

Ground Ups

Adaptive Reuse

Historic Revitalization



A sharing business since 1945



- Founded in 1945 out of need, by a Navy veteran and his wife, U-Haul has been serving the do-it-yourself movers and their households. The Company maintains the largest rental fleet which includes trucks, trailers and towing devices.
- U-Haul also offers self-storage throughout North America. The Company provides industry leading moving and storage boxes and an extended line of packing supplies to protect customer possessions.
- U-Haul is the consumer's number one choice as the largest installer of permanent trailer hitches in the automotive aftermarket. The Company supplies alternative-fuel for vehicles and backyard grills as one of the nation's largest retailers of propane.



A sharing business since 1945



- U-Haul has 75 years of experience and expertise utilizing a "sharing" business model.
- The Company was founded as WWII was ending and raw materials were in short-supply and veterans and their families were moving towards a new life.
- U-Haul maintains the same premise since inception that, the "division of use and specialization of ownership" are good for the public.
- Sharing our equipment with as many customers as possible allows U-Haul to keep the customer's costs low, while reducing the need for more privately owned large capacity vehicles in the community.





Photo source: <http://housely.com/wp-content/uploads/2016/03/dfc1036812d14b675848157ec9f6.jpg>

The city of Grand Rapids, MI

U-Haul Partners with Cities and Towns



U-Haul enhances local businesses and cities by:

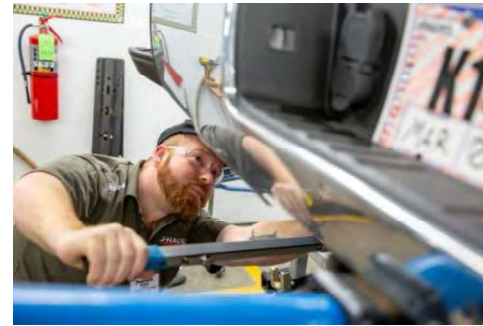
- Attracting customers who might not otherwise visit the location.
- Bringing new business to a city; ensuring a viable, expanding local economy.
- Improving the quality of life for residents needing work to support themselves and/or their families.
- Representing a responsible business model which is thoughtful towards the communities in which they do business.



U-Haul Promotes Social and Economic Sustainability



- More than 18 million customers rented U-Haul trucks and trailers in 2016. **U-Haul provides positive economic support to a community** by attracting customers from different regions.
- This added customer base, increases awareness of other nearby merchants and fosters relationships that may **bring new business to the city, ensuring a viable, expanding local economy.**
- Increased business traffic may require hiring additional employees, improving the quality of life for residents needing work to support themselves and/or their families.



U-Haul by the numbers



150,000
Trucks



112,000
Trailers



40,000
Towing Devices



1,800
Company Owned/
Operated Stores



20,000
Independent
Dealers



28,000
Team Members



51.4 Million
Rentable Sq. Ft. of Storage



1,100 Locations
Offering Alternative Fuel

Largest

Retail Network of Propane
in the Country



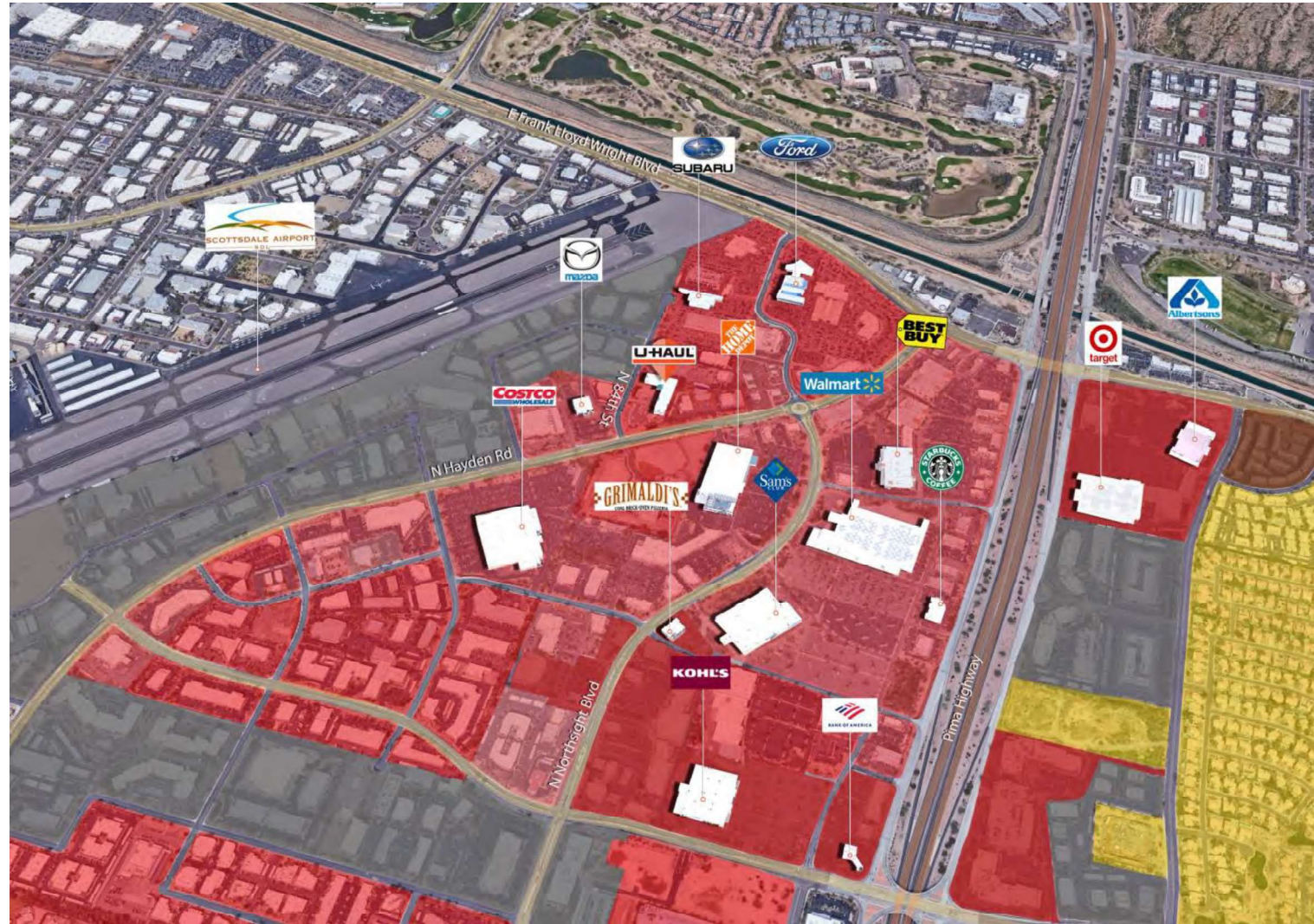
1,300 of 1,800
U-Haul
buildings are adaptive reuse projects

