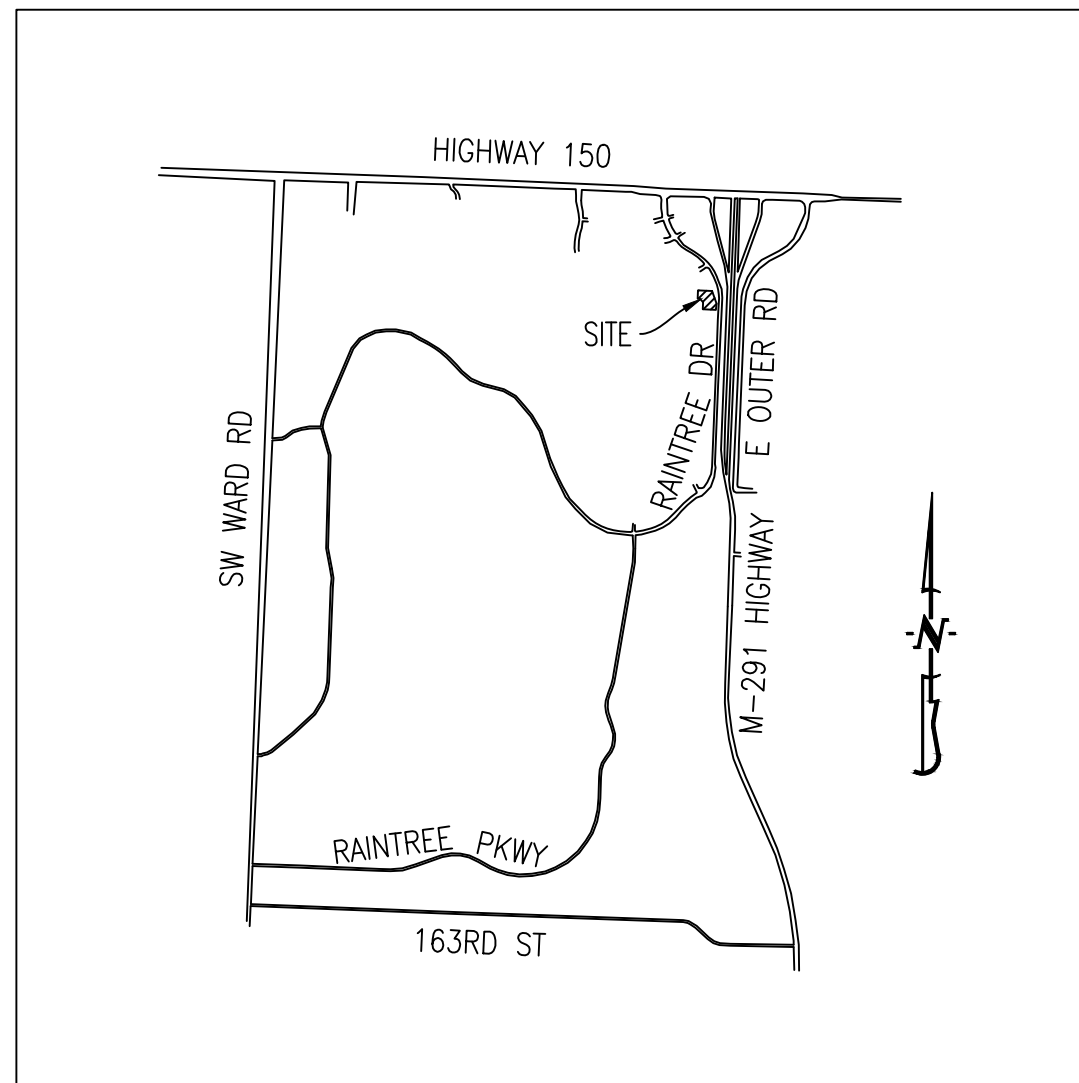


# PRELIMINARY DEVELOPMENT PLAN STORAGE MART 156

## LOCATION MAP



## PROJECT BENCHMARK:

- TBM #1 - CHISELED MARKINGS ON EAST SIDE OF MANHOLE RIM LOCATED APPROX. 70' NORTHEAST OF THE NORTHEAST CORNER OF PROJECT SITE. ELEVATION = 982.62
- TBM #2 - SANITARY SEWER MANHOLE RIM LOCATED APPROX. 44' NORTHWEST OF THE SOUTHEAST CORNER OF PROJECT SITE. ELEVATION = 980.20
- TBM #3 - WATER VALVE LOCATED AT THE NORTHEAST CORNER OF PROJECT SITE. ELEVATION = 984.12

## FLOOD PLAIN STATEMENT:

A PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE FEMA FIRM PANEL NUMBER 29095C0532G, DATE JANUARY 20, 2017. THIS SITE DRAINS TO TRIBUTARY G1 TO LAKE WINNEBAGO.

## LEGAL DESCRIPTION:

LOT 2A AND LOT 3A, SOUTH M-291 SAFETY MINI STORAGE LOTS 1A, 2A & 3A, RECORDED INSTRUMENT NO. 2006D0028581, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

## UTILITY COMPANIES:

### LOCATES:

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



### TELEPHONE:

AT&T  
215 N. SPRING  
INDEPENDENCE, MO  
816-325-9510

### NATURAL GAS:

MISSOURI GAS ENERGY  
3025 SE CLOVER ROAD  
LEE'S SUMMIT, MO  
816-537-4681

### CABLE TELEVISION:

TIME WARNER  
6550 WINCHESTER AVENUE  
KANSAS CITY, MO  
913-643-1901

### WATER:

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

### SANITARY SEWER:

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

### ELECTRIC:

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

## GENERAL NOTES:

THE CITY OF LEE'S SUMMIT UDO & DESIGN & CONSTRUCTION MANUAL SHALL GOVERN OVER THESE PLANS AND SPECIFICATIONS.

ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN & CONSTRUCTION MANUAL. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFIED TRAFFIC CONTROL DEVICES.

THIS TRACT CONTAINS APPROXIMATELY 1.27 ACRES.

THIS TRACT IS ZONED CP-2, PLANNED COMMUNITY COMMERCIAL.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS BEEN PERFORMED BY CROCKETT GEOTECHNICAL. REFER TO REPORT NUMBER: G18353. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

ANY FILL PLACEMENT WITHIN STREET RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF LEE'S SUMMIT AND MODOT.

REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR NARRATIVE REPORT AND BMP DESCRIPTIONS AND DETAILS.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MODNR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

ALL SERVICE LATERALS SHALL BE INSTALLED AS PER CITY OF LEE'S SUMMIT REQUIREMENTS AT 2.0% (MIN.) GRADE.

ALL EXCAVATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED PER CURRENT CITY OF LEE'S SUMMIT AND MODOT SPECIFICATIONS.

ALL SEWERLINES SHALL BE CONSTRUCTED AT LEAST 10 FEET HORIZONTALLY, EDGE TO EDGE, FROM ANY WATERLINE AND AT LEAST 24 INCHES VERTICALLY BETWEEN THE OUTSIDE LIMITS OF THE SANITARY SEWER AND WATERLINE. FOR CONDITIONS OTHER THAN THOSE IDENTIFIED ABOVE, CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS.

ALL STORM SEWER PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL FOR PIPE BEDDING REQUIREMENTS.

IN ORDER TO TERMINATE A STATE OPERATING PERMIT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) REQUIRES THAT THE PERMITTEE SUBMIT A COMPLETED FORM H (INCLUDED WITH THE APPROVAL PERMIT) TO THE MDNR. A PERMIT IS ELIGIBLE FOR TERMINATION WHEN EITHER PERENNIAL VEGETATION, PAVEMENT, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHALL BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF FORM H SHOULD BE SUBMITTED TO THE CITY AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.

LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS.

NO OIL AND GAS WELLS EXIST ON THIS TRACT ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE. ALSO, NO PHYSICAL EVIDENCE EXIST THAT AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

TOTAL DISTURBED AREA ON SITE = 1.27 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER TBD.

REVISION KEY			COVER	CE1	CE2	CE3	CE4	CE5	CE6	CE7	CE8	CE9	CE10	CE11	CE12	CE13	LS1	EL001	EL101
REV #	DATE	COMMENTS																	
1	5/17/2019	ORIGINAL SUBMITTAL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

## SHEET INDEX:

- CE 1 - DEMOLITION PLAN
- CE 2 - EROSION CONTROL PLAN
- CE 3 - GRADING PLAN
- CE 4 - UTILITY PLAN
- CE 5 - STORM SEWER PROFILE - LINES 1, 2, 3 & 4 & STORM SEWER DETAILS
- CE 6 - SITE PLAN
- CE 7 - SITE CONSTRUCTION DETAILS
- CE 8 - ACCESSIBLE PARKING, SANITARY SEWER & SECURITY FENCE DETAILS
- CE 9 - STORM SEWER DETAILS
- CE 10 - SECURITY FENCE DETAILS
- CE 11 - SECURITY GATE DETAILS

## SHEET INDEX CONT.:

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

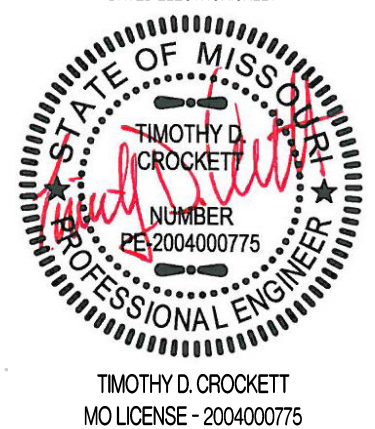
## LEGEND OF SYMBOLS:

----	EXISTING CURB	FF-XXXX	MINIMUM FINISH FLOOR OF STRUCTURE
----	PROPOSED CURB	XXXX.XX TC	PROPOSED TOP OF CURB ELEVATION
----	RIP RAP	XXXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
----	EXISTING STRUCTURE	XXXX.XX FS	PROPOSED FINISH GRADE ELEVATION
----	EXISTING TREELINE	XXXX.XX TW	PROPOSED TOP OF WALL
----	PROPOSED TREELINE	XX	LOT NUMBER
----	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
----	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
----	PROPOSED WATERLINE	HP.	HIGH POINT
----	EXISTING GAS LINE	LP.	LOW POINT
----	PROPOSED GAS LINE	—	EXISTING SIGNS
----	EXISTING UNDERGROUND TELEPHONE	—	EXISTING POWER POLE
----	EXISTING UNDERGROUND CABLE TELEVISION	—	EXISTING GAS VALVE
----	EXISTING HIGH VOLTAGE ELECTRIC	—	EXISTING WATER VALVE
----	EXISTING OVERHEAD ELECTRIC	—	EXISTING GAS METER
----	EXISTING UNDERGROUND ELECTRIC	—	EXISTING WATER METER
----	EXISTING OVERHEAD ELEC. & TV	—	EXISTING FIRE HYDRANT
----	EXISTING OVERHEAD ELEC., TV & TELE.	—	MANHOLE
----	EXISTING SANITARY SEWER	—	EXISTING SANITARY SEWER LATERAL
----	PROPOSED SANITARY SEWER	—	PROPOSED SANITARY SEWER LATERAL
----	EXISTING MINOR CONTOUR	—	PROPOSED TRACER WIRE TEST STATION BOX
----	EXISTING MAJOR CONTOUR	—	EXISTING AIR CONDITIONER
----	PROPOSED MINOR CONTOUR	—	EXISTING TELEPHONE PEDESTAL
----	PROPOSED MAJOR CONTOUR	—	EXISTING ELECTRICAL TRANSFORMER
----	100 YEAR FLOOD PLAN	—	EXISTING ELECTRIC METER
----	FLOODWAY	—	EXISTING LIGHT POLE
----	ORDINARY HIGH WATER MARK	—	EXISTING GUY WIRE
----	STREAM SIDE BUFFER	—	
----	OUTER STREAM BUFFER	—	

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

## PREPARED BY:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

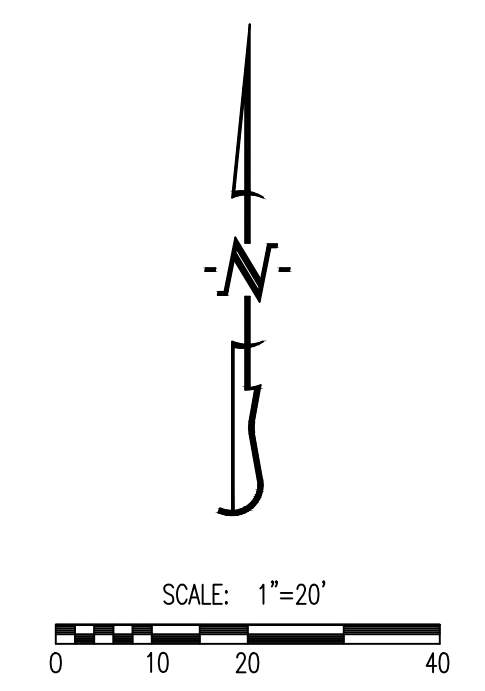


## SITE/CIVIL ENGINEER:

**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#2000151301



- 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	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

**TIMOTHY D. CROCKETT**  
 PROFESSIONAL ENGINEER  
 MISSOURI LICENSE 2004000775

**OWNER:**  
 NEW TRG-KC, 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:**  
 DEMOLITION PLAN

**DESIGNED:** TDC  
**DRAWN:** JEE  
**PROJECT NO.:** 170604  
**SHEET:** CE 1

2  
 RAIN TREE PLAZA  
 N/F  
 ABKC REAL ESTATE, LLC  
 CURRENT USE: VACANT  
 ZONED CP-2

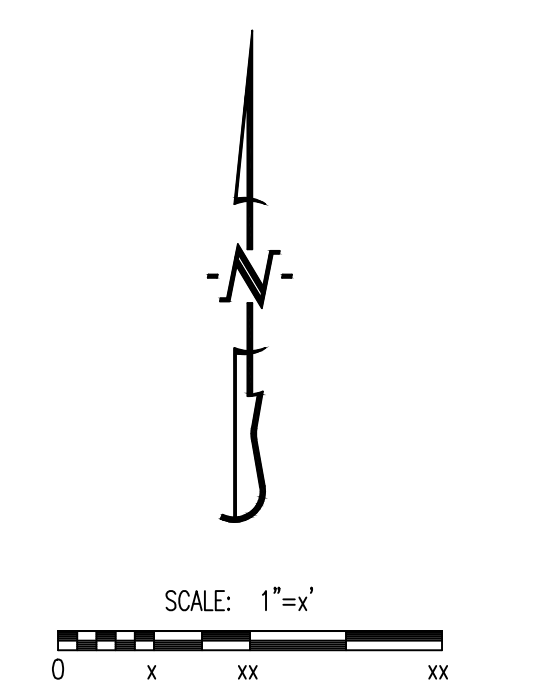
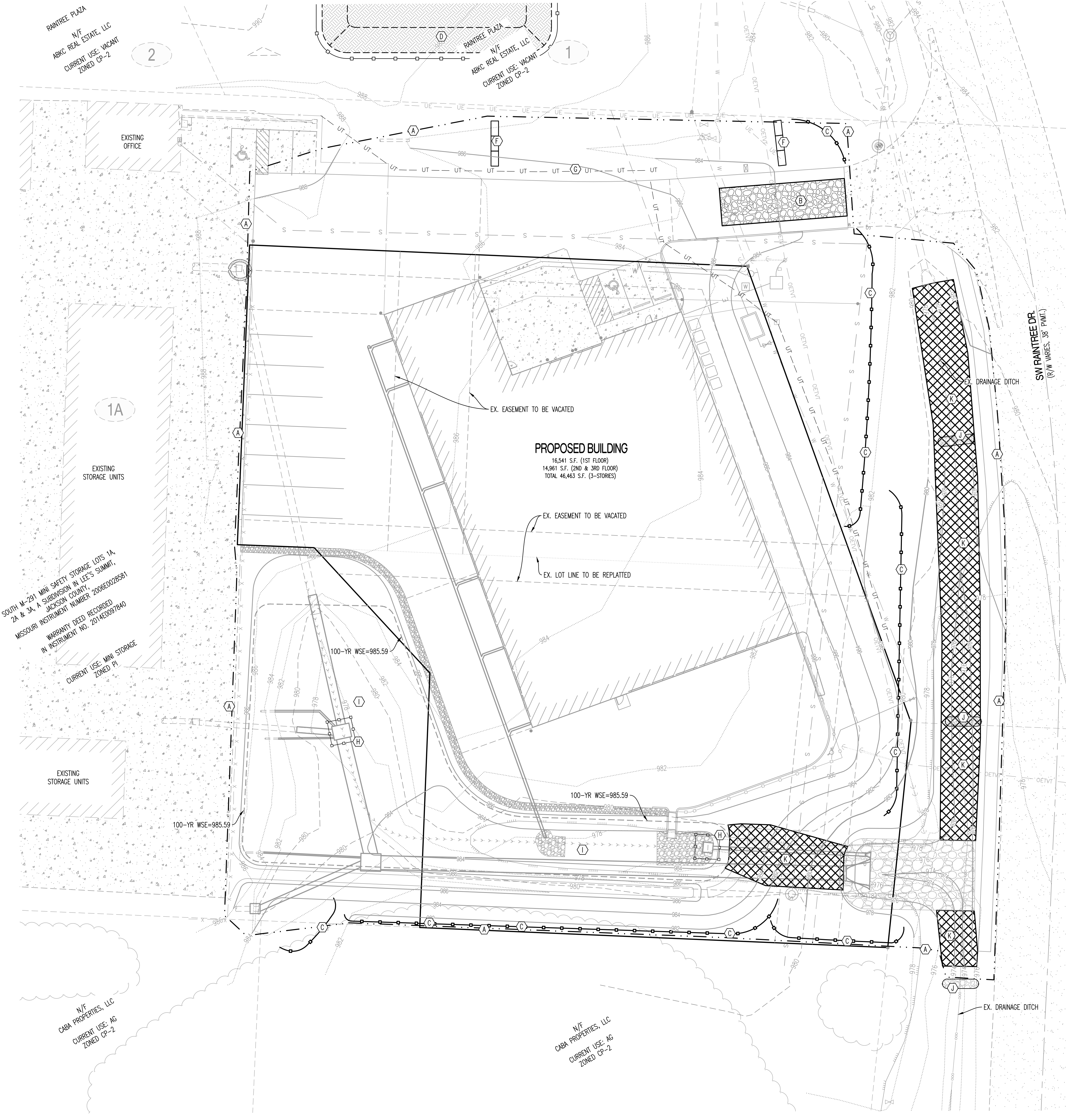
1  
 RAIN TREE PLAZA  
 N/F  
 ABKC REAL ESTATE, LLC  
 CURRENT USE: VACANT  
 ZONED CP-2

1A

SOUTH M-291 MINI SAFETY STORAGE LOTS 1A, 2A & 3A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI INSTRUMENT NUMBER 200802028581 WARRANTY DEED RECORDED IN INSTRUMENT NO. 201702097840 CURRENT USE: MINI STORAGE ZONED P1

N/F  
 CABA PROPERTIES, LLC  
 CURRENT USE: AG  
 ZONED CP-2

N/F  
 CABA PROPERTIES, LLC  
 CURRENT USE: AG  
 ZONED CP-2



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



**LEGEND OF LABELS:**

- (A) LIMITS OF DISTURBANCE.
- (B) INSTALL 3" CRUSHED STONE FOR CONSTRUCTION EXIT (6" THICK x 12'W x 50'L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT. NO TRACKING OF MUD ONTO PUBLIC STREETS IS ALLOWED.
- (C) INSTALL SILT FENCE AS SHOWN. PORTIONS OF SILT FENCE WILL BE INSTALLED PER INITIAL EROSION CONTROL PLAN. IN LIEU OF SILT FENCE CONTRACTOR MAY INSTALL WATTLES AND BIODEGRADABLE LOGS.
- (D) TOP SOIL STORAGE. CONTRACTOR TO ACQUIRE WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER FOR STORAGE OF TOP SOIL OR FIND ALTERNATE OFFSITE LOCATION.
- (E) INSTALL INLET PROTECTION. SILT FENCE WRAPPED AROUND THROAT OF INLET. REPLACE SILT FENCE WITH GUTTERBUDDY (OR APPROVED EQUAL) AT THROAT OF INLET AFTER PAVING IS COMPLETED.
- (F) STAKED STRAW BALE DITCH CHECK.
- (G) 20' x 30' x 3' MIN CONCRETE WASHOUT FACILITY. THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.) FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- (H) INLET PROTECTION. SILT FENCE WRAPPED AROUND THROAT OF INLET.
- (I) PROPOSED DETENTION FACILITY AREA TO BE USED AS A TEMPORARY SEDIMENT TRAP UNTIL AREAS DRAINING TO HAS VEGETATION ESTABLISHED.
- (J) ROCK DITCH CHECK.
- (K) INSTALL NORTH AMERICAN GREEN CMAX S350 EROSION CONTROL MAT. CONTRACTOR TO INSTALL PER MANUFACTURES SPECIFICATIONS.

**SEQUENCE OF CONSTRUCTION:**

1. OBTAIN MODOT, STATE AND CITY OF LEE'S SUMMIT COUNTY LAND DISTURBANCE PERMITS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
2. INSTALL BMP'S NEEDED FOR LAND DISTURBANCE SUCH AS SILT FENCE, ROCK DITCH CHECK AND STAKED STRAW BALES AS SHOWN ON THE PLAN.
3. BEGIN SITE DEMOLITION AND GRADING OPERATIONS. EXISTING PAVEMENT MAY BE USED AS CONSTRUCTION ENTRANCE UNTIL DEMOLITION OF PAVEMENT IN AREA OF THE ENTRANCE HAS STARTED. ONCE DEMOLITION OF PAVEMENT IS COMPLETED A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
4. CONSTRUCT DETENTION FACILITY. DETENTION FACILITY TO BE UTILIZED AS TEMPORARY SEDIMENT TRAP. PAVED AREAS TO BE BROUGHT UP TO SUBGRADE. ALL NON-PAVED AREAS TO BE BROUGHT UP TO FINAL GRADE AND SEEDED AND MULCHED AS SOON AS POSSIBLE.
5. INSTALL INLET PROTECTION IMMEDIATELY AFTER PLACEMENT OF INLETS.
6. INSTALL FINAL LANDSCAPING.
7. AFTER ALL SURFACE AREAS AS STABILIZED, SILT FENCE AND INLET BARRIERS MAY BE REMOVED.

**GENERAL NOTES:**

EROSION AND SEDIMENT CONTROL SHALL CONFORM TO SECTION 5100 EROSION AND SEDIMENT CONTROL OF THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA), CURRENT EDITION.

