

# CIVIL PLANS COVER SHEET FOR STOR KC

KANSAS CITY, JACKSON COUNTY, MISSOURI

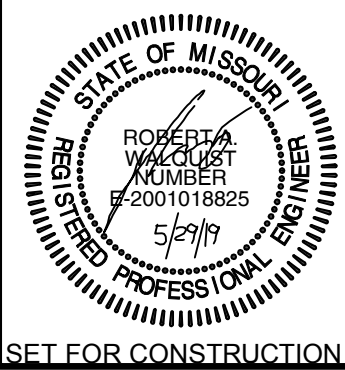
A PART OF SW 1/4 & A PART OF SE 1/4 OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 32 WEST

PLAT NUMBER:  
APN NUMBER:  
CASE NUMBER:  
PROJECT NUMBER: CRBG-2019-30087  
FILE NUMBER: 2019-024  
WATER SHED: LITTLE BLUE RIVER

**SHEET INDEX**

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C402	STORM LINE DETAILS
C403	PUBLIC STORM SEWER PLANS COVER SHEET
C404	PUBLIC STORM DRAINAGE PLAN
C405	PUBLIC STORM LINE 1 AND DETAILS

**DEVELOPER:**  
KIEM BOYS LLC  
767 N. 6TH STREET P.O. BOX 224  
SABETHA, KANSAS 66534  
PHONE:(785) 285-2147  
EMAIL: stan@keims.com



**STOR KC**  
KANSAS CITY, JACKSON COUNTY, MISSOURI

**Quist Engineering, Inc**  
Civil Engineering for Residential & Commercial Site Development  
821 NE Columbus St  
Lee's Summit, Missouri 64063  
Phone: (816) 550-5675  
email: rwalquist@quistengineering.com

- GENERAL**
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
  - No geological information is shown on these plans.
  - The utility locations shown on these plans are taken from utility company records and are approximate only. They do not constitute actual field locations. The contractor shall verify the location and depth of all utilities prior to construction.
  - The contractor shall adhere to the provisions of the Senate Bill Number 583,78th General Assembly of the State of Missouri. The bill requires that any person of firm doing excavation on public right-of-way do so only after giving notice to, and obtaining information from, utility companies. State law requires 48 hours advance notice. The names and telephone numbers of utility companies, even if only remotely involved with this project are provided. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
  - All waste material resulting from the project shall be disposed of off-site by the contractor.
  - All excavation shall be unclassified. No separate payment will be made for rock excavation.
  - The contractor shall control the erosion and siltation during all phases construction, and he shall keep the streets clean of mud and debris.
  - All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required. All existing utilities shall be adjusted as required.
  - Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated: shall be free from muck and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is mucky or works into mud or muck during such operation, a seal course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
  - The contractor is responsible for providing all surveying that may be required.
  - Easements indicated on these drawings will be provided for on the final plat and properly dimensions. Easements outside the platted area will be provided for by separate documents prior to issuance of a construction permit.

- STREETS & STORM SEWER**
- Specifications, Materials, and Construction, shall be per the requirements of the Public Works Department of the City
  - High Density Plastic Pipe (HDPE) shall conform to A.A.S.H.T.O. M-294.
  - Reinforced Concrete Pipe (RCP) shall conform to ASTM Designation C-76-62T (Class III).
  - Contractor shall provide for moisture-density and relative density tests on parking lot subgrade by an accepted testing firm. Contractor shall provide for in-place density test on compacted subgrade by an accepted testing firm. In-place density test shall be conducted every 50-feet along the proposed parking surface. Contractor shall provide testing results to Engineer.
  - All Flared End Sections shall be installed with Toe Wall. (See Toe Wall Detail on Storm Sewer Detail Sheet)
  - All pipe under proposed or existing streets shall be installed in accordance with APWA standards.



LOCATION MAP

**DEVELOPERS STATEMENT**  
I HAVE REVIEWED THESE PLANS AND UNDERSTAND WHAT IS PROPOSED THE WORK WILL BE COMPLETED IN \_\_\_\_\_ CONTRACTS WITH WORK BREAK DOWN AS FOLLOWS:

- LAND DISTURBANCE \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED (I.E. FINAL CLEANUP) WILL BE COMPLETED BY THE \_\_\_\_\_ CONTRACTOR

DATE \_\_\_\_\_

**ENGINEERS DESIGN STATEMENT**  
I CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF KANSAS CITY, MISSOURI IN CURRENT USAGE, EXPT AS INDICATED BELOW:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

QUIST ENGINEERING HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

ROBERT WALQUIST P.E.  
DATE 5/2/19

REVIEW FOR CODE COMPLIANCE  
City Planning and Development  
Development Services  
Land Development

Land Disturbance   
Private Grading   
Public Grading   
Sanitary sewer   
Storm Sewer

BY: \_\_\_\_\_ REVIEWER  
DATE: \_\_\_\_\_

DEPARTMENT OF CITY PLANNING & DEVELOPMENT  
KANSAS CITY, MISSOURI

CONSTRUCTION PERMIT MUST BE SECURED WITHIN ONE YEAR OF REVIEW

**CITY PLAN COMMISSION  
RECOMMENDED  
APPROVAL  
SUBJECT TO CONDITIONS  
Diane M. Binckley  
ASSISTANT SECRETARY  
DATE: 05.07.19**

