

SITE DATA TABLE (Proposed):

LOT 1:

- A. Zoning: B4-2
- B. Total Lot Area: 114,891 Sq. Ft. = 2.64 Acres ±
- C. Land Area or acres for existing and proposed street right of way: N/A
- D. Net Land Area: 2.64 Acres ±
- E. Proposed Use: Storage Warehouse
- F. Height above Grade at Building: 32.16 ft
- G. Gross Floor Area : 25,000 SF Total Floor Area: 25,000 SF
- H. Building Coverage and Floor area Ratio: 0.347
- I. Residential Gross and Net Density: N/A
- J. Commercial Parking
 - Required - 3, Plus 1 per 75 storage spaces (250 Storage Units): 7 spaces
 - Provided - 11 Spaces
- K. Short Term Bike Parking: 3
- Long Term Bike Parking: 1 per 20 employee: 1
- (Long Term Bike Parking to be provided inside of building)
- L. Applications for Amendments to Development: N/A
- M. Applications for Amendments to Development: N/A

SITE DATA TABLE (Future Expansion):

LOT 1:

- A. Zoning: B4-2
- B. Total Lot Area: 114,891 Sq. Ft. = 2.64 Acres ±
- C. Land Area or acres for existing and proposed street right of way: N/A
- D. Net Land Area: 2.64 Acres ±
- E. Proposed Use: Storage Warehouse
- F. Height above Grade at Building: 33.16 ft
- G. Gross Floor Area : 53,200 SF Total Floor Area: 53,200 SF
- H. Building Coverage and Floor area Ratio: 0.739
- I. Residential Gross and Net Density: N/A
- J. Commercial Parking
 - Required - 3, Plus 1 per 75 storage Spaces (250 + 282 with Expansion) : 11
 - Provided - 11 Spaces
- K. Short Term Bike Parking: 3
- Long Term Bike Parking: 1 per 20 employee: 1
- (Long Term Bike Parking to be provided inside of building)
- L. Applications for Amendments to Development: N/A
- M. Applications for Amendments to Development: N/A

