

PROJECT TEAM

DEVELOPER

AMBASSADOR TRAILS, LLC
 2101 LAKEWOOD BOULEVARD,
 AUSTIN, TEXAS
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CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND LIGHTING

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SURVEYOR

J&J SURVEY, LLC
 8680A N. HILLS ROAD
 KANSAS CITY, MO 64154
 CONTACT: JAKE YOUNG
 EMAIL: JAKE@JANDSURVEY.COM

DEVELOPMENT PLAN FOR TRAILS AT AMBASSADOR - 1st PLAT

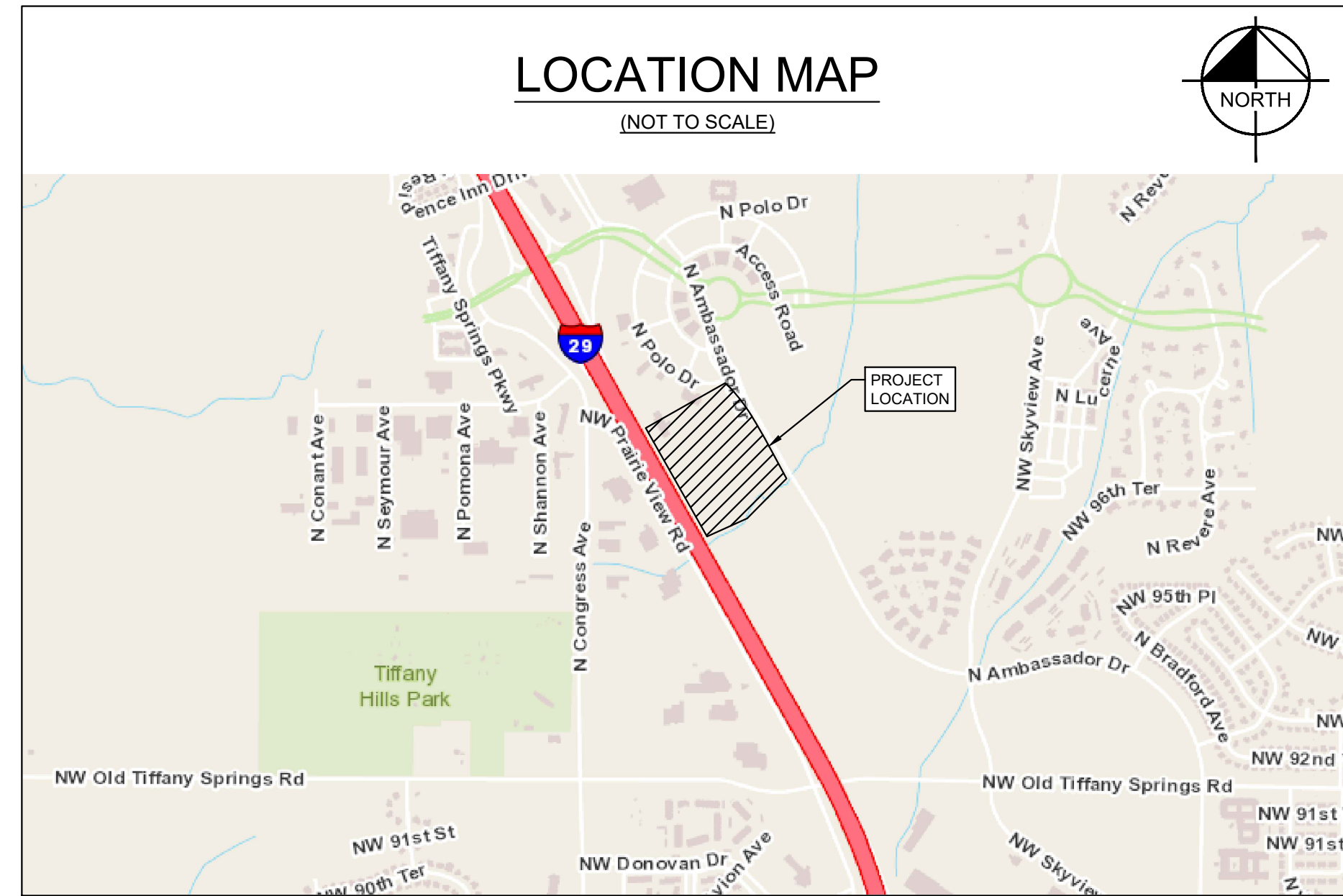
SECTION 36, TOWNSHIP 52N, RANGE 34W
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

1ST PLAT LEGAL DESCRIPTION (PHASE 1)

A TRACT IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, SURVEYED AND DESCRIBED ON JULY 19, 2024, BY JOHN B. YOUNG, PLS 2006016647: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°49'07" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 746.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. AMBASSADOR DRIVE, AS NOW ESTABLISHED; THENCE NORTH 28°19'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 244.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°36'39" WEST, 458.23 FEET; THENCE SOUTH 65°44'23" WEST, 360.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, AS NOW ESTABLISHED; THENCE NORTH 29°28'46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 1020.85 FEET TO THE SOUTHWEST CORNER OF EXECUTIVE HILLS NORTH BLOCKS 12 & 26, A SUBDIVISION IN SAID KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE NORTH 60°30'20" EAST ALONG THE SOUTH LINE OF SAID EXECUTIVE HILLS NORTH BLOCKS 12 & 26, 747.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID N. AMBASSADOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: THENCE SOUTH 46°18'31" EAST, 58.09 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 42°56'08" EAST, A RADIUS OF 1461.00 FEET AND AN ARC LENGTH OF 288.54 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 31°37'12" EAST, A RADIUS OF 4945.01 FEET AND AN ARC LENGTH OF 284.99 FEET; THENCE SOUTH 28°19'04" EAST, 302.35 FEET TO THE POINT OF BEGINNING. CONTAINS 806,341 SQUARE FEET OR 18.51 ACRES MORE OR LESS.

DEVELOPMENT PLAN NOTES

- ALL USES PERMITTED UNDER B4-3 ARE ALLOWED EXCEPT:
 - ADULT BUSINESSES
 - FUNERAL & INTERMENT SERVICES INCLUDING BUT NOT LIMITED TO: CEMETERY/COLUMBARIUM/MAUSOLEUM, CREMATING, UNDERTAKING
 - RECREATIONAL VEHICLE PARKING
 - WIRELESS COMMUNICATION FACILITY
- NO MORE THAN 50% OF THE TOTAL PLATTED AREA SHALL BE USED FOR SELF-STORAGE



Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PRELIMINARY PLAT
C3	SHARED INFRASTRUCTURE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	TREE PRESERVATION PLAN
C7	STREAM BUFFER PLAN
L1	OVERALL LANDSCAPE PLAN
E1	LIGHTING PLAN-1
E2	LIGHTING PLAN

ID NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
1	WOODRUFF, JOHN W	9600 N POLO DR	9619 KANSAS CITY, MO 64154
2	KC RESIDENCE LLC	9510 N AMBASSADOR DR	PO BOX 72, BONNER SPRINGS, KS 66012
3	TIFFANY SQUARE INC, VALLEY VIEW STATE BANK	9899 N AMBASSADOR DR	7500 WEST 95TH ST, OVERLAND PARK, KS 66212
4	GAYATRI GROUP OF HOTELS LLC	9550 N POLO DR	9908 W 152ND ST OVERLAND PARK, KS 66221
5	LAXMI HOTELS LLC	9500 N AMBASSADOR DR	9908 W 152ND ST OVERLAND PARK, KS 66221
6	TIFFANY SQUARE INC	9701 N AMBASSADOR DR	7500 WEST 95TH ST, OVERLAND PARK, KS 66212
7	TIFFANY SQUARE INC	N/A	7500 WEST 95TH ST, OVERLAND PARK, KS 66212

