



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, August 20, 2024
6:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Personal Appearances**
- 5. Consent Agenda**
 - A. Approval of Minutes from the July 16, 2024 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case # 24008 South Town Storage - Site Plan
- 8. City Council Report**
- 9. Staff Report**
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 16, 2024** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: ERIC BOWIE, LOREN SHANKS, JIM PETERMANN, WILLIAM FAULKNER, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS MATTHEW WIGGINS. ALSO PRESENT WAS CITY PLANNER DYLAN EPERT, DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. Call to Order – Vice Chair Fizer called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call – Roll was taken and Vice Chair Fizer declared a quorum present to conduct business.

4. Personal Appearances - None

5. Consent Agenda

a. Approval of Minutes from the June 18, 2024 meeting.

Motion by Commissioner Faulkner, Seconded by Commissioner Bowie to approve the Consent Agenda.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Absent

Motion passed 8-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #24007 - Chick-Fil-A Conditional Use Permit

Public Hearing opened at 6:02pm.

Pete Hatcher came to the podium on behalf of the applicant, Chick-Fil-A. Mr. Hatcher noted that he concurs with the Staff's findings and will answer any questions the Commission might have.

City Planner Dylan Epert gave the Staff Report, including the existing and surrounding zoning, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. Mr. Epert noted that the request is to install one additional wall sign as well as one monument sign that exceeds the maximum allotted size for monument sign. Within the Unified Development Code (UDC), three wall signs

are permitted, not including an additional sign allowed to be installed under the drive-thru canopy. If the sign were to be installed under the drive-thru canopy, the sign would be allowed outright per the UDC, however, the proposed fourth sign will be installed above the canopy. The second portion of the Conditional Use Permit request is for the monument sign at 58 Highway and Kentucky Road to be larger than the UDC allows. Within the sign code, corner lots are allowed two monument signs, one per street frontage at 32 square feet each, for a total of 64 square feet of signage when combined. The request is to have one sign that is smaller than the combined size of 64 square feet, but is larger than the maximum size allowance of a single sign of 32 square feet. Staff determined this to be a reasonable request. Mr. Eppert recommends the Planning & Zoning Commission accept the submitted findings of fact and forward the case to the City Council with a recommendation of approval.

Mayor Turnbow asked if Conditional Use Permits are required in other cities for similar Chick-Fil-A construction.

Mr. Hatcher noted that he does not know about requirements of other cities, but the Conditional Use Permits and variances obtained in Raymore are to help maintain a national brand standard for Chick-Fil-A.

Mayor Turnbow sought clarification about the difference between the signs.

Development Services Director David Gress provided clarification between the different signs being proposed.

Mayor Turnbow voiced concern about the location of the sign due to the potential increase in size.

Mr. Gress assured the Commission that the sign will not be in the way of turning traffic due to it not being the sight triangle of the intersection.

Commissioner Shanks asked what the original intent on the 32 square feet restriction on signage was for.

Mr. Eppert noted that historically, businesses did not request a sign larger than 32 square feet. The sign code is considered being reviewed due to an increase in commercial businesses coming to Raymore and requesting larger signs.

Commissioner Faulkner mentioned that the sign code was adopted to help improve the aesthetic of Raymore, including the elimination of pole signs, and gave some more information on the history of the sign code.

Commissioner Urquilla asked whether the base of the monument sign counts as signage area.

Mr. Eppert noted that no, the base is not included in the total signage area calculation.

City Attorney Jonathan Zerr mentioned that more information can be found in the findings of fact supplied by the Staff.

Commissioner Urquilla asked what happens if the request is not approved.

Mr. Hatcher noted that the applicant does not have a backup plan.

Public Hearing was closed at 6:22pm.

Motion by Commissioner Faulkner, seconded by Mayor Turnbow, to forward Case #24007, Chick-Fil-A Conditional Use Permit to the City Council with a recommendation of approval subject to the two conditions as outlined in the Staff Report.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Nay
Mayor Turnbow	Aye
Chairman Wiggins	Absent

Motion passed 7-1-0.

Commissioner Urquilla mentioned that he believes the sign is too big, and that consolidating two signs worth of square footage does not equal one larger sign in his opinion.

8. City Council Report

City Attorney Jonathan Zerr gave an update on the most recent City Council meetings held since the Commission last met.

9. Staff Report

Mr. Eppert gave the Staff report, highlighting that the meeting on August 6th will be tentatively on the schedule. Mr. Gress gave the monthly Development Services Report for the month of June.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Bowie thanked Staff.

Commissioner Shanks thanked Staff and Vice Chair Fizer.

Commissioner Petermann had no comment.

Commissioner Faulkner thanked Staff and Vice Chair Fizer.

Commissioner Fizer noted there was a new art piece at Memorial Park and mentioned the fundraising event for the Arts Commission.

Commissioner Smith thanked Staff.

Commissioner Urquilla thanked Staff.

Mayor Turnbow thanked Staff and Vice Chair Fizer.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Faulkner, to adjourn the July 16, 2024 Planning and Zoning Commission meeting.

Vote on Motion:

Commissioner Bowie	Aye
Commissioner Shanks	Aye
Commissioner Petermann	Aye
Commissioner Faulkner	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Absent

Motion passed 8-0-0.

The July 16, 2024 meeting adjourned at 6:31pm.

Respectfully submitted,
Emily Jordan

SITE PLAN AMENDMENT South Town Storage

APPLICANT -

Property Owner: Breit Family LP
Engineering/Arch. Firm: Site Consulting Engineers

PROJECT LOCATION -

200 S. Lincoln Rd.

REQUESTED ACTION -

Site Plan Approval

PROJECT NARRATIVE -

An application was filed requesting Site Plan approval to convert a portion of an existing outdoor storage area to construct two (2) covered storage buildings in (2) phases.



ZONING AND LAND USE SUMMARY -

EXISTING ZONING -

"M-1" Light-Industrial District

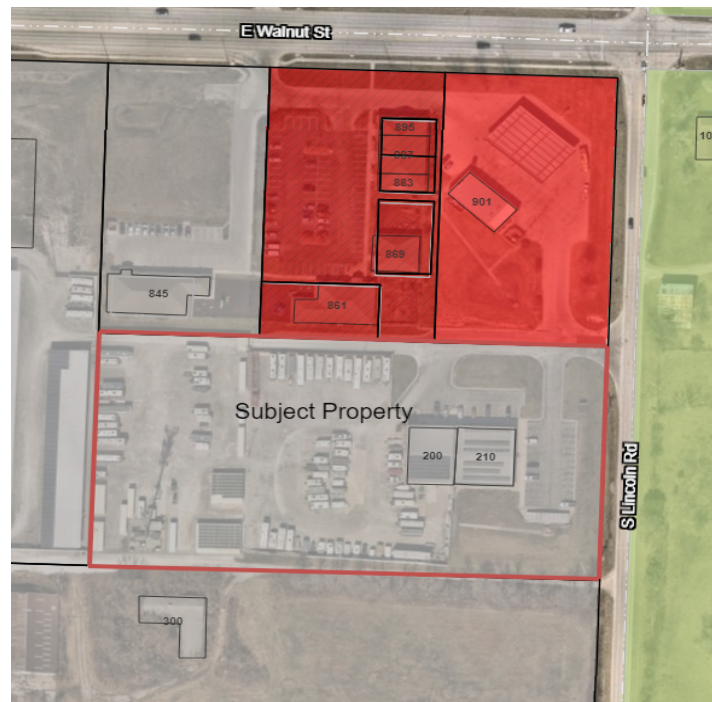
SURROUNDING ZONING & LAND USE -

North: M-1, Light-Industrial District
C-2P, General Commercial Planned District
C-1, Neighborhood Commercial District

South: M-1, Light-Industrial District
(Undeveloped)

East: A, Agricultural District

West: M-1, Light-Industrial District



TOTAL TRACT SIZE -

4.86 Acres

SITE PLAN REVIEW -

Unified Development Code Section 470.160 - Site Plan Review regulates the development of structures and sites in a manner that takes into consideration the following considerations:

1. The balancing of landowners' rights to use their land, with the corresponding rights of neighboring landowners, residents and the general public, to live without undue disturbances (e.g., noise, smoke, vibration, fumes, dust, odor, glare, stormwater runoff, etc.);
2. The convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. The adequacy of waste disposal methods and protection from pollution of surface or groundwater;
4. The protection of historic and environmental features on the site under review and in adjacent areas
5. The stability of the built environment, particularly residential neighborhoods, by promoting urban development which is compatible with clearly identified natural resources; and
6. The adequacy of provisions for resulting additional system demands which may be imposed by the development upon roads and streets, water supply and storage, storm sewerage, and sanitary sewerage and wastewater treatment and the consistency of the development with the City's Growth Management Plan.

PAST PLANNING ACTIONS -

1. The subject property has been zoned "M-1" Light-Industrial District since 1990.
2. The Bush Industrial Park Plat was approved by the Raymore City Council on August 27, 1990.
3. The replat of Bush Industrial Park Tract 4, lots A-D, which created the subject property was approved by the City Council on February 26, 1996.
4. On June 11, 1997 the Board of Zoning Adjustment voted to unanimously approve a Variance of Use application which allowed a commercial gym to be located on the same property as a construction company in an M-1 Light-Industrial District.
5. A site plan was approved on November 21st, 1997 to have a gym and construction company on the subject property.

6. A site plan for an expansion of Brightside Day Care, to the north of the subject property, including an additional two buildings was approved on May 15, 2018.
7. On April 2, 2019 the Board of Zoning Adjustment voted unanimously to approve a Variance of Development Standards for the subject property which allowed for the reduction to the minimum required frontage of an industrial zoned (M-1) lot from 100' to 20'.
8. On April 6, 2021 the Planning and Zoning Commission unanimously approved South Town Storage - Site Plan (Bush Industrial Park, Lot 3) which is located immediately west of the subject property.

DEVELOPMENT STANDARDS -

DIMENSIONAL STANDARD		REQUIREMENT
Lot Size	None	
Front-Yard Setback	30'	
Side-Yard Setback	10'	
Rear-Yard Setback	20'	
Building Height	80'	
Building Coverage	50%	
Open Space Requirement	20% (Commercial and Industrial Zoning Districts)	

PROPOSED USE	USE DESCRIPTION
Mini Warehouse	Is a building or group of buildings that contains individual, small self-contained units for storing goods. These units can be leased or owned for storing business and household items, or contractors supplies. This category includes, but is not limited to uses such as storage units and contractor garages.

SPECIAL USE CONDITIONS -

There are no special use conditions for the proposed use.

PARKING REQUIREMENTS -

PROPOSED USE	PARKING REQUIREMENT	REQUIRED	PROVIDED
Mini Warehouse	1 per 1,000 square feet of non-office area plus 1 per 300 square feet of office area.	12 spaces, plus 1 handicapped-accessible space (No office area being proposed)	12 spaces, including 1 handicapped-accessible spaces (No office area being proposed)

LANDSCAPING & SCREENING -

PARKING LOT LANDSCAPING: Parking lot landscaping has been provided on the eastern parking lot that is adjacent to S. Lincoln Rd and is accessible to the general public. However, the parking spaces that exist on the western portion of the property are not necessarily open for public parking, most of the parking spaces provided are used for the storage of a vehicle that a customer pays to be able to use. Gate access is required before entering the storage area and cannot be seen due to the existing 8' privacy fence.

SITE LANDSCAPING: Per section 430.020 "Landscaped Area Requirement" industrial uses require 20% of the lot area to be landscaped. The applicant has provided 19% of the lot area as landscaped. City Staff can administratively allow a 10% adjustment on this requirement which would grant the applicant a reduction of up to 2% (allowing for a minimum 18% of the lot area to be landscaped).

SCREENING: As this site is currently already developed and the applicant is proposing to add two covered storage buildings no additional screening is required. There is an existing 8' privacy fence that spans the entire western portion on all sides of the subject property.

SITE ACCESS -

STREET ACCESS: Vehicular access to the site is gained from the use of S. Lincoln Rd. which utilizes an existing access drive that allows for restricted gate access to the subject property.

PEDESTRIAN ACCESS: The nearest proposed building to S. Lincoln Rd is over 300 feet away. It is not feasible to construct a pedestrian path of this length. No pedestrian path exists along S. Lincoln Rd. Neither of the phases of the proposed project will contain an office and therefore a pedestrian path is not needed nor required.