Parking Count Legend

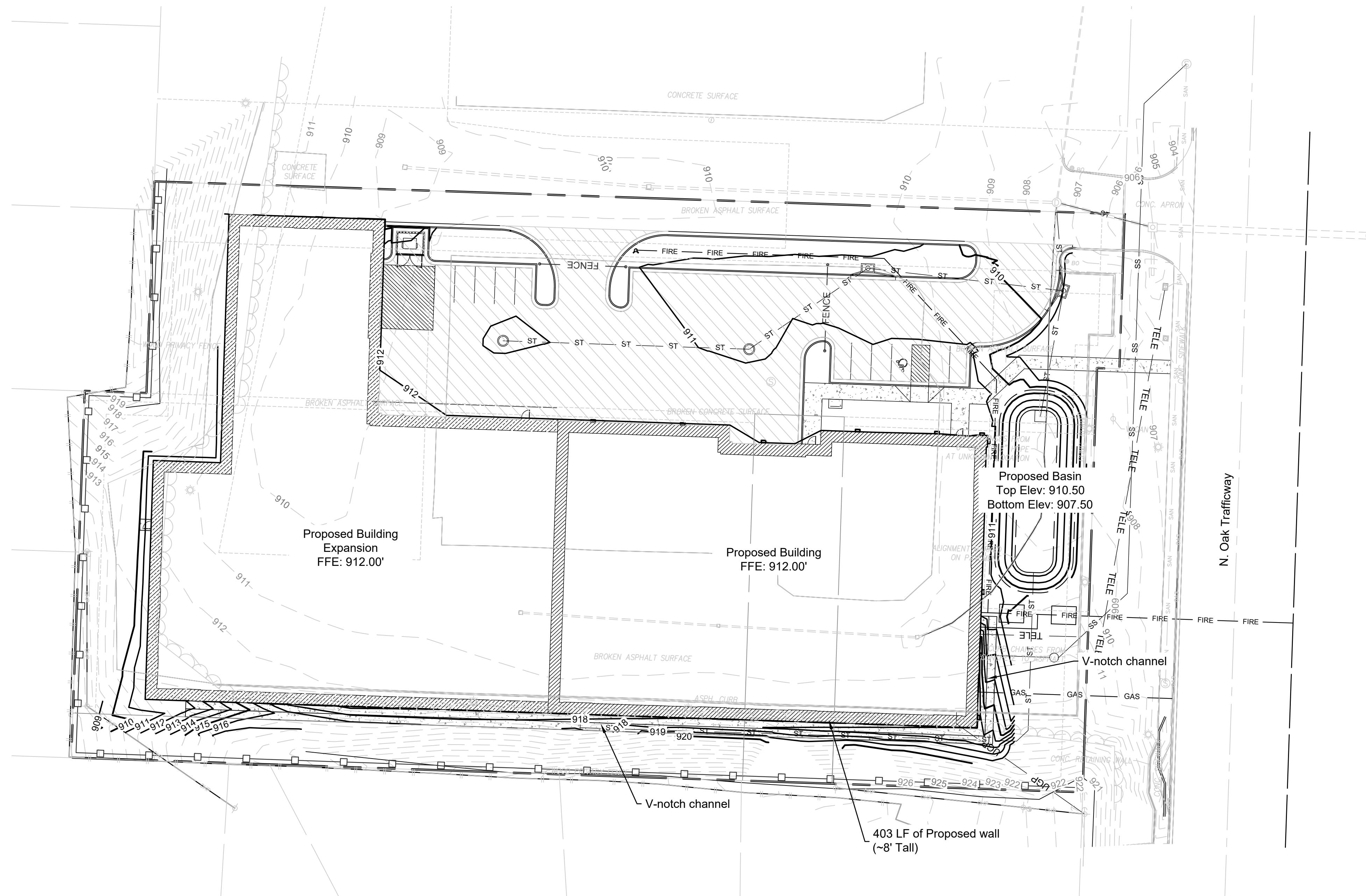
ADA Stall Count

Standard Stall Count



Pavement Legend

-
- Asphalt Pavement
-
- Concrete Sidewalk



Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

Earthwork Calculations
Cut: 1003.18 CY
Fill: 3264.87 CY
Net (Fill): 2261.70 CY

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KANSAS CITY, MISSOURI 64108

MO Certificate of Authority: E-2010033630

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C05

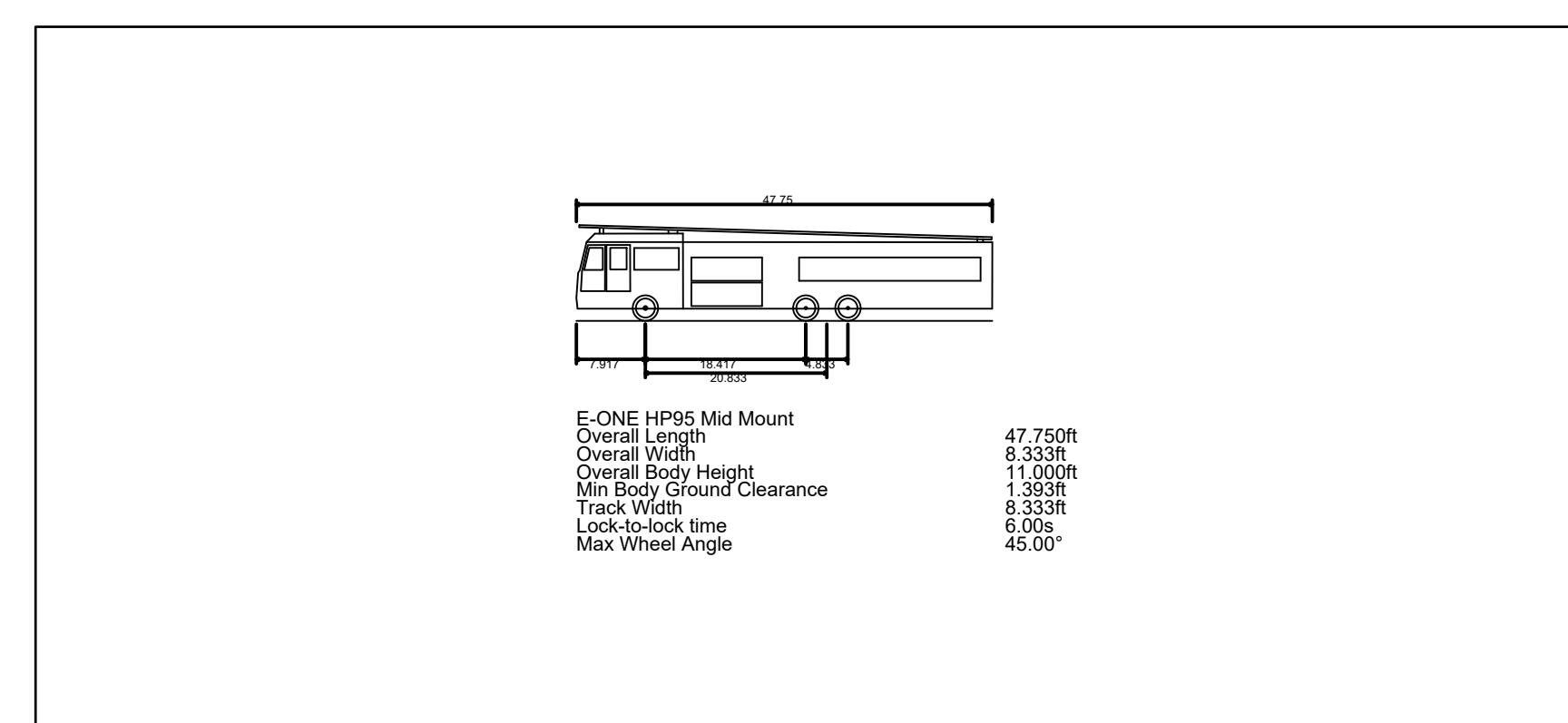
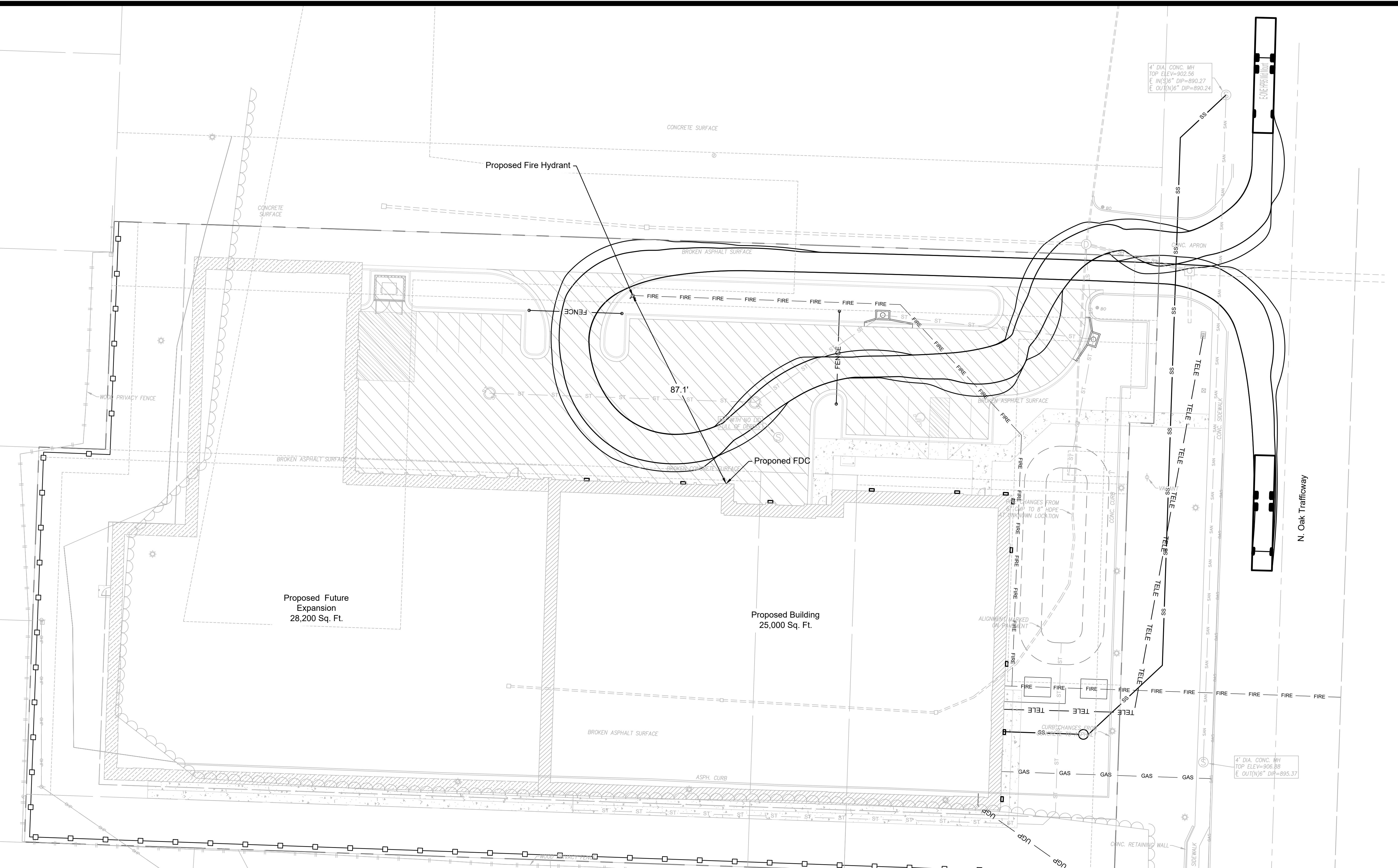


Development Plans

22-0140

Grading Plan

3910 North Oak Traffeway - Kansas City, Mo.
Kansas City, Clay County, Missouri



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C07

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Consulting

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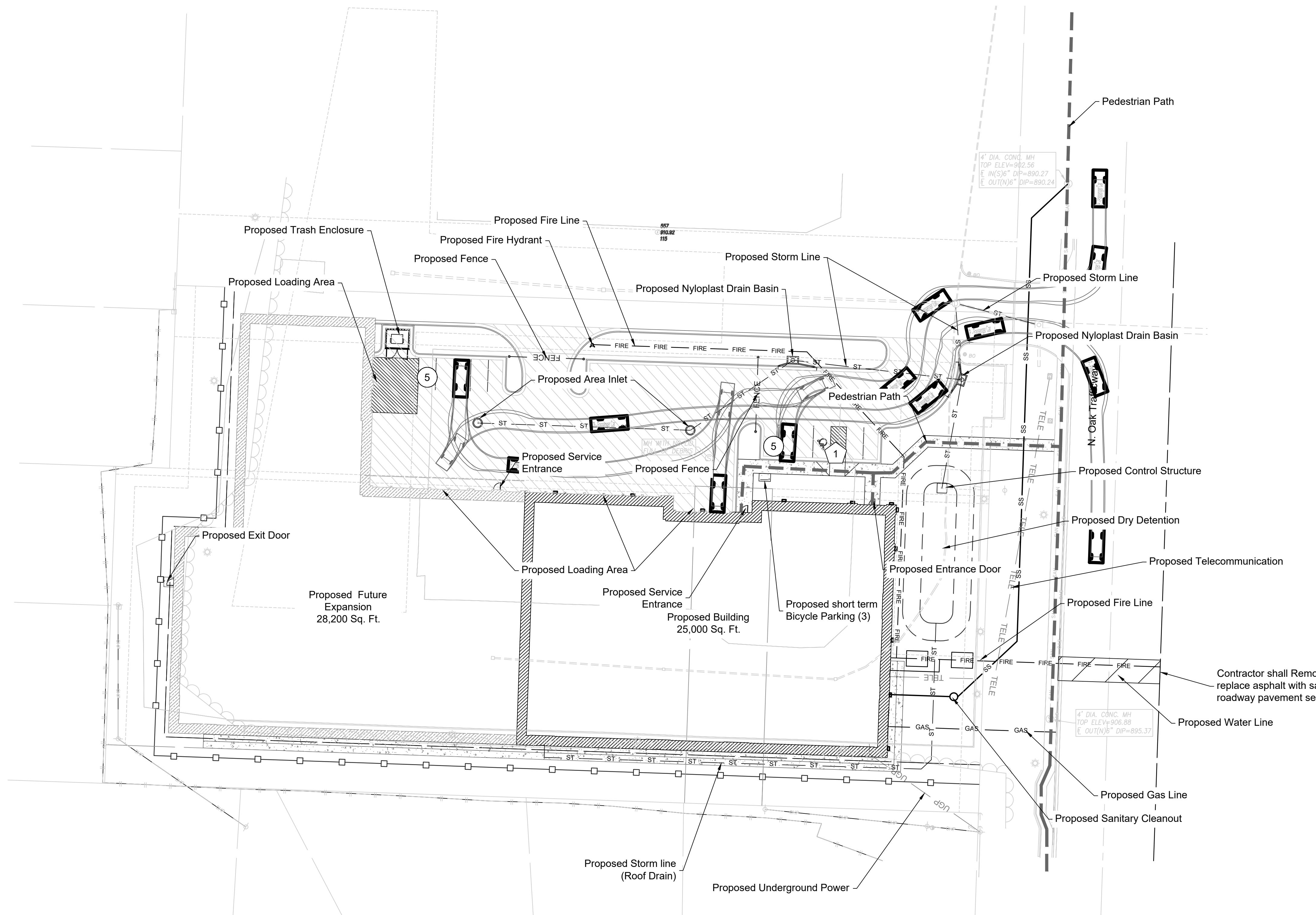
Fire Truck Turning Movement

