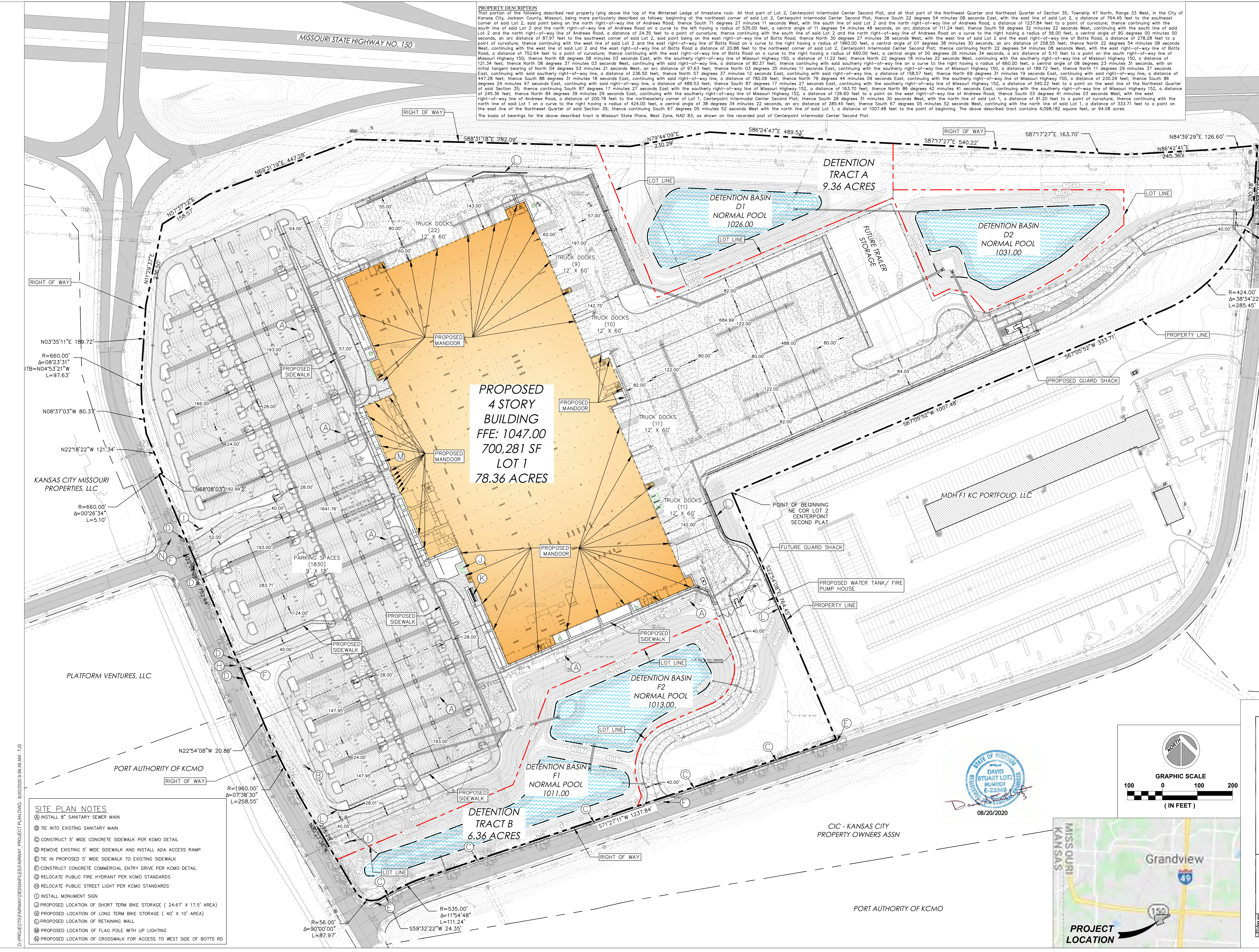




PROPERTY DESCRIPTION
 That portion of the following described real property lying above the top of the Winterset Ledge of limestone rock: All that part of Lot 2, Centerpoint Intermodal Center Second Plat, and all that part of the Northwest Quarter and Northeast Quarter of Section 35, Township 47 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: beginning at the northeast corner of said Lot 2, Centerpoint Intermodal Center Second Plat, thence South 22 degrees 54 minutes 08 seconds East, with the east line of said Lot 2, a distance of 764.45 feet to the southeast corner of said Lot 2, said point being on the north right-of-way line of Andrews Road; thence South 71 degrees 27 minutes 11 seconds West, with the south line of said Lot 2 and the north right-of-way line of Andrews Road, a distance of 1237.84 feet to a point of curvature; thence continuing with the south line of said Lot 2 and the north right-of-way line of Andrews Road on a curve to the left having a radius of 535.00 feet, a central angle of 11 degrees 54 minutes 48 seconds, an arc distance of 111.24 feet; thence South 59 degrees 32 minutes 22 seconds West, continuing with the south line of said Lot 2 and the north right-of-way line of Andrews Road, a distance of 24.35 feet to a point of curvature; thence continuing with the south line of said Lot 2 and the north right-of-way line of Andrews Road on a curve to the right having a radius of 56.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 87.97 feet to the southwest corner of said Lot 2, said point being on the east right-of-way line of Botts Road; thence North 30 degrees 27 minutes 39 seconds West, with the west line of said Lot 2 and the east right-of-way line of Botts Road, a distance of 278.28 feet to a point of curvature; thence continuing with the west line of said Lot 2 and the east right-of-way line of Botts Road on a curve to the right having a radius of 1960.00 feet, a central angle of 07 degrees 38 minutes 30 seconds, an arc distance of 258.55 feet; thence North 22 degrees 54 minutes 08 seconds West, continuing with the west line of said Lot 2 and the east right-of-way line of Botts Road, a distance of 20.88 feet to the northwest corner of said Lot 2, Centerpoint Intermodal Center Second Plat; thence continuing North 22 degrees 54 minutes 08 seconds West, with the east right-of-way line of Botts Road, a distance of 752.64 feet to a point of curvature; thence continuing with the east right-of-way line of Botts Road on a curve to the right having a radius of 660.00 feet, a central angle of 00 degrees 26 minutes 34 seconds, an arc distance of 5.10 feet to a point on the south right-of-way line of Missouri Highway 150; thence North 68 degrees 08 minutes 03 seconds East, with the southern right-of-way line of Missouri Highway 150, a distance of 11.22 feet; thence North 22 degrees 18 minutes 22 seconds West, continuing with the southern right-of-way line of Missouri Highway 150, a distance of 660.00 feet, a central angle of 08 degrees 23 minutes 31 seconds, with an initial tangent bearing of North 04 degrees 53 minutes 21 seconds West, on an arc distance of 97.63 feet; thence North 03 degrees 35 minutes 11 seconds East, continuing with the southern right-of-way line of Missouri Highway 150, a distance of 189.72 feet; thence North 11 degrees 29 minutes 37 seconds East, continuing with said southern right-of-way line, a distance of 236.50 feet; thence North 57 degrees 37 minutes 12 seconds East, continuing with said right-of-way line, a distance of 156.57 feet; thence North 69 degrees 31 minutes 19 seconds East, continuing with said right-of-way line, a distance of 447.28 feet; thence South 88 degrees 31 minutes 18 seconds East, continuing with said right-of-way line, a distance of 792.09 feet; thence North 79 degrees 14 minutes 09 seconds East, continuing with the southern right-of-way line of Missouri Highway 150, a distance of 230.29 feet; thence South 86 degrees 24 minutes 47 seconds East, continuing with said right-of-way line, a distance of 489.53 feet; thence South 87 degrees 17 minutes 27 seconds East, continuing with the southern right-of-way line of Missouri Highway 152, a distance of 540.22 feet to a point on the west line of the Northeast Quarter of said Section 35; thence continuing South 87 degrees 17 minutes 27 seconds East, with the southern right-of-way line of Missouri Highway 152, a distance of 163.70 feet; thence North 86 degrees 42 minutes 41 seconds East, continuing with the southern right-of-way line of Missouri Highway 152, a distance of 245.36 feet; thence North 84 degrees 39 minutes 29 seconds East, continuing with the southern right-of-way line of Missouri Highway 152, a distance of 126.60 feet to a point on the east right-of-way line of Andrews Road; thence South 03 degrees 41 minutes 03 seconds West, with the west right-of-way line of Andrews Road, a distance of 200.78 feet to the northeast corner of Lot 1, Centerpoint Intermodal Center Second Plat; thence South 28 degrees 31 minutes 30 seconds West, with the north line of said Lot 1, a distance of 91.20 feet to a point of curvature; thence continuing with the north line of said Lot 1 on a curve to the right having a radius of 424.00 feet, a central angle of 38 degrees 34 minutes 22 seconds, an arc distance of 285.45 feet; thence South 67 degrees 05 minutes 52 seconds West, continuing with the north line of said Lot 1, a distance of 333.71 feet to a point on the east line of the Northwest Quarter of said Section 35; thence continuing South 67 degrees 05 minutes 52 seconds West with the north line of said Lot 1, a distance of 1007.48 feet to the point of beginning. The above described tract contains 4,098,182 square feet, or 94.08 acres.

The basis of bearings for the above described tract is Missouri State Plane, West Zone, NAD 83, as shown on the recorded plat of Centerpoint Intermodal Center Second Plat.



PAVING LEGEND

	10" HEAVY-DUTY PORTLAND CEMENT REINFORCED CONCRETE PAVEMENT
	5" ASPHALT PAVEMENT

PROJECT INFORMATION

EXISTING ZONING: M1-5
 TOTAL LAND AREA: 94.08 AC (4,098,182 SF)
 LOT 1: 78.36 AC
 TRACT A: 9.36 AC
 TRACT B: 6.36 AC

SINGLE STORY WAREHOUSE/DISTRIBUTION (FFE=1047.00)

BUILDING AREA(SF):	700,281
FLOOR AREA RATIO:	203
TRUCK DOCKS:	REQUIRED: 63 PROVIDED: 63
TRUCK SPACES:	203
FUTURE TRUCK SPACES:	64
*PASSENGER:	117
*ADA STALLS:	28
PROJECTED ONE EMPLOYEE PER 1500 SF	
*ONE SPACE PER 4 EMPLOYEES	
**ADA-1,001 AND OVER = 20 PLUS 1 FOR EACH 100 OVER	

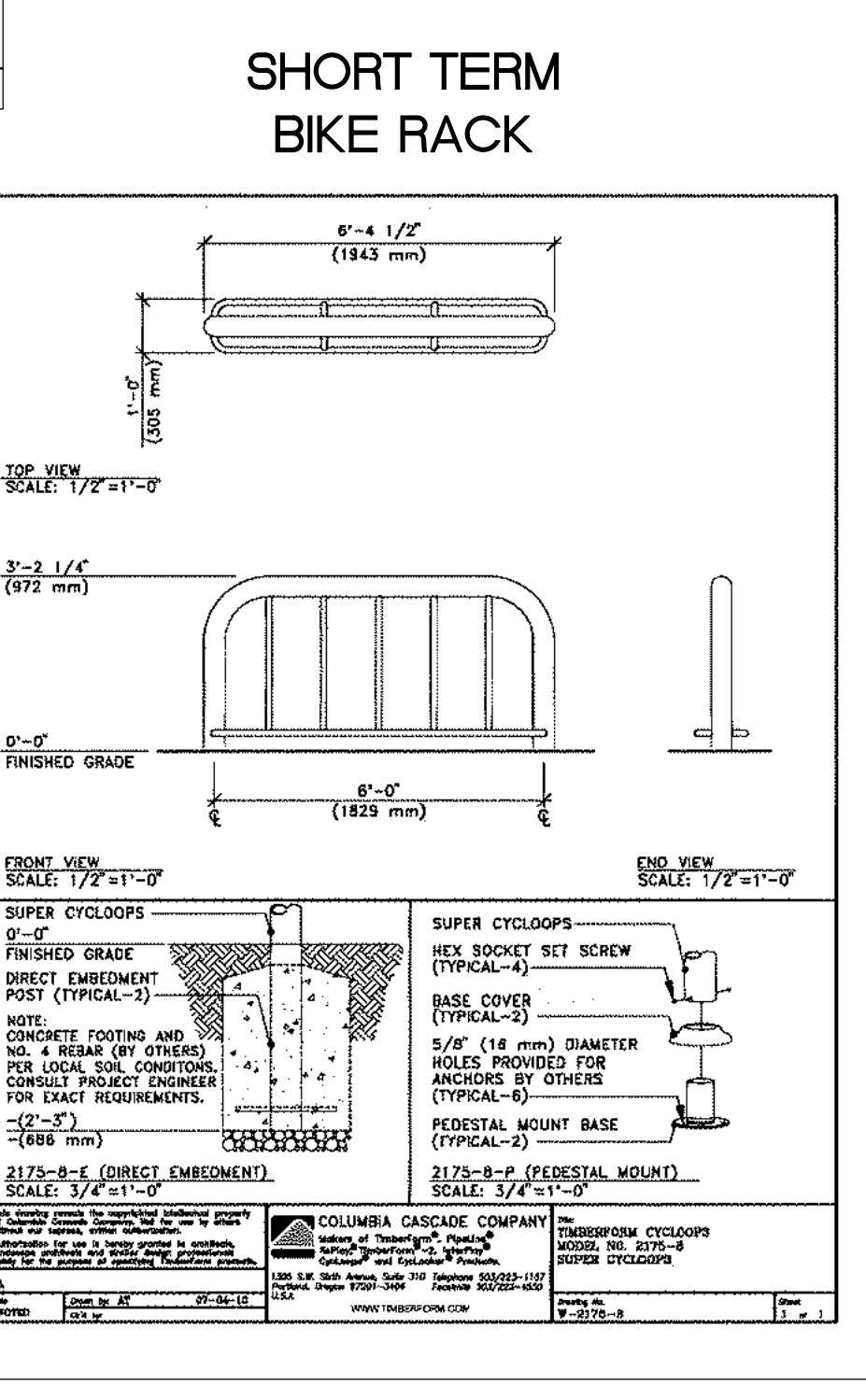
REQUIRED PROVIDED

SHORT TERM BICYCLE PARKING: 117 51
 *AFTER THE FIRST 50 SHORT-TERM BICYCLE PARKING SPACES ARE PROVIDED, ADDITIONAL SHORT-TERM BICYCLE PARKING SPACES MUST BE PROVIDED AT 50% OF THE OTHERWISE REQUIRED RATIO.

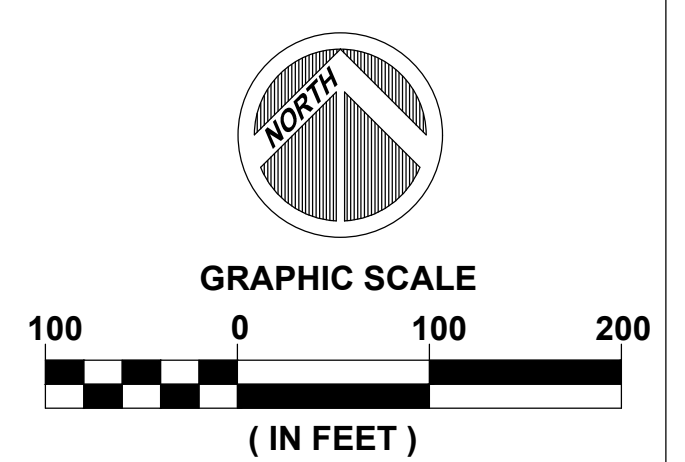
LONG TERM BICYCLE PARKING: *45 28
 *BASED OFF 900 EMPLOYEES

SETBACK REQUIREMENT PER PRELIMINARY PLAT:
 A. NONE

COMMENCEMENT: BLDG 1 2021
 COMPLETION: BLDG 1 2021



- SITE PLAN NOTES**
- INSTALL 8" SANITARY SEWER MAIN
 - TIE INTO EXISTING SANITARY MAIN
 - CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER KCMO DETAIL
 - REMOVE EXISTING 5' WIDE SIDEWALK AND INSTALL ADA ACCESS RAMP
 - TIE IN PROPOSED 5' WIDE SIDEWALK TO EXISTING SIDEWALK
 - CONSTRUCT CONCRETE COMMERCIAL ENTRY DRIVE PER KCMO DETAIL
 - RELOCATE PUBLIC FIRE HYDRANT PER KCMO STANDARDS
 - RELOCATE PUBLIC STREET LIGHT PER KCMO STANDARDS
 - INSTALL MONUMENT SIGN
 - PROPOSED LOCATION OF SHORT TERM BIKE STORAGE (24.67' X 17.5' AREA)
 - PROPOSED LOCATION OF LONG TERM BIKE STORAGE (40' X 10' AREA)
 - PROPOSED LOCATION OF RETAINING WALL
 - PROPOSED LOCATION OF FLAG POLE WITH UP LIGHTING
 - PROPOSED LOCATION OF CROSSWALK FOR ACCESS TO WEST SIDE OF BOTTS RD



MACGREGOR ASSOCIATES ARCHITECTS
 2727 Paces Ferry Road SE
 Building Two, Suite 1400
 Atlanta, Georgia 30339
 770-432-9400

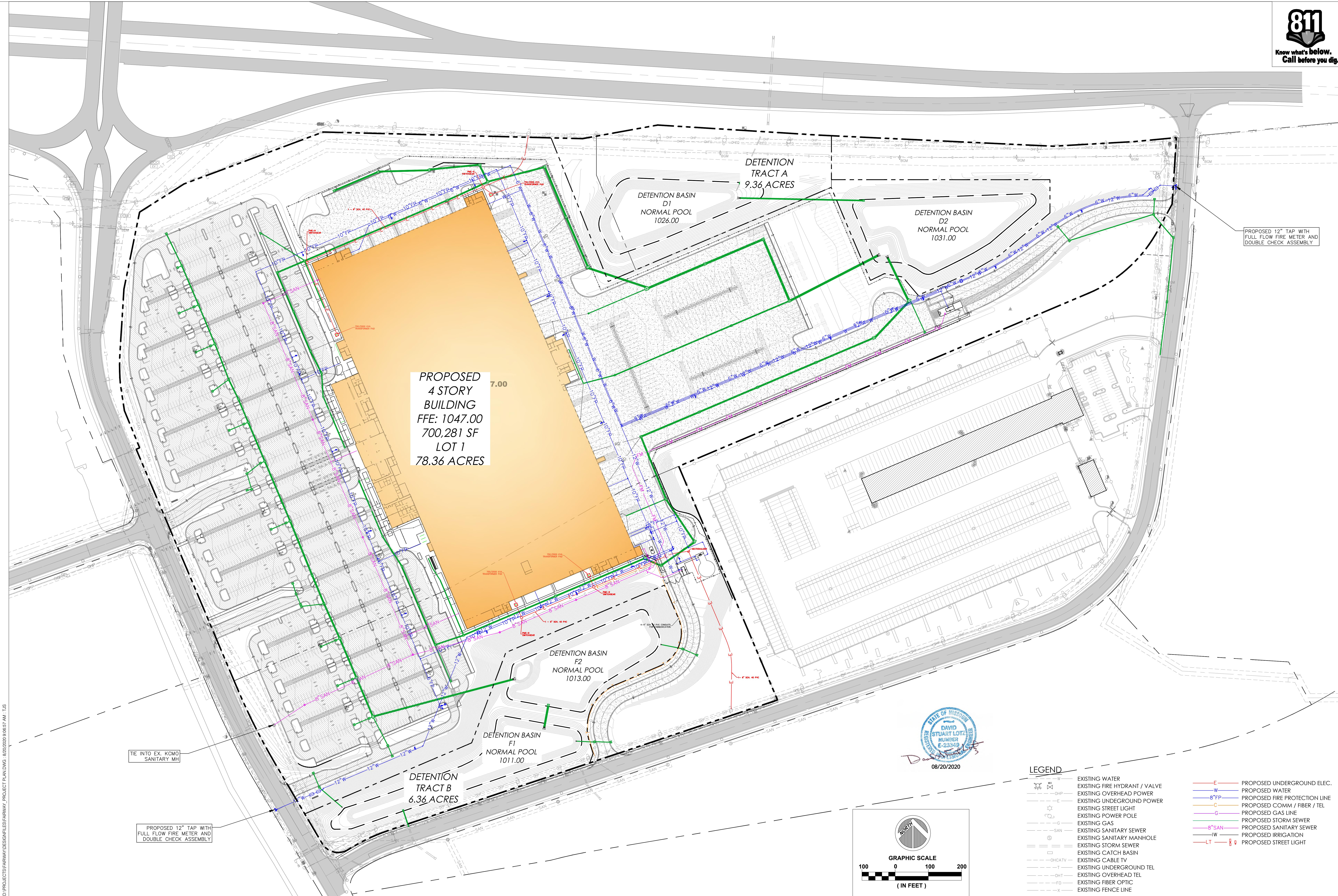
Continental
 SINCE 1978
 1800 STATE LINE ROAD
 LEAWOOD, KANSAS 66205
 913-941-2000
 WWW.CONTINENTAL.COM

PROJECT PLAN

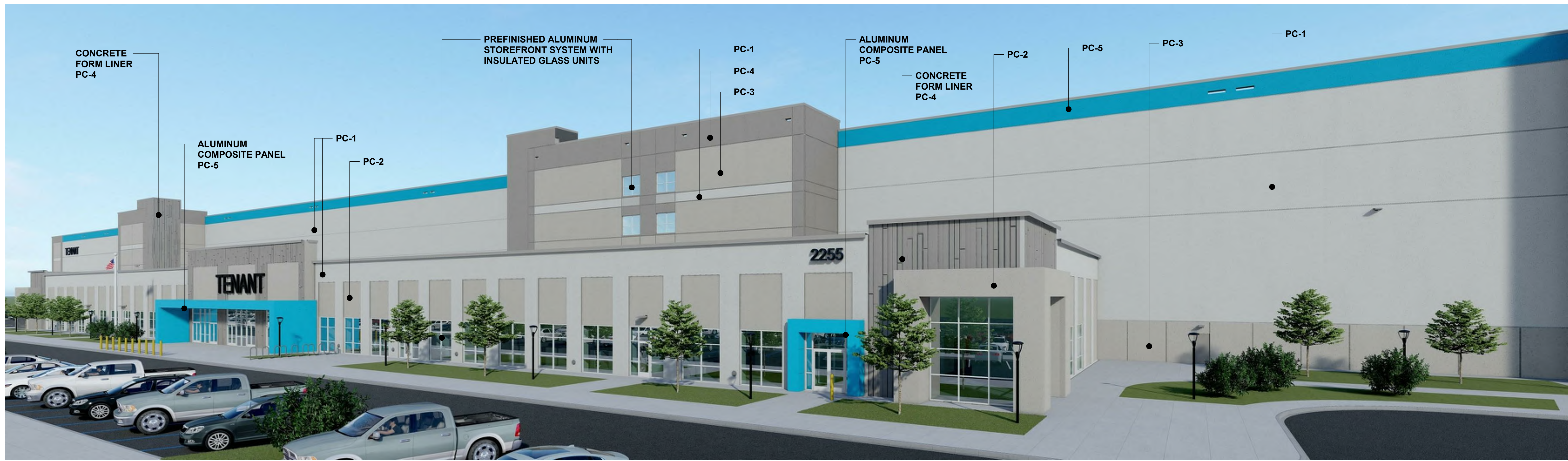
PROJECT NUMBER: 2020-078
 SCALE: 1" = 100'

