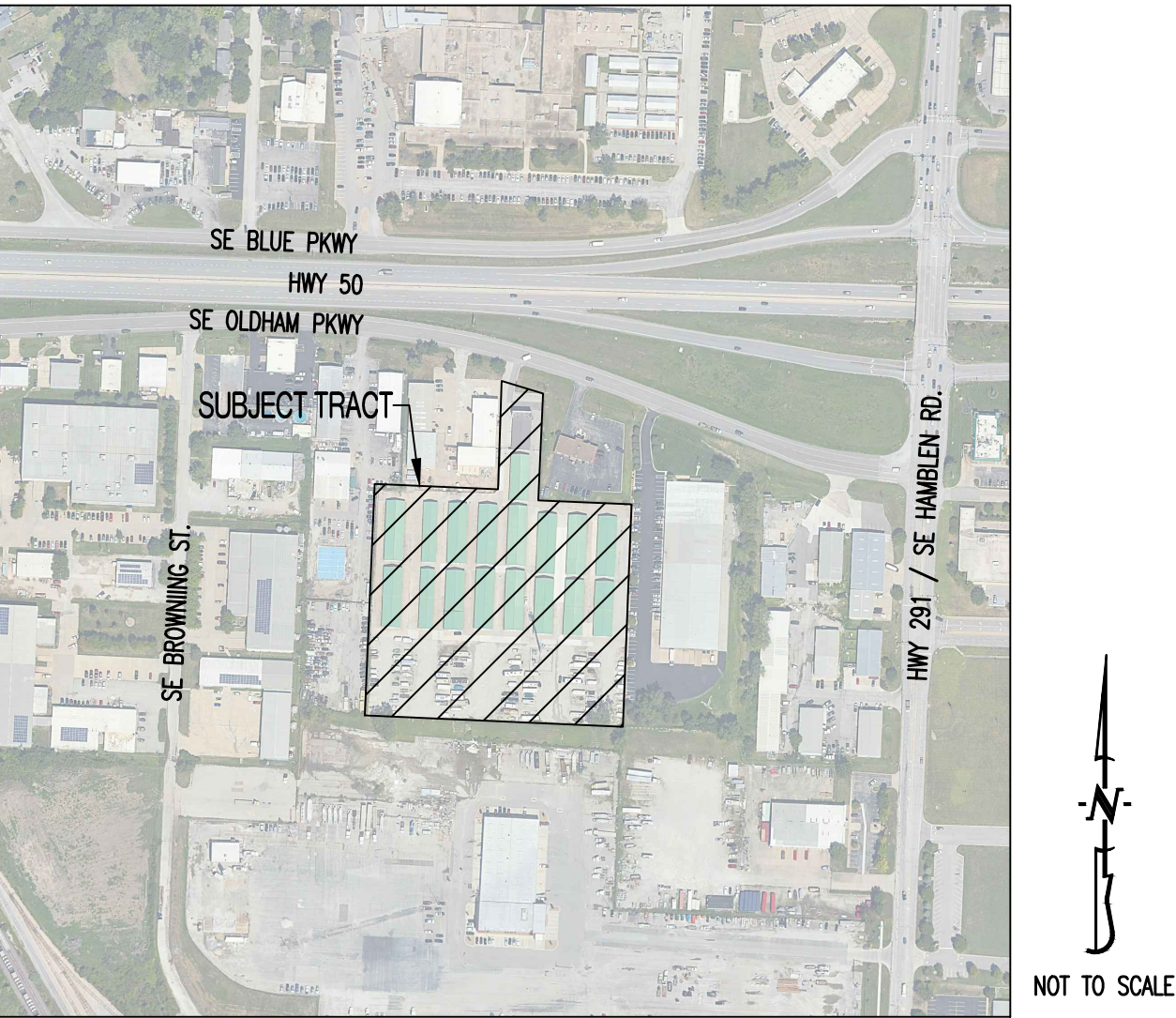


LOCATION MAP



FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 29095C0438G, WITH A DATE OF IDENTIFICATION OF 1/20/2017, FOR COMMUNITY NUMBER 290174, IN JACKSON COUNTY, STATE OF MISSOURI WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

