

CLIENT: DANNY BAKER
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 MO, 64145
 (314) 267-9890

CLASS A GENERAL CONTRACTOR: 2025-0012004
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 JARRED YOUNG
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PROFESSIONAL ENGINEER: PAUL FANCHER
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MECHANICAL: MATT BOYER
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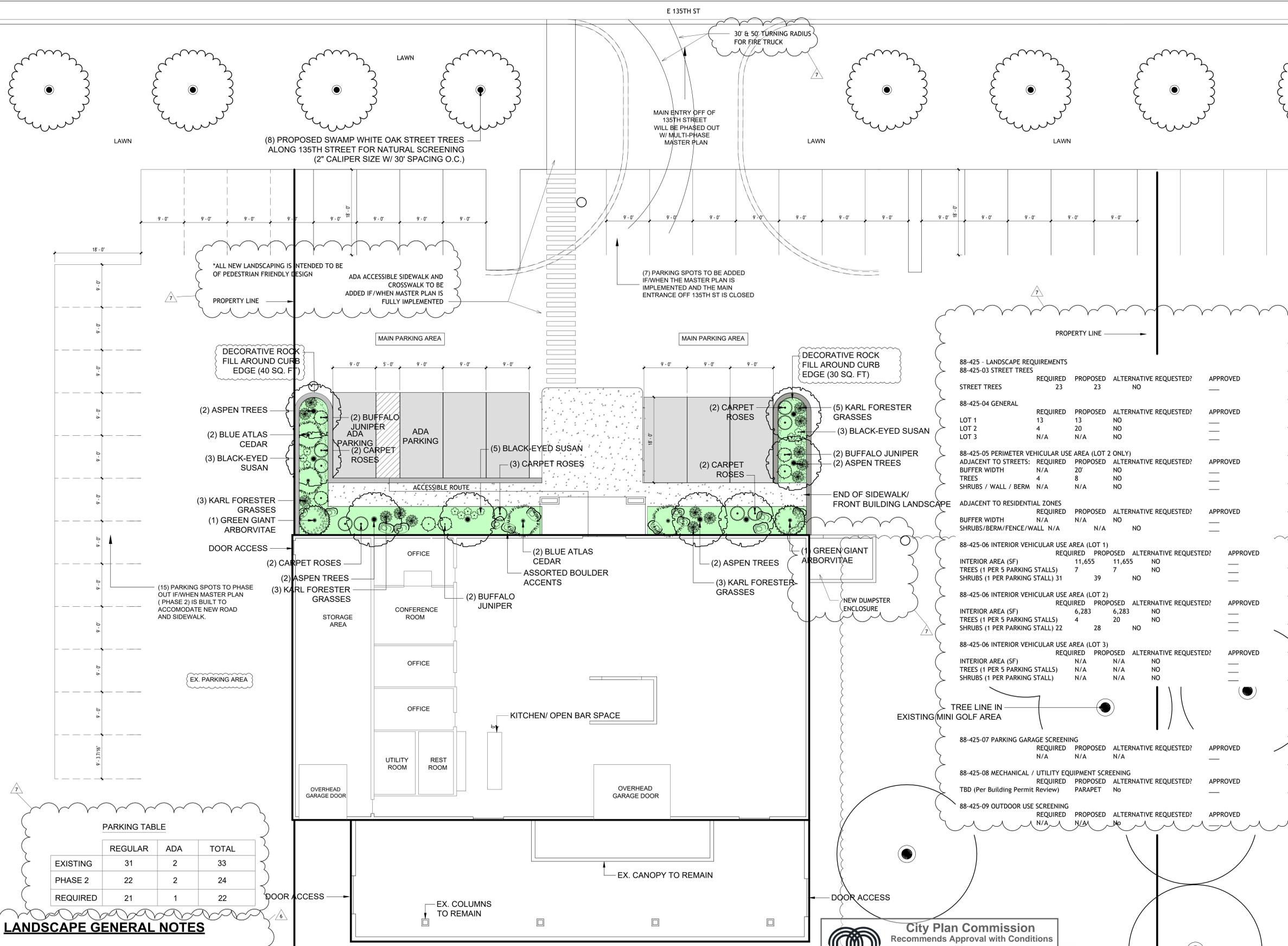
ELECTRICAL: BEN RYAN, MANDS ELECTRIC
 P.O. BOX 1147
 BLUE SPRINGS, MO. 64013
 (816) 365-6306



No.	Description	Date
1	CD SUBMITTAL	9/10/2025
2	REVISION 02	10/29/2025
6	REVISION 06	01/15/2026
7	REVISION 07	02/24/2026

MARTIN CITY S-1 LANDSCAPE PLAN

Project Number	250810
Date	02/24/2026
Drawn By	Alexandra Bojarski-Stauffer
Checked By	ABS
A004	
Scale	1/8" = 1'-0"

