



MASTER'S TRANSPORTATION

150 HIGHWAY AND PROSPECT KANSAS CITY, MO

Project No.: 0000.00 Date: 6/12/2023 Issued For: PLANNING SUBMITTAL

REVISIONS

Table with 2 columns: No. and Description. Row 1: 1, 06/12/2023, Original Submittal.

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

Table listing project team members: ARCHITECT (FINKLE-WILLIAMS ARCHITECTURE), CIVIL (Renaissance Infrastructure Consulting), LANDSCAPE (Renaissance Infrastructure Consulting), STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION, CONTRACTOR.

Renaissance Infrastructure Consulting logo and contact information: 400 E 7TH STREET, KANSAS CITY, MISSOURI 64108, 816.810.0950, WWW.RIC-CONSULT.COM, E-2010053630, MO Certificate of Authority.

SHEET TITLE

Title Sheet

SHEET NUMBER

C01

LEGEND

Legend table listing symbols for existing and proposed lines, easements, structures, and utilities.

Site Benchmarks:

CP#1: Set 3/4" Iron Bar w/ Control Cap N. 981121.34 E. 2770490.44 Elev. = 1052.30

CP #100: Set 3/4" Iron Bar w/ Control Cap N. 980754.13 E. 2770556.54 Elev. = 1049.72

CP #102: Set 3/4" Iron Bar w/ Control Cap N. 981596.05 E. 2770524.05 Elev. = 1050.17

Legal Description:

Parcel 1:

Legal Description:

All that part of the Southwest Quarter of Section 27, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 3 degrees 31 minutes 13 seconds East along the West line of said Southwest Quarter 1000.00 feet; thence South 86 degrees 29 minutes 53 seconds East 40.00 feet to the East right of way line of Prospect Avenue and the Point of Beginning of this tract; thence leaving said East line, South 86 degrees 29 minutes 53 seconds East 801.77 feet; thence South 3 degrees 31 minutes 13 seconds West, 960.00 feet to the North right of way line of Missouri Highway No. 150; thence North 86 degrees 21 minutes 08 seconds West, this and the next six legs will be along said North line, a distance of 4.95 feet; thence North 71 degrees 15 minutes 23 seconds West, 84.97 feet; thence North 86 degrees 23 minutes 39 seconds West, 344.88 feet; thence North 85 degrees 36 minutes 09 seconds West 267.85 feet; thence North 52 degrees 16 minutes 08 seconds West, 112.43 feet; thence North 3 degrees 32 minutes 27 seconds East, 204.29 feet; thence North 16 degrees 04 minutes 55 seconds West, 27.46 feet to the East right of way line of said Prospect Avenue; thence North 03 degrees 31 minutes 13 seconds West (more accurately described as North 03 degrees 31 minutes 13 seconds East) along said East line, 639.44 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways, also known as Lot 2 on Certificate of Survey recorded February 20, 2020 as Document No. 2020E0014849.

Parcel 2:

Legal Description:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N 3° 31' 19" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1000.00'; THENCE S 86° 29' 53" E 40.00' TO THE EAST RIGHT-OF-WAY LINE OF PROSPECT AVE. AND THE POINT OF BEGINNING OF THIS TRACT; THENCE N 3° 31' 13" E ALONG SAID RIGHT-OF-WAY LINE 667.82' TO THE SOUTHWEST CORNER OF TRACT 1 "THOMPSON INDUSTRIAL COMPLEX", A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 86° 28' 47" E ALONG THE SOUTH LINE OF SAID TRACT 1, 160.15' TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE N 86° 40' 13" E, THIS AND THE NEXT FOUR LEGS WILL BE ALONG SAID SOUTH LINE, A DISTANCE OF 1179.77'; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 115.00' A DISTANCE OF 39.19'; THENCE N 16° 11' 53" E 10.00'; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00' AND AN INITIAL TANGENT BEARING OF S 73° 48' 07" E, A DISTANCE OF 15.57'; THENCE 88° 39' 47" E 90.29' TO THE WESTERLY RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN RAILWAY COMPANY; THEN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2914.93' AND AN INITIAL TANGENT BEARING OF S 26° 53' 40" W, A DISTANCE OF 811.88'; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 86° 29' 53" W 1251.74' TO THE POINT OF BEGINNING;

ALL OF THE ABOVE BEING ALSO SHOWN AS LOT 1 ON THE LOT SPLIT SURVEY RECORDED FEBRUARY 20, 2020 IN BOOK 16, PAGE 5 AS DOCUMENT NO. 2020E0014849.

Merged Parcels: The aforementioned Parcel 1 and Parcel 2 are merged and legally described as:

All that part of the Southwest Quarter of Section 27, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence North 3 degrees 31 minutes 13 seconds East along the West line of said Southwest Quarter 1000.00 feet; thence South 86 degrees 29 minutes 53 seconds East 40.00 feet to the East right of way line of Prospect Avenue and the Point of Beginning of this tract; thence leaving said East line, South 86 degrees 29 minutes 53 seconds East 801.77 feet; thence South 3 degrees 31 minutes 13 seconds West, 960.00 feet to the North right of way line of Missouri Highway No. 150; thence North 86 degrees 21 minutes 08 seconds West, this and the next six legs will be along said North line, a distance of 4.95 feet; thence North 71 degrees 15 minutes 23 seconds West, 84.97 feet; thence North 86 degrees 23 minutes 39 seconds West, 344.88 feet; thence North 85 degrees 36 minutes 09 seconds West 267.85 feet; thence North 52 degrees 16 minutes 08 seconds West, 112.43 feet; thence North 3 degrees 32 minutes 27 seconds East, 204.29 feet; thence North 16 degrees 04 minutes 55 seconds West, 27.46 feet to the East right of way line of said Prospect Avenue; thence North 03 degrees 31 minutes 13 seconds West (more accurately described as North 03 degrees 31 minutes 13 seconds East) along said East line, 639.44 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways, also known as Lot 2 on Certificate of Survey recorded February 20, 2020 as Document No. 2020E0014849.

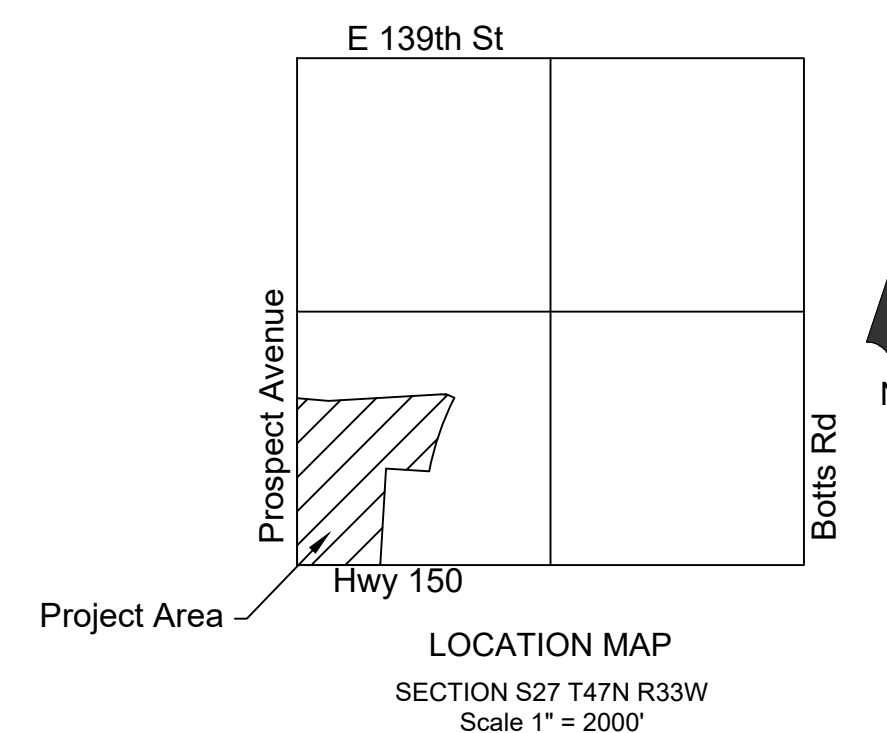
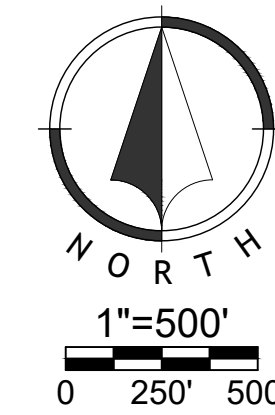
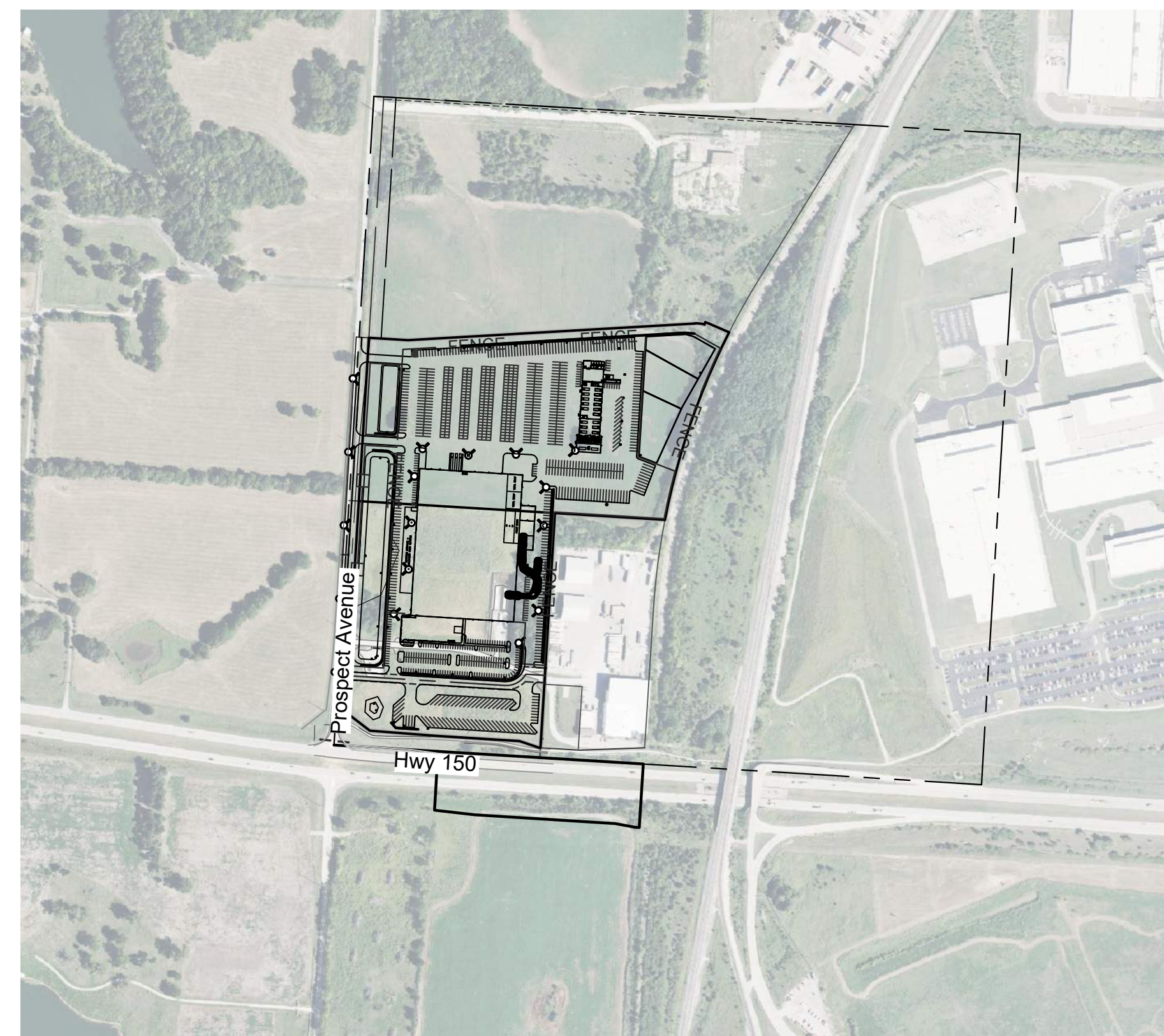
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Master's Transportation