**Property Location:**  
4850 S Noland Rd.  
Kansas City, Missouri

**BEFORE YOU  
DIG - DRILL - BLAST**

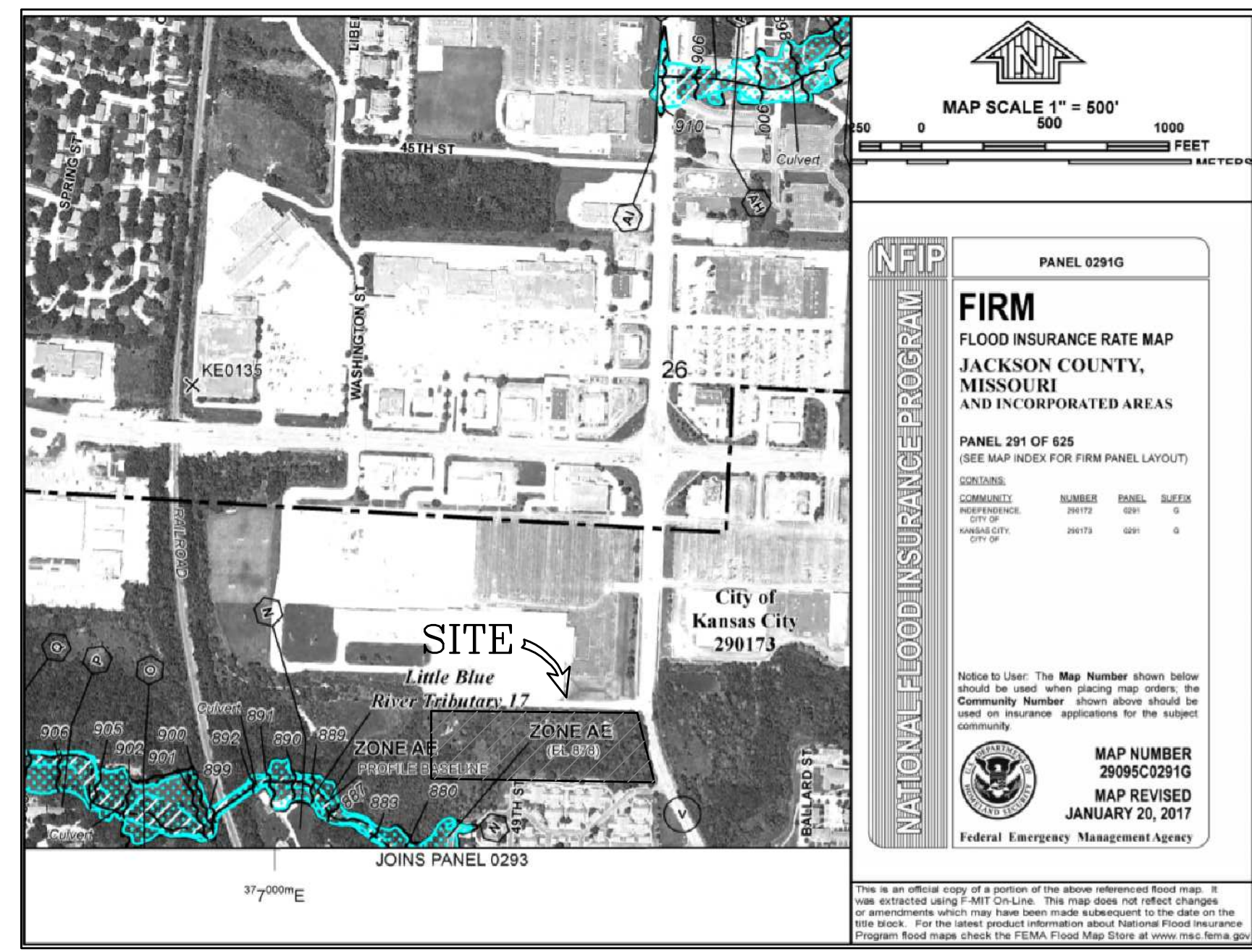


Call  
1-800-344-7233 (KANSAS)

APPROVED

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
DATE



FIRM MAP



UTILITIES

- |   |  |
|---|--|
| MISSOURI ONE-CALL<br>1-800-344-7483   | COM CAST CABLE<br>6550 WINCHESTER<br>KANSAS CITY, MO 64133<br>(816) 358-5444                     |
| AT&T<br>(816) 275-3000  | (816) 245-3968<br>KCPL   |
| CITY OF KANSAS CITY<br>414 E. 12th<br>KANSAS CITY, MISSOURI 64106<br>(816) 513-1400 | KANSAS CITY POWER & LIGHT CO.<br>P.O. BOX 219330<br>KANSAS CITY, MO 64121-9330<br>(816) 471-5275 |
| WATER SERVICES (816) 513-0123<br>SEWER SERVICES (816) 513-0306                      |  |

BENCHMARK

PROJECT CONTACTS: ROBERT WALQUIST, P.E.  
821 NE COLUMBUS ST  
LEE'S SUMMIT, MISSOURI 64063  
Phone: (816) 550-5675

**PLANS COVER SHEET**

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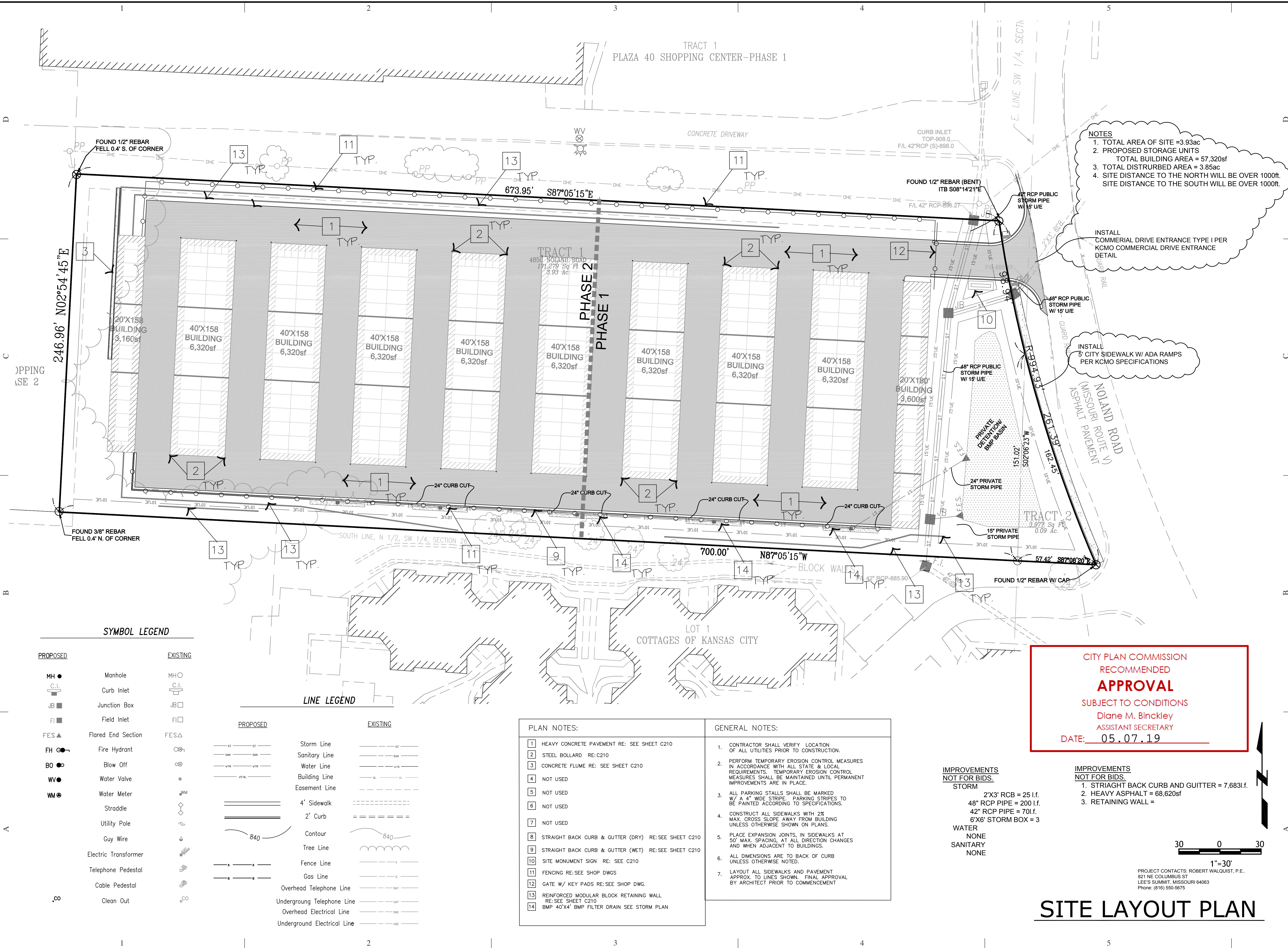
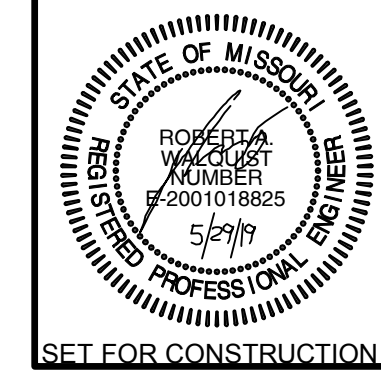
1ST ISSUE  
2-20-19

REVISIONS

▲	3-29-19
▲	5-29-19
▲	
▲	

SHEET NO.  
**C100**

JOB NO.  
E18-328



**NOTES**

- TOTAL AREA OF SITE = 3.93ac
- PROPOSED STORAGE UNITS  
TOTAL BUILDING AREA = 57,320sf
- TOTAL DISTURBED AREA = 3.85ac
- SITE DISTANCE TO THE NORTH WILL BE OVER 1000ft.  
SITE DISTANCE TO THE SOUTH WILL BE OVER 1000ft.