**DRY DETENTION BASIN MAINTENANCE SCHEDULE:**

ACTIVITY	FREQUENCY
<b>ESTABLISHMENT</b>	
WATERING PLANTS (SEEDS AREAS UP TO 8 WEEKS, PLUGS IN DROUGHT)	1" PER WEEK AS NEEDED
WEED CONTROL (FLAIL MOW, STRING-TRIM, SELECTIVE/PREEMERS 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
<b>MAINTENANCE</b>	
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
<b>EXTENDED DRY DETENTION BASIN</b>	
STRING TRIM VEGETATION TO MINIMIZE DISTURBANCE	ANNUALLY
INSPECTION FOR EROSION IN FLOW LINES AND SLOPES	ANNUALLY

**REVISIONS:**

NO.	DATE
ORIGINAL	05/17/2019

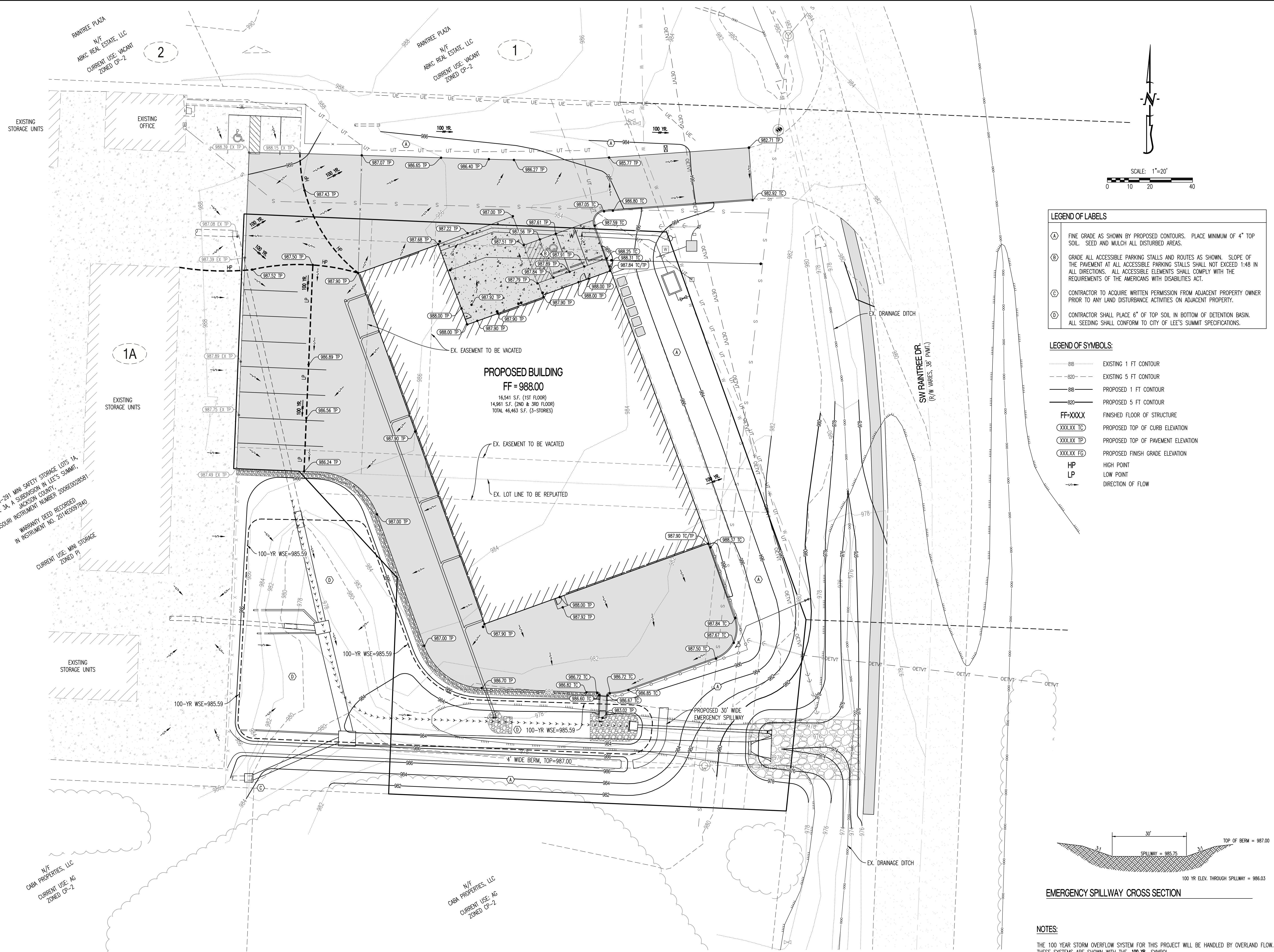
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THOMAS D. CROCKETT  
 MISSOURI PROFESSIONAL ENGINEER  
 LICENSE #2004000775

**OWNER:**  
 NEW TKG-AC, LLC  
 265 N STADIUM BLVD, STE 4207  
 COLUMBIA, MO 65203

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

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



**REVISIONS:**

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

**ENGINEER:** TIMOTHY D. CROCKETT  
 MISSOURI LICENSE #2004000775

**OWNER:** NEW TKG-AC, LLC  
 26 N STADIUM BLVD, STE 207  
 COLUMBIA, MO 65203

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

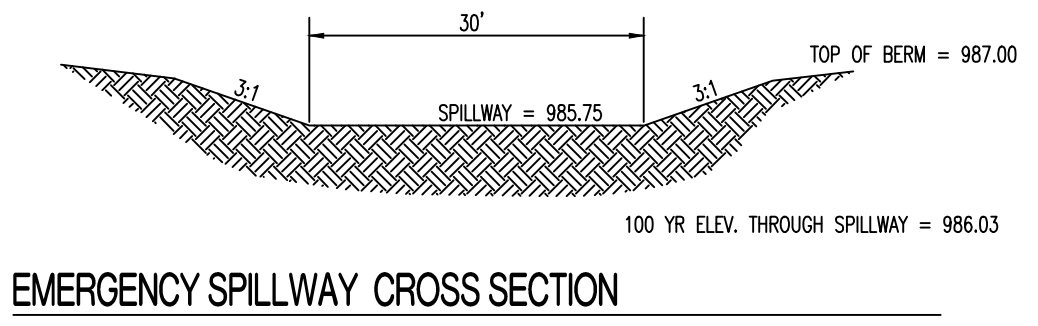
**DRAWING INCLUDES:**

GRADING PLAN

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

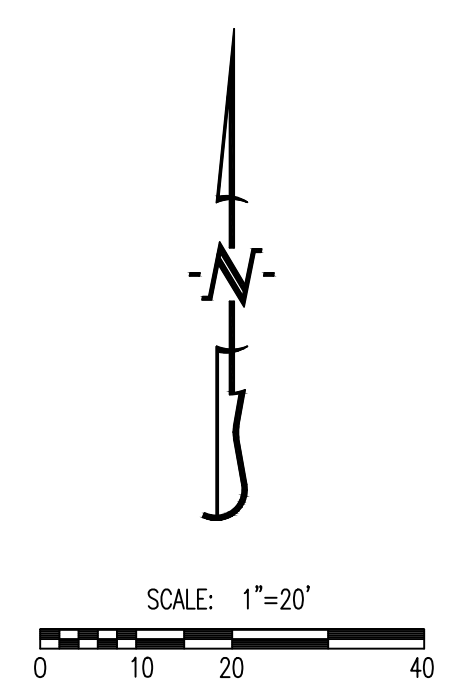
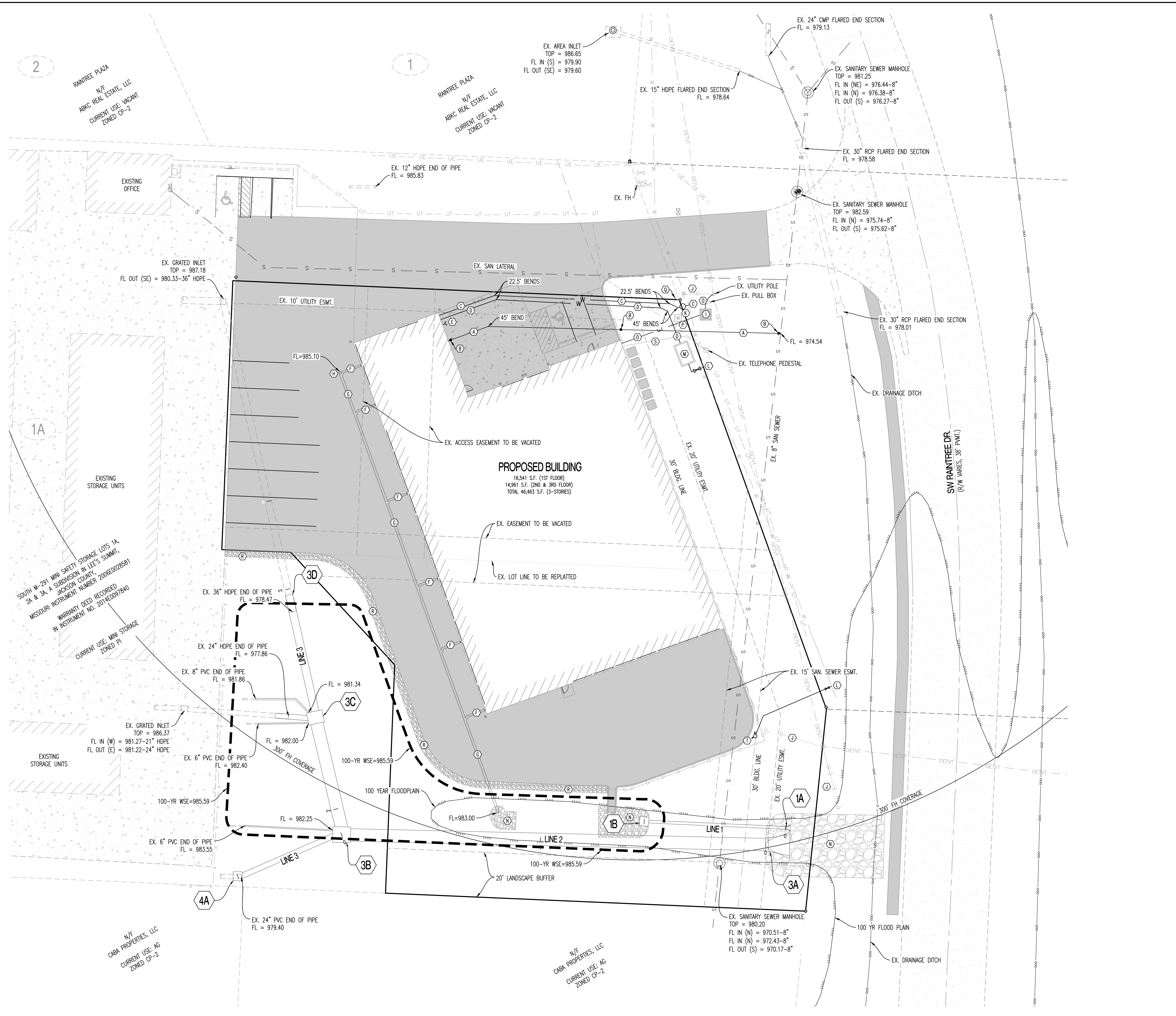
- LEGEND OF LABELS**
- (A) FINE GRADE AS SHOWN BY PROPOSED CONTOURS. PLACE MINIMUM OF 4" TOP SOIL. SEED AND MULCH ALL DISTURBED AREAS.
  - (B) GRADE ALL ACCESSIBLE PARKING STALLS AND ROUTES AS SHOWN. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. ALL ACCESSIBLE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

- LEGEND OF SYMBOLS:**
- 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.



- LEGEND OF LABELS**
- (A) PROPOSED 4" SDR 26 SANITARY SEWER LATERAL AT MIN. 2% GRADE. REFER TO DETAIL ON SHEET CE 8. REFER TO M.E.P. PLANS.
  - (B) PROPOSED 4" SANITARY SEWER CLEANOUT.
  - (C) PROPOSED DOMESTIC WATERLINE. REFER TO M.E.P. PLANS FOR SIZE. CONTRACTOR TO COORDINATE TAP TO EXISTING WATER MAIN WITH CITY OF LEE'S SUMMIT WATER DEPARTMENT.
  - (D) PROPOSED FIRE LINE. REFER TO M.E.P. PLANS.
  - (E) PROPOSED FIRE DEPARTMENT CONNECTION.
  - (F) PROPOSED 10" HDPE DOWNSPOUT LEADER. REFER TO ARCH. PLANS FOR EXACT LOCATIONS.
  - (G) PROPOSED 12" HDPE DOWNSPOUT COLLECTOR @ 1.0% MINIMUM GRADE.
  - (H) PROPOSED DOWNSPOUT CLEANOUT.
  - (I) PROPOSED TRANSFORMER. COORDINATE WITH KANSAS CITY POWER AND LIGHT.
  - (J) EXISTING GUY ANCHORS TO BE RESET. CONTRACTOR TO COORDINATE WITH KCP&L.
  - (K) INSTALL WATER METER PER CITY OF LEE'S SUMMIT SPECIFICATIONS.
  - (L) INSTALL 8"x8"x6" TEE WITH REQUIRED THRUST BLOCKING. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF LEE'S SUMMIT WATER DEPARTMENT.
  - (M) INSTALL DOUBLE CHECK DETECTOR CHECK VAULT. REFER TO DETAIL SHEET CE 10.
  - (N) INSTALL RIP-RAP. REFER TO DETAIL SHEET CE 13.
  - (O) PROPOSED ELECTRIC SERVICE. REFER TO M.E.P. PLANS FOR METER LOCATION AND SIZE AND NUMBER OF CONDUITS TO BUILDING.
  - (P) EXISTING WATER METER TO BE ADJUSTED TO FINAL GRADE.
  - (Q) EXISTING WATER VALVE TO BE ADJUSTED TO FINAL GRADE.
  - (R) 3' WIDE RIP-RAP PAVEMENT EDGE TREATMENT CONSISTING OF 3" RIVER ROCK, 8" THICK.
  - (S) PROPOSED TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
  - (T) INSTALL FIRE HYDRANT ASSEMBLY (INCLUDES THRUST BLOCKING, HYDRANT, VALVE WITH VALVE BOX TO SURFACE) MEETING CITY OF LEE'S SUMMIT SPECIFICATIONS.
- GENERAL NOTES:**
- 1) ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON UTILITY LOCATES PROVIDED. CONTRACTOR TO BE AWARE THAT EXISTING UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. CONTRACTOR TO CONTACT ENGINEER IF ANY CONFLICT WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION.
  - 2) ALL WATERLINE CONSTRUCTION (TAPPING SLEEVE, VALVES, JOINTS, BENDS, THRUST BLOCKING, PIPE BEDDING, & FIRE HYDRANTS) SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS. CONTRACTOR TO REFER TO SECTION 3900 - WATER MAINS, CITY OF LEE'S SUMMIT WATER MAIN SPECIFICATIONS.
  - 3) EXACT DEPTH OF EXISTING WATER MAIN IS UNKNOWN. ADDITIONAL VERTICAL BENDS MAY BE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES AND SHALL BE MADE AT 45° ANGLES.
  - 4) ALL PROPOSED FIRE HYDRANTS SHALL HAVE SHUT OFF VALVE.
  - 5) A LIGHTING PLAN IS REQUIRED & SHALL CONFORM TO CITY OF LEE'S SUMMIT REGULATIONS. REFER TO M.E.P. PLANS.
  - 6) REFER TO M.E.P. PLANS FOR PROPOSED ELECTRIC SERVICE AND METER LOCATION.
  - 7) WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND SHALL BE REPLACES OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
  - 8) WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CONTRACTOR SHALL COORDINATE WITH THE FIRE CODE OFFICIAL ON KEY BOX LOCATIONS.

**REVISIONS:**

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

TIMOTHY D. CROCKETT  
LICENSE NO. 2004000775

**CROCKETT**  
ENGINEERING CONSULTANTS, LLC  
1200 W. MISSOURI BLVD., SUITE 207  
COLUMBIA, MISSOURI 65203  
www.crockettengineering.com  
Missouri License: 2004000775

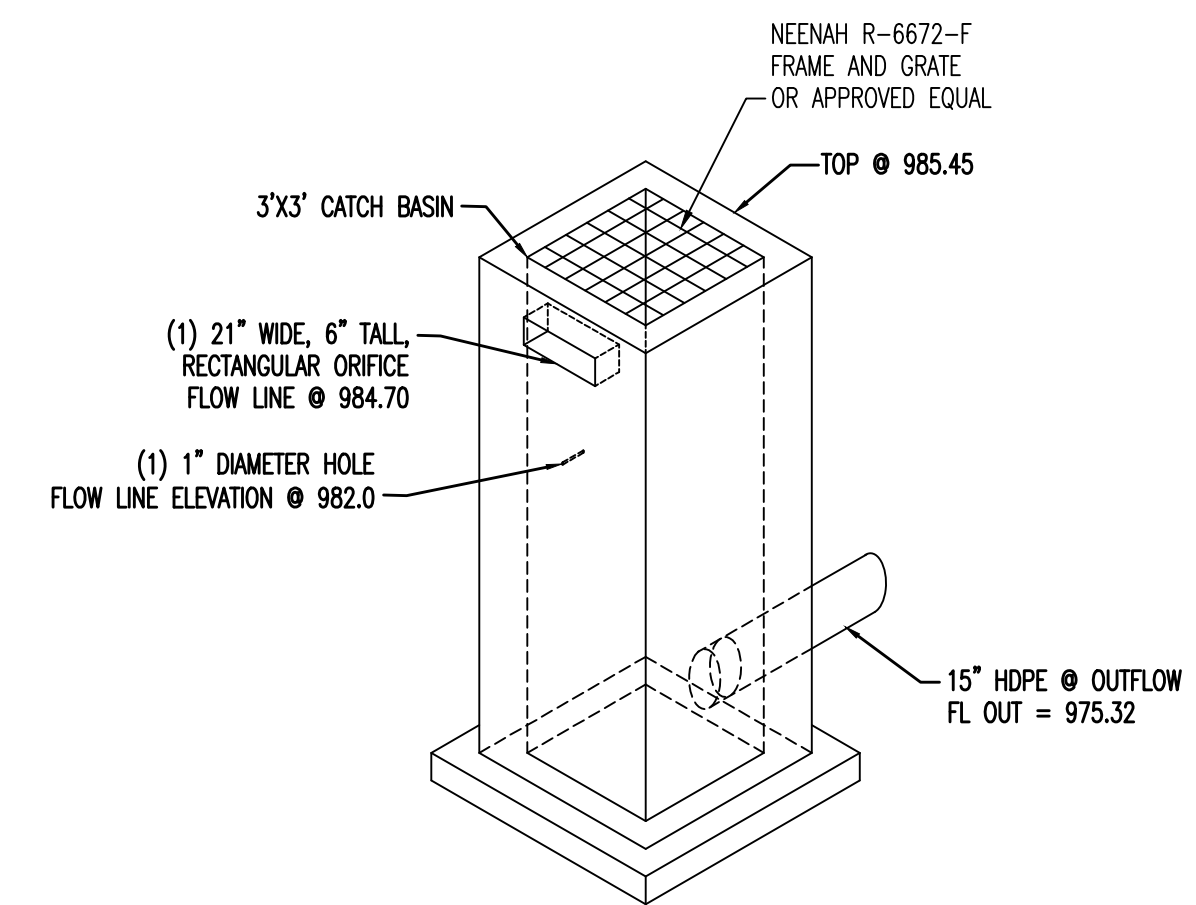
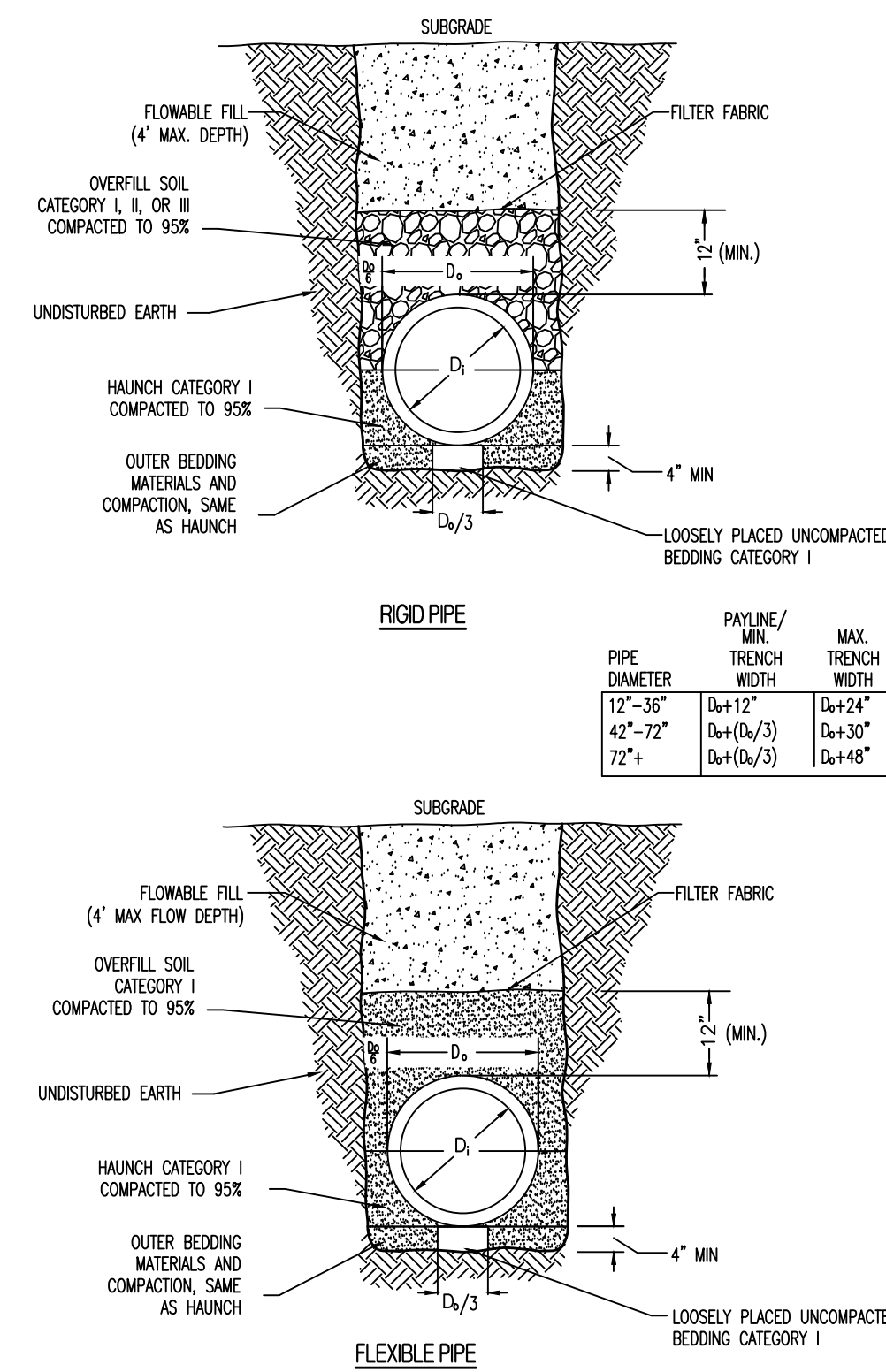
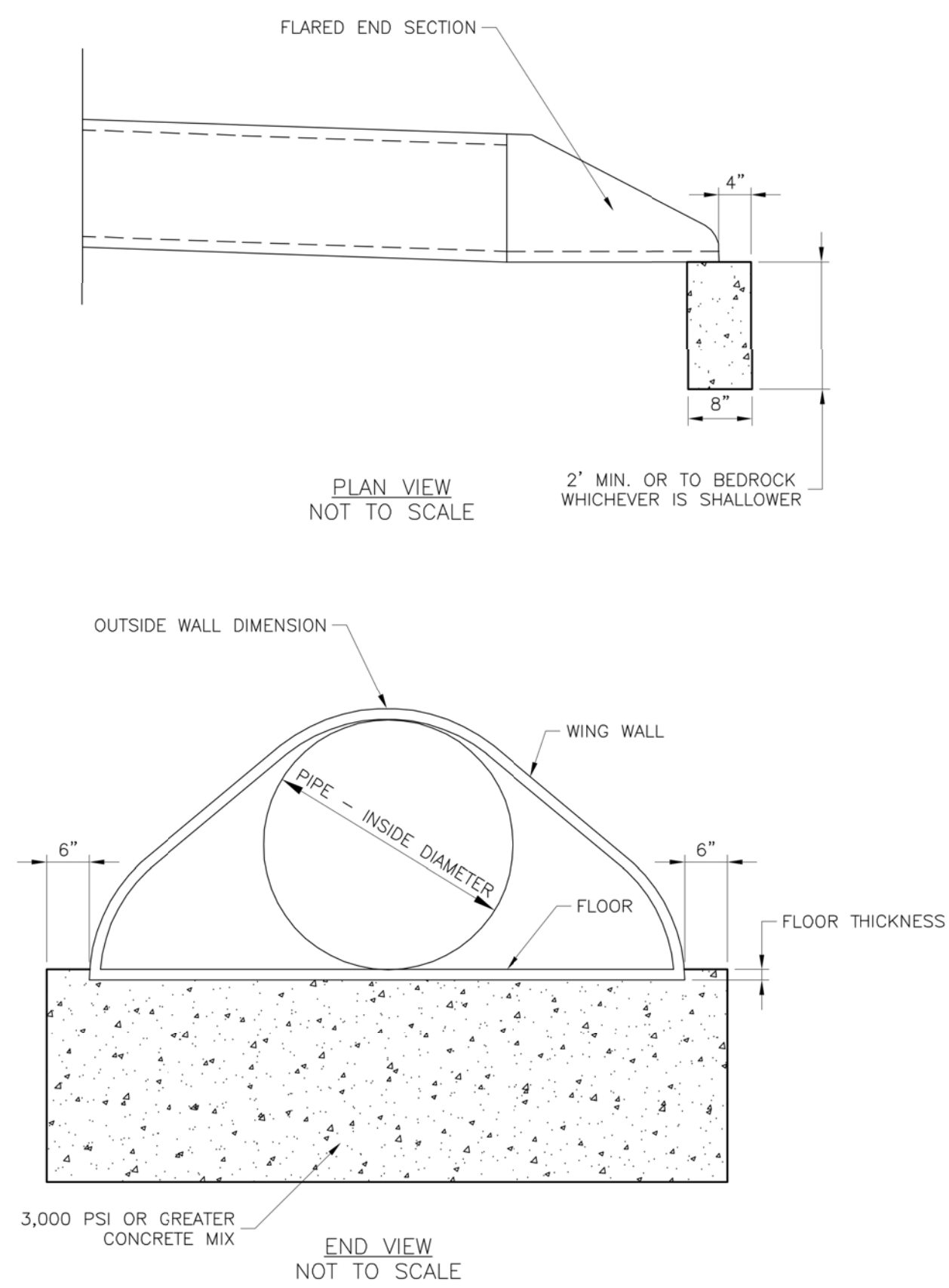
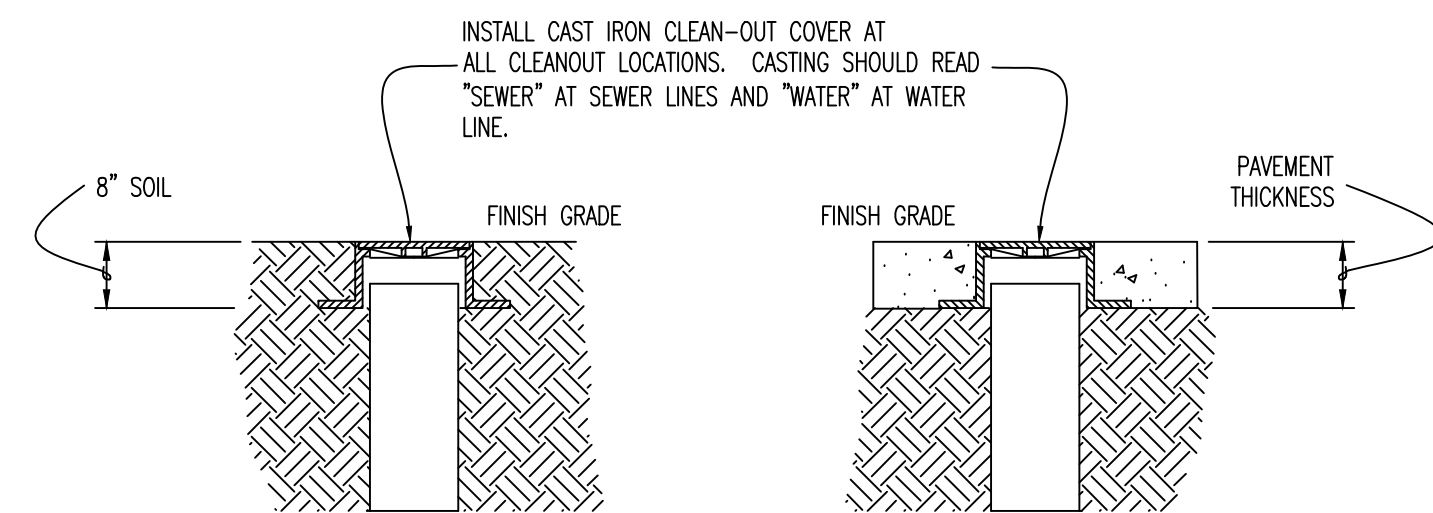
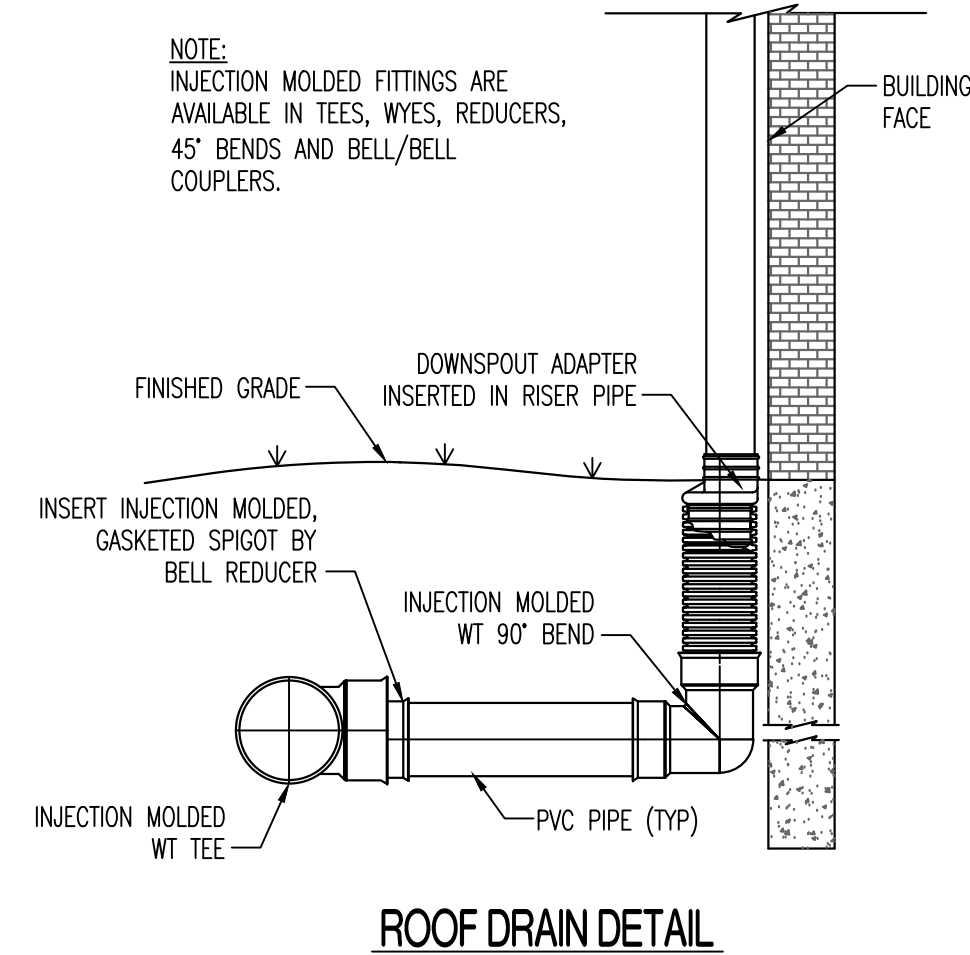
**OWNER:**  
NEW TRG-AC, LLC  
2615 STADIUM BLVD., SUITE 207  
COLUMBIA, MO 65203

