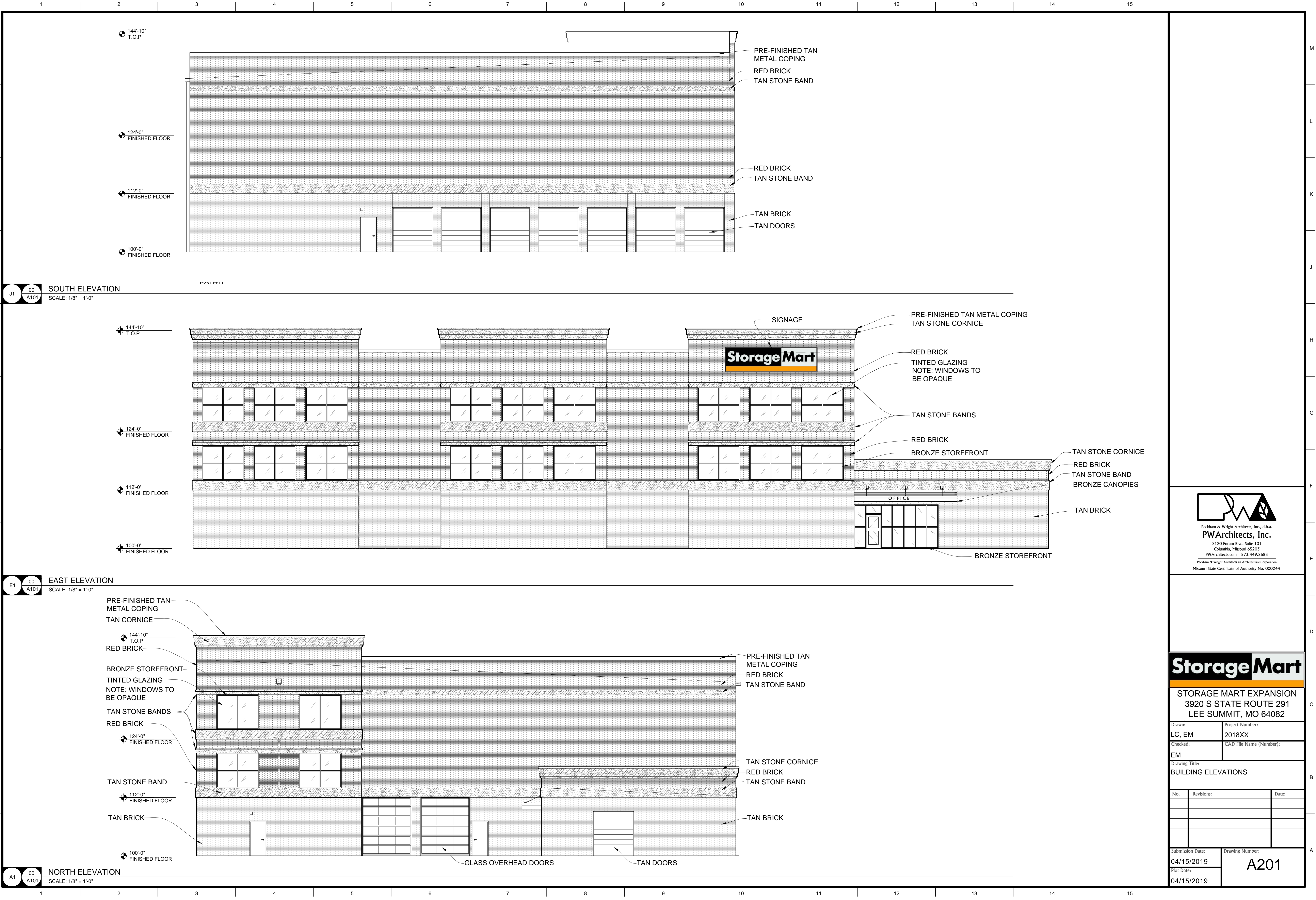
STORAGE MART EXPANSION
3920 S STATE ROUTE 291
LEE SUMMIT, MO 64082

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

Drawing Title:
ROOF PLAN

No.	Revisions:	Date:

