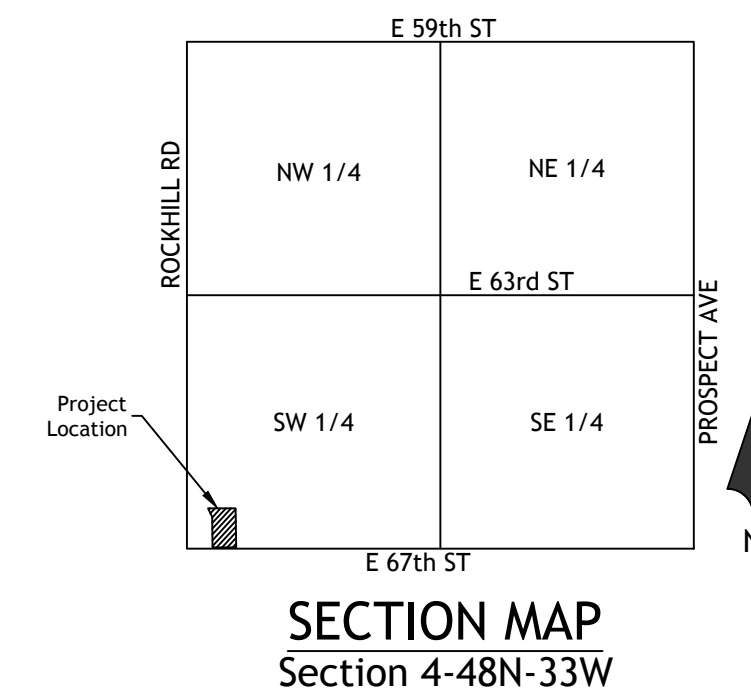


TROOST SELF STORAGE

6650 TROOST AVENUE, KANSAS CITY, MISSOURI, 64131
 SECTION 05 , TOWNSHIP 48N , RANGE 33W
 KANSAS CITY, JACKSON COUNTY, MISSOURI
APN NO. JA4724028100000000
FILE NO.
PROJECT NO. 18-0233

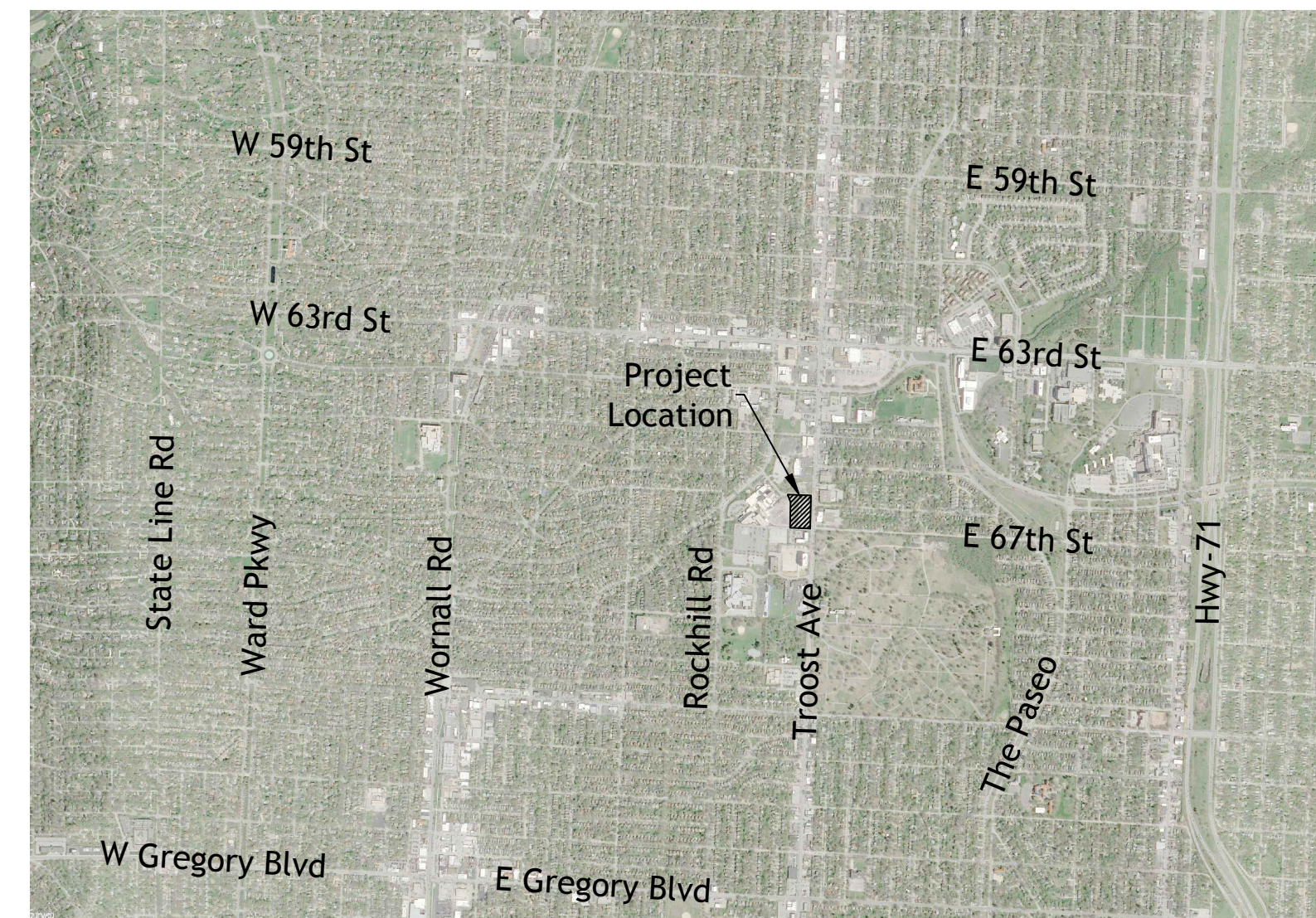
PROPERTY OWNER
 Rockhill Greens LLC
 % Petroleum Inc
 300 W Douglas Suite 1050
 Wichita, KS 67202-2911
 Representative:
 Sherri M. Gayed
 sgayed@northpointkc.com
 816.888.7380

