8/23/24

FIRST STREET
DEVELOPMENT
SONOMA | KANSAS CITY | PHOENIX

Mr. Norman Cramer
Carmer's Rangeline Meat Co
1032 S Rangeline Rd.
Joplin, MO 64801
(417) 781-2363

Norm,

Thank you for your time discussing our proposed project both after the Joplin City Council meeting on Monday and during our conversation on Tuesday. As discussed, I am providing the following for your review and consideration:

1.) Our redesigned site plan – redesigned to accommodate WB-67 Interstate Semi
2.) A turning template for a WB-67 interstate Semi entering from 11th Street
3.) A turning template for a WB-67 interstate semi exiting onto 11th Street
4.) A signed and sealed letter from our Engineer, Jay O'Dell with Aubry Enterprises, confirming the movements reflected in the attached turning templates.

Once you've had an opportunity to review, please give me a call on my cell at (816) 807-7934. We welcome your feedback and look forward to ensuring that our project allows Cramer's to continue their impeccable track record of success for decades to come!

Most Sincerely,

Maxwell V. DiCarlo
Director of Real Estate & Development
First Street Development
4700 Belleview Ave., Suite 415
Kansas City, MO 64112
C: (816) 807-7934
Max@firststreetdev.com

aubry enterprises.

August 23, 2024

To: City of Joplin
City Planning Department
602 S Main St
Joplin, MO 64801

SUBJECT: Site Accommodations for Truck Turning

After using the turning templates to accommodate the request for proper movement of a WB-67 through the site and onto the proposed improved public street Frost Avenue the following site revisions are proposed:

-Shifted the parking and trash enclosure to allow for the turning radius of the larger vehicle to safely maneuver.

-Added roll over curbs and concrete aprons along the radii of the proposed route to allow for the larger trucks to maneuver while still directing typical passenger vehicle traffic in a safe and orderly manner.

-Relocated signage and proposed fence to not impact the movements of the Truck.

The attached exhibit shows the proposed improvements along with the maneuvering route.

If you have any additional questions or would like to discuss the project further, feel free to contact me at 913-488-5584 or by email at jay.odell@aubryenterprises.com.

Sincerely,



Jay D. O'Dell, P.E.
Aubry Enterprises
5912 Maple Street
Mission, KS 66202

SET BENCHMARK
CO. CUT IN CURB

Not verified.
approx. location per
image from American Water
Works Company Inc.

E. 11ST STREET (PUBLIC, 60' R/W, 35' ASPHALT)

8" Asbestos Cement Water Pipe

S. RANGLINE RD. (PUBLIC, R/W & ASPHALT WIDTH VARY)

paint stripe

FROST AVENUE (PUBLIC, 50' R/W, ASPHALT WIDTH VARIES)