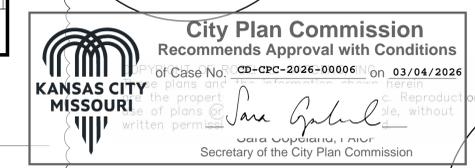


88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	23	23	NO	---
88-425-04 GENERAL				
LOT 1	13	NO	---	---
LOT 2	4	20	NO	---
LOT 3	N/A	N/A	NO	---
88-425-05 PERIMETER VEHICULAR USE AREA (LOT 2 ONLY)				
ADJACENT TO STREETS:	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
BUFFER WIDTH	N/A	20'	NO	---
TREES	4	8	NO	---
SHRUBS / WALL / BERM	N/A	N/A	NO	---
ADJACENT TO RESIDENTIAL ZONES				
BUFFER WIDTH	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	---
88-425-06 INTERIOR VEHICULAR USE AREA (LOT 1)				
INTERIOR AREA (SF)	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
TREES (1 PER 5 PARKING STALLS)	11,655	11,655	NO	---
SHRUBS (1 PER PARKING STALL)	7	7	NO	---
88-425-06 INTERIOR VEHICULAR USE AREA (LOT 2)				
INTERIOR AREA (SF)	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
TREES (1 PER 5 PARKING STALLS)	6,283	6,283	NO	---
SHRUBS (1 PER PARKING STALL)	4	28	NO	---
88-425-06 INTERIOR VEHICULAR USE AREA (LOT 3)				
INTERIOR AREA (SF)	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
TREES (1 PER 5 PARKING STALLS)	N/A	N/A	NO	---
SHRUBS (1 PER PARKING STALL)	N/A	N/A	NO	---
88-425-07 PARKING GARAGE SCREENING	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
	N/A	N/A	N/A	---
88-425-08 MECHANICAL / UTILITY EQUIPMENT SCREENING	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
TBD (Per Building Permit Review)	PARAPET	No	---	---
88-425-09 OUTDOOR USE SCREENING	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
	N/A	N/A	No	---

	REGULAR	ADA	TOTAL
EXISTING	31	2	33
PHASE 2	22	2	24
REQUIRED	21	1	22

LANDSCAPE GENERAL NOTES

- PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT WITHIN THE PLAT THE DEVELOPER SHALL SUBMIT AN AFFIDAVIT COMPLETED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MISSOURI, VERIFYING THAT STREET TREES AND LANDSCAPING HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED STREET TREE PLANTING PLAN AND ARE HEALTHY. THIS CONDITION MAY BE SATISFIED BY AN ASSIGNED CITY PLANNING AND DEVELOPMENT BUILDING INSPECTOR.



1 LANDSCAPING PLAN
 1/8" = 1'-0"

Mark	Door			Material	Finish	Frame					Fire Rating Label	Comments	
	Width	Height	Thickness			Material	Type	Finish	Head	Jamb			Sill
108	16'-0"	9'-0"	0'-1 1/2"									ZHR	
109	10'-0"	9'-0"	0'-1 1/2"									ZHR	
110	3'-0"	7'-0"	0'-1 3/4"									ZHR	PANIC HARDWARE
112	3'-0"	7'-0"	0'-2 1/4"										
113	3'-0"	7'-0"	0'-2 1/4"										
115	6'-0"	7'-0"	0'-2 1/4"										
116	6'-0"	7'-0"	0'-1 3/4"										PANIC HARDWARE
117	6'-0"	7'-0"	0'-1 3/4"										PANIC HARDWARE
118	3'-0"	7'-0"	0'-1 3/4"									ZHR	
119	3'-0"	7'-0"	0'-1 3/4"									ZHR	
120	3'-0"	7'-0"	0'-1 3/4"									ZHR	
124	6'-0"	8'-0"	0'-1 3/4"									ZHR	
127	3'-0"	7'-0"	0'-1 3/4"									ZHR	
128	3'-0"	8'-0"	0'-1 3/4"									ZHR	
129	3'-0"	8'-0"	0'-1 3/4"									ZHR	
130	3'-0"	8'-0"	0'-1 3/4"									ZHR	
131	3'-0"	8'-0"	0'-1 3/4"									ZHR	
114	8'-0"	8'-0"	0'-1 3/4"									ZHR	
125	8'-0"	8'-0"	0'-1 3/4"									ZHR	
126	8'-0"	7'-6"	0'-1 3/4"									ZHR	

OCCUPANT LOAD TABLE:			
SPACE/USE	AREA (SF)	OLF (SF/OCC)	CALC. OCCUPANTS
STORAGE / WAREHOUSE (S-2)	914	300 (GROSS)	3
BUSINESS AREAS	4,882	150 (GROSS)	32
MECH ROOMS/ACCESSORY STORAGE	110	300 (GROSS)	1
TOTAL OCCUPANT LOAD			36

W-BEAM HEADER STRUCTURAL REQUIREMENTS

CODES: IBC 2018, ASCE 7-16, AISC 360, TMS 402/602, ACI 318 (ANCHORS).

LOADS (ROOF): DEAD D = 15 PSF (DECK + ROOFING + MEP), LIVE LR = 20 PSF (OR SNOW IF LARGER).

CMU WEIGHT: = 130 PCF.

CLEAR SPAN (HEADER): 16'-0".

MASONRY HEIGHT ABOVE HEADER TO DECK: USE 3.5-4.25 FT

ASD CHECKS: FB = 33 KSI (0.66FY FOR FY=50 KSI). DEFLECTION LIMIT: L/600

EXTERIOR WALL → TRIBUTARY WIDTH IS ONE SIDE ONLY (HALF THE JOIST BAY - 6FT)

LINE LOAD TO THE HEADER (PLF):

w=(D+LR).TRIB+(0.667F).HWALL-130

CASE	TRIBUTARY WIDTH	CMU HEIGHT ABOVE HEADER	LINE LOAD w
1	6FT	3.5 FT	= 513 PLF
2	6FT	4.25 FT	= 578 PLF

*(ADD = 7 PLF FOR EACH EXTRA INCH OF WALL HEIGHT.)

STRENGTH & DEFLECTION CHECKS (L = 16'-0", E=29,000 KSI):

M = wL²/8, R = wL/2

S_{req} = M/33KSI (ASD)

I_{req} = 5wL³/384E (L/600)

CASE	M (K-FT)	R (KIPS)	S _{REQ} (IN ³)	I _{REQ} (IN ⁴)
1 (H=3.5FT)	16.4	4.11	6.0	= 82
2 (H=4.25FT)	18.5	4.63	6.7	= 92

GOVERNING SERVICE REACTION IS ~4.6 KIPS (CASE 2)

LIGHTEST THAT MEETS CASE 1 (L/600): W8x18 (I_x = 87 IN⁴, S_x = 21.7 IN³) → OK FOR 3.5' WALL; JUST SHORT ON I_x FOR 4.25' WALL.

COVERS BOTH CASES WITH MARGIN: W8x21 (I_x = 102 IN⁴, S_x = 25 IN³) OR W10x19 (I_x = 119 IN⁴, S_x = 24 IN³). THESE EASILY EXCEED S_{REQ} AND MEET THE I_{REQ} FOR L/600 WHEN THE TOP FLANGE IS BRACED PER NOTES

CMU BEARING PLATE: 8"x12"x2" → BEARING STRESS = 4,630 LB / 96 IN² = 48 PSI (WELL WITHIN TYPICAL TMS 402 ALLOWABLES).

HSS4x4 SIDE: 1/2" END PLATE ON THE W-BEAM, BOLTED/WELDED TO AN HSS CAP/SEAT PLATE —DESIGN FOR ≥ 4.6 K REACTION.

TOP-FLANGE BRACING TO EACH LIGHT-GAUGE TRUSS SEAT (OR 4'-0" O.C.) TO CONTROL LTB IN CALCS.

JAMBS: EACH SIDE (2) #5 VERT., FULL-GROUT; DOWEL TO FOOTING; LAP/ANCHOR TO HEADER PLATE.

SHORING & SEQUENCE: SHORE → CUT → SET/HEADER/GROUT → CURE → REMOVE SHORES → INSTALL DOOR/TRACK TO STEEL ANGLES/PLATES (NOT HOLLOW CMU).

IBC SECTION 903.2.9 SPRINKLER REQUIREMENTS

Storage consists of showroom vehicles stored exclusively without fuel and with batteries disconnected. No repair, fueling, or maintenance activities will occur in the space, and all vehicles are stored at floor level only.

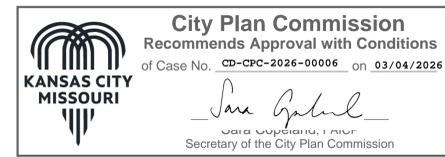
Although the occupancy is classified as **Group S-1 (Moderate-Hazard Storage)** based on use, the stored materials present **significantly reduced combustibility** due to the absence of fuel and ignition sources. Under these conditions, none of the sprinkler triggers in **IBC Section 903.2.9** apply: the space does not contain high-piled storage, repair garage operations, commercial parking, pallet/tire storage, or aerosol products.

Item #4 applies **only if the S-1 area is a repair garage**, meaning:

- Vehicle servicing
- Fuel systems
- Oil changes
- Mechanical work
- Engine or battery charging
- Maintenance activities

Since **no repair, fueling, charging, or maintenance occurs** and vehicles are stored **without fuel and with batteries disconnected**, Item #4 **does not apply**.

Therefore, **IBC 903.2.9 does not require a fire sprinkler system for this S-1 storage use**, as the specific hazardous-storage conditions outlined in this section are not present.



https://www.emeraldhive.build/

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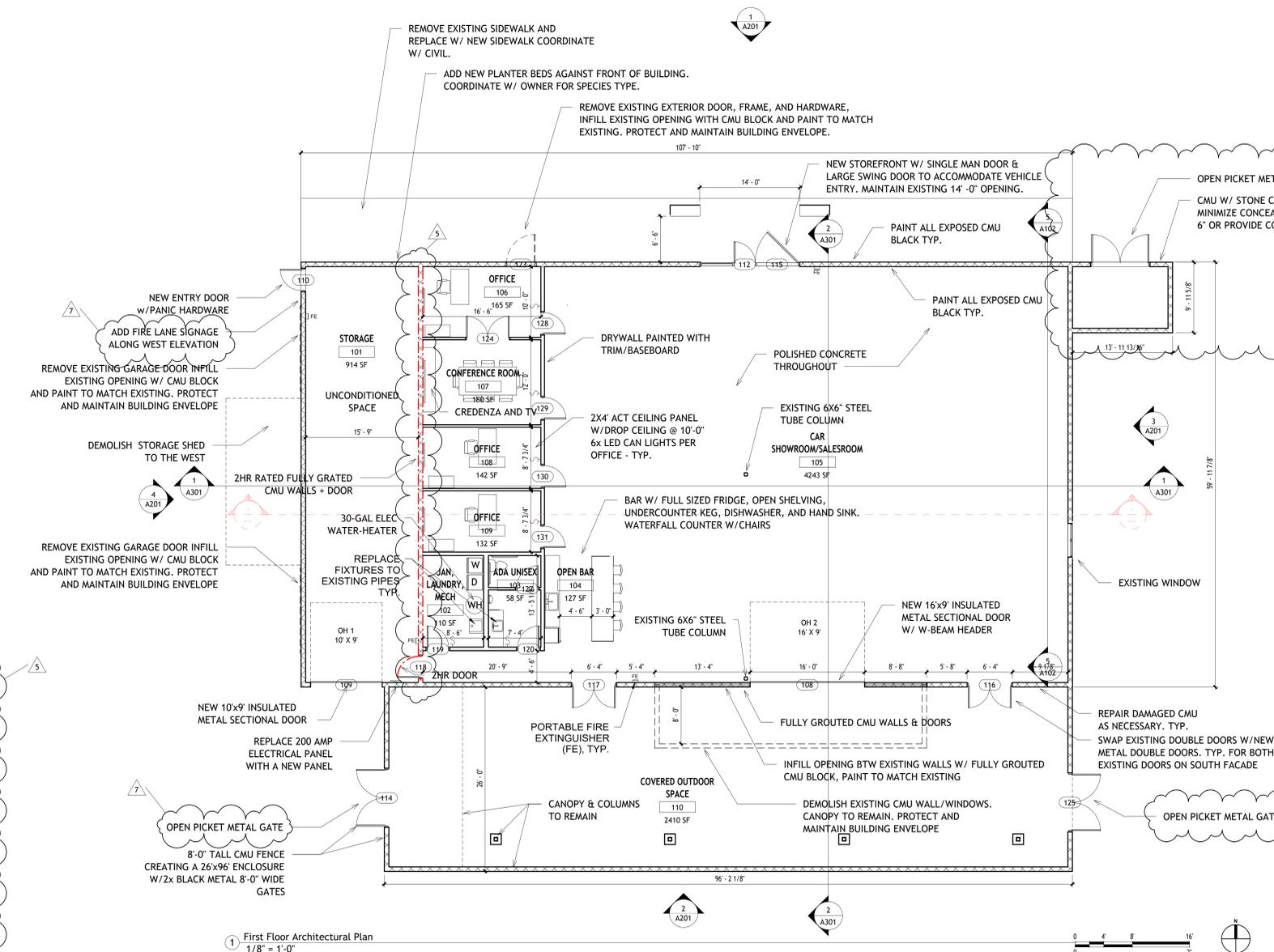
No.	Description	Date
1	CD SUBMITTAL	9/10/2025
5	REVISION 05	12/23/2025
7	REVISION 07	02/24/2026

MARTIN CITY S-1 FLOOR PLANS

Project Number: 250810
Date: 02/24/2026
Drawn By: Alexandra Bojarski-Stauffer
Checked By: ABS

A101

Scale: 1/8" = 1'-0"



1 First Floor Architectural Plan
1/8" = 1'-0"



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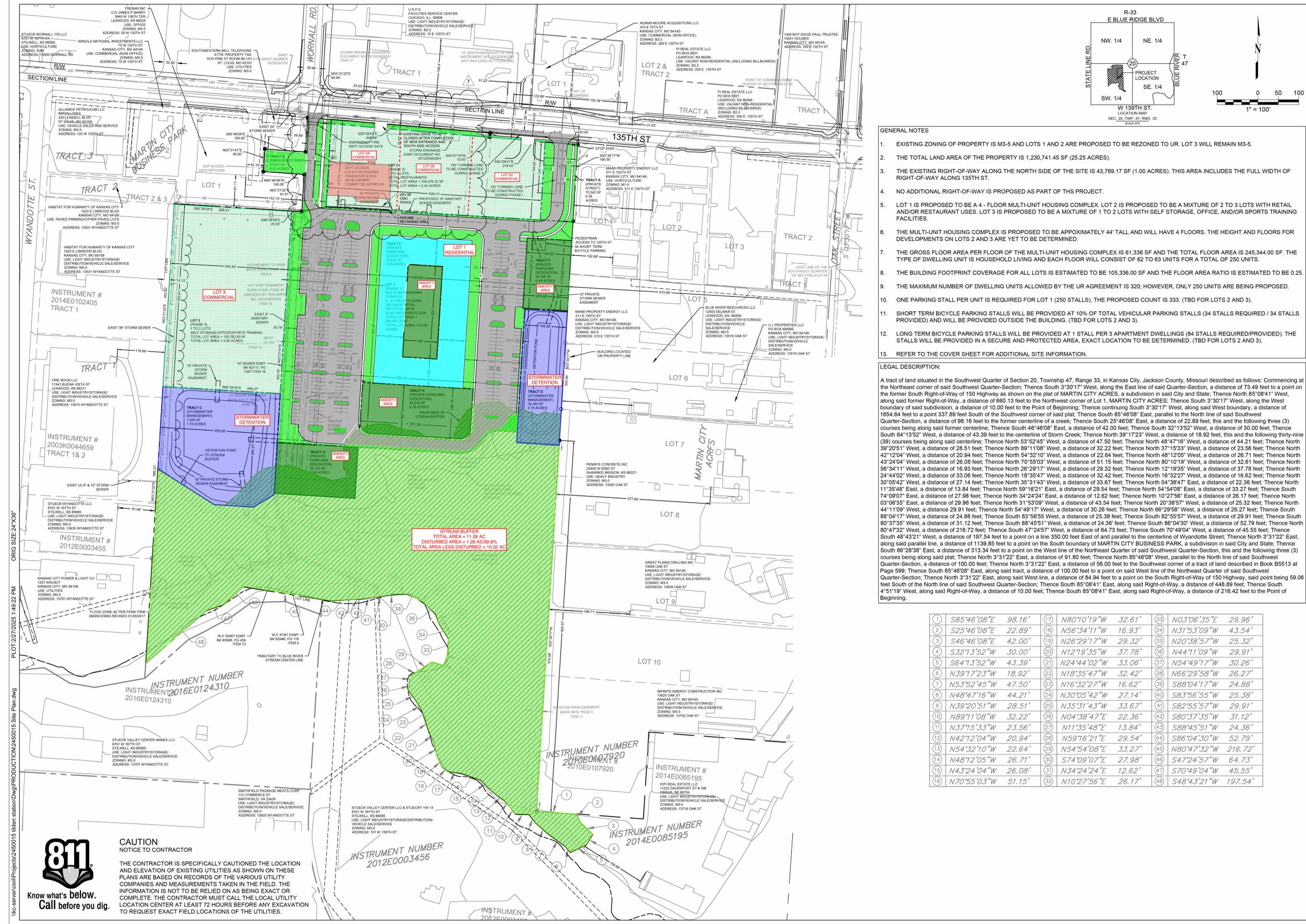
No.	Description	Date
1	CD SUBMITTAL	9/10/2025
7	REVISION 07	02/24/2026

