

5 SW Industrial Special Use Permit

Part of Section 17, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION
LOT 1, JEFFERSON STREET MINI STORAGE

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0419 GEFFECTIVE DATE: JANUARY 20, 2017.

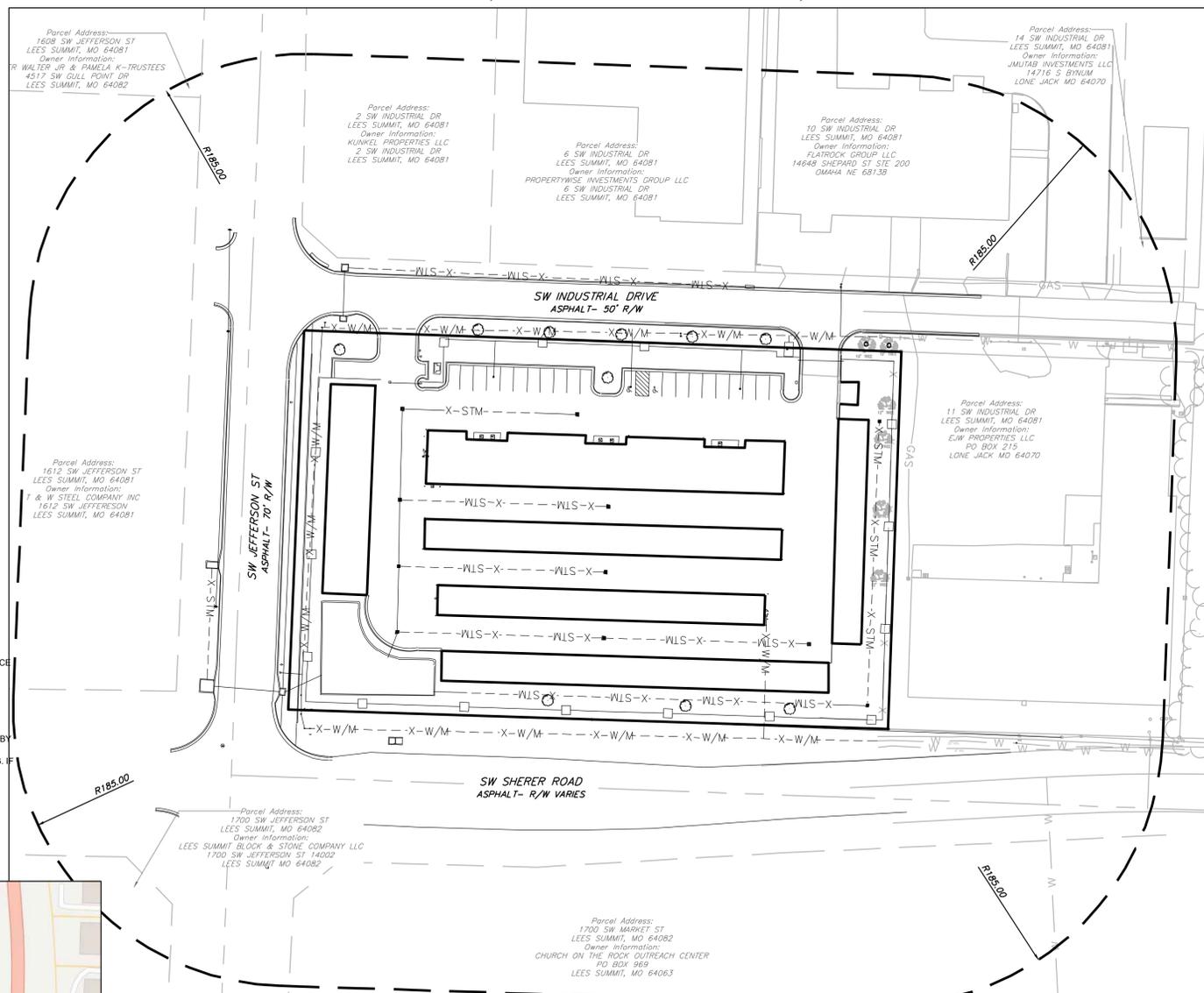
UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY - 296-1196
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