Development Plans

22-0140

3910 North Oak Traffeway - Kansas City, Mo.

Kansas City, Clay County, Missouri

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Development Plans

22-0140

General Layout

3910 North Oak Trafficway - Kansas City, Mo.
Kansas City, Clay County, Missouri

SITE DATA TABLE (Future Expansion):

LOT 1:

- A. Zoning: B4-2
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Parking Count Legend

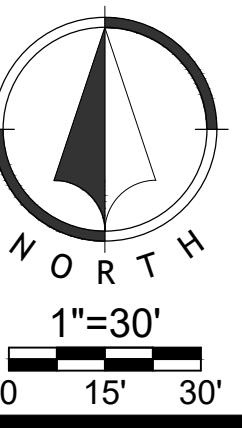
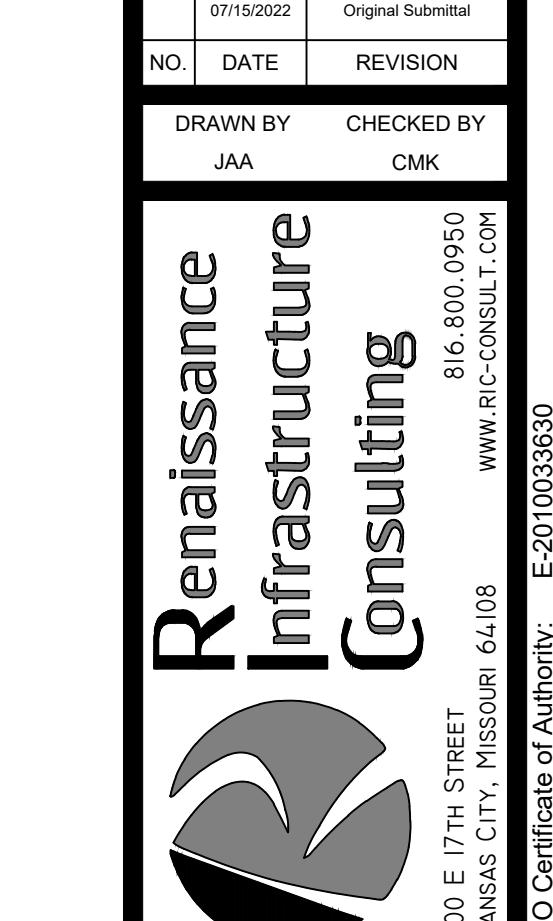
ADA Stall Count

Standard Stall Count



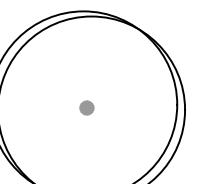
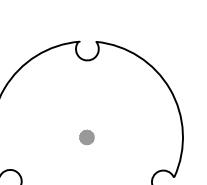
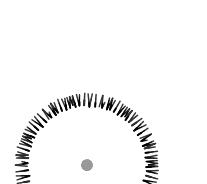
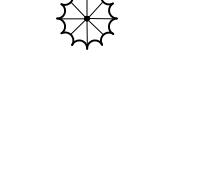
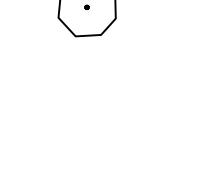
Pavement Legend

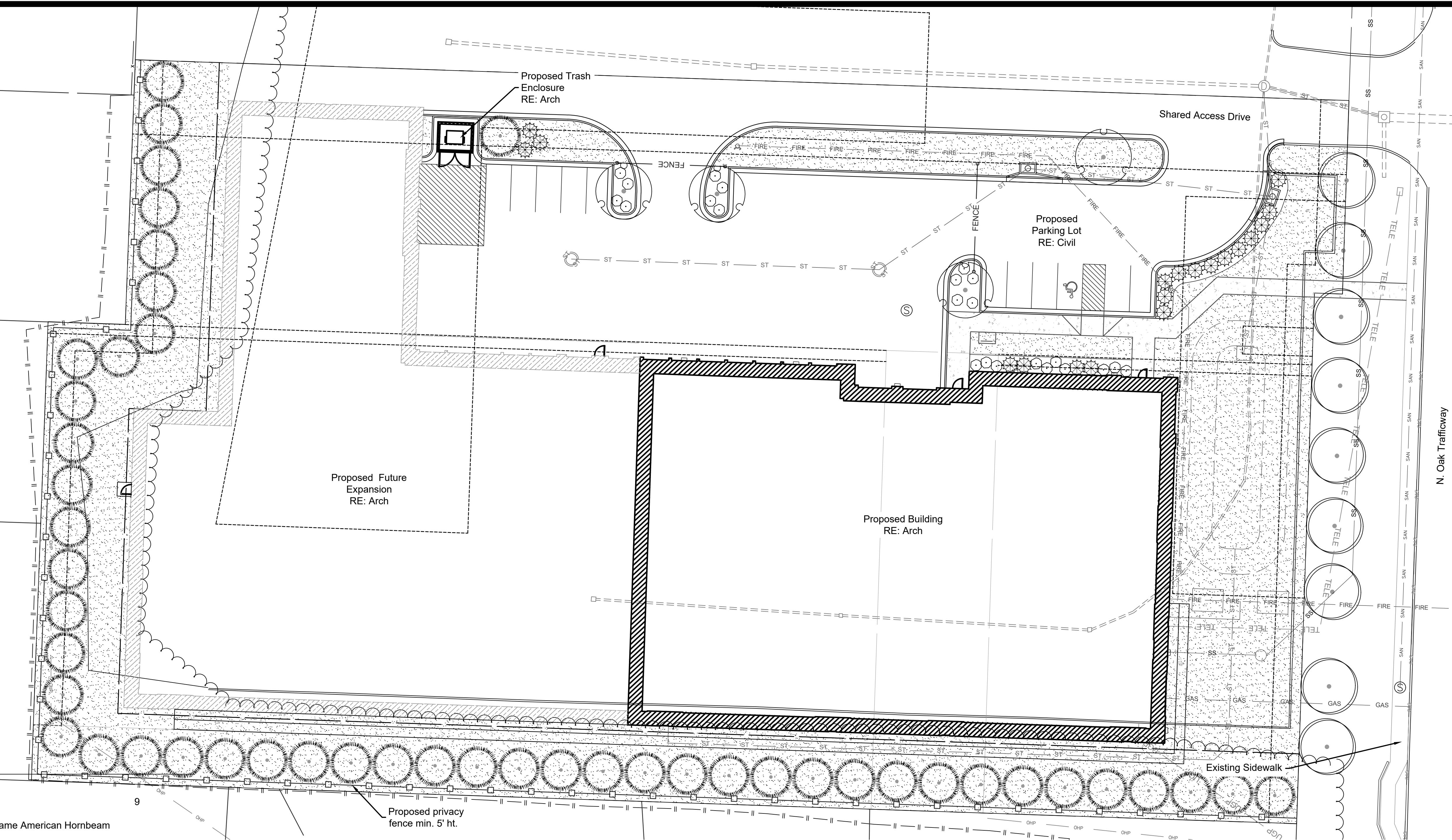
-
- Asphalt Pavement
-
- Concrete Sidewalk



Sheet
C03

CONCEPT PLANT SCHEDULE

	STREET TREE 2" Cal. B&B Carpinus caroliniana 'JFS-KW6' TM / Native Flame American Hornbeam Quercus rubra / Red Oak Ulmus americana 'Valley Forge' / Valley Forge American Elm
	SHADE/ORNAMENTAL TREE 2" Cal. B&B Acer griseum / Paperbark Maple Cornus kousa / Kousa Dogwood Nyssa sylvatica 'Wildfire' / Black Gum
	EVERGREEN TREE 5' Ht. Min. B&B Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper Juniperus chinensis 'Perfecta' / Perfecta Juniper Juniperus chinensis 'Spartan' / Spartan Juniper Juniperus virginiana 'Hillspire' / Hillspire Juniper Picea pungens 'Fat Albert' / Colorado Spruce Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine
	EVERGREEN SHRUBS 24" Ht. Min. 3-5 Gal. Juniperus chinensis 'Gold Lace' / Gold Lace Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper
	SHRUBS AND GRASSES 24" Ht. Min. 3-5 Gal. Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood Fothergilla gardenii 'Blue Mist' / Blue Mist Dwarf Fothergilla Spiraea japonica / Japanese Spirea
	TURFGRASS Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod



LANDSCAPE CALCULATIONS

Zoning: B4-2

Street Trees
Required: 1 Tree / 30' of Street Frontage
Provided: N Oak Trafficway: 259' = 9 Trees

General Landscaping
Required: 1 Tree / 5,000 sf of Building Coverage
Provided: 53,200 sf Building Coverage = 11 Trees

Perimeter Landscaping of Parking Adjacent to Streets
Required: Cont. evergreen hedge and 1 Tree / 30' of Street Frontage
Provided: N Oak Trafficway: 66' = 3 Trees* and cont. evergreen hedge

*Trees planted to satisfy the street tree planting requirements are counted toward perimeter landscaping requirements.

