



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

June 15, 2021

## Project Name I-49 Industrial Center

### Docket #11 Request

.1 - CD-CPC-2020-00074 - Development Plan.  
.2 - CD-CPC-2020-00181 - Council Approved Signage Plan.

### Applicants

Powell Minnis/ Will Dubois  
Davidson Architecture & Engineering.

### Owners

Platform Ventures

Location	Generally located at SEC of Botts Rd and M-150 Hwy.
Area	About 109 acres
Zoning	M1-5
Council District	6 <sup>th</sup>
County	Jackson
School District	Grandview 130

### Surrounding Land Uses

**North:** zoned M2-2/ M3-5, undeveloped land and M-150 ROW.

**South:** zoned M1-5, Industrial uses.

**East:** zoned M1-5, Industrial uses.

**West:** zoned M1-5, Industrial uses and undeveloped land.

### Major Street Plan

The City's Major Street Plan classifies Botts Road as Thoroughfare with 4 Through lanes. Missouri Route 150 is classified as a freeway.

### Land Use Plan

The Martin City Area Plan recommends Industrial land use for the subject property. The request conforms to this recommendation.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified. Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on June 4<sup>th</sup>, 2020, a summary of which is attached.

## EXISTING CONDITIONS

The project site is an undeveloped 100 acres tract of land generally located at the southeast corner of MO Route 150 and Botts Road. The project is within the CenterPoint Intermodal Facilities. Botts Road at this location is elevated over 150 Hwy with on and off ramps. Andrews Road located approximately 2,000 feet west of I-49 serves as a second access to the development.

Surrounding land uses includes the NNSA Federal Complex and Ideka Asphalt plant to the north. To the east are existing office/warehouse building within CenterPoint Intermodal development. The parcels to the south and west are vacant.

## SUMMARY OF REQUEST

The applicant is seeking approval of a Development Plan allow for 2 industrial manufacturing warehouse and distribution buildings, and a Council Approved Signage Plan on about 100 acres of undeveloped land within the CenterPoint Intermodal Facility.

## PURPOSE

Applicant is proposing 2 large buildings totaling about 1.3 million square feet, and a Council Approved Signage Plan which requires approval of the above- referenced requests.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #11.1 Approval with conditions.

Docket #11.2 Approval.

## CONTROLLING CASE

**Case No. SD 1411** – On July 7, 2009, City Council approved the Preliminary Plat for “CenterPoint - KCS Intermodal Center” consisting of 14 industrial lots and 4 tracts on in District M-2a (heavy industrial), subject to the conditions. (Ordinance No. 090709)

## RELATED RELEVANT CASES

**Case No. SD 1411-B** – On July 31, 2014 the City Council approved the Final Plat for “CenterPoint Intermodal Center Second Plat” in District M1-5 (Manufacturing 1 dash 5) creating 2 lots and a storm water tract. (Ordinance No. 140550)

**Case No. 14049-P** – On October 20, 2009 the City Plan Commission recommended approval a request for special use permit approval on 376.08 acres located at the southwest corner of Missouri Highway 150 and Andrews Road to allow for an oversized monument sign in District M-2a (heavy industry).

**Case No. 14049-A-1** – October 27, 2009 the Board of Zoning Adjustment approved a special use permit approval on 376.08 acres located at the southwest corner of Missouri Highway 150 and Andrews Road to allow for an oversized monument sign with internal illumination in District M-2a (heavy industry).

**Case No. 14049-P-4** - On August 14, 2014 the City Council approved of a development plan for two lots on an area of 47.45 acres within the originally approved 375 acre CenterPoint KCS Intermodal Center area, located south of Highway 150 and east of Botts Road (Ordinance No. 140582).

## PLAN REVIEW

**Case No. CD-CPC-2020-00074** is a request to approve a Development Plan for the "I 49 Industrial Center" a logistics and warehousing facility on about 100.9 acres generally located at southeast corner of Botts Road and M 150 Hwy. The development plan proposed 2 large industrial warehouse manufacturing and distribution buildings totaling approximately 1.3 million square feet with a total of 748 parking spaces, 563 trailer parking spaces, and 186 future parking spaces. The buildings are proposed to be constructed of tilt up concrete panels accented with 3-tone paints. The rendering shows relief features and on the span of the building with entry treatments with canopies. The plan proposes additional semi-truck parking along the frontage of M-150 Hwy right-of-way between Andrews Road on the east and Botts Road on the west. The shown sidewalks complete the pedestrian sidewalk network for this area of the campus and provide proper internal pedestrian connections. Access to the development is proposed off Andrews Road and Botts Road.

**Case No. CD-CPC-2020-00181** is a request to approve a Council Approved Signage Plan for the "I 49 Industrial Center" pursuant to Section 88-445-11. The signage plan proposes one single multi-tenant entry signage at the southwest corner of E. 149<sup>th</sup> Street and Botts Road. The sign is 8' tall and 4.5' wide. The sign is proposed with two faces and 5 panels. The top panel identifies the "I-49 Industrial Center" with 4 tenant panels. The signage plan also shows 10 banner poles within the right of way of Botts Road. Staff has some corrections regarding the flag poles reference on the site plan.

### **88-445-11-A. PURPOSE OF THE COUNCIL APPROVED SIGNAGE PLAN.**

The Council Approved Signage Plan approval process is intended to integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement and allow flexibility in the size, height, duration, number, and type of allowed signs. A Council Approved Signage Plan provides a means for defining common sign regulations for large or unique developments, to encourage maximum incentive and latitude in the design and display of signs and to achieve, not circumvent, the intent of this chapter.

**Use-Specific (88-300) and Development Standards (88-400)**

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	NO		
Parkland Dedication (88-408)	NO		
Parking and Loading Standards (88-420)	YES		SEE ANALYSIS
Landscape and Screening Standards (88-425)	YES		SEE ANALYSIS
Outdoor Lighting Standards (88-430)	YES		SEE ANALYSIS
Sign Standards (88-445)	YES		SEE ANALYSIS
Pedestrian Standards (88-450)	YES		SEE ANALYSIS

**Requested Deviations**

The plan does not stipulate or request any deviation.



## PLAN ANALYSIS

Staff expressed concern about the location of the proposed semi-truck parking and visibility from the public right of way. The applicant has provided perspectives showing the limited visibility due to the topography of the site. They have also proposed additional screening from the public right of way.

### Parking and Loading Standards (88-420)

Section 88-420-06 Parking Ratios stipulates that for "Manufacturing, Production and Industrial Service" and "Warehousing, Wholesaling, Freight Movement" uses provide 1 parking space per 4 employees. Staff recommends adding long term and short term bicycle parking to the data table. The applicant's request conforms to the applicable requirements of this section subject to the correction.

### Pedestrian Standards (88-450)

Staff recommends that the plan be revised so that the eastern sidewalk along Botts Rd should be extended northward to a point and connect to the west sidewalk to cross Hwy 150. Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

### Landscape and Screening Standards (88-425)

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

### Outdoor Lighting Standards (88-430)

A lighting plan is required with any new Development Plan application. A lighting plan has been provided which shows conformance to the sign regulations of the city's zoning and development code. Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

### Sign Standards (88-445)

A sign plan is required with any Development Plan application that proposes signage that exceeds the zoning and development code base regulations.

The applicant is proposing to relocate several existing signs, rebrand the campus and add other decorative signage that is not expressly allowed by the sign section of the zoning and development code. However, any signage that differs from the allowable signage in the code should be submitted as a Council Approved Sign Plan as a companion but separate application. Staff recommends approval of the accompanying Council Approved Signage Plan.

In order to be approved, the plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

*Staff Analysis: The proposed development meets the requirements of the zoning and development code and follows the recommended land use of the Martin City Area Plan.*

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

*Staff Analysis: The warehouse, industrial, manufacturing, and warehousing uses are permitted within the M1- 5 zoning district.*

**88-516-05-C.** Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

*Staff Analysis: The proposed plan meets the requirements for vehicular access and circulation.*

**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

*Staff Analysis: The applicant has revised the proposed site plans for consideration and review by the City Plan Commission that met the city's requirements for public sidewalk and internal pedestrian (non-motorized) travel.*

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

*Staff Analysis: There are adequate utilities to serve the proposed development.*

**88-516-05-F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

*Staff Analysis: The applicant has revised the proposed building elevations to add additional architectural details and color improvements.*

**88-516-05-G.** Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

*Staff Analysis: The proposed uses are very similar to those of the surrounding property. Therefore, not berms, fences, or other buffers are required. However, the applicant has provided a landscaping plan that focuses landscaping elements along the public roadway frontages rather than extensive internal landscaping elements for the warehouse and distribution buildings.*

**88-516-05-H.** The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

*Staff Analysis: The proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces.*

**88-516-05-I.** The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

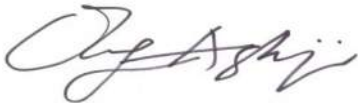
*Staff Analysis: The site currently has very few, if any, mature trees that would be removed for this development.*

**PROFESSIONAL STAFF RECOMMENDATION**

11.1 - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

11.2 - Staff recommends Approval without conditions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Olofu Agbaji  
Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission  
Recommended by Development Review Committee

Report Date: June 10, 2021

Case Number: CD-CPC-2020-00074

Project: I-49 Industrial Center (CenterPoint)

### Plan Corrections

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*Correction(s) by Development Management of the City Planning and Development Department. Contact Christopher Hughey at 816-513-1468 / Christopher.Hughey@kcmo.org with questions.*

1. The eastern sidewalk along Botts Rd should be extended northward to serve the 67,600 sq ft building to the north. (5/11/2020)
2. Extend the sidewalk along the west/north edge of St Andrews Dr to the northern property line similar to the sidewalk of CenterPoint Intermodal Facility, 3rd Plat, Lot 1. (5/11/2020)
3. Staff recommends adding a few material, color, and/or architectural vertical breaks along the facades with the overhead door bays. Similar to the elements on the other facades. (5/11/2020)

*Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

4. The eastern sidewalk along Botts Road should be extended northward to the northerly driveway and provide a crossing to the west side of Botts Road. This should be coordinated with LDD. Revise Plans and Resubmit (5/27/2021)

*Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

5. The westernmost driveway that is proposed for Building 8 is located too close to the intersection per APWA Section 5200. Please revise the driveway location and resubmit your site plan for staff review prior to City Plan Commission. The City's currently adopted version of the APWA standards are available on the City's website at the following location: <https://www.kcmo.gov/city-hall/departments/public-works/public-works-design-construction-standards> Revise Site Plan and Resubmit Prior to City Plan Commission (5/17/2021)
6. Submit a site plan showing the location of all of the proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-810-1200. Site plan submitted on 05/04/2021 does not show any stormwater management facilities for Building 8. (5/17/2021)
7. This development plan was previously intended to also serve as a preliminary plat. No preliminary plat sheet was included as part of the updated submittal package. Submit a preliminary plat sheet as part of the resubmittal addressing the City staff's concerns prior to City Plan Commission. Submit Preliminary Plat (5/18/2021)

*Correction(s) by Long Range Planning of the City Planning and Development Department. Contact Brian Jackson at 816-513-2862 / brian.jackson@kcmo.org with questions.*

8. Applicant should revise and resubmit plans that indicate the inclusion of sidewalks within the public right-of-way in accordance with chapter 88-450-03-A (5/06/2020)
9. Applicant should revise and resubmit drawings that include and indicate the location of long and short-term bicycle parking as required by Chapter 88-420-09. (5/06/2020)
10. Because of the proposed use for this site, the applicant should consider increasing the level of landscaping and screening along the perimeter of the property to create a visual buffer from the right-of-way into the proposed development. This increase in screening along the perimeter is preferable to splitting the totality of the project's landscape plan between right-of-way and interior requirements. (5/06/2020)

*Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.*

11. Resubmittal needs to include narrative discussing previously-recorded maintenance covenants and any adjustments for proposed development. For example, existing Detention Basin B (Instrument # 2009E0112423) appears to be being relocated. Existing Detention Basins C & D (Instrument # 2009E0112424) do not appear to have been previously platted. Maintenance covenants reference File No. 2007-136A--if this needs to change, please discuss. (5/26/2021)

*Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.*



## Plan Conditions

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*Condition(s) by City Planning and Development Department. Contact Christopher Hughey at 816-513-1468 / Christopher.Hughey@kcmo.org with questions.*

