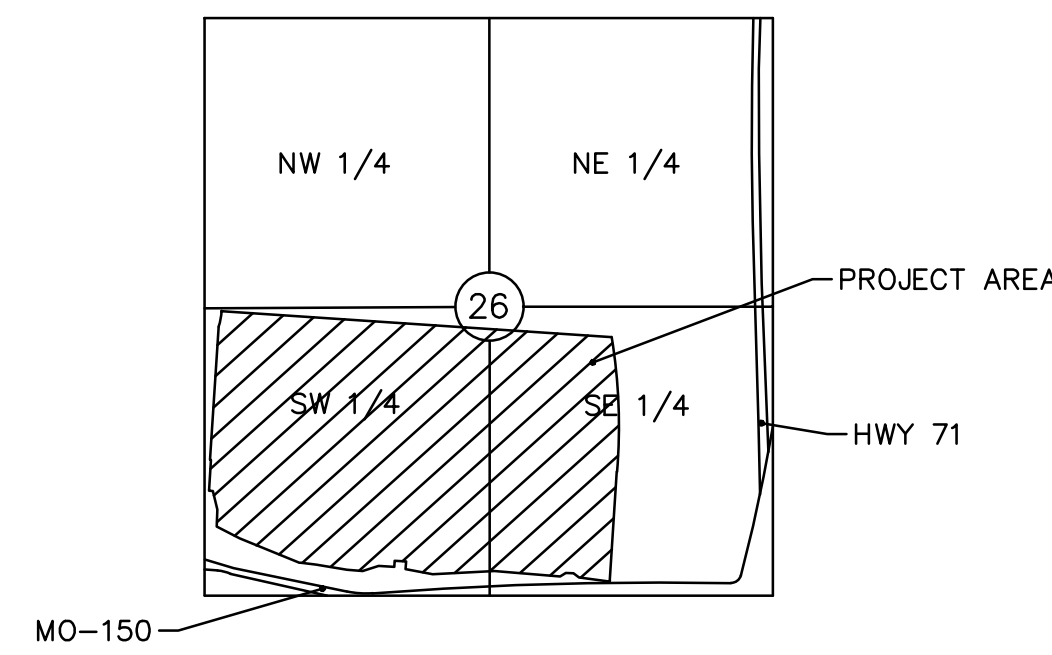
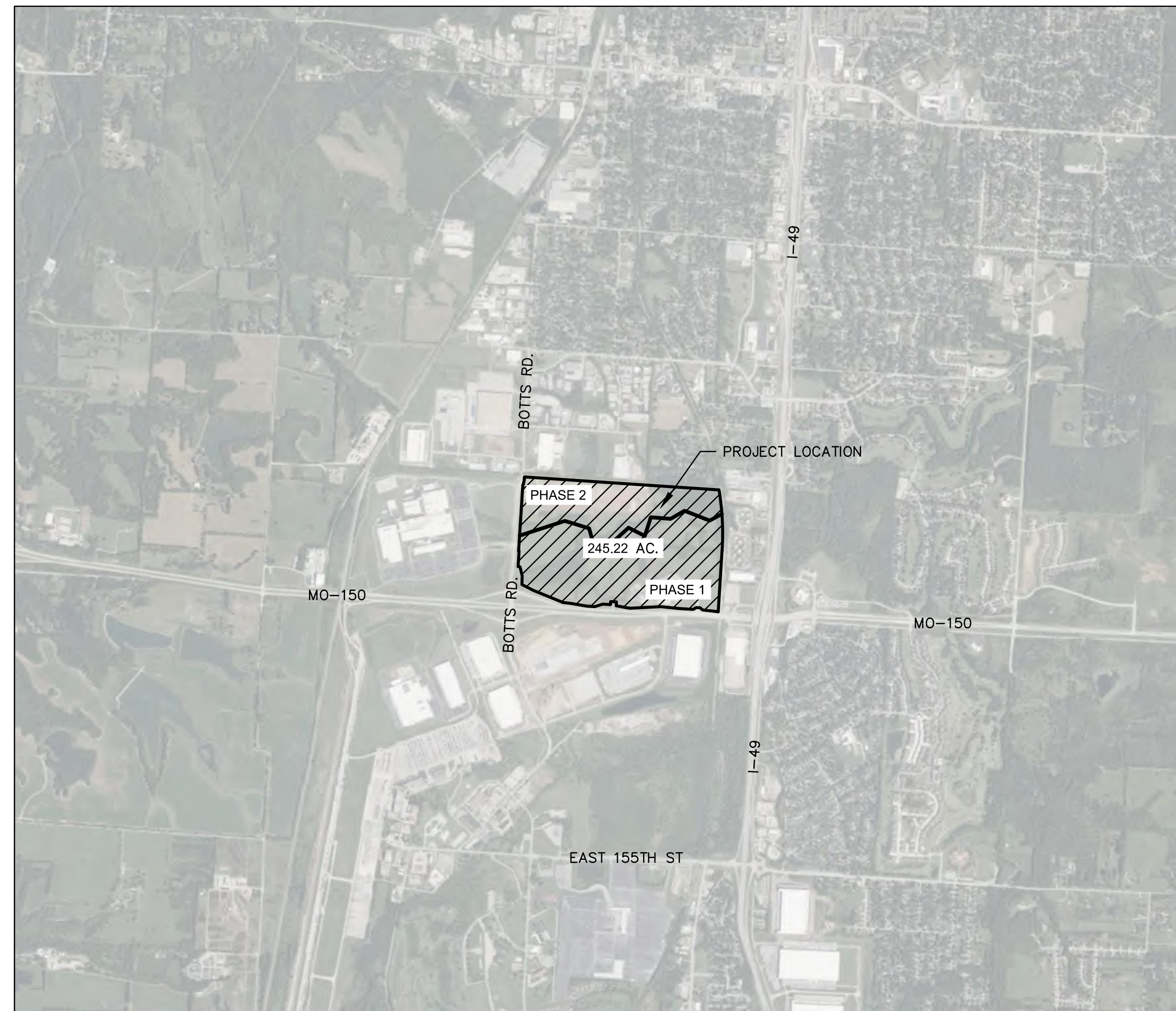


EAST CAMPUS MPD DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 26, TOWNSHIP 47N, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MO



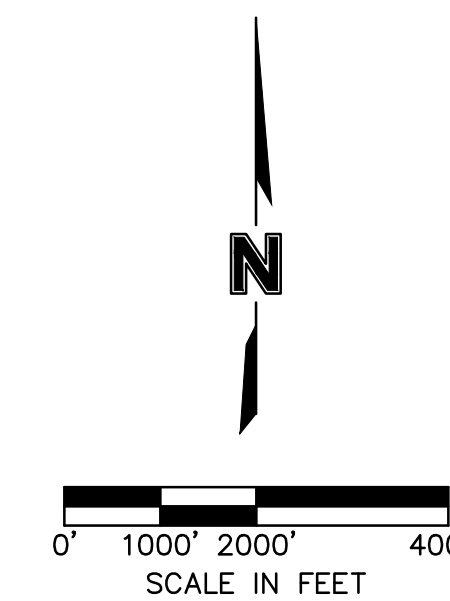
VICINITY MAP
S26, T47N, R33W
N.T.S



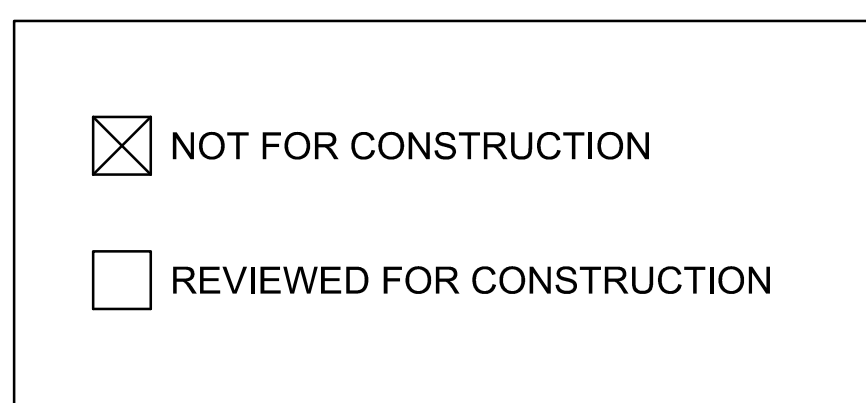
City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00150** on **11/07/2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C103	NOTES
C104	PRELIMINARY GRADING PLAN
C105	PRELIMINARY PLAT
C106	OVERALL STREAM BUFFER PLAN
C107	PRELIMINARY UTILITY PLAN
C108	TREE PRESERVATION PLAN
C109	MO-150 EXHIBIT
C110	SIGHT DISTANCE EXHIBIT
L100	LANDSCAPE PLAN (PHASE 1)
L101	LANDSCAPE PLAN (PHASE 2)
A101	PRELIMINARY BUILDING ELEVATIONS



PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER PROMONTORY 150 LLC 4453 MAIN ST STE 920 KANSAS CITY, MO 64111 CONTACT: COREY WALKER PHONE: 816.285.3878 EMAIL: COREY.WALKER@PLATFORMV.COM	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORKS PHONE: 816-513-2627 NAME: KOMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE PHONE: 816-756-5252 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM: 816-358-5360 NAME: GOOGLE FIBER PHONE: 877-454-6959
ARCHITECT HNTB 715 KIRK DR. KANSAS CITY, MISSOURI 64105 CONTACT: DARREN NIELSEN, RA PHONE: 816.527.2446 EMAIL: DNIELSEN@HNTB.COM	
ENGINEER OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: NICK HEISER, P.E. PHONE: 816.442.6056 EMAIL: NHEISER@OLSSON.COM	
SURVEYOR OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	
CONTRACTOR JE DUNN 1001 LOCUST STREET KANSAS CITY, MISSOURI 64106 CONTACT: ALAN MOORE PHONE: 806.426.8944 EMAIL: ALAN.MOORE@JEDUNN.COM	



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.

LEGAL DESCRIPTION

W 1/2 OF SW 1/4 SEC 26 47 33 EXC PRT IN RD, M 150 HWY SEC-26 TWP-47 RNG-33 DEG W 219.42' TO A PT ON N ROW LI HWY 150 TH W ALG N ROW LI 772.02' TO A PT ON W LI SD 1/2 1/4 TH N ALG SD W LI 768.13' TO POB PT OF E 1/2 SW 1/4 DAF: BEG AT PT 1862.90' S OF NW COR OF E 1/2 SW 1/4 TH S 86 DEG E 963.40' TH ALG A CURV TO RI 60.26' TH TH S 32 DEG E 60' TH SWLY ALG A CURV TO LF 625.06' TH S 3 DEG W 158' MOL TO NLY ROW LI OF M-150 TH NWLY 46' MOL TH NWLY 164' MOL TH SWLY 176' MOL TH WLY 164' TH NWLY 238' MOL TO PT ON W LI S 1/2 SW 1/4 TH N ALG SD W LI 739' MOL TO POB, PRT E 1/2 SW 1/4 SEC 26 47 33 BEG NW COR NE 1/4 SW 1/4 SD SEC TH S 03 DEG 31 MIN 59 SEC W ALG WLY LI E 1/2 SW 1/4 A DIST OF 1306.80 FT TO TPOB TH ELY ALG N LI SE 1/4 SW 1/4 SEC 696.97 FT TH SELY ALG CUR LT RADIUS 1370.00 FT INIT TANG S 18 DEG 49 MIN 32 SEC E A DIST OF 268.29 FT TH S 30 DEG 02 MIN 45 SEC E 339.58 FT TH SWLY ALG CUR LT RADIUS 730.00 FT INIT TANG S 57 DEG 12 MIN 22 SEC W A DIST OF 60.26 FT THWLY PARL N LI SD 1/4 A DIST OF 963.40 FT TO PT W LI SD 1/4 1/4 TH NLY ALG SD W LI 556.10 FT TO TPOB, PRT NE 1/4 SW 1/4 SEC 26 47 33 S 435.6 FT OF N 1306.8 FT OF W 1000 FT OF SD 1/4 1/4 PRT NE 1/4 SW 1/4 SEC 26 47 33 S 435.6 FT OF N 871.2 FT OF W 1000 FT OF SD 1/4 1/4 PRT NE 1/4 SW 1/4 SEC 26 47 33 N 435.6 FT OF W 1000 FT OF SD 1/4 1/4 PRT S 1/2 SEC 26 47 33 BEG NECOR LOT 2 HAWTHORNE PARK TH WLY ALG N LI SD SUB TO NW COR LOT 3 SD SUB TH NLY ALG NLY PROLG OF W LI SD LOT 3 TO PT 853.60 FT N OF SW COR LOT 4 SDSUB TH S 84 DEG 55 MIN 19 SEC W 465.59 FT TH SWLY ALG CUR LTR-890 FT A DIST OF 387.84 FT TH SWLY 50 FT TH N 30 DEG 02 MIN 45 SEC W 339.58 FT TH NWLY ALG CUR RT R-1370.00 FT A DISTOF 268.29 FT PT N LI SE 1/4 SW 1/4 SD SEC 26 A DIST OF 696.97 FT ELY OF NW COR SD SE 1/4 SW 1/4 TH ELY ALG SD N LI TO PT 1000.00 FT ELY SD NW COR TH NLY PARL W LI NE 1/4 SW 1/4 SD SEC PT N LI SW 1/4 SEC 26 TH ELY ALG SD N LI TO PT W LI RR R/W TH SLY ALG SD RW TO BEG, M 150 HWY SEC-26 TWP-47 RNG-33 PT E 1/2 SW 1/4 DAF: BEG 250' W & 68' MOL N OF SE COR SW 1/4 TH N 91' MOL TH ALG A CURV RI 429.43' TH NWLY 261.63' TH SWLY ALG A CURV TO LF 574.81' TH S 158' MOL TH ELY 34' MOL TH LI HWY 150 TH E ALG SD N ROW LI 215' TO POB SELY 47' MOL TH E 137' MOL TO POB, RNG-33 TWP-47 SEC-26 PT OF SW 1/4 & SE 1/4 & N 50' LOT 3 HAWTHORNE PARK DAF: BEG 401.32' N OF SW COR OF LOT 4 HAWTHORNE PARK TH N 248.68' TH E 350' TH N 50' TH W 350' TO NW COR OF SD LOT 3 HAWTHORNE PARK TH N 153.6' TH S 84 DEG W 465.59' TH SWLY ALG CURV TO LF 387.04' TH SW 150' TH SWLY ALG CURV TO LF 44.04' TH NW 260.32' TH SWLY ALG CURV TO LF 50.25' TH SE 261.63' TH SWLY ALG A CURV TO LF 429.43' TH S 91' MOL TO PT ON N LI 150 HWY TH E ALG SD N ROW LI 153' MOL TH NELY 493' MOL TH N 61 DEG E 634' MOL TO POB 429.43' TH S 1197' TO PT ON N LI 150 HWY TH E ALG SD N ROW LI 535.15' TH N 61 DEG E 759.63' TO POB, PRT SW 1/4 SE 1/4 SEC 26 47 33 BEG AT SW COR LOT 4 HAWTHORNE PARK TH W ALG N LI 147TH ST 645.15 FT TH N 61 DEG 45 MIN 23 SEC E 759.63 FT TO W LI LOT 3 SD SUB TH S ALG SD W LI 401.32 FT TO BEG, HAWTHORNE PARK LOT 3 EXC N 50 FT, 14664 COLORADO HAWTHORNE PARK LOT 4, HAWTHORNE PARK LOT 2, 14698 COLORADO /HAWTHORNE PARK LOT 1 (EX PT IN M-150)