ENGINEER
 Renaissance Infrastructure Consulting
 Ryan Dugdale
 5015 NW Canal Street, Suite 100
 Riverside, MO 64150
 816.800.0950
 rdugdale@ric-consult.com



DEVELOPMENT PLAN

LOWER MISSOURI-CROOKED IS THE WATERSHED FOR THE PROJECT.
 TOTAL SITE AREA 2.82 AC



LOCATION MAP

INDEX OF SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS
3. GENERAL LAYOUT
4. GRADING PLAN
5. LANDSCAPE PLAN
6. VEHICLE TRACKING

DEVELOPMENT DATA

a.	Existing Zoning	B3-2, R-0.5	
	Proposed Zoning	B4	
b.	Total Land Area	2.82 Acres	
c.	Street ROW Area	0.82 Acres TROOST AVE.	
d.	Net Land Area	2.82 Acres	
e.	Proposed Use	Self Storage	
f.	Height Above Grade	Proposed Building 1 st Floor - 11'-0" 2 nd Floor - 10'-0" 3 rd Floor - 10'-6" Total Height = 38'-0"	
g.	Gross Floor Area	Proposed Building 1 st Floor - 50,175 SF 2 nd Floor - 44,175 SF 3 rd Floor - 44,175 SF TOTAL - 138,525 SF	
h.	Building Coverage: 0.41	Floor Area Ratio: 1.13	
i.	N/A		
j.	Required Parking: 15	Parking Provided: 13	Ratio: 1.00
	Required Accessible parking: 1	Accessible Parking Provided: 1	
k.	Required Short Term Bike: 3	Required Long Term Bike: 1	
	Proposed Short Term Bike: 3	Proposed Long Term Bike: 1	Ratio: 1.00
l.	Commencement Date: January 2019	Completion Date: November 2019	

NOTE:

COMBINED SEWER, NO BMP'S REQUIRED

LEGAL DESCRIPTION

All that part of Tract "A", BAPTIST MEDICAL CENTER, SECOND PLAT, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 5, Township 48 North, Range 33 West; thence North 86° 43'43" West, along the South line of said Southeast Quarter, a distance of 40.00 feet to the Southeast corner of said Tract "A", as it now exists, said point also being the Point of Beginning; thence continuing North 86° 43'43" West, along the South line of said Tract "A", a distance of 270.49 feet; thence departing said South line, North 02° 11'47" East a distance of 345.61 feet; thence North 21° 03'51" West a distance of 110.17 feet; thence South 86° 43'03" East a distance of 315.40 feet to a point on the West right-of-way line of Troost Avenue, as it now exists; thence South 02° 22'30" West, along said West right-of-way line, a distance of 445.92 feet to the Point of Beginning, containing 122,829.20 square feet, or 2.82 acres, more or less.

PROJECT NOTES

1. The construction covered by these plans shall conform to the current "City Standards" and Specifications of the City Planning & Development and Public Works Departments, Kansas City, Missouri, except as noted.
2. Elevations are based upon Kansas City, Missouri Datum. NAVD 88 +722.57
3. All street name signs shall be installed in accordance with the requirements of the Transportation Department as part of the street construction work, by the paving contractor.
4. Developer shall be responsible for the control of erosion and siltation during all phases of construction.
5. All asphalt street construction shall be of virgin material.
6. Manhole top elevations designated as "Field Verify" are located outside the street right-of-way. Developer ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The contractor shall verify the top elevations prior to ordering precast manholes.
7. Developer shall provide earthwork and material testing to comply with the "Standard Specifications of the City Planning & Development and Public Works Departments" or as required by the City field representative. Prior to ordering pre-cast structures, shop drawings are to be submitted to the design engineer for approval. The design engineer shall indicate approval of the shop drawings and add the permit type and number on them and then submit them to the City Planning & Development Dept., Land Development Division, Development Services on the 5th floor of City Hall, 414 E. 12th St. KCMO 64106.
8. All new sidewalk construction in front of the residential frontage will be the responsibility of the Builder.
9. ADA ramps are to be constructed in conformance with DOJ/ADA standards.
10. Storm Sewers crossing public streets shall conform to the flowable fill requirements as per the revised APWA Section 2602.3 Backfilling of Trenches dated April 2000.

HORIZONTAL CONTROL

MO STATE PLANE NAD 83

LEGEND

—————	Existing Section Line	—————	Proposed Right-of-Way
— · — · — · — · —	Existing Right-of-Way Line	—————	Proposed Property Line
—————	Existing Lot Line	— L/L —	Proposed Lot Line
-----	Existing Easement Line	— U/E —	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	⋈	Proposed Fire Hydrant
-----	Existing Gas Main	— WATER —	Proposed Waterline
— SAN —	Existing Sanitary Sewer	—————	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
— — — — —	Existing Contour Major	—————	Proposed Contour Major
— · — · — · —	Existing Contour Minor	—————	Proposed Contour Minor
-----		-----	Future Curb and Gutter

UTILITIES INVOLVED

Kansas City Power & Light	471-0060
Southwestern Bell Telephone	871-9900
KPL Gas Service Company	221-2200
Kansas City Public Works	274-2281
American Cablevision	231-1444
Water Pollution Control Dept.	274-2800
Missouri One-Call System	1-800-DIG-RITE

UTILITIES:

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



1 - 800 - 344 - 7483
 1 - 800 - (DIG-RITE)
 (811)