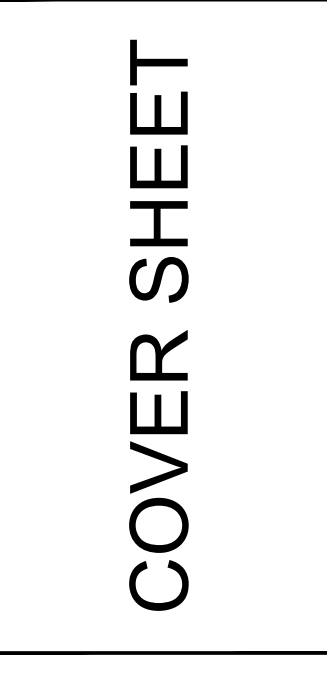
1.	REQUESTING DEVIATION TO ALLOW FOR INCREASE OF MAXIMUM BUILDING HEIGHT BY 5' TO ALLOW FOR 60' MAX. (65' ALLOWED BY ZONING)
2.	
3.	

Drawing name: K:\KAC_LB\2024\1002_Ambassador_Trails\Development\Plan\COVERSHEET.dwg Layout: Oct 26, 2024 11:38am by Kaitlin Raynor
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CITY COMMENTS	DATE	BY



SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
AS NOTED	MR	EF	MK



TRAILS AT
 AMBASSADOR -
 1st PLAT
 N. AMBASSADOR DR,
 KANSAS CITY, MO. 64153

ORIGINAL ISSUE:
 7/26/2024
 KHA PROJECT NO.
 268271002
 SHEET NUMBER

C0

FLOODPLAIN NOTE
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BY (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD HAS NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) 29095C0043G, EFFECTIVE JANUARY 20, 2017.

- SURVEY LEGEND**
- MONUMENT FOUND AS NOTED
 - SET MONUMENT AS NOTED
 - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
 - (P) PLATTED DISTANCE
 - (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE
 - LS LANDSCAPED AREA
 - EXISTING TREE
 - POWER POLE
 - LIGHT POLE
 - ELECTRIC PEDESTAL
 - GAS VALVE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WROUGHT IRON FENCE
 - OHE OVERHEAD ELECTRIC
 - UGE UNDERGROUND ELECTRIC
 - UGG UNDERGROUND GAS
 - GAS GAS LINE
 - UGW UNDERGROUND WATER
 - FO FIBER OPTIC LINE
 - T TELEPHONE
 - SANITARY SEWER
 - TREE LINE
 - STORM LINE

- NOTES**
- EXISTING CONDITIONS WITHIN PROJECT PROPERTY ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY J&J SURVEY DATED 11/1/2023.
 - ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM KANSAS CITY, MISSOURI GIS MAP. ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.

BENCHMARK:
 PL-03: Alum disk located 0.7 miles East and on the South Right-of-Way of Tiffany Springs Road to the beginning of a curve concave Northerly, 55.0 feet Southwesterly from the center line of Tiffany Springs Road; 53.5 Southwesterly from a new street, 21.6 feet from a gas pipe line marker; 28.3 feet Southwest of the top bolt of fire hydrant; and 46.8 feet Westery from a metal utility pole
 Elevation = 1076.77

SURVEY CONTROL POINTS

Point #	Northing	Easting	Elevation	Description
1	1126891.38	2745543.62	1076.77	PL-03
51	1128506.38	2743496.02	1058.14	"+" CUT
52	1130368.18	2742336.18	1045.36	IRON BAR SET
53	1126928.67	2743449.98	1078.02	"+" CUT
54	1129814.16	2741865.12	1055.94	IRON BAR SET

UTILITY NOTE:
 The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

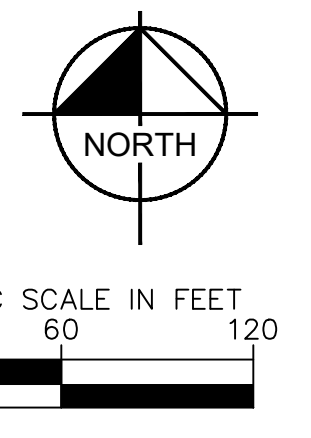
GENERAL SURVEY NOTES

- The plat of SARAH GLASS PLACE is recorded in Plat Book 3 at Page 33 in the Recorder of Deeds Office in Platte County, Missouri.
- The plat of LOTS 12H-1 & 12H-2 EXECUTIVE HILLS NORTH BLOCKS 12 & 26 is recorded in Plat Book 21 at Page 235 in the Recorder of Deeds Office in Platte County, Missouri.
- Title Report # NCS-1189866-KCTY, dated August 10, 2023 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- Basis of bearings was established by Missouri State Plane Coordinate System by GPS observations.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0043G, effective January 20, 2017.
- The subject property contains 2,692,519 square feet or 61.81 acres more or less.
- The property described herein is the same as the property described in the certain commitment for Title Insurance issued by First American Title Insurance Company Commitment No. NCS-1189866-KCTY, with a commitment date of August 10, 2023.
- The subject property contains two (2) Public Right-of-Ways which are NW Old Tiffany Springs Road and N. Ambassador Drive.
- There was no evidence of recent earth moving work, building construction, or building additions at the time of the survey.
- There was no proposed changes in street Right-of-Way lines or evidence of any recent street/sidewalk construction at the time of the survey.
- The zoning report for the subject property was prepared by The Planning & Zoning Resource Company, Dated: 02-27-2024, PZR Site Number CPZ-2024-00288, 9400 N. Ambassador Drive, Kansas City, MO 64153, KC PARCEL ID. 17205, 280910, 167473, 280926, 280924, 20-1-0-01-000-000-002.000, 20-1-0-000-000-001.000, 19-3-0-06-000-000-002.001

Zoning Designation: "B3-3" Community Business
 Purpose is to accommodate a broad range of retail and service uses

LOT AND BUILDING STANDARDS

STANDARD	REQUIREMENT
LOT SIZE	B-3
FLOOR AREA RATIO MAXIMUM	NONE
MIN. FRONT SETBACK	3.0
MIN. REAR SETBACK	NONE
SIDE SETBACK	NONE
MAXIMUM HEIGHT	NONE
>> MIXED-USE BUILDINGS	60
>> ALL OTHER BUILDINGS	55



DATE	08/30/2024
BY	KMR
REVISIONS	09/09/2024
CITY COMMENTS	
CITY COMMENTS	
SCALE:	AS NOTED
DESIGNED BY:	KMR
DRAWN BY:	EF
CHECKED BY:	MK
PRELIMINARY NOT FOR CONSTRUCTION	
EXISTING CONDITIONS	
TRAILS AT AMBASSADOR - 1st PLAT	
N. AMBASSADOR DR. KANSAS CITY, MO. 64153	
ORIGINAL ISSUE:	7/26/2024
KHA PROJECT NO.	268271002
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Kimley»Horn
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 PHOENIX, AZ 85006
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Drawing name: K:\KAC_LBE\2024\1002_Ambassador Commercial\2\Design\CD\PlanSheets\Development\Plan\EXISTING CONDITIONS - reworking Layout1 Sep 25, 2024 7:38am by Kaitlin Raynor
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Drawing name: K:\KAC_LIVE\2024\1002_Ambassador Commercial2 Design\CAD\Drawings\Development\1002 Preliminary Plat.dwg Layout: Oct 25, 2024, 11:38am by: Nathan Raynor
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SPECIAL RAPID TRANSIT EASEMENT.
A SPECIAL RAPID TRANSIT EASEMENT SHALL BE GRANTED BY THE FINAL PLAT FOR THE USE AND BENEFIT OF KCATA. THE EASEMENT SHALL BE A NON-EXCLUSIVE EASEMENT.