SIGNAGE -

Signage is not being proposed with this site plan. Any future signs must obtain a sign permit from City Staff prior to the installation of any signs.

SITE UTILITIES -

WATER: Water is being supplied by The City of Raymore and is located on the west side of S. Lincoln Rd.

SEWER: Sanitary Sewer is being provided by The City of Raymore and located nearby on the South side of 58 Highway.

STORMWATER MANAGEMENT: The existing stormwater basin on the SE corner of the site will be sufficient for the improvements being made.

SITE LIGHTING: No additional site lighting is being proposed as there are existing light poles in the storage areas. Wall pack lighting is being utilized on the proposed building structures.

STAFF COMMENTS -

PLANNING AND ZONING:

- The applicant is proposing two commercial storage buildings totaling 11,412 Square feet (Phase 1 = 4,696 Square Feet and Phase 2 = 6,716 Square Feet).
- Any proposed public infrastructure will need to have easements dedicated to the City of Raymore (completed by supplemental easement document or by replatting the lot).

- The applicant is requesting approval for the Phase 1 building only at this time. Phase 2 would need to come back as a site plan amendment with proposed elevations for the Planning and Zoning Commission to consider before a building permit could be issued.

PUBLIC WORKS & ENGINEERING:

- The subject property has access to adequate water and sanitary sewer infrastructure in the immediate area.
- The Engineering Division reviewed the application and believes that it is in compliance with local, state and federal regulations pending a final review and approval from The City of Raymore Engineering Department.

SOUTH METRO FIRE:

- The site plan was reviewed by the South Metropolitan Fire Protection District. The Fire Marshal did require the applicant to add an additional Fire Hydrant that is protected by bollards and is proposed to be located at the northeast corner of the phase 1 building.
- The Fire District requires the issuance of a building permit separate from the building permit issued by the City of Raymore.

ALIGNMENT WITH COMPREHENSIVE PLAN -

The future land use map within the growth management plan identifies the subject area as appropriate for Business Park. The proposed mini warehouse use is considered a permitted use within the "M-1" Light-Industrial District.

FINDINGS OF FACT -

Section 470.160 of the Unified Development Code states that the Planning and Zoning Commission and the City Council must make findings of fact taking into consideration the following in the deliberation of a site plan approval:

1. The plan complies with all applicable standards of this code and all other applicable City ordinances and policies.

There are two items the Site Plan does not comply with:

- The 20% minimum landscaped area requirement for industrial uses. The applicant is proposing 19% of the lot area to be landscaped. City Staff can administratively review and approve a 10% allowance to this code requirement which would allow for a minimum landscaped area of 18%.
- Pedestrian access is not provided as there is a very large distance from the proposed buildings to S. Lincoln Rd. Even if a pedestrian sidewalk was required there is not an existing sidewalk to connect to on S. Lincoln Rd. Otherwise, the site plan does comply with all applicable standards of the Unified Development Code and all other applicable City ordinances and policies.

2. The plan does not conflict with the adopted plans of the City of Raymore or the purpose and intent of this code

The site plan does not conflict with any of the adopted master plans of the City or the purpose and intent of the Unified Development Code.

3. The proposed use is allowed in the district in which it is located.

The proposed use (mini warehouse) is a permitted use within the existing "M-1" Light Industrial District.

4. Vehicular ingress and egress to and from the site, and circulation within the site provides for safe, efficient, and convenient movement not only within the site but also on adjacent roadways.

Vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of vehicles.

5. The plan provides for safe, efficient, and convenient movement of pedestrians on and to the site.

The width of drive lanes allows for the safe movement of pedestrians as they load and unload. No sidewalk connection is necessary nor feasible.

6. The arrangement of structures and buildings on the site allows for efficient use of the land, is compatible with development on adjacent property, and minimizes potential adverse impacts on existing or planned municipal infrastructure and services.

The placement of the buildings (2) on the site does allow for efficient use of the land and minimizes potential adverse impacts on existing and planned municipal infrastructure and services.

7. Open space and natural features on the site are arranged in such a way that unique natural resources are preserved and creates a desirable and functional environment for site users.

Open space is primarily provided along S. Lincoln Rd. as well as along the access drive to the north of the subject property.

8. The plan avoids unnecessary or unreasonable alterations to existing topography, preserves existing healthy, mature trees and woodlands, and designs drainage facilities to promote the use and preservation of natural watercourses.

The site plan avoids unnecessary alterations to the site. There is minimal site grading necessary to develop the property as proposed.

9. Provides adequate parking for the use, including logical and safe parking and circulation.

(37) 9'x18' parking spaces already exist as well as (107) oversized parking spaces for storage (ranging from 10'x20' to 10'x60'). With the proposed two additional buildings (12) 9'x18' parking spaces are being added as well as an ADA parking space and is provided in a logical and safe manner.

10. Provides landscaping and screening as required by this code that creates logical transitions to adjoining uses, screens incompatible uses, minimizes the visual impact of the development on adjacent roads and properties, and utilizes native plant materials selected to withstand the local climate and individual site microclimates.

Street trees have been provided 1 for every 40' along S. Lincoln Rd. as well as added trees and shrubs for parking islands. As previously mentioned the site plan shows the lot area to be landscaped as 19% and the requirement is 20% of the lot area being landscaped.

11. Includes site illumination that has been designed and located to minimize adverse impacts on adjacent properties.

Appropriate lighting that complies with requirements has been provided.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	8/20/2024

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and approve Case#24008 South Town Storage - Site Plan with the following conditions:

Prior to commencement of any land disturbance activities:

1. Before any permits will be issued a final review of the construction plans shall be approved by the City of Raymore's Engineering Department.
2. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.
3. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

4. Building construction plans shall be approved by the Building Official.

Prior to issuance of a Certificate of Occupancy:

5. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.

6. Van accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.
7. If the electrical transformer box and any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area then it must be screened in accordance with Section 420.040D of the Unified Development Code.
8. Exterior utility connections to the building shall be screened.
9. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

10. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.
11. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.
12. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.
13. Any revisions or field changes that may occur with the project must be submitted to the City Staff for review and approval.

PROJECT ATTACHMENTS -

1. Staff Report - Site Photos
2. Site Plan Drawings
3. Bush Industrial Park, Replat of Tract 4

SOUTH TOWN STORAGE- SITE PLAN AMENDMENT



View looking west from S. Lincoln Rd. (East Property Line)



View looking northwest from S. Lincoln Rd. (SE Property Corner)



View looking southwest from S. Lincoln Rd. (NE Property Corner)



View looking southwest from north access drive.

SOUTH TOWN STORAGE, LLC

A PROPOSED SITE PLAN IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI

PLANS & SPECIFICATIONS

ABBREVIATIONS

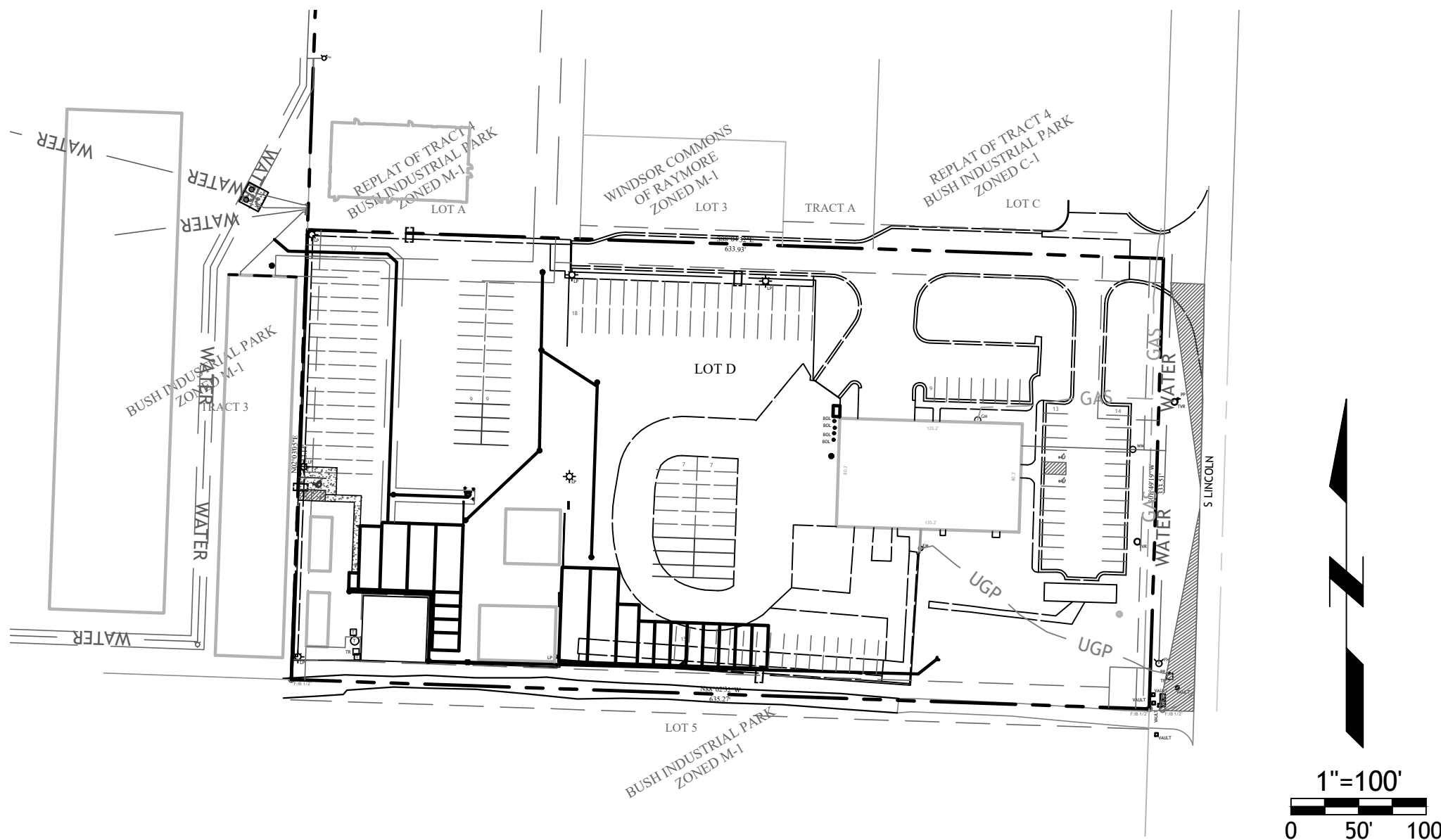
Ac.	= ACRES
BLDG	= BUILDING
BOB	= BOTTOM OF BANK
BOC	= BACK OF CURB
BW	= BOTTOM OF WALL
CB	= CATCH BASIN
C.F.	= CUBIC FEET
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CN	= CURVE NUMBER
CO	= CLEANOUT
DIA, Ø	= DIAMETER
DIP	= DUCTILE IRON PIPE
EG	= EXISTING GRADE
EL, ELEV	= ELEVATION
ESMT	= EASEMENT
EX	= EXISTING
FES	= FLARED END SECTION
FG	= FINISHED GRADE
FF	= FINISHED FLOOR
FL	= FLOW LINE
FM	= FORCE MAIN
FOC	= FACE OF CURB
HDPE	= HIGH DENSITY POLYETHYLENE
INV	= INVERT
IPF	= IRON PIPE FOUND
IPS	= IRON PIPE SET
LAT	= LATERAL
LF	= LINEAR FEET
MAX	= MAXIMUM
MIN	= MINIMUM
MH	= MANHOLE
NTS	= NOT TO SCALE
OC	= ON CENTER
PL	= PROPERTY LINE
PR	= PROPOSED
PVC	= POLY-VINYL CHLORIDE
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY
SAN.	= SANITARY
SB	= SOIL BORING
S.F.	= SQUARE FEET
SS	= SANITARY SEWER
STA	= STATION
SW	= SIDEWALK
TC	= TOP OF CURB
TE	= TOP ELEVATION
TOB	= TOP OF BANK
TP	= TEST PIT
TYP.	= TYPICAL
TW	= TOP OF WALL
X/S	= CROSS SECTION



UTILITIES INVOLVED

AT&T	-----	816-275-1640
Kansas City Power & Light	-----	816-471-5275
KCPL Business Office	-----	816-221-2323
Southern Star Central Gas	-----	913-310-7615
Comcast	-----	866-771-2281
Spire	-----	816-537-4681
Raymore Engineering Department	-----	816-331-1852
Missouri One Call	-----	1-800-Dig-Rite
Water/Sanitary City of Raymore	-----	816-331-2377

THE PURPOSE OF THESE PLANS IS TO DETAIL THE PROPOSED SITE IMPROVEMENTS NECESSARY TO CONSTRUCT TWO ENCLOSED RV STORAGE BUILDING, INCLUDING A CLIMATE CONTROLLED STORAGE. THE ARCHITECTURAL DESIGN OF THESE IS BY OTHERS.