Over time, every U-Haul vehicle placed in a community serves as a potential substitute for 19 personally owned large-capacity vehicles. Trailer sharing reduces environmental impact because trailers do not emit greenhouse gases. Our aerodynamic design optimizes fuel efficiency of the tow vehicle.



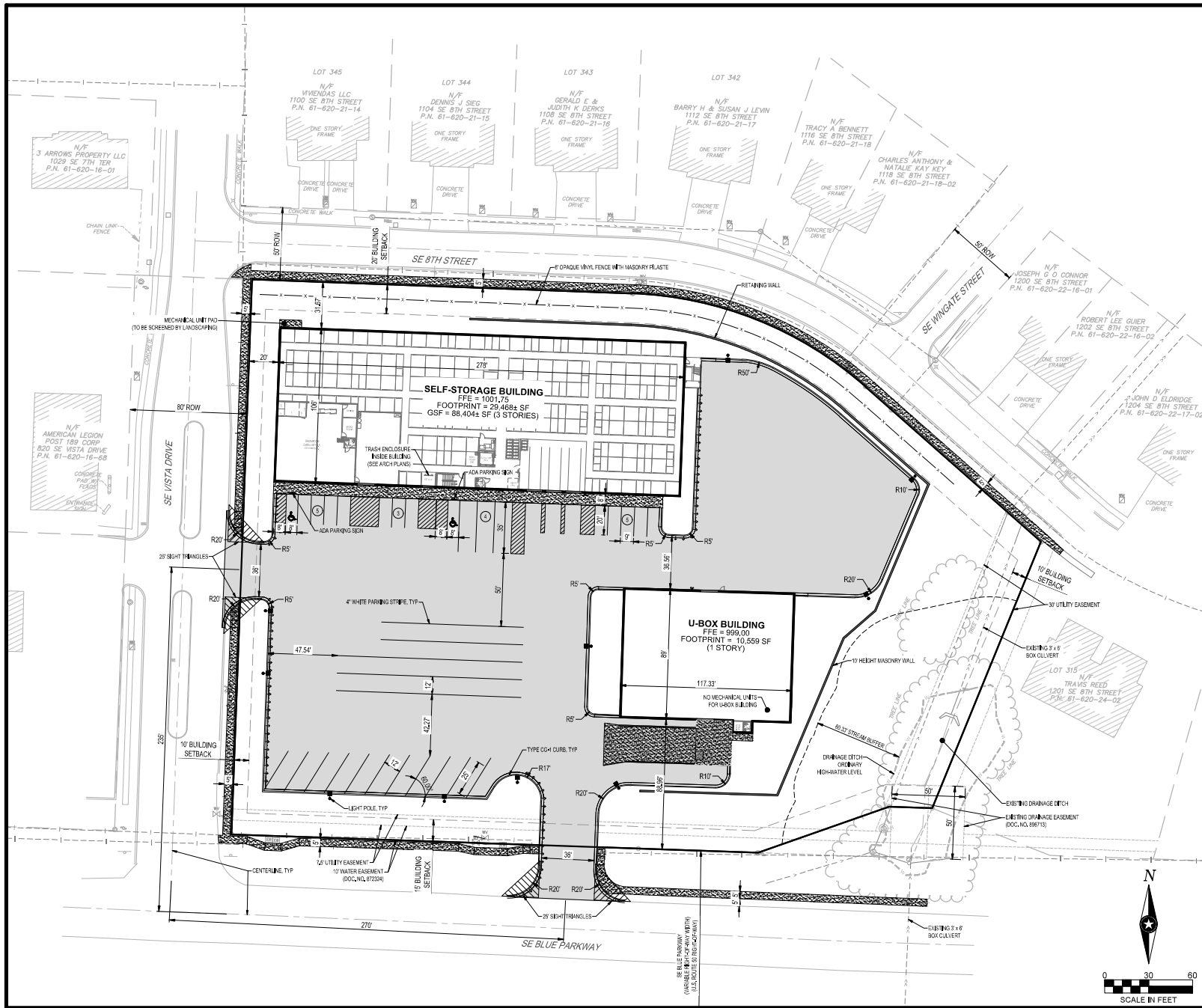
Partners for a Dynamic Community

U-Haul has a successful and reliable track record of stability and reliability and, is a devoted neighbor in over 1,000 communities in North America



U-Haul Moving and Storage at Hayden Road, 15455 N 84th Street, Scottsdale, Arizona 85260





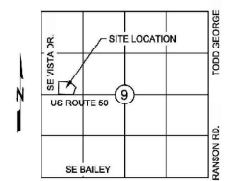
SITE SUMMARY	
ZONING:	CU2
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SELF-STORAGE
ADJACENT LAND USE AND ZONING:	NORTH EAST RESIDENTIAL (R-2) SOUTH HEAVY COMMERCIAL (C-2) WEST COMMERCIAL (C-2)
SITE/LOT AREA:	179,140 SQ. FT. (4.1 AC.)
IMPERVIOUS AREA:	119,849 SQ. FT. (2.75 AC. (66.5%))
GREENSPACE:	59,186 SQ. FT. (1.35 AC. (33.5%))
PARKING AREA:	72,188 SQ. FT.
LANDSCAPE ISLANDS IN PARKING AREAS:	3,772 SQ. FT. (0.09 AC.)
OIL OR GAS WELLS:	PER MDR, THERE ARE NO OIL OR GAS WELLS LOCATED ON THIS PROPERTY.
WATERSHED:	UNASSIGNED
FEMA FLOODPLAIN:	PER FEMA FLOODPLAIN MAP (FIRM) FOR JACKSON COUNTY, MISSOURI, THE SITE IS LOCATED WITHIN ZONE X AREAS WITH LESS THAN 1% ANNUAL FLOOD CHANCE.