INSTALL COMMERCIAL DRIVE ENTRANCE TYPE I PER KCMO COMMERCIAL DRIVE ENTRANCE DETAIL

INSTALL 5' CITY SIDEWALK W/ ADA RAMPS PER KCMO SPECIFICATIONS

**SYMBOL LEGEND**

PROPOSED	EXISTING
MH ●	MH ○
C.I. □	C.I. □
JB ■	JB □
FI ■	FI □
FES ▲	FES ▲
FH ●	○
BO ●	○
WV ●	○
WM ●	○
Straddle	○
Utility Pole	○
Guy Wire	○
Electric Transformer	○
Telephone Pedestal	○
Cable Pedestal	○
Clean Out	○

**LINE LEGEND**

PROPOSED	EXISTING
—ST—ST—	—ST—ST—
—SAM—SAM—	—SAM—SAM—
—VTR—VTR—	—VTR—VTR—
—BL—BL—	—BL—BL—
—EASE—EASE—	—EASE—EASE—
====	====
—2'—2'—	—2'—2'—
—840—	—840—
—TREE—	—TREE—
—FENCE—	—FENCE—
—GAS—	—GAS—
—O.T.—	—O.T.—
—U.T.—	—U.T.—
—O.E.—	—O.E.—
—U.E.—	—U.E.—

- PLAN NOTES:**
- HEAVY CONCRETE PAVEMENT RE: SEE SHEET C210
  - STEEL BOLLARD RE: C210
  - CONCRETE FLUME RE: SEE SHEET C210
  - NOT USED
  - NOT USED
  - NOT USED
  - NOT USED
  - STRAIGHT BACK CURB & GUTTER (DRY) RE: SEE SHEET C210
  - STRAIGHT BACK CURB & GUTTER (WET) RE: SEE SHEET C210
  - SITE MONUMENT SIGN RE: SEE C210
  - FENCING RE: SEE SHOP DWGS
  - GATE W/ KEY PADS RE: SEE SHOP DWG.
  - REINFORCED MODULAR BLOCK RETAINING WALL RE: SEE SHEET C210
  - BMP 40'X4' BMP FILTER DRAIN SEE STORM PLAN

- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
  - ALL PARKING STALLS SHALL BE MARKED W/ A 4" WIDE STRIPE. PARKING STRIPES TO BE PAINTED ACCORDING TO SPECIFICATIONS.
  - CONSTRUCT ALL SIDEWALKS WITH 2% MAX. CROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
  - PLACE EXPANSION JOINTS, IN SIDEWALKS AT 50' MAX. SPACING, AT ALL DIRECTION CHANGES AND WHEN ADJACENT TO BUILDINGS.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - LAYOUT ALL SIDEWALKS AND PAVEMENT APPROX. TO LINES SHOWN. FINAL APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT

**IMPROVEMENTS NOT FOR BIDS:**

**STORM**

2'X3' RCB = 25 I.F.  
48" RCP PIPE = 200 I.F.  
42" RCP PIPE = 70 I.F.  
6'X6' STORM BOX = 3

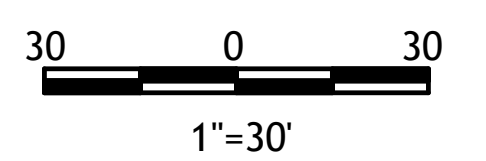
**WATER**  
NONE

**SANITARY**  
NONE

**IMPROVEMENTS NOT FOR BIDS:**

- STRAIGHT BACK CURB AND GUTTER = 7,683 I.F.
- HEAVY ASPHALT = 68,620sf
- RETAINING WALL =

CITY PLAN COMMISSION  
RECOMMENDED  
**APPROVAL**  
SUBJECT TO CONDITIONS  
Diane M. Binkley  
ASSISTANT SECRETARY  
DATE: 05.07.19



PROJECT CONTACTS: ROBERT WALQUIST, P.E.  
821 NE COLUMBUS ST  
LEE'S SUMMIT, MISSOURI 64063  
Phone: (816) 550-5675

**SITE LAYOUT PLAN**

**STOR KC**  
KANSAS CITY, JACKSON COUNTY, MISSOURI

**Quist Engineering, Inc**  
Civil Engineering for Residential & Commercial Site Development  
821 NE Columbus St  
Lee's Summit, Missouri 64063  
Phone: (816) 550-5675  
email: rwalquist@quistengineering.com

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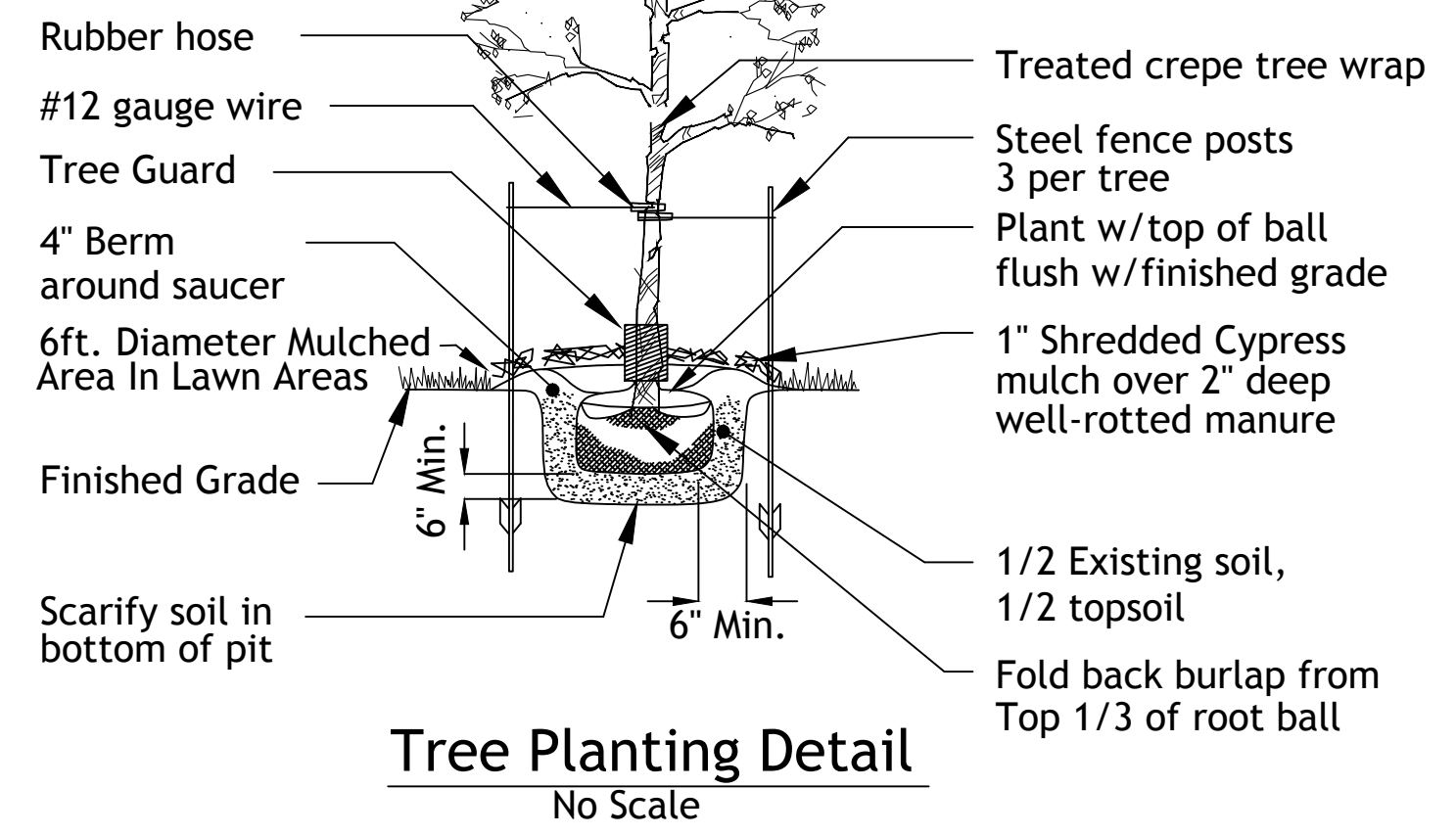
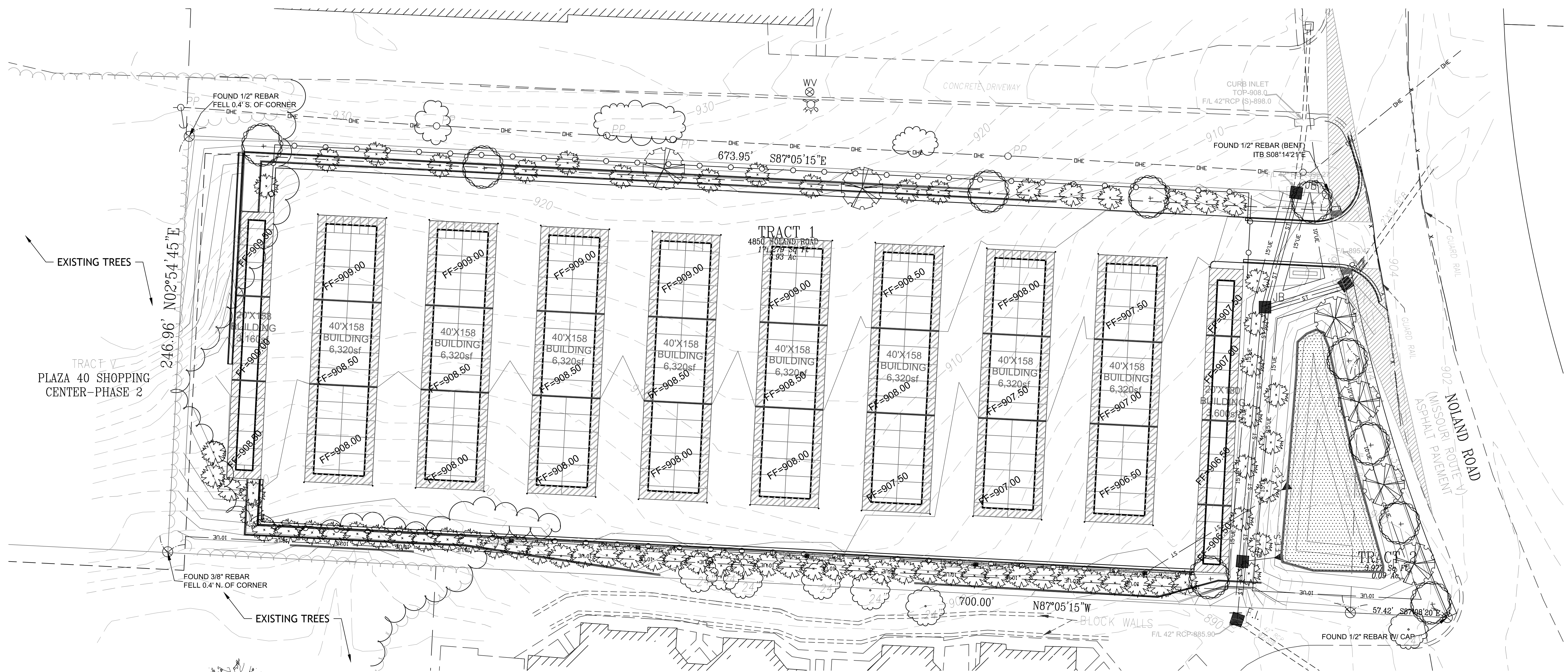
1ST ISSUE  
2-20-19