LEGAL DESCRIPTION:

LOT D - REPLAT OF LOT 4, BUSH INDUSTRIAL, RAYMORE, CASS COUNTY, MISSOURI

NOTES:

ACCESS WAYS WITHIN THIS SITE PLAN ARE TO BE PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.

CONTOUR ELEVATIONS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83).

LOCATION AND SIZE OF STORMWATER FACILITIES IS EXISTING AS SHOWN.

GENERAL NOTES

1. THE PERIMETER SURVEY AND TOPOGRAPHIC SURVEY SHOWN ON THIS SITE PLAN WAS TAKEN FROM A PERIMETER SURVEY PREPARED BY MIKE HUFFMAN AND SEALED BY MO PLS MIKE HUFFMAN.

2. ACCORDING TO FIRM PANEL 29037C0037F, DATED JANUARY 1, 2013, THE PROPERTY IS LOCATED IN FLOOD ZONE X. "AREA OF MINIMAL FLOOD HAZARD".

3. THE PROPERTY IS ZONED "M1" PER RAYMORE UNIFIED DEVELOPMENT ORDINANCE.

SETBACKS:
FRONT 30', REAR 20', SIDE 10'
MAXIMUM HEIGHT 80'

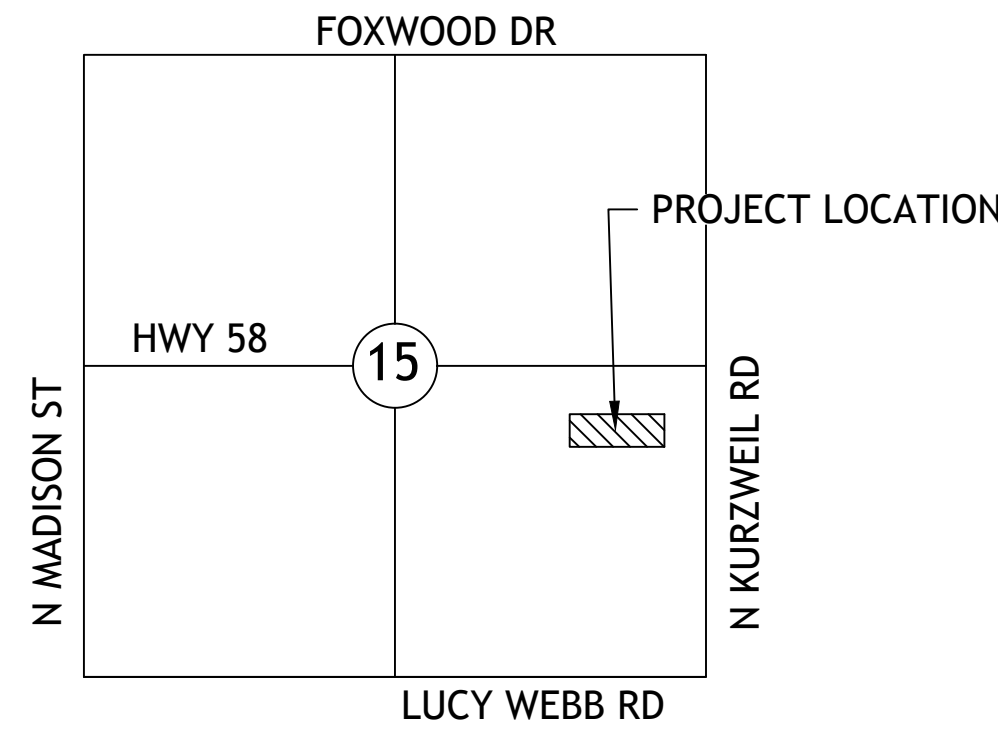
4. PUBLIC WATER TO BE PROVIDED BY CITY OF RAYMORE.

5. PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF RAYMORE.

6. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION. PLEASE CALL MO ONE CALL 800-DIG-RITE PRIOR TO ANY EARTH DISTURBING ACTIVITIES

7. ALL PROPOSED LIGHTING WILL BE IN ACCORDANCE WITH SITE LIGHTING PLAN

8. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE LANDS ON-SITE OR WITHIN FIVE- HUNDRED (500) FEET OF THE SITE INCLUDING BUT NOT LIMITED TO WETLANDS, HABITAT AREAS, HILLSIDES, STEEP SLOPES, LAKES, TREED OR FORESTED AREAS, BROWNFIELD SITES AND STREAMS AND STREAM CORRIDORS WHICH COULD BE AFFECTED BY THIS DEVELOPMENT.



SECTION MAP
SEC. 15 TW. 46 RNG. 32

INDEX OF SHEETS

1. COVER SHEET
2. SITE PLAN
3. UTILITY PLAN
4. GRADING PLAN
5. EROSION CONTROL PLAN
6. LANDSCAPE PLAN
7. DETAILS
8. ARCHITECTURAL BUILDING ELEVATIONS (BY OTHERS)
9. (E101) ELECTRICAL & LIGHTING PLAN (BY OTHERS)

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SOUTH TOWN STORAGE, LLC DATE

ENGINEER'S CERTIFICATION

I, THOMAS R. BARTOSIEWICZ, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI, AND THAT THE INFORMATION SHOWN ON SHEETS 1-7 HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF MISSOURI.

THOMAS R. BARTOSIEWICZ, P.E. DATE:

BASIS OF BEARINGS:

MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

SITE DATA	
ZONING	M-1 INDUSTRIAL
TOTAL SITE	211,527sf (4.86ac)
TOTAL EXISTING BUILDING	10,847sf
EXISTING PAVEMENT / GRAVEL	159,445sf
EXISTING OPEN SPACE	41,235sf (19%)
EXISTING STORM WATER AREA	9,794sf

PARKING (EXISTING BUILDING)

EXISTING VEHICLE	37
9'X18'	
EXISTING STORAGE AND SOLAR PAD	

EXISTING OUTDOOR STORAGE	
10' X 20'	20
10' X 25'	15
10' X 40'	14
10' X 50'	17
10' X 60'	11
MISC	30
TOTAL	107

PROPOSED BUILDINGS	11,412sf
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PROPOSED OUTSIDE PARKING	12 + 1 HC STALL = 1.00 STALLS / 1000SF
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LIMITS OF GROUND DISTURBANCE IS SHOWN ON SHEET 5, NOTE #2
GENERAL SEDIMENT AND STORM WATER NOTES.

TITLE

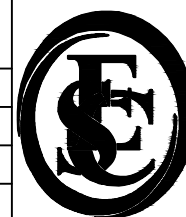
COVER SHEET

PROJECT:

SOUTH TOWN STORAGE, LLC
PREPARED FOR:
SOUTH TOWN STORAGE, LLC
COUNTY PIN NO.: 04-05-15-400-000-001.004
SEC,15 TWP46, RNG32
COUNTY: CASS CO

THIS PLAN AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF SITE ENGINEERING CONSULTANTS, LLC, AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN APPROVAL.

DATE	REVISION	CHKD.
DRAWN BY: GO	CHECKED BY: TB	
DATE: 7-29-24	SCALE: 1" = 30'	PROJECT No.: SHEET No.: 1



*ENGINEERING*SERVICES*
SITE CONSULTING
—ENGINEERS, LLC—
PROFESSIONAL ENGINEERING COMPANY
200 MISSOURI ROAD, SUITE 200
LEE'S SUMMIT, MO 64086
(W) (913) 515-7209
"TODAY'S TECHNOLOGY*YESTERDAY'S QUALITY"

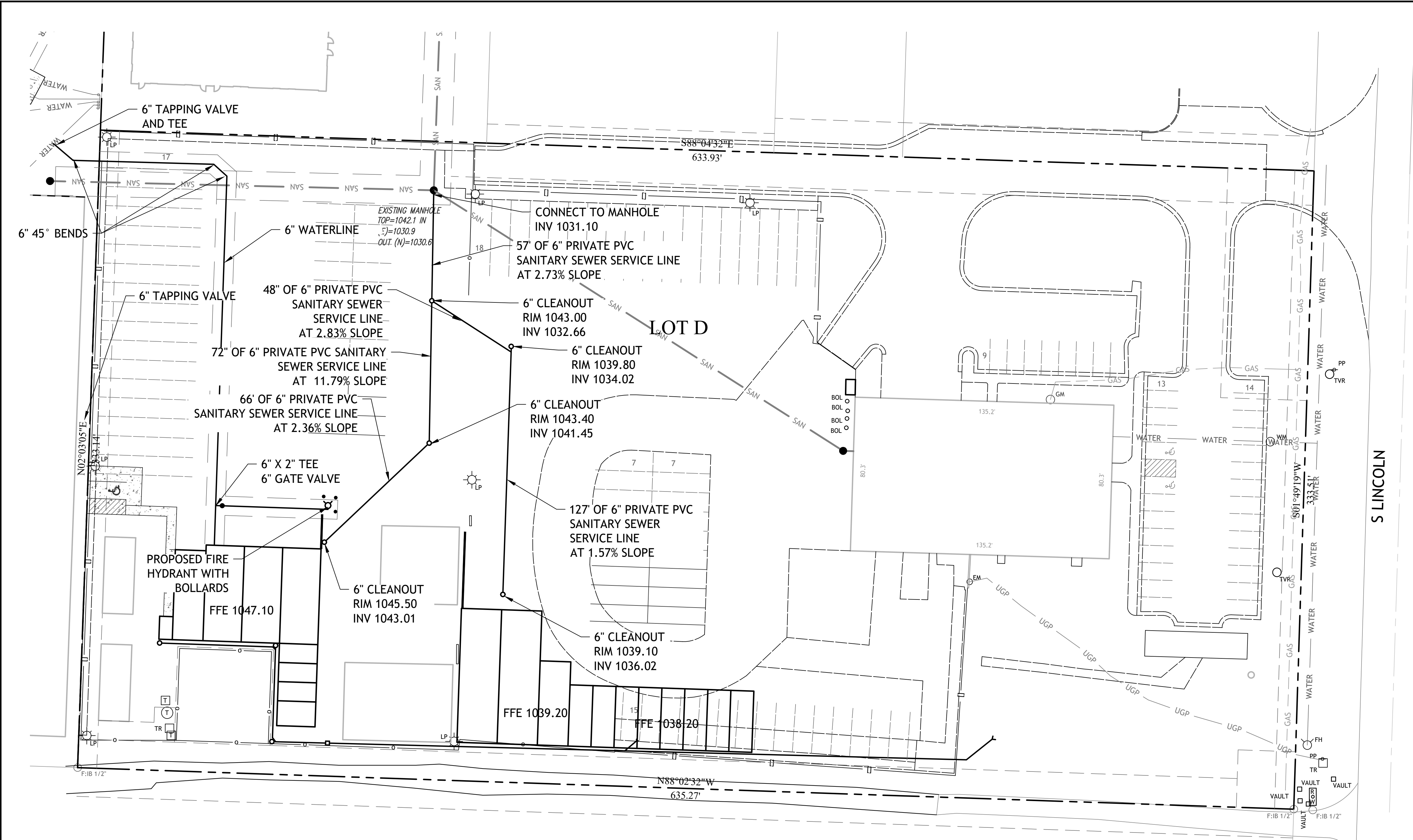
NOTES:

1. SANITARY SEWER LOCATION WITH RELATION TO THE WATER MAINS
A. SANITARY SEWER SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
B. SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SANITARY SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANCE AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SANITARY SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
C. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, CONCRETE ENCASEMENT SHALL BE REQUIRED TO BE INSTALLED A MINIMUM OF 5 FEET EACH SIDE OF THE CROSSING POINT ON THE LOWEST UTILITY. SEE CONCRETE ENCASEMENT DETAIL.
D. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