STOP

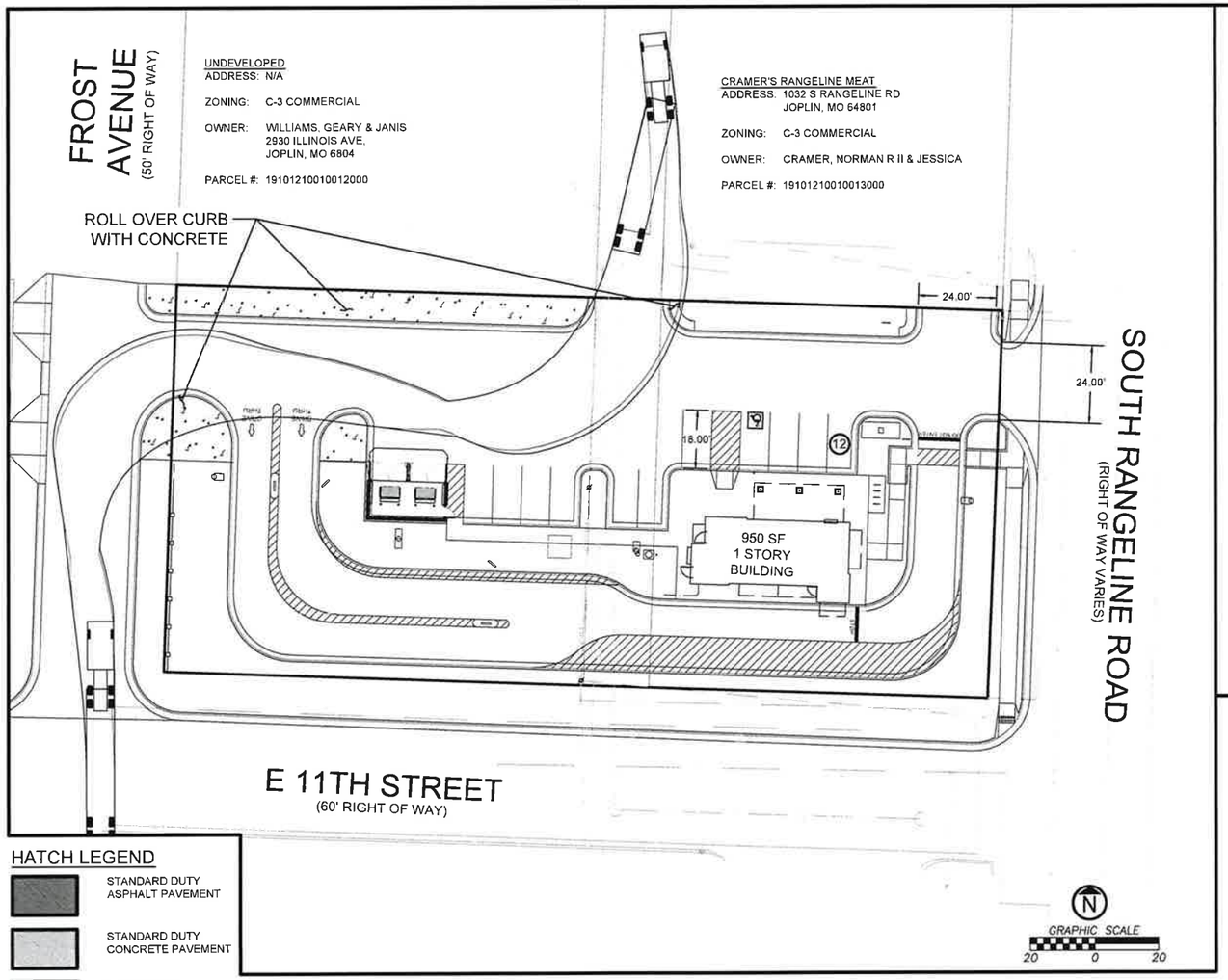
DO NOT ENTER

DRIVE THRU

DRIVE THRU

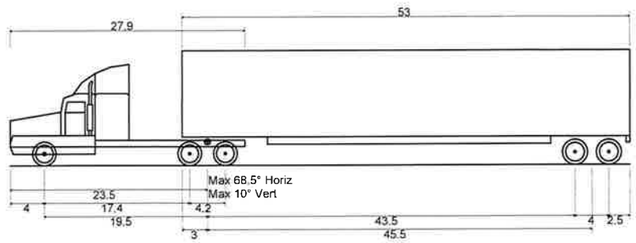
BUILDING

SITE PLAN - TURN RADIUS



HATCH LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

SITE DATA

ZONING-	C3 - COMMERCIAL DISTRICT
TOTAL PROPERTY AREA	.704 ACRES

BUILDING DATA

BUILDING GROSS SF	950 SF

PARKING DATA

CITY REQUIREMENT -RESTAURANT: 1 PER 3 SEATS.
OUTSIDE SEATING EXCLUDED

REQUIRED PARKING	0
PROVIDED PARKING	12
ADA ACCESSIBLE REQUIRED	1
ADA ACCESSIBLE PROVIDED	1

LEGAL DESCRIPTION

ALL OF LOTS NUMBERED SEVEN (7) AND EIGHT (8), EXCEPT THE EAST 15.00 FEET TAKEN FOR ROAD RIGHT OF WAY OF LOTS NUMBERED NINE (9) AND TEN (10), ALL IN CAMPBELL'S FIRST ADDITION TO JOPLIN, JASPER COUNTY, MISSOURI

PARCEL NUMBER

19101210010013001
19101210010011000

OWNER INFORMATION

SENECA ENTERPRISES MO
1032 S RANGELINE

STATE OF MISSOURI
JAY D O'DELL
NUMBER PE-2017019021
PROFESSIONAL ENGINEER

JAY D. O'DELL
PE-2017019021
[redacted]

CLIENT
[redacted]