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

**DRAWING INCLUDES:**

UTILITY PLAN

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

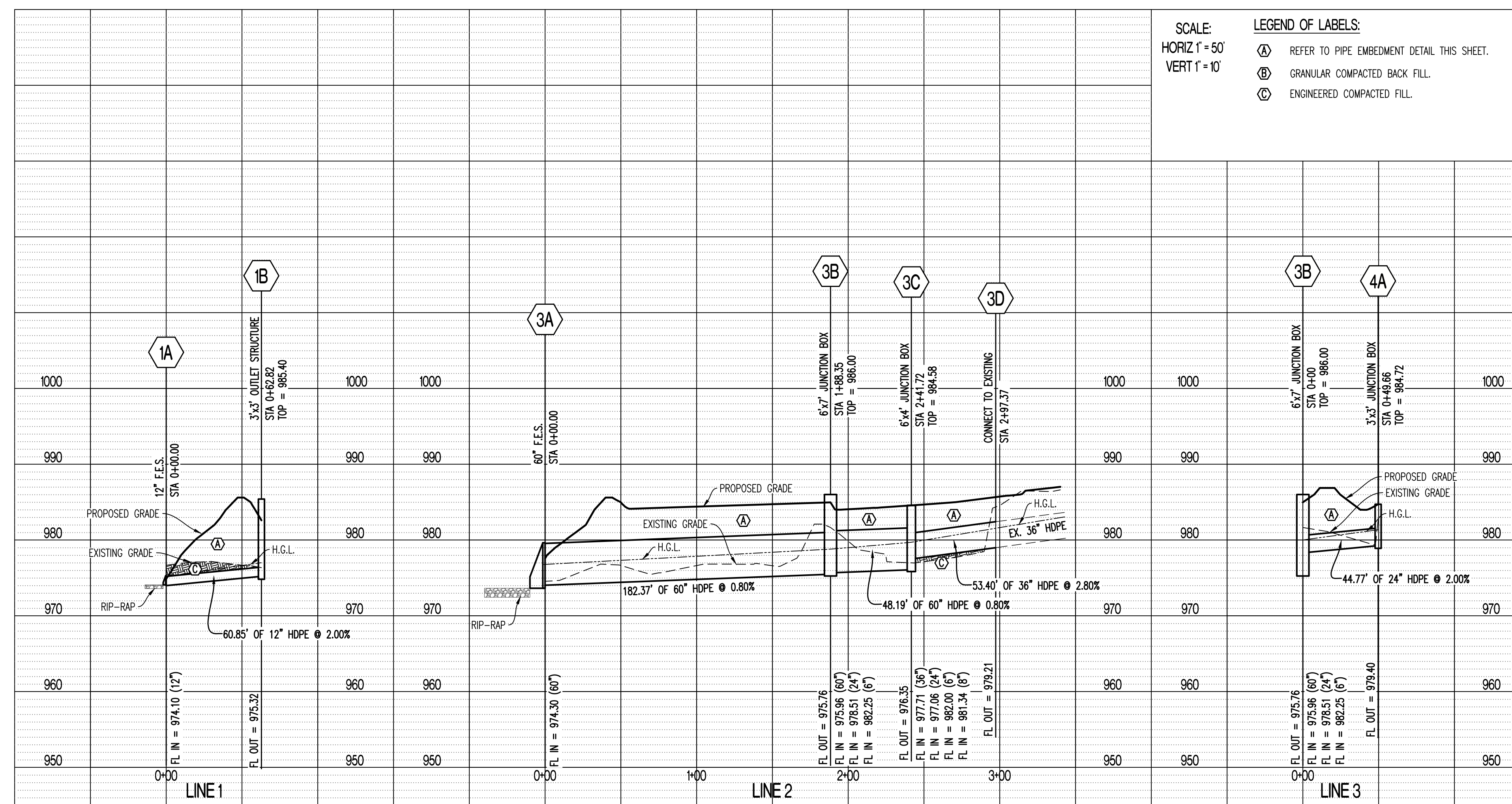
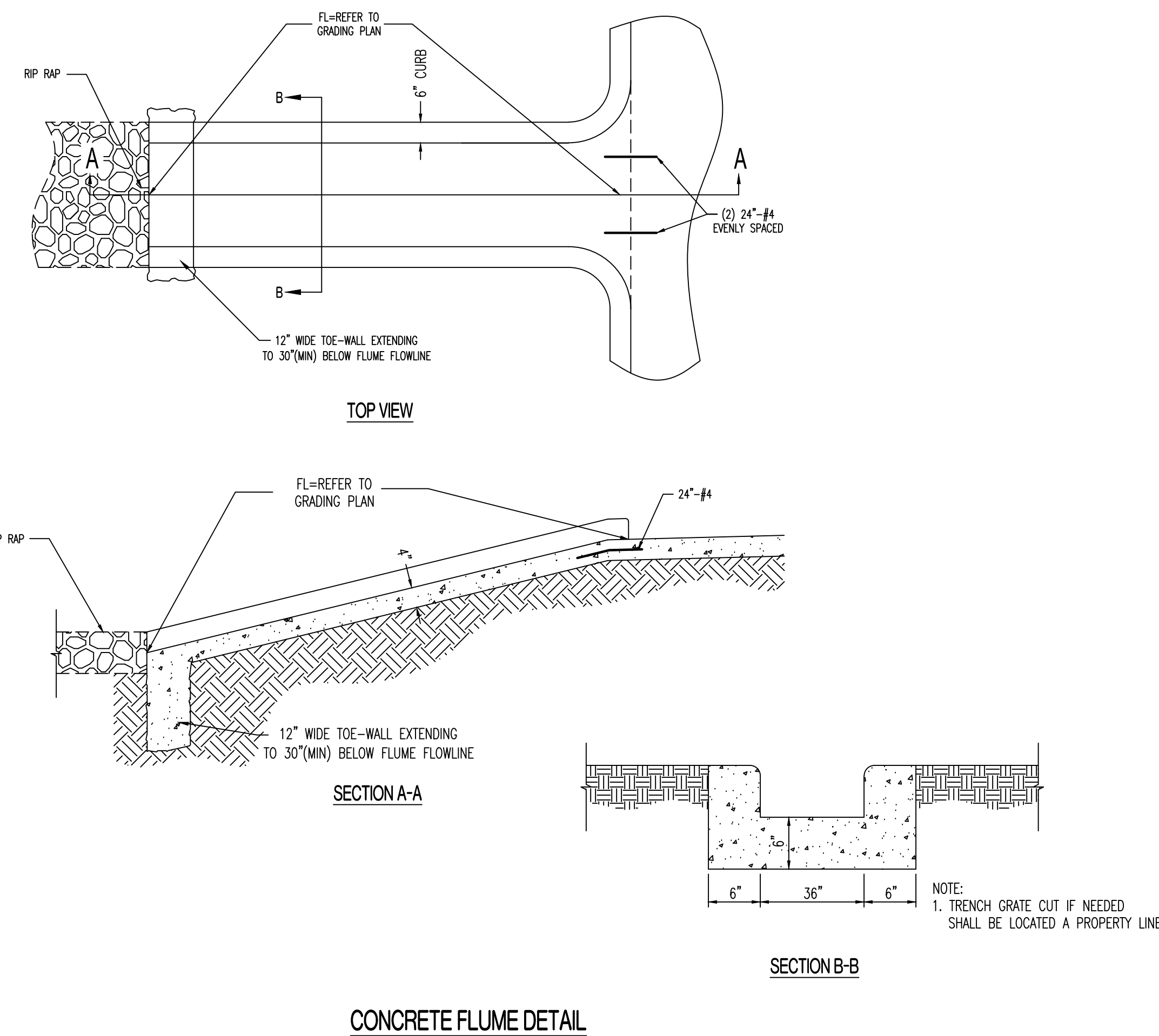


NOTES:  
1. REFER TO TYPICAL JUNCTION BOX CONSTRUCTION DETAILS PER STM-3

**LS**  
**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION 1 230 SE GREEN STREET | LEE'S SUMMIT, MO 64663

Due: 04/17  
Drawn By: MJP  
Checked By: DL

**STM-5**



**REVISIONS:**

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

**CROCKETT ENGINEERING CONSULTANTS, P.C.**  
 2615 STADIUM BLVD., SUITE 207  
 COLUMBIA, MO 65203  
 (314) 440-0999  
 www.crockettingeering.com  
 Missouri Certificate of Authority #2004000775

**PREPARED BY:** TIMOTHY D. CROCKETT  
**OWNER:** NEW TRG-KC, 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:**  
 STORM SEWER PROFILE LINES 1, 2, 3 & 4 & STORM SEWER DETAILS

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



- LEGEND OF LABELS**
- (A) CONSTRUCT CONCRETE PAVEMENT W/ INTEGRAL CURB AS SHOWN. REFER TO PAVEMENT CROSS SECTION ON CE 7. ALTERNATE: ASPHALTIC CONCRETE WITH CURB & GUTTER. REFER TO PAVEMENT CROSS SECTION ON CE 7.
  - (B) CONSTRUCT CONCRETE PAVEMENT. REFER TO DETAIL ON CE 7.
  - (C) PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE. TYPICAL ALL STALLS EXCEPT HANDICAP STALLS. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
  - (D) CONSTRUCT HANDICAP PARKING AREA WITH SIGNAGE MOUNTED TO BUILDING AND ADA 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.
  - (L) PROPOSED PRECAST WHEEL STOP. REFER TO DETAIL CE 7.
  - (M) 5' WIDE, 4" THICK PCC SIDEWALK PER CITY OF LEE'S SUMMIT SPECIFICATIONS. MAXIMUM CROSS SLOPE AT 1:50.
  - (N) CONCRETE PAD FOR CONDENSING UNITS. CONTRACTOR TO COORDINATE WITH MEP PLANS FOR EXACT NUMBER AND SIZE OF PAD.
  - (O) CONCRETE FLUME. REFER TO DETAIL SHEET CE 5.
  - (P) SAWCUT TO PROVIDE A SMOOTH JOINT.

- NOTES:**
- 1) THIS DEVELOPMENT WILL UTILIZED THE EXISTING TRASH COLLECTION SERVICE FROM THE ADJACENT STORAGE MART FACILITY.
  - 2) THESE PLANS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL PRIOR TO FINAL PERMITTING.
  - 3) ALL SIGNS SHALL COMPLY WITH ARTICLE 9 - SIGNS, OF THE UNIFIED DEVELOPMENT ORDINANCE.
  - 4) ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL AMERICANS WITH DISABILITIES ACT.
  - 5) ALL LIGHTING SHALL CONFORM TO ARTICLE 8, SUBDIVISION 5 - LIGHTING STANDARDS OF CITY OF LEE'S SUMMIT UDO. ANY LIGHTS USED TO ILLUMINATE THE PARKING AREA SHALL BE ARRANGED, LOCATED OR SCREENED SO THAT LIGHT IS DIRECTED AWAY FROM AND NO LIGHT SOURCE IS VISIBLE FROM A PUBLIC STREET, A RESIDENTIALLY-ZONED AREA, OR A RESIDENTIAL USE.
  - 6) THE PAVEMENT JOINTS SHOWN ARE A GRAPHICAL REPRESENTATION OF A POSSIBLE JOINT CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH JOINT LAYOUT FOR APPROVAL BY ENGINEER PRIOR TO POURING OF PAVEMENT.
  - 7) ALL MECHANICAL UNITS SHALL BE SCREENED PER UDO ARTICLE 8.

CALCULATIONS:		
<b>LAND AREA:</b>		
TOTAL LAND AREA:	1.27 AC	
<b>BUILDING DETAILS:</b>		
1ST FLOOR:	16,541 SQ.FT.	
2ND FLOOR:	14,961 SQ.FT.	
3ND FLOOR:	14,961 SQ.FT.	
TOTAL S.F. (3-STORIES)	46,463 SQ.FT.	
<b>PARKING SUMMARY:</b>		
SPACES REQUIRED:		
MINI-WAREHOUSE STORAGE FACILITY		
- 2 FOR FACILITY		
- 1 PER EMPLOYEE MAX. SHIFT		
STANDARD SPACES REQUIRED (2 EMPLOYEES, MAX SHIFT):	4 SPACES	
HANDICAP SPACES REQUIRED:	1 SPACE	
SPACES PROVIDED:		
STANDARD SPACES PROVIDED:	4 SPACES	
HANDICAP SPACES PROVIDED:	2 SPACE	
TOTAL SPACES PROVIDED:	6 SPACES	
<b>LOT COVERAGES:</b>		
	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	05/17/2019

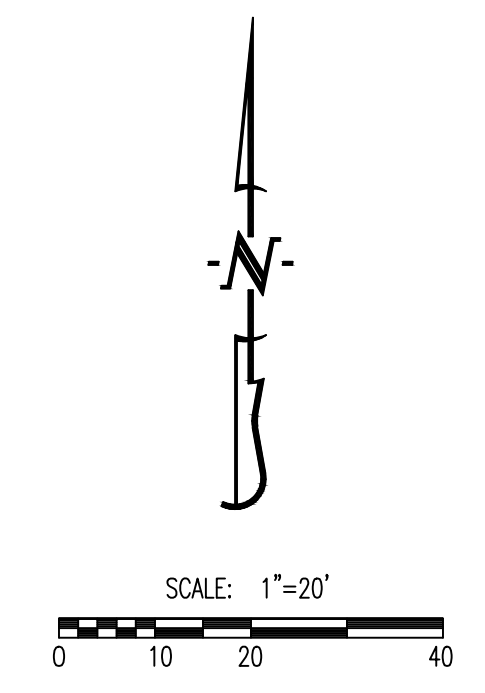
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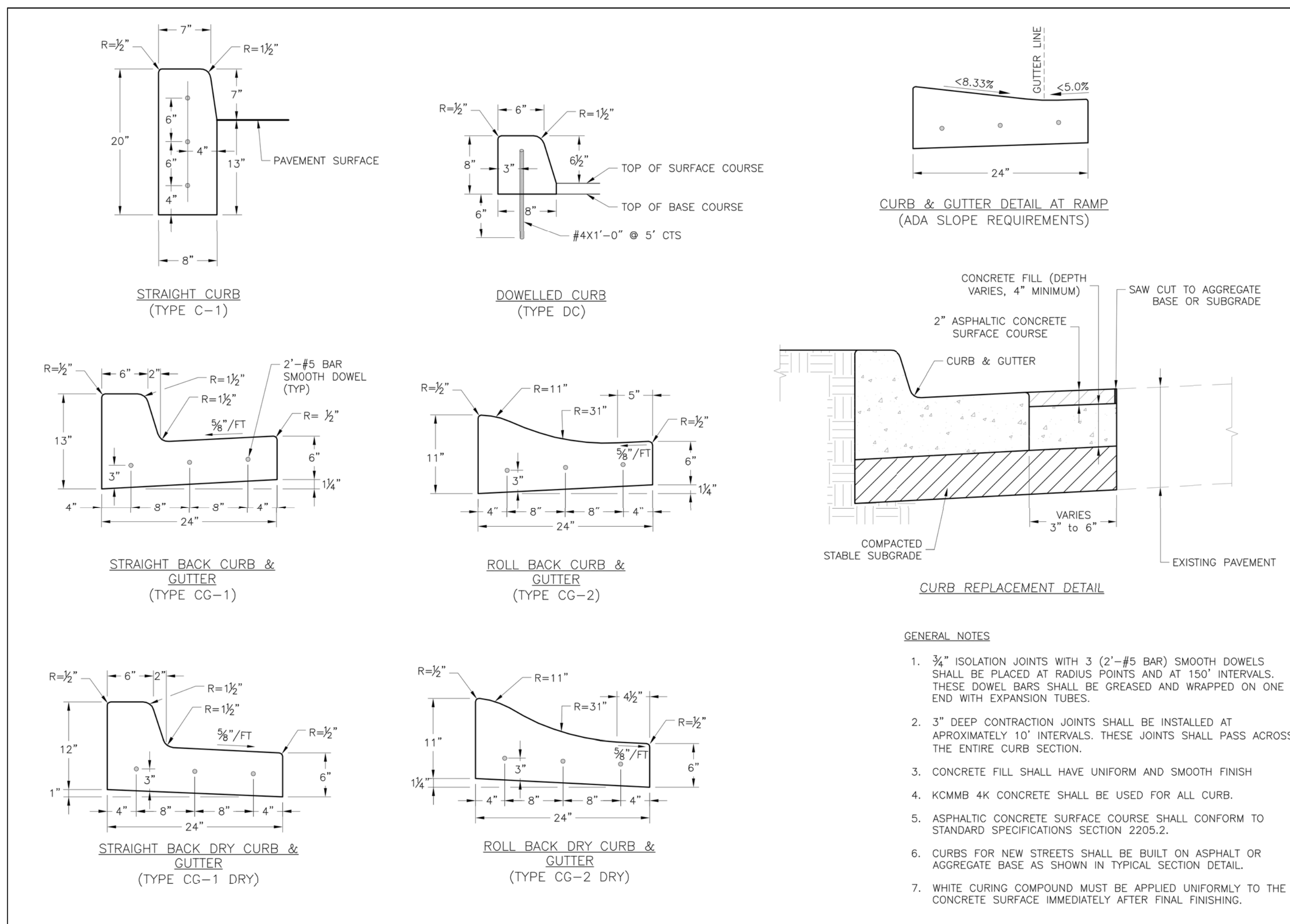
**OWNER:**  
NEW TRG-KC, LLC  
2615 STADIUM BLVD., SUITE 207  
COLUMBIA, MO 65203

**PROJECT:**  
**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





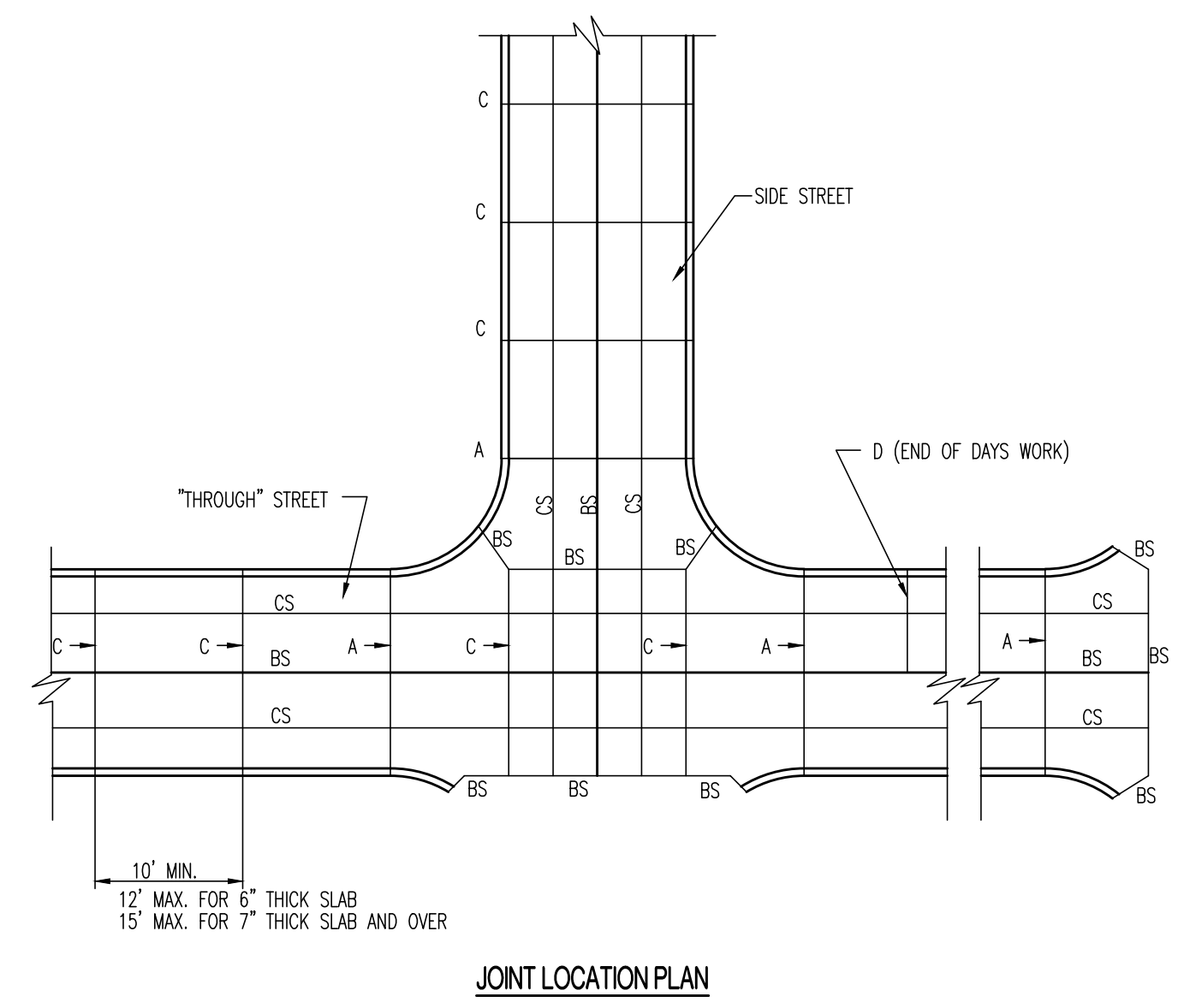
**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 200 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

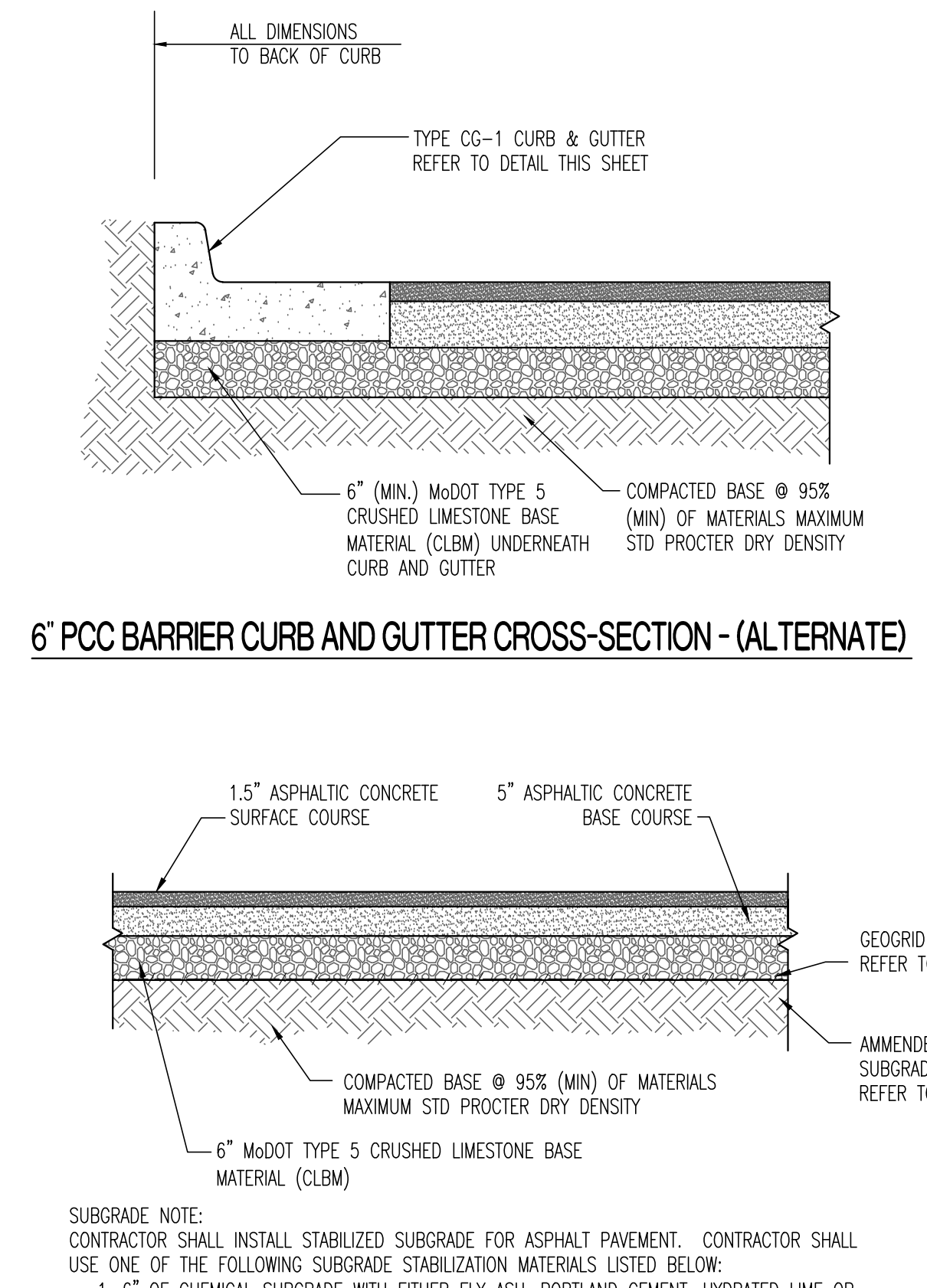
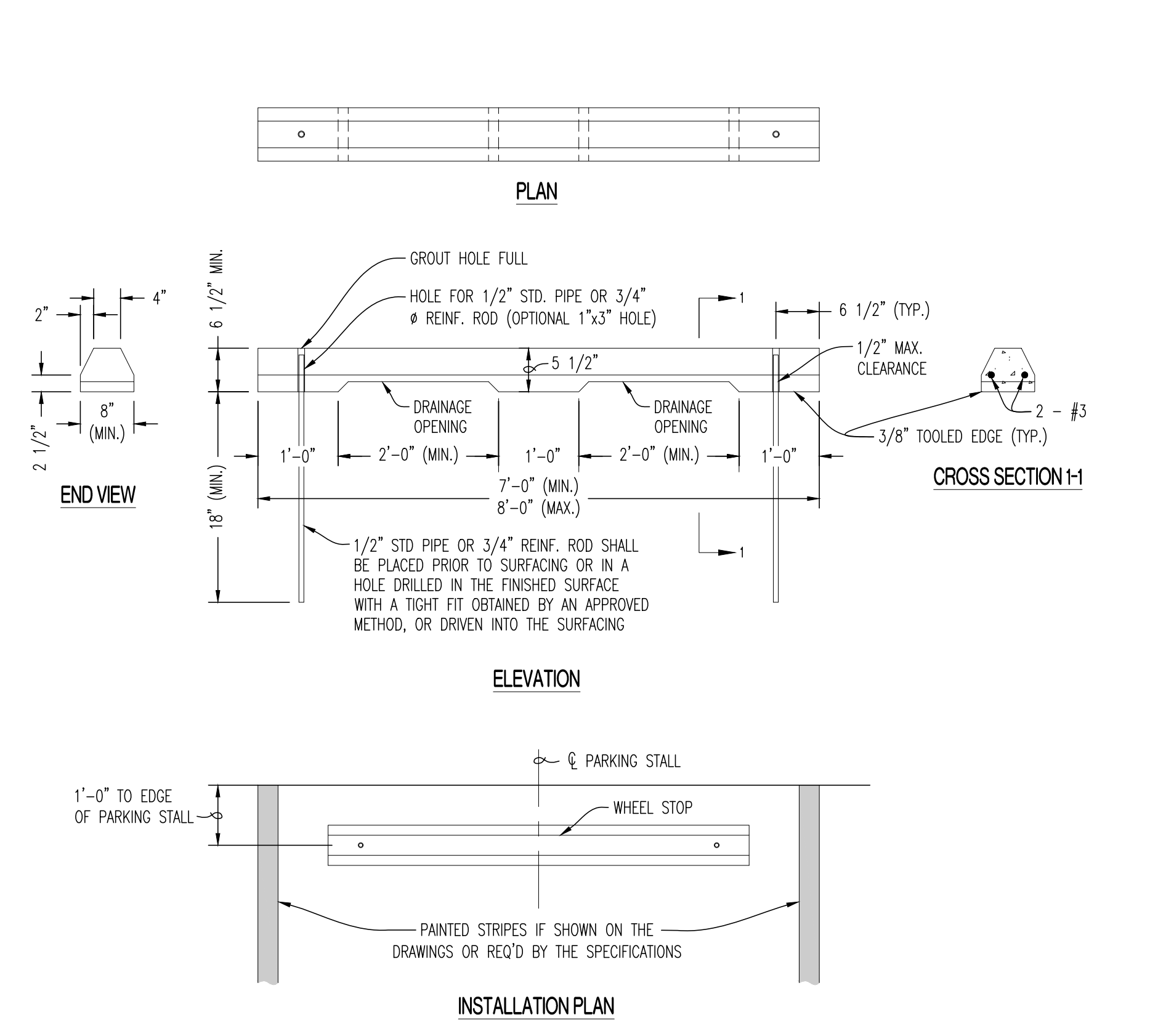
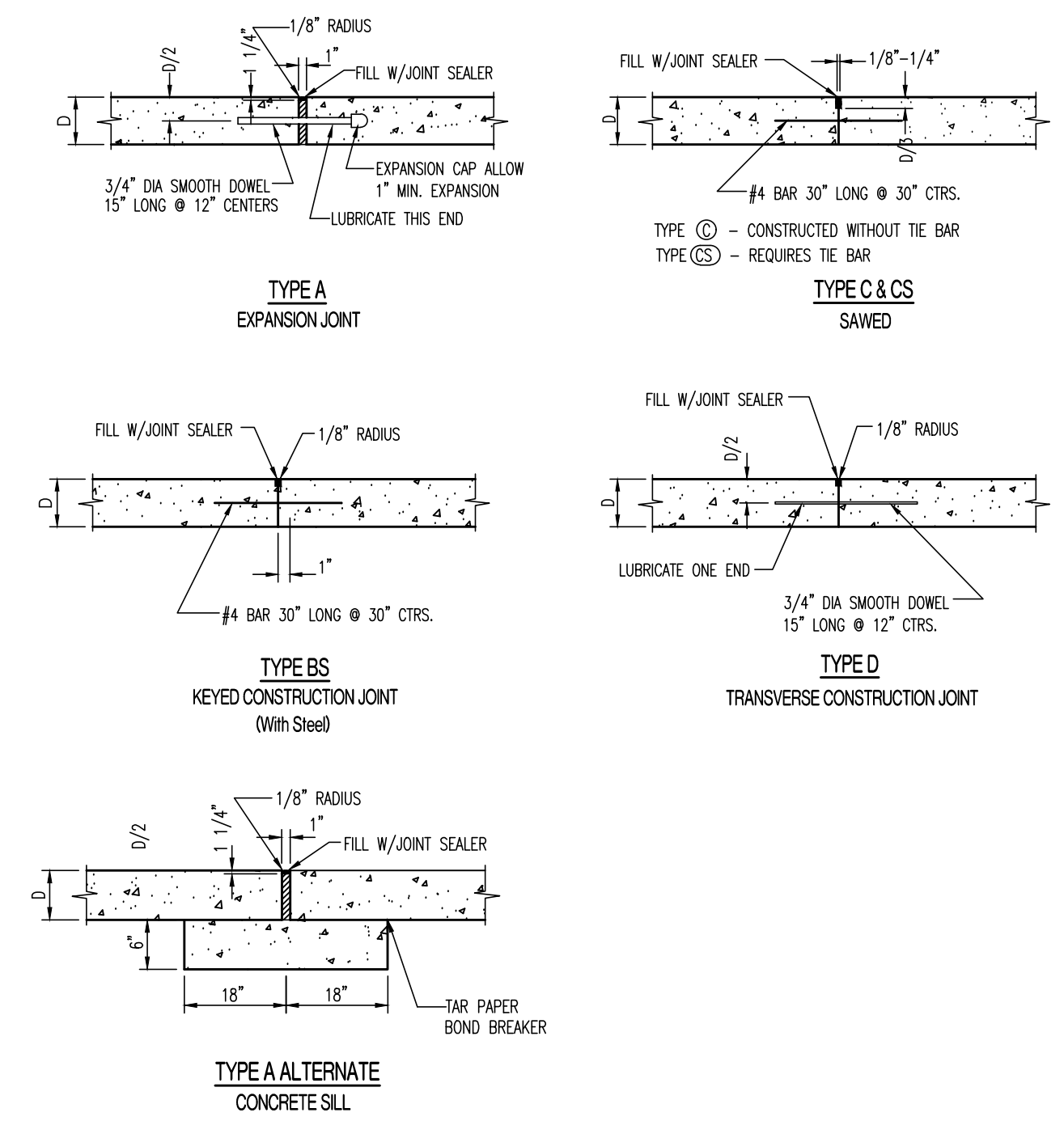
Checked By: MJP  
 Checked By: DL  
 Date: 04/17  
 Proj. #

**GEN-4**

- GENERAL NOTES**
- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
  - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
  - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
  - KCMBB 4K CONCRETE SHALL BE USED FOR ALL CURB.
  - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
  - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
  - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

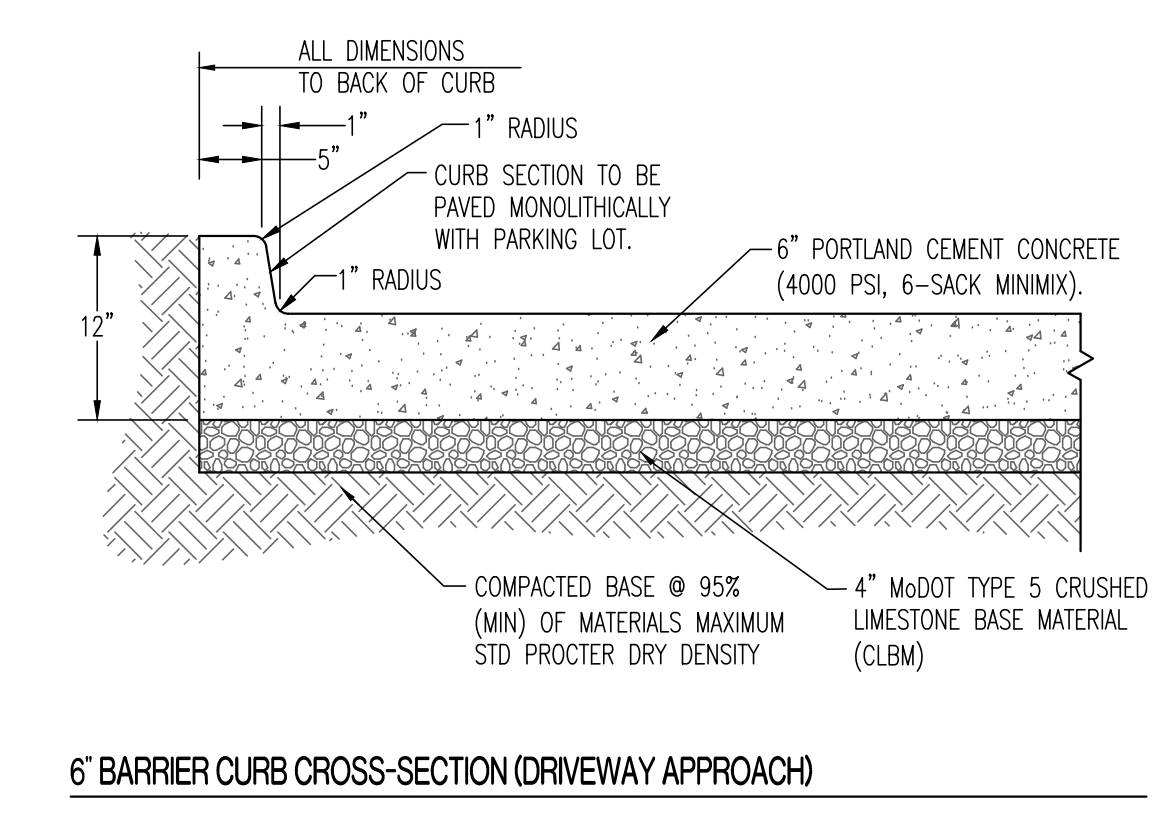
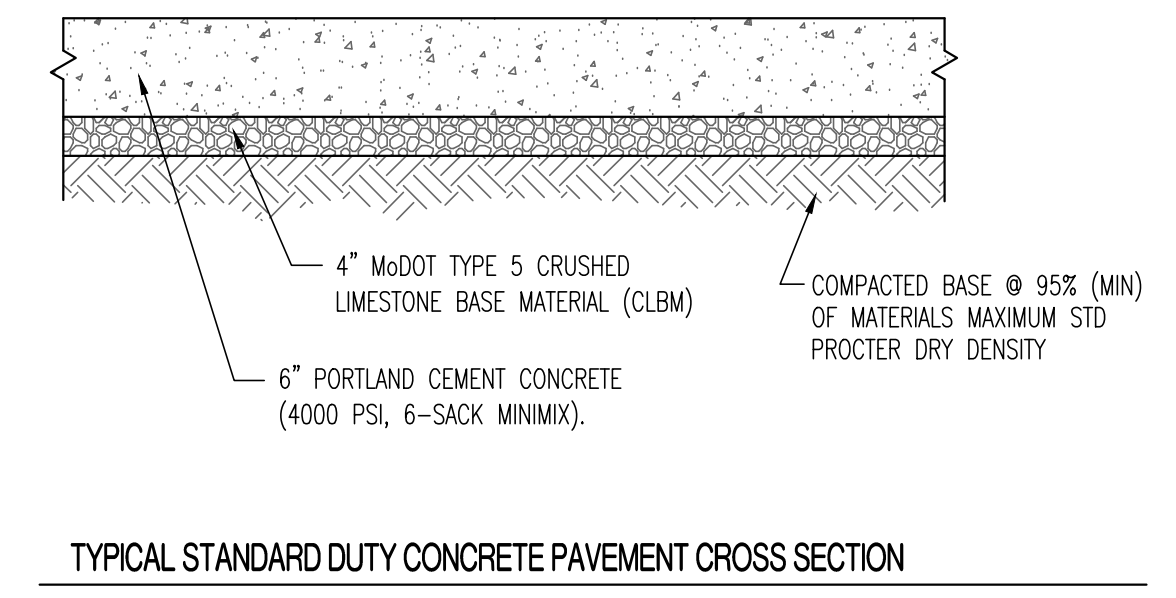


- JOINT DETAILS (P.C. Concrete Pavement) (200.01A)**
- NOTE:
- TRANSVERSE TYPE C JOINTS SHALL BE SAWS AS SOON AS CONCRETE CAN WITHSTAND TRAVELING, JOINTS SHALL BE CLEANED AND FILLED WITH BITUMINOUS COMPOUND IMMEDIATELY FOLLOWING SAWING.
  - INSTALL TYPE A EXPANSION JOINTS AT INTERSECTIONS, AND AT STRUCTURES.
  - INSTALL TYPE A EXPANSION JOINTS AT PC & PT OF CURVES. WITH DEFLECTION ANGLE OF GREATER THAN 30'.
  - INSTALL TYPE A EXPANSION JOINT AT BULB OF CUL-DE-SAC.
  - INSTALL TYPE A EXPANSION JOINT AT 500' SPACING MAXIMUM.
  - USE TYPE D JOINT AT END OF DAYS WORK.