NOTE:

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NOTE
PROPOSED 6" SANITARY SERVICES LINES SHOWN ARE PRIVATE

A SEPARATE WATER METER IS NOT PROPOSED AT THIS TIME.
EXISTING METER WILL SERVICE PHASE 1 BUILDING

SANITARY SEWER MATERIALS

- SANITARY SEWER PIPE SHALL BE PVC, SDR 26 WITH PUSH ON TYPE JOINTS USING FLEXIBLE ELASTOMERIC SEALS IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATION. FITTINGS SHALL BE OF THE SAME MATERIAL AS THE PIPE IN WHICH THEY ARE INSTALLED OR APPROVED EQUAL.
- MANHOLES SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 WITH O-RING JOINTS CONFORMING TO ASTM C443 AND C361. THE MANHOLES SHALL UTILIZE A-LOCK GASKETS OR EQUAL, CAST INTEGRALLY IN THE WALL AND LOCATED AS REQUIRED FOR SEWER PIPE CONNECTIONS. MANHOLE STEPS SHALL BE PS-48 POLYPROPYLENE. COAT ALL EXTERIOR MANHOLE SURFACES IN ACCORDANCE WITH TNEC SYSTEM 46-61 OR EQUAL.
- PROIR TO PURCHASE OR INSTALLATION, THE CONTRACTOR SHALL SUBMIT IN A TIMELY MANNER SHOP DRAWING OF AT LEAST THE FOLLOWING ITEMS AND SYSTEMS TO THE ENGINEER FOR REVIEW.
 - PIPE AND FITTINGS
 - MANHOLES, FRAMES AND COVERS (IF REQUIRED)
 - DETECTION TAPE
 - SEPTIC TANK
- SELECT BORROW SHALL BE BORROW IN ACCORDANCE WITH MISSOURI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- CONCRETE SHALL BE CLASS A PORTLAND CEMENT CONCRETE, CONFORMING TO THE MATERIALS, DESIGN AND CONTROL REQUIREMENTS OF THE MISSOURI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

CONSTRUCTION METHODS

- ALL SEWER MAINS AND APPURTENANCES SHALL BE INSTALLED AND PLACED INTO SERVICE IN CONFORMANCE WITH ASTM D2321. THE MANUFACTURE'S RECOMMENDATIONS AND THE RECOMMEND STANDARDS FOR SEWAGE WORK, "10 STATE STANDARDS" LATEST EDITION.
- MAINTAIN MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN ALL CONCRETE ENCASEMENT 10 FEET EITHER SIDE OF WATER MAIN.
- DETECTION AND WARNING TAPE SHALL BE PLACED BETWEEN 18 INCHES AND 24 INCHES ABOVE THE FORCE MAIN WHEN PVC PIPE IS BEING INSTALLED. AT NO TIME SHALL IT BE PLACED AT A DEPTH LESS THAN 6 INCHES. DETECTION AND WARNING TAPE SHALL BE OF THE METALLIC TYPE WITH METAL FOIL RUNNING THE FULL LENGTH AND WIDTHS. FOIL SHALL BE ENHANCED IN A HIGH VISIBILITY, COLOR CODED, INSERT PLASTIC JACKET WITH CONTINUOUS IDENTIFICATION LEGENDS CLEARLY IMPRINTED ON IT. FOR SEWER SYSTEMS THE COLOR SHALL BE "SAFETY PRECAUTION GREEN" WITH THE LEGEND READING "CAUTION BURIED SEWER LINE BELOW".
- TRENCHES SHALL BE EXCAVATED TO THE NECESSARY WIDTH AND DEPTH AND MUST BE DRY DURING PIPE PLACEMENT AND BACK. BACKFILL SHALL BE THE MATERIAL EXCAVATED. PROVIDED IT IS FREE OF ORGANIC MATTER, HEAVY CLAY, DEBRIS, ETC.. THE BACKFILL IS TO BE HAND TAMPED TO AT LEAST 12 INCHES ABOVE THE TOP OF THE PIPE AND SHALL BE MECHANICALLY TAMPED IN 8 INCH LIFTS TO FINISHED GRADE. EACH LIFT SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY.
- IT IS INTENDED THAT EXCAVATED MATERIAL BE USED FOR BACKFILL. IN THE EVENT REQUIRED COMPACTING CANNOT BE ACHIEVED OR THE MATERIAL IS UNSUITABLE IN OTHER RESPECTS, SLUMPS, TRASH, ECT. THE BACKFILL MATERIAL WILL BE SUITABLY PROVIDED FROM OFF-SITE SOURCES, AT NO ADDITIONAL COST.
- PAVED AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED EQUAL OR BETTER THAN THAT DISTURBED.
- REPLACE ALL SIGNS, MAIL BOXES, ECT. THAT ARE REMOVED DURING CONSTRUCTION.
- DETECTION WIRE TO BE PLACED ABOVE ALL SANITARY SEWER MAINS AND LATERALS.

ACCEPTANCE TESTING

- GRAVITY SEWERS SHALL BE SUBJECT TO MIRROR-LIGHT TESTING TO DETERMINE THAT THE ALIGNMENT IS STRAIGHT AND TRUE. SEWERS NOT ALLOWING THE PASSAGE OF REFLECTED LIGHT SHALL NOT BE ACCEPTED.
- ALL SEWERS ABOVE THE GROUNDWATER LINE SHALL BE TESTED BY THE EXFILTRATION METHOD. DURING EXFILTRATION TESTING THE MAXIMUM INTERNAL PIPE PRESSURE AT THE LOWEST END SHALL NOT BE EXCEED 25 FEET OF WATER. ALL SEWER BELOW THE GROUNDWATER LINE SHALL BE TESTED BY THE INFILTRATION METHOD. THE MAXIMUM ALLOWABLE LEAKAGE THE LOW PRESSURE AIR TEST MAY BE USED AS AN ALTERNATIVE METHOD ACCEPTANCE TEST. THE ENGINEER SHALL DETERMINE ACCEPTANCE CRITERIA FOR ALL TESTS.
- MANHOLES SHALL BE FREE FROM FOREIGN MATERIALS AND INFILTRATION. THE CONTRACTOR SHALL REPAIR TO THE FULL SATISFACTION OF THE ENGINEER ANY OBSERVED LEAKAGE IN THE MANHOLES.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL WORKMANSHIP, MATERIALS, AND WORK PERFORMED UNDER THE CONTRACT, SHALL BE IN STRICT ACCORDANCE WITH THE DRAWING, SPECIFICATION AND OTHER CONTRACT DOCUMENTS. THIS GUARANTEE SHALL BE FOR A PERIOD OF ONE YEAR FROM AND AFTER DATE OF COMPLETION AND ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR, CORRECT OR REPLACE AS REQUIRED, PROMPTLY AND WITHOUT CHARGE, ALL WORK, EQUIPMENT AND MATERIAL, OR PARTS THEREOF, WHICH FAIL TO BE GUARANTEE, OR WHICH IN ANY WAY FAIL TO COMPLY WITH OR FAIL TO BE IN STRICT ACCORDANCE WITH THE TERMS AND PROVISIONS AND REQUIREMENTS OF THE CONTRACT DURING SUCH ONE YEAR PERIOD.

GENERAL NOTES:

- ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RAYMORE UTILITIES CONSTRUCTION SPECIFICATIONS AND ALL AMENDMENTS THERETO.
- INSTALL PIPE AROUND BENDS PER MANUFACTURERS RECOMMENDATIONS
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE APPROVAL AND THE ACCEPTANCE OF THE WATER MAINS BY CITY OF RAYMORE. AND THE DEPARTMENT OF PUBLIC HEALTH, OFFICE OF DRINKING WATER IF REQUIRED UPON COMPLETION OF CONSTRUCTION.
- EXISTING UTILITIES ARE IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY ONE CALL AT 1-800-DG-RITE (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
- CONTRACTOR SHALL DEPRESS WATER LINE AS REQUIRED WITH APPROVED FITTINGS TO AVOID CONFLICTS WITH STORM SEWERS, CULVERTS AND SANITARY PLANS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THEIR NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT THEIR EXPENSE.
- ALL NECESSARY PERMITS, LICENSES, INSURANCE, ETC. REQUIRED BY LOCAL, STATE, OR FEDERAL LAWS SHALL BE PROVIDED BY THE CONTRACTOR.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPE.
- ALL INSTALLATIONS SHALL USE PRESSURE WATER PIPE CLASS 150 (SDR-18) C-900 AWWA APPROVED FURNISHED IN 20 FOOT LENGTHS WITH INTEGRAL BELLS OR AS INDICATED ON THE CONTRACT DRAWINGS. ALL PIPE MUST BE NSF-PW APPROVED. WHERE REQUIRED, HIGH DEFLECTION COUPLINGS SHALL BE USED.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE MISSOURI STATE FIRE PREVENTION REGULATIONS.
- CONTRACTOR TO FIELD VERIFY EXISTING HYDRANT LOCATION AND CORRECT SPACING OF PROPOSED FIRE HYDRANTS.
- CITY OF RAYMORE SHALL BE RESPONSIBLE FOR PROVIDING FLOW TEST DATA TO THE STATE FIRE MARSHAL. FLOW TEST SHALL HAVE BEEN PERFORMED WITHIN THE PAST YEAR.
- ALL FITTINGS TO BE MJ WITH RETAINER GLANDS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT (UPON COMPLETION OF INSTALLATION OF WATER DISTRIBUTION SYSTEMS) AS-BUILT DRAWINGS TO CITY OF RAYMORE IN DRAWING FORMAT ON A REMOVABLE DRIVE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT (UPON COMPLETION OF INSTALLATION OF THE WATER DISTRIBUTION SYSTEMS) AS-BUILT DRAWINGS INCLUDING PROFILES TO THE DEPARTMENT OF PUBLIC HEALTH, OFFICE OF DRINKING WATER, IF REQUIRED.
- ALL PROPOSED FIRE HYDRANTS TO BE B-62-B. UNLESS OTHERWISE SPECIFIED.
- HYDRANT LOCATION SHOWN CAN BE MODIFIED AT THE DISCRETION OF THE CITY OF RAYMORE (TO LOCATION B) AT THE EXPENSE OF THE DEVELOPER.

FIRE MARSHAL NOTES:

- | | |
|---|--|
| 1. OWNER/DEVELOPER:
SOUTH TOWN STORAGE, LLC
P.O. BOX 107
RAYMORE, MO 64083 | 5. PROJECT NAME:
SOUTH TOWN STORAGE |
| 2. CIVIL/SITE ENGINEER:
SITE CONSULTING ENGINEERS, LLC
200 MISSOURI ROAD, SUITE 200
LEE'S SUMMIT, MO 64086
(913) 515-7209 | 6. INTENDED USE:
RV STORAGE |
| 3. APPLICANT:
SOUTH TOWN STORAGE, LLC
P.O. BOX 107
RAYMORE, MO 64083 | 7. WATER SUPPLIER:
CITY OF RAYMORE |
| 4. TAX MAP NUMBER:
04-05-15-400-000-001.004 | 8. MAX HEIGHT OF BUILDING:
80' |
| | 9. BUILDING CONSTRUCTION TYPE:
CONSTRUCTION |
| | 10. SPRINKLER SYSTEM:
PER CODE |
| | 11. ALL FIRE LANES, FIRE HYDRANTS, AND
FIRE DEPARTMENT CONNECTIONS SHALL
BE MARKED IN ACCORDANCE WITH THE
STATE FIRE PREVENTION REGULATIONS |

NOTE:
A LOCK BOX CONTAINING KEYS FOR FIRE DEPARTMENT ACCESS SHALL BE PROVIDED. THE LOCK BOX SHALL BE LISTED OR APPROVED BY THE STATE OR CITY FIRE MARSHAL FOR THE INTENDED USE AND INSTALLED IN SUCH A MANNER THAT THE FIRE DEPARTMENT WILL HAVE ACCESS TO THE BOX. CONTACT THE LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON BUILDING. +

USE KNOXBOX.COM FOR A LOCK BOX CONTAINING KEYS FOR THE FIRE DEPARTMENT. KEYS WILL BE PROVIDED TO THE FIRE MARSHAL ON THE FINAL INSPECTION.

