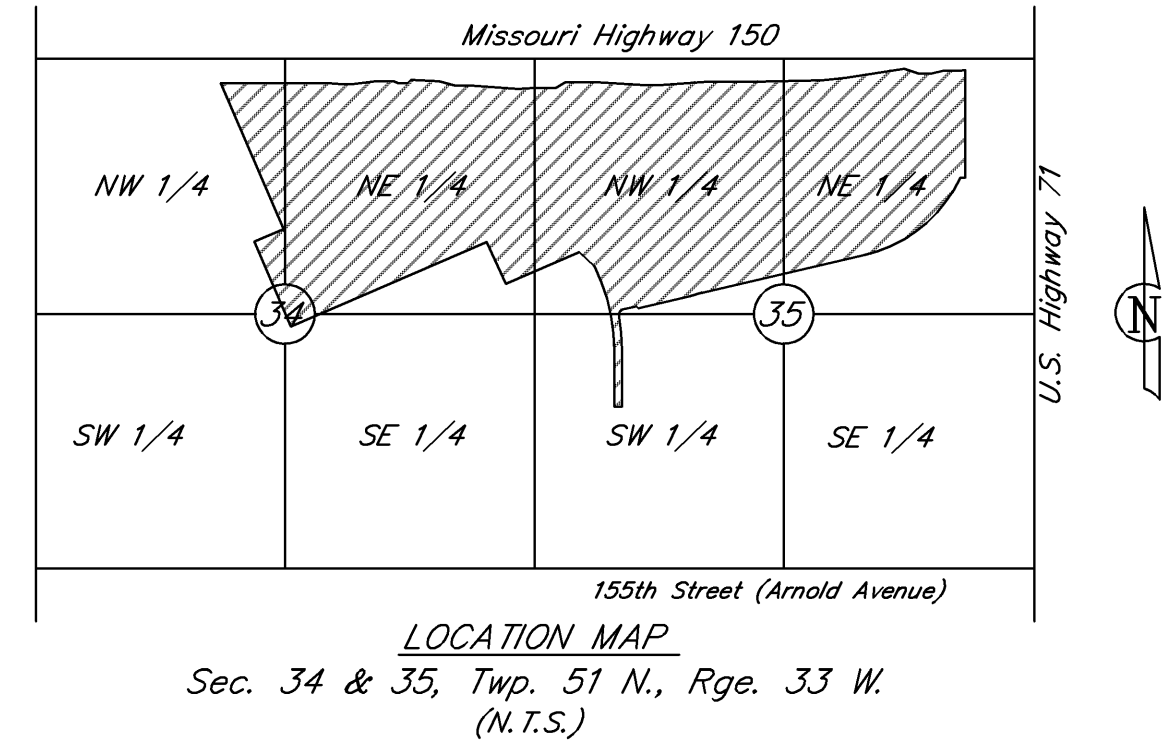


KANSAS CITY MISSOURI CENTERPOINT-KCS INTERMODAL CENTER PUBLIC IMPROVEMENT PLANS

SITE GRADING, LAND DISTURBANCE, STORM SEWER & PRELIMINARY STREET PLANS

N. 1/2 of Sec. 34 + 35, Twp. 51 N., Rge. 33

Kansas City, Jackson County, Missouri
Area Disturbed: 381.37 Acres



MASTER REVISION LIST			
DATE	P.E. INITIALS	DESCRIPTION	SHEET(S)
10-01-07	R.J.S.	Prepared for Review.	
11-16-07	R.J.S.	Issued for Bid	All
12-07-07	R.J.S.	Revised per City Comments and Marked "Approved Plans."	All
02-13-08	R.J.S.	Revised Detention Basin B location, Botts Road profile, and site grading	1, 7-11, 13, 17-21
02-22-08	R.J.S.	Revised Botts horizontal & vertical alignment, revised Line 16 coordinates	13, 14, 20-22
05-20-08	R.J.S.	Updated construction schedule	6
06-25-08	R.J.S.	Updated construction schedule	6
11-18-08	R.J.S.	Updated construction schedule	6
02-09-09	R.J.S.	AS BUILT	1, 12, 13, 14, & 16

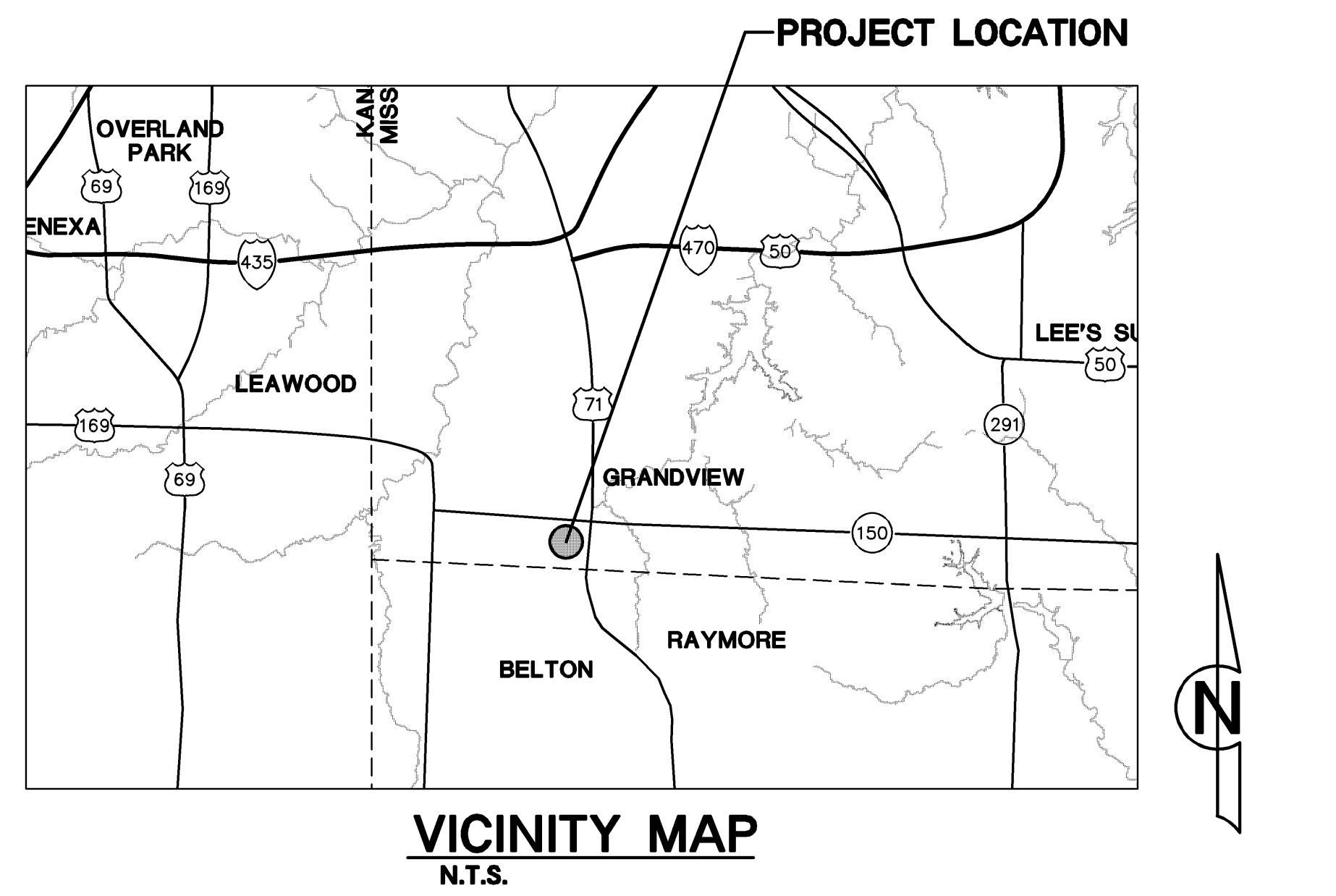
PROPERTY DESCRIPTION BY SURVEYOR AND TITLE COMMITMENT

TRACT 2:

All that part of the Northeast Quarter of Section 34 and the Northeast Quarter and the Northwest Quarter of Section 35, Township 47 North, Range 33 West in Jackson County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 35; thence North 88° 18' 57" West along the North line of said Northeast Quarter, 997.82 feet to the extension of the West line of the St. Louis and San Francisco Railroad, as now established; thence South 03° 36' 59" West along said West line, 111.14 feet to the South line of Missouri Highway Route 160, as established by Document Number 1999K 0073310, recorded on the 22 day of December, 1999 and revised by Corrective Deed recorded as Document Number 2007E062740, on the 22nd day of June, 2007 in the office of the Recorder of Deeds of said Jackson County and the True Point of Beginning of the tract to be herein described:

Thence South 03° 36' 59" West along the West line of said St. Louis and San Francisco Railroad, 1118.44 feet; thence North 88° 23' 01" West, 50.00 feet to a point 40.00 feet southeasterly of the centerline of a railroad spur track, as now established; thence Southwesterly along a curve to the left, parallel with and 40.00 feet distant from said centerline, with an initial tangent bearing of South 28° 48' 06" West, having a radius of 1472.89 feet, a central angle of 22° 38' 20", an arc distance of 581.89 feet; thence leaving said parallel line South 77° 16' 13" West, 1240.89 feet; thence South 07° 24' 21" West, 120.51 feet to a point 40.00 feet southeasterly of said centerline of a railroad spur track; thence South 80° 28' 52" West along a line parallel with and 40.00 feet distant from said centerline, 1175.87 feet; thence Southwesterly along a curve to the left, parallel with and 40.00 feet distant from said centerline, tangent to the last described course, having a radius of 1392.40 feet, a central angle of 5° 28' 33", an arc distance of 133.07 feet; thence leaving said parallel line South 80° 21' 57" West, 547.02 feet to the East line of Tract "A" of a Quitclaim Deed conveyed to the City of Kansas City, Missouri, recorded as Document Number 2006K0019276 in the office of the Recorder of Deeds of said Jackson County; thence North 42° 43' 09" West (deed - South 42° 44' 09" East) along said East line of Tract "A", 548.15 feet to the Northeast corner thereof; thence South 70° 18' 33" West (deed - North 70° 18' 47" East) along the North line of said Tract "A", 833.23 feet to the East line of an ALTA/ACSM Land Title Survey, dated May 22, 2007 and prepared by TransSystems; thence along said East line the following five courses; course 1, North 22° 41' 49" West, 1033.35 feet; course 2, North 16° 46' 49" West, 176.80 feet; course 3, North 22° 42' 03" West, 800.94 feet; course 4, South 66° 20' 02" West, 18.04 feet; course 5, North 22° 40' 12" West, 317.31 feet to said South line of Missouri Highway Route 150; thence along said South line the following twenty-two courses: course 1, South 88° 24' 47" East, 5.06 feet; course 2, North 48° 35' 13" East, 46.40 feet; course 3, South 85° 14' 00" East, 295.73 feet; course 4, South 71° 50' 20" East, 169.50 feet; course 5, South 86° 24' 47" East, 157.32 feet; course 6, South 82° 35' 58" East, 493.22 feet; course 7, South 89° 50' 48" East, 164.34 feet; course 8, South 85° 24' 47" East, 229.86 feet; course 9, North 84° 50' 50" East, 115.99 feet; course 10, South 85° 24' 47" East, 324.80 feet; course 11, South 85° 21' 37" East, 492.82 feet; course 12, South 86° 24' 47" East, 184.04 feet; course 13, North 88° 23' 34" East, 493.45 feet; course 14, South 88° 24' 47" East, 498.53 feet; course 15, South 87° 17' 27" East, 703.91 feet; course 16, North 88° 42' 41" East, 245.36 feet; course 17, North 84° 39' 29" East, 616.85 feet; course 18, South 88° 18' 20" East, 157.84 feet; course 19, South 86° 17' 19" East, 131.23 feet; course 20, North 82° 07' 35" East, 133.96 feet; course 21, South 88° 17' 19" East, 184.04 feet; course 22, North 86° 39' 50" East a distance of 81.13 feet to the True Point of Beginning. This description is subject to road right of ways, railroad right of ways, easements, covenants and restrictions of record, if any. Described property contains 233.36 acres, more or less.



SUMMARY OF QUANTITIES - PUBLIC				
ITEM	UNIT	PLAN	AS-BUILT	CONTRACT NO.
Grading				
Excavation (Inside R/W)	C.Y.	13,711	13,711	1
Embankment (Inside R/W)	C.Y.	80,637	80,637	1
Excavation (Detention Basin)	C.Y.	302,749	302,749	2
Embankment (Detention Basin)	C.Y.	210,132	210,132	2
Silt Fence	L.F.	43,646	43,646	4
Rock Check Dam	Ea.	19	19	4
Vehicle Tracking Control	Ea.	2	2	4
Seed & Mulch	Ac.	381.37	381.37	4
Tree Clearing	Ac.	9	9	4
Utility				
Std. Curb Inlet (5'x3' Inside)	Ea.	2	2	2
Std. Junction Box (5'x3' Inside)	Ea.	2	2	2
Std. Manhole (4' Inside Diameter)	Ea.	1	1	2
15" RCP End Section	Ea.	2	2	2
18" RCP End Section	Ea.	4	1	2
24" RCP End Section	Ea.	1	2	2
30" CMP End Section	Ea.	2	2	2
42" RCP End Section	Ea.	3	3	2
15" RCP	L.F.	86.46	84.33	2
18" DIP	L.F.	55.67	79.40	2
18" RCP	L.F.	203.82	98.11	2
24" RCP	L.F.	140.70	163.43	2
30" CMP Pipe	L.F.	117.04	115.46	2
42" RCP	L.F.	502.48	498.23	2
Grouted Rip-Rap (d ₅₀ =1.25)	S.Y.	295	295	2
Demo Headwall/Connect to Exist. Pipe	Ea.	1	1	2
18" Sluice Gate	Ea.	1	1	2
Trash Rack	Ea.	3	3	2
Orifice Plate	Ea.	2	2	2
Riser Pipe Filter	Ea.	4	4	2
Flowable Fill	L.F.	80	80	2

SUMMARY OF QUANTITIES - PRIVATE				
ITEM	UNIT	PLAN	AS-BUILT	CONTRACT NO.
Demolition				
Pavement	C.Y.	120,000	120,000	3
Storm Sewer	L.S.	1	1	3
Water Main	L.S.	1	1	3
Runway Lights	L.S.	1	1	3
Fence	L.S.	1	1	3
Buildings	L.S.	1	1	3
Power	L.S.	1	1	3
Telephone	L.S.	1	1	3
Grading				
Excavation (outside R/W)	C.Y.	1,296,254	1,296,254	3
Embankment (outside R/W)	C.Y.	1,321,945	1,321,945	3

Summary of Quantities as indicated above and any quantities as shown within the plans have been provided for permitting purposes only and are not intended for use in preparation of contract documents. Quantities intended for, but not limited to, the preparation of proposals and bid documents shall be independently evaluated by the estimating party based upon the contents of these plans.

Demolition quantities have not been estimated for these plans.

AS BUILT
Date Surveyed: January 26, 2006

I hereby certify that the conditions shown are correct and the sewers are acceptably located within existing easements or right-of-ways.

Robert J. Sunta, P.E.

Construction Permit Numbers
SEC4: 70095943
Drawing File No:
Field Acceptance Date:

PROJECT BENCHMARK		
County: Jackson	State: Missouri	
Township: 47N	Range: 32W	Section: 30
USGS 7.5' Quad: Belton		
Date Monumented: 1989 Monumented By: MODNR		
Elevation: 1046.26		

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DEVELOPER:
Jim S. Cross, Vice President Development
Centerpoint Properties
Cal East Industrial Investors, LLC.
1808 Swift Drive, Oak Brook, Illinois, 60523-1501
P.H. (630) 583-8000
Fax. (630) 583-8005

I have reviewed these plans and understand what is proposed. The work will be accomplished in FOUR contracts with a work breakdown as follows:

1. Grading (Public)	5.	9.
2. Storm Sewer	6.	10.
3. Grading (Private)	7.	11.
4. Land Disturbance	8.	12.

Any incidental work not specifically permitted (i.e. final cleanup) will be completed by the GRADING contractor.

ACCEPTED:

This Erosion Control Plan has been placed in the City's file for this project. The plan appears to fulfill the Missouri Department of Natural Resources' technical criteria and the criteria for erosion control and requirements of the City. I understand that additional erosion control measures may be needed if unforeseen erosion problems arise or if the submitted plan does not function as intended. The requirements of this plan shall run with the land and be the obligation of the land owner until such time as the plan is properly completed, modified or voided."

Jim S. Cross _____ Date _____

I hereby certify that this project has been designed, and these plans prepared, to meet or exceed the design criteria of Kansas City, Missouri, in current usage, except as indicated below.

Exceptions:
1. NONE
2. _____
3. _____
4. _____

Lutfjen, Inc. has been retained to provide as-built drawings for this project.

Robert J. Sunta, P.E. _____ Date _____

REVIEWED FOR CODE COMPLIANCE

City Planning and Development Services Land Development Division

Land Disturbance Private Grading Public Grading Street Design Sanitary Sewers Storm Sewers

BY: _____

DATE: _____

DEPARTMENT OF CITY PLANNING & DEVELOPMENT KANSAS CITY, MISSOURI

CONSTRUCTION PERMIT MUST BE SECURED WITHIN ONE YEAR OF REVIEW