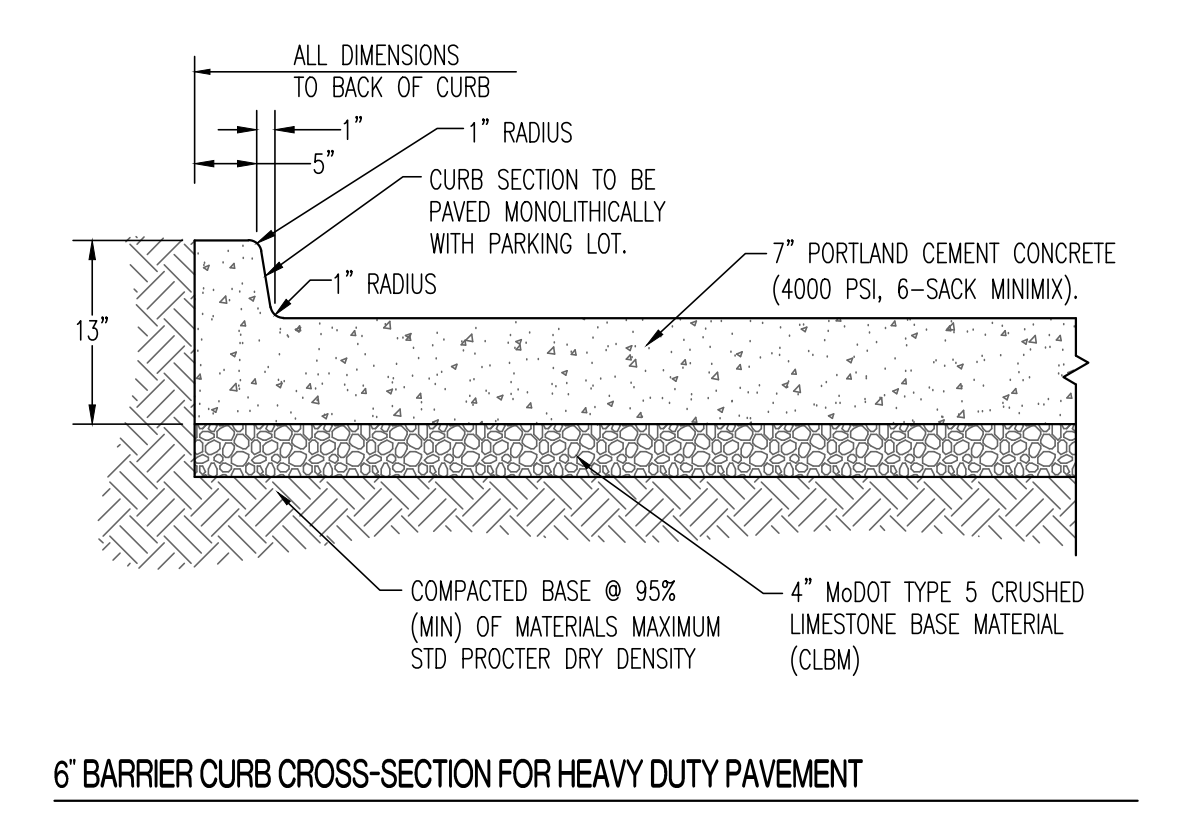
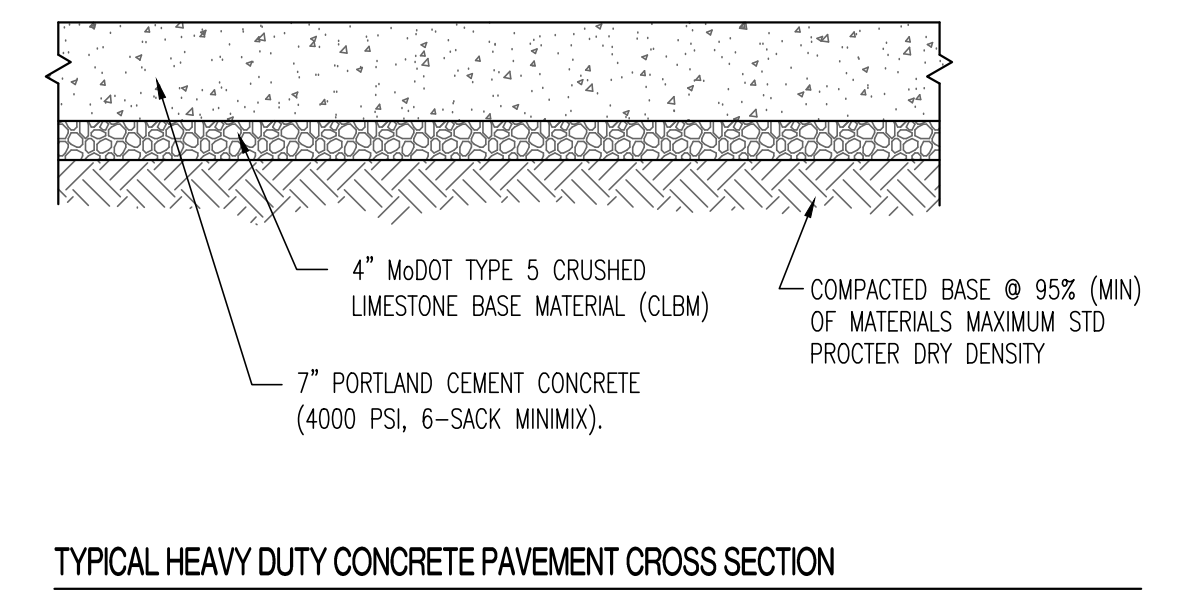


**TYPICAL ASPHALTIC PAVEMENT CROSS-SECTION (ALTERNATE)**

SUBGRADE NOTE:  
 CONTRACTOR SHALL INSTALL STABILIZED SUBGRADE FOR ASPHALT PAVEMENT. CONTRACTOR SHALL USE ONE OF THE FOLLOWING SUBGRADE STABILIZATION MATERIALS LISTED BELOW:  
 1. 6" OF CHEMICAL SUBGRADE WITH EITHER FLY ASH, PORTLAND CEMENT, HYDRATED LIME OR LIME KILN DUST (LKD).  
 2. BIAXIAL GEOTRID, TRIANGULAR GEOTRID, OR WOVEN GEOTEXTILES AS LISTED IN THE CURRENT LEE'S SUMMIT PUBLIC WORKS APPROVED PRODUCTS LIST. GEOTRID SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



**STANDARD DUTY CONCRETE PAVEMENT**



**HEAVY DUTY CONCRETE PAVEMENT**

**REVISIONS:**

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

**STATE OF MISSOURI**  
 PROFESSIONAL ENGINEER  
 TIMOTHY D. CROCKETT  
 NUMBER: PE000000775  
 LICENSE: 2004000775

PREPARED BY: **CROCKETT ENGINEERING CONSULTANTS, LLC**  
 2615 RADFORD BLVD., SUITE 2207  
 COLUMBIA, MO 65203

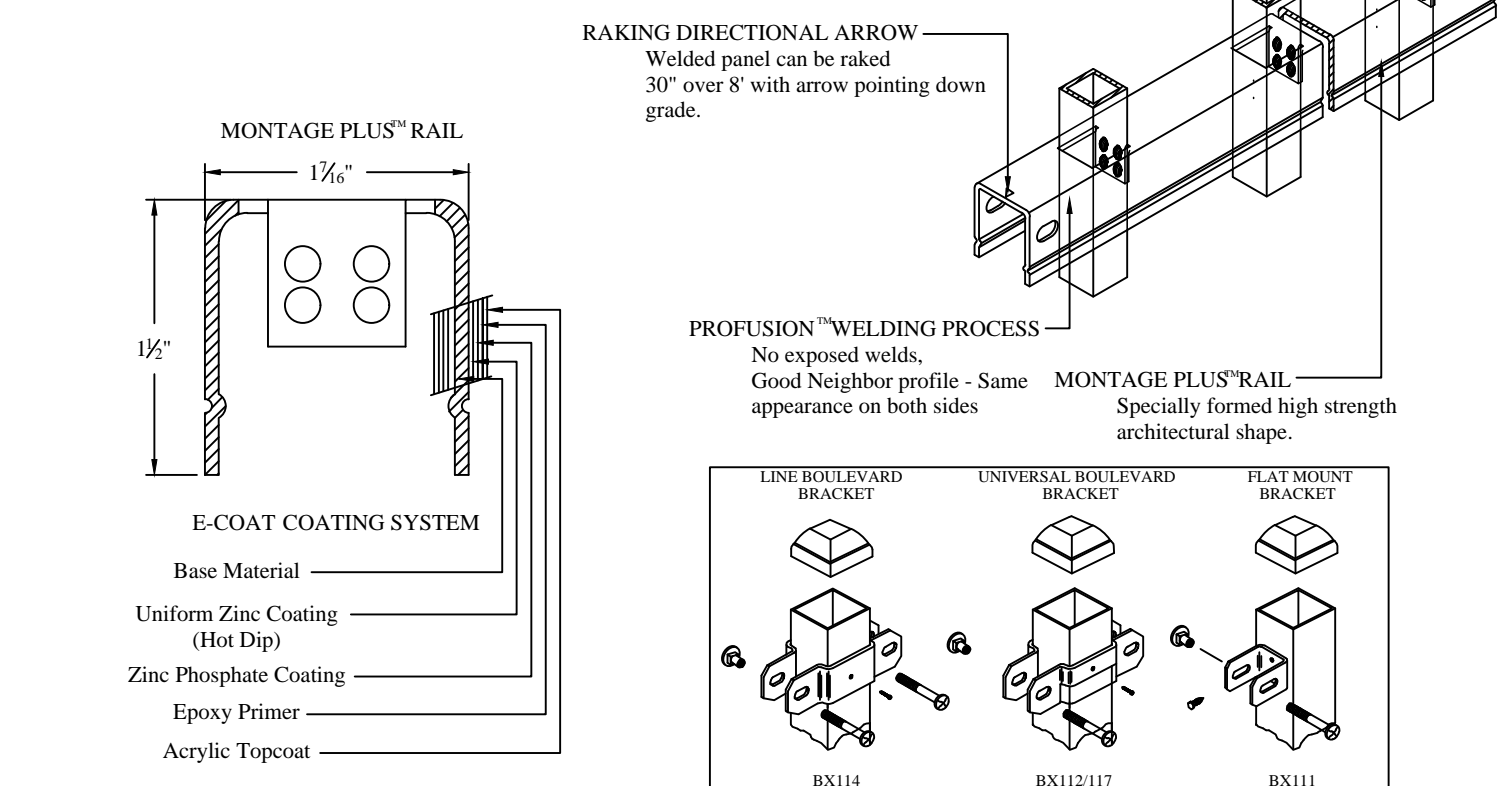
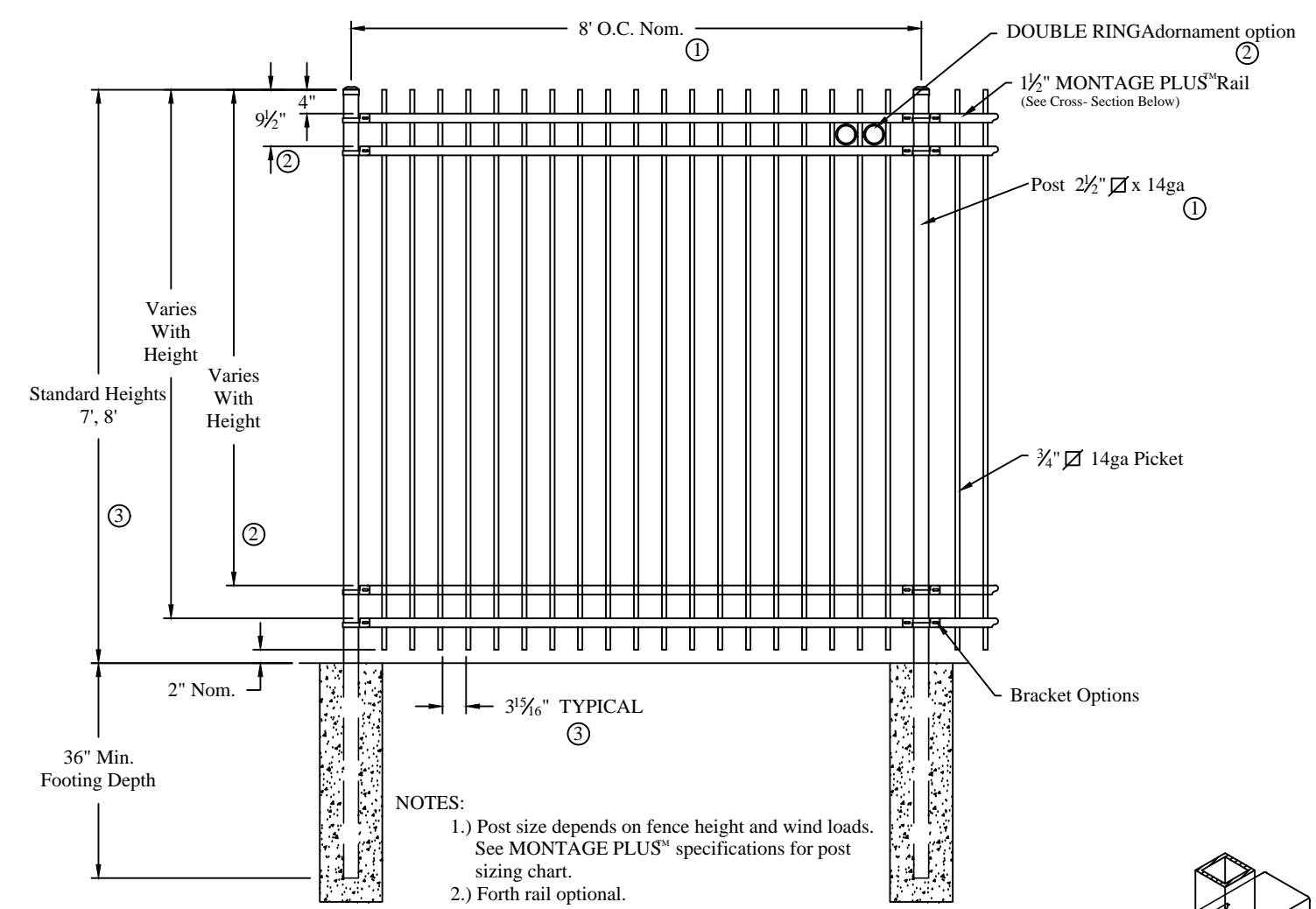
OWNER: **NEW TRG-INC, LLC**  
 2615 RADFORD BLVD., SUITE 2207  
 COLUMBIA, MO 65203

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

DRAWING INCLUDES:  
 SITE CONSTRUCTION DETAILS

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



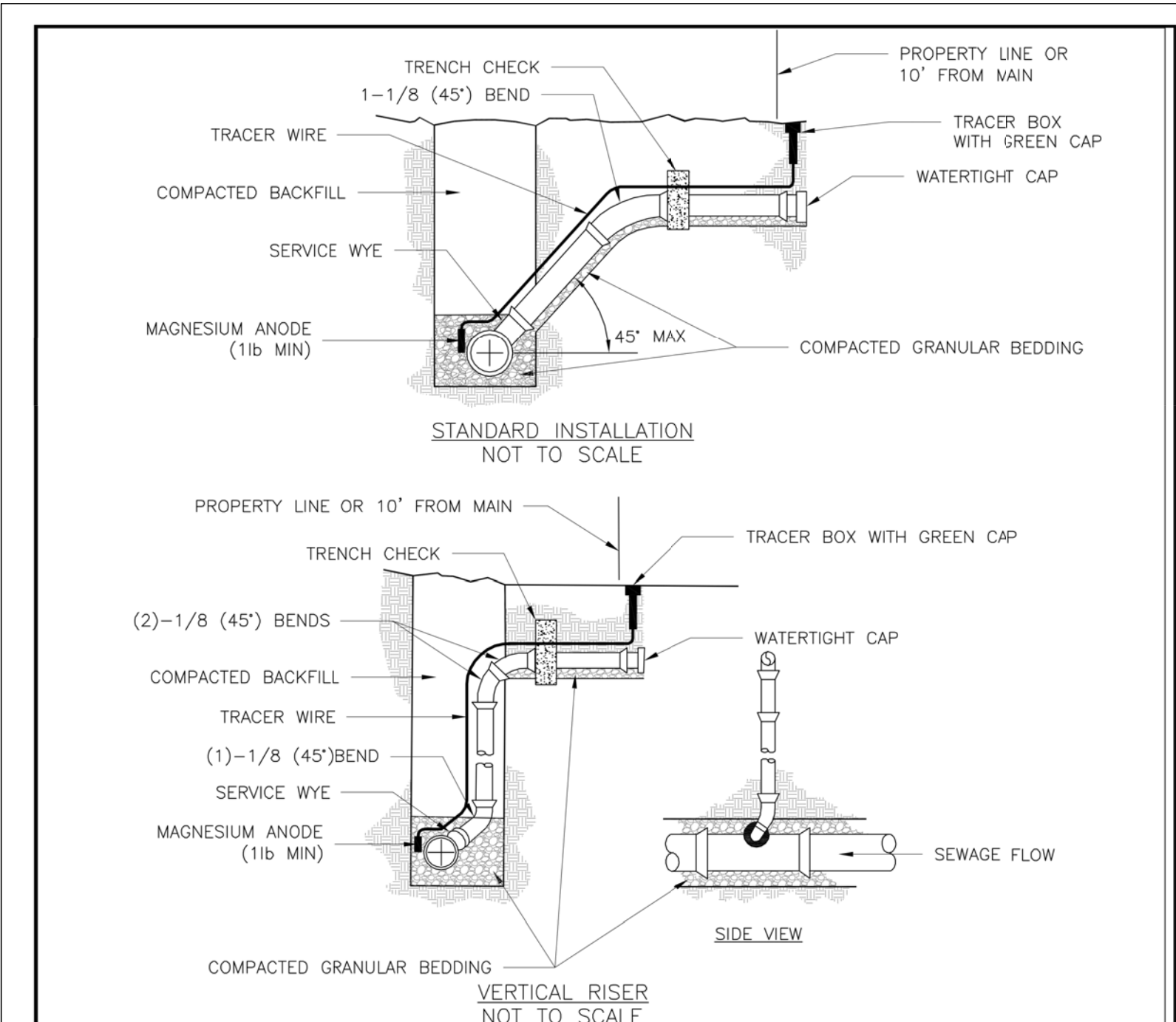


**COMMERCIAL STRENGTH WELDED STEEL PANEL**  
**PRE-ASSEMBLED**

**MONTAGE COMMERCIAL GENESIS 3/4-RAIL**

DR: NJB SH: 1 of 1 SCALE: DO NOT SCALE  
 CK: BS Date: 9/21/11 REV: d

**AMERISTAR**  
 1555 N. Mingo  
 Tulsa, OK 74116  
 1-888-333-3422  
 www.ameristarfence.com



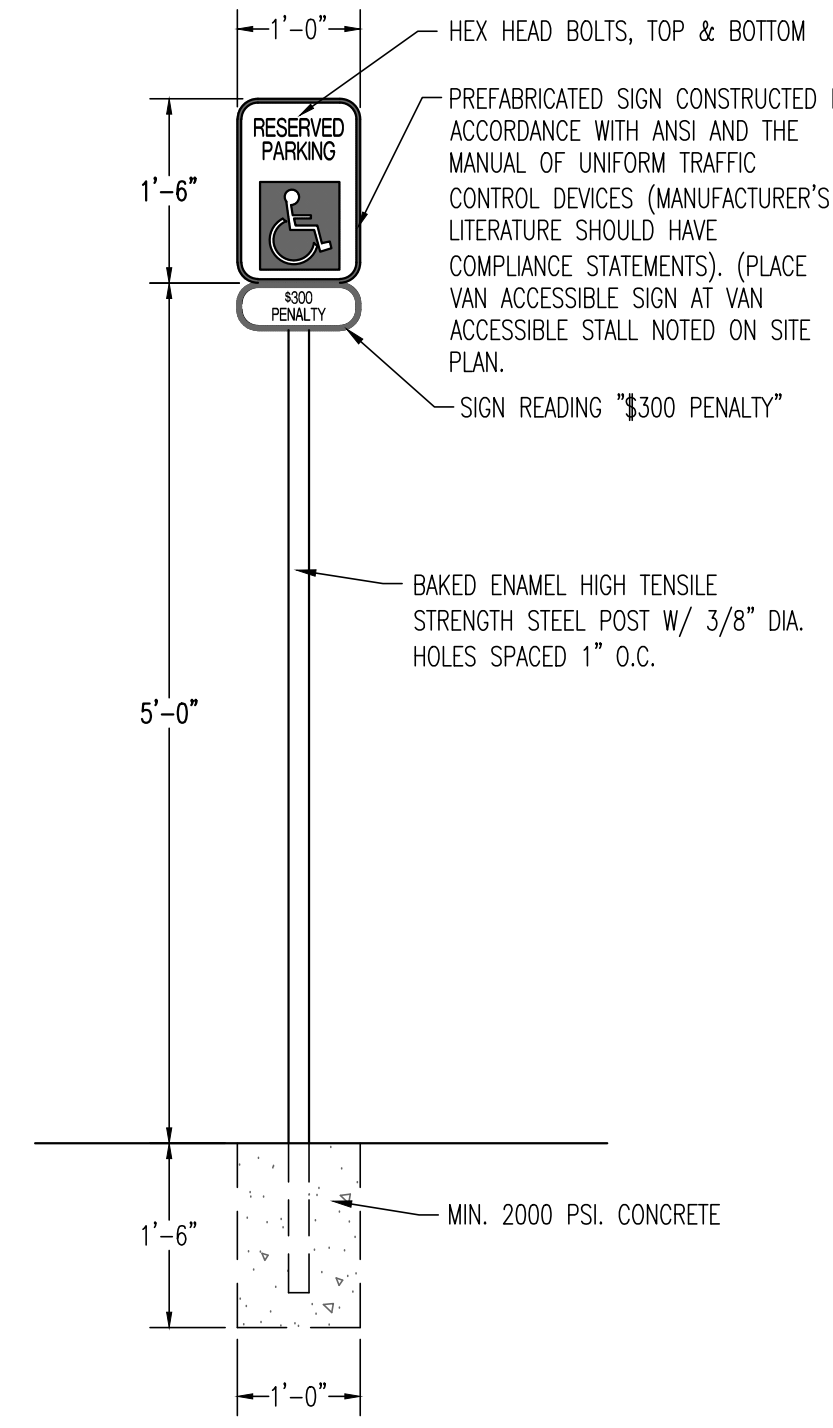
- NOTES:**
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
  2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
  3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
  4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
  5. SEE SPECIFICATION SECTION 2 00 FOR SEWER MAIN BEDDING AND BACKFILL.
  6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
  7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
  8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
  9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