LEGAL DESCRIPTION:	LOT 314, 187A DEL VERDE 11TH PLAT, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI EXCEPT THAT PART CONVEYED TO MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY PARCELITY DEED RECORDED AS DOCUMENT NO. 9803988 IN BOOK 42343, PAGE 454.

PARKING REQUIREMENTS			
BUILDING	CALCULATION	STALLS REQUIRED	STALLS PROVIDED
SELF-STORAGE	2 + 1 EMPLOYEE	3	
U-BOX WAREHOUSE	2 + 1 EMPLOYEE	3	
RET. (2,000 SF)		10	
TOTAL:		16	17

SETBACKS		
	PARKING	BUILDING
FRONT YARD	20'	15'
SIDE YARD	20'	10'
REAR YARD	20'	20'

BUILDING INFO	
SELF-STORAGE BUILDING	
GROSS FLOOR AREA:	88,404 SF
BUILDING HEIGHT:	47'
FLOORS:	3
FLOOR AREA RATIO:	49%
U-BOX BUILDING	
GROSS FLOOR AREA:	10,559 SF
BUILDING HEIGHT:	42'
FLOORS:	1
FLOOR AREA RATIO:	6%
TOTALS	
TOTAL FLOOR AREA:	99,963 SF
FLOOR AREA RATIO:	55%

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	ASPHALT PAVEMENT (SEE DETAIL)
[Symbol]	CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 (DRY))



SHEET NOTES

REVISIONS

PROFESSIONAL SEAL

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SEE LICENSE SERIAL: 211 EAST 3RD STREET, SUITE 100, LEES SUMMIT, MO 64083. PHONE: (816) 424-1100. FAX: (816) 424-1101. WWW: WWW.ISGGROUP.COM

THESE PLANS HAVE BEEN PREPARED BY **AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT
207 NORTH CENTRAL AVENUE
P.O. BOX 100000
PH: (866) 254-6000

SITE ADDRESS:
U-Haul Moving & Storage
710 SE BLUE PARKWAY
LEES SUMMIT, MO

SHEET CONTENTS:

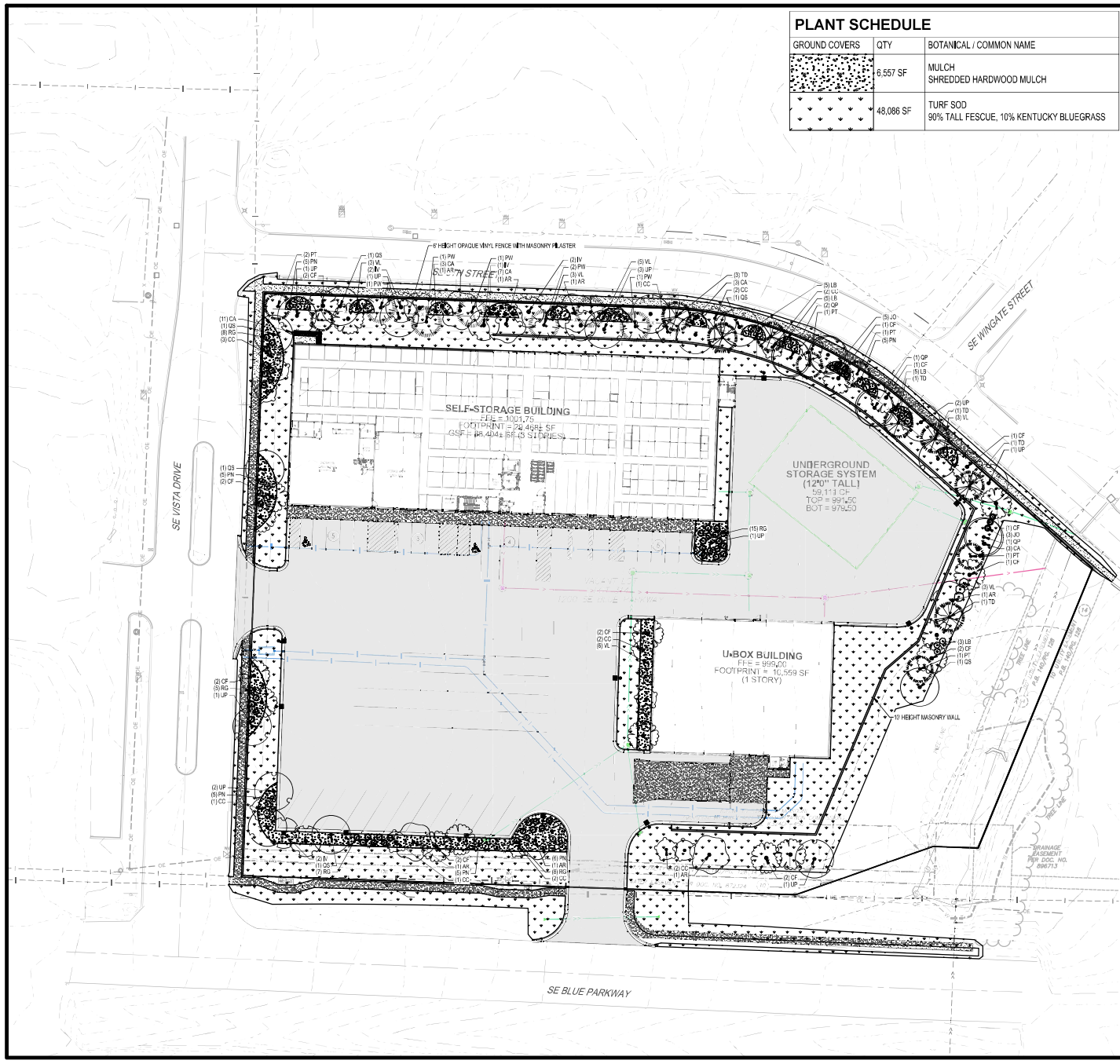
SITE PLAN

DRAWN:	AJR
CHECKED:	AA
DATE:	04/22/22

28194 G318E

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PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	6,557 SF	MULCH SHREDDED HARDWOOD MULCH
	48,086 SF	TURF SOD 90% TALL FESCUE, 10% KENTUCKY BLUEGRASS

PLANT SCHEDULE				
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
IV	7	ILEX VOMITORIA YAUPON HOLLY	8' HT MIN	B & B
PW	6	PINUS ALBA WHITE PINE	8' HT MIN	B & B
PT	6	PINUS TAEDA LOBLOLLY PINE	8' HT MIN	B & B
TD	7	TAXODIUM DISTICHUM BALD CYPRESS	8' HT MIN	B & B

ORNAMENTAL TREES				
CC	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
CC	16	CERCIS CANADENSIS EASTERN REDBUD	2" CAL	B & B
CF	19	CORNUS FLORIDA FLOWERING DOGWOOD	2" CAL	B & B

SHADE TREES				
AR	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
AR	7	ACER RUBRUM RED MAPLE	3" CAL	B & B
QP	4	QUERCUS PALUSTRIS PIN OAK	3" CAL	B & B
QS	6	QUERCUS SHUMARDII SHUMARD OAK	3" CAL	B & B
UP	13	ULMUS PARVIFOLIA 'EMER II' TM ALLEE LACEBARK ELM	3" CAL	B & B