CURRENT KNOXBOX WILL BE RETUFITTED TO THE KNOZOX CLOCK SYSTEM.

TITLE

UTILITY PLAN

PROJECT:

SOUTH TOWN STORAGE, LLC

PREPARED FOR:

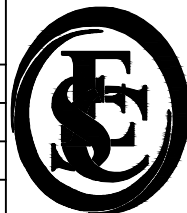
SOUTH TOWN STORAGE, LLC

COUNTY PIN NO.: 04-05-15-400-000-001.004

SEC,15 TWP46, RNG32

COUNTY: CASS CO

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SITE CONSULTING
—ENGINEERS, LLC—

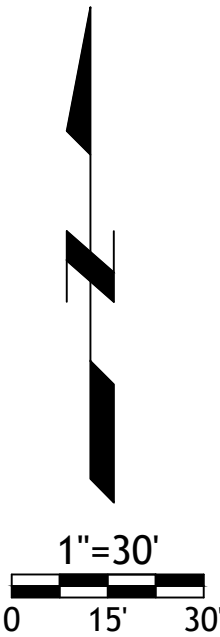
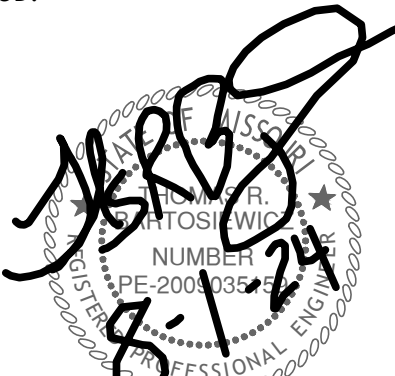
PROFESSIONAL ENGINEERING COMPANY
200 MISSOURI ROAD, SUITE 200
LEE'S SUMMIT, MO 64086
(W) (913) 515-7209

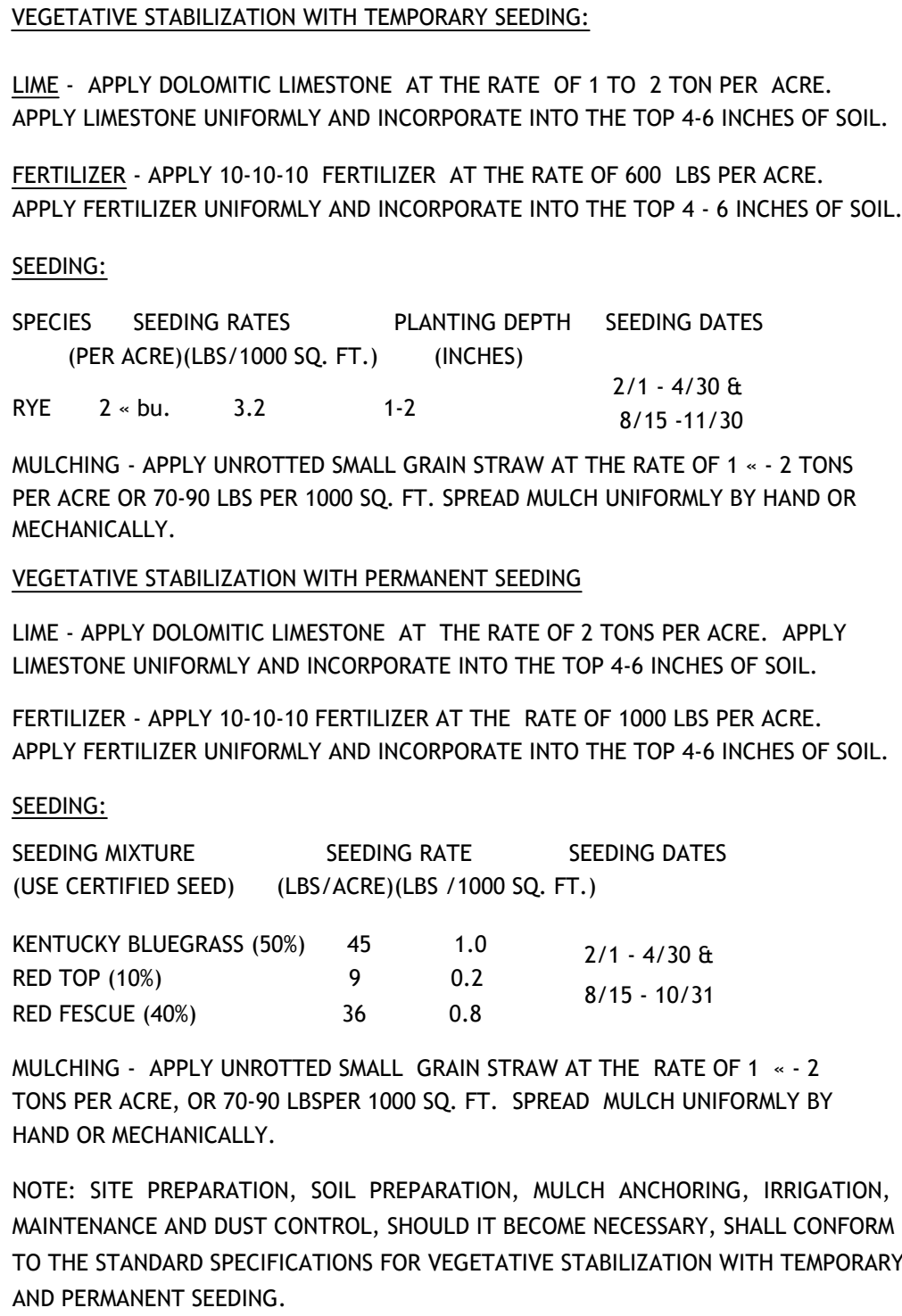
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SHEET NO.:		SHEET NO.: 3

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PROJECT:
SOUTH TOWN STORAGE, LLC

PREPARED FOR:
SOUTH TOWN STORAGE, LLC

COUNTY PIN NO.: 04-05-15-400-000-001.004
SEC,15 TWP46, RNG32
COUNTY: CASS CO

*ENGINEERING*SERVICES*



SITE CONSULTING

—ENGINEERS, LLC—

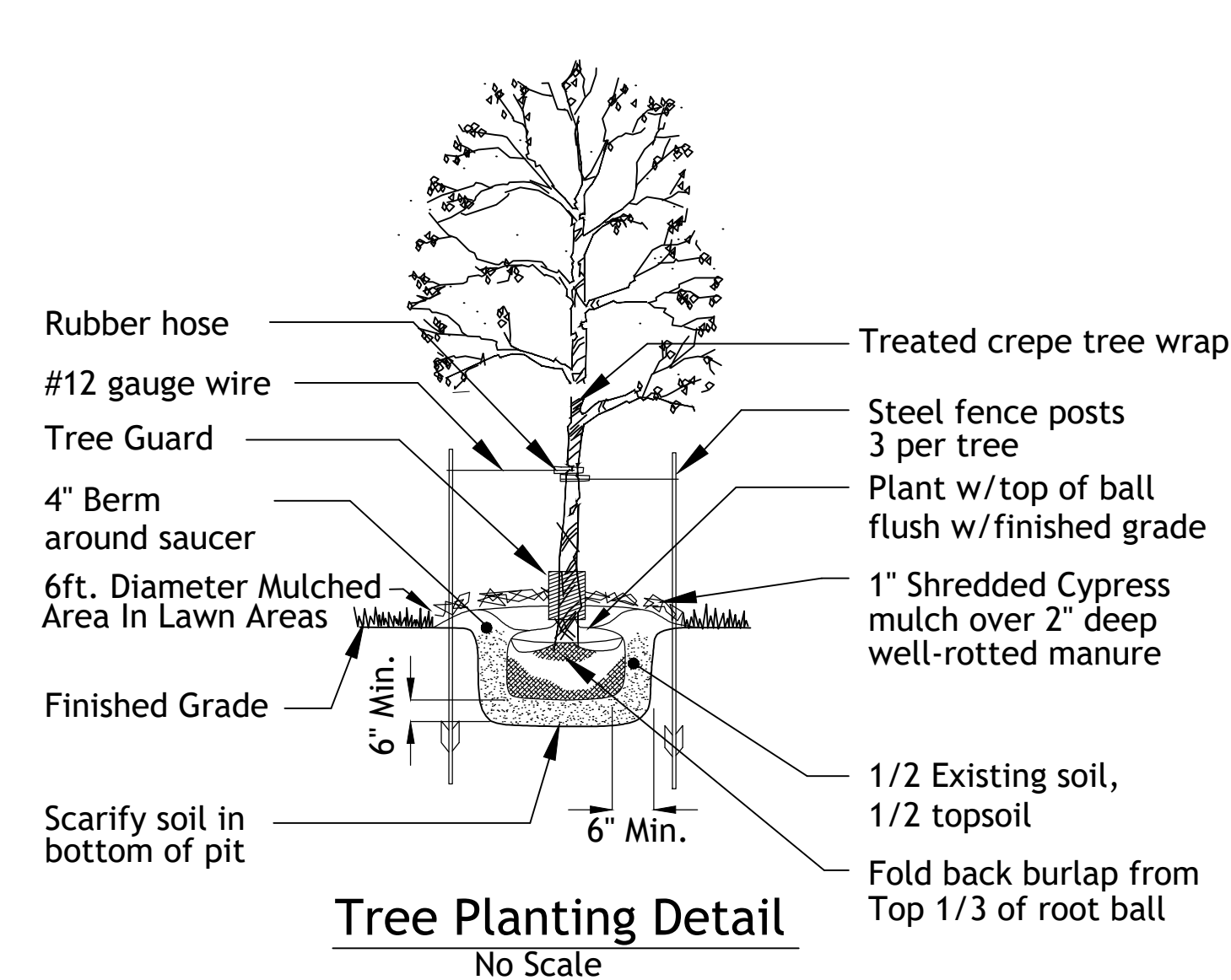
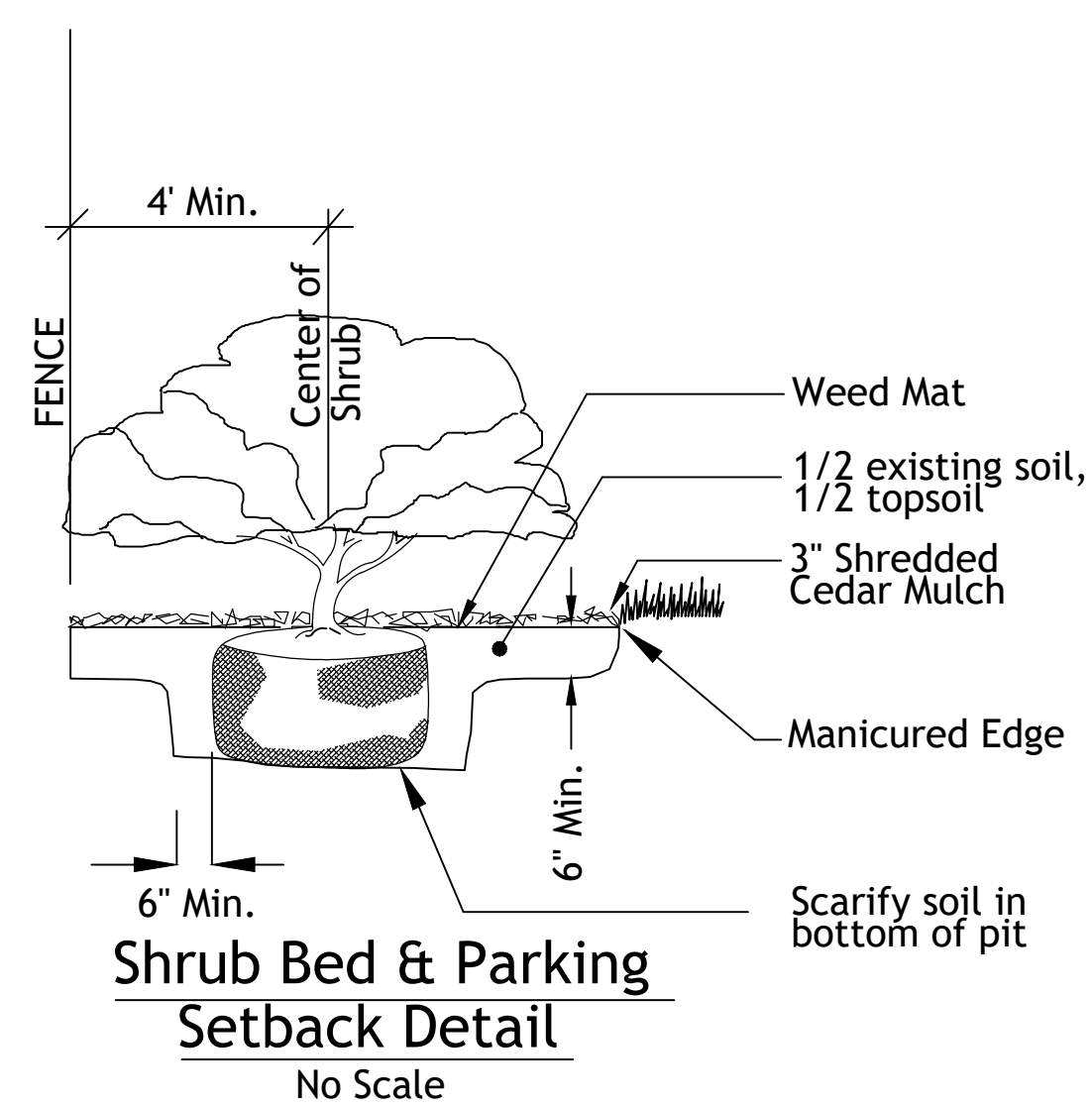
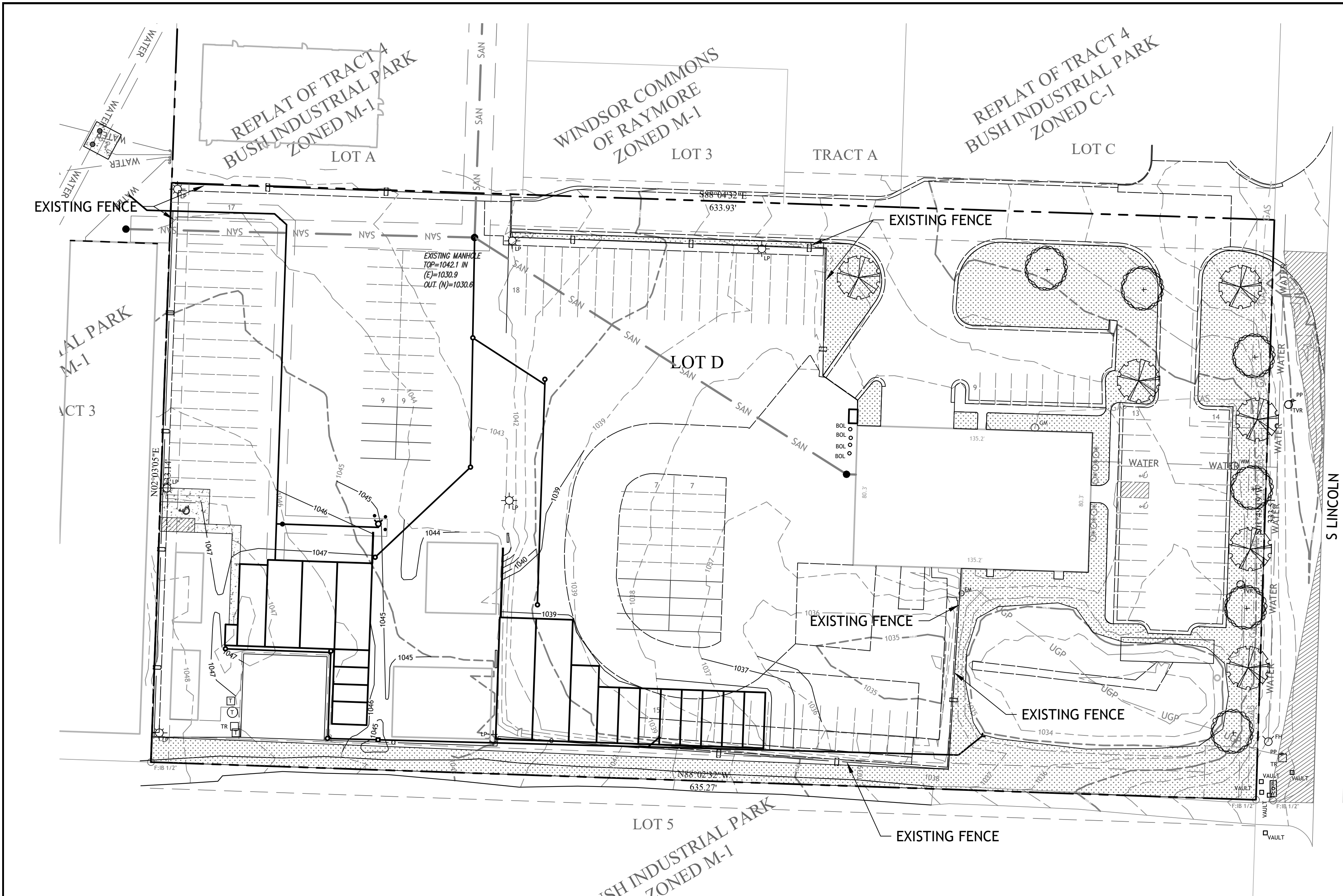
PROFESSIONAL ENGINEERING COMPANY