FLOODPLAIN.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C00436 AND DATED JANUARY 20, 2017. SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RIGHT OF ENTRANCE.
THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL: PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET DEDICATION.
NOT APPLICABLE.

BUILDING LINES.
NOT APPLICABLE.

DRAINAGE EASEMENT.
A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

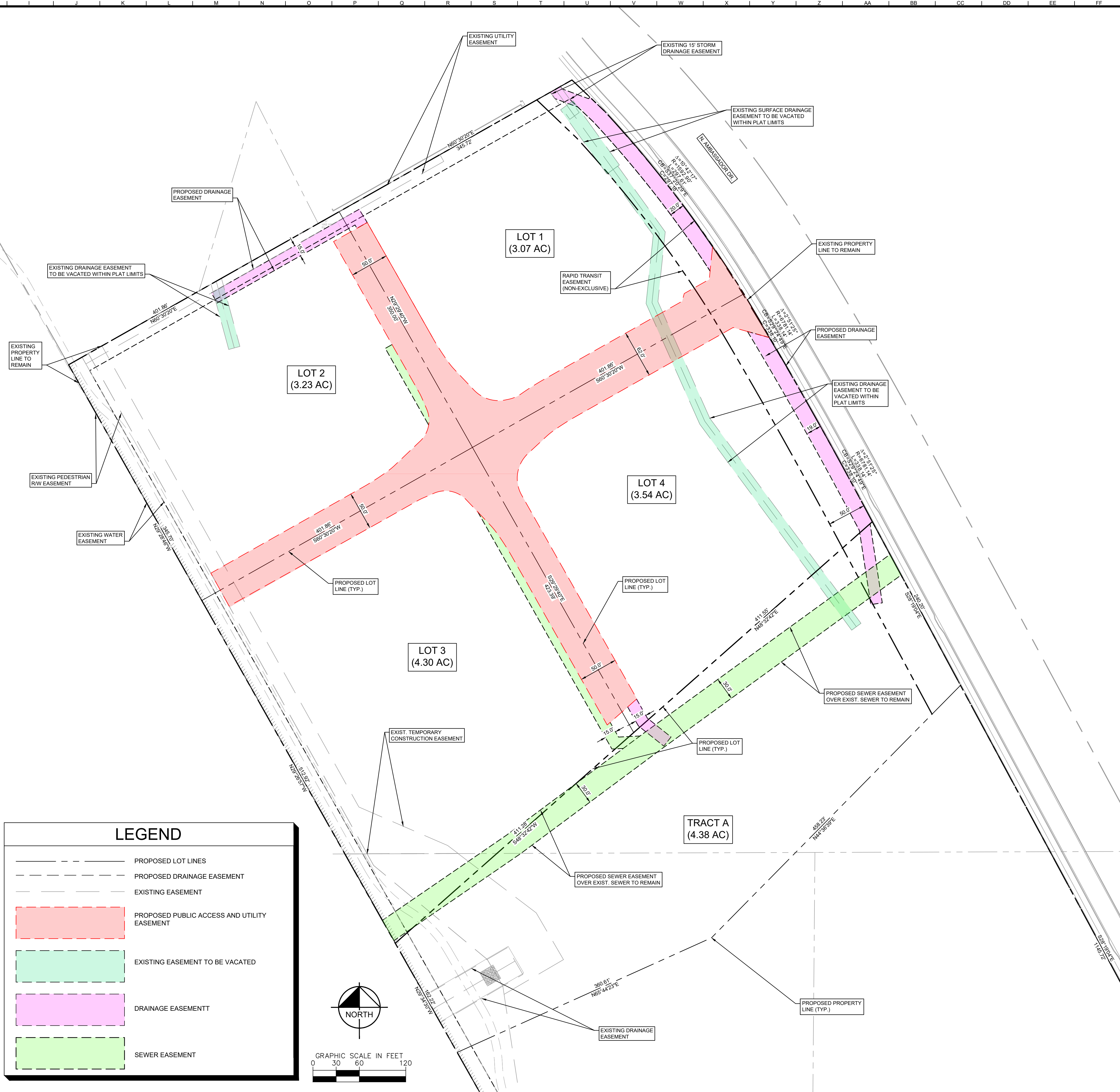
WATER MAIN EASEMENT.
A WATER MAIN EASEMENT (W/E) FOR THE LOCATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

SEWER EASEMENT.
A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

UTILITY EASEMENT.
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE FORESAID UTILITIES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

PAYMENT IN LIEU OF PARKLAND.
NO PARKLAND REQUIRED FOR PROJECT

1ST PLAT LEGAL DESCRIPTION:
A TRACT IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, SURVEYED AND DESCRIBED ON JULY 19, 2024, BY JOHN B. YOUNG, PLS-2006016647: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°49'07" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 746.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. AMBASSADOR DRIVE, AS NOW ESTABLISHED; THENCE NORTH 28°49'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 244.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°36'39" WEST, 458.23 FEET; THENCE SOUTH 65°44'23" WEST, 360.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, AS NOW ESTABLISHED; THENCE NORTH 29°28'46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 1020.85 FEET TO THE SOUTHWEST CORNER OF EXECUTIVE HILLS NORTH BLOCKS 12 & 26, A SUBDIVISION IN SAID KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE NORTH 60°30'20" EAST ALONG THE SOUTH LINE OF SAID EXECUTIVE HILLS NORTH BLOCKS 12 & 26, 747.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID N. AMBASSADOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: THENCE SOUTH 46°18'31" EAST, 58.09 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 42°56'08" EAST, A RADIUS OF 148.61 FEET AND AN ARC LENGTH OF 288.54 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 31°37'12" EAST, A RADIUS OF 4945.01 FEET AND AN ARC LENGTH OF 284.99 FEET; THENCE SOUTH 28°19'04" EAST, 302.35 FEET TO THE POINT OF BEGINNING. CONTAINS 806,341 SQUARE FEET OR 18.51 ACRES MORE OR LESS.



LEGEND

- PROPOSED LOT LINES
- PROPOSED DRAINAGE EASEMENT
- EXISTING EASEMENT
- PROPOSED PUBLIC ACCESS AND UTILITY EASEMENT
- EXISTING EASEMENT TO BE VACATED
- DRAINAGE EASEMENT
- SEWER EASEMENT

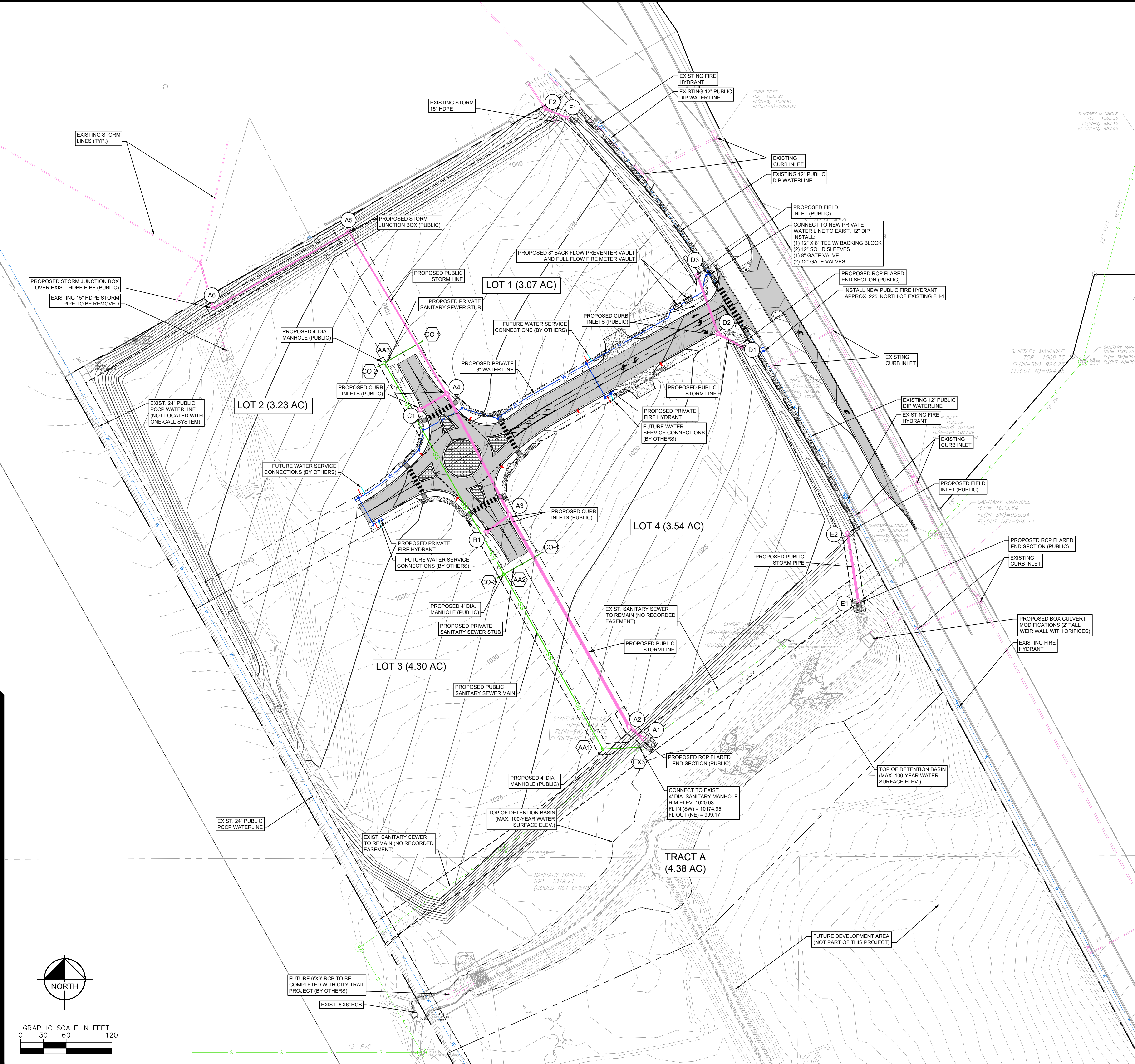
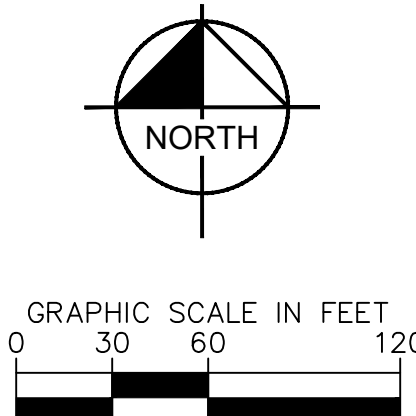
	KMR	08/30/2024	CITY COMMENTS	KMR	BY
	KMR	09/09/2024	CITY COMMENTS	KMR	DATE
	KMR	10/25/2024	CITY COMMENTS	KMR	DATE
<p>Kimley-Horn</p> <p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 800 PENNSYLVANIA, SUITE 150 PHOENIX, AZ 85004 WWW.KIMLEY-HORN.COM</p>					
SCALE:	AS NOTED				
DESIGNED BY:	DR				
DRAWN BY:	EF				
CHECKED BY:	MK				
<p>PRELIMINARY</p> <p style="font-size: 2em; font-weight: bold; color: red;">NOT FOR CONSTRUCTION</p>					
<p style="font-size: 2em; font-weight: bold;">PRELIMINARY PLAT</p>					
<p>TRAILS AT AMBASSADOR - 1st PLAT</p> <p>N. AMBASSADOR DR. KANSAS CITY, MO. 64153</p>					
ORIGINAL ISSUE: 7/26/2024					
KHA PROJECT NO. 268271002					
SHEET NUMBER					
C2					

Drawing name: K:\KAC_LBE\268271002_Ambassador - 1st Plat\Utility Plan.dwg UTILITY PLAN - Sep 25, 2024 7:58am by: Kaitlin Reynolds
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UTILITY NOTES

1. THIS PLAN REPRESENTS THE INITIAL SHARED INFRASTRUCTURE THAT WILL BE PERMITTED AND CONSTRUCTED, PRIOR TO THE COMMERCIAL LOTS. THE PURPOSE OF THIS PLAN, IS TO CONVEY WHAT INFRASTRUCTURE WILL BE IN-PLACE, TO ALLOW FOR THE FUTURE DEVELOPMENT OF EACH LOT.
2. ALL SANITARY SEWER SHALL BE CONSIDERED PUBLIC, AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.
3. ALL STORM SEWER SHALL BE CONSIDERED PUBLIC, AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.
4. ALL WATERLINES BE CONSIDERED PRIVATE, AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.

UTILITY LEGEND	
	PROPOSED WATER LINE (PRIVATE)
	PROPOSED FIRE HYDRANT (PRIVATE)
	PROPOSED PUBLIC STORM SEWER
	PROPOSED STORM INLET
	PROPOSED PUBLIC SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED PRIVATE SANITARY SEWER
	PROPOSED LIGHT POLE (PRIVATE)
	EXISTING STORM SEWER
	EXISTING STORM CURB INLET
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER MAIN (PUBLIC)
	EXISTING FIRE HYDRANTS (PUBLIC)

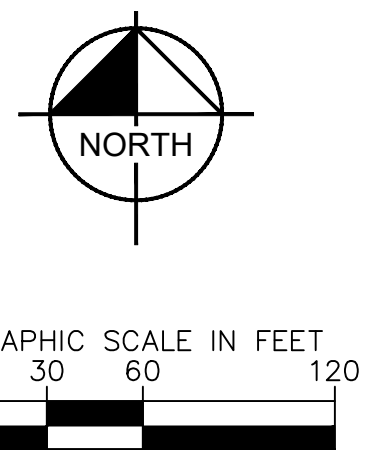
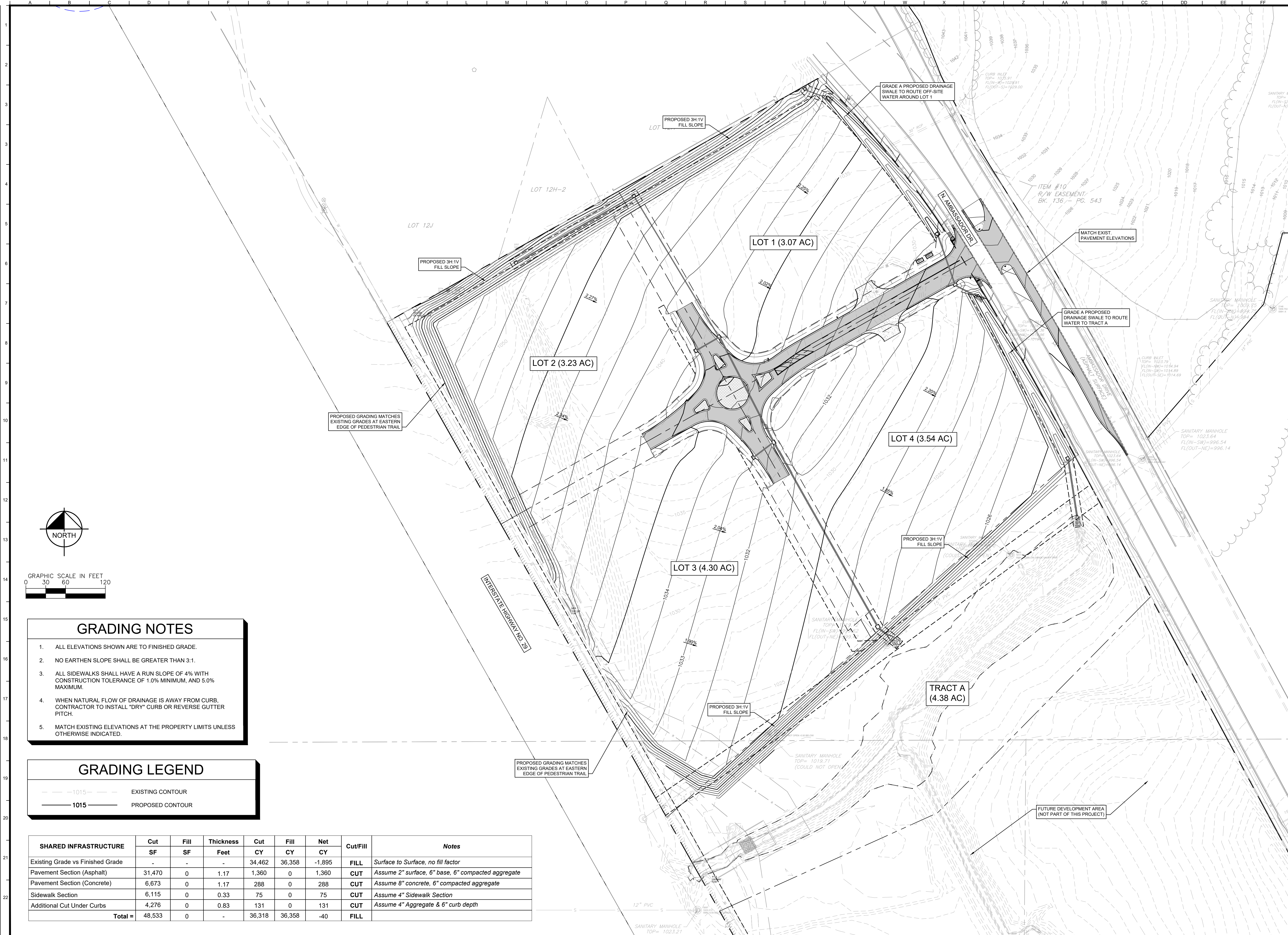


DATE	08/30/2024
BY	KWR
REVISIONS	
NO.	
DATE	09/09/2024
BY	KWR
CITY COMMENTS	
CITY COMMENTS	
SCALE:	AS NOTED
DESIGNED BY:	RR
DRAWN BY:	EF
CHECKED BY:	MK
PRELIMINARY NOT FOR CONSTRUCTION	
UTILITY PLAN	
TRAILS AT AMBASSADOR - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO. 64153	
ORIGINAL ISSUE:	7/26/2024
KHA PROJECT NO.	268271002
SHEET NUMBER	C4

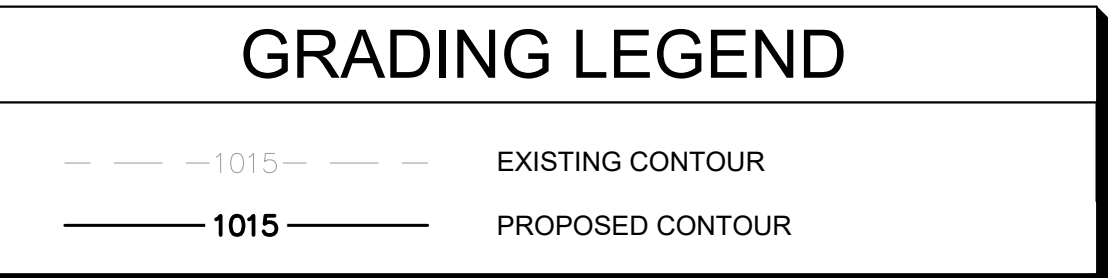
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BY	KWR
REVISIONS	
NO.	
DATE	09/09/2024
BY	KWR
CITY COMMENTS	
CITY COMMENTS	

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Drawing name: K:\KAC_L\2024\1002_Ambassador\Commercial2\DWG\Grading\Grading Plans\Grading Plan - Sep 25, 2024 7:58am by: Kaitlin Raynor
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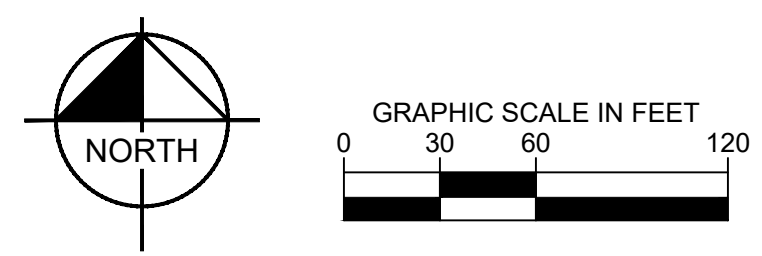
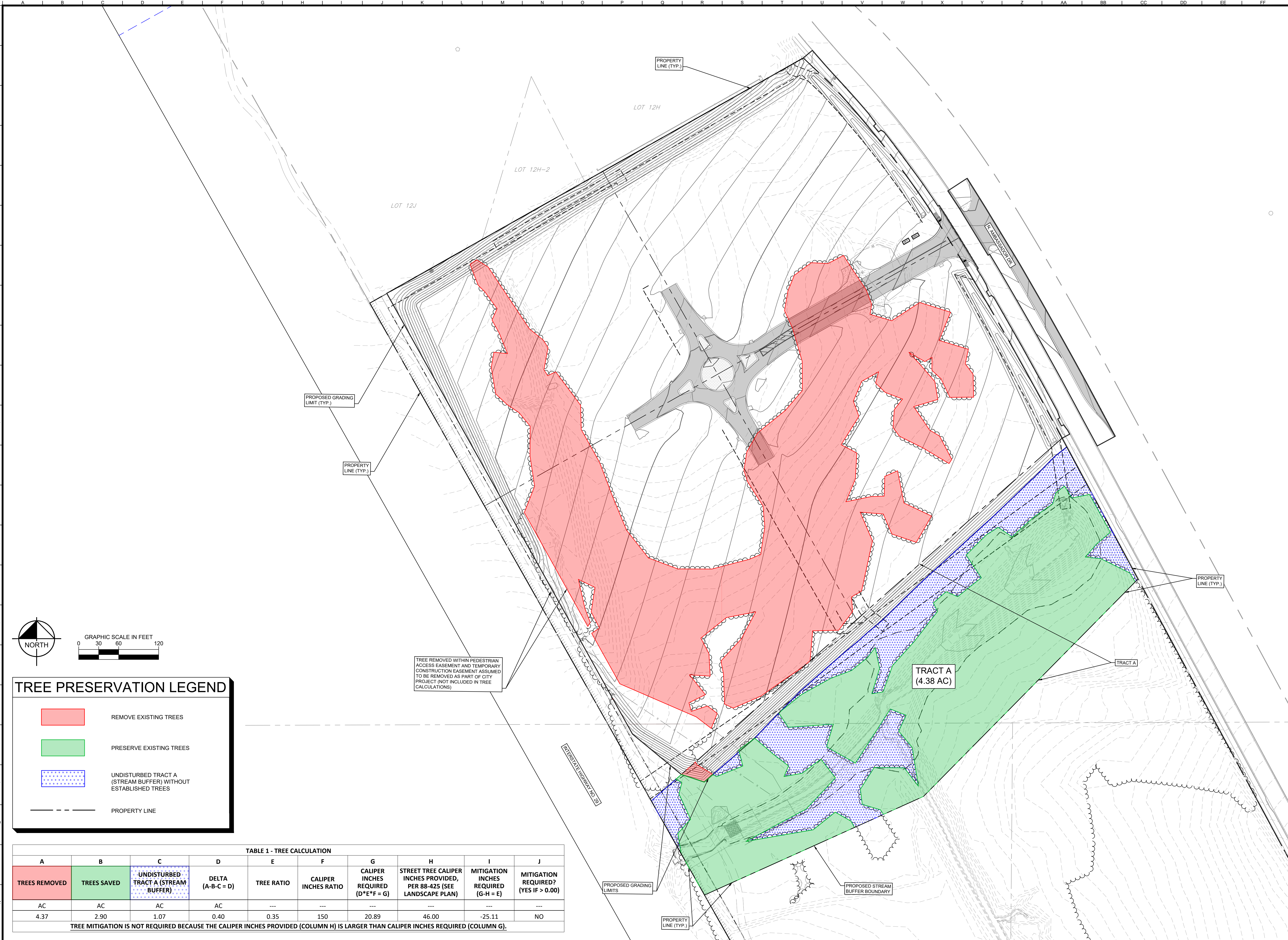
- ### GRADING NOTES
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 2. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1.
 3. ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
 4. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
 5. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.



SHARED INFRASTRUCTURE	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
Existing Grade vs Finished Grade	-	-	-	34,462	36,358	-1,895	FILL	Surface to Surface, no fill factor
Pavement Section (Asphalt)	31,470	0	1.17	1,360	0	1,360	CUT	Assume 2" surface, 6" base, 6" compacted aggregate
Pavement Section (Concrete)	6,673	0	1.17	288	0	288	CUT	Assume 8" concrete, 6" compacted aggregate
Sidewalk Section	6,115	0	0.33	75	0	75	CUT	Assume 4" Sidewalk Section
Additional Cut Under Curbs	4,276	0	0.83	131	0	131	CUT	Assume 4" Aggregate & 6" curb depth
Total	48,533	0	-	36,318	36,358	-40	FILL	

	KWR	08/30/2024	CITY COMMENTS	KWR	DATE	BY
	KWR	09/09/2024	CITY COMMENTS	KWR		
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GRADING PLAN						
TRAILS AT AMBASSADOR - 1st PLAT						
N. AMBASSADOR DR. KANSAS CITY, MO. 64153						
ORIGINAL ISSUE: 7/26/2024						
KHA PROJECT NO. 268271002						
SHEET NUMBER						
C5						

Drawing name: K:\KAC_LITE\26827\002_Ambassador\Commercial2\Design\Site\Development\Tree\Tree Preservation Plan.dwg TREE PRESERVATION PLAN - Sep 25, 2024 7:35am By: Kaitlin Raynor
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	REMOVE EXISTING TREES
	PRESERVE EXISTING TREES
	UNDISTURBED TRACT A (STREAM BUFFER) WITHOUT ESTABLISHED TREES
	PROPERTY LINE





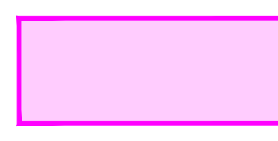




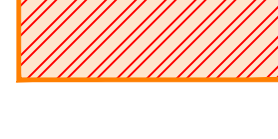
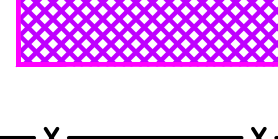
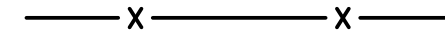

TREE REMOVED WITHIN PEDESTRIAN ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ASSUMED TO BE REMOVED AS PART OF CITY PROJECT (NOT INCLUDED IN TREE CALCULATIONS)

A	B	C	D	E	F	G	H	I	J
TREES REMOVED	TREES SAVED	UNDISTURBED TRACT A (STREAM BUFFER)	DELTA (A-B-C = D)	TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (D*E*F = G)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (G-H = I)	MITIGATION REQUIRED? (YES IF > 0.00)
AC	AC	AC	AC	---	---	---	---	---	---
4.37	2.90	1.07	0.40	0.35	150	20.89	46.00	-25.11	NO

TREE MITIGATION IS NOT REQUIRED BECAUSE THE CALIPER INCHES PROVIDED (COLUMN H) IS LARGER THAN CALIPER INCHES REQUIRED (COLUMN G).

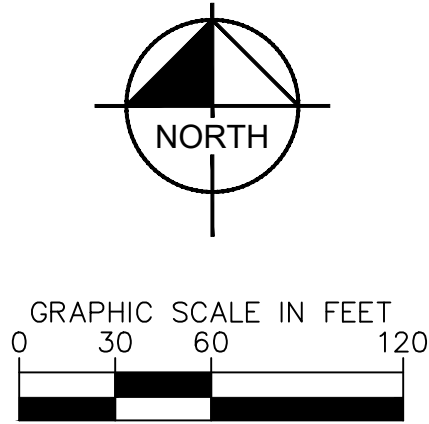
	KWR	08/30/2024	CITY COMMENTS	KWR	09/09/2024	CITY COMMENTS
	KWR		CITY COMMENTS	KWR		CITY COMMENTS
No.			REVISIONS		DATE	BY
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SCALE:	AS NOTED					
DESIGNED BY:	RR					
DRAWN BY:	EF					
CHECKED BY:	MK					
PRELIMINARY NOT FOR CONSTRUCTION						
TREE PRESERVATION PLAN						
TRAILS AT AMBASSADOR - 1st PLAT <small>N. AMBASSADOR DR. KANSAS CITY, MO. 64153</small>						
ORIGINAL ISSUE: 7/26/2024						
KHA PROJECT NO. 268271002						
SHEET NUMBER						
C6						

STREAM BUFFER LEGEND

-  EDGE OF MATURE VEGETATION & SLOPES >15% (PER KCMO PARCEL VIEWER)
-  100-YEAR MAX. WATER SURFACE ELEVATION
-  EXISTING STREAM BANK
-  EDGE OF STREAM SIDE ZONE (25' OFFSET OF STREAM BANK)
-  INNER ZONE (STREAMSIDE)
-  DISTURBED AREA WITHIN INNER ZONE
-  MIDDLE ZONE (EXTENDS FROM OUTER EDGE OF STREAMSIDE ZONE TO 100-YEAR FLOODPLAIN)
-  DISTURBED AREA WITHIN MIDDLE ZONE
-  OUTER ZONE (75' OFFSET OF INNER ZONE OR LIMIT OF MATURE VEGETATION/SLOPES >15% (MAX 250'))
-  DISTURBED AREA WITHIN OUTER ZONE
-  MITIGATION AREA PROVIDED
-  TEMPORARY CONSTRUCTION FENCE
-  CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED STREAM BUFFER PRESERVATION BOUNDARY MARKER SIGNS

SUMMARY OF QUANTITIES*				
DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT
STREAM BUFFER BOUNDARY MARKER	19	EA	--	1
TEMPORARY CONSTRUCTION FENCE	830	LF	--	1
PREPARE AS-BUILT DRAWINGS	1	EA	--	1

*QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING THEIR OWN QUANTITIES



STREAM BUFFER NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 28095C0043G AND DATED JANUARY 20, 2017. SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY J&J SURVEY, LLC ON NOVEMBER 11, 2023.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.
- STREAM BUFFER BOUNDARY MARKERS:
 - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
 - BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
 - CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
 - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
 - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.
- MIDDLE ZONE IS CALCULATED BASED ON POST DEVELOPMENT CONDITIONS, AS CALCULATED BY ENGINEER.

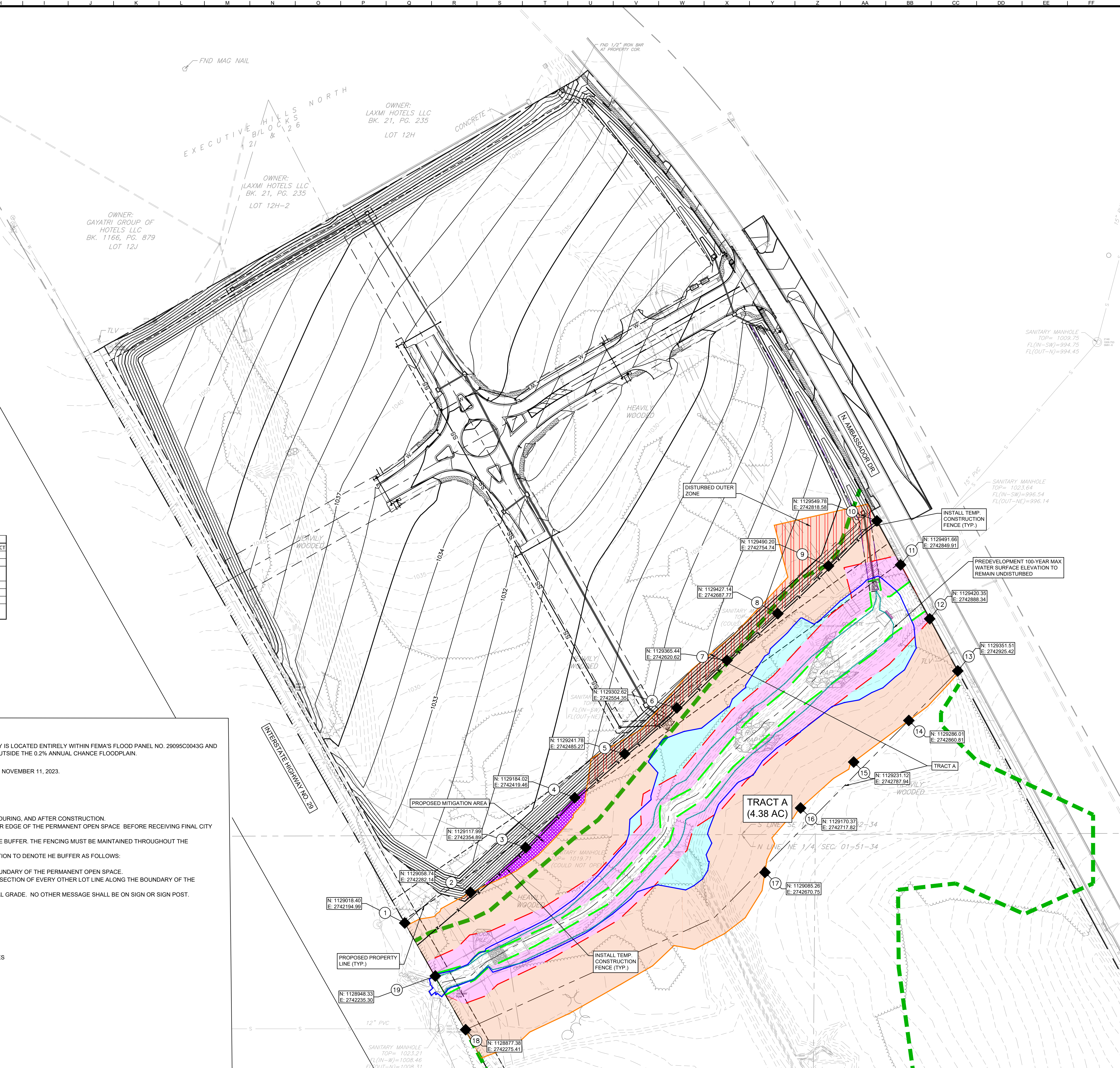
CALCULATIONS

NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES

TOTAL STREAM BUFFER OUTER ZONE:	117,373 SF
TOTAL OUTER ZONE DISTURBED:	15,365 SF
TOTAL PERCENT OF OUTER ZONE DISTURBED:	13%

DISTURBANCE WITHIN STREAMSIDE ZONE MUST BE MITIGATED AT A RATE OF 4:1

TOTAL STREAM BUFFER STREAMSIDE ZONE:	42,433 SF
TOTAL STREAMSIDE ZONE DISTURBED:	537 SF
TOTAL MITIGATION REQUIRED:	2,148 SF
TOTAL MITIGATION PROVIDED:	2,543 SF



DATE	BY
08/30/2024	KWR
09/09/2024	KWR
CITY COMMENTS	CITY COMMENTS
CITY COMMENTS	CITY COMMENTS
REVISIONS	DATE
No.	

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SCALE: AS NOTED
 DESIGNED BY: DR
 DRAWN BY: EF
 CHECKED BY: MK

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STREAM BUFFER PLAN

TRAILS AT AMBASSADOR - 1st PLAT
 N. AMBASSADOR DR.
 KANSAS CITY, MO. 64153

ORIGINAL ISSUE: 7/26/2024
 KHA PROJECT NO. 268271002
 SHEET NUMBER **C7**

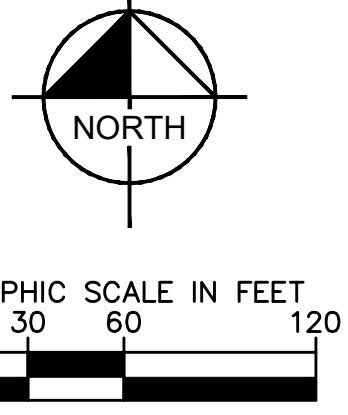
Drawing name: K:\KAC_LBE\2024\1002_Ambassador\Development\Plan\Stream Buffer Plan.dwg, Layout1 Sep 26, 2024, 7:36am, by: Kaitlin Raygor
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PLANT SCHEDULE NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	Q1	5	GARYA LINDONENSIS / PECAN HICKORY	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q2	5	QUERCUS BILBOA / WHITE OAK	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q3	4	LIRIODENDRON TULIPIFERA / WHITE STAR TULIP TREE	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q4	5	QUERCUS FAGOSA / CHERRYBARK OAK	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING

Kansas City, Missouri - Landscape Data Table		REQUIRED	PROVIDED
Site Area: 14.13 acres (615,503 sqft) - Community Business (B3-3)			
Section 88-425 Landscape and Screening			
88-425-03 C. Tree Planting Requirements			
At least one street tree is required for each 30' of street frontage.			
North Ambassador Drive 650' x 7' / 32' = 23 Trees	Yes	Yes	Yes
North Ambassador Dr. - 23 Trees	Yes	Yes	Yes
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)			
	Yes	Yes	Yes

- PLANTING NOTES:**
- THIS PLAN IS NOT INTENDED FOR CONSTRUCTION, AND HAS BEEN PREPARED TO ASSIST WITH THE ENTITLEMENT APPROVAL. SEE FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION WITH ANY LANDSCAPING TO BE INSTALLED WITH THE PROJECT.
 - STREET TREES SHOWN ARE THE MINIMUM REQUIRED BY CITY CODE. SEE STREET TREE CALCULATIONS ON THIS TABLE.
 - ALL STREET TREES WILL BE INSTALLED AT THE TIME EACH LOT IS DEVELOPED (BY THE END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY. EACH LOT WILL REQUIRE ITS OWN LANDSCAPE DESIGN AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS WITH THE CITY.
 - DISTURBED AREAS WITHIN CITY R.O.W. TO RECEIVE BUFFALOGRASS SOD AT TIME EACH LOT IS DEVELOPED (BY END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY.



ALL DISTURBED AREA TO RECEIVE EROSION PREVENTION AND TEMP. COVER SEED MIX (COMPOSED OF NATIVE MISSOURI-ECOTYPE SPECIES)

ALL DISTURBED STREAM BUFFER AREA TO RECEIVE PERMANENT NATIVE RIPARIAN SEED MIX (COMPOSED OF NATIVE MISSOURI-ECOTYPE SPECIES)

Drawing name: K:\KAC_LBE\2024\1002_Ambassador Commercial\2 Design\CAD\Plan\Sheet\LANDSCAPE\PLAN.dwg LANDSCAPE PLAN - Jul 26, 2024 12:21pm By: carmon.scheer
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SCALE: AS NOTED	DESIGNED BY: CWS	DRAWN BY: CNP	CHECKED BY: SAR
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LANDSCAPE PLAN

AMBASSADOR TRAILS - 1st PLAT
 N. AMBASSADOR DR.
 KANSAS CITY, MO, 64153

ORIGINAL ISSUE: 08/09/2024
KHA PROJECT NO. 268271002
SHEET NUMBER

LIGHT FIXTURE SCHEDULE

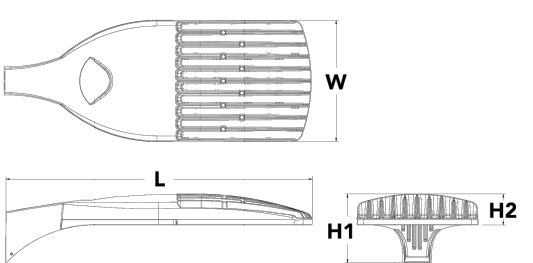
SYMBOL	TAG	DESCRIPTION	MODEL NUMBER	LLF	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS PER FIXTURE	LUMENS PER FIXTURE	COLOR	MOUNTING HEIGHT *
	L1	LITHONIA LIGHTING D-SERIES SIZE 1 TYPE II POLE MOUNTED LUMINAIRE (SINGLE)	DSX1_LED_P2_30K_T2M_MVOLT	0.9	POST TOP	LED	MVOLT	68W	9,260	3000K	30 FT

*MOUNTING HEIGHT INCLUDES BOTH FOUNDATION AND POLE HEIGHT



Specifications

EPA: 1.04 ft²
 Length: 33"
 Width: 13"
 Height H1: 7.1/2"
 Height H2: 3-1/2"
 Weight (max): 27 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. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K 3000K	T15 Type I short (Automotive)	120V	SPA Square pole mounting
	Retained optics	40K 4000K	T25 Type II medium	277V	RPA Round pole mounting
		50K 5000K	T35 Type III medium	277V	RPA Round pole universal mounting adaptor
			T45 Type IV medium	277V	RPA Round pole universal mounting adaptor
			T55 Type V short	277V	RPA Round pole universal mounting adaptor
			T65 Type VI medium	277V	RPA Round pole universal mounting adaptor
			T75 Type VII medium	277V	RPA Round pole universal mounting adaptor
			T85 Type VIII medium	277V	RPA Round pole universal mounting adaptor
			T95 Type IX medium	277V	RPA Round pole universal mounting adaptor
			T105 Type X short	277V	RPA Round pole universal mounting adaptor
			T115 Type XI short	277V	RPA Round pole universal mounting adaptor
			T125 Type XII short	277V	RPA Round pole universal mounting adaptor
			T135 Type XIII short	277V	RPA Round pole universal mounting adaptor
			T145 Type XIV short	277V	RPA Round pole universal mounting adaptor
			T155 Type XV short	277V	RPA Round pole universal mounting adaptor
			T165 Type XVI short	277V	RPA Round pole universal mounting adaptor
			T175 Type XVII short	277V	RPA Round pole universal mounting adaptor
			T185 Type XVIII short	277V	RPA Round pole universal mounting adaptor
			T195 Type XIX short	277V	RPA Round pole universal mounting adaptor
			T205 Type XX short	277V	RPA Round pole universal mounting adaptor

Control options	Other options	Finish
Shipped installed	PIR High flow motion/ambient sensor, 6-15 mounting height, ambient sensor mounted at 56"	DBBK Dark bronze
NI&R2 Night AR generation 2 enabled	HS House-side slant	DBLD Black
PIRNI Network, high flow motion/ambient sensor	SF Single face (120, 277, 347V)	DNAD Natural aluminum
PIRH Network, high flow motion/ambient sensor	DF Double face (120, 277, 347V)	DNWD White
PIR Network, high flow motion/ambient sensor	L90 Left retained optics	DNBT Textured dark bronze
PIR Network, high flow motion/ambient sensor	R90 Right retained optics	DBBK Textured black
PIR Network, high flow motion/ambient sensor	SP SPC ambient operation	DNAD Textured natural aluminum
PIR Network, high flow motion/ambient sensor	BA Backlit ambient operation	DNWD Textured white
PIR Network, high flow motion/ambient sensor	FAO Field adjustable output	
PIR Network, high flow motion/ambient sensor	ES External glare shield	

Ordering Information

Accessories	Notes
DS1201 L130 Phenol-55 heat sink (DS1201)	1. Not available with PL, PL2, PL3, PL4, PL5, PL6, PL7, PL8, PL9, PL10, PL11, PL12, PL13, PL14, PL15, PL16, PL17, PL18, PL19, PL20, PL21, PL22, PL23, PL24, PL25, PL26, PL27, PL28, PL29, PL30, PL31, PL32, PL33, PL34, PL35, PL36, PL37, PL38, PL39, PL40, PL41, PL42, PL43, PL44, PL45, PL46, PL47, PL48, PL49, PL50, PL51, PL52, PL53, PL54, PL55, PL56, PL57, PL58, PL59, PL60, PL61, PL62, PL63, PL64, PL65, PL66, PL67, PL68, PL69, PL70, PL71, PL72, PL73, PL74, PL75, PL76, PL77, PL78, PL79, PL80, PL81, PL82, PL83, PL84, PL85, PL86, PL87, PL88, PL89, PL90, PL91, PL92, PL93, PL94, PL95, PL96, PL97, PL98, PL99, PL100, PL101, PL102, PL103, PL104, PL105, PL106, PL107, PL108, PL109, PL110, PL111, PL112, PL113, PL114, PL115, PL116, PL117, PL118, PL119, PL120, PL121, PL122, PL123, PL124, PL125, PL126, PL127, PL128, PL129, PL130, PL131, PL132, PL133, PL134, PL135, PL136, PL137, PL138, PL139, PL140, PL141, PL142, PL143, PL144, PL145, PL146, PL147, PL148, PL149, PL150, PL151, PL152, PL153, PL154, PL155, 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