12. Each phase/building shall be platted prior to issuance of full building permits. (5/11/2020)
13. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri. (Section 88-425-11-A.4) (5/11/2020)
14. Prior to issuance of a final certificate of occupancy, a sealed letter by a licensed engineer shall be submitted, stating that photometries on the site comply with the approved photometric plan. (Section 88-430-06-C) (5/11/2020)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

15. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (4/20/2020)
16. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (4/20/2020)
17. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (4/20/2020)
18. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (4/20/2020)
19. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (4/20/2020)
20. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (4/20/2020)
21. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (4/20/2020)
22. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (4/20/2020)
23. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (4/20/2020)
24. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (5/27/2020)

*Condition(s) by Fire Department. Contact John Hastings at (816) 513-4643 / John.Hastings@kcmo.org with questions.*

25. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by City Planning and Development. (IFC-2018 § 102.4) (4/20/2020)
26. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) (4/20/2020)
27. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (4/20/2020)

*Condition(s) by Fire Department. Contact John Hastings at (816) 513-4643 / John.Hastings@kcmo.org with questions.*

28. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (4/20/2020)
29. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (4/20/2020)
30. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates will require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6). (4/20/2020)
31. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2012: § D104.3) (5/06/2020)

*Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.*

32. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. (5/06/2020)

*Condition(s) by Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.*

33. The developer shall submit for review and approval, prior to issuance of any building permits, public improvement plans for any adjustments to existing stormwater management facilities covered by previously-recorded maintenance covenants as required to meet current stormwater design criteria or to remediate and return said facilities to previously permitted or as-built conditions, as applicable. (5/26/2021)







# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

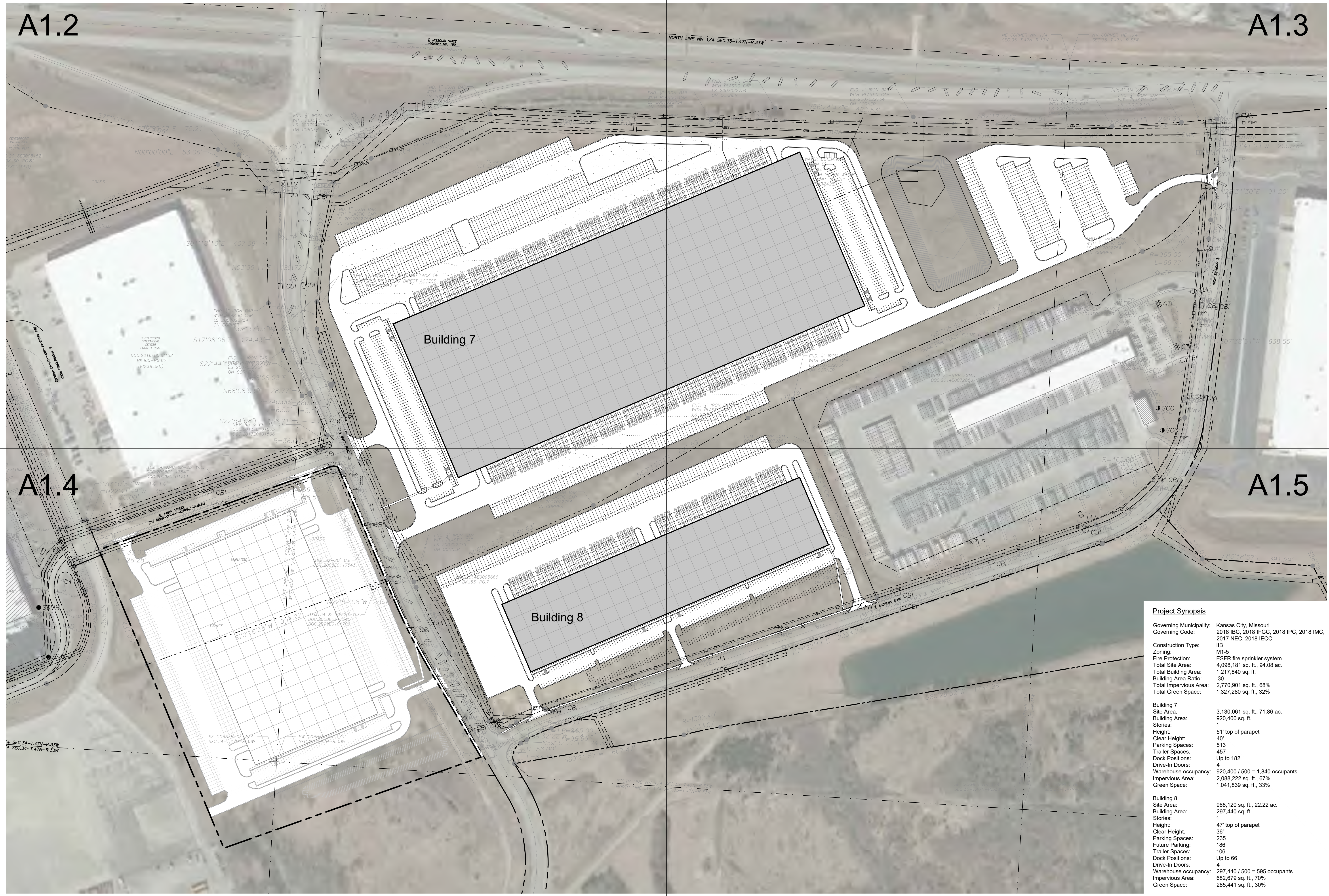
Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):



**Project Synopsis**

Governing Municipality:	Kansas City, Missouri
Governing Code:	2018 IBC, 2018 IFGC, 2018 IPC, 2018 IMC, 2017 NEC, 2018 IECC
Construction Type:	IIB
Zoning:	M1-5
Fire Protection:	ESFR fire sprinkler system
Total Site Area:	4,098,181 sq. ft., 94.08 ac.
Total Building Area:	1,217,840 sq. ft.
Building Area Ratio:	.30
Total Impervious Area:	2,770,901 sq. ft., 68%
Total Green Space:	1,327,280 sq. ft., 32%

<b>Building 7</b>	
Site Area:	3,130,061 sq. ft., 71.86 ac.
Building Area:	920,400 sq. ft.
Stories:	1
Height:	51' top of parapet
Clear Height:	40'
Parking Spaces:	513
Trailer Spaces:	457
Dock Positions:	Up to 182
Drive-In Doors:	4
Warehouse occupancy:	920,400 / 500 = 1,840 occupants
Impervious Area:	2,088,222 sq. ft., 67%
Green Space:	1,041,839 sq. ft., 33%

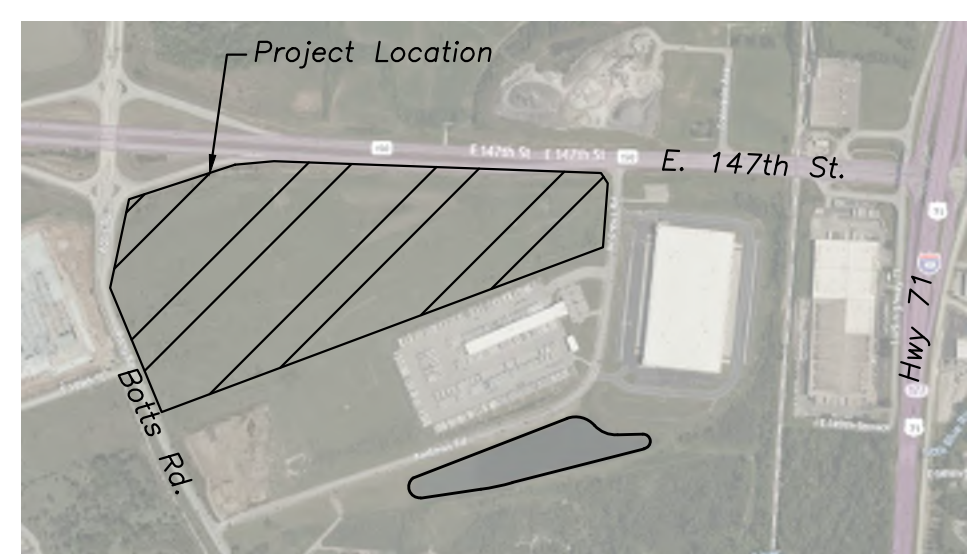
<b>Building 8</b>	
Site Area:	968,120 sq. ft., 22.22 ac.
Building Area:	297,440 sq. ft.
Stories:	1
Height:	47' top of parapet
Clear Height:	36'
Parking Spaces:	235
Future Parking:	186
Trailer Spaces:	106
Dock Positions:	Up to 66
Drive-In Doors:	4
Warehouse occupancy:	297,440 / 500 = 595 occupants
Impervious Area:	682,679 sq. ft., 70%
Green Space:	285,441 sq. ft., 30%

a development plan for  
**I-49 Industrial Center**  
 150 & Botts  
 Kansas City, Missouri

