



APPLICATION FOR CONDITIONAL USE PERMIT

Project Name: Kayak/Paddle Board Storage Structure /Storage Units w/roof

Project Address (if available): Beach Marina / Storage Area

Project Legal Description (attached separate page if lengthy): Loch Lloyd TRS 1-8 as recorded ex by nwrnwse 929SE121.12ETC

Description of Request: @ 2 20', 5,000 pounds portable storage containers @ Roof Structure
See more info in the submitted

Property Owner Authorization:

The undersigned does hereby certify that they are the sole owner of the property described herein or has the authority to act on the behalf of the owners of said property and does hereby authorize the submittal of this application for the described property and associated documents and does hereby further certify that all information contained therein is true and correct.

The undersigned acknowledges that property within the Village of Loch Lloyd, Missouri, is subject to the Unified Development Code of the Village of Loch Lloyd and does hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

The undersigned hereby agrees to the timely reimbursement of the Village of Loch Lloyd for all costs related to the processing, noticing, and review of this application including the costs for hiring consultants as necessary complete any legal or technical reviews as determined necessary by the Zoning Administrator.

Name: Loch Lloyd Homes Association

Company: _____

Address: 16745 Country Club Dr

Phone: 913 208 4995

Email: manager@lochloydhoa.com

Signature: [Handwritten Signature]

Applicant (if different from property owner):

Name: _____
Company: _____
Address: _____
Phone: _____
Email: _____

Representative(s):

Name: _____
Company: _____
Address: _____
Phone: _____
Email: _____

Name: _____
Company: _____
Address: _____
Phone: _____
Email: _____

Name: _____
Company: _____
Address: _____
Phone: _____
Email: _____

Portable Storage Container Request

The South HOA is looking to consolidate and cancel their offsite storage unit and bring all stored items on-site to a secure and isolated area. The purpose for this is to improve efficiency, safety, and lower costs. Currently storage is in three areas: 1) On the maintenance professional's truck, 2) In an off-site storage unit and, 3) Within the golf course maintenance facility (The golf course storage is linked to an agreement that is set to expire. Additionally, the area has become un-safe).

Description of Storage Containers and Additional Information

- Two 20-foot, 5,000 pound (when empty) portable storage containers
- Containers placed in the rear of the current boat storage area
- Entrance secured by locked gate
- Area surrounded by foliage and trees
- Both containers placed on crushed asphalt, rolled to flatten and create a level base
- Roof secured between the two containers made from the same material as boat dock roof
- Access to area is only allowed via South HOA security approval prior to entrance
- Electrical and water/sewage is not required or requested



36"-HIGH LOCKING BAR HANDLES

Make it easy to leverage your body weight to open or close the container doors, compared to standard 20"H locking bar handles.

HIGH CUBE

High cube (HC) containers are 1' higher (9'6"H) than standard height models (8'6"H). The additional height increases the total volume of the container, allowing for additional storage and clearance.

CSC PLATE

The CSC Safety approval plate guarantees that the container meets international safety standards and transport certifications.

WEATHERPROOF VENTS

Help reduce heat, humidity and prevent condensation from forming.

SECURE LOCKBOX

Features a thick metal casing to protect the padlock from bolt cutters and other break-in tools.

CORTEN STEEL

Known for its unique rust-inhibitive properties, it gives containers durability and resistance to the elements.

PAINT

All our new shipping containers are painted with low VOC, water-based paint and zinc-enriched primer to ensure maximum resistance to the elements.

DOOR SEALS

Built with 2-stage EPDM rubber which is water and weather resistant from -100°C to +300°C.

FORKLIFT POCKETS

Facilitate easy loading and unloading.

MARINE GRADE FLOORING

Consists of 1.1" thick, 19-ply marine grade plywood that can support up to 62,085lbs of payload and is treated to withstand spills and other contaminants.

WEIGHT & DIMENSIONS

Exterior: 20'L x 8'W x 9'6"H
 Interior: 19'5"L x 7'8"W x 8'10"H
 Door Opening: 7'8"W x 8'5"H

Forklift pockets: 14"W x 4"H
 Fork spread: 82"W center to center

Weight: 5,115 LBS
 Payload: 62,085 LBS

MODIFICATION OPTIONS



Paint Decals Rollup Doors Garage Doors
 Ventilation Man Doors Windows Insulation

CONTAINER ACCESSORIES



Lockbox Padlock Puck lockbox Stacking pin
 Pipe Storage Insta Vents Shelving Deck Mount

Ross Fogel

Senior Account Manager

816-765-7771 - Office

816-985-0128 - Cell

[6900 E. 39th St., Kansas City, MO](#)



<https://atandsonline.com>

There are no cut sheets on these. Also, there is no required foundation. You can set them on whatever surface you want.

20' Containers weigh 5K pounds

20x8x8'6"

I included part of that in the details below from ContainerOne:

One question we also get that is not addressed on our FAQ page is “Do I need to secure my shipping container to the ground?” The short answer is “not likely.” Because that response is pretty vague, let’s dig a little deeper and determine whether you even need to anchor your container, and if so, how you would go about doing that.

Our [40-foot shipping containers](#) are heavy, weighing in at about 8,500 lbs. Let’s put that into perspective a bit. That’s two times heavier than an adult giraffe and more than 2.5 times heavier than an average car. Under normal circumstances, that container isn’t moving unless you want to.

- [10 ft Collapsible Containers](#) are about 2,200 lbs.
- [20 ft Shipping Containers](#) are about 4,500 lbs.
- [40 ft High Cube \(HC\) Shipping Containers](#) are about 8,750 lbs.
- [53 ft Shipping Containers](#) are about 12,500 lbs.

Long story short: **they’re all heavy**. And that’s before you even put anything in them.

That means for most people or businesses in most places, it is NOT necessary to invest time or money in securing your container to the ground – once it’s delivered, it can stay put as long as you like.

Review items to address: *Please provide details as to how this application will address the pavement requirement for parking areas and access drives and screening requirement for outdoor storage areas as listed in the UDO.*

There is no parking allowed in this area by anyone, no parking for any members. The access drive is locked as this is a place to store boat trailers and storage units, no one should have access unless security, management, or maintenance unlocks the gate to protect the homeowners' trailers from being stolen. The area is completely screened with trees and vegetation please see the attachments with measurements and drawings.

The boat storage has been there for before and has not been paved, it has always been rocked to make sure it blends into nature.



Parcel

9. NO lights

Q. ———→

(Team)
2 storage units
going 8' wide

app 30' wide + 25' depth
crush + roll asphalt

Print... Legend

14' roof wood + steel dk brown

existing area to back past units





* END OF Storage Containers to North is 105.9 ft.

e.

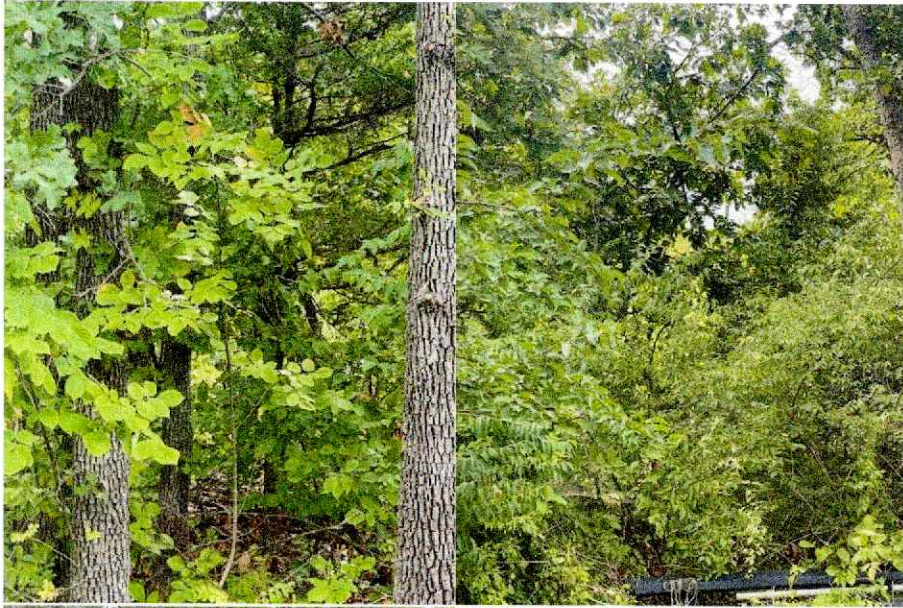


f. sq. of hard-surface

Screening at Storage Area – Outside and Inside the area







From: mo@occinc.com
Sent: Thursday, August 22, 2024 4:40 PM
To: Loch Lloyd HOA Manager
Subject: Ticket Check Status for MO Ticket 242330748

Missouri One Call System



All utilities have responded to this request.

Excavation may begin, or continue, within the area described as long as markings remain visible.

ROUTINE TICKET: [242330748](#)

Address: 16950 HIGHLAND RIDGE, LOCH LLOYD, MO
Location: THE WEST SIDE OF THE DAM ON LOCH LLOYD PARKWAY, JUST NORTH OF THE SPILLWAY. IT IS THE BOAT TRAILER STORAGE AGAIN.

As of **8/22/24 16:39 CDT**, the utilities have responded as follows:

Company	Type	Status
ATT DISTRIBUTION	FO, TEL, TV	Clear/No conflict
EVERGY	E	Clear/No conflict
SPIRE MO WEST	G	Clear/No conflict Coleman,+Jadon+Attempted+Phone+Call+tel:(913)208-4995+spire+clear+charter+verified
LOCH LLOYD HOMEOWNERS ASSOC	E,SD,SL,SS	Clear/No conflict
NW CASS CO WATER RESOURCE DIST	S,W	Marked
SPECTRUM	TV	Marked

Please call 800-344-7483 to report any indication of an unmarked facility or conflicting status.

Things to know about this job:

- You're digging deeper than 4ft. If your work involves a trench, take [proper precautions](#).
- You're horizontal boring! [Avoid crossbores!](#)
- Hand digging within the [approximate location](#) of any [marked facility](#) is required.

- The excavator must contact MOCS to request remarking anytime markings become unusable due to work or weather.
- Its always a good idea to [take photos](#), check for [private utilities](#), and take notice of [overhead lines](#).
- You are required to immediately call 800-344-7483 anytime a buried facility is damaged or exposed.

To review this ticket in its entirety, including the current status, click [here](#).

Visit [MO1Call.com](#), follow us on Facebook at [Facebook.com/MO1Call](#), or email us at mo@occinc.com for more information on digging safely.

Kayak/Paddle Board Storage

Previous resident storage of personal watercraft, paddle boards and kayaks were a fenced in area located in the middle of the Beach Marina parking lot. The lot was gravel and frequently flooded, sending many of the kayaks into the lake. This parking lot has since been upgraded with asphalt and a drainage system. To provide better storage and safety the racks are to be moved to a currently raised area in the back of the parking lot with tree cover on the North and East sides. A roof has been installed and anchored with concrete into the ground to provide protection from the weather for the resident's kayaks and paddle boards along with the South HOA assets of the LL Kayak and Paddle Board Club formed in 2024.

Description of the Storage Structure

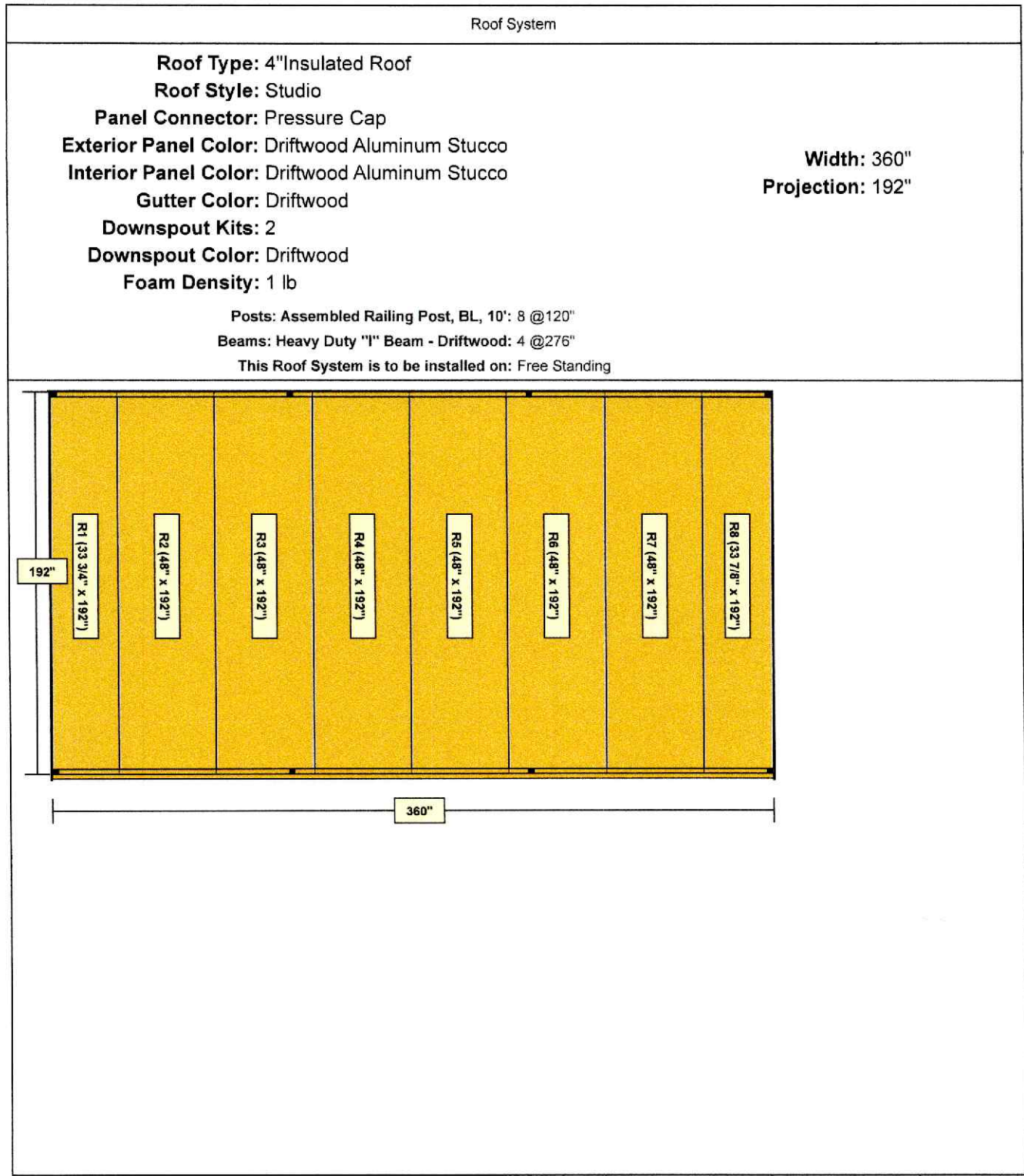
- Roof structure is anchored into the ground with concrete to provide protection of kayaks and paddle boards from weather and sun
- Ground under the structure is currently gravel and will remain gravel
- The structure was built to support resident storage and storage of the Loch Lloyd paddle board and kayak club assets

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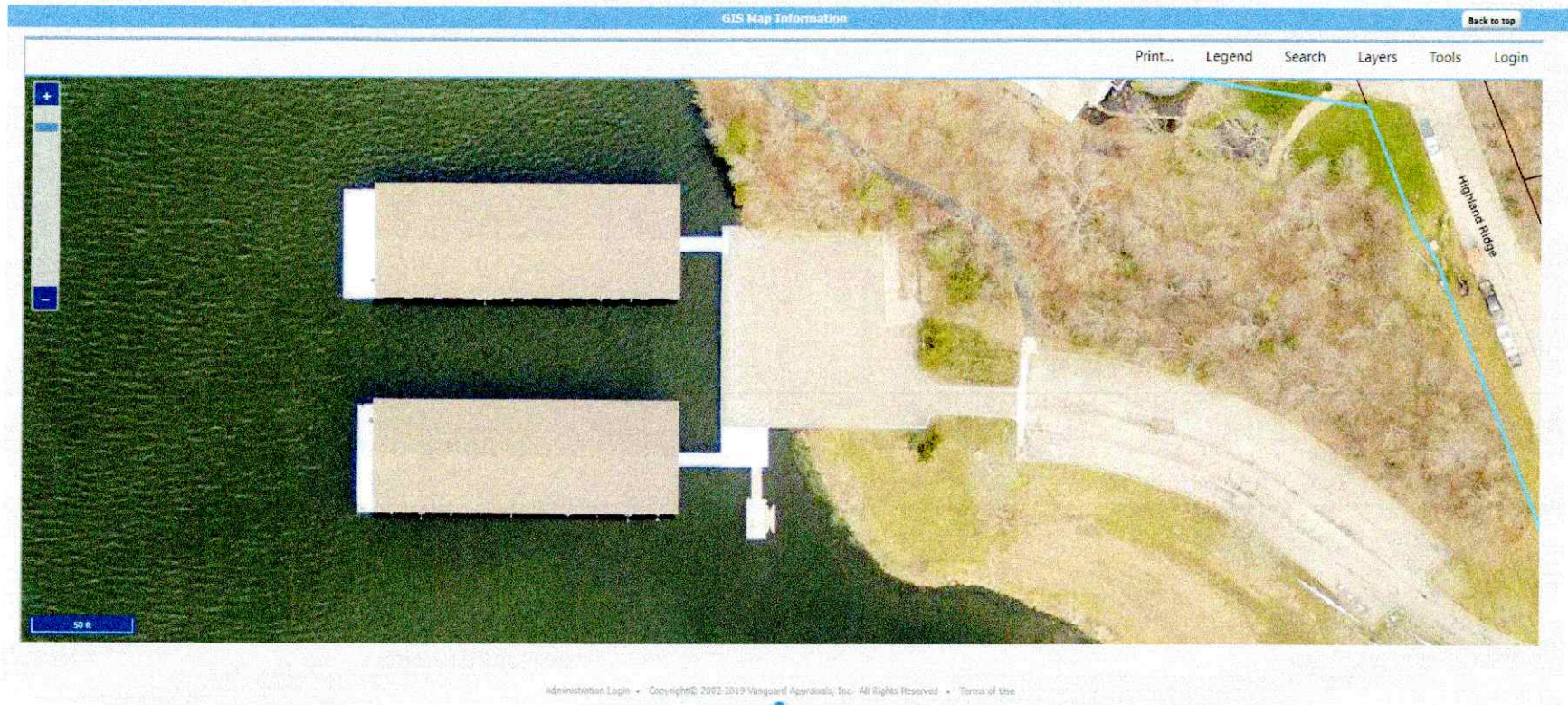
SUNSPACE SPECIFICATION SHEET

Customer: Sunspace of Kansas City
Tag Name: Loch Lloyd_66874

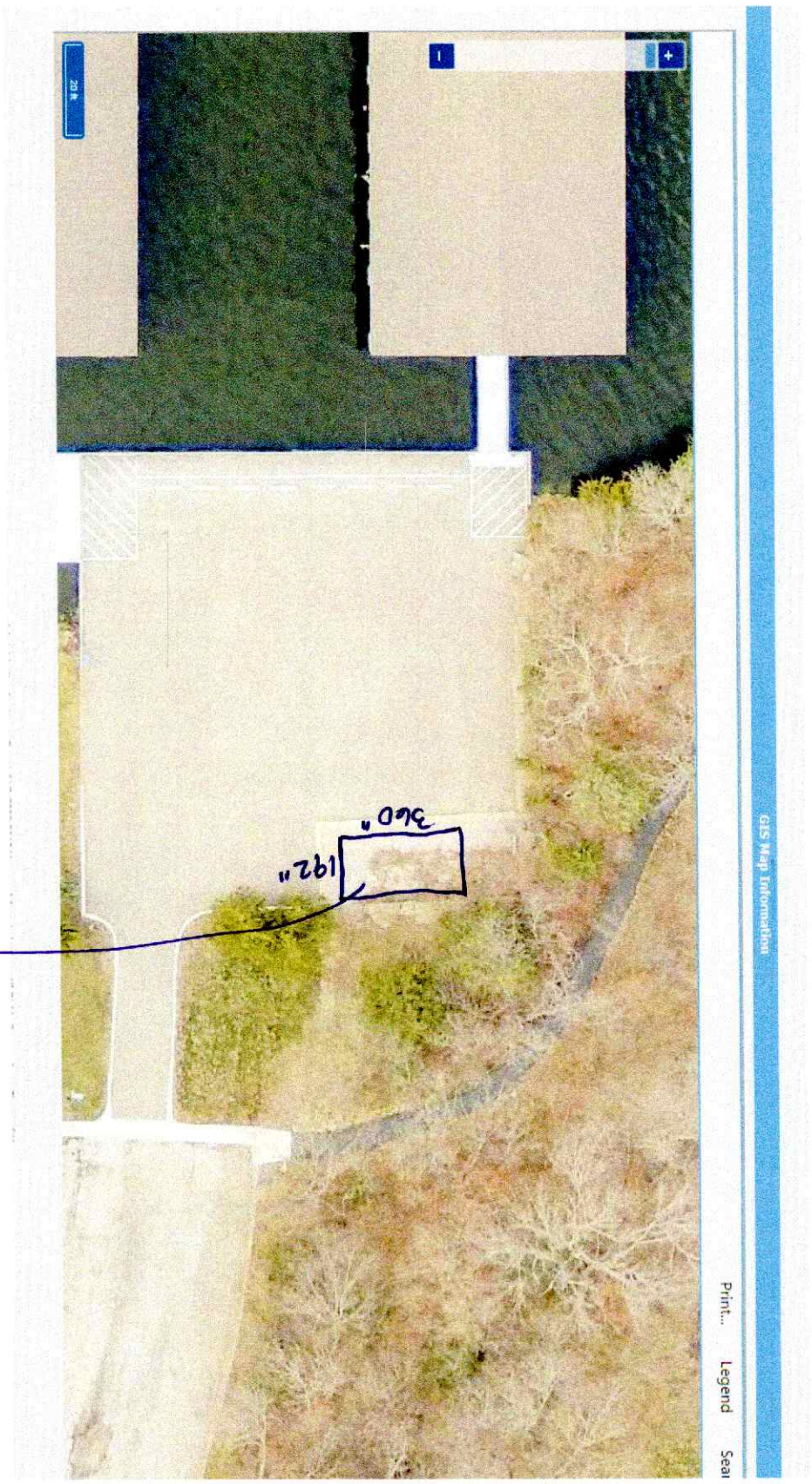
Date: Mar 15/2024
Page: 1/1



Aerial



C.



f. rocks remain
under no additional
hard surface/paving
added

g. no additional lighting

C.





- e. distance
- h. heavy screened by trees + no fence



e. distance

Structure



Screening at Paddleboard Structure