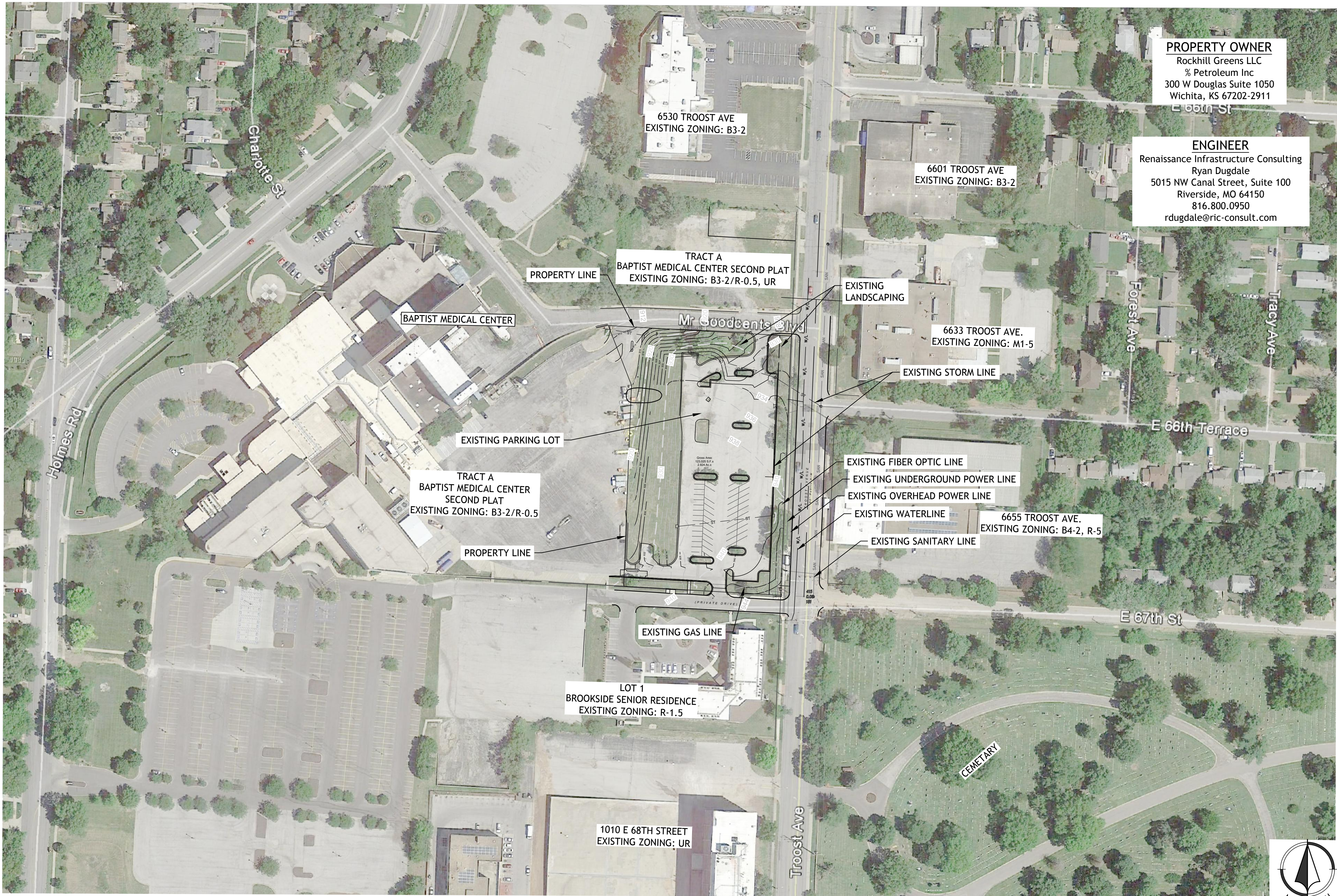
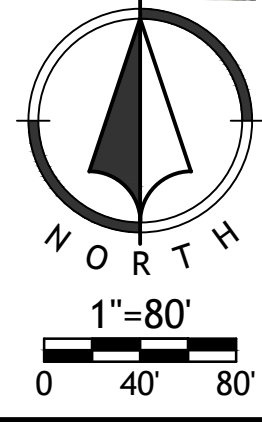
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BDC	RTD	10-24-18	CITY COMMENTS
CWE	RTD	8-2-18	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
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 RIVERSIDE, MISSOURI 64150
 816.800.0950
 WWW.RIC-CONSULT.COM