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LEE'S SUMMIT, MO 64086
(W) (913) 515-7209

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LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

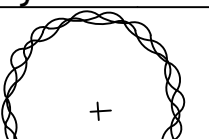
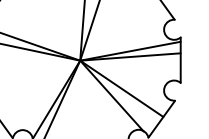
All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	6	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	6	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.

Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	6	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	6	Swamp White Oak	Quercus Bicolor		BB	As Shown

LANDSCAPE DATA:
EAST PROPERTY 334'
REQUIRED
1 SHADE / 40' STREET FRONTAGE = 8
PROVIDED 8

INTERIOR PARKING
17 PARKING STALLS
REQUIRED
1 SHADE 3 SHRUBS / 10 PARKING STALLS
4 TREES AND 11 SHRUBS

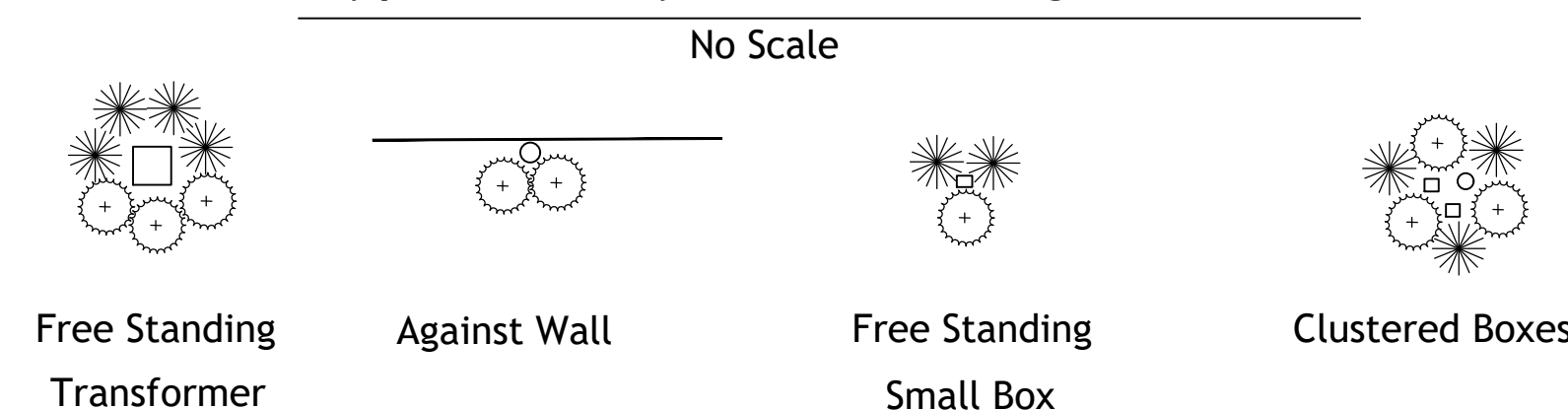
PROVIDED
4 SHADE
12 SHRUBS

SITE DATA
TOTAL SITE 211,527sf (4.86ac)
TOTAL EXISTING BUILDING 10,847sf
EXISTING PAVEMENT / GRAVEL 159,445sf
EXISTING OPEN SPACE 31,441sf
STORM WATER DETENTION 9,794sf
TOTAL OPEN SPACE/GRASS AREA 41,235sf (19%)

PROPOSED BUILDINGS ON 11,412sf
EXISTING GRAVEL



Typical Utility Box Screening Details



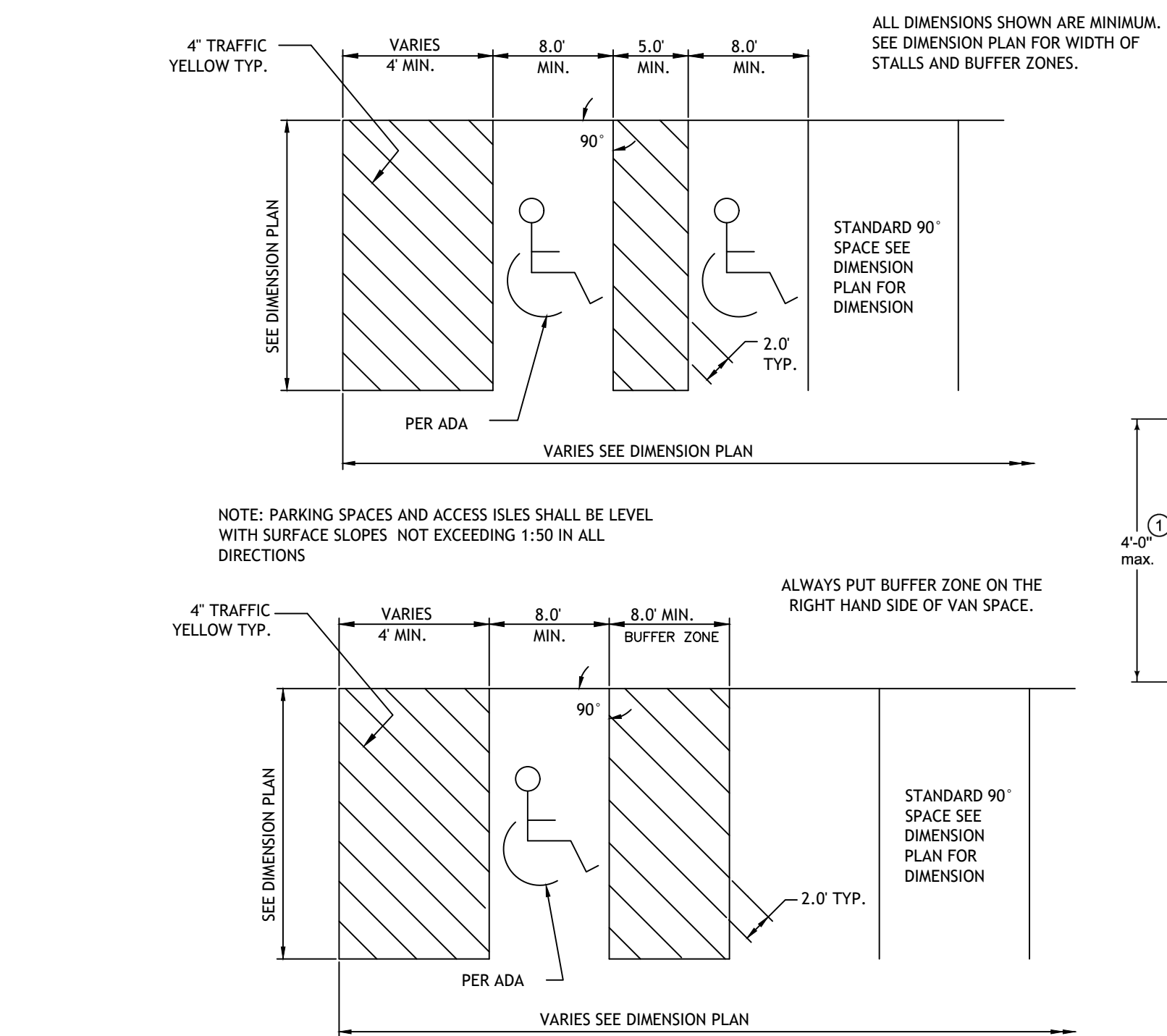
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