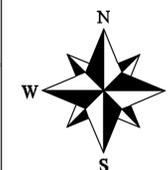


INDEX OF SHEETS:
C.001 ~ COVER SHEET
C.010 ~ SITE SURVEY
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN

Site Impervious Area

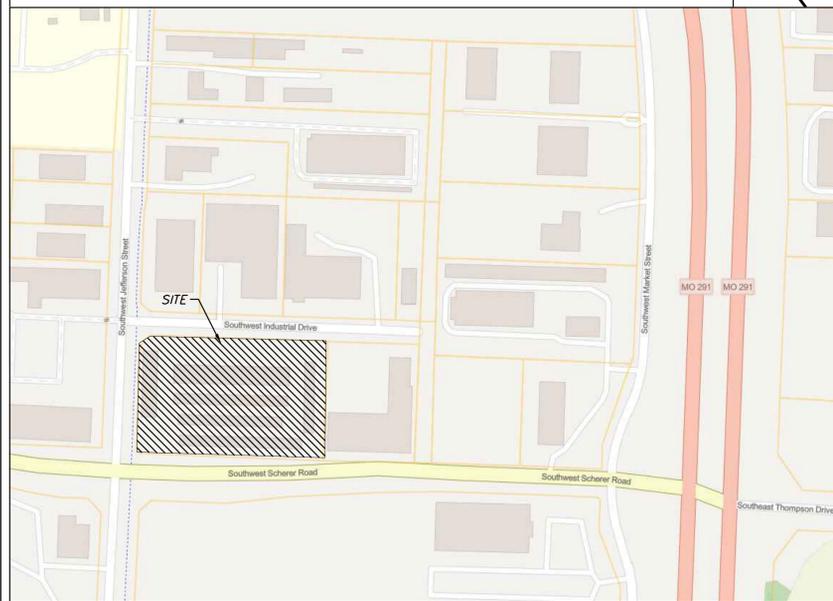
Total Area	2.3 acres (102,122.31 sq. ft.)
Commercial Office Site	
Site Area	2.3 Acres
Buildings	29,820 sq. ft.
Parking	43,690 sq. ft.
Impervious Area	73,510 sq. ft. (72.0% of Site)
Floor-Area-Ratio	29.2%
Parking:	
Provided	20 Standard (2 ADA Accessible)
Required	20 Standard (2 ADA Accessible)
Total Parking Spaces	22

Current Zoning: PI - Planned Industrial



LEGEND:

Existing Underground Power	—UGP—	—UGP—
Existing Conc. Curb & Gutter	====	====
Existing Wood Fence	—X—	—X—
Existing Gas Main	—GAS—	—GAS—
Existing Water Main	-X-W/M-	-X-W/M-
Existing Storm Sewer	-X-STM-	-X-STM-
Existing Sanitary Sewer	-X-SAN-	-X-SAN-
Existing Underground Telephone	—UGT—	—UGT—
Existing Overhead Power	—OHE—	—OHE—
Proposed Storm Sewer	—ST—	—ST—
Proposed Sanitary Sewer	—SS—	—SS—
Proposed Underground Power	—UGT—	—UGT—
Proposed Gas Service	—GAS—	—GAS—
Proposed 8" D.I.P. Water	—W—	—W—
Proposed Electrical Service	—UGP—	—UGP—



Vicinity Map

SITE LOCATION MAP
SCALE 1"=50'



Professional Registration
Missouri
Engineering 200600195-D
Surveying 200908194-D
Kansas
Engineering E-1696
Surveying LS-219
Oklahoma
Engineering B254
Nebraska
Engineering CA2821

Project:
5 Industrial
Issue Date:
December 8, 2025

5 SW Industrial
Lee's Summit, Jackson County, Missouri

OVERALL SITE PLAN
Special Use Permit for:
5 SW Industrial
Lee's Summit, Jackson County, Missouri