MISSOURI CERTIFICATE OF AUTHORITY No. 2010033630

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 E 66th St

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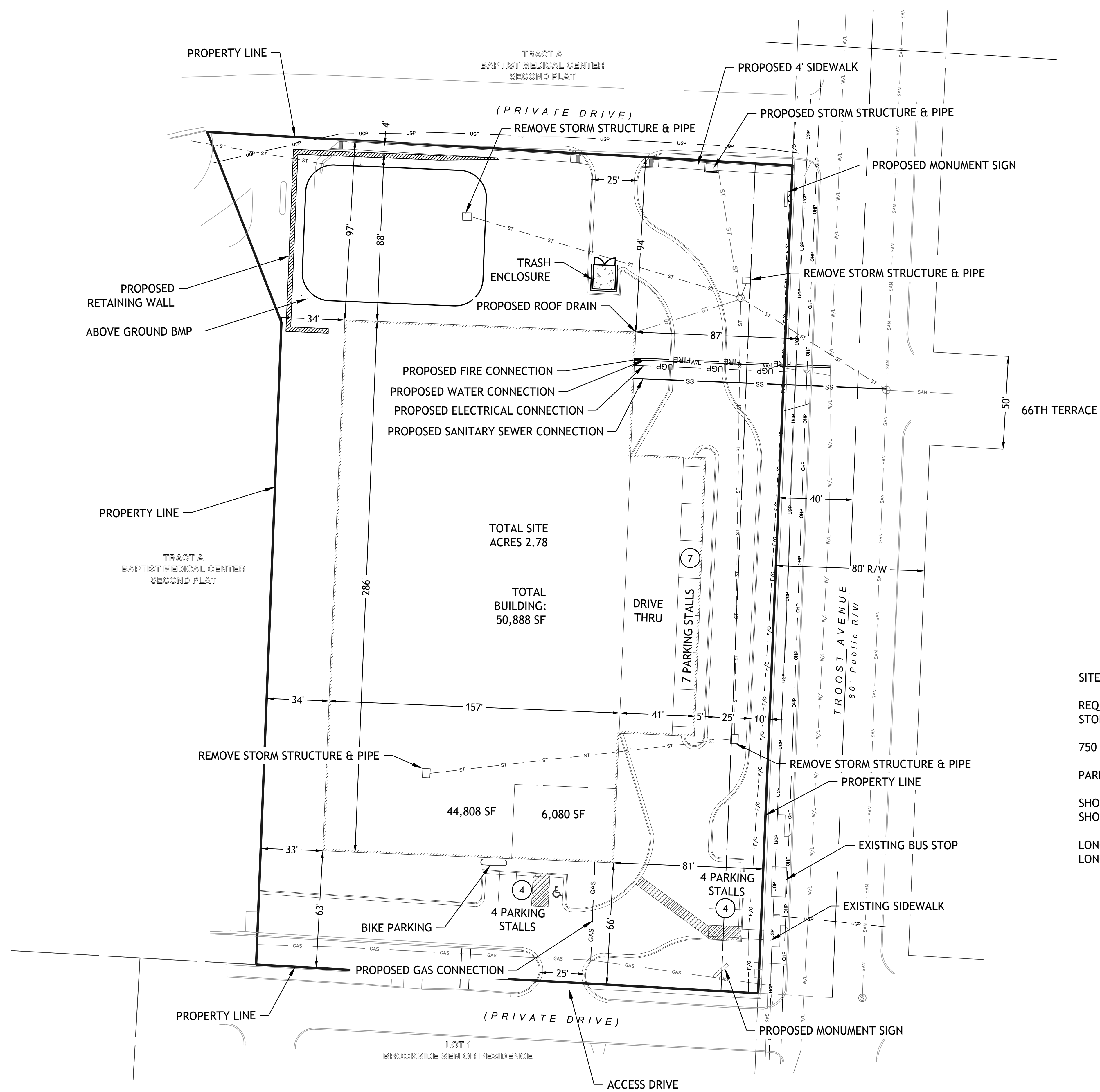
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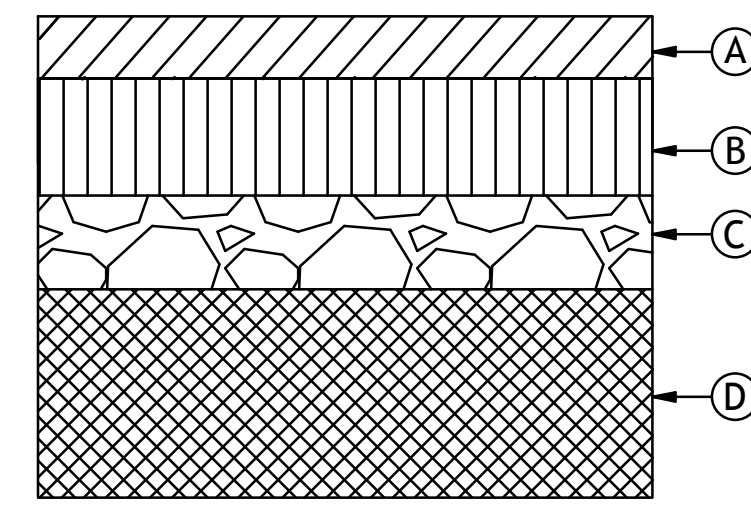
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ASPHALT SECTION

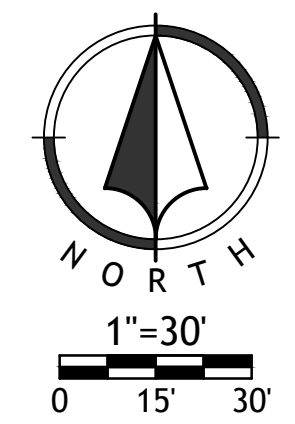


LIGHT DUTY PAVEMENT
PARKING AREAS

- (A) 2"- TYPE 1 ASPHALT CONCRETE SURFACE
- (B) 4"- TYPE 3 ASPHALTIC CONCRETE BASE
- (C) 4"- MoDOT TYPE 5 GRANULAR BASE OR EQUIVALENT
- (D) 12" SUBGRADE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM

SITE DATA TABLE

REQUIRED PARKING: RESIDENTIAL STORAGE WAREHOUSE 3+ 1 PER 75 STORAGE SPACES:
 750 STORAGE UNITS PROPOSED = 13 SPACES REQUIRED, 1 ADA STALLS
 PARKING PROVIDED: 13 STALLS (1 ADA)
 SHORT TERM BIKE PARKING REQUIRED: 3
 SHORT TERM BIKE PARKING PROVIDED: 3
 LONG TERM BIKE PARKING REQUIRED: 1
 LONG TERM BIKE PARKING PROVIDED: 1 (INSIDE BLDG)