date 04.30.2021  
 drawn by DAE  
 checked by DAE  
 revisions

sheet number  
**A1.1**  
 drawing type preliminary  
 project number 20171



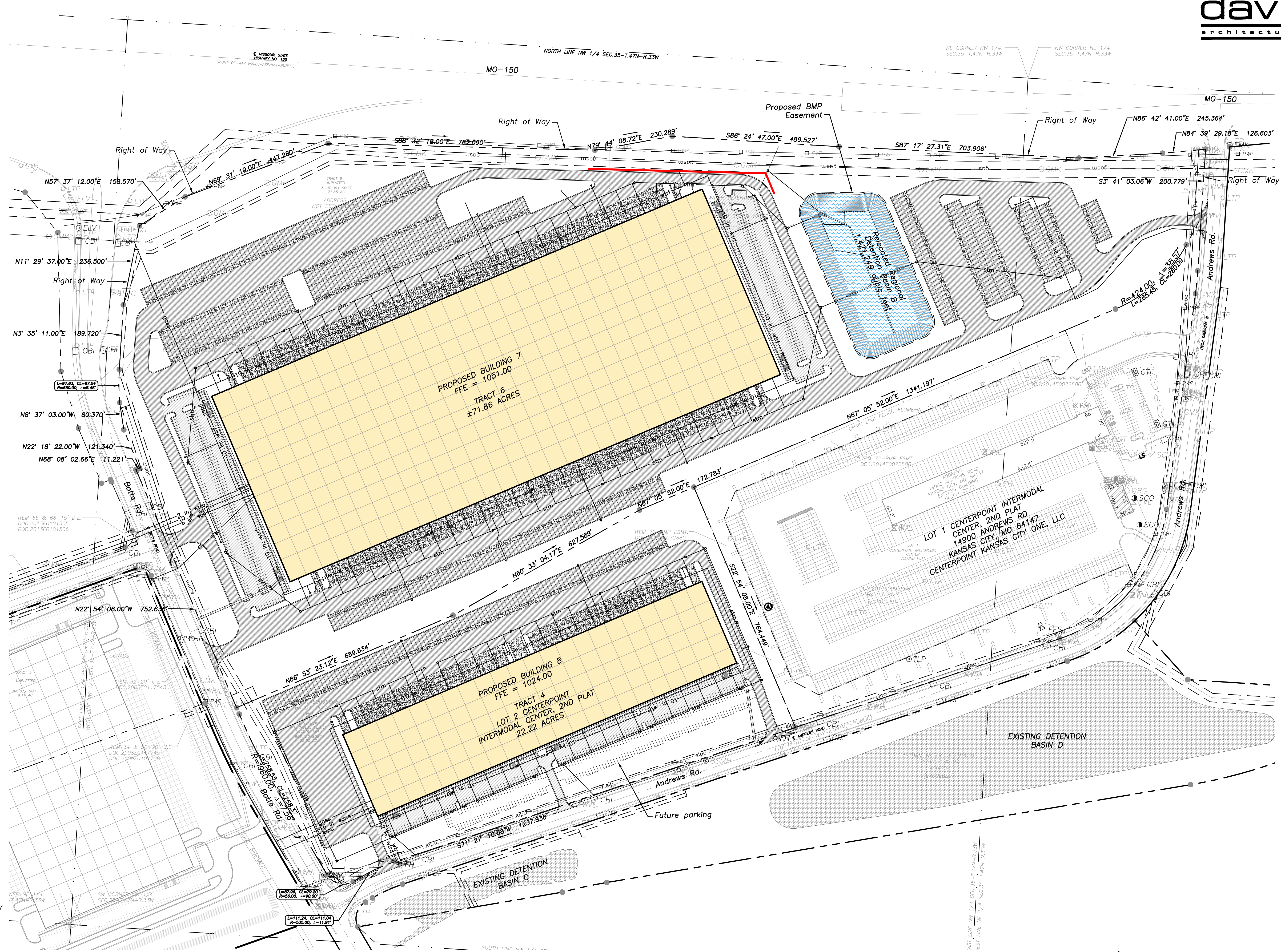


**Legal Description**

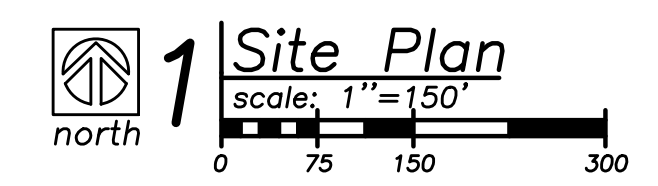
TRACT 4: LOT 2 CENTERPOINT INTERMODAL CENTER SECOND PLAT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6: THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY LYING ABOVE THE TOP OF THE WINTERSET LEDGE OF LIMESTONE ROCK; A TRACT OF LAND IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 47 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 03°30'11" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,982.63 FEET; THENCE SOUTH 86°24'48" EAST, 444.98 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HERIN DESCRIBED, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF BOTTS ROAD, AS ESTABLISHED BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E0117523, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, CENTERPOINT INTERMODAL CENTER SECOND PLAT, A SUBDIVISION OF LAND RECORDED NOVEMBER 17, 2014, AS DOCUMENT NO. 2014E0095668, IN BOOK 1-153 AT PAGE 7; THENCE NORTH 86°53'23" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 689.63 FEET; THENCE NORTH 60°33'04" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 627.59 FEET; THENCE NORTH 67°05'52" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, AND ALONG THE NORTHERLY LINE OF LOT 1, SAID CENTERPOINT INTERMODAL CENTER SECOND PLAT, 1513.88 FEET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 38°34'22" AND AN ARC DISTANCE OF 285.45 FEET; THENCE NORTH 28°31'30" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 91.20 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1 AND A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ANDREWS ROAD AS ESTABLISHED BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E0117522; THENCE NORTH 03°41'03" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 150 AS ESTABLISHED BY DOCUMENT NO. 1998K0073310 CORRECTED BY DOCUMENT 2007E0002740 AND ALSO ESTABLISHED BY DOCUMENT NO. 1998K0073103 CORRECTED BY 2007E0002741; THENCE SOUTH 84°30'29" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 126.60 FEET; THENCE SOUTH 86°42'41" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 245.36 FEET; THENCE NORTH 87°17'27" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 703.91 FEET; THENCE NORTH 86°24'47" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 489.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 150 AS ESTABLISHED BY DOCUMENT NO. 2010E0065746; THENCE SOUTH 79°44'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 230.27 FEET (DEED-SOUTH 79°44'52" WEST, 230.22 FEET); THENCE NORTH 86°32'18" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 782.09 FEET; THENCE SOUTH 86°11'10" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 447.28 FEET; THENCE SOUTH 57°37'12" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 158.57 FEET; THENCE SOUTH 11°29'37" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 236.50 FEET; TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF BOTTS ROAD AS ESTABLISHED BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E0117523; THENCE SOUTH 03°35'11" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BOTTS ROAD, 189.72 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF BOTTS ROAD, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 08°28'32" AND AN ARC DISTANCE OF 97.63 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BOTTS ROAD AS ESTABLISHED BY AFORESAID DOCUMENT NO. 2010E0065746; THENCE SOUTH 08°57'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 80.37 FEET; THENCE SOUTH 22°18'22" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 121.34 FEET; THENCE SOUTH 88°18'08" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 11.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BOTTS ROAD AS ESTABLISHED BY AFORESAID DOCUMENT NO. 2008E0117523; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 22°27'30" EAST WITH A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 00°26'36" AND AN ARC DISTANCE OF 5.11 FEET; THENCE SOUTH 22°54'08" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 752.64 FEET TO THE POINT OF BEGINNING.

- Utility Legend**
- existing
  - proposed
- Linetypes**
- sanm sanitary main
  - sans sanitary service
  - stm storm sewer
  - wtrm water main
  - wtrf water service (fire)
  - wtrd water service (domestic)
  - wtri water service (irrigation)
  - gasm natural gas main
  - gass natural gas service
  - elpu underground primary electric
  - elss underground secondary electric
  - elpo overhead electric
  - datu underground cable/phone/data
  - datss underground cable/phone/data service
  - fence-chainlink
  - fence-wood
  - fence-barbed wire
  - treeline
- Symbols**
- sanitary manhole
  - service cleanout
  - force main release valve
  - rectangular structure
  - circular structure
  - fire hydrant
  - water valve
  - water meter
  - backflow preventer
  - natural gas meter
  - service transformer (pad mount)
  - primary switch gear
  - light pole
  - cable/phone/data junction box
  - street light
  - pedestrian street light
  - electric pole
  - guy wire
  - end section
- Paving Legend**
- concrete pavement
  - standard asphalt
  - heavy duty asphalt
  - concrete sidewalk
  - standard curb & gutter
  - retaining wall
  - detention basin
  - existing detention basin
- Property Legend**
- right of way
  - property lines
  - lot lines
  - easements
  - setbacks
- Grading Legend**
- existing minor contour
  - existing major contour
  - proposed minor contour
  - proposed major contour



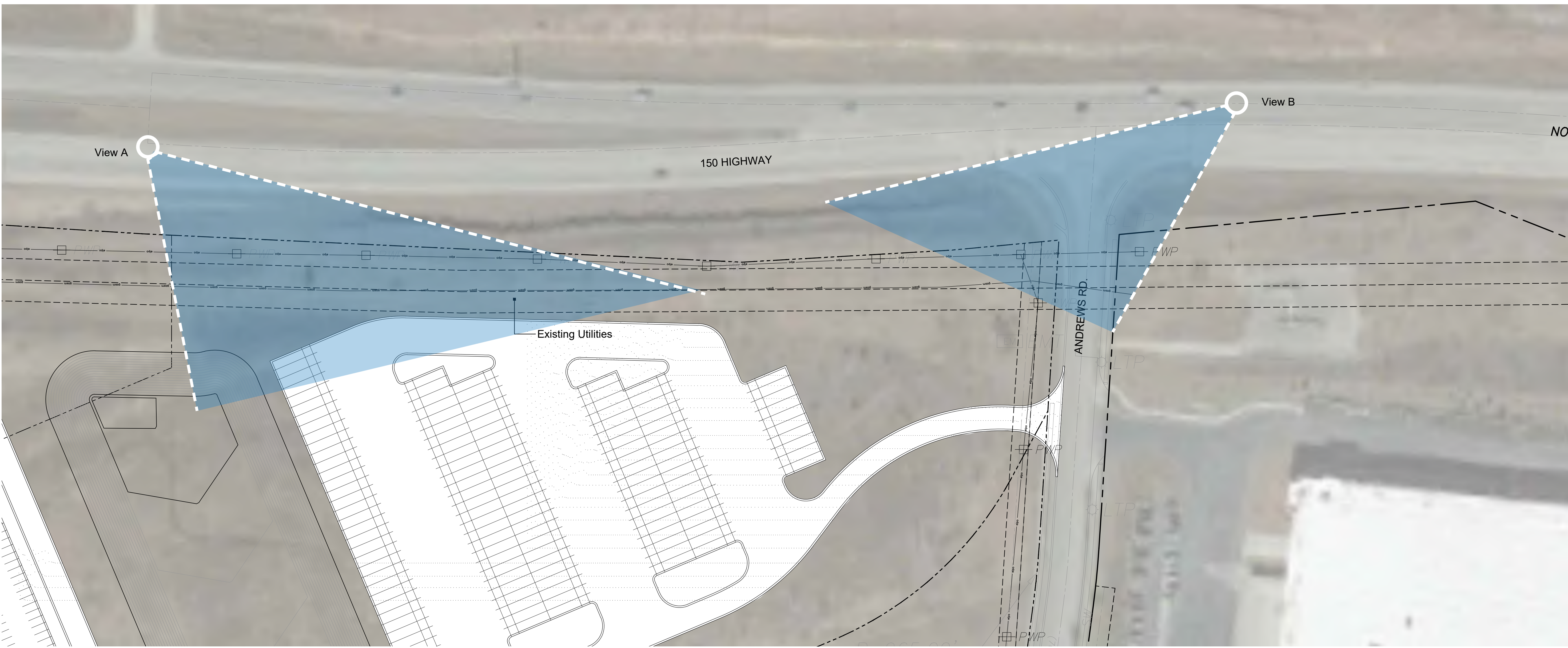
Ground Control Points				
POINT #	GROUND NORTHING	GROUND EASTING	ELEVATION	FULL DESCRIPTION
913	978716.0320	2775484.4540	1048.6200	CTL 3/8IBCAP
914	978891.3903	2773631.0234	1050.3650	CTL 60D
915	979036.4708	2774157.7413	1055.9430	CTL 60D
916	979239.0337	2778535.1020	1017.8760	CTL 60D
917	978684.9520	2778495.2116	1009.5740	CTL 60D



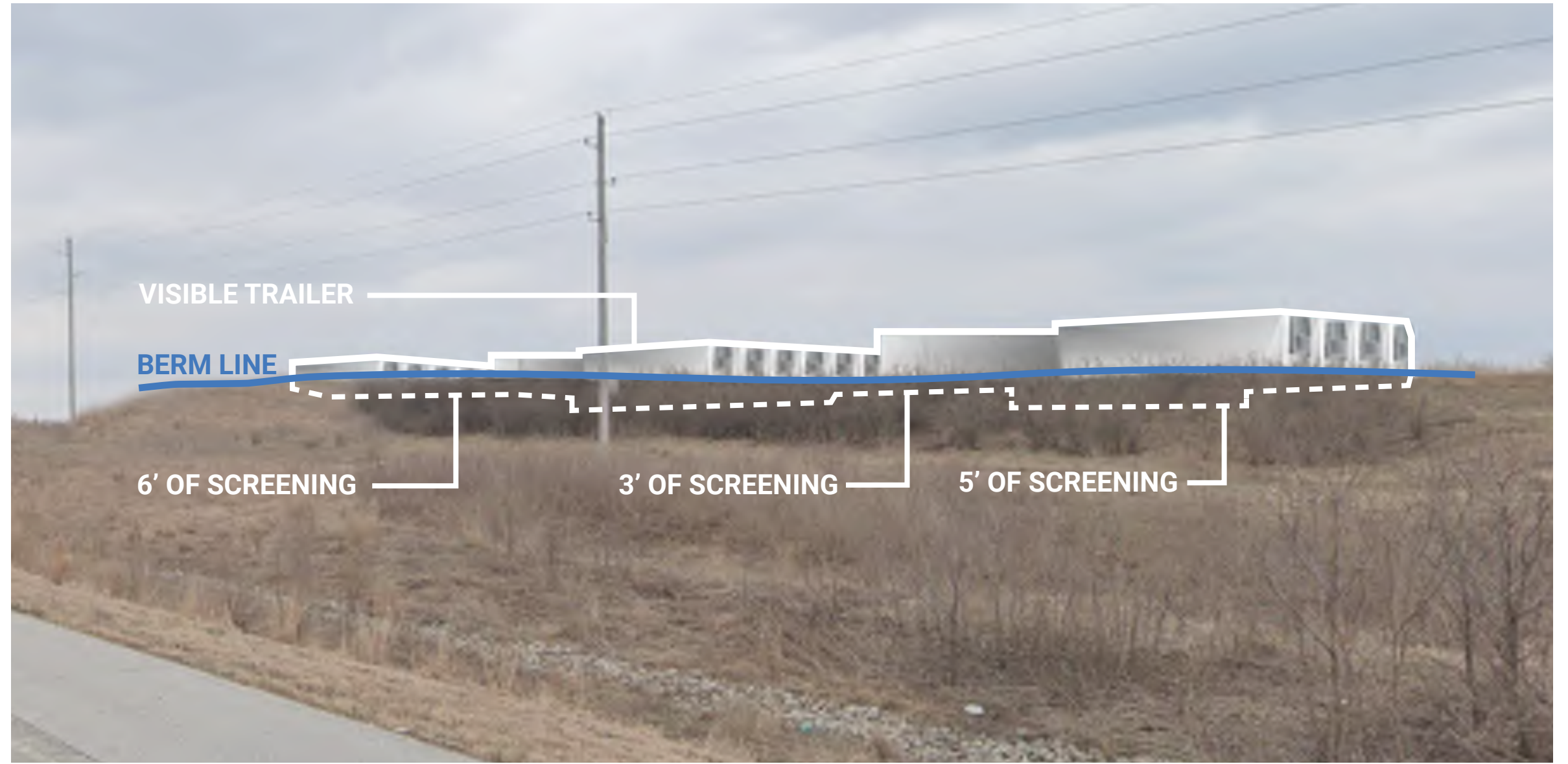
a development plan for  
**I-49 Industrial Center**  
150 & Bolts  
Kansas City, Missouri

date 04.30.2021  
drawn by DJL  
checked by PAM  
revisions

sheet number  
**C1.1**  
drawing type preliminary  
project number 20171



**1** Site Plan  
scale: 1" = 50'-0"  
north



**2** View A  
not to scale



**3** View B  
not to scale




a development plan for  
**I-49 Industrial Center**  
150 & Botts  
Kansas City, Missouri