Interior Landscaping of Parking Lots
Required: 1 Tree / 5 Parking Spaces & 1 Shrub / Parking Space
Provided: 11 Parking Spaces = 2 Trees + 11 Shrubs

Screening and Buffering of Outdoor Uses
Required: 6-8' ht. wall or fence adj. to R or DR District
Provided: Existing wood fence to remain

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.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. 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'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.

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MO Certificate of Authority: E-2010033630

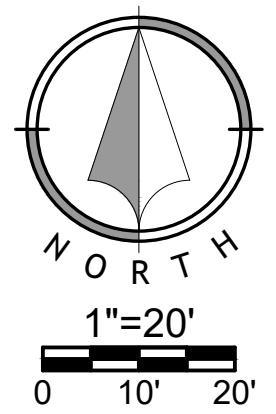
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Development Plans

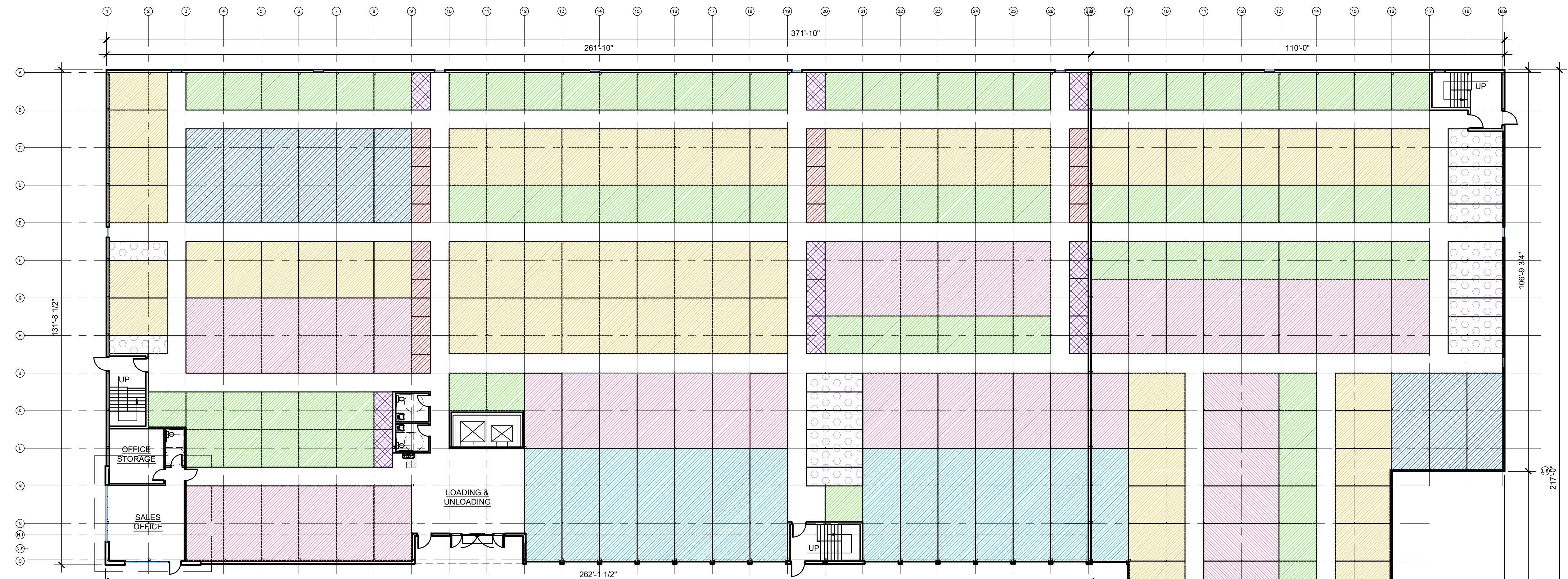
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Landscape Plan

3910 North Oak Trafficway - Kansas City, Mo.
Kansas City, Clay County, Missouri



UNIT COUNTS							
	PHASE 1 - FIRST FLOOR	PHASE 1 - SECOND FLOOR	TOTAL PER PHASE 1	PHASE 2 - FIRST FLOOR	PHASE 2 - SECOND FLOOR	TOTAL PER PHASE 2	TOTALS FOR ALL PHASES
5 X 5 RED	22	47	69	5	3	8	77
5 X 10 PURPLE DIAMOND	11	33	44	1	1	2	46
5 X 15 LAVENDER HEX	2	7	9	13	5	18	27
10 X 10 GREEN	55	60	115	40	41	81	196
10 X 15 ORANGE	45	58	103	32	37	69	172
10 X 20 PINK	31	26	57	21	21	42	99
10 X 25 BLUE	6	6	12	3	3	6	18
10 X 30 CYAN	13	0	13	1	0	1	14
TOTALS	185	237	422	116	111	227	649