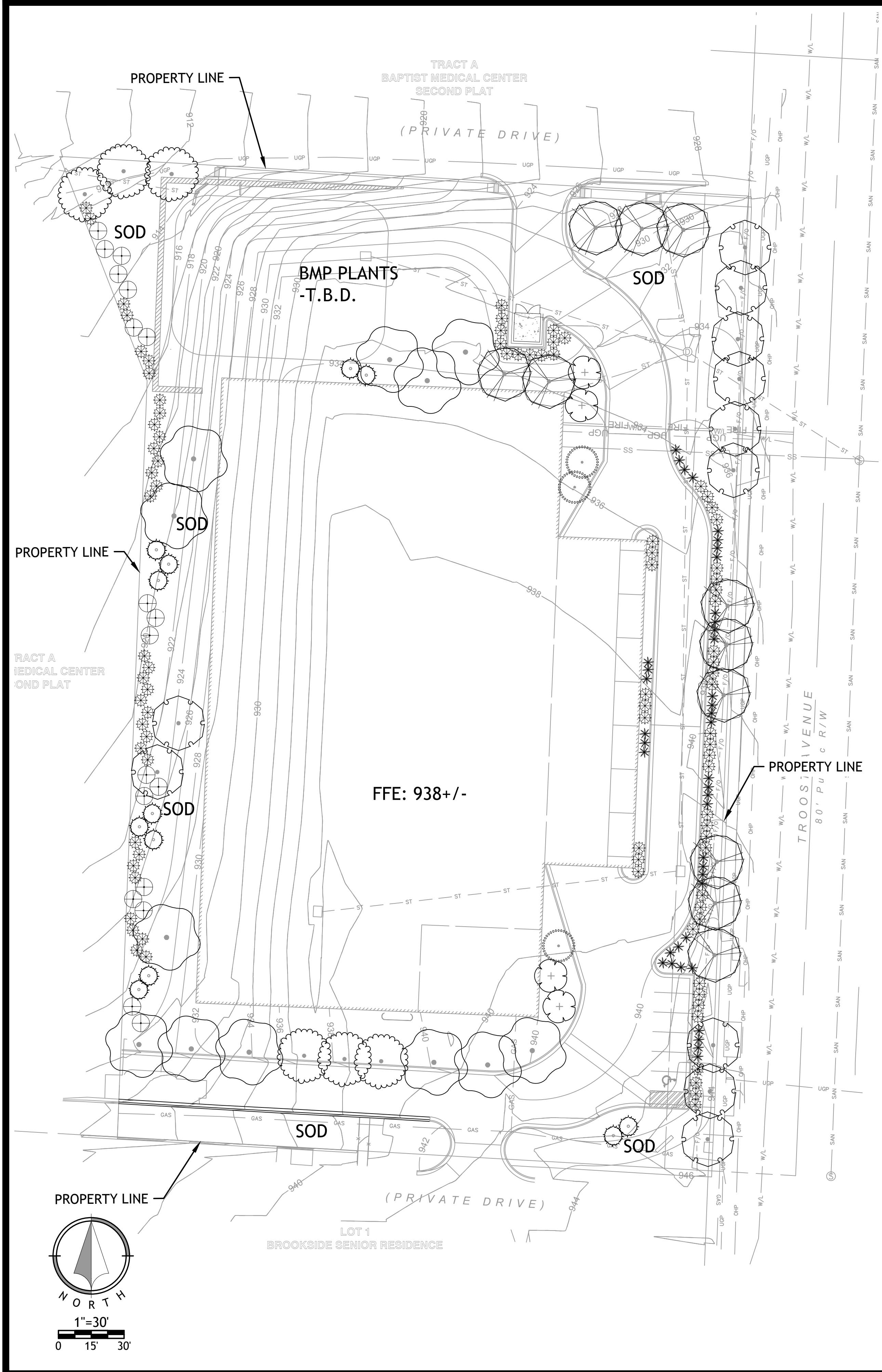


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1.	JMM	8-2-18	ORIGINAL SUBMITTAL
	AG	8-2-18	ORIGINAL SUBMITTAL
	AG	8-2-18	REVISION

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MISSOURI CERTIFICATE OF AUTHORITY No. 2010033650
T. ANDREW GABBERT
NUMBER
LA-200713278
LANDSCAPE ARCHITECT



LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- TOPSOIL MIX: ASTM 5268, PH RANGE OF 5.5 TO 7%, MINIMUM OF 4% ORGANIC MATERIAL. SOIL SHALL BE FREE OF STONES OR LARGER IN ANY DIMENSION, SUBSOIL, CLAY LUMPS, ROOTS, BRUSH, WEEDS, WEED SEED, AND OTHER EXTRANEIOUS OR TOXIC MATERIALS HARMFUL TO PLANT GROWTH. CONTENTS OF SOIL SHOULD CONTAIN NO MORE THAN 15% SILT AND 15% CLAY. SOIL SHOULD ALSO CONTAIN NO LESS THAN 40% SAND. TOPSOIL SOURCE SHALL BE FROM ON-SITE MATERIALS; IF ON-SITE SOURCE IS UNAVAILABLE, SUPPLEMENT WITH IMPORTED TOPSOIL FROM A PRE-APPROVED SOURCE. ALL IMPORTED TOPSOIL MIXES SHALL BE TESTED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS AS FOLLOWS:
 - PLANTING BEDS:
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 13): 2 PARTS
 - FERTILIZER: 3 LBS./100SF
 - BACKFILL FOR TREES
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 5): 3 PARTS
 - FERTILIZER: AGRIFORM TABLET (OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATION
- DOUBLE GROUND AGED HARDWOOD MULCH SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL

Street Trees: 1 Tree per 30 Lf
 Required: Troost Ave.: 445 Lf = 15 Trees
 Private Drive (S): 270 Lf = 9 Trees
 Private Drive (N): 315 Lf = 11 Trees
 Proposed: Troost Ave.: 15 Trees
 Private Drive (S) 9 Trees
 Private Drive (N): 11 Trees*
 * Required Street Trees placed internally on site due to grading along North Property Line

Site Landscape: 1 Tree per 5,000 Building Sf
 Required: Building Area: 50,900 Sf (Footprint) = 11 Trees
 Proposed: 11 Trees

Site Perimeter: 456'
 Required: 1 Tree / 100 LF = 5 Trees
 20 Shrubs or (4 Evergreens) / 100 LF = 92 Shrubs
 Proposed: 5 Trees
 8 Evergreens and 52 Shrubs

Parking Lot Perimeter and Load Zone Drive Thru Landscaping: 10' Min. Width
 Required Adj. to Public Streets:
 100% Cont. Screen at 3' Ht.
 1 Tree / 30 Lf (Street Trees Count)
 Proposed: 300 Lf - 67 Shrubs
 300 Lf - 10 Trees

