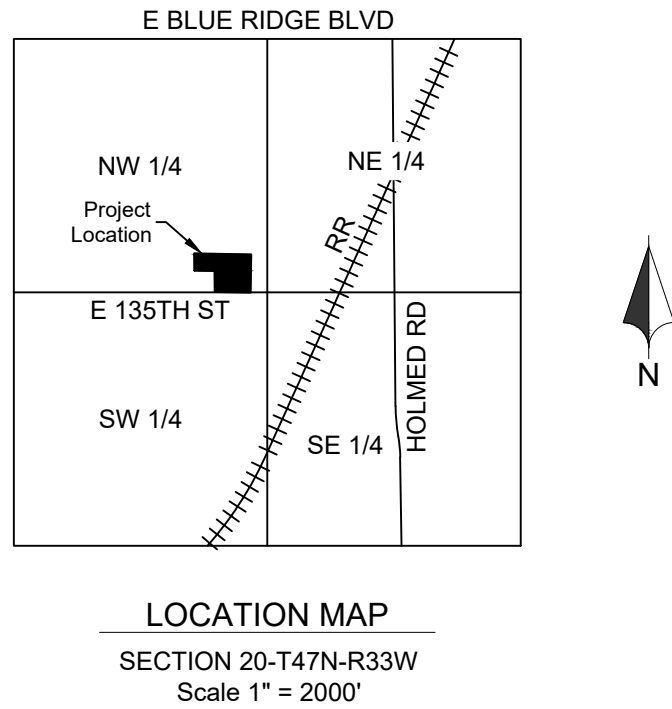


# Martin City Flexcave

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

## Master Planned Development Final



### 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

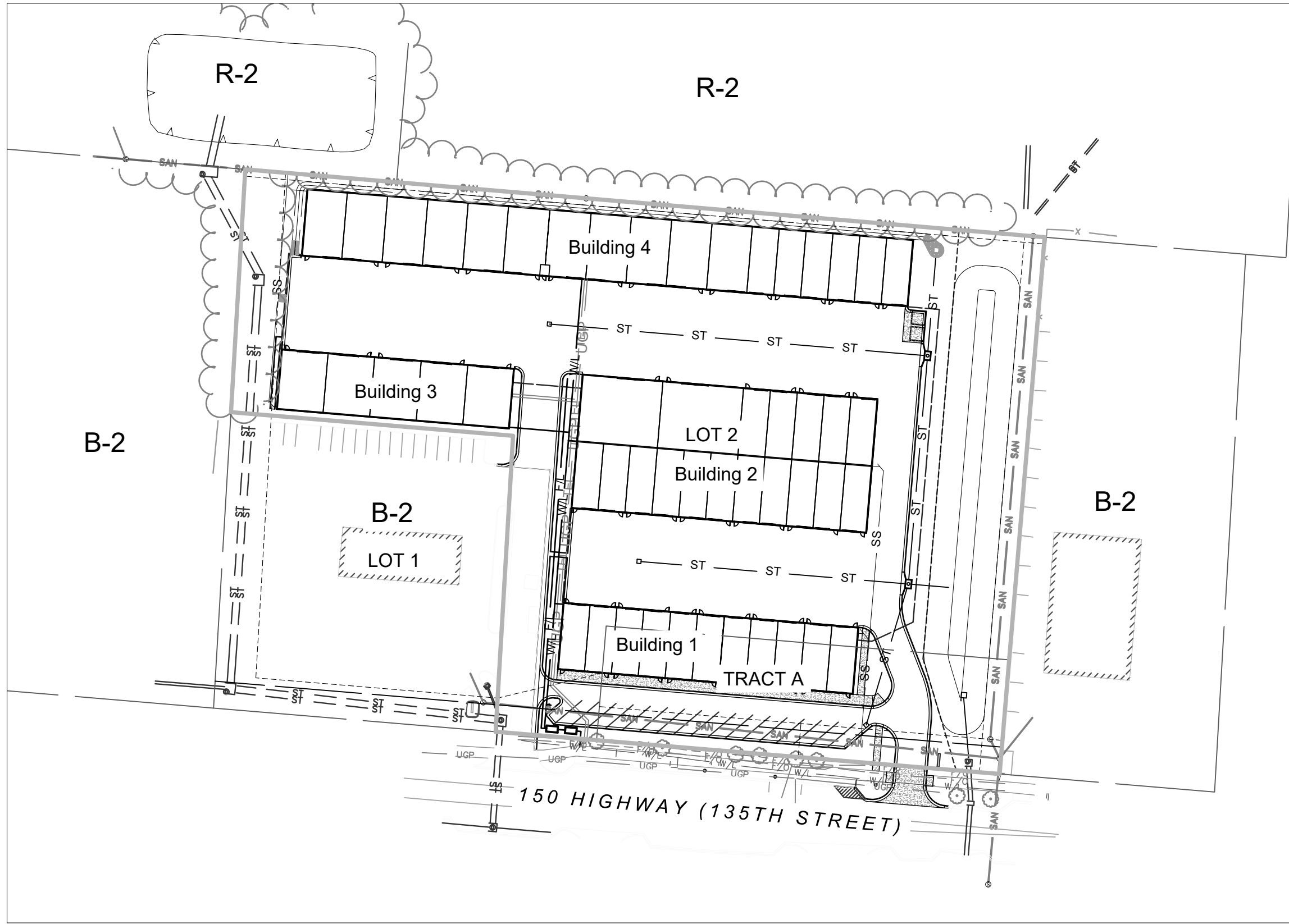
### FLOOD PLAIN NOTE

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
	Utility Easement		Access Easement
	Sanitary Sewer Easement		Temporary Easement
	Drainage 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

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AFB	AG

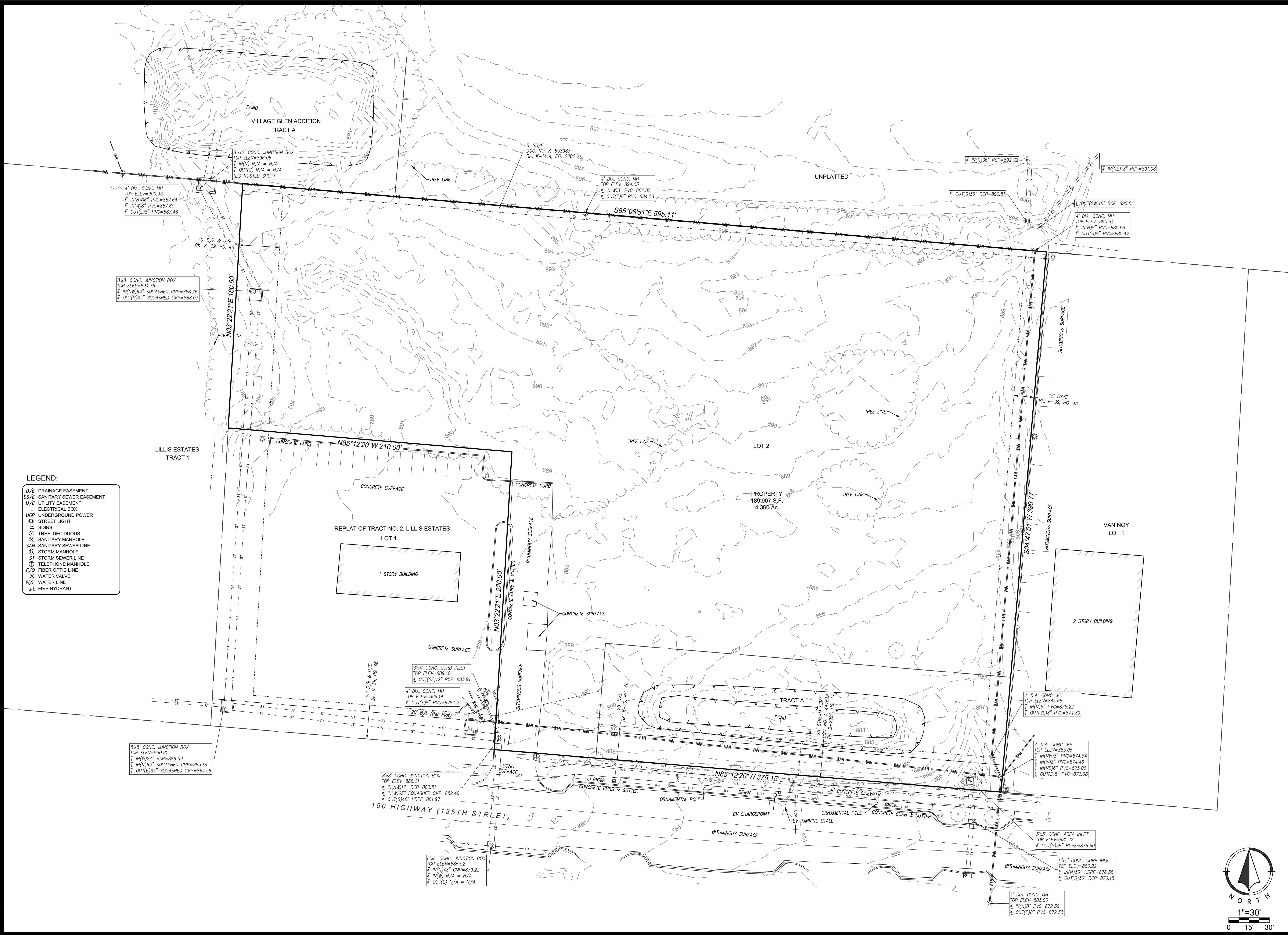
Renaissance  
Infrastructure  
Consulting