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

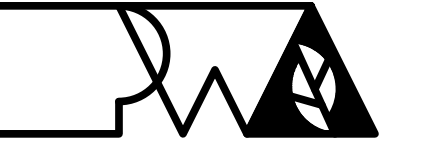
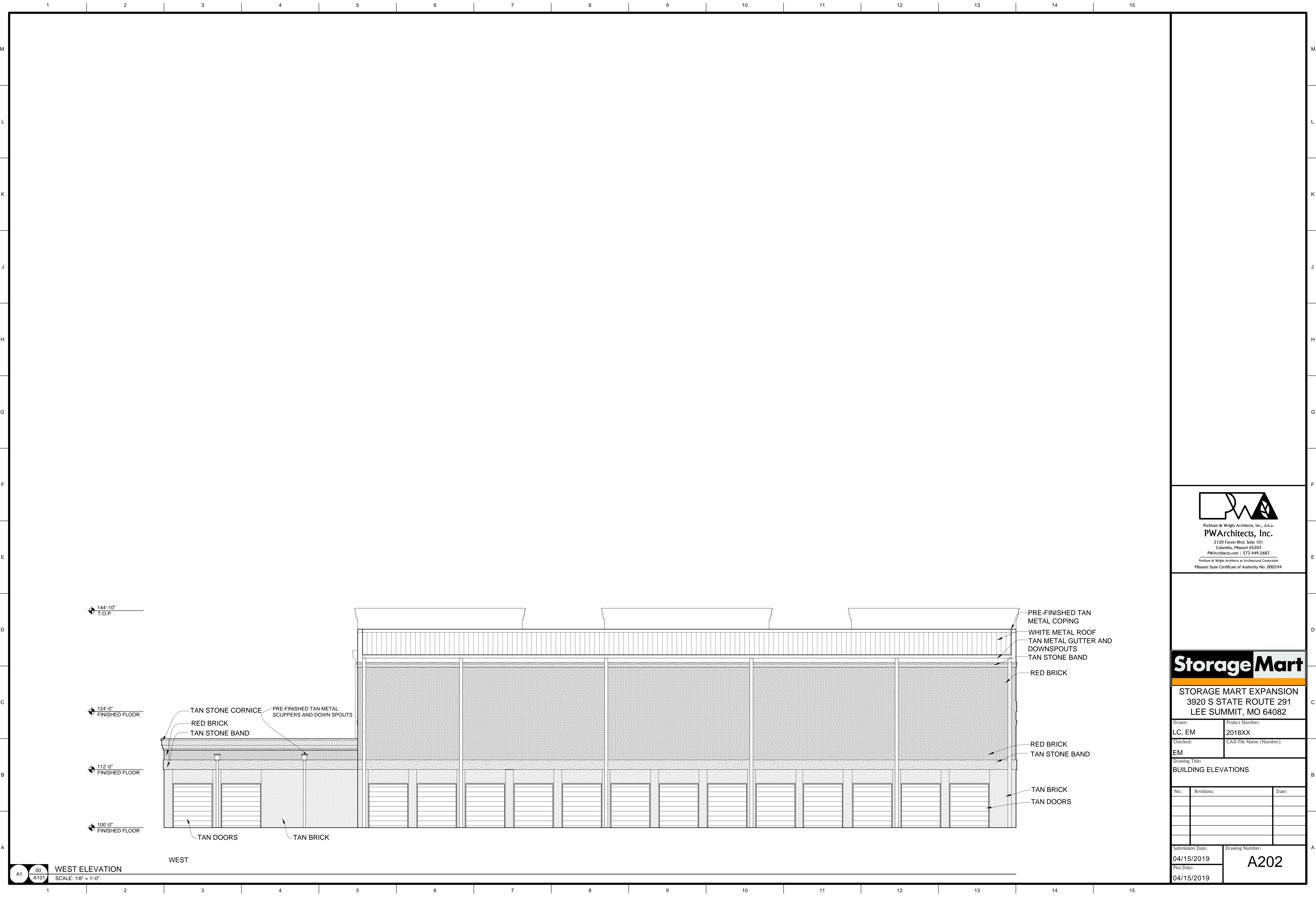


Peckham & Wright Architects, Inc., d.b.a.
PWArchitects, Inc.
2120 Forum Blvd., Suite 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2683
Peckham & Wright Architects an Architectural Corporation
Missouri State Certificate of Authority No. 000244

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		
No.	Revisions:	Date:
Submission Date: 04/15/2019	Drawing Number: A201	
Plot Date: 04/15/2019		



Pearchitects, Inc.
2120 Forum Blvd. Suite 101
Columbia, Missouri 65203
Pearchitects.com | 573.449.2683
Pearchitects is 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

No.	Revisions:	Date:

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