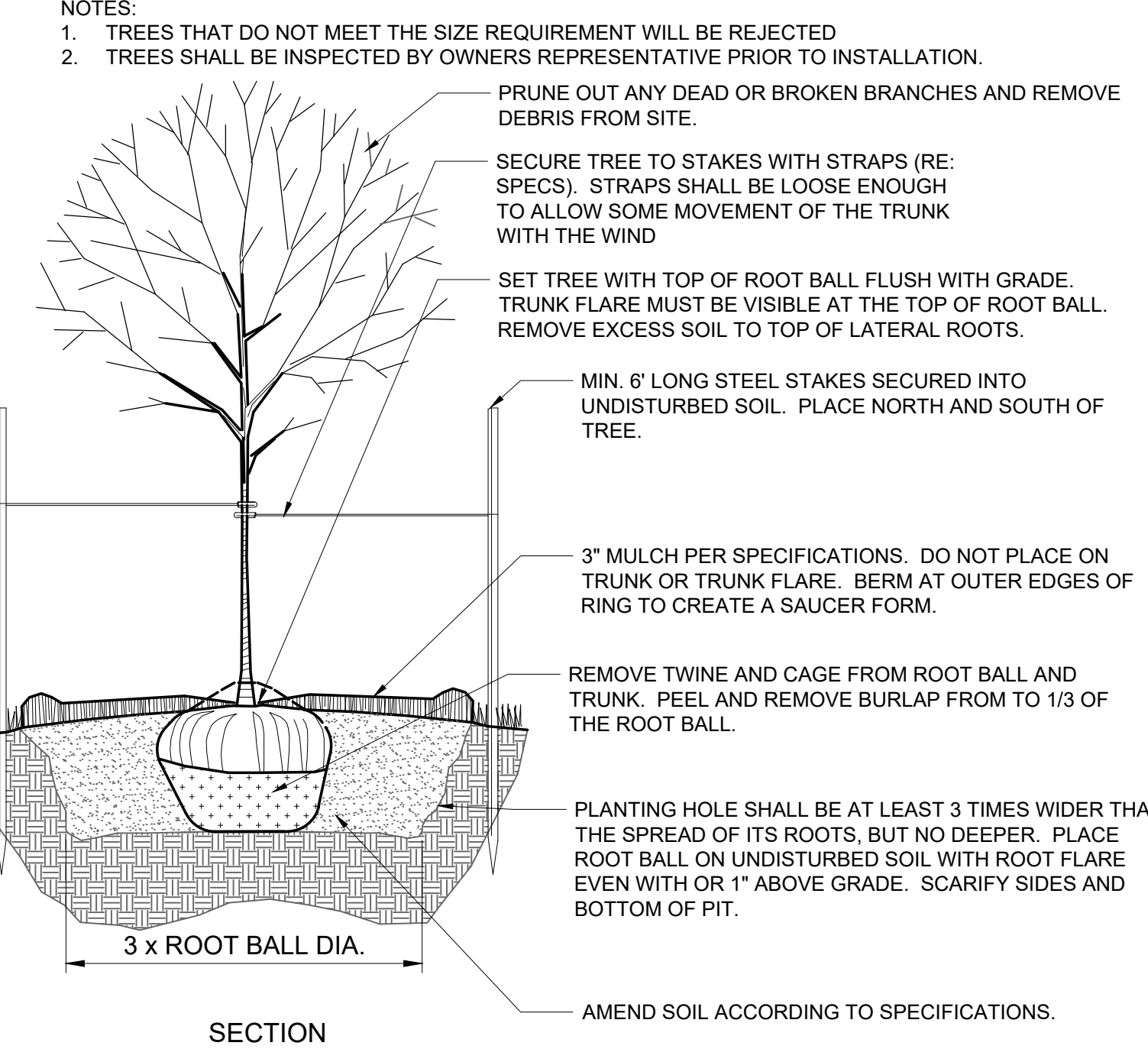
Parking Lot Interior (6 Spaces)
 Required: 35 sf / Parking space
 Total Parking: 6 Spaces = 210 sf
 Trees: 1 / 5 Spaces = 1 Trees
 Shrubs: 1 / 1 Spaces = 6 Shrubs
 Proposed: 1,000 sf Interior Space
 1 Trees
 15 Shrubs

