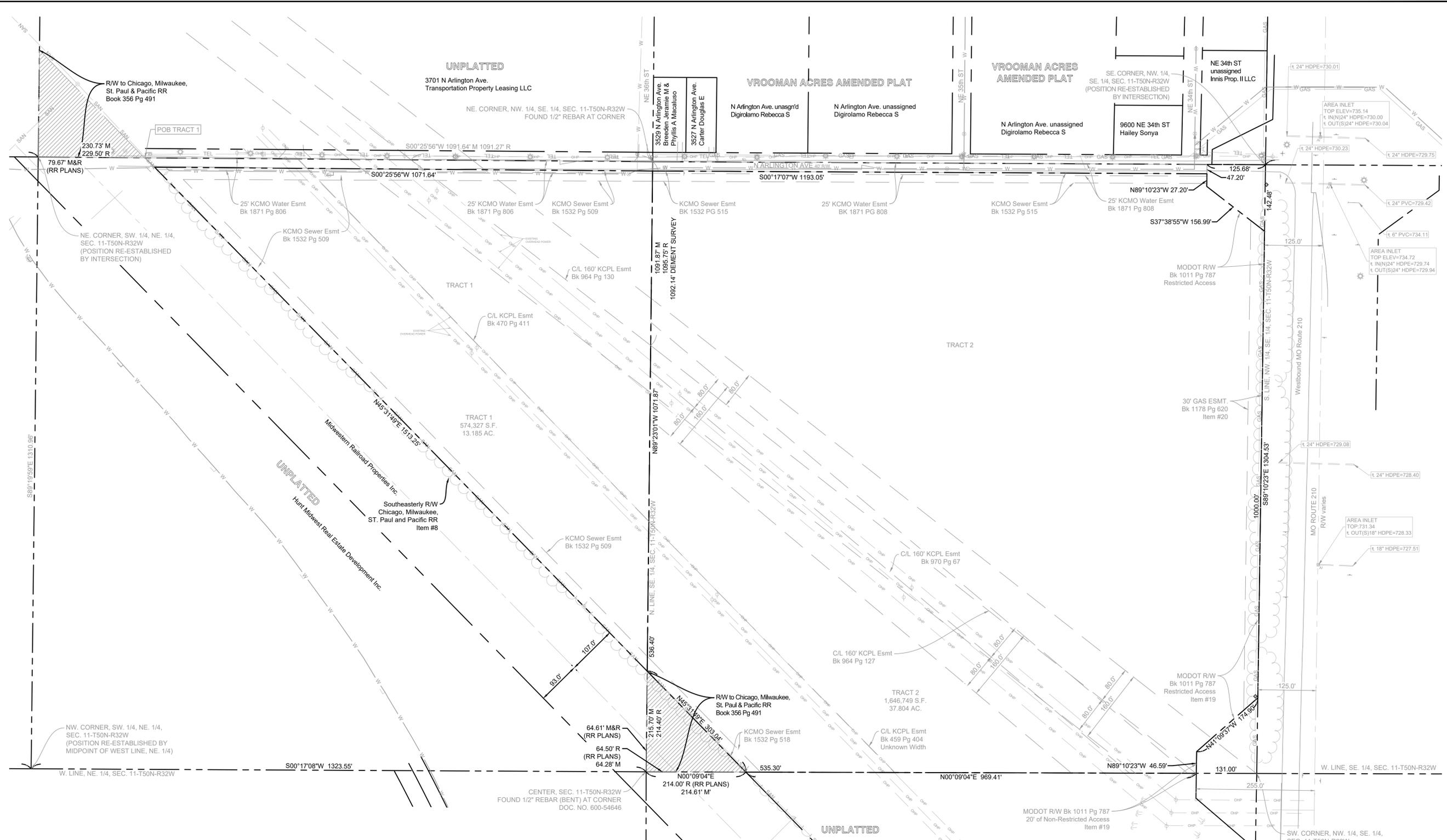




Plotted By: Long, Luke - Sheet Set: MCI06 - Layout: C002 EXISTING CONDITIONS - August 08, 2023, 08:22:41 pm - K:\KNC - LDEV\268302000 MCI06 Design\CAD\PlanSheets\Site Development\PlanSheets\EXISTING CONDITIONS.dwg  
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**LEGAL DESCRIPTION**

**Tract 1:**  
 All that part of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 50, Range 32, more particularly described as follows:  
 Beginning at a point on the East line of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 50, Range 32, 229.50 feet South of the Northeast corner thereof; thence South along the East line of said Southwest 1/4 of the Northeast 1/4 section 1,091.27 feet to the Southeast corner thereof; thence west along the South line of said Southwest 1/4 of the Northeast 1/4 Section 1,095.15 feet to a point 214.40 feet East of the Southwest corner thereof; thence Southeasterly 1547.38 feet to the point of beginning, in Kansas City, Clay County, Missouri.

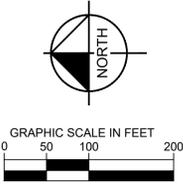
**Tract 2:**  
 The Northwest Quarter of the Southeast Quarter of Section 11, Township 50, Range 32, in Kansas City, Clay County, Missouri, except that part conveyed to the trustees of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company by warranty deed recorded in Book 356, Page 391, and except that part conveyed to the trustees of the estate of St. Paul and Kansas City Short Line Railroad Company by warranty deed recorded in Book 356, Page 489.



**LOCATION MAP**  
 SECTION 11-50-32  
 Scale 1" = 2000'

**LEGEND:**

- SURVEY**
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH RIC
- MODLS2011003572 CAP
- (P) PLATTED
- L LENGTH OF CURVE
- R RADIUS OF CURVE
- EASEMENTS**
- GL/E GAS LINE EASEMENT
- SSE SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- ZZZ RESTRICTED ACCESS
- MISCELLANEOUS**
- ☉ STREET LIGHT
- GAS GAS LINE
- OWP OVERHEAD POWER
- ← GUY ANCHOR
- ⊕ POWER POLE
- ≡ SIGNS
- ☐ TELEPHONE BOX
- ☑ TELEPHONE VAULT
- UGT UNDERGROUND TELEPHONE



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	04/27/2023	LL
2	CITY COMMENTS	05/17/2023	LL
3	BIRMINGHAM LEVEE DISTRICT COMMENTS	08/08/2023	LL

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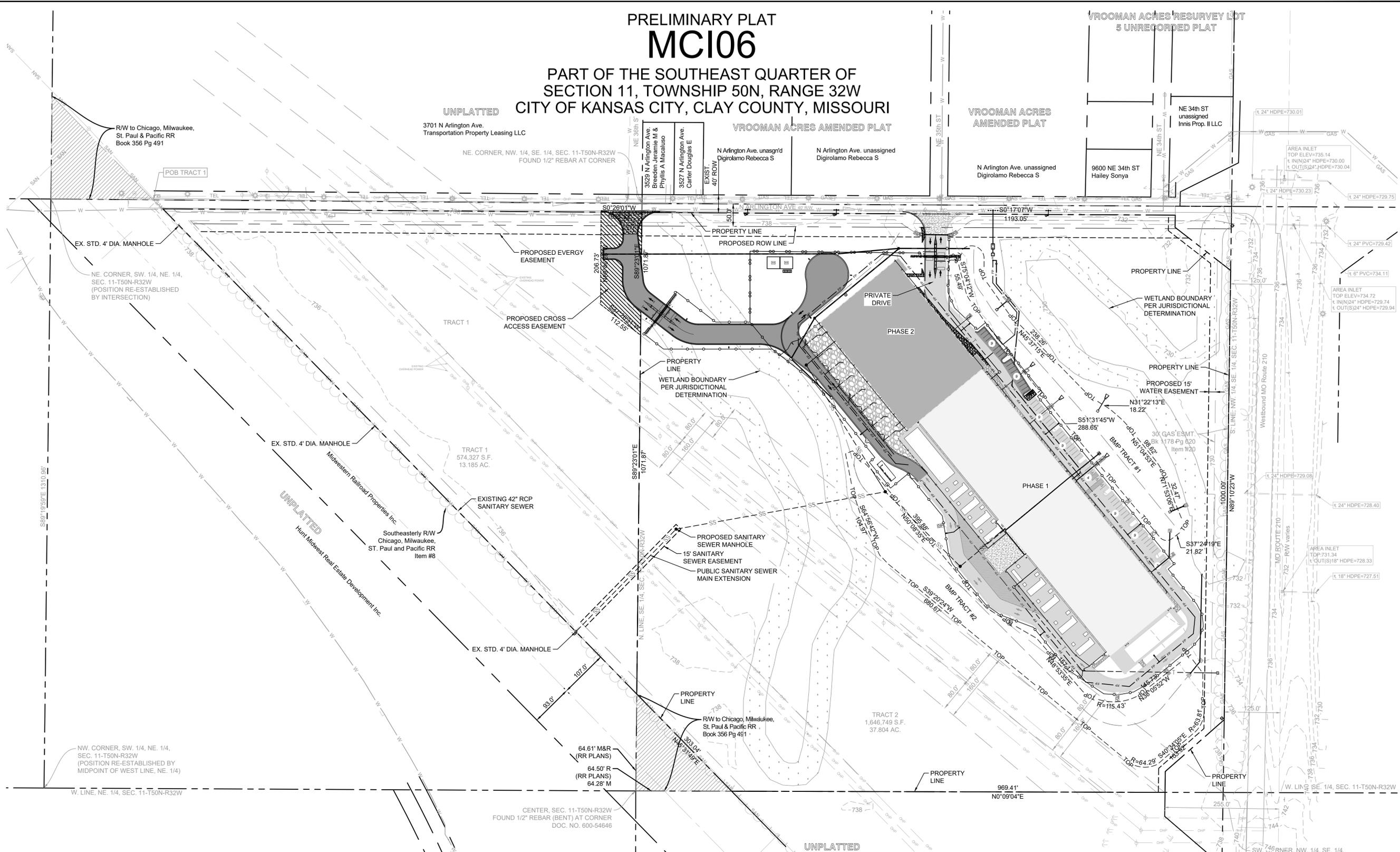
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
268302000	01/30/2023	AS SHOWN	LCL	LCL	JC

**EXISTING CONDITIONS**

**MCI06**  
**EDGEENERGY**  
 SHEET NUMBER  
**C002**  
 KANSAS CITY

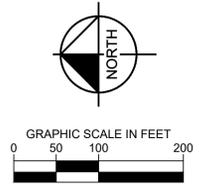
# PRELIMINARY PLAT MCI06

## PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 50N, RANGE 32W CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



**LEGAL DESCRIPTION**

Tract 2:  
The Northwest Quarter of the Southeast Quarter of Section 11, Township 50, Range 32, in Kansas City, Clay County, Missouri, except that part conveyed to the trustees of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company by warranty deed recorded in Book 356, Page 391, and except that part conveyed to the trustees of the estate of St. Paul and Kansas City Short Line Railroad Company by warranty deed recorded in Book 356, Page 489.



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	04/27/2023	LL
2	CITY COMMENTS	05/17/2023	LL
3	BIRMINGHAM LEVEE DISTRICT COMMENTS	08/08/2023	LL

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KHA PROJECT	268302000
DATE	01/30/2023
SCALE	AS SHOWN
DESIGNED BY	LCL
DRAWN BY	LCL
CHECKED BY	JC

# PRELIMINARY PLAT

**MCI06**  
**EDGEENERGY**

KANSAS CITY

SHEET NUMBER  
**C003**

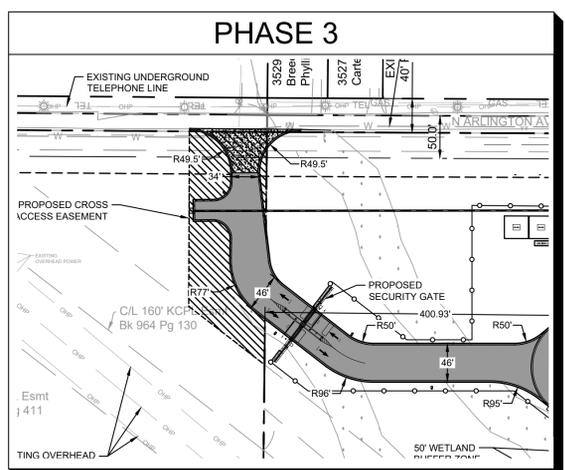
Plotted By: Long, Luke; Sheet Set: MCI06; Layout: C003; Preliminary Plat; August 08, 2023; 05:22:48pm; K:\KNC\_LDEV\268302000\_MCI06\Drawings\CAD\PlanSheets\Site Development\Plans\SD-PRELIMINARY PLAT.dwg; This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLOTTED BY: L. L. L. DATE: 08/24/2023 08:24:11 PM. K:\KING\_LDEV\268302000\_MCI06\_Site\Drawings\CAD\Plan\Phase2\Site Development Plans\SD-SITE PLAN PHASE 2.dwg  
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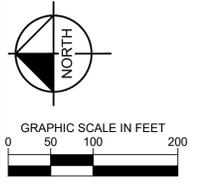
### SITE SUMMARY TABLE

MCI_06		
A	Existing	M3-5
	Proposed	M3-5
B	Total Land Area	
	Existing	37.80 Acres
C	Right-of-Way	
	Existing	0.55 Acres
D	Net Land Area	
	Existing	37.80 Acres
E	Proposed Uses	
	Datacenter	
F	Parking Requirements	
	Required # of Parking Per Zoning	337
	Phase 1 Provided # of Parking	43
	Required # of Accessible Parking	2
	Provided # of Accessible Parking	3
	Phase 2 Provided # of Parking	61
G	Structure Height & # of Floors	
	Number of Floors	1
H	Gross Floor Area & # of Units	
	Building #1 Gross Area (sf)	124,384
	Building #2 Gross Area (sf)	66,650
	Total Gross Area (sf)	191,034
I	Building Coverage & FAR	
	Coverage	191,034
J	Open Space	
	% Provided	75



**NOTE:**  
 ALTERNATIVE PARKING COMPLIANCE, 337 STALLS REQUIRED PER SECTION 88-420 PARKING AND LOADING. THE PROPOSED PARKING PROVIDES 61 STALLS AT THE COMPLETION OF PHASE 2. A DEVIATION OF 82% DUE TO A MAXIMUM OF 20 EMPLOYEES ONSITE PER SHIFT.

**LEGAL DESCRIPTION**  
 Tract 2:  
 The Northwest Quarter of the Southeast Quarter of Section 11, Township 50, Range 32, in Kansas City, Clay County, Missouri, except that part conveyed to the trustees of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company by warranty deed recorded in Book 356, Page 391, and except that part conveyed to the trustees of the estate of St. Paul and Kansas City Short Line Railroad Company by warranty deed recorded in Book 356, Page 489.



**M3-5 HEIGHT 7 AREA REGULATIONS**

MAX. HEIGHT = NONE

MIN. FRONT SETBACK  
 - ABUTTING RESIDENTIAL DISTRICT = [1]  
 - NOT ABUTTING R DISTRICT = NONE

MIN. REAR SETBACK  
 - ABUTTING RESIDENTIAL DISTRICT = [1]  
 - NOT ABUTTING R DISTRICT = NONE

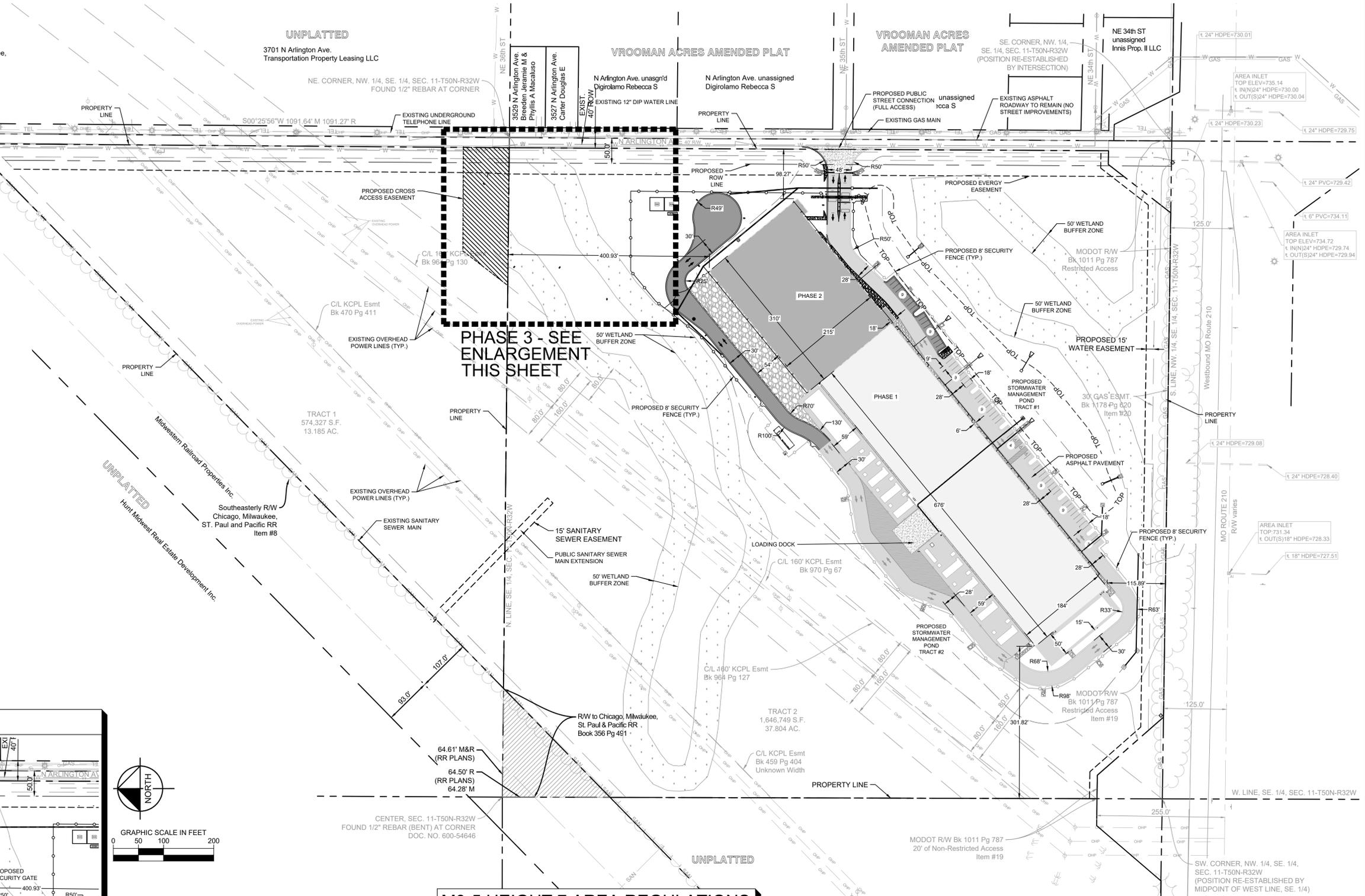
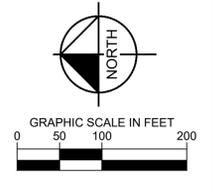
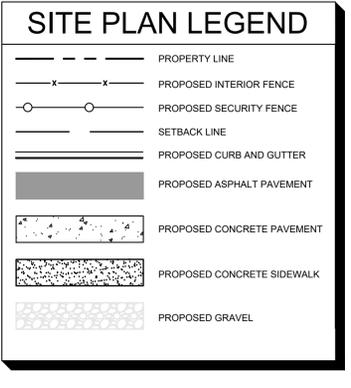
MIN. SIDE SETBACK  
 - ABUTTING RESIDENTIAL DISTRICT = [2]  
 - NOT ABUTTING R DISTRICT = NONE

[1] Front setback required only when M-zoned lot abuts R-zoned lots. In such cases, the M-zoned lot must match the actual front setback of the building that exists on the abutting R-zoned lot, or if no building exists on the abutting R-zoned lot, the M-zoned lot must provide at least 50% of the front setback that applies to the abutting R-zoned lot.

[2] Side setback required only when M-zoned lot abuts R-zoned lots. In such cases, the M-zoned lot must provide the same side setback as required for the abutting R-zoned lot.

**GENERAL NOTES**

- ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
- SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



NO.	REVISIONS	DATE	BY
1	BIRMINGHAM LEVEE DISTRICT COMMENTS	08/08/2023	LL
2	CITY COMMENTS	05/17/2023	LL
3	CITY COMMENTS	04/27/2023	LL

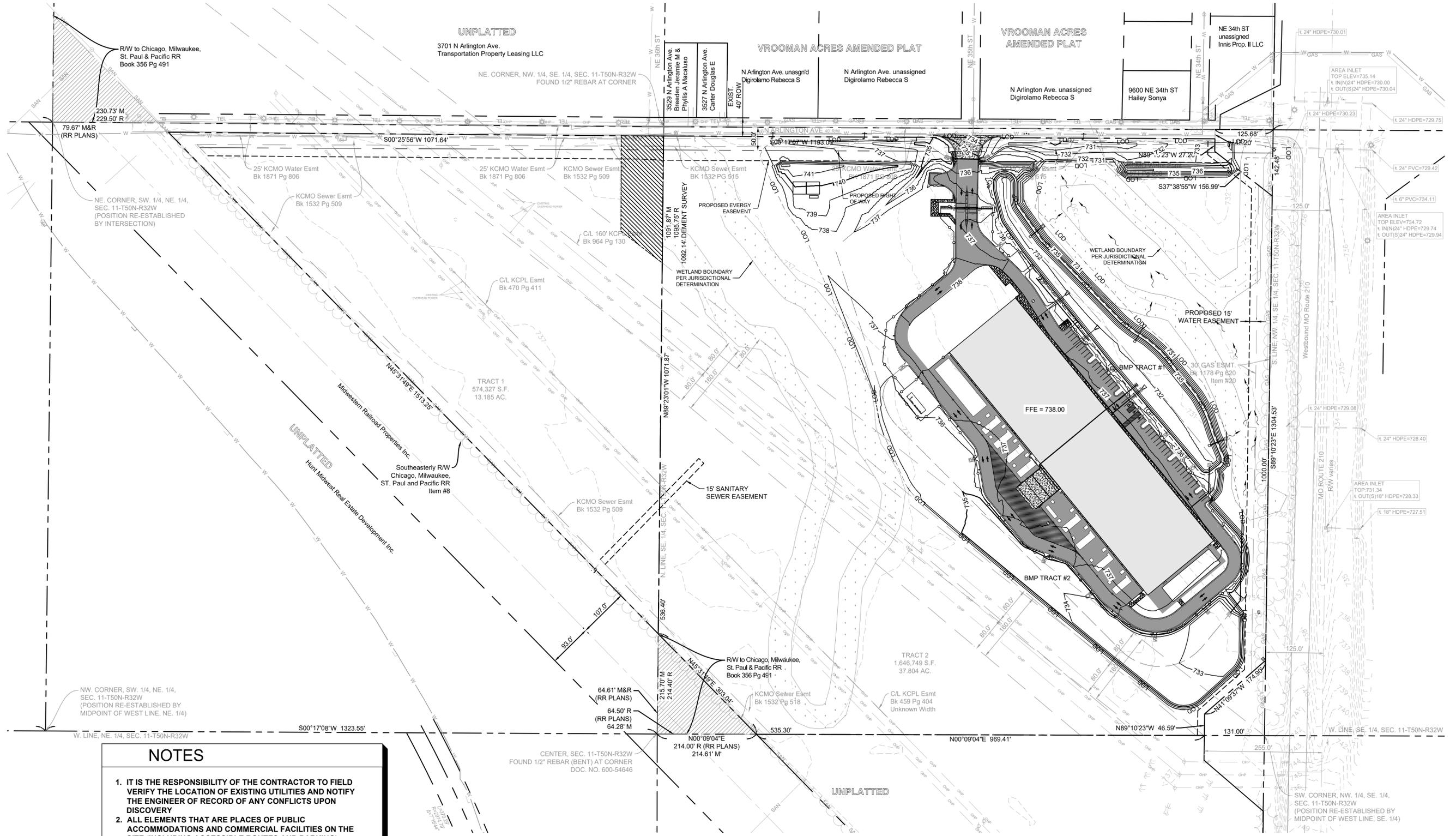
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 WWW.KIMLEY-HORN.COM  
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
268302000	01/30/2023	AS SHOWN	LCL	LCL	JC

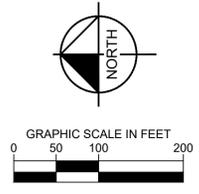
## PHASE 2 SITE PLAN

**MCI06**  
**EDGEENERGY**  
 SHEET NUMBER  
**C101**

Plotted By: Long, Luke Sheet Set: MCI06 Layout: C200 GRADING & DRAINAGE PLAN August 08, 2023 08:25:28pm K:\KNC\1\DEV\288320000 MCI06 Design\CAD\PlanSheets\Site Development\Plans\SD-GRADING & DRAINAGE PLAN Phase 1.dwg  
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- ### NOTES
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS UPON DISCOVERY
  2. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT, THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ALL STATE AND LOCAL STANDARDS.
  3. CONTRACTOR SHALL VERIFY EXISTING PIPE EXTENSIONS AND CONNECTION ELEVATIONS PRIOR TO SHOP DRAWING REVIEW.
  4. CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITH SOD OR GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF LAND ALTERATION ACTIVITIES.
  5. THE CONTRACTOR SHALL REVIEW THE SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
  6. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL MISSOURI 1 CALL (811).
  7. SITE STABILITY ANALYSIS SHALL BE PERFORMED FOR ALL FILL SLOPES GREATER THAN 15' CONSTRUCTED AT 2.5(H):1(V) OR GREATER SLOPES. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING SLOPE.



NO.	REVISIONS	DATE	BY

## Kimley»Horn

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KHA PROJECT 268302000	DATE 01/30/2023
SCALE AS SHOWN	DESIGNED BY LCL
DRAWN BY LCL	CHECKED BY JC

## PHASE 1 GRADING & DRAINAGE PLAN

### MCI06

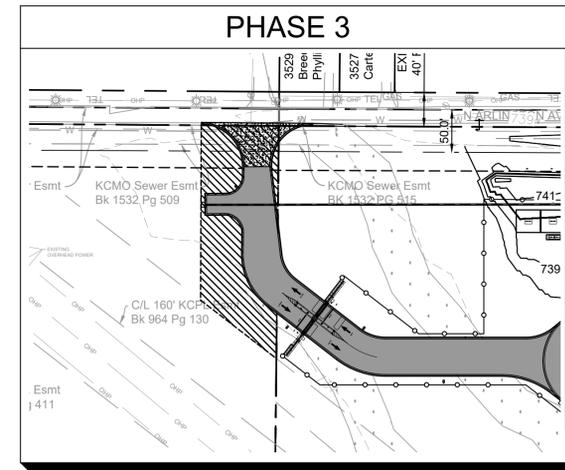
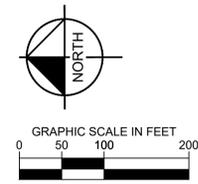
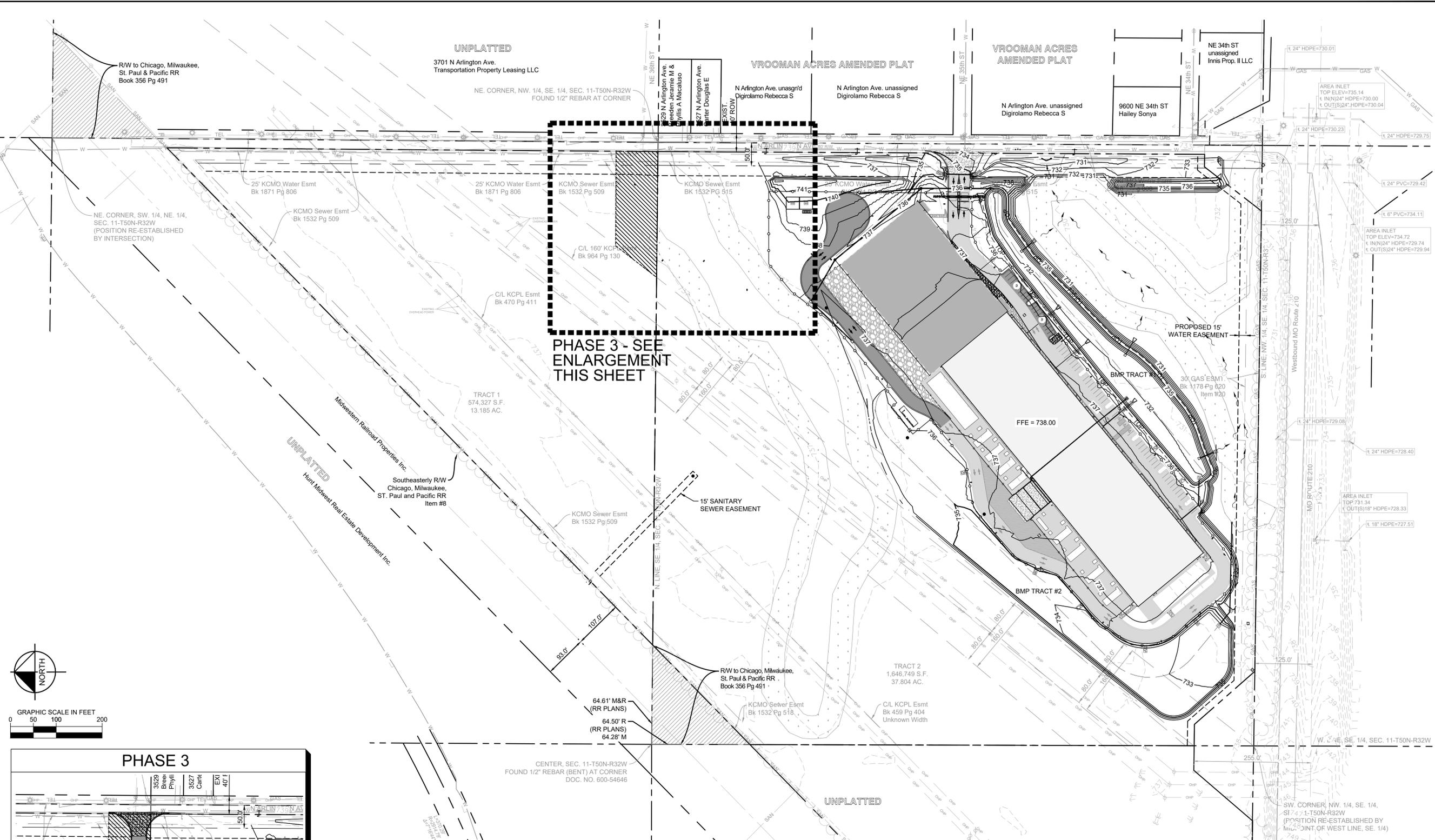
### EDGEENERGY

MO

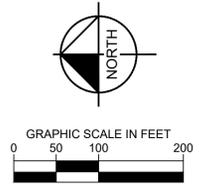
KANSAS CITY

SHEET NUMBER  
**C200**

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- ### NOTES
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  6. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL MISSOURI 1 CALL (811).
  7. SITE STABILITY ANALYSIS SHALL BE PERFORMED FOR ALL FILL SLOPES GREATER THAN 15' CONSTRUCTED AT 2.5(H):1(V) OR GREATER SLOPES. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING SLOPE.



NO.	REVISIONS	DATE	BY
1	BIRMINGHAM LEVEE DISTRICT COMMENTS	08/08/2023	LL
2	CITY COMMENTS	05/17/2023	LL
3	CITY COMMENTS	04/27/2023	LL

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KHA PROJECT	288320000
DATE	01/30/2023
SCALE	AS SHOWN
DESIGNED BY	LCL
DRAWN BY	LCL
CHECKED BY	JC

## PHASE 2 GRADING & DRAINAGE PLAN

MCI06

EDGEENERGY

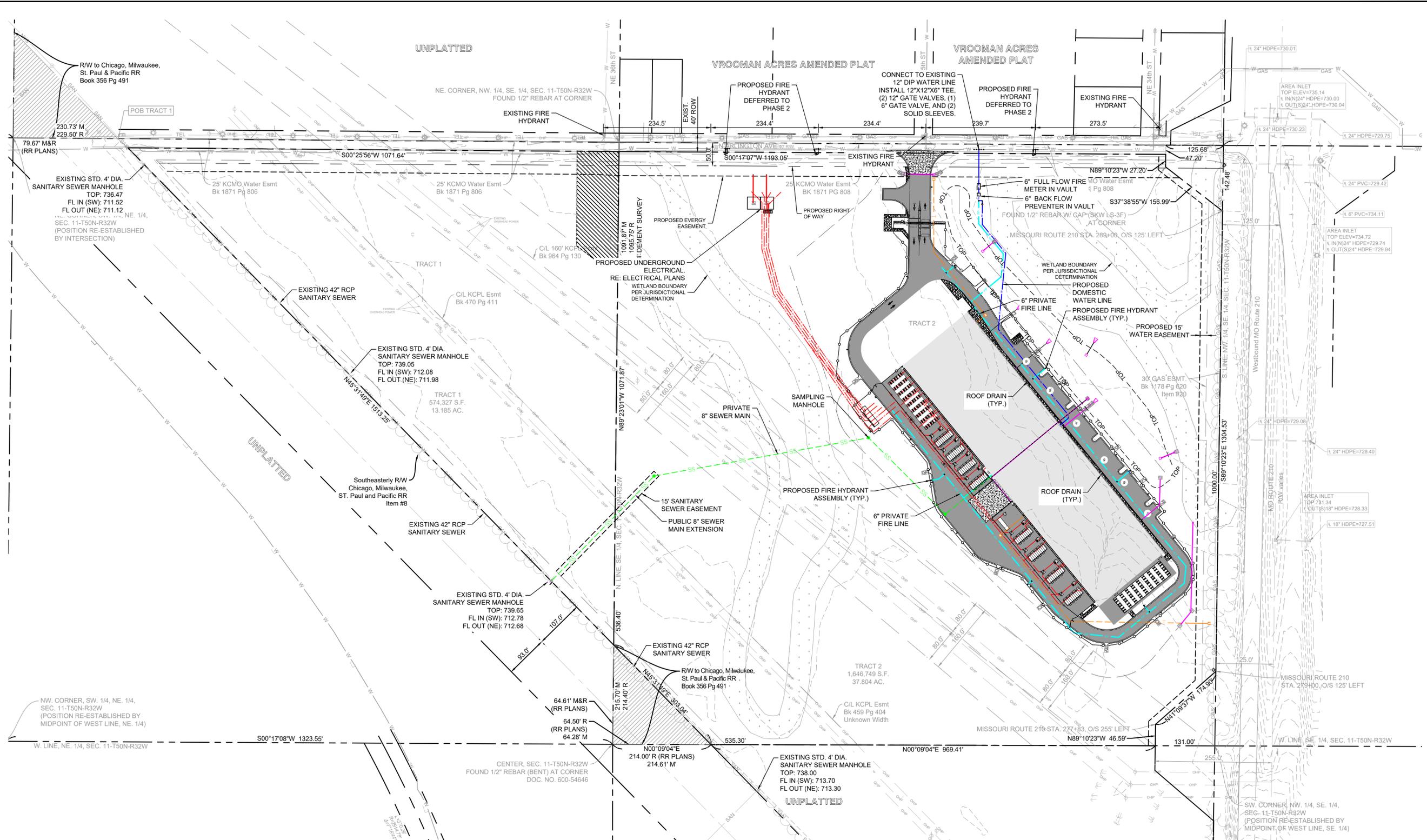
KANSAS CITY

MO

SHEET NUMBER

# C201

Plotted By: Long, Luke Sheet Set: MCI06 Layout: C300 UTILITY PLAN August 08, 2023 08:27:40pm K:\KNC-LDEV\268302000 MCI06 Design\CAD\PlanSheets\Site Development\Plans\SD-UTILITY PLAN PHASE 1.dwg  
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**GENERAL NOTE**

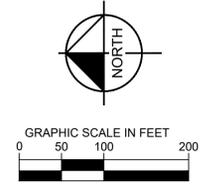
- THE PROPOSED IMPROVEMENTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN

**UTILITY NOTES**

- ALL PROPOSED WATER & STORM LINES SHOWN ARE PRIVATELY OWNED & PRIVATELY MAINTAINED (TYP.)
- THE PROPOSED SANITARY SEWER SERVICE LINES ARE CONSIDERED PRIVATE, HOWEVER THE PROPOSED SEWER MAIN IS CONSIDERED PUBLIC.

**UTILITY LEGEND**

— W —	EXISTING WATER MAIN	— W —	PROPOSED WATER LINE
— SAN —	EXISTING SANITARY MAIN	— SS —	PROPOSED SANITARY SEWER LINE
— S —	EXISTING STORM LINE	— FP —	PROPOSED FIRE SERVICE LINE
— GAS —	EXISTING GAS MAIN	— T —	PROPOSED TELECOM LINE
— P —	EXISTING POWER LINE	— S —	PROPOSED STORM SEWER
⊙	EXISTING FIRE HYDRANT	●	PROPOSED SANITARY MANHOLE
⊙	EXISTING WATER VALVE	○	PROPOSED SANITARY CLEANOUT
⊙	EXISTING SANITARY MANHOLE	⊙	PROPOSED FIRE HYDRANT
⊙	EXISTING LIGHT POLE	⊙	PROPOSED WATER VALVE
⊙	EXISTING STORM MANHOLE		



NO.	REVISIONS	DATE	BY
1	BIRMINGHAM LEVEE DISTRICT COMMENTS	08/08/2023	LL
2	CITY COMMENTS	05/17/2023	LL
3	CITY COMMENTS	04/27/2023	LL

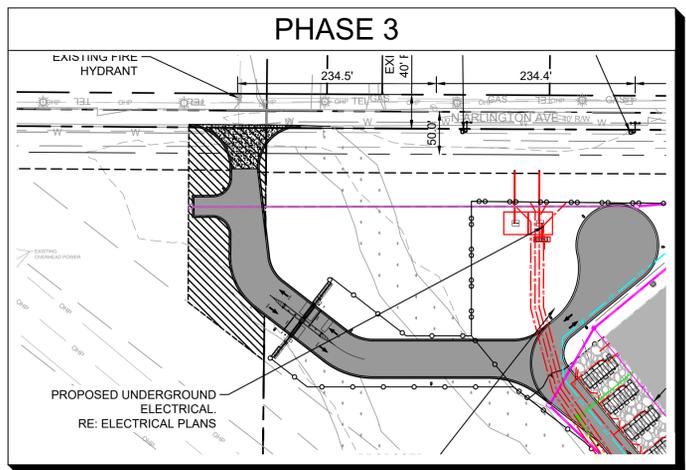
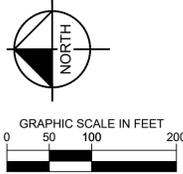
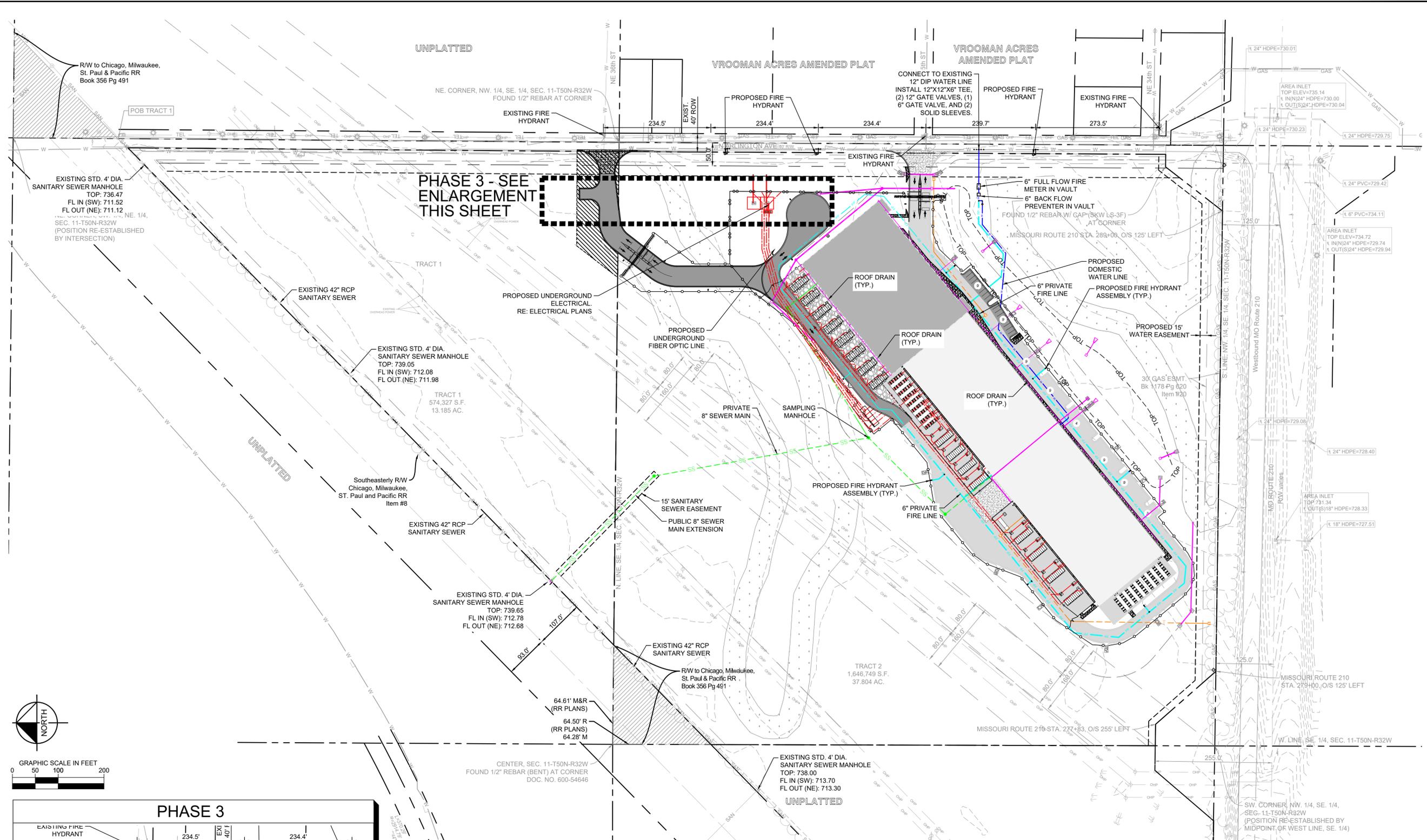
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KHA PROJECT	268302000
DATE	01/30/2023
SCALE	AS SHOWN
DESIGNED BY	LCL
DRAWN BY	LCL
CHECKED BY	JC

**PHASE 1 UTILITY PLAN**

**MCI06**  
**EDGEENERGY**  
 SHEET NUMBER  
**C300**  
 KANSAS CITY

Plotted By: Long, Luke Sheet Set: MCI06 Layout: C300 UTILITY PLAN August 08, 2023 08:28:28pm K:\KNC LDEV\268302000 MCI06 Design\CAD\PlanSheets\Site Development\Plan\SD-UTILITY PLAN PHASE 2.dwg  
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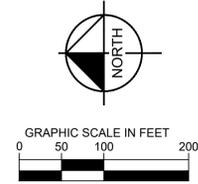
**GENERAL NOTE**

1. THE PROPOSED IMPROVEMENTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN

**UTILITY NOTES**

1. ALL PROPOSED WATER & STORM LINES SHOWN ARE PRIVATELY OWNED & PRIVATELY MAINTAINED (TYP.)
2. THE PROPOSED SANITARY SEWER SERVICE LINES ARE CONSIDERED PRIVATE, HOWEVER THE PROPOSED SEWER MAIN IS CONSIDERED PUBLIC.

UTILITY LEGEND			
— W —	EXISTING WATER MAIN	— W —	PROPOSED WATER LINE
— SAN —	EXISTING SANITARY MAIN	— SS —	PROPOSED SANITARY SEWER LINE
— S —	EXISTING STORM LINE	— FP —	PROPOSED FIRE SERVICE LINE
— GAS —	EXISTING GAS MAIN	— T —	PROPOSED TELECOM LINE
— OHP —	EXISTING POWER LINE	— T —	PROPOSED STORM SEWER
⊙	EXISTING FIRE HYDRANT	●	PROPOSED SANITARY MANHOLE
⊙	EXISTING WATER VALVE	○	PROPOSED SANITARY CLEANOUT
⊙	EXISTING SANITARY MANHOLE	⊙	PROPOSED FIRE HYDRANT
⊙	EXISTING LIGHT POLE	⊙	PROPOSED WATER VALVE
⊙	EXISTING STORM MANHOLE		



NO.	REVISIONS	DATE	BY
1	BIRMINGHAM LEVEE DISTRICT COMMENTS	08/08/2023	LL
2	CITY COMMENTS	05/17/2023	LL
3	CITY COMMENTS	04/27/2023	LL

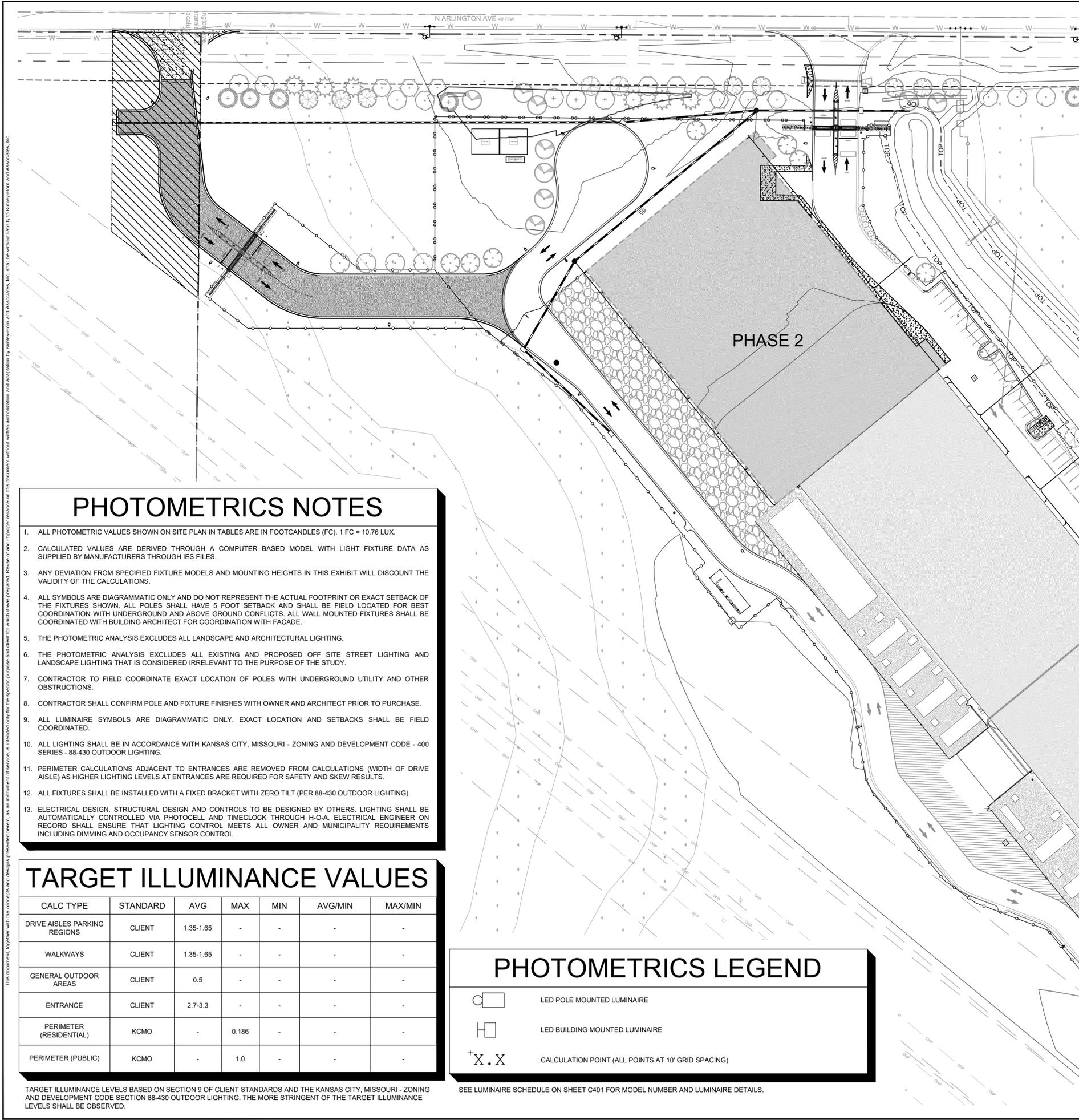
**Kimley»Horn**  
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
268302000	01/30/2023	AS SHOWN	LCL	LCL	JC

**PHASE 2 UTILITY PLAN**

**MCI06**  
**EDGEENERGY**  
 SHEET NUMBER  
**C301**

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## CALCULATED VALUES

CALC TYPE	TYPE	AVG	MAX	MIN	AVG/MIN	MAX/MIN
E PERIMETER	PERIMETER (RESIDENTIAL)	0.00	0.1	0.0	-	-
N/W/S PERIMETER	PERIMETER (PUBLIC)	0.00	0.1	0.0	-	-
OVERALL PARKING/DRIVE	DRIVE AISLES PARKING REGIONS	1.65	3.0	0.6	2.75	5.0
OVERALL WALKWAYS	WALKWAYS	1.39	5.1	0.6	2.32	8.50
*TYPICAL ENTRANCE	ENTRANCE	2.77	4.4	1.7	1.63	2.59
GENERATOR YARD	GENERAL OUTDOOR AREAS	1.35	3.0	0.7	1.93	4.29

\*ALL BUILDING PERIMETER ENTRANCES, EXITS AND ACCESS POINTS SHALL HAVE WALL PACK LUMINAIRE CENTERED ABOVE OPENING AT 12 FT ABOVE FINISHED GRADE (UNLESS OTHERWISE ILLUMINATED BY ARCHITECT OR OTHER PROPOSED WALL PACK). BASIS OF DESIGN IS DSXW2-LED-30C-350-40K-T3M OR APPROVED EQUAL. COORDINATE EXACT FIXTURE FINISH WITH OWNER AND ARCHITECT. PERIMETER ENTRANCE, EXIT AND ACCESS POINT LIGHTING IS EXCLUDED FROM ALL SITE CALCULATIONS AS LIGHTING WILL OFFER MINIMAL CONTRIBUTION TO OVERALL SITE LIGHTING.

## PHOTOMETRICS NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN TABLES ARE IN FOOTCANDLES (FC). 1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
- ALL SYMBOLS ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT THE ACTUAL FOOTPRINT OR EXACT SETBACK OF THE FIXTURES SHOWN. ALL POLES SHALL HAVE 5 FOOT SETBACK AND SHALL BE FIELD LOCATED FOR BEST COORDINATION WITH UNDERGROUND AND ABOVE GROUND CONFLICTS. ALL WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH BUILDING ARCHITECT FOR COORDINATION WITH FACADE.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL LANDSCAPE AND ARCHITECTURAL LIGHTING.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING THAT IS CONSIDERED IRRELEVANT TO THE PURPOSE OF THE STUDY.
- CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
- CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES WITH OWNER AND ARCHITECT PRIOR TO PURCHASE.
- ALL LUMINAIRE SYMBOLS ARE DIAGRAMMATIC ONLY. EXACT LOCATION AND SETBACKS SHALL BE FIELD COORDINATED.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODE - 400 SERIES - 88-430 OUTDOOR LIGHTING.
- PERIMETER CALCULATIONS ADJACENT TO ENTRANCES ARE REMOVED FROM CALCULATIONS (WIDTH OF DRIVE AISLE) AS HIGHER LIGHTING LEVELS AT ENTRANCES ARE REQUIRED FOR SAFETY AND SKEW RESULTS.
- ALL FIXTURES SHALL BE INSTALLED WITH A FIXED BRACKET WITH ZERO TILT (PER 88-430 OUTDOOR LIGHTING).
- ELECTRICAL DESIGN, STRUCTURAL DESIGN AND CONTROLS TO BE DESIGNED BY OTHERS. LIGHTING SHALL BE AUTOMATICALLY CONTROLLED VIA PHOTOCCELL AND TIMECLOCK THROUGH I-O-A. ELECTRICAL ENGINEER ON RECORD SHALL ENSURE THAT LIGHTING CONTROL MEETS ALL OWNER AND MUNICIPALITY REQUIREMENTS INCLUDING DIMMING AND OCCUPANCY SENSOR CONTROL.

## TARGET ILLUMINANCE VALUES

CALC TYPE	STANDARD	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE AISLES PARKING REGIONS	CLIENT	1.35-1.65	-	-	-	-
WALKWAYS	CLIENT	1.35-1.65	-	-	-	-
GENERAL OUTDOOR AREAS	CLIENT	0.5	-	-	-	-
ENTRANCE	CLIENT	2.7-3.3	-	-	-	-
PERIMETER (RESIDENTIAL)	KCMO	-	0.186	-	-	-
PERIMETER (PUBLIC)	KCMO	-	1.0	-	-	-

## PHOTOMETRICS LEGEND

- LED POLE MOUNTED LUMINAIRE
- LED BUILDING MOUNTED LUMINAIRE
- CALCULATION POINT (ALL POINTS AT 10' GRID SPACING)

SEE LUMINAIRE SCHEDULE ON SHEET C401 FOR MODEL NUMBER AND LUMINAIRE DETAILS.

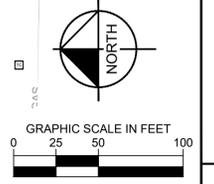
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05/17/2023			
08/08/2023			

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DATE	01/30/2023
SCALE	AS SHOWN
DESIGNED BY	CMD
DRAWN BY	CMD
CHECKED BY	SK

## PHOTOMETRIC PLAN

MCI06  
 EDGEENERGY  
 KANSAS CITY  
 MO  
 SHEET NUMBER  
**C400**



SYMBOL	TAG	DESCRIPTION	MODEL NUMBER	POLE QUANTITY	FIXTURE QUANTITY	LLF	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS	LUMENS	COLOR	MOUNTING HEIGHT	NOTES
	P1	LITHONIA LIGHTING DSX1 SERIES TYPE 3 POLE MOUNTED AREA LUMINAIRE	DSX1-LED-P5-40K-70CRI-T3M	19	19	0.85	POLE MOUNT	LED	MVOLT	138W	17,630	4000K	25 FT	MOUNT AT 25 FT AFG ON LITHONIA LIGHTING SQUARE STRAIGHT STEEL POLE
	P2	LITHONIA LIGHTING DSX1 SERIES TYPE FORWARD THROW POLE MOUNTED AREA LUMINAIRE	DSX1-LED-P5-40K-70CRI-TFTM	3	3	0.85	POLE MOUNT	LED	MVOLT	138W	18,017	4000K	25 FT	MOUNT AT 25 FT AFG ON LITHONIA LIGHTING SQUARE STRAIGHT STEEL POLE
	W1	LITHONIA LIGHTING DSXW2 SERIES TYPE 3 WALL MOUNTED AREA LUMINAIRE	DSXW2-LED-30C-1000-40K-T3M	-	6	0.85	WALL MOUNT	LED	MVOLT	109W	11,280	4000K	20 FT	MOUNT AT 20 FT AFG ON BUILDING FACADE.
	W2	LITHONIA LIGHTING DSXW2 SERIES TYPE 3 WALL MOUNTED AREA LUMINAIRE	DSXW2-LED-30C-530-40K-T3M	-	6	0.85	WALL MOUNT	LED	MVOLT	54W	6,467	4000K	12 FT	MOUNT AT 12 FT AFG ON BUILDING FACADE.
	W3	LITHONIA LIGHTING DSXW2 SERIES TYPE 3 WALL MOUNTED AREA LUMINAIRE	DSXW2-LED-30C-350-40K-T3M	-	BY ARCHITECT	0.85	WALL MOUNT	LED	MVOLT	36W	4,483	4000K	~10 FT	MOUNTED ABOVE ALL BUILDING ENTRANCES/EXITS/ACCESS POINTS IN ALL LOCATIONS THAT ARE NOT ALREADY COVERED BY CANOPY LIGHTING OR PROPOSED OVERHEAD LIGHTING.

### D-Series Size 1 LED Area Luminaire



**Specifications**

EPA: 0.69 ft<sup>2</sup> (0.64 m<sup>2</sup>)  
 Length: 32.71" (831 mm)  
 Width: 14.26" (362 mm)  
 Height H1: 7.88" (200 mm)  
 Height H2: 2.73" (69 mm)  
 Weight: 34 lbs (15 kg)

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### LITHONIA LIGHTING

#### FEATURES & SPECIFICATIONS

**INTENDED USE** — These specifications are for standard use only. Square Straight Steel is general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

**CONSTRUCTION**

**Pole-Shell:** The pole-shell is of uniform diameter and wall thickness and made of weldable grade, hot rolled, commercial quality steel tubing with a minimum yield of 55 KSI (11 gauge, 0.130", or 50 KSI (7 gauge, 0.179"). Shell size shown with shell length longitudinal high frequency electric resistance weld. Available upon request in 304 stainless steel with 1/2" wall thickness and 1/2" end caps.

**Pole Top Options:** Includes 4" iron top, drilled for side mount fixtures, iron with drilling (includes extra hardware) and open top. Side drilled and open top poles include a removable top cap.

**Hardware:** A reinforced hardware with gusseting provision is provided at 18" from the base on one side. Positioning the hardware may not be possible and requires engineering review; consult Tech Support/Outfit for further information. Every hardware includes a cover and end attachment hardware. The hardware has a nominal dimension of 2.5" x 7".

**Base Cover:** A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

**Anchor Base/Bolt:** Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standard, grade 35, 1/2" K minimum yield strength and tensile strength of 75-95 KSI. Top threaded portion (nominal 1/2") is hot-dipped galvanized per ASTM A153.

**HARDWARE** — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

**FINISH** — Finish available painted finish coated with DOL (DryGrip) lacquer/urethane. Polyester powder that meets 5B and 5B classifications of ASTM D3359. Powder coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to: Blue, Green, Grey, Red, Yellow, Orange, Silver, and Custom Color Finishes.

**BUY AMERICAN ACT** — Product with the BAA option is assembled in the USA and meets the Buy American(s) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to [www.buyusa.gov](http://www.buyusa.gov) for additional information.

**INSTALLATION** — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect engineering placement due to failure to follow the Lithonia Lighting factory templates. Fixtures are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

**WARRANTY** — 1 year limited warranty. This is the only warranty expressed and other statements in this specification sheet create any warranty of any kind. All other options and recycled warranties are disclaimed. Complete warranty terms located at [www.lithonia.com](http://www.lithonia.com) under the "Warranty" link.

**NOTE:** Actual performance may differ as a result of site environment and application. Specifications subject to change without notice.

### D-Series Size 2 LED Wall Luminaire



**Specifications**

Width: 18.12" (457 mm) | Weight: 21 lbs (9.5 kg)  
 Depth: 10" (254 mm) | Height: 7.58" (194 mm)

**Back Box (BBW)**

Width: 5.12" (130 mm) | Depth: 1.12" (28 mm) | Height: 4" (102 mm)

Weight: 1 lb (0.45 kg)

3/4" NPT side-entry conduit

**Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL\* controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM\* or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.  
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM: Link to DTL, DLL.

**Ordering Information**

**EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLAIR2Z PIRHN DBDXD**

DSX1 LED	Series	Unit	Power	Color	Temp	Mount	Height	Notes
DSX1 LED	P7	40K	70CRI	T3M	MVOLT	SPA	NLAIR2Z	PIRHN DBDXD

Category	Item	Description	Notes
Shielded Installed	SHD	Shielded luminaire	See table for details
Shield Accessories	EGS	External Glare Shield	See table for details
Drilling	DR	Drilling template	See table for details

LITHONIA LIGHTING

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DSX1-LED Rev. 11/10/22 Page 1 of 10

**Ordering Information**

**EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DBDXTD**

DSXW2 LED	Series	Unit	Power	Color	Temp	Mount	Height	Notes
DSXW2 LED	30C	700	40K	T3M	MVOLT	DBDXTD		

Category	Item	Description	Notes
Shielded Installed	SHD	Shielded luminaire	See table for details
Shield Accessories	EGS	External Glare Shield	See table for details
Drilling	DR	Drilling template	See table for details

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DSXW2-LED Rev. 11/10/22 Page 1 of 4

### Accessories

**Shield Accessories**

**External Glare Shield (EGS)**

**House Side Shield (HS)**

**Drilling**

**Handhole Orientation**

**Tenon Mounting Splitter**

**DSX1 Area Luminaire - EPA**

Mounting Type	0.69	1.38	2.07	2.76	3.45	4.14
DS1 with SH	0.69	1.38	2.07	2.76	3.45	4.14
DS1 with SH, SHS	0.76	1.52	2.21	2.90	3.59	4.28
DS1 with SH, SHS, BRS	0.76	1.52	2.21	2.90	3.59	4.28
DS1 with MA	0.83	1.66	2.35	3.04	3.73	4.42

### SSS Square Straight Steel Poles

**Ordering Information**

**EXAMPLE: SSS 20 SC DM19 DBDXD**

SSS	Series	Unit	Power	Color	Temp	Mount	Height	Notes
SSS	20	SC	DM19	DBDXD				

Category	Item	Description	Notes
Shielded Installed	SHD	Shielded luminaire	See table for details
Shield Accessories	EGS	External Glare Shield	See table for details
Drilling	DR	Drilling template	See table for details

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SSS Rev. 11/10/22 Page 1 of 10

### Accessories

**Shield Accessories**

**External Glare Shield (EGS)**

**House Side Shield (HS)**

**Drilling**

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DSXW2-LED Rev. 11/10/22 Page 2 of 4

SYMBOL	TAG	DESCRIPTION	MODEL NUMBER	POLE QUANTITY	FIXTURE QUANTITY	LLF	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS	LUMENS	COLOR	MOUNTING HEIGHT	NOTES

# Kimley»Horn

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# PHOTOMETRIC PLAN

# MC106

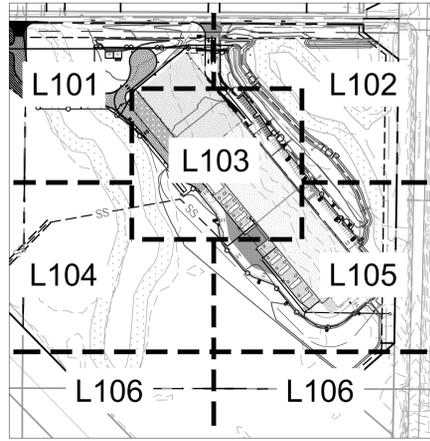
# EDGEENERGY

KANSAS CITY

SHEET NUMBER  
C401



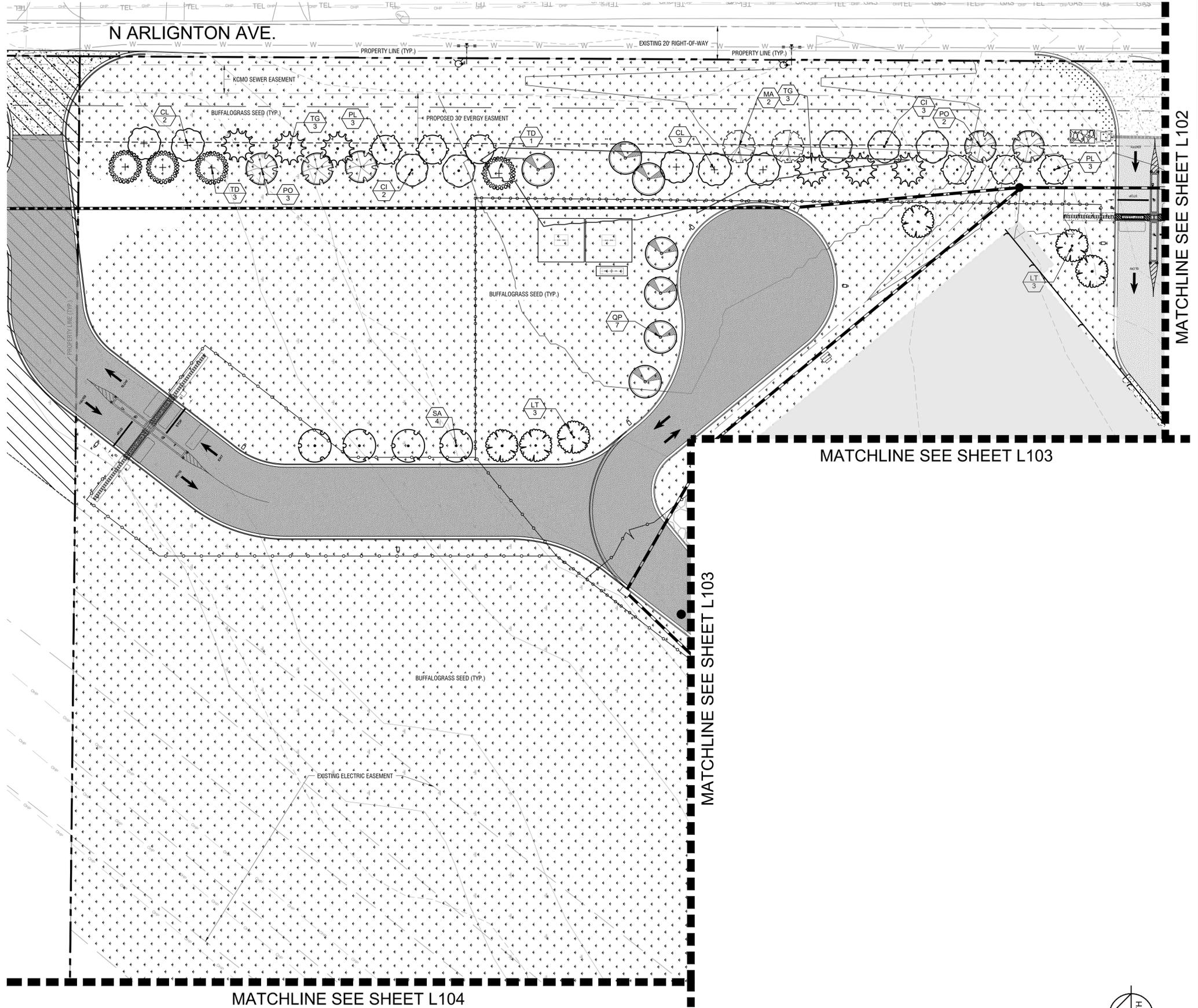
KEY MAP



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	OP	QUERCUS PAEGODA / CHERRYBARK OAK
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
	TG	THUJA STANDISHII X PULICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE
	CL	X CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS
	GB	GINKGO BILOBA / MAIDENHAIR TREE
	CI	CARYA ILLINOENSIS / PECAN HICKORY
	SA	SASSAFRAS ALBIDUM / SASSAFRAS
	TD	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS
	PO	PLATANUS OCCIDENTALIS 'GREENICKEL' / SILVERWOOD™ AMERICAN SYCAMORE
	PL	PICEA PUNGENS GLAUCA 'MONWAL' / SPARKLER® COLORADO BLUE SPRUCE
	LT	LIRIODENDRON TULIPIFERA / TULIPTREE
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ST	SEDUM TELEPHIUM 'LAJOS' / AUTUMN CHARM™ STONECROP
	PP	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	PB	PHLOX BIFIDA 'BETTY BLAKE' / BETTY BLAKE SAND PHLOX
	PD	PRUNUS PUMILA VAR. DEPRESSA / CREEPING EASTERN SAND CHERRY
	HD	HEUCHERA x 'SILVER GUMDROP' / DOLCE® SILVER GUMDROP CORAL BELLS
	RA	RHUS AROMATICA 'KONZA' / KONZA SUMAC
	DF	DRYOPTERIS FILIX-MAS / MALE FERN
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIDE
SEED	CODE	BOTANICAL / COMMON NAME
	SEED	BOUTELOUA DACTYLOIDES / BUFFALOGRASS
	DO	DETENTION BASIN MIX / DETENTION BASIN MIX
	SS	SHOWY SAVANNA MIX / SHOWY SAVANNA MIX
	EW	WETLAND MIX / WETLAND MIX
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	BOUTELOUA DACTYLOIDES / BUFFALOGRASS

NOTE: SEE SHEET L100 FOR FULL PLANT SCHEDULE.



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 CHECKED BY: JDK

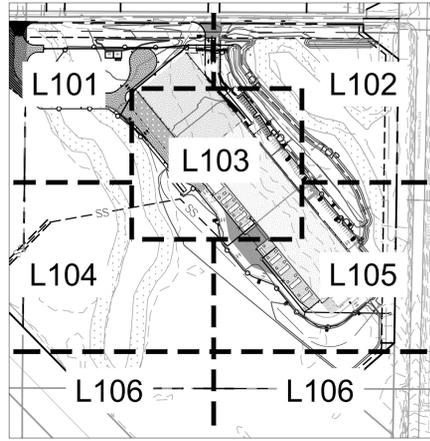
LANDSCAPE PLAN

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 EDGEENERGY

SHEET NUMBER  
**L101**

NO.	REVISIONS	DATE	BY

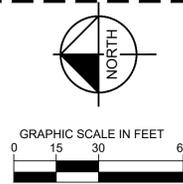
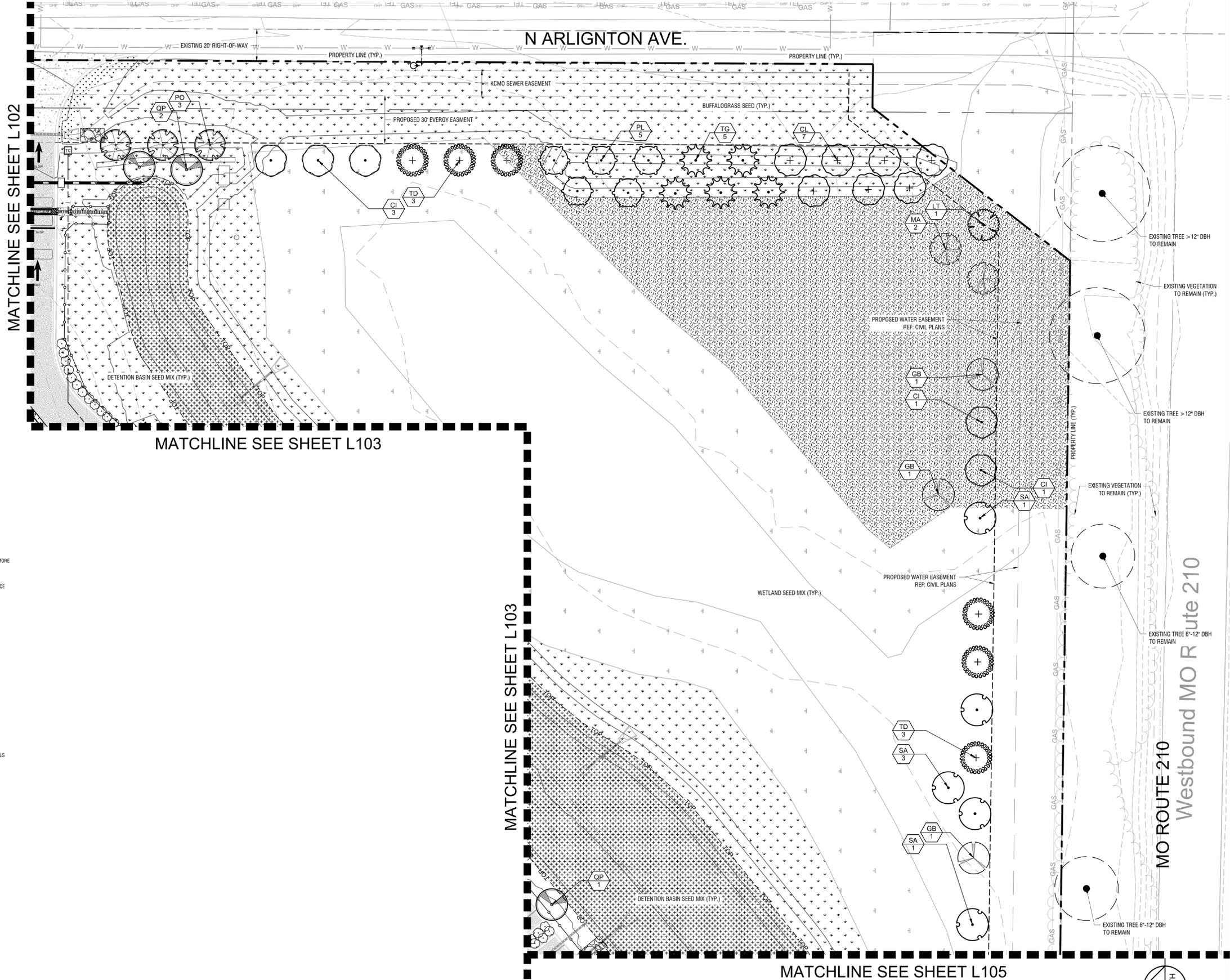
**KEY MAP**



**PLANT SCHEDULE**

TREES	
CODE	BOTANICAL / COMMON NAME
QP	QUERCUS PAEGODA / CHERRYBARK OAK
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SEED	BOUTELOUA DACTYLOIDES / BUFFALOGRASS
DO	DETENTION BASIN MIX / DETENTION BASIN MIX
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NOTE: SEE SHEET L100 FOR FULL PLANT SCHEDULE.

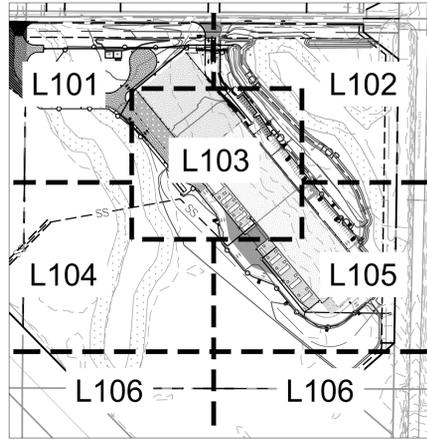


<p><b>Kimley-Horn</b></p> <p>805 PENNSYLVANIA AVE. SUITE 150, KANSAS CITY, MO 64105          PHONE: 816-652-0333          WWW.KIMLEY-HORN.COM          © 2023 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p><b>LANDSCAPE PLAN</b></p>	<p><b>MCI06</b></p> <p><b>EDGEENERGY</b></p> <p>KANSAS CITY</p>
KHA PROJECT: 268302000 DATE: 01/30/2023 SCALE: AS SHOWN DESIGNED BY: AMS DRAWN BY: CMS CHECKED BY: JDK	SHEET NUMBER <p style="font-size: large; font-weight: bold;">L102</p>	REVISIONS NO. _____ DATE _____ BY _____





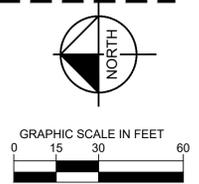
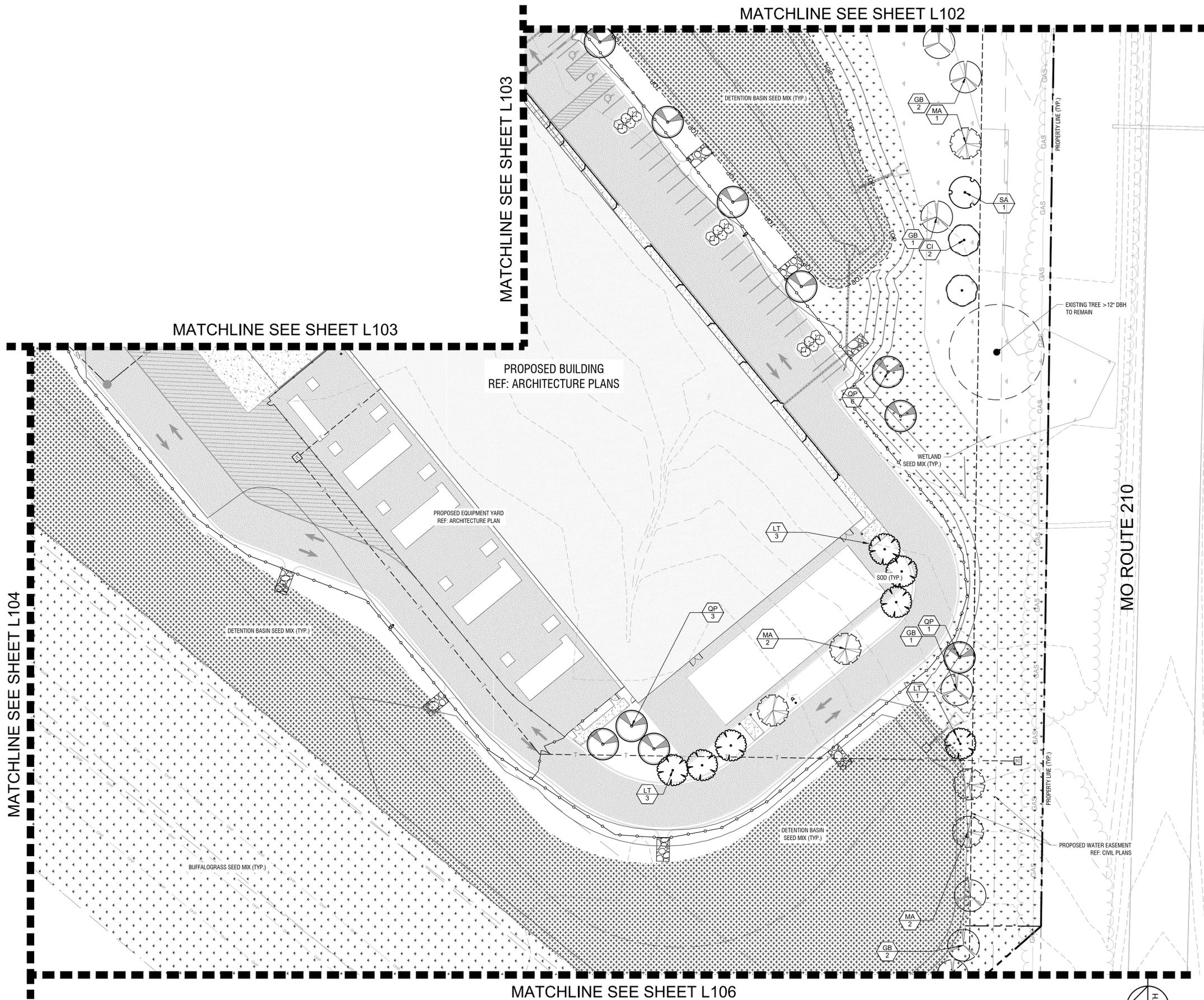
KEY MAP



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	OP	QUERCUS PAEGODA / CHERRYBARK OAK
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
	TG	THUJA STANDISHII X PULICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE
	CL	X CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS
	GB	GINKGO BILOBA / MAIDENHAIR TREE
	CI	CARYA ILLINOINENSIS / PECAN HICKORY
	SA	SASSAFRAS ALBIDUM / SASSAFRAS
	TD	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS
	PO	PLATANUS OCCIDENTALIS 'GREENICKEL' / SILVERWOOD™ AMERICAN SYCAMORE
	PL	PICEA PUNGENS GLAUCA 'MONWAL' / SPARKLER® COLORADO BLUE SPRUCE
	LT	LIRIODENDRON TULIPIFERA / TULIPTREE
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ST	SEDUM TELEPHIUM 'LAJOS' / AUTUMN CHARM™ STONECROP
	PP	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	PB	PHLOX BIFIDA 'BETTY BLAKE' / BETTY BLAKE SAND PHLOX
	PD	PRUNUS PUMILA VAR. DEPRESSA / CREEPING EASTERN SAND CHERRY
	HD	HEUCHERA x 'SILVER GUMDROP' / DOLCE® SILVER GUMDROP CORAL BELLS
	RA	RHUS AROMATICA 'KONZA' / KONZA SUMAC
	DF	DRYOPTERIS FILIX-MAS / MALE FERN
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIDE
SEED	CODE	BOTANICAL / COMMON NAME
	SEED	BOUTELOUA DACTYLOIDES / BUFFALOGRASS
	DO	DETENTION BASIN MIX / DETENTION BASIN MIX
	SS	SHOWY SAVANNA MIX / SHOWY SAVANNA MIX
	EW	WETLAND MIX / WETLAND MIX
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	BOUTELOUA DACTYLOIDES / BUFFALOGRASS

NOTE: SEE SHEET L100 FOR FULL PLANT SCHEDULE.



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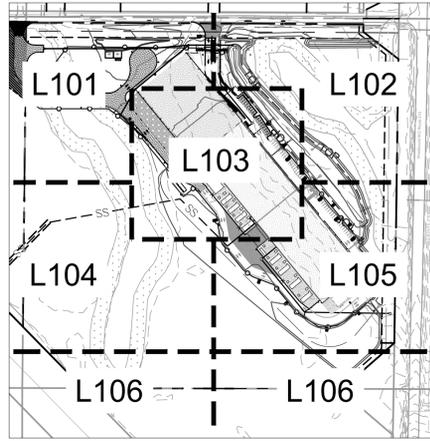
LANDSCAPE PLAN

MCI06  
 EDGEDENERGY  
 KANSAS CITY, MO

SHEET NUMBER  
**L105**

Plotted By: Long, Luke Sheet Set: MCI06 Layout: L106 May 17, 2023 10:57:07am K:\KNC\_LDEV\288302000 MCI02 Design\CAD\PlanSheets\Site Development Plans\SD-LANDSCAPING PLAN.dwg  
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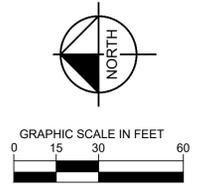
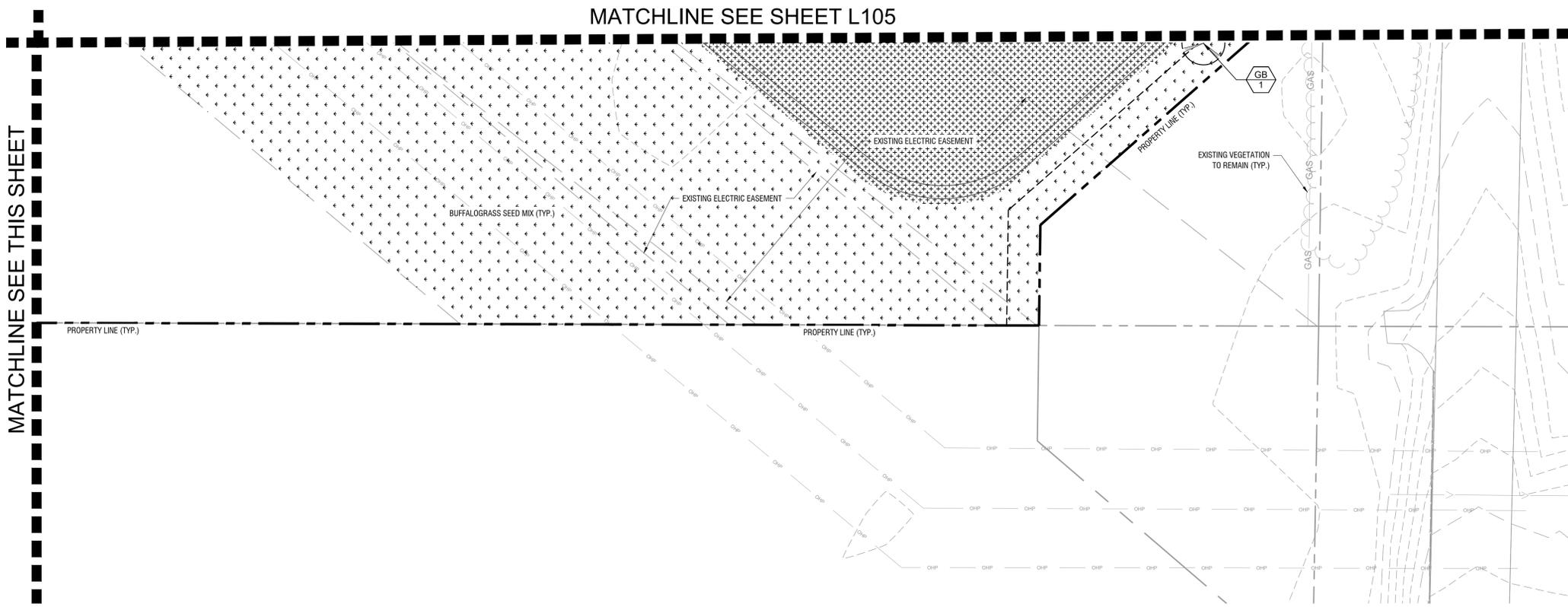
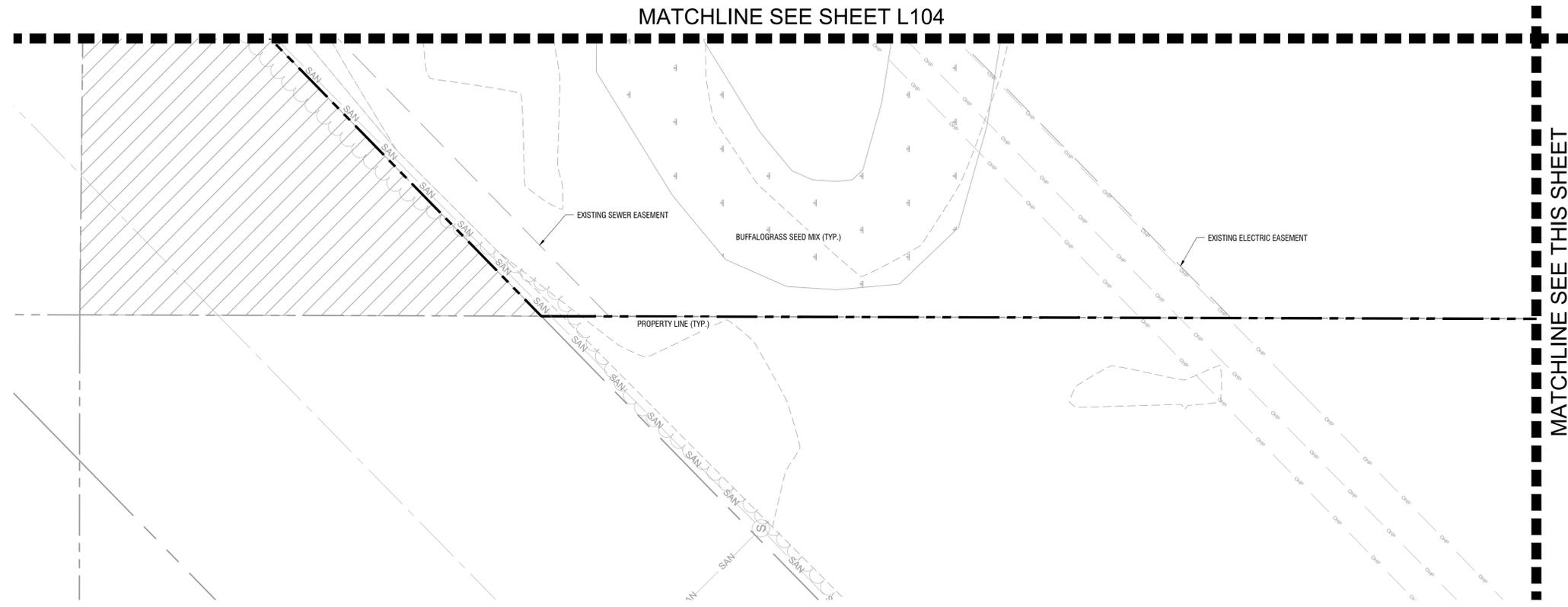
**KEY MAP**



**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	QP	QUERCUS PAEGODA / CHERRYBARK OAK
	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
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	GB	GINKGO BILOBA / MAIDENHAIR TREE
	CI	CARYA ILLINOENSIS / PECAN HICKORY
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	TD	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE BALDCYPRESS
	PO	PLATANUS OCCIDENTALIS 'GREENICKEL' / SILVERWOOD™ AMERICAN SYCAMORE
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	EW	WETLAND MIX / WETLAND MIX
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	BOUTELOUA DACTYLOIDES / BUFFALOGRASS

NOTE: SEE SHEET L100 FOR FULL PLANT SCHEDULE.



MATCHLINE SEE THIS SHEET

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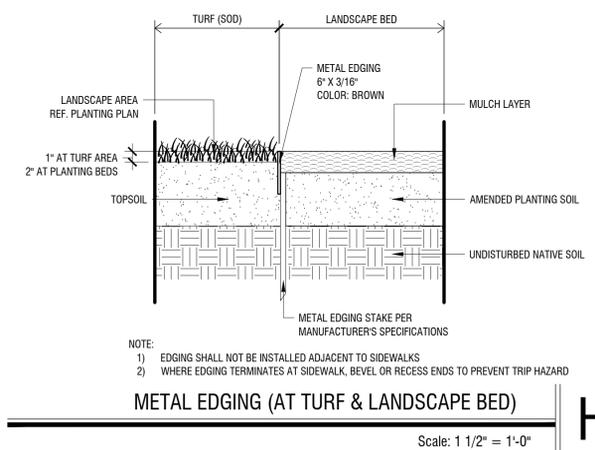
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**LANDSCAPE PLAN**

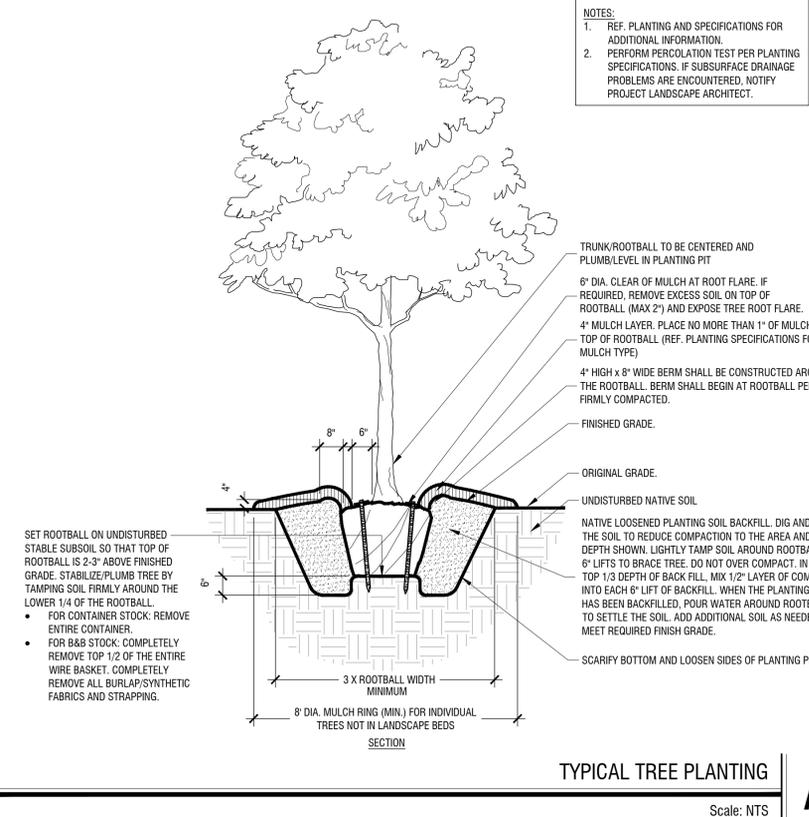
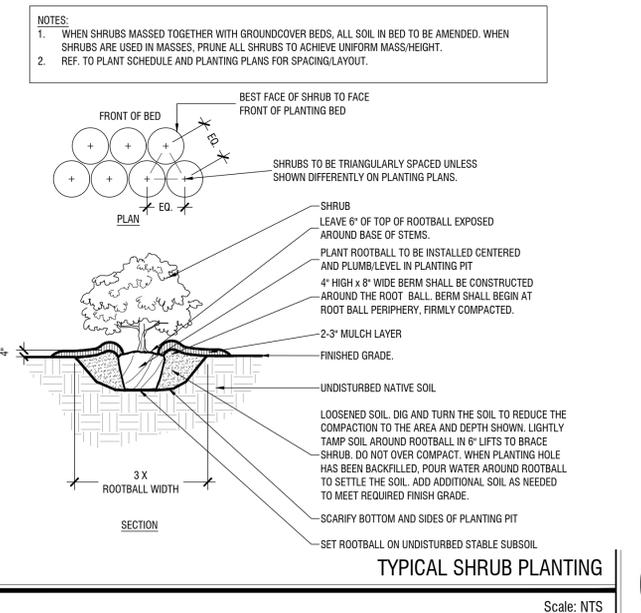
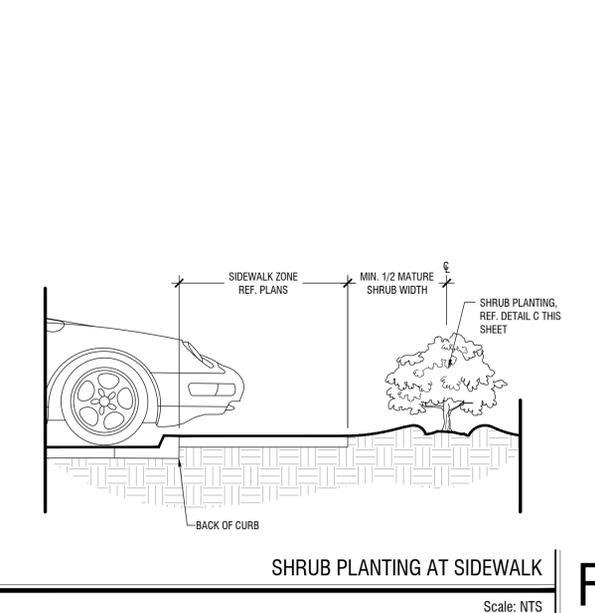
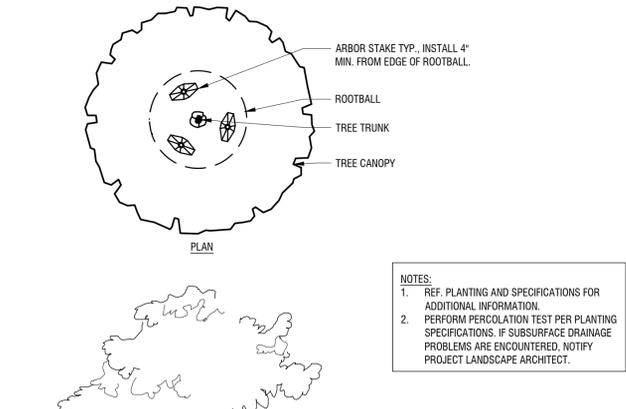
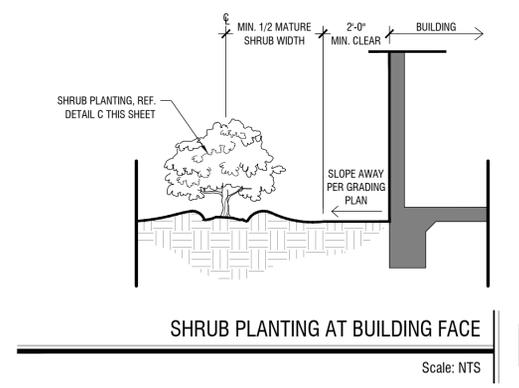
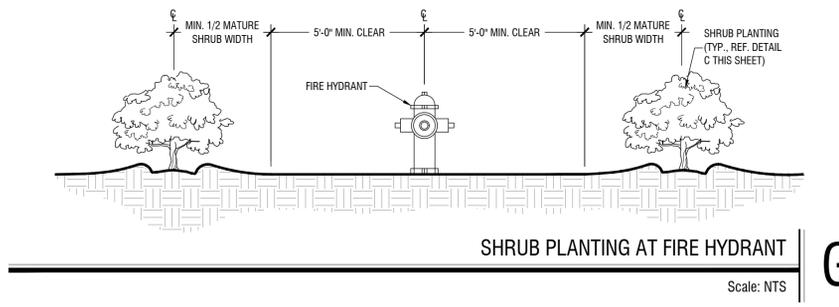
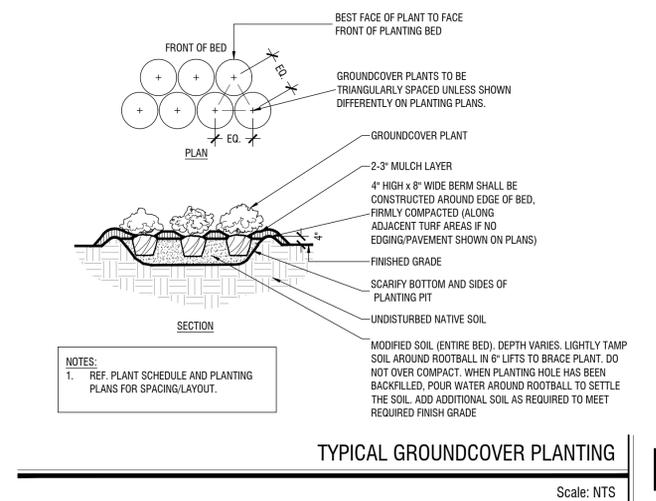
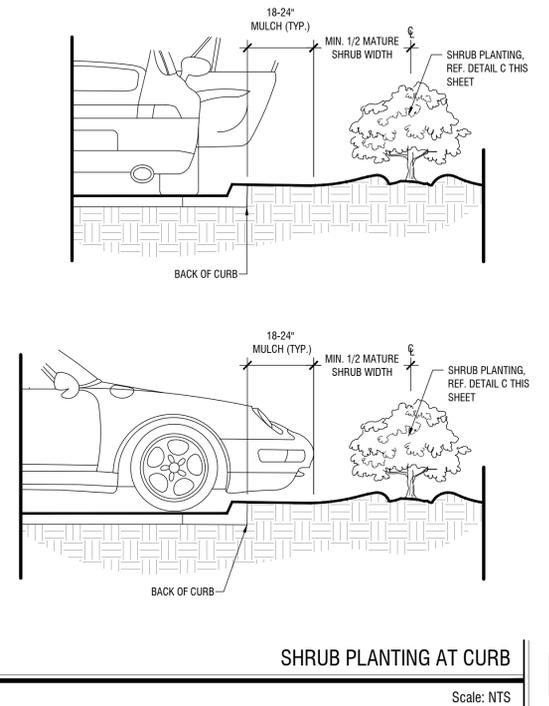
**MCI06**  
**EDGEENERGY**  
 KANSAS CITY, MO

SHEET NUMBER  
**L106**

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NOTE:  
 1) EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS  
 2) WHERE EDGING TERMINATES AT SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD



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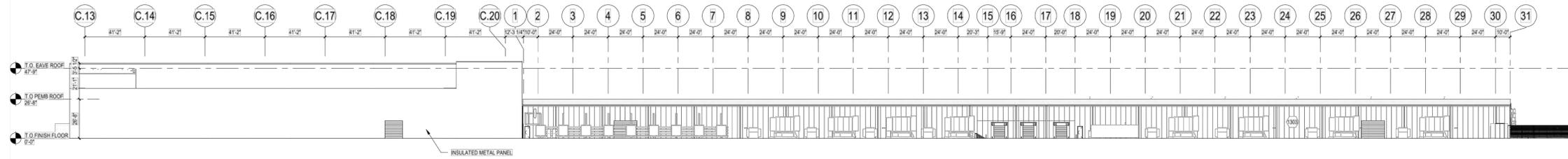
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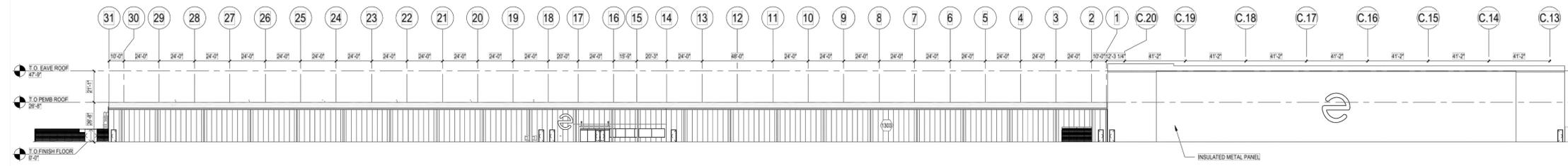
**LANDSCAPE DETAILS**

MCI06  
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 KANSAS CITY, MO  
 SHEET NUMBER  
**L200**

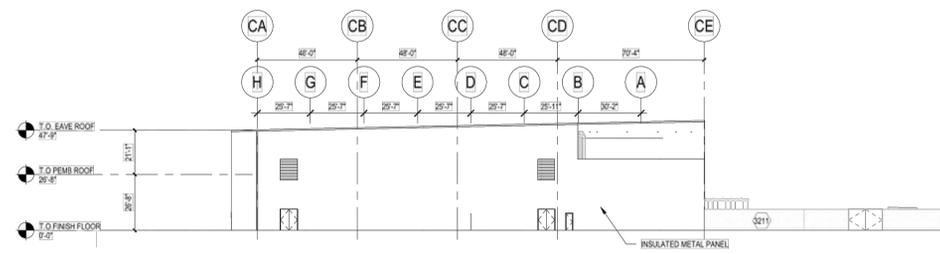
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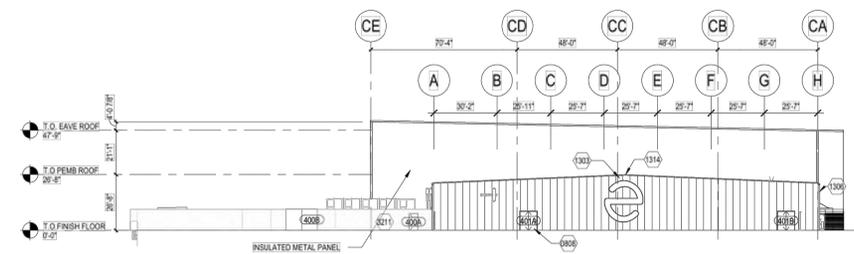
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SCALE: 1" = 30'-0"



**2 SOUTH EXT. ELEV. OVERALL**  
SCALE: 1" = 30'-0"



**3 EAST EXT. ELEV**  
SCALE: 1" = 30'-0"



**4 WEST EXT. ELEV**  
SCALE: 1" = 30'-0"

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1	CITY COMMENTS	04/27/2023	LL
2	CITY COMMENTS	05/17/2023	LL

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DRAWN BY	LCL
CHECKED BY	JC

**ELEVATIONS AND PERSPECTIVE - 1**

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**ELEVATIONS AND  
PERSPECTIVE - 2**

RHA PROJECT  
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DATE  
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SCALE AS SHOWN  
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2	CITY COMMENTS	05/17/2023	LL

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**MCI06**  
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KANSAS CITY MO

**ELEVATIONS AND  
PERSPECTIVE - 3**

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SCALE AS SHOWN  
DESIGNED BY LCL  
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**ELEVATIONS AND  
PERSPECTIVE - 4**

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