MARTIN CITY S-1 SITE PLAN

Project Number: **250810**
 Date: **02/24/2026**
 Drawn By: **Alexandra Bojarski-Stauffer**
 Checked By: **ABS**

C101

Scale



- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY IS M3-5 AND LOTS 1 AND 2 ARE PROPOSED TO BE REZONED TO UR. LOT 3 WILL REMAIN M3-5.
 - THE TOTAL LAND AREA OF THE PROPERTY IS 1,230,741.45 SF (25.25 ACRES).
 - THE EXISTING RIGHT-OF-WAY ALONG THE NORTH SIDE OF THE SITE IS 43,769.17 SF (1.00 ACRES). THIS AREA INCLUDES THE FULL WIDTH OF RIGHT-OF-WAY ALONG 135TH ST.
 - NO ADDITIONAL RIGHT-OF-WAY IS PROPOSED AS PART OF THIS PROJECT.
 - LOT 1 IS PROPOSED TO BE A 4 - FLOOR MULTI-UNIT HOUSING COMPLEX. LOT 2 IS PROPOSED TO BE A MIXTURE OF 2 TO 3 LOTS WITH RETAIL AND/OR RESTAURANT USES. LOT 3 IS PROPOSED TO BE A MIXTURE OF 1 TO 2 LOTS WITH SELF STORAGE, OFFICE, AND/OR SPORTS TRAINING FACILITIES.
 - THE MULTI-UNIT HOUSING COMPLEX IS PROPOSED TO BE APPROXIMATELY 44' TALL AND WILL HAVE 4 FLOORS. THE HEIGHT AND FLOORS FOR DEVELOPMENTS ON LOTS 2 AND 3 ARE YET TO BE DETERMINED.
 - THE GROSS FLOOR AREA PER FLOOR OF THE MULTI-UNIT HOUSING COMPLEX IS 61,336 SF AND THE TOTAL FLOOR AREA IS 245,344.00 SF. THE TYPE OF DWELLING UNIT IS HOUSEHOLD LIVING AND EACH FLOOR WILL CONSIST OF 62 TO 63 UNITS FOR A TOTAL OF 250 UNITS.
 - THE BUILDING FOOTPRINT COVERAGE FOR ALL LOTS IS ESTIMATED TO BE 105,336.00 SF AND THE FLOOR AREA RATIO IS ESTIMATED TO BE 0.25.
 - THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED BY THE UR AGREEMENT IS 320; HOWEVER, ONLY 250 UNITS ARE BEING PROPOSED.
 - ONE PARKING STALL PER UNIT IS REQUIRED FOR LOT 1 (250 STALLS). THE PROPOSED COUNT IS 333. (TBD FOR LOTS 2 AND 3).
 - SHORT TERM BICYCLE PARKING STALLS WILL BE PROVIDED AT 10% OF TOTAL VEHICULAR PARKING STALLS (34 STALLS REQUIRED / 34 STALLS PROVIDED) AND WILL BE PROVIDED OUTSIDE THE BUILDING. (TBD FOR LOTS 2 AND 3).
 - LONG TERM BICYCLE PARKING STALLS WILL BE PROVIDED AT 1 STALL PER 3 APARTMENT DWELLINGS (84 STALLS REQUIRED/PROVIDED). THE STALLS WILL BE PROVIDED IN A SECURE AND PROTECTED AREA, EXACT LOCATION TO BE DETERMINED. (TBD FOR LOTS 2 AND 3).
 - REFER TO THE COVER SHEET FOR ADDITIONAL SITE INFORMATION.

LEGAL DESCRIPTION:

A tract of land situated in the Southwest Quarter of Section 20, Township 47, Range 33, in Kansas City, Jackson County, Missouri described as follows: Commencing at the Northeast corner of said Southwest Quarter-Section; Thence South 3°30'17" West, along the East line of said Quarter-Section, a distance of 73.49 feet to a point on the former South Right-of-Way of 150 Highway as shown on the plat of MARTIN CITY ACRES, a subdivision in said City and State; Thence North 85°08'41" West, along said former Right-of-Way, a distance of 660.13 feet to the Northwest corner of Lot 1, MARTIN CITY ACRES; Thence South 3°30'17" West, along the West boundary of said subdivision, a distance of 10.00 feet to the Point of Beginning; Thence continuing South 3°30'17" West, along said West boundary, a distance of 1654.84 feet to a point 337.89 feet South of the Southwest corner of said plat; Thence South 85°46'08" East, parallel to the North line of said Southwest Quarter-Section, a distance of 98.16 feet to the former centerline of a creek; Thence South 25°46'08" East, a distance of 22.89 feet, this and the following three (3) courses being along said former centerline; Thence South 46°46'08" East, a distance of 42.00 feet; Thence South 32°13'52" West, a distance of 30.00 feet; Thence South 64°13'52" West, a distance of 43.39 feet to the centerline of Storm Creek; Thence North 39°17'23" East, a distance of 18.92 feet, this and the following thirty-nine (39) courses being along said centerline; Thence North 53°52'45" West, a distance of 47.50 feet; Thence North 48°47'16" West, a distance of 44.21 feet; Thence North 39°20'51" West, a distance of 28.51 feet; Thence North 89°11'08" West, a distance of 32.22 feet; Thence North 37°15'31" West, a distance of 23.56 feet; Thence North 42°12'04" West, a distance of 20.94 feet; Thence North 54°32'10" West, a distance of 22.64 feet; Thence North 48°12'05" West, a distance of 28.71 feet; Thence North 43°24'04" West, a distance of 26.08 feet; Thence North 70°55'03" West, a distance of 51.15 feet; Thence North 80°10'19" West, a distance of 32.61 feet; Thence North 56°34'11" West, a distance of 16.93 feet; Thence North 28°29'17" West, a distance of 29.32 feet; Thence North 12°19'35" West, a distance of 37.78 feet; Thence North 24°44'02" West, a distance of 33.06 feet; Thence North 18°35'47" West, a distance of 32.42 feet; Thence North 16°32'27" West, a distance of 16.62 feet; Thence North 30°05'42" West, a distance of 27.14 feet; Thence North 85°14'14" West, a distance of 33.67 feet; Thence North 04°38'47" East, a distance of 22.36 feet; Thence North 11°35'48" East, a distance of 13.84 feet; Thence North 59°16'21" East, a distance of 29.54 feet; Thence North 54°54'08" East, a distance of 33.27 feet; Thence North 74°09'07" East, a distance of 27.98 feet; Thence North 34°24'24" East, a distance of 12.62 feet; Thence North 10°27'56" East, a distance of 26.17 feet; Thence North 03°06'35" East, a distance of 29.96 feet; Thence North 31°53'09" West, a distance of 43.54 feet; Thence North 20°38'57" West, a distance of 25.32 feet; Thence North 44°11'08" West, a distance of 29.91 feet; Thence North 54°49'17" West, a distance of 30.26 feet; Thence North 66°29'58" West, a distance of 26.27 feet; Thence South 85°04'17" West, a distance of 24.88 feet; Thence South 83°56'55" West, a distance of 25.38 feet; Thence South 82°55'57" West, a distance of 29.21 feet; Thence South 80°37'35" West, a distance of 31.12 feet; Thence South 88°45'51" West, a distance of 24.36 feet; Thence South 86°04'30" West, a distance of 52.79 feet; Thence North 80°47'32" West, a distance of 216.72 feet; Thence South 47°24'57" West, a distance of 64.73 feet; Thence South 70°49'04" West, a distance of 45.55 feet; Thence North 48°43'21" West, a distance of 197.54 feet to a point on a line 350.00 feet East and parallel to the centerline of Wyandotte Street; Thence North 3°31'22" East, along said parallel line, a distance of 1139.85 feet to a point on the South boundary of MARTIN CITY BUSINESS PARK, a subdivision in said City and State; Thence South 86°28'38" East, a distance of 313.34 feet to a point on the West line of the Northeast Quarter of said Southwest Quarter-Section, this and the following three (3) courses being along said plat; Thence North 3°31'22" East, a distance of 91.80 feet; Thence North 85°46'08" West, parallel to the North line of said Southwest Quarter-Section, a distance of 100.00 feet; Thence North 3°31'22" East, a distance of 56.00 feet to the Southwest corner of a tract of land described in Book B5513 at Page 599; Thence South 85°46'08" East, along said tract, a distance of 100.00 feet to a point on said West line of the Northeast Quarter of said Southwest Quarter-Section; Thence North 3°31'22" East, along said West line, a distance of 84.94 feet to a point on the South Right-of-Way of 150 Highway, said point being 59.06 feet South of the North line of said Southwest Quarter-Section; Thence South 85°08'41" East, along said Right-of-Way, a distance of 448.89 feet; Thence South 4°51'19" West, along said Right-of-Way, a distance of 10.00 feet; Thence South 85°08'41" East, along said Right-of-Way, a distance of 216.42 feet to the Point of Beginning.

