Rev 12/17/24

Z:\JOPLIN MO\AMA\SITEPLANS\AMA WEST ADDITION\DRAWINGS\C-2 OVERALL SITE PLAN.DWG

EXISTING 18"ø PVC SANITARY SEWER

MH 1071.18 RIM
1052.53 SW
1052.47 NE
18" PVC

I-44

TREES REMOVED BY OWNER PRIOR TO CONSTRUCTION

20' SEWER EASEMENT

30' BLD SETBACK

PROPOSED BUILDING ADDITION 12,852 SQFT.

EXISTING SITE LIGHTING TYP.

ALLGEIER, MARTIN AND ASSOC., INC.
7231 EAST 24TH STREET
JOPLIN, MO. 64804

EXISTING PARKING

EXISTING TRANSFORMER

EXISTING STORM SEWER

EXISTING FIRE HYDRANT

EXISTING LANDSCAPING TO REMAIN

EXISTING DUMPSTER

EXISTING DETENTION BASIN

STANDARD SIDEWALK

20' UTILITY EASEMENT

20' SEWER EASEMENT

DRAINAGE EASEMENT

5' WIDE SIDEWALK WITH THICKENED EDGE

OWNER:
AM PROPERTIES TWO, LLC
7231 E. 24TH STREET
JOPLIN MO 64804
ZONED M2-P-D
8.12 ACRES

EXISTING CONCRETE PARKING

PARKING ANALYSIS

EXISTING 155 SPOTS (INCLUDING 6 H.C.)

124 SEATS IN EX. BLD. PARKING IS ONLY 75% UTILIZED ON A TYPICAL DAY.

BLD. ADDITION = 12,852 SQ FT.

JIDA CODE: 1 PARKING SPACE PER 200 SQ FT. = 65 ADDITIONAL SPACES REQUIRED.

52 WORKSTATIONS ADDED WITH ADDITION. FUTURE PARKING CAN ACCOMMODATE UP TO 65 ADDITIONAL SPACES

PROPERTY LINE

TREES REMOVED BY OWNER PRIOR TO CONSTRUCTION

JT LAND DEVELOPMENT
3912 ARBOR CT
JOPLIN MO 64804
ZONED M-2

FUTURE PARKING/PROPOSED LAY DOWN YARD WITH 2785 SQ YD's OF 6" AGGREGATE BASE

30' BLD SETBACK

REPAIR TRAIL

15' UTILITY EASEMENT

EXISTING MAILBOX

INDUSTRIAL DEVELOPMENT AUTHORITY
320 E. 4TH STREET
JOPLIN MO 64801
ZONED M2-P-D

EXISTING FIRE HYDRANT

N67°05'33"E 270.00'

EAST 24TH ST.

102 SY OF PROPOSED 8" THICK CONCRETE DRIVE APRON, INCLUDING SIDEWALK TRANSITIONS

30' 0 15' 30'

N

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

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CERTIFICATE OF AUTHORITY MISSOURI NO. 000427

DATE	REVISION

DWN. BY:	STAFF
CKD. BY:	STAFF
APPD. BY:	STAFF
DATE:	12/12/2024

OVERALL SITE PLAN
7231 EAST 24TH STREET JOPLIN, MISSOURI 64804
ALLGEIER, MARTIN AND ASSOCIATES, INC.

DWG. NO. C-2

PRELIMINARY 12/17/2024