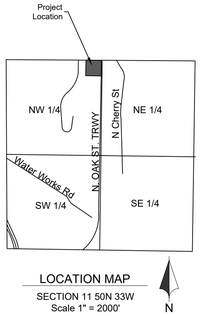
Developement Plans for

3910 North Oak Trafficway - Kansas City, Mo.

Kansas City, Clay County, Missouri



LOCATION MAP
SECTION 11 50N 33W
Scale 1" = 2000'
N

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:

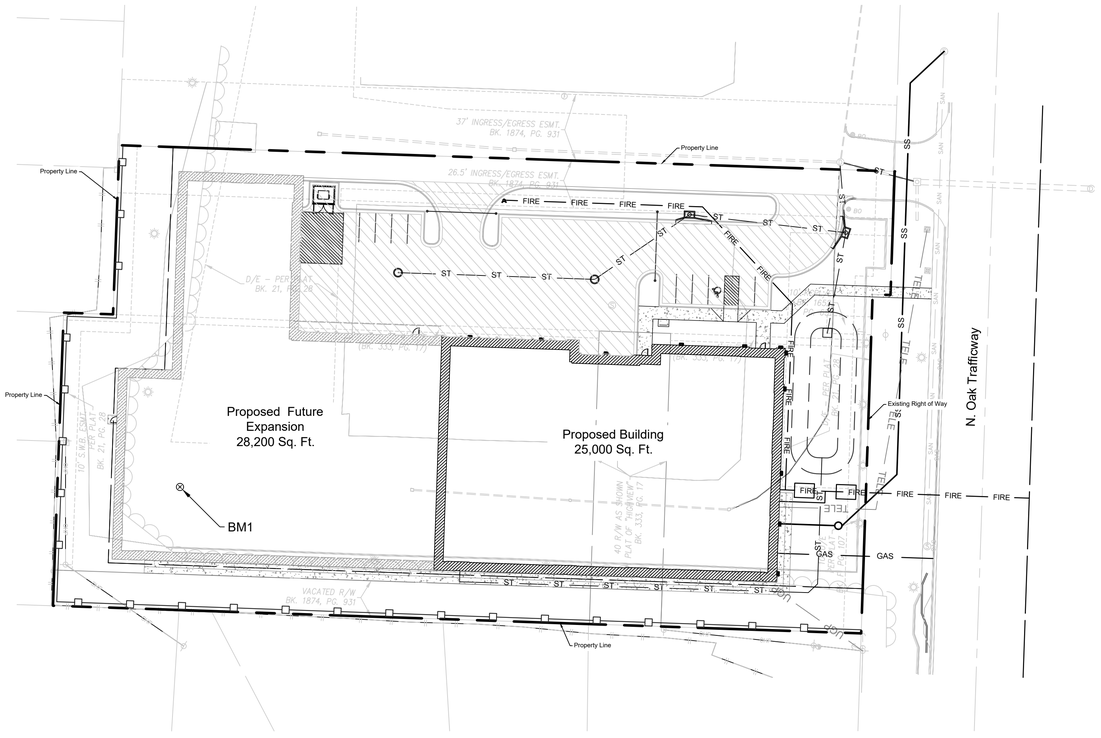
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY INFORMATION, PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, IF ANY, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY 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.

2. UNDERGROUND ELECTRICAL LINES, STORM SEWER LINES AND UNDERGROUND GAS VALVE VERIFIED BY THE FURNISHED GPRS FINDINGS MAP, DATED 02/09/2022.

3. LIST OF KANSAS CITY, MO UTILITY COMPANIES:
https:// www.kcmo.gov/home/showpublisheddocument/7513/637753362513270000

811 Know what's below. Call before you dig.

1 - 800 - 344 - 7483
1 - 800 - (DIG-RITE)
(811)



Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions - Demoloition 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

LEGEND

	Existing Section Line		Proposed Right-of-Way
R/W R/W	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	WATER	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

CITY PLANNING AND DEVELOPMENT

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

Joseph Rexwinkle, AICP
Secretary of the Commission

NORTH
1"=40'
0 20' 40'

Developement 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

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4.00 E 17TH STREET KANSAS CITY, MISSOURI 64108
816.800.0950
www.RIC-CONSULT.COM
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Sheet
C01

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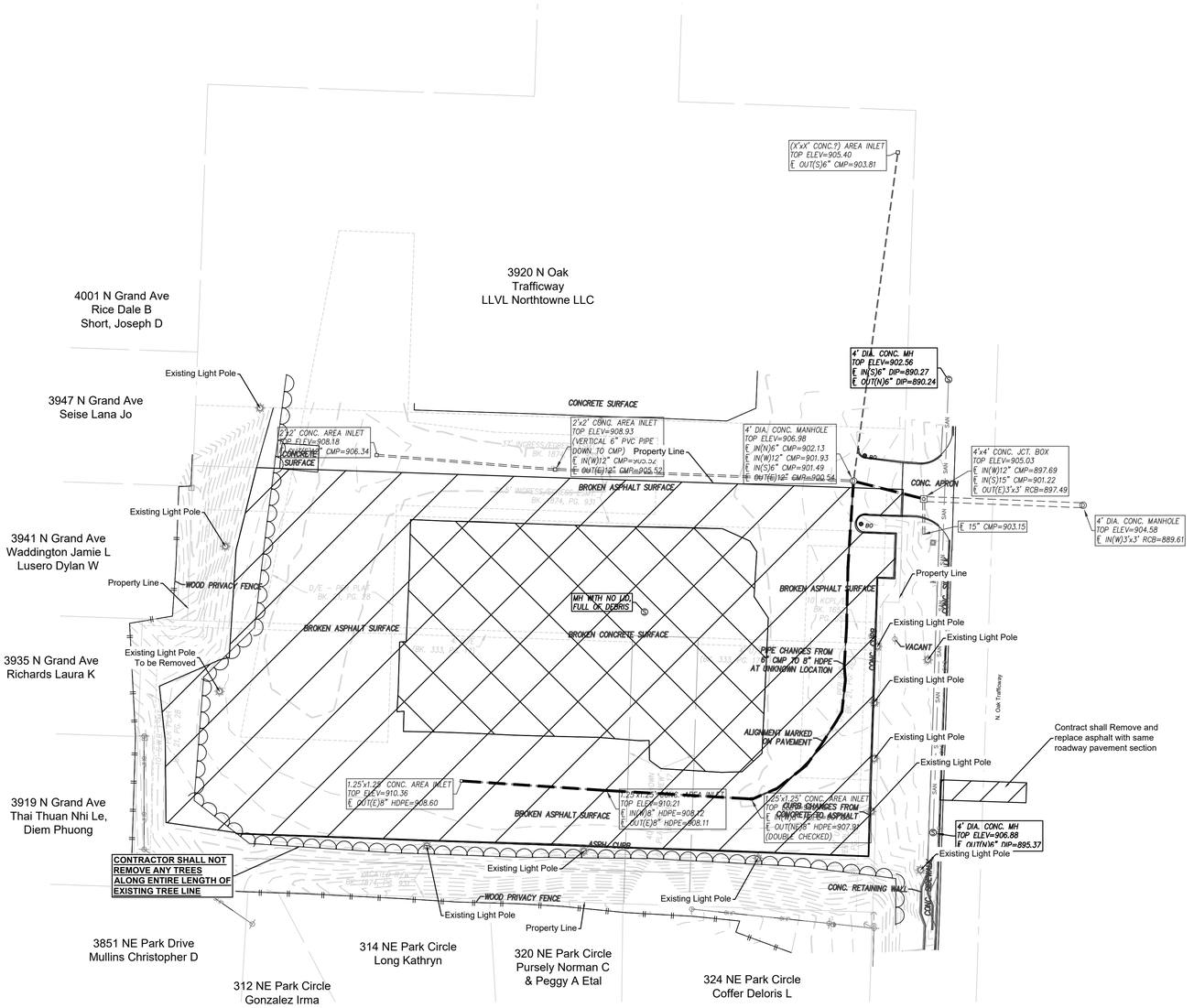

Legend

- Asphalt Removal
- Concrete Removal
- Storm Line Removal

DEMOLITION NOTES:

1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
3. All demolition work shall be performed in accordance with the owner's site work specifications.
4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
7. The contractor shall be responsible for dust and erosion control during demolition operations.
8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safely stop services and dismantle service lines prior to beginning demolition operations.
9. Contractor is to remove and re-use if applicable, but is not limited to sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity, all material to be removed as unclassified excavation.
10. All cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
12. Existing utilities are shown as located and identified in the field by utility company representative. The owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown. The owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.

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Developement Plans

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Existing Conditions -
Demoloition Plan

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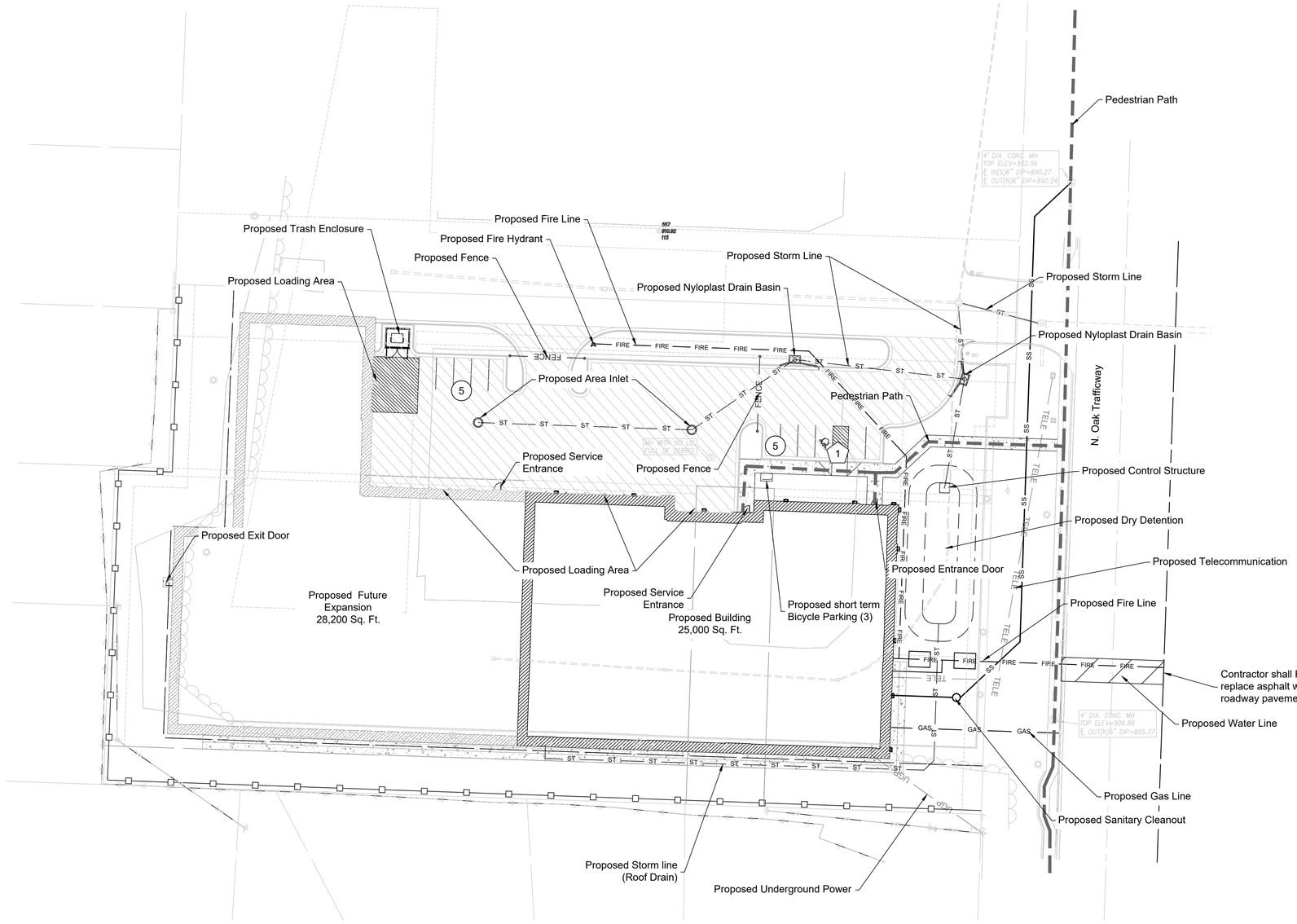

SITE DATA TABLE (Proposed) :

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 (X)

Standard Stall Count (X)

Pavement Legend

Asphalt Pavement

Concrete Sidewalk

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Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

NORTH
1"=30'
0 15' 30'

Developement Plans

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

General Layout

NO.	DATE	REVISION
	07/15/2022	Original Submittal

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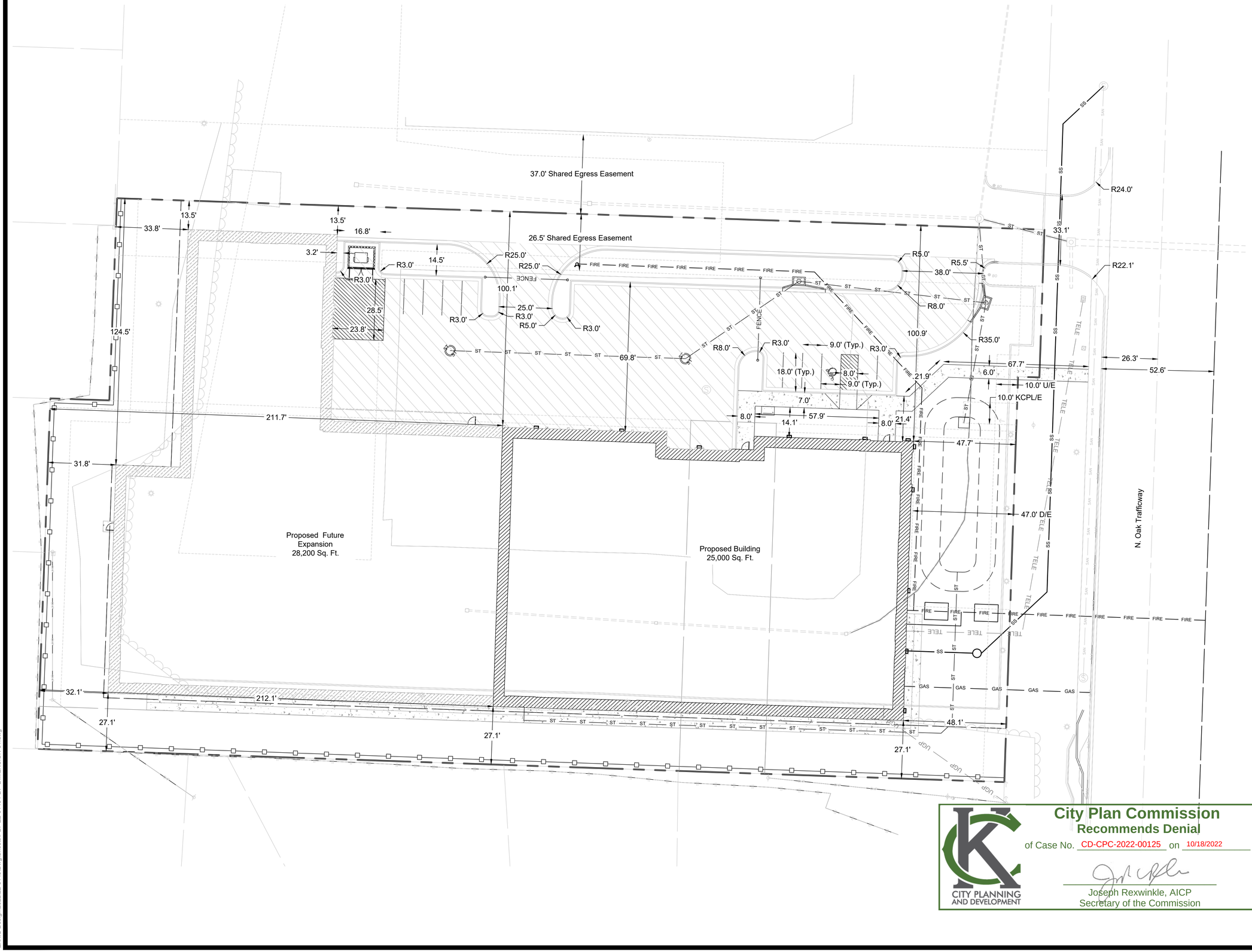

City Plan Commission
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CITY PLANNING AND DEVELOPMENT

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0 10' 20'

Developement Plans

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Dimension Plans

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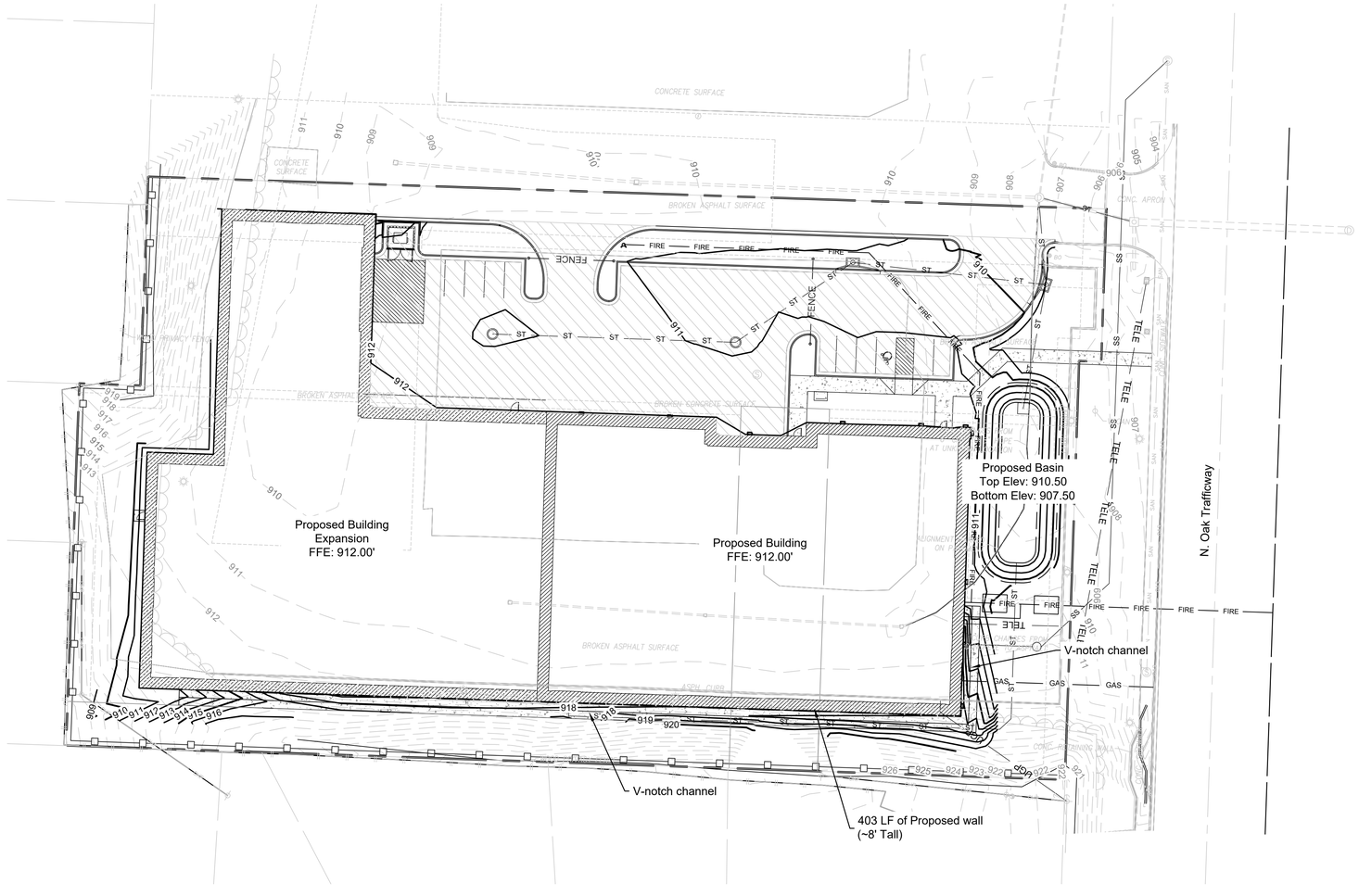

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

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

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0 15' 30'

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Grading Plan

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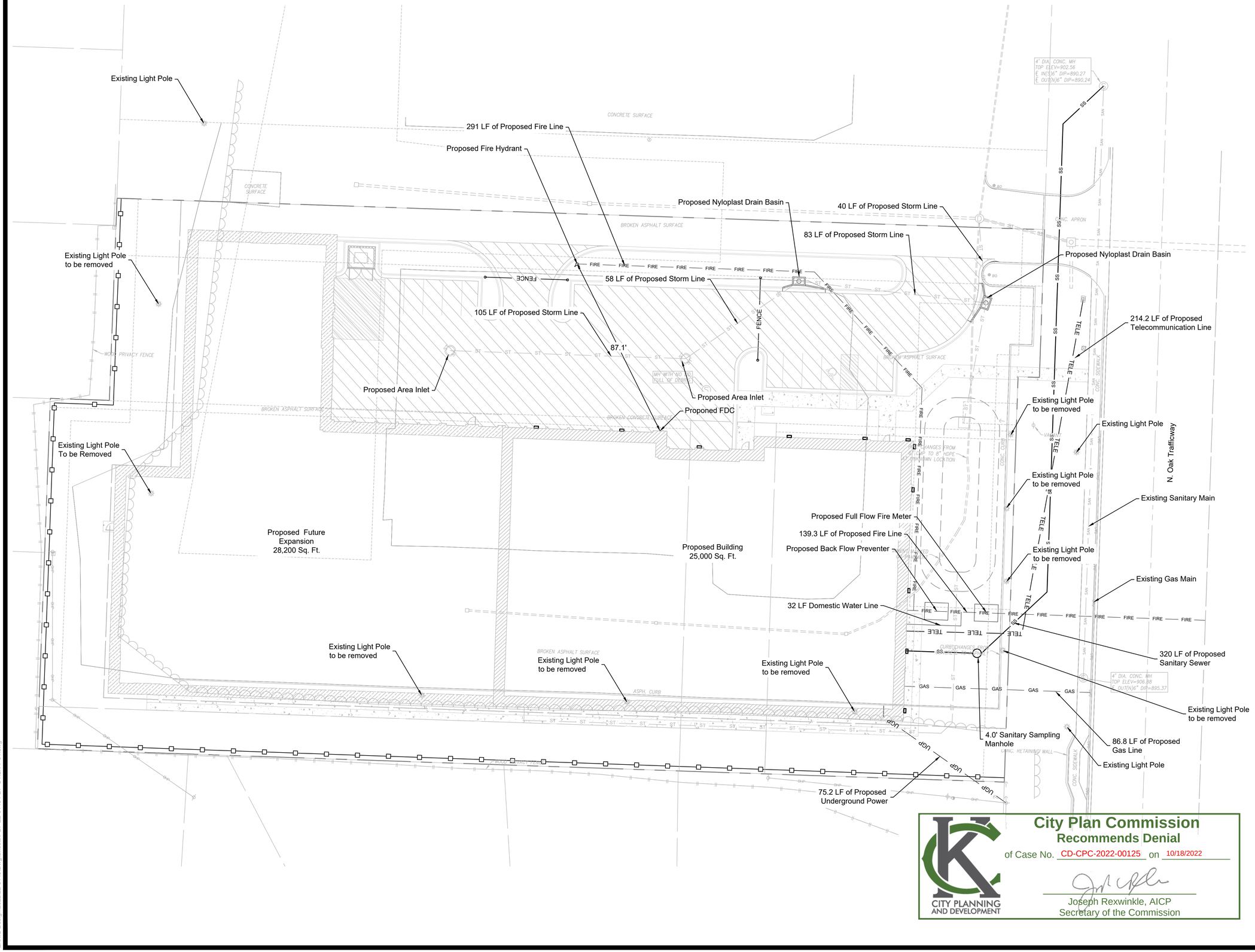

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0 10' 20'

Developement Plans

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Site Utility

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Proposed Fire Hydrant

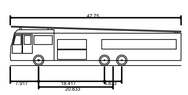
87.1'

Proponed FDC

Proposed Future
Expansion
28,200 Sq. Ft.

Proposed Building
25,000 Sq. Ft.

N. Oak Trafficway



E-ONE HP95 Mid Mount	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

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Fire Truck Turning Movement

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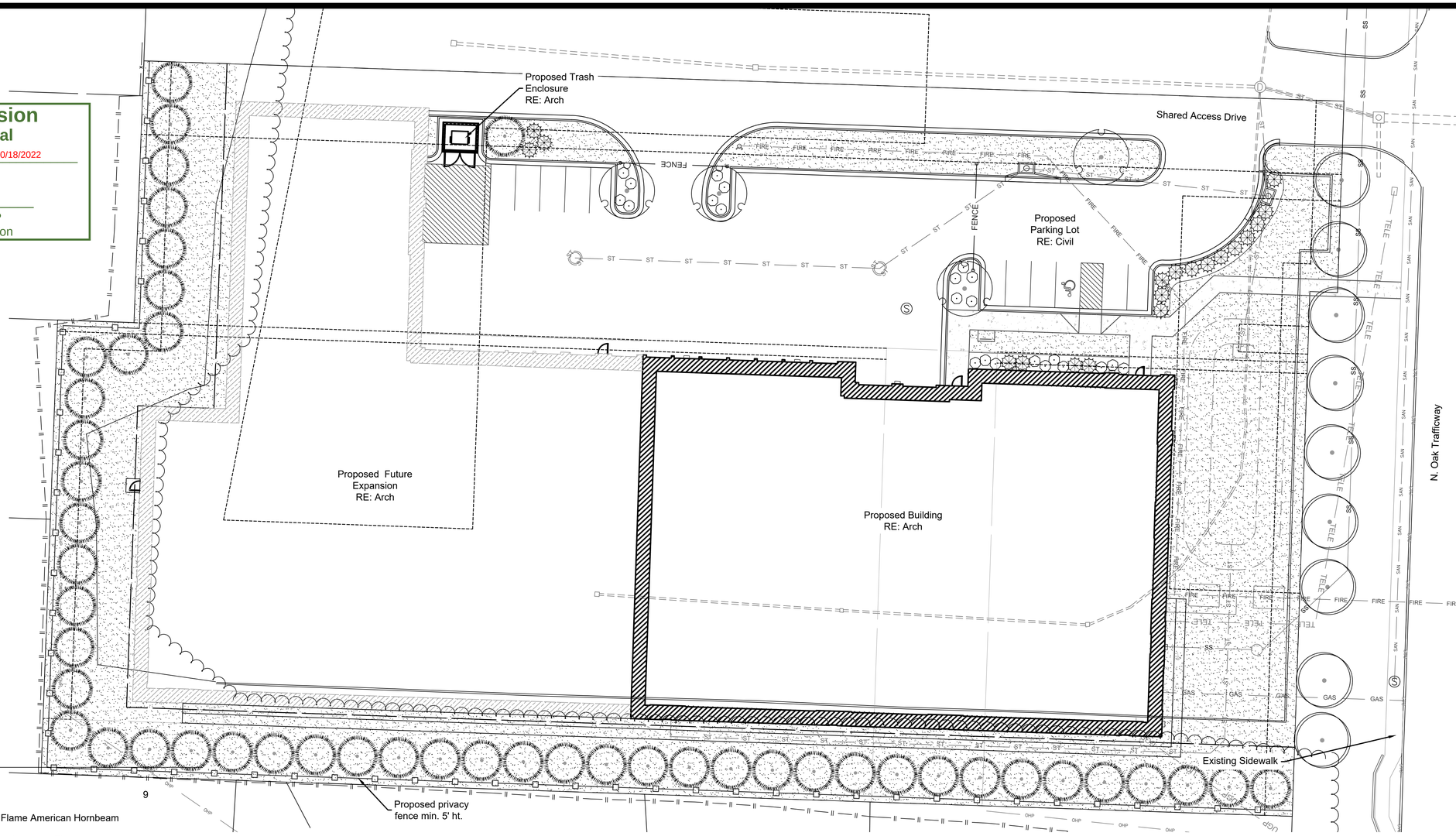
CITY PLANNING AND DEVELOPMENT



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	9
	SHADE/ORNAMENTAL TREE 2" Cal. B&B Acer griseum / Paperbark Maple Cornus kousa / Kousa Dogwood Nyssa sylvatica `Wildfire` / Black Gum	4
	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	48
	EVERGREEN SHRUBS 24" Ht. Min. 3-5 Gal. Juniperus chinensis `Gold Lace` / Gold Lace Juniper Juniperus chinensis `Sea Green` / Sea Green Juniper	19
	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	23
	TURFGRASS 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

1. 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.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. 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.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. 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.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. 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.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. 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.

NORTH
1"=20'
0 10' 20'

Developement Plans

22-0140
3910 North Oak Trafficway - Kansas City, Mo.
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Landscape Plan

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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

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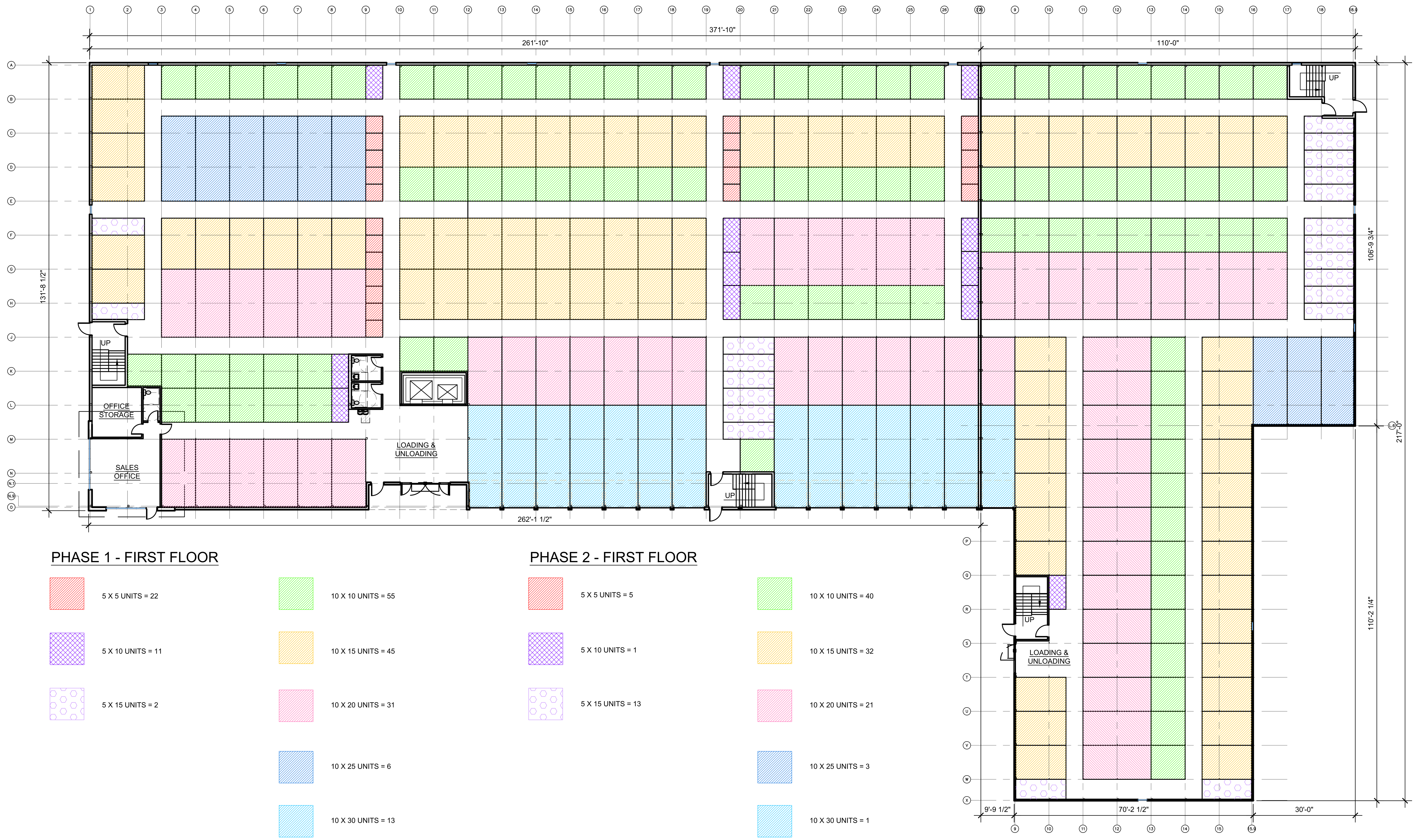
CITY PLANNING AND DEVELOPMENT



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

N

NOLTE & ASSOCIATES, P.A.
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NEW CONSTRUCTION
NORTH OAK TRAFFICWAY CLIMATE CONTROLED STORAGE

3910 NORTH OAK TRAFFICWAY
KANSAS CITY, MISSOURI
CLAY COUNTY

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DATE PRINTED: Sep 30, 2022

DATE ISSUED:

REVISIONS:

ARCHITECTURAL PROJECT NUMBER 2022020

FIRST FLOOR BUILDING PLAN

SHEET NUMBER
A-101

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

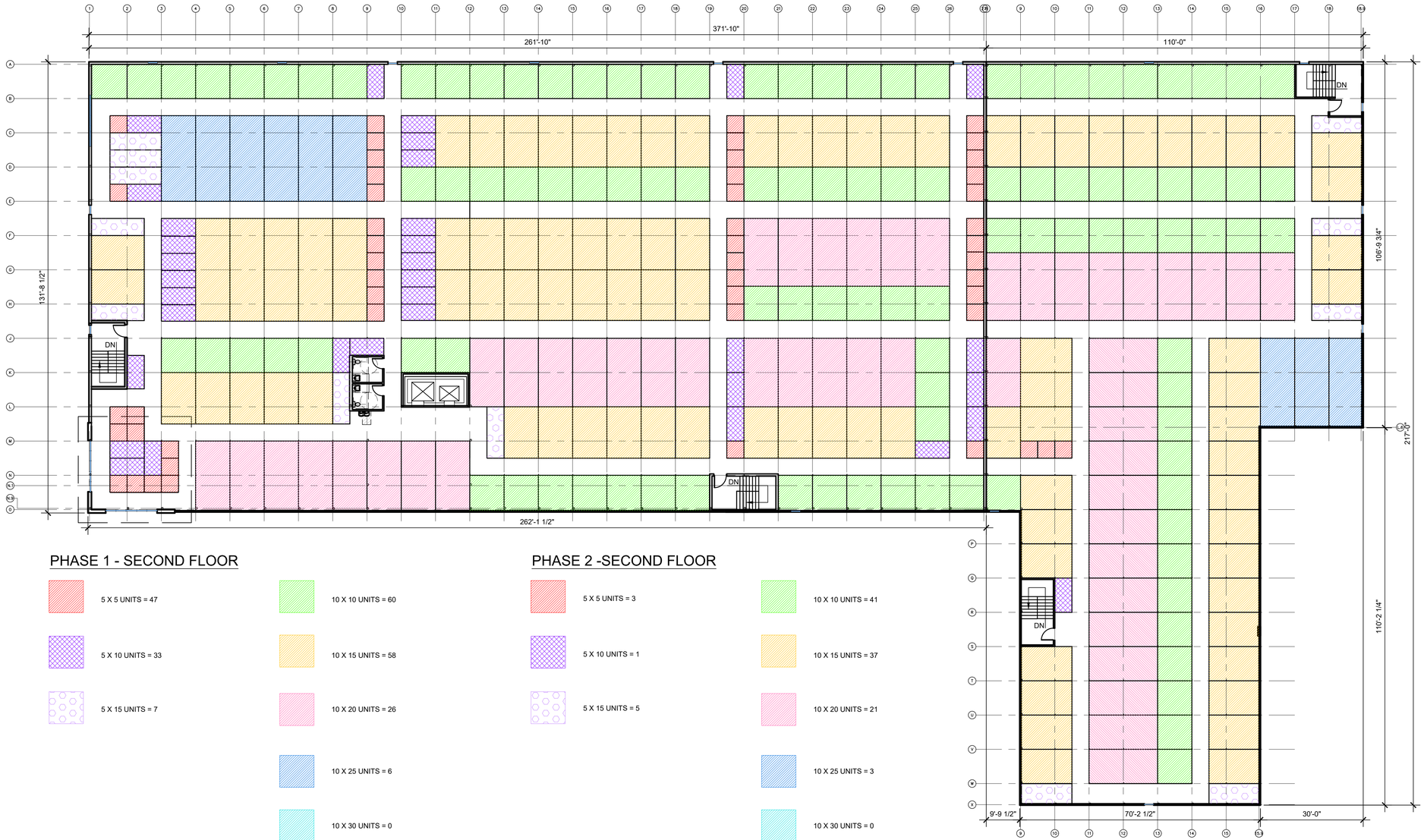
UNIT COUNTS

	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

CITY PLANNING AND DEVELOPMENT

Joseph Rexwinkle, AICP
Secretary of the Commission



PHASE 1 - SECOND FLOOR

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

PHASE 2 -SECOND FLOOR

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

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

N

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ARCHITECTURAL PROJECT NUMBER
2022020

SECOND FLOOR BUILDING PLAN

SHEET NUMBER
A-102

Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\2022020 A-102 BUILDING PLANS.dwg Last Modified: Sep 30, 2022 - 2:16pm Plotted on: Sep 30, 2022 - 2:16pm by mwinslow

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

Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

SECOND PHASE OF PROJECT

MATCH LINE

STUCCO EMBOSSED ARCHITECTURAL INSULATED METAL PANEL SANDSTONE

METAL TRIM TERRACOTTA

22'-8"

6"

14'-0"

22'-6"

8"

7'-4"

OVERHEAD METAL PANEL DOORS- TERRACOTTA

CANYON STONE, COUNTRY LEDGE, DEER VALLEY

CAST STONE LEDGE OR STUCCO TRIM

CAST STONE LEDGE OR STUCCO TRIM

CANYON STONE, COUNTRY LEDGE, DEER VALLEY

MATCH LINE

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

STANDING SEAM ARCHITECTURAL METAL ROOFING TERRACOTTA

STUCCO EMBOSSED ARCHITECTURAL INSULATED METAL PANEL SANDSTONE

HORIZONTAL 7.2 RIB METAL PANELS IN COFFEE WITH TERRACOTTA TRIM

STUCCO EMBOSSED ARCHITECTURAL INSULATED METAL PANEL SANDSTONE

METAL TRIM TERRACOTTA

HORIZONTAL 7.2 RIB METAL PANELS IN COFFEE WITH TERRACOTTA TRIM

METAL TRIM TERRACOTTA

STUCCO EMBOSSED ARCHITECTURAL INSULATED METAL PANEL SANDSTONE

MAPES ARCHITECTURAL CANOPY - SUPER LUMIDECK TO MATCH TERRACOTTA

MATCH LINE

33'-2"

6"

24'-0"

7'-2"

9'-0"

14'-0"

22'-6"

8"

7'-4"

ALUMINUM STOREFRONT DURANODIC BRONZE

MAPES ARCHITECTURAL CANOPY - SUPER LUMIDECK TO MATCH TERRACOTTA

CANYON STONE, COUNTRY LEDGE, DEER VALLEY

CAST STONE LEDGE OR STUCCO TRIM

HOLLOW INSULATED METAL DOOR PAINT TO MATCH TERRACOTTA

STANLEY SLIDING GLASS DOORS - TERRACOTTA

CANYON STONE, COUNTRY LEDGE, DEER VALLEY

OVERHEAD METAL PANEL DOOR - TERRACOTTA

MATCH LINE

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

SECOND PHASE OF PROJECT

STANDING SEAM ARCHITECTURAL METAL ROOFING TERRACOTTA

ALUMINUM STOREFRONT DURANODIC BRONZE

HORIZONTAL 7.2 METAL PANELS IN COFFEE WITH TERRACOTTA TRIM

STUCCO EMBOSSED ARCHITECTURAL INSULATED METAL PANEL SANDSTONE

METAL TRIM TERRACOTTA

HORIZONTAL 7.2 METAL PANELS IN COFFEE WITH TERRACOTTA TRIM

MAPES ARCHITECTURAL CANOPY - SUPER LUMIDECK TO MATCH TERRACOTTA

6"

22'-6"

14'-0"

8"

7'-4"

4'-0"

1'-0"

STEM WALL

CANYON STONE, COUNTRY LEDGE, DEER VALLEY

CAST STONE LEDGE OR STUCCO TRIM

ALUMINUM STOREFRONT DURANODIC BRONZE

CANYON STONE, COUNTRY LEDGE, DEER VALLEY

OVERHEAD NETAL PANEL DOORS - TERRACOTTA

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

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(9 1 3) 3 2 2 - 4 4 4 4
F A X (9 1 3) 3 2 2 - 8 2 7 7

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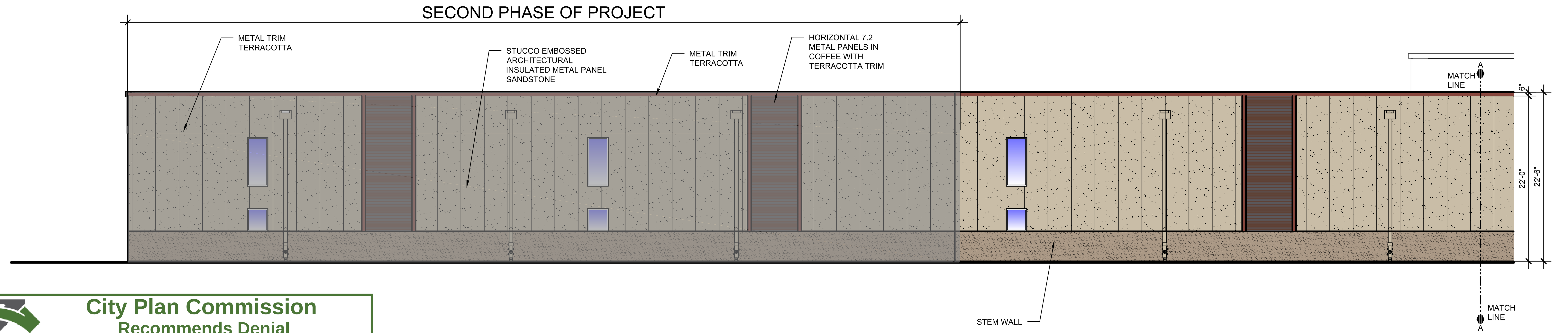
ARCHITECTURAL PROJECT NUMBER
2022020

ELEVATIONS

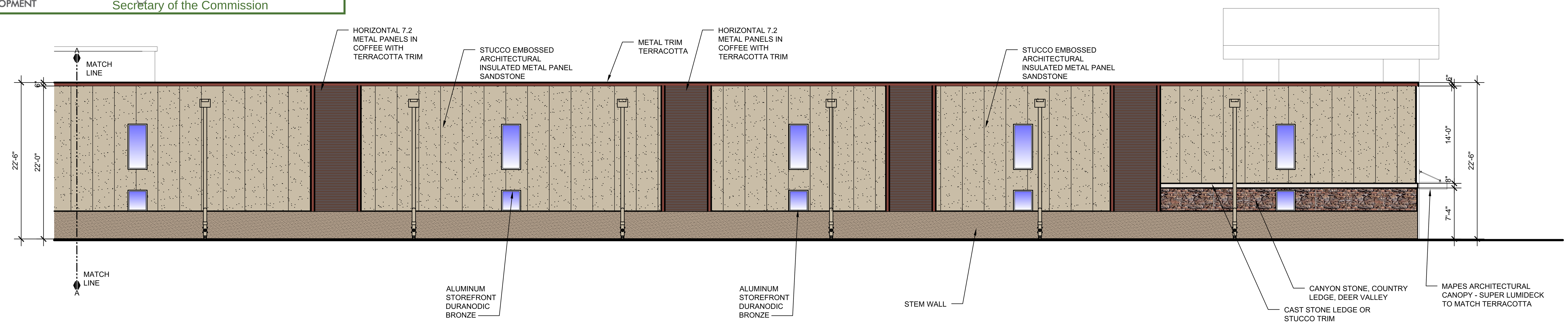
SHEET NUMBER
A-201

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

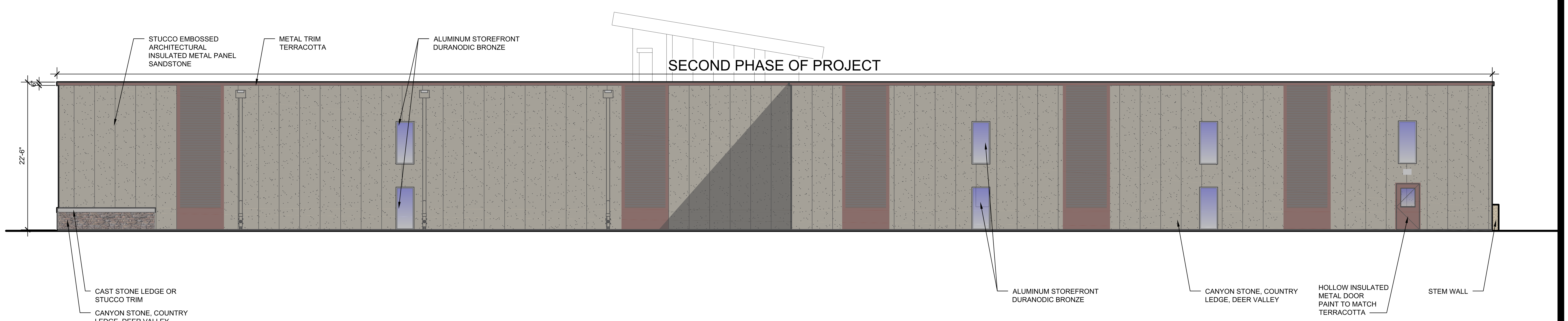


3 FUTURE PHASE SOUTH ELEVATION
SCALE: 1/8"=1'-0"

City Plan Commission
Recommends Denial
of Case No. CD-CPC-2022-00125 on 10/18/2022
Joseph Rexwinkle, AICP
Secretary of the Commission
CITY PLANNING AND DEVELOPMENT



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



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

Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\2022020 A-202 Elevs.dwg Last Modified: Sep 22, 2022 - 4:27pm Plotted on: Sep 30, 2022 - 3:26pm by mwinslow

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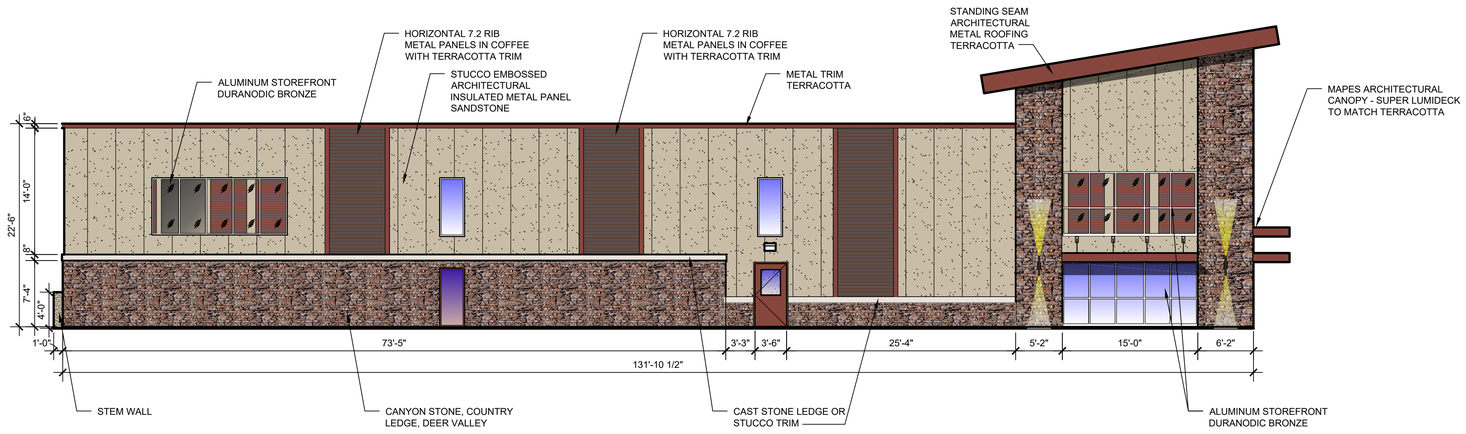
ELEVATIONS

SHEET NUMBER
A-202

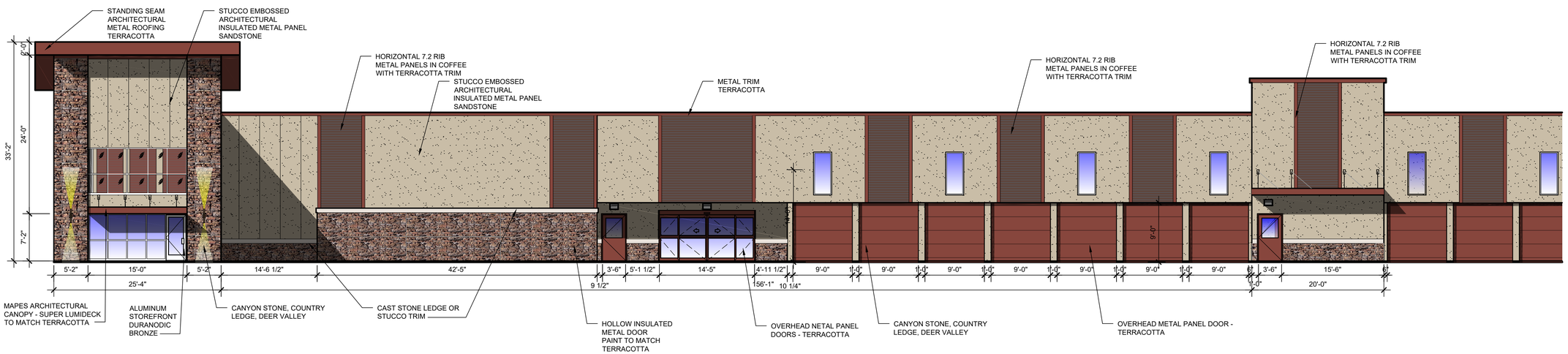
City Plan Commission
Recommends Denial
of Case No. CD-CPC-2022-00125 on 10/18/2022

Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT



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



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

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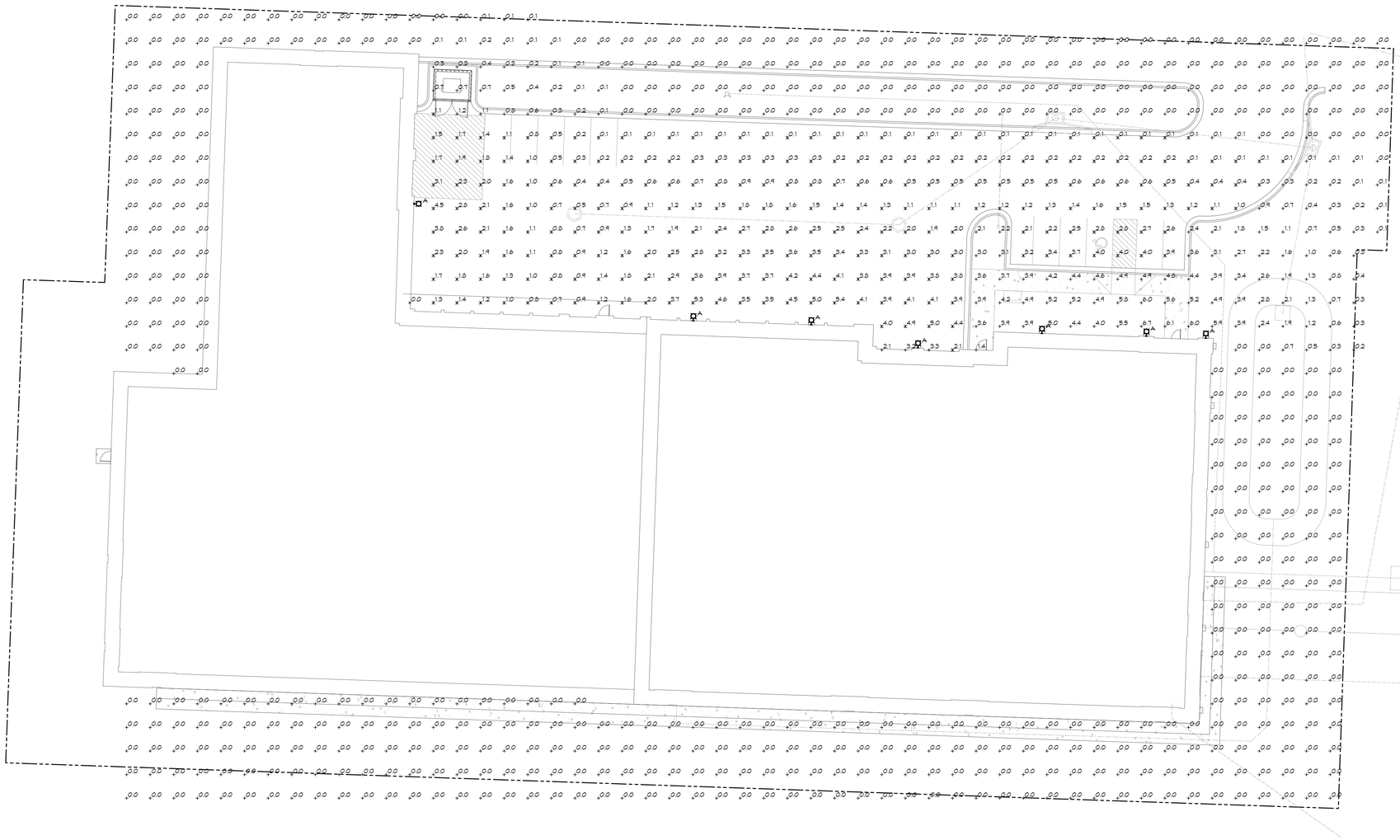
2022020

PHASE 1
NORTH & EAST
ELEVATIONS

SHEET NUMBER
A-203

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



NORTH

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

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS / WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	LITHONIA LIGHTING DSXW1-LED-30C-700-40K-T4M	120 V 69 W	LED 7924 LUM 4000K	LED WALL MOUNTED PACK MOUNTED @ 17 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

CITY PLANNING AND DEVELOPMENT

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

Joseph Rexwinkle, AICP
Secretary of the Commission

BC ENGINEERS INCORPORATED
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Shawnee, KS 66203
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PE COA #2009003629

8/15/2022

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009030
REGISTERED 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