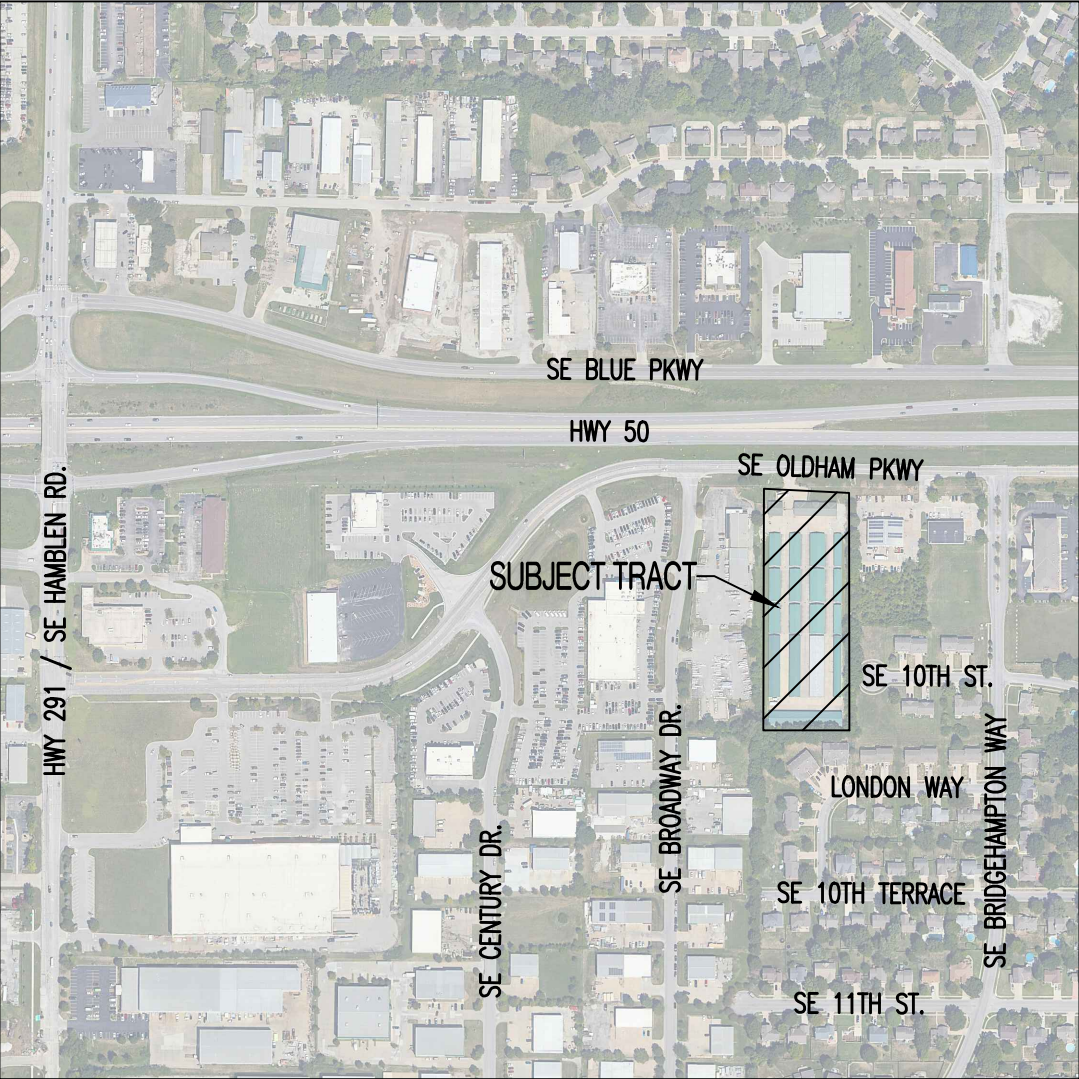


LOCATION MAP



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, SAID TRACT JOINING ON THE SOUTH LINE OF THE PROPOSED DUAL TRAFFIC LANE STATE HIGHWAY DESIGNATED U.S. ROUTE 50, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF PROPOSED U.S. ROUTE 50 WITH THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 31 WEST (SAID POINT BEING 130 FEET RIGHT OR SOUTH OF U.S. ROUTE 50 EASTBOUND TRAFFIC LANE SURVEY CENTERLINE STATION 748+20, AS HEREINAFTER LOCATED); THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, A DISTANCE OF 700 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 23 SECONDS EAST, A DISTANCE OF 250 FEET, TO A POINT; THENCE NORTH 02 DEGREES, 16 MINUTES 37 SECONDS EAST, A DISTANCE OF 686.82 