Trash Utility Screening:
 Required: 100% Cont. Screen
 Proposed: 12 Shrubs

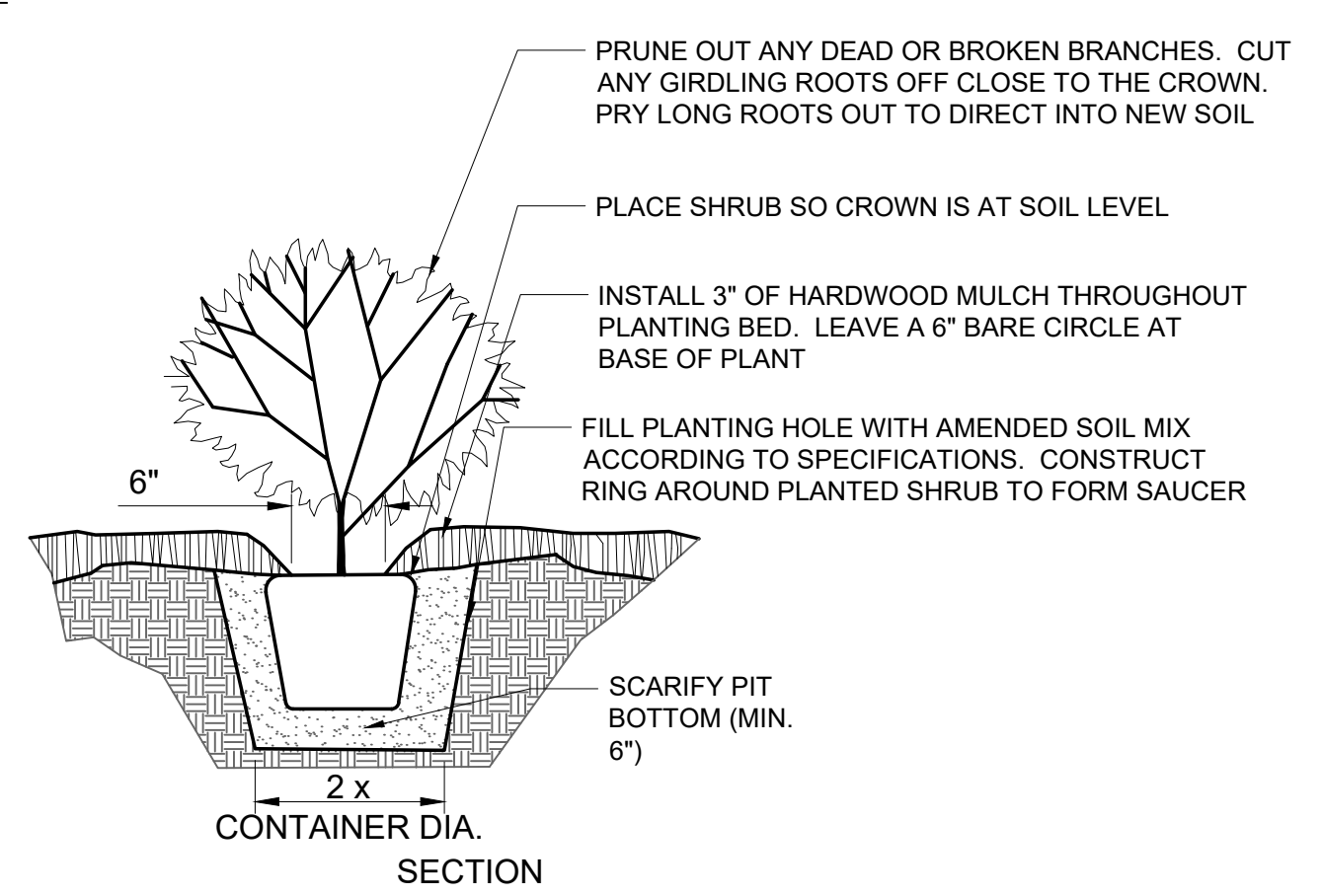
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2.5" Cal.		11
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	1.5"		4
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B&B	2.5" Cal.		6
	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6' - 8' Ht.	12
	Malus x 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal.		3
	Quercus rubra / Red Oak	B&B	2.5" Cal.		12
	Zelkova serrata 'City Sprite' TM / City Sprite Zelkova	B&B	2.5" Cal.		11
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY
	Euonymus alatus 'Compactus' / Compact Burning Bush	5 Gal.			18
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.			88
	Miscanthus sinensis 'Morning Light' / Eulalia Grass	5 Gal.			41

- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED. PROVIDE SOD OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT, AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED TO MATCH ON SITE TURFGRASS TYPE. SOD SHALL BE INSTALLED IN A PROFESSIONAL MANNER, DURING NORMAL PLANTING SEASONS FOR TYPE OF LAWN WORK REQUIRED. FINAL ACCEPTANCE OF SOD INSTALLATION SHALL BE BY THE OWNER.
- ALL LANDSCAPE SHALL BE MONITORED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR; REFER TO MAINTENANCE NOTES THIS SHEET.
- CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF) FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY THE OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL.