102 Abbie Avenue  
Kansas City, Kansas 64108

913.317.9600  
www.ric-consult.com

MO Certificate of Authority: E-2010033630

Sheet  
C01



LEGEND:

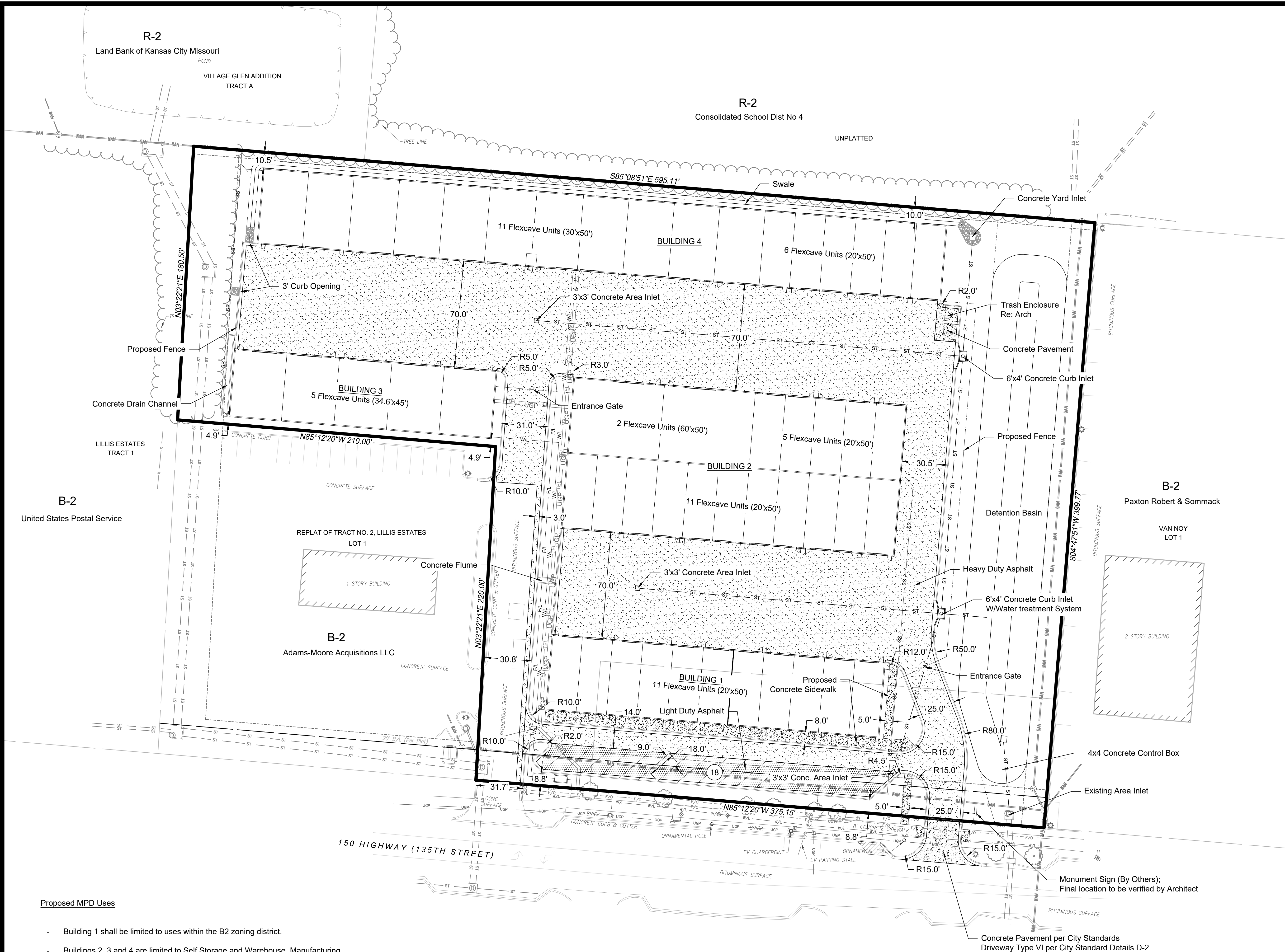
D/E	DRAINAGE EASEMENT
SS/E	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
EB	ELECTRICAL BOX
UGP	UNDERGROUND POWER
SL	STREET LIGHT
S	SIGNS
TD	TREE, DECIDUOUS
SM	SANITARY MANHOLE
SSL	SANITARY SEWER LINE
SMH	STORM MANHOLE
SSL	STORM SEWER LINE
TMH	TELEPHONE MANHOLE
F/O	FIBER OPTIC LINE
W/V	WATER VALVE
W/L	WATER LINE
FH	FIRE HYDRANT

Existing Conditions

NO.	DATE	REVISION
2	9/22/2025	Zoning Uses
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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

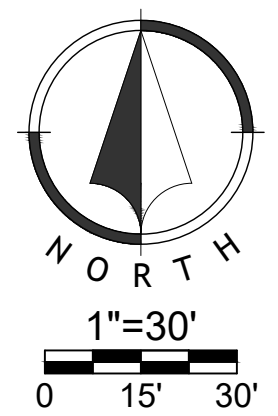
Parking Spaces

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



Site Plan

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2	9/22/2025	Zoning Uses
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AFB	AG