Kansas City, Jackson County, Missouri Section 27, Township 47N, Range 33W

Development Plan



FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0502G, & 29095C0510G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

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.



City Plan Commission logo and text: 'City Plan Commission Recommends Approval with Conditions of Case No. CD-CPC-2023-00097 on 8/1/2023' with signature of Joseph Rexwinkle, AICP, Secretary of the Commission.



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KANSAS CITY, MO

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No.	Date	Original Submittal
1	06/12/2023	
2	07/14/2023	Per City Comment

REGISTRATION

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PROJECT TEAM

ARCHITECT FINKLE-WILLIAMS ARCHITECTURE
 CIVIL Renaissance Infrastructure Consulting
 LANDSCAPE Renaissance Infrastructure Consulting
 STRUCTURAL
 PLUMBING
 MECHANICAL
 ELECTRICAL
 FIRE PROTECTION
 CONTRACTOR

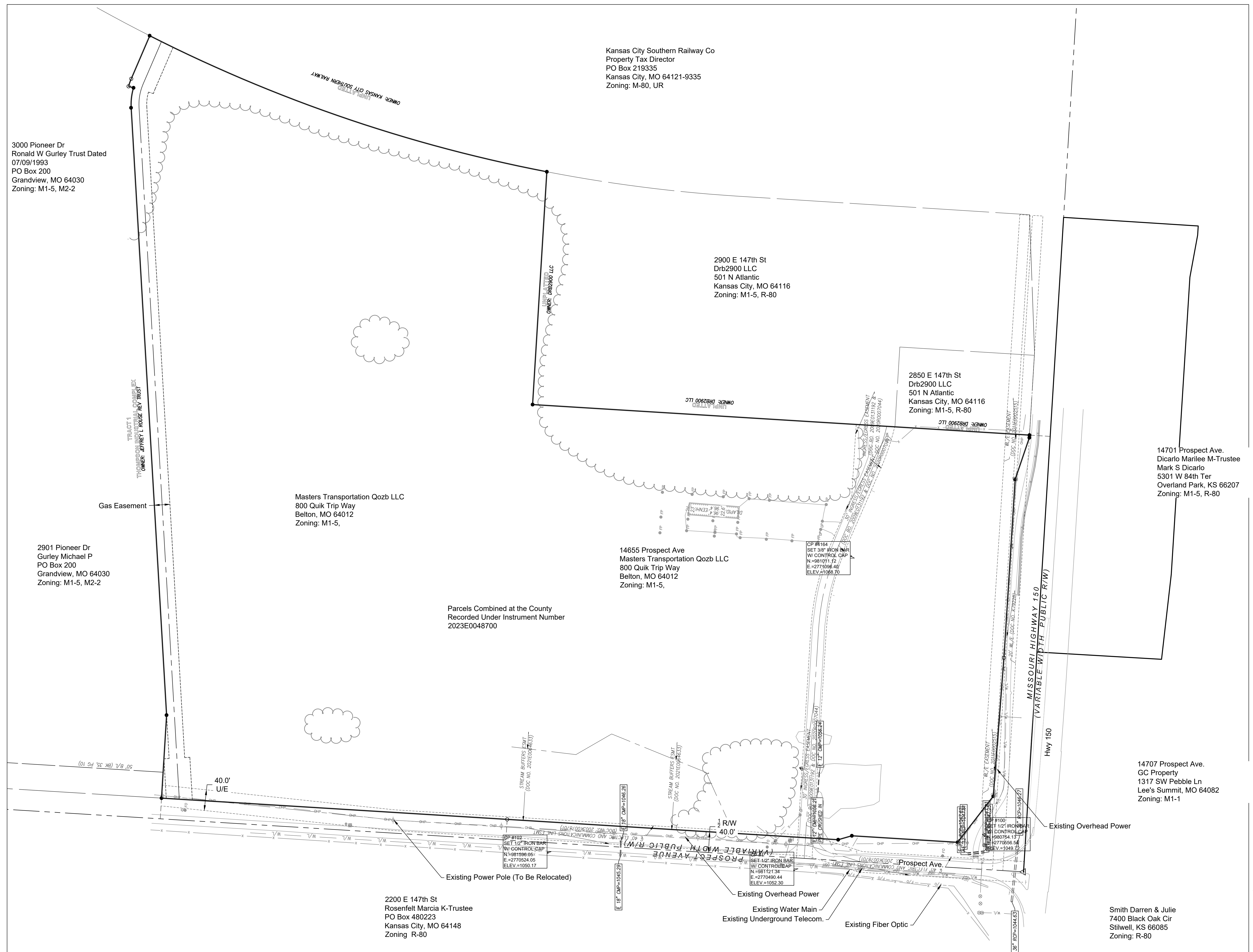
**Renaissance
Infrastructure
Consulting**
 816.880.0950
 www.ric-consult.com
 440 E 7TH STREET
 KANSAS CITY, MISSOURI 64108
 MO Certificate of Authority: E-2010058590

SHEET TITLE

Existing Conditions

SHEET NUMBER

C02



3000 Pioneer Dr
 Ronald W Gurley Trust Dated
 07/09/1993
 PO Box 200
 Grandview, MO 64030
 Zoning: M1-5, M2-2

2901 Pioneer Dr
 Gurley Michael P
 PO Box 200
 Grandview, MO 64030
 Zoning: M1-5, M2-2

Gas Easement

Masters Transportation Qozb LLC
 800 Quik Trip Way
 Belton, MO 64012
 Zoning: M1-5,

Parcels Combined at the County
 Recorded Under Instrument Number
 2023E0048700

14655 Prospect Ave
 Masters Transportation Qozb LLC
 800 Quik Trip Way
 Belton, MO 64012
 Zoning: M1-5,

Kansas City Southern Railway Co
 Property Tax Director
 PO Box 219335
 Kansas City, MO 64121-9335
 Zoning: M-80, UR

2900 E 147th St
 Drb2900 LLC
 501 N Atlantic
 Kansas City, MO 64116
 Zoning: M1-5, R-80

2850 E 147th St
 Drb2900 LLC
 501 N Atlantic
 Kansas City, MO 64116
 Zoning: M1-5, R-80

14701 Prospect Ave.
 Dicarlo Marilee M-Trustee
 Mark S Dicarlo
 5301 W 84th Ter
 Overland Park, KS 66207
 Zoning: M1-5, R-80

14707 Prospect Ave.
 GC Property
 1317 SW Pebble Ln
 Lee's Summit, MO 64082
 Zoning: M1-1

2200 E 147th St
 Rosenfelt Marcia K-Trustee
 PO Box 480223
 Kansas City, MO 64148
 Zoning R-80

Smith Darren & Julie
 7400 Black Oak Cir
 Stilwell, KS 66085
 Zoning: R-80



City Plan Commission
Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00097** on **8/1/2023**

Joseph Rexwinkle, AICP
 Secretary of the Commission



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PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

CIVIL Renaissance Infrastructure Consulting

LANDSCAPE Renaissance Infrastructure Consulting

STRUCTURAL

PLUMBING

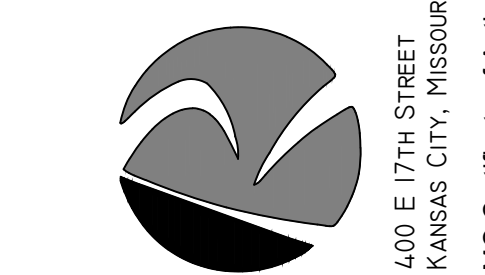
MECHANICAL

ELECTRICAL

FIRE PROTECTION

CONTRACTOR

Renaissance Infrastructure Consulting 816.810.0950 www.rii-consult.com



SHEET TITLE

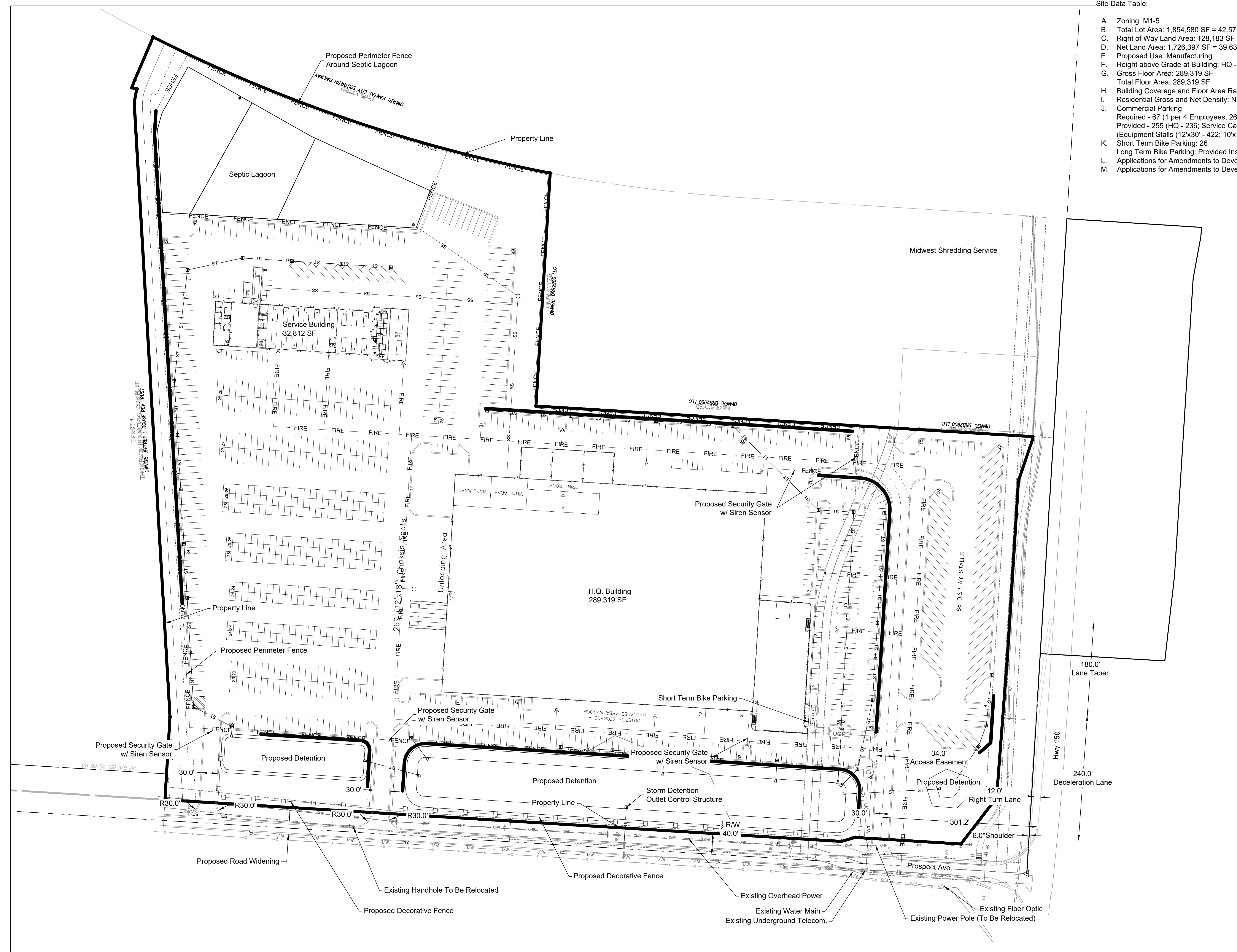
General Layout

SHEET NUMBER

C03

Site Data Table:

- A. Zoning: M1-5
- B. Total Lot Area: 1,854,580 SF = 42.57 Acres +/-
- C. Right of Way Land Area: 128,183 SF = 2.94 Acres +/-
- D. Net Land Area: 1,726,397 SF = 39.63 Acres +/-
- E. Proposed Use: Manufacturing
- F. Height above Grade at Building: HQ - 45' Service - 35'
- G. Gross Floor Area: 289,319 SF Total Floor Area: 289,319 SF
- H. Building Coverage and Floor Area Ratio: 1.0
- I. Residential Gross and Net Density: N/A
- J. Commercial Parking Required - 67 (1 per 4 Employees, 265 Employee Largest Shift) Provided - 255 (HQ - 236; Service Car Parking - 19) (Equipment Stalls (12'x30' - 422; 10'x18' - 249; 12'x50' 142)
- K. Short Term Bike Parking: 26 Long Term Bike Parking: Provided Inside Facility
- L. Applications for Amendments to Development: N/A
- M. Applications for Amendments to Development: N/A



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[Signature]
 Joseph Rexwinkle, AICP
 Secretary of the Commission



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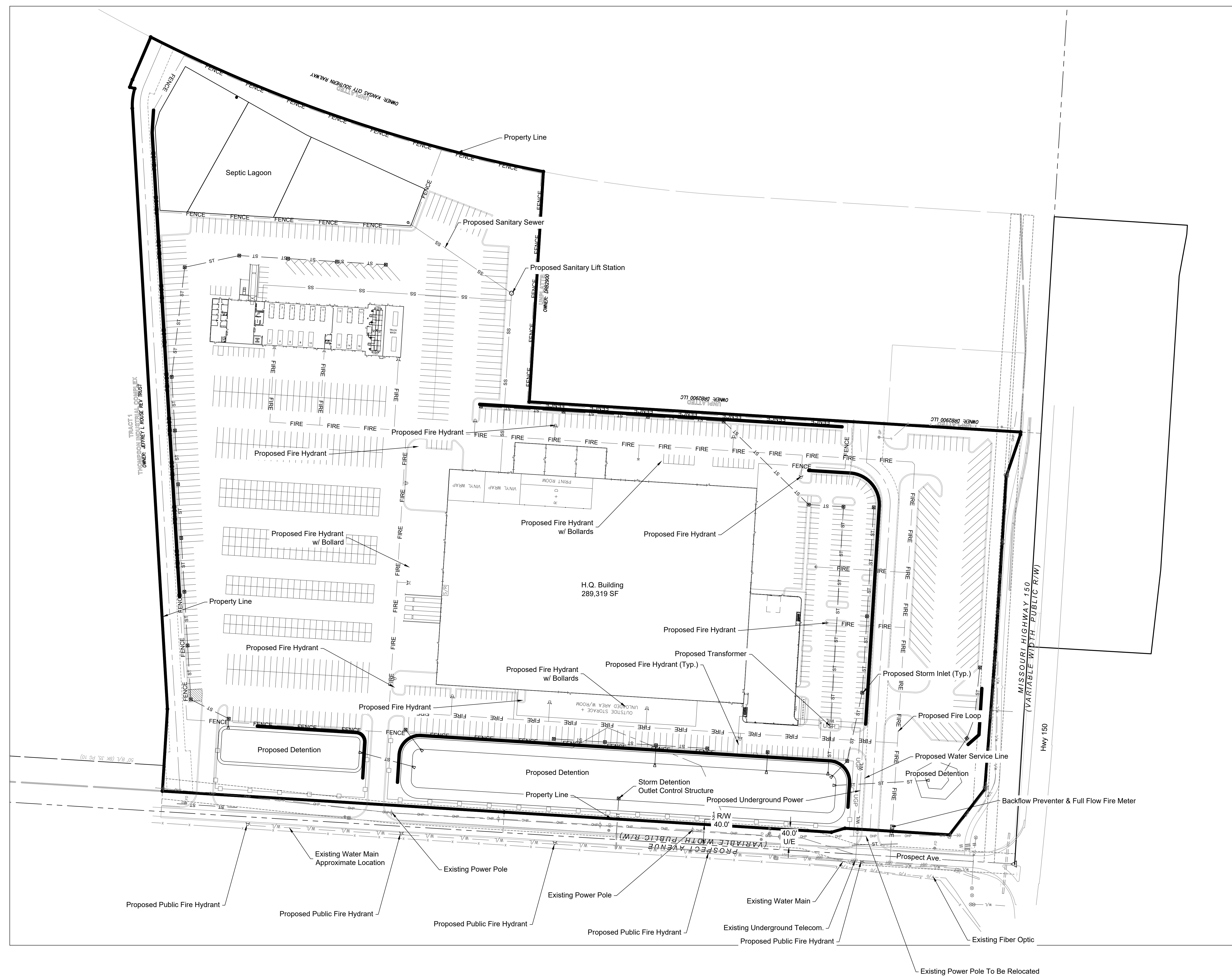
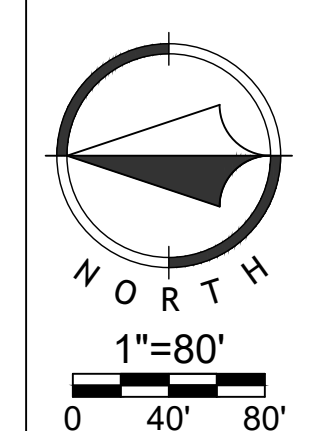
REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

- ARCHITECT: FINKLE-WILLIAMS ARCHITECTURE
- CIVIL: Renaissance Infrastructure Consulting
- LANDSCAPE: Renaissance Infrastructure Consulting
- STRUCTURAL:
- PLUMBING:
- MECHANICAL:
- ELECTRICAL:
- FIRE PROTECTION:
- CONTRACTOR:

Renaissance Infrastructure Consulting
 440 E. 7TH STREET
 KANSAS CITY, MISSOURI 64108
 816.860.0950
 WWW.RIC-CONSULT.COM
 E-2010059590
 MO Certificate of Authority





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Joseph Rexwinkel
 Joseph Rexwinkel, AICP
 Secretary of the Commission



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Table with 2 columns: Revision Number, Description. Includes entries for 06/12/2023 and 07/14/2023.

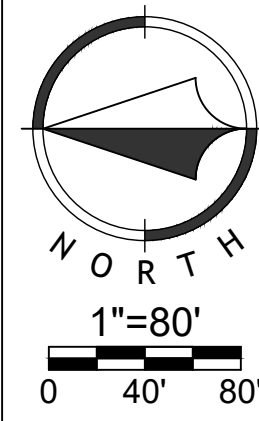
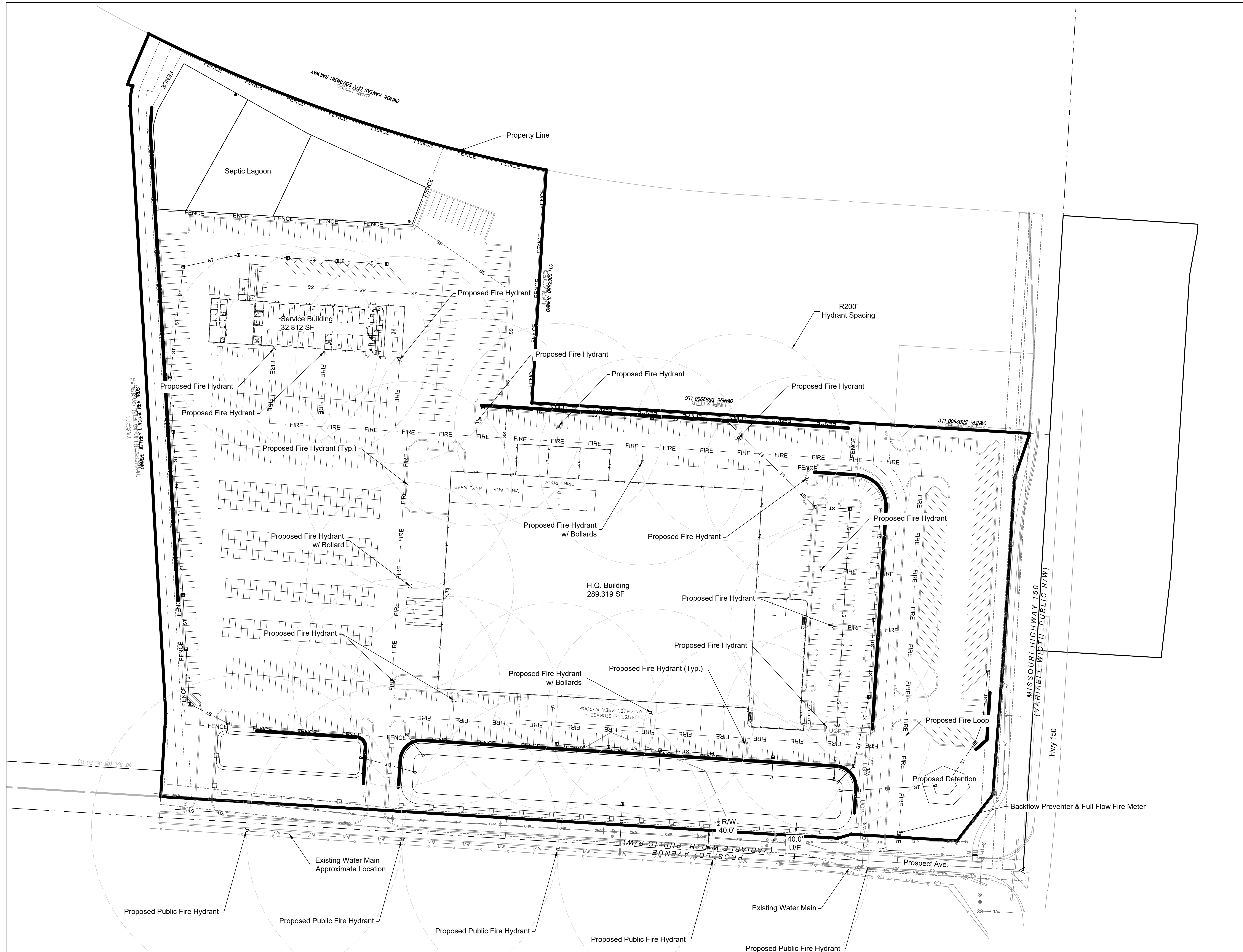
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Renaissance Infrastructure Consulting logo and contact information: 440 E 7TH STREET, KANSAS CITY, MISSOURI 64108, MO Certificate of Authority: E-2010053630



IFC 2018 Requirements: Based on a Type IIB construction with a Building Square Footage of 289,319 SF Fire Flow Requirement (per IFC 2018, Appendix B, Section B105, Table B105.1(2)): 8,000 gpm for a duration of 4 Hrs

City Plan Commission Recommendation stamp with signature of Joseph Rexwinkle, AICP, Secretary of the Commission. Case No. CD-CPC-2023-00097 on 8/1/2023.

The Proposed Building will require a fire flow of 8,000 gpm for a duration of 4 Hrs (25% of the value in Table C102.1(2)). Hydrants Required (per IFC 2018, Appendix B, Section B105, Table C102.1): 8+ Hydrants Contractor shall follow construction practices per IFC 2018.



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REVISIONS table with columns for revision number, date, and description.

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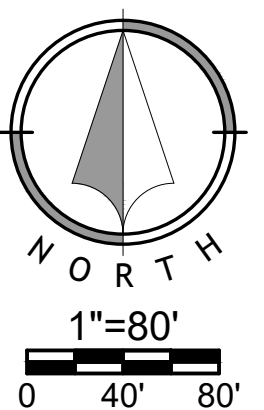
Renaissance Infrastructure Consulting logo and contact information: 440 E 77th Street, Kansas City, Missouri 64108, phone 816.800.0950, website www.rik-consult.com, E-2010036390.

SHEET TITLE

Landscape Plan

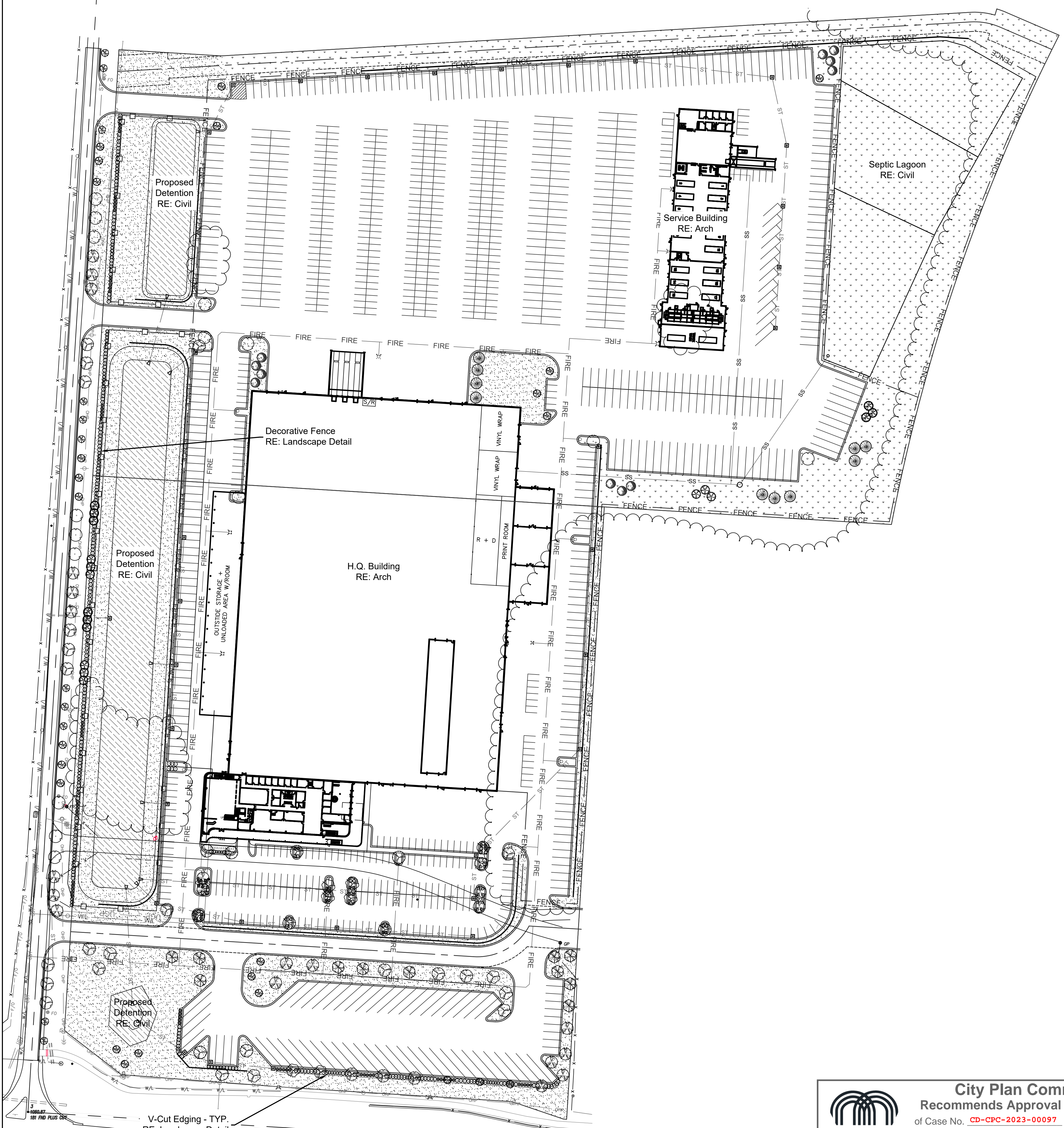
SHEET NUMBER

L01



PLANT SCHEDULE

Plant schedule table with columns for TREES, EVERGREEN, SHRUBS, EVERGREEN SHRUB, and GROUND COVERS. Includes botanical names, codes, quantities, and sizes.



City Plan Commission Recommends Approval with Conditions. Case No. CD-CPC-2023-00097, dated 8/1/2023. Signed by Joseph Rexwinkle, AICP, Secretary of the Commission.

LANDSCAPE NOTES

- 1. 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.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. 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.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. 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.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. 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.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. 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.

LANDSCAPE CALCULATIONS

Street Trees: Required: 1 tree / 30' Provided: Prospect Ave (1,420') = 47 trees
General Landscape: Required: 1 tree / 5,000 sf building coverage Provided: 268,206 sf building = 54 trees
Perimeter Landscaping of Vehicular Use Areas adj. to Street: Required: 10' landscape buffer, 1 tree / 30", cont. evg. shrub hedge min. 3' ht. Provided: cont. evg. shrub hedge
Interior Landscaping of Parking Lots: Required: 35 sf landscape area / space, 1 tree / 5 spaces, 1 shrub / space Provided: 338 parking spaces = 11,830 sf landscape area (9,750 sf actual), 68 trees, 338 shrubs
Screening of Containers and Mechanical/Utility Equipment: Required: Screened from public view Provided: As required



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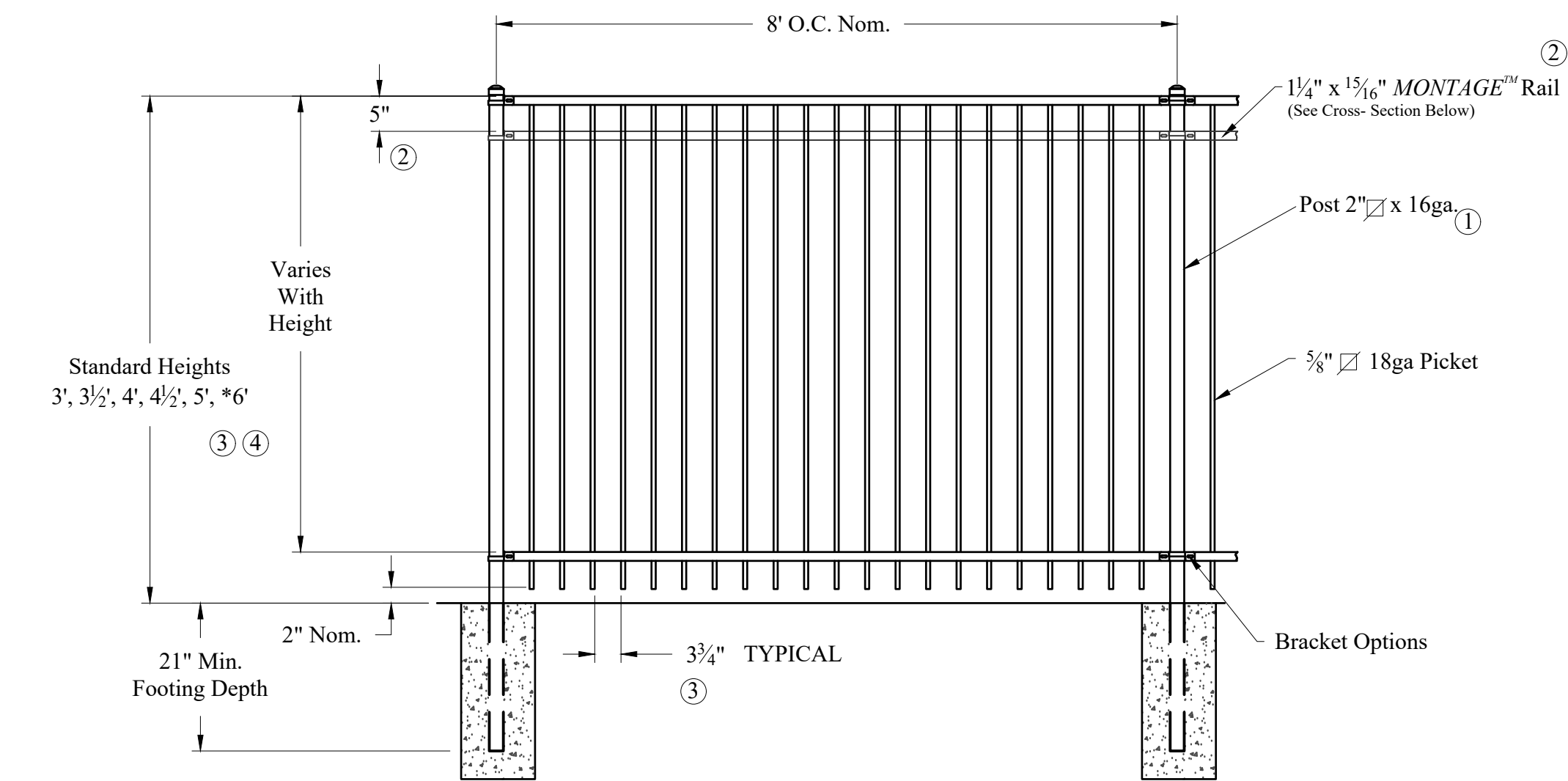
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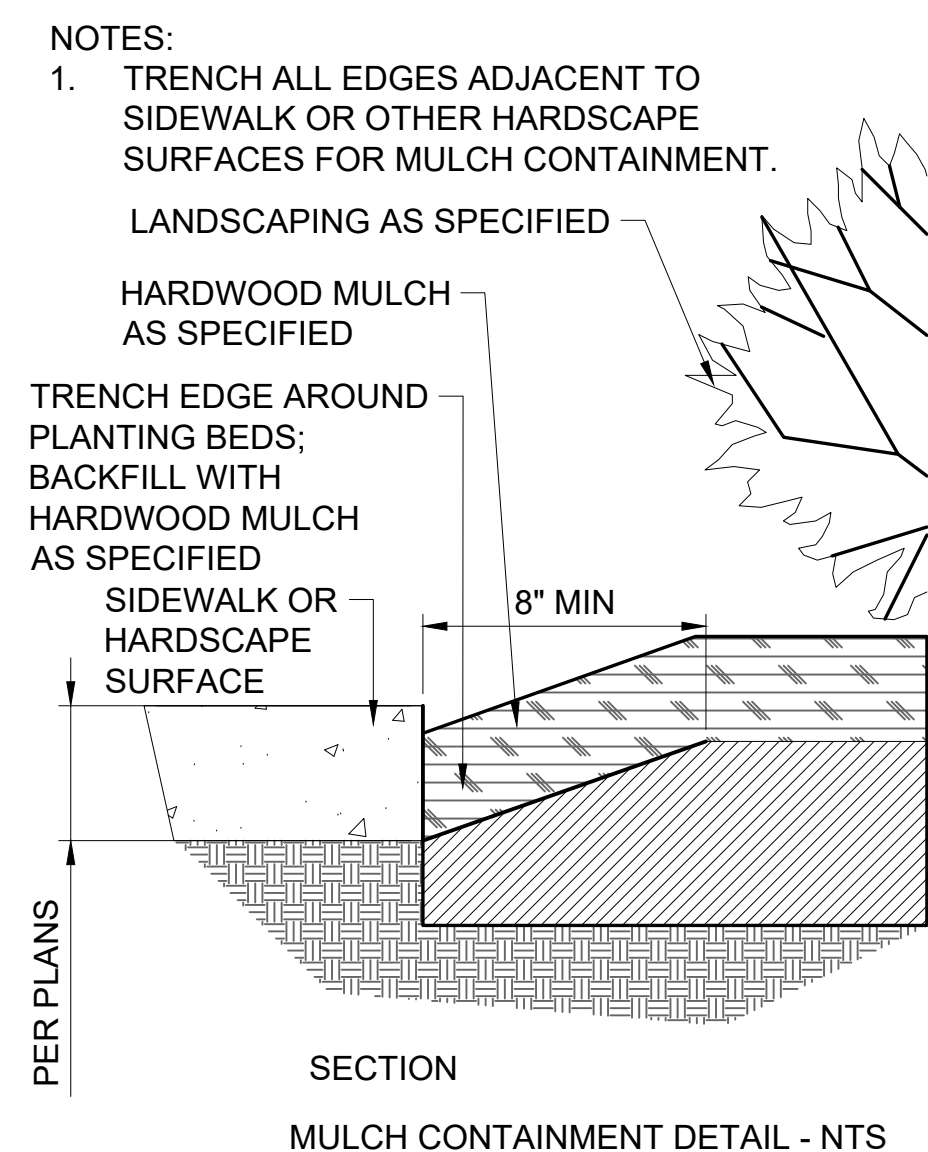
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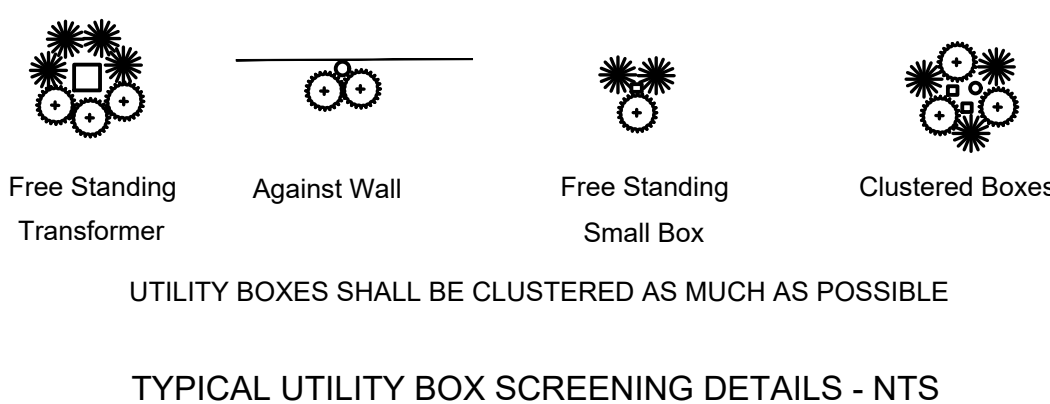
City Plan Commission Recommends Approval with Conditions. Includes Kansas City Missouri logo and signature of Joseph Rexwinkle, AICP, Secretary of the Commission.



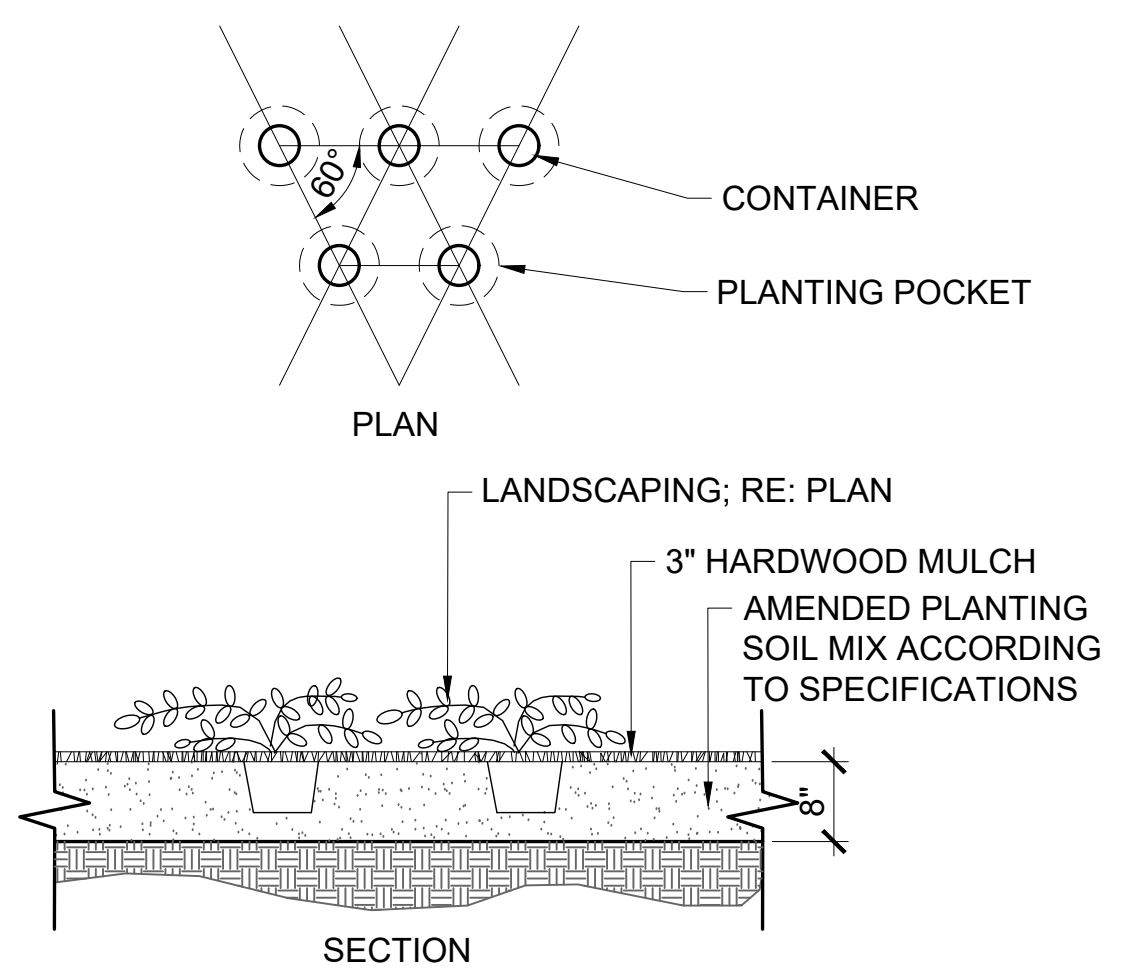
- NOTES: 1.) Post size depends on fence height and wind loads. 2.) Third rail required for Double Rings. 3.) Available in 3" air space and/or Flush Bottom on most heights. 4.) Three rails required for 6' tall. 5.) Security pickets will be provided.



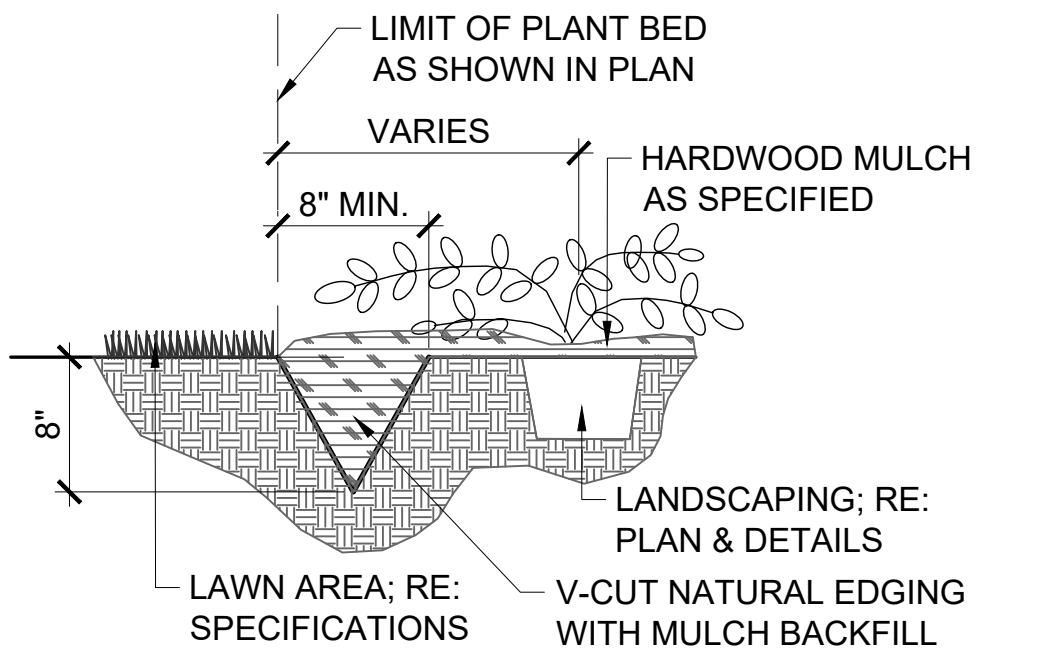
- NOTES: 1. TRENCH ALL EDGES ADJACENT TO SIDEWALK OR OTHER HARDSCAPE SURFACES FOR MULCH CONTAINMENT. 2. HARDWOOD MULCH AS SPECIFIED. 3. TRENCH EDGE AROUND PLANTING BEDS; BACKFILL WITH HARDWOOD MULCH AS SPECIFIED. 4. SIDEWALK OR HARDSCAPE SURFACE. 5. 8" MIN.



TYPICAL UTILITY BOX SCREENING DETAILS - NTS

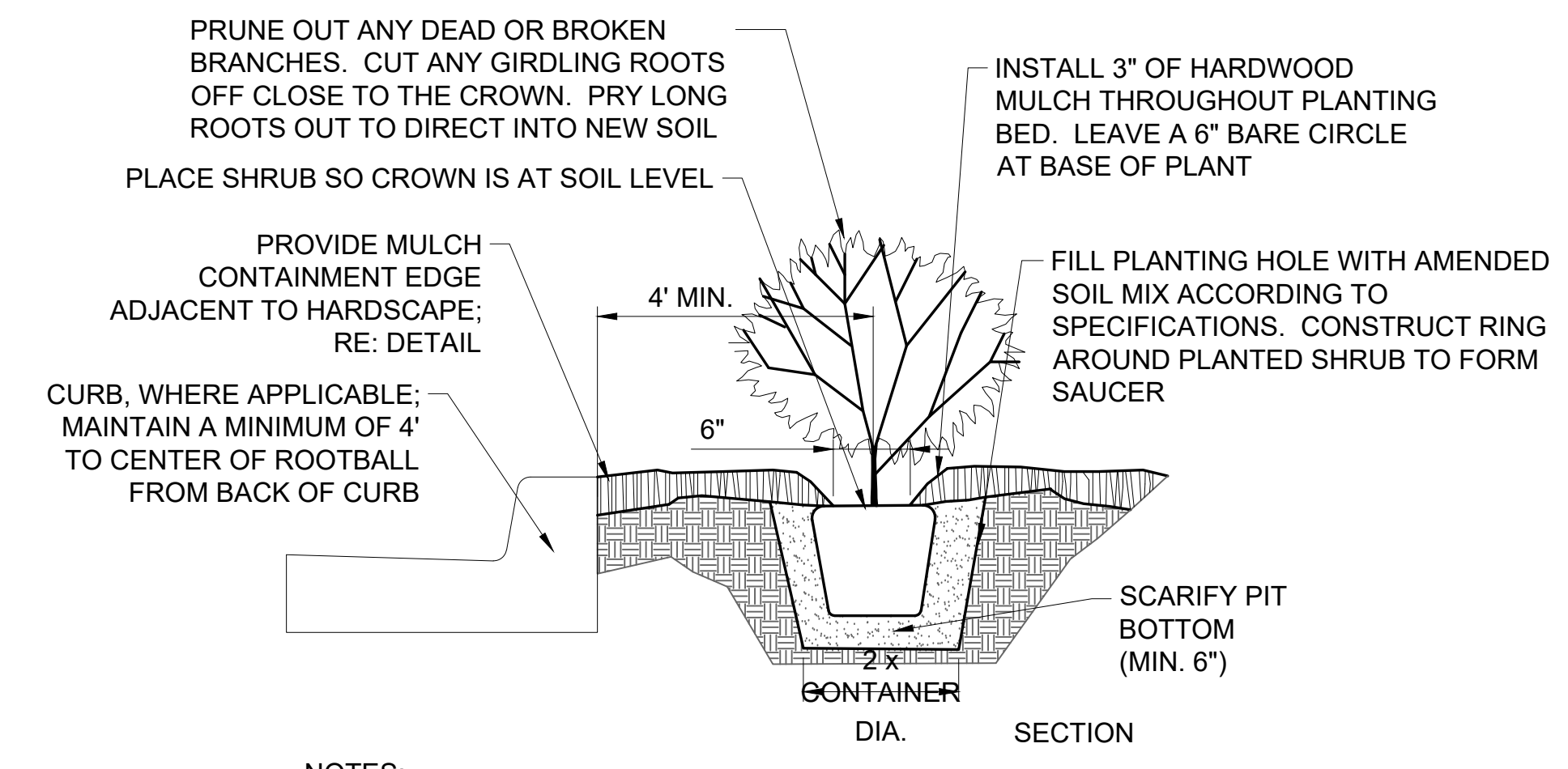


CONTAINER PLANTING DETAIL - NTS

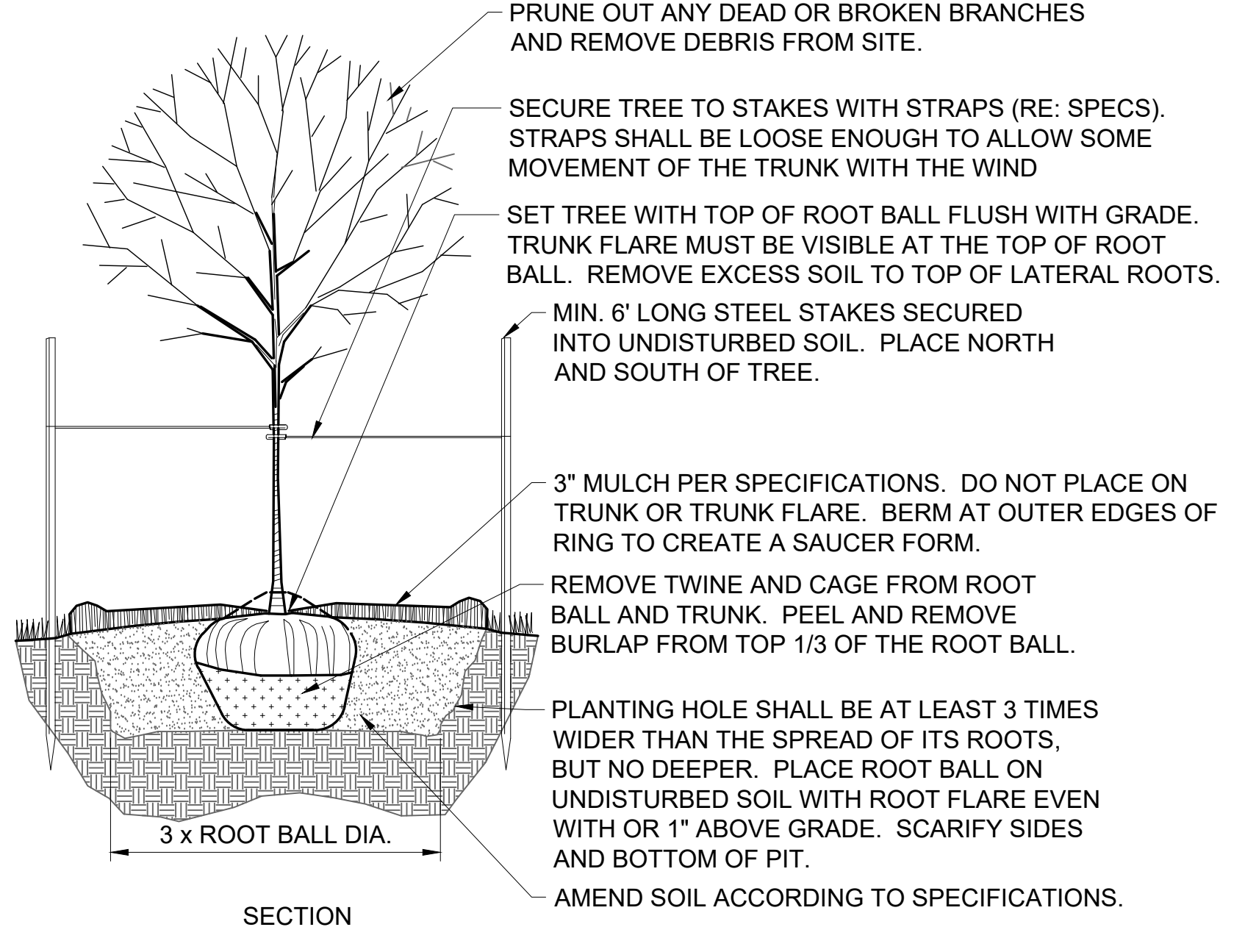


V-CUT NATURAL EDGE DETAIL - NTS

- NOTES: 1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT. 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET. 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



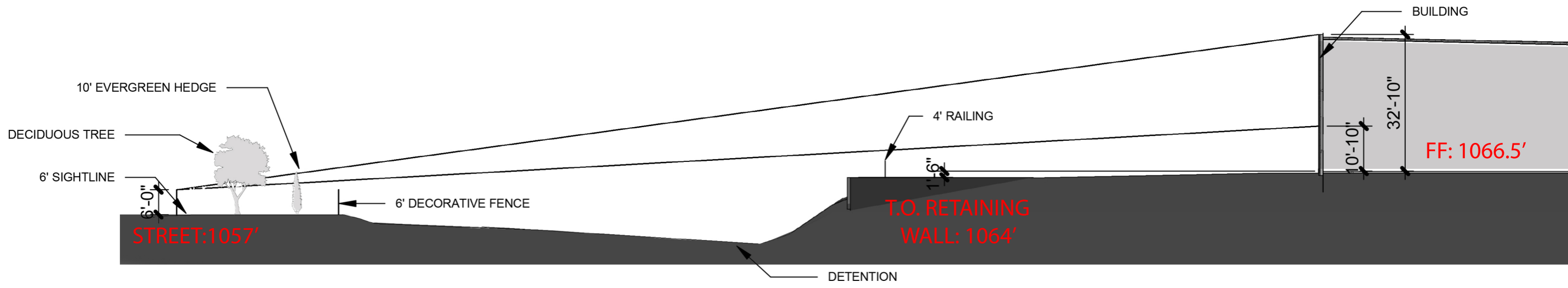
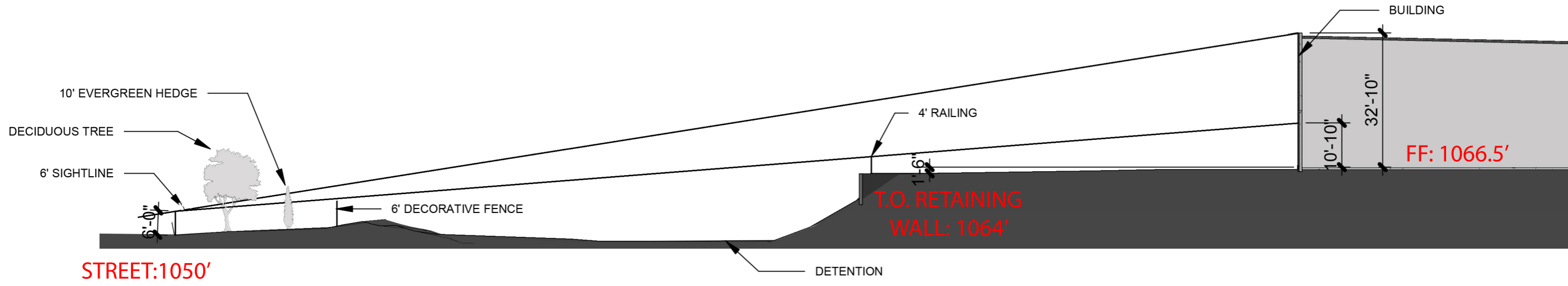
- NOTES: 1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX. 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING. 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS. 4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.



- NOTES: 1. PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE. 2. SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND. 3. SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS. 4. MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE. 5. 3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM. 6. REMOVE TWINE AND CAGE FROM ROOT BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF THE ROOT BALL. 7. PLANTING HOLE SHALL BE AT LEAST 3 TIMES WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT. 8. AMEND SOIL ACCORDING TO SPECIFICATIONS.

Jul 25, 2023 10:04am | MASTER'S TRANSPORTATION

Renaissance Infrastructure Consulting logo and contact information: 440 E. 7TH STREET, KANSAS CITY, MISSOURI 64108, MO Certificate of Authority: E-2010036390




City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-0009 on 8/1/2023
 7 3

 Joseph Rexwinkle, AICP
 Secretary of the Commission



**MASTER'S
TRANSPORTATION**

150 HIGHWAY AND PROSPECT
KANSAS CITY, MO

Project No.: 0000.00
Date: 7/14/2023
Issued For: DEVELOPMENT PLAN

REVISIONS		
No.	Date	Description

REGISTRATION

**NOT FOR
CONSTRUCTION**

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	LANDSCAPE
STRUCTURAL	BSE STRUCTURAL ENGINEERS
PLUMBING	LATIMER SOMMER & ASSOCIATES
MECHANICAL	LATIMER SOMMER & ASSOCIATES
ELECTRICAL	LATIMER SOMMER & ASSOCIATES
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC



**FINKLE + WILLIAMS
ARCHITECTURE**

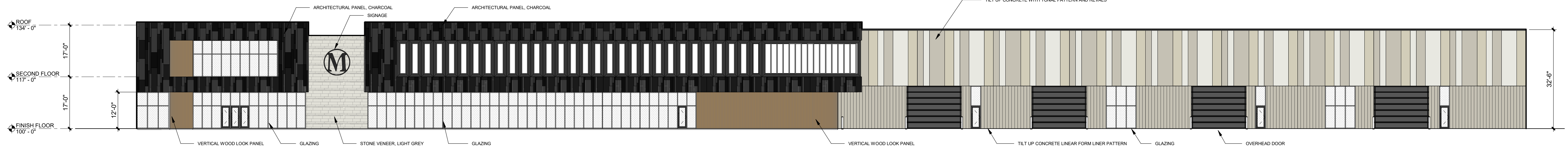
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

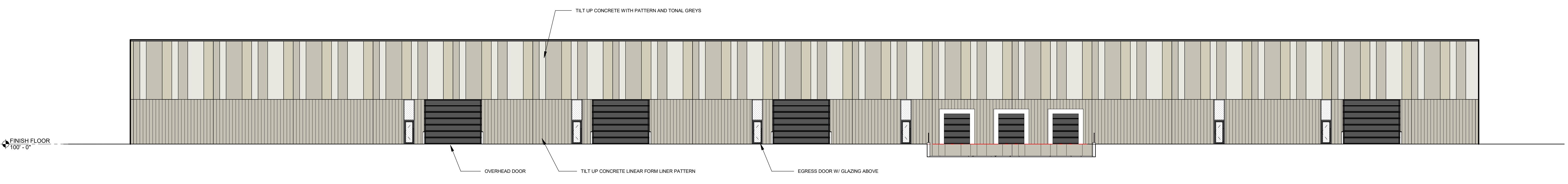
A4.01



1 SOUTH ELEVATION

A4.01

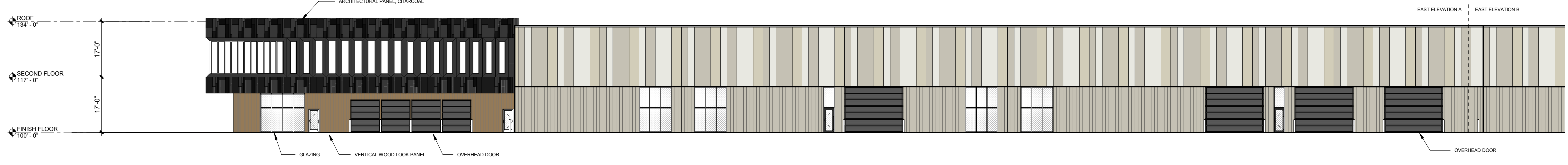
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4 NORTH ELEVATION

A4.01

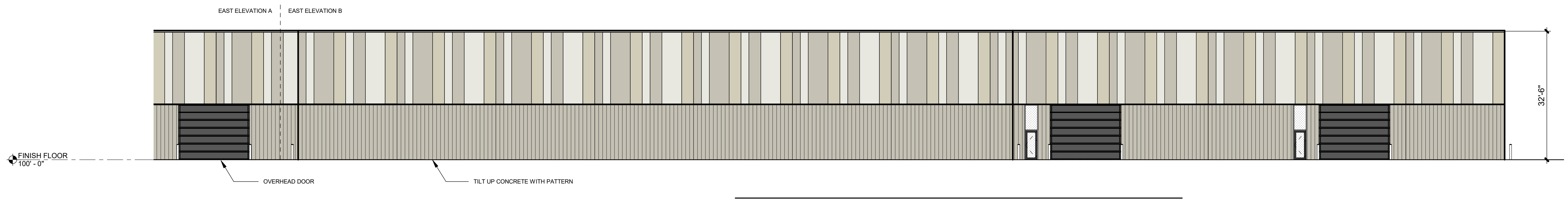
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION - A

A4.01

SCALE: 1/16" = 1'-0"



5 EAST ELEVATION - B

A4.01

SCALE: 1/16" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**

Joseph Rexwinkle, AICP
Secretary of the Commission



**MASTER'S
TRANSPORTATION**

150 HIGHWAY AND PROSPECT
KANSAS CITY, MO

Project No.: 0000.00
Date: 7/14/2023
Issued For: DEVELOPMENT PLAN

REVISIONS		
No.	Date	Description

REGISTRATION

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CONSTRUCTION

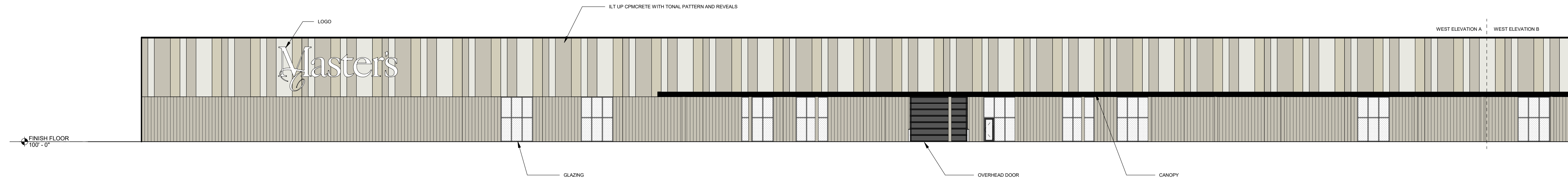
PROJECT TEAM	
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	LANDSCAPE
STRUCTURAL	BSE STRUCTURAL ENGINEERS
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FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS
ARCHITECTURE

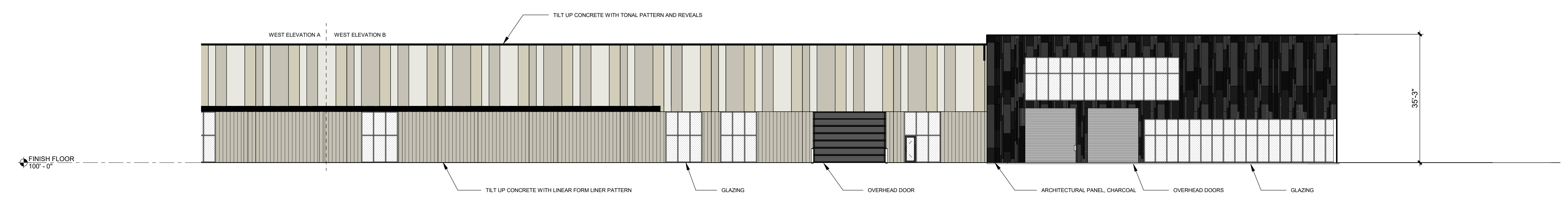
8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE
**EXTERIOR
ELEVATIONS**

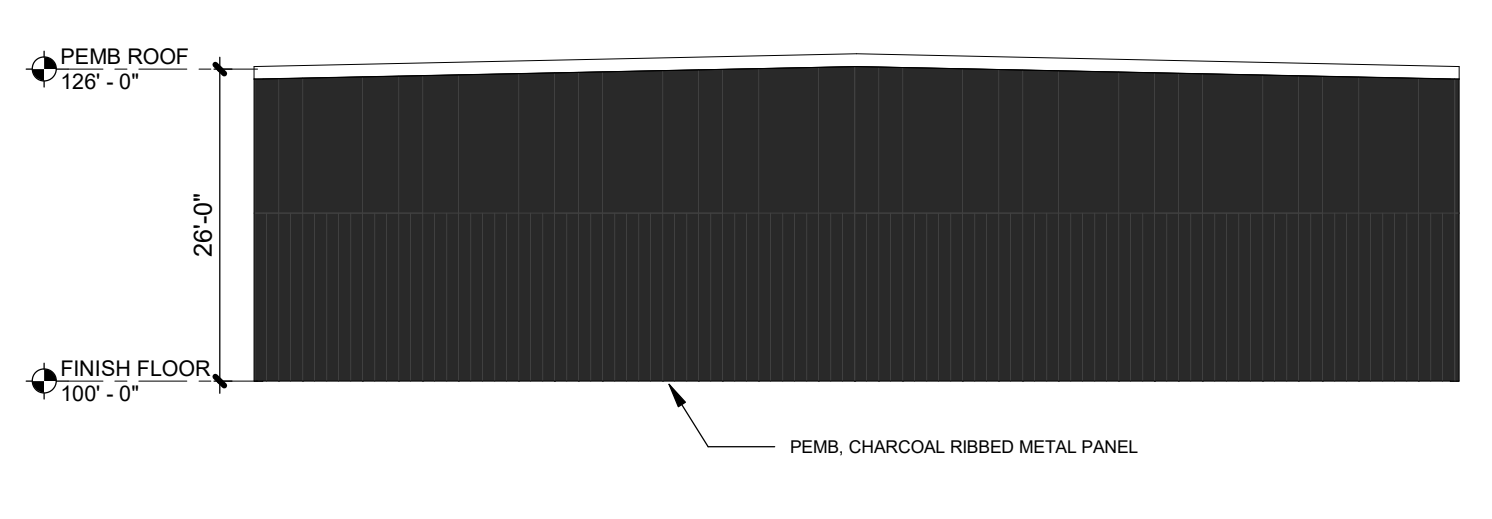
SHEET NUMBER
A4.02



1 WEST ELEVATION - A
A4.02 SCALE: 1/16" = 1'-0"



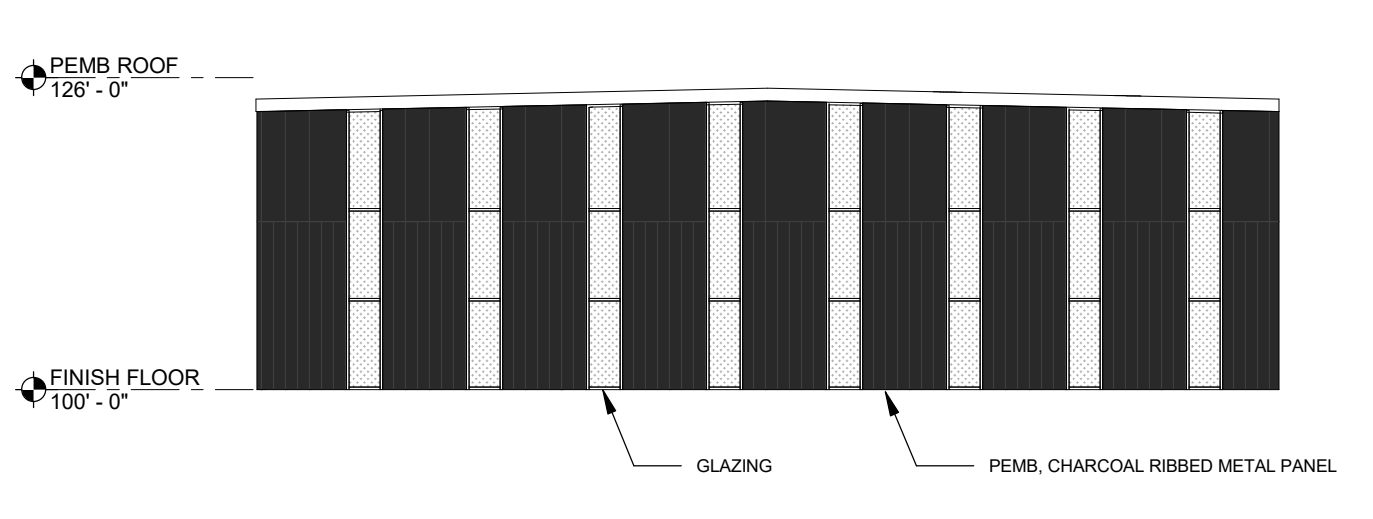
2 WEST ELEVATION - B
A4.02 SCALE: 1/16" = 1'-0"



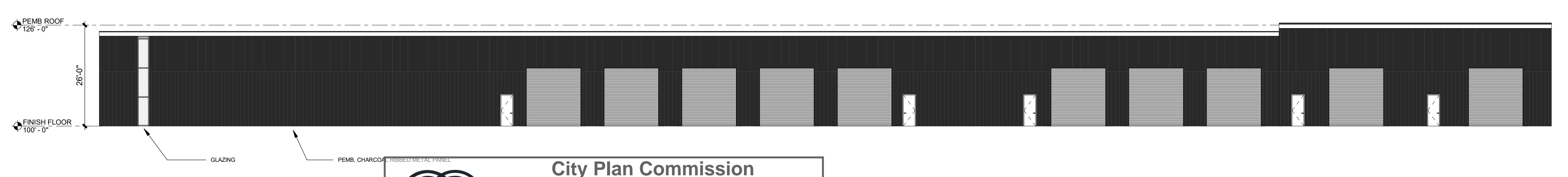
3 PEMB SOUTH ELEVATION
A4.02 SCALE: 1/16" = 1'-0"



5 PEMB EAST ELEVATION
A4.02 SCALE: 1/16" = 1'-0"



4 PEMB NORTH ELEVATION
A4.02 SCALE: 1/16" = 1'-0"



6 PEMB WEST ELEVATION
A4.02 SCALE: 1/16" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2023-00097** on **8/1/2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

7/14/2023 3:26:26 PM | MASTER'S TRANSPORTATION