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TITLE
LANDSCAPE PLAN

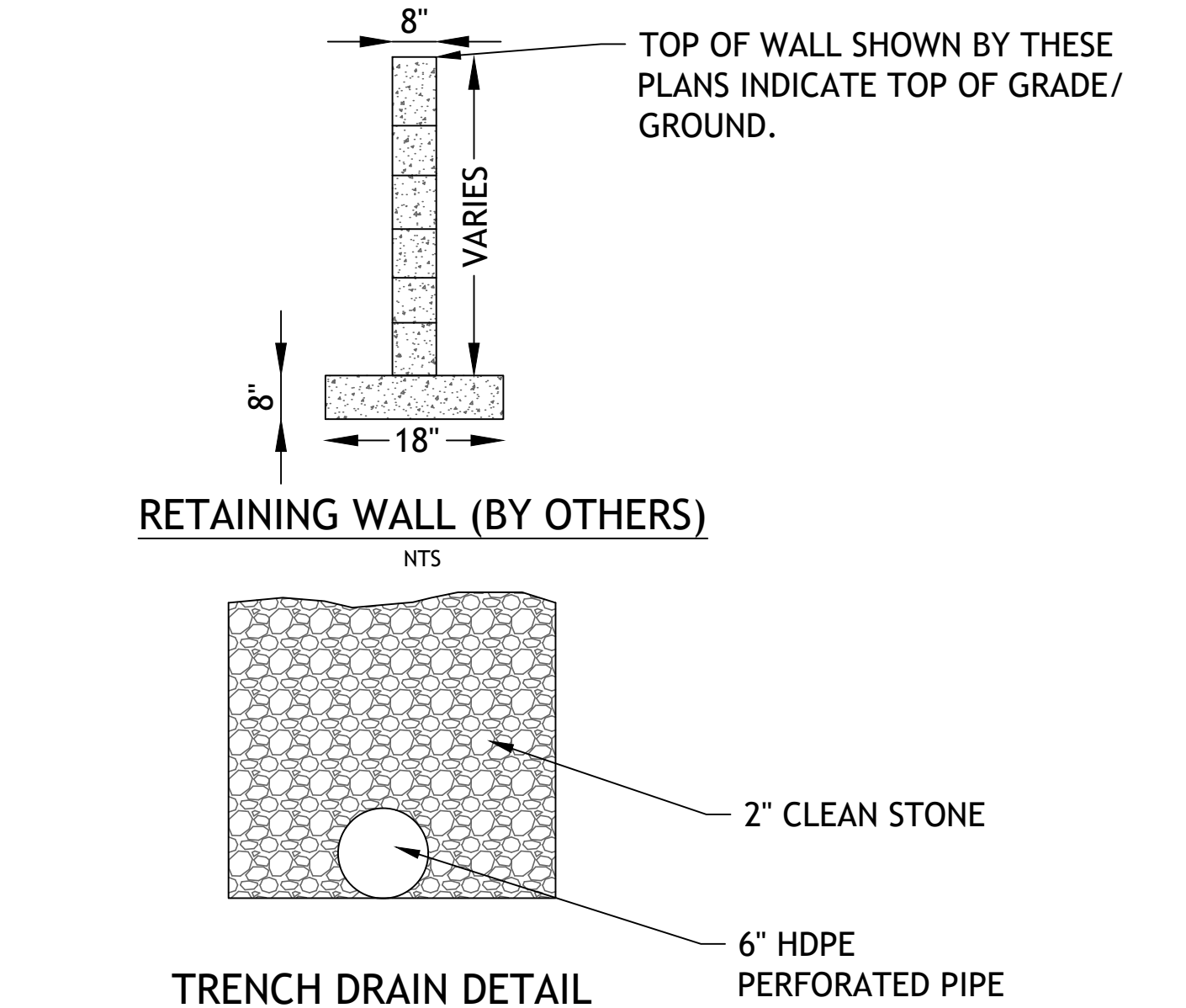
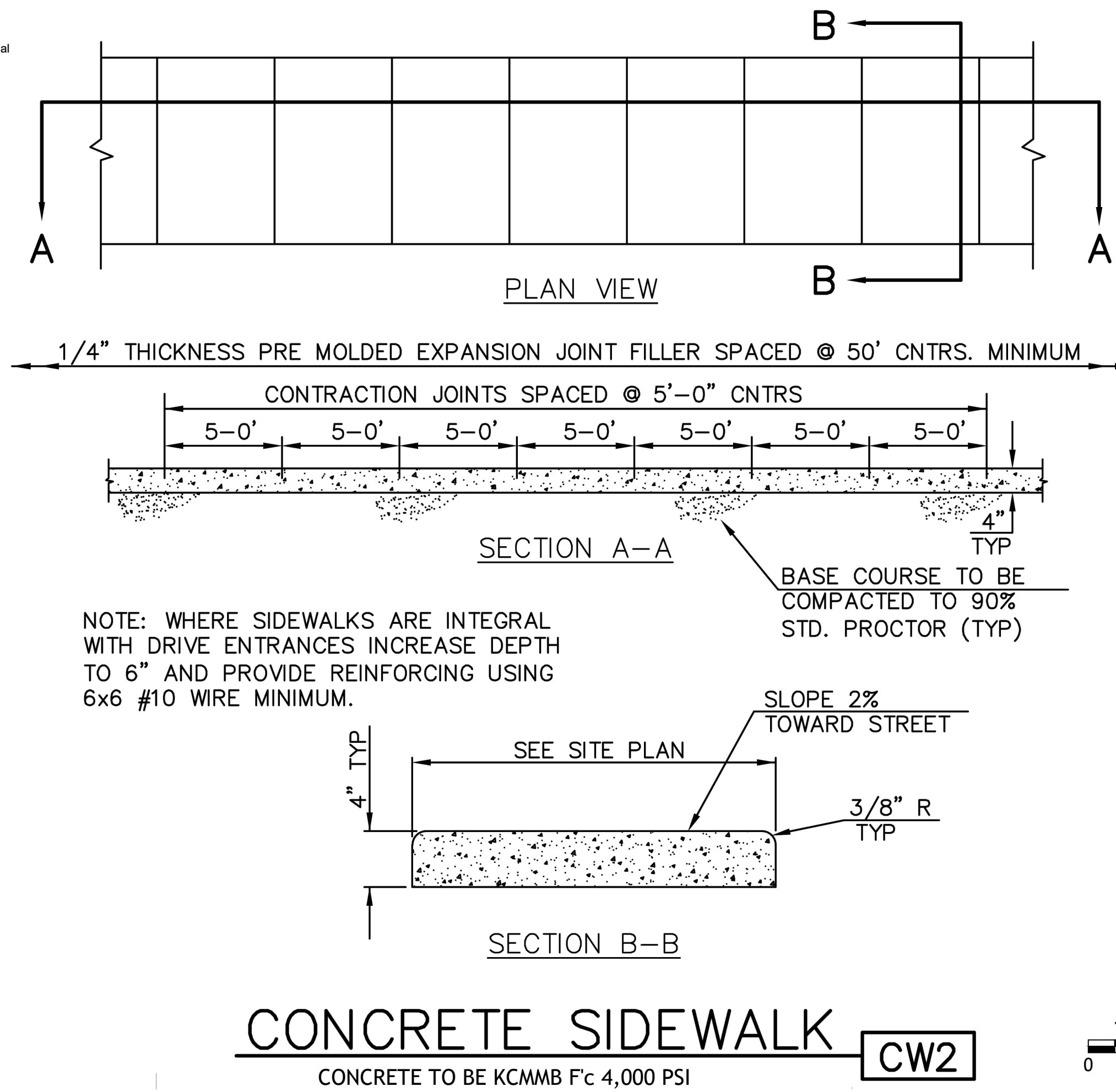
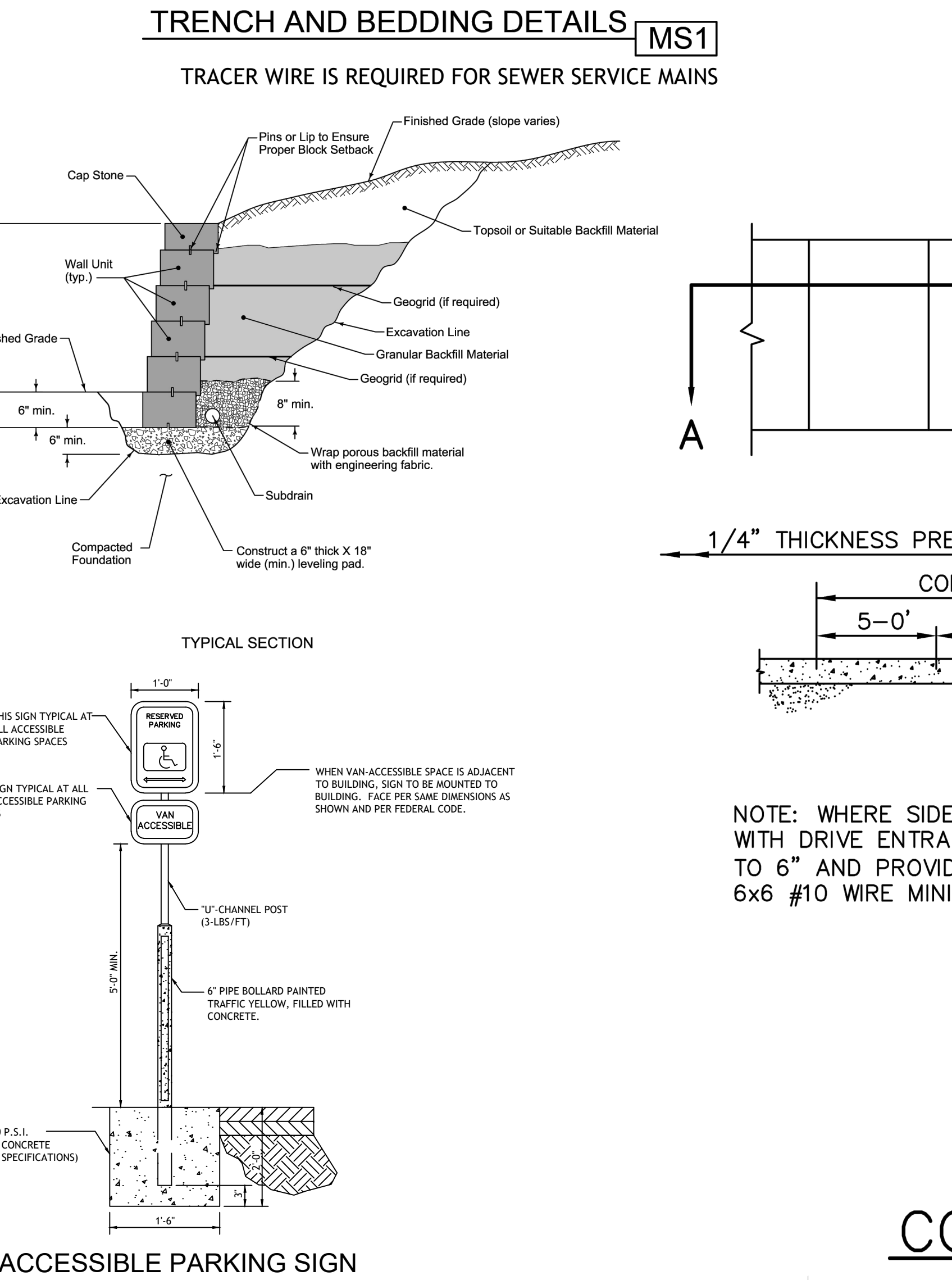
PROJECT:
SOUTH TOWN STORAGE, LLC
PREPARED FOR:
SOUTH TOWN STORAGE, LLC
COUNTY PIN NO.: 04-05-15-400-000-001.004
SEC,15 TWP46, RNG32
COUNTY: CASS CO

