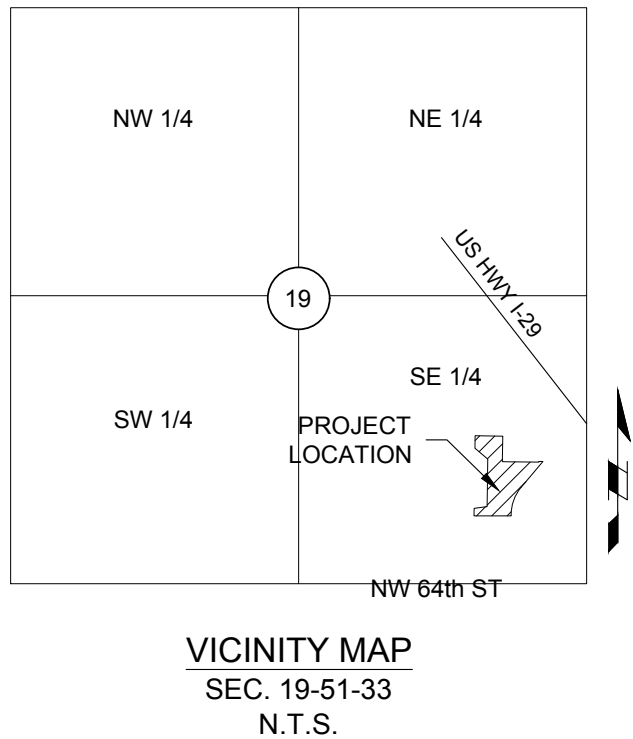


DEVELOPMENT PLAN, PRELIMINARY PLAT, AND REZONING

FOR

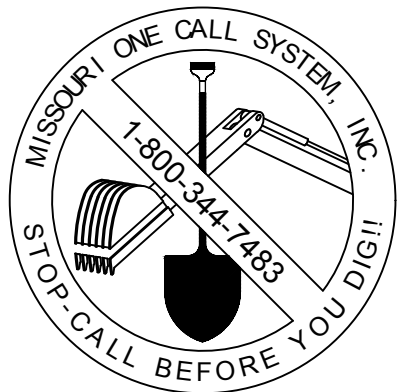
CHATHAM AVE SELF STORAGE

CHATHAM AVE & NW PRAIRIE VIEW RD
SECTION 19, TOWNSHIP 51N, RANGE 33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



PROJECT TEAM & UTILITY CONTACT LIST	
ARCHITECT/DEVELOPER ARIUM ARCHITECTURE 511 DELWARE STREET SUITE 200 KANSAS CITY MO 64104 CONTACT: PETER GREGORY PHONE: 816.617.5307 EMAIL: PETER@ARIUM-CO.COM	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORKS PHONE: 816-513-2627 NAME: EVERGY PHONE: 816-471-5275 NAME: SPIRE PHONE: 816-756-5252
ENGINEER OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: DANIEL GOODWIN PHONE: 816.361.1177 EMAIL: DGOODWIN@OLSSON.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959 NAME: CITY OF KANSAS CITY WATER PHONE: 816-513-2171 NAME: CITY OF KANSAS CITY SEWER PHONE: 816-513-1313 NAME: SPECTRUM PHONE: 816-358-5360
SURVEYOR J & J SURVEY, LLC 8680A N. GREET HILLS ROAD KANSAS CITY, MO 64154 CONTACT: JOHN B. YOUNG PHONE: 816.741.1017	

- ☒ NOT FOR CONSTRUCTION
- ☐ REVIEWED FOR CONSTRUCTION



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.



PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PLATTE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

TRACT I:
LOTS B AND C, PRAIRIE BUSINESS CENTER, A SUBDIVISION OF LAND IN KANSAS CITY, PLATTE COUNTY, MISSOURI.
EXCEPT THAT PART TAKEN FOR STREET RIGHT OF WAY PURSUANT TO REPORT OF COMMISSIONERS FILED 6/27/2017 IN CASE NO. 16AE-CV02698,
AND FURTHER EXCEPTING THAT PART OF LOT B LYING EAST OF SAID STREET RIGHT OF WAY.

TRACT II:
LOTS D AND E, PRAIRIE BUSINESS CENTER, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI.
EXCEPT THAT PART OF LOT D TAKEN FOR STREET RIGHT OF WAY PURSUANT TO REPORT OF COMMISSIONERS FILED 6/27/2017 IN CASE NO. 16AE-CV02698 AND FURTHER EXCEPTING THAT PART OF SAID LOT D LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, SAID POINT BEING 1039.5 FEET WEST OF THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 77 AT PAGE 146, RECORDER'S OFFICE, PLATTE COUNTY, MISSOURI; THENCE NORTH 0 DEGREES 52 MINUTES 00 SECONDS EAST 590.74 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 430.56 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 305 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 235 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS WEST 305 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 235 FEET TO THE POINT OF BEGINNING.

TRACT III:
LOT F, PRAIRIE BUSINESS CENTER, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, EXCEPT THAT PART IN STREET RIGHT OF WAY.

TRACT IV:
LOT G, PRAIRIE BUSINESS CENTER, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, EXCEPT THAT PART IN STREET RIGHT OF WAY.

SHEET LIST	
Title	Number
TITLE SHEET	C100
EXISTING CONDITIONS	C101
EXISTING CONDITIONS (ADJACENT PROPERTIES)	C102
PRELIMINARY PLAT	C103
OVERALL SITE PLAN	C104
SITE PLAN	C105
OVERALL GRADING PLAN	C106
OVERALL UTILITY PLAN	C107
OVERALL LANDSCAPE PLAN	C108
BUILDING ELEVATIONS	A-201
BUILDING ELEVATIONS	A-202
BUILDING EXTERIOR PERSPECTIVES	A-203
SITE LIGHTING PHOTOMETRICS PLAN	E101