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

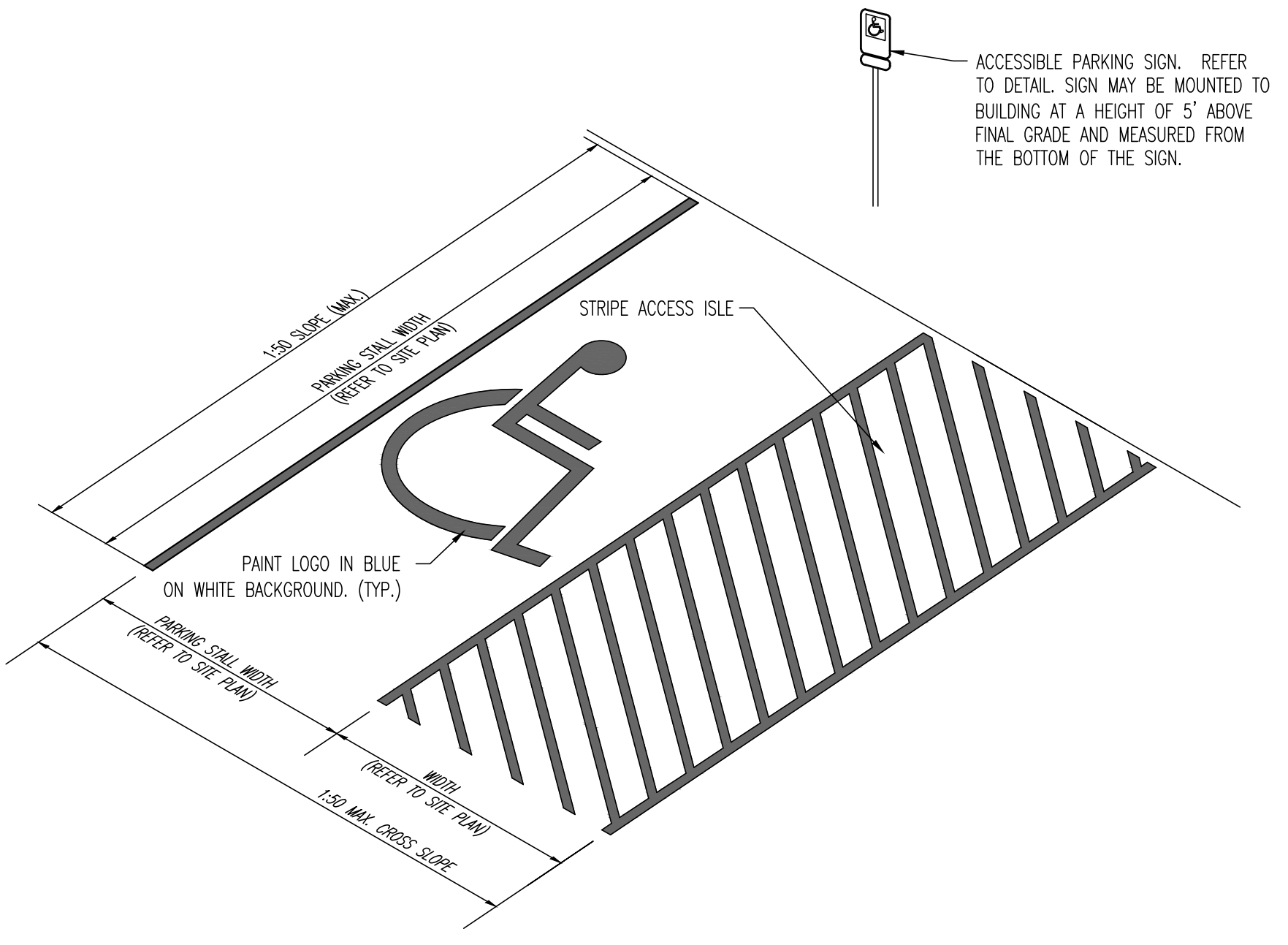
Date: 04/12  
 Drawn By: MIF  
 Checked By: DL

**BUILDING SEWER STUB AND RISER**

**SAN-1**



**ACCESSIBLE PARKING SIGN**



**ACCESSIBLE PARKING STALL AREA DETAIL**

**REVISIONS:**

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

TIMOTHY D. CROCKETT  
 MISSOURI LICENSE - 2004000775

PREPARED BY:  
**CROCKETT**  
 ENGINEERING CONSULTANTS, LLC  
 1200 W. WILSON BLVD., SUITE 207  
 COLUMBIA, MISSOURI 65205  
 (314) 447-0792  
 www.crockettengineering.com  
 Crockett Engineering Consultants, LLC  
 Missouri License # 000000010

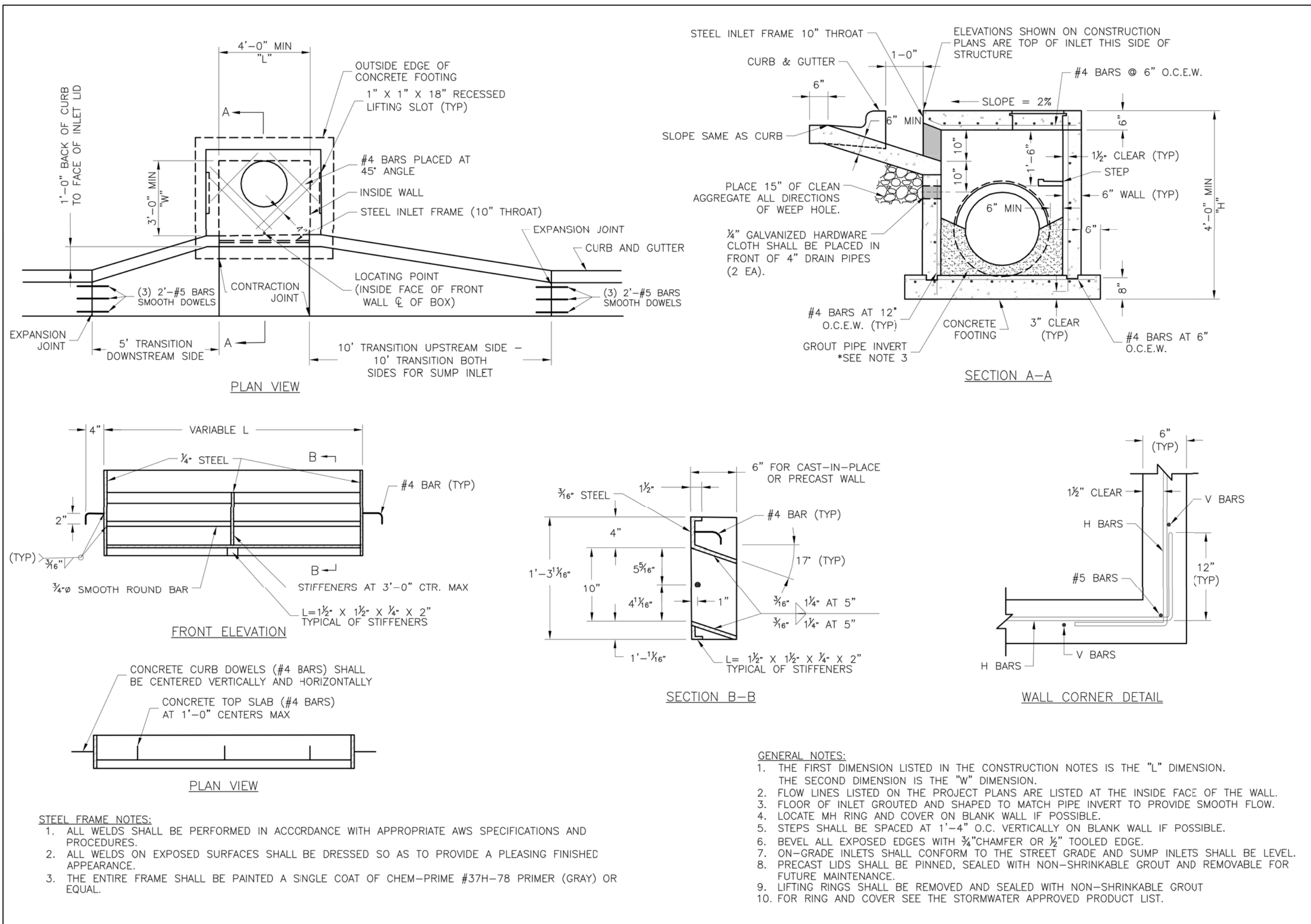
OWNER:  
 NEW TRG-KC, LLC  
 2615 STADIUM BLVD., SUITE 207  
 COLUMBIA, MO 65203

**STORAGE MART 156**

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

DRAWING INCLUDES:  
 ACCESSIBLE PARKING,  
 SANITARY SEWER &  
 SECURITY FENCE DETAILS

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

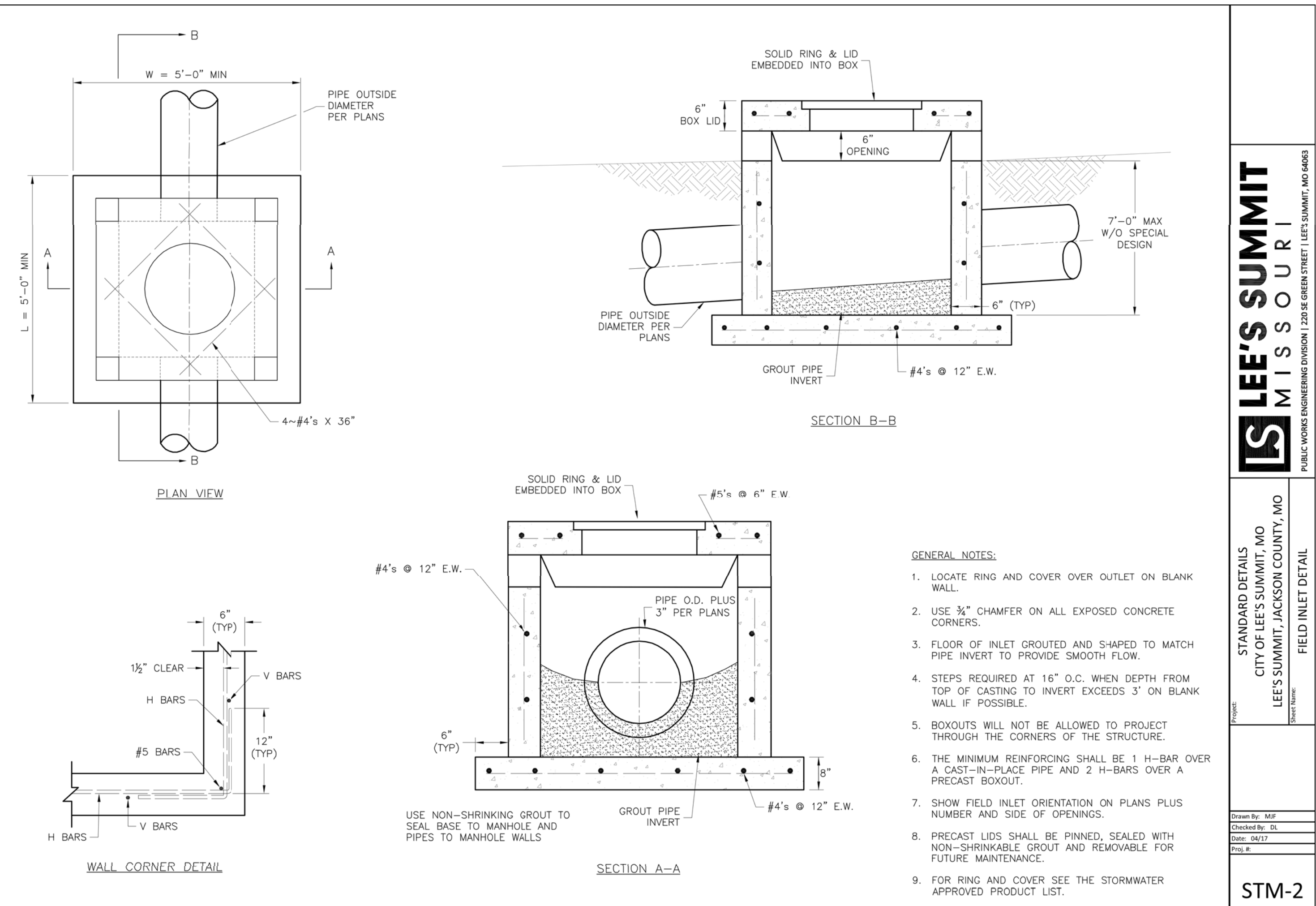


**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 2205 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Drawn By: MFP  
 Checked By: DL  
 Date: 04/17  
 Proj. #

STM-1

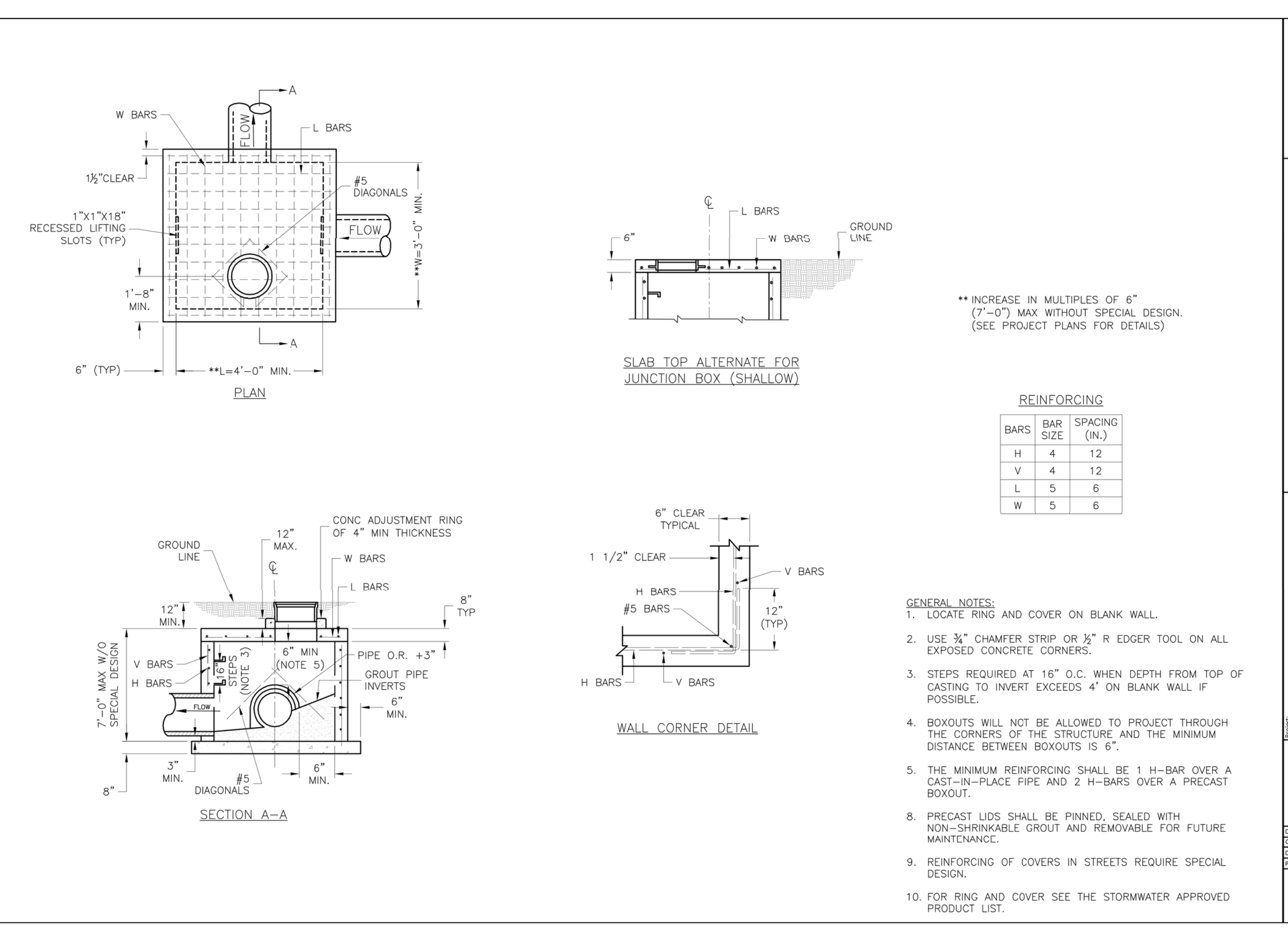


**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 2205 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Drawn By: MFP  
 Checked By: DL  
 Date: 04/17  
 Proj. #

STM-2

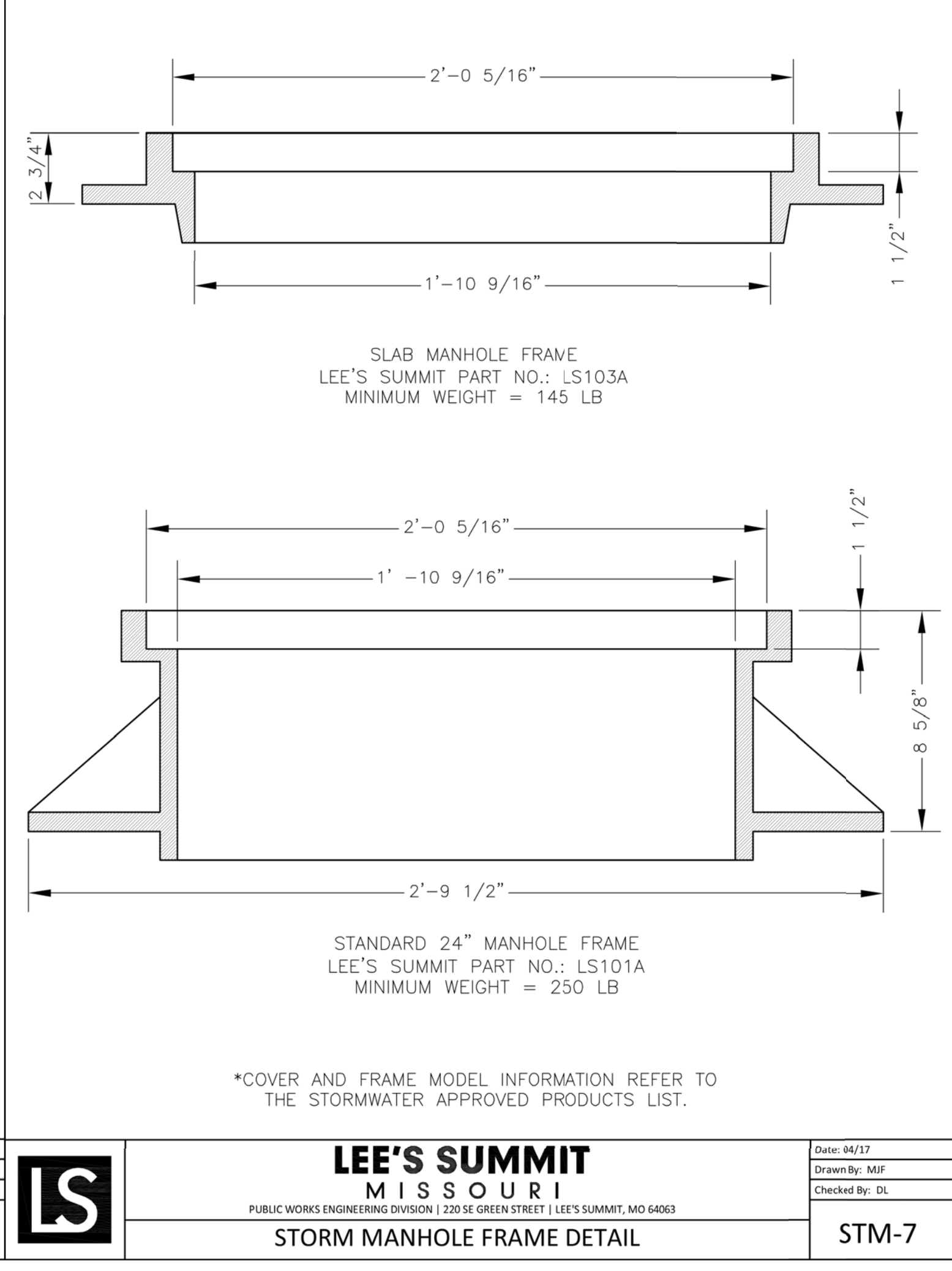
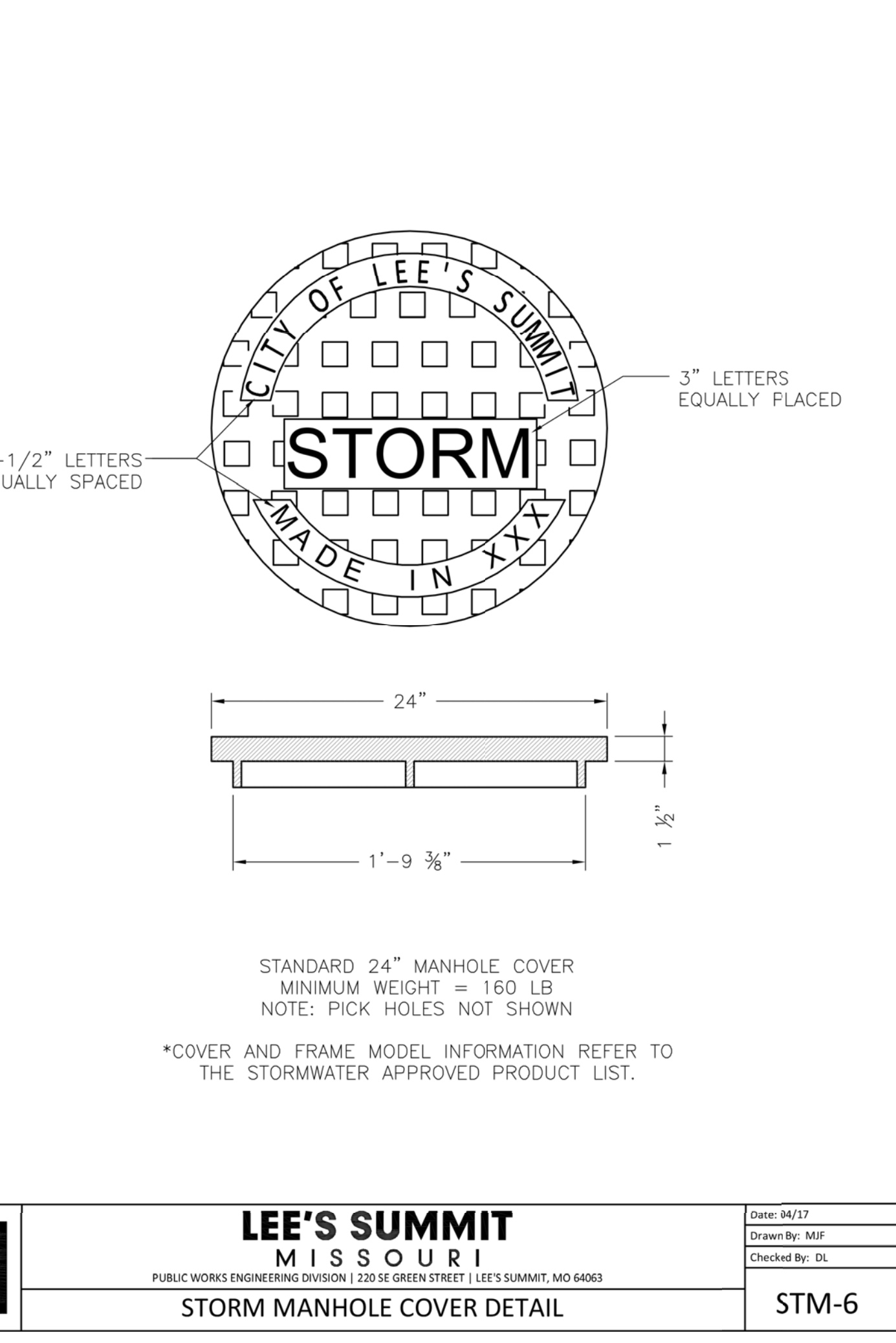


**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 2205 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Drawn By: MFP  
 Checked By: DL  
 Date: 04/17  
 Proj. #

STM-3



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 2205 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Drawn By: MFP  
 Checked By: DL  
 Date: 04/17  
 Proj. #

STM-7

REVISIONS:

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

**TIMOTHY D. CROCKETT**  
 PROFESSIONAL ENGINEER  
 NUMBER: 2004000775  
 LICENSE: 2004000775

PREPARED BY:  
**CROCKETT**  
 ENGINEERING CONSULTANTS, LLC  
 226 S. MAIN ST., SUITE 207  
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 www.crockettingeering.com  
 (314) 447-0792  
 Missouri Professional Engineer License # 2004000775

OWNER:  
 NEW TRG-KC, LLC  
 2615 STADIUM BLVD., SUITE #207  
 COLUMBIA, MO 65203

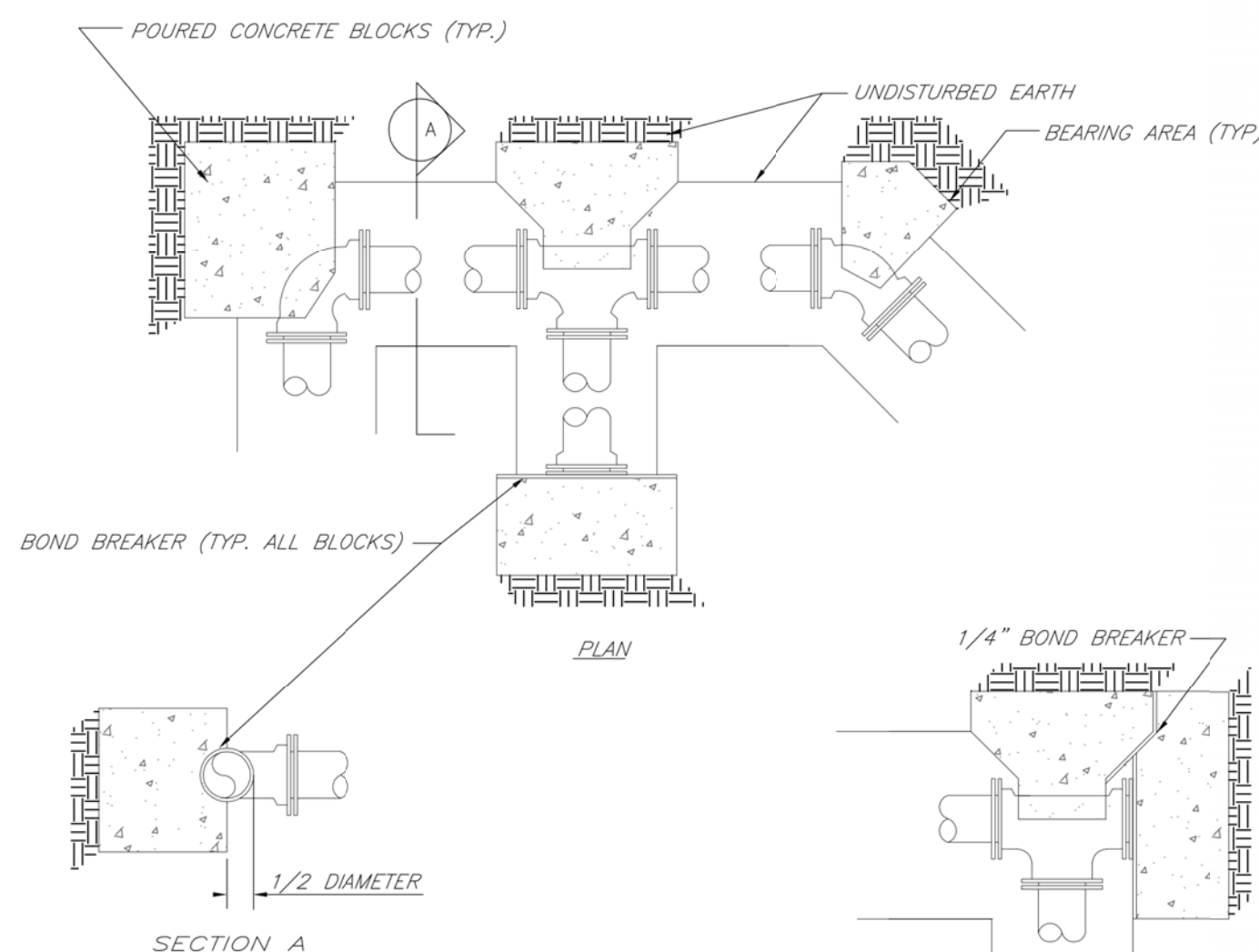
**STORAGE MART 156**  
 3920 S. STATE ROUTE 291  
 SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
 STORM SEWER DETAILS

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

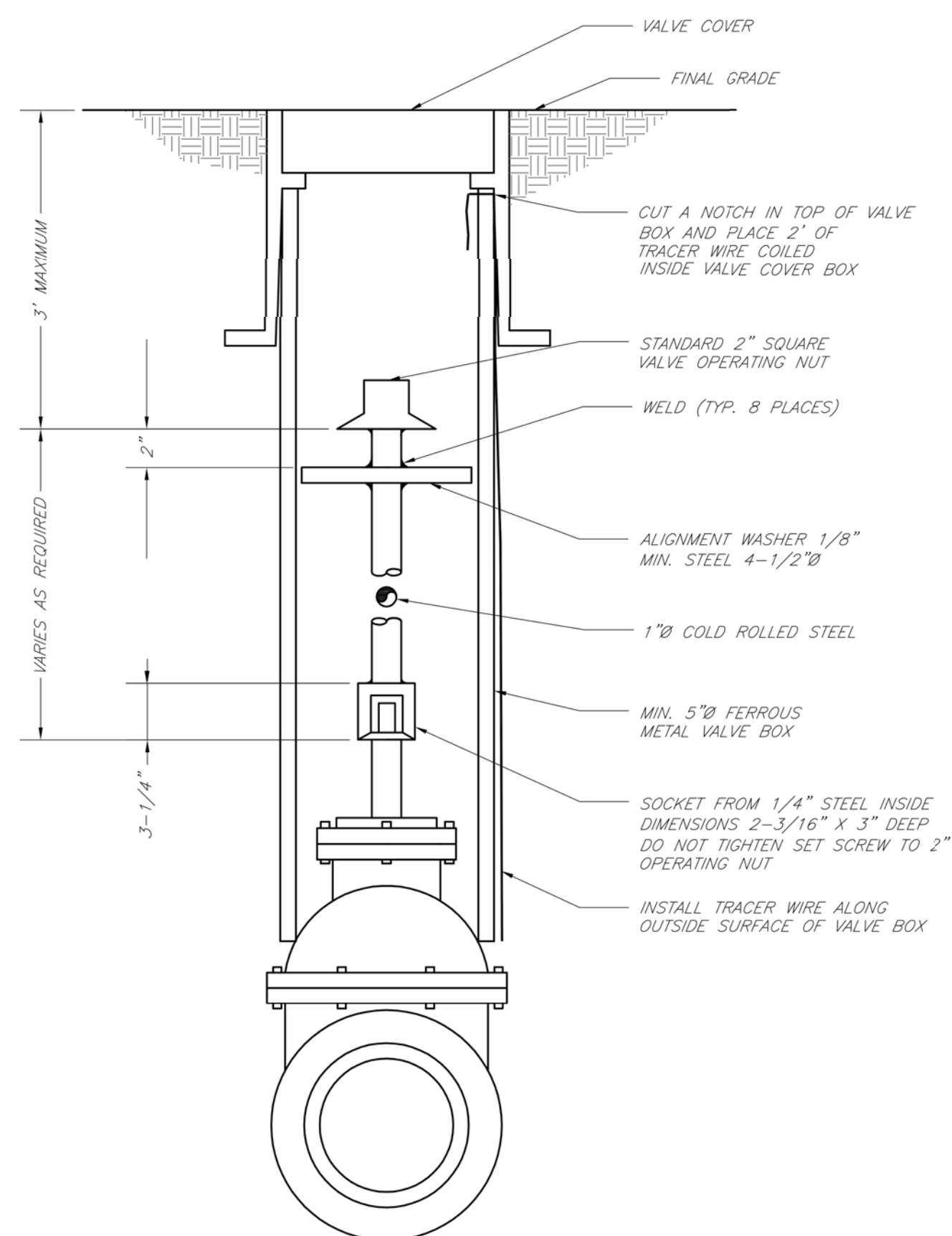
REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.5	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	60.1	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

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



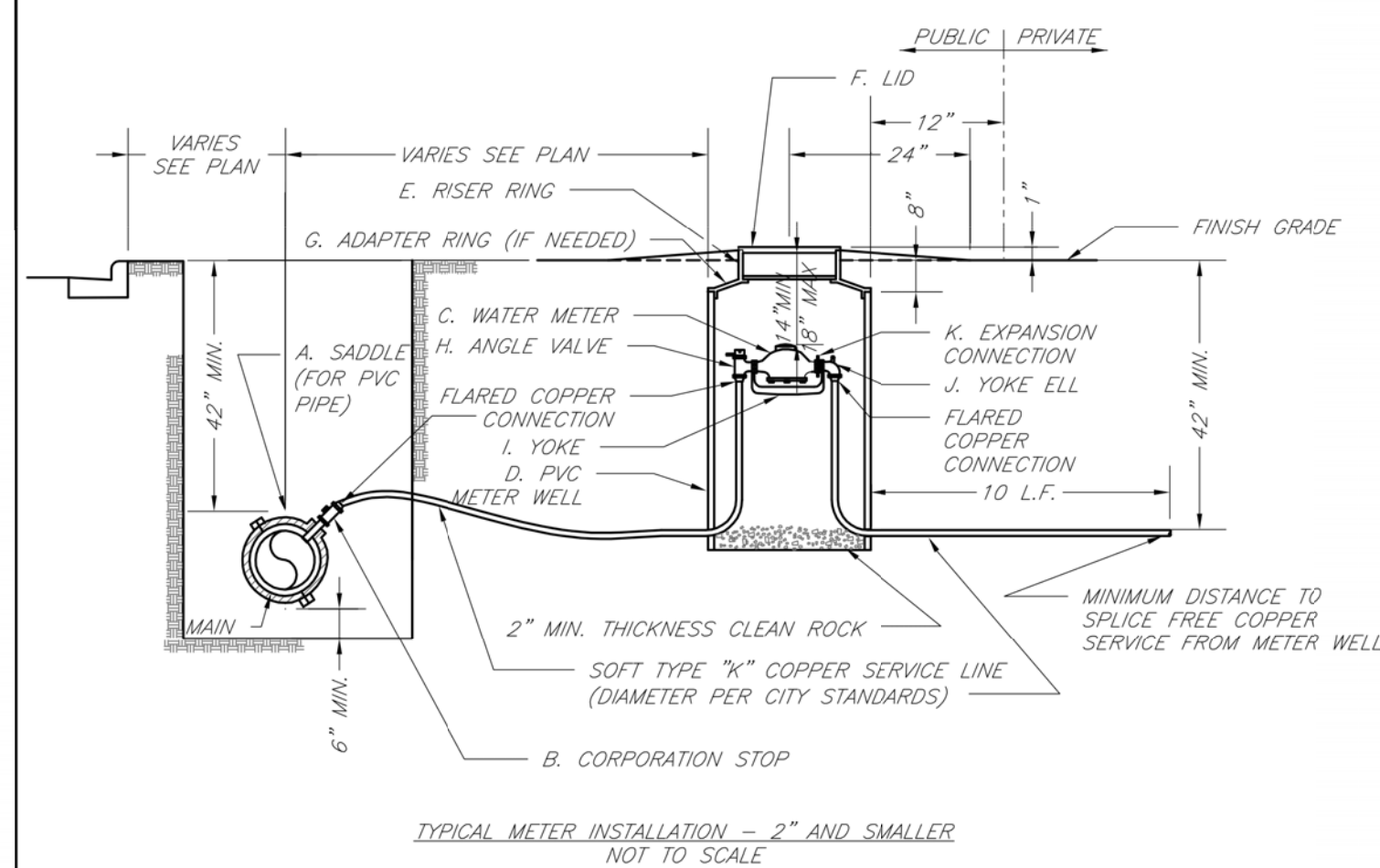
**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64663  
**HORIZONTAL THRUST BLOCKS**

Date: 02/13  
 Drawn By: JN  
 Checked By: DL  
 FILE: WAT-11  
 Rev: 1/14  
 Rev:



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64663  
**VALVE STEM EXTENSION AND VALVE BOX**

Date: 02/13  
 Drawn By: JN  
 Checked By: DL  
 FILE: WAT-9  
 Rev: 1/14  
 Rev:



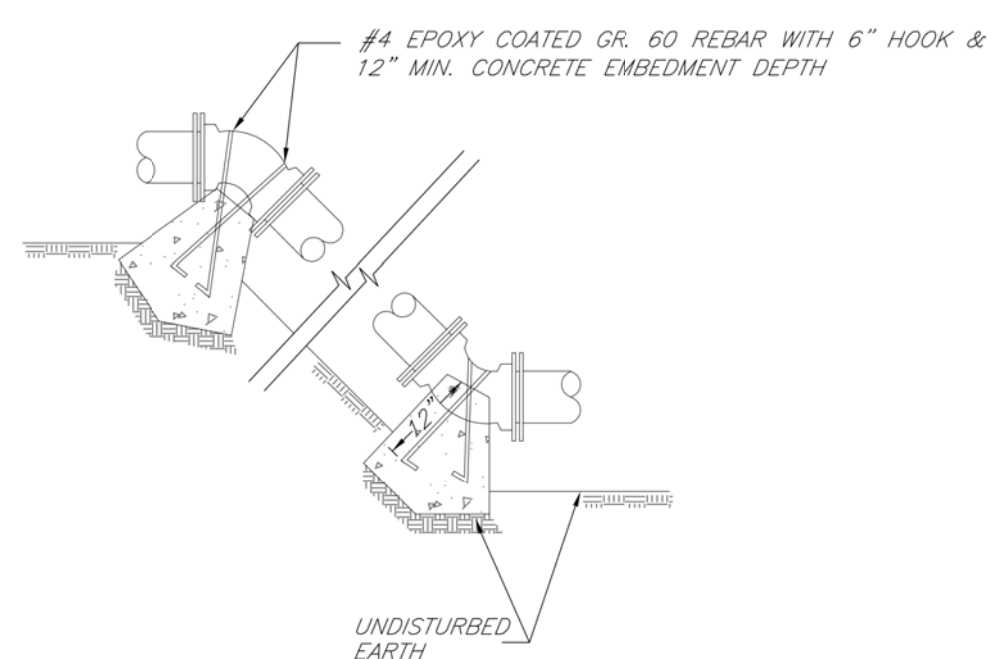
- NOTES:  
 1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.  
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.  
 3. CITY TO FURNISH ITEMS A-K.  
 4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.  
 5. 42\"/>

**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64663  
**SERVICE CONNECTION/METER WELL**

Date: 02/13  
 Drawn By: JN  
 Checked By: DL  
 FILE: WAT-11  
 Rev: 1/14  
 Rev:

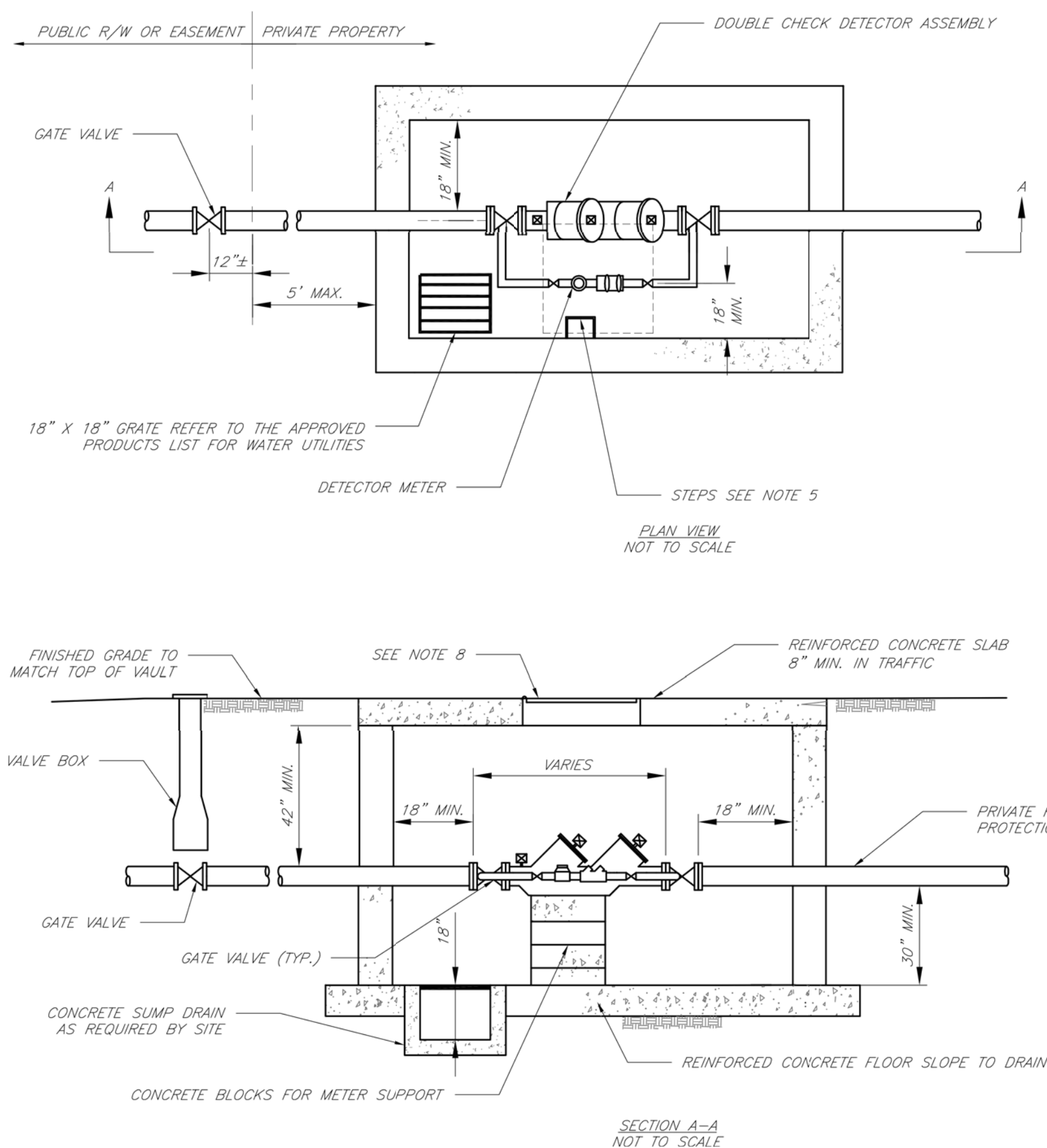
REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)					
NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	282.0	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4

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



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64663  
**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\"/>

**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64663  
**DOUBLE CHECK DETECTOR ASSEMBLY**

Date: 02/13  
 Drawn By: JN  
 Checked By: DL  
 FILE: WAT-12  
 Rev: 1/14  
 Rev:

**CITY OF LEE'S SUMMIT, MO**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION  
 230 SE GREEN STREET  
 LEE'S SUMMIT, MO 64663

STANDARD DRAWINGS  
 VAULT FOR DOUBLE CHECK DETECTOR CHECK

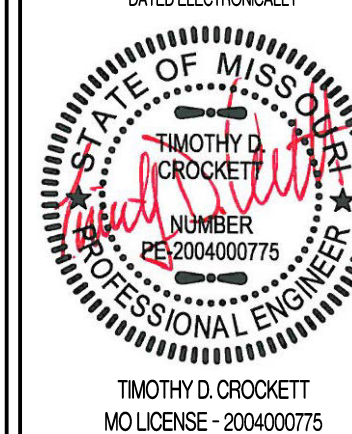
Drawn By: JN  
 Checked By: DL  
 Date: 1/14  
 Rev: 1/14  
 or  
 WAT-12

REVISIONS:

NO. DATE

ORIGINAL 05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



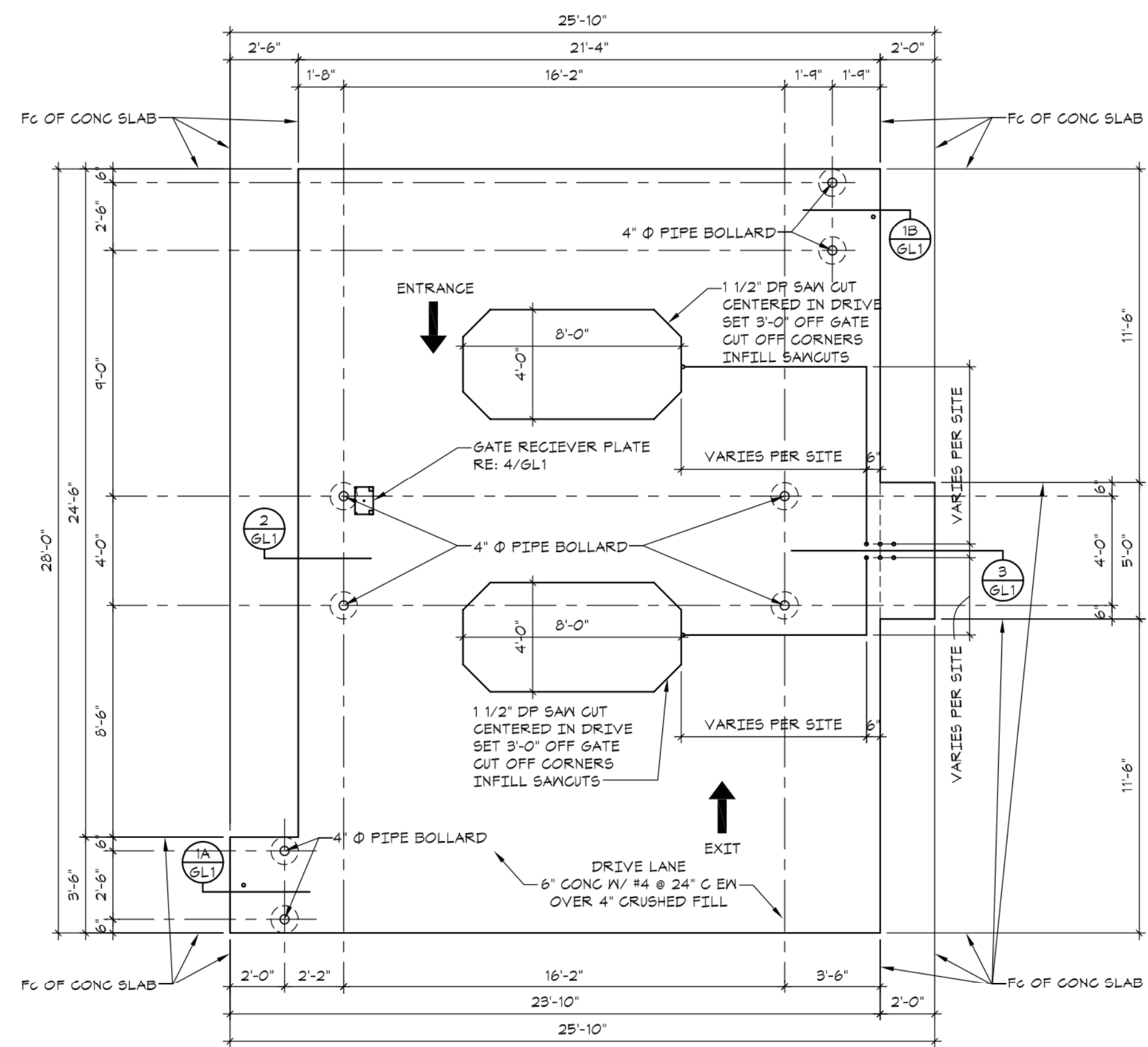
PREPARED BY:  
**CROCKETT**  
 ENGINEERING CONSULTANTS, LLC  
 2615 STADIUM BLVD., SUITE #207  
 COLUMBIA, MISSOURI 65203  
 www.crockettengineering.com  
 Missouri License 2004000775