SHRUBS				
JO	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
JO	8	JUNPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	3 GAL	CONT
LB	18	LINDERA BENZON SPICEBUSH	3 GAL	CONT
PN	31	PHYSCARPUS OPUULFOJUS MNEBARK	3 GAL	CONT
RG	43	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL	CONT
VL	23	VIBURNUM LENTAGO NANNYBERRY	5 GAL	CONT

GRASSES				
CA	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
CA	27	CALAMAGROSSTIS X ACUTIFLORA FEATHER REED GRASS	3 GAL	

CITY OF LEE'S SUMMIT LANDSCAPE REQUIREMENTS

STREET FRONTAGE
 REQUIREMENTS: 1 TREE PER 20' LF STREET FRONTAGE, 15 SHRUB PER 20' LF STREET FRONTAGE
 SE BLUE DR - 80' LF STREET FRONTAGE = 4 TREES, 20 SHRUBS
 SE BLUE PKWY - 160' LF STREET FRONTAGE = 8 TREES, 25 SHRUBS
 PROVIDED: SE VISTA DR - 13 TREES, 23 SHRUBS
 SE BLUE PKWY - 18 TREES, 26 SHRUBS

OPEN YARD AREAS
 REQUIREMENTS: 1 TREE AND 2 SHRUBS FOR EVERY 5,000 SF OF LOT AREA, EXCLUDING BUILDING
 151,116 SF: 5,000 SF = 31 TREES, 36 SHRUBS REQUIRED
 PROVIDED: 40 TREES, 72 SHRUBS

PARKING LOT LANDSCAPE
 REQUIREMENTS: LANDSCAPE BLENDS SHALL CONSTITUTE AT LEAST 5% OF TOTAL AREA OF PARKING SPACES, AISLES, AND DRIVEWAYS. LANDSCAPE BLENDS SHALL BE NO LESS THAN 5 FT WIDE AND PLANTED.
 PROVIDED: 5.1% OF TOTAL AREA IS LANDSCAPE BLENDS, 9' MIN WIDTH

LAND USE BUFFER SCREEN-NORTH (SE 6TH ST)
 REQUIREMENTS:
 10' HIGHT MASONRY WALL OR 6' HIGHT MASONRY WALL OR 6' HIGHT VINYL FENCE WITH MASONRY FLUSERS
 20' WIDTH LANDSCAPE BUFFER
 LOW IMPACT SCREENING OF BOX C (11,580 SF TOTAL)
 SHADE TREES = 1,560 / 750 SF = 16 TREES
 ORNAMENTAL TREES = 11,560 / 750 SF = 16 TREES
 EVERGREEN TREES = 1,560 / 750 SF = 16 TREES
 SHRUBS = 1,560 / 200 SF = 16 SHRUBS
 PROVIDED: 20' WIDTH LANDSCAPE BUFFER
 6' HIGHT VINYL FENCE WITH MASONRY FLUSERS
 LOW IMPACT SCREENING OF BOX C
 16 SHADE, ORNAMENTAL, AND EVERGREEN TREES EACH
 56 SHRUBS

LAND USE BUFFER SCREEN-EAST (ADJACENT HOUSING DEVELOPMENT)
 REQUIREMENTS:
 10' HIGHT MASONRY WALL OR 6' HIGHT MASONRY WALL OR 6' HIGHT VINYL FENCE WITH MASONRY FLUSERS
 20' WIDTH LANDSCAPE BUFFER
 LOW IMPACT SCREENING OF BOX C (11,580 SF TOTAL)
 SHADE TREES = 2,400 / 750 SF = 3 TREES
 ORNAMENTAL TREES = 2,400 / 750 SF = 3 TREES
 EVERGREEN TREES = 2,400 / 750 SF = 3 TREES
 SHRUBS = 2,400 / 200 SF = 12 SHRUBS
 PROVIDED: 20' WIDTH LANDSCAPE BUFFER
 10' HIGHT MASONRY WALL
 LOW IMPACT SCREENING OF BOX C
 3 SHADE, ORNAMENTAL, AND EVERGREEN TREES EACH
 12 SHRUBS

SCALE IN FEET
 0 30 60

SHEET NOTES

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL

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THESE PLANS HAVE BEEN PREPARED BY

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 207 NORTH CENTRAL AVENUE
 P.O. BOX 1000
 LEES SUMMIT, MO 64082

SITE ADDRESS:
 U-Haul Moving & Storage
 710 SE BLUE PARKWAY
 LEES SUMMIT, MO

SHEET CONTENTS:
PLANTING AND RESTORATION PLAN

DRAWN: AJR
 CHECKED: AA
 DATE: 04/22/22
 2619-DLANS-LSCAPE

U-HAUL

MOVING & STORAGE OF LEES SUMMIT
1200 SE Blue Pkwy Lees Summit, MO 64063



ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

August 9, 2022

U-HAUL

MOVING & STORAGE OF LEES SUMMIT
1200 SE Blue Pkwy Lees Summit, MO 64063



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ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARCHITECTURAL PANELING 2" PROFILE, PROVIDES ARTICULATION, DEPTH AND TEXTURE TO THE BUILDING