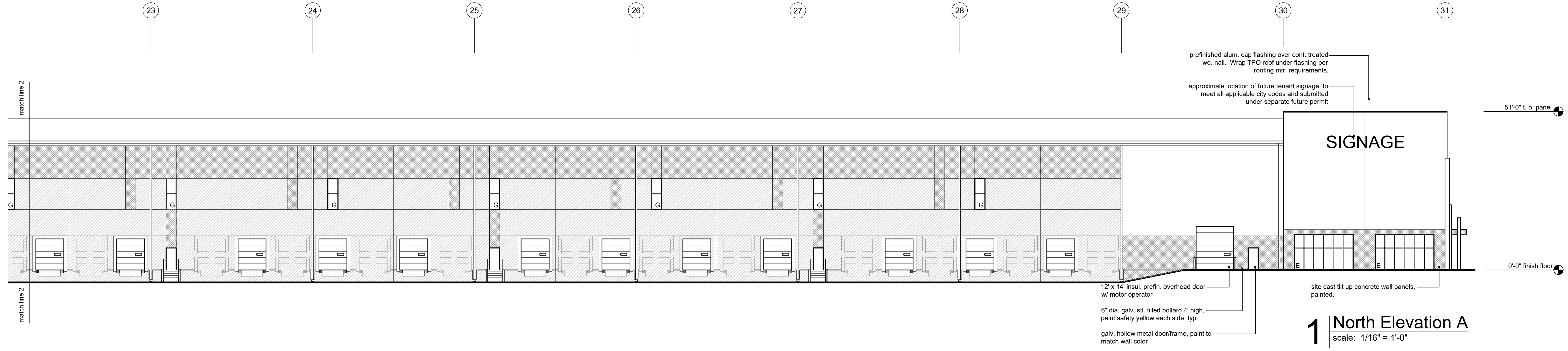
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04.30.2021  
drawn by  
DAE  
checked by  
DAE  
revisions

sheet number  
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drawing type  
preliminary  
project number  
20171

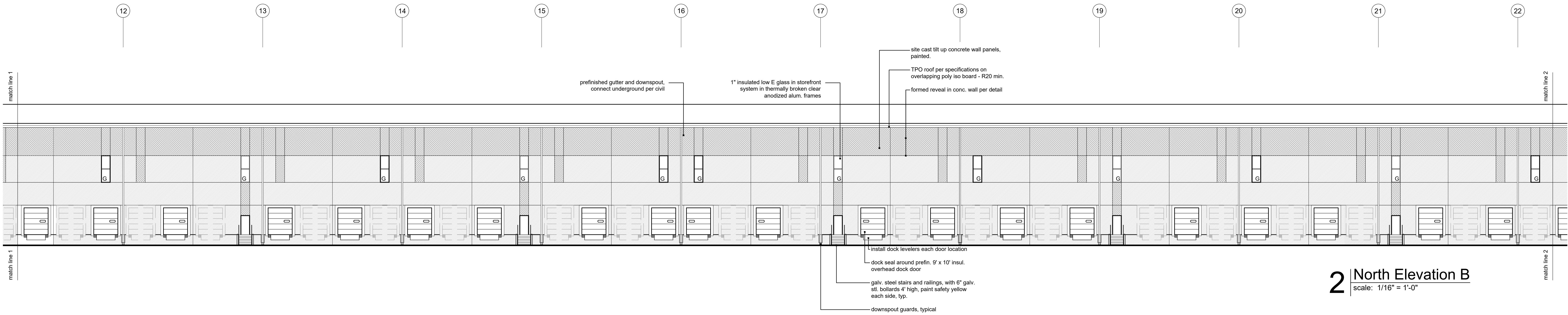


**Exterior Materials and Finishes:**

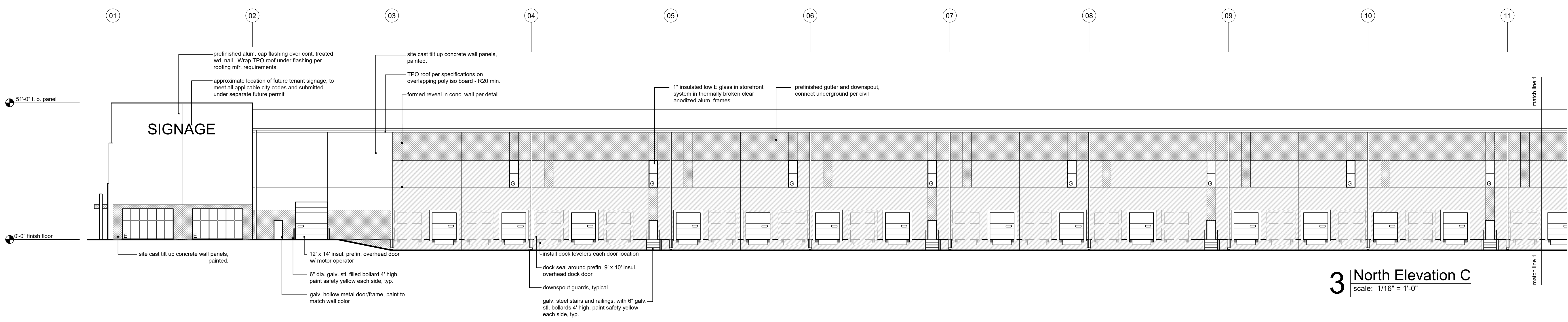
- concrete tilt up panels:**
-  P1 - color: Sherwin Williams SW7070 "Site White", Ultracrete Fine Texture, Low Sheen Eg-She, apply per manufacturer's recommendations
  -  P2 - color: Sherwin Williams SW7030 "Anew Gray", Ultracrete Fine Texture, Low Sheen Eg-She, apply per manufacturer's recommendations
  -  P3 - color: Sherwin Williams SW7067 "Cityscape", Ultracrete Fine Texture, Low Sheen Eg-She, apply per manufacturer's recommendations
- caulk:**  
caulking colors selected to match adjacent walls
- storefront:**  
anodized aluminum frame, color: clear
- EIFS canopies:**  
1" drainable EIFS system, fine finish.
- glass:**  
1" insulated low-E glass with argon fill  
\*use SOLARBAN 60 as basis (to meet U-value .29)
- prefinished metal cap flashing, gutters, downspouts, and scuppers:**  
color to match EP3, Sherwin Williams SW7067 "Cityscape"
- exterior hollow metal doors and frames, paint to match adjacent wall:**  
Sherwin Williams SW7514 "Footline" (EP-5)  
Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)
- bollards:**  
galvanized, paint safety yellow
- overhead doors:**  
to be selected from manufacturer's prefinished colors
- dock seals:**  
dark gray



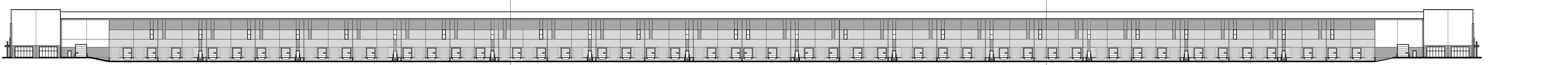
**1 North Elevation A**  
scale: 1/16" = 1'-0"



**2 North Elevation B**  
scale: 1/16" = 1'-0"



**3 North Elevation C**  
scale: 1/16" = 1'-0"



**4 North Elevation Overall**  
scale: NTS




a development plan for  
**I-49 Industrial Center**  
150 & Botts  
Kansas City, Missouri

date: 04.30.2021  
drawn by: DAE  
checked by: DAE  
revisions:

sheet number  
**A3.1**  
drawing type: preliminary  
project number: 20171

**Exterior Materials and Finishes:**

concrete tilt up panels:

-  P1 - color: Sherwin Williams SW7070 "Site White", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
-  P2 - color: Sherwin Williams SW7030 "Anew Gray", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
-  P3 - color: Sherwin Williams SW7067 "Cityscape", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations

caulk: caulking colors selected to match adjacent walls

storefront: anodized aluminum frame, color: clear

EIFS canopies: 1" drainable EIFS system, fine finish.

glass: 1" insulated low-E glass with argon fill  
\*use SOLARBAN 60 as basis (to meet U-value .29)

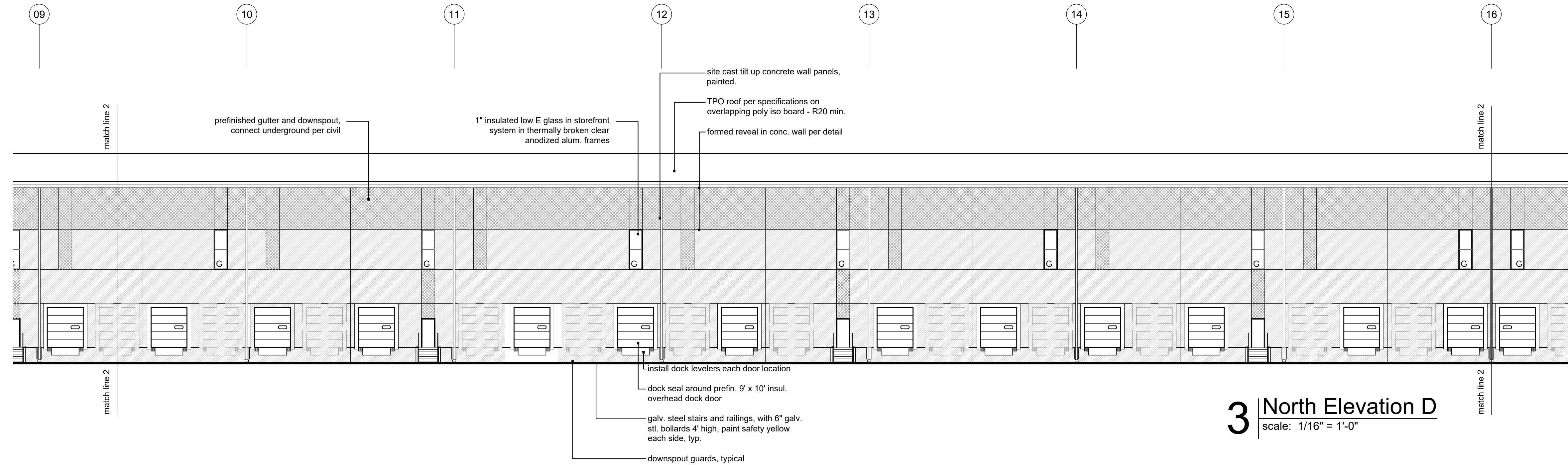
prefinished metal cap flashing, gutters, downspouts, and scuppers:  
color to match EP3, Sherwin Williams SW7067 "Cityscape"

exterior hollow metal doors and frames paint to match adjacent wall:  
Sherwin Williams SW7514 "FootHills" (EP-5)  
Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)