TABLE 1: SITE DATA					
SITE DATA	EXISTING	PROPOSED	APPROVED WITH MPD	DEVIATION REQUESTED?	APPROVED
ZONING	B3-2	B4-3		NO	N/A
GROSS LAND AREA					
- IN SQUARE FEET	123,537	123,537		NO	N/A
- IN ACRES	2.84	2.84		NO	N/A
RIGHT-OF-WAY DEDICATION					
- IN SQUARE FEET	0	14,418		NO	N/A
- IN ACRES	0	0.33		NO	N/A
BUILDINGS AREA (SQ. FT.)	0	114,400		YES	N/A
F.A.R.	0	1.4		NO	N/A
RESIDENTIAL USE INFO	N/A	N/A		NO	N/A
TOTAL LOTS	4	4			
- RESIDENTIAL				NO	N/A
- PUBLIC/CIVIC				NO	N/A
- COMMERCIAL				NO	N/A
- INDUSTRIAL		2		NO	N/A
- TRACTS		2		NO	N/A

TABLE 2: PARKING DATA				
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES	
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)
88-420 PARKING				
RESIDENTIAL STORAGE WAREHOUSE: 865 STORAGE UNITS	15	9	N/A	N/A
				ALTERNATIVES PROPOSED?
				YES

TABLE 3: BUILDING DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	NONE	NO	N/A
FRONT SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	NONE	NONE	NO	N/A
HEIGHT	0'	55'	NO	N/A

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Missouri COA #001592

DESCRIPTION

DATE

REV. NO.

REVISIONS

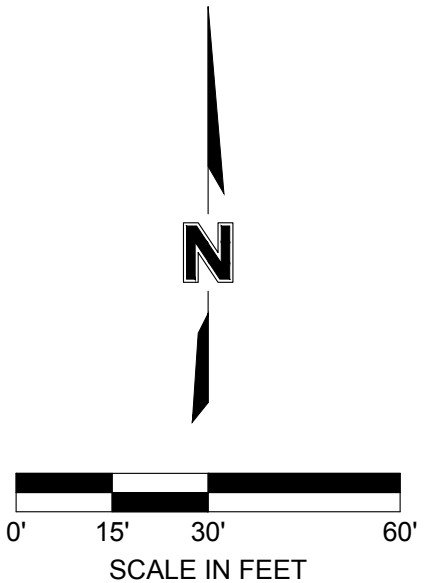
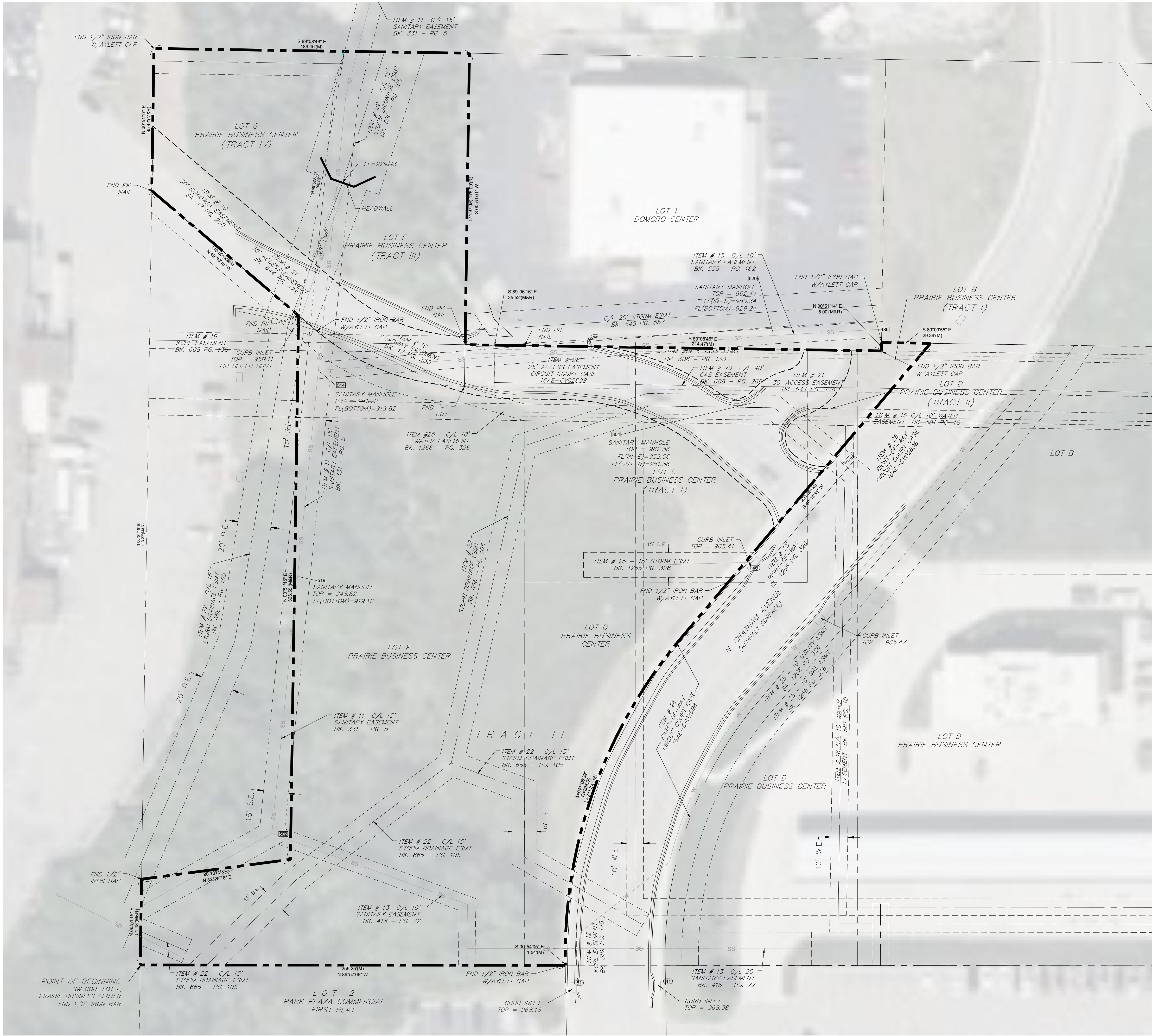
2024

TITLE SHEET
CHATHAM AVE SELF STORAGE
DEVELOPMENT PLAN
KANSAS CITY, MO

drawn by: _____ SM
designed by: _____ DWP
project no.: 024-05939
date: 12.18.2024

SHEET
C100

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DATE: Feb 03, 2025 1:57pm USER: dgoodwin



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Missouri COA #001592

EXISTING CONDITIONS

CHATHAM AVE SELF STORAGE
DEVELOPMENT PLAN

drawn by: _____ SM
designed by: _____ DWP
project no.: 024-05939
date: 12.18.2024

2024

KANSAS CITY, MO

REV. NO.

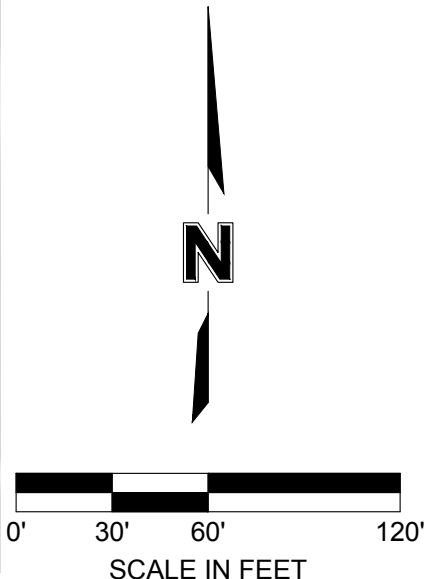
DATE

DESCRIPTION

REVISIONS

SHEET
C101

drawn by: _____ SM
designed by: _____ DWP
project no.: _____ 024-05939
date: _____ 12.18.2024

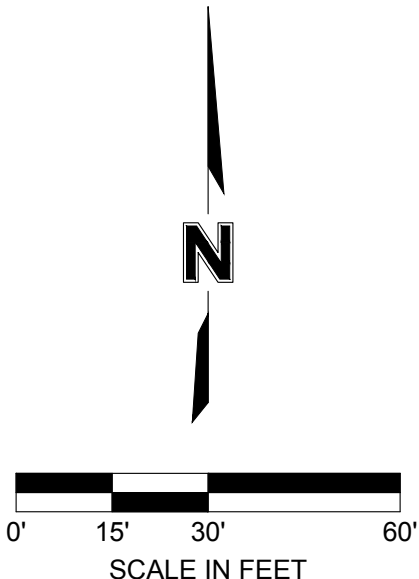


[illegible]

PRELIMINARY PLAT	
CHATHAM AVE SELF STORAGE DEVELOPMENT PLAN	
KANSAS CITY, MO	2024

drawn by: _____ SM
designed by: _____ DWP
project no.: _____ 024-05939
date: _____ 12.18.2024

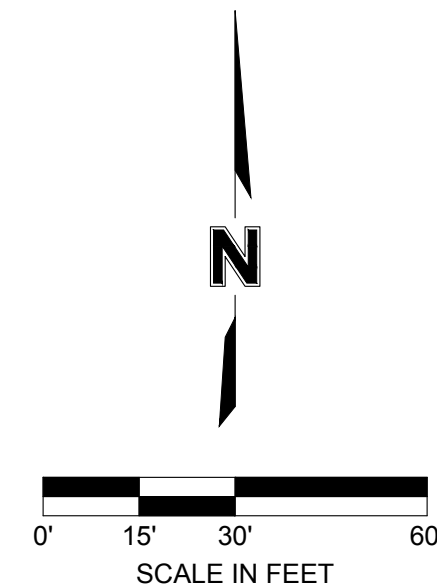
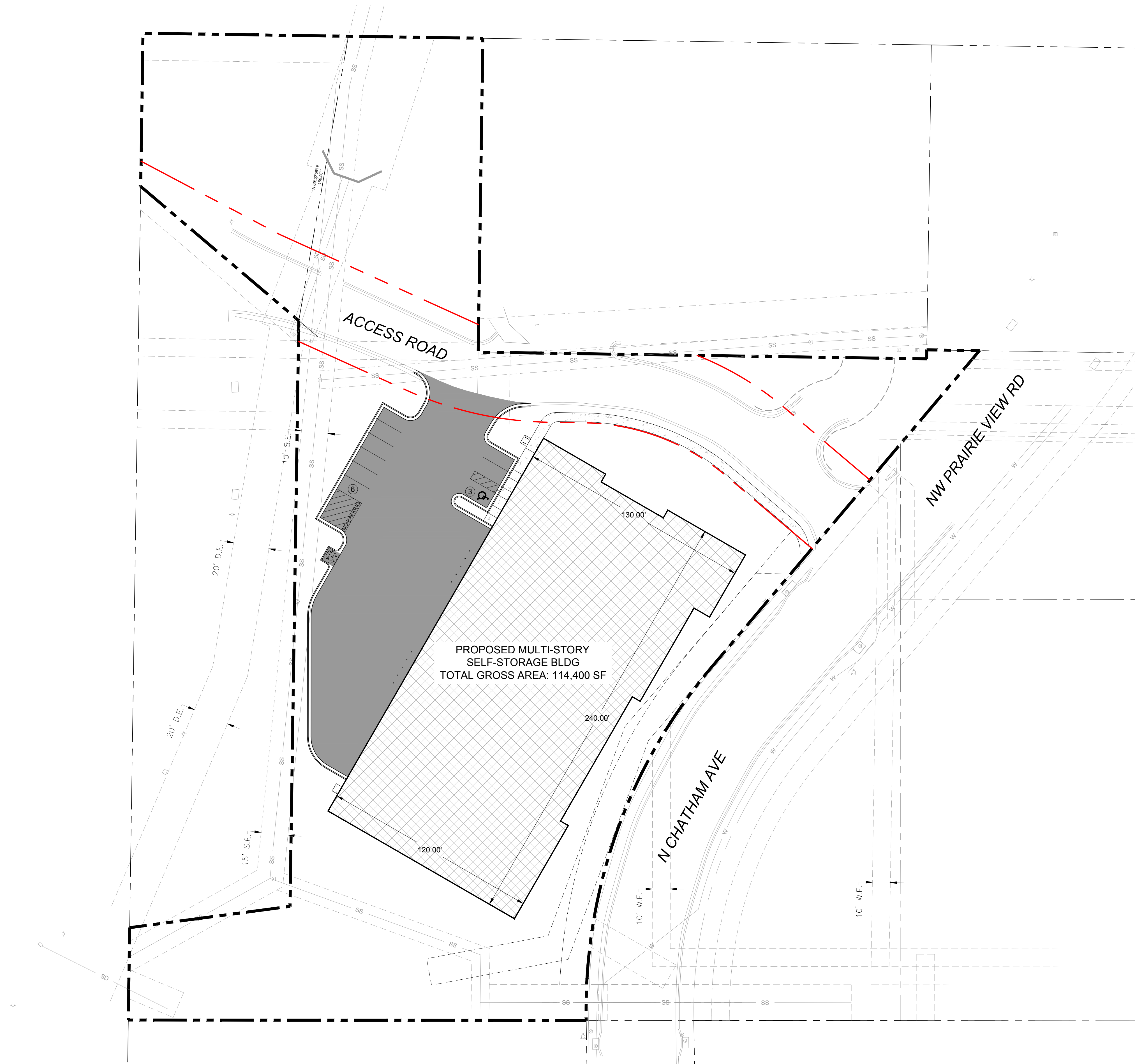
SHEET
C103



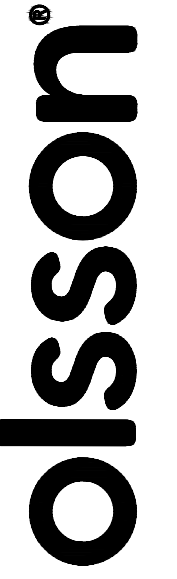
LEGEND

————— PROPERTY LINE
 ————— RIGHT-OF-WAY LINE
 ————— LOT LINE
 - - - - - EX STORM EASEMENT LINE
 - - - - - EX UTILITY EASEMENT LINE
 - - - - - EX WATER EASEMENT
 - - - - - EX ELECTRICAL EASEMENT
 - - - - - EX SANITARY EASEMENT
 - - - - - EX GAS EASEMENT
 - - - - - EX STORM/DETENTION EASEMENT

NOTES:
1. EXISTING ZONING: B3-2
2. PROPOSED ZONING: B4-3



SITE PLAN LEGEND



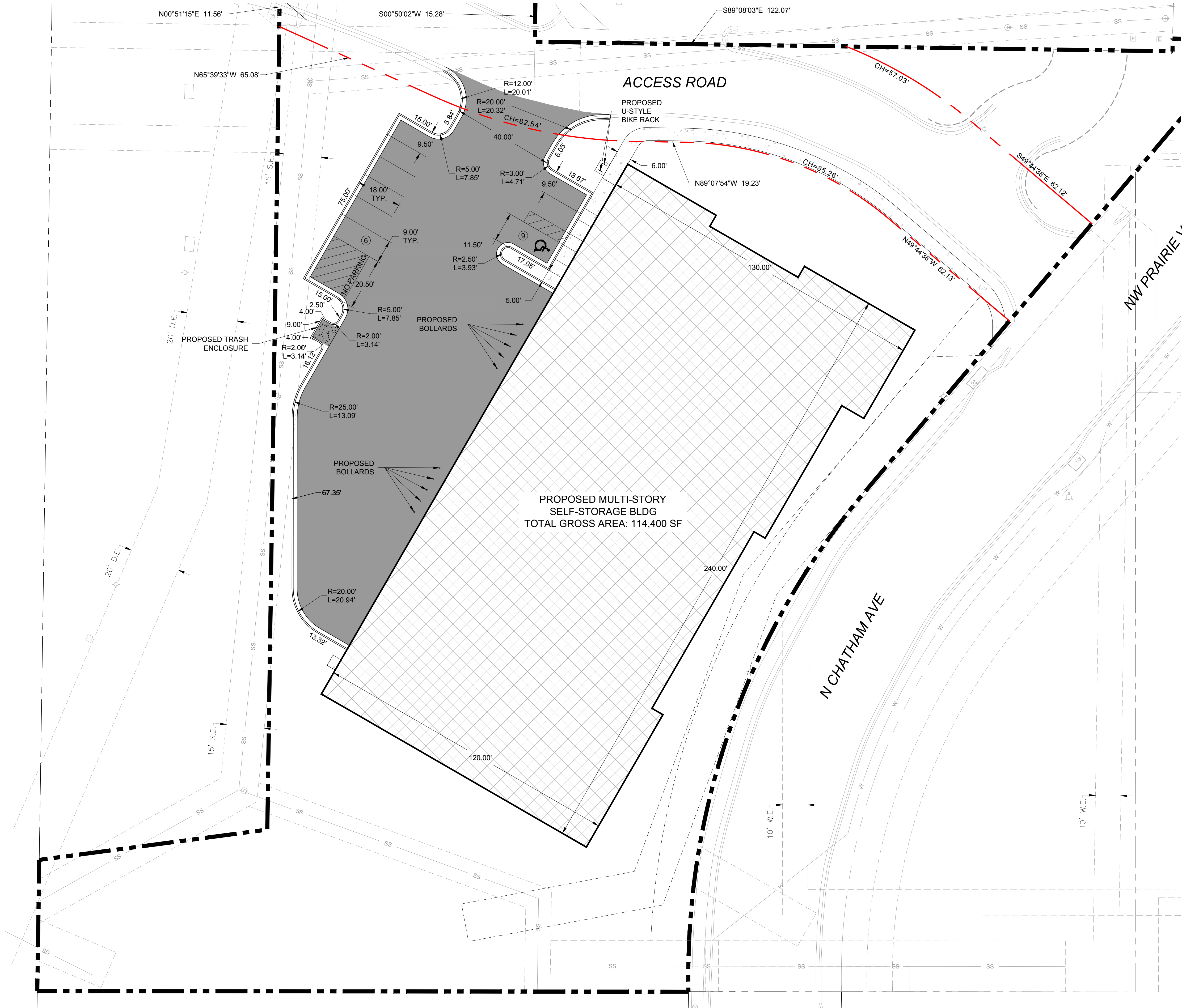
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REV. NO.		DATE	DESCRIPTION
OVERALL SITE PLAN			
CHATHAM AVE SELF STORAGE DEVELOPMENT PLAN			
KANSAS CITY, MO		2024	REVISIONS
drawn by: _____ SM			
designed by: _____ DWP			
project no.: _____ 024-05939			
date: _____ 12.18.2024			
SHEET C104			

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DATE: Feb 03, 2025 1:57pm USER: qgoodwin



SITE PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- INSTALL 4" THICK PCC SIDEWALK
- INSTALL PARKING AREA ASPHALT
- INSTALL HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STALLS COUNT

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REV. NO.	DATE	DESCRIPTION

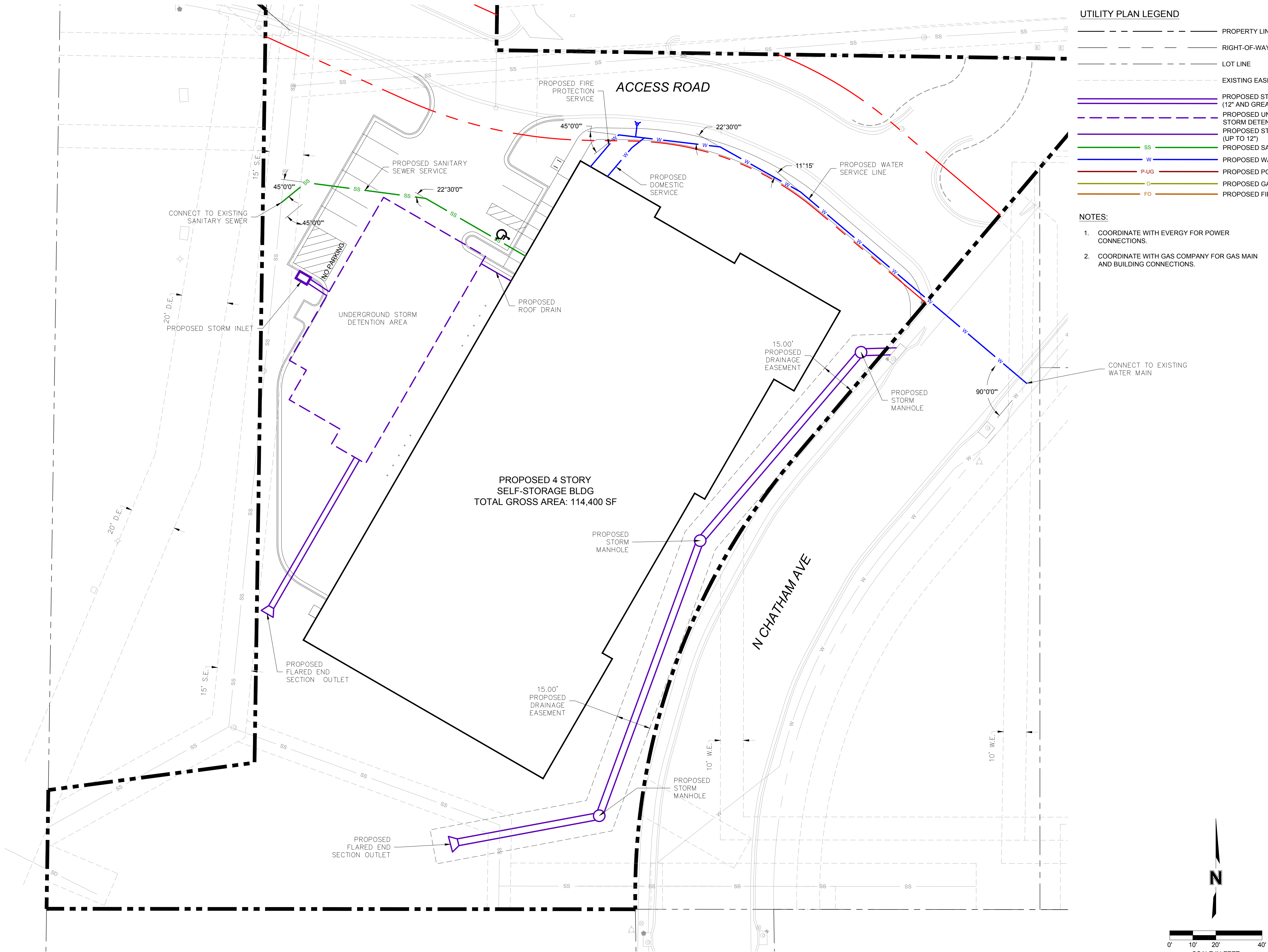
REVISIONS

SITE PLAN		2024
CHATHAM AVE SELF STORAGE DEVELOPMENT PLAN		
KANSAS CITY, MO		

drawn by: _____ SM
designed by: _____ DWP
project no.: 024-05939
date: 12.18.2024

SHEET
C105

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UTILITY PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED STORM SEWER (12" AND GREATER)
- PROPOSED UNDERGROUND STORM DETENTION
- PROPOSED STORM SEWER (UP TO 12")
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED FIBER LINE

NOTES:

- COORDINATE WITH EVERGY FOR POWER CONNECTIONS.
- COORDINATE WITH GAS COMPANY FOR GAS MAIN AND BUILDING CONNECTIONS.

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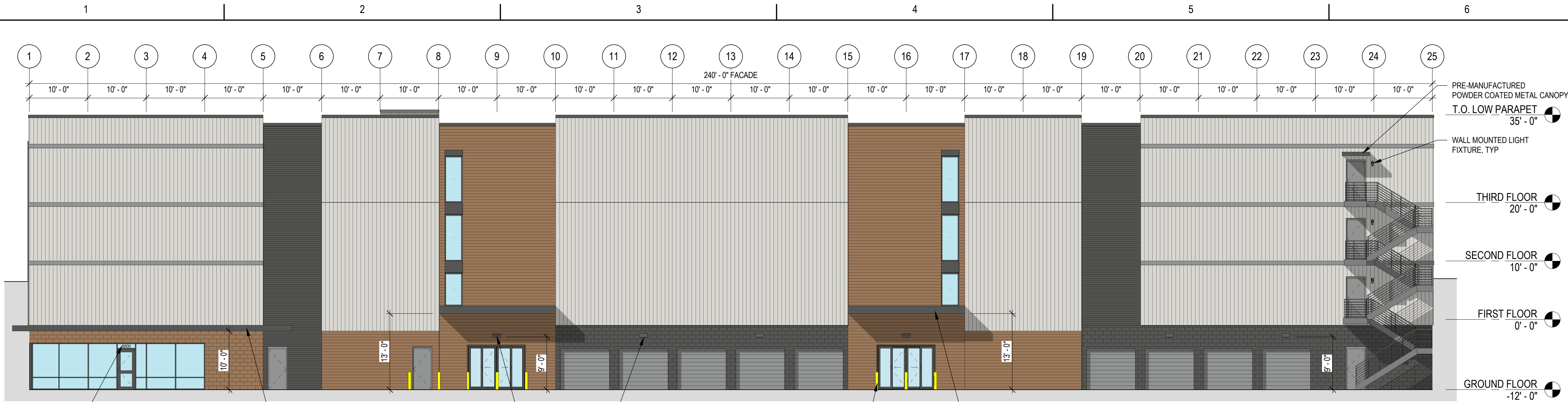
REV. NO.	DATE	DESCRIPTION

REVISIONS

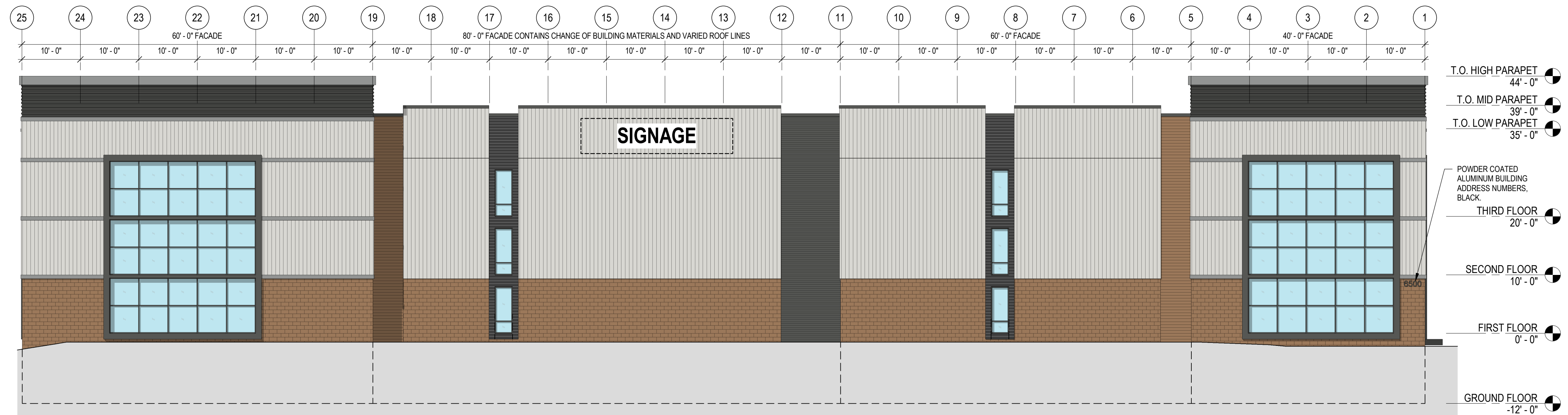
OVERALL UTILITY PLAN	2024
CHATHAM AVE SELF STORAGE DEVELOPMENT PLAN	
KANSAS CITY, MO	

drawn by: _____ SM
designed by: _____ DWP
project no.: 024-05939
date: 12.18.2024

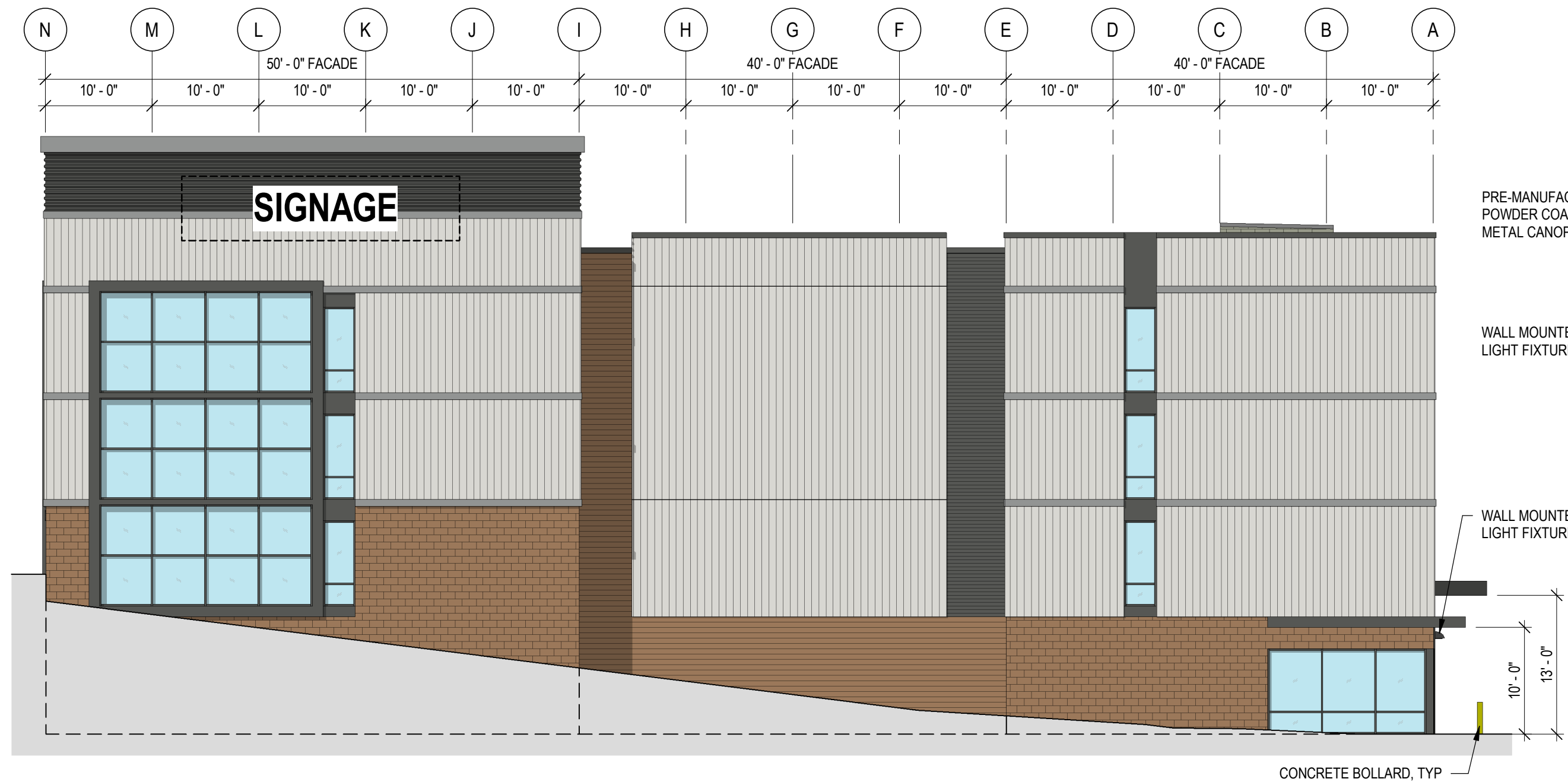
SHEET
C107



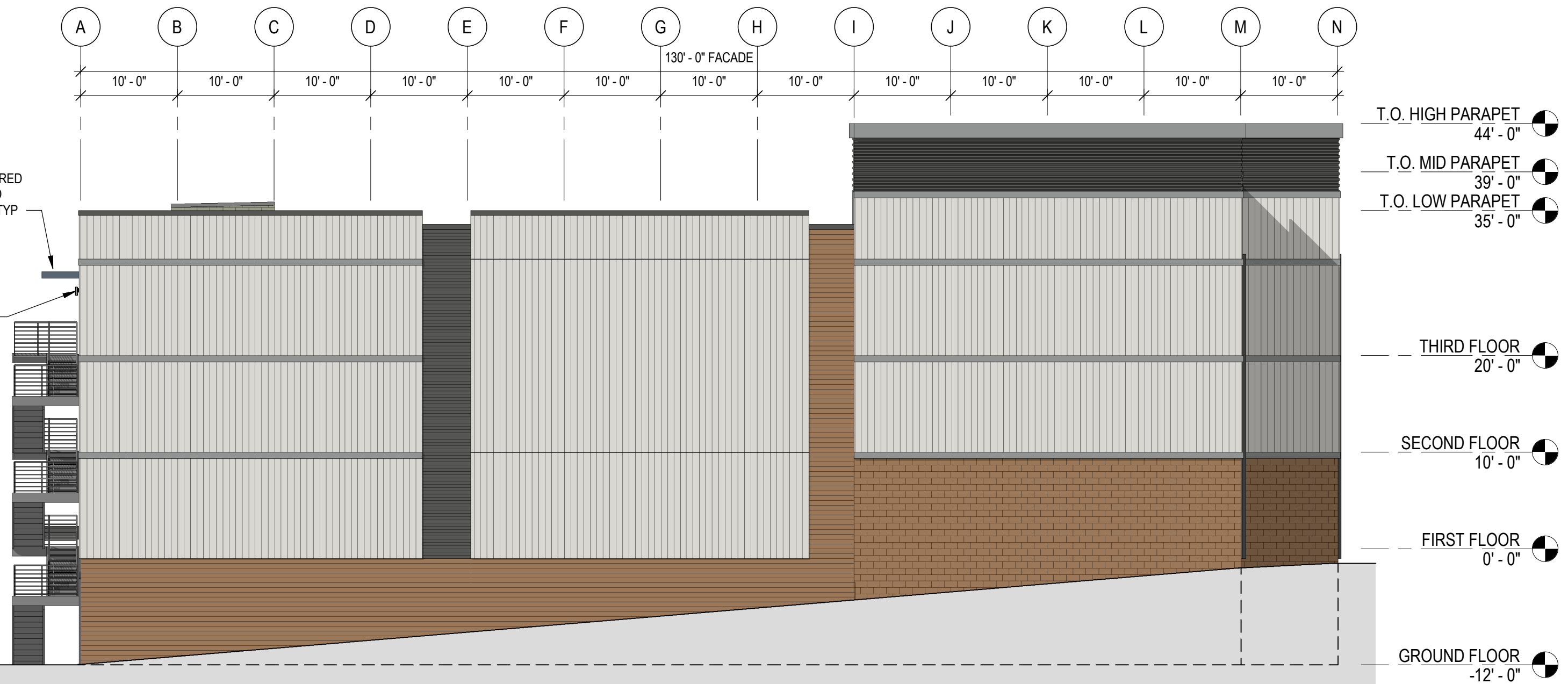
D1 BUILDING ELEVATION - WEST
3/32" = 1'-0"



C1 BUILDING ELEVATION - EAST
3/32" = 1'-0"



A1 BUILDING ELEVATION - NORTH
3/32" = 1'-0"



A4 BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

BLDG. ELEVATION NOTES

1. THESE ELEVATIONS WHEN PRINTED IN COLOR ARE INTENDED TO REPRESENT THE FINISH COLORS OF SIDING AND TRIM TO ILLUSTRATE DESIGN INTENT. NOT ALL TRIM ON THE PROJECT IS SHOWN. IF CONFLICTS BETWEEN THE COLORS SHOWN AND THE DRAWING INSTRUCTIONS, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.
2. ALL FIXTURES MOUNTED TO EXTERIOR WALL TO BE ALIGNED VERTICALLY WHERE APPLICABLE

EXTERIOR FINISH COLOR INSTRUCTIONS, UNLESS NOTED OTHERWISE

1. EXPOSED TRIMS AND/OR FLASHINGS TO MATCH PAINT COLOR OF ADJACENT SIDING. IF ADJACENT TO TWO OR MORE COLORS AND NO FURTHER DIRECTION IS GIVEN, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.
2. HOLLOW METAL MAN DOORS AND FRAMES PAINT TO MATCH ADJACENT SIDING
3. HORIZONTAL FLASHING TRIM SHALL BE COLOR OF SIDING BELOW
4. WINDOW SURROUND TRIMS AND FLASHING TO MATCH ADJACENT SIDING, WHERE THE METAL PANEL COLOR IS MIXED TRIM SHALL BE COLOR ____
5. METAL OUTSIDE CORNER TRIM IS TO MATCH ADJACENT SIDING. WHERE THE METAL PANEL COLOR IS MIXED, TRIM SHALL BE COLOR ____
6. METAL INSIDE CORNER TRIM IS TO MATCH ADJACENT SIDING. WHERE THE METAL PANEL COLOR IS MIXED TRIM SHALL BE COLOR ____ SEE DETAIL
7. PARAPET CAP, ROOF CAP, GUTTERS AND DOWNSPOUTS TO BE COLOR ____

BUILDING FINISHES

- ARCHITECTURAL METAL PANEL - BROWN/TAN
- MASONRY - BROWN/TAN
- MASONRY - DARK GRAY
- ARCHITECTURAL METAL PANEL - LIGHT GRAY
- ARCHITECTURAL METAL PANEL - DARK GRAY

- T.O. HIGH PARAPET 44' - 0"
- T.O. MID PARAPET 39' - 0"
- T.O. LOW PARAPET 35' - 0"

- POWDER COATED ALUMINUM BUILDING ADDRESS NUMBERS, BLACK.
- THIRD FLOOR 20' - 0"
- SECOND FLOOR 10' - 0"
- FIRST FLOOR 0' - 0"
- GROUND FLOOR -12' - 0"

- T.O. HIGH PARAPET 44' - 0"
- T.O. MID PARAPET 39' - 0"
- T.O. LOW PARAPET 35' - 0"

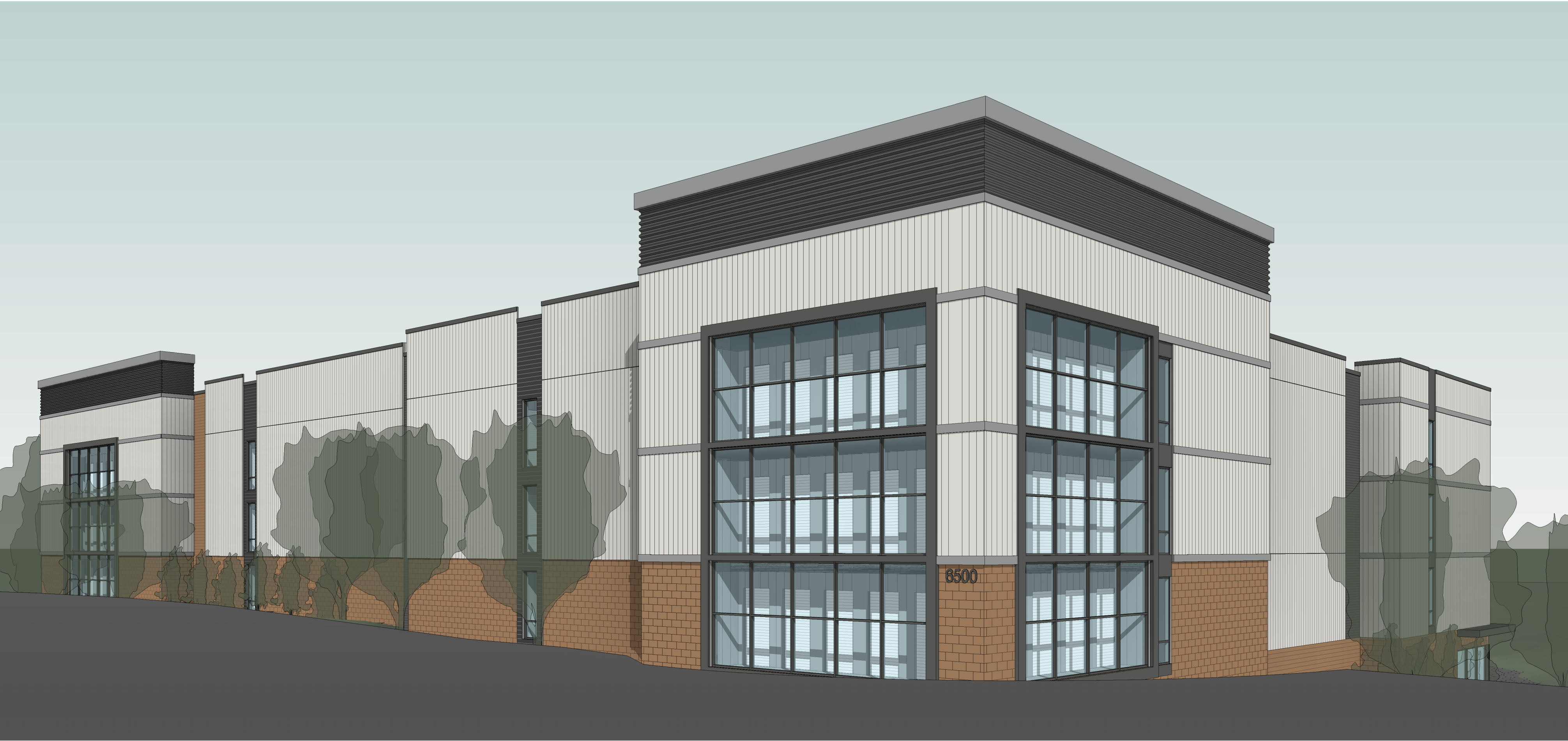
- THIRD FLOOR 20' - 0"
- SECOND FLOOR 10' - 0"
- FIRST FLOOR 0' - 0"
- GROUND FLOOR -12' - 0"

GRAPHIC SCALE





C1 BUILDING PERSPECTIVE - NORTH WEST CORNER



A1 BUILDING PERSPECTIVE - NORTH EAST CORNER



C1 BUILDING PERSPECTIVE - SOUTH EAST CORNER

PROJECT NO:	24-006
DATE ISSUED:	1.17.25
DESIGNED BY:	DG
DRAWN BY:	CW
CHECKED BY:	DG

SHEET NAME:
BUILDING EXTERIOR
PERSPECTIVES

SHEET NO:

A-203

