

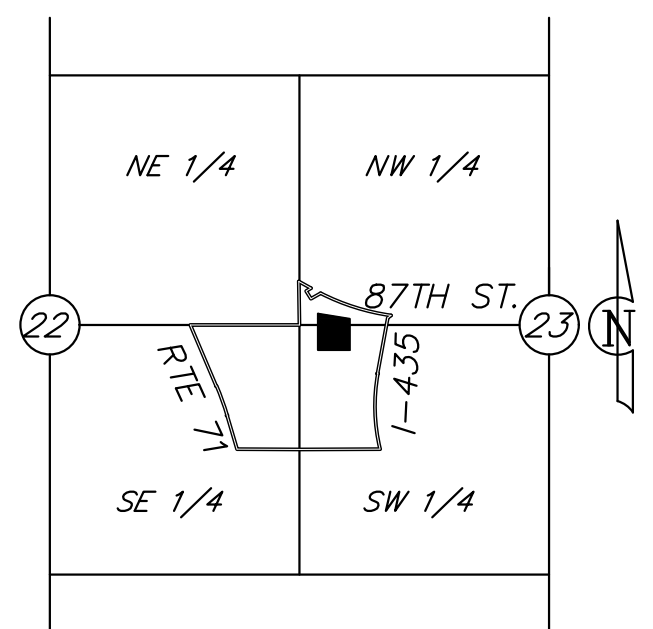
# THREE TRAILS COMMERCE CENTER SECOND PLAT

Kansas City, Jackson County, Missouri

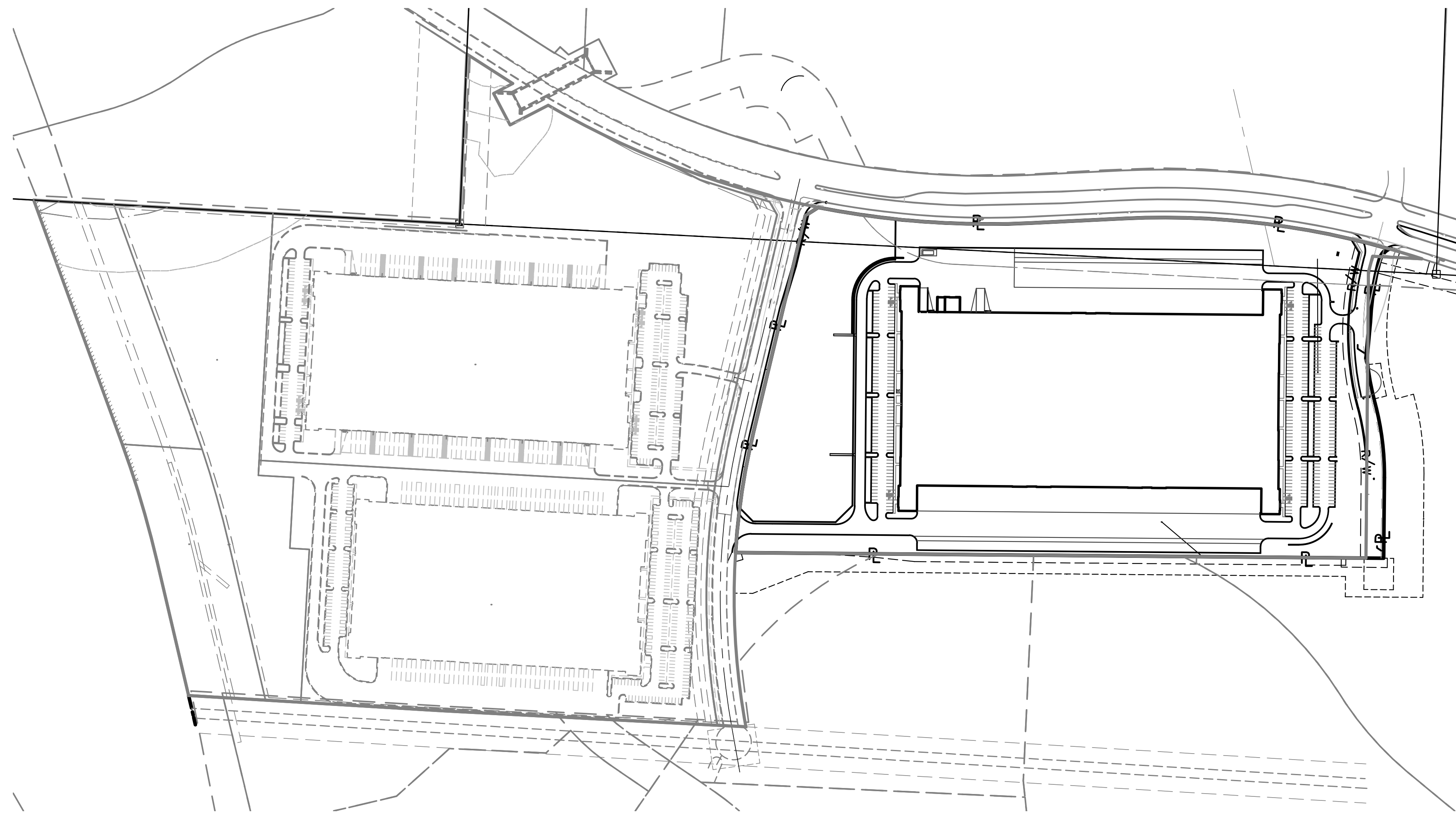
## PRELIMINARY MPD PLAN AMENDMENT & PRELIMINARY PLAT

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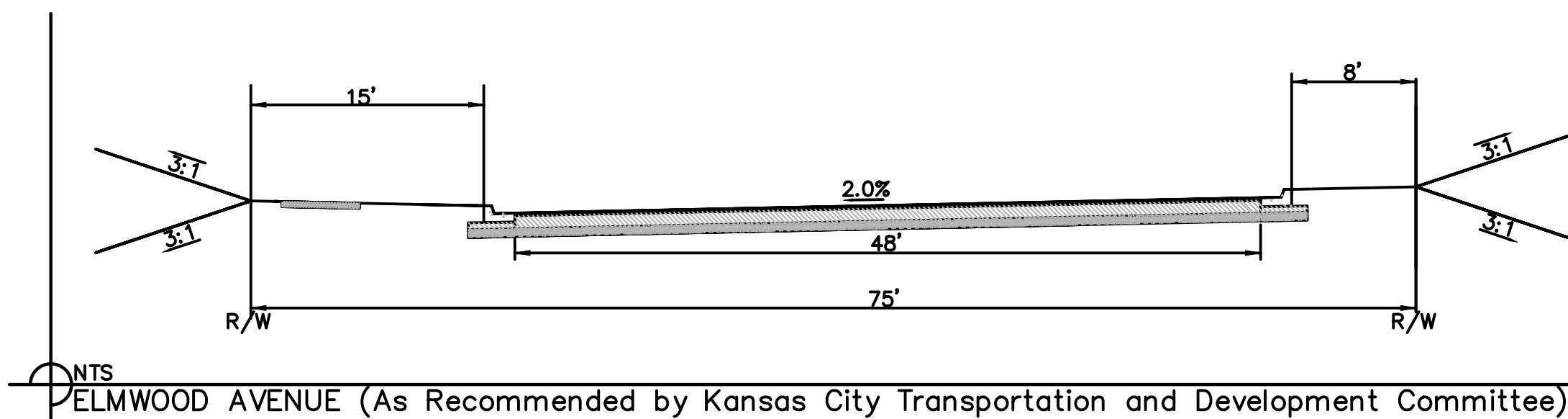
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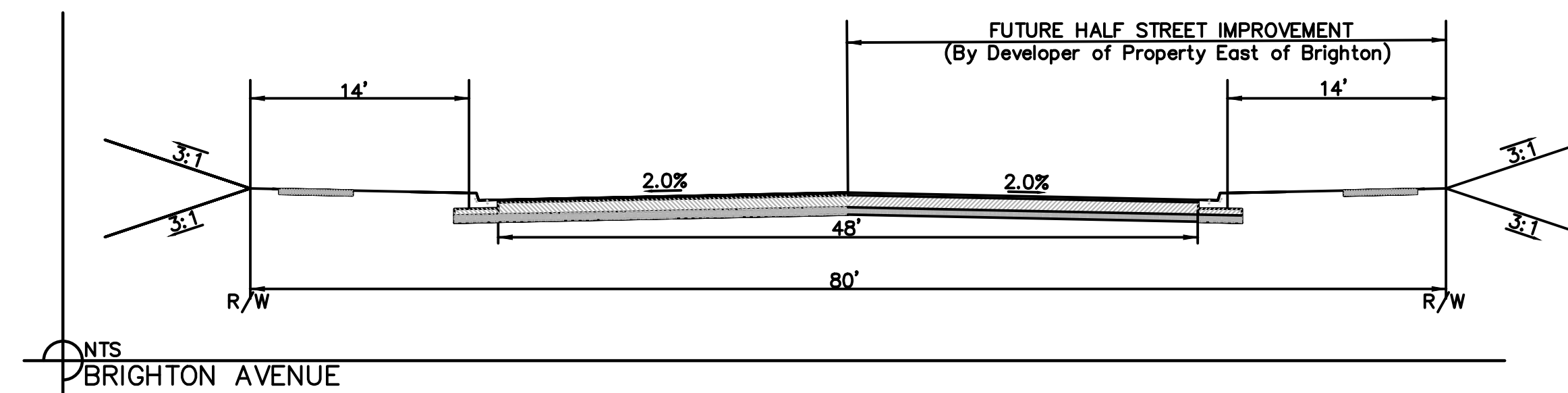
**LOCATION MAP**  
Sec. 22 & 23, Twp. 48 N., Rge. 33 W.  
(N.T.S.)



**SITE MAP**  
N.T.S.



ELMWOOD AVENUE (As Recommended by Kansas City Transportation and Development Committee)



BRIGHTON AVENUE

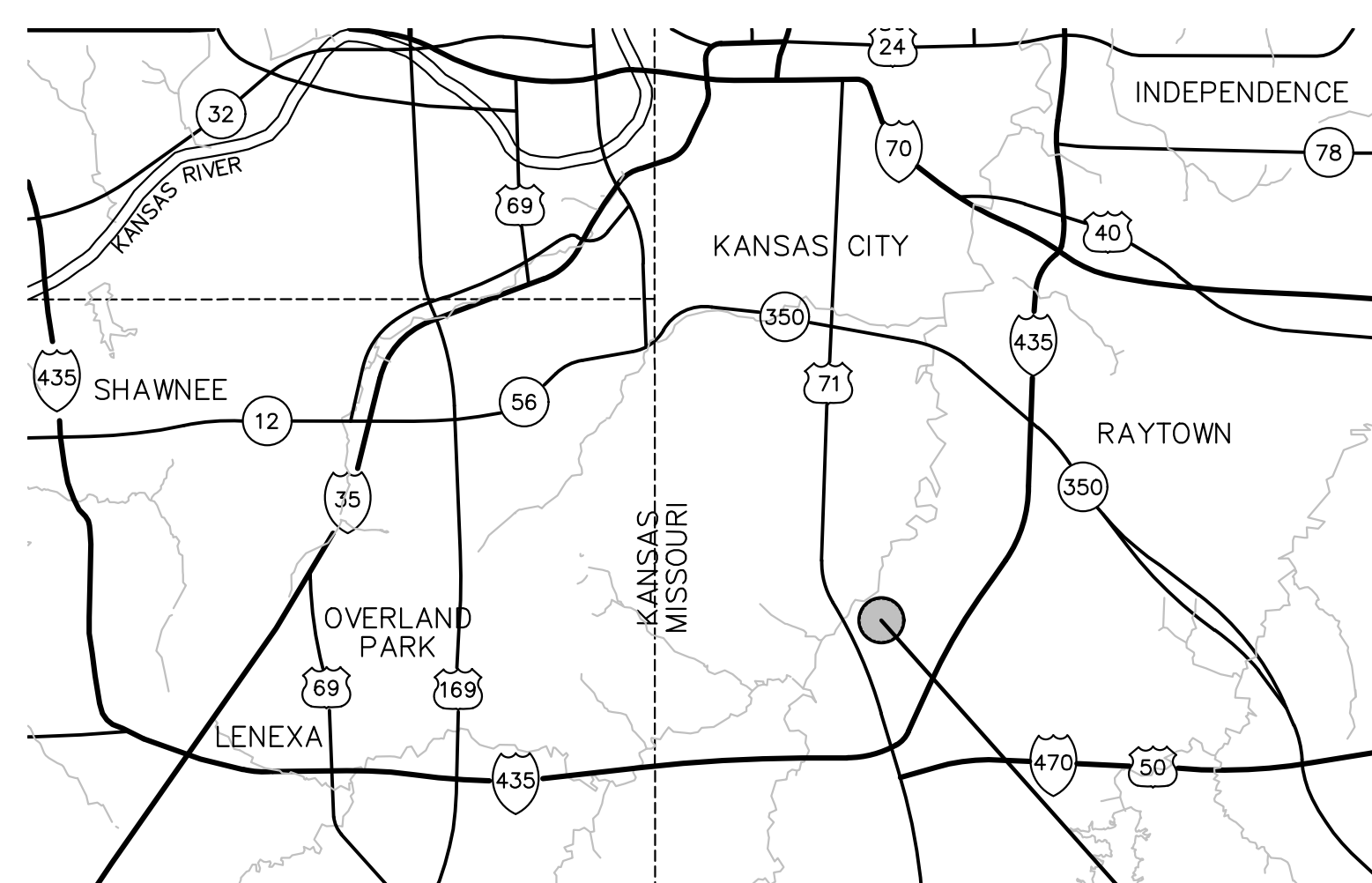
#### LEGAL DESCRIPTION:

All of Lots 1, 2 and Tracts A, B and C and that area dedicated as right of way for Elmwood Avenue with the Plat of THREE TRAILS COMMERCE CENTER, a subdivision of land in Kansas City, Jackson County, Missouri.

And

A tract of land in the Northwest Quarter and Southwest Quarter of Section 23, Township 48 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 87°02'45" East, along the North line of said Southwest Quarter, 920.41 feet to a point on the East right-of-way line of Elmwood Avenue, as now established; thence North 13°28'32" East, along said East right-of-way line, 71.68 feet to the Point of Beginning of the tract of land to be herein described; thence North 57°20'16" East, continuing along said East right-of-way line, 41.58 feet to a point on the South right-of-way line of E. 87th Street, as now established; thence Easterly, along said South right-of-way line, on a curve to the left, having an initial tangent bearing of South 78°47'59" East with a radius of 2,365.00 feet, a central angle of 13°57'16" and an arc distance of 575.99 feet; thence North 87°14'45" East, continuing along said South right-of-way line, 256.00 feet; thence Easterly, continuing along said South right-of-way line, on a curve to the right, having a common tangent with last described course with a radius of 2,235.00 feet a central angle of 19°20'03" and an arc distance of 754.19 feet; thence South 60°31'21" West, 41.93 feet; thence South 14°50'58" West, 20.00 feet; thence Southerly, along a curve to the left, being tangent to the last described course with a radius of 500.00 feet, a central angle of 32°10'00" and an arc distance of 280.71 feet; thence Southerly, along a curve to the right, having a common tangent with the last described course with a radius of 500.00 feet, a central angle of 17°49'02" and an arc distance of 155.48 feet; thence South 09°30'00" West, 359.30 feet; thence North 89°30'00" West, 1,781.92 feet to a point on the East right-of-way line of said Elmwood Avenue; thence Northerly, along said East right-of-way line, on a curve to the right, having an initial tangent bearing of North 03°37'15" East with a radius of 1,935.00 feet, a central angle of 09°51'17" and an arc distance of 332.82 feet; thence North 13°28'32" East, continuing along said East right-of-way line, 599.58 feet to the Point of Beginning.

The total area for the above described property containing 92.06 acres, more or less.



**VICINITY MAP**  
N.T.S.

PROJECT LOCATION

#### SITE DEVELOPMENT DATA

LOTS	EXISTING ZONING / PROPOSED ZONING	GROSS AREA (AC.)	PROPOSED STREET RW (AC.)	NET AREA (AC.)	LAND USE DESCRIPTION	NUMBER OF FLOORS	GROSS BUILDING / FLOOR AREA (SF)	BUILDING COVERAGE (SF)	FAR	PARKING STALLS	COMMENCEMENT DATE	COMPLETION DATE
<b>Three Trails Commerce Center Building I and II</b>												
1	MPD / MPD	26.07	1.46	24.61	Industrial	ONE-STORY	363,900	363,900	0.32	420	2016	2016
2	MPD / MPD	17.71	1.12	16.59	Industrial	ONE-STORY	331,002	331,002	0.43	298	2016	2016
Tract A	MPD / MPD	3.23	0.00	3.23	Open Space		0	0	0.00	0		
Tract B	MPD / MPD	3.22	0.00	3.22	Open Space		0	0	0.00	0		
Tract C	MPD / MPD	6.91	0.00	6.91	Detention / BMP		0	0	0.00	0		
		<b>57.14</b>	<b>2.58</b>	<b>54.57</b>	<b>PHASE SUB-TOTAL</b>		<b>694,902</b>	<b>694,902</b>	<b>0.28</b>	<b>718</b>		
<b>Three Trails Commerce Center Building III</b>												
1	UR / MPD	30.25	1.65	28.60	Industrial	ONE-STORY	494,654	494,654	0.38	350	2016	2016
Tract A	UR / MPD	4.66	0.00	4.66	Detention / BMP		0	0	0.00	0		
		<b>34.91</b>	<b>1.65</b>	<b>33.26</b>	<b>PHASE SUB-TOTAL</b>		<b>494,654</b>	<b>494,654</b>	<b>0.33</b>	<b>350</b>		
		<b>92.06</b>	<b>4.23</b>	<b>87.83</b>	<b>PROJECT TOTAL</b>		<b>1,189,556</b>	<b>1,189,556</b>	<b>0.30</b>	<b>1,068</b>		

UTILITY SERVICE NUMBERS	
KCMO PUBLIC WORKS	816-513-2627
KCMO WATER SERVICES DEPT.	816-513-2171
MISSOURI GAS ENERGY	816-756-5252
AT&T	800-288-8313
KCF&L	816-471-5225
TIME WARNER CABLE	816-358-5350



NO.	REVISIONS/APPROVALS:

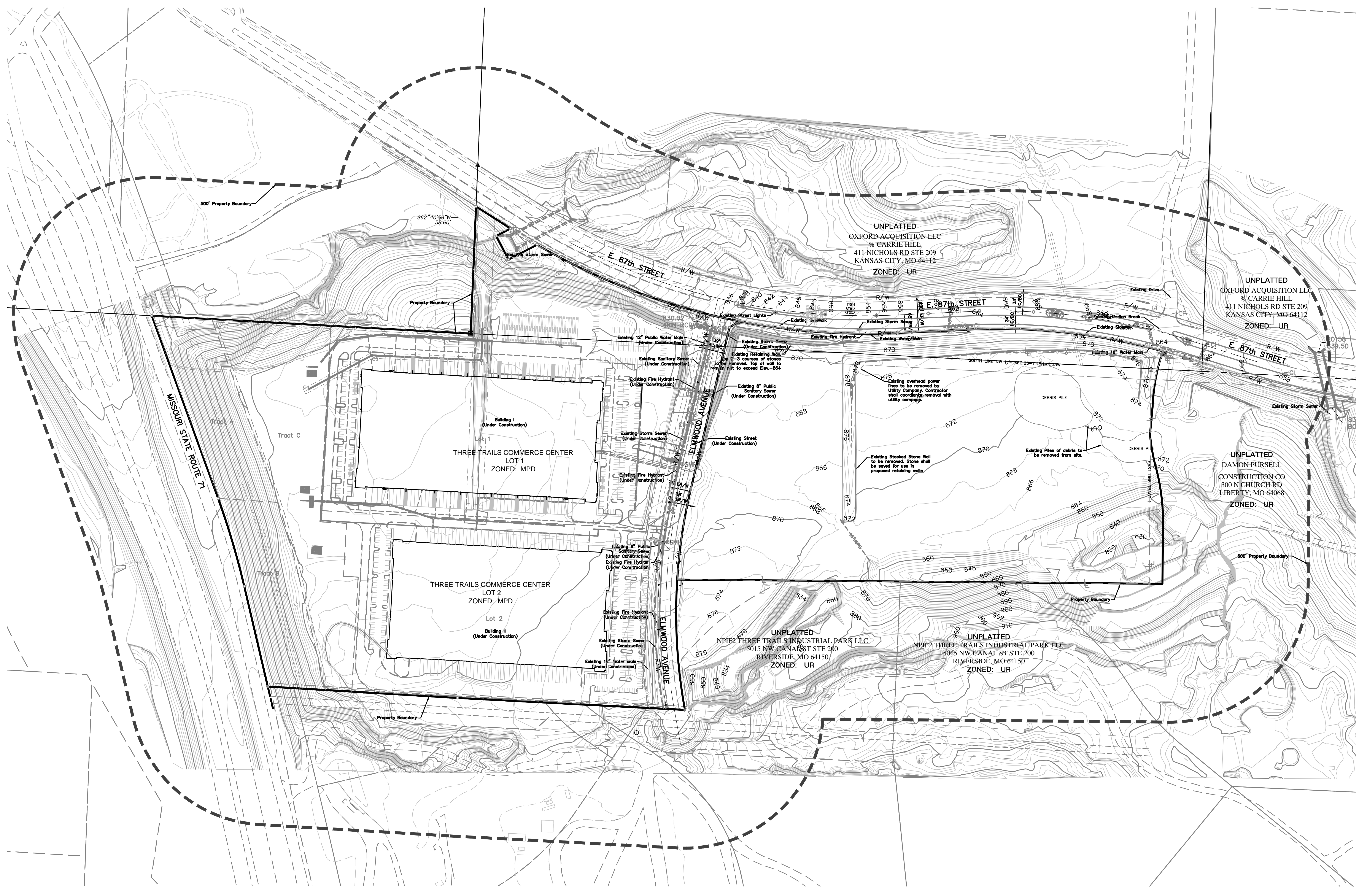
DATE:	NO.:	REVISIONS/APPROVALS:
02-03-2016		City Submittal for Final URD Plan
03-10-2016		Final URD Plan Revised per City Comments
03-04-2016		Approved Final UR Plan.
05-19-2016		City Submittal for MPD
07-10-2016		City Submittal of Preliminary MPD per CPC conditions
08-23-2016		City Submittal of Preliminary MPD per CPC conditions
09-01-2017		Preliminary MPD Plan Amendment

REVIEWED BY:	DESIGNED BY:	DRAWN BY:	LUTJEN PROJECT NO.:
BPF	BPF	BPF	23718
Sheila P. Frasier, P.L.A. Proj. No. 2007022524			

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**LUTJEN**  
Missouri State Certificate of Authority # 2007022524

COVER SHEET  
THREE TRAILS COMMERCE CENTER  
SECOND PLAT  
KANSAS CITY, JACKSON COUNTY, MISSOURI

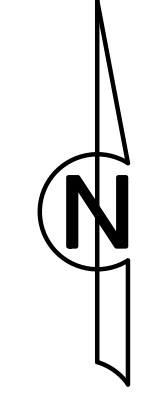
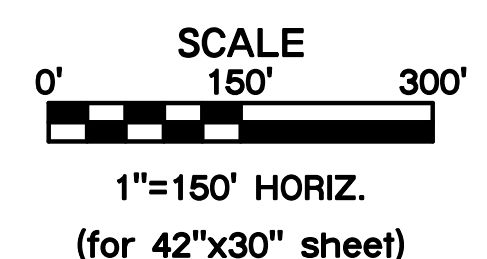
Sheet No.:  
**C001**



PLAN LEGEND:

<b>CABLE TV</b> CTVP CABLE TV PEDESTAL SD SATELLITE DISH	<b>SETBACKS</b> B.S. BUILDING SETBACK D.S. DECK SETBACK dBA SOUND SETBACK F.Y.S. FRONT YARD SETBACK L.B. LANDSCAPE BUFFER P.S. PARKING SETBACK R.Y.S. REAR YARD SETBACK S.Y.S. SIDE YARD SETBACK	<b>STORM</b> AI AREA INLET CI CURB INLET FD FLOOR DRAIN FI FIELD INLET GI GRATE INLET JB JUNCTION BOX RD ROOF DRAIN STMH STORM MANHOLE	<b>EXISTING LOT LINE</b> -ER/W- <b>EXISTING RIGHT-OF-WAY</b> -E-RTV- -E-EOH- -E-EE- -E-FO- -E-G- -E-SAN- -E-TEL- -E-W-	<b>UTILITY LINES</b> -E-RTV- CABLE TV, UNDERGROUND -E-EOH- ELECTRIC, OVERHEAD -E-EE- ELECTRIC, UNDERGROUND -E-FO- FIBER OPTIC, UNDERGROUND -E-G- GAS LINE -E-SAN- SANITARY SEWER -E-TEL- STORM SEWER -E-W- TELEPHONE, UNDERGROUND -E-W- WATER LINE	<b>CONTOURS</b> -100- EXISTING INDEX CONTOURS -100- EXISTING INTERMEDIATE CONTOURS	<b>WATER</b> FH FIRE HYDRANT HB HOSE BIB MW MONITOR WELL PIV POST INDICATOR VALVE SB SPRINKLER CONTROL BOX SV SPRINKLER VALVE WM WATER METER WH WATER MANHOLE	<b>MISCELLANEOUS</b> BB BASKETBALL GOAL BH BORE HOLE -O- FENCE: CHAIN LINK, STEEL OR ALUMINUM -□- FENCE: STOCKADE, WOOD, VINYL OR PLASTIC -X- FENCE: BARBED WIRE OR WOVEN WIRE TOPPED	<b>WATER METER VAULT</b> WMV WATER METER VAULT WV WATER VALVE	<b>PARKING</b> WLS WHEEL STOP DYS DOUBLE YELLOW STRIPE WS WHITE STRIPE YS YELLOW STRIPE	<b>TRAFFIC</b> SLCB STREET LIGHT BOX TSP TRAFFIC SIGNAL POLE TSC TRAFFIC SIGNAL CONTROLS TSV TRAFFIC SIGNAL VAULT	<b>SIGNS</b> HS HANDICAP SIGN SL SPEED LIMIT SIGN SN SIGN SS STOP SIGN	<b>EASEMENTS</b> A.E. ACCESS EASEMENT B.M.P. BEST MANAGEMENT PRACTICE D.E. STORM DRAINAGE EASEMENT L.E. LANDSCAPE EASEMENT M.E. MONUMENT EASEMENT N.B.E. NO BUILD EASEMENT P.E. PEDESTRIAN EASEMENT S.D.E. SURFACE DRAINAGE EASEMENT S.E. SANITARY SEWER EASEMENT U.E. UTILITY EASEMENT W.E. WATER EASEMENT
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<b>BOUNDARIES</b> -E- SECTION LINE -E- EXISTING PROPERTY LINE -E- PROPOSED PROPERTY LINE	<b>BOUNDARIES</b> -E- SECTION CORNER (MONUMENTATION AS NOTED) -O- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED) -P.S. FOUND RIGHT-OF-WAY MARKER -▲- SET 5/8" IRON REBAR WITH ALUMINUM CAP -●- SET 1/2" IRON BAR WITH PLASTIC CAP -◆- BENCHMARK	<b>BOUNDARIES</b> -E- SECTION CORNER (MONUMENTATION AS NOTED) -O- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED) -P.S. FOUND RIGHT-OF-WAY MARKER -▲- SET 5/8" IRON REBAR WITH ALUMINUM CAP -●- SET 1/2" IRON BAR WITH PLASTIC CAP -◆- BENCHMARK
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NO.:	REVISIONS/APPROVALS:
DATE:	

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07-13-2016	City Submittal of Preliminary MPD per CPC conditions
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09-01-2017	Preliminary MPD Plan Amendment

Reviewed By:	BPF
Designed By:	BPF
Drafted By:	BPF
Lutjen Project No.:	Brian P. Forquer, P.L.A.
MO State Certificate of Authority #:	2007013277

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**LUTJEN**  
ENGINEERING ARCHITECTURE

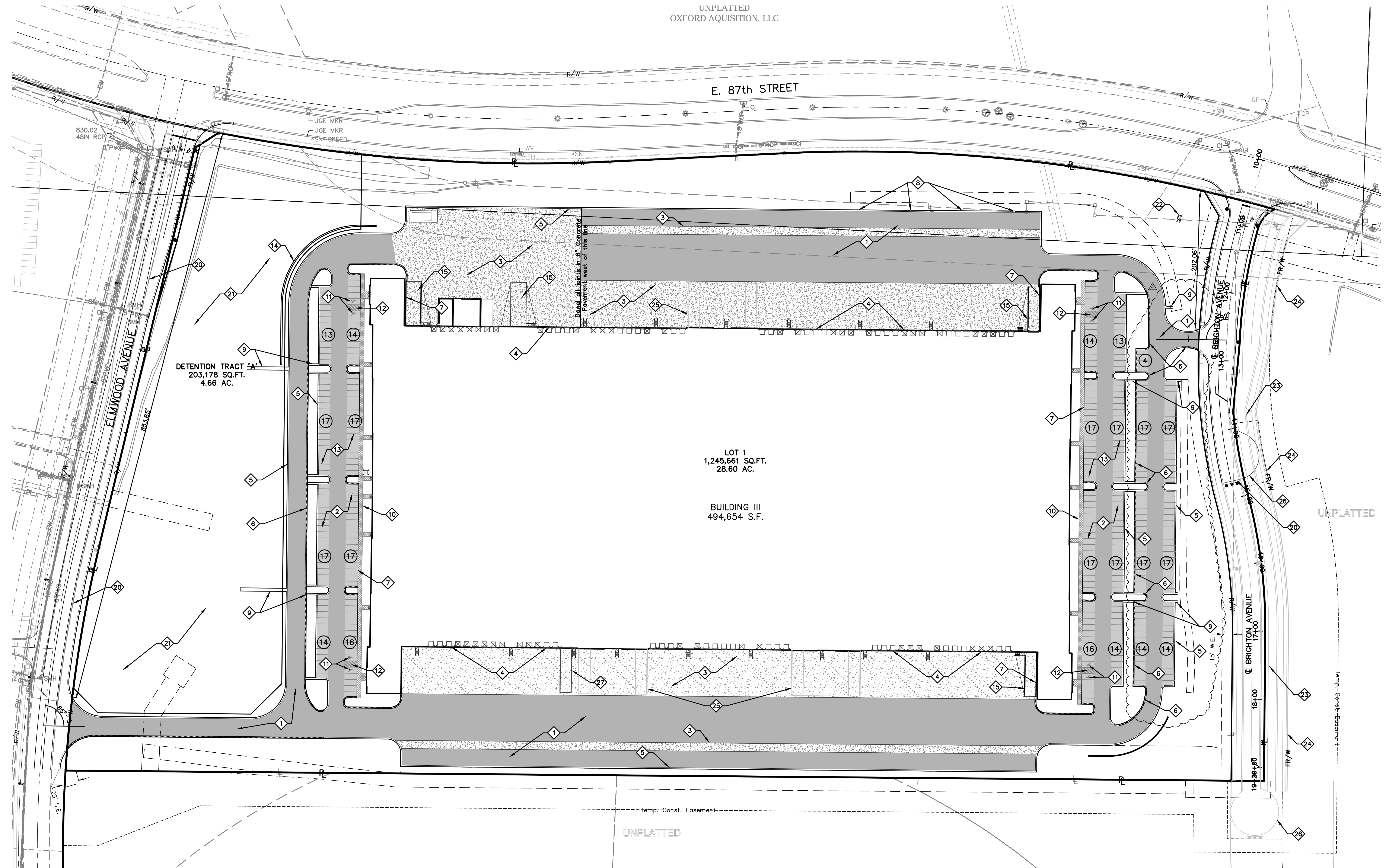
MO State Certificate of Authority # 2007022824

**EXISTING CONDITIONS**  
**THREE TRAILS COMMERCE CENTER**  
**SECOND PLAT**  
**KANSAS CITY, JACKSON COUNTY,**  
**MISSOURI**

Sheet No. **C101**

PRELIMINARY MPD PLAN

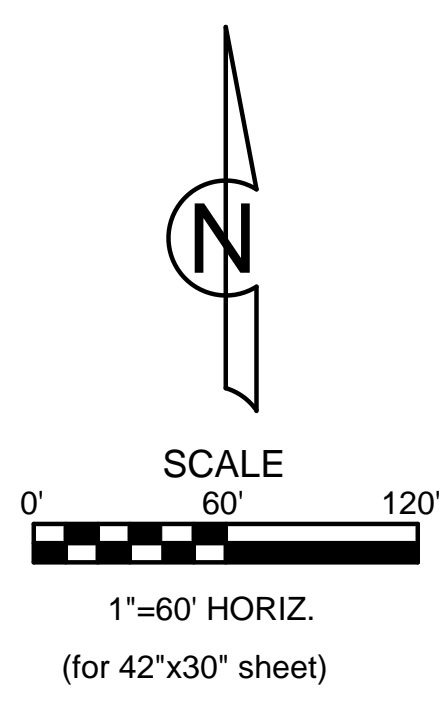
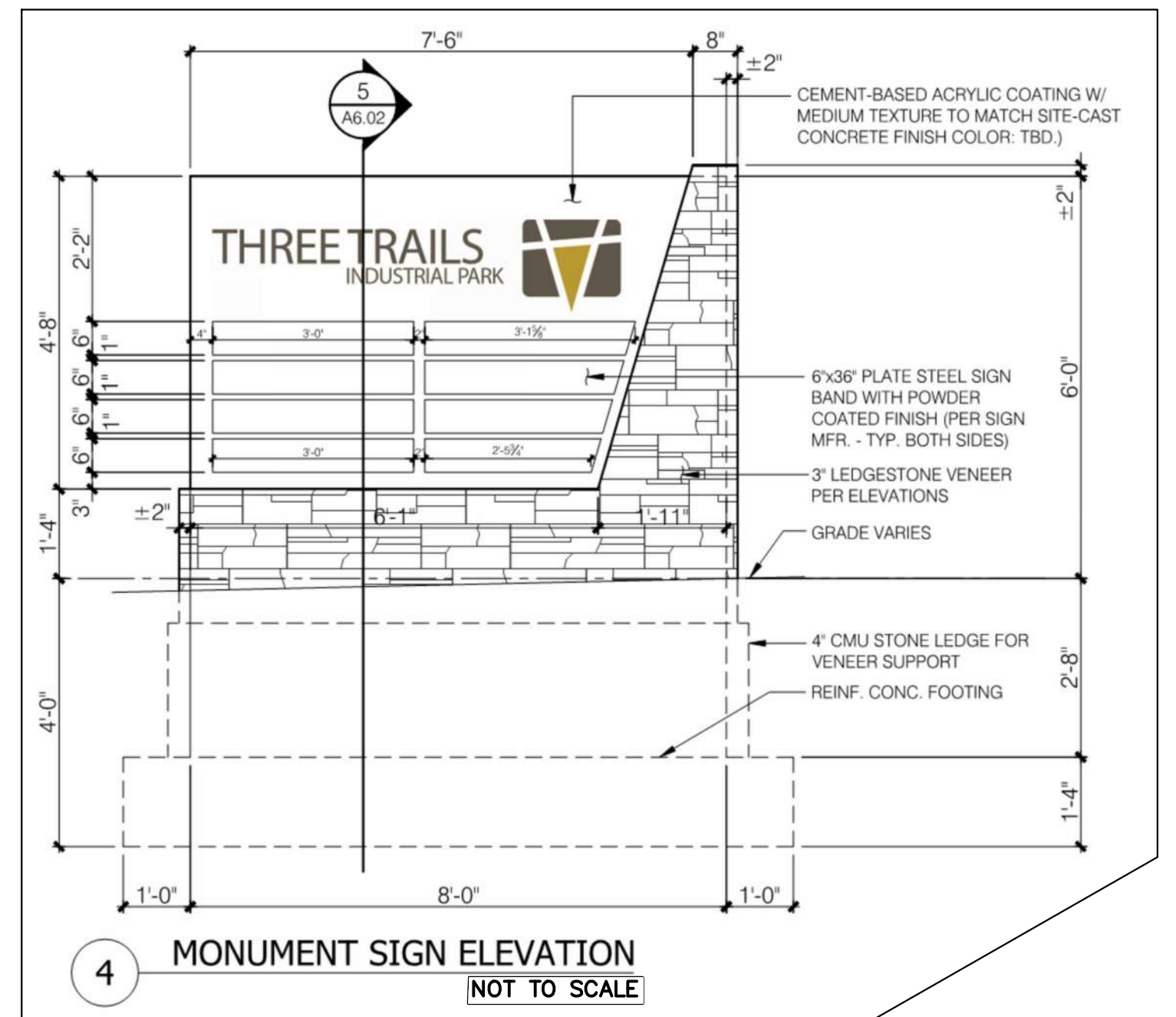
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DETENTION TRACT  
 203,178 SQ.FT.  
 4.66 AC.

LOT 1  
 1,245,661 SQ.FT.  
 28.60 AC.

BUILDING III  
 494,654 S.F.



**CALLOUT LEGEND:**

- 1 Heavy Duty asphalt pavement section See detail sheet for pavement section. (Typ.)
- 2 Standard Duty asphalt pavement section See detail sheet for pavement section. (Typ.)
- 3 8" Concrete Pavement.
- 4 Proposed Truck Dock.
- 5 Type CG-1 Concrete Curb and Gutter (Typ.)
- 6 Modified Type CG-1 Concrete Curb and Gutter (Typ.)
- 7 Integral Curb and Sidewalk
- 8 Proposed Curb Cut (Typ.)
- 9 Proposed Concrete Flume (Typ.)
- 10 Proposed 4" Concrete Sidewalk (Typ.)
- 11 Proposed Accessible Parking Stalls (Typ.)
- 12 Proposed Accessible Signage and Striping (Typ.) See Detail Sheet.
- 13 Proposed 4" White Pavement Marking.
- 14 Proposed Stacked Stone Retaining Wall.
- 15 6" Curb @ Dock Ramp Flare
- 20 Proposed Public Road (Refer to Public Street and Storm Plans)
- 21 Proposed Detention Basin with BMP
- 22 Proposed Monument Sign
- 23 Future Half Street Improvement (By Others)
- 24 Future Right of Way (By Others)
- 25 Future Interior Ramps
- 26 Proposed Temporary Street Cul-De-Sac.
- 27 Proposed Dock Ramp with Walls

**PARKING INFORMATION:**  
 Parking Provided  
 (Includes 8 Handicapped Spaces) **350 Cars**

**LEGEND:**

- CG-1 CURB & GUTTER (See Detail Sheet)
- MODIFIED CG-1 CURB & GUTTER (See Detail Sheet)
- 1 # OF PARKING STALLS
- ASPHALT PAVEMENT STANDARD DUTY SECTION (See Detail Sheet)
- ASPHALT PAVEMENT HEAVY DUTY SECTION OR AS ALTERNATE USE CONCRETE PAVEMENT SECTION EXCLUDING AISLE THROUGH CAR PARKING (See Detail Sheet)
- CONCRETE PAVEMENT (See Detail Sheet)

PRELIMINARY MPD PLAN AMENDMENT

**SITE PLAN**

**THREE TRAILS COMMERCE CENTER  
 SECOND PLAT  
 KANSAS CITY, JACKSON COUNTY, MISSOURI**

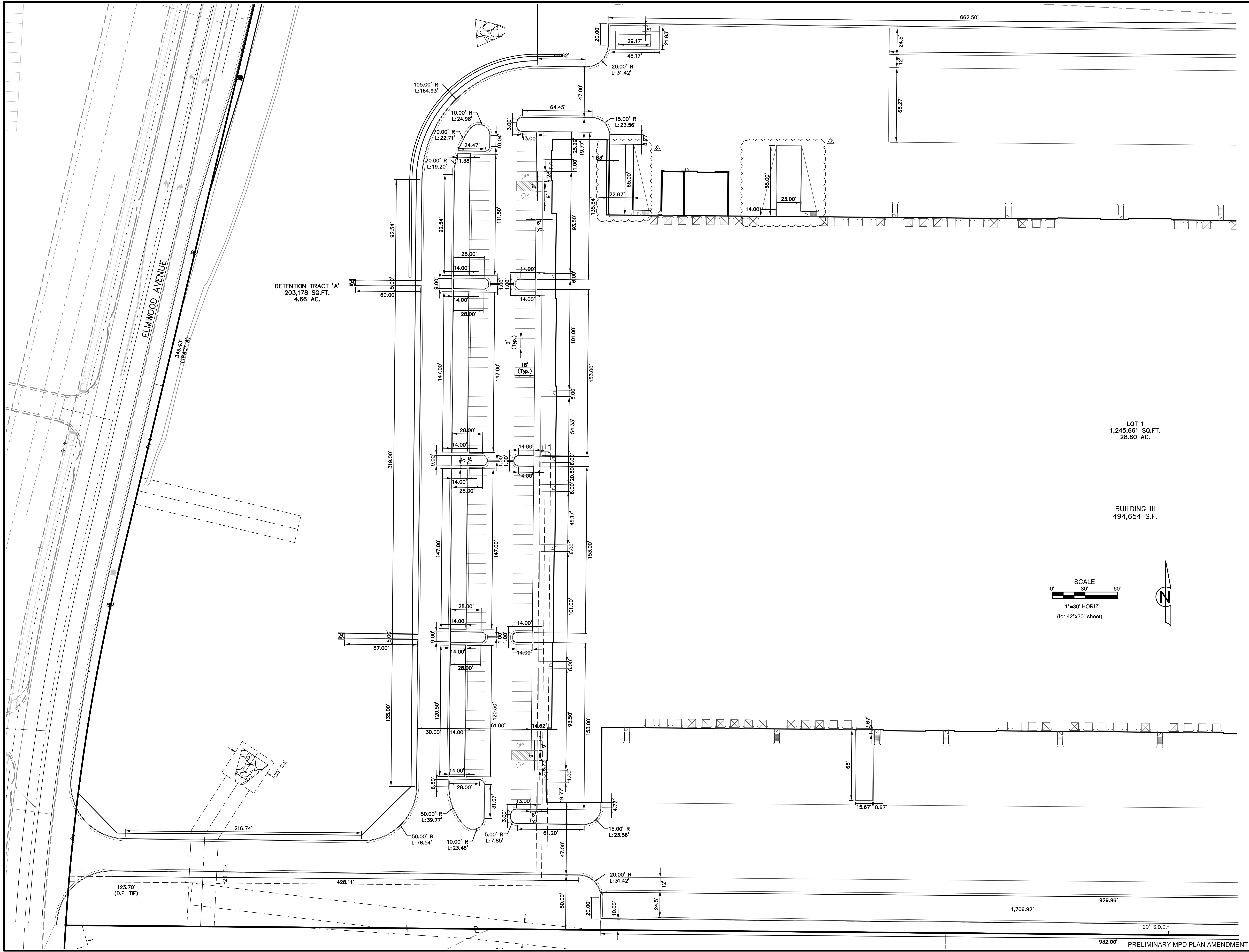
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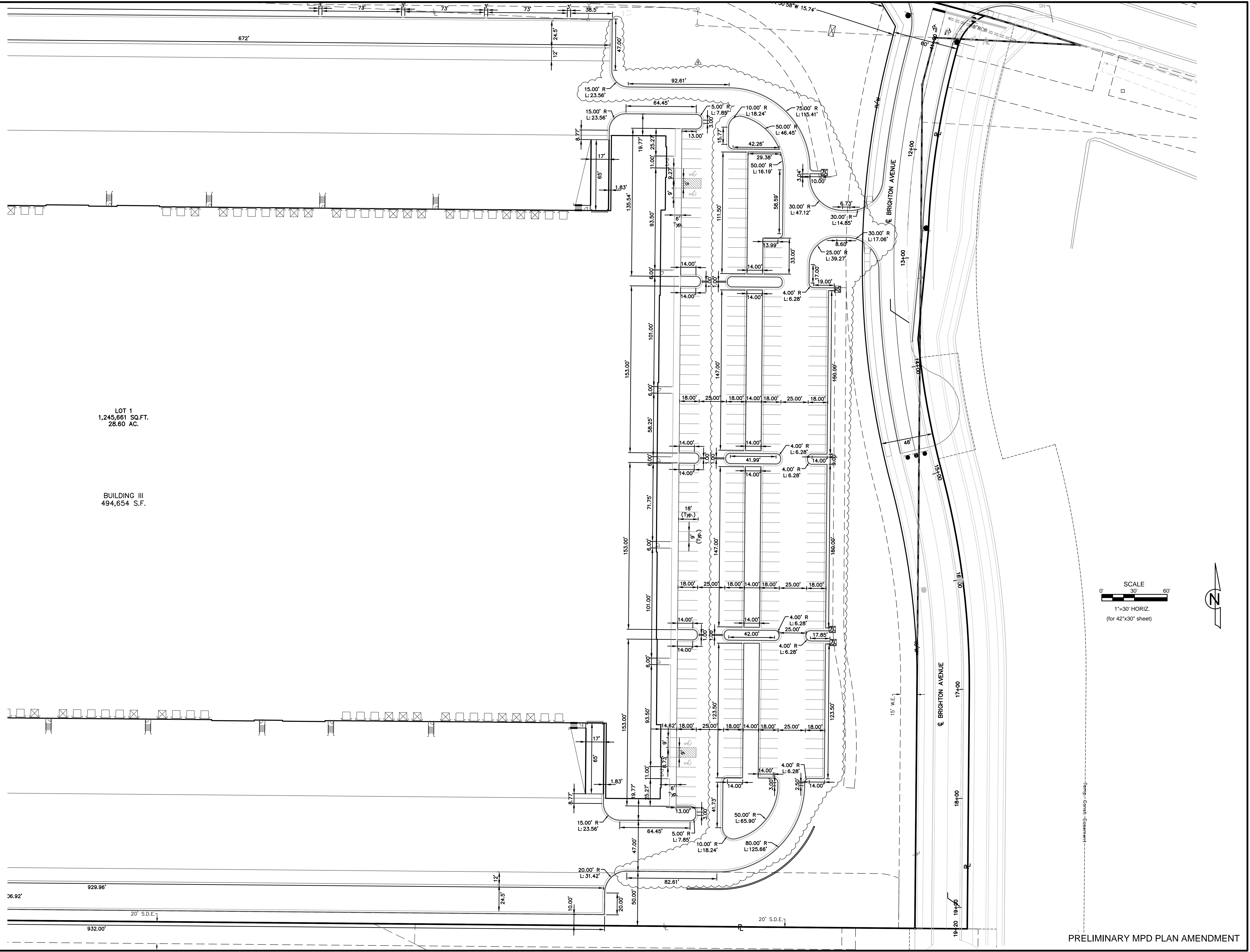
DATE:	NO.:	REVISIONS/APPROVALS:
03-17-2016		
05-16-2016	1	Prepared for City Permit Submittal
09-12-2016	2	Revised per City comments.
10-14-2016	3	ASI-02 Shall Modifications
03-21-2017	4	ASI-03
09-01-2017	5	Other Site Plan Changes Preliminary MPD Plan Amendment

Reviewed By: BH  
 Design By: BH  
 Drafted By: SS  
 LUTJEN Project No.: 15173  
 Ben Heitsch, P.E.  
 #07-251100004

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 Engineering  
 Landscape Architecture  
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 MO State Certificate of Authority # 2007022524

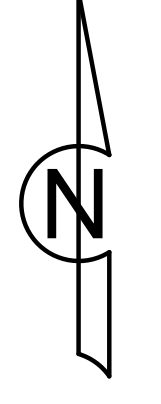
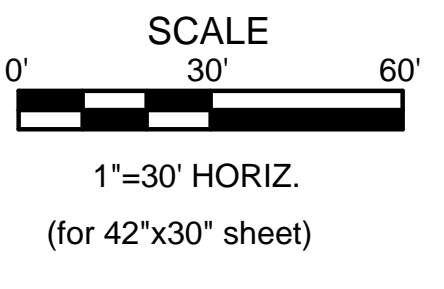
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LOT 1  
1,245,661 SQ.FT.  
28.60 AC.

BUILDING III  
494,654 S.F.



PRELIMINARY MPD PLAN AMENDMENT

Location: L:\Projects\15173-01\Plans\Construction Documents\Site Plans 42x30\DIM - 15173.dwg

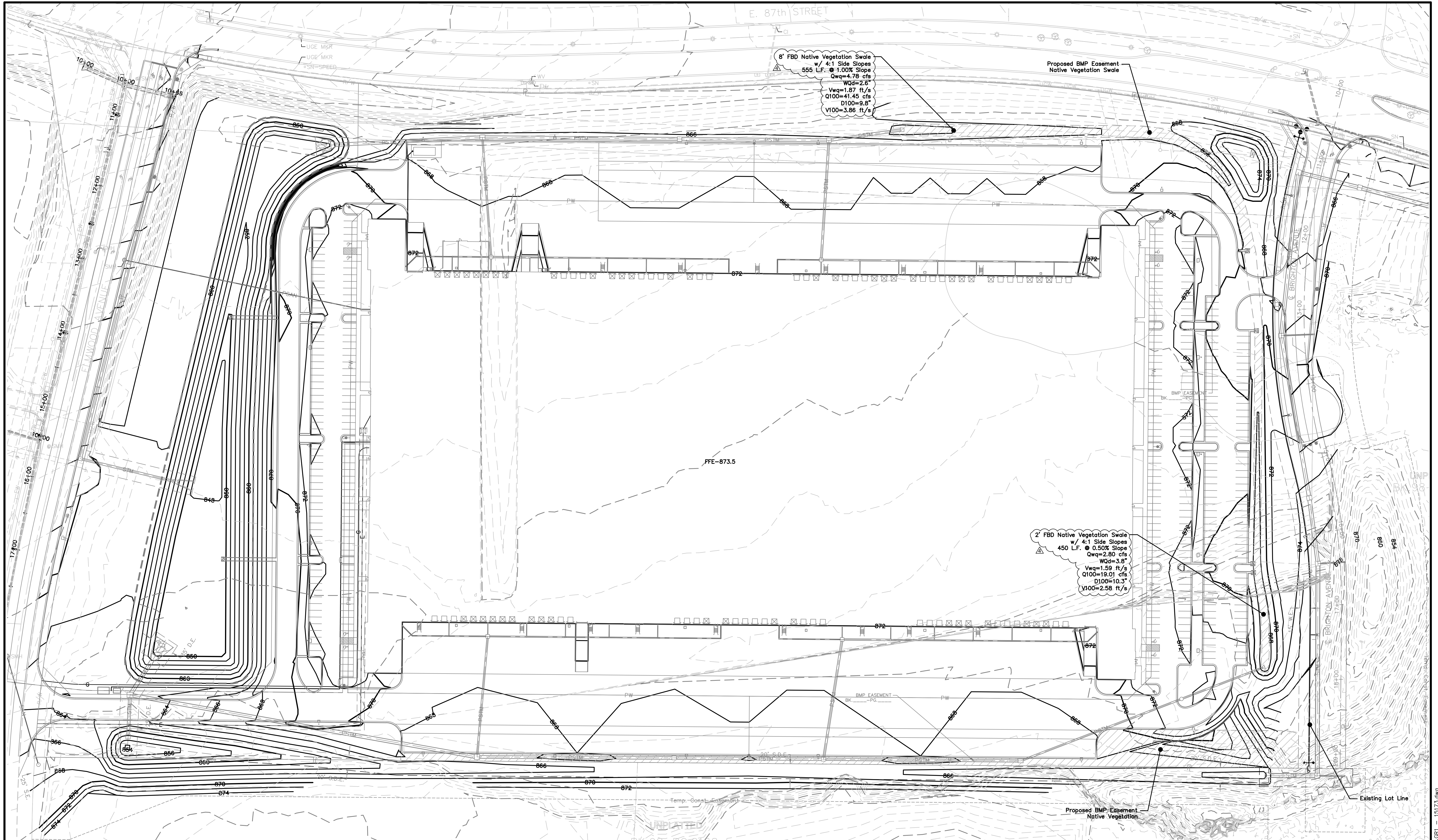
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<b>DIMENSIONAL PLAN</b>	
<b>THREE TRAILS COMMERCE CENTER</b>	
<b>SECOND PLAT</b>	
<b>KANSAS CITY, JACKSON COUNTY, MISSOURI</b>	

Reviewed By:	BH
Designed By:	BH
Drafted By:	SS
Lutjen Project No.:	15173
Ben Heits, P.E.	1007-2511000004

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03-21-2017	Owner Site Plan Changes
09-01-2017	Preliminary MPD Plan Amendment

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architectural  
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Missouri State Certificate of Authority # 2007022524

**LUTJEN**



8' FBD Native Vegetation Swale  
w/ 4:1 Side Slopes  
555 L.F. @ 1.00% Slope  
Qwq=4.78 cfs  
WGD=2.6'  
Vwq=1.87 ft/s  
Q100=41.45 cfs  
D100=9.8'  
V100=3.86 ft/s

Proposed BMP Easement  
Native Vegetation Swale

2' FBD Native Vegetation Swale  
w/ 4:1 Side Slopes  
450 L.F. @ 0.50% Slope  
Qwq=2.80 cfs  
WGD=3.6'  
Vwq=1.59 ft/s  
Q100=19.01 cfs  
D100=10.3'  
V100=2.58 ft/s

**PLAN LEGEND:**

- UTILITY LINES**
- EFTV- EXISTING CABLE TV, UNDERGROUND
  - CTV- PROPOSED CABLE TV, UNDERGROUND
  - FOTV- FUTURE CABLE TV, UNDERGROUND
  - EEOH- EXISTING ELECTRIC, OVERHEAD
  - EE- EXISTING ELECTRIC, UNDERGROUND
  - EOH- PROPOSED ELECTRIC, OVERHEAD
  - FEOH- FUTURE ELECTRIC, OVERHEAD
  - FE- EXISTING ELECTRIC, UNDERGROUND
  - EFO- EXISTING FIBER OPTIC, UNDERGROUND
  - FO- PROPOSED FIBER OPTIC, UNDERGROUND
  - FFO- FUTURE FIBER OPTIC, UNDERGROUND
  - EG- EXISTING GAS LINE
  - FG- PROPOSED GAS LINE
  - FSG- FUTURE GAS LINE
  - ESAN- EXISTING SANITARY SEWER
  - PSAN- PROPOSED SANITARY SEWER, PRIVATE
  - OSAN- PROPOSED SANITARY SEWER, PUBLIC
  - FSAN- FUTURE SANITARY SEWER
  - ESTM- EXISTING STORM SEWER
  - PSTM- PROPOSED STORM SEWER, PRIVATE
  - OSTM- PROPOSED STORM SEWER, PUBLIC
  - FSTM- FUTURE STORM SEWER
  - ETEL- EXISTING TELEPHONE, UNDERGROUND
  - TEL- PROPOSED TELEPHONE, UNDERGROUND
  - FTL- FUTURE TELEPHONE, UNDERGROUND
  - EW- EXISTING WATER LINE, PRIVATE
  - PW- PROPOSED WATER LINE, PRIVATE
  - FW- FUTURE WATER LINE, PUBLIC
  - FW- FUTURE WATER LINE, PRIVATE
- CONTOURS**
- 100- EXISTING INDEX CONTOURS
  - 100- EXISTING INTERMEDIATE CONTOURS
  - 100- PROPOSED INDEX CONTOURS
  - 100- PROPOSED INTERMEDIATE CONTOURS
  - 100- FUTURE INDEX CONTOURS
  - 100- FUTURE INTERMEDIATE CONTOURS

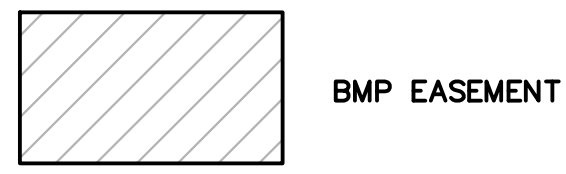
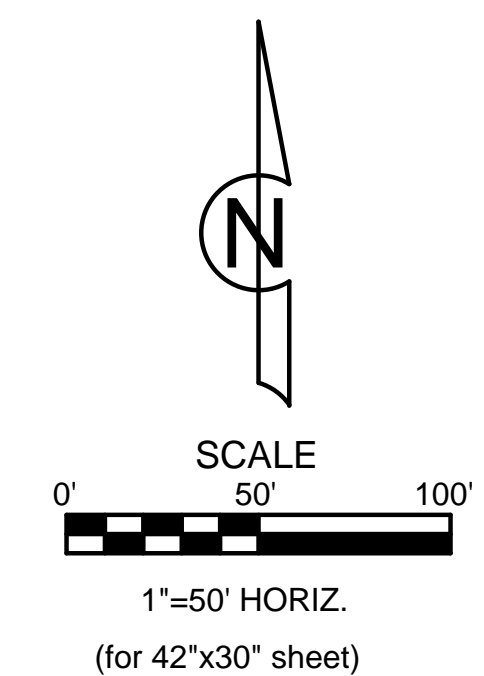
- GENERAL NOTES:**
- CONTRACTOR SHALL ADHERE TO THE "STANDARDS SPECIFICATIONS AND DESIGN CRITERIA" SECTION 2100 AS ADOPTED BY THE CITY OF KANSAS CITY (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
  - AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
  - CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.
  - ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -1 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.
  - SPECIAL INSPECTIONS SHALL BE PROVIDED FOR AREAS WITH FILLS GREATER THAN 2' FILLS ON SLOPES GREATER THAN 5H:1V, OR AS REQUIRED BY THE CITY OF KANSAS CITY, MISSOURI.

**EARTHWORK QUANTITIES**

LOCATION	CUT (C.Y.)	FILL (C.Y.)
Street	82,473	19,847
Site	56,021	113,754
<b>TOTAL</b>	<b>138,494</b>	<b>133,601</b>

**EARTHWORK QUANTITIES NOTES:**

- EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
- EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.
- STREET EARTHWORK QUANTITIES INCLUDE ALL GRADING WITHIN PUBLIC RIGHT OF WAY, DETENTION TRACT A AND SWALE ALONG SOUTH PROPERTY LINE.



PRELIMINARY MPD PLAN AMENDMENT

NO.: REVISIONS/APPROVALS:

DATE:	
-------	--

NO.: REVISIONS/APPROVALS:

DATE:	NO.	REVISIONS/APPROVALS:
03-17-2016		Prepared for City Permit Submittal
05-16-2016		Revised per City comments.
09-12-2016		ASI/02 Shell Modifications
10-14-2016		ASI/03
03-20-2017		Owner Site Plan Changes
09-01-2017		Preliminary MPD Plan Amendment

Reviewed By:

Design By:	SS
Drafted By:	SS
Lutjen Project No.:	15173
Ben Heits, P.E.	15173
15173.dwg	15173.dwg

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**LUTJEN**  
Missouri State Certificate of Authority # 2007022524

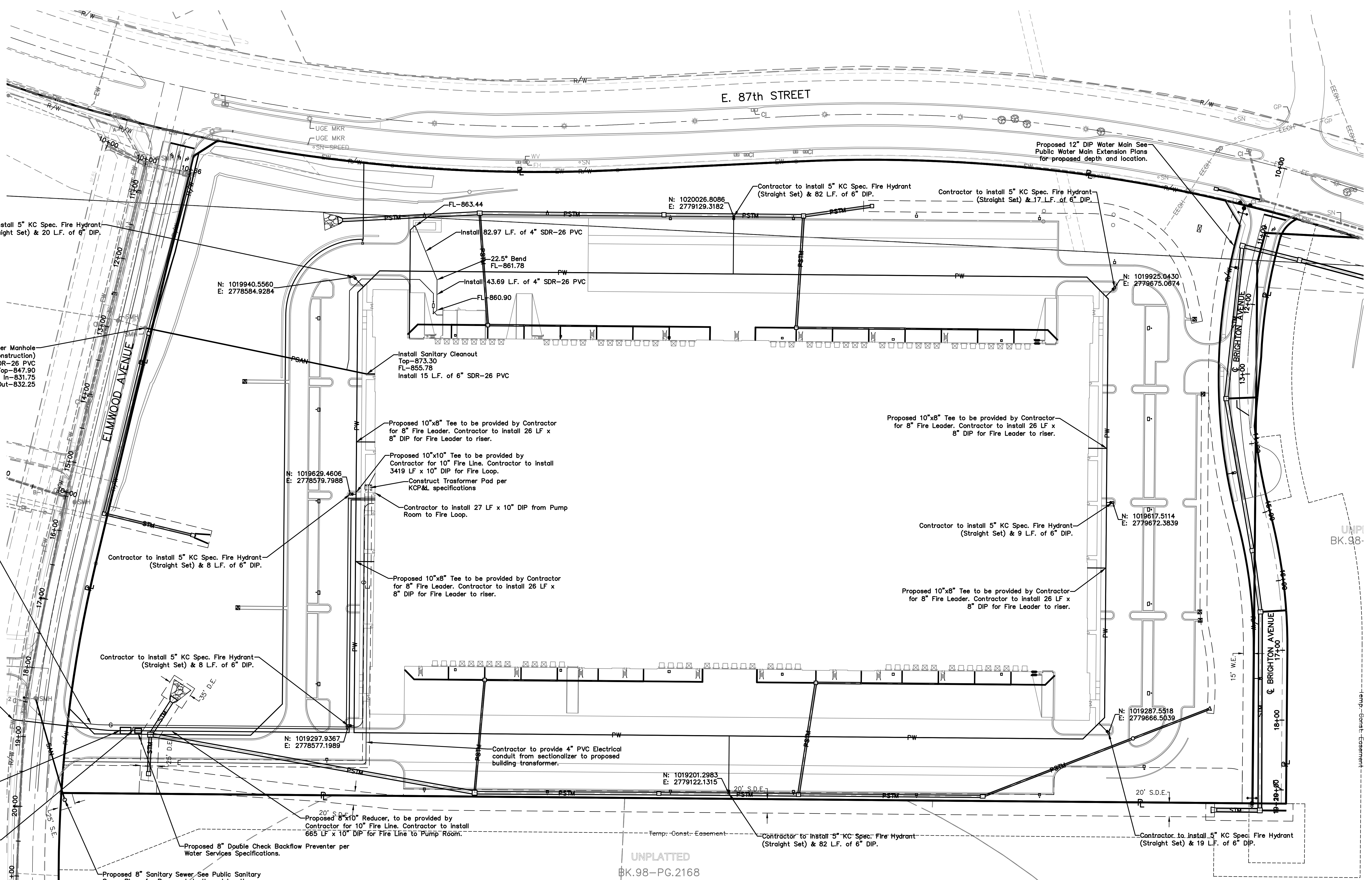
**GRADING PLAN**

**THREE TRAILS COMMERCE CENTER  
SECOND PLAT**

KANSAS CITY, JACKSON COUNTY, MISSOURI

Sheet No.:

**C300**



Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 20 L.F. of 6" DIP.

Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 82 L.F. of 6" DIP.

Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 17 L.F. of 6" DIP.

Proposed 12" DIP Water Main See Public Water Main Extension Plans for proposed depth and location.

N: 1019940.5560  
E: 2778584.9284

N: 1020026.8086  
E: 2779129.3162

N: 1019925.0430  
E: 2779675.0874

Connect to Existing Sanitary Sewer Manhole (Currently under Construction)  
Install 324.10 L.F. of 6" SDR-26 PVC  
Top-847.90  
FL In-831.75  
FL Out-832.25

Install Sanitary Cleanout  
Top-873.30  
FL-855.78  
Install 15 L.F. of 6" SDR-26 PVC

Proposed 10"x8" Tee to be provided by Contractor for 8" Fire Leader. Contractor to install 26 LF x 8" DIP for Fire Leader to riser.

Proposed 10"x8" Tee to be provided by Contractor for 8" Fire Leader. Contractor to install 26 LF x 8" DIP for Fire Leader to riser.

N: 1019629.4606  
E: 2776579.7988

Proposed 10"x10" Tee to be provided by Contractor for 10" Fire Line. Contractor to install 3419 LF x 10" DIP for Fire Loop.  
Construct Transformer Pad per KOP&L specifications  
Contractor to install 27 LF x 10" DIP from Pump Room to Fire Loop.

Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 9 L.F. of 6" DIP.

N: 1019617.5114  
E: 2779672.3839

Contractor to provide 750 LF x Gas Service conduit (within 5' of building) under proposed asphalt to be utilized by gas company. Contractor to make application with MGE for meter set and coordinate with MGE for installation of services.

Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 8 L.F. of 6" DIP.

Proposed 10"x8" Tee to be provided by Contractor for 8" Fire Leader. Contractor to install 26 LF x 8" DIP for Fire Leader to riser.

Proposed 10"x8" Tee to be provided by Contractor for 8" Fire Leader. Contractor to install 26 LF x 8" DIP for Fire Leader to riser.

NOTE: See MEP Plans for exact entrance location for all utilities.

Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 8 L.F. of 6" DIP.

Proposed 12"x8" Tee, 2-12" Gate Valves, 1-8" Gate Valve and 2-12" Solid Sleeves to be provided by contractor for Combined Water Service.

N: 1019297.9367  
E: 2778577.1989

Contractor to provide 4" PVC Electrical conduit from sectionalizer to proposed building transformer.

N: 1019287.5818  
E: 2779666.5039

Proposed 8" Full Flow Fire Meter per Water Services Specifications.

N: 1019201.2983  
E: 2779122.1315

Proposed 8"x10" Reducer, to be provided by Contractor for 10" Fire Line. Contractor to install 665 LF x 10" DIP for Fire Line to Pump Room.

Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 82 L.F. of 6" DIP.

Contractor to install 5" KC Spec. Fire Hydrant (Straight Set) & 19 L.F. of 6" DIP.

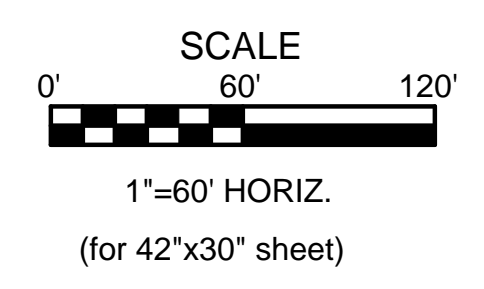
Proposed 8"x4" Tee, 4"x2" Reducer to be provided by Contractor for 2" Domestic Service. Contractor to install Gate Valve, 2" Meter and extend 680 LF x 2" Type K Copper to within 5'-0" of Building.

Proposed 8" Double Check Backflow Preventer per Water Services Specifications.

Proposed 8" Sanitary Sewer See Public Sanitary Sewer Plans for Proposed depth and location.

**PLAN LEGEND:**

- UTILITY LINES**
- EGTV- EXISTING CABLE TV, UNDERGROUND
  - CTV- PROPOSED CABLE TV, UNDERGROUND
  - FGTV- FUTURE CABLE TV, UNDERGROUND
  - EEOH- EXISTING ELECTRIC, OVERHEAD
  - EE- EXISTING ELECTRIC, UNDERGROUND
  - EOH- PROPOSED ELECTRIC, OVERHEAD
  - E- PROPOSED ELECTRIC, UNDERGROUND
  - FEOH- FUTURE ELECTRIC, OVERHEAD
  - FE- FUTURE ELECTRIC, UNDERGROUND
  - EFO- EXISTING FIBER OPTIC, UNDERGROUND
  - FO- PROPOSED FIBER OPTIC, UNDERGROUND
  - FFO- FUTURE FIBER OPTIC, UNDERGROUND
  - EG- EXISTING GAS LINE
  - G- PROPOSED GAS LINE
  - FG- FUTURE GAS LINE
  - OSAN- EXISTING SANITARY SEWER
  - PSAN- PROPOSED SANITARY SEWER, PRIVATE
  - SAN- PROPOSED SANITARY SEWER, PUBLIC
  - FSAN- FUTURE SANITARY SEWER
  - OSST- EXISTING STORM SEWER
  - PST- PROPOSED STORM SEWER, PRIVATE
  - ST- PROPOSED STORM SEWER, PUBLIC
  - FST- FUTURE STORM SEWER
  - ETEL- EXISTING TELEPHONE, UNDERGROUND
  - TEL- PROPOSED TELEPHONE, UNDERGROUND
  - FTL- FUTURE TELEPHONE, UNDERGROUND
  - EW- EXISTING WATER LINE
  - PW- PROPOSED WATER LINE, PRIVATE
  - W- PROPOSED WATER LINE, PUBLIC
  - FW- FUTURE WATER LINE



NO.	REVISIONS/APPROVALS:

NO.	REVISIONS/APPROVALS:
03-17-2016	Prepared for City Permit Submittal
05-16-2016	Revised per City comments.
08-12-2016	AS/422 Shall Modifications
10-14-2016	AS/403
09-01-2017	Preliminary MPD Plan Amendment

Reviewed By:	BH
Designed By:	BH
Drafted By:	SS
Lutjen Project No.:	15173
Ben Heits, P.E.	102-251-1000/504

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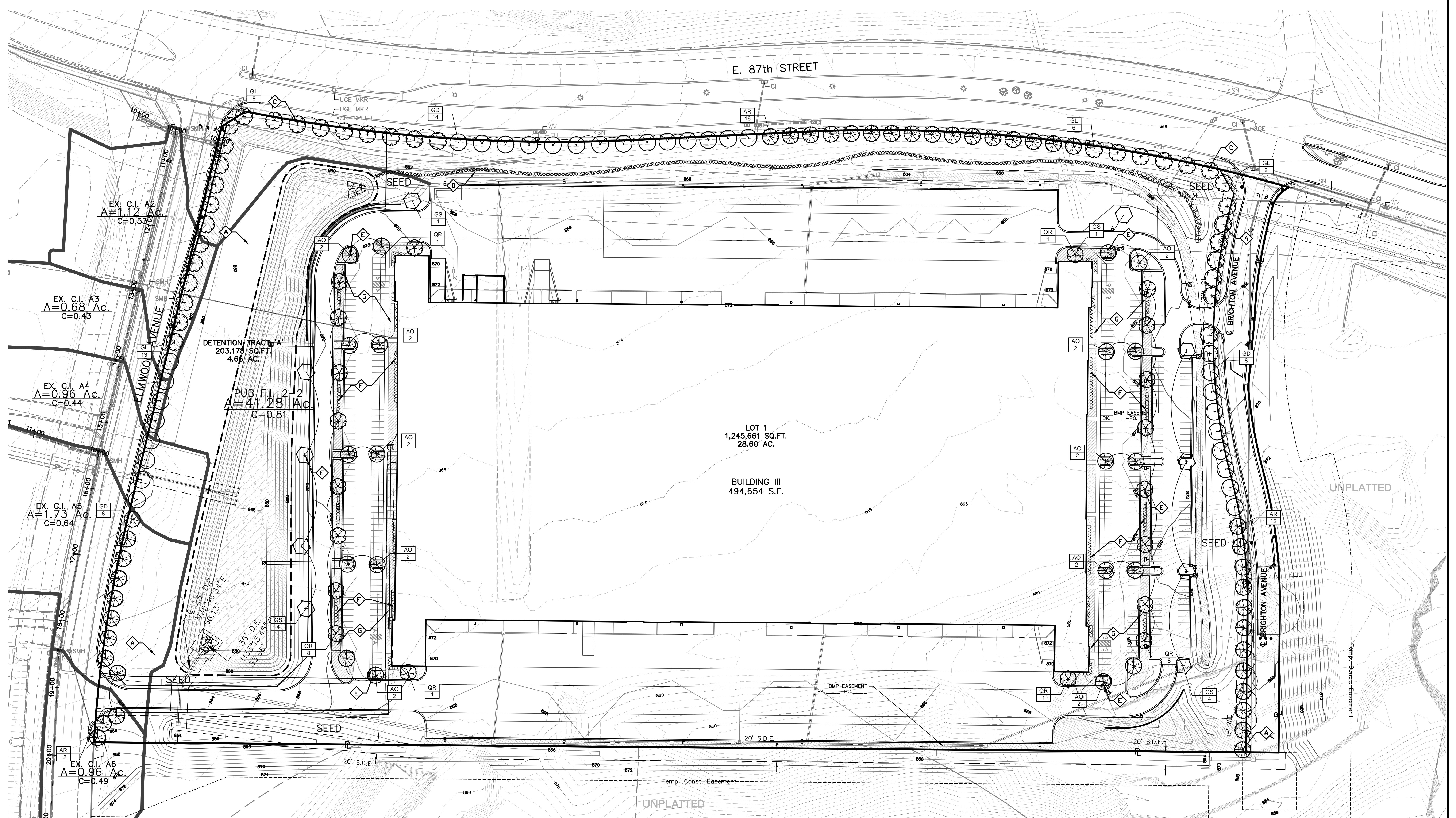
LUTJEN  
Missouri State Certificate of Authority # 2007022524

**UTILITY PLAN**  
**THREE TRAILS COMMERCE CENTER**  
**SECOND PLAT**  
**KANSAS CITY, JACKSON COUNTY, MISSOURI**

Sheet No.:  
**C400**

PRELIMINARY MPD PLAN AMENDMENT

Location: L:\Projects\15173-01\Plans\Construction Documents\Site Plans 42x30\UTIL - 15173.dwg



**PLAN LEGEND:**

- UTILITY LINES**
- EGTV- EXISTING CABLE TV, UNDERGROUND
  - CTV- PROPOSED CABLE TV, UNDERGROUND
  - FCTV- FUTURE CABLE TV, UNDERGROUND
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  - EE- EXISTING ELECTRIC, UNDERGROUND
  - EOH- PROPOSED ELECTRIC, OVERHEAD
  - E- PROPOSED ELECTRIC, UNDERGROUND
  - FEFH- FUTURE ELECTRIC, OVERHEAD
  - FE- FUTURE ELECTRIC, UNDERGROUND
  - EFO- EXISTING FIBER OPTIC, UNDERGROUND
  - FO- PROPOSED FIBER OPTIC, UNDERGROUND
  - FFO- FUTURE FIBER OPTIC, UNDERGROUND
  - EG- EXISTING GAS LINE
  - G- PROPOSED GAS LINE
  - FG- FUTURE GAS LINE
  - OSAN- EXISTING SANITARY SEWER
  - PSAN- PROPOSED SANITARY SEWER, PRIVATE
  - PSAN- PROPOSED SANITARY SEWER, PUBLIC
  - FSAN- FUTURE SANITARY SEWER
  - OSM- EXISTING STORM SEWER
  - PSM- PROPOSED STORM SEWER, PRIVATE
  - PSM- PROPOSED STORM SEWER, PUBLIC
  - FSM- FUTURE STORM SEWER
  - FTL- EXISTING TELEPHONE, UNDERGROUND
  - TEL- PROPOSED TELEPHONE, UNDERGROUND
  - FTL- FUTURE TELEPHONE, UNDERGROUND
  - EW- EXISTING WATER LINE
  - PW- PROPOSED WATER LINE, PRIVATE
  - PW- PROPOSED WATER LINE, PUBLIC
  - FW- FUTURE WATER LINE
- CONTOURS**
- 100- EXISTING INDEX CONTOURS
  - 100- EXISTING INTERMEDIATE CONTOURS
  - 100- PROPOSED INDEX CONTOURS
  - 100- PROPOSED INTERMEDIATE CONTOURS
  - 100- FUTURE INDEX CONTOURS
  - 100- FUTURE INTERMEDIATE CONTOURS

**LANDSCAPE REQUIREMENTS**

<b>A</b>	<b>STREET FRONTAGE LANDSCAPING</b> 1 STREET TREE PER EVERY 30 LINEAR FEET OF STREET (1,848 FRONTAGE LINEAR FEET) / 30 = 62 TREES REQUIRED 62 TREES PROVIDED*
<b>G</b>	<b>PERIMETER LANDSCAPE VEHICULAR USE AREA - ADJACENT TO STREET</b> 3 TREES PER EVERY 100 LINEAR FEET (1,451 STREET FRONTAGE LINEAR FEET x 3) / 1 = 44 TREES REQUIRED 44 TREES PROVIDED*
<b>D</b>	25 SHRUBS PER EVERY 100 LINEAR FEET OF FRONTAGE (1,451 FRONTAGE LINEAR FEET x 25) / 100 = 363 SHRUBS REQUIRED 363 SHRUBS PROVIDED
<b>E</b>	<b>PARKING LOT INTERIOR LANDSCAPE AREAS</b> 1 TREE PER EVERY 5 PARKING SPACES (250 PARKING SPACES) / 5 = 50 TREES REQUIRED 50 TREES PROVIDED*
<b>F</b>	1 SHRUB PER EVERY PARKING SPACE (250 PARKING SPACES) / 1 = 250 SHRUBS REQUIRED 250 SHRUBS PROVIDED
<b>G</b>	35 SQUARE FEET OF LANDSCAPING PER EVERY PARKING SPACE (250 PARKING SPACES x 35) / 1 = 8,750 SF REQUIRED 8,750 SF PROVIDED

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AO	20	Acer rubrum 'October Glory' / 'October Glory' Maple	B & B	2"Cal
	GS	10	Gleditsia triacanthos 'Skyline' / 'Skyline' Locust	B & B	2"Cal
	QR	20	Quercus rubra / Red Oak	B & B	2"Cal
STREET TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AR	40	Acer rubrum 'Red Sunset' / 'Red Sunset' Maple	B & B	2"Cal
	GL	36	Gleditsia triacanthos 'Shademaster' / Shademaster Locust	B & B	2"Cal
	GD	30	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2"Cal

- NOTES:**
- Quantities listed in the plant list schedule are for estimates only. Trees, shrubs, and ground cover of contract quantities shall be the number of items shown on the drawings.
  - The Landscape Contractor is responsible for verifying all quantities shown on these plans before pricing the work. Any difference in quantities should be brought to the attention of the Landscape Architect for clarification.
  - All disturbed areas outside of the sod limits as shown on the plans are to be restored back to the original conditions with turf type tall fescue seed.
  - Contractor to refer to engineering drawings for any and all existing and/or proposed utilities. If there are any discrepancies, conflicts and/or deviations between the landscape drawings and the existing or proposed conditions, the contractor is to contact the landscape architect immediately.
  - All underground utilities are to be field verified prior to commencement of work.
  - All planting beds and trees to receive a shovel edge.

**PLANT SCHEDULE**

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	EA	213	Euonymus alatus 'Compactus' / Compact Burning Bush	Cont.	18" - 24" HT.
	JS	48	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	18" - 24" SP.
	ML	36	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass	2 gal	
	TXM	316	Taxus media 'Majestic' / Majestic Yew	B & B	36" HT.

**PLANT SCHEDULE**

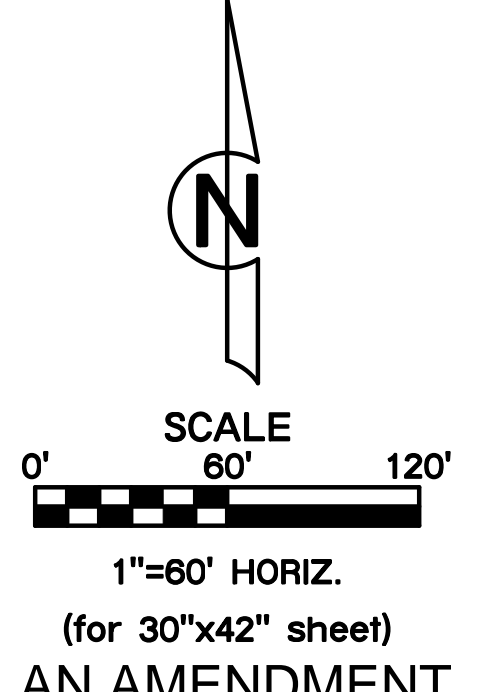
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	42,902 sf	Base Zone Mix Type 1	Seed	
	68,032 sf	Mid Zone Mix Type 2	Seed	
	36,193 sf	Sod / Turf Type Tall Fescue Sod	Sod	

**NATIVE SEED**  
BASE ZONE MIX Type 1  
(20 LBS. PER ACRE)  
20% Prairie Cordgrass  
20% Dark Green Bulrush  
30% Dudley's Rush  
30% Fox Sedge

MID ZONE MIX Type 2  
(20 LBS. PER ACRE)  
33% Switch Grass  
34% Indian Grass  
33% Prairie Cordgrass

NATIVE SEED MIXES TO BE INSTALLED WITH AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150B OR APPROVED EQUAL) AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

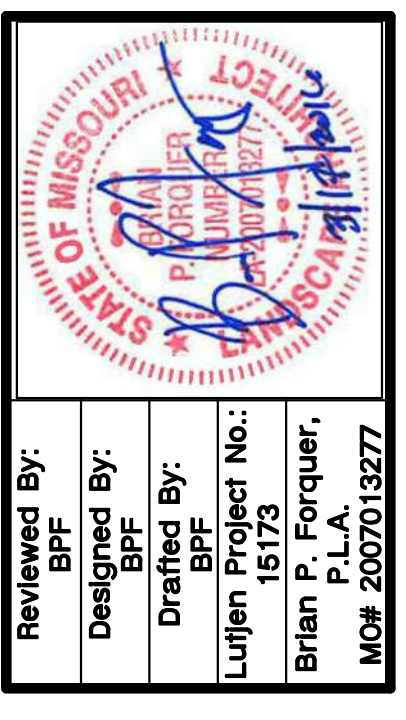
**SUPPLIER:**  
CRITSITE PRODUCTS, PRAIRIE AND WETLAND CENTER  
16245 SOUTH HIGHWAY 71  
BELTON, MO 64012  
(816) 331-9738



PRELIMINARY MPD PLAN AMENDMENT

**NO.:** REVISIONS/APPROVALS:  
**DATE:**

**NO.:** REVISIONS/APPROVALS:  
**DATE:** 03-17-2016  
09-01-2017  
Prepared for City Permit Submittal  
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landscape architecture  
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MO State Certificate of Authority #: 2007022824

**LANDSCAPE PLAN**  
**THREE TRAILS COMMERCE CENTER**  
**SECOND PLAT**  
**KANSAS CITY, JACKSON COUNTY,**  
**MISSOURI**

**Sheet No.:**  
**L100**