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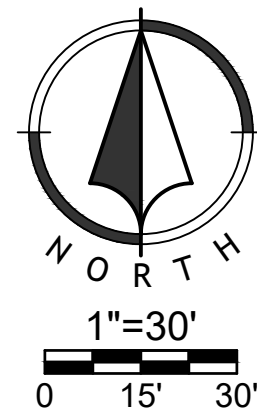
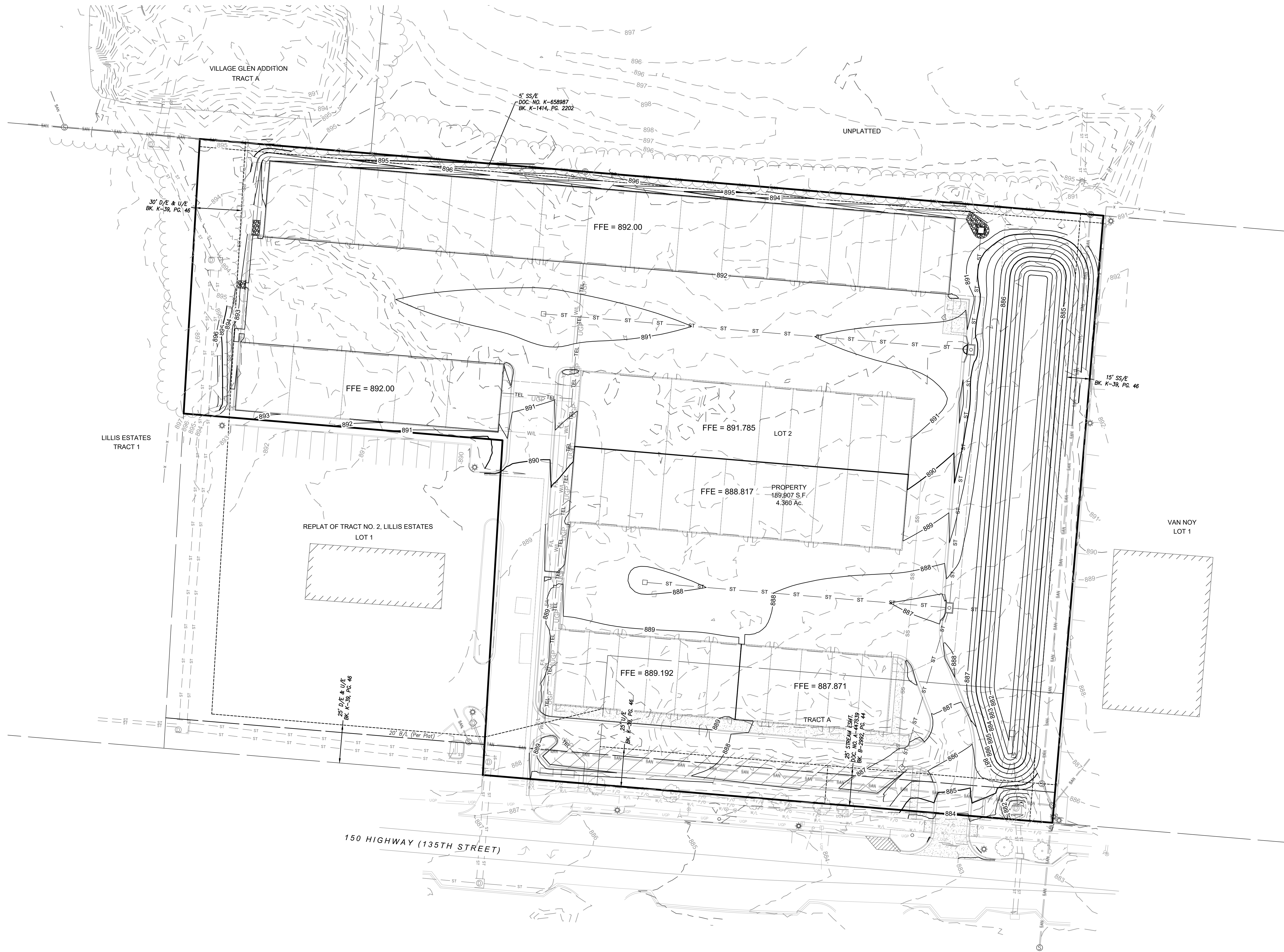
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Master Planned Development Final  
25-0144  
Martin City Flexcave  
Kansas City, Jackson County, MO

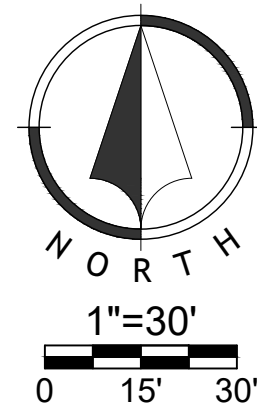
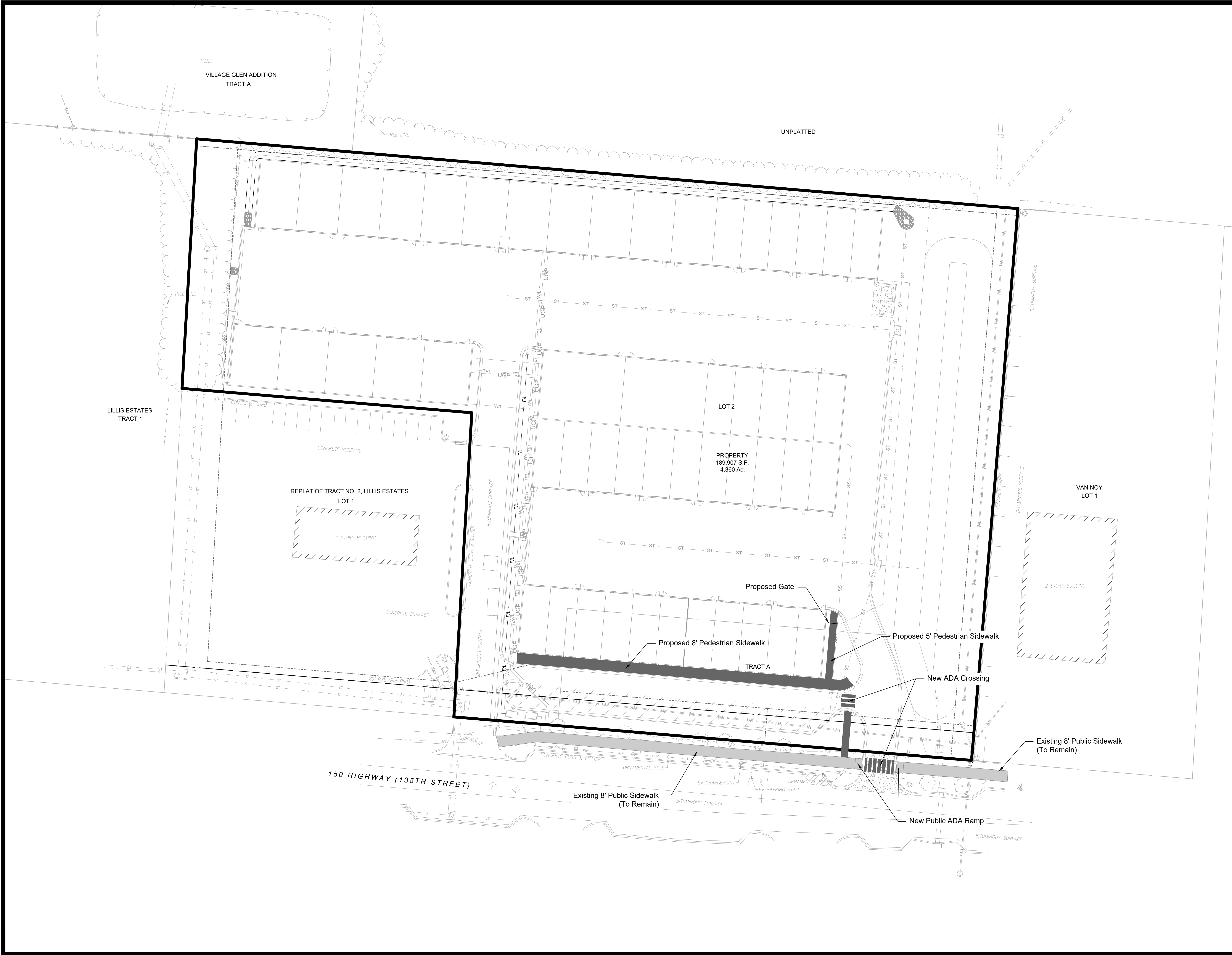
Grading Plan

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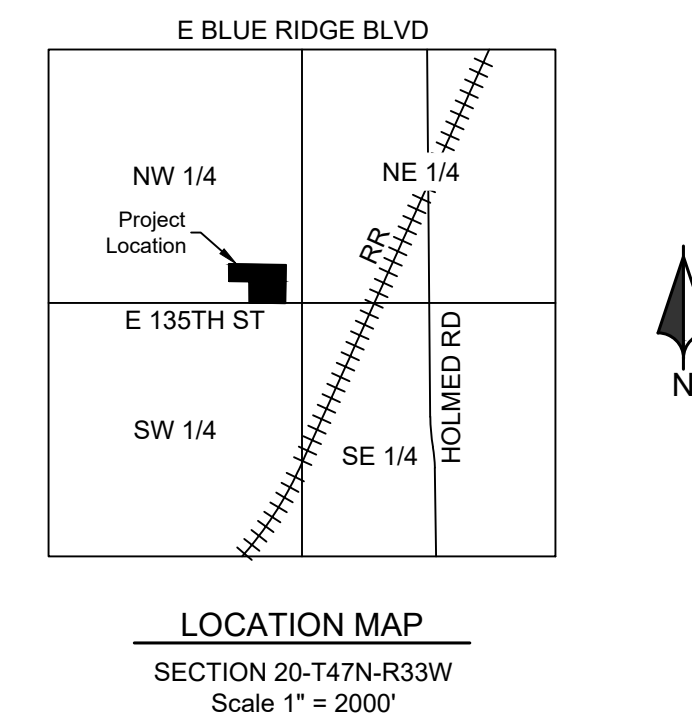
Pedestrian Access Plan

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## PRELIMINARY PLAT

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



Master Planned Development Final

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

## Preliminary Plat

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.

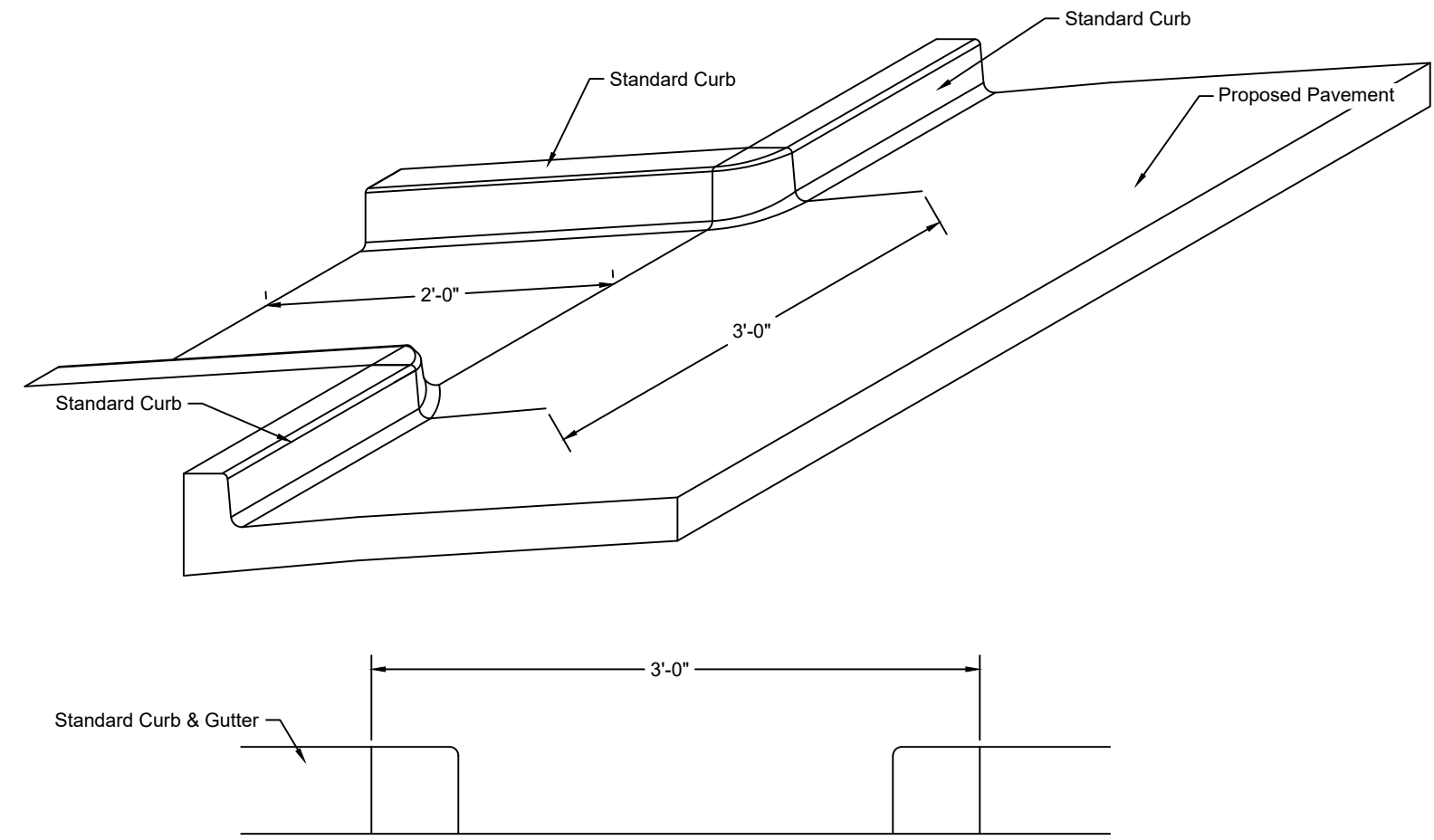
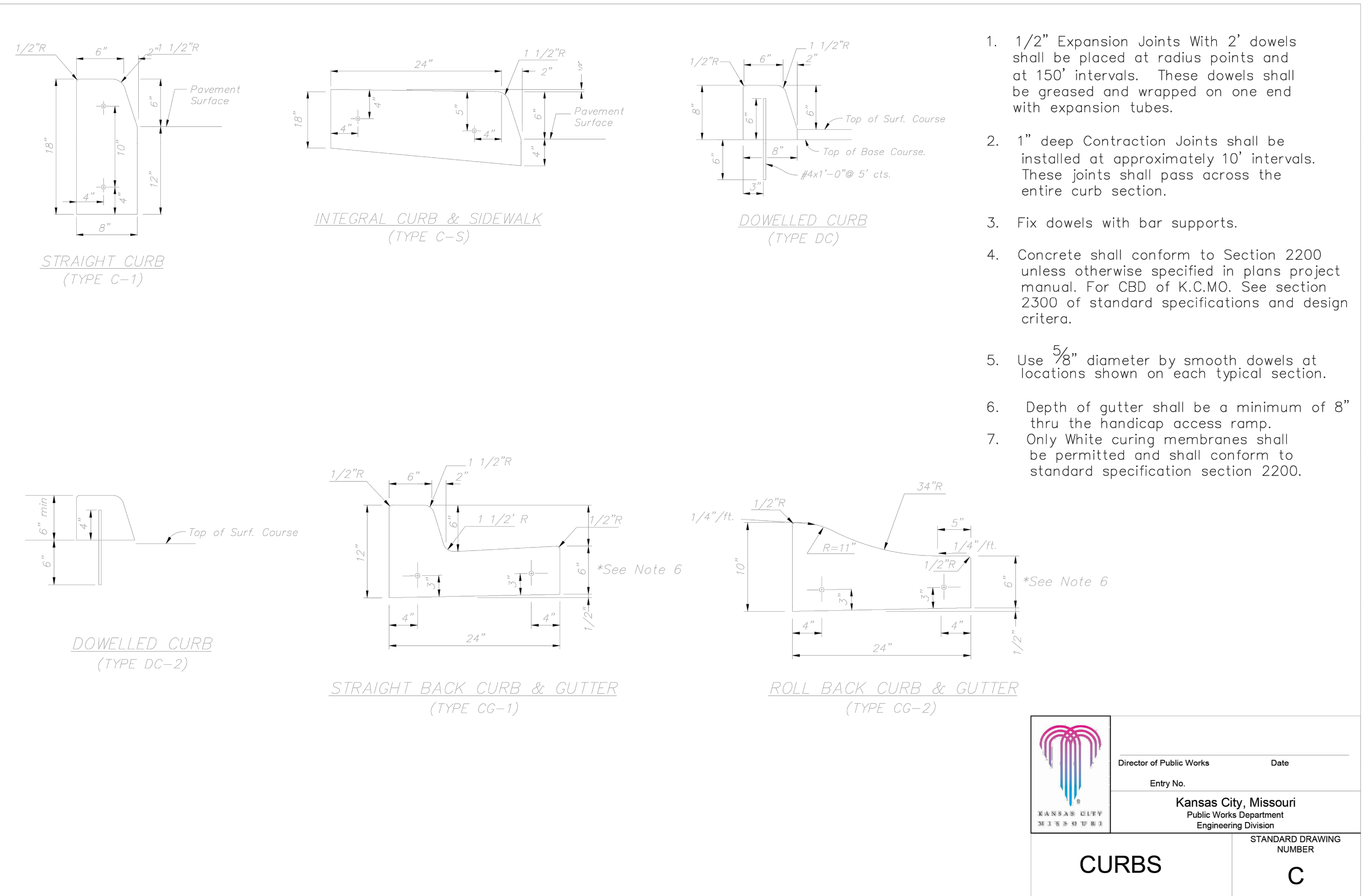
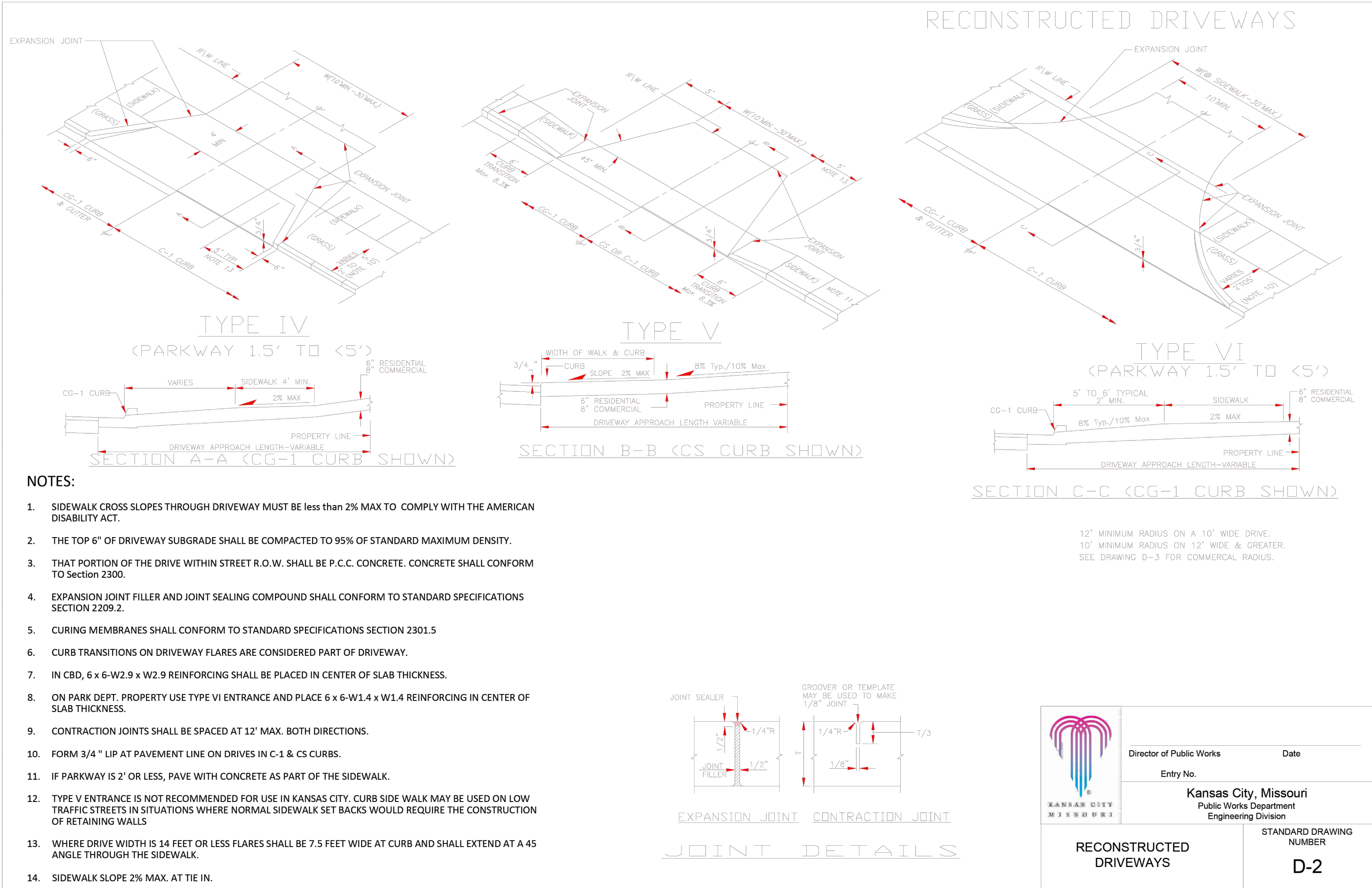
Consultant/Applicant:

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

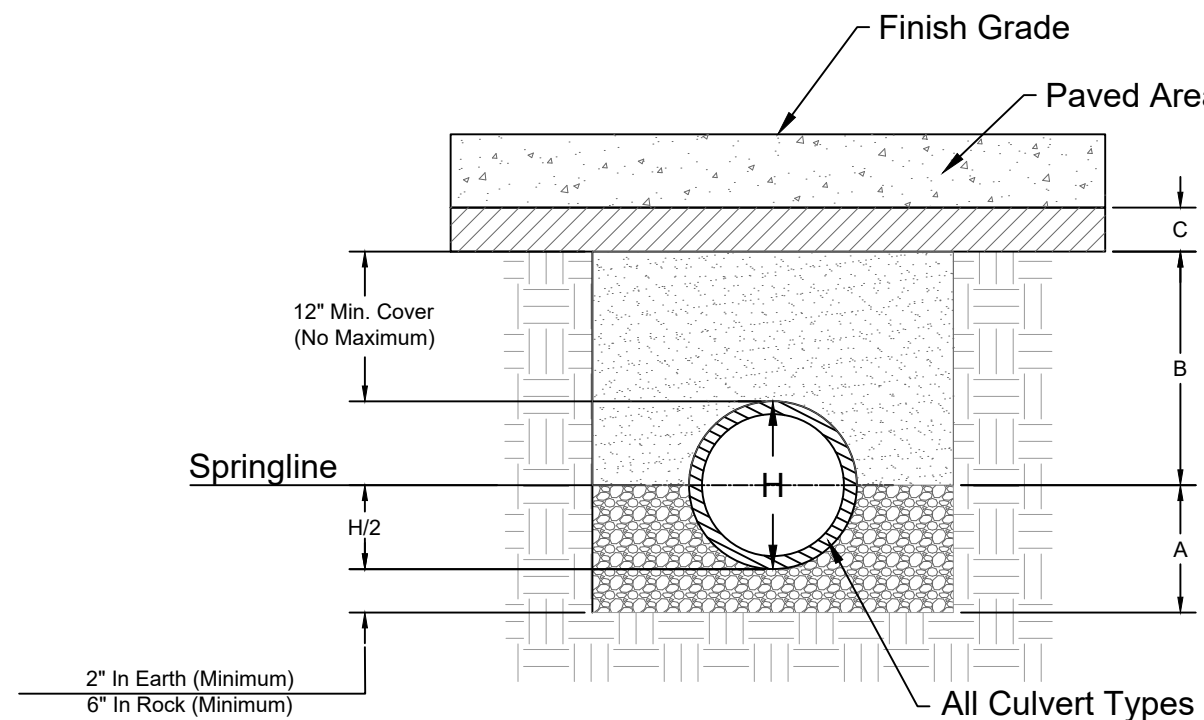
Prepared For:  
Developer  
Owner/Dev. Address  
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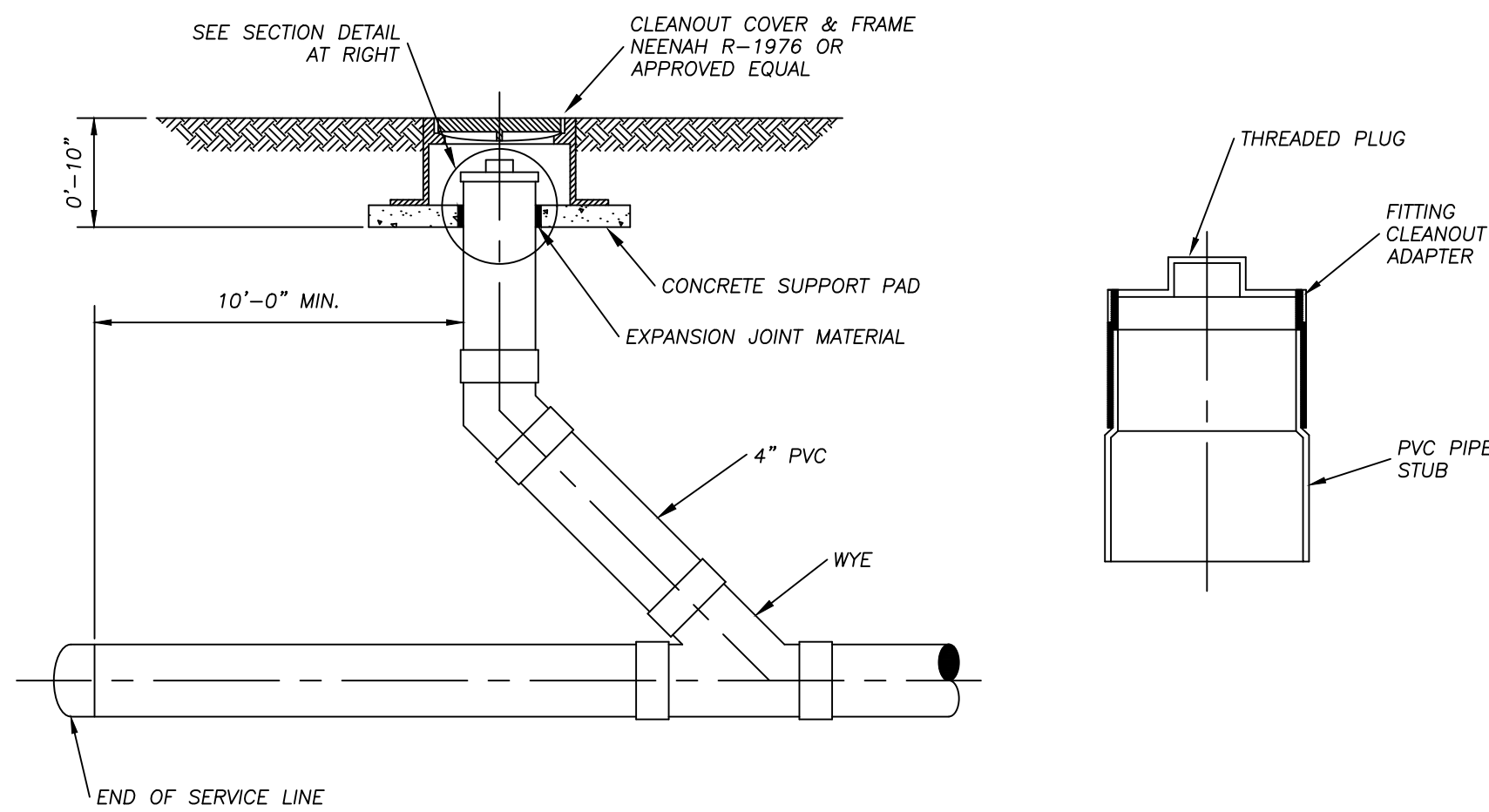


**FLUME DETAIL**  
Not to Scale



- 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 Lift 6'. Granular Bedding Material Shall Be Used In Zone B for All Pipe Except Reinforced Concrete Pipe.
- C. Compacted Subgrade - Minimum 95% Std. Proctor.

**PIPE TRENCH SECTION**  
Not To Scale

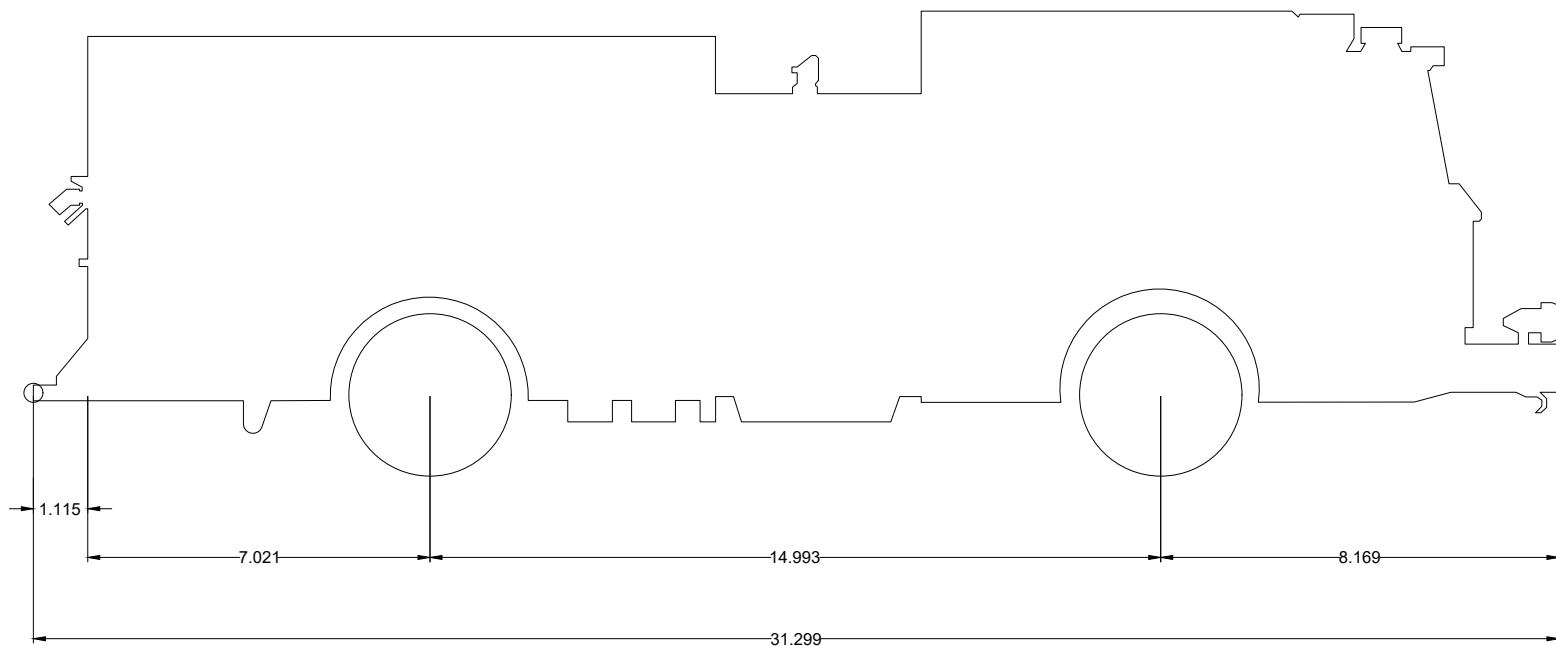
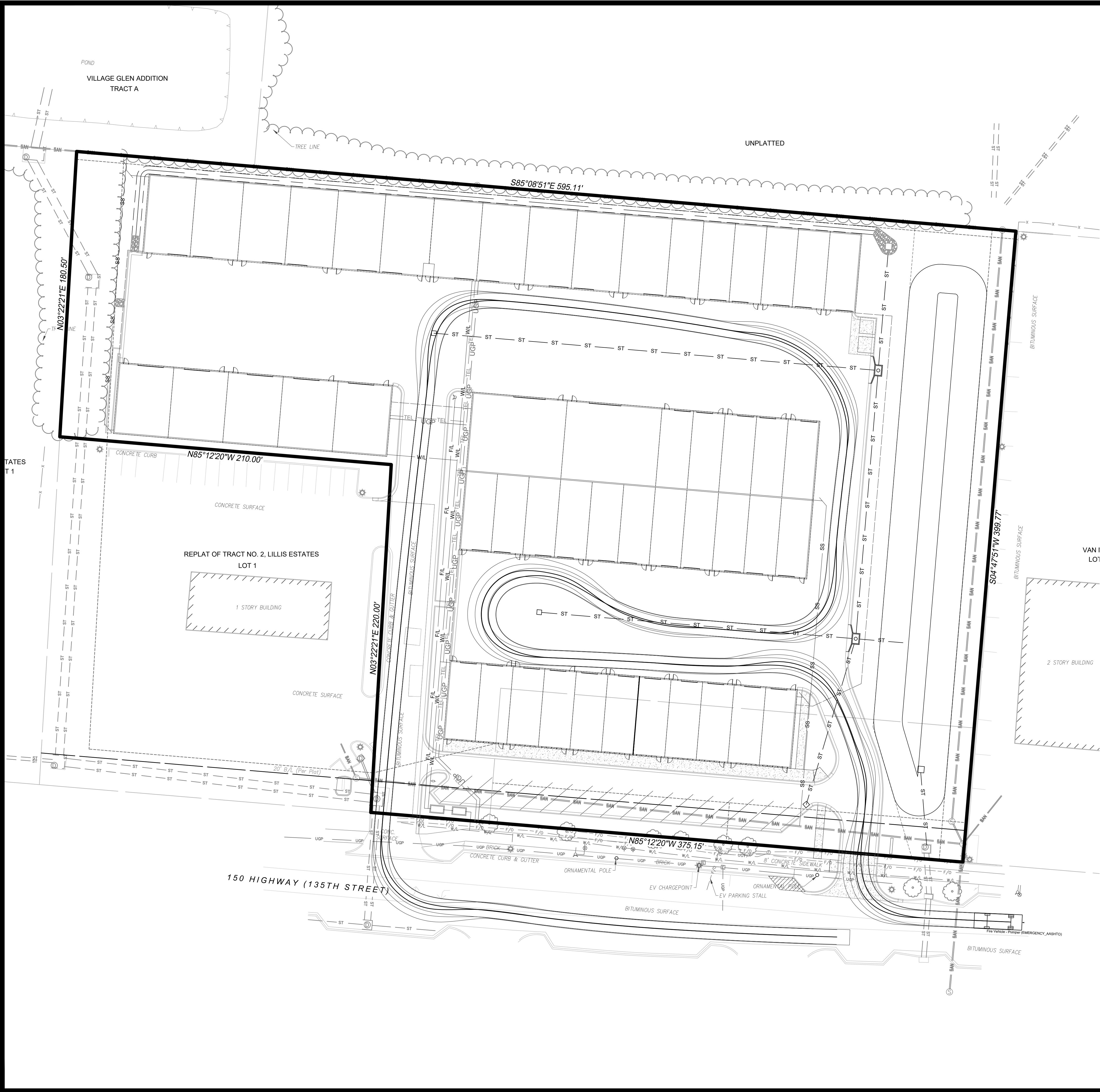


**CLEANOUT**  
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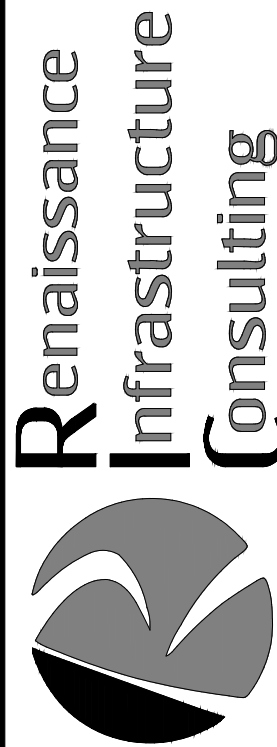
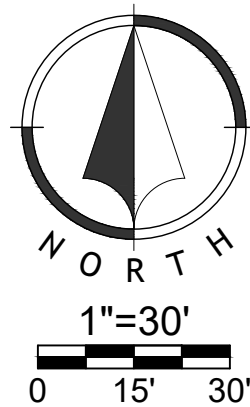
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Vehicle library: EMERGENCY\_AASHTO  
Name: Fire Vehicle - Pumper  
Width [ft]: 9.744  
Height [ft]: 9.540  
Front track [ft]: 9.304  
Back track [ft]: 9.304  
Total vehicle length [ft]: 31.299  
Average steering angle: 33.000°  
Turn time (sec.): 6.0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



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

Fire Truck Turning


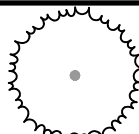







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PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>	<u>DETAIL</u>	
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 / Iroquois 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		
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>QTY</u>	<u>DETAIL</u>
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.

KCMO LANDSCAPE CALCULATIONS

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

- 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.
- 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.
- 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.
- ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

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

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KCMO LANDSCAPE CALCULATIONS

- 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

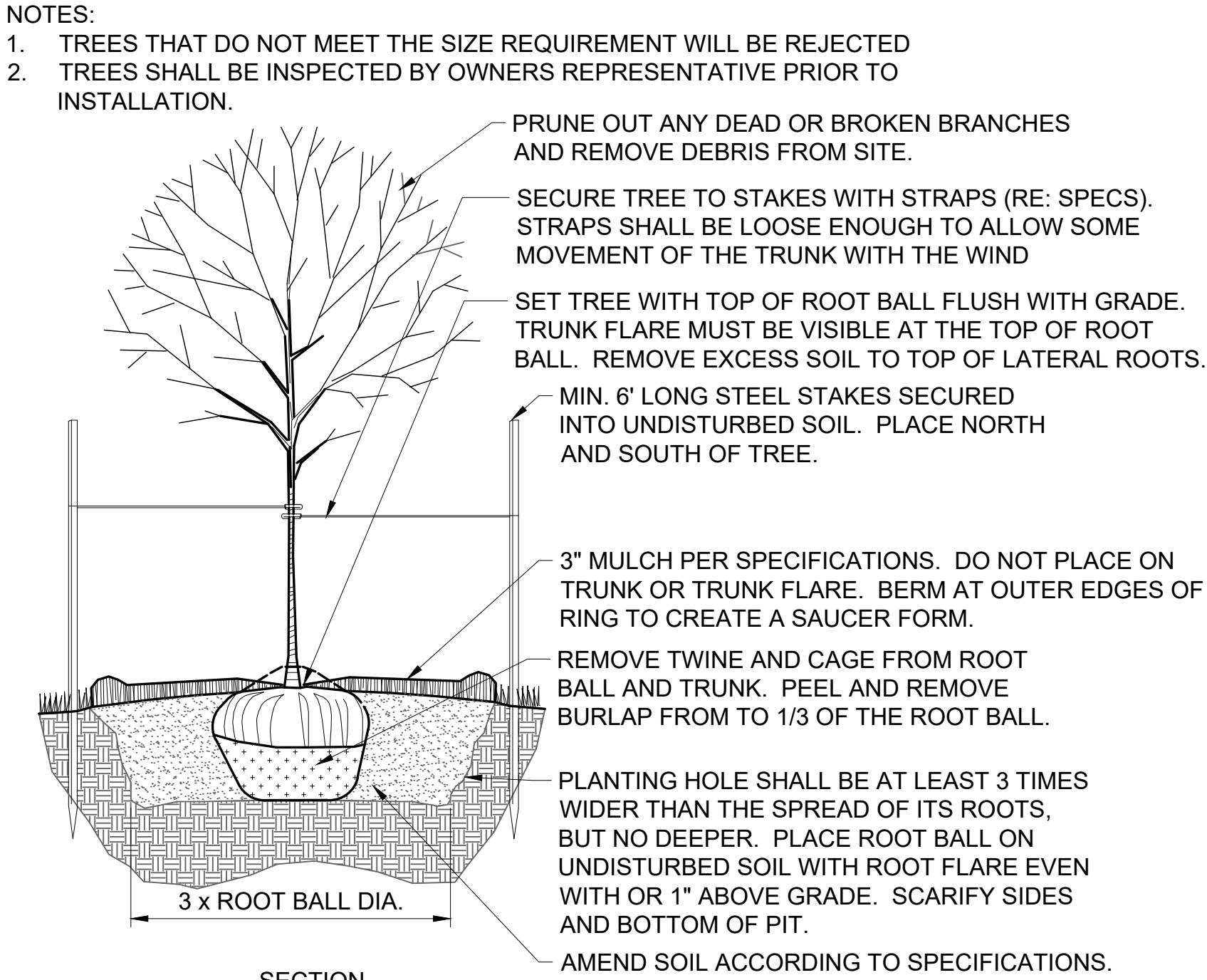
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PLANT SCHEDULE

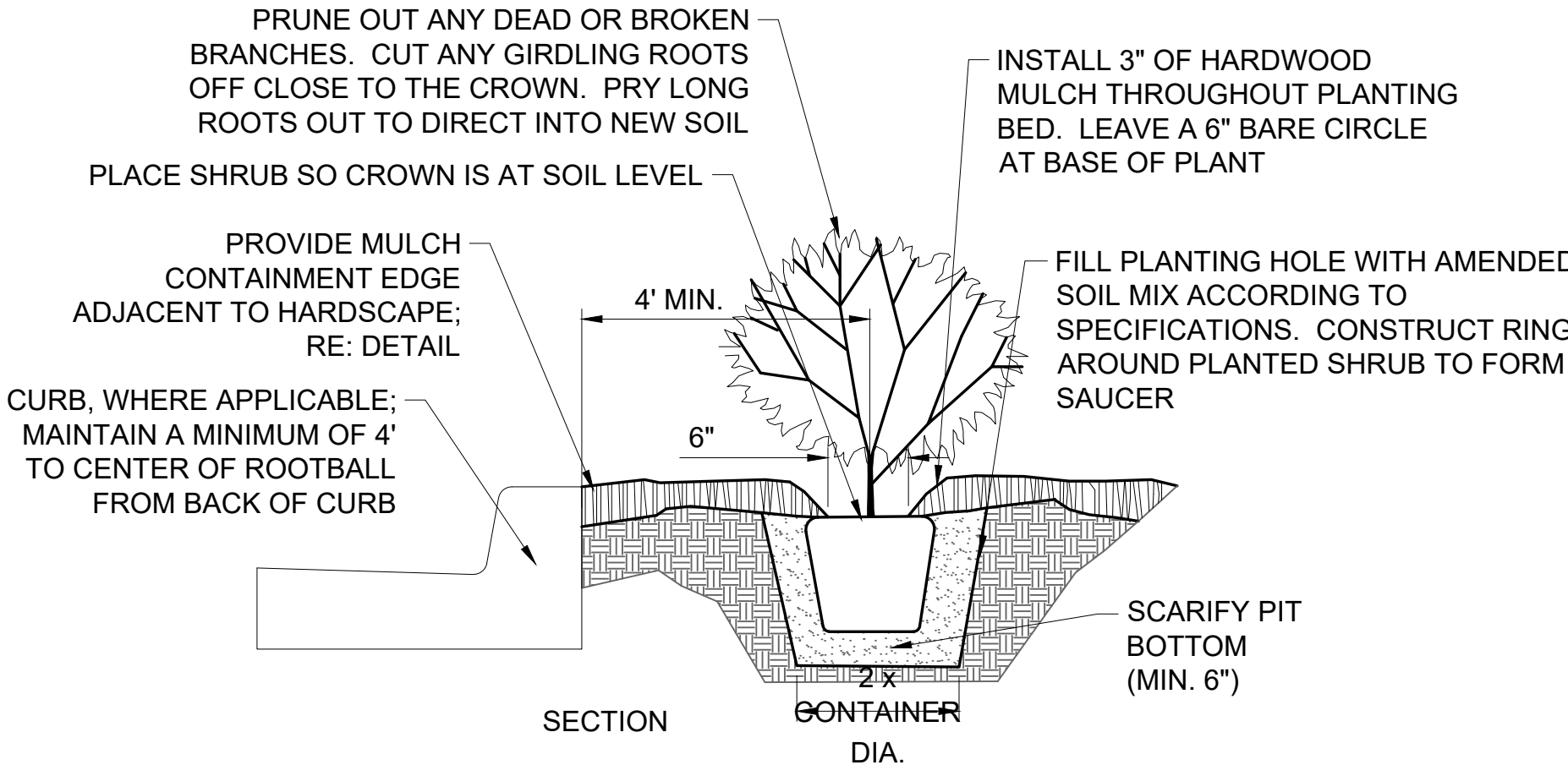
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
<b>TREES</b>						
	NS	Nysa sylvatica 'Wildfire' / Black Gum 2.0" x 3 Trees = 6 Caliper Inches Mitigated	2" Cal.	B&B	3	
<b>DECIDUOUS TREES</b>						
	TD	Taxodium distichum / Bald Cypress 2.0" x 5 Trees = 10 Caliper Inches Mitigated	2" Cal.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

afernandezbeato  
Sep 23, 2025 4:22pm  
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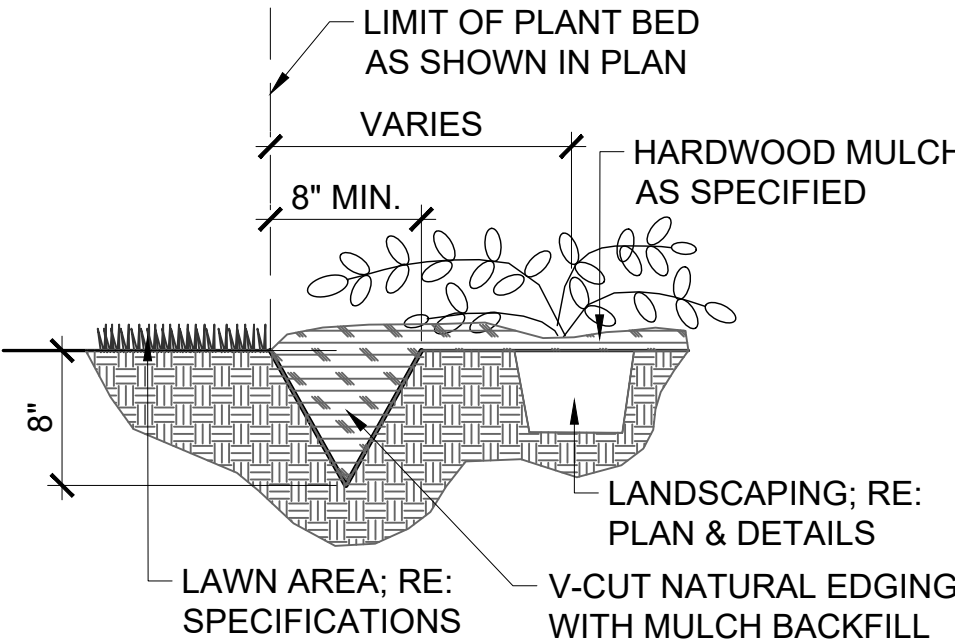
DECIDUOUS TREE PLANTING DETAIL - NTS



- 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.

SHRUB PLANTING DETAIL - NTS

- 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.



TYPICAL UTILITY BOX SCREENING DETAILS - NTS

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