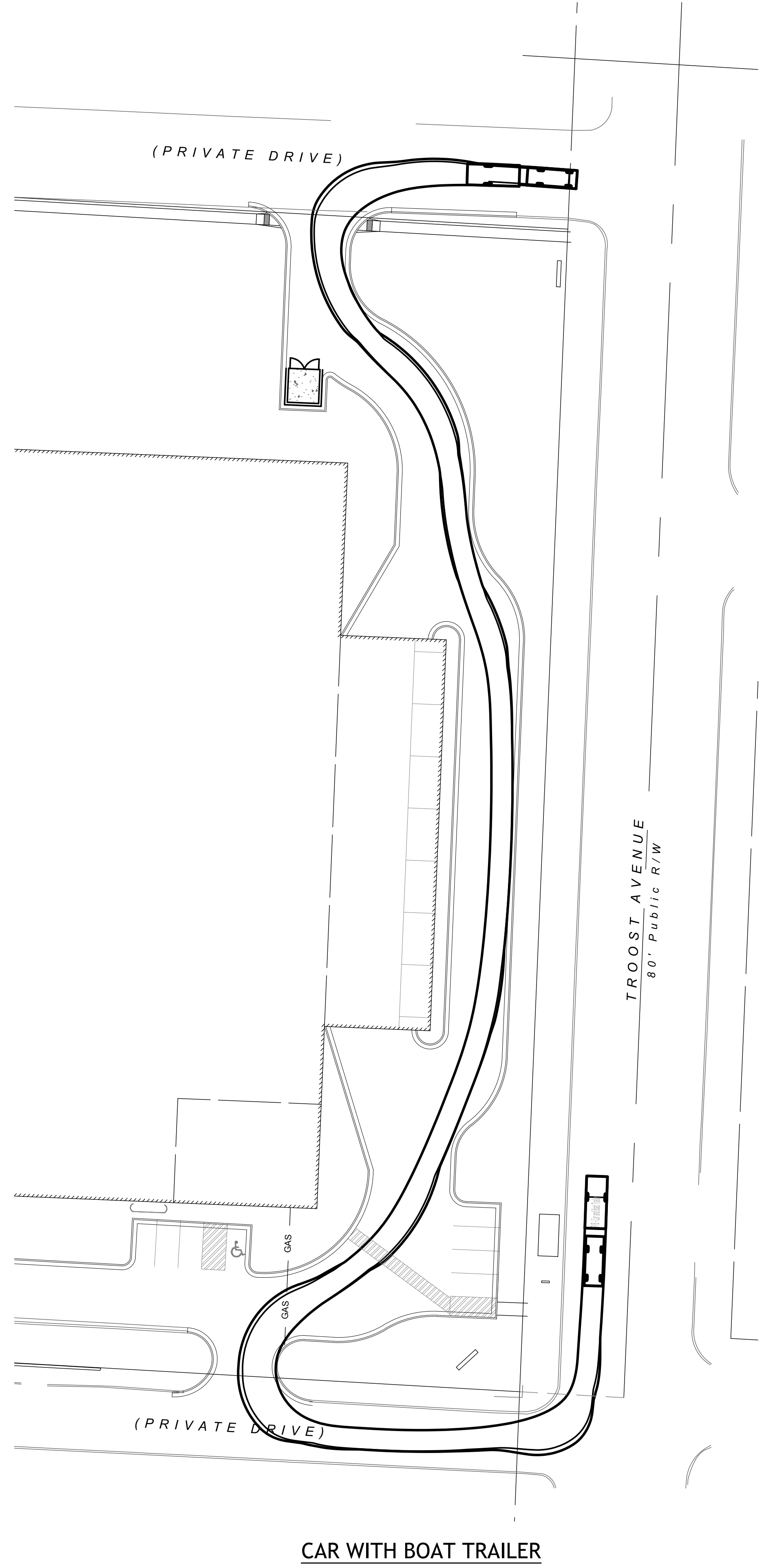
Deciduous Tree Planting Detail



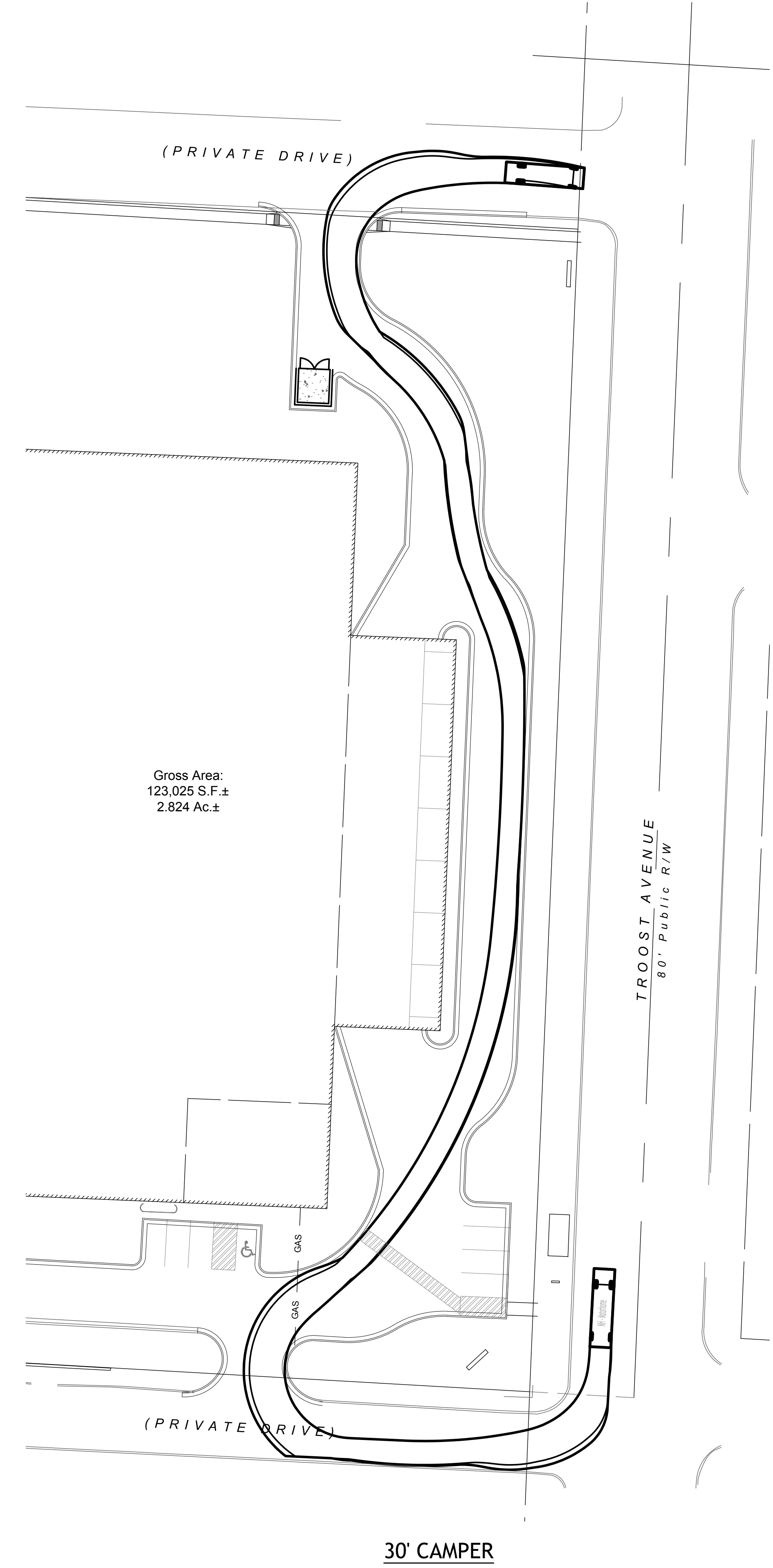
- NOTES:
 1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
- DECIDUOUS SHRUB PLANTING DETAIL - NTS

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 T. ANDREW GABBERT
 LANDSCAPE ARCHITECT

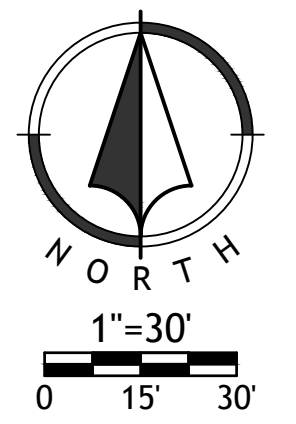
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CAR WITH BOAT TRAILER



30' CAMPER



NO.	BY	CD	DATE	CITY COMMENTS
1	BEG	RTD	10-24-18	ORIGINAL SUBMITTAL
2	CWE	RTD	8-2-18	REVISION

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 beyond
SELF STORAGE







