

LOCATION MAP  
SECTION 15-48-33  
Scale 1" = 2000'

# Alphapointe Expansion

Kansas City, Jackson County, Mo  
Section 15, Township 48, Range 33

## Development Plans

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Development Plans  
23-0155  
Alphapointe Expansion  
Kansas City, Jackson County, Mo

Title Sheet

**Record Description:**

A tract of land located in the Northwest Quarter of Section 15, Township 48, Range 33, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 15; thence South 86 degrees 32 minutes 59 seconds East on the North line of said Northwest Quarter a distance of 40.00 feet; thence South 02 degrees 15 minutes 50 seconds West a distance of 75.00 feet to a point on the South right-of-way line of 75th Street as now established, said point also being the point of beginning of the tract herein described; thence South 86 degrees 32 minutes 59 seconds East on said South right-of-way line a distance of 1000.08 feet to a point on the West right-of-way line of State Highway Route 71 (South Midtown Freeway); thence South 69 degrees 51 minutes 01 seconds East on said West right-of-way line a distance of 45.81 feet; thence South 25 degrees 57 minutes 06 seconds East continuing on said West right-of-way line a distance of 338.88 feet; thence South 16 degrees 06 minutes 45 seconds East continuing on said West right-of-way line a distance of 177.44 feet; thence South 05 degrees 43 minutes 10 seconds East continuing on said West right-of-way line a distance of 753.60 feet to a point on the North right-of-way line of 77th Street; thence North 86 degrees 30 minutes 57 seconds West on the North right-of-way line of said 77th Street a distance of 1364.59 feet to a point on the East right-of-way line of Prospect Avenue; thence North 02 degrees 15 minutes 50 seconds East on said East right-of-way line a distance of 1219.02 feet to the point of beginning.

**EXCEPT the following described as follows:**

A tract of land located in the Northwest Quarter of Section 15, Township 48, Range 33, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of the Northwest quarter of said Section 15; thence South 86 degrees 32 minutes 59 seconds East on the North line of said Northwest quarter a distance of 40.00 feet; thence South 02 degrees 15 minutes 50 seconds West a distance of 75.00 feet to a point on the South right-of-way line of 75th Street as now established, thence South 02 degrees 15 minutes 50 seconds West along the East right-of-way line of Prospect Avenue a distance of 1209.02 feet to a point on the East right-of-way line of Prospect Avenue, said point also being the point of beginning of the tract to be described; thence South 86 degrees 30 minutes 57 seconds East a distance of 1198.43 feet; thence North 03 degrees 29 minutes 03 seconds East a distance of 55.00 feet; thence South 86 degrees 30 minutes 57 seconds East a distance of 110.00 feet; thence South 03 degrees 29 minutes 03 seconds West a distance of 55.00 feet; thence South 86 degrees 30 minutes 57 seconds East a distance of 54.75 feet to a point on the West right-of-way line of State Highway Route 71 (South Midtown Freeway); thence South 05 degrees 43 minutes 10 seconds East on said West right-of-way line a distance of 10.13 feet to a point on the North right-of-way line of 77th Street; thence North 86 degrees 30 minutes 57 seconds West along the North right-of-way line of 77th Street a distance of 1364.59 feet to a point on the East right-of-way of Prospect Avenue; thence North 02 degrees 15 minutes 50 seconds East along the East right-of-way line of Prospect Avenue a distance of 10.00 feet to the point of beginning.

**AND FURTHER EXCEPT the following described as follows:**

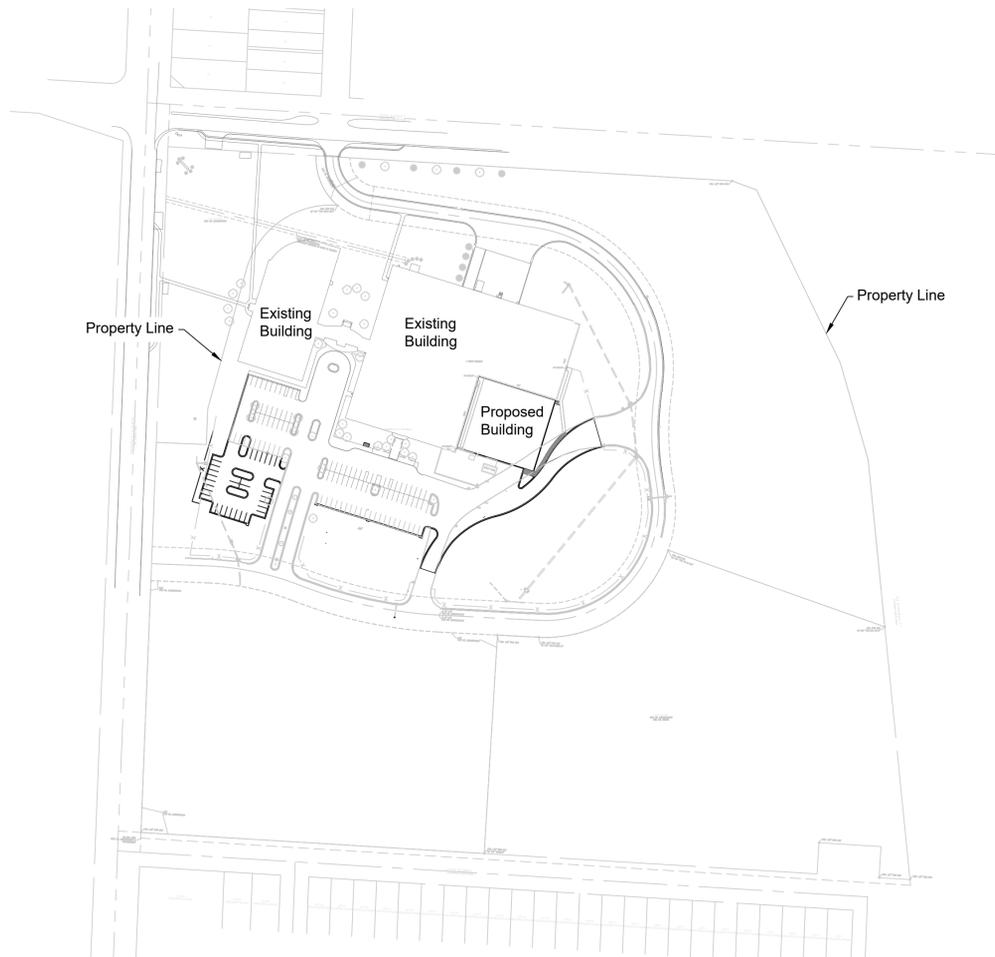
A tract of land in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri being more particularly described as follows: (NOTE: The Bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983) Commencing at the Northwest corner of said Section 15; thence South 02 degrees 15 minutes 50 seconds West 1,284.46 feet along the West line of the Northwest Quarter of said Section 15; thence South 87 degrees 44 minutes 10 seconds East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established and the North right-of-way line of 77th Street, as now established; thence South 86 degrees 30 minutes 57 seconds East 608.43 feet, along said North right-of-way line, to the True Point of Beginning of the tract therein described; thence North 03 degrees 29 minutes 03 seconds East 385.49 feet; thence South 87 degrees 00 minutes 00 seconds East 73.08 feet to the beginning of a curve concave to the Northwest having a radius of 230.00 feet; thence Northeasterly 295.48 feet, along said curve to the left, having a central angle of 73 degrees 36 minutes 29 seconds and a chord bearing of North 56 degrees 11 minutes 46 seconds East 275.58 feet; thence South 70 degrees 36 minutes 29 seconds East 406.44 feet to a point on the Westerly right-of-way line of Missouri Highway 71, as now established; thence South 05 degrees 43 minutes 10 seconds East 447.42 feet, along said Westerly right-of-way line, to a point on said North right-of-way line of 77th Street; thence North 86 degrees 30 minutes 57 seconds West 54.76 feet along said North right-of-way line; thence North 03 degrees 29 minutes 03 seconds East 55.00 feet along said North right-of-way line; thence North 86 degrees 30 minutes 57 seconds West 110.00 feet along said North right-of-way line; thence South 03 degrees 29 minutes 03 seconds West 55.00 feet along said North right-of-way line; thence North 86 degrees 30 minutes 57 seconds West 590.00 feet, along said North right-of-way line, to the True Point of Beginning of the tract herein described;

**AND FURTHER EXCEPT the following described as follows:**

All that part of the Northwest Quarter of Section 15, Township 48 North, Range 33 West, Kansas City, Jackson County, Missouri, described as follows: Commencing at the Northwest corner of said Section 15; thence South 86 degrees 32 minutes 34 seconds East, along the North line of said Section 15, 40.01 feet, to the Northerly prolongation of the East right-of-way line of Prospect Avenue; thence South 02 degrees 16 minutes 07 seconds West, along said Northerly prolongation, 75.02 feet, to the South right-of-way line of East 75th Street and the point of beginning; thence South 86 degrees 32 minutes 34 seconds East, along said South right-of-way line, 262.49 feet, to the Westerly line of an ingress easement recorded as Document No. 2006E0043457 in the Jackson County, Missouri Recorder of Deeds Office; thence in a Southeasterly direction along said Westerly easement line, along a curve to the left, with an initial tangent bearing of South 02 degrees 23 minutes 45 seconds West, a radius of 110.00 feet and a central angle of 51 degrees 11 minutes 19 seconds an arc distance of 98.28 feet; thence in a Southwesterly direction on a curve to the left, with an initial tangent bearing of North 85 degrees 44 minutes 22 seconds West, a radius of 155.00 feet and a central angle of 77 degrees 06 minutes 38 seconds an arc distance of 208.60 feet; thence South 15 degrees 34 minutes 10 seconds West, 258.56 feet; thence South 02 degrees 23 minutes 32 seconds West, 63.30 feet; thence North 87 degrees 36 minutes 36 seconds West, 88.48 feet; to the East right-of-way line of Prospect Avenue; thence North 02 degrees 16 minutes 07 seconds East, along said East right-of-way line, 521.08 feet, to the point of beginning.

**FLOOD PLAIN NOTE**

According to the FEMA Flood Insurance Rate Map Number 20091C0123G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.



**LEGEND**

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
	Utility Easement		Future Curb and Gutter
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

**Consultant/Applicant:**  
Renaissance Infrastructure Consulting  
Contact: Caleb Flake P.E.  
400 E 17th Street  
Kansas City, Mo. 64108  
(816) 800.0950  
cflake@ric-consult.com

**Prepared For:**  
ACI Boland Architects  
1710 Wyandotte  
Kansas City, Mo. 64108  
(816) 763.9600

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CP-2023-00168** on **12/19/2023**

Joseph Rexwinkle, AICP  
Secretary of the Commission

NO.	DATE	REVISION
1.	11/17/2023	City Comments
	10/27/2023	Original Submittal

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CHECKED BY: CF

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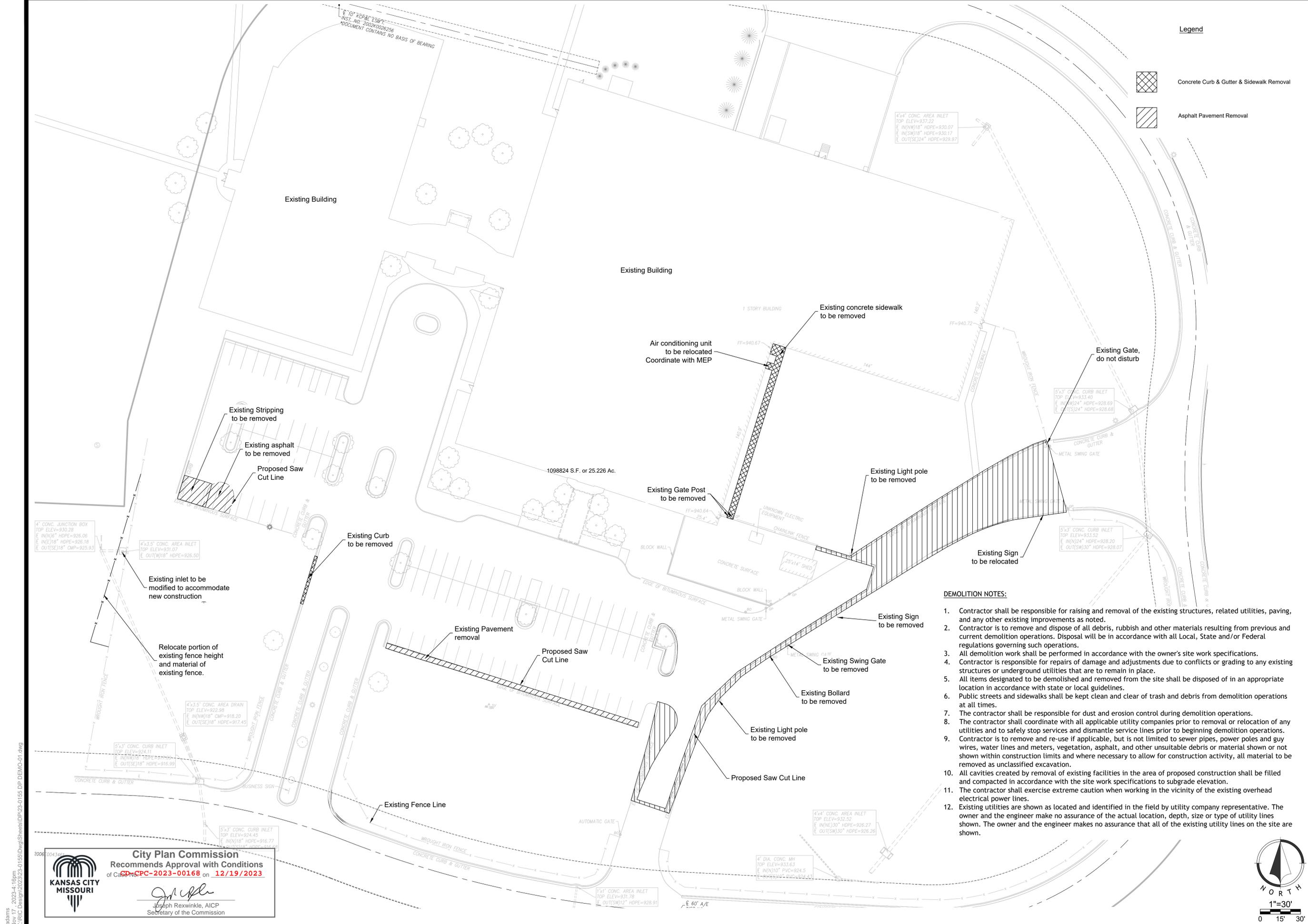


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- Legend**
- Concrete Curb & Gutter & Sidewalk Removal
  - Asphalt Pavement Removal

- DEMOLITION NOTES:**
1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
  2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all Local, State and/or Federal regulations governing such operations.
  3. All demolition work shall be performed in accordance with the owner's site work specifications.
  4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
  5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
  6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
  7. The contractor shall be responsible for dust and erosion control during demolition operations.
  8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safely stop services and dismantle service lines prior to beginning demolition operations.
  9. Contractor is to remove and re-use if applicable, but is not limited to sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity, all material to be removed as unclassified excavation.
  10. All cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
  11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
  12. Existing utilities are shown as located and identified in the field by utility company representative. The owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown. The owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.

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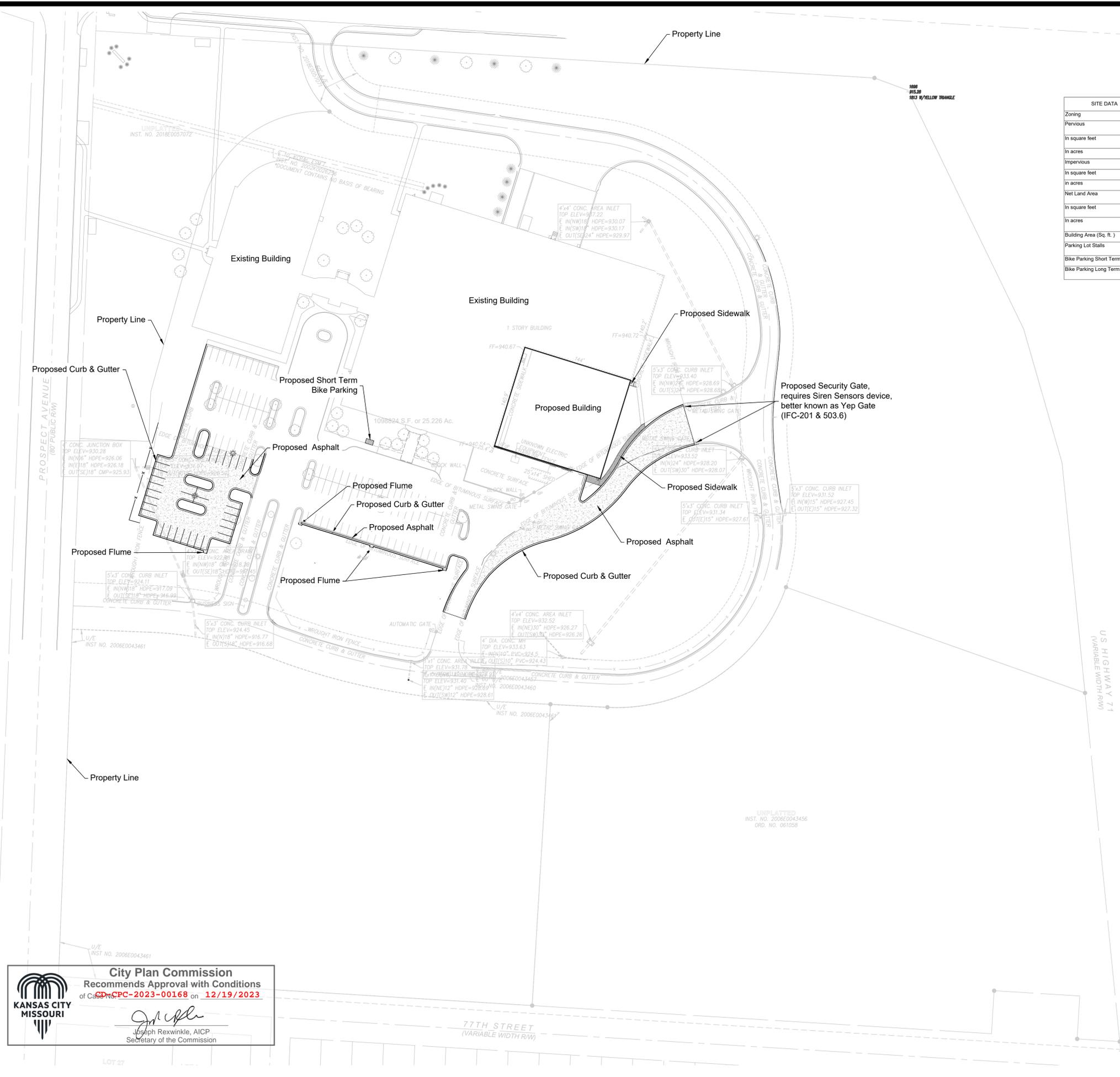
**Renaissance Infrastructure Consulting**  
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 MO Certificate of Authority: E-2010033850

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2023-00168** on **12/19/2023**  
  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning				
Pervious				
In square feet	825,763.00 SQ. FT.	786,245.00 SQ. FT.	NO	
In acres	18.96 Acres	18.05 Acres	NO	
Impervious				
In square feet	273,227.00 SQ. FT.	312,745.00 SQ. FT.	NO	
In acres	6.26 Acres	7.17 Acres	NO	
Net Land Area				
In square feet	1,098,990.00 SQ. FT.		NO	
In acres	25.22 Ac		NO	
Building Area (Sq. ft.)	106,311.00 SQ. FT.	18,000.00 SQ. FT.	NO	
Parking Lot Stalls	96	126	NO	
Bike Parking Short Term	10% of 96 Emp = 10	10% of 126 Emp = 13	NO	
Bike Parking Long Term	1 per: 20 Employees = 5	1 per: 20 Employees = 6	NO	

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Development Plans  
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 Alphapointe Expansion  
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General Layout

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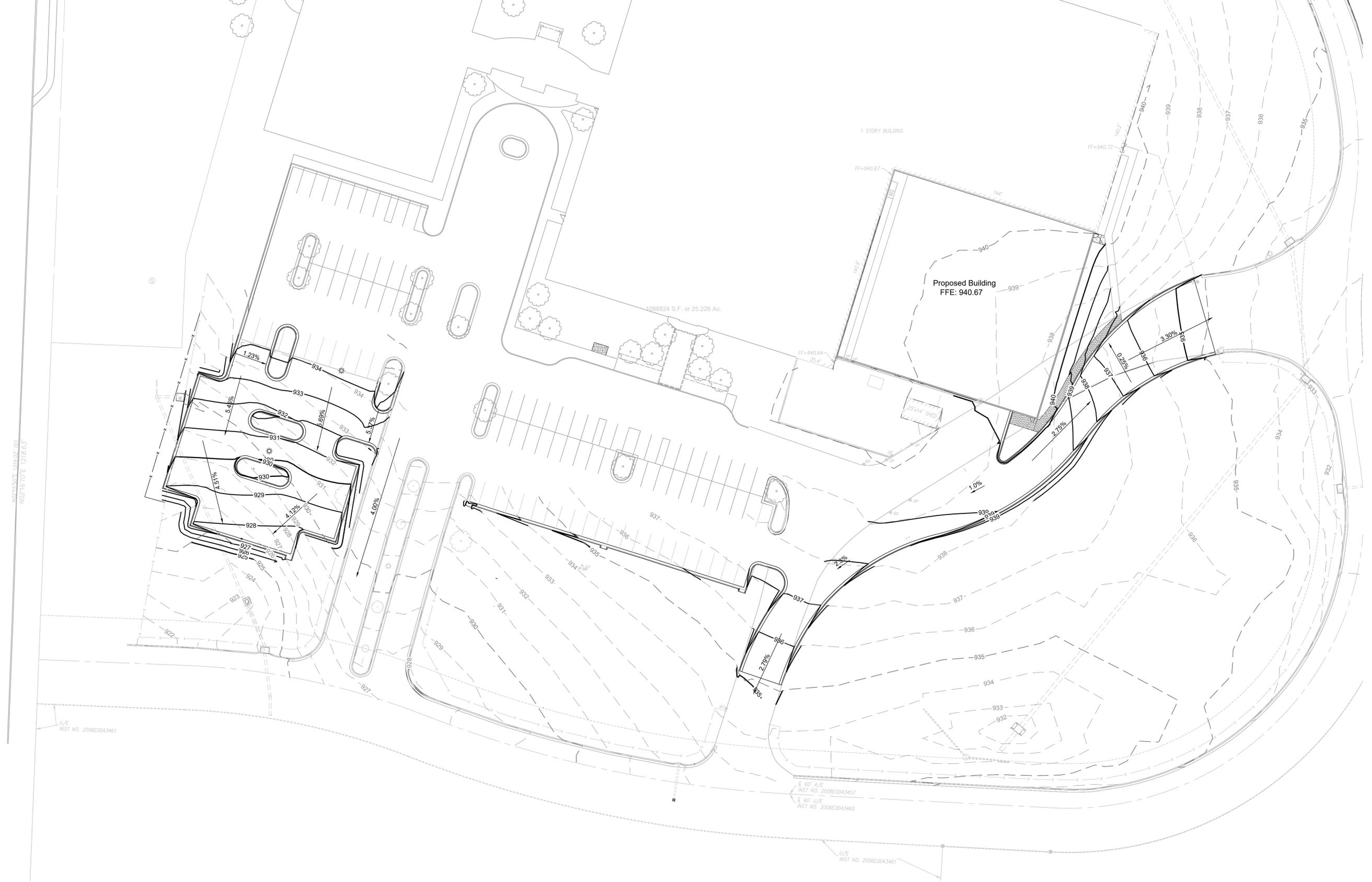
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**City Plan Commission**  
**Recommends Approval with Conditions**  
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*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**LEGEND**

	Existing Major Contour
	Existing Minor Contour
	Proposed Major Contour
	Proposed Minor Contour



Development Plans  
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 Alhapointe Expansion  
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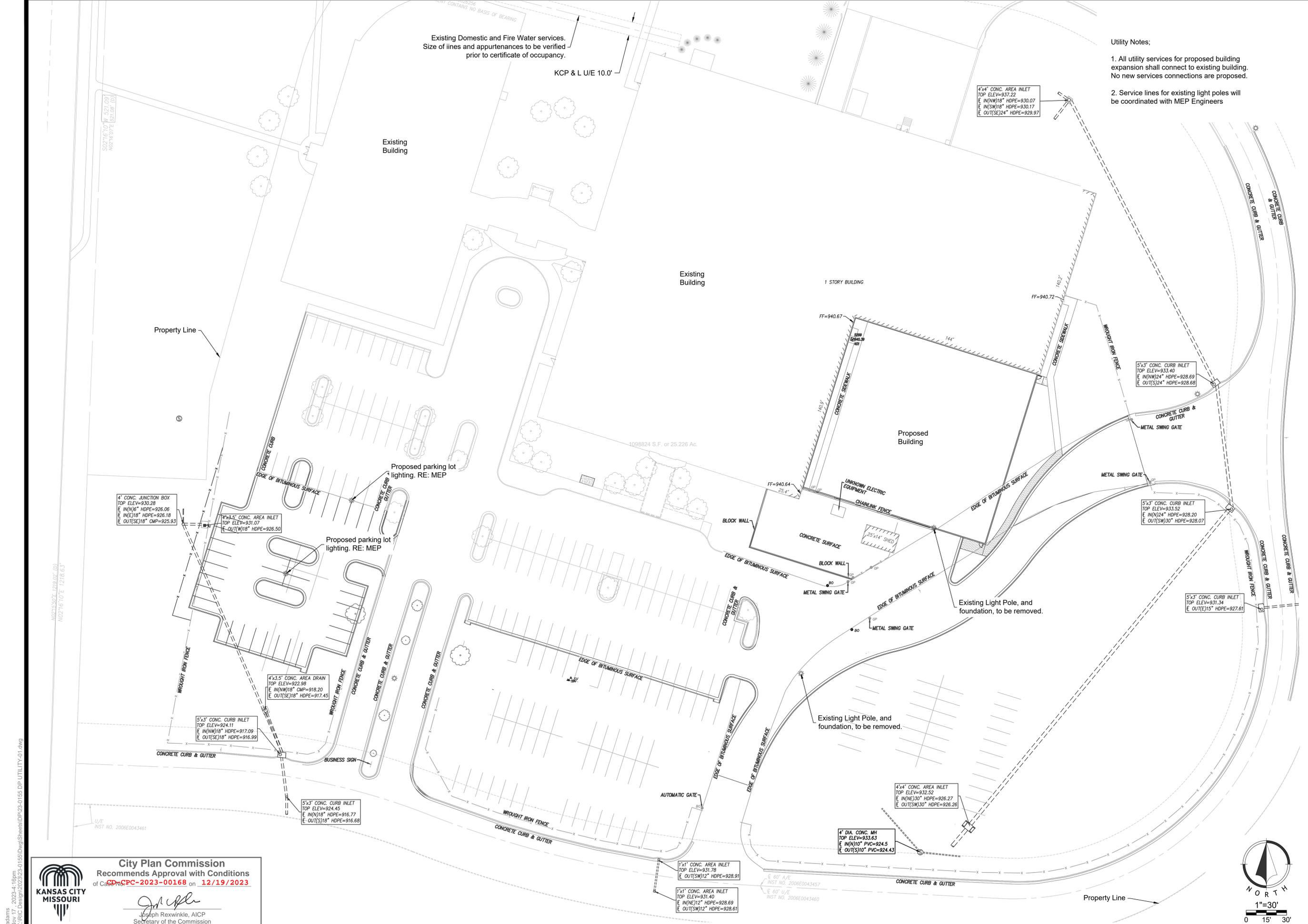
Grading Plan

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**Renaissance Infrastructure Consulting**  
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1.	11/17/2023	City Comments
	10/27/2023	Original Submittal

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**KANSAS CITY MISSOURI**  
 City Plan Commission  
 Recommends Approval with Conditions  
 of City Council Resolution CPC-2023-00168 on 12/19/2023  
  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



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**LANDSCAPE CALCULATIONS**

Zoning: M1-5

**Street Trees**

Required: 1 tree / 30' lot frontage  
 Provided: Prospect Avenue (180') = 6 trees

**General Landscape**

Required: 1 tree / 5,000 sf building coverage;  
 Provided: 20,290 SF Building Expansion = 4 trees

**Perimeter Landscaping of Vehicular Use Areas adj. to Street**

Required: 1 tree / 30' + cont. evg. hedge  
 Provided: Prospect Ave. (265') = 9 trees + cont. evg. hedge  
 \*Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.

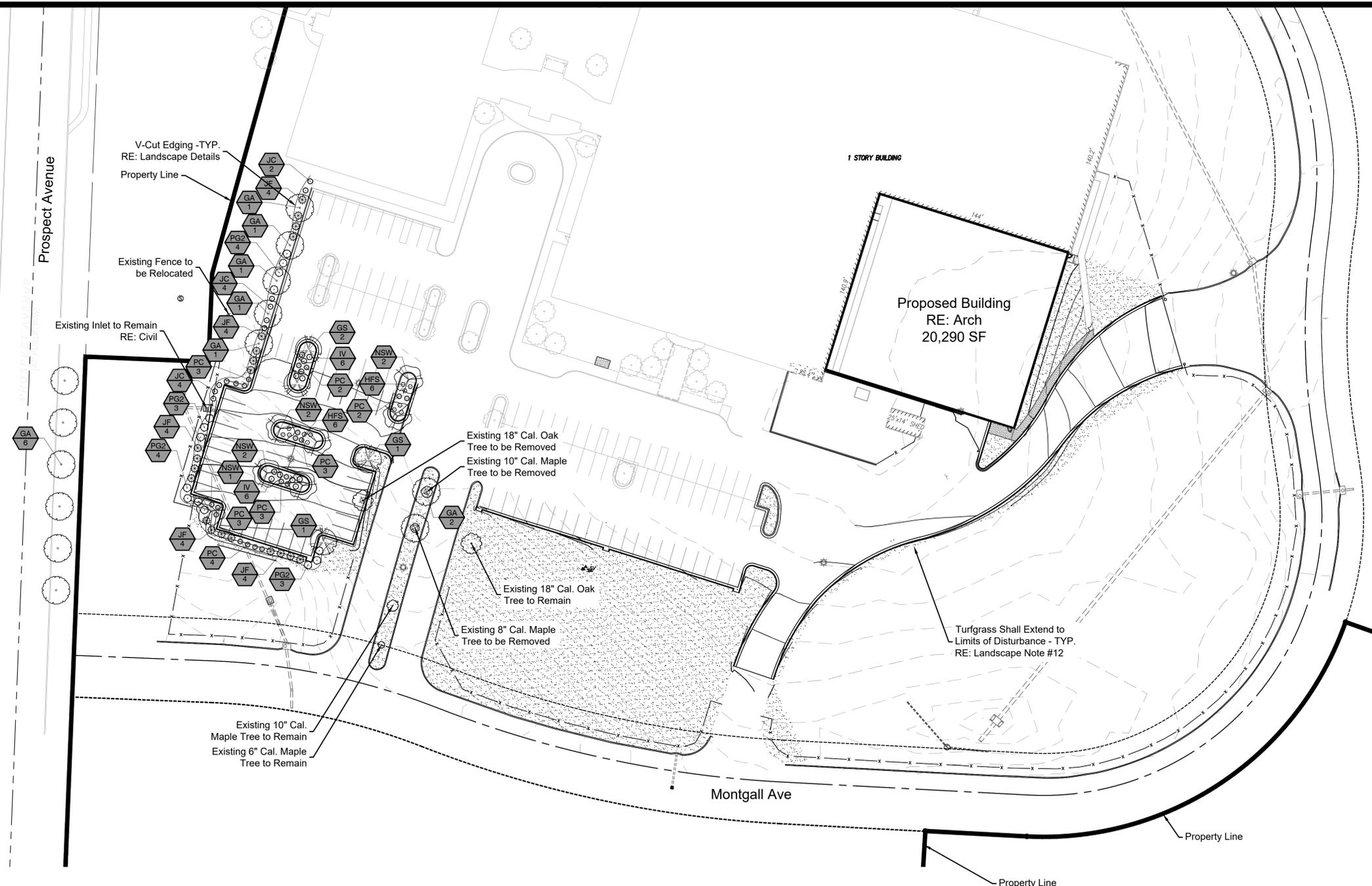
**Interior Landscaping of Parking Lots**

Required: 35 sf landscaping / parking space + 1 tree / 5 parking spaces + 1 shrub / parking space  
 Provided: 34 parking spaces = 1,190 sf, actual = 1,625 sf; 34 parking spaces = 7 trees + 34 shrubs

**Screening of Containers and Mechanical/Utility Equipment**

Required: Mechanical/Utility Equipment must be screened  
 Provided: As required

Table 3. Landscape Site Data				
Landscape Requirements	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	1 tree / 30'	6 trees	No	
88-425-04 General	4 trees	4 trees	No	
<b>88-425-05 Perimeter Vehicular Use Area Adjacent to Streets</b>				
Buffer Width	10'	10'	No	
Trees	1 tree/30'	5 Trees	No	
Shrubs/Wall/Berm	Cont. evergreen hedge 3' ht.	Cont. evergreen hedge 3' ht.	No	
<b>Adjacent to Residential Zones</b>				
Buffer Width	10'	N/A	No	
Shrubs/Berm/Fence/Wall	4' ht. visual screen	N/A	No	
<b>88-425-06 Interior Vehicular Use Area</b>				
Interior Area	35 sf / parking stall	1,625 sf	No	
Trees	1 tree / 5 stalls	7 trees	No	
Shrubs	1 shrub / stall	34 Shrubs	No	
88-425-07 Parking Garage Screening	10' / 1-4 garage levels, 20' / 5+ garage levels	N/A	No	
88-425-08 Mechanical/Utility Equipment Screening	Utilities must be screened from the public ROW	N/A	No	
88-425-09 Outdoor Use Screening	6-8' fence + 3' ht. cont. evergreen hedge	N/A	No	



**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES</b>				
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B&B, 2" Cal.	13
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.	4
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	7
<b>SHRUBS</b>				
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	12
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	12
	PC	Panicum virgatum 'Cheyenne Sky' / Cheyenne Sky Switch Grass	3 Gal.	20
<b>EVERGREEN SHRUB</b>				
	JC	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	10
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	20
	PG2	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 Gal.	14
<b>GROUND COVERS</b>				
	TF3	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	39,842 sf

**LANDSCAPE NOTES**

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

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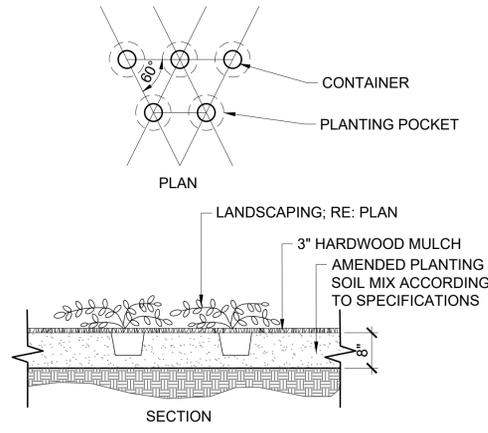
Landscape Plan

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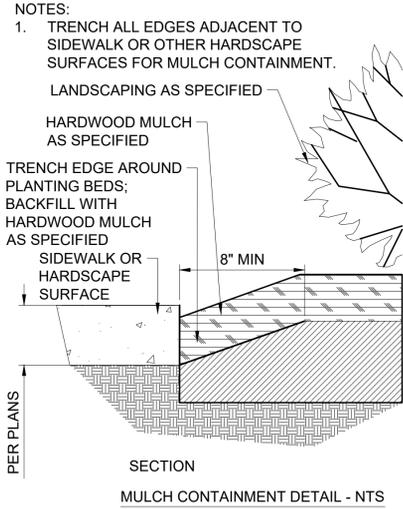
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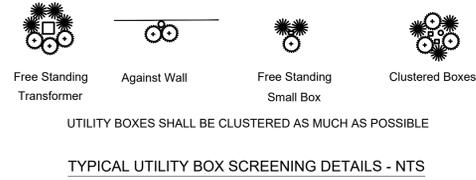
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CONTAINER PLANTING DETAIL - NTS

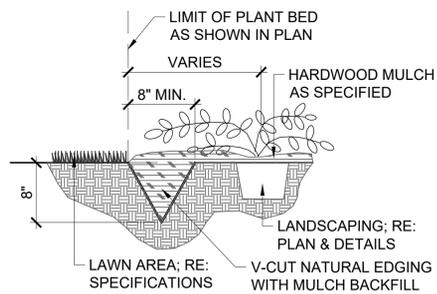


MULCH CONTAINMENT DETAIL - NTS

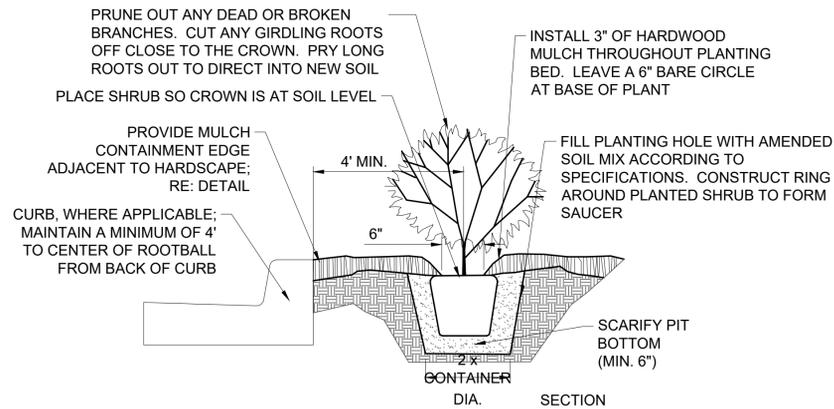


- NOTES:
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
  - TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

- NOTES:
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
  - TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
  - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

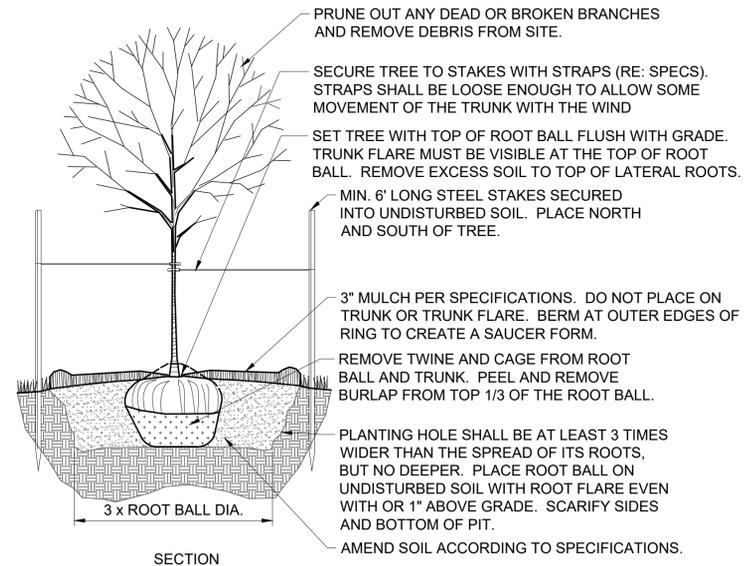


V-CUT NATURAL EDGE DETAIL - NTS



SHRUB PLANTING DETAIL - NTS

- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
  - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
  - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
  - WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	DATE	REVISION
1.	11/17/2023	City Comments
	10/27/2023	Original Submittal

DRAWN BY: AF  
CHECKED BY: AL

**Renaissance Infrastructure Consulting**  
913.317.9500  
www.RIC-CONSULT.COM  
8652 PERDRE LANE  
LENEKA, KANSAS 66219  
MO Certificate of Authority: E-2010033830

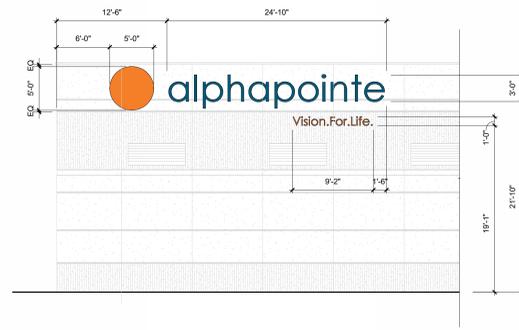


10/26/2023 4:57:24 PM

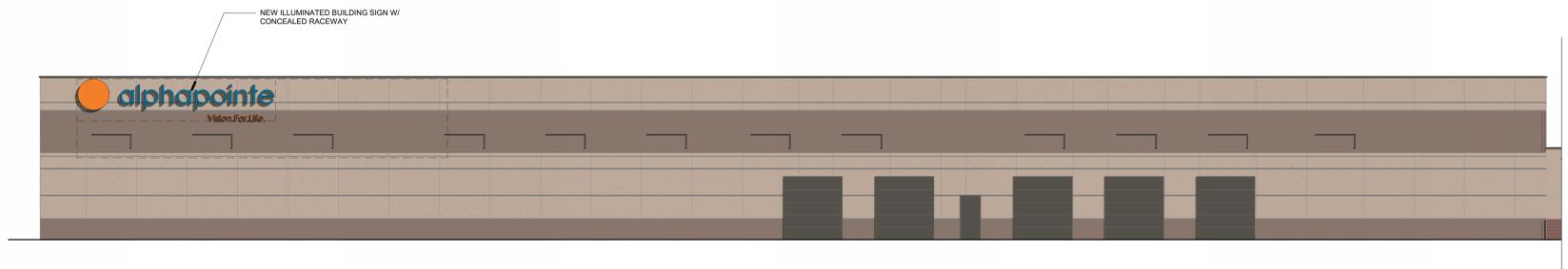
**City Plan Commission**  
 Recommends Approval with Conditions  
 of Call No. **CPC-2023-00168** on **12/19/2023**



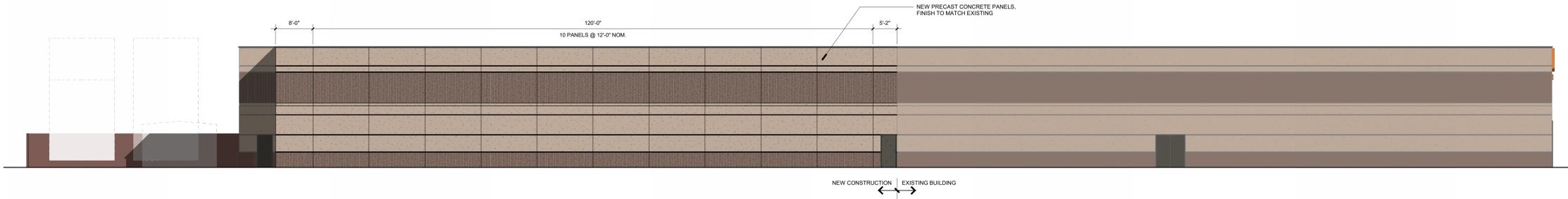
Joseph Rexwinkle, AICP  
 Secretary of the Commission



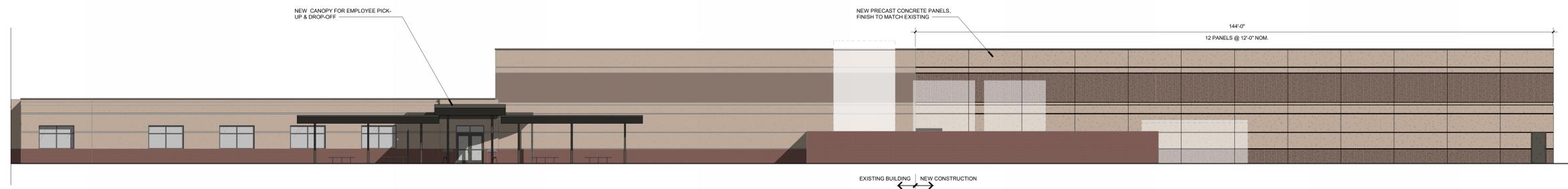
**E5** ENLARGED SIGNAGE ELEVATION  
1/8" = 1'-0"



**D5** EXTERIOR ELEVATION - NORTH (PARTIAL)  
3/32" = 1'-0"



**B6** EXTERIOR ELEVATION - EAST  
3/32" = 1'-0"



**A6** EXTERIOR ELEVATION - SOUTH (PARTIAL)  
3/32" = 1'-0"

PRELIMINARY,  
NOT FOR  
CONSTRUCTION,  
RECORDING  
PURPOSES, OR  
IMPLEMENTATION  
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SBV5 Engineers  
1100 Main St. Fl 4  
Kansas City, MO 64105  
913.689.9449  
Licensee's Certificate of Authority Number:

**Alphapointe Expansion**  
7501 Prospect Ave,  
Kansas City, MO 64132

Date	10.13.2023
Job Number	3-21207
Drawn By	SM
Checked By	JS/SB

Revision	Number	Date	Description

**A510**

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OVERALL EXTERIOR ELEVATIONS