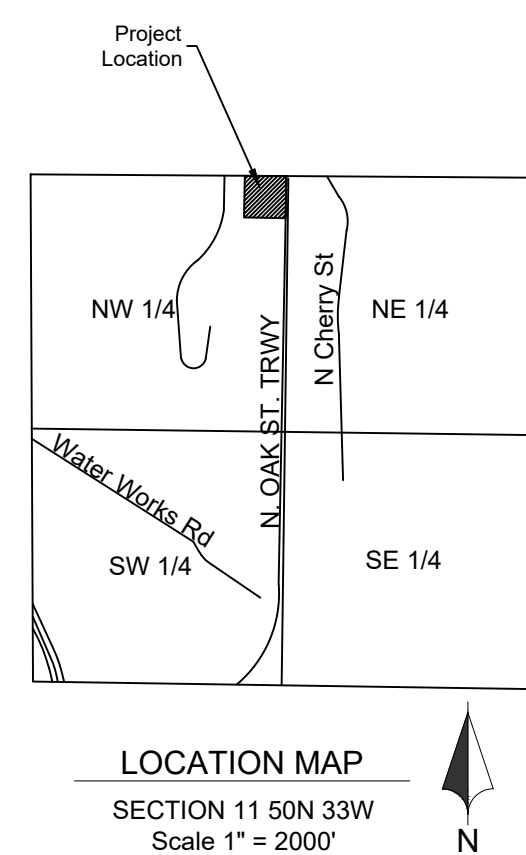


# Development Plans for 3910 North Oak Trafficway - Kansas City, Mo. Kansas City, Clay County, Missouri



**LEGAL DESCRIPTION**

LOT 1, CHEZIK ADDITION REPLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN "SCHEDULE A" OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/ FILE NO: NCS-1110789-COL, BEARING AN EFFECTIVE DATE OF JANUARY 28, 2022, AT 8:00AM.

**BENCH MARK**

BM1: MAG NAIL LOCATED APPROXIMATELY 71 FEET EAST AND 66 FEET NORTH OF THE SOUTHWEST PROPERTY LINE CORNER. ELEVATION: 911.61'  
N: 39.166157  
E: -94.577705

**FLOOD PLAIN NOTE**

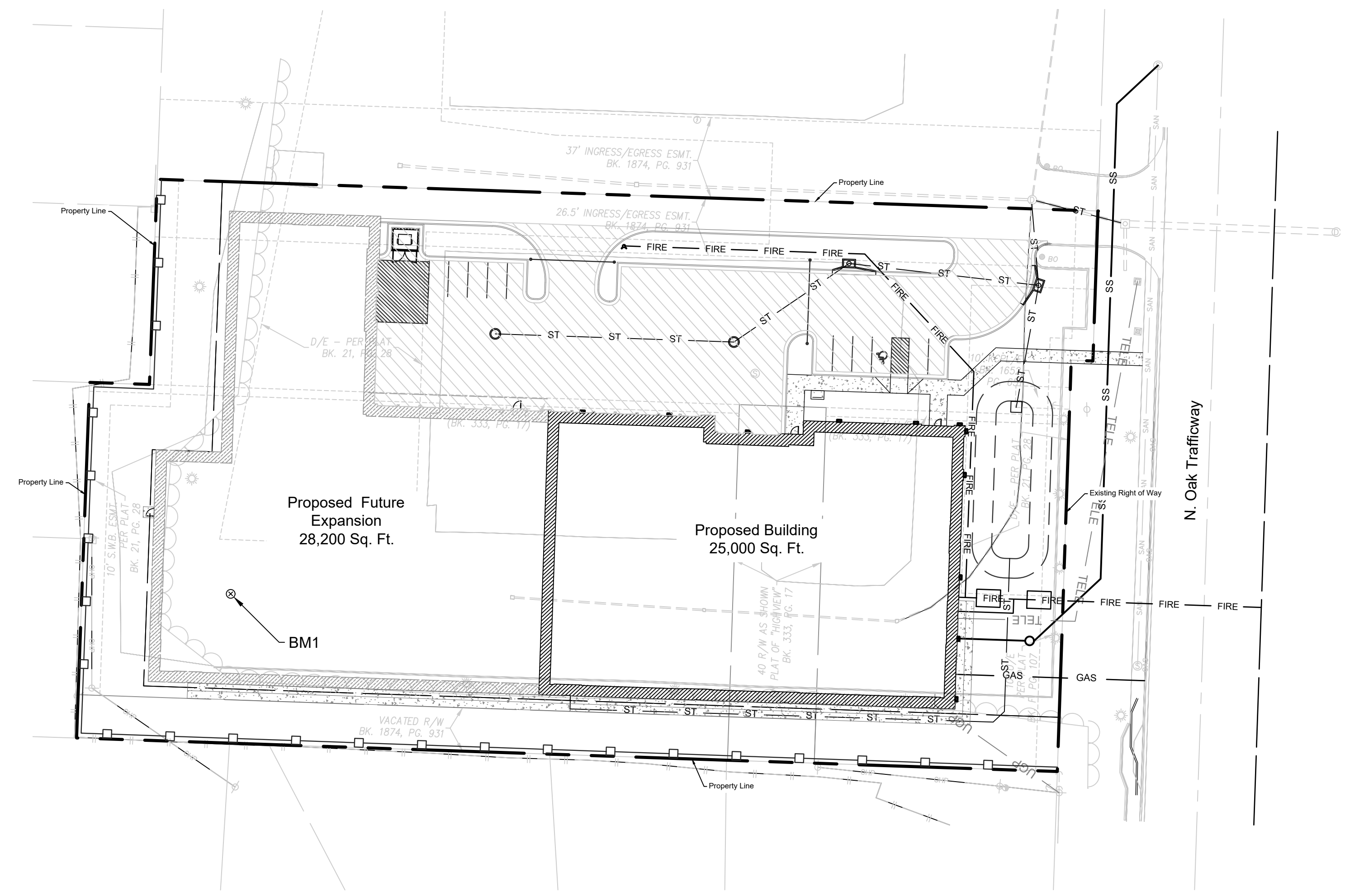
According to the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel Number 41 of 625, Community-Panel Number 29095C0041G, Revised January 20, 2017, portions of the subject property lay within Zone AE - Base Flood Elevations determined.