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE AS PROPOSED U.S. ROUTE 50 (BEING A POINT 143.18 FEET RIGHT OR SOUTH OF EASTBOUND TRAFFIC LANE SURVEY CENTERLINE STATION 750+70, AS HEREINAFTER LOCATED); THENCE WESTERLY ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

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.

GENERAL NOTE:

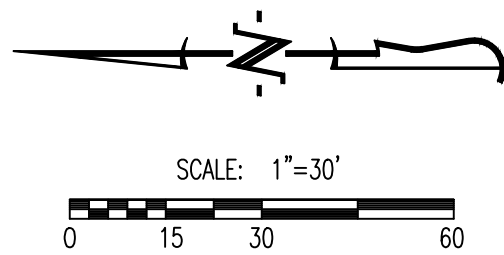
- 1) BUILDINGS COLORS CONSIST OF WHITE/GRAY BUILDINGS WITH BLACK DOORS AND GREEN ROOFS.

CALCULATIONS:

LAND AREA:		
TOTAL LAND AREA:	3.952 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:	172,168 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	128,551 SQ.FT.	74.7%
TOTAL OPEN SPACE:	43,617 SQ.FT.	25.3%
TOTAL BUILDING COVERAGE:	65,751 SQ.FT.	38.2%

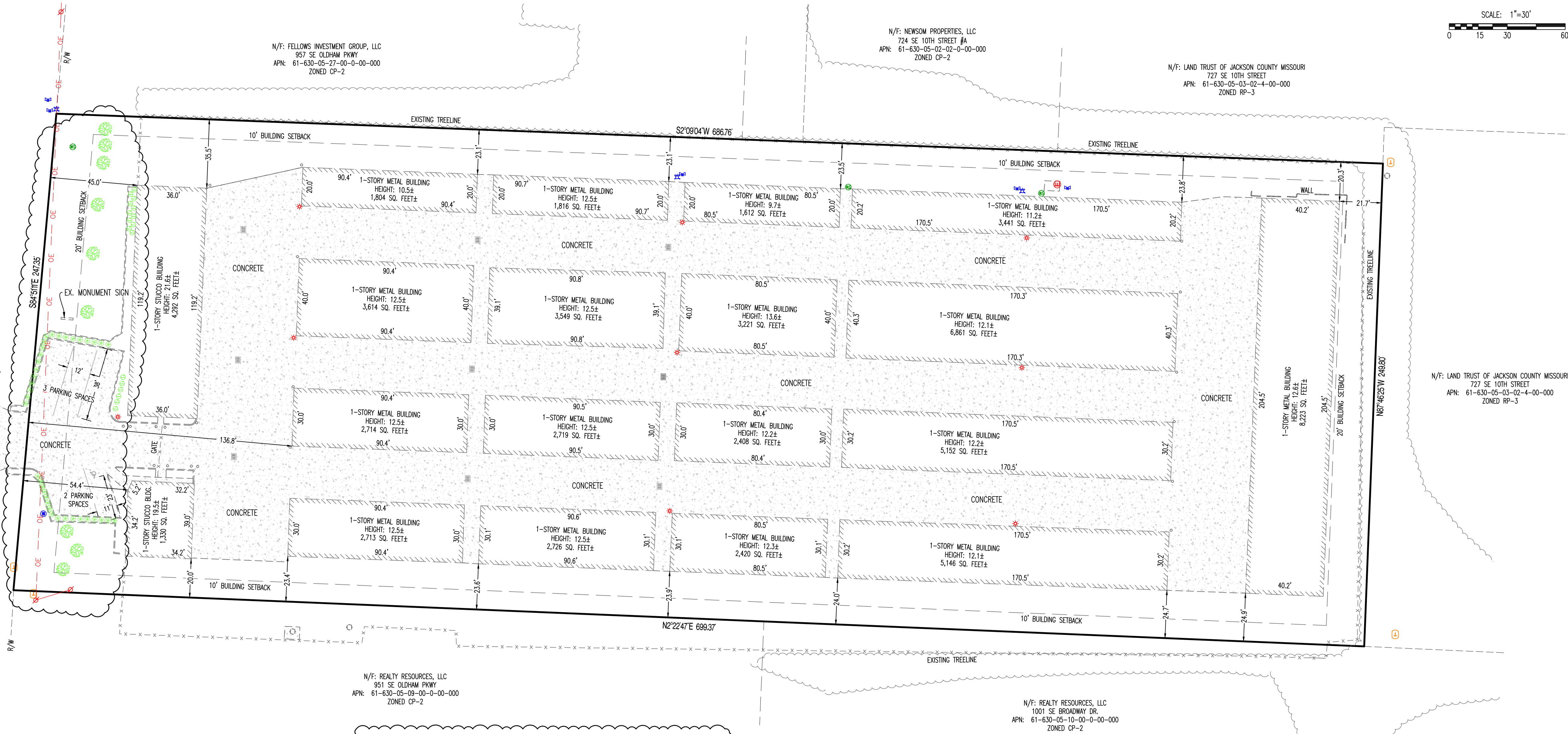
ZONING INFORMATION:

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



SOUTHEAST OLDHAM PARKWAY

PUBLIC RIGHT-OF-WAY
VARIABLE WIDTH ASPHALT ROAD



LANDSCAPE COMPLIANCE:

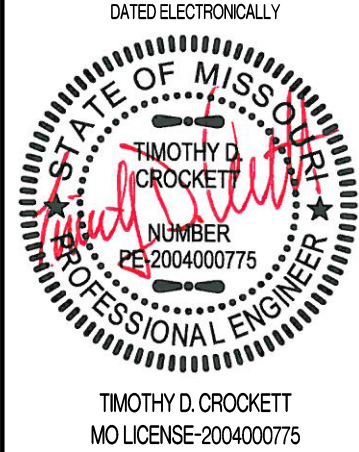
STREET FRONTAGE LANDSCAPING:		REQUIRED	PROPOSED
1 TREE PER 30' STREET FRONTAGE: (248' STREET FRONTAGE)		9 TREES	9 TREES
1 SHRUB PER 20' STREET FRONTAGE: (248' STREET FRONTAGE)		13 SHRUBS	17 SHRUBS
PARKING LOT LANDSCAPING:		REQUIRED	PROPOSED
12 SHRUBS PER 40' LINEAR FEET: (61')		18 SHRUBS	37 SHRUBS

NOTE: 1. SHRUBS SHALL SPREAD INTO A CONTINUOUS VISUAL SCREEN WITHIN TWO GROWING SEASONS. SHRUBS MUST BE AT LEAST 18 INCHES TALL AT THE TIME OF PLANTING AND BE A SPECIES THAT WILL NORMALLY GROW TO AT LEAST TWO AND ONE-HALF FEET IN HEIGHT AT MATURITY AND BE SUITABLE FOR SCREENING THE PARKING LOT.
2. THE LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE INTENT OF THE ORIGINAL APPROVED LANDSCAPE PLAN, DATE STAMPED JULY 26, 2005.

REVISIONS:

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

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



OWNER:

NEW TKC-STORAGE/MART
PARTNERS PORTFOLIO, LLC
2611 STADIUM BLVD, STE 207
COLUMBIA, MO 65203

953 SE OLDHAM PARKWAY
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

SPECIAL USE PERMIT
SITE PLAN

DESIGNED: TDC

DRAWN: JEE

PROJECT NO.: 190265

SHEET:
SHEET 1 OF 2