Project Fairway
 Kansas City, MO







C100
 OVERALL SITE PLAN
 08/20/2020



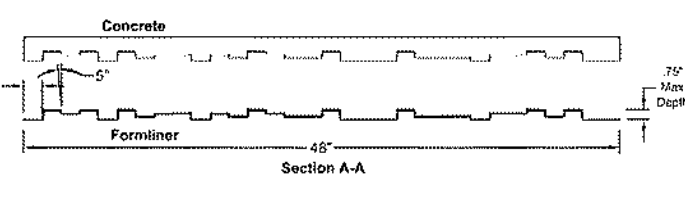
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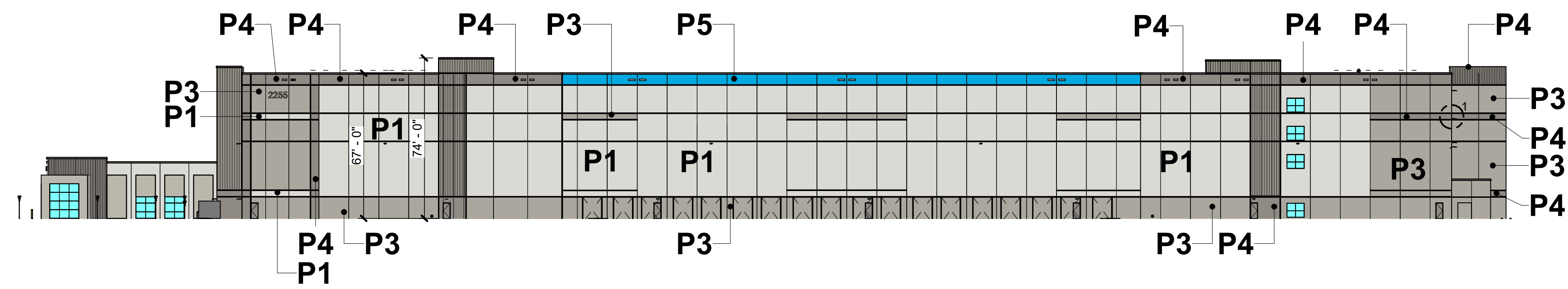


CONCRETE PANEL

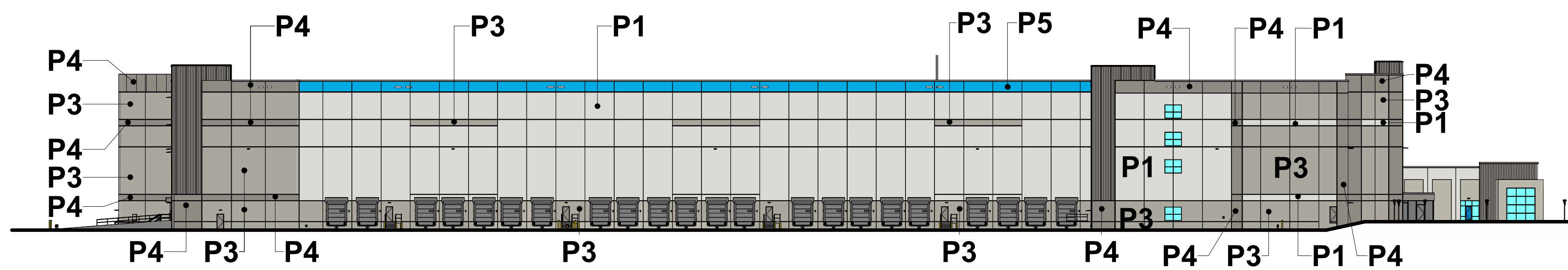
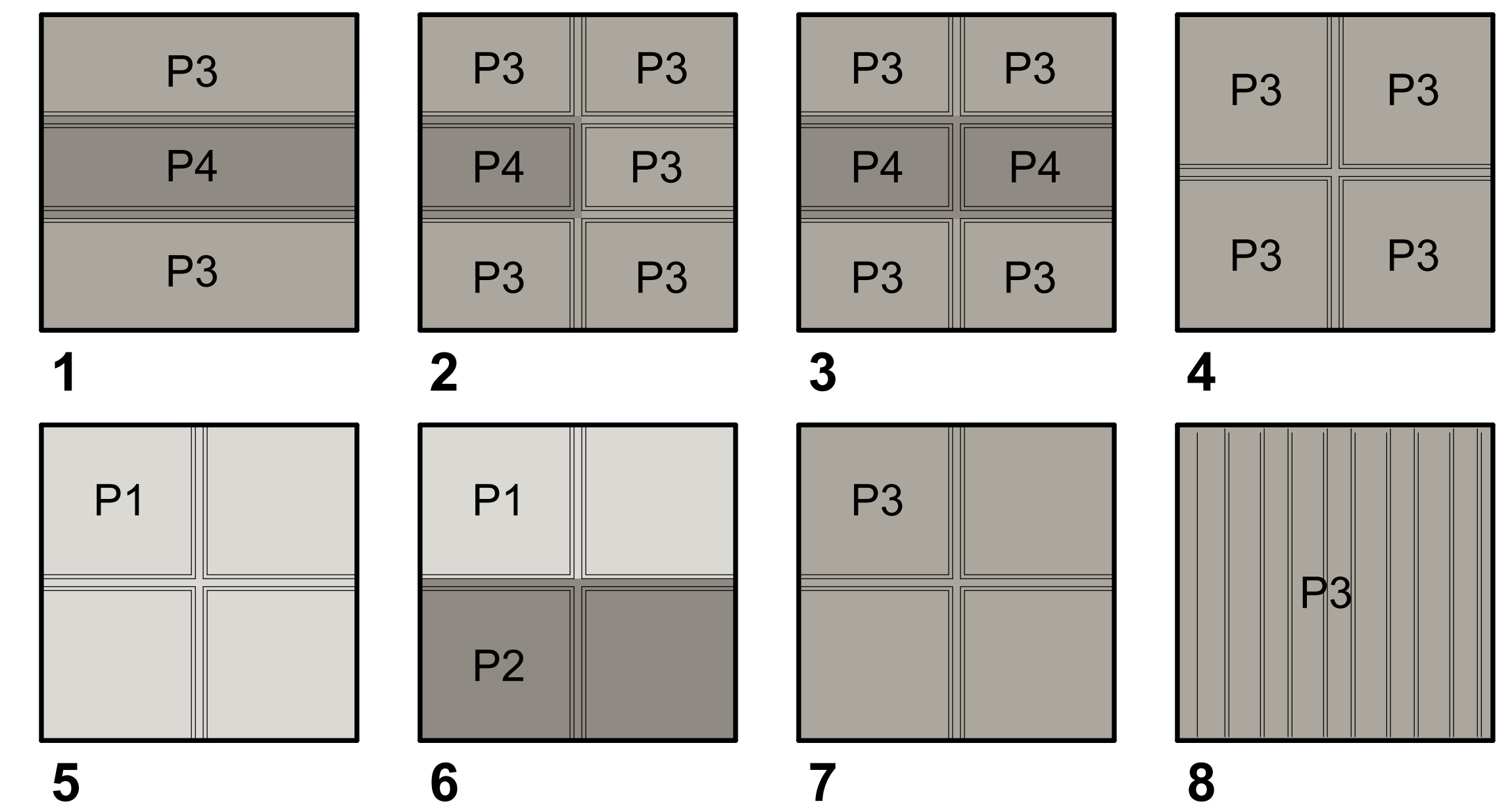
-  PC-1
SHERWIN WILLIAMS
SW 7646
FIRST STAR
-  PC-2
SHERWIN WILLIAMS
SW 7016
MINDFUL GRAY
-  PC-3
SHERWIN WILLIAMS
SW 7017
DORIAN GRAY
-  PC-4
SHERWIN WILLIAMS
SW 7018
DOVE TAIL
-  PC-5
PPG
PANTONE: 2995C
PRIME BLUE
-  PC-6
SHERWIN WILLIAMS
SW 9174
MOTH WING

CONCRETE FORMLINER
EXAMPLE





SOUTH ELEVATION



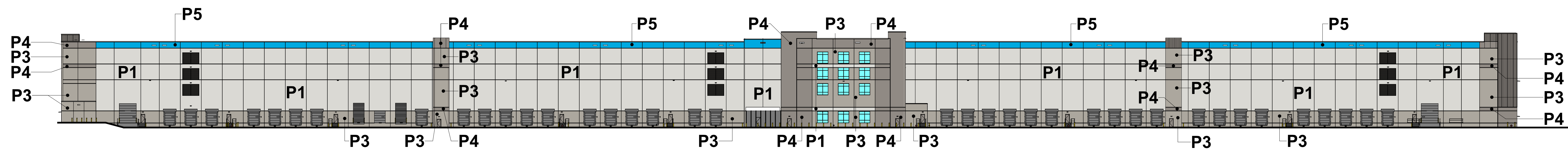
NORTH ELEVATION

PAINT COLOR LEGEND

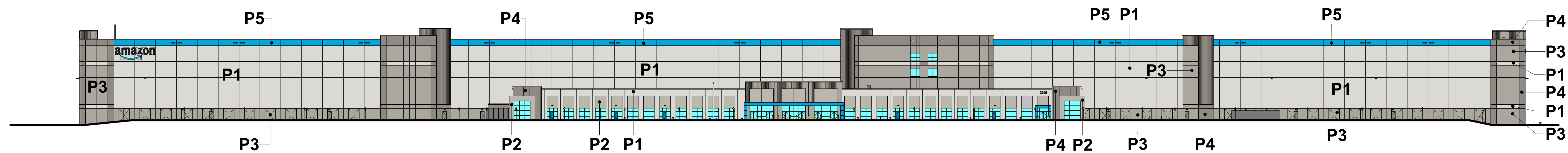
P1 SHERWIN WILLIAMS SW 7646 FIRST STAR	P4 SHERWIN WILLIAMS SW 7018 DOVETAIL
P2 SHERWIN WILLIAMS SW 7016 MINDFUL GRAY	P5 SHERWIN WILLIAMS PANTONE: 2995C PRIME BLUE
P3 SHERWIN WILLIAMS SW 9174 DORIAN GRAY	P6 SHERWIN WILLIAMS SW 9174 MOTH WING GUARDHOUSE ONLY

BUILDING ELEMENTS

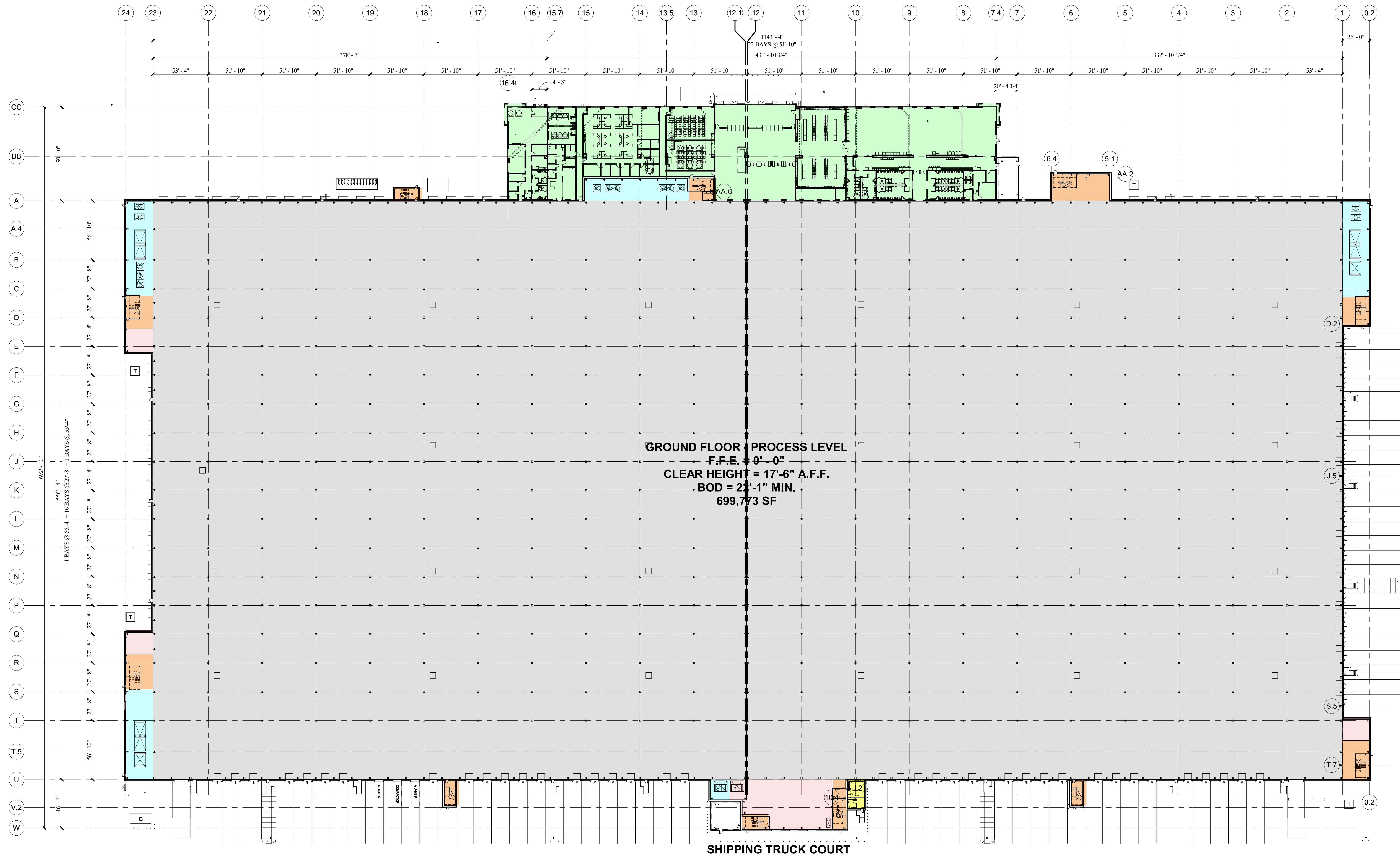
BUILDING ELEMENTS	COLOR
METAL COPING	PAC-CLAD 'SLATE GRAY'
METAL DOWNSPOUT AND CONDUCTOR HEADS	PAC-CLAD 'SLATE GRAY'
HOLLOW METAL DOORS AND FRAMES	COLOR TO MATCH P2
EXTERIOR METAL RAILINGS, STAIRS AND LANDINGS	GALVANIZED - NO PAINT
SMOKER'S CANOPY SOFFIT	WHITE
METAL ENTRY AND RECRUITING	PANTONE 2995C
STOREFRONT & CURTAIN WALL	CLEAR ANODIZED



EAST ELEVATION



WEST ELEVATION



General Notes:

Building Classification:
Storage S-1

Other Occupancies:
Office B & Assembly A-3 - Per 508.2.1

Area Allowed:
Unlimited Per 506.2

Type of Construction:
IA

Building Height:
(+/-)70' - 0"

Maximum Deck Height:
(+/-)67' - 0"

Structure:
TBD,
Steel - Conventional

HVAC:
Fully conditioned facility

Occupant Load:
Calculated = (+/-)5,000
Anticipated = 2,000 people Max.

Fire Separation:
TBD

Fully Sprinklered:
In accordance with 903

Emergency Notification:
Full fire alarm with occupant notification

Exit Access Travel Distance:
400' Needed

Building Color Legend

- Office Area
(36,677 SF @ Ground Floor)
- General Warehouse
(639,478 SF @ Each Floor)
- Stairs and Elevators and Utility Rooms
(7,687 SF @ Each Floor)
- Trucker Lounge
(505 SF @ Ground Floor)
- Remote Break Rooms and Restrooms
(5,800 SF @ Upper Floors)
- Vertical Chase
(9,628 SF @ Each Floor)

Building Drip Line Square Foot

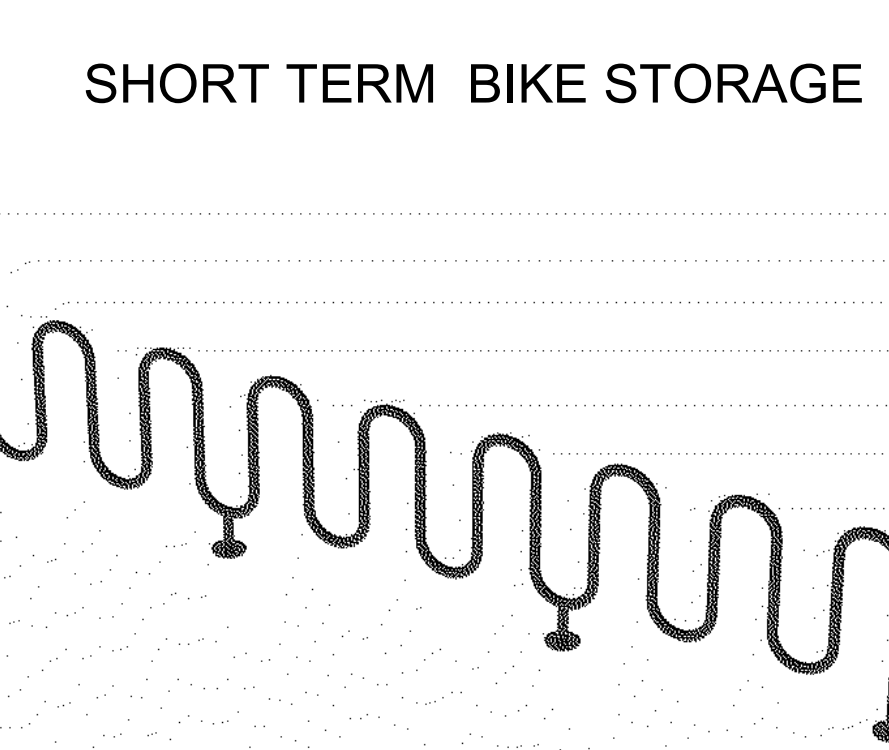
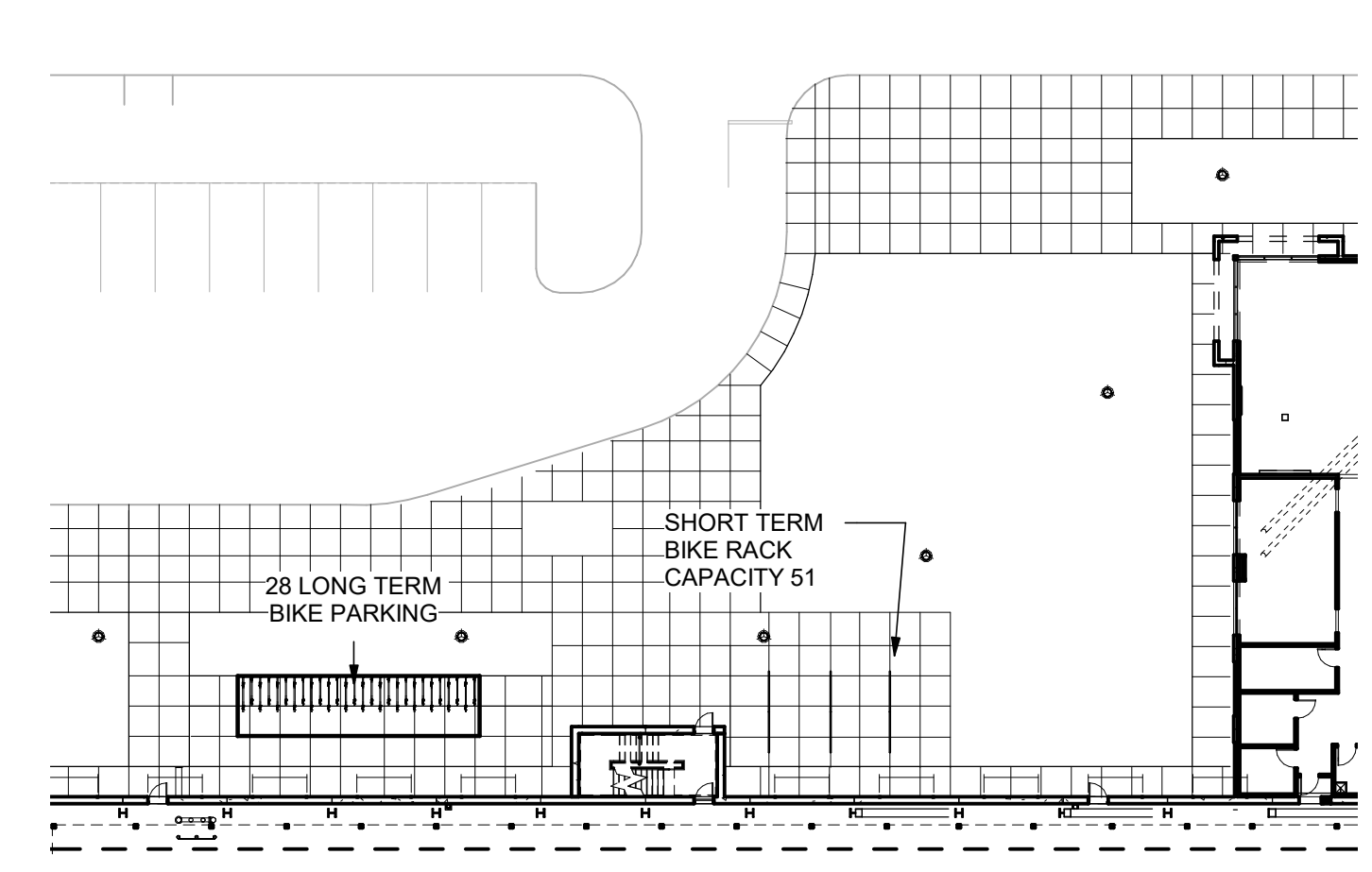
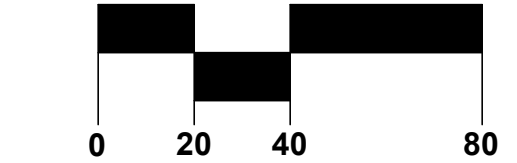
Ground Floor	- 699,773
RSP Level 1	- 662,593 SF
RSP Level 2	- 662,593 SF
RSP Level 3	- 662,593 SF
Total	2,687,552 SF

*Stair Towers (+/-) 2,600 SF not included

Bike Parking

	Provided	Required
Short Term	51	117
Long Term	28	45

GRAPHIC SCALE



General Notes:

Building Classification:
Storage S-1

Other Occupancies:
Office B & Assembly A-3 - Per 508.2.1

Area Allowed:
Unlimited Per 506.2

Type of Construction:
IA

Building Height:
(+/-)70' - 0"

Maximum Deck Height:
(+/-)67' - 0"

Structure:
TBD,
Steel - Conventional

HVAC:
Fully conditioned facility

Occupant Load:
Calculated = (+/-)5,000
Anticipated = 2,000 people Max.