HIGH END SCREENING MIXED WITH APPROPRIATE LANDSCAPING TO PROVIDE BUFFER FOR NEIGHBOURHOOD



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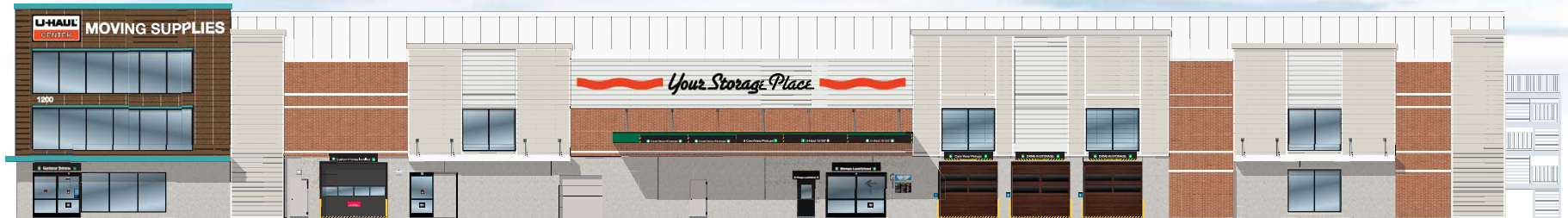
June 14th, 2022



MOVING & STORAGE OF LEES SUMMIT
1200 SE Blue Pkwy Lees Summit, MO 64063



WEST ELEVATION - BLDG. A
Scale: 1" = 20'



SOUTH ELEVATION - BLDG. A
Scale: 1" = 20'



U-HAUL

MOVING & STORAGE OF LEES SUMMIT
1200 SE Blue Pkwy Lees Summit, MO 64063



EAST ELEVATION - BLDG. A
Scale: 1" = 20'



NORTH ELEVATION - BLDG. A
Scale: 1" = 20'



MOVING & STORAGE OF LEES SUMMIT
1200 SE Blue Pkwy Lees Summit, MO 64063



EAST ELEVATION - BLDG. B
Scale: 1" = 20'



NORTH ELEVATION - BLDG. B
Scale: 1" = 20'



WEST ELEVATION - BLDG. B
Scale: 1" = 20'



SOUTH ELEVATION - BLDG. B
Scale: 1" = 20'



U-Haul Security Features



- "State-of-the-Art" Burglar/Max Alarm System, includes 24-hour monitoring and interior motion detectors on all storage floors, stairwells and main showroom.
- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage; specifically designed for customers use.
- 24 Digital, HD Video surveillance, with remote & web base viewing.
- Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe.
- Programmable, automatic security gates which only allow paying customers to access exterior storage.
- 16+ Color/HD, Day and Night Cameras, will display facilities interior, exterior and elevator.
- The Exclusive U-Haul patented latch contact, used in all storage units.





U-Haul Sustainability Program



Safe



Thriving



Sustainable

Working with you to support

Communities



U-Haul Sustainability Programs



- Box Exchange Program
- Facilitating Multiple Reuses
- Fuel Economy Gages
- U-Car Share
- 100% Biodegradable Packing Peanuts made of starch mixture, replacing Styrofoam and reducing landfill waste
- Moving Blankets Manufactured from Denim and cotton/polyester Re-use Centers at Storage Locations
- Telecommute Program
- The Conservation Fund - Go Zero
- Placing U-Haul Dealerships and equipment in neighborhoods, reducing customer fuel consumption and CO2 generation when obtaining and returning rental equipment.



U-Haul Sustainability Programs



Our centers are constructed with methods and products that reduce energy consumption:

- Using Butler MR-24 Metal Roof System has a life cycle of 35+ years. It is Energy Star compliant and is recyclable.
- Mobile storage rooms made from 95% reused material.
- Motion Sensor Lighting in Storage Centers.
- Permeable ground cover for rental equipment parking and self-storage drives.
- Reducing development footprint, recharging the ground water, and lowering impact on municipal water management systems.
- Partnership with Arizona State University on incorporating sustainable architecture into U-Haul Centers.
- Locating U-Haul Centers near public transportation lines to reduce customer fuel consumption and CO2 emissions.



Re-Use Centers

To reduce the amount of used goods being dumped, we provide centers in which our customers can leave their unwanted but reusable belongings, such as furniture, for others to take.

U-Haul has implemented more than 450 Storage Re-use Centers across the United States and Canada.

Annually, the existing re-use centers facilitate local residents reusing more than 135,000 household goods, which equates to avoiding:

- 4.6 million pounds of materials being dumped in landfills
- 720,000 pounds of GHG/CO₂ emissions from municipal waste trucks which would have been used to transport the materials to landfills.



Take a Box, Leave a Box



We designate a place at our center for our customers where they can leave their used moving boxes for future customers to reuse. Our idea is that while recycling is great, reuse should occur first to ensure more efficient use of our resources

Box Exchange & Take A Box Leave A Box- 2007

- Both programs encourage reuse of U-Haul boxes, which are built to be reused again and again.
- Nearly 1 million boxes are reused every year.