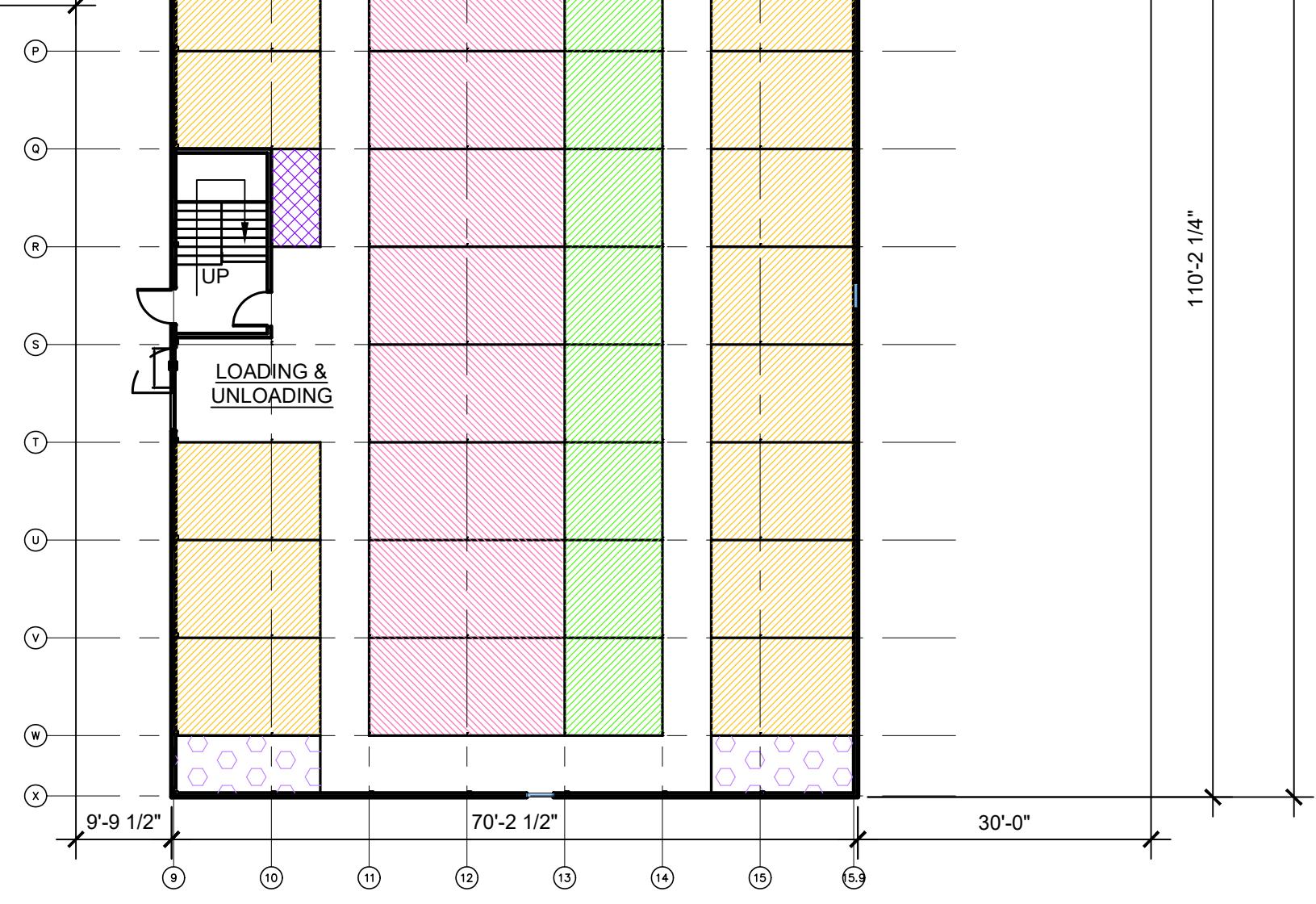


PHASE 1 - FIRST FLOOR

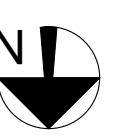
	5 X 5 UNITS = 22		10 X 10 UNITS = 55
	5 X 10 UNITS = 11		10 X 15 UNITS = 45
	5 X 15 UNITS = 2		10 X 20 UNITS = 31
			10 X 25 UNITS = 6
			10 X 30 UNITS = 13

PHASE 2 - FIRST FLOOR

	5 X 5 UNITS = 5		10 X 10 UNITS = 40
	5 X 10 UNITS = 1		10 X 15 UNITS = 32
	5 X 15 UNITS = 13		10 X 20 UNITS = 21
			10 X 25 UNITS = 3
			10 X 30 UNITS = 1



PHASE 1 AND 2
1 FIRST FLOOR
SCALE: 1/16"=1'-0"



NORTH OAK TRAFFICWAY CLIMATE CONTROLLED STORAGE

3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

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NEW CONSTRUCTION

DATE PRINTED: Sep 30, 2022

DATE ISSUED:

REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2022020

FIRST
FLOOR
BUILDING PLAN

SHEET NUMBER
A-101

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS

9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX: (913) 322-6277



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UNIT COUNTS							
	PHASE 1 - FIRST FLOOR	PHASE 1 - SECOND FLOOR	TOTAL PER PHASE 1	PHASE 2 - FIRST FLOOR	PHASE 2 - SECOND FLOOR	TOTAL PER PHASE 2	TOTALS FOR ALL PHASES
5 X 5 RED	22	47	69	5	3	8	77
5 X 10 PURPLE DIAMOND	11	33	44	1	1	2	46
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10 X 10 GREEN	55	60	115	40	41	81	196
10 X 15 ORANGE	45	58	103	32	37	69	172
10 X 20 PINK	31	26	57	21	21	42	99
10 X 25 BLUE	6	6	12	3	3	6	18
10 X 30 CYAN	13	0	13	1	0	1	14
TOTALS	185	237	422	116	111	227	649



1
PHASE 1 AND 2
SECOND FLOOR
BUILDING PLAN
N
SCALE: 1/16"=1'-0"

NORTH OAK TRAFFICWAY CLIMATE CONTROLLED STORAGE

3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

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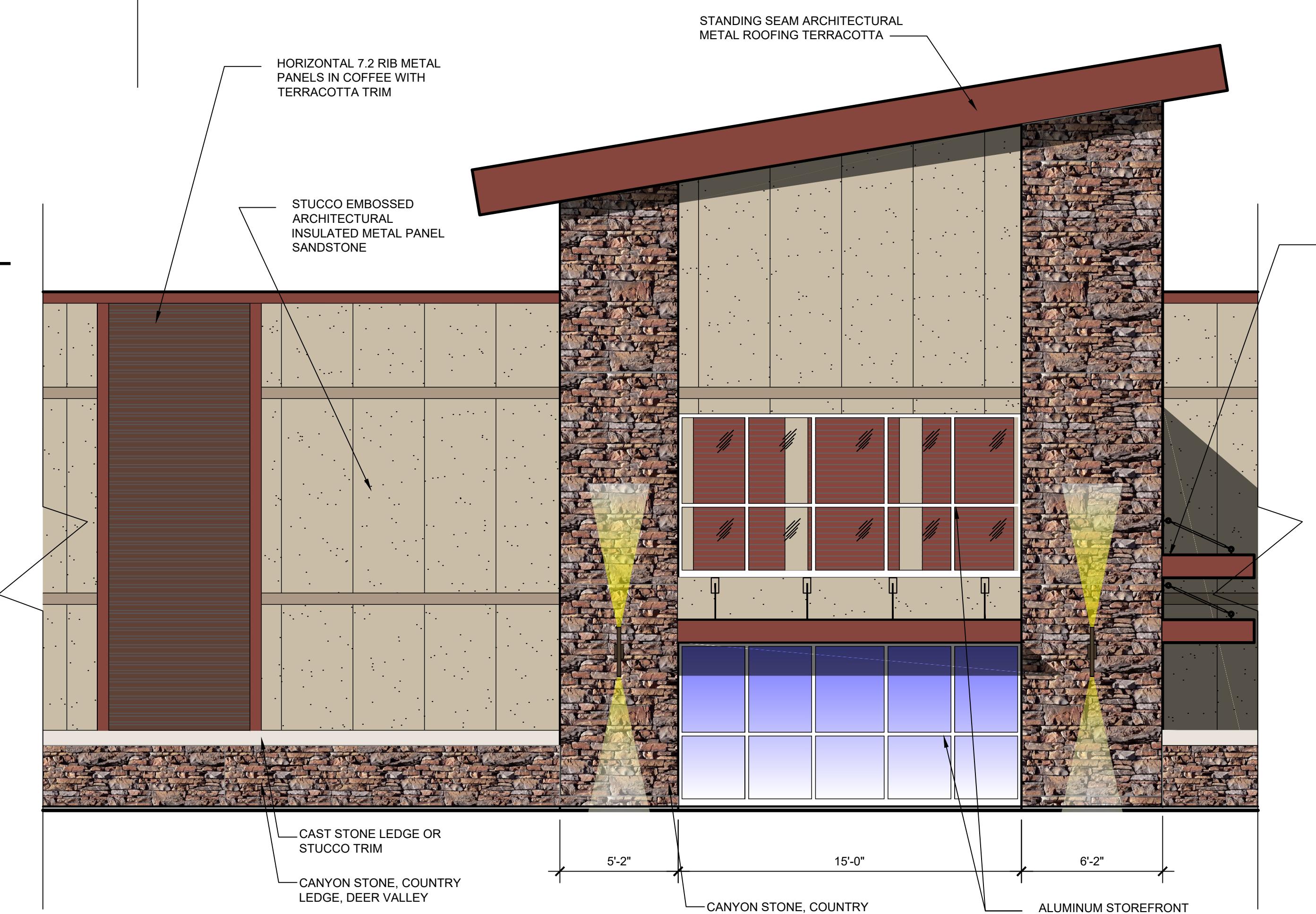
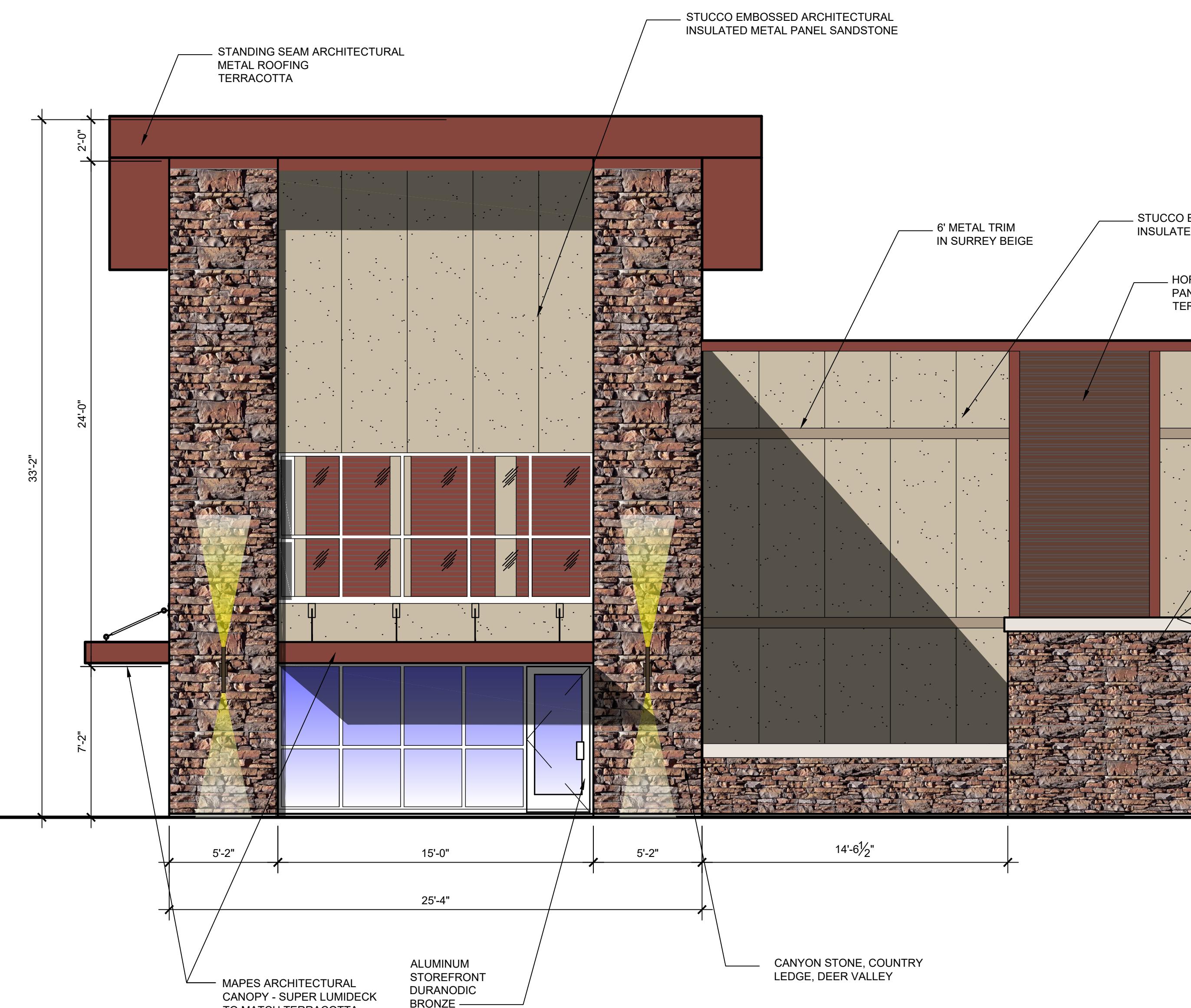
REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2022020