**UTILITY CONTACTS**

AT&T TELEPHONE COMPANY	816-275-2721
CENTURYLINK	1-800-283-4237
COMCAST	1-866-641-1625
CONSOLIDATED	1-800-283-4237
EVERGY	816-471-5275
GOOGLE FIBER	1-866-954-1572
KANSAS CITY, MO. PUBLIC WORKS DEPT.	816-513-9871
KANSAS CITY, MO. WATER SERVICES DEPT.	816-513-0209
KC FIBER/LINK CITY	816-564-9994
LEVEL 3	913-645-5032
MAGELLAN MIDSTREAM PARTNERS	1-800-720-2417
MODOT	1-888-275-6636
NORTH KANSAS CITY SCHOOL DISTRICT	816-413-5075
SOUTHERN STAR CENTRAL	913-422-6321
SPECTRUM	1-866-967-7611
SPIRE ENERGY	1-314-776-9517
SPRINT	913-488-8489
UNITE PRIVATE NETWORK	1-866-963-4237
UTILITY LOCATION MARKING	1-800-DIG-RITE
VEOLIA ENERGY (TRIGEN)	816-889-4977
VERIZON COMMUNICATIONS, INC.	1-800-624-9675
ZAYO	816-591-0282

**UTILITIES:**

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY INFORMATION, PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, IF ANY, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES, IF SHOWN, ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THERE WERE NO PLANS AND/OR REPORTS PROVIDED BY THE CLIENT REGARDING UNDERGROUND UTILITY INFORMATION.
- UNDERGROUND ELECTRICAL LINES, STORM SEWER LINES AND UNDERGROUND GAS VALVE VERIFIED BY THE FURNISHED GPRS FINDINGS MAP, DATED 02/09/2022.
- LIST OF KANSAS CITY, MO UTILITY COMPANIES:  
[https:// www.kcmo.gov/home/showpublisheddocument/7513/637753362513270000](https://www.kcmo.gov/home/showpublisheddocument/7513/637753362513270000)



LEGEND			
	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
	Future Curb and Gutter		

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions - Demolition Plan
C03	General layout
C04	Dimension Plans
C05	Grading Plan
C06	Site Utility
C07	Fire Truck Turning Movement
L01	Landscape Plan
A-101	First Floor Building Plan
A-102	Second Floor Building Plan
A-201	Elevations
A-202	Elevations
A-203	Phase I North and East Elevations
PH	Electrical Photometrics

**City Plan Commission**  
**Recommends Denial**

of Case No. **CD-CPC-2022-00125** on **10/18/2022**

Joseph Rexwinkle, AICP  
Secretary of the Commission

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Development Plans  
22-0140  
3910 North Oak Trafficway - Kansas City, Mo.  
Kansas City, Clay County, Missouri

Title Sheet

NO.	DATE	REVISION
07/15/2022		Original Submittal
JAA		CMK

**Renaissance Infrastructure Consulting**

400 E 17th Street  
Kansas City, Missouri 64108  
www.ric-consult.com  
816-800-0950  
E-2010033630

Sheet  
C01

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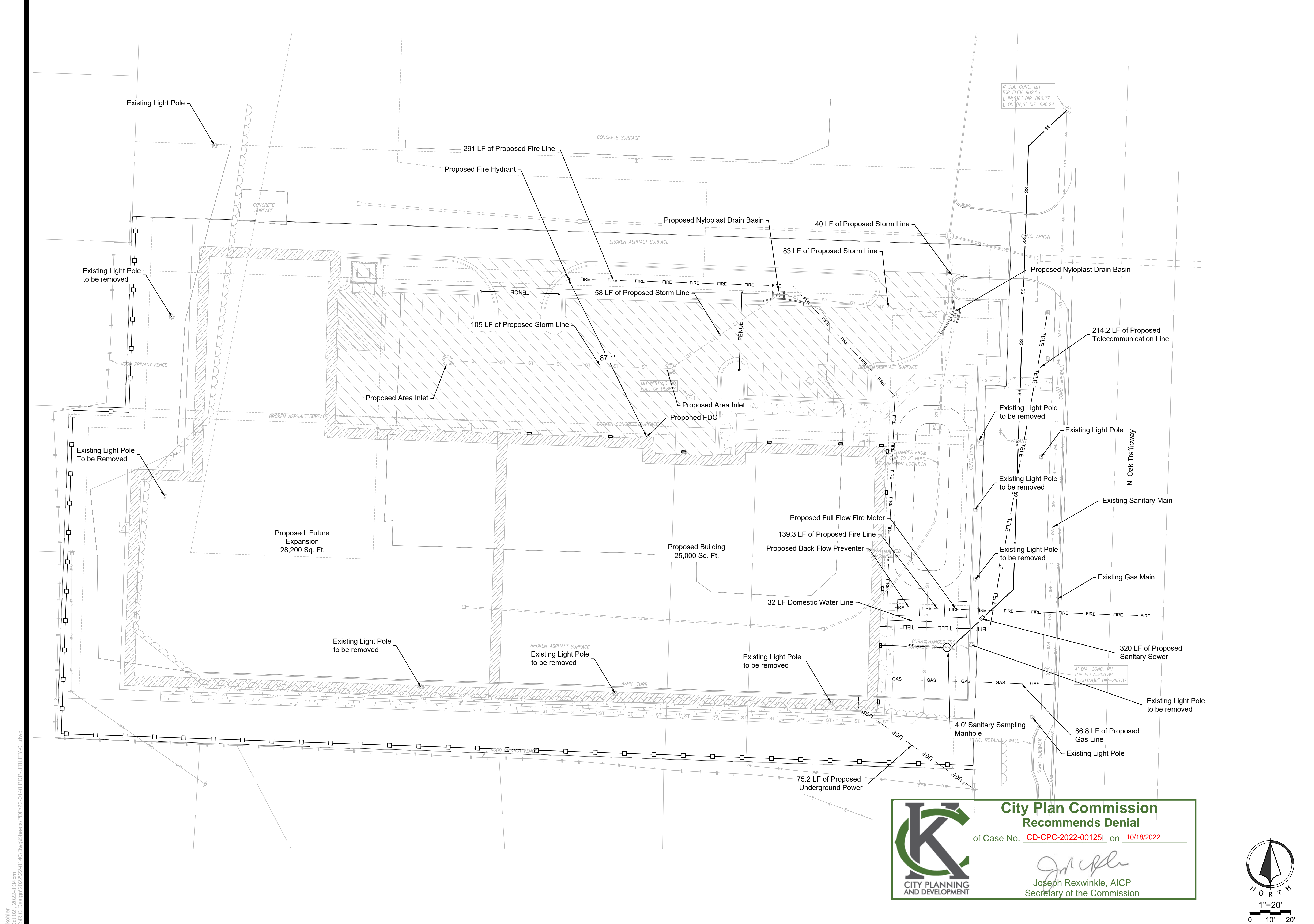