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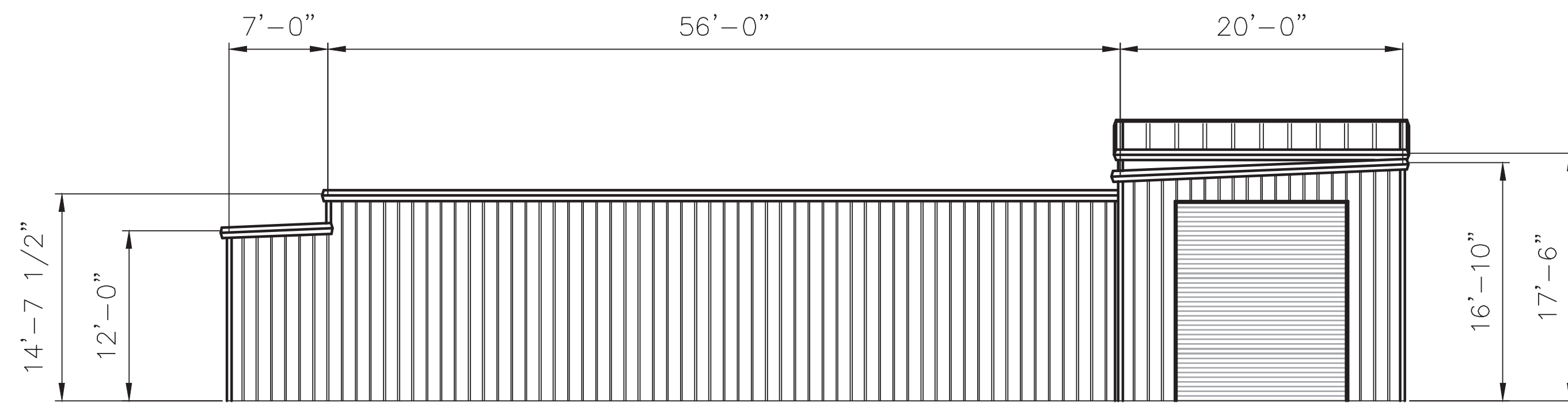


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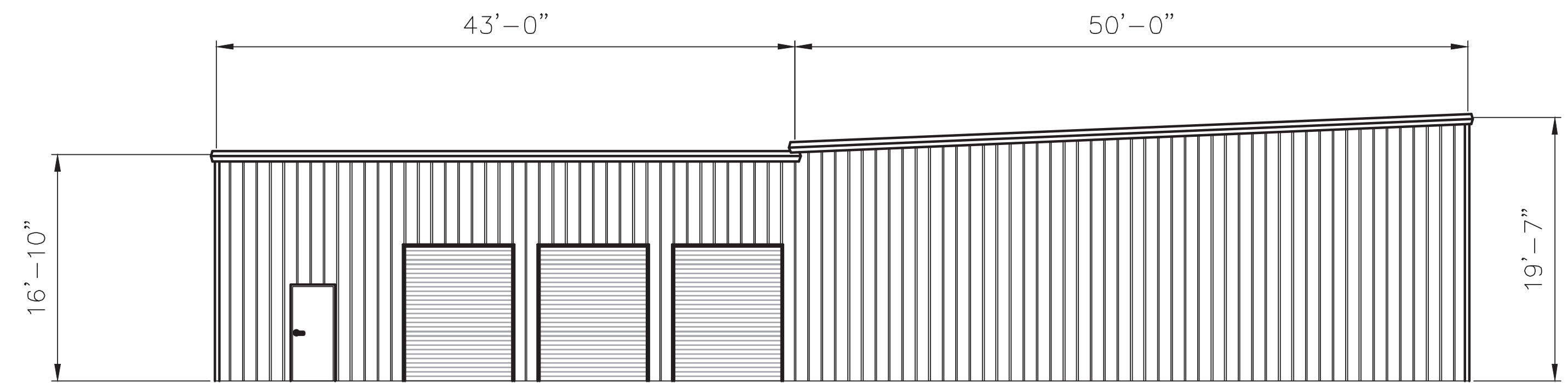
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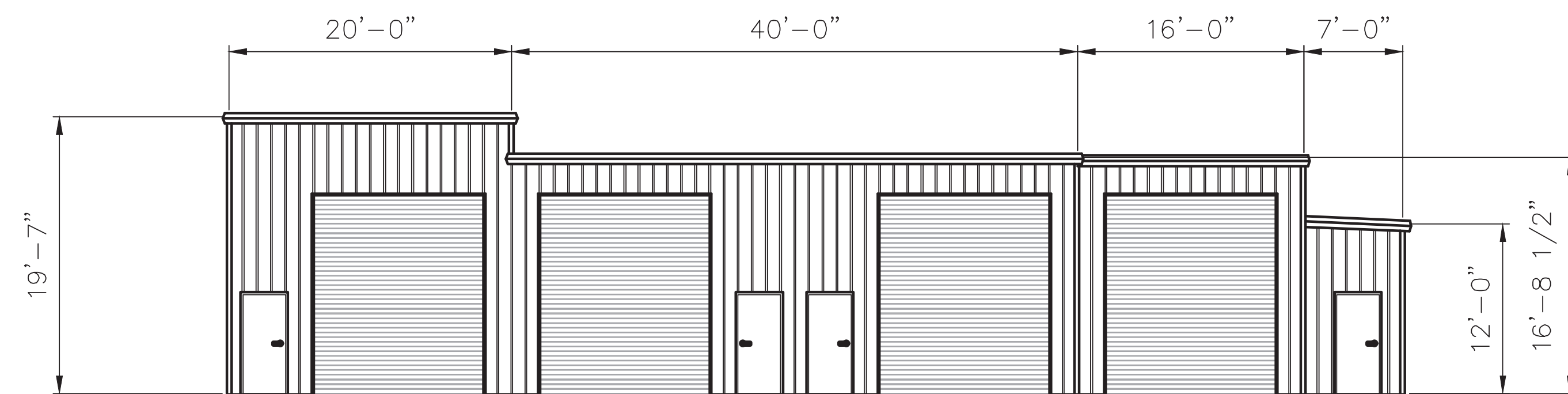
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		PROJECT NO.:	SHEET NO.: 7	



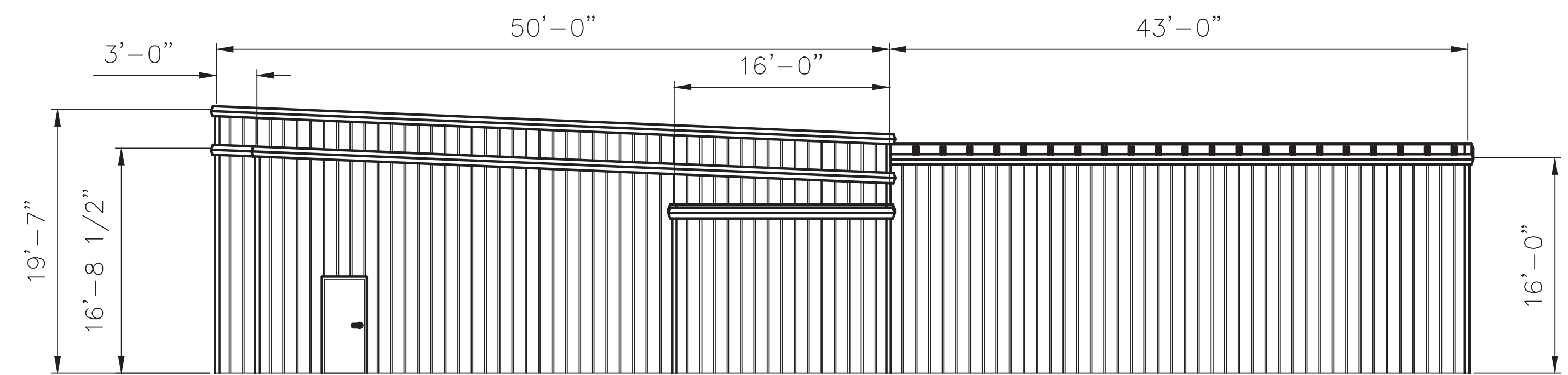
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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HEAD QUARTERS:- 5650 ELCAMINO REAL SUITE 100
CARLSBAD, CA 92008 PHONE: (760) 448-1760

EAST OFFICE:- 1041 CROWN PARK CIRCLE
WINTER GARDEN, FL 34787 PHONE: (800) 989-0220

TOWER STORAGE
RAYMORE, MO
JEANCO, LLC

2312006

NOTES & CONDITIONS

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- ALL DIMENSIONS, ELEVATIONS, EASEMENTS AND SETBACKS SHOWN ARE BASED UPON THE BEST INFORMATION PROVIDED TO THE DESIGNER. THE OWNER/DEVELOPER IS RESPONSIBLE FOR CONFIRMING ALL INFORMATION.
- DESIGNER DOES NOT ENSURE REQUIRED EXTENT, TYPE OR LOCATION OF ANY FIREWALLS, EITHER SHOWN OR NOT SHOWN. OWNER/DEVELOPER TO VERIFY.
- LOCAL REQUIREMENTS MAY TAKE PRECEDENCE!! OWNER/DEVELOPER TO CONFIRM DESIGN IS IN COMPLIANCE WITH ALL APPLICABLE LOCAL CODES AND LAWS (ZONING, ENVIRONMENTAL, BUILDING, FIRE, ETC...).
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REVISIONS:

- 1-BAY SIZES - 1/17/24 - RRH
- 2-BAY SIZES - 6/24/24 - MEZ
- 3-OWNER CHANGES - 7/8/24 - RRH
- 4-ELEVATIONS - 7/17/24 - MEZ
- 5-
- 6-
- 7-
- 8-

DRAWN BY: MEZ

DATE: 12-13-23

DWG. NO.:

L2 OF 2

REVISION: 04

REPLAT OF TRACT 4 BUSH INDUSTRIAL PARK

a subdivision in Raymore, Cass County, Missouri

STATE OF MISSOURI)
COUNTY OF CASS)
CERTIFIED INSTRUMENT RECORDED
96 JUN 11 P 1:22.3
RECORDED IN BOOK 14 PAGE 8
JOHN KOHLER, RECORDER
DEPUTY

093622

RECORDING FEE \$ 25
STATE USEN FEE 13
TOTAL \$ 38

ORDERED BY: James Bush

LEGAL DESCRIPTION: This is a replat of Tract 4, BUSH INDUSTRIAL PARK, a subdivision in Raymore, Cass County, Missouri.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as "REPLAT OF TRACT 4 BUSH INDUSTRIAL PARK".

All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated. An easement of license is hereby granted to the City of Raymore, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon areas outlined on this plat and designated by the words "Utility Easement" or abbreviated "U.E."

IN TESTIMONY WHEREOF: 7777 Development LTD, a limited partnership, has caused this instrument to be executed in the manner shown on the accompanying plat.

James A. Bush
James A. Bush, General Partner

STATE OF MISSOURI)

COUNTY OF CASS)

On this 25 day of MARCH, 1996, before me, the undersigned Notary Public, appeared James A. Bush, General Partner of 7777 Development LTD, a limited partnership, who is personally known to be the same person who executed, as shown the foregoing instrument of writing and acknowledged the execution of the same for the use and purpose set forth.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County and State the day and year last above written.

Robert J. Long My commission expires 10-29-97
Notary Public in and for said
County and State

Approved:

Robert J. Long
Mayor

Ronald L. Long
Chairman, Planning Commission

Robert J. Long
City Clerk

Robert J. Long
City Engineer

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that the plat of RESURVEY OF TRACT 4 BUSH INDUSTRIAL PARK, subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

3-11-96
Date

Signed: Michael L. Baldus
Michael L. Baldus LS-2131
LAND SURVEY CO.
Grandview, Missouri 64030

NW 1/4	NE 1/4
MD STATE HWY 58	
SW 1/4	SE 1/4

VICINITY MAP
SEC 15-46-32

SCALE: 1" = 100'
DATE: 6-9-95
JOB NO. REV 3-11-96

BUSH INDUSTRIAL PARK
REPLAT TRACT 4

Bush Indus

Tract 4
March 1996

LAND SURVEY COMPANY

a division of MIGAR Enterprises, Inc.

P.O. BOX 528 • GRANDVIEW, MISSOURI 64030 • PHONE: 966-0839 • FAX: 763-1761

Bush Industrial Park Replat Tract 4

3/11/96