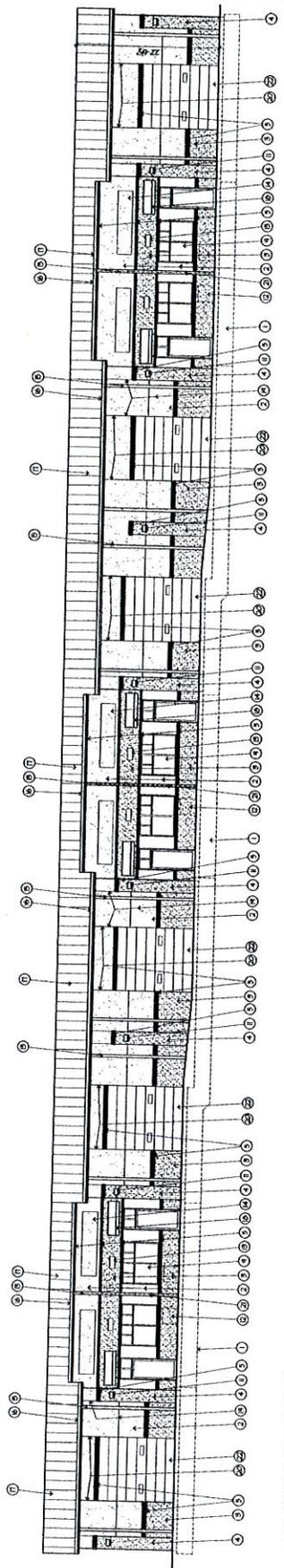


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

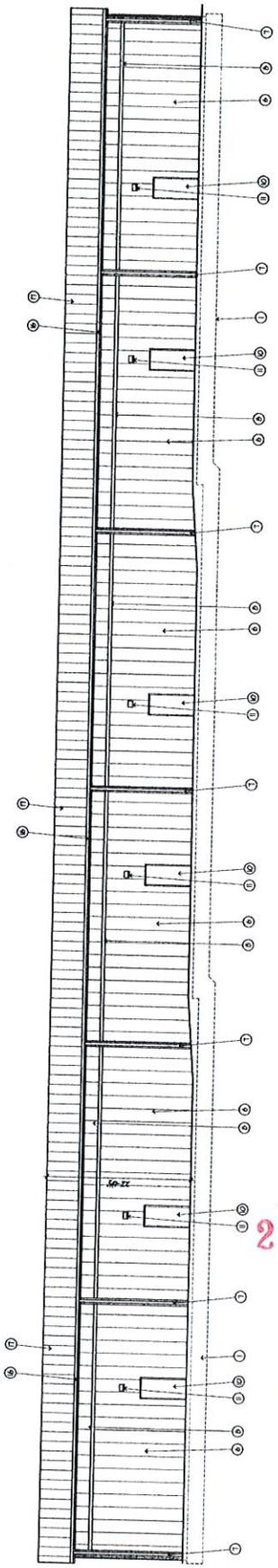
REVISIONS

PROJECT NO.	2005-361
DATE	10/20/05
PROJECT NAME	JEFFERSON ST. INDUSTRIAL PARK
CLIENT	LEES SUMMIT, MO
ARCHITECT	GUY GRONBERG ARCHITECTS, P.C.
SCALE	AS SHOWN
DATE	10/20/05
PROJECT NO.	2005-361

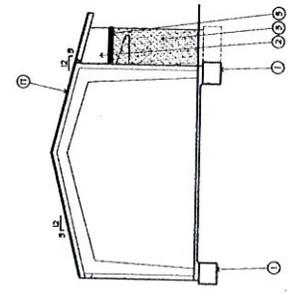
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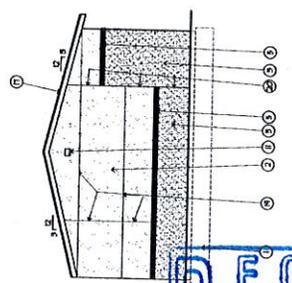
1 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"

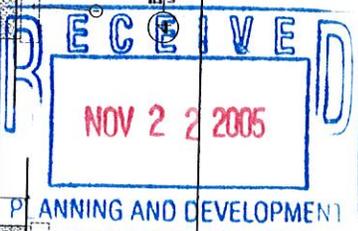


3 WEST ELEVATION
1/8"=1'-0"

ELEVATION NOTES

- 1 CONCRETE FOOTING REFER TO STRUCTURAL DRAWINGS
- 2 2" EPS INSULATION FRESH SYSTEM LIGHT TANK WITH 1/4" EPS RIGID INSULATION
- 3 EXTERIOR INSULATION FRESH SYSTEM (EXTERIOR TANK WITH 1/4" EPS RIGID INSULATION)
- 4 EXTERIOR INSULATION FRESH SYSTEM (EXTERIOR TANK WITH 2" EPS RIGID INSULATION)
- 5 HORIZONTAL ACCENT BAND IN INSULATION FRESH SYSTEM
- 6 HORIZONTAL ACCENT BAND IN INSULATION FRESH SYSTEM AND TOP SURFACE
- 7 HORIZONTAL ACCENT BAND IN INSULATION FRESH SYSTEM AND TOP SURFACE
- 8 1/2" HIGH HORIZONTAL ACCENT BAND IN METAL PANEL (MATCH SHOWN)
- 9 1/2" HIGH HORIZONTAL ACCENT BAND IN METAL PANEL (MATCH SHOWN)
- 10 HOLLOW METAL DOOR IN INSULATION FRESH SYSTEM (MATCH SHOWN TO DOOR)
- 11 EXTERIOR LIGHTING (SEE ELECTRICAL PLANS)
- 12 USE PLANTING TO SCREEN AROUND MOUNTED MECHANICAL UNITS (LANDSCAPE TO BE FULLER THAN UNITS)
- 13 TRIM ADDRESS / DATE DESIGNATION
- 14 SEE PLAN FOR FLOOR FINISHES TO BE SUBMITTED
- 15 SEE PLAN FOR FLOOR FINISHES TO BE SUBMITTED
- 16 PREFORMED METAL EXTERIOR IN PREFORMED METAL FLOOR PANEL (MATCH PRODUCT)
- 17 PREFORMED METAL EXTERIOR LIGHT TANK WITH 1/4" EPS RIGID INSULATION (MATCH PRODUCT)
- 18 PREFORMED METAL EXTERIOR LIGHT TANK WITH 1/4" EPS RIGID INSULATION (MATCH PRODUCT)
- 19 PREFORMED METAL EXTERIOR LIGHT TANK WITH 2" EPS RIGID INSULATION (MATCH PRODUCT)
- 20 2" X 1/4" GROOVE ACCENT TRIM IN EXTERIOR INSULATION FRESH SYSTEM
- 21 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 22 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 23 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 24 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 25 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 26 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 27 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 28 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 29 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 30 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 31 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM
- 32 1/2" HIGH HORIZONTAL ACCENT BAND IN EXTERIOR INSULATION FRESH SYSTEM

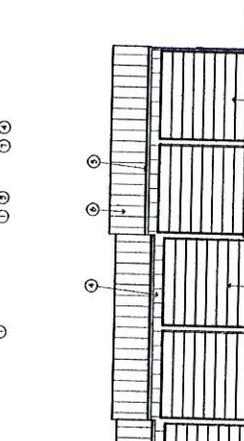
2005-361



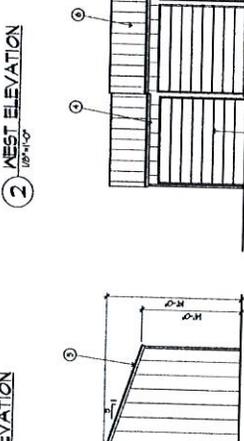
2005-362

ELEVATION NOTES

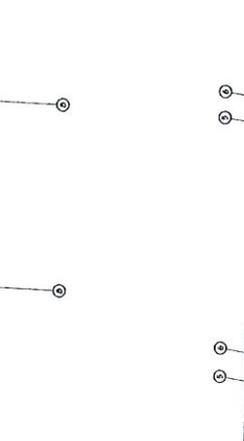
1. EXTERIOR WALL FINISH SYSTEM (ACRYLIC) TO BE APPLIED TO EXTERIOR WALLS AND ROOF PANELS.
2. EXTERIOR WALL FINISH SYSTEM (ACRYLIC) TO BE APPLIED TO EXTERIOR WALLS AND ROOF PANELS.
3. HORIZONTAL ACCENT BAND IN ISOLATION FROM SYSTEM TO BE COLORED TO MATCH ADJACENT SURFACE. TOP OF BAND TO BE COLORED TO MATCH ADJACENT SURFACE. TOP OF BAND TO BE COLORED TO MATCH ADJACENT SURFACE.
4. PREPARED METAL PANELS LIGHT TAN.
5. PREPARED EXPANDED METAL PANELS WITH ANODIZED ALUMINUM FINISH. EXPANDED METAL PANELS SHALL BE APPLIED TO ROOF WITH THE ROOFING MATERIAL.
6. EXPANDED METAL PANELS WITH ANODIZED ALUMINUM FINISH. EXPANDED METAL PANELS SHALL BE APPLIED TO ROOF WITH THE ROOFING MATERIAL.
7. EXPANDED METAL PANELS WITH ANODIZED ALUMINUM FINISH. EXPANDED METAL PANELS SHALL BE APPLIED TO ROOF WITH THE ROOFING MATERIAL.



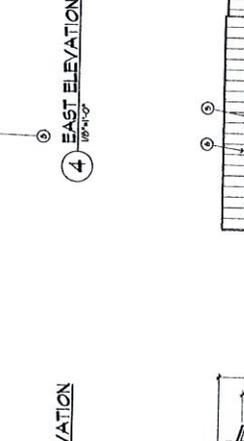
2 WEST ELEVATION
10'-0" x 10'-0"



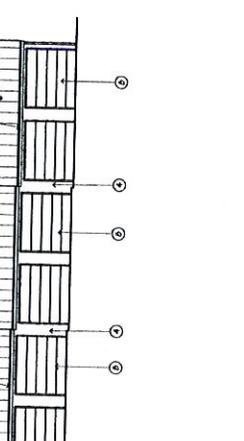
4 EAST ELEVATION
10'-0" x 10'-0"



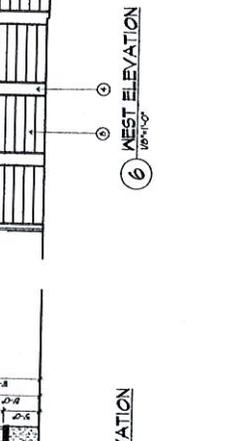
6 WEST ELEVATION
10'-0" x 10'-0"



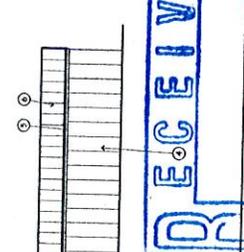
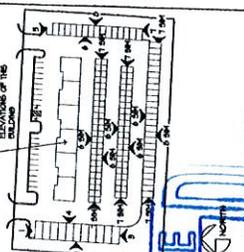
8 EAST ELEVATION
10'-0" x 10'-0"



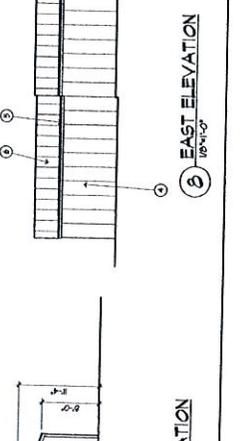
5 NORTH ELEVATION
10'-0" x 10'-0"



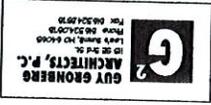
7 SOUTH ELEVATION
10'-0" x 10'-0"



5 NORTH ELEVATION
10'-0" x 10'-0"



7 SOUTH ELEVATION
10'-0" x 10'-0"



JEFFERSON ST.
INDUSTRIAL PARK
LEES SUMMIT, MO

PROJECT NO.	1000000000
DATE	10/20/05
BY	...
CHECKED BY	...
APPROVED BY	...

DD2

RECEIVED
NOV 22 2005

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PLANNING AND DEVELOPMENT