Fire Separation:
TBD

Fully Sprinklered:
In accordance with 903

Emergency Notification:
Full fire alarm with occupant notification

Exit Access Travel Distance:
400' Needed

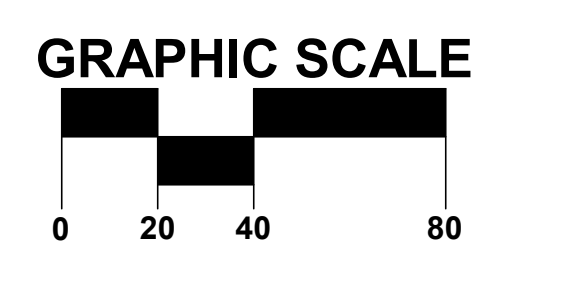
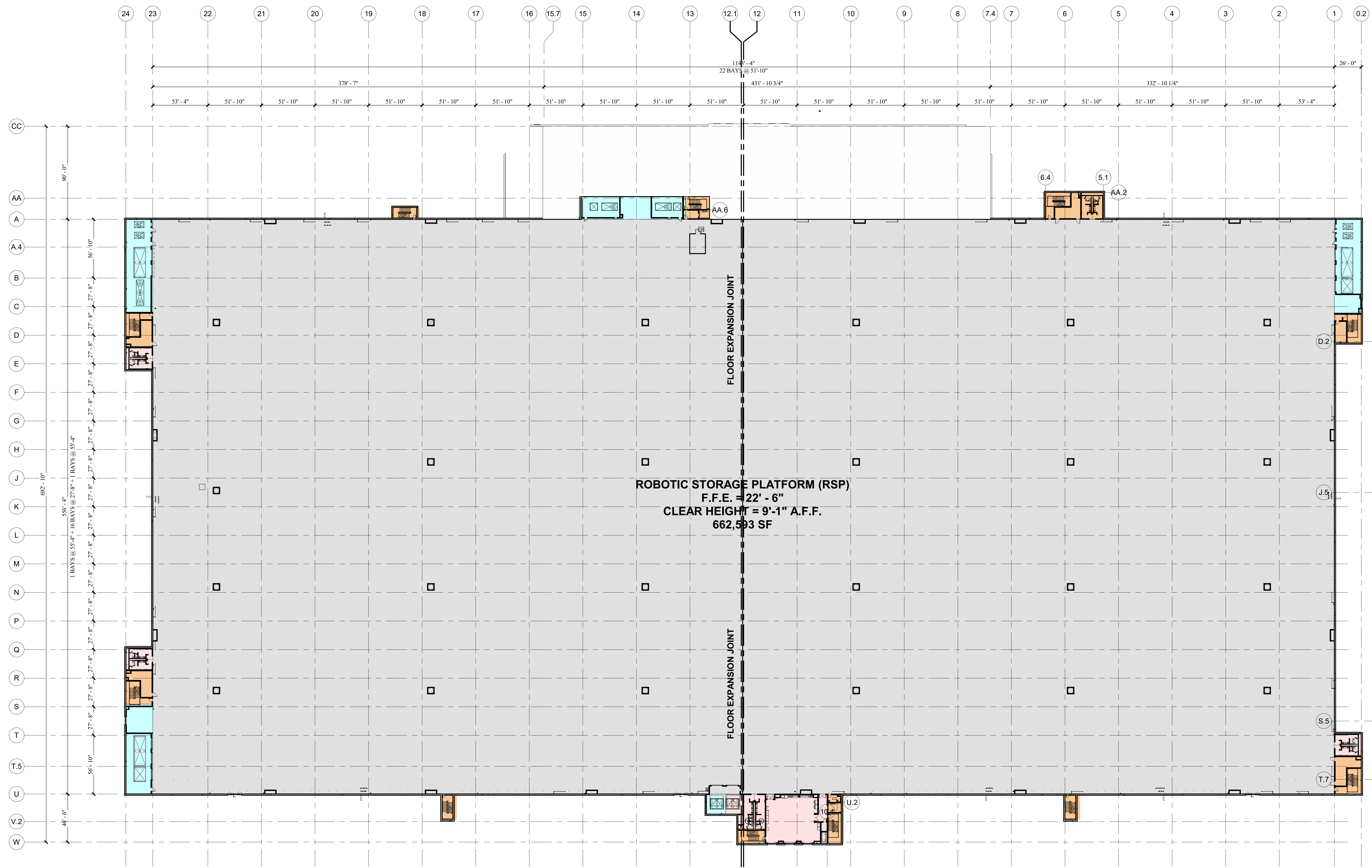
Building Color Legend

- Office Area (36,677 SF @ Ground Floor)
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- Trucker Lounge (505 SF @ Ground Floor)
- Remote Break Rooms and Restrooms (5,800 SF @ Upper Floors)
- Vertical Chase (9,628 SF @ Each Floor)

Building Drip Line Square Foot

Ground Floor	- 699,773 SF
RSP Level 1	- 662,593 SF
RSP Level 2	- 662,593 SF
RSP Level 3	- 662,593 SF
Total	2,687,552 SF

*Stair Towers (+/-) 2,600 SF not included



General Notes:

Building Classification:
Storage S-1

Other Occupancies:
Office B & Assembly A-3 - Per 508.2.1

Area Allowed:
Unlimited Per 506.2

Type of Construction:
IA

Building Height:
(+/-)70' - 0"

Maximum Deck Height:
(+/-)67' - 0"

Structure:
TBD,
Steel - Conventional

HVAC:
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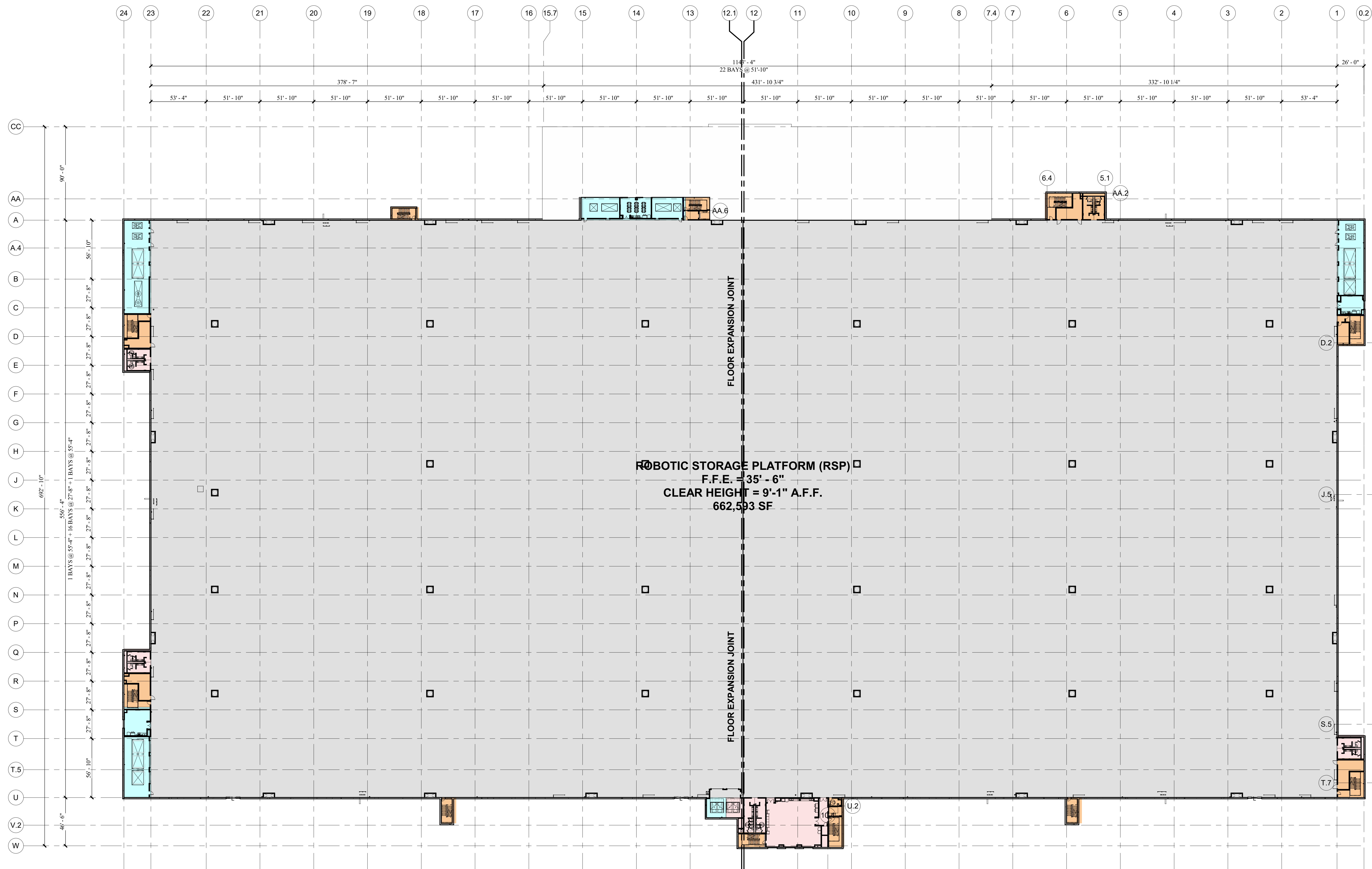
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(9,628 SF @ Each Floor)

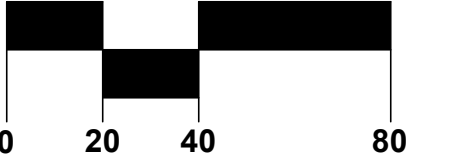
Building Drip Line Square Foot

Ground Floor	- 699,773 SF
RSP Level 1	- 662,593 SF
RSP Level 2	- 662,593 SF
RSP Level 3	- 662,593 SF
Total	2,687,552 SF

*Stair Towers (+/-) 2,600 SF not included



GRAPHIC SCALE



General Notes:

Building Classification:
Storage S-1

Other Occupancies:
Office B & Assembly A-3 - Per 508.2.1

Area Allowed:
Unlimited Per 506.2

Type of Construction:
IA

Building Height:
(+/-) 70' - 0"

Maximum Deck Height:
(+/-) 67' - 0"

Structure:
TBD,
Steel - Conventional

HVAC:
Fully conditioned facility

Occupant Load:
Calculated = (+/-) 5,000
Anticipated = 2,000 people Max.

Fire Separation:
TBD

Fully Sprinklered:
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Emergency Notification:
Full fire alarm with occupant notification

Exit Access Travel Distance:
400' Needed

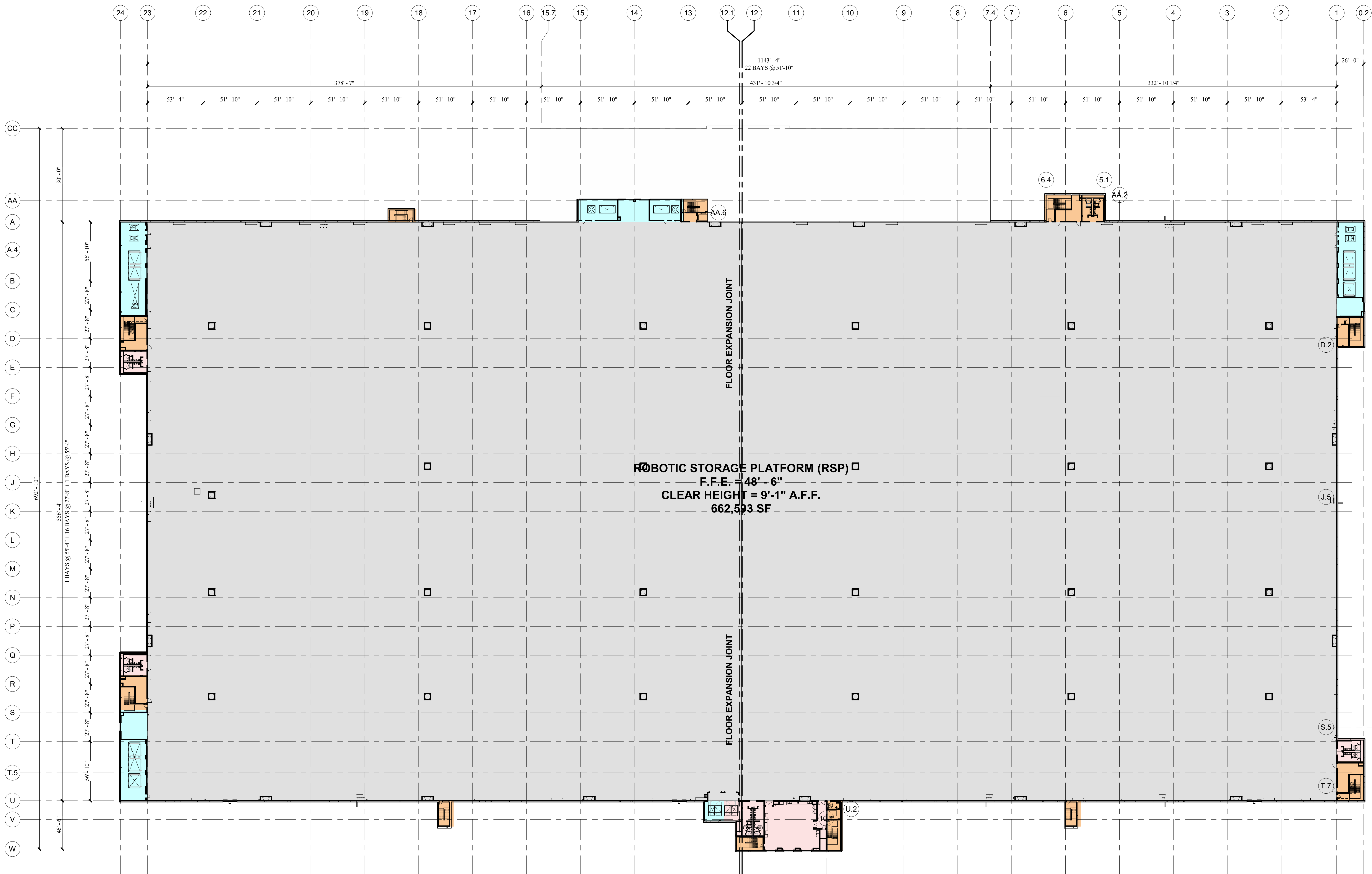
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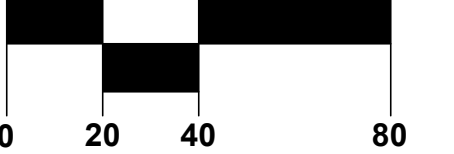
Building Drip Line Square Foot

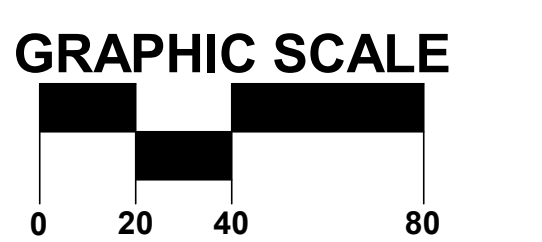
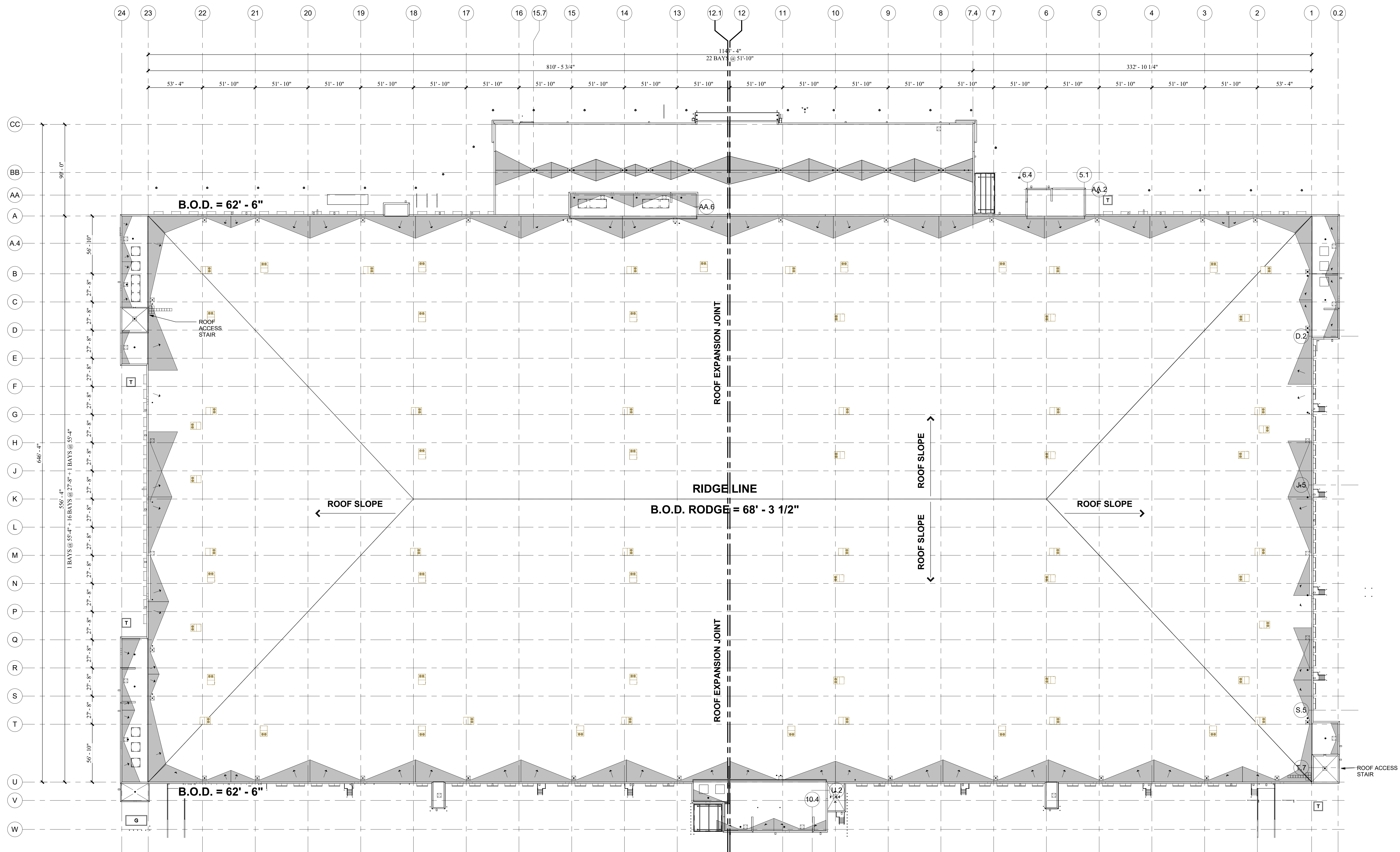
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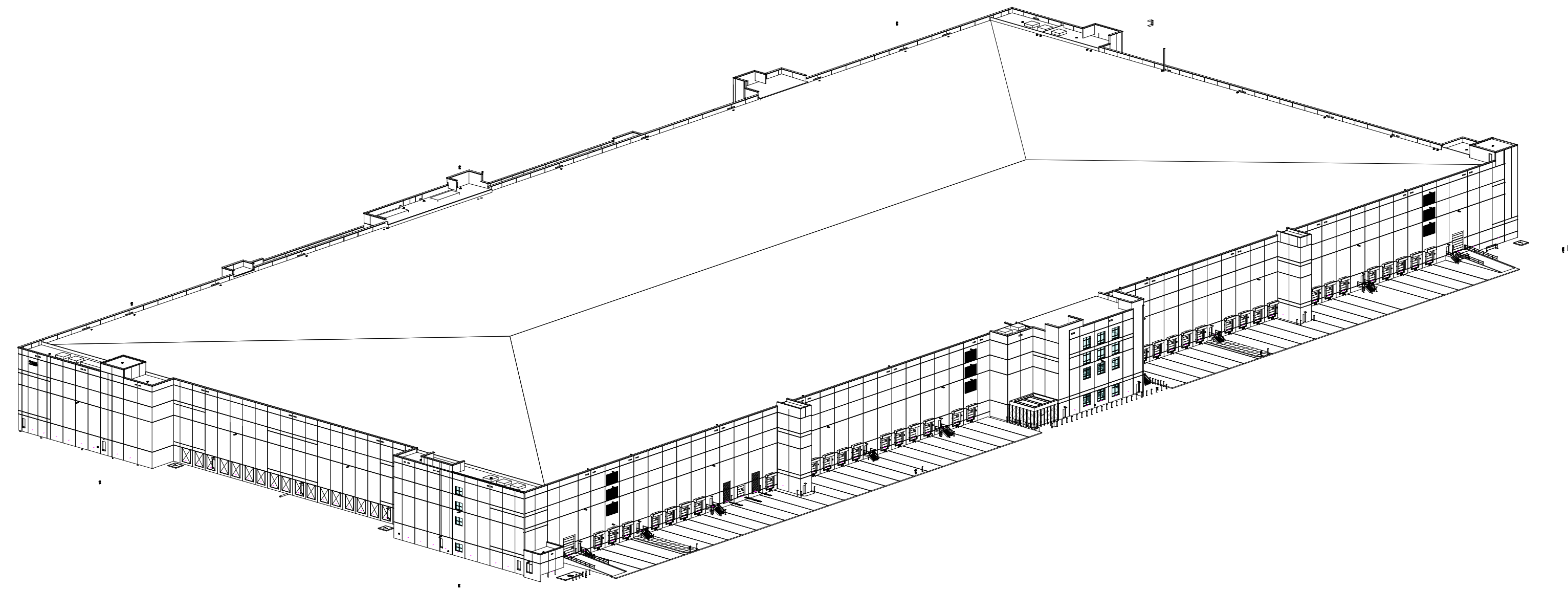
*Stair Towers (+/-) 2,600 SF not included