**REVISIONS**

3-29-19  
5-29-19

SHEET NO.  
**C200**

JOB NO.  
E18-328



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

**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.

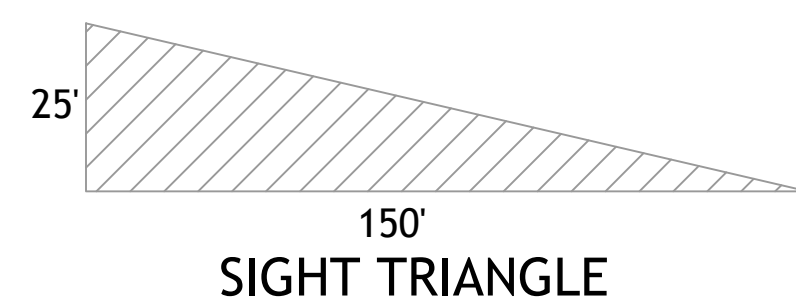
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

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.



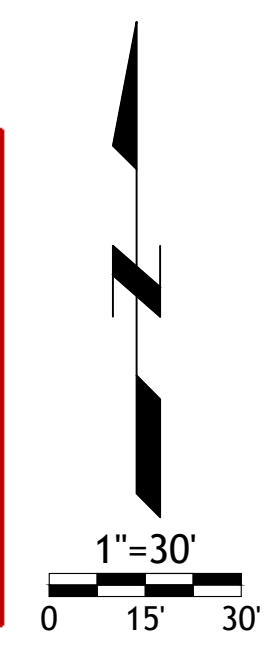
**LANDSCAPE DATA:**

NOLAND ROAD	261.00'
REQUIRED STREET TREES 1/30'	9
PROVIDED STREET TREES	= 9

**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	10	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	6	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	75	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown

CITY PLAN COMMISSION  
RECOMMENDED  
**APPROVAL**  
SUBJECT TO CONDITIONS  
Diane M. Binkley  
ASSISTANT SECRETARY  
DATE: 05.07.19



NO.	BY
1	GO



STOR KC  
KANSAS CITY - JACKSON COUNTY - MISSOURI

**LANDSCAPE PLAN**

# LAND DISTURBANCE PLANS COVER SHEET FOR

## STOR KC

KANSAS CITY, JACKSON COUNTY, MISSOURI

A PART OF SW 1/4 & A PART OF SE 1/4 OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 32 WEST

PLAT NUMBER:

APN NUMBER:

CASE NUMBER:

PROJECT NUMBER: CRBG-2019-30087

FILE NUMBER: 2019-024

WATER SHED: LITTLE BLUE RIVER

### SHEET INDEX

- C300 LAND DISTURBANCE COVER SHEET
- C301 SITE GRADING PLAN
- C302 SITE ESC PHASE 1 & 2 PLAN
- C303 SITE ESC DETAILS

**Property Location:**  
4850 S Noland Rd.  
Kansas City, Missouri

**DEVELOPERS STATEMENT**  
I HAVE REVIEWED THESE PLANS AND UNDERSTAND WHAT IS PROPOSED. THE WORK WILL BE COMPLETED IN \_\_\_\_\_ CONTRACTS WITH WORK BREAK DOWN AS FOLLOWS:

1. \_\_\_\_\_ LAND DISTURBANCE \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED (I.E. FINAL CLEANUP) WILL BE COMPLETED BY THE \_\_\_\_\_ CONTRACTOR

DATE \_\_\_\_\_

**ENGINEERS DESIGN STATEMENT**  
I CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF KANSAS CITY, MISSOURI IN CURRENT USAGE, EXPT AS INDICATED BELOW:

1. \_\_\_\_\_ NONE \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

QUIST ENGINEERING HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

ROBERT WALQUIST P.E.  
DATE \_\_\_\_\_

REVIEW FOR CODE COMPLIANCE  
City Planning and Development  
Development Services  
Land Development

- Land Disturbance
- Private Grading
- Public Grading
- Sanitary sewer
- Storm Sewer

BY: \_\_\_\_\_ REVIEWER

DATE: \_\_\_\_\_

DEPARTMENT OF CITY PLANNING & DEVELOPMENT  
KANSAS CITY, MISSOURI

CONSTRUCTION PERMIT MUST BE SECURED WITHIN ONE YEAR OF REVIEW



LOCATION MAP



SITE

**SUMMARY OF QUANTITIES**  
TOTAL DISTURBED AREA = 3.85ac  
CUT = 14,835cyd  
FILL = 17,708cyd  
TOTAL BUILDING FOOTING CUT  
PARKING LOT AND DRIVE PAVEMENT  
SIDEWALK, CURB CUT = 4,657 cyd  
TOTAL OF CUT=1,784cyd

#### SUMMARY OF PRIVATE EARTH WORK QUANTITIES

SUMMARY OF QUANTITIES	UNITS	CONTRACT #
SILT FENCE	1	L.F.
SEDEMENT TRAPS	1	EACH
CONSTRUCTION ENTRANCE	1	EACH
TEMP INLET PROTECTION	1	EACH
OFF SITE BORROW MATERIAL	0	C.Y.
TOTAL CUT	14,835	C.Y.
TOTAL CUT	17,708	C.Y.