Biodegradable Packing Peanuts

U-Haul uses packing peanuts made of starch mixture, replacing Styrofoam and reducing landfill waste.

Biodegradable Packing Peanuts - Since 1993

Made primarily of corn and potato starch, the peanuts dissolve/degrade in water as an eco-friendly alternative to Styrofoam. Annual diversion of more than 407,000 cubic feet of materials formerly destined for landfills.



Green Building

U-Haul Sustainable Development

At U-Haul, we are committed to sustainable development through environmental protection, social responsibility, and economic efficiency.

For us, sustainability means embracing our responsibility to act as a good corporate citizen. We are continually refining our products, services, and activities to meet the needs of the present without compromising the ability of future generations to meet their own needs.



Go Zero



Our centers are constructed with methods and products that reduce energy consumption:

To help protect and restore America's special places, U-Haul has partnered with **The Conservation Fund's Go ZeroSM** program to plant trees to help "zero out" carbon footprint. We ask customers to donate to the fund, in which The Conservation Fund receives 100% of the donation.

Since 2007, U-Haul and more than 840,000 customers have chosen to offset moving emissions with a donation to The Conservation Fund's Go Zero program.

We've passed along 100% of those contributions, which have planted nearly 300,000 native trees. As they grow, these new forests restore habitat for **wildlife**, preserve natural ecosystems and clean the air we breathe.

The logo for The Conservation Fund, featuring the text 'THE CONSERVATION FUND' in a serif font, with a horizontal line underneath it.

America's Partner in Conservation





Awards

- 2009** U-Haul AAMVA's Environmental Leadership Award for Climate Change and Energy & Resource Conservation
- 2009** U-Haul earned Valley Forwards Environmental Stewardship Award for Merit
- 2010** U-Haul earned The Conservation Funds Heroes of Go Zero® Award for addressing climate change and restoring America's forest legacy
- 2010** U-Haul earned The Alliance to save Energy's Galaxy Star of Energy Efficiency Award
- 2011** U-Haul earned Valley Forwards Crescordia Award for Energy Efficiency Program of the Year
- 2011** U-Haul named finalist of International Platts *Global Energy Awards* for Energy Efficiency Program of the Year: Commercial End-User award
- 2012** U-Haul earned Valley Forwards Crescordia Award for Contributions to Environmental Education and Awareness
- 2012** U-Haul named one of seven finalists for the world-class Platts *Global Energy Awards*, nominated for prestigious Energy Efficiency Program of the Year: Commercial End-User award
- 2012** U-Haul named one of the twelve finalists for the world-class Platts 2014 *Global Energy Awards*, nominated for the prestigious Corporate Social Responsibility award
- 2014** U-Haul was named a finalist for the Platts 2014 Global Energy Awards "Efficiency Initiative - Commercial End-User".
- 2015** U-Haul earned Arizona forward's Award of Merit as a "Healthy Community, Sustainability Workplace."



Traffic Studies & Commercial Uses



Our truck and self-storage uses generate less traffic than most other commercial uses.

Use Comparison					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours – 24 hours	7
Gas Station w/ Convenience Store	2,200 sq. ft.	1,200 trips	2,200 trips	18 hours – 24 hours	7
Hotel	50,000 sq. ft.	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq. ft.	1,075 trips	1,258 trips	11 am – 11 pm 12 hours	7
U-Haul Center	80,000 sq. ft.	31 trips	53 trips	7 am – 7 pm 12 hours	7