SECOND
FLOOR
BUILDING PLAN

SHEET NUMBER

A-102



NORTH OAK TRAFFICWAY CLIMATE CONTROLLED STORAGE

3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

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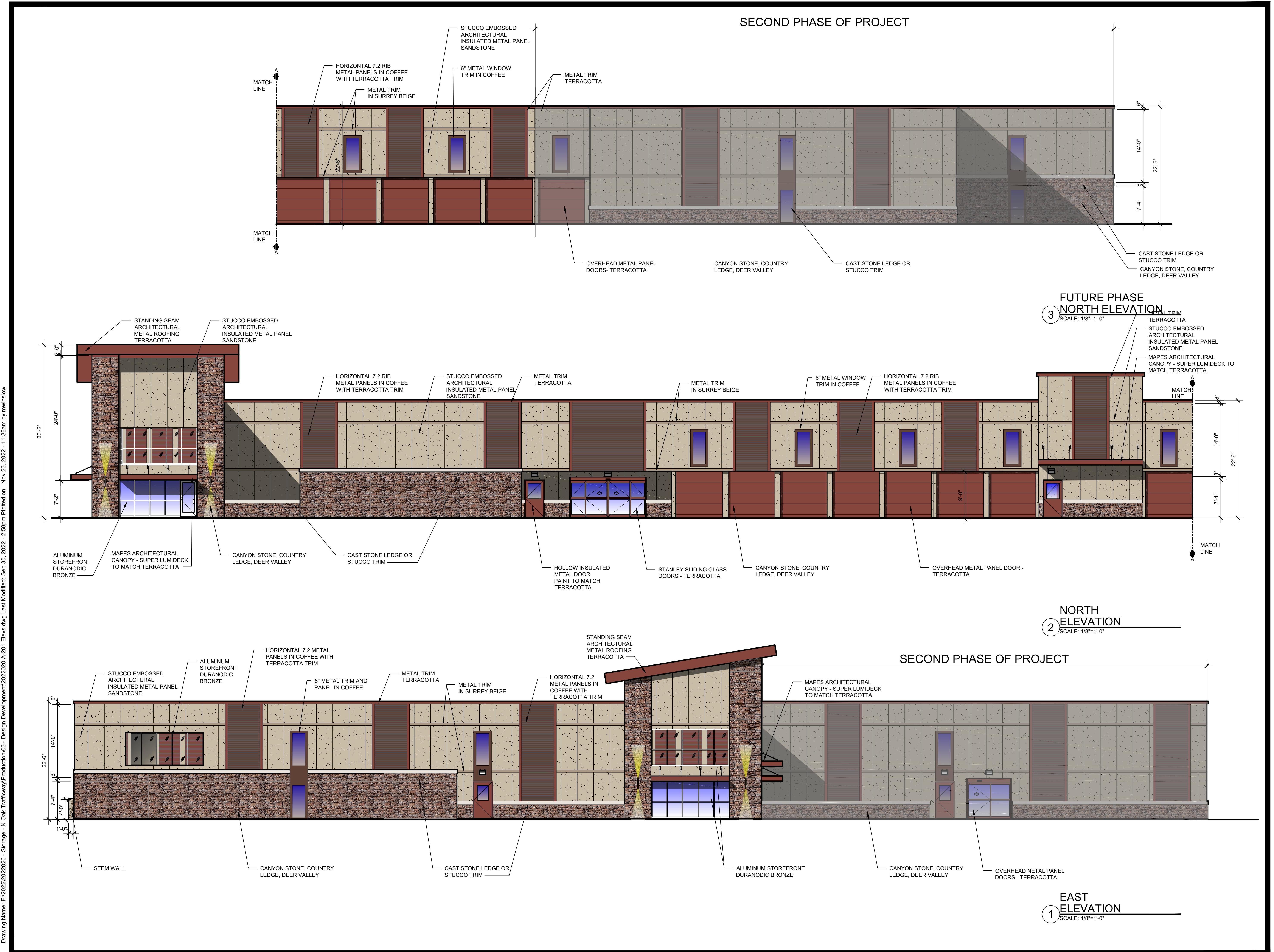
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DATE ISSUED:
REVISIONS:

ARCHITECTURAL PROJECT NUMBER
2022020

PHASE 1 N/E
ENLARGED
TOWER ELEVS.

SHEET NUMBER

A-204



NORTH OAK TRAFFICWAY CLIMATE CONTROLLED STORAGE

3910 NORTH OAK TRAFFICWAY

KANSAS CITY, MISSOURI

CLAY COUNTY

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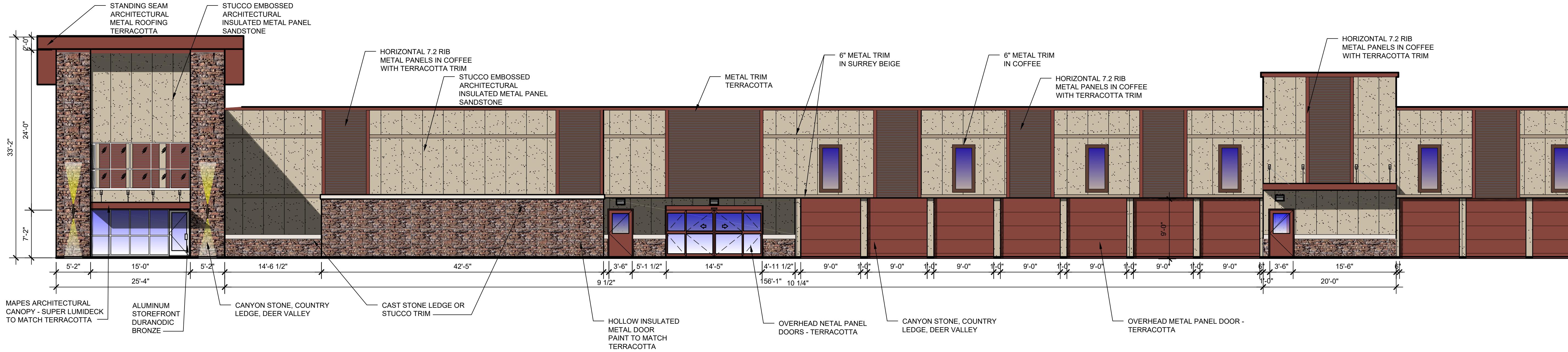
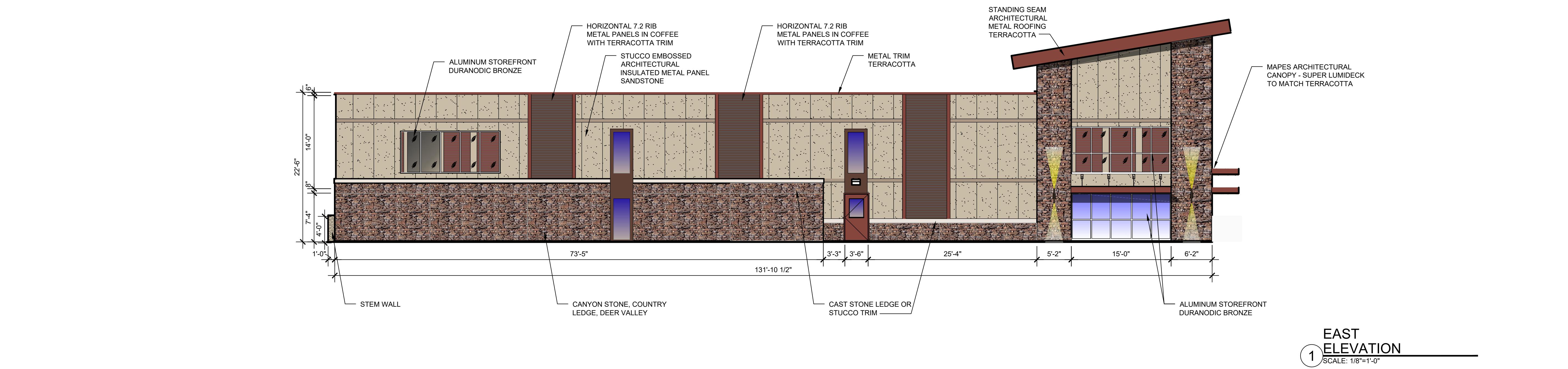


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ELEVATIONS

SHEET NUMBER

A-201



NEW CONSTRUCTION NORTH OAK TRAFFICWAY CLIMATE CONTROLLED STORAGE

3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

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DATE ISSUED:

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2022020

PHASE 1
NORTH & EAST
ELEVATIONS

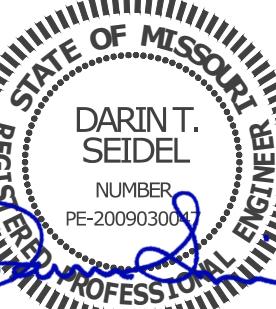
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PE COA #2009003629



8/15/2022

DARIN T. SEIDEL

NUMBER
PE-2009030

PROFESSIONAL

ENGINEER

BC PROJECT #22669

A PROJECT FOR:
3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MO

ISSUE DATE:
8-15-2022

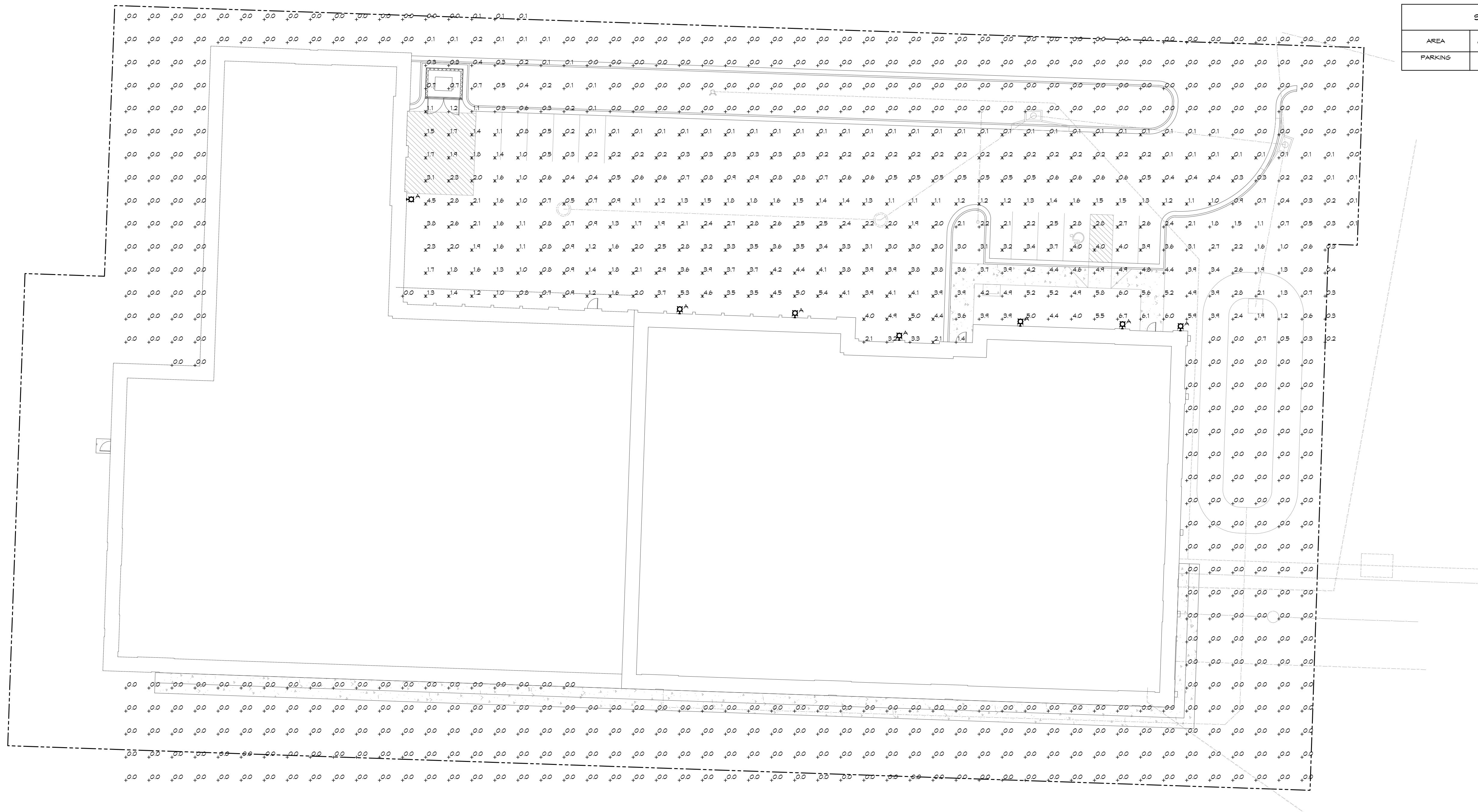
REVISION:

SHEET TITLE
ELECTRICAL
PHOTOMETRICS

PH

LIGHT FIXTURE SCHEDULE					
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	LITHONIA LIGHTING GSXN-LED-30G-700-40K-T4M	120 V 6W	LED 7824 LUM 4000K	LED WALL MOUNTED PACK MOUNTED @ 1T AFF	SURE-LITES DUAL-LITE OR EQUAL
NOTES: 1.					

STATISTICAL AREA SUMMARY					
AREA	Avg FC	Max FC	Min FC	Max/Min	Avg/Min
PARKING	1.6	5.4	0.1	54.0:1	16:0.1



MONTAGE II[®]

INDUSTRIAL ORNAMENTAL STEEL FENCE



The Ornamental Iron Standard

As the world's leader in ornamental fencing Ameristar Fence Products continues to deliver value added products that outperform industry standards. Montage II is the preferred choice among owners, architects, and contractors for industrial ornamental fence.

CLASSIC

Strength

Montage II is manufactured using a proven fusion welding technology. The welded design of Montage II bonds the industrial pickets at each rail intersection delivering unmatched strength.



We take great pride in manufacturing "Made in the USA" products. Ameristar is located in Tulsa, Oklahoma and is American owned and operated.

Appeal

Montage II is available in multiple styles and heights to match any project requirement. The 1" steel picket design of Montage II delivers a versatile appeal by combining security with aesthetics.

Design

The Montage II ATF (all terrain fence) design can traverse over a 50% grade change. Ameristar's E-Coat coating process protects Montage II from weathering, guaranteeing long lasting beauty and structural integrity providing a 20 year warranty.

Applications:

- State Facilities
- Municipal Facilities
- Airports
- Water Treatment & Storage
- Public Housing Authorities
- Parks & Recreation
- Stadiums & Event Centers
- Schools & Universities
- Hospitals

Covered by or for use with one or more of the following U.S. patents: 6,811,145, 7,071,439, 7,159,853, 7,282,659, 7,396,002, 7,621,510

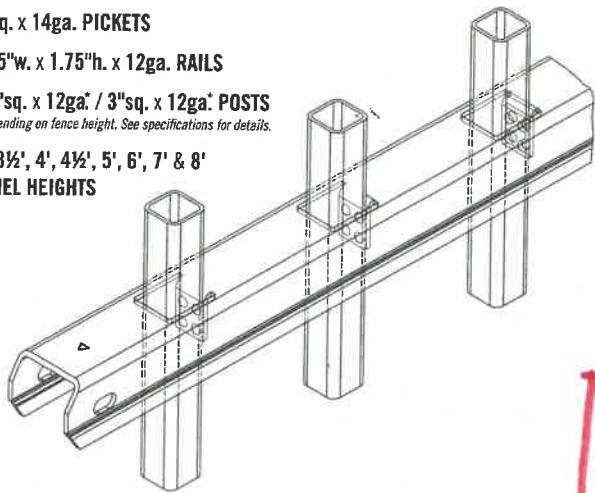
MONTAGE II®

INDUSTRIAL ORNAMENTAL STEEL FENCE

Panels

Montage II panels are welded using pro-fusion technology, a process proven in the automotive and aerospace industries.

- 1"sq. x 14ga. PICKETS
- 1.75"w. x 1.75" h. x 12ga. RAILS
- 2.5"sq. x 12ga* / 3"sq. x 12ga* POSTS
*Depending on fence height. See specifications for details.
- 3', 3½', 4', 4½', 5', 6', 7' & 8'
PANEL HEIGHTS



Posts

Posts are manufactured of high tensile steel and are galvanized inside and out for superior corrosion protection.

Brackets

Montage II brackets are designed of high strength stainless steel and accompanied with tamper-proof fasteners. Ameristar's bracketed design allows the contractor to have a flawless installation and helps maintain the integrity of the coating by not welding the panels to the posts.

Gates

Ameristar understands the importance of balancing perimeter security with the highest quality entry control gates. Montage II has a wide variety of Swing, Slide, and Cantilever Gates to match any entry.



Montage II is produced using up to 96% post-industrial recycled steel.

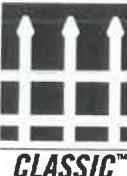
Warranty

Montage II is produced in a state-of-the-art manufacturing facility using the highest quality materials and processes. Ameristar has over 25 years of experience and research in coating and processing of ornamental fence products allowing Montage II to support a 20 year warranty.

Coating

Ameristar has always challenged the industry by developing and producing products with superior coatings. Montage II was developed using E-Coat technology which deposits coatings throughout the entire product, thus eliminating any risk of corrosion where typical powders will not adhere.

Styles



CLASSIC™



MAJESTIC™



GENESIS™



INVINCIBLE™



PART# 9790 / REV 05/2013

TRANS/PORT

CANTILEVER GATES



THE PREFERRED ENTRY GATE SOLUTION

TransPort Cantilever Gate systems are available for ornamental picket, ornamental pale, chain link, and security mesh applications. TransPort is an all weather cantilever gate utilizing an aluminum track extrusion with internal roller assemblies.

STRENGTH

The gate and track system operate as a single sliding unit. TransPort Cantilever Gates offer superior strength as the track is 60% heavier (by weight) than competitor's extrusions.

VERSATILE

TransPort is a revolutionary cantilever gate system made up of a three components; frame, façade, & hardware. Because of its unique design the TransPort can be easily installed without the use of equipment or excess labor.

MODULAR

Unlike other enclosed-track cantilever gates, TransPort's standard component design made up of top and bottom track, rigid diagonal braces, and uprights make this gate system rigid and well balanced for simplistic functionality.



We take great pride in manufacturing "Made in the USA" products. Ameristar is located in Tulsa, Oklahoma and is American owned and operated.

Applications:

- Water Treatment & Storage
- Municipal Facilities
- Government Facilities
- Airports
- Manufacturing Plants
- Petroleum & Chemical Facilities
- Power Plants & Substations
- Schools & Universities
- Stadiums & Event Centers

Covered by or for use with one or more of the following U.S. patents: 5.136.813, D609551

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TRANS^{PORT}

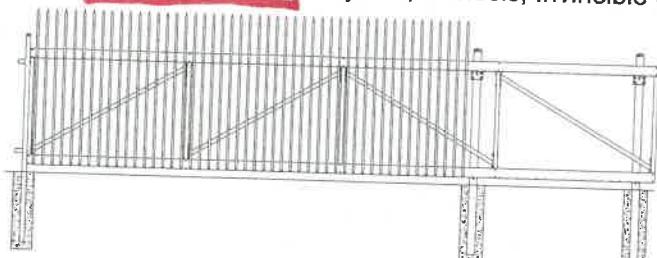
CANTILEVER GATES

TYPES

TransPort II - 1" Ornamental Picket Design

Matches Montage II, Echelon II, & Aegis II systems

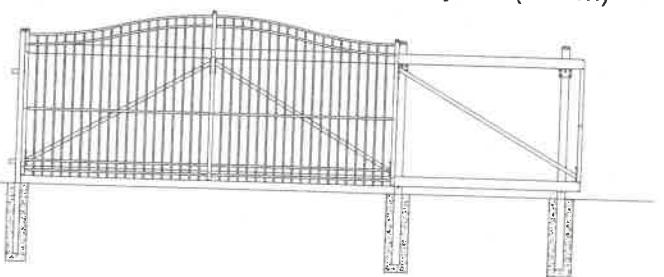
Styles: Classic, Majestic, Genesis, Invincible (shown)



TransPort Estate - 3/4" Ornamental Picket Arched Design

Matches Estate Gates

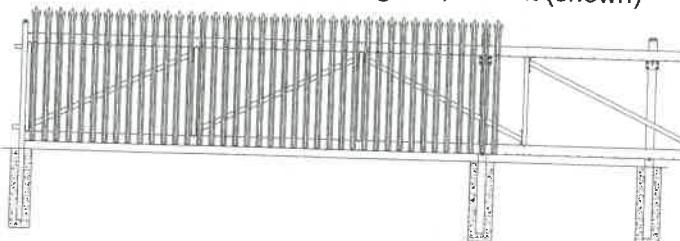
Styles: Classic, Genesis, Majestic (shown)



TransPort IS - 2-3/4" Ornamental Pale Design

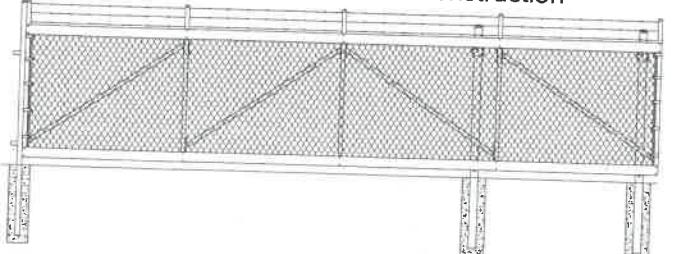
Matches Impasse

Styles: Gauntlet, Stronghold, Trident (shown)



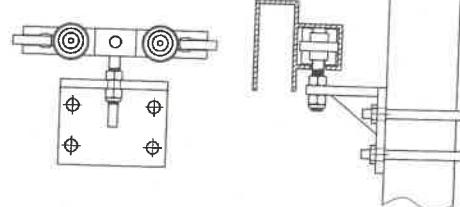
TransPort Link - Chain Link Design

Matches Chain link Fence Construction



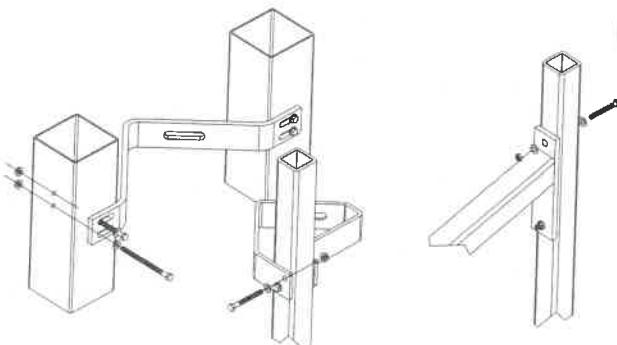
HARDWARE

Unlike other engineered cantilever gates, Transport gates come equipped with 4 internal trolleys that distribute the weight of the gate as it is opened and closed.



DESIGN

The component design of Ameristar's TransPort Cantilever gate decreases the risk of damage during transit. The new TransPort design does not require a team of installers or machinery to install the gate frame, the cantilever gate can easily be installed with a standard three man crew in about two hours.



Design Components

Track: 5" x 2" Fast-Trak (top & bottom)

Uprights & Diagonal Bracing : 2" x 1/4" wall

Material: Aluminum (6063 - T6)

Minimum 4" x 11ga. gate posts



Effective: 08/2010