**Description of Sharpsburg Setting**  
Landform: Ridges  
Landform position (two-dimensional): Summit  
Landform position (three-dimensional): Crest  
Down-slope shape: Convex  
Across-slope shape: Convex  
Parent material: Loess

**Typical profile**  
A - 0 to 7 inches: silt loam  
Bt - 7 to 48 inches: silty clay loam  
C - 48 to 60 inches: silty clay loam

**Properties and qualities**  
Slope: 5 to 9 percent  
Depth to restrictive feature: More than 80 inches  
Natural drainage class: Moderately well drained  
Runoff class: Very high  
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)  
Depth to water table: About 24 to 35 inches  
Frequency of flooding: None  
Frequency of ponding: None  
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
Available water storage in profile: High (about 11.6 inches)

**Interpretive groups**  
Land capability classification (irrigated): None specified  
Land capability classification (nonirrigated): 3e  
Hydrologic Soil Group: D  
Ecological site: Loess Upland Prairie (R109XY002M0)  
Other vegetative classification: Grass/Prairie (Herbaceous Vegetation)  
Hydric soil rating: No

**Description of Urban Land**

- GENERAL**
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  2. No geological information is shown on these plans.
  3. The utility locations shown on these plans are taken from utility company records and are approximate only. They do not constitute actual field locations. The contractor shall verify the location and depth of all utilities prior to construction.
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  11. The contractor is responsible for providing all surveying that may be required.
  12. Easements indicated on these drawings will be provided for on the final plat and properly dimensions. Easements outside the platted area will be provided for by separate documents prior to issuance of a construction permit.

- STREETS & STORM SEWER**
1. Specifications, Materials, and Construction, shall be per the requirements of the Public Works Department of the City
  2. High Density Plastic Pipe (HDPE) shall conform to A.A.S.H.T.O. M-294.
  3. Reinforced Concrete Pipe (RCP) shall conform to ASTM Designation C-76-62T (Class III).
  4. Contractor shall provide for moisture-density and relative density tests on parking lot subgrade by an accepted testing firm. Contractor shall provide for in-place density test on compacted subgrade by an accepted testing firm. In-place density test shall be conducted every 50-feet along the proposed parking surface. Contractor shall provide testing results to Engineer.
  5. All Flared End Sections shall be installed with Toe Wall. (See Toe Wall Detail on Storm Sewer Detail Sheet)
  6. All pipe under proposed or existing streets shall be installed in accordance with APWA standards.

#### DEED DESCRIPTION:

**TRACT 1:**  
ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 87 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 700.00 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 45 SECONDS EAST A DISTANCE OF 246.96 FEET; THENCE SOUTH 87 DEGREES 05 MINUTES 15 SECONDS EAST 673.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NOLAND ROAD, SAID POINT ALSO BEING A POINT OF CURVE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 08 DEGREES 14 MINUTES 21 SECONDS EAST AND A RADIUS OF 984.93 FEET, AN ARC DISTANCE OF 98.93 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 02 DEGREES 06 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 151.03 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE BASED ON A REFERENCE BEARING ALONG THE EAST LINE OF THE SOUTHWEST QUARTER HAVING A BEARING OF NORTH 02 DEGREES 06 MINUTES 23 SECONDS EAST, AS SHOWN ON THE RECORDED PLAT OF COTTAGES OF KANSAS CITY EAST LP., A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 2:**  
ALL OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING SOUTHWESTERLY OF NOLAND ROAD.

- NOTE:**
1. ALL DISTURBED AREA SHALL BE PREPARED FOR SEED/SOD SHALL BE DONE IN ACCORDANCE WITH KCMO/APWA SEC. 2406.4
  2. THE SITE DISTURBANCE PERMIT SHALL BE MAINTAINED IN AN "OPEN" STATUS UNTIL FINAL ACCEPTANCE PER KCMO/APWA SEC. 2407
  3. TOTAL AMOUNT OF DISTURBED AREA = 3.85 ac

#### UTILITIES

- MISSOURI ONE-CALL  
1-800-344-7483
- AT&T  
(816) 275-3000
- CITY OF KANSAS CITY  
414 E. 12th  
KANSAS CITY, MISSOURI 64106  
(816) 513-1400
- WATER SERVICES (816) 513-0123  
SEWER SERVICES (816) 513-0306
- COM CAST CABLE  
6550 WINCHESTER  
KANSAS CITY, MO 64133  
(816) 358-5444
- (816) 245-3968  
KCPL
- KANSAS CITY POWER & LIGHT CO.  
P.O. BOX 219330  
KANSAS CITY, MO 64121-9330  
(816) 471-5275

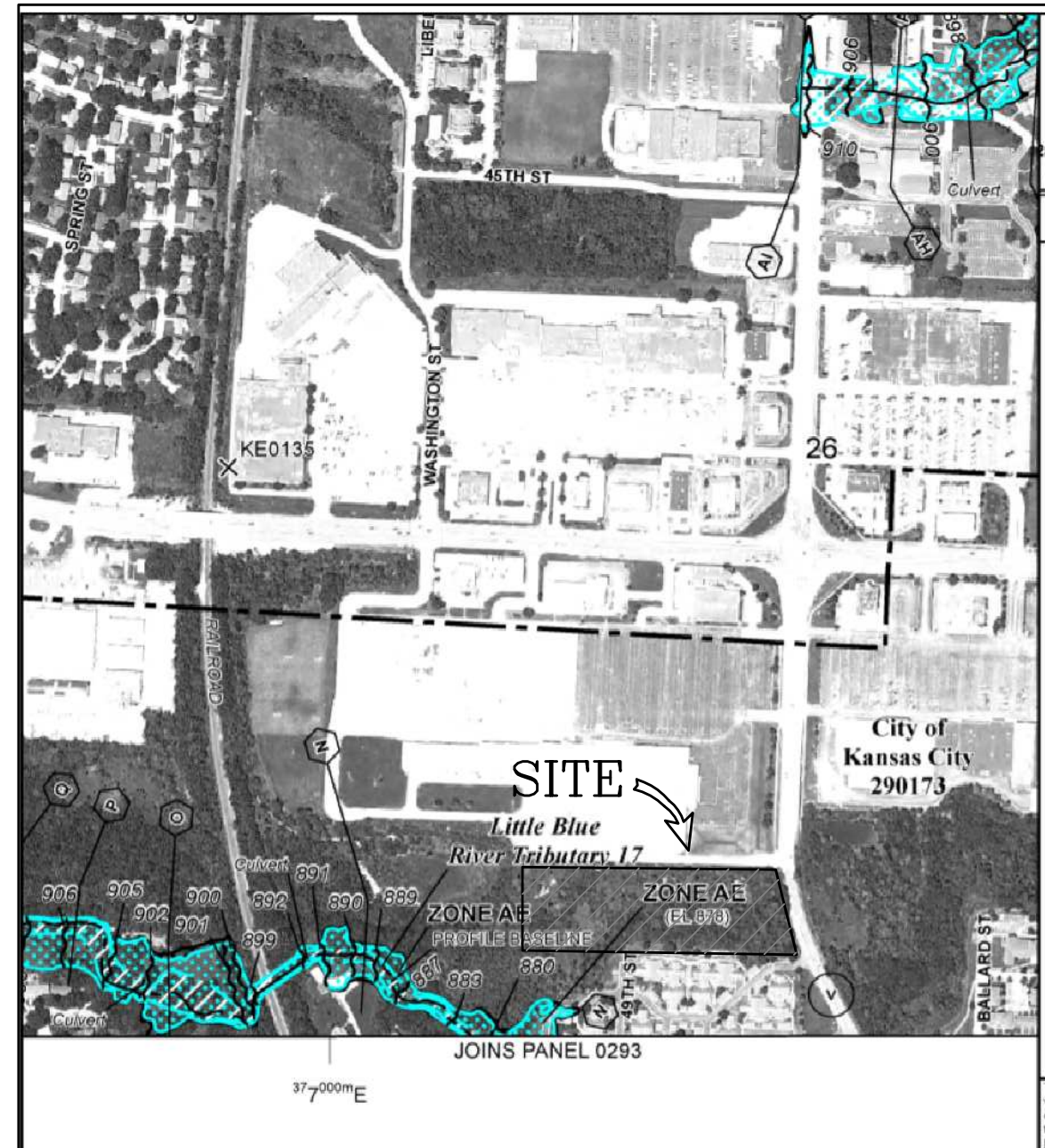
BEFORE YOU DIG - DRILL - BLAST



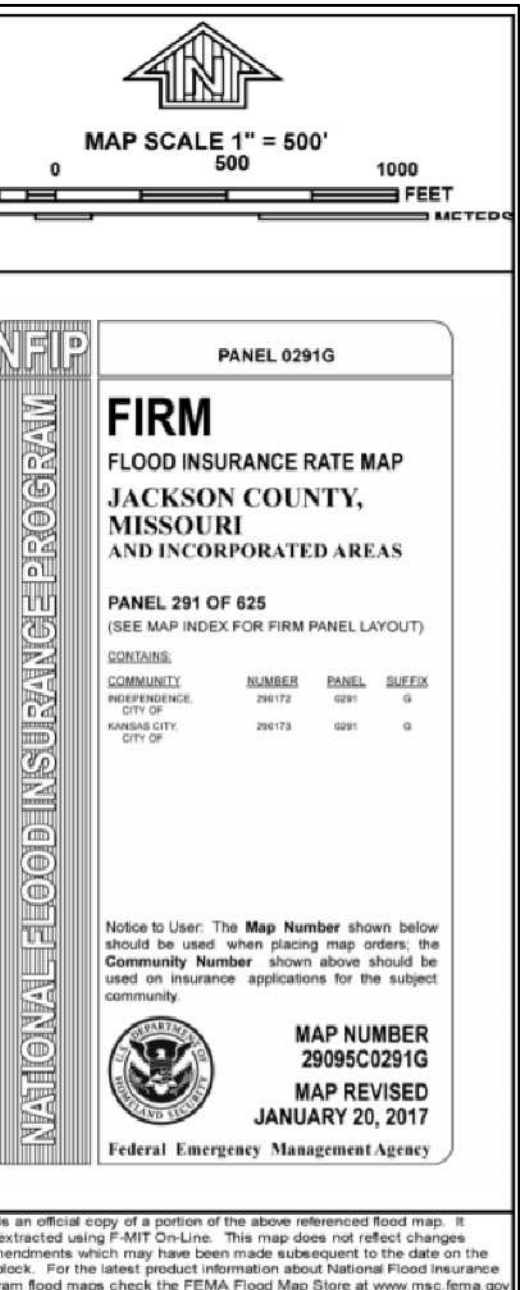
Call 1-800-344-7233 (KANSAS)

APPROVED

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



FIRM MAP

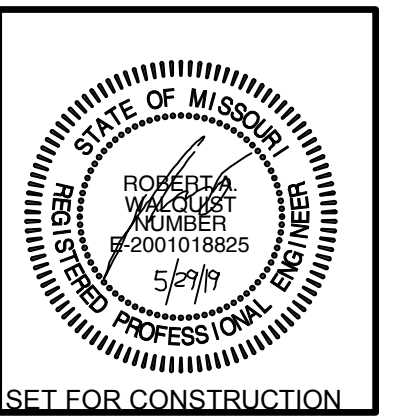


**FLOODPLAIN NOTE**  
ENTIRE SITE LIES OUTSIDE OF FLOOD PLAIN  
PANEL NUMBER 290173 0020 B  
DATED AUGUST 5TH, 1986

BENCHMARK

# LAND DISTURBANCE PLANS COVER SHEET

PROJECT CONTACTS: ROBERT WALQUIST, P.E.  
821 NE COLUMBUS ST  
LEE'S SUMMIT, MISSOURI 64063  
Phone: (816) 550-5675



**STOR KC**  
**KANSAS CITY, JACKSON COUNTY, MISSOURI**

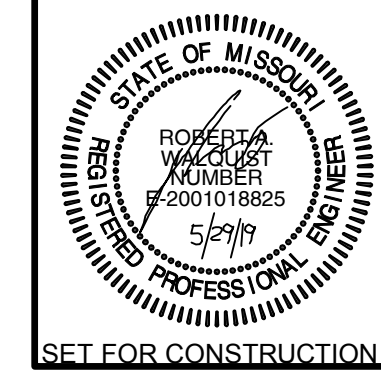
**Quist Engineering, Inc**  
 Civil Engineering for Residential & Commercial Site Development  
 821 NE Columbus St  
 Lee's Summit, Missouri 64063  
 Phone: (816) 550-5675  
 email: rwalquist@quistengineering.com

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SHEET NO.  
**C300**

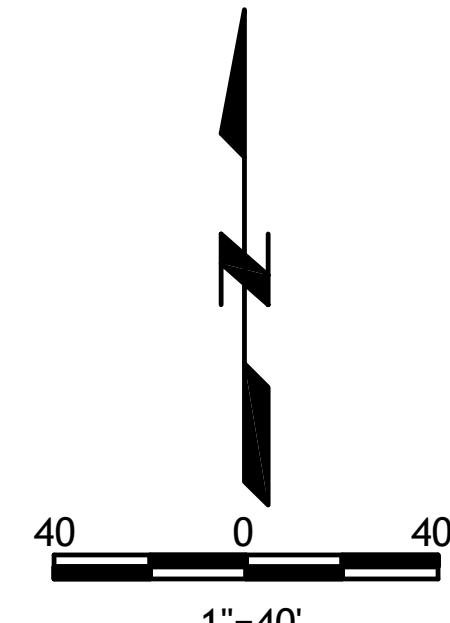
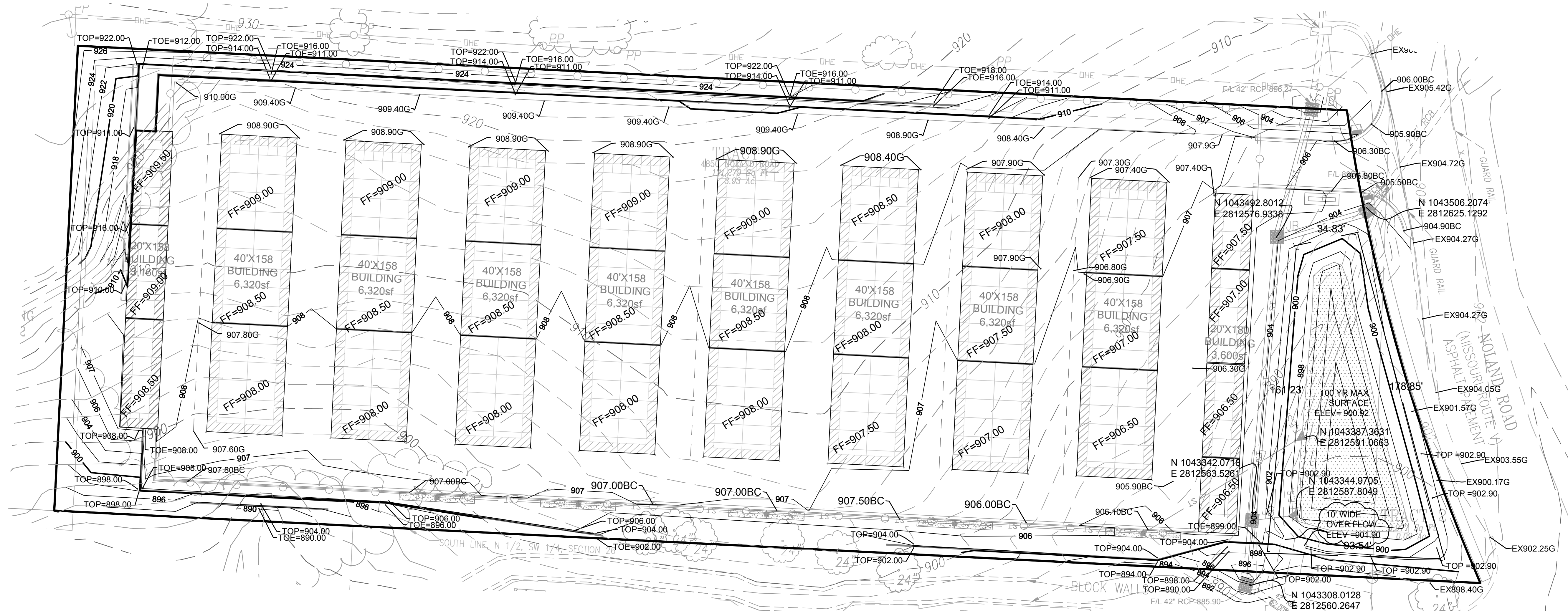
JOB NO.  
E18-328



**STOR KC**  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

**Q**uist Engineering, Inc  
 Civil Engineering for Residential &  
 Commercial Site Development  
 824 NE Columbus St.  
 Lee's Summit, Missouri 64063  
 Phone: (816) 550-5675  
 email: rwalquist@quistengineering.com

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JOB NO. E18-328	



**SITE GRADING PLAN**



**Renders**

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No.	Description	Date

<b>KC STOR</b>	
Kansas City	
overhead	
Project number	02-28-2019
Date	
Drawn by	RCG
Checked by	CHK
Scale	not to scale



Right End Wall



Metallic  
Copper Trim

Smoke Grey

Dark Blue Wainscot  
4' A.F.F.

### Renders

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<b>Elevations</b>	
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Left End Wall



Stone  
Wainscot 4'  
A.F.F.

40' x 158' x 8'-6"

8 Units

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Right End Wall



PBR Wainscot Dark Blue 4'  
A.F.F.

No.	Description	Date

Front Side Wall



<b>KC STOR</b>	
<b>Kansas City</b>	
<b>Elevations</b>	
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Right End Wall



PBR Wainscot Dark Blue 4'  
A.F.F.

20' x 158' x8'-6"

1 Unit

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Left End Wall



PBR Smoke Gray

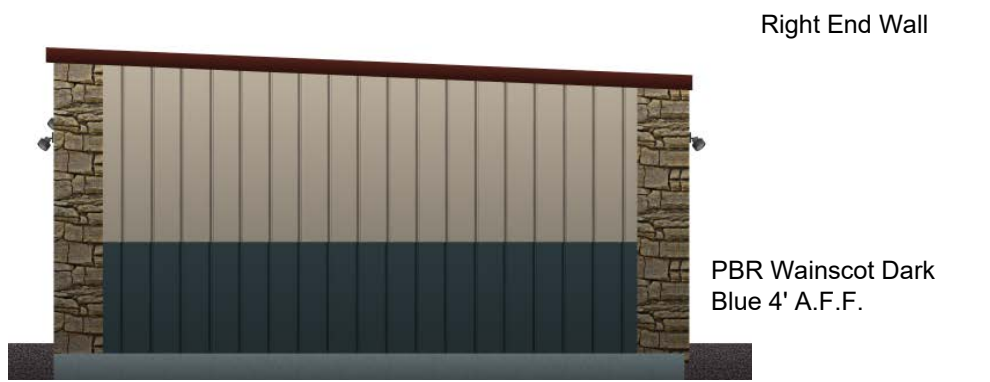
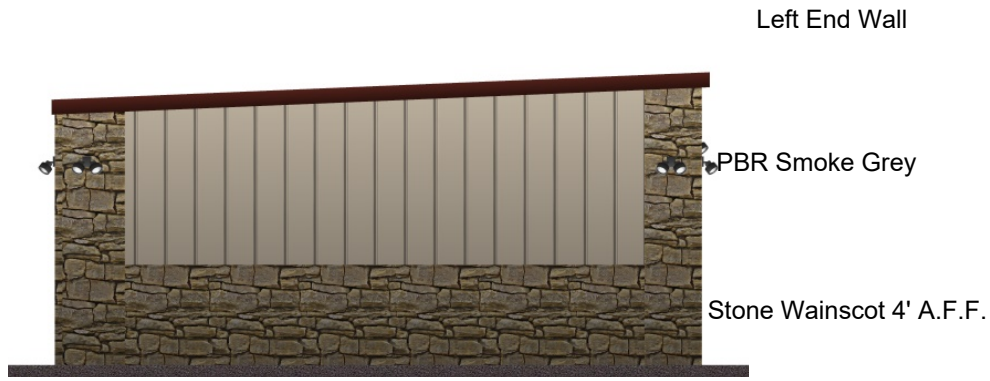
Stone  
Wainscot 4'  
A.F.F.

No.	Description	Date

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Elevations	
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Front Side Wall





20'x180'x8'-6"

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Left End Wall



Front Side Wall

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No.	Description	Date

KC STOR

Kansas City

### Elevations

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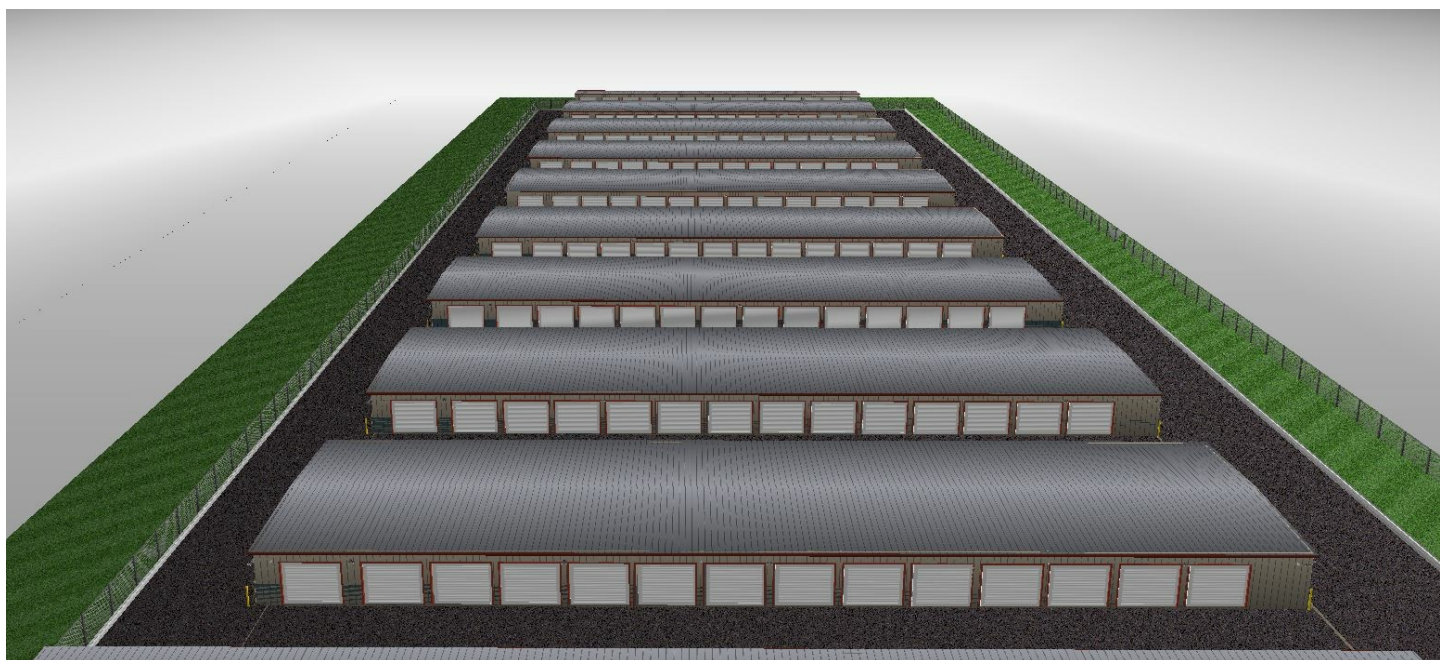


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20'x180'x8'-6"

Revised BSW

- 1. (4) 2' Stone facade columns to eave height. 30'-0" o.c.

Revised Building Corners

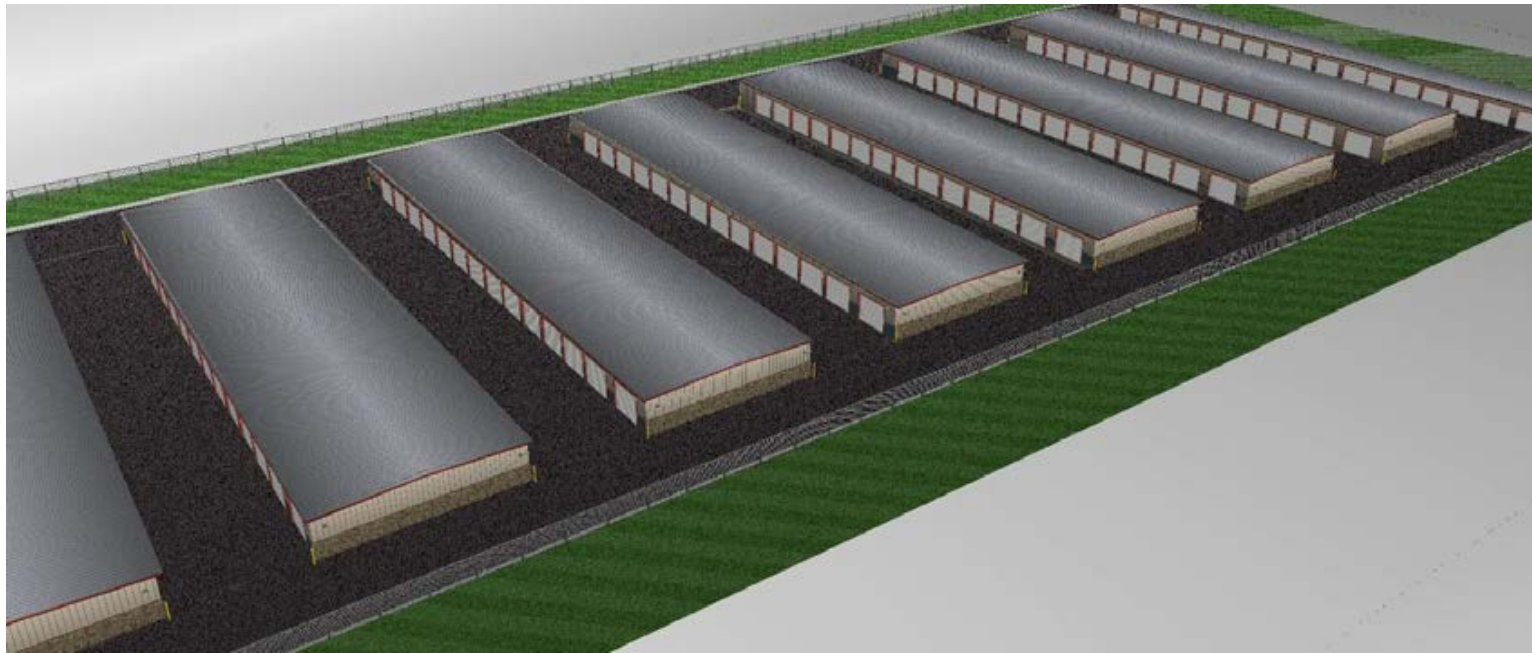
- 1. (4) 2'x2' Stone facade columns to eave height.

Renders

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**Kansas City**

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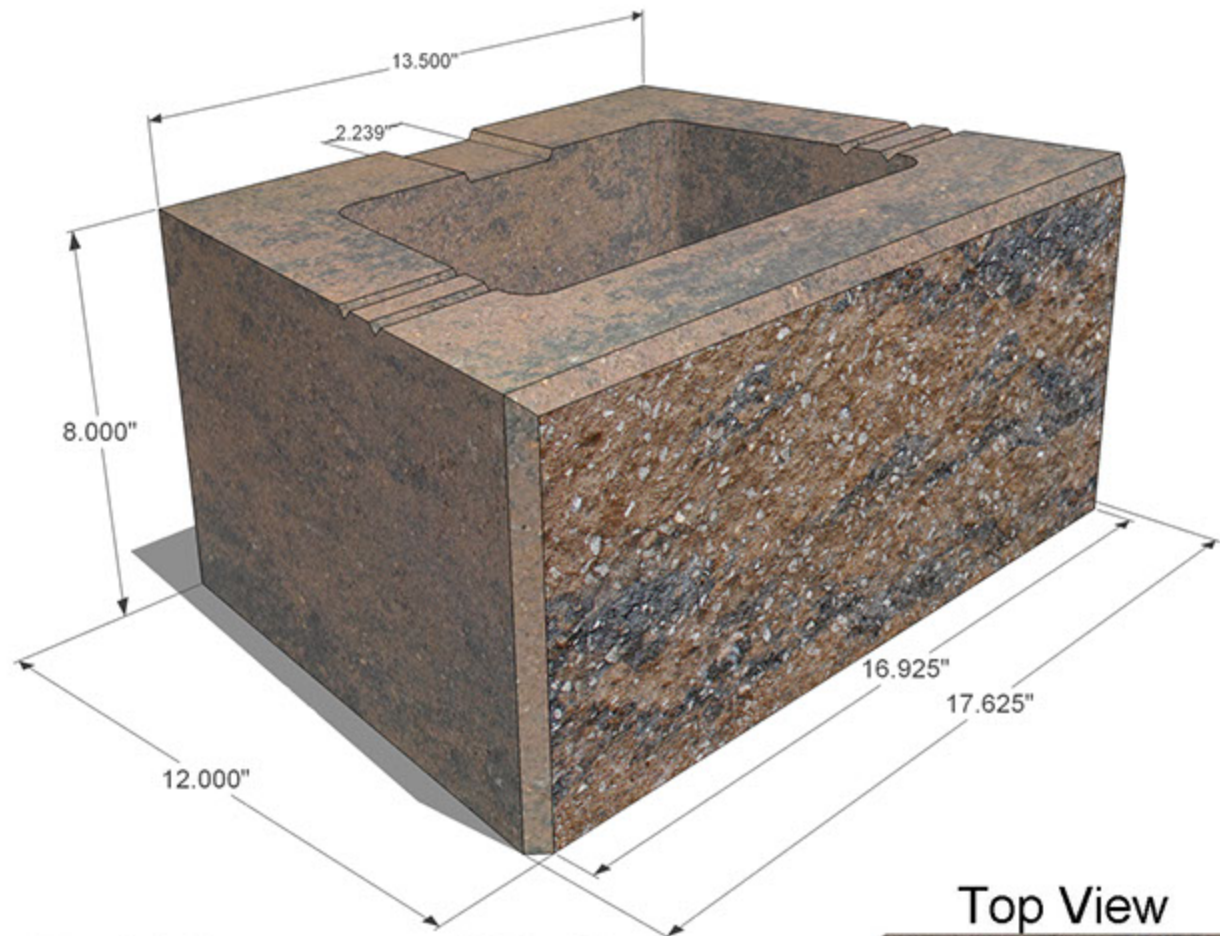
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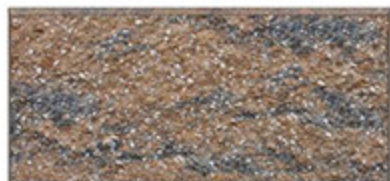
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Front View



Back View



Side View



Top View