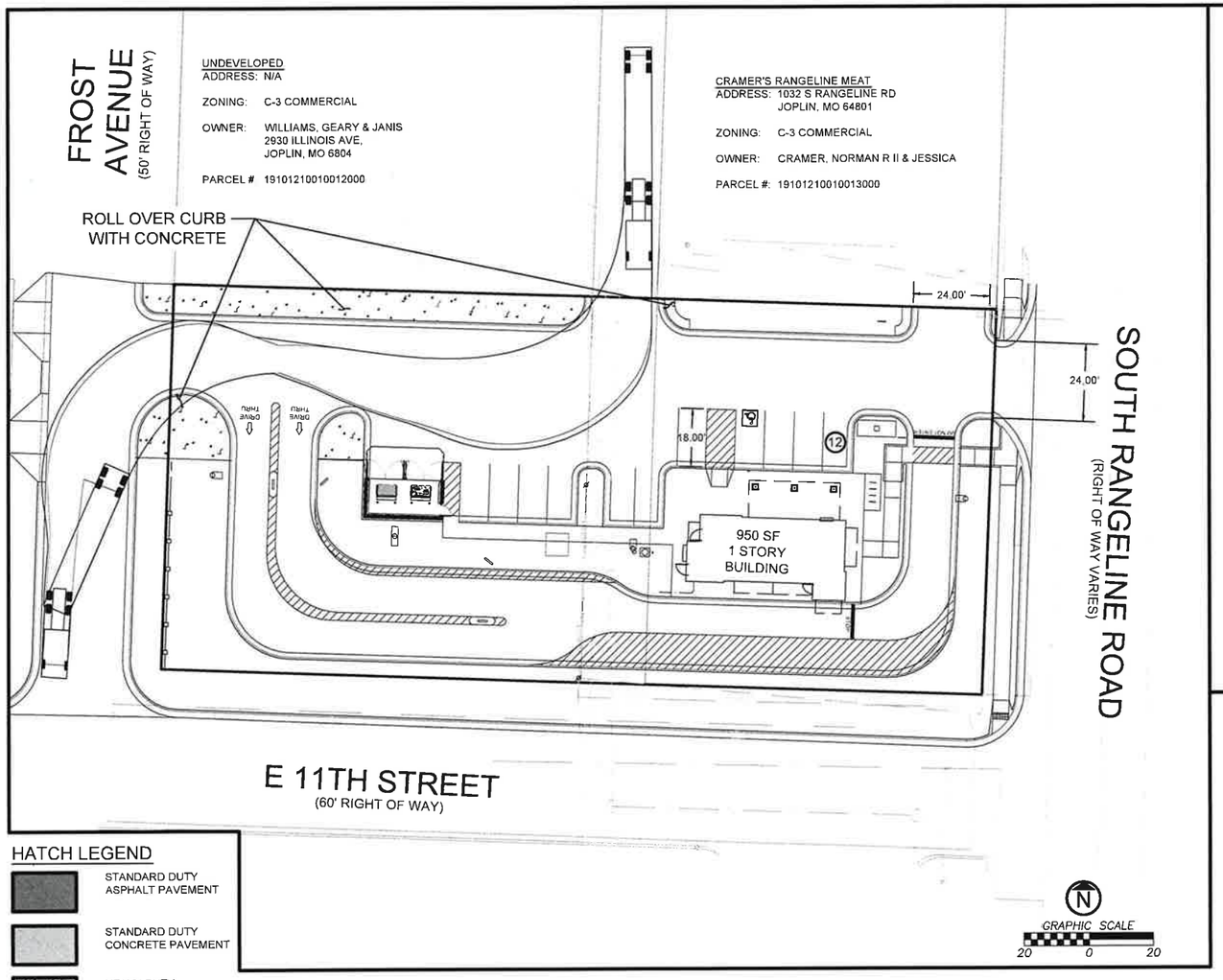
ENGINEERING FIRM OF RECORD
aubry enterprises.
KANSAS OFFICE
15105 METCALF AVE UNIT A
OVERLAND PARK, KS 66223
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

[redacted]

[redacted]

SITE PLAN - TURN RADIUS



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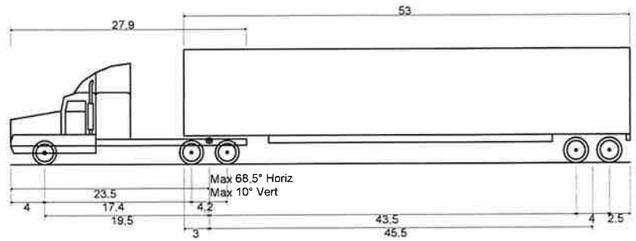

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