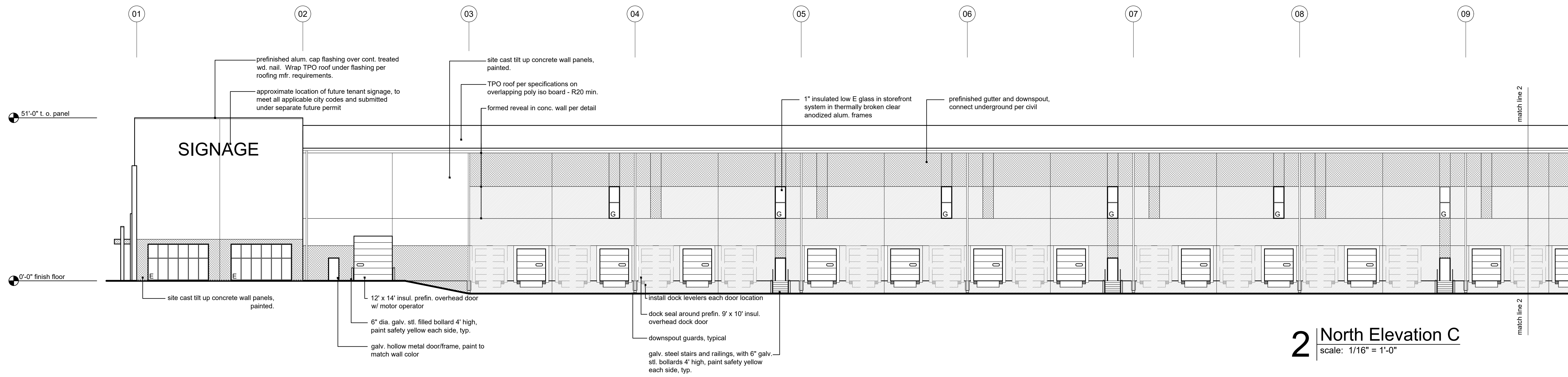
bollards: galvanized, paint safety yellow

overhead doors: to be selected from manufacturer's prefinished colors

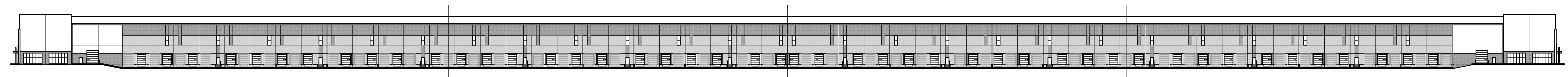
dock seals: dark gray



**3** North Elevation D  
scale: 1/16" = 1'-0"




**2** North Elevation C  
scale: 1/16" = 1'-0"



**1** North Elevation Overall  
scale: NTS




a development plan for  
**I-49 Industrial Center**  
150 & Bolts  
Kansas City, Missouri

date: 04.30.2021  
drawn by: DAE  
checked by: DAE  
revisions: 

sheet number  
**A3.2**  
drawing type: preliminary  
project number: 20171

**Exterior Materials and Finishes:**

concrete tilt up panels:

-  P1 - color: Sherwin Williams SW7070 "Site White", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
-  P2 - color: Sherwin Williams SW7030 "Anew Gray", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
-  P3 - color: Sherwin Williams SW7067 "Cityscape", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations

caulk: caulking colors selected to match adjacent walls

storefront: anodized aluminum frame, color: clear

EIFS canopies: 1" drainable EIFS system, fine finish.

glass: 1" insulated low-E glass with argon fill  
 \*use SOLARBAN 60 as basis (to meet U-value .29)

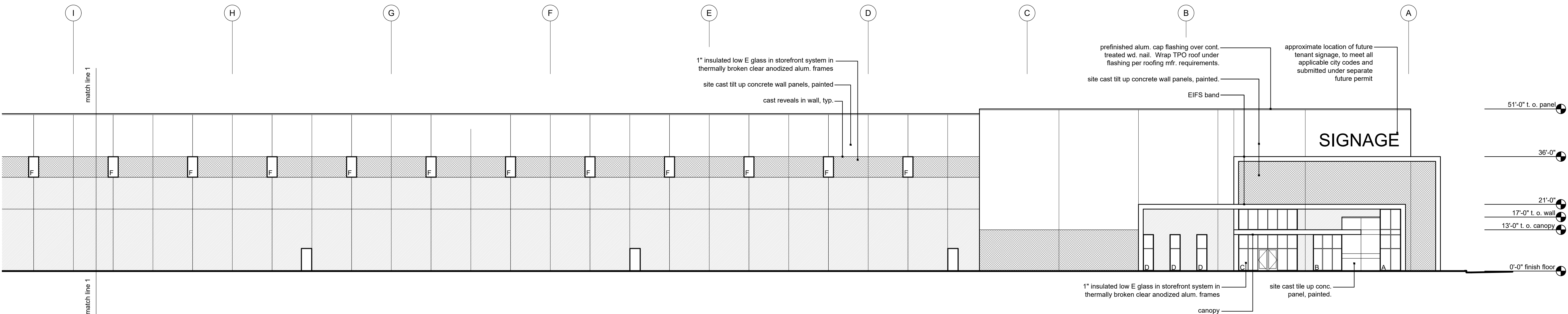
prefinished metal cap flashing, gutters, downspouts, and scuppers: color to match EP3, Sherwin Williams SW7067 "Cityscape"

exterior hollow metal doors and frames paint to match adjacent wall:  
 Sherwin Williams SW7514 "Foothills" (EP-5)  
 Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)

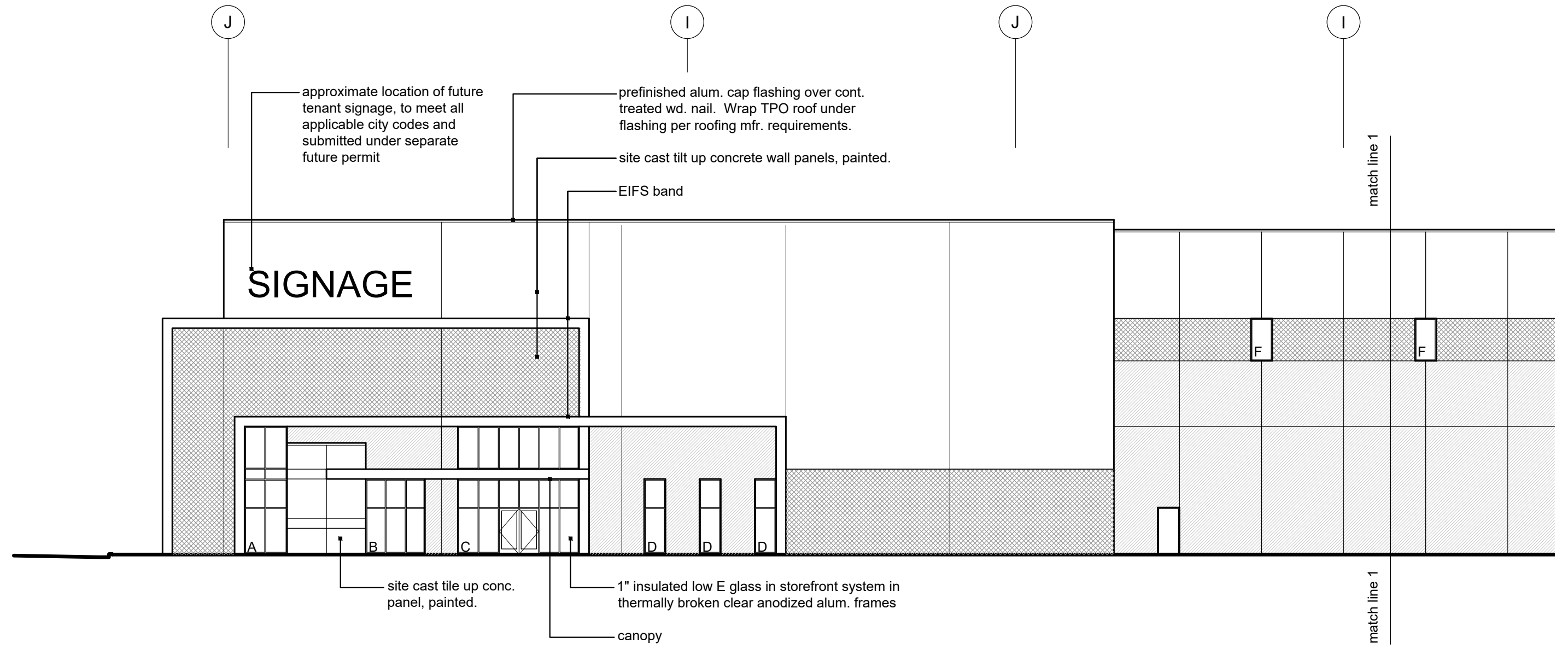
billiards: galvanized, paint safety yellow

overhead doors: to be selected from manufacturer's prefinished colors

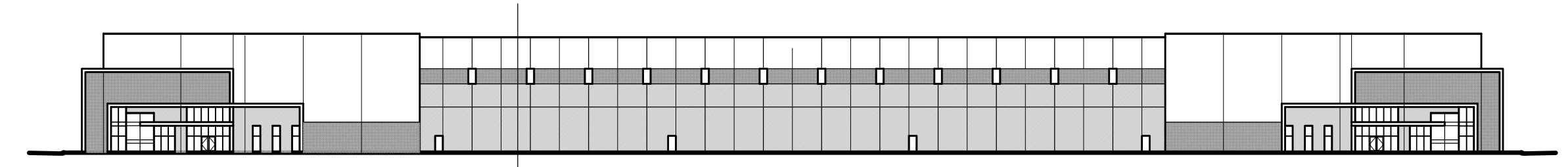
dock seals: dark gray



**2** West Elevation B  
 scale: 1/16" = 1'-0"



**3** West Elevation A  
 scale: 1/16" = 1'-0"




**1** West Elevation Overall  
 scale: NTS

a development plan for

**I-49 Industrial Center**

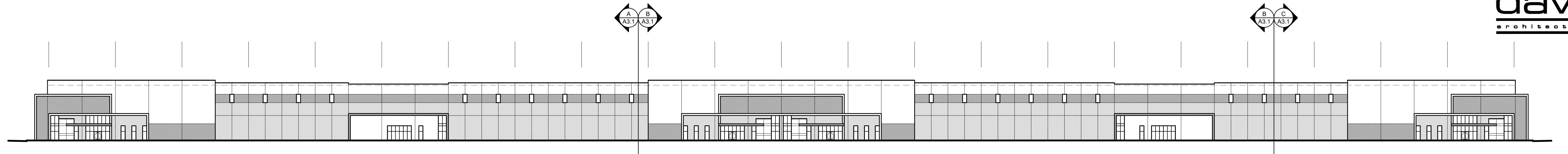
150 & Bolts  
 Kansas City, Missouri

date: 04.30.2021  
 drawn by: DAE  
 checked by: DAE  
 revisions: 

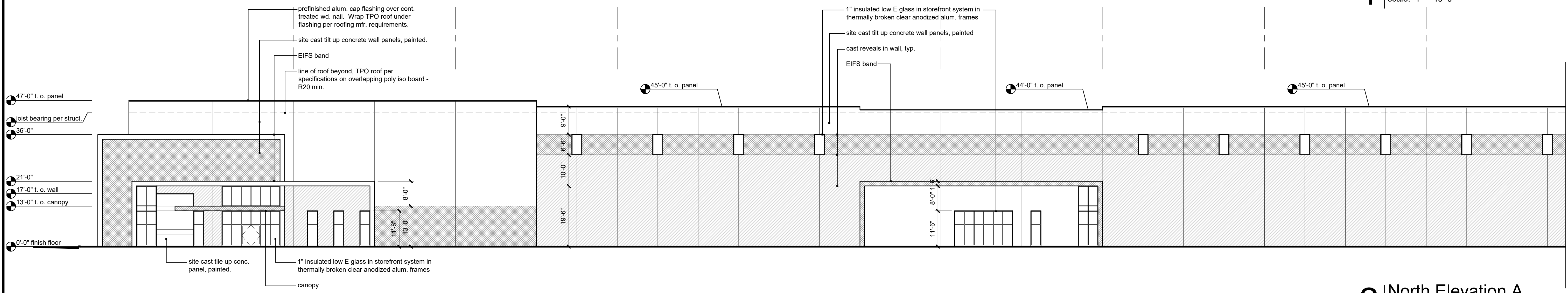
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**A3.3**

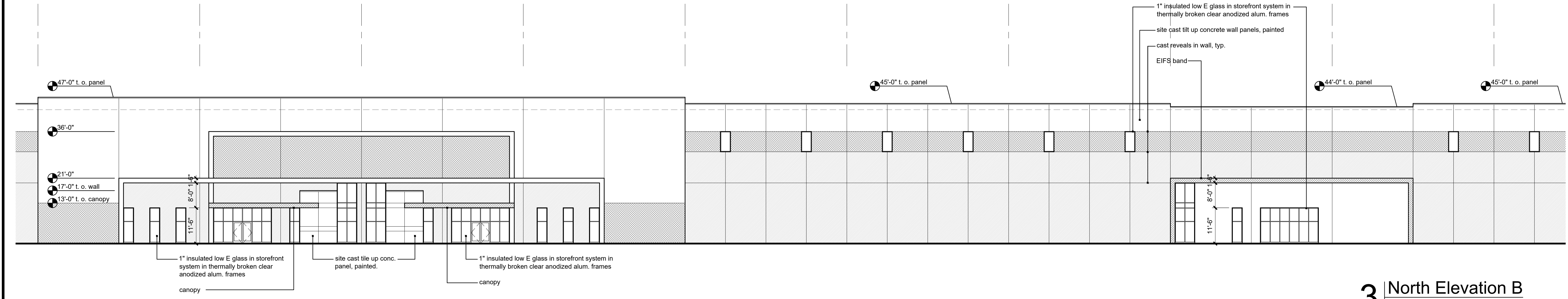
drawing type: preliminary  
 project number: 20171