Benefits to your city



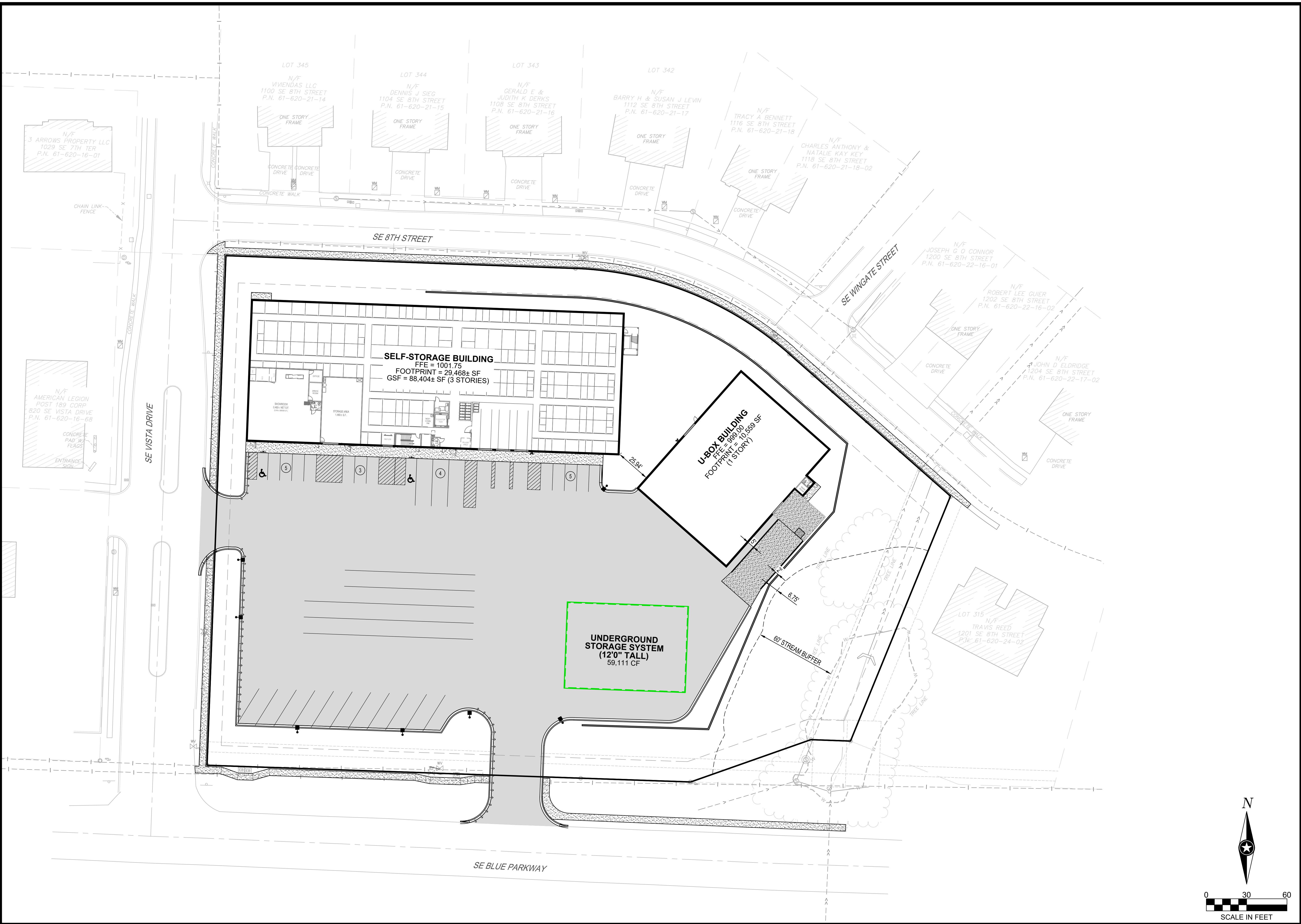
- Promotes growth in your community.
- Promotes sustainability by reducing customer trip-length to obtain a shared truck – HUGE CO₂ savings. Shows leadership via us, public/private cooperation.
- The proposed U-Haul would add to the property value and increase the tax base, which strengthens the economic base of the community.
- Promotes reuse programs and reduces tree harvesting, pulp manufacturing and shows leadership via public/private.
- Promotes sustainability and generates less traffic than other retail or commercial uses, thus reducing congestion and pollution.
- The planned U-Haul expansion would adhere to City Code and standards, creating a new use for an existing site.





Thank you for your time and attention





SHEET NOTES:

REVISIONS:

#	DATE	INITIALS	NOTES
1	05/02/2022	AJR	REVISED SET PER CITY COMMENTS
2	06/14/2022	AA	REVISED SET PER CITY COMMENTS
3	09/27/2022	AA	REVISED SET PER CITY COMMENTS

PROFESSIONAL SEAL:



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THESE PLANS HAVE BEEN PREPARED BY
AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

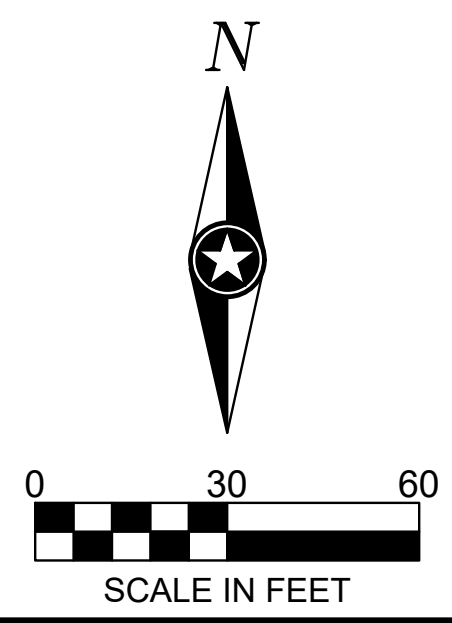
SITE ADDRESS:
U-Haul Moving & Storage
710 SE BLUE PARKWAY
LEE'S SUMMIT, MO

SHEET CONTENTS:

SITE PLAN

DRAWN: AJR
CHECKED: AA
DATE: 04/22/22

28154 C3 SITE-ALT



PRELIMINARY NOT FOR CONSTRUCTION

U-HAUL

MOVING & STORAGE OF LEES SUMMIT
1200 SE Blue Pkwy Lees Summit, MO 64063



ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

August 9, 2022



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U-HAUL

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NORTH ELEVATION - BLDG. B

Scale: 1" = 20'



WEST ELEVATION - BLDG. B

Scale: 1" = 20'



SOUTH ELEVATION - BLDG. B

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EAST ELEVATION - BLDG. B

Scale: 1" = 20'