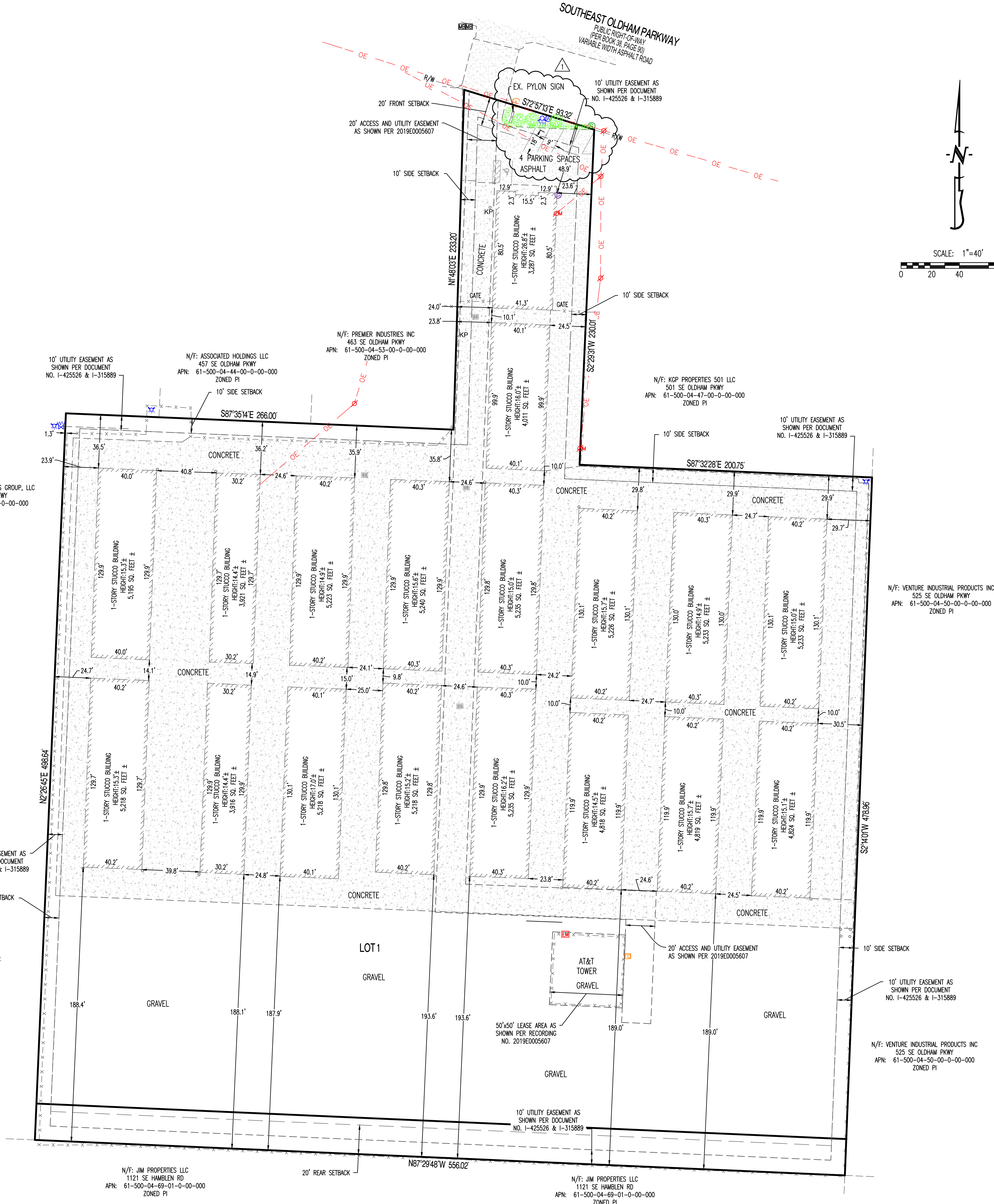
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

LEGAL DESCRIPTION:

LOT 1, BROWNING INDUSTRIAL PARK EAST, BLOCK G, LOT 1, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

N/F: MSE PROPERTY HOLDINGS GROUP, LLC
451 SE OLDHAM PKWY
APN: 61-500-04-72-00-0-00-000
ZONED PI

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APN: 61-500-04-72-00-0-00-000
ZONED PI



CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:	6.717 AC	
PARKING SUMMARY:		
SPACES REQUIRED:	2 PER FACILITY, PLUS 1 PER EMPLOYEE ON MAX. SHIFT	3 SPACES
ADA ACCESSIBLE SPACES REQUIRED:		1 SPACE
STANDARD SPACES PROVIDED:		4 SPACES
ADA ACCESSIBLE SPACES PROVIDED:		1 SPACE
TOTAL SPACES PROVIDED:		5 SPACES
LOT COVERAGES:		
NET LAND AREA:	292,594 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	292,078 SQ.FT.	99.8%
TOTAL OPEN SPACE:	516 SQ.FT.	00.2%
TOTAL BUILDING COVERAGE:	87,070 SQ.FT.	29.8%

ZONING INFORMATION:	
PROPERTY ZONING:	PI - PLANNED INDUSTRIAL
USE:	MINI-WAREHOUSE FACILITY
ZONING REQUIREMENTS:	
MIN. LOT AREA	N/A
MIN. LOT WIDTH	N/A
MAX. BLDG COVERAGE	N/A
MIN. SETBACKS FRONT	20'
MIN. SETBACKS SIDE	10'
MIN. SETBACKS REAR	20'
MAX. BUILDING HEIGHT	N/A

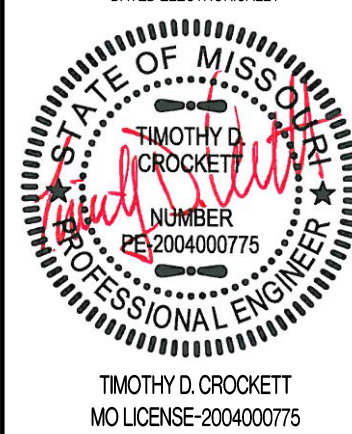
LANDSCAPE COMPLIANCE:		
STREET FRONTAGE LANDSCAPING:		
	REQUIRED	PROPOSED
1 TREE PER 30' STREET FRONTAGE: (94' STREET FRONTAGE)	3 TREES	3 TREES
1 SHRUB PER 20' STREET FRONTAGE: (94' STREET FRONTAGE)	5 SHRUBS	5 SHRUBS
NOTE: TREES SHALL BE 6" TALL, 2" CALIPER AND SHALL CONSIST OF EASTERN REDBUD OR RED MAPLE OR CITY ARBORIST APPROVED EQUAL. SHRUBS SHALL BE 18" BARBERRY.		
PARKING LOT LANDSCAPING:		
	REQUIRED	PROPOSED
12 SHRUBS PER 40 LINEAR FEET: (40')	12 SHRUBS	12 SHRUBS
NOTE: THE LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE INTENT OF THE ORIGINAL APPROVED SITE PLAN, DATE STAMPED JANUARY 31, 2000. THE TREES SHALL BE 6" TALL, 2" CALIPER AND SHALL CONSIST OF EAST REDBUD OR RED MAPLE OR CITY ARBORIST APPROVED EQUAL. SHRUBS SHALL BE 18" BARBERRY.		

GENERAL NOTE:
1) BUILDINGS COLORS CONSIST OF WHITE BUILDINGS WITH RED DOORS AND GREEN ROOFS.

REVISIONS:

NO.	DATE
ORIGINAL	01/09/2025
CITY COMMENTS	02/05/2025
CITY COMMENTS	03/10/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



PREPARED BY:
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000000001

OWNER:

NEW T&S STORAGE MART
PARTNERS PORTFOLIO, LLC
265 N. STADIUM BLVD., STE 207
COLUMBIA, MO 65203

465 SE OLDHAM PARKWAY
LEES SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

SPECIAL USE PERMIT
SITE PLAN

DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 190265

SHEET:
SHEET 1 OF 2