**1 Overall North Elevation**  
scale: 1" = 40'-0"



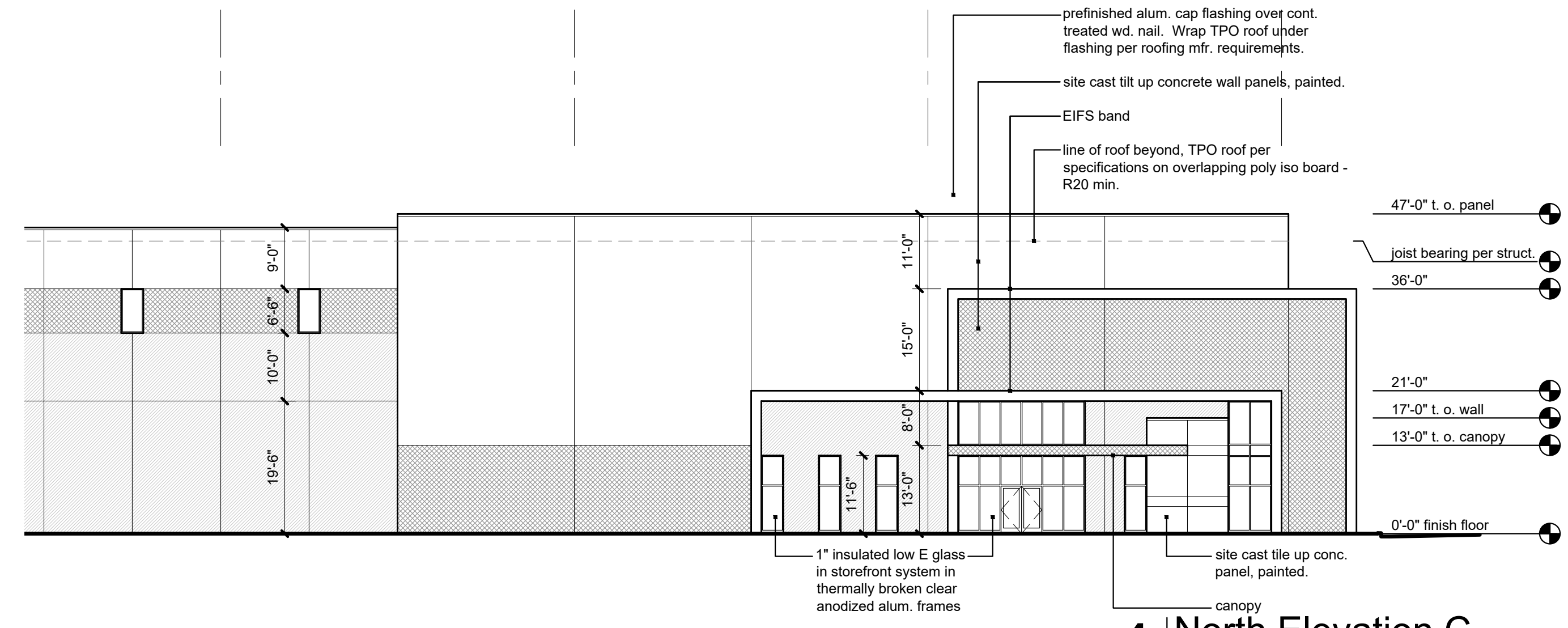
**2 North Elevation A**  
scale: 1/16" = 1'-0"



**3 North Elevation B**  
scale: 1/16" = 1'-0"

**Exterior Materials and Finishes:**

- concrete tilt up panels:
- P1 - color: Sherwin Williams SW7070 "Site White", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
  - P2 - color: Sherwin Williams SW7030 "Anew Gray", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
  - P3 - color: Sherwin Williams SW7067 "Cityscape", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations



**4 North Elevation C**  
scale: 1/16" = 1'-0"

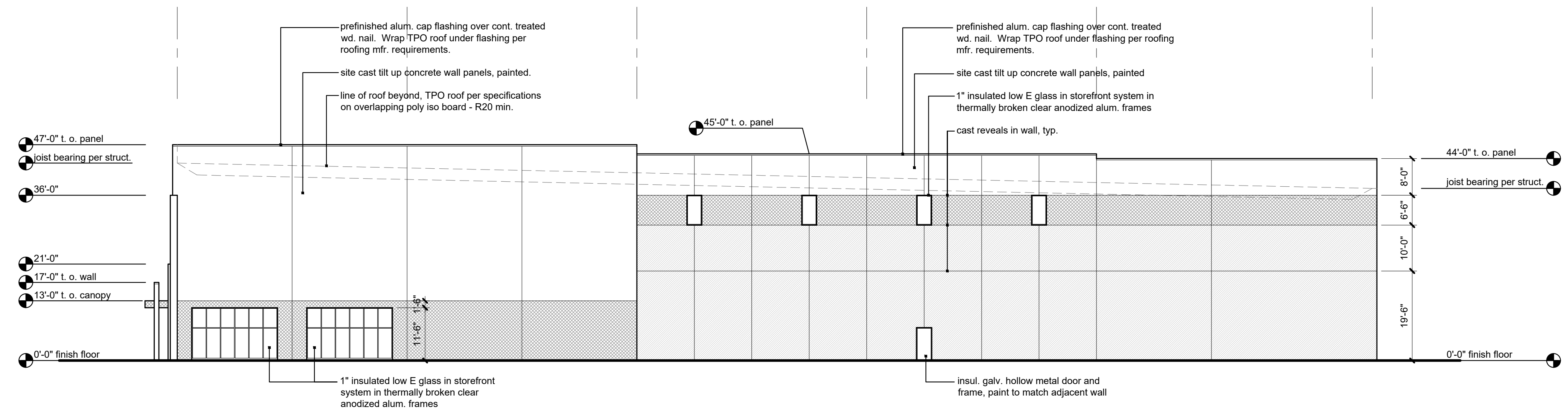
a development plan for  
**I-49 Industrial Center**  
150 & Bolts  
Kansas City, Missouri

date 04.30.2021  
drawn by DAE  
checked by DAE  
revisions

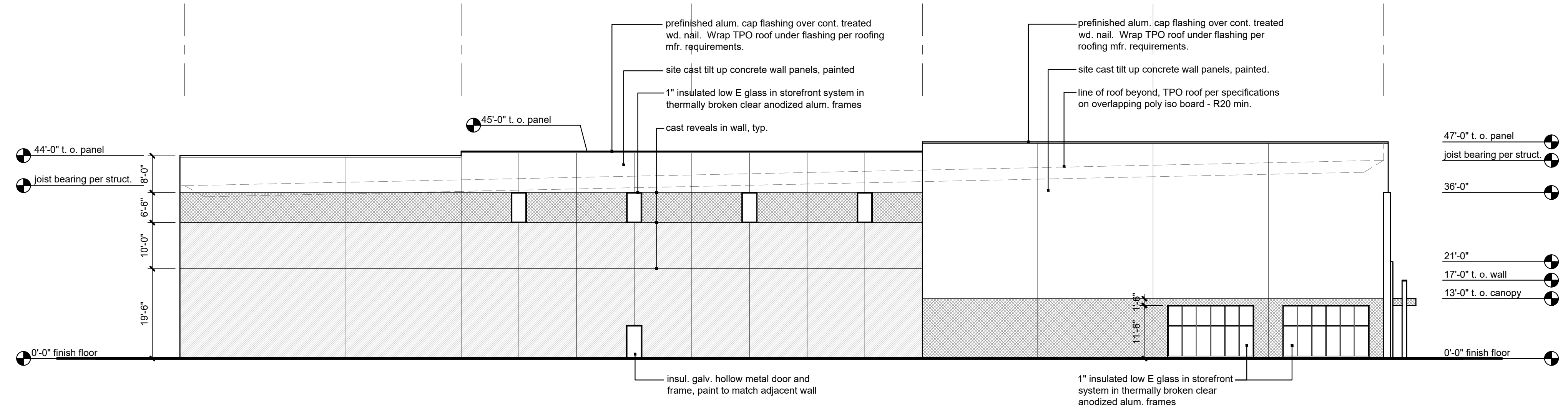
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**A3.4**  
drawing type preliminary  
project number 20171

**Exterior Materials and Finishes:**

- concrete tilt up panels:
- P1 - color: Sherwin Williams SW7070 "Site White", Ultracrete Fine Texture, Low Sheen Eg-She, apply per manufacturer's recommendations
  - P2 - color: Sherwin Williams SW7030 "Anew Gray", Ultracrete Fine Texture, Low Sheen Eg-She, apply per manufacturer's recommendations
  - P3 - color: Sherwin Williams SW7067 "Cityscape", Ultracrete Fine Texture, Low Sheen Eg-She, apply per manufacturer's recommendations



**1 West Elevation**  
 scale: 1/16" = 1'-0"

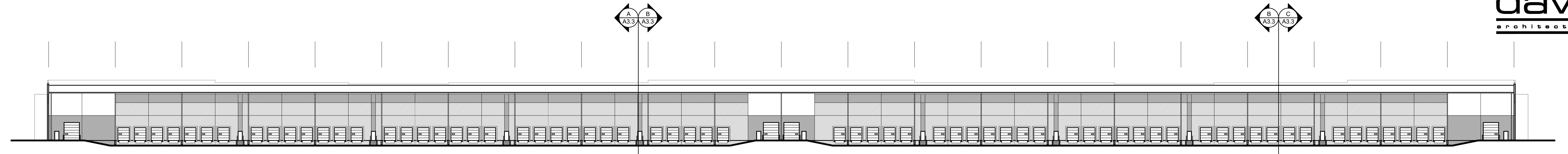


**2 East Elevation**  
 scale: 1/16" = 1'-0"

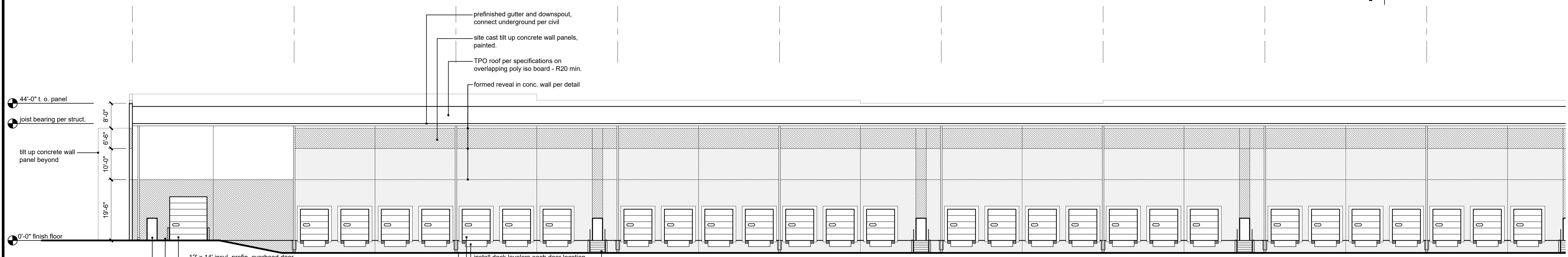
a development plan for  
**I-49 Industrial Center**  
 150 & Bolts  
 Kansas City, Missouri

date  
 04.30.2021  
 drawn by  
 DAE  
 checked by  
 DAE  
 revisions

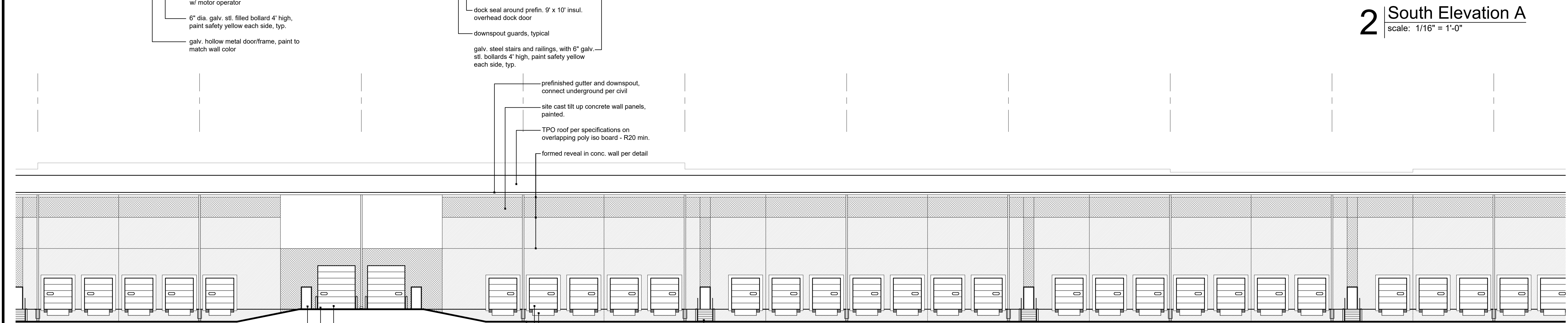
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 project number  
 20171