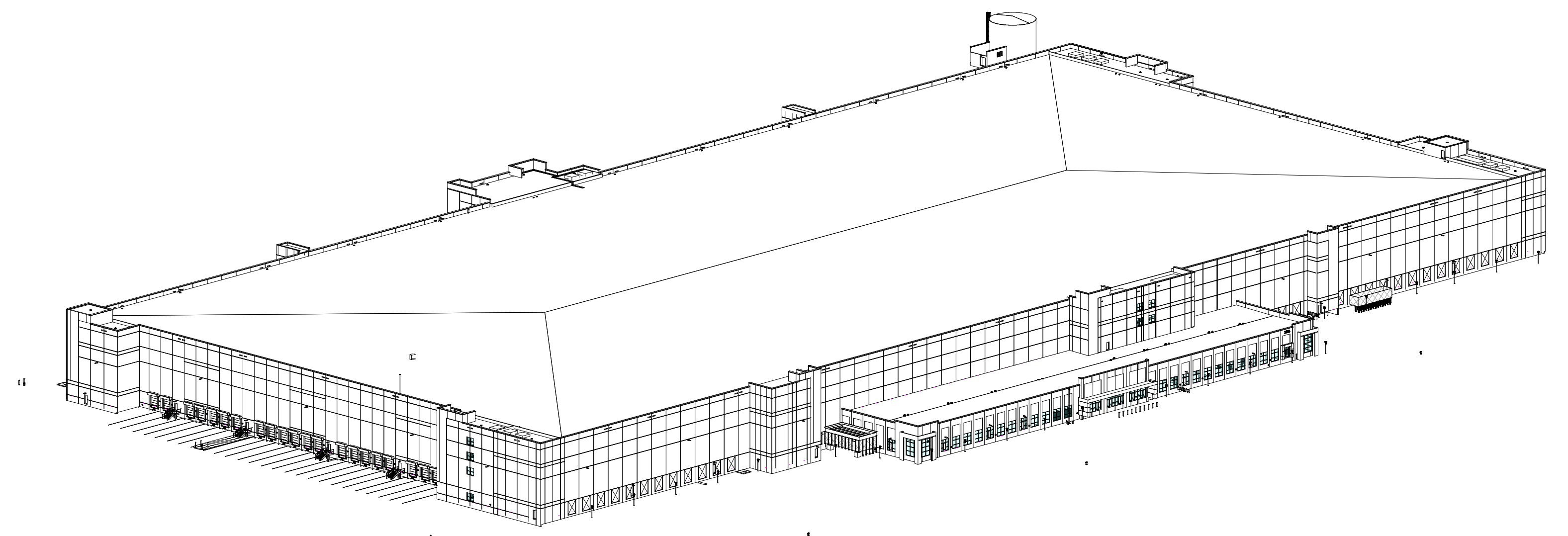
GRAPHIC SCALE



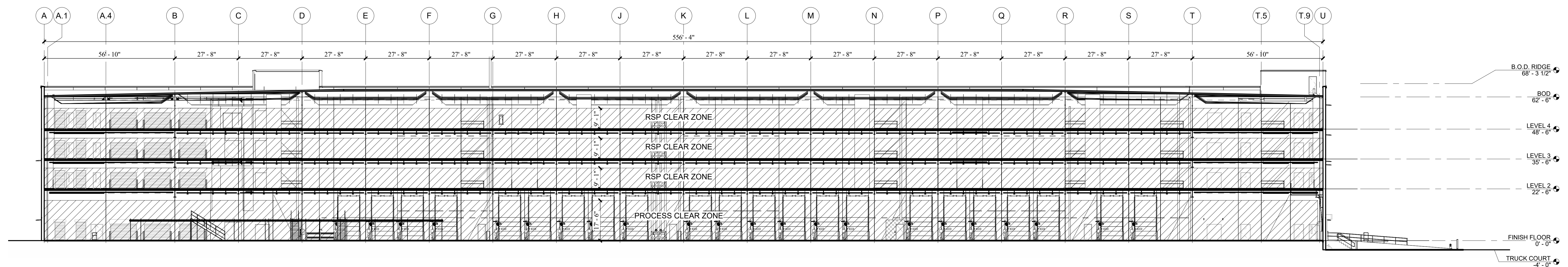




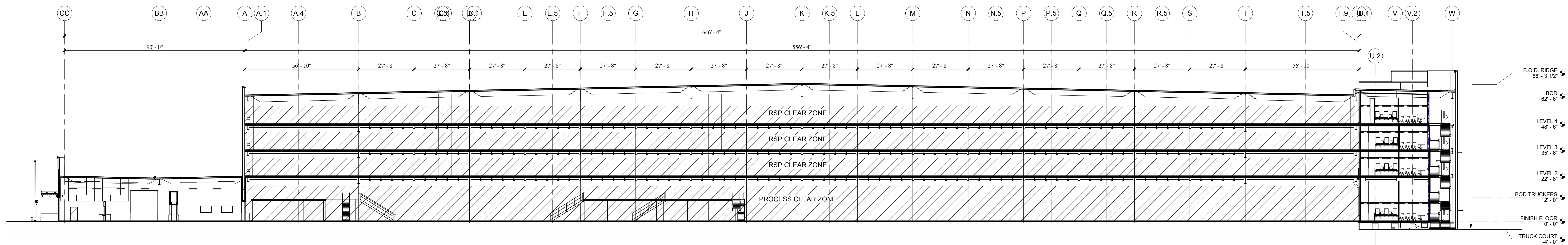
BUILDING ISOMETRIC



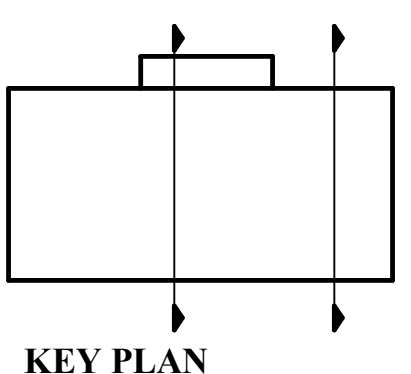
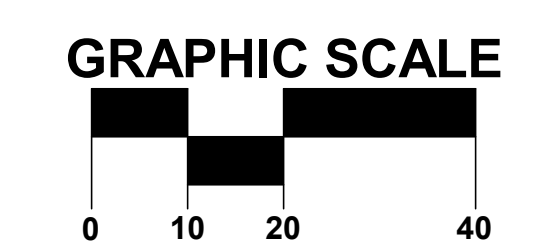
BUILDING ISOMETRIC

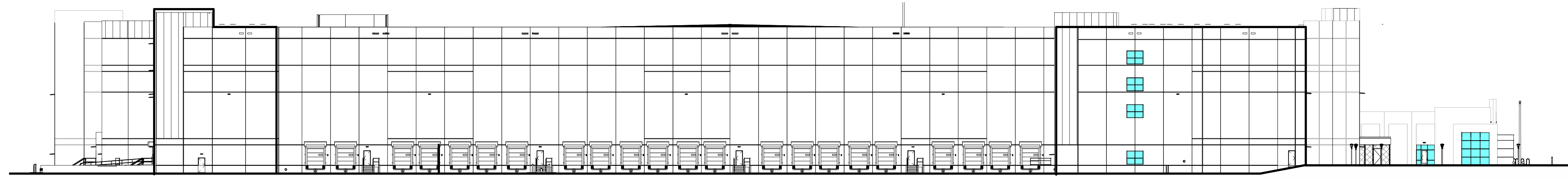


CROSS SECTION

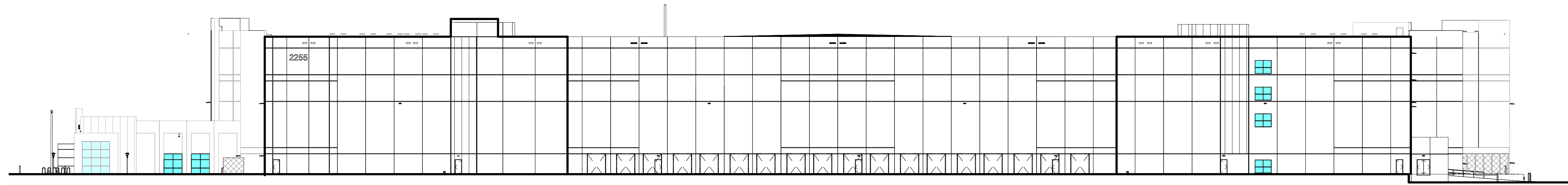


CROSS SECTION





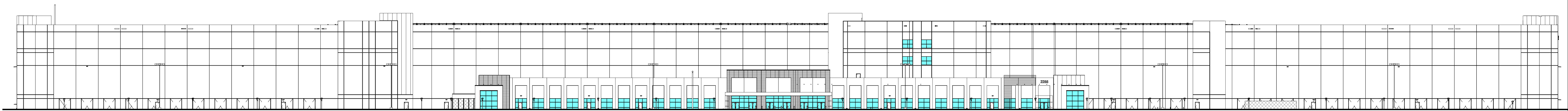
NORTH ELEVATION



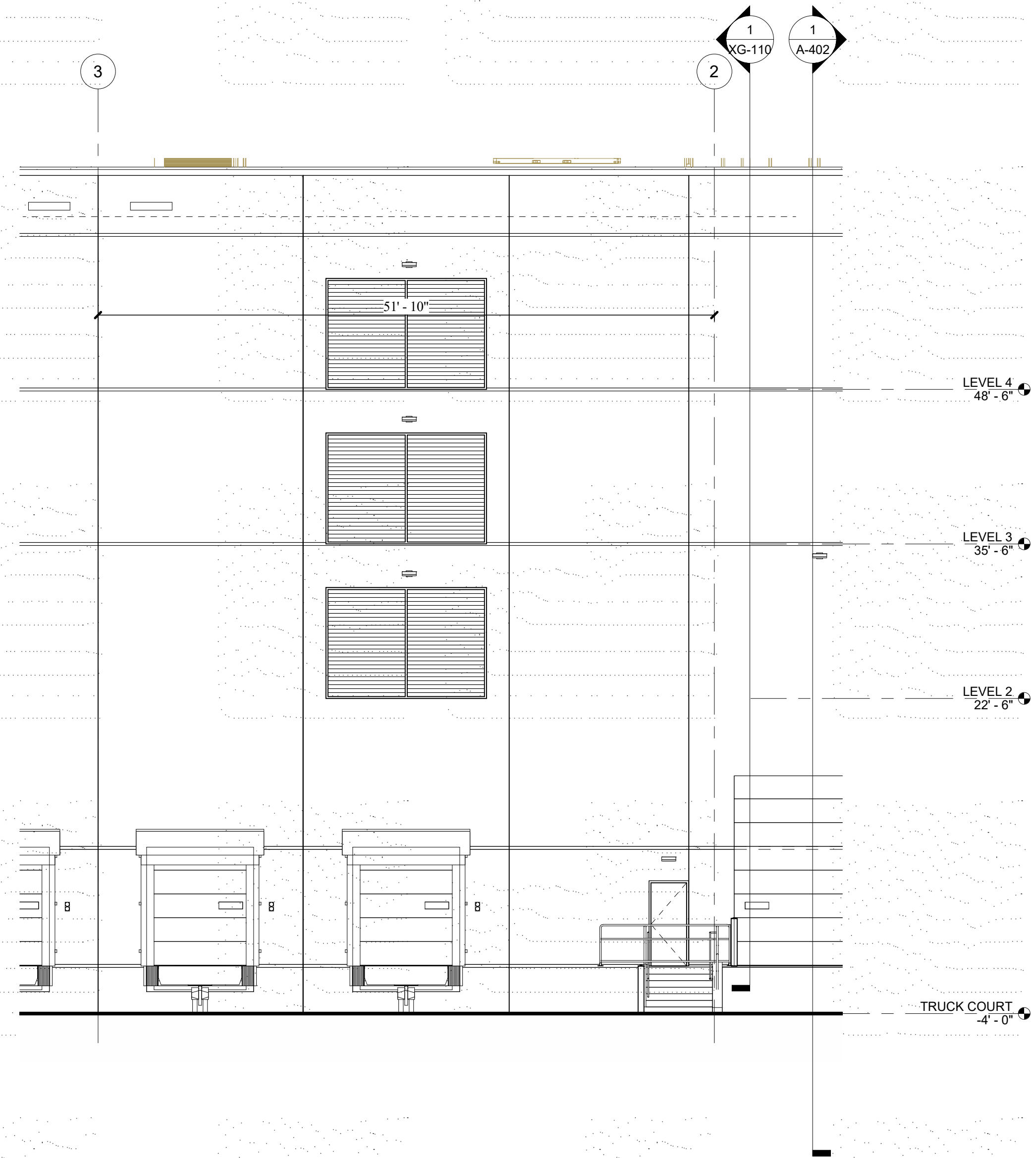
SOUTH ELEVATION



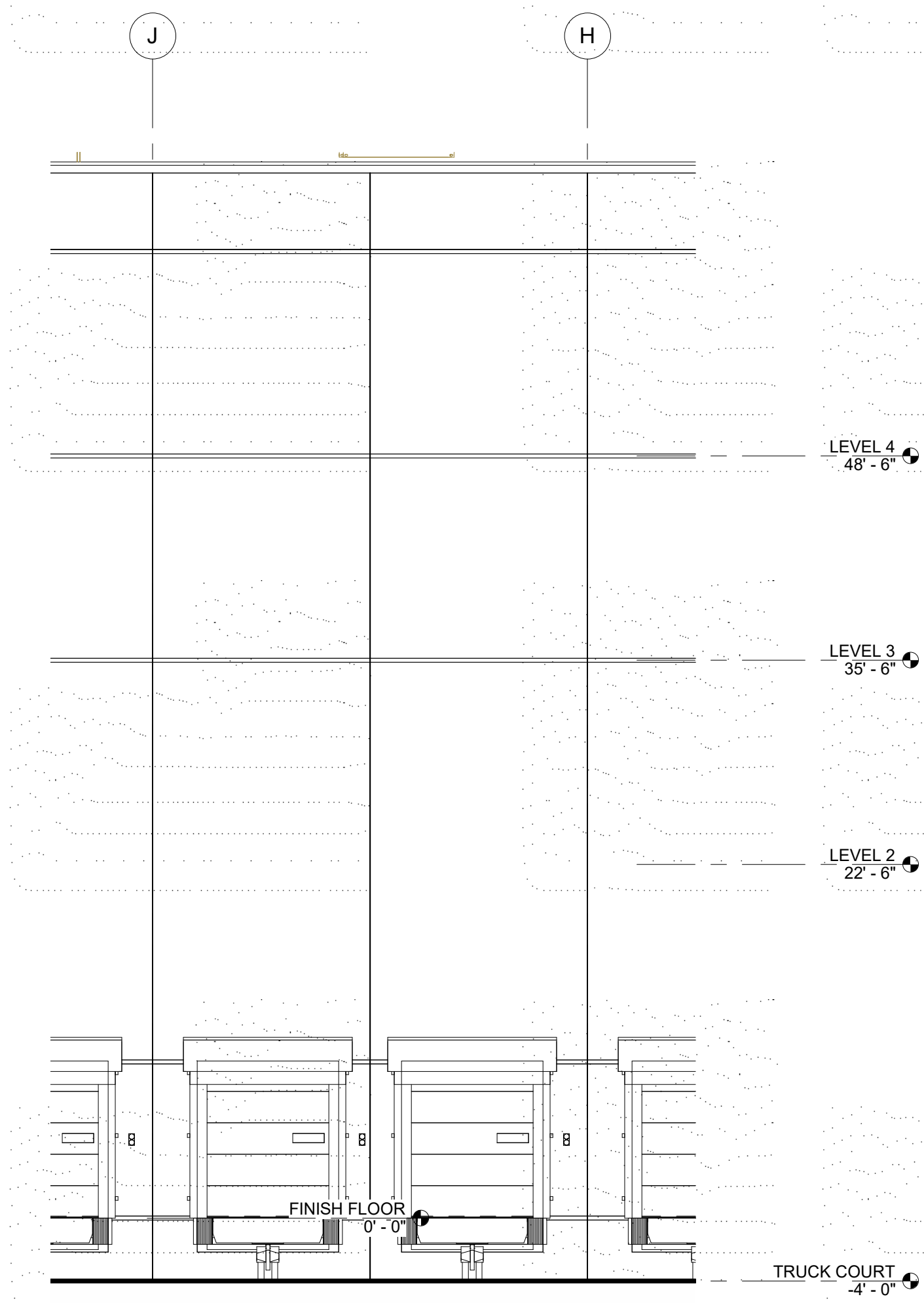
EAST ELEVATION



WEST ELEVATION



**PARTIAL PANEL ELEVATION -
SHIPPING TRUCK COURT**



**PARTIAL PANEL ELEVATION -
RECEIVING TRUCK COURT**



ENLARGED PARTIAL ELEVATION



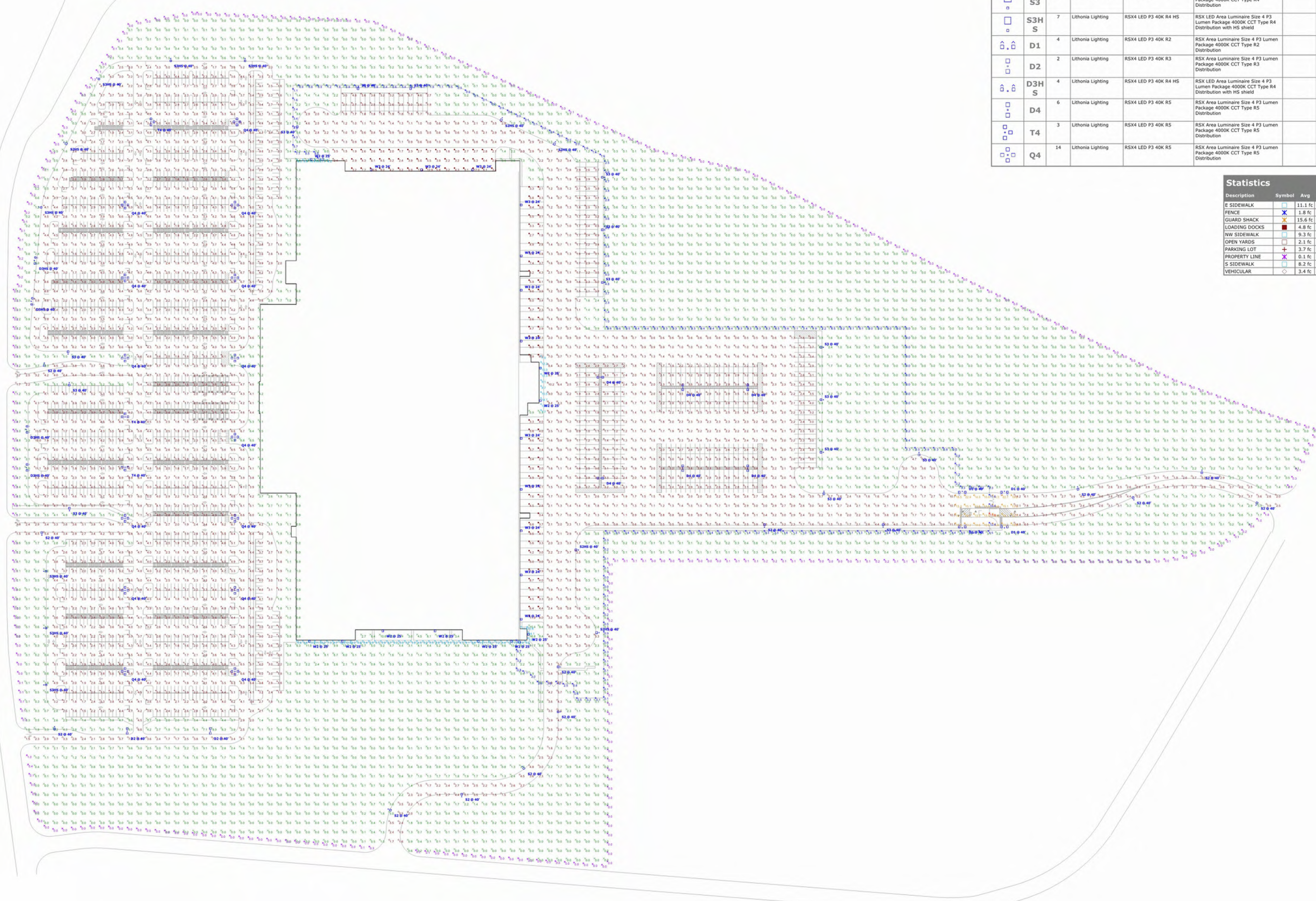
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
□	W2	10	Lithonia Lighting	RSX4 LED P3 40K R3	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R3 Distribution		1	50391	369.4381
□	W3	12	Lithonia Lighting	RSX4 LED P3 40K R4	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R4 Distribution		1	51095	369.4381
□	S2	13	Lithonia Lighting	RSX4 LED P3 40K R3	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R3 Distribution		1	50391	369.4381
□	S2H S	5	Lithonia Lighting	RSX4 LED P3 40K R3 HS	RSX LED Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R3 Distribution with HS shield		1	35343	369.4381
□	S3	15	Lithonia Lighting	RSX4 LED P3 40K R4	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R4 Distribution		1	51095	369.4381
□	S3H S	7	Lithonia Lighting	RSX4 LED P3 40K R4 HS	RSX LED Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield		1	33509	369.4381
□	D1	4	Lithonia Lighting	RSX4 LED P3 40K R2	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R2 Distribution		1	50502	738.8762
□	D2	2	Lithonia Lighting	RSX4 LED P3 40K R3	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R3 Distribution		1	50391	738.8762
□	D3H S	4	Lithonia Lighting	RSX4 LED P3 40K R4 HS	RSX LED Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield		1	33509	738.8762
□	D4	6	Lithonia Lighting	RSX4 LED P3 40K R5	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R5 Distribution		1	51664	738.8762
□	T4	3	Lithonia Lighting	RSX4 LED P3 40K R5	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R5 Distribution		1	51664	1108.314
□	Q4	14	Lithonia Lighting	RSX4 LED P3 40K R5	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type R5 Distribution		1	51664	1477.752

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
E SIDEWALK	□	11.1 fc	15.3 fc	7.7 fc	2.0:1	1.4:1
FENCE	X	1.8 fc	13.6 fc	0.0 fc	N/A	N/A
GUARD SHACK	X	15.6 fc	23.2 fc	10.4 fc	2.2:1	1.5:1
LOADING DOCKS	■	4.8 fc	17.0 fc	1.6 fc	10.6:1	3.0:1
NW SIDEWALK	□	9.3 fc	14.4 fc	4.2 fc	3.4:1	2.2:1
OVER YARDS	□	2.1 fc	10.2 fc	0.5 fc	20.4:1	4.2:1
PARKING LOT	+	3.7 fc	11.1 fc	1.5 fc	7.4:1	2.5:1
PROPERTY LINE	X	0.1 fc	1.8 fc	0.0 fc	N/A	N/A
S SIDEWALK	□	8.2 fc	15.8 fc	3.5 fc	4.5:1	2.3:1
VEHICULAR	○	3.4 fc	14.8 fc	1.5 fc	9.9:1	2.3:1

MC12 PROJECT FAIRWAY



Plan View
Scale - 1" = 80ft

1. This analysis was based on design recommendations by others and may or may not adhere to recommended IESNA parameters for this application. Smart Lighting Solutions, LLC will not be liable for any design or safety issues that may arise from the installation of the layout provided.
 2. Luminaire performance data is representative of a 25°C environment, based on photometric testing to industry standards under laboratory conditions.

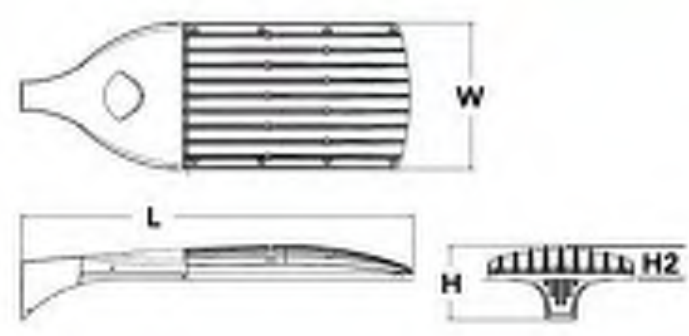
Designer
Jason Austin
Date
7/14/2020
Scale
1" = 80'-0"
Drawing No.
435020202
Summary



D-Series Size 2 LED Area Luminaire

Ordering Number	
Accessories	
Type	

Specifications
 EPA: 1.1 ft² (0.11 m²)
 Length: 40" (1016 mm)
 Width: 15" (381 mm)
 Height 1: 2-1/4" (59.5 mm)
 Height 2: 3.5" (88.9 mm)
 Weight: 36 lbs



Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.
 The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

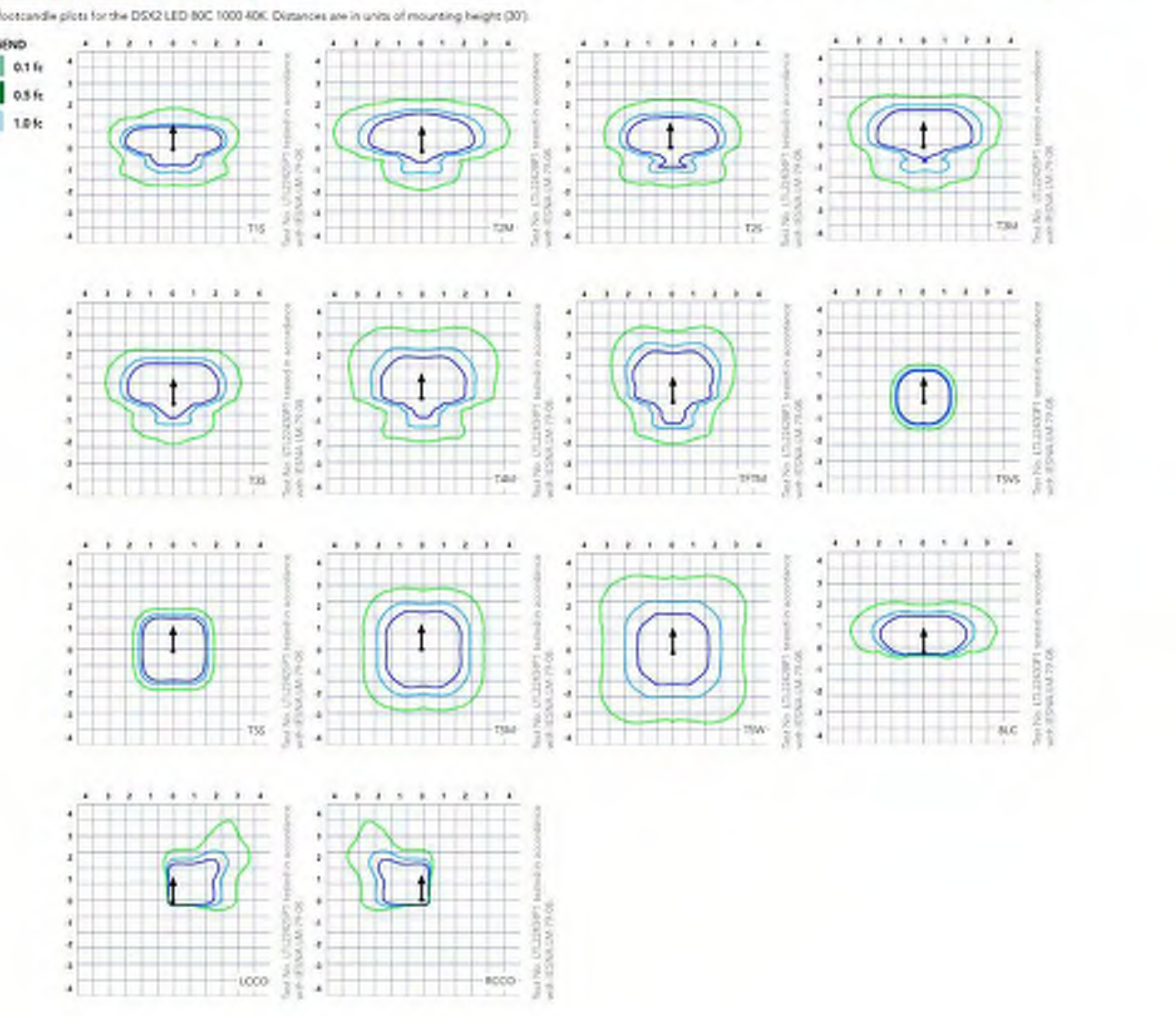
Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAR2 PIRNH DDBXD

Series	LEDs	Color temperature	Distinctions	Voltage	Mounting	Shipped included
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics P10 P13 P11 P14 P12	30K 3000K 40K 4000K 50K 5000K	T15 Type I Short (Automated) T25 Type II Short T3M Type III Medium T4M Type IV Medium T5M Type V Short T6M Type VI Medium T7M Forward Throw Medium	TSV5 Type V Very Short TS5 Type V Short TSM Type V Medium T2M Type V Medium T3M Type V Short T4M Type V Medium T5M Type V Short T6M Type V Medium T7M Forward Throw Medium	MVOLT 120V 277V 347V 480V	SPA Square pole mounting RPA Round pole mounting VMA Vertical bracket SPFMA Square pole external mounting adapter RPFMA Round pole external mounting adapter KXMA 00000 Mount arm mounting bracket/adaptor (Specify finish)

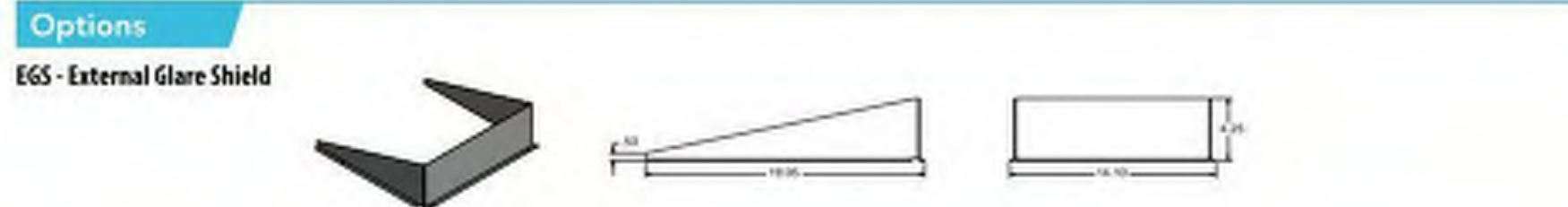
Control options	Other options	Finish options
Shipped installed NEMKO Single dimmer/processor 2 channel PIRNH Network, Bi-Level/mission ambient sensor PER NEMA foot lock (replace only the control) PER5 Five-wire (replace only the control) PER7 Seven-wire (replace only the control) SMC 0-10V dimming control or back-of-house/line control (no control) DS Dual switching	PIRN Bi-level/mission ambient sensor, 15-30' mounting height, ambient sensor stable at 36' FAD Field Adjustable Output	00000 Dark bronze 00010 Black 00020 Natural aluminum 00030 White 00040 Insulated dark bronze 00050 Insulated black 00060 Insulated natural aluminum 00070 Insulated white 00080 External glare shield

Photometric Diagrams



Ordering Information

Accessories	Notes
BU12P11-B Photocell (10' beam lock 120-277V)	1. P12, P11, P12, P13 or P14 and rotated optics (RC, RPO) only available together.
BU12P11-LB Photocell (10' beam lock 120V)	2. Any Type 1 distribution with photocell, is not available with NDA.
BU12P11-LB Photocell (10' beam lock 120V)	3. Not available with NDA.
BU12P11-LB Photocell (10' beam lock 120V)	4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
BU12P11-LB Photocell (10' beam lock 120V)	5. Single face (SF) requires 120V, 277V or 347V. Double face (DF) requires 277V, 200V or 480V.
BU12P11-LB Photocell (10' beam lock 120V)	6. Universal mounting bracket intended for retrofit on existing one-diffused poles only. T.E.G. vibration test rating per ANSI C136.3.
BU12P11-LB Photocell (10' beam lock 120V)	7. Mount on face with DSA slots. Must be ordered as a separate accessory, see Accessories information. For use with 3-1/8" mag arm (not included).
BU12P11-LB Photocell (10' beam lock 120V)	8. Must be ordered with PIRNH. Sensor cover only available in dark bronze, black, white or natural aluminum color.
BU12P11-LB Photocell (10' beam lock 120V)	9. Mount on face with NEMKO. For more information on NEMKO see page 4.
BU12P11-LB Photocell (10' beam lock 120V)	10. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shipping Cap included.
BU12P11-LB Photocell (10' beam lock 120V)	11. PIRNH mode required. P12 must be ordered and shipped as a separate line item from Acuity Brands Controls. Shipped with integral dimming.
BU12P11-LB Photocell (10' beam lock 120V)	12. DSX2 not available with PIRNH, PER5, PER7, PIR, PIRH, PIRHCY or PIRHCYV.
BU12P11-LB Photocell (10' beam lock 120V)	13. PIRNH mode required. P12 must be ordered and shipped as a separate line item from Acuity Brands Controls. Shipped with integral dimming.
BU12P11-LB Photocell (10' beam lock 120V)	14. DSX2 not available with PIRNH, PER5, PER7, PIR, PIRH, PIRHCY or PIRHCYV.
BU12P11-LB Photocell (10' beam lock 120V)	15. PIRNH mode required. P12 must be ordered and shipped as a separate line item from Acuity Brands Controls. Shipped with integral dimming.
BU12P11-LB Photocell (10' beam lock 120V)	16. DSX2 not available with PIRNH, PER5, PER7, PIR, PIRH, PIRHCY or PIRHCYV.
BU12P11-LB Photocell (10' beam lock 120V)	17. PIRNH mode required. P12 must be ordered and shipped as a separate line item from Acuity Brands Controls. Shipped with integral dimming.
BU12P11-LB Photocell (10' beam lock 120V)	18. Requires DSX2 dimmer/processor with integral dimmer. See Outdoor Control Technical Guide for details.
BU12P11-LB Photocell (10' beam lock 120V)	19. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories information.
BU12P11-LB Photocell (10' beam lock 120V)	20. Not available with B.C. LED and R.C.D. distribution. Also available as separate accessories, see Accessories information.
BU12P11-LB Photocell (10' beam lock 120V)	21. Must be ordered with feature for factory pre-dimming.
BU12P11-LB Photocell (10' beam lock 120V)	22. Requires luminaire to be specified with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P12, P13.
BU12P11-LB Photocell (10' beam lock 120V)	23. Not available with other dimming control options.
BU12P11-LB Photocell (10' beam lock 120V)	24. For retrofit use only.



Drilling

Mounting Option	Drilling Template	Single	2 or 180	2 or 90	1 or 90	1 or 135	4 or 90
Mounting Option	Drilling Template	Single	2 or 180	2 or 90	1 or 90	1 or 135	4 or 90
Mounting Location	Side A	Side B	Side A & B	Side A & C	Side B & C	Side A, B & C	Side A, B & C
Drill Hole Diameter	#8	Ø1/8"	Ø1/8"	Ø1/8"	Ø1/8"	Ø1/8"	Ø1/8"



Lumen Ambient Temperature (LAT) Multipliers

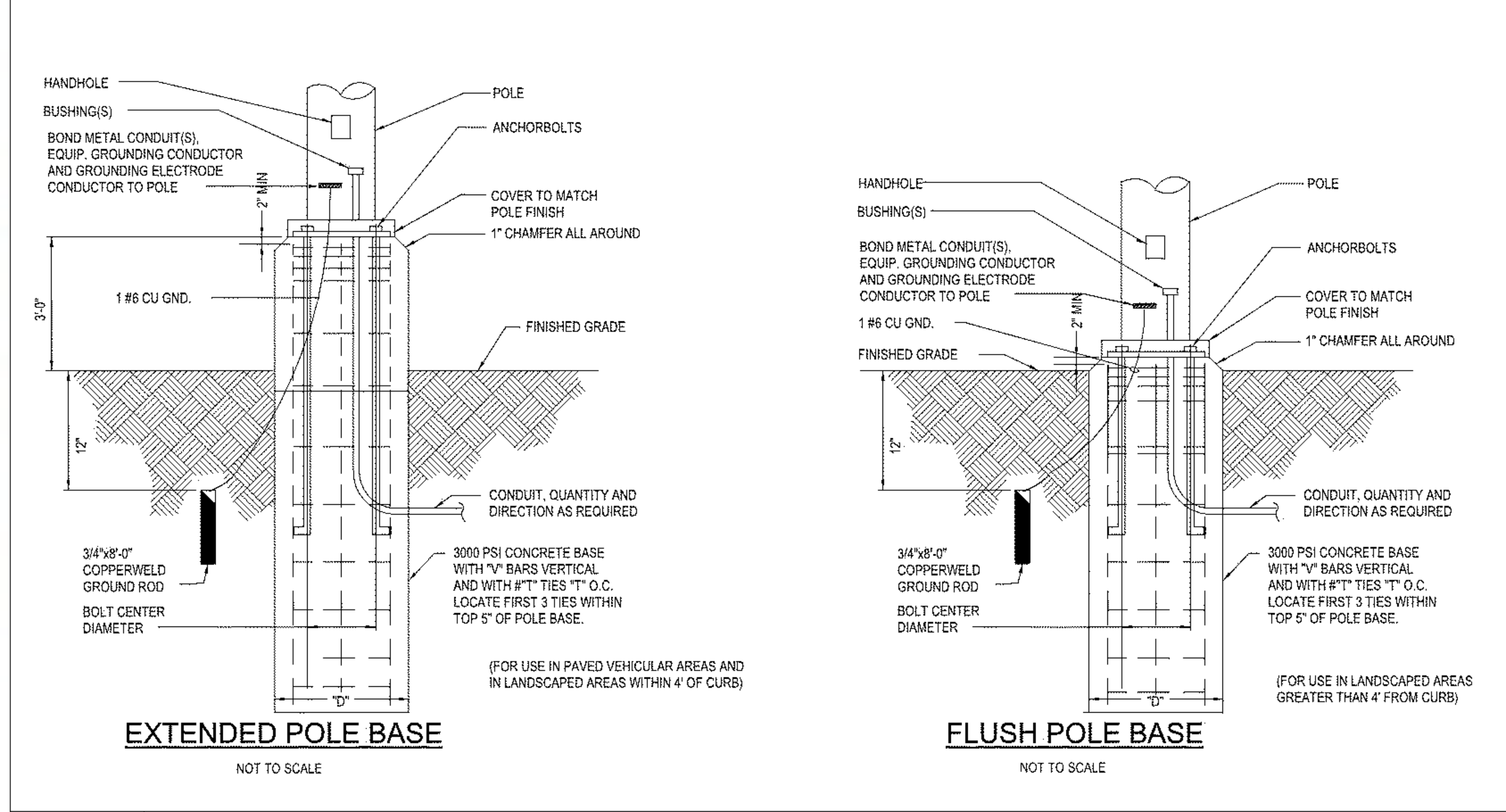
Ambient Temp	Latent Heat Output
9°F	1.04
32°F	1.04
47°F	1.04
59°F	1.01
75°F	1.00
89°F	1.00
103°F	0.98
117°F	0.95
131°F	0.92
145°F	0.89
159°F	0.86
173°F	0.83
187°F	0.80
201°F	0.77
215°F	0.74
229°F	0.71
243°F	0.68
257°F	0.65
271°F	0.62
285°F	0.59
299°F	0.56
313°F	0.53
327°F	0.50
341°F	0.47
355°F	0.44
369°F	0.41
383°F	0.38
397°F	0.35
411°F	0.32
425°F	0.29
439°F	0.26
453°F	0.23
467°F	0.20
481°F	0.17
495°F	0.14
509°F	0.11
523°F	0.08
537°F	0.05
551°F	0.02
565°F	0.00

Projected LED Lumen Maintenance

Operating Hours	9	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

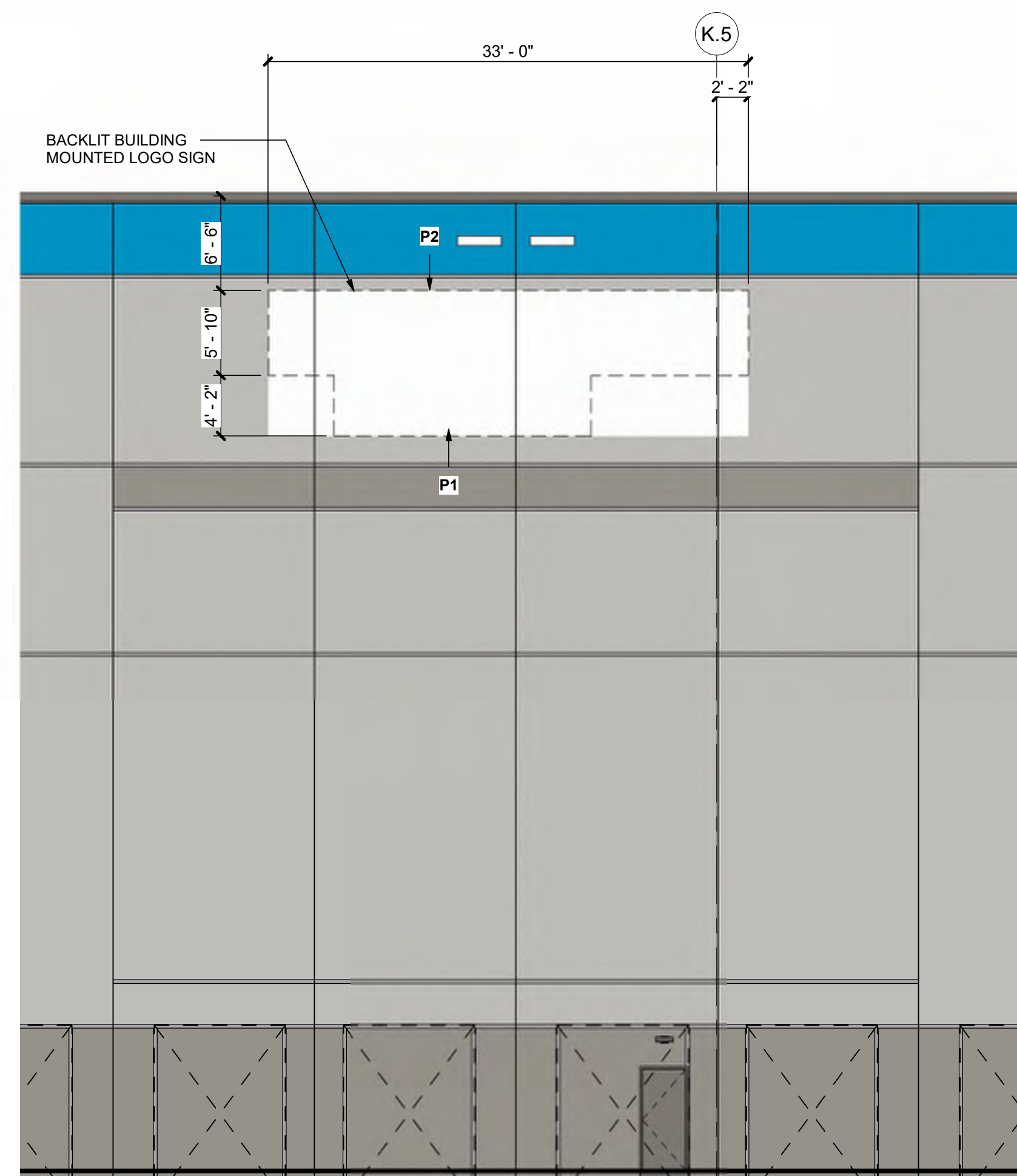
Control Options

Item #	Description	Functionality	Primary control device	Notes
IMC	Field adjustable output driver installed inside the luminaire, used to fine-tune dimming levels.	Allows the luminaire to be manually dimmed, effectively reducing the light output.	IMC device	Cannot be used with other control options that need the IMC (e.g. DS).
DS	Dimmer-wired independent for 50/60 luminaire operation.	The luminaire is used to fine-tune dimming levels, allowing for 50/60 operation.	Independently wired dimmer	Requires line-operated dimmer circuit. Consider slight lag as a means of effective alternative.
PER5 or PER7	Twist lock photocell receptacle.	Compatible with standard twist lock photocells. Set back to dawn operation, or advanced control modes that provide 3-10V dimming output.	Twist lock photocells such as P11, DS or advanced control modes such as PER5.	Per 6 & 7 to dimming levels or dawn. Per 6 & 7 are capped ambient luminaire.
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-12' mounting, PIRH for 15-30' mounting.	Luminaire dim when no occupancy is detected.	Acuity Controls 100R	Also available with PIRHCYV when the sensor photocell is used for back-to-dawn operation.
NEMKO/PIRHN	Highly adjustable luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over ride when manually connected to the light fixture.	Light Air 100R	Light Air sensors can be programmed and commissioned from the ground using the GAMBY Pro app.



9 POLE BASE DETAILS

NO SCALE



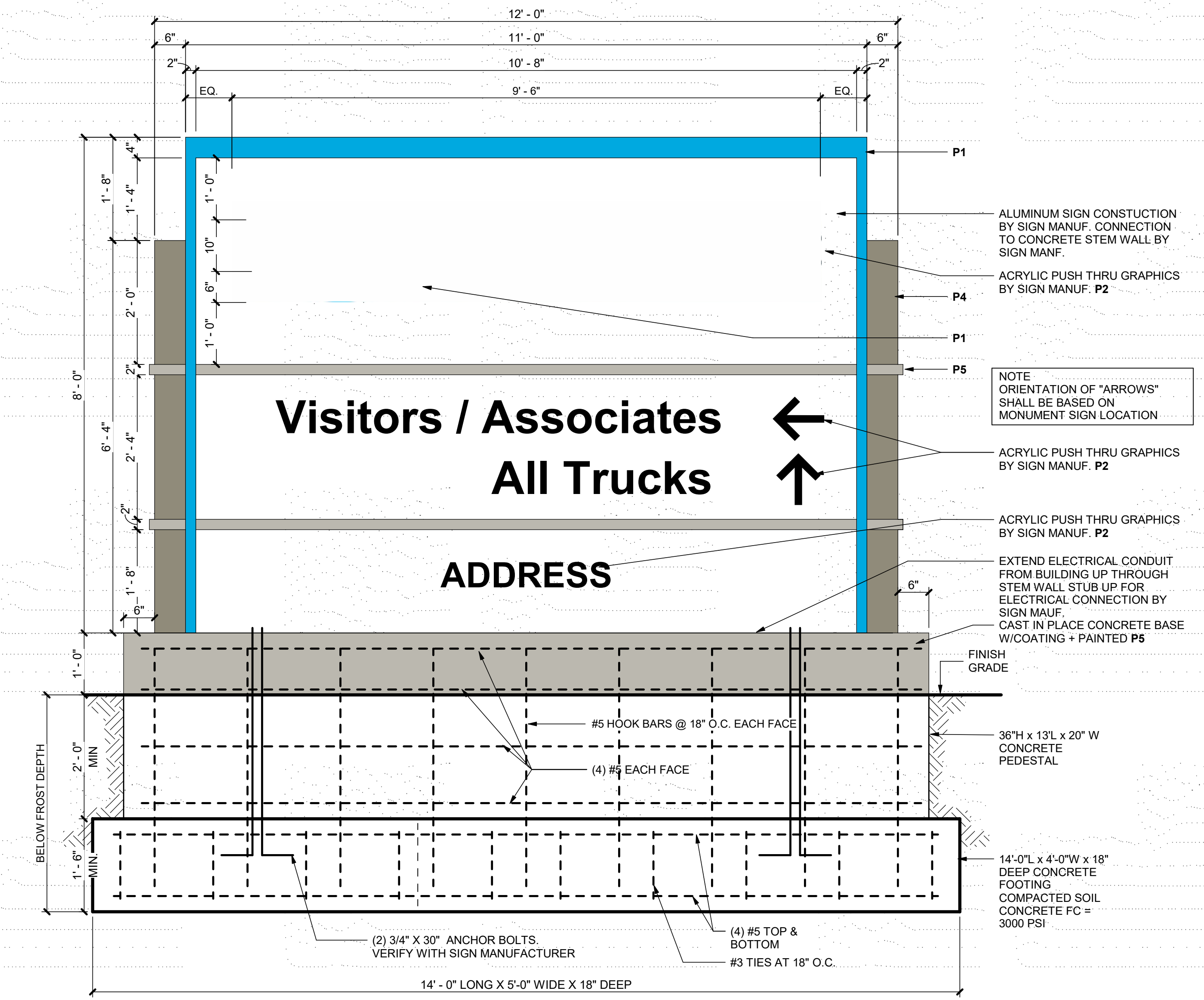
TENANT LOGO

SIGN CONSTRUCTION NOTES

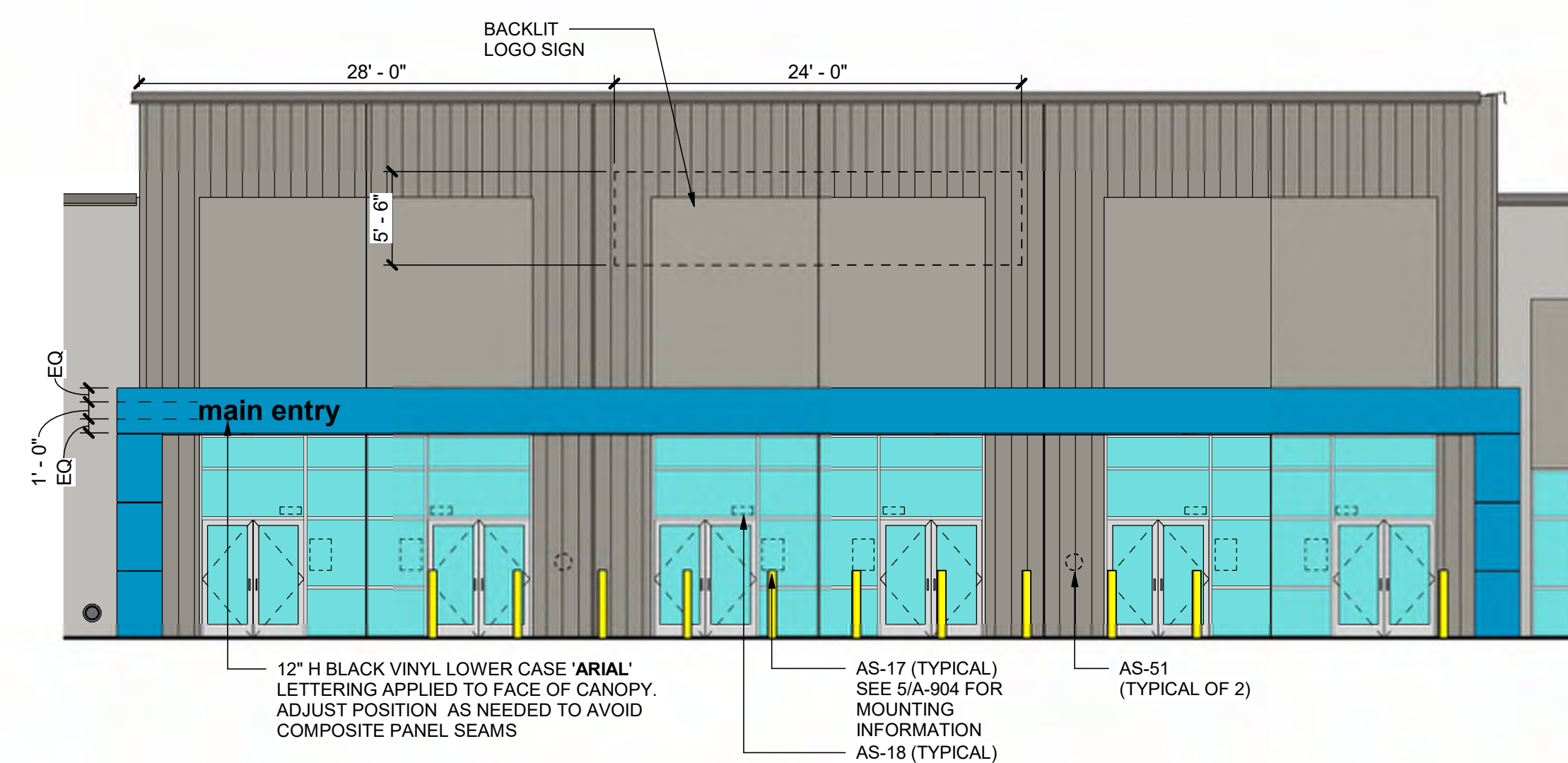
1. SIGN FACE TO BE STAIN WHITE, HALO LIGHTED AT PERIMETER.
2. OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS.
3. INTERIOR SURFACES TO BE PAINTED GLOSS WHITE
4. "XX" - ACRYLIC PUSH-THRU GRAPHICS, TRANSLUCENT ORANGE (P1)
5. "xx" - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK SURFACE, "HALO" LIGHTED
6. DIRECTIONAL TEXT - ACRYLIC PUSH THRU GRAPHICS, OPAQUE BLACK SURFACE, "HALO" LIGHTED
7. DIRECTIONAL ARROWS - PUSH THRU ACRYLIC GRAPHICS - OPAQUE BLACK SURFACE, "HALO" LIGHTED
- LOGO - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK SURFACE, "HALO" LIGHTED.

MONUMENT SIGN COLORS

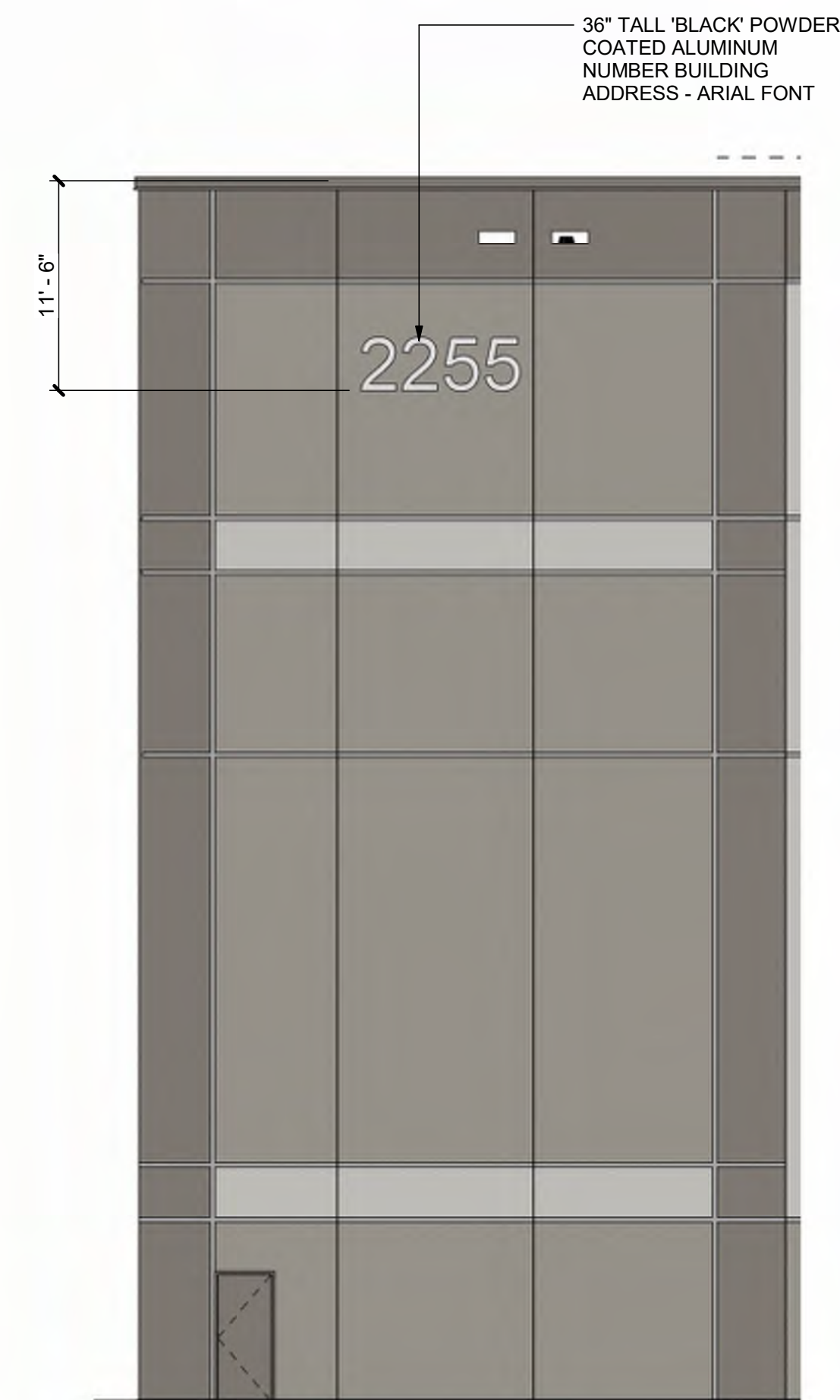
- P1** PRIME BLUE
PANTONE 2995C (RAL5012)
- P2** BLACK
PANTONE BLACK C (RAL 9017)
- P3** WHITE
230-20 (RAL 9010)
- P4** SW 7018
DOVETAIL
- P5** SW 7016
MINDFUL GRAY



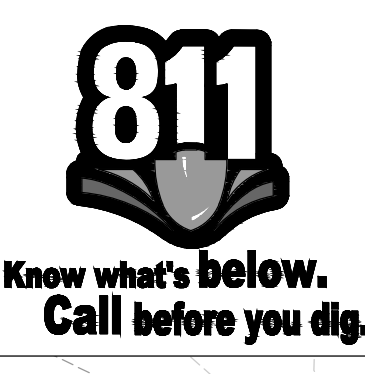
MS-1 (As viewing NORTH)
(Directional arrows to be reversed as viewing SOUTH)
MONUMENT SIGN



MAIN ENTRY



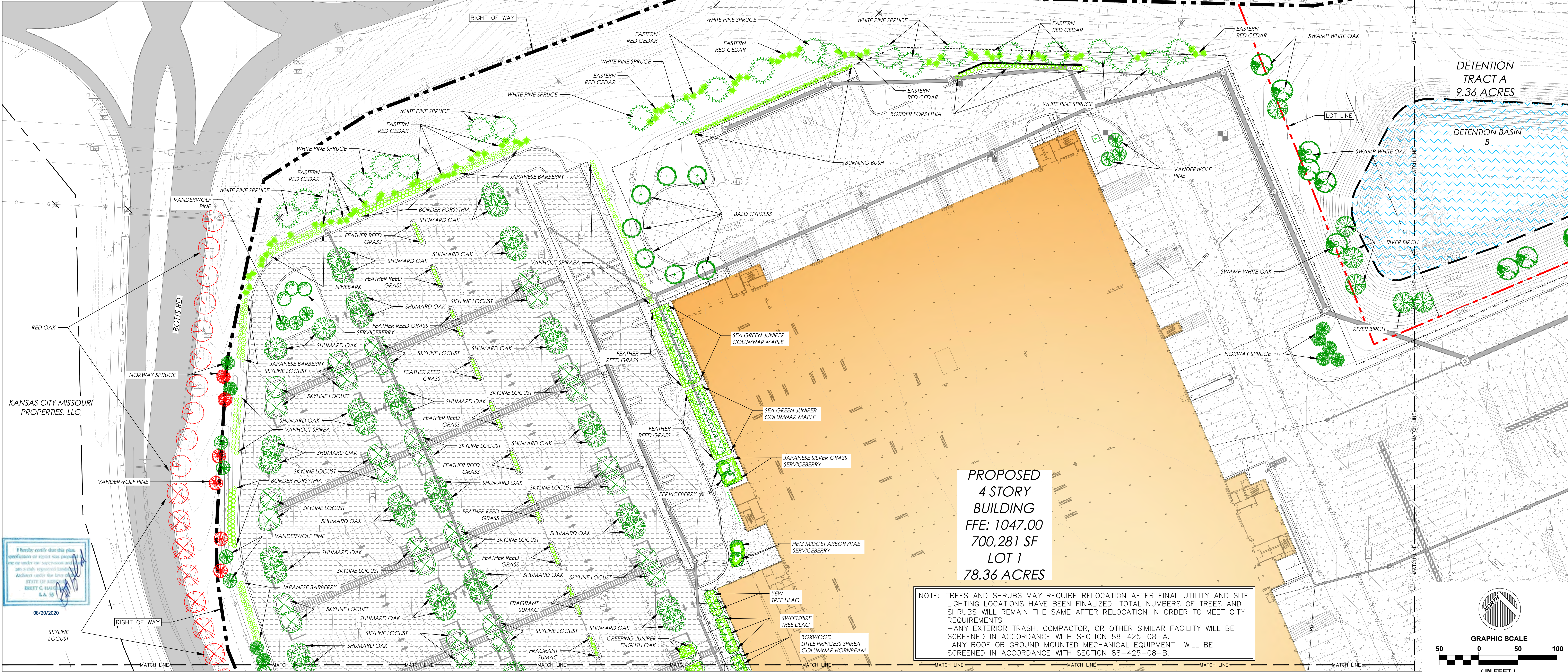
BUILDING NUMBER



MISSOURI STATE HIGHWAY NO. 150

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	PLANTS REQUIRED	PLANTS PROVIDED
PERIMETER: 1 TREE PER 30 LINEAR FEET OF R/W R/W ALONG ANDREWS RD: 1,462 LF R/W ALONG BOTTS RD: 2,119 LF	49 TREES → 119 TREES 70 TREES → 119 TREES	119 TREES
INTERIOR: 35 SF LANDSCAPE AREA PER PARKING STALL (2,096 STALLS)	2,096 STALLS → 73,360 SF	1,392,614 SF INCLUDES ALL GREEN SPACE
1 TREE PER 5 PARKING STALLS 2,096 STALLS → 419 TREES	419 TREES → 559 TREES	559 TREES
1 TREE PER 5000 SF OF BUILDING 700,435 SF → 140 TREES	140 TREES → 2,096 SHRUBS	2,097 SHRUBS
1 SHRUB PER PARKING STALL		

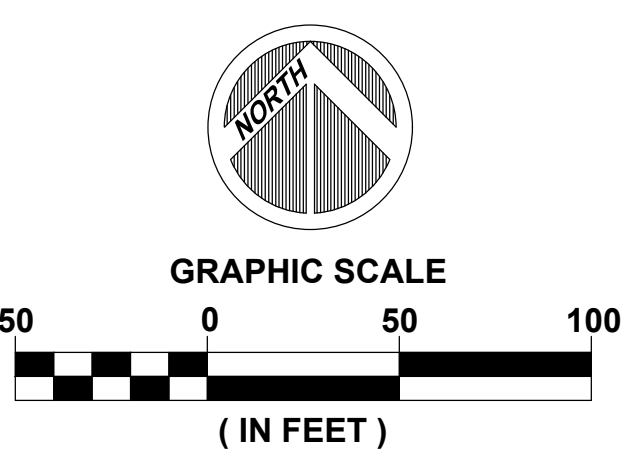


PROPOSED 4 STORY BUILDING
 FFE: 1047.00
 700,281 SF
 LOT 1
 78.36 ACRES

NOTE: TREES AND SHRUBS MAY REQUIRE RELOCATION AFTER FINAL UTILITY AND SITE LIGHTING LOCATIONS HAVE BEEN FINALIZED. TOTAL NUMBERS OF TREES AND SHRUBS WILL REMAIN THE SAME AFTER RELOCATION IN ORDER TO MEET CITY REQUIREMENTS
 - ANY EXTERIOR TRASH, COMPACTOR, OR OTHER SIMILAR FACILITY WILL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08-A.
 - ANY ROOF OR GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08-B.

DETECTION TRACT A
 9.36 ACRES

DETECTION BASIN B



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
DECIDUOUS TREE				
BN	Betula nigra	River Birch	16	8 B&B, 3 cone multi-trunk 1" min. cones, 14' min. ht.
TD	Taxodium distichum	Bald Cypress	24	7 B&B, 2 1/2" min. cal.; 6' min. ht., symmetrical
NS	Nyssa sylvatica	Black Gum	23	2 B&B, 2" min. cal.; 14-16' min. ht. full crowns
QR	Quercus rubra	Red Oak	26	27 B&B, 2" min. cal.; 14-16' min. ht. full crowns
PA	Platanus acerfolia 'Morten Circle'	Sycamore	21	6 B&B, 2" min. cal.; 14-16' min. ht. full crowns
QS	Quercus shumardi	Shumard Oak	42	2" min. cal.; 14-16' min. ht. full crowns
AP	Acer platanoides 'Columnare'	Columnar Maple	30	B&B, 2" min. cal.; 14-16' min. ht. full crowns
ZS	Zelcova serrata 'Green Vase'	Japanese Zelcova	28	B&B, 2" min. cal.; 14-16' min. ht. full crowns
TA	Tilia americana 'Rosehill'	American Linden	28	B&B, 2 1/2" min. cal.; 14-16' min. ht. full crowns
GB	Ginkgo biloba 'Fairmount'	Ginkgo	48	B&B, 2 1/2" min. cal.; 14-16' min. ht. full crowns
GT	Gleditsia triacanthos var. inermis	Skyline Locust	38	8 B&B, 2" min. cal.; 14-16' min. ht. full crowns
QB	Quercus bicolor	Swamp White Oak	31	B&B, 2" min. cal.; 14-16' min. ht. full crowns
QR	Quercus robur 'Fastigiata'	English Oak	12	B&B, 2" min. cal.; 12' min. ht. symmetrical
CO	Celtis occidentalis	Hackberry	28	16 B&B, 2" min. cal.; 14-16' min. ht. full crowns
UP	Ulmus parvifolia 'Allee'	Lacebark Elm	24	19 B&B, 2" min. cal.; 14-16' min. ht. full crowns
CB	Carpinus betulus	Columnar Hornbeam	13	B&B, 2" min. cal.; 10' min. ht. symmetrical
LT	Liriodendron tulipifera	Tulip Tree	20	B&B, 2" min. cal.; 14-16' min. ht. symmetrical
EXISTING STREET TREE				9

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
UNDERSTORY DECIDUOUS TREE				
SR	Syringa reticulata	Tree Lilac	16	B&B, 2" min. cal.; single stem, 10 min. ht. full
AR	Amelanchier arborea	Serviceberry	23	1 B&B, 2" min. cal.; single stem 8' min. ht. full
MS	Malus sargentii	Sargent Crab	15	B&B, 3 cone multi trunk min. 8. ht. full crowns
CONIFEROUS TREE				
PF	Pinus flexilis 'Vanderwolfs Pyramid'	Vanderwolf Pine	13	10 B&B, 6" min. ht., full symmetrical
PA	Picea abies	Norway Spruce	14	4 B&B, 6" min. ht., full symmetrical
PS	Pinus strobus	White Pine Spruce	26	2 B&B, 10' min. ht., full symmetrical
EVERGREEN SHRUB				
TO	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	74	5 gal., full well formed, spaced 4' o.c.
BS	Buxus sempervirens 'Green Velvet'	Boxwood	55	5 gal., full well formed, spaced 4' o.c.
JM	Taxus x. media 'Densiformis'	Yew	38	5 gal., full well formed, spaced 4' o.c.
TH	Juniperus horizontalis 'Andora'	Creeping Juniper	111	2 gal., full well formed, spaced 4' o.c.
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	76	5 gal., full well formed, spaced 5' o.c.
JV	Juniperus virginiana	Eastern Red Cedar	80	B&B, full well formed, symmetrical spaced per plan

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
DECIDUOUS SHRUB/ORNAMENTAL GRASS				
SJ	Spiraea japonica	Little Princess Spiraea	79	3 gal., full well formed, spaced 3.5' o.c.
EA	Physocarpus opulifolius	Ninebark	153	5 gal., full well formed, spaced 5' o.c.
SN	Spiraea nipponica	Snowmound Spiraea	0	5 gal., full well formed, spaced 5' o.c. - pruning req.
IV	Itea virginica 'Henry's Garnet'	Sweetspire	70	5 gal., full well formed, spaced 4' o.c.
CA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	374	5 gal., full well formed, spaced 4' o.c. - pruning req.
RA	Rhus aromatica 'Grow Low'	Fragrant Sumac	60	5 gal., full well formed, spaced 5' o.c.
MSG	Miscanthus sinensis 'Gracillimus'	Japanese Silver Grass	124	5 gal., full well formed, spaced 5' o.c.
EA	Euonymus alatus Compactus	Burning Bush	208	5 gal., full well formed, spaced 5' o.c.
BT	Berberis thunbergii	Japanese Barberry	126	5 gal., full well formed, spaced 5' o.c.
FI	Forsythia x intermedia	Border Forsythia	206	5 gal., full well formed, spaced 5' o.c.
SV	Spiraea x vanhouttei	Vanhout Spiraea	181	5 gal., full well formed, spaced 5' o.c.
SM	Syringa meyeri	Dwarf Korean Lilac	82	5 gal., full well formed, spaced 5' o.c.

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-ANY ROOF OR GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08-B.

**PROPOSED
4 STORY
BUILDING**
FFE: 1047.00
700,281 SF
LOT 1
78.36 ACRES

KANSAS CITY MISSOURI
PROPERTIES, LLC

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	PLANTS REQUIRED	PLANTS PROVIDED
PERIMETER: 1 TREE PER 30 LINEAR FEET OF R/W	49 TREES	119 TREES
R/W ALONG ANDREWS RD: 1,462 LF	70 TREES	1,392,614 SF
R/W ALONG BOTTS RD: 2,119 LF	119 TREES	INCLUDES ALL GREEN SPACE
INTERIOR: 35 SF LANDSCAPE AREA PER PARKING STALL (2,096 STALLS)	2,096 STALLS - 73,360 SF	
1 TREE PER 5 PARKING STALLS	419 TREES	559 TREES
2,096 STALLS - 419 TREES	140 TREES	559 TREES
1 TREE PER 5000 SF OF BUILDING	2,096 STALLS - 2,096 SHRUBS	2,097 SHRUBS
700,458 SF - 140 TREES		
1 SHRUB PER PARKING STALL		

PLANT SCHEDULE

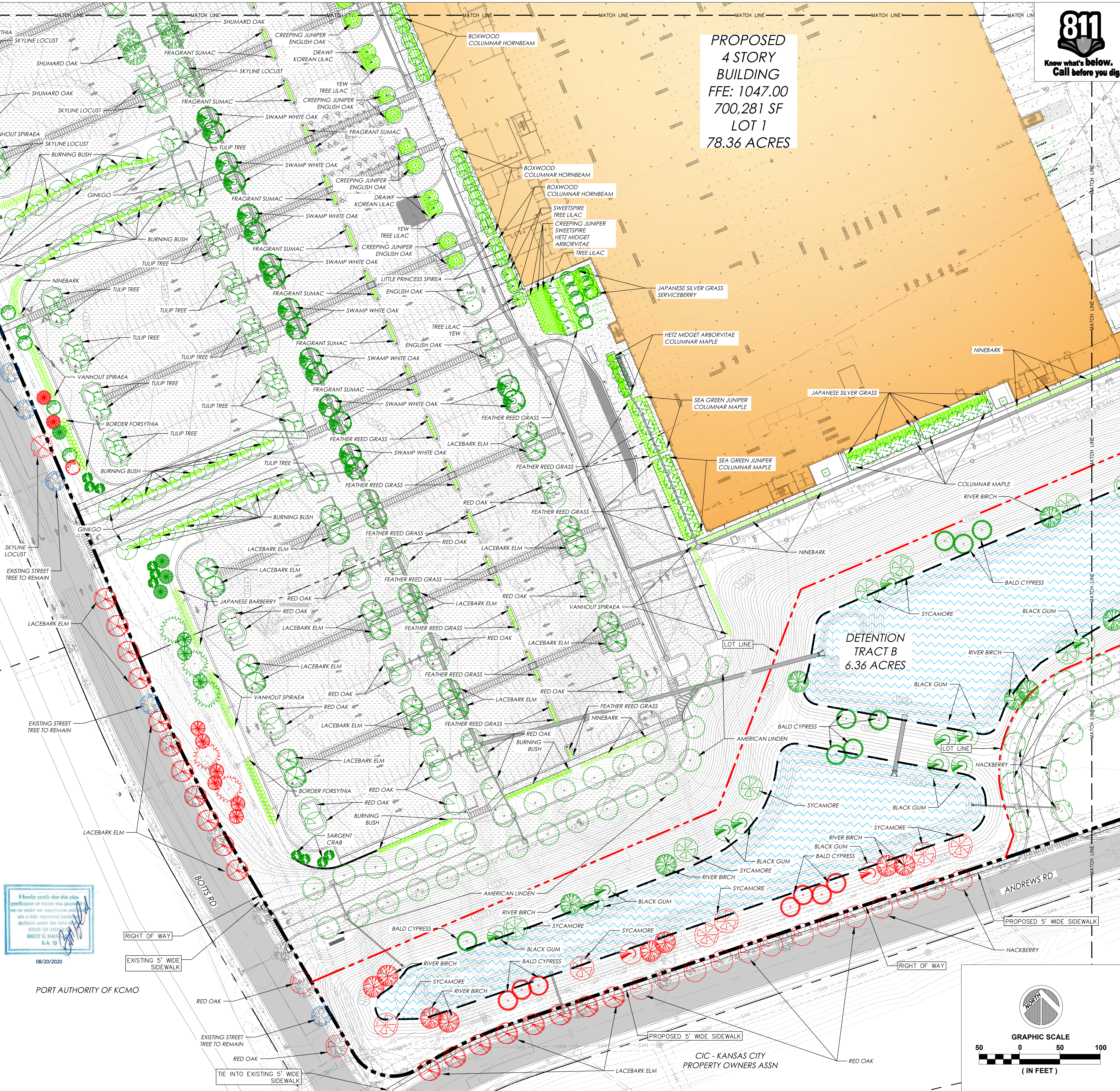
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
DECIDUOUS TREE				
BN	Betula nigra	River Birch	16	8 B&B, 3 cone multi-trunk 1" min. canes, 14' min. ht.
TD	Taxodium distichum	Bald Cypress	24	7 B&B, 2 1/2" min. cal.; 6' min. ht., symmetrical
NS	Nyssa sylvatica	Black Gum	23	2 B&B, 2" min. cal.; 14-16' min. ht. full crowns
QR	Quercus rubra	Red Oak	26	27 B&B, 2" min. cal.; 14-16' min. ht. full crowns
PA	Platanus acerifolia 'Mortem Circle'	Sycamore	21	6 B&B, 2" min. cal.; 14-16' min. ht. full crowns
OS	Quercus shumardi	Shumard Oak	42	2 B&B, 2" min. cal.; 14-16' min. ht. full crowns
AP	Acer platanoides 'Columnare'	Columnar Maple	30	2 B&B, 2" min. cal.; 14-16' min. ht. full crowns
ZS	Zelcova serrata 'Green Vase'	Japanese Zelcova	28	2 B&B, 2" min. cal.; 14-16' min. ht. full crowns
TA	Tilia americana 'Rosehill'	American Linden	28	2 B&B, 2" min. cal.; 14-16' min. ht. full crowns
GB	Ginkgo biloba 'Fairmount'	Ginkgo	48	2 B&B, 2 1/2" min. cal.; 14-16' min. ht. full crowns
GT	Gleditsia triacanthos var. inermis	Skyline Locust	38	8 B&B, 2" min. cal.; 14-16' min. ht. full crowns
QR	Quercus bicolor	Swamp White Oak	31	2 B&B, 2" min. cal.; 14-16' min. ht. full crowns
QB	Quercus robur 'Fastigiata'	English Oak	12	2 B&B, 2" min. cal.; 12" min. ht. symmetrical
CO	Celtis occidentalis	Hackberry	28	16 B&B, 2" min. cal.; 14-16' min. ht. full crowns
UP	Ulmus parvifolia 'Allee'	Lacebark Elm	24	19 B&B, 2" min. cal.; 14-16' min. ht. full crowns
CB	Carpinus betulus	Columnar Hornbeam	13	2 B&B, 2" min. cal.; 10' min. ht. symmetrical
LT	Liriodendron tulipifera	Tulip Tree	20	2 B&B, 2" min. cal.; 14-16' min. ht. symmetrical
	EXISTING STREET TREE		9	

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
UNDERSTORY DECIDUOUS TREE				
SR	Syringa reticulata	Tree Lilac	16	B&B, 2" min. cal.; single stem, 10 min. ht. full
AR	Amelanchier arborea	Serviceberry	23	1 B&B, 2" min. cal.; single stem 8' min. ht. full
MS	Malus sargentii	Sargent Crab	15	3 cone multi trunk min. 8. ht. full crowns

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
CONIFEROUS TREE				
PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	13	10 B&B, 6' min. ht., full symmetrical
PA	Picea abies	Norway Spruce	14	4 B&B, 6' min. ht., full symmetrical
PS	Pinus strobus	White Pine Spruce	26	2 B&B, 10' min. ht., full symmetrical

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
DECIDUOUS SHRUB/ORNAMENTAL GRASS				
SJ	Spiraea japonica	Little Princess Spirea	79	3 gal., full well formed, spaced 3.5' o.c.
EA	Physocarpus opulifolius	Ninebark	153	5 gal., full well formed, spaced 5' o.c.
SN	Spiraea nipponica	Snowmound Spirea	0	5 gal., full well formed, spaced 5' o.c. - pruning req.
IV	Itea virginica 'Henry's Garnet'	Sweetspire	70	5 gal., full well formed, spaced 4' o.c.
CA	Calmargostia x acutiflora 'Karl Foerster'	Feather Reed Grass	374	5 gal., full well formed, spaced 4' o.c. - pruning req.
RA	Rhus aromatica 'Grow Low'	Fragrant Sumac	60	5 gal., full well formed, spaced 5' o.c.
MSG	Miscanthus sinensis 'Gracillimus'	Japanese Silver Grass	124	5 gal., full well formed, spaced 5' o.c.
EA	Euanymous alatus Compactus	Burning Bush	208	5 gal., full well formed, spaced 5' o.c.
BT	Berberis thunbergii	Japanese Barberry	126	5 gal., full well formed, spaced 5' o.c.
FI	Forsythia x intermedia	Border Forsythia	206	5 gal., full well formed, spaced 5' o.c.
SV	Spiraea x vanhouttei	Vanhout Spirea	181	5 gal., full well formed, spaced 5' o.c.
SM	Syringa meyeri	Dwarf Korean Lilac	82	5 gal., full well formed, spaced 5' o.c.

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
EVERGREEN SHRUB				
TO	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	74	5 gal., full well formed, spaced 4' o.c.
BS	Buxus sempervirens 'Green Velvet'	Boxwood	55	5 gal., full well formed, spaced 4' o.c.
TM	Taxus x. media 'Densiformis'	Yew	38	5 gal., full well formed, spaced 4' o.c.
JH	Juniperus horizontalis 'Andara'	Creeping Juniper	111	2 gal., full well formed, spaced 4' o.c.
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	76	5 gal., full well formed, spaced 5' o.c.
JC	Juniperus virginiana	Eastern Red Cedar	80	B&B, full well formed, symmetrical spaced per plan

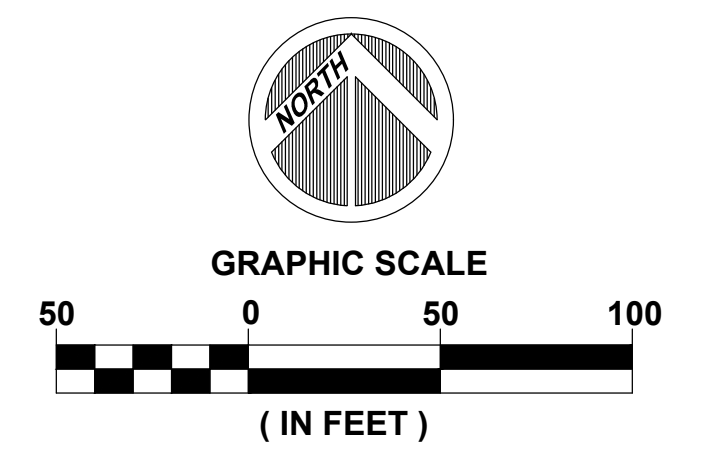


I hereby certify that this plan, specification or report was prepared by me or under my supervision and I am a duly registered Landscape Architect under the laws of the STATE OF MISSOURI, LICENSE NO. LA 58

08/20/2020

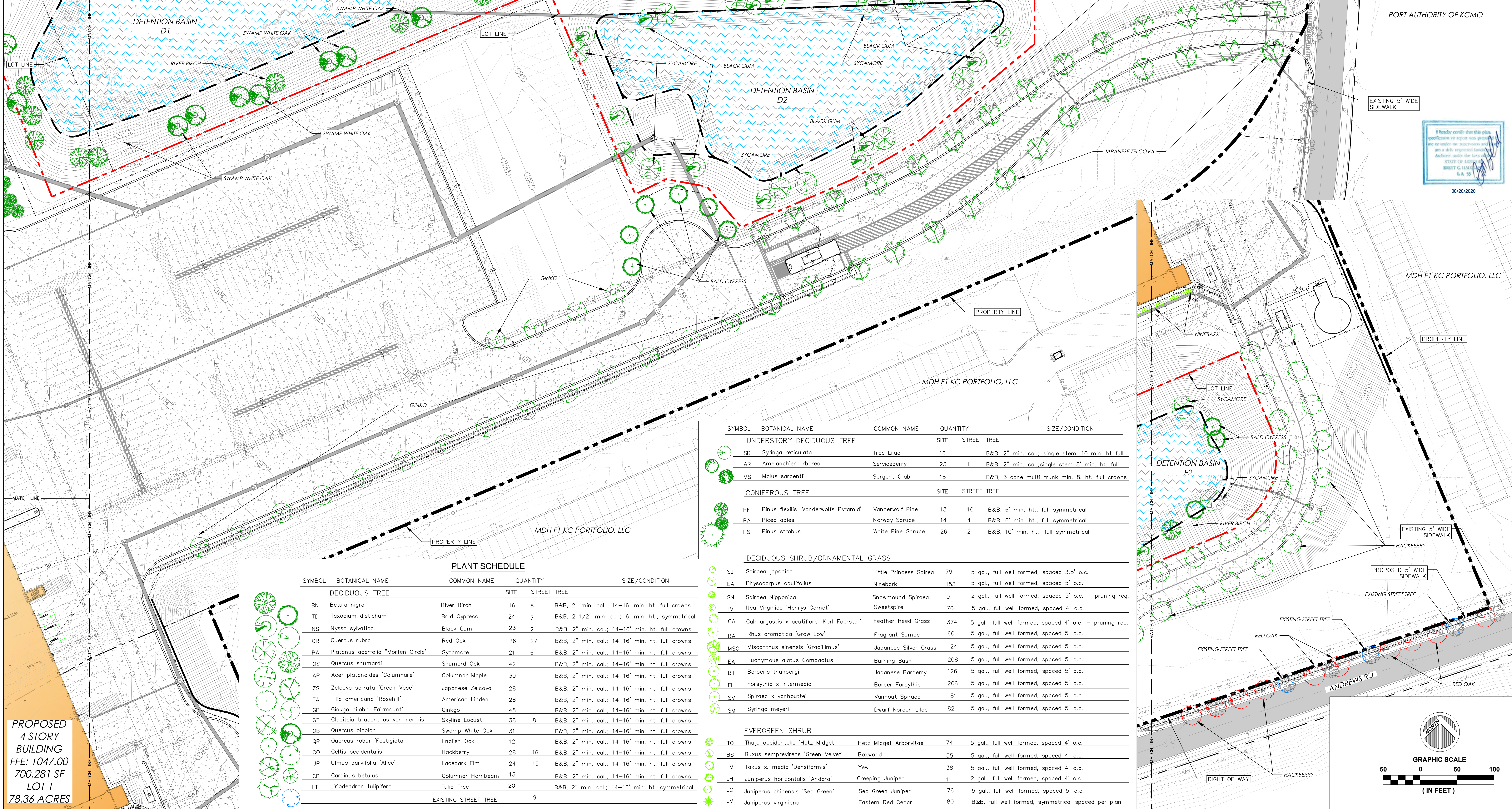
PORT AUTHORITY OF KCMO

CIC - KANSAS CITY PROPERTY OWNERS ASSN



NOTE: TREES AND SHRUBS MAY REQUIRE RELOCATION AFTER FINAL UTILITY AND SITE LIGHTING LOCATIONS HAVE BEEN FINALIZED. TOTAL NUMBERS OF TREES AND SHRUBS WILL REMAIN THE SAME AFTER RELOCATION IN ORDER TO MEET CITY REQUIREMENTS
 -ANY EXTERIOR TRASH, COMPACTOR, OR OTHER SIMILAR FACILITY WILL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08-A.
 -ANY ROOF OR GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08-B.

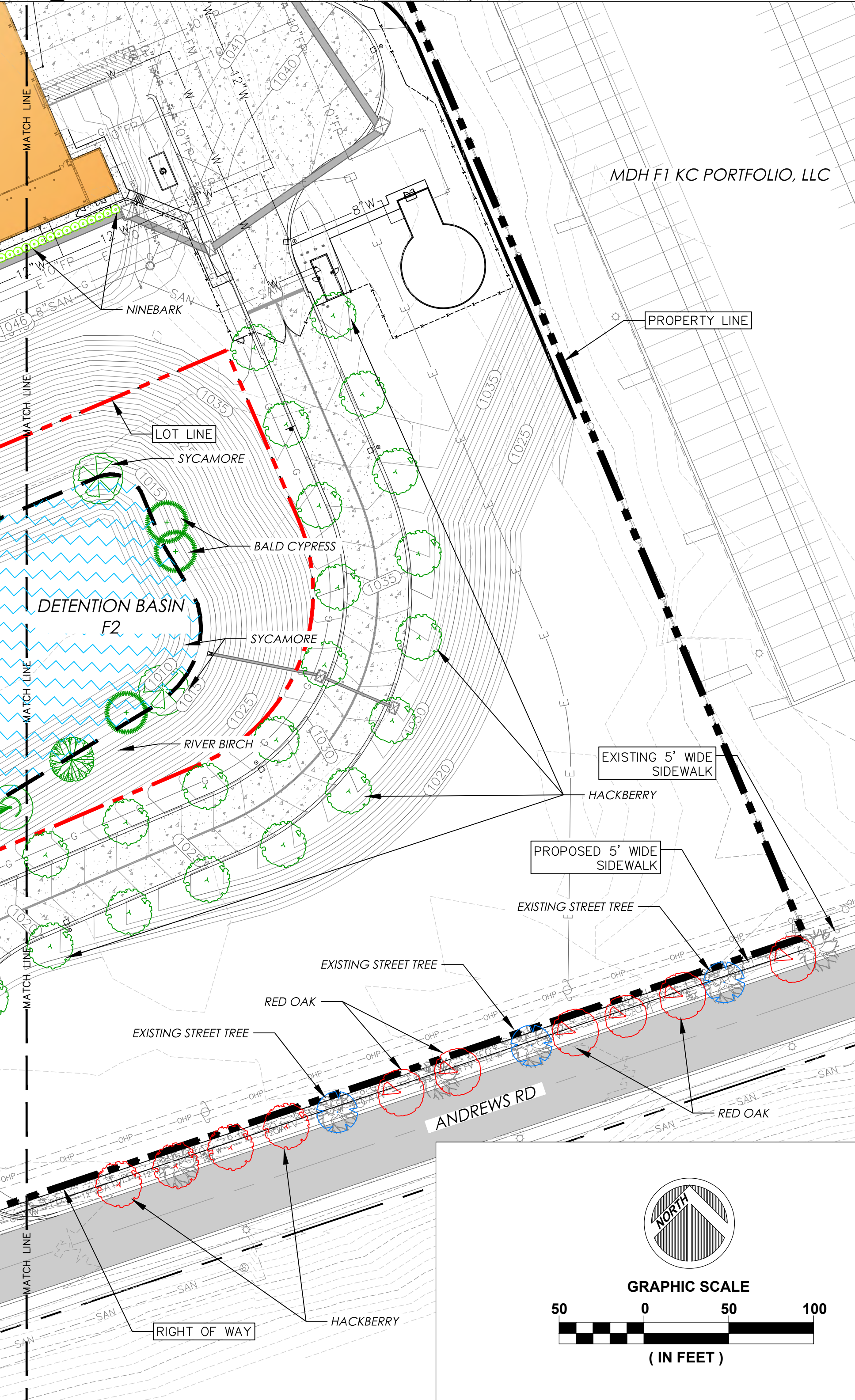
LANDSCAPE REQUIREMENTS		
LANDSCAPE REQUIREMENT	PLANTS REQUIRED	PLANTS PROVIDED
PERIMETER: 1 TREE PER 30 LINEAR FEET OF R/W	49 TREES	119 TREES
R/W ALONG ANDREWS RD: 1,462 LF	70 TREES	119 TREES
R/W ALONG BOTTS RD: 2,119 LF	2,096 STALLS - 73,360 SF	1,392,614 SF
INTERIOR: 35 SF LANDSCAPE AREA PER PARKING STALL (2,096 STALLS)	419 TREES	559 TREES
1 TREE PER 5 PARKING STALLS	140 TREES	559 TREES
2,096 STALLS - 419 TREES	2,096 STALLS - 2,096 SHRUBS	2,097 SHRUBS
1 TREE PER 5000 SF OF BUILDING		
700,435 SF - 140 TREES		
1 SHRUB PER PARKING STALL		



PROPOSED 4 STORY BUILDING
 FFE: 1047.00
 700,281 SF
 LOT 1
 78.36 ACRES

PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
DECIDUOUS TREE				
BN	Betula nigra	River Birch	16	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
TD	Toxodium distichum	Bald Cypress	24	7 B&B, 2 1/2" min. cal.; 6' min. ht., symmetrical
NS	Nyssa sylvatica	Black Gum	23	2 B&B, 2" min. cal.; 14-16" min. ht. full crowns
QR	Quercus rubra	Red Oak	26	27 B&B, 2" min. cal.; 14-16" min. ht. full crowns
PA	Platanus acerfolia 'Marten Circle'	Sycamore	21	6 B&B, 2" min. cal.; 14-16" min. ht. full crowns
OS	Quercus shumardi	Shumard Oak	42	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
AP	Acer platanoides 'Columnare'	Columnar Maple	30	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
ZS	Zelcova serrata 'Green Vase'	Japanese Zelcova	28	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
TA	Tilia americana 'Rosehill'	American Linden	28	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
GB	Ginkgo biloba 'Fairmount'	Ginkgo	48	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
GT	Gleditsia triacanthos var inermis	Skyline Locust	38	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
QB	Quercus bicolor	Swamp White Oak	31	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
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CO	Celtis occidentalis	Hackberry	28	16 B&B, 2" min. cal.; 14-16" min. ht. full crowns
UP	Ulmus parvifolia 'Allee'	Locebarb Elm	24	19 B&B, 2" min. cal.; 14-16" min. ht. full crowns
CB	Carpinus betulus	Columnar Hornbeam	13	8 B&B, 2" min. cal.; 14-16" min. ht. full crowns
LT	Liriodendron tulipifera	Tulip Tree	20	8 B&B, 2" min. cal.; 14-16" min. ht. symmetrical
	EXISTING STREET TREE		9	

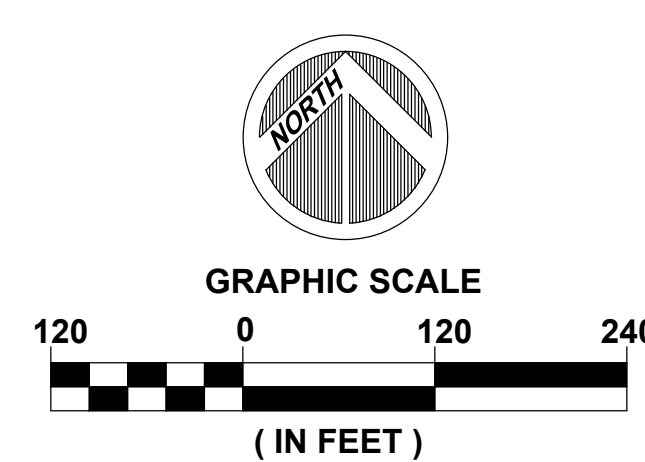
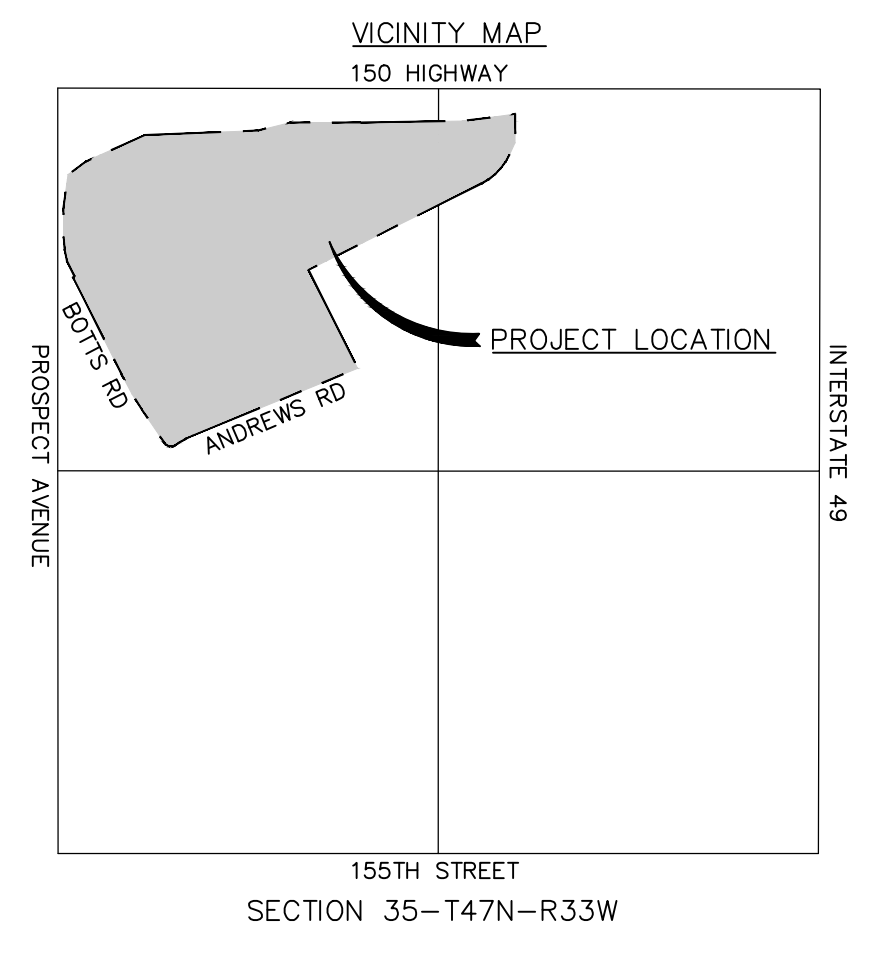
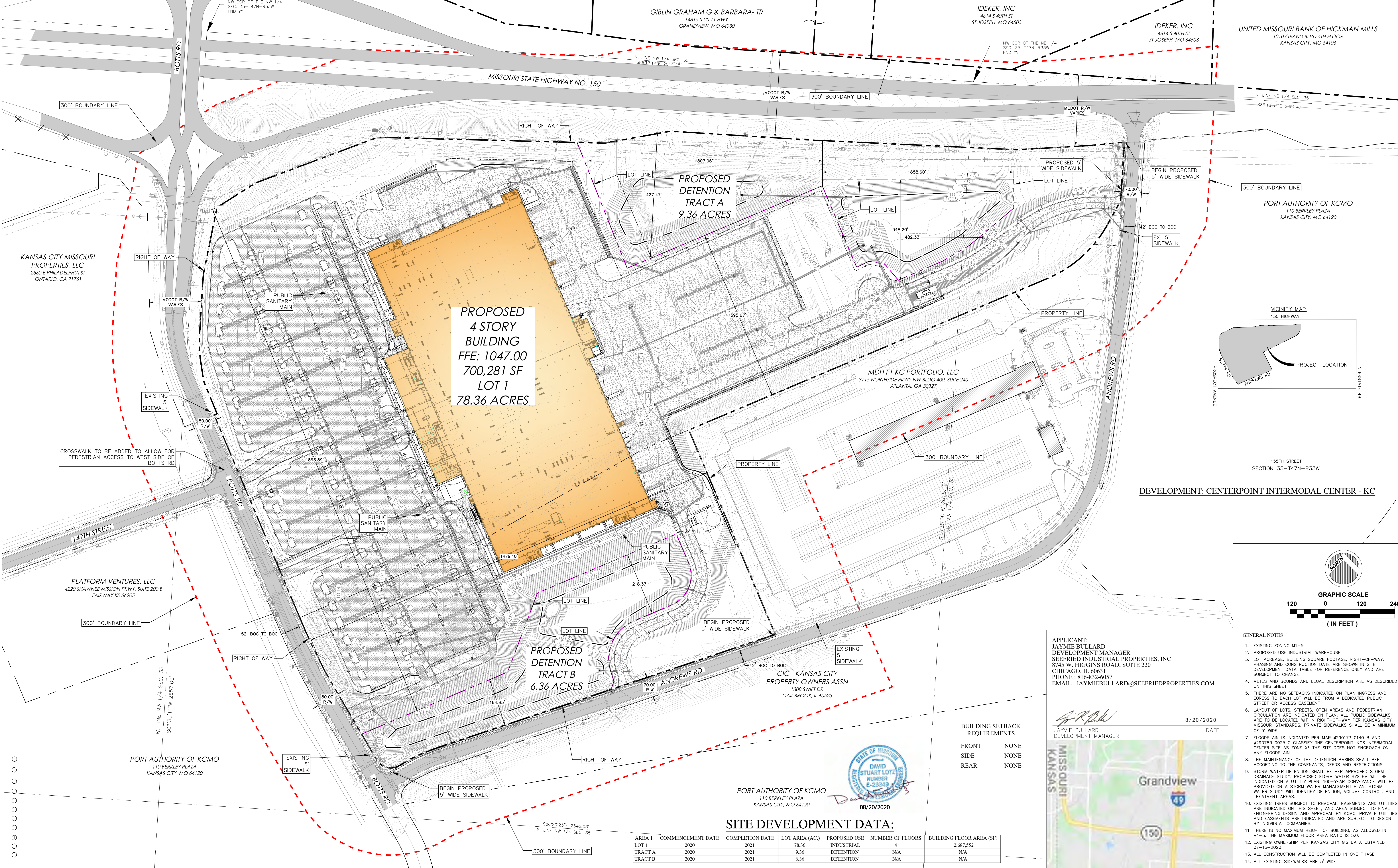
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
UNDERSTORY DECIDUOUS TREE				
SR	Syringa reticulata	Tree Lilac	16	16 SITE STREET TREE
AR	Amelanchier arborea	Serviceberry	23	1 B&B, 2" min. cal.; single stem 8' min. ht. full
MS	Malus sargentii	Sargent Crab	15	15 B&B, 3 cane multi trunk min. 8. ht. full crowns
CONIFEROUS TREE				
PF	Pinus flexilis 'Vanderwolfs Pyramid'	Vanderwolf Pine	13	10 B&B, 6" min. ht., full symmetrical
PA	Picea abies	Norway Spruce	14	4 B&B, 6" min. ht., full symmetrical
PS	Pinus strobus	White Pine Spruce	26	2 B&B, 10' min. ht., full symmetrical
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EA	Physocarpus opulifolius	Ninebark	153	5 gal., full well formed, spaced 5' o.c.
SN	Spiraea nipponica	Snowmound Spiraea	0	2 gal., full well formed, spaced 5' o.c. - pruning req.
IV	Itea virginica 'Henry's Garnet'	Sweetspire	70	5 gal., full well formed, spaced 4' o.c.
CA	Calmargostis x acutiflora 'Karl Foerster'	Feather Reed Grass	374	5 gal., full well formed, spaced 4' o.c. - pruning req.
RA	Rhus aromatica 'Grow Low'	Fragrant Sumac	60	5 gal., full well formed, spaced 5' o.c.
MSG	Miscanthus sinensis 'Gracillimus'	Japanese Silver Grass	124	5 gal., full well formed, spaced 5' o.c.
EA	Euonymus alatus Compactus	Burning Bush	208	5 gal., full well formed, spaced 5' o.c.
BT	Berberis thunbergii	Japanese Barberry	126	5 gal., full well formed, spaced 5' o.c.
FI	Forsythia x intermedia	Border Forsythia	206	5 gal., full well formed, spaced 5' o.c.
SV	Spiraea x vanhouttei	Vanhout Spiraea	181	5 gal., full well formed, spaced 5' o.c.
SM	Syringa meyeri	Dwarf Korean Lilac	82	5 gal., full well formed, spaced 5' o.c.
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TO	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	74	5 gal., full well formed, spaced 4' o.c.
BS	Buxus sempervirens 'Green Velvet'	Boxwood	55	5 gal., full well formed, spaced 4' o.c.
TM	Taxus x media 'Densiformis'	Yew	38	5 gal., full well formed, spaced 4' o.c.
JH	Juniperus horizontalis 'Andora'	Creeping Juniper	111	2 gal., full well formed, spaced 4' o.c.
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	76	5 gal., full well formed, spaced 5' o.c.
JV	Juniperus virginiana	Eastern Red Cedar	80	8 B&B, full well formed, symmetrical spaced per plan



I hereby certify that this plan, specification or report was prepared by me or under my supervision and I am a duly registered landscape architect under the laws of the State of Kansas.
 BRETT C. HALL
 L.A. 51
 08/20/2020



PROPERTY DESCRIPTION
 That portion of the following described real property lying above the top of the Winterset ledge of limestone rock: All that part of Lot 2, Centerpoint Intermodal Center Second Plat, and all that part of the Northwest Quarter and Northeast Quarter of Section 35, Township 47 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: beginning at the northeast corner of said Lot 2, Centerpoint Intermodal Center Second Plat, thence South 22 degrees 54 minutes 08 seconds East, with the east line of said Lot 2, a distance of 76.45 feet to the southeast corner of said Lot 2, said point being on the north right-of-way line of Andrews Road, thence South 71 degrees 27 minutes 11 seconds West, with the south line of said Lot 2 and the north right-of-way line of Andrews Road, a distance of 24.35 feet to a point of curvature; thence continuing with the south line of said Lot 2 and the north right-of-way line of Andrews Road on a curve to the right having a radius of 56.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 87.97 feet to the southwest corner of said Lot 2, said point being on the east right-of-way line of Botts Road; thence North 30 degrees 27 minutes 38 seconds West, with the west line of said Lot 2 and the east right-of-way line of Botts Road, a distance of 278.28 feet to a point of curvature; thence continuing with the west line of said Lot 2 and the east right-of-way line of Botts Road on a curve to the right having a radius of 1960.00 feet, a central angle of 07 degrees 38 minutes 30 seconds, an arc distance of 258.55 feet; thence North 22 degrees 04 minutes 08 seconds West, continuing with the west line of said Lot 2 and the east right-of-way line of Botts Road a distance of 20.88 feet to the northwest corner of said Lot 2, Centerpoint Intermodal Center Second Plat; thence continuing North 22 degrees 04 minutes 08 seconds West, with the east right-of-way line of Botts Road, a distance of 722.64 feet to a point of curvature; thence continuing with the east right-of-way line of Botts Road on a curve to the right having a radius of 660.00 feet, a central angle of 00 degrees 28 minutes 34 seconds, an arc distance of 5.10 feet to a point on the south right-of-way line of Missouri Highway 150; thence North 68 degrees 08 minutes 03 seconds East, with the southern right-of-way line of Missouri Highway 150, a distance of 11.22 feet; thence North 22 degrees 18 minutes 22 seconds West, continuing with the southern right-of-way line of Missouri Highway 150, a distance of 121.34 feet; thence North 08 degrees 37 minutes 03 seconds West, continuing with said right-of-way line, a distance of 80.37 feet; thence continuing with said southern right-of-way line on a curve to the right having a radius of 660.00 feet, a central angle of 08 degrees 23 minutes 31 seconds, with an initial tangent bearing of North 04 degrees 53 minutes 21 seconds West, an arc distance of 97.63 feet; thence North 03 degrees 35 minutes 11 seconds East, continuing with the southern right-of-way line of Missouri Highway 150, a distance of 183.72 feet; thence North 11 degrees 29 minutes 37 seconds East, continuing with said southern right-of-way line, a distance of 236.50 feet; thence North 37 degrees 37 minutes 12 seconds East, continuing with said right-of-way line, a distance of 158.57 feet; thence North 69 degrees 31 minutes 18 seconds East, continuing with said right-of-way line, a distance of 447.28 feet; thence South 88 degrees 31 minutes 18 seconds West, continuing with said right-of-way line, a distance of 540.22 feet to a point on the west line of the Northeast Quarter of said Section 35; thence continuing South 87 degrees 17 minutes 27 seconds East with the southern right-of-way line of Missouri Highway 152, a distance of 163.70 feet; thence North 86 degrees 42 minutes 41 seconds East, continuing with the southern right-of-way line of Missouri Highway 152, a distance of 245.36 feet; thence North 84 degrees 39 minutes 29 seconds East, continuing with the southern right-of-way line of Missouri Highway 152, a distance of 126.60 feet to a point on the west right-of-way line of Andrews Road; thence South 03 degrees 41 minutes 03 seconds West, with the west right-of-way line of Andrews Road, a distance of 200.78 feet to the northeastern corner of Lot 1, Centerpoint Intermodal Center Second Plat; thence South 28 degrees 31 minutes 30 seconds West, with the north line of said Lot 1, a distance of 91.20 feet to a point of curvature; thence continuing with the north line of said Lot 1, a distance of 1007.48 feet to the point of beginning. The above described tract contains 4,098,182 square feet, or 94.08 acres.
 The basis of bearings for the above described tract is Missouri State Plane, West Zone, NAD 83, as shown on the recorded plat of Centerpoint Intermodal Center Second Plat.



SITE DEVELOPMENT DATA:

AREA	COMMENCEMENT DATE	COMPLETION DATE	LOT AREA (AC.)	PROPOSED USE	NUMBER OF FLOORS	BUILDING FLOOR AREA (SF)
LOT 1	2020	2021	78.36	INDUSTRIAL	4	2,687,552
TRACT A	2020	2021	9.36	DETENTION	N/A	N/A
TRACT B	2020	2021	6.36	DETENTION	N/A	N/A

BUILDING SETBACK REQUIREMENTS

FRONT NONE
 SIDE NONE
 REAR NONE



APPLICANT:
 JAYMIE BULLARD
 DEVELOPMENT MANAGER
 SEEFRIED INDUSTRIAL PROPERTIES, INC
 8745 W. HIGGINS ROAD, SUITE 220
 CHICAGO, IL 60651
 PHONE : 816-832-6057
 EMAIL : JAYMIEBULLARD@SEEFRIEDPROPERTIES.COM

DATE: 8/20/2020

GENERAL NOTES:

- EXISTING ZONING M1-5
- PROPOSED USE INDUSTRIAL WAREHOUSE
- LOT AREA, BUILDING SQUARE FOOTAGE, RIGHT-OF-WAY, PHASING AND CONSTRUCTION DATE ARE SHOWN IN SITE DEVELOPMENT DATA TABLE FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE
- METES AND BOUNDS AND LEGAL DESCRIPTION ARE AS DESCRIBED ON THIS SHEET
- THERE ARE NO SETBACKS INDICATED ON PLAN INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET OR ACCESS EASEMENT
- LAYOUT OF LOTS, STREETS, OPEN AREAS AND PEDESTRIAN CIRCULATION ARE INDICATED ON PLAN. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY PER KANSAS CITY, MISSOURI STANDARDS. PRIVATE SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE
- FLOODPLAIN IS INDICATED PER MAP #290173 0140 B AND #290783 0025 C CLASSIFY THE CENTERPOINT-KCS INTERMODAL CENTER SITE AS ZONE "X" THE SITE DOES NOT ENDOACH ON ANY FLOODPLAIN
- THE MAINTENANCE OF THE DETENTION BASINS SHALL BE ACCORDING TO THE COVENANTS, DEEDS AND RESTRICTIONS.
- STORM WATER DETENTION SHALL BE PER APPROVED STORM DRAINAGE STUDY. PROPOSED STORM WATER SYSTEM WILL BE INDICATED ON A UTILITY PLAN. 100-YEAR CONVEYANCE WILL BE PROVIDED ON A STORM WATER MANAGEMENT PLAN. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS
- EXISTING TREES SUBJECT TO REMOVAL. EASEMENTS AND UTILITIES ARE INDICATED ON THIS SHEET, AND AREA SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY KCMO. PRIVATE UTILITIES AND EASEMENTS ARE INDICATED AND ARE SUBJECT TO DESIGN BY INDIVIDUAL COMPANIES
- THERE IS NO MAXIMUM HEIGHT OF BUILDING, AS ALLOWED IN M1-5, THE MAXIMUM FLOOR AREA RATIO IS 5.0.
- EXISTING OWNERSHIP PER KANSAS CITY GIS DATA OBTAINED 07-19-2020
- ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE
- ALL EXISTING SIDEWALKS ARE 5' WIDE

MACGREGOR ASSOCIATES ARCHITECTS
 2727 Paces Ferry Road SE
 Building Two, Suite 1400
 Atlanta, Georgia 30339
 770-432-9400

Continental ENGINEERS INC.
 1800 STATE LINE ROAD
 LEAWOOD, KANSAS 66205
 1100 PARKER DRIVE
 KANSAS CITY, KANSAS 64119
 TEL: (816) 234-2200
 FAX: (816) 242-6947
 WWW.CONTINENTAL-ENG.COM

PRELIMINARY PLAT

PROJECT NUMBER: 2020-078
 SCALE: 1" = 120'

Project Fairway
 Kansas City, MO

C100
 PRELIMINARY PLAT
 08/20/2020