1	S85°46'08"E	98.16'	17	N80°10'19"W	32.61'	33	N03°06'35"E	29.96'
2	S25°46'08"E	22.89'	18	N56°34'11"W	16.93'	34	N31°53'09"W	43.54'
3	S46°46'08"E	42.00'	19	N26°29'17"W	29.32'	35	N20°38'57"W	25.32'
4	S32°13'52"W	30.00'	20	N12°19'35"W	37.78'	36	N44°11'09"W	29.91'
5	S64°13'52"W	43.39'	21	N24°44'02"W	33.06'	37	N54°49'17"W	30.26'
6	N39°20'51"W	18.92'	22	N18°35'47"W	32.42'	38	N66°29'58"W	26.27'
7	N53°52'45"W	47.50'	23	N16°32'27"W	16.62'	39	S88°04'17"W	24.88'
8	N48°47'16"W	44.21'	24	N30°05'42"W	27.14'	40	S83°56'55"W	25.38'
9	N39°20'51"W	28.51'	25	N35°31'43"W	33.67'	41	S82°55'57"W	29.91'
10	N89°11'08"W	32.22'	26	N04°38'47"E	22.36'	42	S80°37'35"W	31.12'
11	N37°15'33"W	23.56'	27	N11°35'48"E	13.84'	43	S88°45'51"W	24.36'
12	N42°12'04"W	20.94'	28	N59°16'21"E	29.54'	44	S86°04'30"W	52.79'
13	N54°32'10"W	22.64'	29	N54°54'08"E	33.27'	45	N80°47'32"W	216.72'
14	N48°12'05"W	26.71'	30	S74°09'07"E	27.98'	46	S47°24'57"W	64.73'
15	N43°24'04"W	26.08'	31	N34°24'24"E	12.62'	47	S70°49'04"W	45.55'
16	N70°55'03"W	51.15'	32	N10°27'56"E	26.17'	48	S48°43'21"W	197.54'

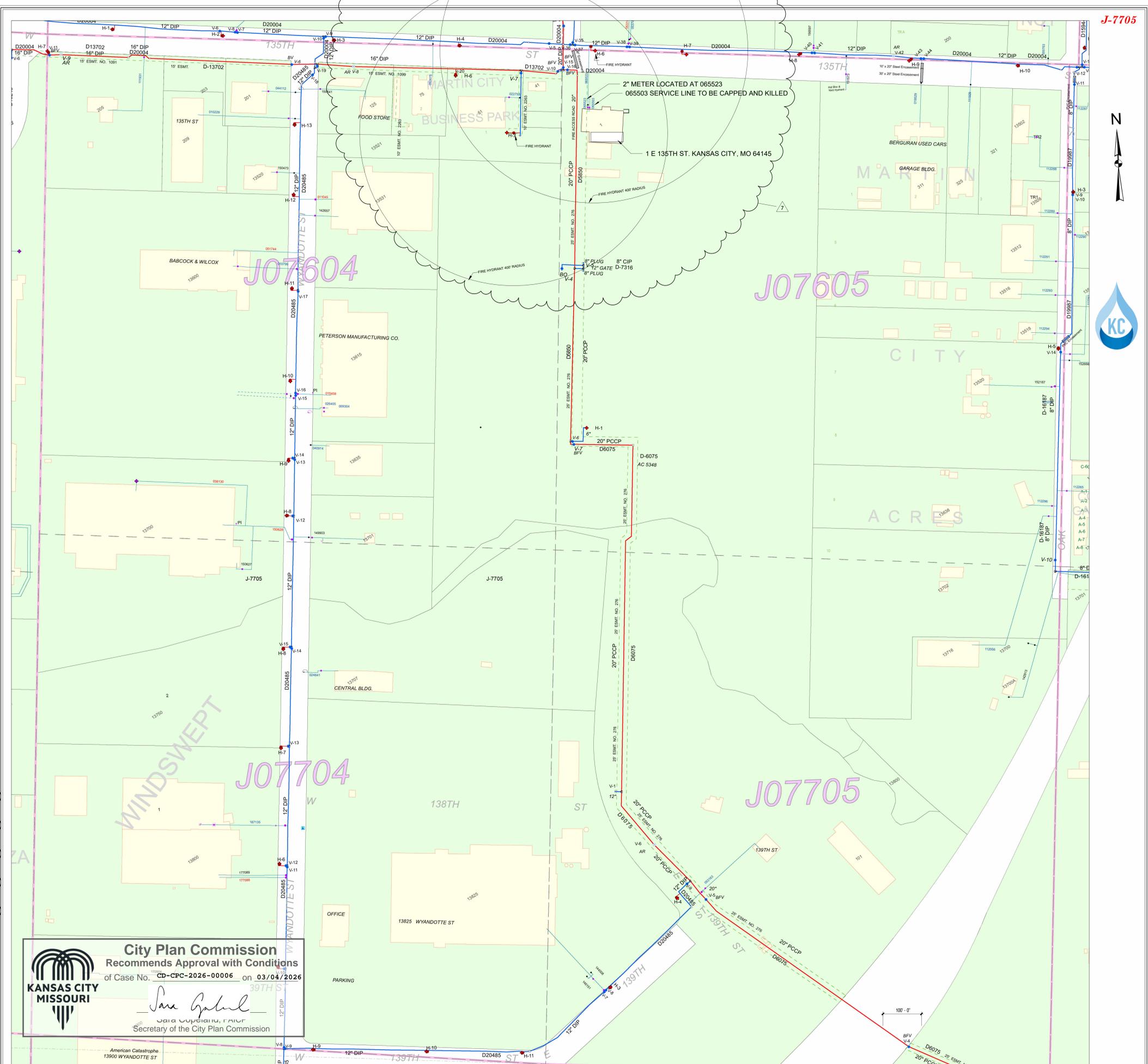


CAUTION
 NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

GENERAL NOTES

- A) WATER MAP PROVIDED BY WATER.GIS@KCMO.ORG
- B) ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR
- C) 2" WATER METER IS LOCATED WHERE 065523 CONNECTS TO THE BUILDING
- D) PROPOSED KILL TO EXISTING SERVICE LINE 065503
- E) SERVICE LINES MAY BE DISCONNECTED AT THE MAIN, UNDER THE PROVISIONS OF SECTION 78-23 OF THE CODE OF GENERAL ORDINANCES, KANSAS CITY, MISSOURI.
- F) IN ADDITION TO THESE PROVISIONS, SERVICE LINES SHALL BE DISCONNECTED AT THE MAIN, CURB BOX OR METER TILE AT THE DISCRETION OF THE KC WATER IN THE EVENT OF BUILDING DEMOLITION OR ALTERATION.
- G) ON TAP SERVICE CONNECTIONS, THE CORPORATION STOP SHALL BE UNCOVERED, THE CORPORATION STOP TURNED OFF, THE SERVICE LINE DISCONNECTED, AND THE THREADS CUT OFF OF THE CORPORATION. ALL CURB BOXES, METER TILES AND BACKFLOW PREVENTER VAULTS WHETHER ON PUBLIC OR PRIVATE PROPERTY, SHALL HAVE ALL RINGS, COVERS, AND LIDS REMOVED, WALL CASINGS REMOVED OR BROKEN DOWN TO A MINIMUM OF ONE FOOT BELOW GRADE. THE BACKFLOW VAULT SHALL BE BACKFILLED WITH SAND, CLEAN FILL OR AN APPROVED MATERIAL.
- H) ON BRANCH SERVICE CONNECTIONS, THE ABANDONMENT SHALL BE PERFORMED IN A MANNER SPECIFIED BY KC WATER. SERVICE LINES SHALL BE EXPOSED AT THE MAIN AND KC WATER CALLED FOR AN INSPECTION. AT THIS POINT THE KC WATER WILL ADVISE EITHER HOW TO KILL, OR TAKE OVER THE KILL. NORMALLY THE LICENSED MASTER PLUMBER WILL BE REQUIRED TO REMOVE ANY TEE OR TAP AND ASSOCIATED VALVES AND INSTALL A SECTION OF DUCTILE IRON PIPE AND SOLID SLEEVES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AS PUBLISHED BY KC WATER.
- I) THE APPLICANT ACKNOWLEDGES THAT ALL WATER SERVICES CONDITIONS ASSOCIATED WITH CPC-2024-00156 AND CD-AA-2025-00102, AS ADOPTED BY ORDINANCE 250221 ON MARCH 20, 2025, REMAIN IN FULL FORCE AND EFFECT AND WILL BE COMPLIED WITH.
- J) THE DEVELOPER SHALL HAVE A WATER FLOW TEST DONE TO ENSURE THERE IS ADEQUATE WATER PRESSURE TO SERVE THE DEVELOPMENT. SOUTH OF RIVER CONTACT - PATRICK LEWIS (816) 513-0423, NORTH OF RIVER CONTACT - DAVID GILYARD (816) 513-4772.
- K) THE DEVELOPER SHALL ENSURE THAT WATER AND FIRE SERVICE LINES SHOULD MEET CURRENT WATER SERVICES DEPARTMENT RULES AND REGULATIONS, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. [HTTPS://WWW.KCWATER.US/WP-CONTENT/UPLOADS/2025/02/2025-FINAL-RULES-AND-REGULATIONS-FOR-WATER-SERVICE-LINES.PDF](https://www.kcwater.us/wp-content/uploads/2025/02/2025-FINAL-RULES-AND-REGULATIONS-FOR-WATER-SERVICE-LINES.PDF)
- L) WATER/SEWER SERVICE LINES SHALL SERVE ONLY ONE LOT OR TRACT AND SHALL NOT CROSS A SEPARATE LOT OR TRACT.
- M) WATER SERVICE SHALL NOT CROSS LOT LINES
- N) MACRO STORM DRAINAGE STUDY REQUIRED
- O) SEWER CAPACITY VERIFICATION REQUIRED
- P) SITE DISTURBANCE PERMIT REQUIRED IF DISTURBING ONE ACRE OR MORE PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.



J-7705



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ALEXANDRA BOJARSKI-STAUFFER
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PE ENGINEER: PAUL FANCHER
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ELECTRICAL: BEN RYAN, MANDS ELECTRIC
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BLUE SPRINGS, MO. 64013
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STRUCTURAL: HERRERA STUCCO LLC
PO BOX #12875 KANSAS CITY, MO 64063
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No.	Description	Date
1	CD SUBMITTAL	9/10/2025
2	REVISION 02	10/29/2025
7	REVISION 07	02/24/2026

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00006 on 03/04/2026

Sara Copelan
Sara Copelan, FAICP
Secretary of the City Plan Commission

MARTIN CITY S-1
CIVIL - WATER UTILITIES

Project Number 250810
Date 02/24/2026
Drawn By Alexandra Bojarski-Stauffer
Checked By ABS