OWNER:  
 NEW TRG-KC, LLC  
 2615 STADIUM BLVD., SUITE #207  
 COLUMBIA, MO 65203

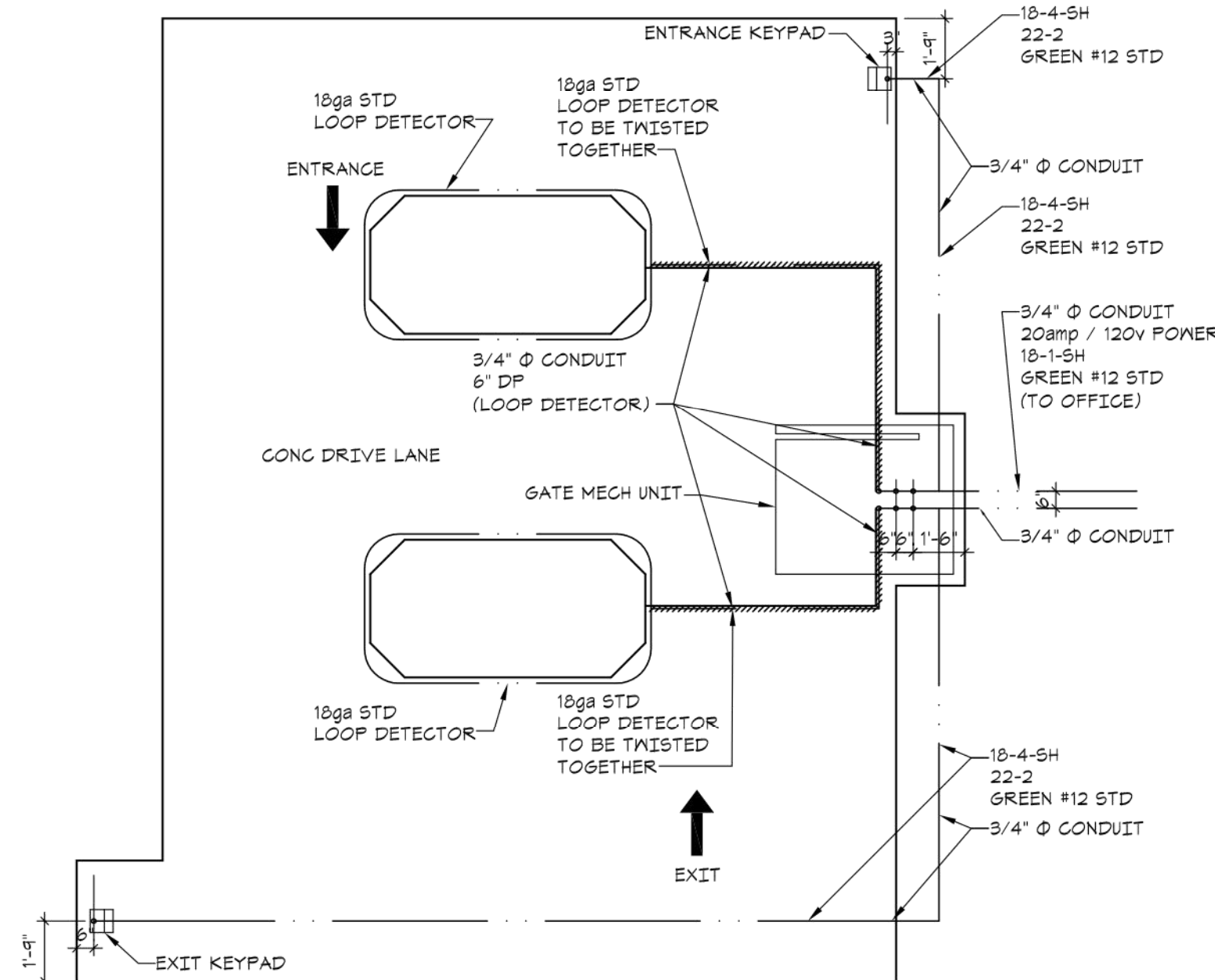
**STORAGE MART 156**  
 3920 S. STATE ROUTE 291  
 SECTION 3, TOWNSHIP 47 NORTH, RANGE 31 WEST  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
 WATER DETAILS

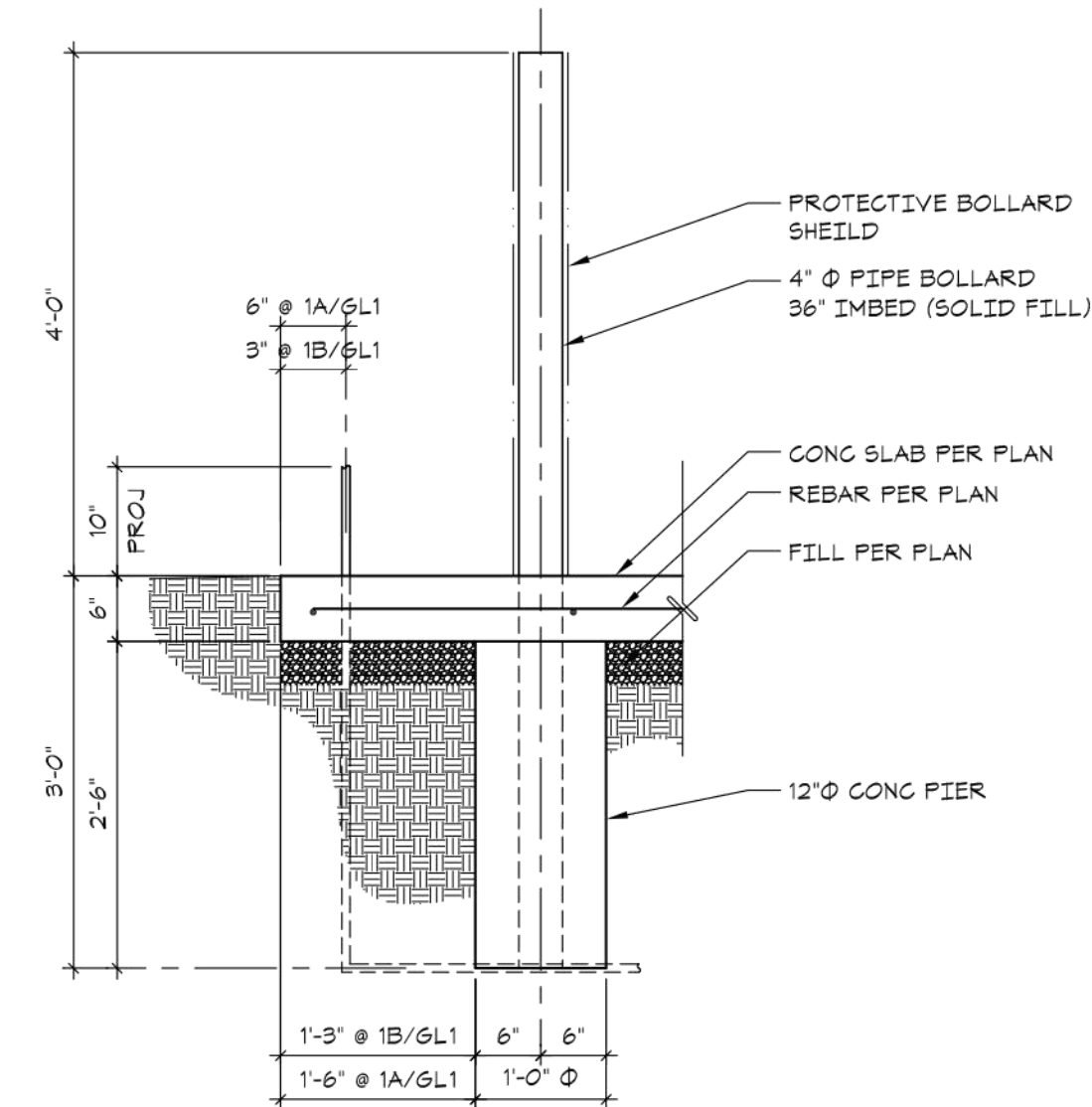
DESIGNED: TDC  
 DRAWN: JEE  
 PROJECT NO.: 170504  
 SHEET: CE 10



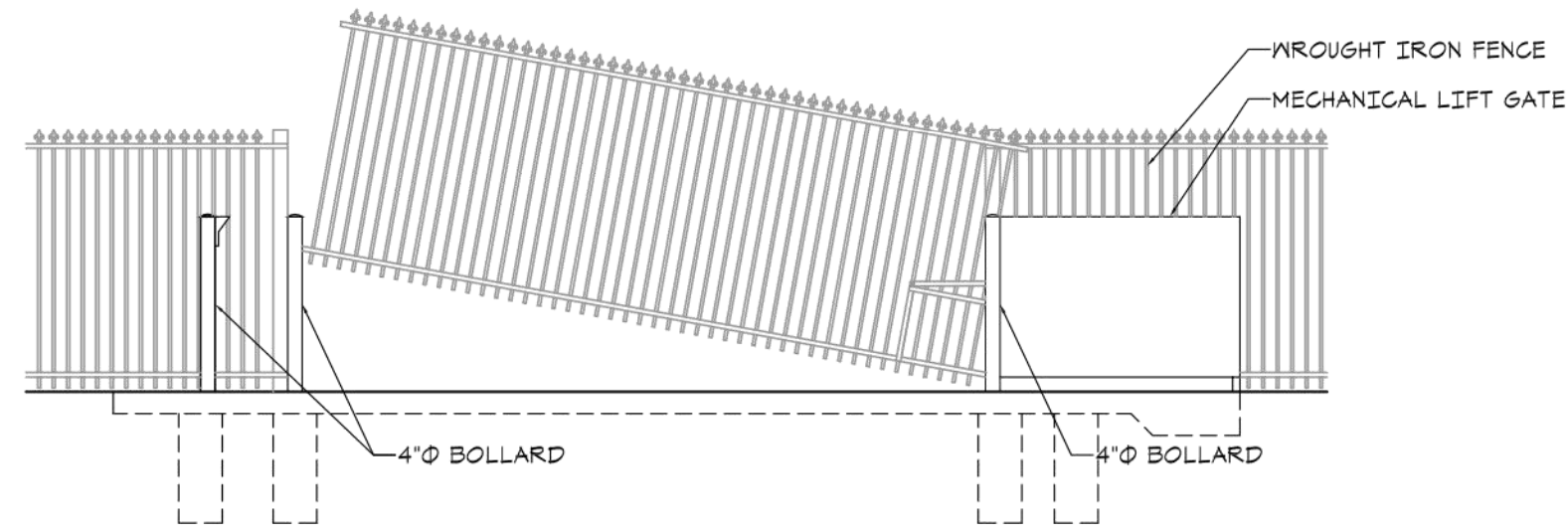
**GATE LAYOUT PLAN**  
SCALE: 1/4" = 1'-0"



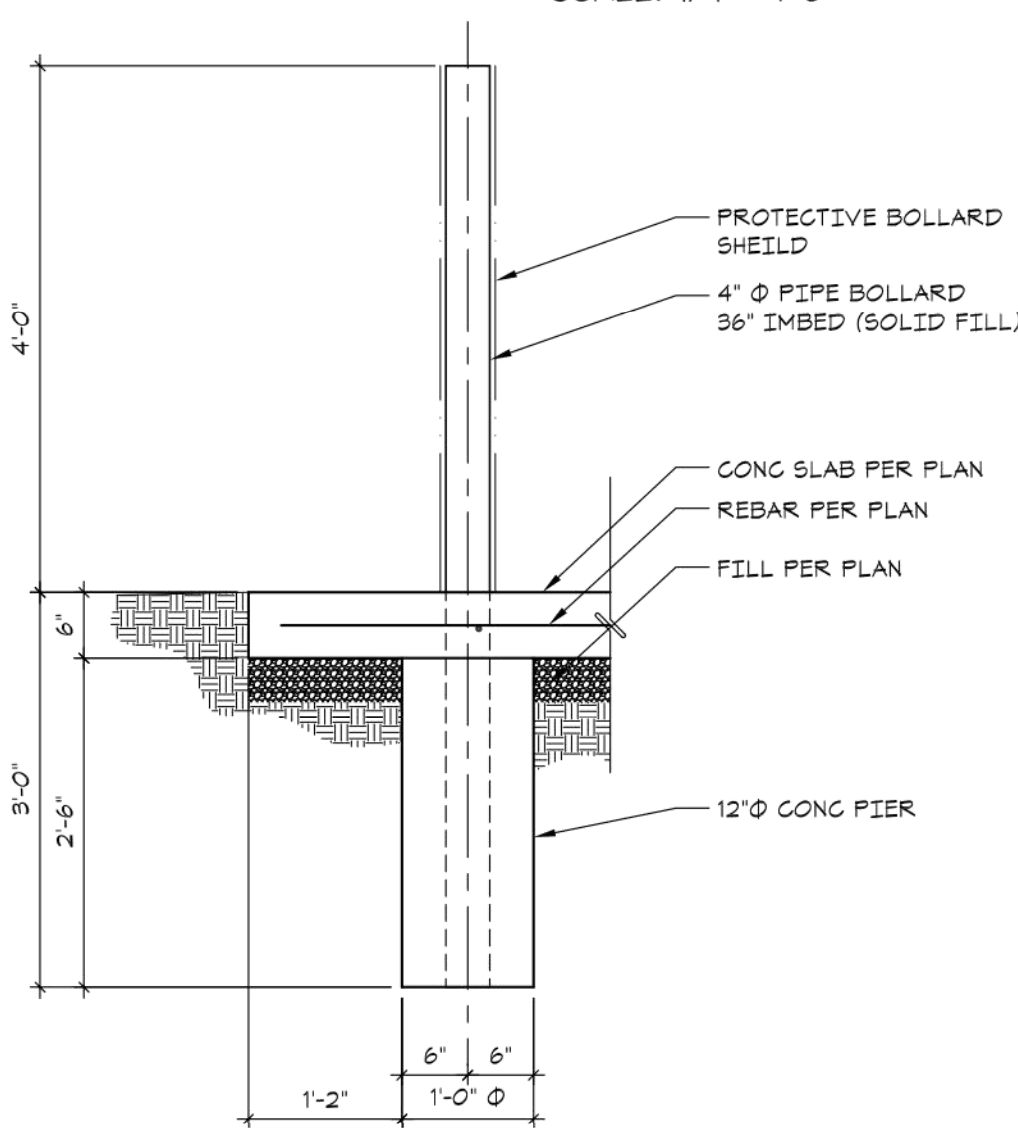
**GATE ELECTRICAL LAYOUT PLAN**  
SCALE: 1/4" = 1'-0"



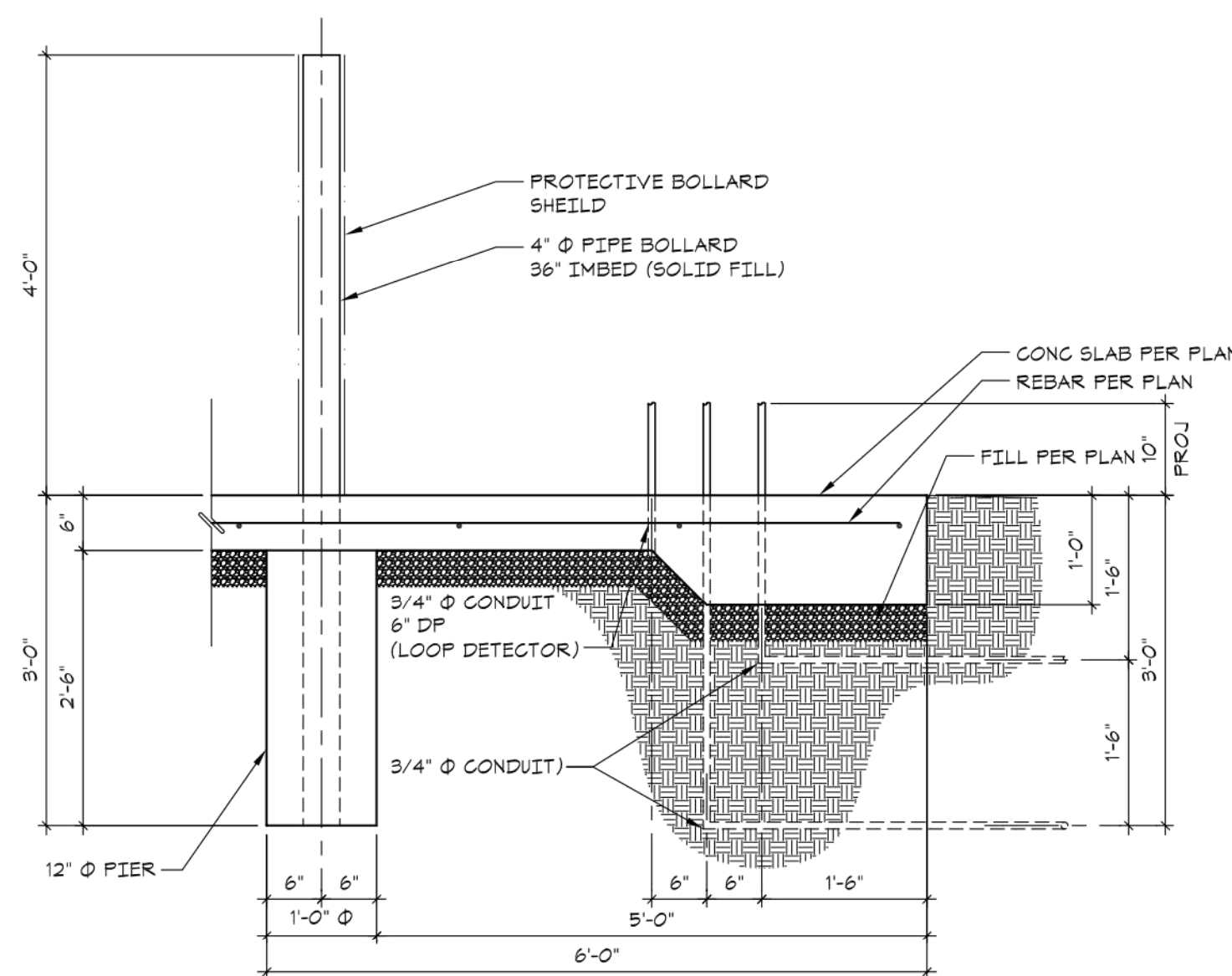
**DETAIL 1A 1B**  
SCALE: 3/4" = 1'-0" GL1 GL1



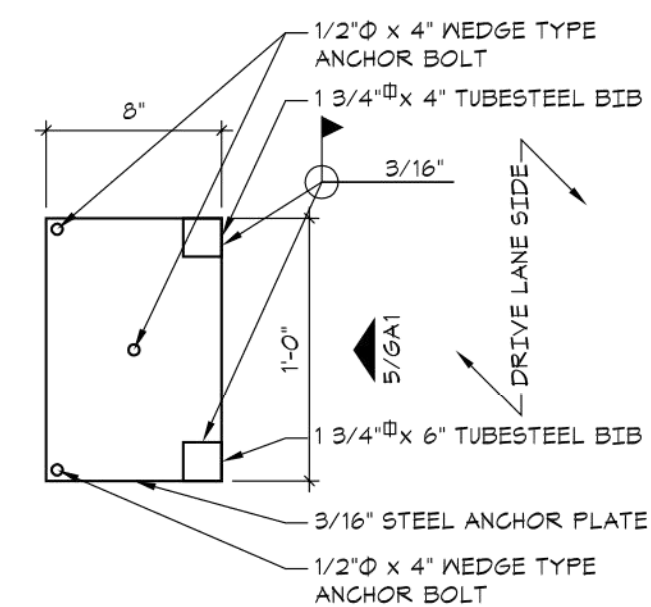
**GATE ELEVATION**  
SCALE: 1/4" = 1'-0"



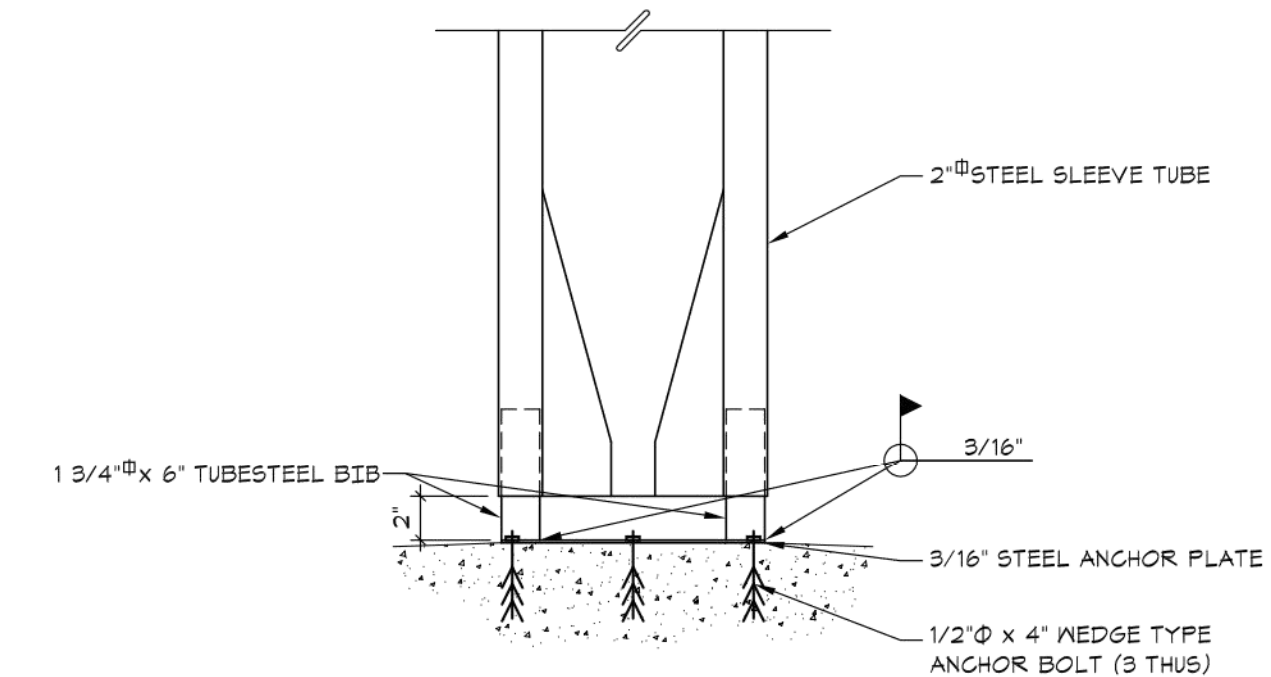
**DETAIL 2**  
SCALE: 3/4" = 1'-0" GL1



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



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

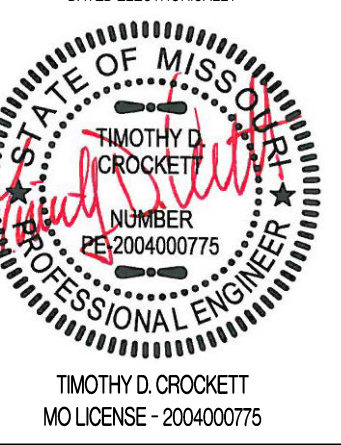


**DETAIL 5**  
SCALE: 1 1/2" = 1'-0" GL1

REVISIONS:

NO.	DATE
ORIGINAL	05/17/2019

THIS SHEET HAS BEEN SIGNED, SEALED AND DATE ELECTRONICALLY



PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
3920 S. STATE ROUTE 291  
COLUMBIA, MISSOURI 65203  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri License 2004000775

OWNER:  
NEW TRG-KC, 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:

SECURITY GATE DETAILS

DESIGNED: TDC

DRAWN: JEE

PROJECT NO: 170604

SHEET:

CE 11