STATEMENT OF INTENT

GENERALLY LOCATED AT THE NORTHEAST CORNER OF BOTTS ROAD AND MISSOURI HIGHWAY 150. THIS MASTER PLANNED DEVELOPMENT (MPD) PLAN PROVIDES FOR PREPARATION AND APPROVAL OF A UNIFIED DEVELOPMENT OF APPROXIMATELY 242 ACRES LOCATED IN THE SOUTHWEST REGION OF KANSAS CITY, MISSOURI. THE PROPERTY IS BORDERED BY BELTON-GRANDVIEW RAILROAD AND KANSAS CITY RAILROAD RIGHT-OF-WAY ON THE EAST; BOTTS ROAD TO THE WEST; MISSOURI HIGHWAY RIGHT-OF-WAY TO THE SOUTH; AND GRANDVIEW AT THE NORTH. THE PROPOSED MPD PLAN PROVIDES FOR DEVELOPMENT OF 242 ACRES FOR OFFICE, INDUSTRIAL, PUBLIC / CIVIC, AND CONSERVATION USES CONSISTING OF APPROXIMATELY 2,530,000 SQUARE FEET OF BUILDINGS. BY USING MPD ZONING, THIS ALLOWS ONE PLAN AND ONE ZONING DISTRICT FOR DEVELOPMENT OF 242 ACRES RATHER THAN SEVERAL PLANS WITH SEPARATE ZONING DISTRICTS, THEREBY RESULTING IN A MORE COHESIVE DEVELOPMENT ALLOWING FOR BOTH A FLEXIBLE AND EFFICIENT APPROVAL PROCESS. THIS MPD PLAN PROVIDES GREATER COMMUNITY BENEFITS BY PROVIDING ASSURANCES OF USES PERMITTED AND CONSTRUCTED WITHIN THIS PLANNED AREA.

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Chandler, AZ 85226
TEL 480.829.6000
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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	11-03-23	PER CITY COMMENTS

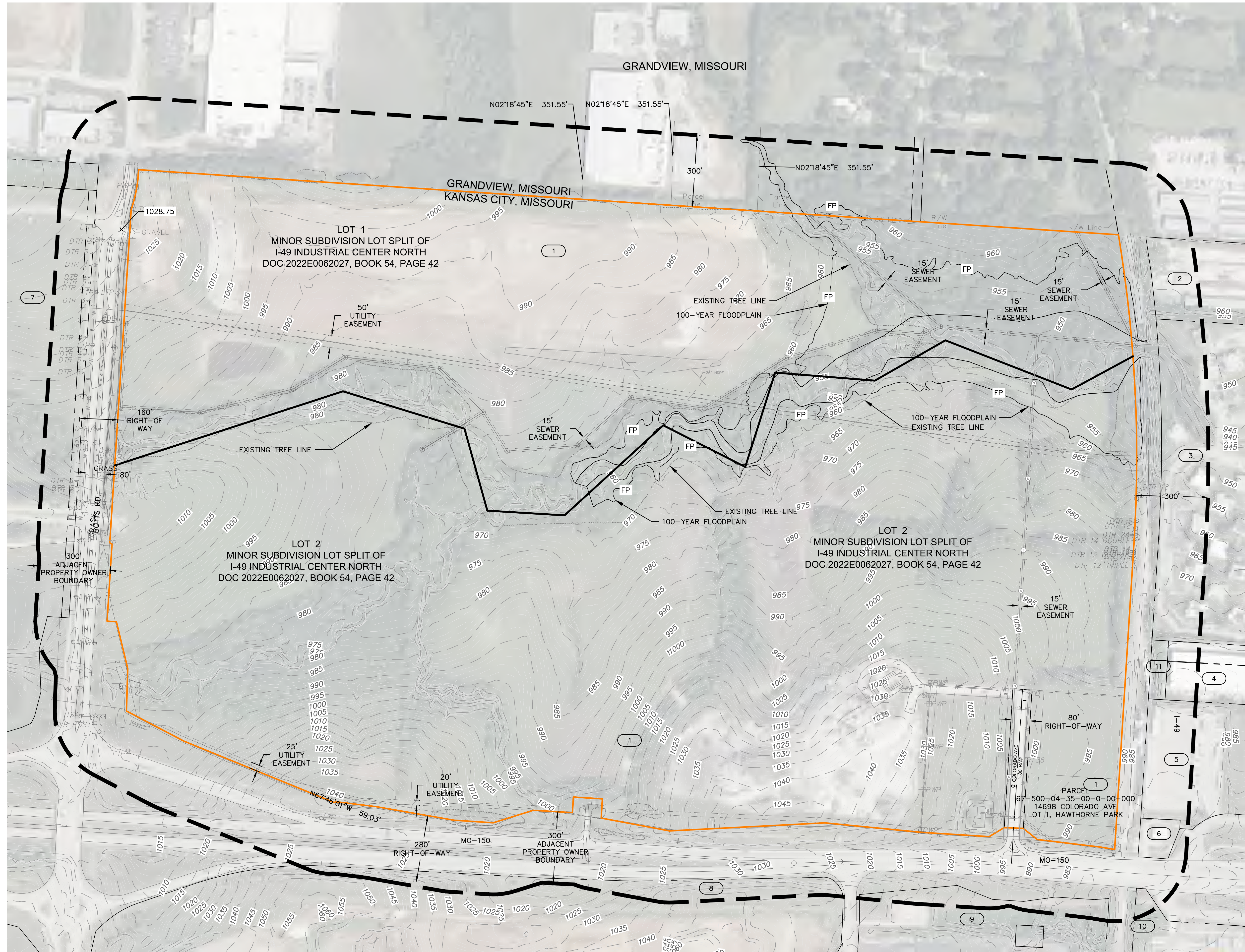
TITLE SHEET
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
EAST CAMPUS
KANSAS CITY, MISSOURI
2023

drawn by: OM
checked by: JH
approved by: ENG
QA/QC by: HNTB
project no.: 022-06947
drawing no.: C_TTL01_02206947
date: 09-15-23

SHEET
C100

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PROPERTY OWNERS WITHIN 300'	
1	Promatory 150 LLC 4435 Main St Ste 920 Kansas City, MO 64111
2	Cummins Robert L & Magda L Trustee 10456 W 150th St Overland Park, KS 66221
3	Cloverleaf Apartments Investors LLC 8484 Wilshire Blvd Ste 760 Beverly Hills, CA 90211
4	Tac Vega KC Owner LLC Vega Strategic Ventures LLC Attn Charlie Kauss 3414 Peachtree Rd NE Ste 990 Atlanta, GA 30326
5	Frontier Bag Inc PO Box 200 Grandview, MO 64030
6	Dawson Cyrus 2305 NE Springbrook Blue Springs, MO 64014
7	Planned Industrial Expansion Auth of KC 20 E 5th St Ste 200 Kansas City, MO 64106
8	Port Authority of Kansas City Missouri 110 Berkeley Plz Kansas City, MO 64120
9	United States of America 20380 Pennsylvania St Se Albuquerque, NM 87116
10	Wrench (De) Ltp % True Value Company Attn: Tax Dept 8600 W Bryn Mawr Ave Chicago, IL 60631
11	KANSAS CITY SOUTHERN RAILWAY CO 427 W 12TH ST KANSAS CITY, MO 64105

LEGEND

	PROJECT PROPERTY BOUNDARY
	300' ADJACENT PROPERTY OWNER BOUNDARY
	PROPERTY LOT LINE
	100-YEAR FLOODPLAIN
	999 EXISTING MAJOR CONTOURS
	999 EXISTING MINOR CONTOURS

EXISTING ZONING: M2-2, M2-5
 PROPOSED ZONING: MPD

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 Chandler, AZ 85226

REV. NO.	DATE	REVISIONS DESCRIPTION
1	11-03-23	PER CITY COMMENTS

EXISTING CONDITIONS
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

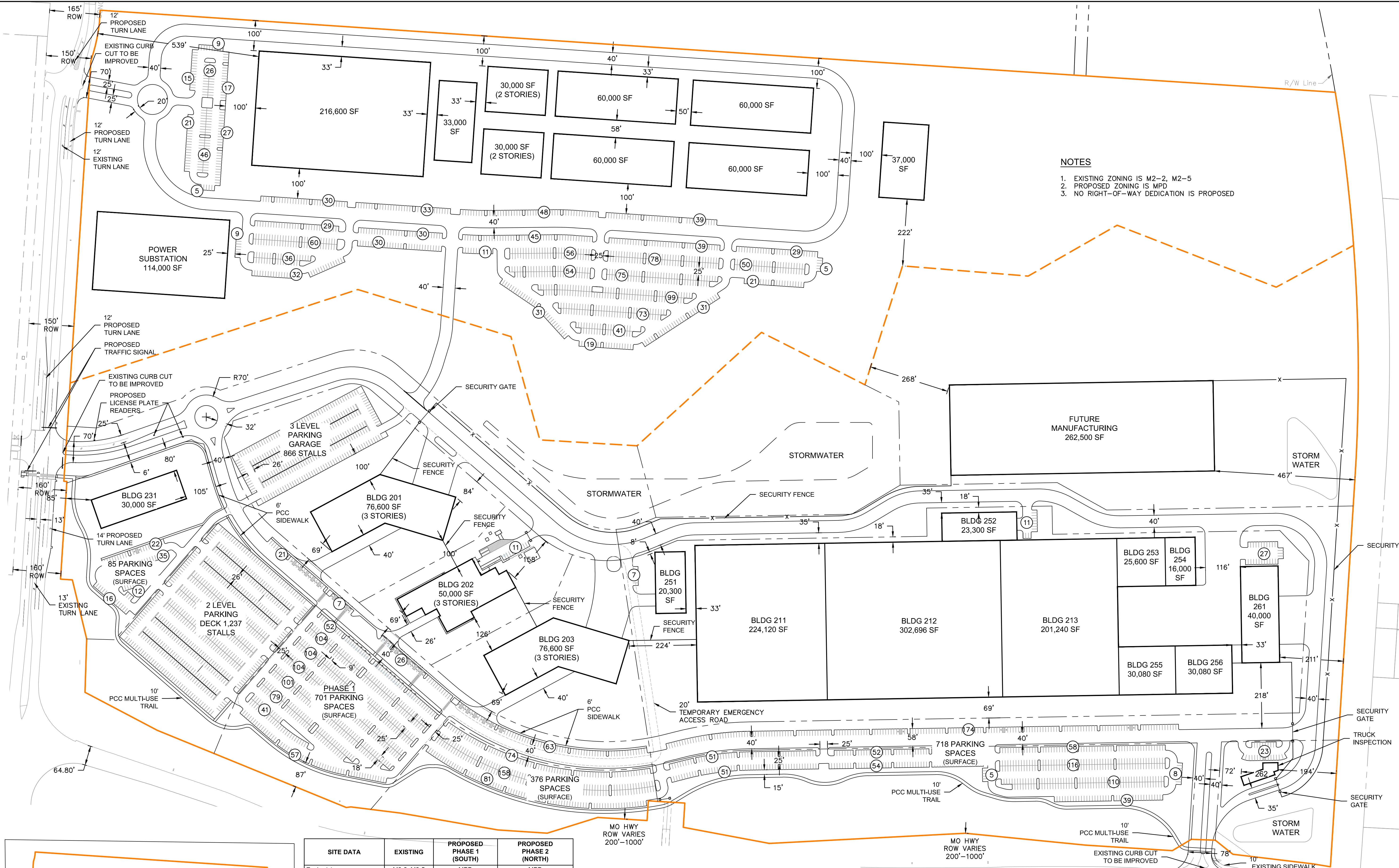
KANSAS CITY, MISSOURI

drawn by: OM
 checked by: JH
 approved by: ENG
 QA/QC by:
 project no.: 022-06847
 drawing no.: C_EXC01_02206847
 date: 09-15-23

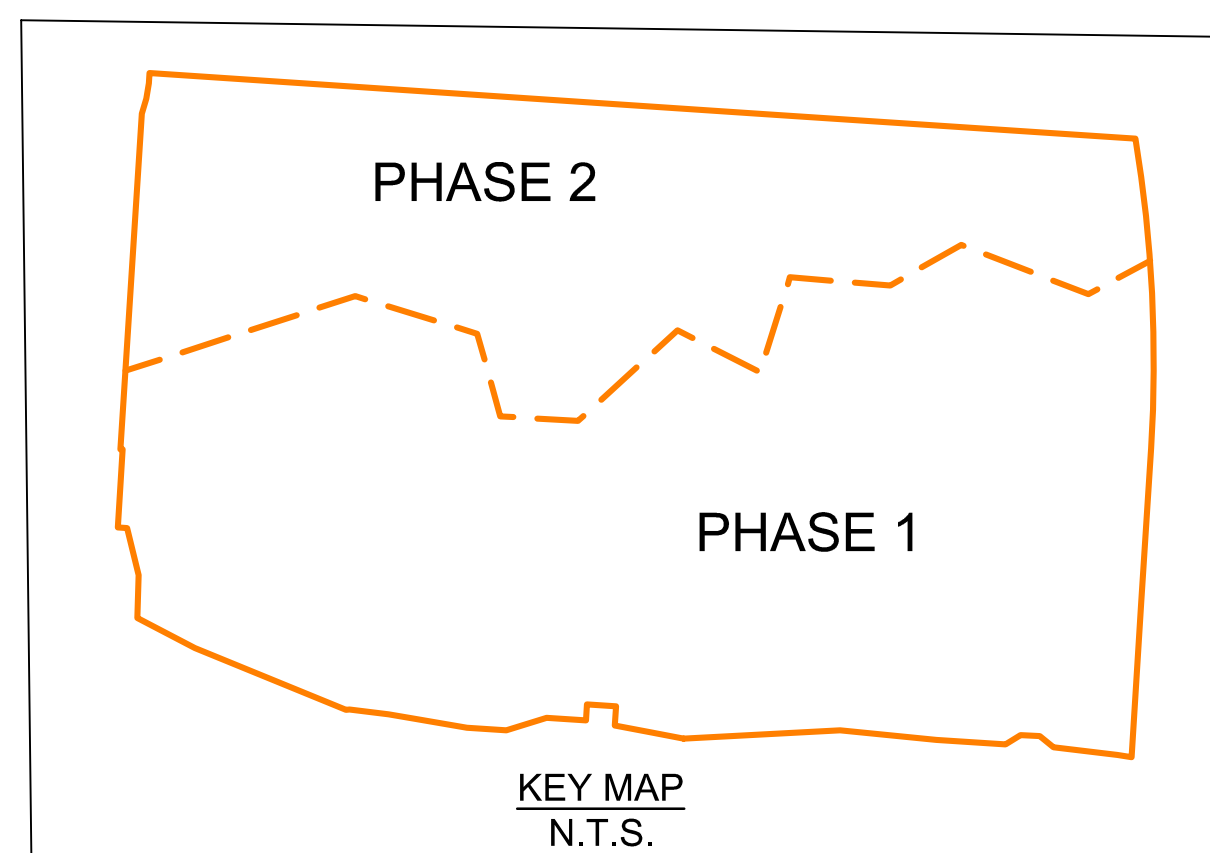
2023

SHEET
 C101

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- NOTES**
- EXISTING ZONING IS M2-2, M2-5
 - PROPOSED ZONING IS MPD
 - NO RIGHT-OF-WAY DEDICATION IS PROPOSED



SITE DATA	EXISTING	PROPOSED PHASE 1 (SOUTH)	PROPOSED PHASE 2 (NORTH)
Zoning(s)	M2-2, M2-5	MPD	MPD
Gross Land Area			
in square feet	10,681,859.41	6,902,204.78	3,779,517.13
in acres	245.22	158.45	86.76
Right-of-way Dedication			
in square feet	N/A	N/A	N/A
in acres	N/A	N/A	N/A
Right-of-way Vacation			
in square feet	N/A	46,485.09	N/A
in acres	N/A	1.07	N/A
Net Land Area			
in square feet	N/A	6,948,689.88	3,779,517.13
in acres	N/A	159.52	86.76
Building Area (sq. ft.)	N/A	1,883,000.00	645,000.00
Floor Area Ratio	N/A	2.2 (MAX)	2.2 (MAX)
Use Info	N/A	OFFICE / MANUFACTURING	OFFICE / MANUFACTURING

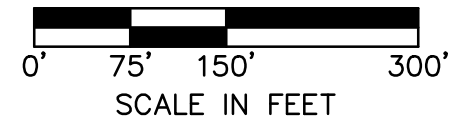
88-420-PARKING	VEHICLE SPACES (PHASE 1)		BIKE SPACES (PHASE 1)		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
OFFICE, ADMIN, PROFESSIONAL OR GENERAL & MANUFACTURING	2,083	4,001	105 / 400	10 / 40	YES

88-420-PARKING	VEHICLE SPACES (PHASE 2)		BIKE SPACES (PHASE 2)		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
OFFICE, ADMIN, PROFESSIONAL OR GENERAL & MANUFACTURING	390	1,301	55 / 131	10 / 20	YES

BUILDING DATA	REQUIRED	PROPOSED
REAR SETBACK	NONE	10'
FRONT SETBACK	NONE	10'
SIDE SETBACK	NONE	10'
SIDE SETBACK (ABUTTING STREET)	NONE	10'
HEIGHT	NONE	70'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- PHASE BOUNDARY
- PROPOSED STALL COUNT



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REV. NO.	DATE	REVISIONS DESCRIPTION	PER/CITY COMMENTS
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SITE PLAN
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
EAST CAMPUS
KANSAS CITY, MISSOURI

2023

drawn by: OM
 checked by: JH
 approved by: ENG
 QA/QC by: HNTB
 project no.: 022-06947
 drawing no.: C_SIT01_02206947
 date: 09-15-23

SHEET C102

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 C:\PTBLK_02206947
 XREFS: C:\TOP0_02206947
 C:\BASE_02206947
 C:\PND1_02206947

GENERAL NOTES:

- EXISTING ZONING IS M1-5 & AG-R. PROPOSED ZONING IS MPD. TOTAL LAND AREA: 246.28 AC.
- LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 0.00 AC.
- NET LAND AREA: 246.28 AC.
- PROPOSED USES: MANUFACTURING, OFFICE, & UTILITIES.
- FINAL BUILDING HEIGHTS FOR EACH LOT SHALL BE NO GREATER THAN 70'.
- GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 2.2.
- RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. PARKING RATIOS SHALL BE DETERMINED BY USE PER CHAPTER 88-420-06.
- NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT.
- COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE AS FOLLOWS:
 - PHASE 1 - 2024 - 2034
 - PHASE 2 - 2034 - 2044
 - HOWEVER, ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE SUBJECT TO CHANGE.
- FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT STATED IN THE DEVELOPMENT PLAN.
- PROPOSED CONTOURS, BMPS, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT. PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE CONTAINED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.
- PROPOSED BUILDING SETBACKS: 33' FROM RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES. ZERO FEET (0') FROM INTERNAL LOT LINES AS LONG AS REQUIRED BUILDING SEPARATION PER BUILDING CODE IS MET AT TIME OF BUILDING PERMIT APPLICATION.
- PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY. ZERO FEET (0') FROM INTERNAL LOT LINES.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
- LANDSCAPE PLANS SHALL BE ADMINISTRATIVELY APPROVED WITH EACH MPD FINAL PLAN.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.
- THE PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN PHASES AND LOTS, SO IF ONE PHASE OR LOT DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER PHASE COULD ADD THAT UNUSED AMOUNT TO ITS BUILDING AREA.
- MPD FINAL PLAN SHALL PROVIDE DETAILS AND IDENTIFY CONNECTIONS FROM PARKING AREAS TO BUILDINGS; PEDESTRIAN CONNECTIVITY ACROSS THE CAMPUS SHALL INCLUDE A 10' WIDE MULTI-USE TRAIL. ALL PEDESTRIAN CIRCULATION SYSTEMS ON THE CAMPUS SHALL MEET ORDINANCE SECTION 88-450. THE 10' TRAIL SHALL BE A PUBLICLY ACCESSIBLE TRAIL WITH AN AGREEMENT THAT THE PUBLIC WOULD ALWAYS BE ABLE TO ACCESS IT.

PLAN SHEET EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

- SITE LIGHTING PLAN (CONCEPT)
- UTILITY PLAN (CONCEPT)

ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED:

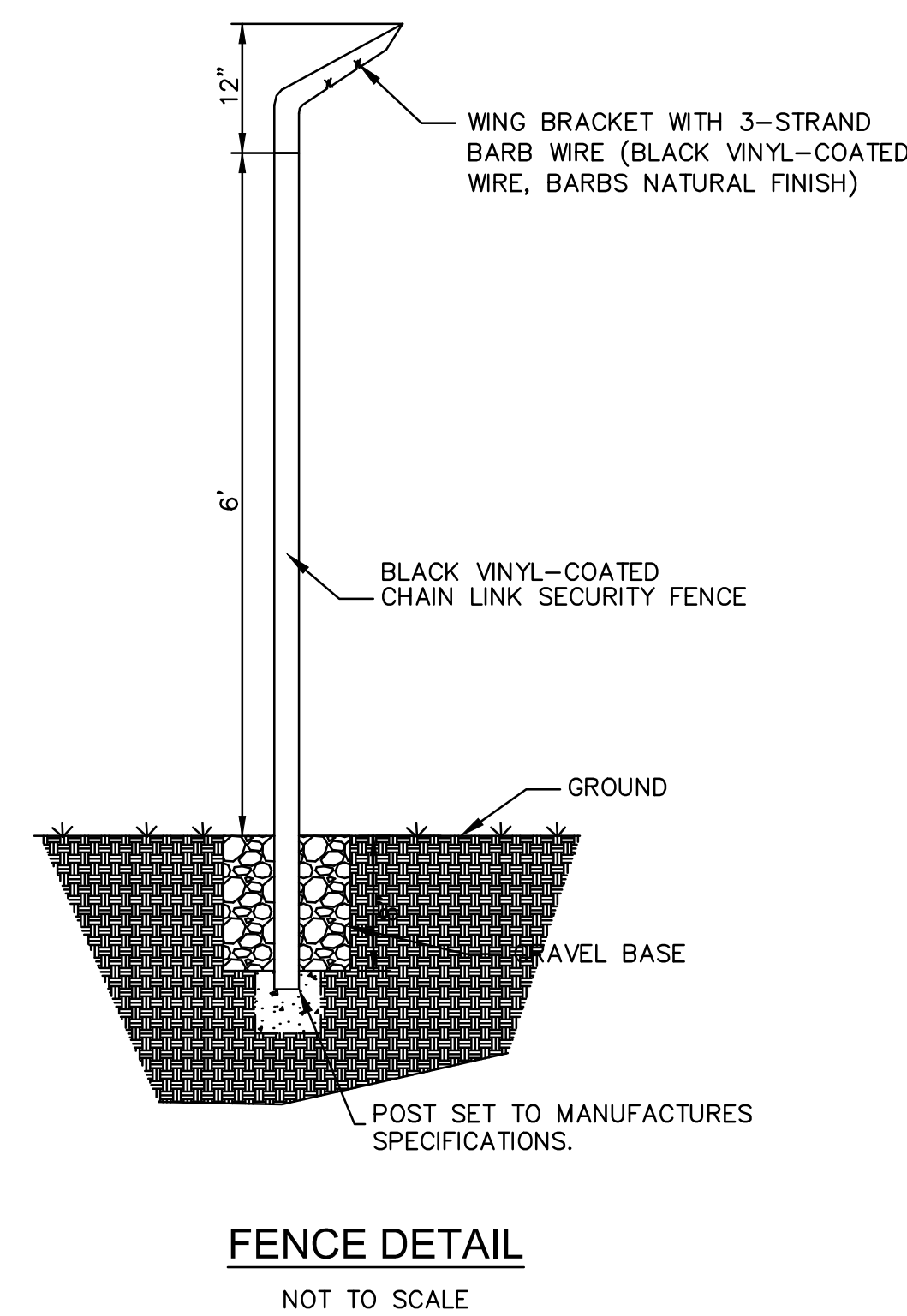
THE FOLLOWING DEVIATIONS FROM THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE ARE BEING REQUESTED:

- THE FINAL MPD PLANS MAY BE ADMINISTRATIVELY APPROVED BY THE CITY PLANNING AND DEVELOPMENT DIRECTOR. FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT STATED IN THE DEVELOPMENT PLAN.

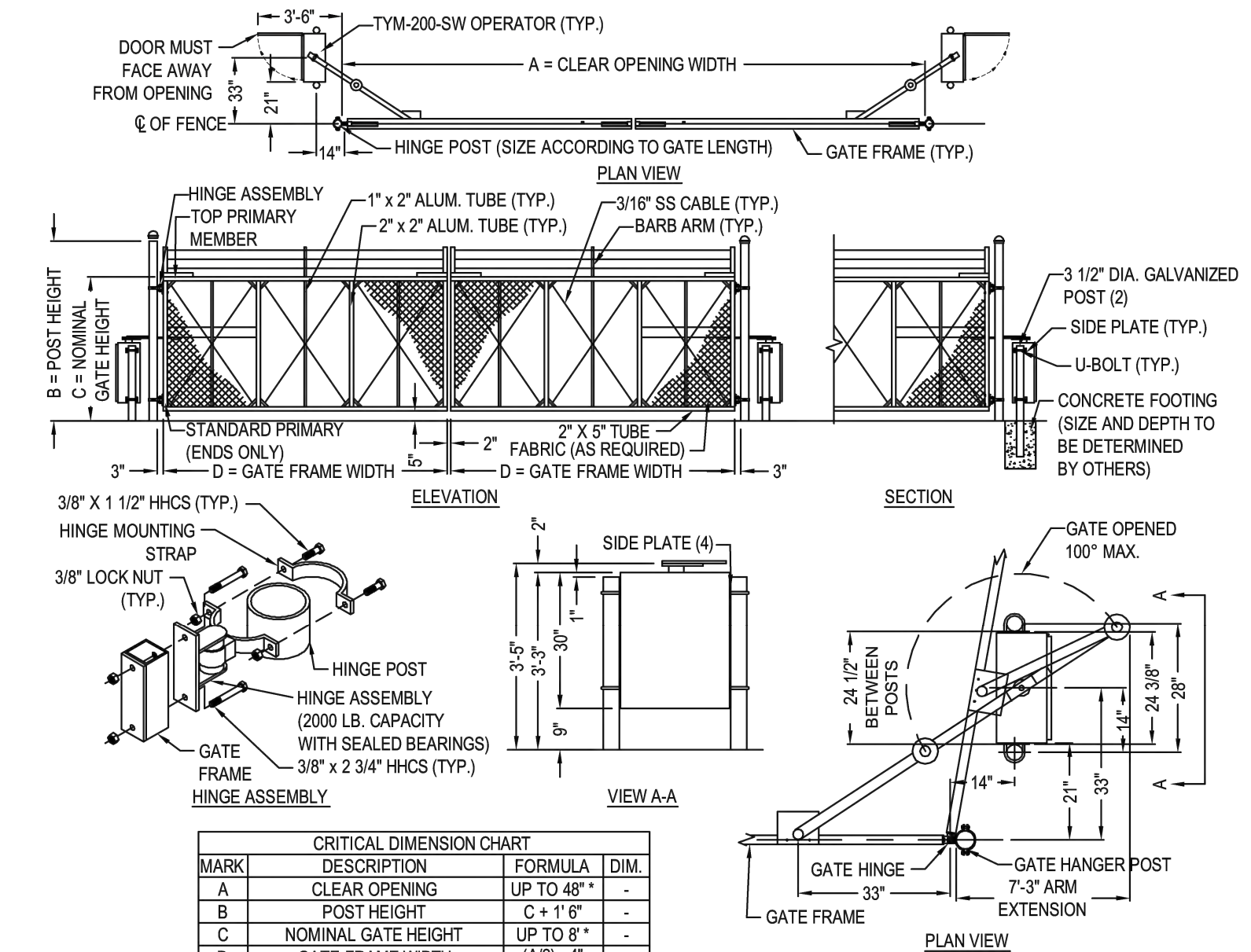
GENERAL DESIGN GUIDELINES:

- MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
- PRINCIPAL BUILDING MATERIALS FOR INDUSTRIAL USES SHALL BE CONCRETE, ARCHITECTURAL METAL, AND GLASS.
- ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
- SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
- EACH LOT SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
- FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE BLACK POWDER COATED CHAIN LINK FOR EACH LOT AS NECESSARY.

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	SEE SHEET (C106)
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #12 ON THIS SHEET (C103)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED WITHIN PROPOSED COMMERCIAL AND INDUSTRIAL USES
88-445 SIGNS	SEE GENERAL NOTES #16 ON THIS SHEET (C103)
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH MPD FINAL PLAN FOR EACH LOT OR PHASE.



FENCE DETAIL
NOT TO SCALE



MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	UP TO 48"	-
B	POST HEIGHT	C + 1' 6"	-
C	NOMINAL GATE HEIGHT	UP TO 8'	-
D	GATE FRAME WIDTH	(A/2) - 4"	-

- NOTES:
- ALL FITTINGS PROVIDED FOR 4" O.D. POSTS. OTHER SIZES ARE AVAILABLE UPON REQUEST.
 - GATE ELEVATION IS VIEWED FROM THE OUTSIDE OF THE SECURE AREA LOOKING IN.
 - CRITICAL DIMENSION A = SINGLE PANEL: 6'-0" MIN. - 24'-0" MAX. DOUBLE: 12'-0" MIN. - 48'-0" MAX.
 - CRITICAL DIMENSION E = 4'-0" MIN. - 8'-0" MAX. (ON CONTACT TYPICAL)
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FENCE GATE DETAIL
NOT TO SCALE

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BY

REVISIONS

NOTES

REVISIONS DESCRIPTION

REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

DATE

EAST CAMPUS

PER CITY COMMENTS

KANSAS CITY, MISSOURI

2023

drawn by: OM

checked by: JH

approved by: ENG

QA/QC by: HNTB

project no.: 022-06947

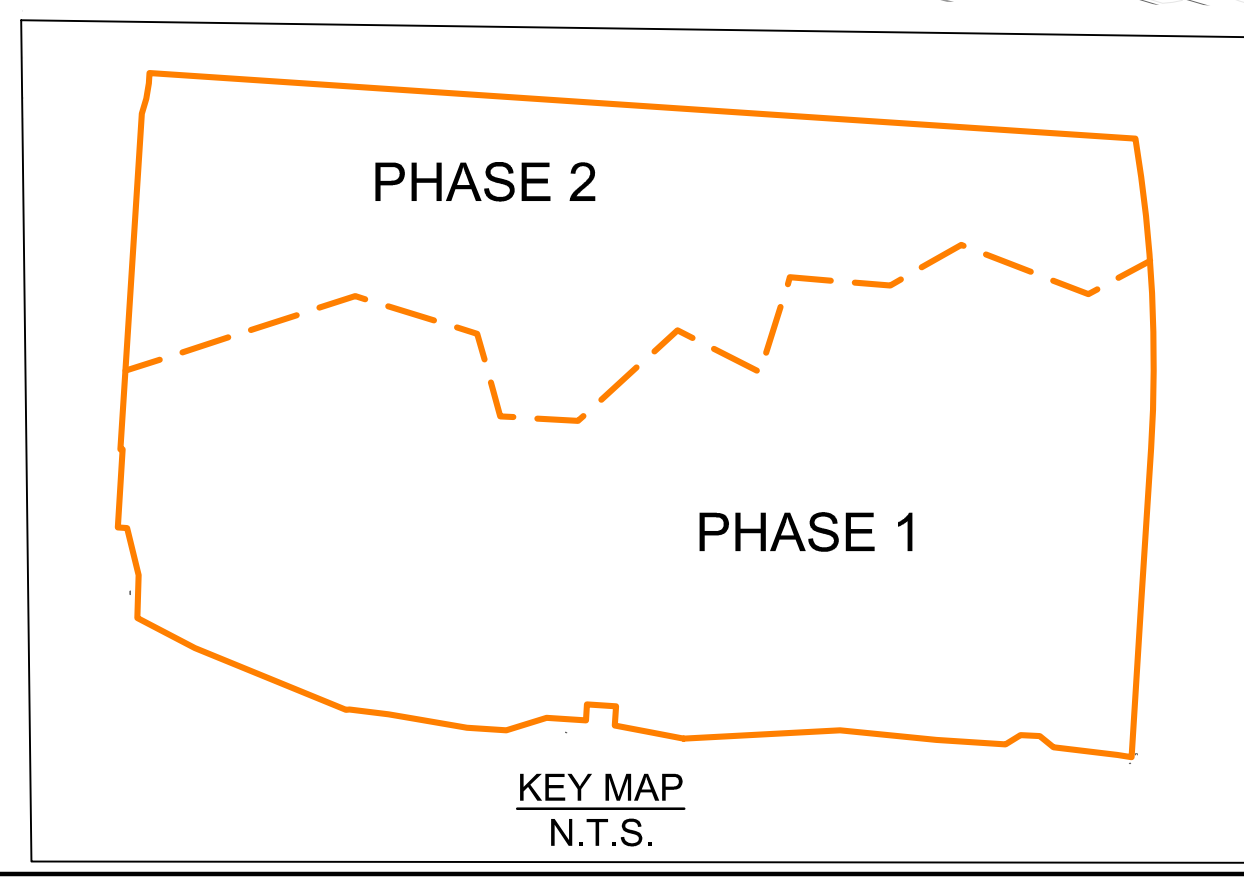
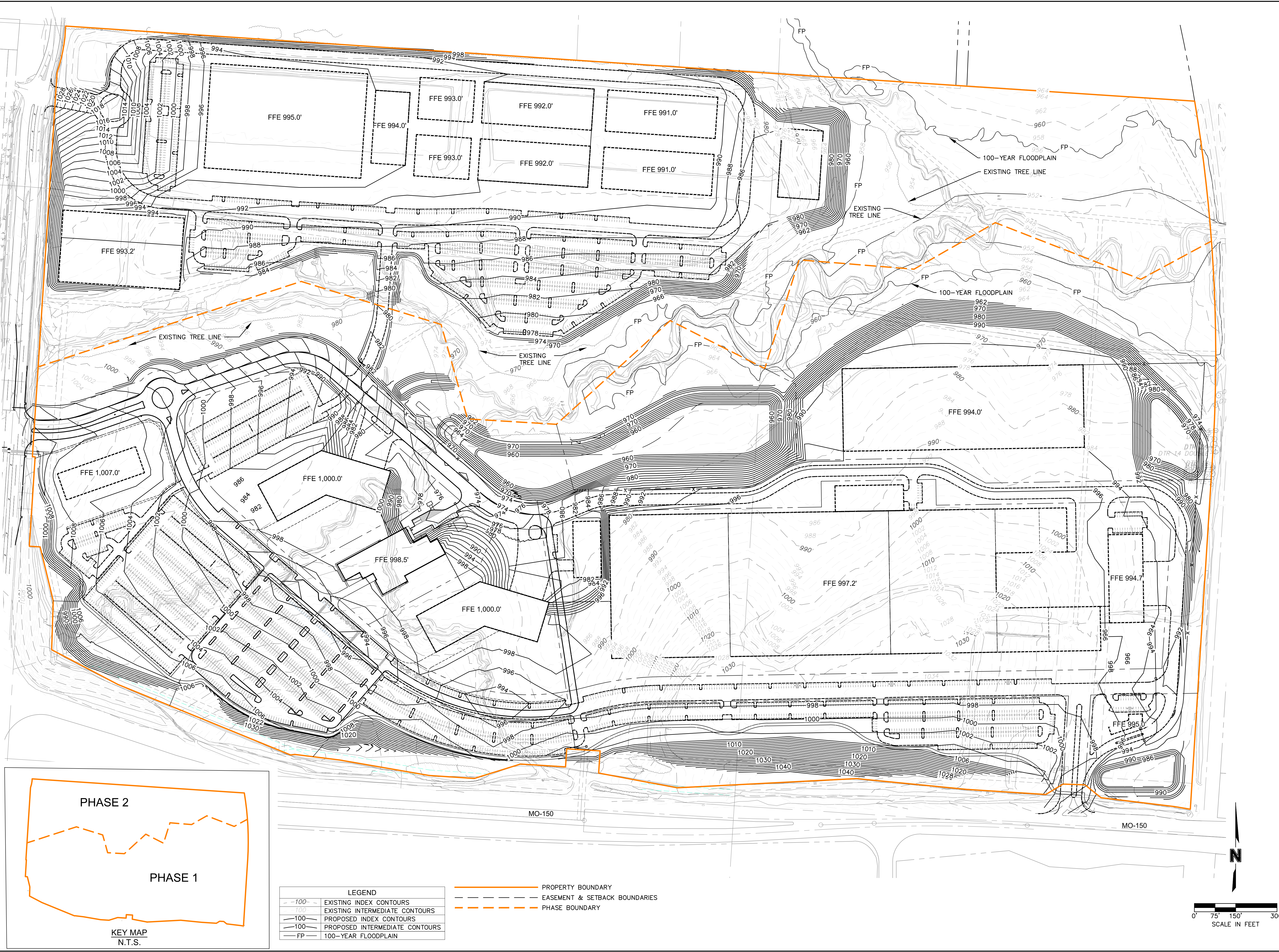
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date: 09-15-23

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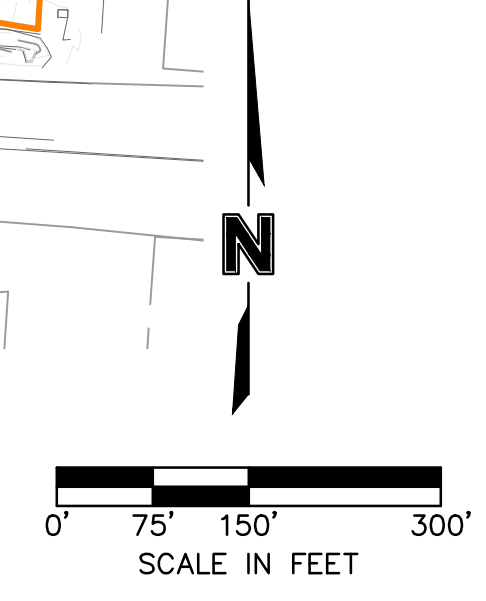
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LEGEND

-100-	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
FP	100-YEAR FLOODPLAIN

	PROPERTY BOUNDARY
	EASEMENT & SETBACK BOUNDARIES
	PHASE BOUNDARY



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1	11-03-23	PER CITY COMMENTS	

PRELIMINARY GRADING PLAN
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

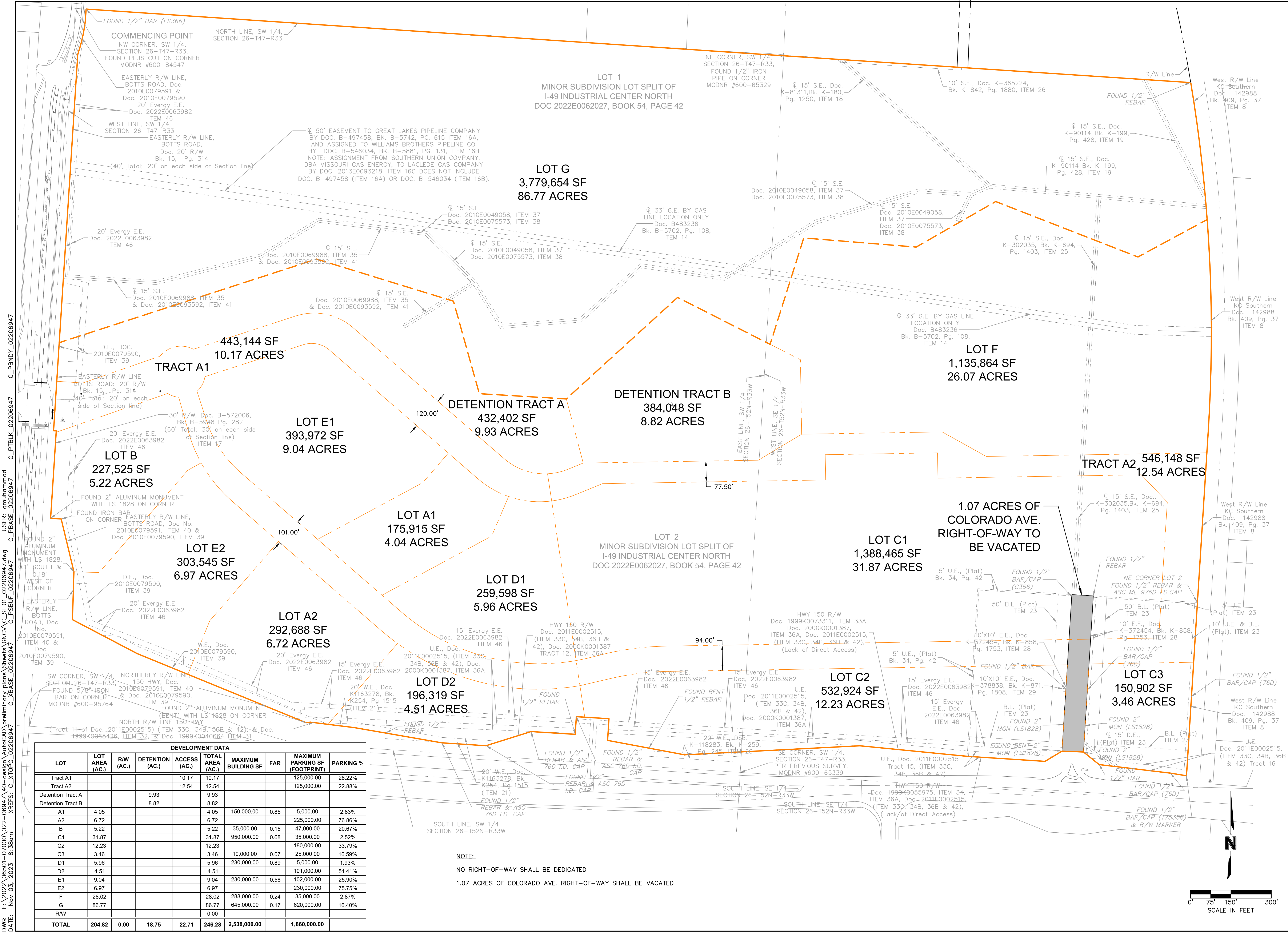
EAST CAMPUS

KANSAS CITY, MISSOURI

2023

drawn by: OM
checked by: JH
approved by: ENG
QA/QC by: HNTB
project no.: 022-06947
drawing no.: C_GRD01_02206947
date: 09-15-23

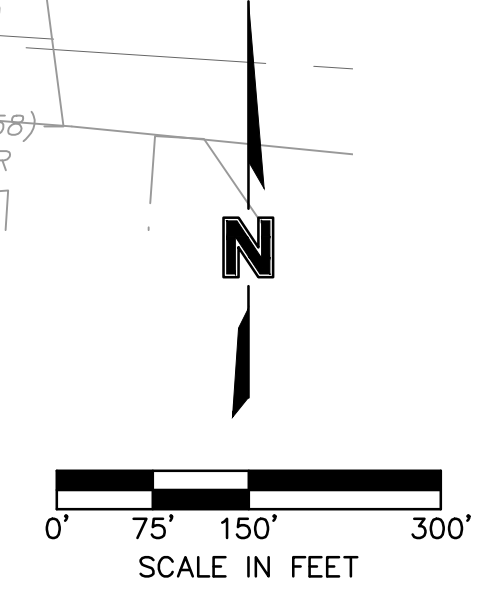
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DEVELOPMENT DATA									
LOT	LOT AREA (AC.)	R/W (AC.)	DETENTION (AC.)	ACCESS (AC.)	TOTAL AREA (AC.)	MAXIMUM BUILDING SF	FAR	MAXIMUM PARKING SF (FOOTPRINT)	PARKING %
Tract A1				10.17	10.17			125,000.00	28.22%
Tract A2				12.54	12.54			125,000.00	22.88%
Detention Tract A			9.93		9.93				
Detention Tract B			8.82		8.82				
A1	4.05			4.05	150,000.00	0.85	5,000.00	2.83%	
A2	6.72			6.72	225,000.00		47,000.00	76.86%	
B	5.22			5.22	35,000.00	0.15	47,000.00	20.67%	
C1	31.87			31.87	950,000.00	0.68	35,000.00	2.52%	
C2	12.23			12.23	180,000.00		180,000.00	33.79%	
C3	3.46			3.46	10,000.00	0.07	25,000.00	16.59%	
D1	5.96			5.96	230,000.00	0.89	5,000.00	1.93%	
D2	4.51			4.51	101,000.00		101,000.00	51.41%	
E1	9.04			9.04	230,000.00	0.58	102,000.00	25.90%	
E2	6.97			6.97	230,000.00		230,000.00	75.75%	
F	26.07			26.07	288,000.00	0.24	35,000.00	2.87%	
G	86.77			86.77	645,000.00	0.17	620,000.00	16.40%	
R/W				0.00					
TOTAL	204.82	0.00	18.75	22.71	246.28	2,538,000.00		1,860,000.00	

NOTE:
 NO RIGHT-OF-WAY SHALL BE DEDICATED
 1.07 ACRES OF COLORADO AVE. RIGHT-OF-WAY SHALL BE VACATED



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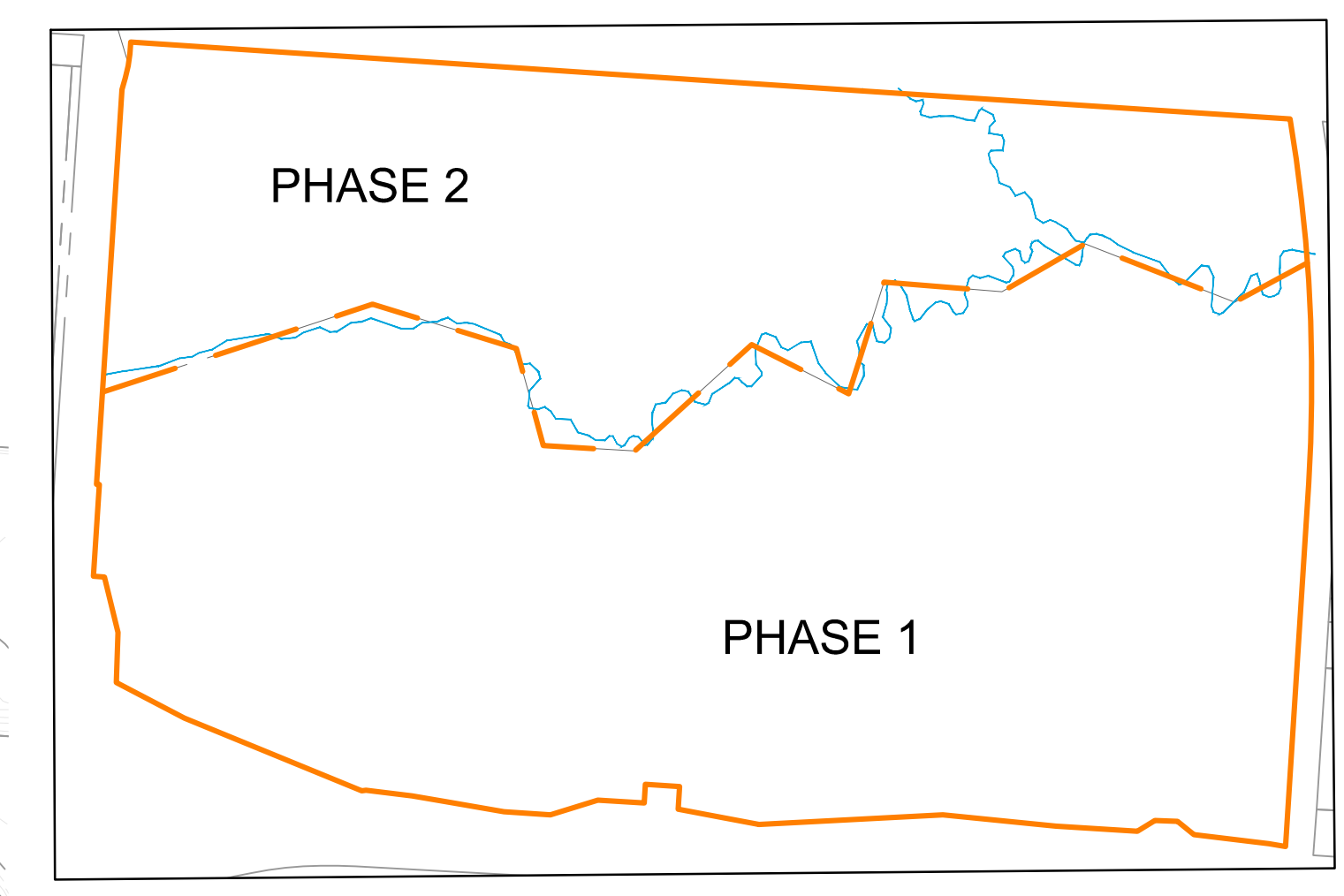
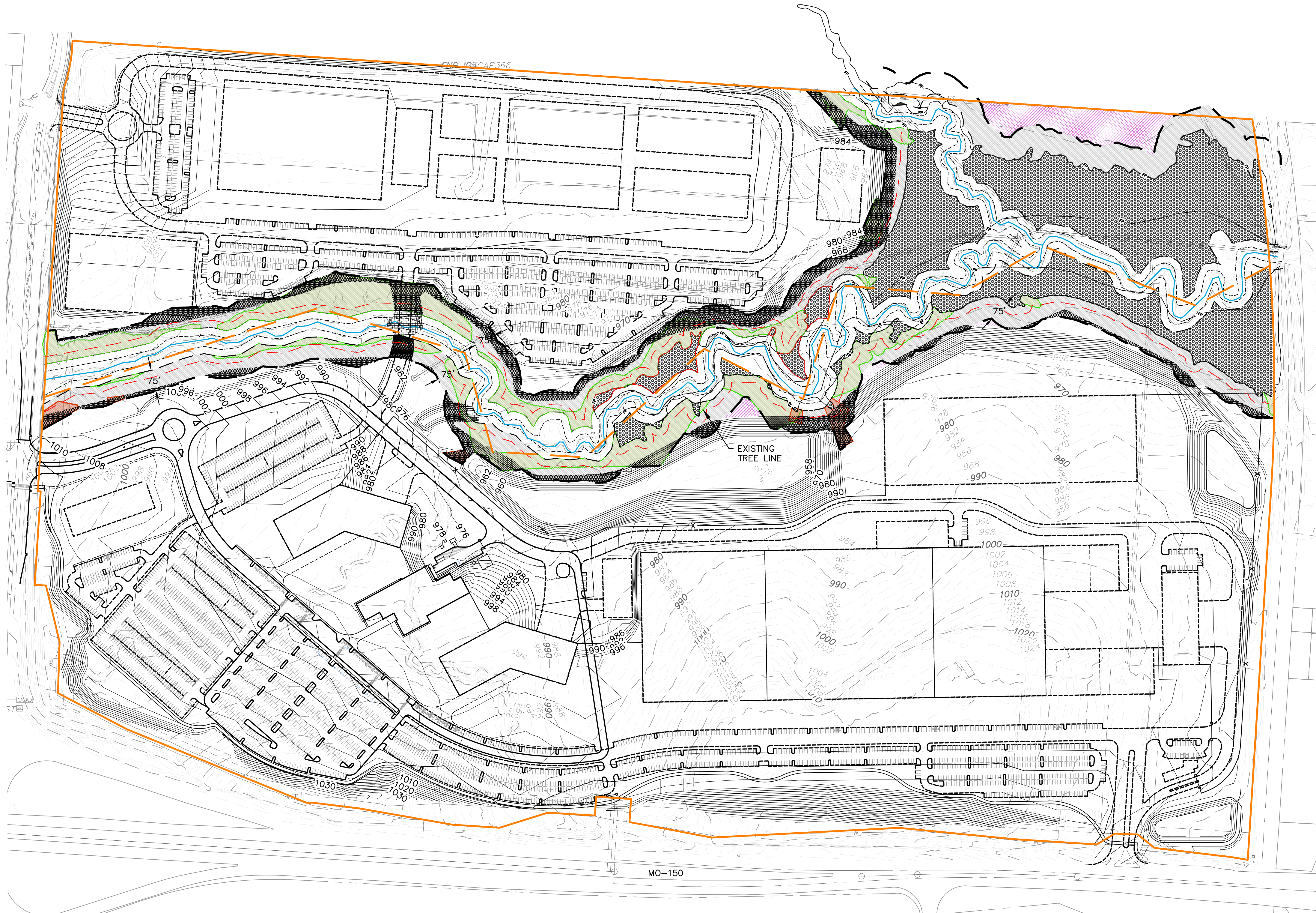
PRELIMINARY PLAN & PRELIMINARY PLAT
 MPD REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT
 EAST CAMPUS

KANSAS CITY, MISSOURI
 2023

drawn by: OM
 checked by: JH
 approved by: ENG
 QA/QC by: HNTB
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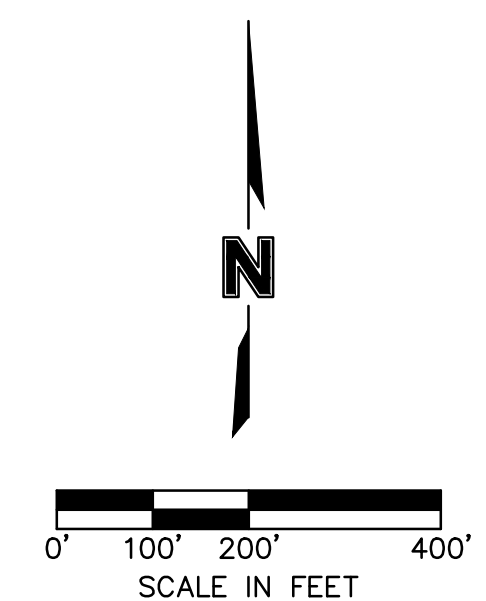
- LEGEND:**
- OUTER ZONE
 - MIDDLE ZONE
 - STREAMSIDE ZONE
 - EDGE OF STREAM
 - PLAT LIMITS
 - PHASE BOUNDARIES
 - PROPERTY BOUNDARY
 - NO BUILD ZONE
 - DETERMINED OUTER ZONE
 - OUTER ZONE DISTURBANCE
 - STREAMSIDE ZONE DISTURBANCE
 - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
 - SLOPES EXCEEDING 15%
 - MATURE RIPARIAN VEGETATION
 - 100- EXISTING INDEX CONTOURS
 - 100 EXISTING INTERMEDIATE CONTOURS
 - 100 PROPOSED INDEX CONTOURS
 - 100 PROPOSED INTERMEDIATE CONTOURS
 - FP 100 YEAR FLOODPLAIN

PHASE 1 (SOUTH): STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	9.23	0.4	1.72	2.12	22.97%	0.00	0.00
MIDDLE ZONE	4.04	0.00	0.00	0	0.00%	0.00	0.00
STREAMSIDE ZONE	5.15	0.05	0.00	0.05	0.97%	0.20	0.20

PHASE 2 (NORTH): STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	10.52	0.93	2.24	3.17	30.13%	0.00	0.00
MIDDLE ZONE	9.61	0.00	0.00	0	0.00%	0.00	0.00
STREAMSIDE ZONE	9.76	0.19	0.00	0.19	1.95%	0.76	1.50

AREAS OF RIPARIAN VEGETATION ESTABLISHMENT FOR MITIGATION 1.70 ACRES.

- STREAM BUFFER NOTES:**
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
 2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



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OVERALL STREAM BUFFER PLAN
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
EAST CAMPUS

REVISIONS

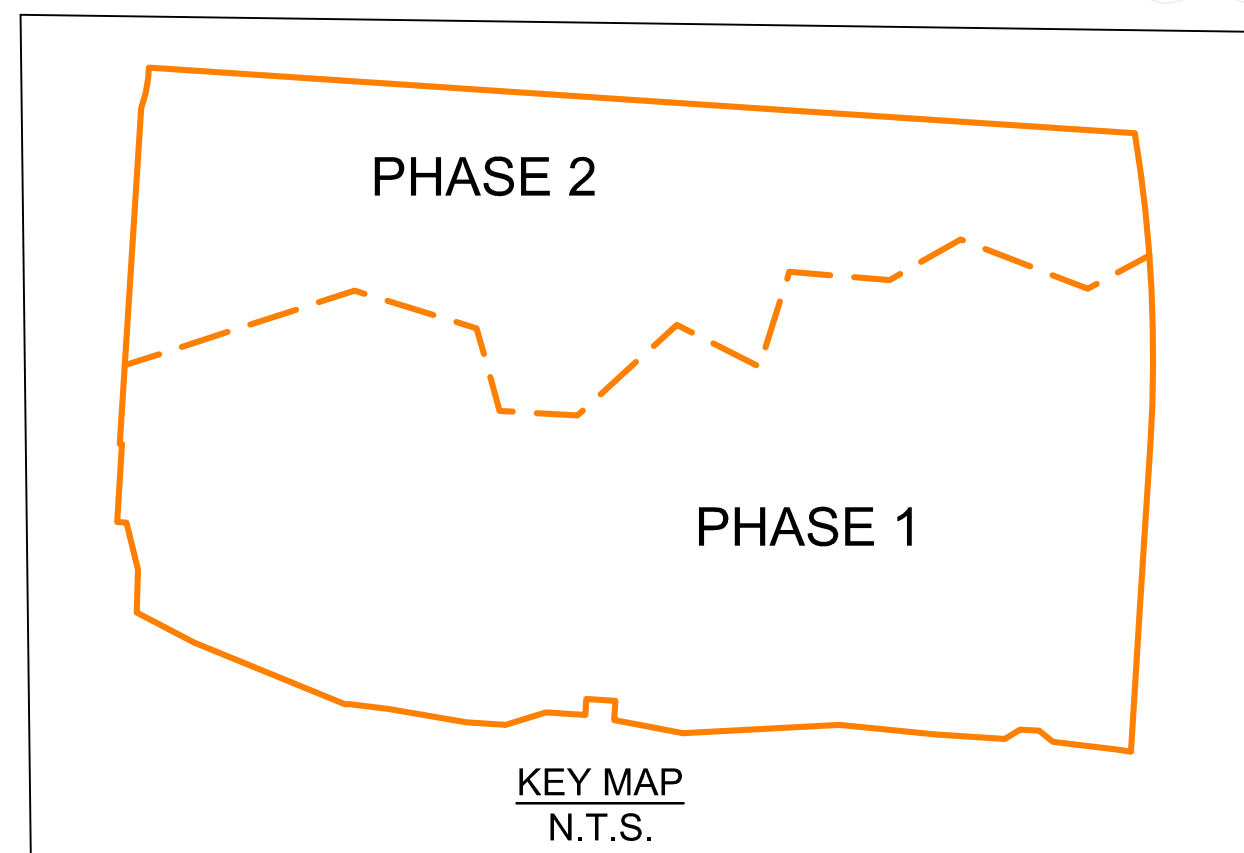
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2023

KANSAS CITY, MISSOURI

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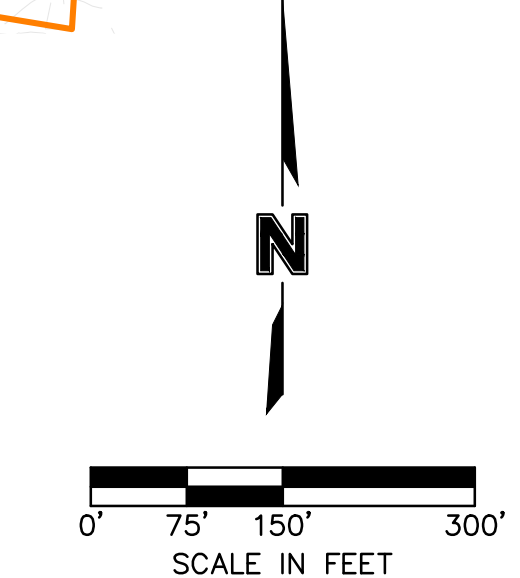


- PROPERTY BOUNDARY
- PHASE BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

ORDINANCE NO. 220961 (AUTHENTICATED AS PASSED MARCH 16TH/ 2023)
 SECTION 6. THAT AND PROPERTY OWNER THAT PURCHASED PROPERTY IN THE PAST FIVE (5) YEARS PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE SHALL HAVE TWELVE (12) MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDINANCE TO SUBMIT A DEVELOPMENT PLAN, PROJECT PLAN OR OTHER LIKE PLAN FOR DEVELOPMENT OF THE PROPERTY AND SHALL NOT BE SUBJECT TO THE MITIGATION REQUIREMENTS OF THIS ORDINANCE IF FILED WITHIN THE TWELVE (12) MONTH PERIOD OF TIME.

PROPERTY ACQUISITIONS BEGAN ON MARCH 9, 2020 AND THE MOST RECENT WAS SPRING OF 2023.

CD-CPC-2023-00150 IS NOT SUBJECT TO 88-424 - TREE PRESERVATION AND PROTECTION



35.86AC TOTAL EXISTING CONTIGUOUS TREE CANOPY

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TREE PRESERVATION PLAN
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

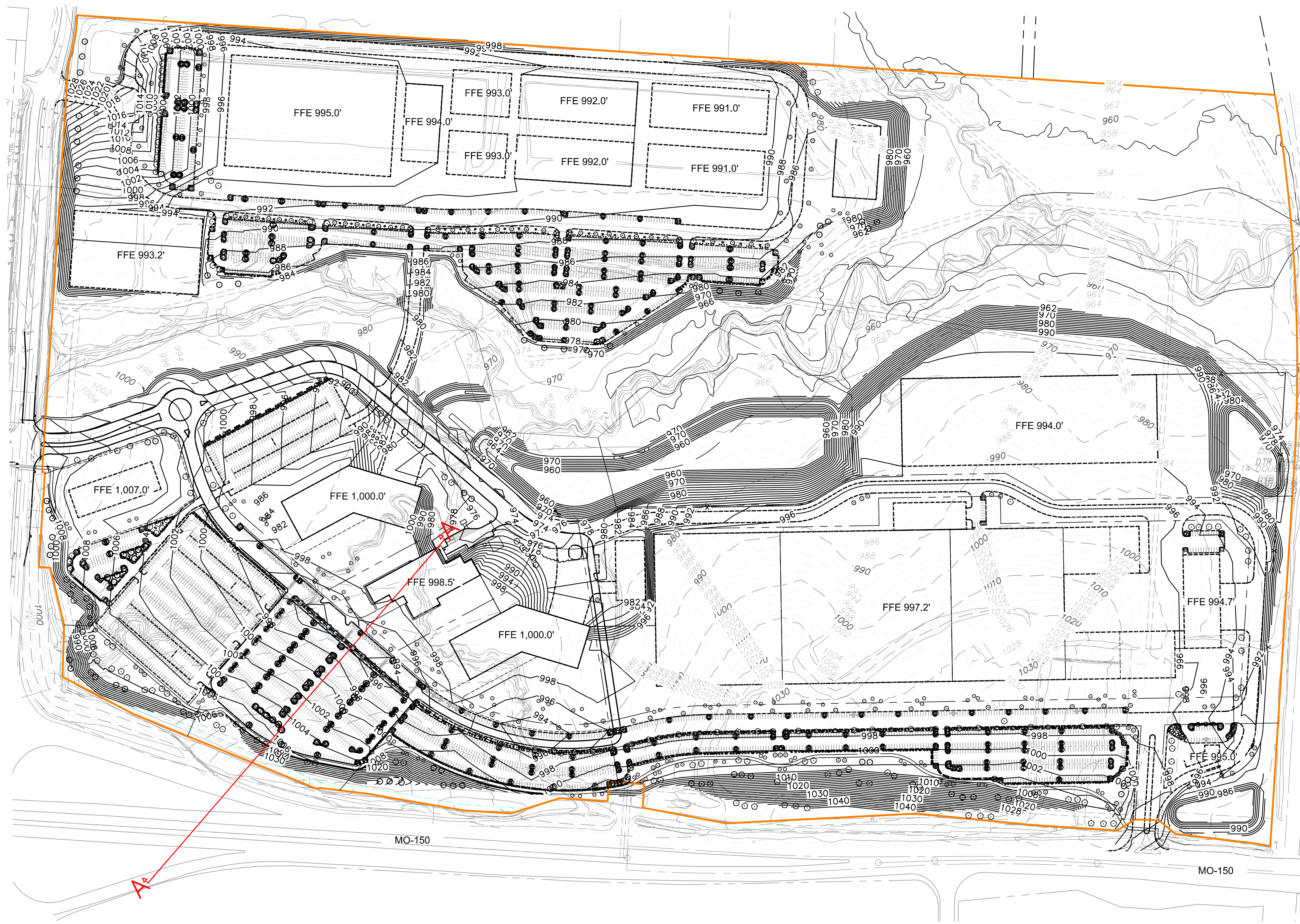
2023

KANSAS CITY, MISSOURI

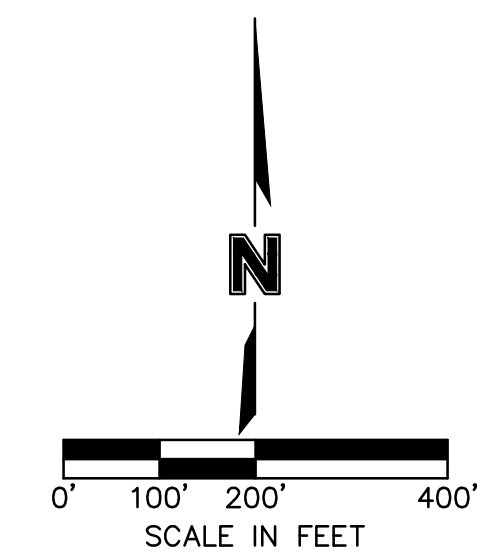
drawn by: OM
 checked by: JH
 approved by: ENG
 QA/QC by: HNTB
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 drawing no.: C_IPV01_02206947
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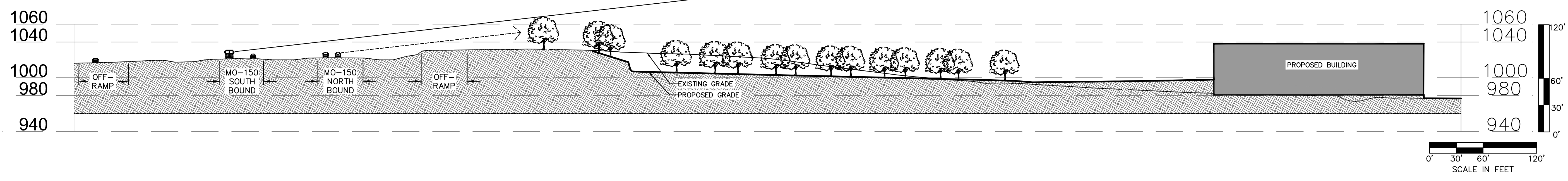
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— PROPERTY BOUNDARIES



SECTION VIEW A-A



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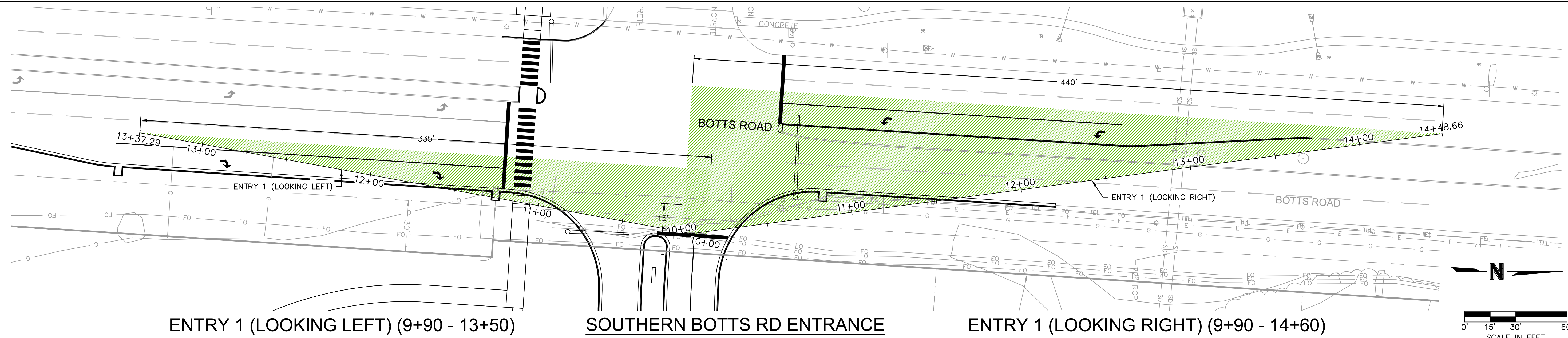
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QA/QC by: HNTB
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drawing no.: C SECT 02206947
date: 09-15-23

KANSAS CITY, MISSOURI

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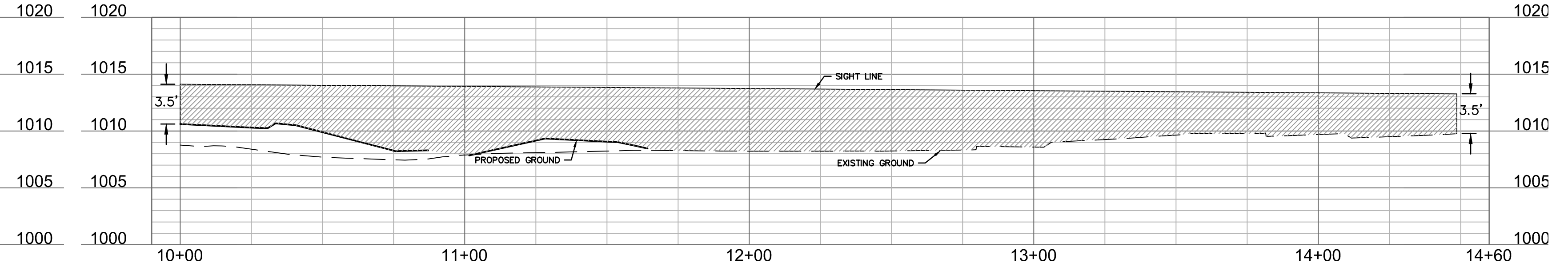
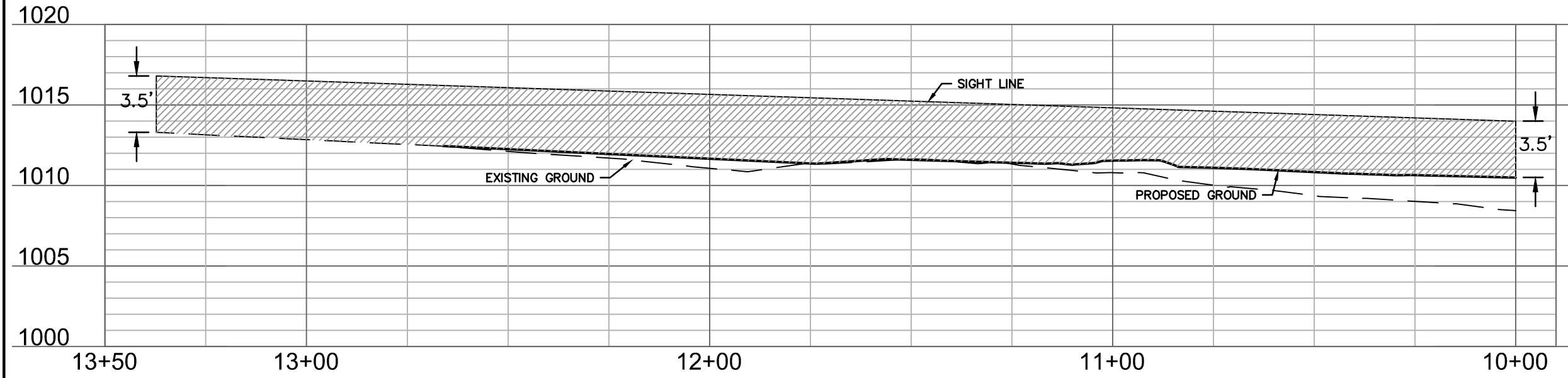
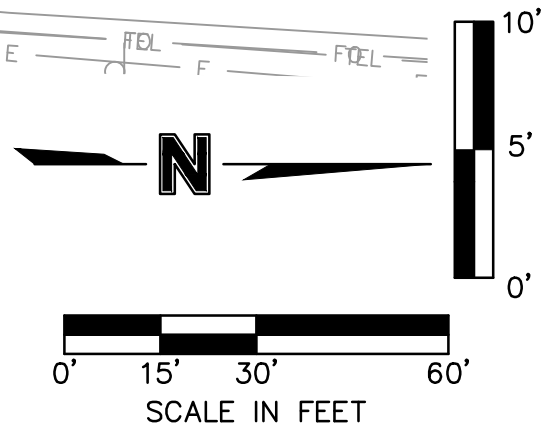
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ENTRY 1 (LOOKING LEFT) (9+90 - 13+50)

SOUTHERN BOTTS RD ENTRANCE

ENTRY 1 (LOOKING RIGHT) (9+90 - 14+60)

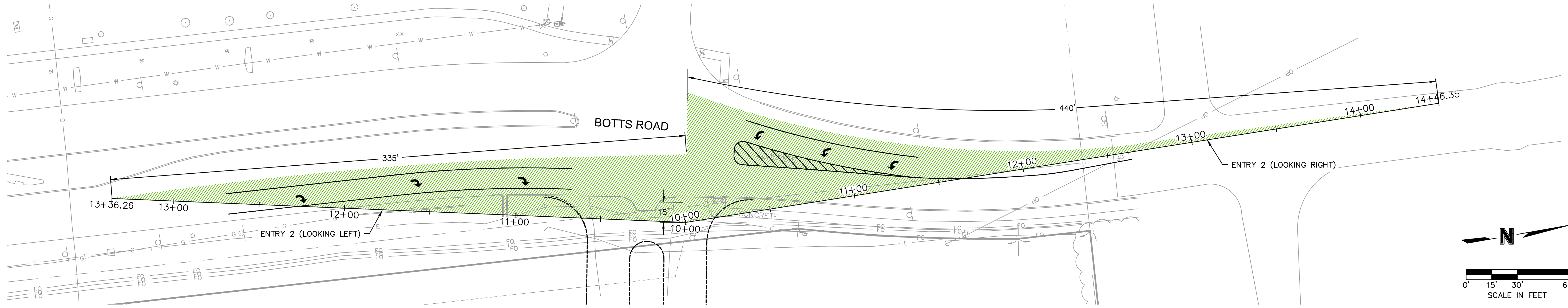


Intersection	INTERSECTION SIGHT DISTANCE					
	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 1 & Botts Rd.	440	335	440+	335+	Yes	Yes

Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.
Intersection sight distance meets AASHTO minimum requirements.

Intersection	INTERSECTION SIGHT DISTANCE					
	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 2 & Botts Rd.	440	335	440+	335+	Yes	Yes

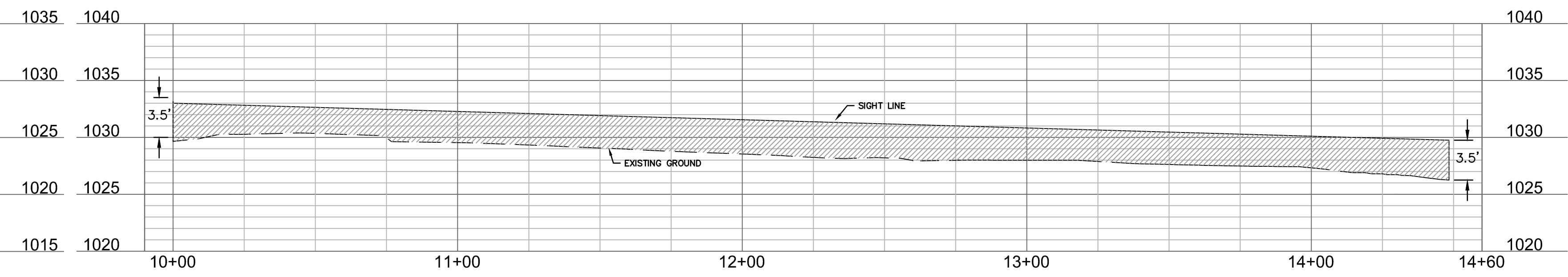
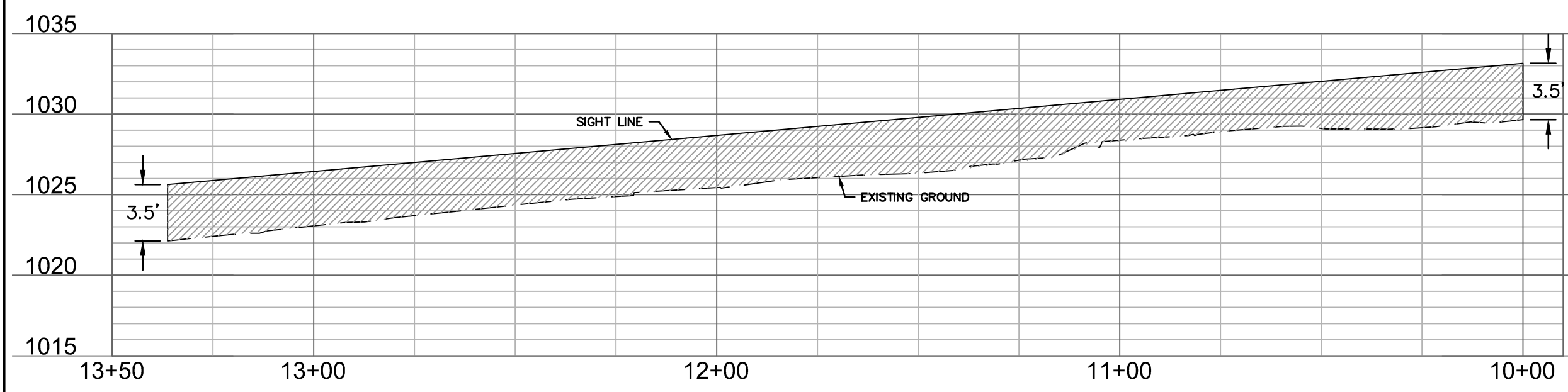
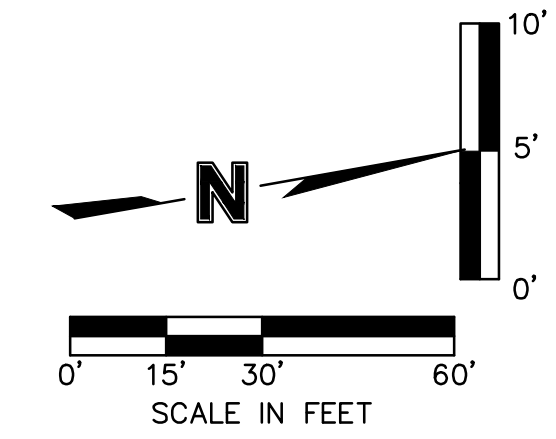
Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.
Intersection sight distance meets AASHTO minimum requirements.



ENTRY 2 (LOOKING LEFT) (9+90 - 13+50)

NORTHERN BOTTS RD ENTRANCE

ENTRY 2 (LOOKING RIGHT) (9+90 - 14+60)



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SIGHT DISTANCE EXHIBIT
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

2023

drawn by: OM

checked by: JH

approved by: ENG

QA/QC by: HNTB

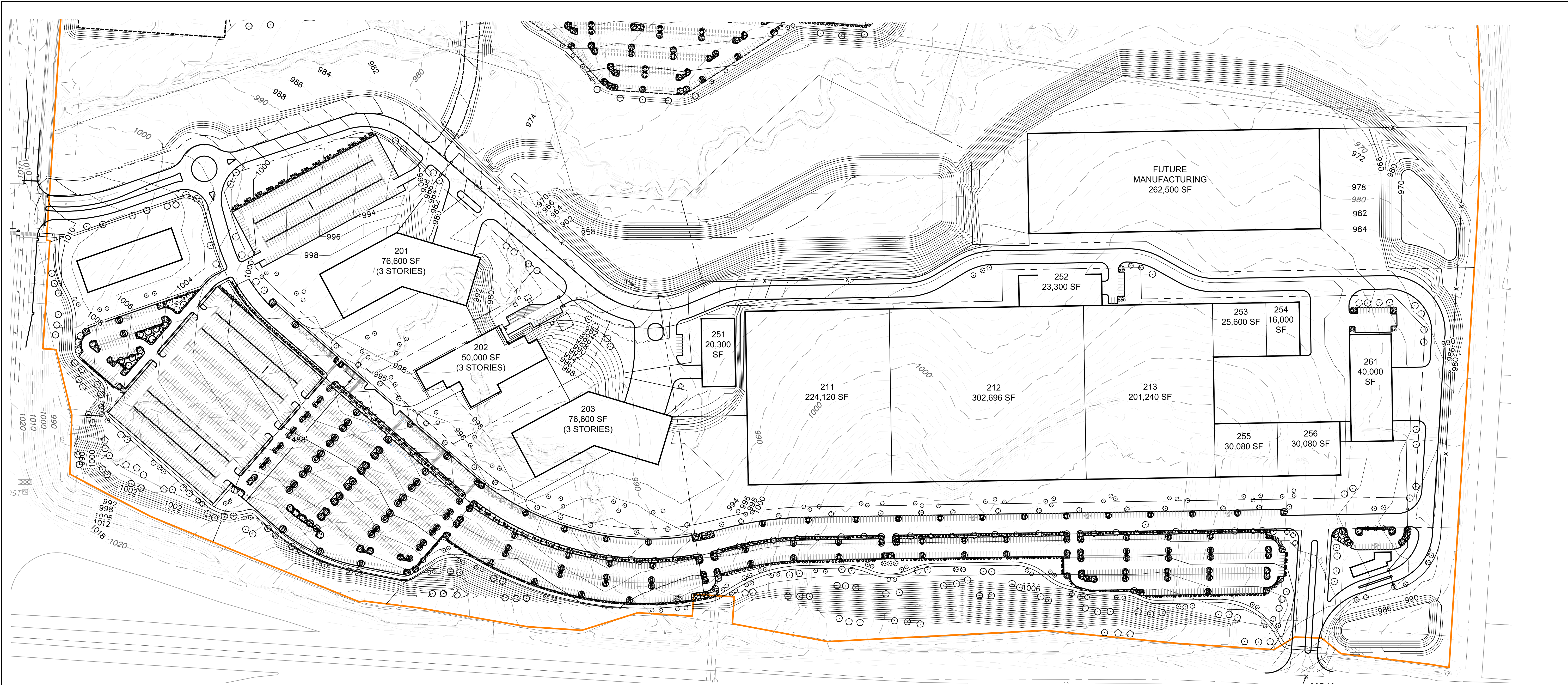
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 C_PUTIL_02206847



PHASE 1 (SOUTH) PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	AG	62	ACER GRISEUM	PAPERBARK MAPLE	2' CAL	B&B	
	AA	67	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2' CAL	B&B	
	CC	85	CERCIS CANADENSIS	EASTERN REDBUD	2' CAL		
	OB	52	QUERCUS BICOLOR	SWAMP WHITE OAK	2' CAL		
	SI	58	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2' CAL		
	ZS	81	ZELKOVA SERRATA	JAPANESE ZELKOVA™	2' CAL	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	JS	168	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' TO 6' HT.		
	PC	61	PICEA PLUNGENS	COLORADO SPRUCE	2' CAL		
	PS	36	PINUS STROBUS	WHITE PINE	2' CAL		4'-5'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.
	BG	345	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5 GAL		
	BG2	324	BUXUS X GREEN VELVET	GREEN VELVET BOXWOOD	3 GAL		
	CA	134	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL		
	CR	111	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	10 GAL		
	JF	202	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		
	RG	294	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL		
	SB	197	SIBIRAEA LAEVIGATA	SIBERIAN SPIREA	3 GAL		
	TD	452	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLLO-JAPANESE YEW	5 GAL		

PHASE 1 (SOUTH) LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
QUANTITIES	1,393,502	1,959	4,730	REQUIRED: 158 PROVIDED: 158	10' W/D/F BUFFER 10' * WIDE BUFFER	CONTINUOUS SCREEN CONTINUOUS SCREEN	68,565 73,178	392	1,959	279

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.

(2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.

(3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE

(3B) 1 TREE PER 5 PARKING SPACES

(3C) 1 SHRUB PER PARKING SPACE

(4) 1 TREE PER 5,000 SF OF BUILDING

(5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

NOTES:

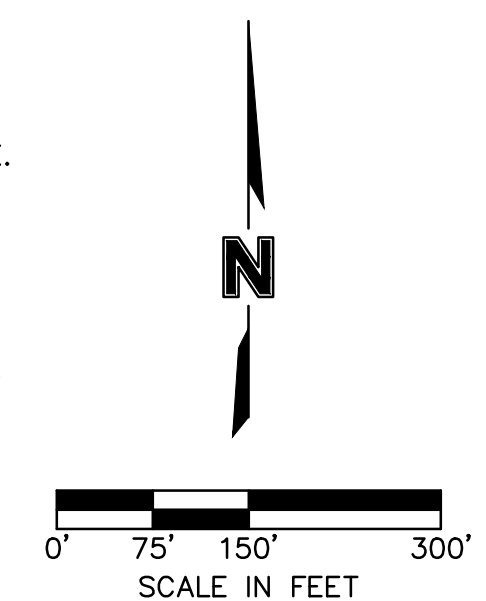
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
- PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN.
- COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURE PER MANUFACTURER'S SPECIFICATIONS.
- QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	11-03-23	PER CITY COMMENTS	

LANDSCAPE PLAN (PHASE 1)
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

drawn by: OM

checked by: JH

approved by: ENG

QA/QC by: HNTB

project no.: 022-06847

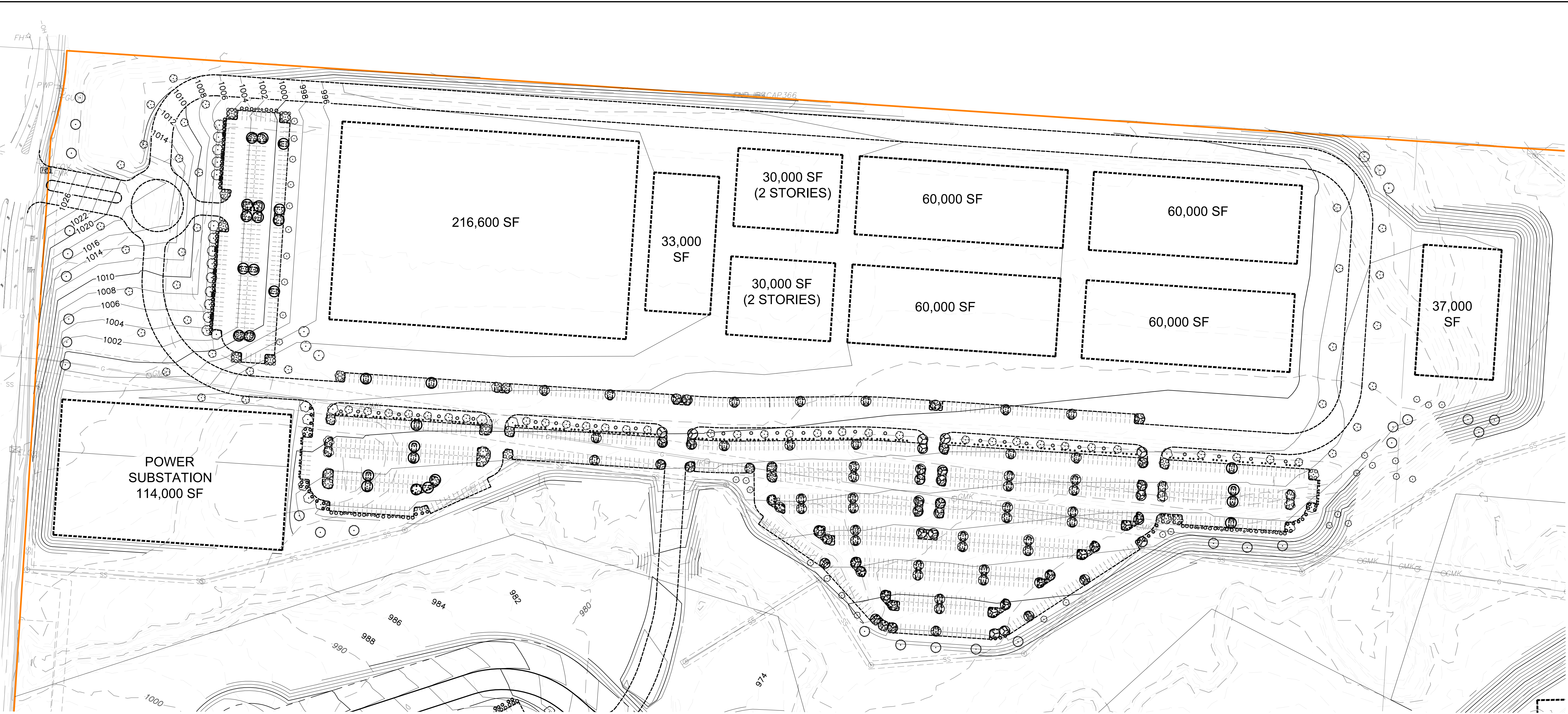
drawing no.: C_LSC01_02206847

date: 09-15-23

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PHASE 2 (NORTH) PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	AG	51	ACER GRISEUM	PAPERBARK MAPLE	2" CAL.	B&B	
	AA	46	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2" CAL.	B&B	
	CC	65	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.		
	QB	20	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.		
	SI	28	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.		
	ZS	40	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	JS	64	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' TO 6' HT.		
	PS	26	PINUS STROBUS	WHITE PINE	2" CAL.		4'-5'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.
	BG	242	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL.		
	BG2	30	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.		
	CA	120	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL.		
	CR	33	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	10 GAL.		
	JF	62	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.		
	RG	138	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.		
	SB	14	SIBIRAEAE LAEVIGATA	SIBERIAN SPIREA	3 GAL.		
	TD	307	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL.		

PHASE 2 (NORTH) LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
QUANTITIES	586,600	4,282	459	REQUIRED: 15 PROVIDED: 15+158	REQUIRED: 10' WIDE BUFFER PROVIDED: 15' + WIDE BUFFER	CONTINUOUS SCREEN CONTINUOUS SCREEN	45710+68,565 46813+473,178	261+392 261+392	1306+1,959 1306+1,959	117+279 117+279

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

LANDSCAPE REQUIREMENTS DESCRIPTIONS

(1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.

(2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.

(3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE

(3B) 1 TREE PER 5 PARKING SPACES

(3C) 1 SHRUB PER PARKING SPACE

(4) 1 TREE PER 5,000 SF OF BUILDING

(5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

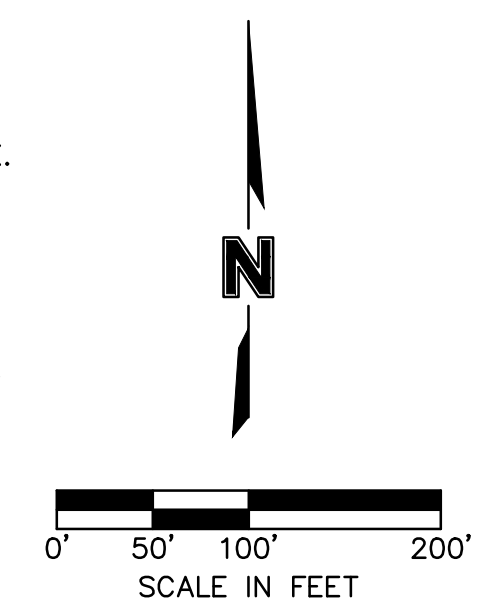
- NOTES:**
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
 - PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN.
 - COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
 - AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURE PER MANUFACTURER'S SPECIFICATIONS.
 - QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
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LANDSCAPE PLAN (PHASE 2)
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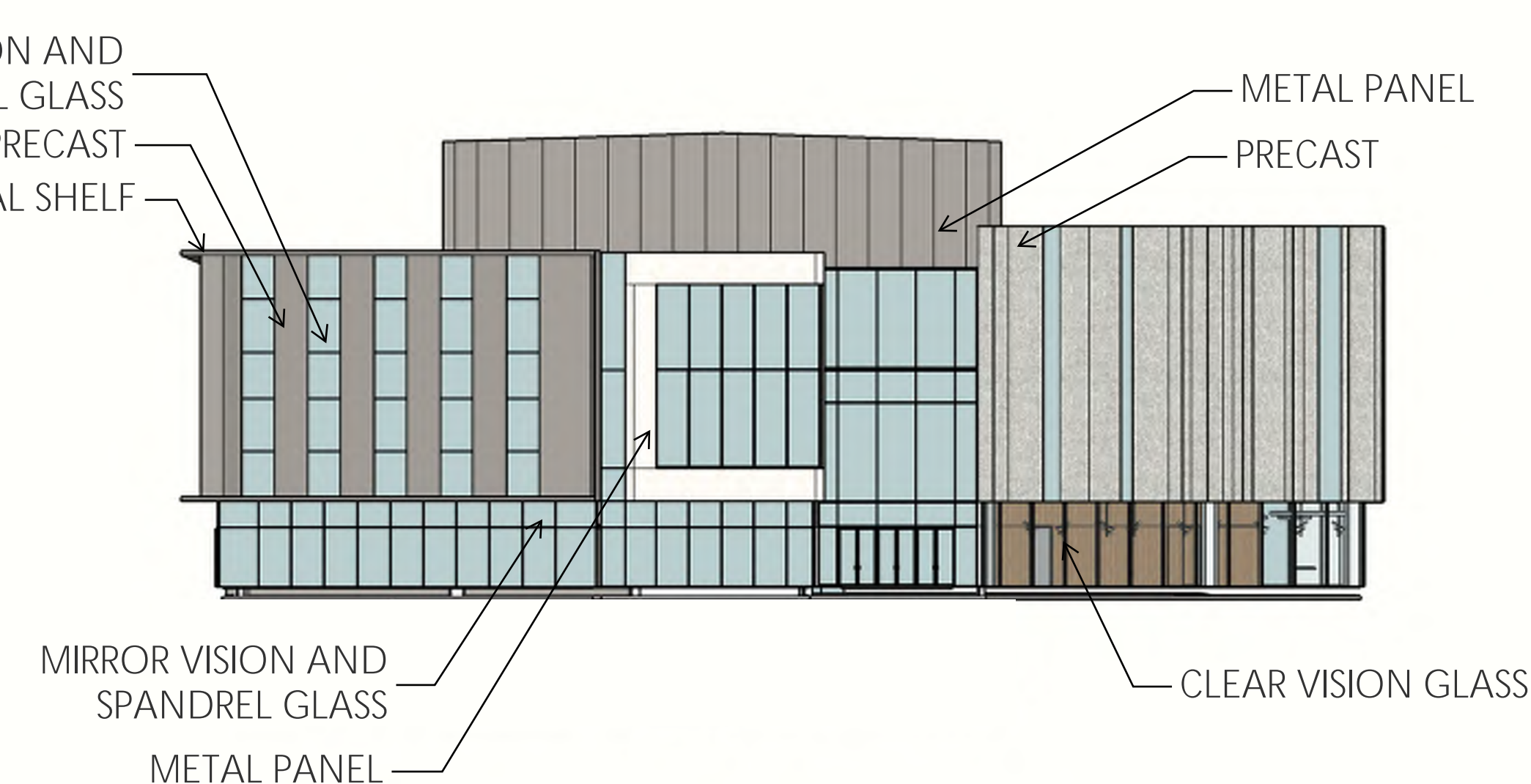
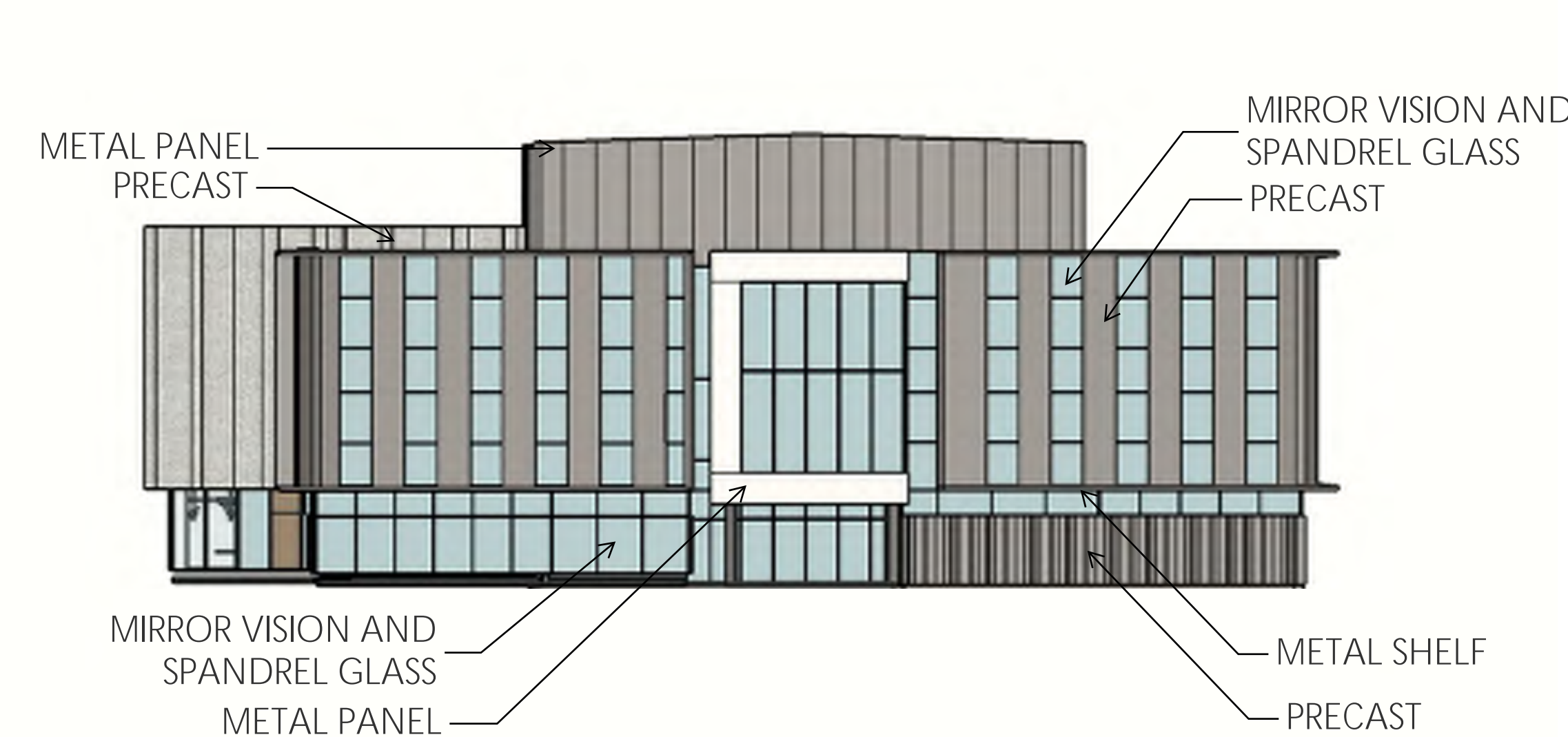
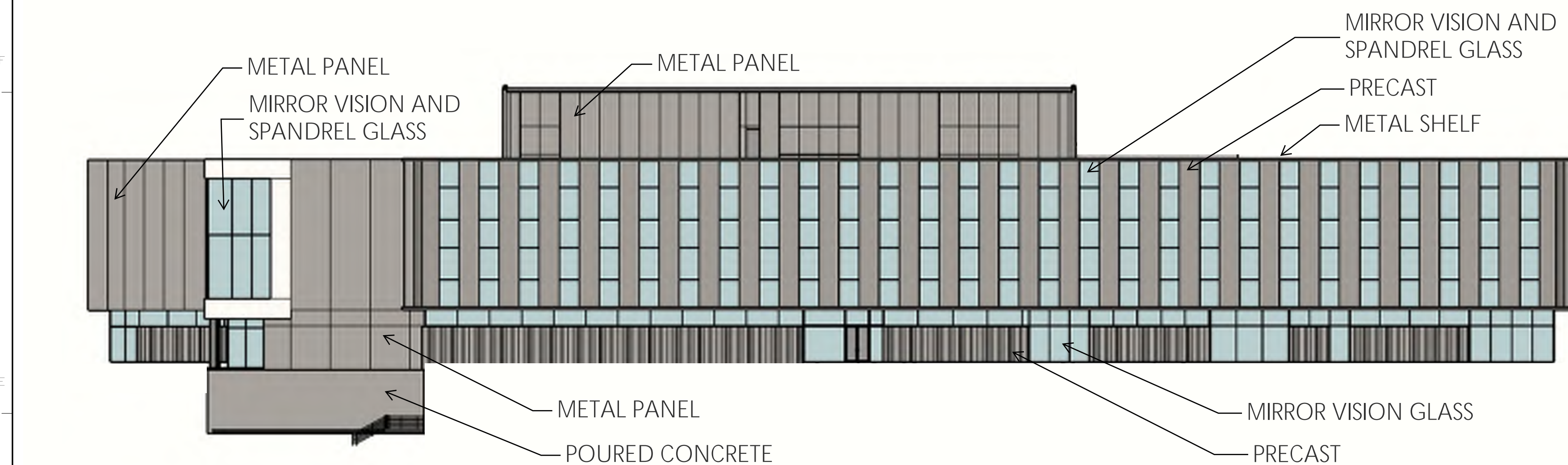
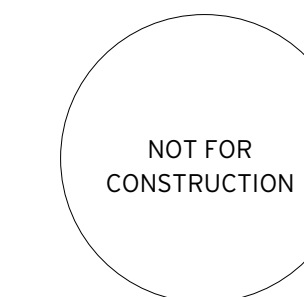
EAST CAMPUS

2023

KANSAS CITY, MISSOURI

drawn by: OM
checked by: JH
approved by: ENG
QA/QC by: HNTB
project no.: 022-06947
drawing no.: C_LSC01_02206947
date: 09-15-23

SHEET
L101



DESIGN GUIDELINES:

1. MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED TO THREE, ONE OF WHICH WILL BE THE PREDOMINATE MATERIAL.
2. PRINCIPLE BUILDING MATERIALS SHALL BE CONCRETE, ARCHTECURAL METAL, AND GLASS.
3. ALL VENTS, COOLING TOWERS, AND ANY EQUIPMENT LOCATED ON TEH ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE DISTRACTION FROM THE PRIMARY BUILDING FACADES AND SCREEN SIGHTLINES FROM PEDESTRIANS AND TRAFFIC.
4. SITE LIGHTING FOR ALL PARKING LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
5. FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE POWDER COATED TO MATCH ADJACENT FACADE MATERIALS.

DATE 09/18/2023

ISSUED FOR: MPD REZONING

PROJECT NO. 76132

ISSUED BY: HNTB

REVISION	DATE	DESCRIPTION
1	11-03-23	PER CITY COMMENTS

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11-03-23

PER CITY COMMENTS

SHEET TITLE & NUMBER

PRELIMINARY BUILDING ELEVATIONS

A101