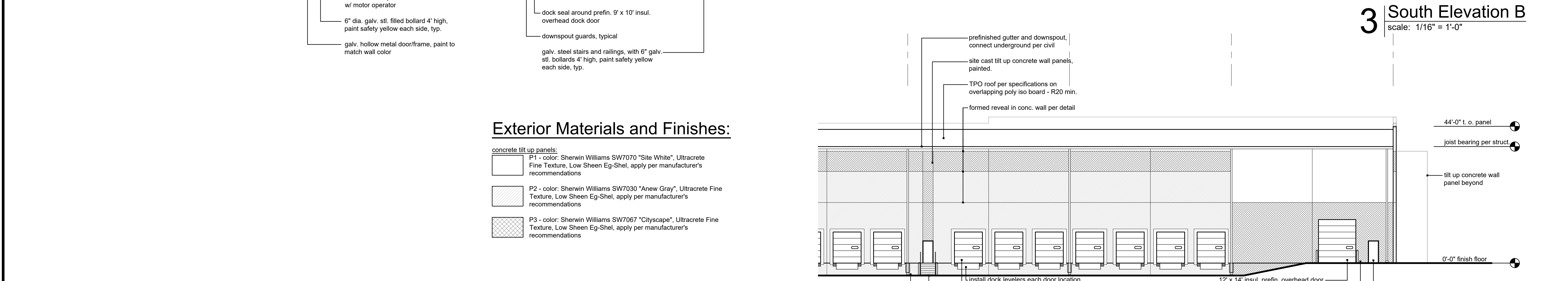
**1 Overall South Elevation**  
scale: 1" = 40'-0"



**2 South Elevation A**  
scale: 1/16" = 1'-0"



**3 South Elevation B**  
scale: 1/16" = 1'-0"



**4 South Elevation C**  
scale: 1/16" = 1'-0"

**Exterior Materials and Finishes:**

- concrete tilt up panels:**
- P1 - color: Sherwin Williams SW7070 "Site White", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
  - P2 - color: Sherwin Williams SW7030 "Anew Gray", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations
  - P3 - color: Sherwin Williams SW7067 "Cityscape", Ultracrete Fine Texture, Low Sheen Eg-Shel, apply per manufacturer's recommendations

44'-0" t. o. panel  
joist bearing per struct.  
8'-0"  
6'-6"  
10'-0"  
tilt up concrete wall panel beyond  
19'-6"  
0'-0" finish floor

12' x 14' insul. prefin. overhead door w/ motor operator  
6" dia. galv. stl. filled bollard 4' high, paint safety yellow each side, typ.  
galv. hollow metal door/frame, paint to match wall color

prefinished gutter and downspout, connect underground per civil  
site cast tilt up concrete wall panels, painted.  
TPO roof per specifications on overlapping poly iso board - R20 min.  
formed reveal in conc. wall per detail

install dock levelers each door location  
dock seal around prefin. 9' x 10' insul. overhead dock door  
downspout guards, typical  
galv. steel stairs and railings, with 6" galv. stl. bollards 4' high, paint safety yellow each side, typ.

prefinished gutter and downspout, connect underground per civil  
site cast tilt up concrete wall panels, painted.  
TPO roof per specifications on overlapping poly iso board - R20 min.  
formed reveal in conc. wall per detail

12' x 14' insul. prefin. overhead door w/ motor operator  
6" dia. galv. stl. filled bollard 4' high, paint safety yellow each side, typ.  
galv. hollow metal door/frame, paint to match wall color

install dock levelers each door location  
dock seal around prefin. 9' x 10' insul. overhead dock door  
downspout guards, typical  
galv. steel stairs and railings, with 6" galv. stl. bollards 4' high, paint safety yellow each side, typ.

prefinished gutter and downspout, connect underground per civil  
site cast tilt up concrete wall panels, painted.  
TPO roof per specifications on overlapping poly iso board - R20 min.  
formed reveal in conc. wall per detail

install dock levelers each door location  
dock seal around prefin. 9' x 10' insul. overhead dock door  
galv. steel stairs and railings, with 6" galv. stl. bollards 4' high, paint safety yellow each side, typ.  
downspout guards, typical

12' x 14' insul. prefin. overhead door w/ motor operator  
6" dia. galv. stl. filled bollard 4' high, paint safety yellow each side, typ.  
galv. hollow metal door/frame, paint to match wall color

44'-0" t. o. panel  
joist bearing per struct.  
tilt up concrete wall panel beyond  
0'-0" finish floor

a development plan for  
**I-49 Industrial Center**  
150 & Bolts  
Kansas City, Missouri

date  
04.30.2021  
drawn by  
DAE  
checked by  
DAE  
revisions

sheet number  
**A3.6**  
drawing type  
preliminary  
project number  
20171



**2** Rendering From Front  
 scale: NTS



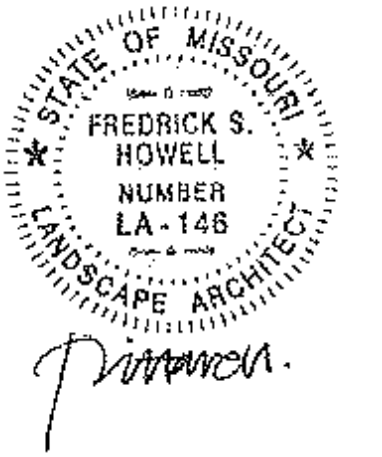
**1** Rendering From Corner  
 scale: NTS

a development plan for  
**I-49 Industrial Center**  
 150 & Bolts  
 Kansas City, Missouri

date  
 04.30.2021  
 drawn by  
 DAE  
 checked by  
 DAE  
 revisions



sheet number  
**A3.7**  
 drawing type  
 preliminary  
 project number  
 20171



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

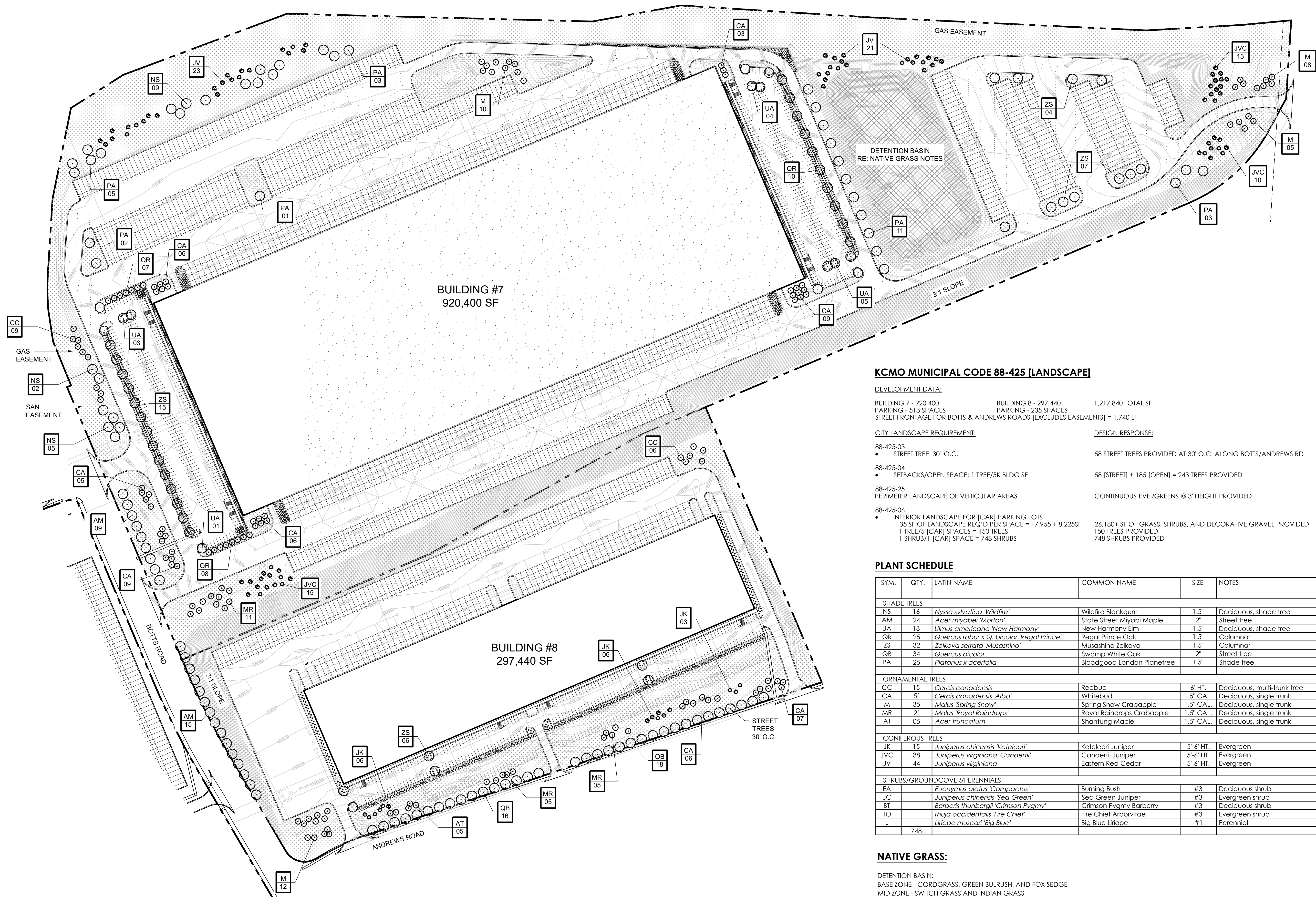
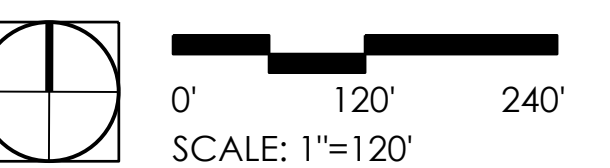
**NEW DEVELOPMENT**  
**I-49 INDUSTRIAL CENTER**

150 & Bolts Road  
Kansas City, MO

**ISSUE PACKAGE**

Project Number: 2103  
Date: 30 April 2021  
Full Size Sheet: 24"x36"  
Half Size Sheet: 12"x18"

**LANDSCAPE PLAN**  
**L100**



**BUILDING #7**  
920,400 SF

**BUILDING #8**  
297,440 SF

**KCMO MUNICIPAL CODE 88-425 [LANDSCAPE]**

**DEVELOPMENT DATA:**

BUILDING 7 - 920,400      BUILDING 8 - 297,440      1,217,840 TOTAL SF  
PARKING - 513 SPACES      PARKING - 235 SPACES  
STREET FRONTAGE FOR BOLTS & ANDREWS ROADS [EXCLUDES EASEMENTS] = 1,740 LF

**CITY LANDSCAPE REQUIREMENT:**

- 88-425-03  
• STREET TREE: 30' O.C.
- 88-425-04  
• SETBACKS/OPEN SPACE: 1 TREE/5K BLDG SF
- 88-425-25  
PERIMETER LANDSCAPE OF VEHICULAR AREAS
- 88-425-06  
• INTERIOR LANDSCAPE FOR [CAR] PARKING LOTS  
35 SF OF LANDSCAPE REQ'D PER SPACE = 17,955 + 8,225SF  
1 TREE/5 [CAR] SPACES = 150 TREES  
1 SHRUB/1 [CAR] SPACE = 748 SHRUBS

**DESIGN RESPONSE:**

- 58 STREET TREES PROVIDED AT 30' O.C. ALONG BOLTS/ANDREWS RD
- 58 [STREET] + 185 [OPEN] = 243 TREES PROVIDED
- CONTINUOUS EVERGREENS @ 3' HEIGHT PROVIDED
- 26,180+ SF OF GRASS, SHRUBS, AND DECORATIVE GRAVEL PROVIDED  
150 TREES PROVIDED  
748 SHRUBS PROVIDED