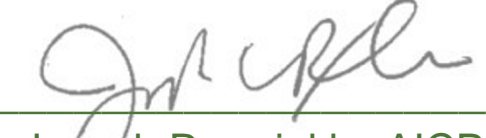


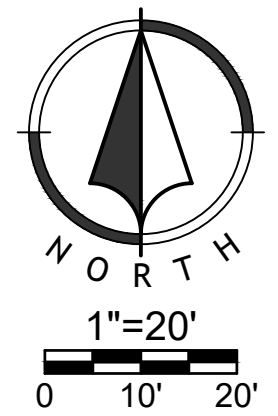
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 CHECKED BY: CMK

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 Kansas City, Missouri 64108  
 816-800-0950  
 www.ric-consult.com  
 MO Certificate of Authority: E-2010033630


**City Plan Commission**  
**Recommends Denial**  
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 Secretary of the Commission







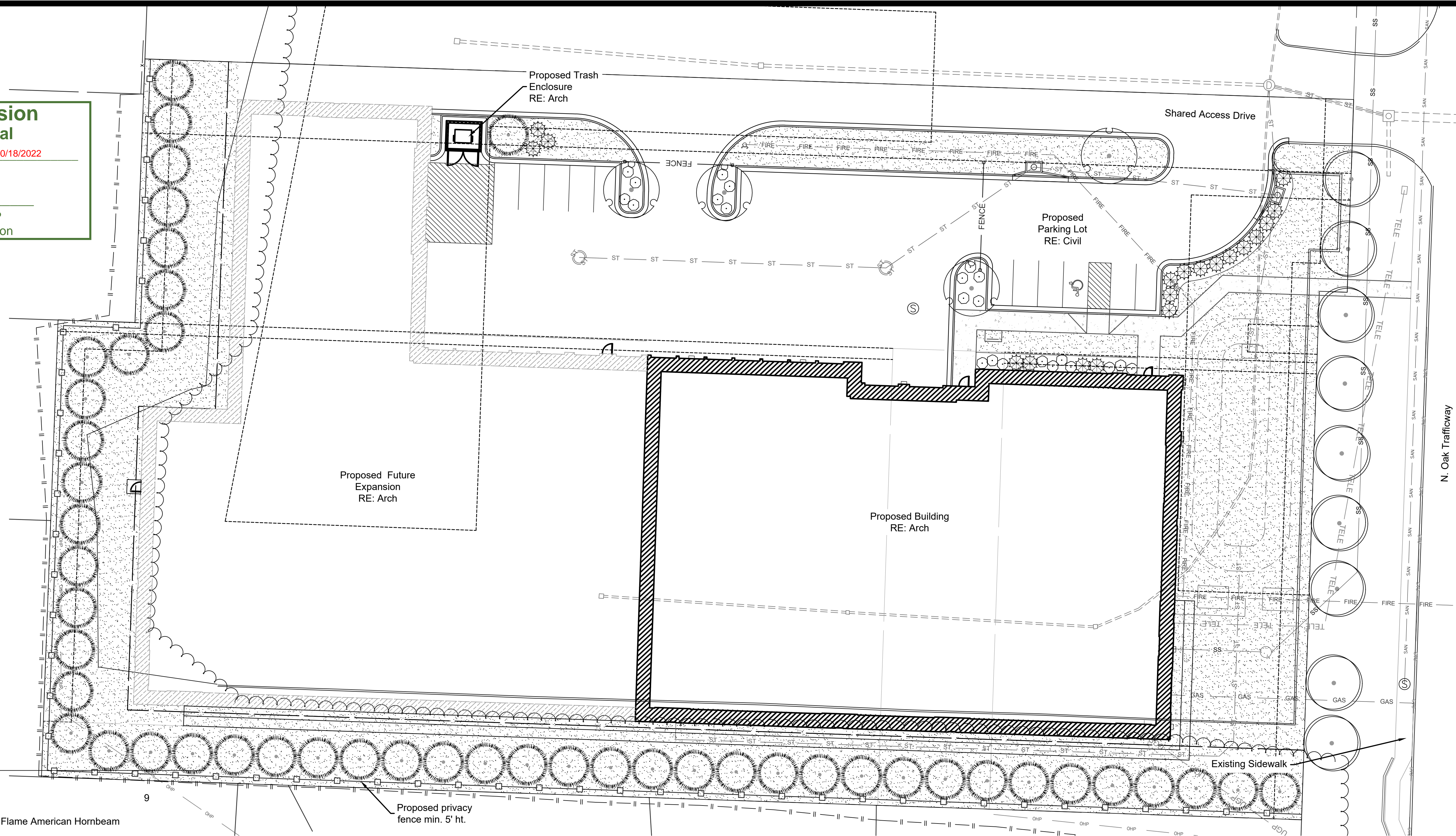




### City Plan Commission Recommends Denial

of Case No. **CD-CPC-2022-00125** on **10/18/2022**

Joseph Rexwinkle, AICP  
Secretary of the Commission



#### CONCEPT PLANT SCHEDULE

	<b>STREET TREE</b> 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	9
	<b>SHADE/ORNAMENTAL TREE</b> 2" Cal. B&B Acer griseum / Paperbark Maple Cornus kousa / Kousa Dogwood Nyssa sylvatica 'Wildfire' / Black Gum	4
	<b>EVERGREEN TREE</b> 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	48
	<b>EVERGREEN SHRUBS</b> 24" Ht. Min. 3-5 Gal. Juniperus chinensis 'Gold Lace' / Gold Lace Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper	19
	<b>SHRUBS AND GRASSES</b> 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	23
	<b>TURFGRASS</b> Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	33,576 sf

#### 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 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.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



Development Plans  
22-0140  
3910 North Oak Trafficway - Kansas City, Mo.  
Kansas City, Clay County, Missouri

Landscape Plan

NO.	DATE	REVISION
07/15/2022		Original Submittal

DRAWN BY: AL CHECKED BY: %%


**Renaissance Infrastructure Consulting**  
400 E 17th Street  
Kansas City, Missouri 64108  
www.ri-c.com  
816.800.0950  
MO Certificate of Authority: E-2010033630

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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
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



**City Plan Commission**  
**Recommends Denial**  
of Case No. CD-CPC-2022-00125 on 10/18/2022

*Joseph Rexwinkle*  
**Joseph Rexwinkle, AICP**  
Secretary of the Commission


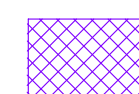
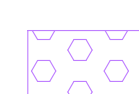



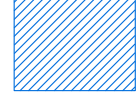
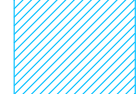
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ARCHITECTS / PLANNERS  
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OVERLAND PARK, KANSAS 66207  
(913) 322-2444  
FAX (913) 322-6277



**PHASE 1 - FIRST FLOOR**

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

**PHASE 2 - FIRST FLOOR**

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

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



Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\022020 A-101 BUILDING PLANS.dwg Last Modified: Sep 30, 2022 - 2:03pm Plotted on: Sep 30, 2022 - 2:20pm by mwinslow

NEW CONSTRUCTION  
**NORTH OAK TRAFFICWAY**  
**CLIMATE CONTROLLED STORAGE**  
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KANSAS CITY, MISSOURI  
CLAY COUNTY  
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2022020

FIRST FLOOR BUILDING PLAN

SHEET NUMBER  
**A-101**



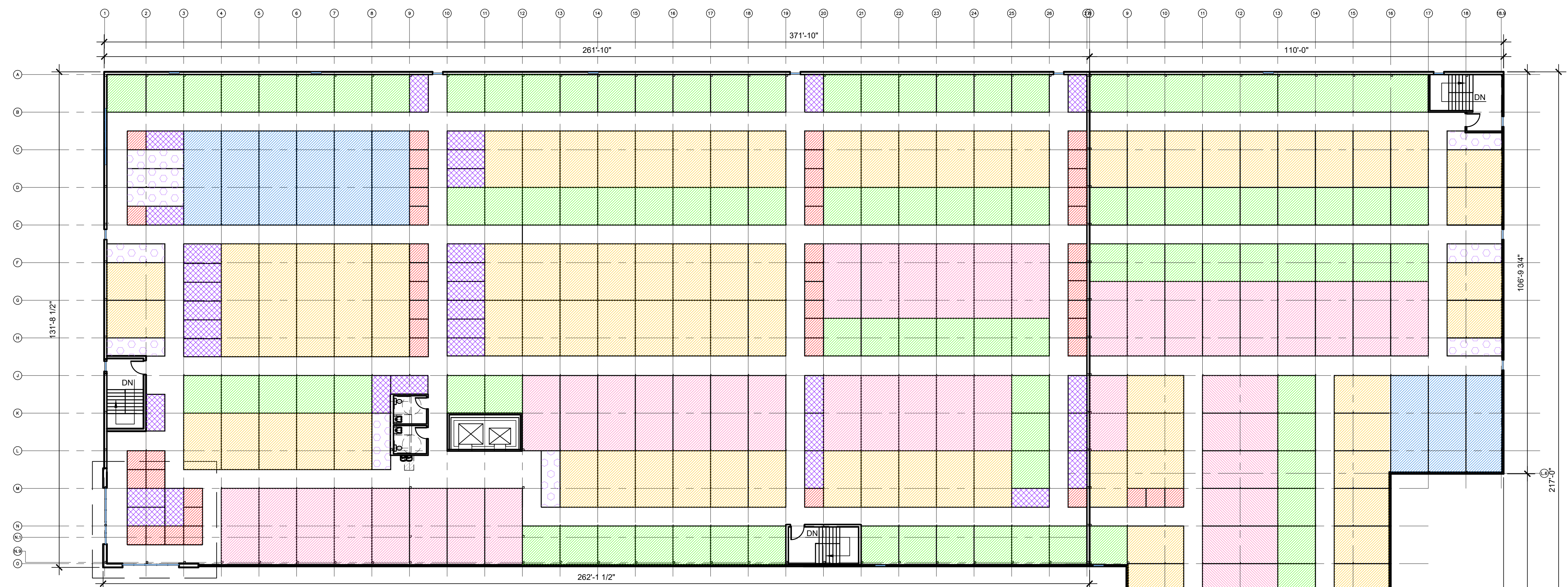
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UNIT COUNTS							
	PHASE 1 - FIRST FLOOR	PHASE 1 - SECOND FLOOR	TOTAL PER PHASE 1	PHASE 2 - FIRST FLOOR	PHASE 2 - SECOND FLOOR	TOTAL PER PHASE 2	TOTALS FOR ALL PHASES
5 X 5 RED	22	47	69	5	3	8	77
5 X 10 PURPLE DIAMOND	11	33	44	1	1	2	46
5 X 15 LAVENDER HEX	2	7	9	13	5	18	27
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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

**City Plan Commission**  
**Recommends Denial**

of Case No. CD-CPC-2022-00125 on 10/18/2022

Joseph Rexwinkle, AICP  
Secretary of the Commission



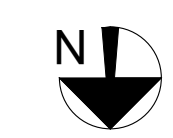
**PHASE 1 - SECOND FLOOR**

- 5 X 5 UNITS = 47
- 10 X 10 UNITS = 60
- 10 X 25 UNITS = 6
- 10 X 30 UNITS = 0
- 5 X 10 UNITS = 33
- 10 X 15 UNITS = 58
- 10 X 20 UNITS = 26
- 5 X 15 UNITS = 7

**PHASE 2 - SECOND FLOOR**

- 5 X 5 UNITS = 3
- 10 X 10 UNITS = 41
- 10 X 25 UNITS = 3
- 10 X 30 UNITS = 0
- 5 X 10 UNITS = 1
- 10 X 15 UNITS = 37
- 10 X 20 UNITS = 21
- 5 X 15 UNITS = 5

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



**NOLTE & ASSOCIATES, P.A.**  
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SECOND  
FLOOR  
BUILDING PLAN

SHEET NUMBER  
**A-102**



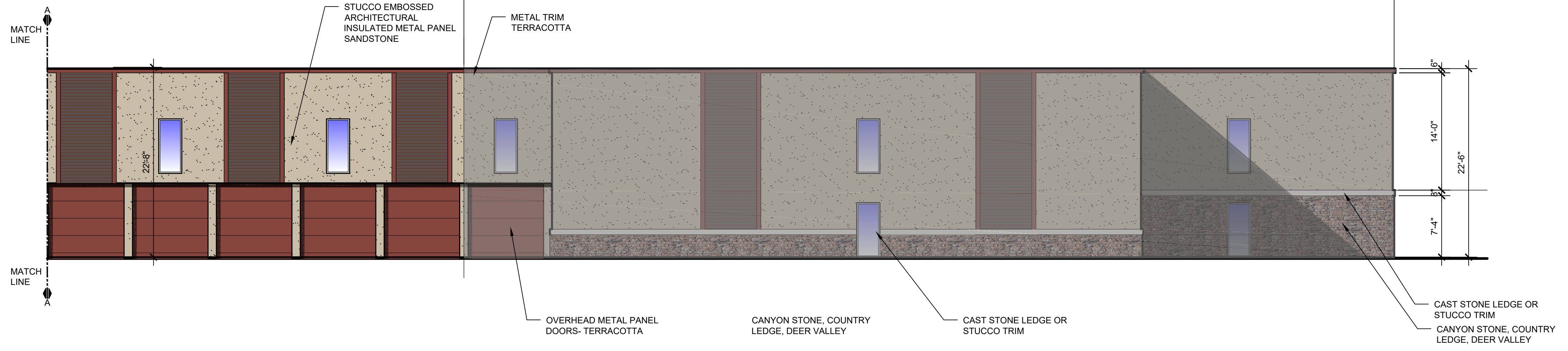


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Joseph Rexwinkle, AICP  
Secretary of the Commission

### SECOND PHASE OF PROJECT



### FUTURE PHASE NORTH ELEVATION

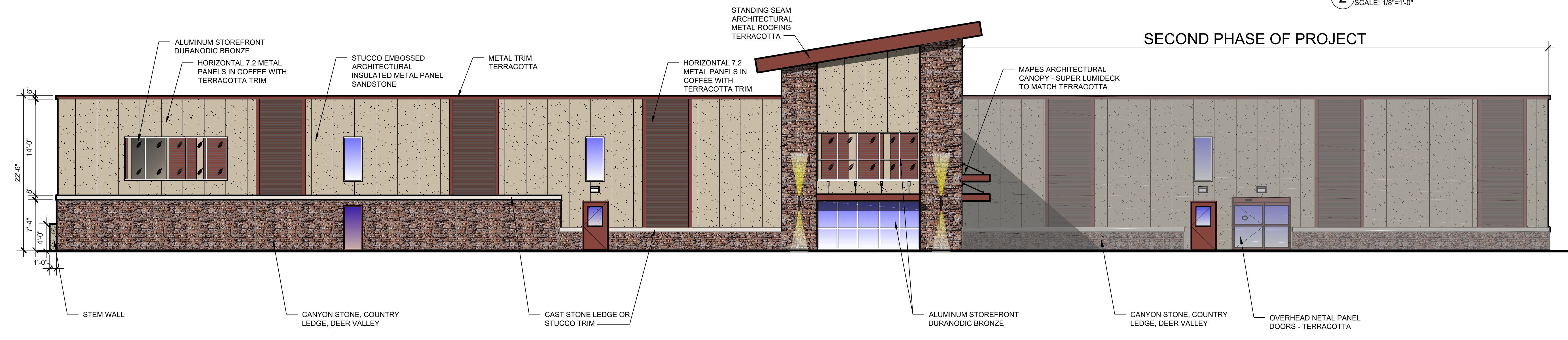
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### NORTH ELEVATION

SCALE: 1/8"=1'-0"

### SECOND PHASE OF PROJECT



### EAST ELEVATION

SCALE: 1/8"=1'-0"

Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\2022020 A-201 Elev.dwg Last Modified: Sep 22, 2022 - 4:25pm Plotted on: Sep 30, 2022 - 3:16pm by mwmislow

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ELEVATIONS	
SHEET NUMBER	A-201

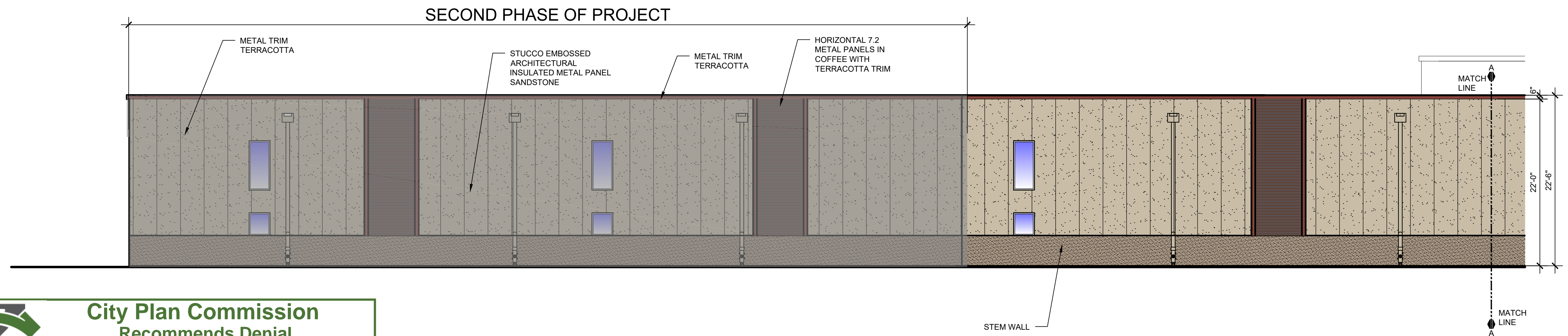


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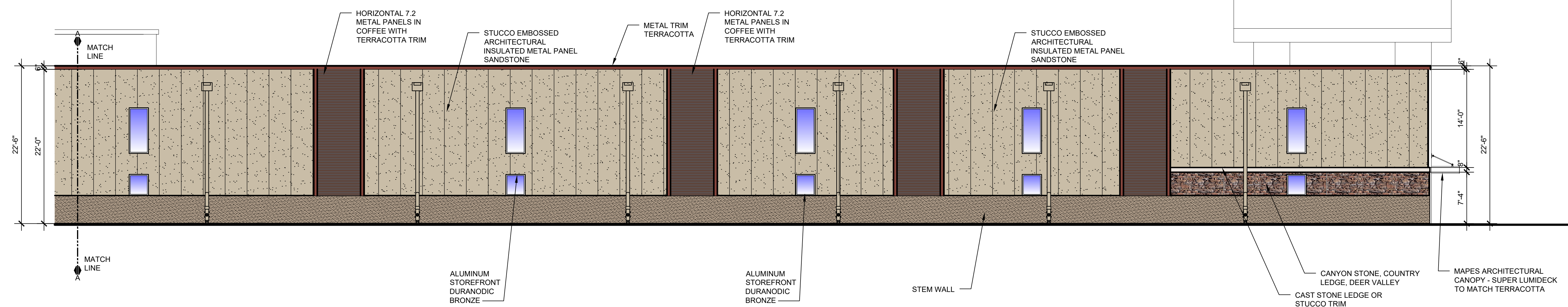


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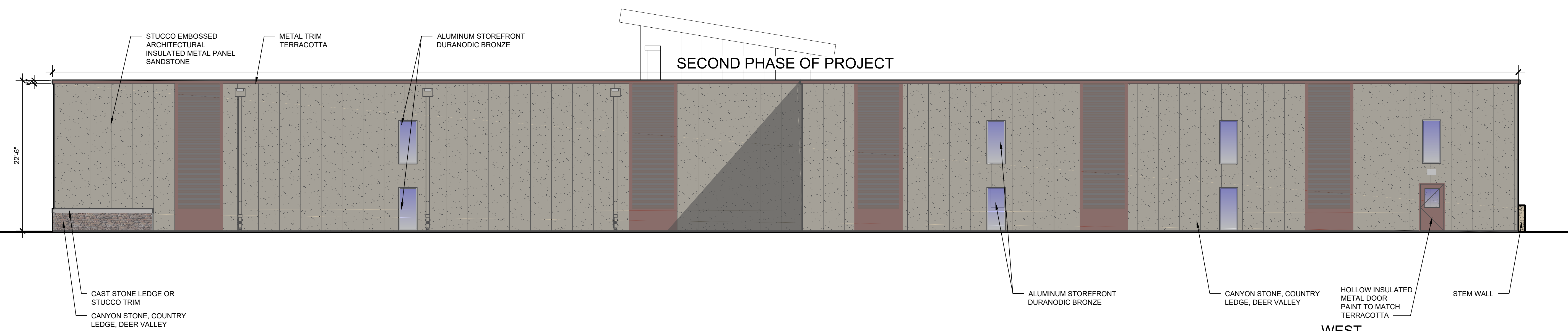
*Joseph Rexwinkle*  
**Joseph Rexwinkle, AICP**  
 Secretary of the Commission



**3** FUTURE PHASE SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"



**2** SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"



**1** WEST ELEVATION  
 SCALE: 1/8"=1'-0"

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ELEVATIONS
SHEET NUMBER <b>A-202</b>

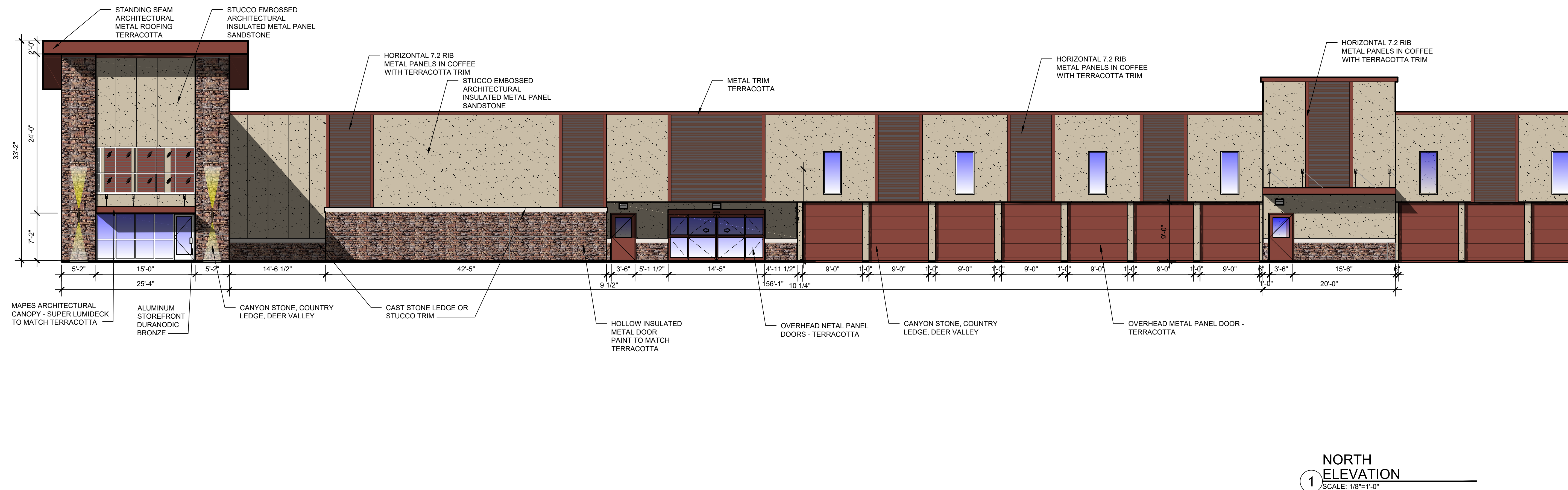
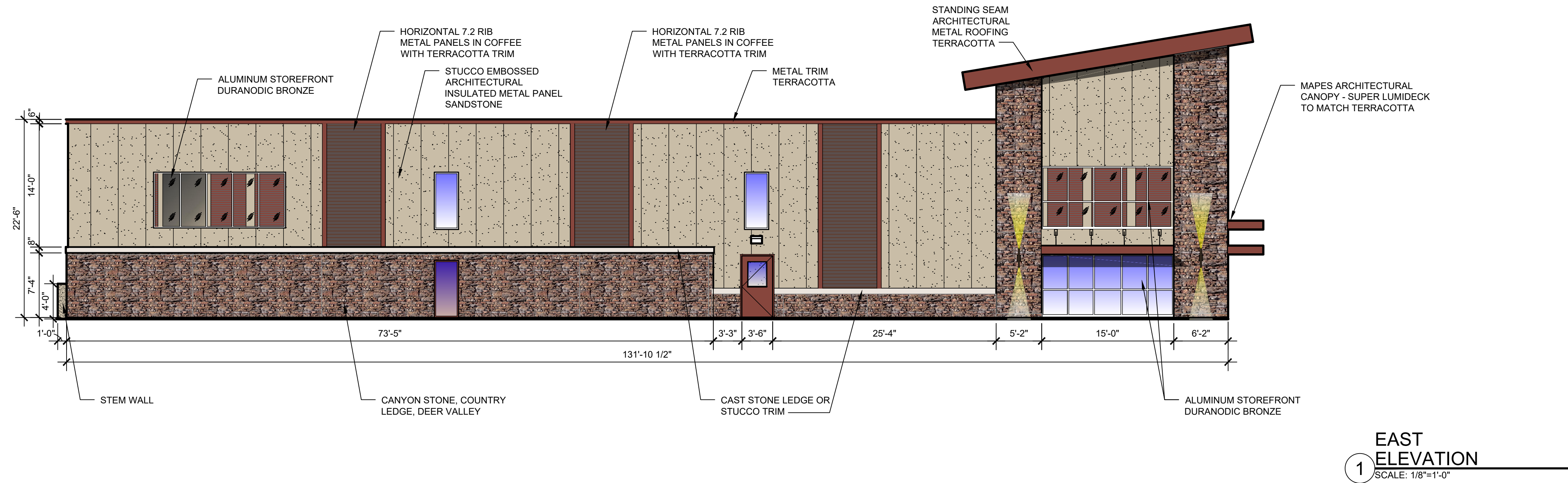


Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\02\2020 A-203 PHASE 1 ELEV.dwg Last Modified: Sep 22, 2022 - 4:29pm Plotted on: Sep 30, 2022 - 3:52pm by mwinslow




**City Plan Commission**  
**Recommends Denial**  
 of Case No. CD-CPC-2022-00125 on 10/18/2022

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



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**NEW CONSTRUCTION**  
**NORTH OAK TRAFFICWAY**  
**CLIMATE CONTROLLED STORAGE**  
 3910 NORTH OAK TRAFFICWAY  
 KANSAS CITY, MISSOURI  
 CLAY COUNTY

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DATE PRINTED:	Sep 30, 2022								
DATE ISSUED:									
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ARCHITECTURAL PROJECT NUMBER	2022020								
PHASE 1	NORTH & EAST ELEVATIONS								
SHEET NUMBER	<b>A-203</b>								





**ENGINEERS**  
INCORPORATED  
5720 Reeder  
Shawnee, KS 66203  
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PE COA #2009003629

8/15/2022



BC PROJECT #22669

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

ISSUE DATE:  
8-15-2022

REVISION:

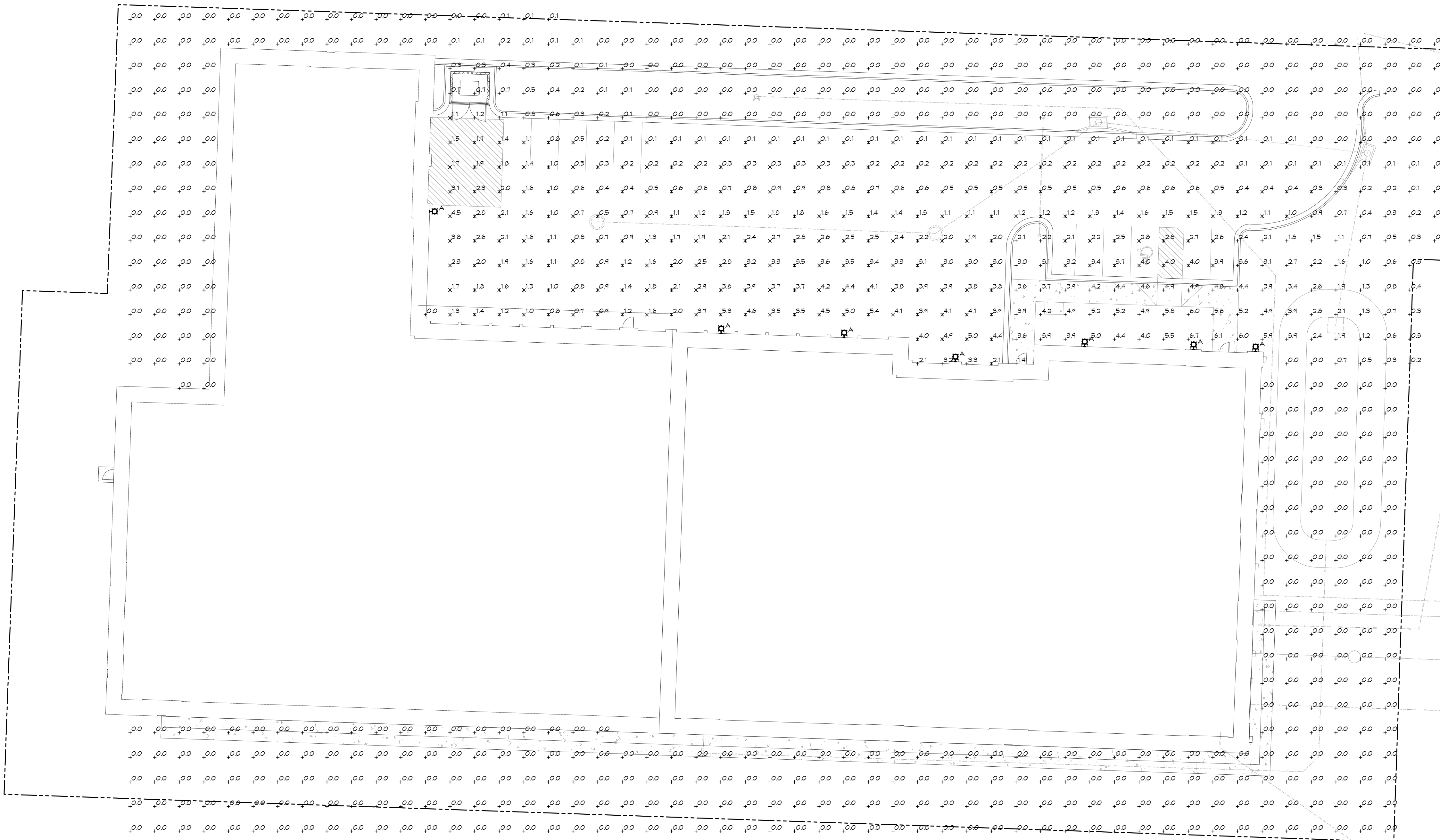
SHEET TITLE  
ELECTRICAL  
PHOTOMETRICS

PH

LIGHT FIXTURE SCHEDULE					
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	LITHONIA LIGHTING CSXV-LED-30C-100-40K-T4M	120 V 64 W	LED 1924 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



**ELECTRICAL PHOTOMETRICS PLAN**  
SCALE: 1" = 20'-0"  
NORTH

**City Plan Commission**  
**Recommends Denial**  
of Case No. CD-CPC-2022-00125 on 10/18/2022

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission