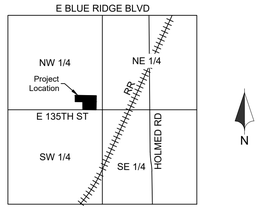
Martin City Flexcave

Kansas City, Jackson County, MO
Section 20, Township 47 N, Range 33 W

Master Planned Development Final



LOCATION MAP
SECTION 20-T47N-R33W
Scale 1" = 2000'

Address:

250 E 135th St, Kansas City, MO 64145

Legal Description:

All of Lot 2 and Tract A, REPLAT OF TRACT NO. 2, LILLIS ESTATES, a subdivision in the City of Kansas City, Jackson County, Missouri

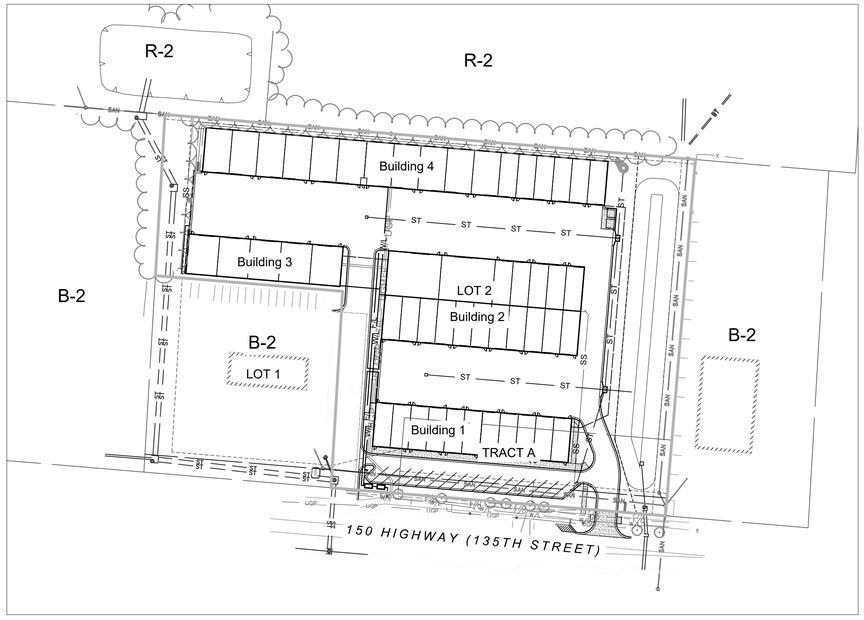
FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0389G, 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.

ZONING

Existing Zoning: B-2
Proposed Zoning: MPD

- Building 1 shall be limited to uses within the B2 zoning district.
- Buildings 2, 3 and 4 are limited to Self Storage and Warehouse, Manufacturing, and Production, (Artisanal), Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage, and Office, Administrative, Professional or General. No outdoor storage is permitted.



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
			Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Site Plan
C04	Site Utility Plan
C05	Grading Plan
C06	Pedestrian Access Plan
C07	Preliminary Plat
C08	Standard Details
C09	Fire Truck Turning
L01	Landscape Plan
L02	Tree Mitigation Plan
L03	Landscape Details

Consultant/Applicant:
Andy Gabbert
Agabbert@ric-consult.com
8653 Penrose Lane, Lenexa, KS 66218
(816) 800-0950

Prepared For:
Developer
Owner/Dev. Address
####

Master Planned Development Final
25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Title Sheet

NO.	DATE	REVISION
2	9/22/2025	Zoning Uses
1	8/28/2025	City Comments
	7/24/2025	Initial Submittal

DRAWN BY	CHECKED BY
AFB	AG

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102 Abbie Avenue
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913.317.9500
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Sheet
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POND

VILLAGE GLEN ADDITION
TRACT A

8'x12' CONC. JUNCTION BOX
TOP ELEV=896.06
E IN(N) N/A = N/A
E OUT(S) N/A = N/A
(LID RUSTED SHUT)

4' DIA. CONC. MH
TOP ELEV=900.33
E IN(NW)6" PVC=887.64
E IN(W)8" PVC=887.60
E OUT(E)8" PVC=887.48

TREE LINE

5' SS/E
DOC. NO. K-658987
BK. K-1414, PG. 2202

4' DIA. CONC. MH
TOP ELEV=894.03
E IN(W)8" PVC=884.85
E OUT(E)8" PVC=884.58

UNPLATTED

E IN(N)36" RCP=892.72

E IN(NE)18" RCP=891.08

E OUT(S)36" RCP=890.81

E OUT(SW)18" RCP=890.54

4' DIA. CONC. MH
TOP ELEV=890.64
E IN(N)8" PVC=880.66
E OUT(S)8" PVC=880.42

S85°08'51"E 595.11'

30' D/E & U/E
BK. K-39, PG. 46

8'x8' CONC. JUNCTION BOX
TOP ELEV=894.76
E IN(NW)63" SQUASHED CMP=888.26
E OUT(S)63" SQUASHED CMP=888.03

N03°22'21"E 180.50'

TREE LINE

BITUMINOUS SURFACE

15' SS/E
BK. K-39, PG. 46

TREE LINE

LILLIS ESTATES
TRACT 1

CONCRETE CURB

N85°12'20"W 210.00'

CONCRETE SURFACE

CONCRETE CURB

LOT 2

TREE LINE

TREE LINE

PROPERTY
189,907 S.F.
4.360 Ac.

TREE LINE

BITUMINOUS SURFACE

S04°47'51"W 399.77'

VAN NOY
LOT 1

REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1

1 STORY BUILDING

CONCRETE SURFACE

BITUMINOUS SURFACE

CONCRETE CURB & GUTTER

N03°22'21"E 220.00'

CONCRETE SURFACE

2 STORY BUILDING

3'x4' CONC. CURB INLET
TOP ELEV=889.10
E OUT(SE)12" RCP=883.91

4' DIA. CONC. MH
TOP ELEV=889.14
E OUT(E)8" PVC=878.52

25' D/E & U/E
BK. K-39, PG. 46

20' B/L (Per Plat)

25' U/E
BK. K-39, PG. 46

25' STREAM EASEMENT
DOC. NO. A-447639
BK. B-2892, PG. 44

TRACT A

POND

4' DIA. CONC. MH
TOP ELEV=844.66
E IN(N)8" PVC=875.22
E OUT(SE)8" PVC=874.89

8'x8' CONC. JUNCTION BOX
TOP ELEV=890.81
E IN(W)24" RCP=886.59
E IN(N)63" SQUASHED CMP=885.18
E OUT(E)63" SQUASHED CMP=884.56

8'x8' CONC. JUNCTION BOX
TOP ELEV=888.21
E IN(NW)12" RCP=883.51
E IN(W)63" SQUASHED CMP=882.46
E OUT(S)48" HDPE=881.97

CONC. SURFACE

N85°12'20"W 375.15'

BRICK

CONCRETE CURB & GUTTER

ORNAMENTAL POLE

EV CHARGEPOINT

EV PARKING STALL

8' CONCRETE SIDEWALK

ORNAMENTAL POLE

BRICK

CONCRETE CURB & GUTTER

4' DIA. CONC. MH
TOP ELEV=885.06
E IN(NW)8" PVC=874.64
E IN(W)8" PVC=874.46
E IN(NE)6" PVC=875.06
E OUT(S)8" PVC=873.68

150 HIGHWAY (135TH STREET)

BITUMINOUS SURFACE

5'x5' CONC. AREA INLET
TOP ELEV=881.22
E OUT(S)36" HDPE=876.80

6'x6' CONC. JUNCTION BOX
TOP ELEV=886.52
E IN(N)48" CMP=879.22
E IN(W) N/A = N/A
E OUT(E) N/A = N/A

BITUMINOUS SURFACE

5'x3' CONC. CURB INLET
TOP ELEV=883.22
E IN(N)36" HDPE=876.38
E OUT(S)36" RCP=876.18

4' DIA. CONC. MH
TOP ELEV=883.00
E IN(N)8" PVC=872.39
E OUT(E)8" PVC=872.33

LEGEND:

- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- E ELECTRICAL BOX
- UGP UNDERGROUND POWER
- STREET LIGHT
- SIGNS
- TREE, DECIDUOUS
- S SANITARY MANHOLE
- SAN SANITARY SEWER LINE
- STORM MANHOLE
- ST STORM SEWER LINE
- T TELEPHONE MANHOLE
- F/O FIBER OPTIC LINE
- WATER VALVE
- W/L WATER LINE
- FIRE HYDRANT

NORTH
1"=30'
0 15' 30'

Master Planned Development Final

25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Existing Conditions

NO.	DATE	REVISION
2	9/22/2025	Zoning Uses
1	8/28/2025	City Comments
	7/24/2025	Initial Submittal

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CHECKED BY: AG

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R-2
Land Bank of Kansas City Missouri
POND
VILLAGE GLEN ADDITION
TRACT A

R-2
Consolidated School Dist No 4
UNPLATTED
TREE LINE

S85°08'51"E 595.11'
10.5'
10.0'
Swale
Concrete Yard Inlet
11 Flexcave Units (30'x50')
BUILDING 4
6 Flexcave Units (20'x50')
N03°22'21"E 180.50'
3' Curb Opening
3'x3' Concrete Area Inlet
70.0'
70.0'
R2.0'
Trash Enclosure
Re: Arch
Proposed Fence
R5.0'
R5.0'
R3.0'
Concrete Pavement
6'x4' Concrete Curb Inlet
BUILDING 3
5 Flexcave Units (34.6'x45')
Concrete Drain Channel
Entrance Gate
31.0'
2 Flexcave Units (60'x50')
5 Flexcave Units (20'x50')
Proposed Fence
4.9'
N85°12'20"W 210.00'
BUILDING 2
30.5'
LILLIS ESTATES
TRACT 1
4.9'
CONCRETE CURB
CONCRETE SURFACE
R10.0'
11 Flexcave Units (20'x50')
Detention Basin
3.0'
B-2
United States Postal Service
REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1
Concrete Flume
1 STORY BUILDING
70.0'
3'x3' Concrete Area Inlet
Heavy Duty Asphalt
6'x4' Concrete Curb Inlet
W/Water treatment System
N03°22'21"E 220.00'
CONCRETE CURB & GUTTER
BITUMINOUS SURFACE
30.8'
R12.0'
R50.0'
B-2
Adams-Moore Acquisitions LLC
CONCRETE SURFACE
BUILDING 1
11 Flexcave Units (20'x50')
Proposed
Concrete Sidewalk
Entrance Gate
R10.0'
14.0'
Light Duty Asphalt
8.0'
5.0'
25.0'
R80.0'
R10.0'
R2.0'
9.0'
18.0'
R15.0'
4x4 Concrete Control Box
R4.5'
R15.0'
8.8'
18
3'x3' Conc. Area Inlet
Existing Area Inlet
31.7'
5.0'
25.0'
N85°12'20"W 375.15'
8.8'
R15.0'
R15.0'
Monument Sign (By Others);
Final location to be verified by Architect
150 HIGHWAY (135TH STREET)
BITUMINOUS SURFACE
Concrete Pavement per City Standards
Driveway Type VI per City Standard Details D-2
S04°47'51"W 399.77'
B-2
Paxton Robert & Sommack
VAN NOY
LOT 1
2 STORY BUILDING
20' BLA (Per Plat)

Proposed MPD Uses

- Building 1 shall be limited to uses within the B2 zoning district.
- Buildings 2, 3 and 4 are limited to Self Storage and Warehouse, Manufacturing, and Production, (Artisanal), Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage, and Office, Administrative, Professional or General. No outdoor storage is permitted.

Site Data Table

Lot Area - 4.360 Acres

Building Area:
11 Flexcave Units (30'x50') - 16,500 SF
5 Flexcave Units (34.6'x50') - 8,650 SF
2 Flexcave Units (60'x50') - 6,000 SF
33 Flexcave Units (20'x50') - 33,000 SF
Total Building Area: 64,150 SF

Paved Area - 66,608 SF

Percent Lot Covered - 74.47%
Percent Building Covered - 33.372%

Zoning

Existing Zoning: B-2
Proposed Zoning: MPD

Parking Spaces

Provided:
18 Parking stalls

REQUIREMENTS:

Maximum Lot Size: 2 acres

Setbacks:
Maximum Front Setback: 0 feet
Maximum Interior Side Setback: 10 feet
Maximum Street-Side Setback: 10 feet
Minimum Rear Yard Setback: 0 feet
-Abutting Residential District: 15 feet

NORTH
1"=30'
0 15' 30'

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Site Plan

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102 Abbie Avenue
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POND
VILLAGE GLEN ADDITION
TRACT A
TREE LINE
5' SS/E
DOC. NO. K-658987
BK. K-1414, PG. 2202
UNPLATTED
30' D/E & U/E
BK. K-39, PG. 46
LILLIS ESTATES
TRACT 1
CONCRETE CURB
CONCRETE SURFACE
REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1
1 STORY BUILDING
CONCRETE CURB & GUTTER
BITUMINOUS SURFACE
25' D/E & U/E
BK. K-39, PG. 46
25' STREAM ESMT.
DOC. NO. K-476139
BK. K-1414, PG. 44
15' SS/E
BK. K-39, PG. 46
BITUMINOUS SURFACE
VAN NOY
LOT 1
CONCRETE CURB
BITUMINOUS SURFACE
2 STORY BUILDING
CONC. SURFACE
CONCRETE CURB & GUTTER
8' CONCRETE SIDEWALK
ORNAMENTAL POLE
EV CHARGEPOINT
EV PARKING STALL
ORNAMENTAL POLE
BITUMINOUS SURFACE
150 HIGHWAY (135TH STREET)

8'x12' CONC. JUNCTION BOX
TOP ELEV=896.06
E IN(N) N/A = N/A
E OUT(S) N/A = N/A
(LID RUSTED SHUT)

4' DIA. CONC. MH
TOP ELEV=900.33
E IN(NW)6" PVC=887.64
E IN(W)8" PVC=887.60
E OUT(E)8" PVC=887.46

4' DIA. CONC. MH
TOP ELEV=894.03
E IN(W)8" PVC=884.85
E OUT(E)8" PVC=884.58

E IN(N)36" RCP=892.72
E OUT(S)36" RCP=890.81
E IN(NE)18" RCP=891.08
E OUT(SW)18" RCP=890.54

4' DIA. CONC. MH
TOP ELEV=890.64
E IN(N)8" PVC=880.66
E OUT(S)8" PVC=880.42

8'x8' CONC. JUNCTION BOX
TOP ELEV=894.76
E IN(NW)63" SQUASHED CMP=888.26
E OUT(S)63" SQUASHED CMP=888.03

Proposed Sanitary Sewer Service Line Connection

Proposed Sanitary Sewer Service Line Building Connection

Clean Out

Existing 8" PVC Sanitary Sewer Line

11 Flexcave Units (30'x50')
FFE = 892.00

6 Flexcave Units (20'x50')
FFE = 892.00

Proposed 6" SDR 26 PVC Sanitary Service Line
Maintain min. 1.00% Slope.
Install clean outs at bents and/or every 100 feet of sanitary service line.

Proposed Power Service Line

Proposed 1" Type K Cooper Water Service Line with 42" min. cover.

Proposed Fire Hydrant

5 Flexcave Units (34.6'x45')
FFE = 892.00

2 Flexcave Units (60'x50')
FFE = 891.785

5 Flexcave Units (20'x50')
FFE = 891.785

Clean Out

Existing 8" PVC Sanitary Sewer Line

11 Flexcave Units (20'x50')
FFE = 888.817

Proposed Sanitary Sewer Service Line Building Connection

Proposed 2-4" PVC Pipes for Communication Service Line

Clean Out

Proposed 6" SDR 26 PVC Sanitary Service Line.
Maintain min. 1.00% Slope.
Install clean outs at bents and/or every 100 feet of sanitary service line.

Proposed Sanitary Sewer Service Line Building Connection

Proposed 6" DIP Fire Line

11 Flexcave Units (20'x50')
FFE = 889.192

FFE = 887.871

Existing 8" PVC Sanitary Sewer Line

3'x4' CONC. CURB INLET
TOP ELEV=889.10
E OUT(SE)12" RCP=883.91

4' DIA. CONC. MH
TOP ELEV=889.14
E OUT(S)8" PVC=878.52

4' DIA. CONC. MH
TOP ELEV=844.66
E IN(N)8" PVC=875.22
E OUT(SE)8" PVC=874.89

4' DIA. CONC. MH
TOP ELEV=885.06
E IN(NW)8" PVC=874.64
E IN(N)8" PVC=874.46
E IN(NE)6" PVC=875.06
E OUT(S)8" PVC=873.68

8'x8' CONC. JUNCTION BOX
TOP ELEV=890.81
E IN(W)24" RCP=886.59
E IN(N)63" SQUASHED CMP=885.18
E OUT(E)63" SQUASHED CMP=884.56

Existing Underground Power Line

8'x8' CONC. JUNCTION BOX
TOP ELEV=888.21
E IN(NW)12" RCP=883.51
E IN(W)63" SQUASHED CMP=882.46
E OUT(S)48" HDPE=881.97

Proposed Irrigation Service Point of Connection/Backflow and Shutoff Valves to be provided

Existing Water Main

Existing Telephone Vault (AT&T)

5'x5' CONC. AREA INLET
TOP ELEV=881.22
E OUT(S)36" HDPE=876.80

5'x3' CONC. CURB INLET
TOP ELEV=883.22
E IN(N)36" HDPE=876.38
E OUT(S)36" RCP=876.18

6'x6' CONC. JUNCTION BOX
TOP ELEV=886.52
E IN(N)48" CMP=879.22
E IN(W) N/A = N/A
E OUT(E) N/A = N/A

Proposed Double Check Detector Backflow Preventer Vault

Service Power and Telephone lines shall be coordinated with local Utility for connection

Proposed FFFM Vault

Proposed Sanitary Sewer Service Line Connection

Existing 8" PVC Sanitary Sewer Line

4' DIA. CONC. MH
TOP ELEV=883.00
E IN(N)8" PVC=872.39
E OUT(E)8" PVC=872.33

NORTH
1"=30'
0 15' 30'

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Site Utility Plan

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VILLAGE GLEN ADDITION
TRACT A

5' SS/E
DOC. NO. K-658987
BK. K-1414, PG. 2202

UNPLATTED

30' D/E & U/E
BK. K-39, PG. 46

FFE = 892.00

FFE = 892.00

LILLIS ESTATES
TRACT 1

FFE = 891.785

LOT 2

FFE = 888.817

PROPERTY
189,907 S.F.
4.360 Ac.

15' SS/E
BK. K-39, PG. 46

REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1

VAN NOY
LOT 1

FFE = 889.192

FFE = 887.871

TRACT A

25' D/E & U/E
BK. K-39, PG. 46

25' STREAM EASMT
DOC. NO. K-472539
BK. B-2992, PG. 44

20' B/L (Per Plat)

150 HIGHWAY (135TH STREET)

NORTH
1"=30'
0 15' 30'

Master Planned Development Final

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Grading Plan

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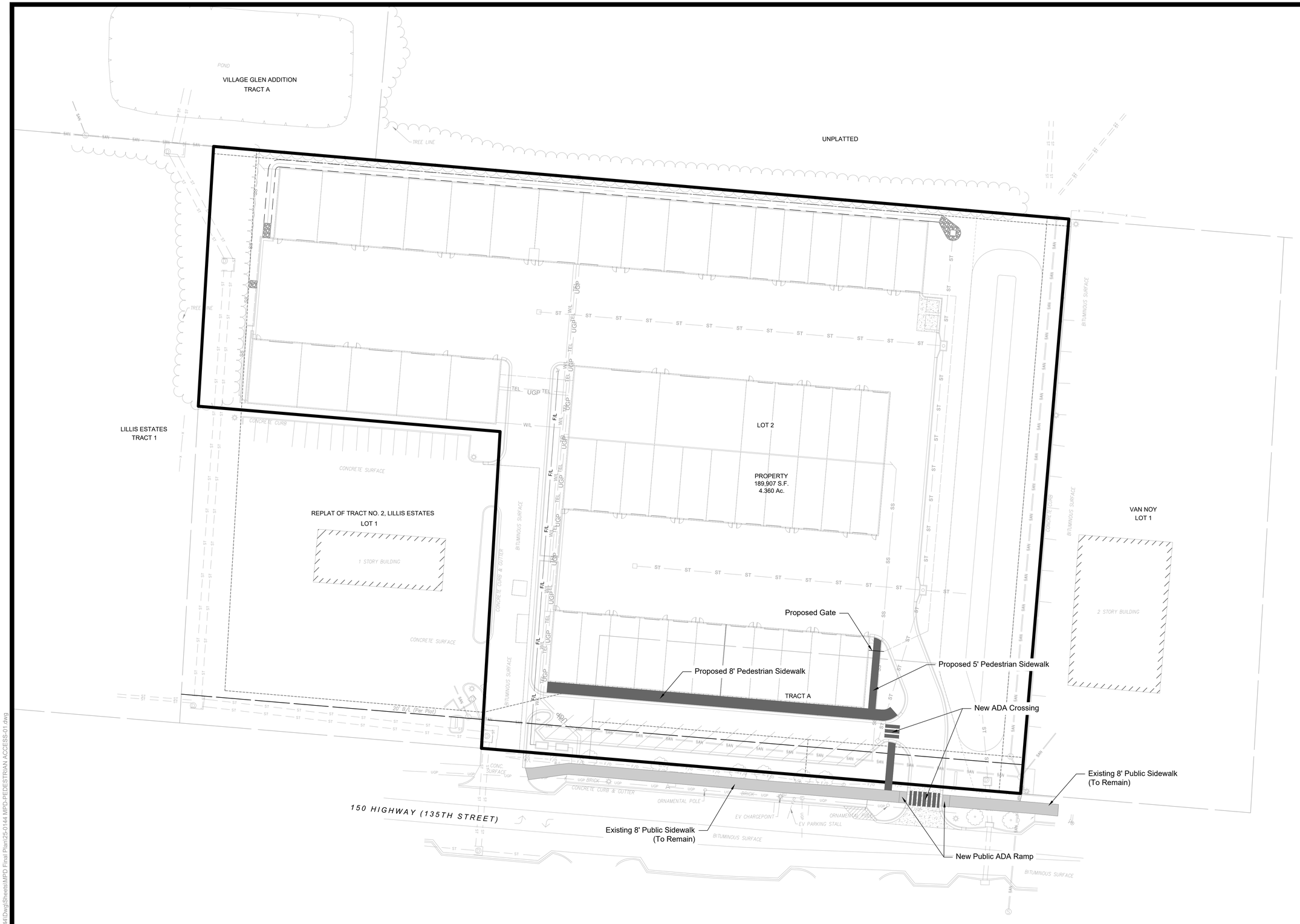

Master Planned Development Final

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Pedestrian Access Plan

NO.	DATE	REVISION
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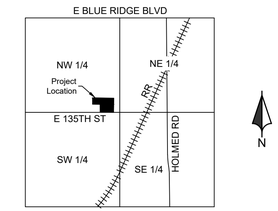
PRELIMINARY PLAT

MARTIN CITY - FLEXCAVES

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 47N, RANGE 33W,
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MO



LOCATION MAP
SECTION 20-T47N-R33W
Scale 1" = 2000'

LEGAL DESCRIPTION:

All of Lot 2 and Tract A, REPLAT OF TRACT NO. 2, LILLIS ESTATES, a subdivision in the City of Kansas City, Jackson County, Missouri.

BASIS OF BEARINGS:

Basis of Bearings: As determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83).

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0389G, 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.

STORM DRAINAGE DETENTION:

Tract A is for detention of storm drainage and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to a maintenance agreement recorded simultaneously with the recording of this plat

ZONING:

Existing Zoning: B-2
Proposed Zoning: MPD

REQUIREMENTS:

Maximum Lot Size: 2 acres

Setbacks:
Maximum Front Setback: 0 feet
Maximum Interior Side Setback: 10 feet
Maximum Street-Side Setback: 10 feet
Minimum Rear Yard Setback: 0 feet
-Abutting Residential District: 15 feet

VARIANCE:

A variance is needed for the Minimum Rear Yard Setback abutting Residential District, from the required 15 feet to 10 feet.

Consultant/Applicant:
Andy Gabbert
Agabbert@ric-consult.com
8653 Penrose Lane, Lenexa, KS 66218
(816) 800-0950

Prepared For:
Developer
Owner/Dev. Address
####

1"=30'
0 15' 30'

Master Planned Development Final
25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Preliminary Plat

NO.	DATE	REVISION
2	9/22/2025	Zoning Uses
1	8/28/2025	City Comments
	7/24/2025	Initial Submittal

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www.ric-consult.com
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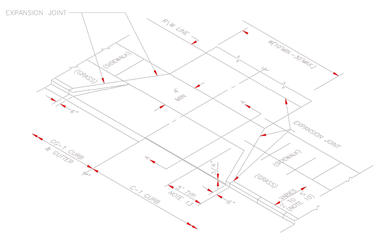
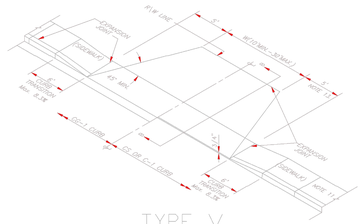
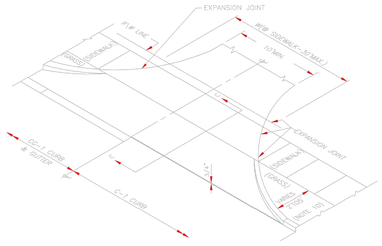
RECONSTRUCTED DRIVEWAYS



TYPE IV
(PARKWAY 1.5' TO <5')



TYPE V



TYPE VI
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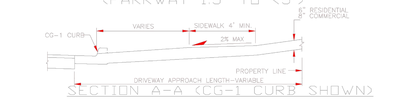
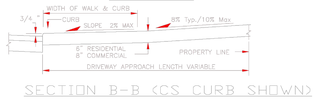
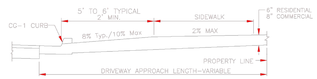


SECTION A-A (CG-1 CURB SHOWN)



SECTION B-B (CS CURB SHOWN)

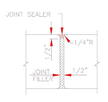


SECTION C-C (CG-1 CURB SHOWN)

12" MINIMUM RADIUS ON A 10' WIDE DRIVE.
10' MINIMUM RADIUS ON 12' WIDE & GREATER.
SEE DRAWING D-3 FOR COMMERCIAL RADIUS.

NOTES:

1. SIDEWALK CROSS SLOPES THROUGH DRIVEWAY MUST BE less than 2% MAX TO COMPLY WITH THE AMERICAN DISABILITY ACT.
2. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
3. THAT PORTION OF THE DRIVE WITHIN STREET R.O.W. SHALL BE P.C.C. CONCRETE. CONCRETE SHALL CONFORM TO Section 2300.
4. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2209.2.
5. CURING MEMBRANES SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2301.5
6. CURB TRANSITIONS ON DRIVEWAY FLARES ARE CONSIDERED PART OF DRIVEWAY.
7. IN CBD, 6 x 6-W2.9 x W2.9 REINFORCING SHALL BE PLACED IN CENTER OF SLAB THICKNESS.
8. ON PARK DEPT. PROPERTY USE TYPE VI ENTRANCE AND PLACE 6 x 6-W1.4 x W1.4 REINFORCING IN CENTER OF SLAB THICKNESS.
9. CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX. BOTH DIRECTIONS.
10. FORM 3/4 " LIP AT PAVEMENT LINE ON DRIVES IN C-1 & CS CURBS.
11. IF PARKWAY IS 2' OR LESS, PAVE WITH CONCRETE AS PART OF THE SIDEWALK.
12. TYPE V ENTRANCE IS NOT RECOMMENDED FOR USE IN KANSAS CITY. CURB SIDE WALK MAY BE USED ON LOW TRAFFIC STREETS IN SITUATIONS WHERE NORMAL SIDEWALK SET BACKS WOULD REQUIRE THE CONSTRUCTION OF RETAINING WALLS
13. WHERE DRIVE WIDTH IS 14 FEET OR LESS FLARES SHALL BE 7.5 FEET WIDE AT CURB AND SHALL EXTEND AT A 45 ANGLE THROUGH THE SIDEWALK.
14. SIDEWALK SLOPE 2% MAX. AT TIE IN.



EXPANSION JOINT CONTRACTION JOINT

JOINT DETAILS

KANSAS CITY MISSOURI

Director of Public Works Date

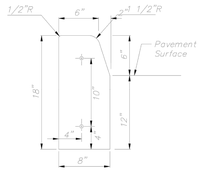
Entry No.

Kansas City, Missouri
Public Works Department
Engineering Division

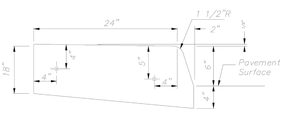
RECONSTRUCTED DRIVEWAYS

STANDARD DRAWING NUMBER

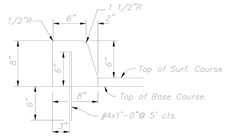
D-2



STRAIGHT CURB
(TYPE C-1)

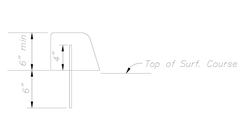


INTEGRAL CURB & SIDEWALK
(TYPE C-S)

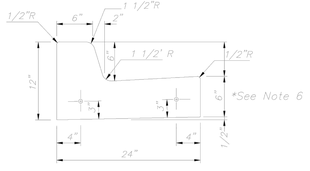


DOWELLED CURB
(TYPE DC)

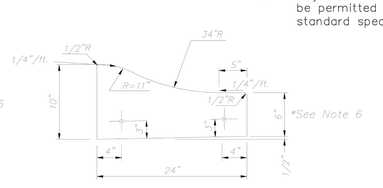
1. 1/2" Expansion Joints With 2' dowels shall be placed at radius points and at 150' intervals. These dowels shall be greased and wrapped on one end with expansion tubes.
2. 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowels with bar supports.
4. Concrete shall conform to Section 2200 unless otherwise specified in plans project manual. For CBD of K.C.MO. See section 2300 of standard specifications and design critera.
5. Use 5/8" diameter by smooth dowels at locations shown on each typical section.
6. Depth of gutter shall be a minimum of 8" thru the handicap access ramp.
7. Only White curing membranes shall be permitted and shall conform to standard specification section 2200.



DOWELLED CURB
(TYPE DC-2)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



ROLL BACK CURB & GUTTER
(TYPE CG-2)

KANSAS CITY MISSOURI

Director of Public Works Date

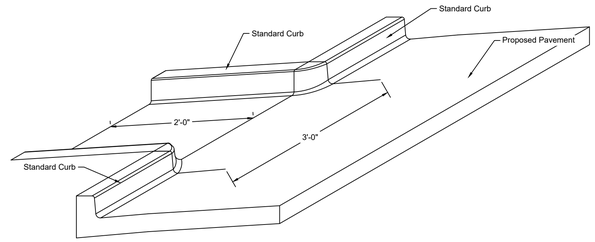
Entry No.

Kansas City, Missouri
Public Works Department
Engineering Division

CURBS

STANDARD DRAWING NUMBER

C



FLUME DETAIL
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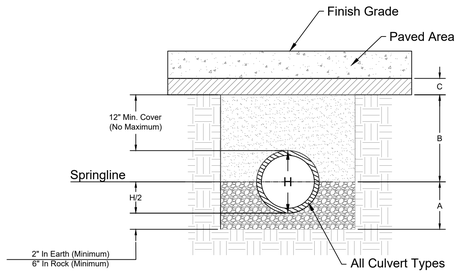
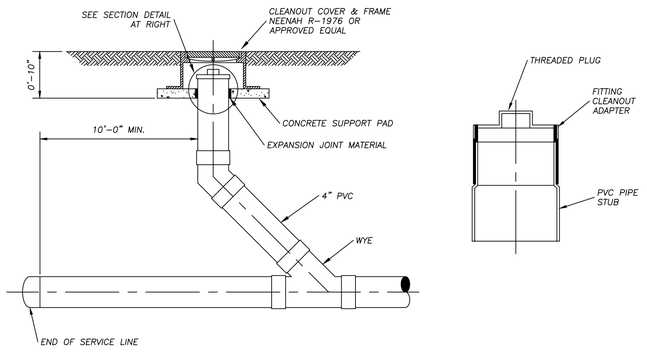


A. Consolidated Granular Bedding Material (APWA Granular Gradation).

B. Granular bedding Material, Hand Compacted Soil - 95% of Max. Density using ASTM D 698, or Flowable Backfill (CLSM). Maximum Llft 6'. Granular Bedding Material Shall Be Used In Zone B for All Pipe Except Reinforced Concrete Pipe.

C. Compacted Subgrade - Minumum 95% Std. Proctor.

PIPE TRENCH SECTION
Not To Scale



CLEANOUT
Not to Scale

Master Planned Development Final

25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Standard Details

NO.	DATE	REVISION
2	9/22/2025	Zoning Uses
1	8/28/2025	City Comments
	7/24/2025	Initial Submittal

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913.317.9500
www.ric-consult.com
102 Abbie Avenue
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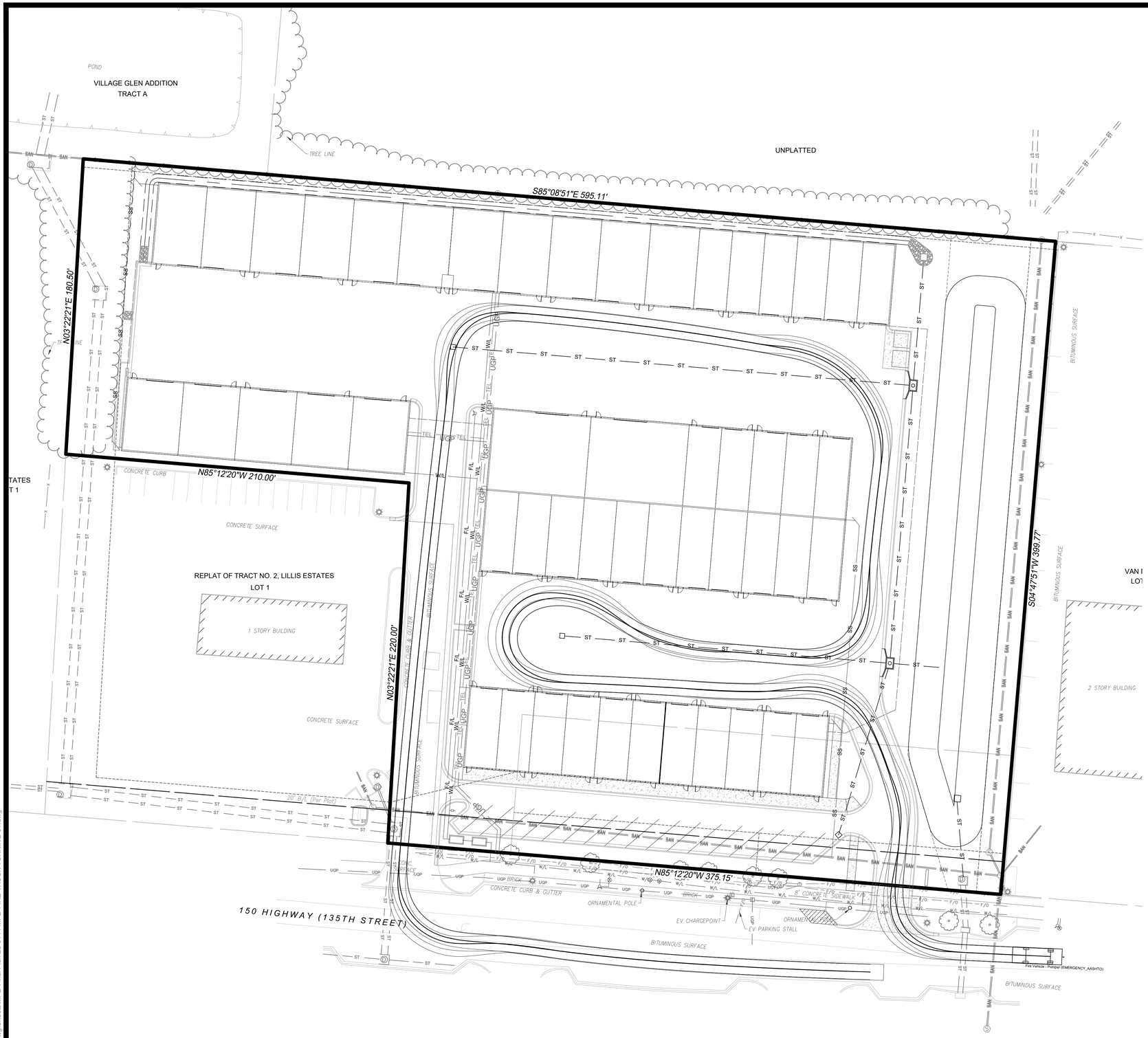

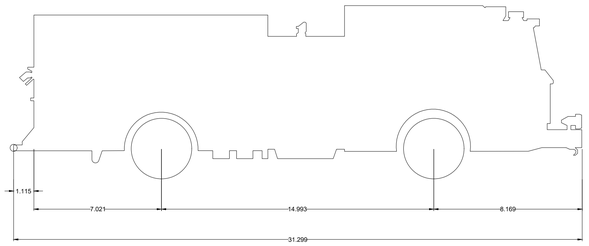

Vehicle library: EMERGENCY_AASHTO
Name: Fire Vehicle - Pumper
Width [ft]: 9.744
Height [ft]: 9.540
Front track [ft]: 9.304
Back track [ft]: 9.304
Total vehicle length [ft]: 31.299
Average steering angle: 33.000°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 31.533
Turning radius (wall to wall) [ft]: 36.308

NORTH
1"=30'
0 15' 30'

Master Planned Development Final

25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Fire Truck Turning

NO.	DATE	REVISION
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	NS	Nyssa sylvatica `Wildfire` / Black Gum	2" Cal.	B&B	3	
DECIDUOUS TREES						
	TD	Taxodium distichum / Bald Cypress	2" Cal.	B&B	5	
ORNAMENTAL TREES						
	CC3	Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud	1.5" Cal.	B&B	2	
EVERGREEN						
	JH	Juniperus virginiana `Hillspire` / Hillspire Juniper	2" Cal / 6' Ht. Min	B&B	22	
SHRUBS						
	AM	Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry	5 Gal.		9	
EVERGREEN SHRUBS						
	SGJ	Juniperus chinensis `Sea Green` / Sea Green Juniper	5 Gal.		32	
	JSK	Juniperus scopulorum `Skyrocket` / Skyrocket Juniper	5` Ht. Min.	Cont.	13	
GRASSES						
	MSG	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 gal.		17	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL
GROUND COVERS							
	TF4	Turfgrass Seed Fescue Mix; RE: Notes / Fescue Seed	SEED			43,882 sf	

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

N O R T H

1"=30'

0 15' 30'

KCMO LANDSCAPE CALCULATIONS

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications

Street Trees *(Per Section 88-425-03)*
Required: 1 tree / 30' street frontage (375 lf x 30 = 12.5 Trees)
Provided: 13 Trees (8 Trees are Existing to Remain)

General Landscaping *(Per Section 88-425-04)*
Required: 1 tree / 5,000 sf principal building coverage
Total Building Coverage: 63,167 sf / 5000 = 12.63 Trees
Provided: 13 Trees

Perimeter Landscaping of Parking Lot Adj. to ROW *(Per Section 88-425-05-B)*
Required: 10' width buffer with 1 tree / 30'* + cont. evergreen shrub hedge min. 3' ht.
240 lf / 30 = 8 Trees w/100% Evg shrub hedge
Provided: 8* Trees & 48 Evg Shrubs

**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 Lot *(Per Section 88-425-06)*
Required: 1 tree / 5 parking spaces, 1 shrub + 35 sf landscape area / parking space
18 Parking Spaces = 4 Trees, 18 Shrubs & 630 sf landscape area
Provided: 4 Trees, 19 shrubs & xx sf landscape area

Screening of Containers & Mechanical/Utility Equipment *(Per Section 88-425-08)*
Required: Screened from public view
Provided: As required.

Screening & Buffering of Outdoor Uses *(Per Section 88-425-09)*
Required: All outdoor use areas must be screened from public streets & All areas with side or rear lot lines adjacent to R or DR district must effectively screen by use of wall, landscape or 6' ht. minimum fence.
North: Adj to R District = North Masonry Building Wall provided w/Existing Trees at the west and Evg trees at the east.
West: Adj to B-2 District = No screening req. /Existing Trees to remain
East: Adj to B-2 District = No screening req. / 29 Evg Trees Provided
Provided: 6' Ht. Black Chainlink with privacy slats along North Property Line.

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. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. 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.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. 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.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. 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.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

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Landscape Plan

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102 Abbie Avenue
Kansas City, Kansas 64108
913.317.9500
www.ric-consult.com
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KCMO LANDSCAPE CALCULATIONS

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications

Tree Mitigation Area *(Per Section 88-424-07)*

- Existing On-site Canopy Area: 55535.4 / 1.27 Ac.
- Tree Canopy Area Preserved: 5024.4 sf / 0.12 Ac
- Mitigation Calculation:
  55,535.4 sf (Canopy Area)
  - 5,024.4 (Canopy Reserved)
  = 50,510.4 sf = 1.16 acres .
  1.16 x 0.35 = 0.406 x 150" = 60.9" Caliper Inches Required
- Total Mitigation Caliper Inches provided: 63"; Refer to Plant Schedule

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	NS	Nyssa sylvatica 'Wildfire' / Black Gum 2.0" x 3 Trees = 6 Caliper Inches Mitigated	2" Cal.	B&B	3	
DECIDUOUS TREES						
	TD	Taxodium distichum / Bald Cypress 2.0" x 5 Trees = 10 Caliper Inches Mitigated	2" Cal.	B&B	5	
ORNAMENTAL TREES						
	CC3	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud 1.5" x 2 Trees = 3 Caliper Inches Mitigated	1.5" Cal.	B&B	2	
EVERGREEN						
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper 2" x 22 Trees = 44 Caliper Inches Mitigated	2" Cal / 6' Ht. Min	B&B	22	
SHRUBS						
	AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	5 Gal.		9	
EVERGREEN SHRUBS						
	SGJ	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		32	
	JSK	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5' Ht. Min.	Cont.	13	
GRASSES						
	MSG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.		17	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL
GROUND COVERS							
	TF4	Turfgrass Seed Fescue Mix; RE: Notes / Fescue Seed	SEED			43,882 sf	

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

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Tree Mitigation Plan

NO.	DATE	REVISION
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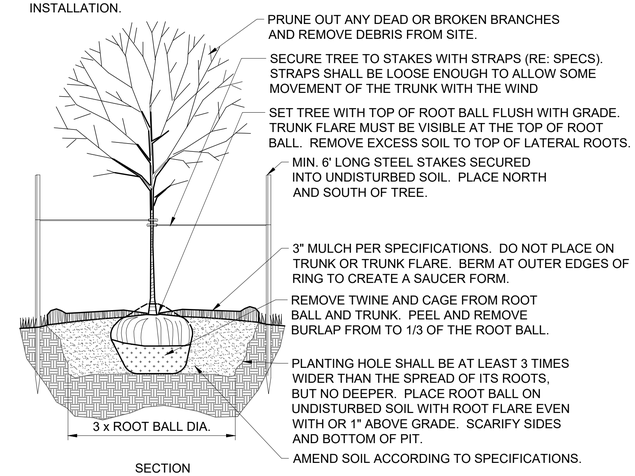
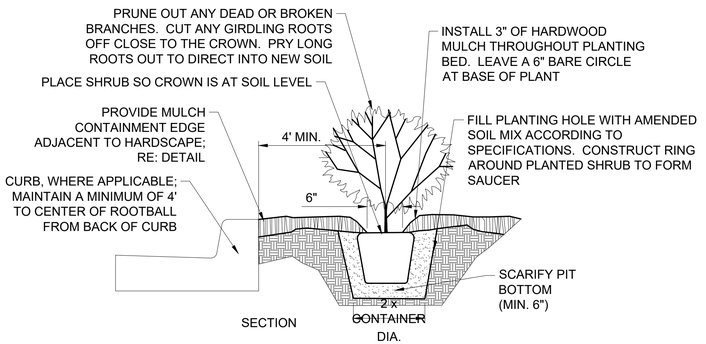
NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

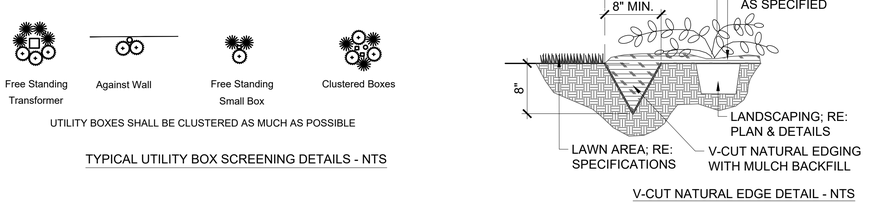


SECTION

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.

SHRUB PLANTING 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.



V-CUT NATURAL EDGE DETAIL - NTS

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

Master Planned Development Final

25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Landscape Details

NO.	DATE	REVISION
2	9/22/2025	Zoning Uses
1	8/28/2025	City Comments
	7/24/2025	Initial Submittal

DRAWN BY AFB | CHECKED BY AG

Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, Kansas 64108
913.317.9500
www.ric-consult.com
MO Certificate of Authority: E-2010033530

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