**PLANT SCHEDULE**

SYM.	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>SHADE TREES</b>					
NS	16	<i>Nyssa sylvatica</i> 'Wildfire'	Wildfire Blackgum	1.5"	Deciduous, shade tree
AM	24	<i>Acer miyabei</i> 'Morton'	State Street Miyabi Maple	2"	Street tree
UA	13	<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	1.5"	Deciduous, shade tree
QR	25	<i>Quercus robur</i> x <i>Q. bicolor</i> 'Regal Prince'	Regal Prince Oak	1.5"	Columnar
ZS	32	<i>Zelkova serata</i> 'Musashino'	Musashino Zelkova	1.5"	Columnar
QB	34	<i>Quercus bicolor</i>	Swamp White Oak	2"	Street tree
PA	25	<i>Platanus x acerifolia</i>	Bloodgood London Planetree	1.5"	Shade tree
<b>ORNAMENTAL TREES</b>					
CC	15	<i>Cercis canadensis</i>	Redbud	4' HT.	Deciduous, multi-trunk tree
CA	51	<i>Cercis canadensis</i> 'Alba'	Whitebud	1.5" CAL.	Deciduous, single trunk
M	35	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	1.5" CAL.	Deciduous, single trunk
MR	21	<i>Malus</i> 'Royal Raindrops'	Royal Raindrops Crabapple	1.5" CAL.	Deciduous, single trunk
AT	05	<i>Acer truncatum</i>	Shantung Maple	1.5" CAL.	Deciduous, single trunk
<b>CONIFEROUS TREES</b>					
JK	15	<i>Juniperus chinensis</i> 'Keteleeri'	Keteleeri Juniper	5'-6' HT.	Evergreen
JVC	38	<i>Juniperus virginiana</i> 'Canaertii'	Canaertii Juniper	5'-6' HT.	Evergreen
JV	44	<i>Juniperus virginiana</i>	Eastern Red Cedar	5'-6' HT.	Evergreen
<b>SHRUBS/GROUND COVER/PERENNIALS</b>					
EA		<i>Evonymus alatus</i> 'Compactus'	Burning Bush	#3	Deciduous shrub
JC		<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	#3	Evergreen shrub
BT		<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	#3	Deciduous shrub
TO		<i>Thuja occidentalis</i> 'Fire Chief'	Fire Chief Arborvitae	#3	Evergreen shrub
L		<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	#1	Perennial
	748				

**NATIVE GRASS:**

DETENTION BASIN:  
BASE ZONE - CORDGRASS, GREEN BULRUSH, AND FOX SEDGE  
MID ZONE - SWITCH GRASS AND INDIAN GRASS  
UPPER ZONE - LITTLE BLUESTEM, WESTERN WHEAT GRASS, AND SIDEOATS GRAMA

STEEP SLOPED AREAS:  
BUFFALO GRASS WITH ANNUAL RYE (COVER CROP)

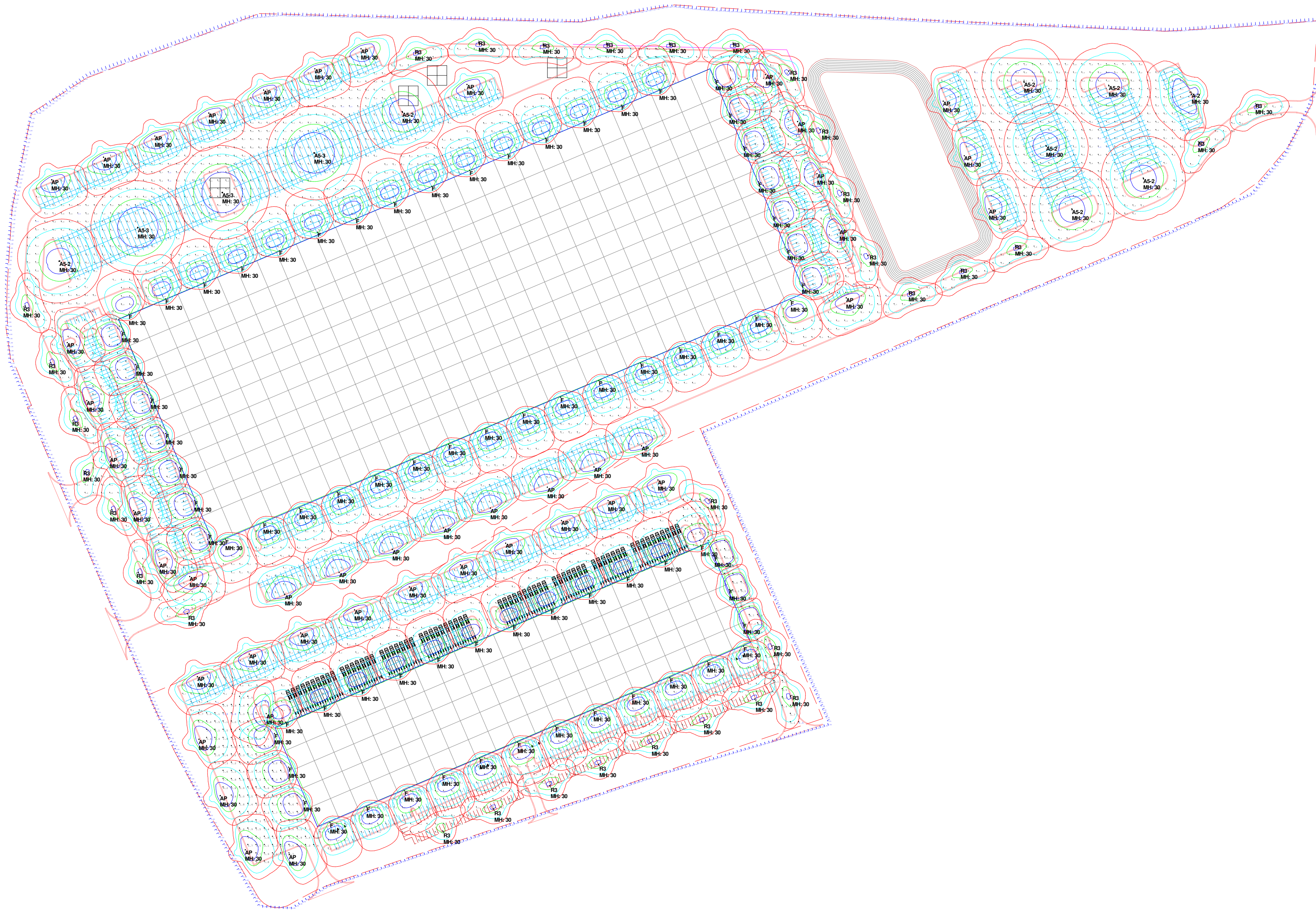
**NOTES:**

- PRIOR TO SEEDING AND PLANTING, ROTOVATE SOILS TO PRODUCE A FINE SEEDBED. SOILS SHALL NOT HAVE A MEASURED COMPACTION GREATER THAN FIVE POUNDS PER SQUARE INCH. REMOVE ALL FOREIGN MATTER LARGER THAN 2 INCHES FROM AREAS TO BE SEEDED.
- STRAW (OR APPROVED EQUAL) FOR EROSION CONTROL SHALL BE CLEAN, SEED FREE HAY OR THRESHED STRAW OF WHEAT, RYE, OATS OR BARLEY.
- SPECIFIC SEED RATIOS (POUND/ACRE) SHALL BE COORDINATED BETWEEN CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO PLANTING.

**NOTES:**

- REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION.
- REFER TO CIVIL PLANS FOR ALL HARDSCAPE, GRADING, UTILITY AND STORMWATER INFORMATION.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR A MINIMUM OF ONE CALENDAR YEAR FROM THE TIME OF PROJECT COMPLETION.
- ALL TREES SHALL RECEIVE 3" DEPTH HARDWOOD MULCH RING. SHRUBS INSTALLED SHALL INCLUDED AMENDED SOIL LIGHTLY COMPACTED IN PLACE AND 3" DEPTH HARDWOOD MULCH.
- DECORATIVE AGGREGATE SHALL BE MISSOURI RIVER ROCK AT 1-2" DIA AT A DEPTH OF 3". INSTALL WEED FABRIC BETWEEN SOIL AND ROCK. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK PRIOR TO INSTALLATION.
- ALL SHADED AREAS SHALL BE GRASS.





**Partially Shielded, Semi-Cutoff Fixture**

**88-430-05-B.** Light fixtures mounted under gas station canopies must be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

**88-430-05-C. SPILLOVER LIGHT**

Spillover light may not exceed 0.186 foot-candle onto R-zoned property or 1.0 foot-candle onto public rights-of-way measured at grade along the property line.

**88-430-05-D. GLARE**

All outdoor lighting must be reflected away from residences and streets.

(Ord. No. [170350](#), § 1, 6-15-2017)

**30FT MOUNTING HEIGHT ON ALL FIXTURES.  
ALL POLE MOUNTS ARE FULL CUTOFF LUMINAIRES.  
ROADWAY LUMINAIRES TYPE R3, HAVE 5 FT MAST ARMS.**



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG 1 EAST DRIVE	Illuminance	Fc	3.61	12.2	0.5	7.22	24.40
BLDG 1 NORTH TRAILER PARKING	Illuminance	Fc	2.29	6.9	1.2	1.91	5.75
BLDG 1 NORTH TRUCK DOCKS	Illuminance	Fc	1.98	6.0	0.8	2.48	7.50
BLDG 1 SOUTH CAR PARKING	Illuminance	Fc	2.14	6.0	0.6	3.57	10.00
BLDG 1 WEST CAR PARKING	Illuminance	Fc	2.30	8.1	0.8	2.88	10.13
BLDG 2 EAST BLDG SIDEWALK	Illuminance	Fc	2.10	3.8	0.9	2.33	4.22
BLDG 2 EAST CAR PARKING	Illuminance	Fc	3.03	7.7	0.8	3.79	9.63
BLDG 2 EAST CAR PARKING	Illuminance	Fc	2.90	8.0	0.8	3.63	10.00
BLDG 2 NORTH LOADING DOCKS	Illuminance	Fc	1.96	5.9	0.5	3.92	11.80
BLDG 2 NORTH TRAILER PARKING	Illuminance	Fc	2.04	6.8	0.5	4.08	13.60
BLDG 2 SOUTH TRAILER DOCKS	Illuminance	Fc	1.91	5.9	0.5	3.82	11.80
BLDG 2 SOUTH TRAILER PARKING	Illuminance	Fc	2.55	6.9	1.1	2.32	6.27
BLDG 2 WEST ROADWAY	Illuminance	Fc	1.72	6.5	0.6	2.87	10.83
CENTER ROADWAY	Illuminance	Fc	1.69	5.8	0.5	3.38	11.60
EAST TRAILER PARKING	Illuminance	Fc	1.65	7.7	0.5	3.30	15.40
PROPERTY LINE 10' ON CENTER	Illuminance	Fc	0.01	0.27	0.00	N.A.	N.A.

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Foot-Candle	Description	Tag	Lum. Watts	Total Watts	BUG Rating
□	75	RSXF2_LED_P6_40K_AWFD_BV	SINGLE	N.A.	0.950	LITHONIA RSXF2 LED P6 40K AWFD BV FLOOD	F	246.6347	18497.6	B4-U3-G2
□	45	RSX2_LED_P6_40K_R4	SINGLE	N.A.	0.950	LITHONIA RSX2 LED P6 40K R4	AP	246.63	11098.35	B3-U0-G4
□	32	RLX-1_T3_15L_4K	SINGLE	N.A.	0.950	VISIONAIRE RLX-1-T3-15L-4K-UNV	R3	114	3648	B3-U0-G3
□	1	RSX2_LED_P6_40K_R4_2	TWIN	N.A.	0.950	RSX2 LED P6 40K R4	A-2	246.63	493.26	B3-U0-G4
□	3	RSX2_LED_P6_40K_R5	3 @ 120 DEGREES	N.A.	0.950	RSX2 LED P6 40K R5	A5-3	246.63	2219.67	B5-U0-G4
□	7	RSX2_LED_P6_40K_R5_1	BACK-BACK	N.A.	0.950	RSX2 LED P6 40K R5	A5-2	246.63	3452.82	B5-U0-G4



Date	Comments

#	Revisions

Drawn By: GREGG GARNER  
 Checked By:  
 Date: 4/27/2021  
 Scale: