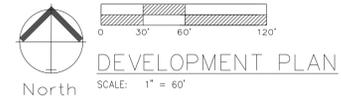


DEVELOPMENT PLAN

Bristol North Townhomes

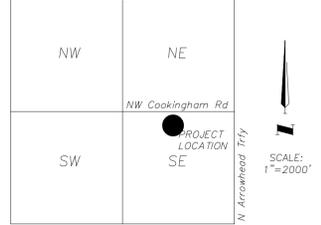
Kansas City, Clay County, Missouri

NOTE:
Wayfinding signage will be installed.

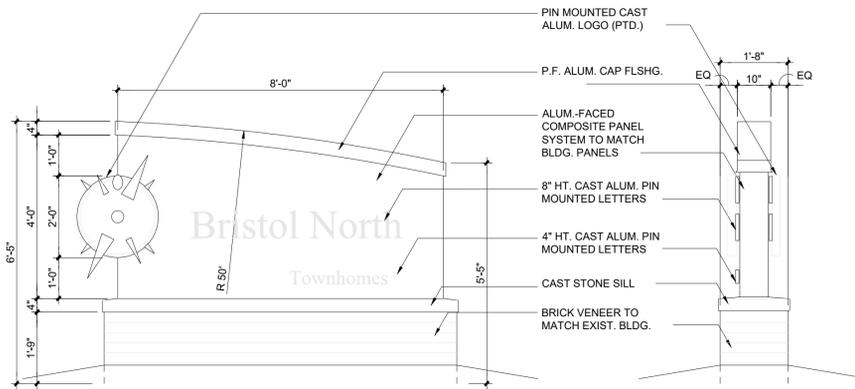


- Parkland dedication requirements are calculated in 4 steps, as follows:
- First, multiply the number of detached house dwelling units to be included in the subdivision times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
 - Second, multiply the number of dwelling units in two-unit houses to be included in the subdivision times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
 - Third, multiply the number of dwelling units in multi-unit buildings to be included in the subdivision times 2 people per multi-family dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
 - Finally, add the results of the preceding detached house, two-unit house, and multi-unit building land dedication calculations. This sum represents the subdivision's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of cash in lieu of dedication, in accordance with the provisions of this section.

CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
121 Units	2.69	(Payment in Lieu)
TOTAL	2.69	
Amenity	Area Acres	
Tract B - Pool	0.19	Parkland Credit
Tract C - Playground	0.09	Parkland Credit
Amenity Total	0.28	
TOTAL	2.41	(Payment in Lieu)



VICINITY MAP
SEC. 22-52-33



NOTE:
Project Plan not required as this development plan contains all of the necessary information.

MONUMENT SIGN NOTES:

-Any monument or site sign shall comply with Section 88-445

MECHANICAL EQUIPMENT AND UTILITY CABINET NOTES:

-Any Mechanical Equipment and Utility Cabinets shall comply with Section 88-425-08-B and 88-425-08-D

INDEX OF SHEETS:

- C.001 - DEVELOPMENT PLAN
- C.002 - EXISTING CONDITIONS
- C.003 - PRELIMINARY PLAT
- C.004 - PRELIMINARY STREAM BUFFER PLAN
- C.005 - REZONING PLAN
- C.100 - OVERALL SITE PLAN
- C.101 - DIMENSION PLAN
- C.102 - OVERALL SIDEWALK PLAN
- C.200 - OVERALL GRADING PLAN
- C.300 - UTILITY PLAN
- L.100 - LANDSCAPE PLAN
- A.1 - EXTERIOR ELEVATIONS
- A.2 - EXTERIOR ELEVATIONS



- NOTES:
- ALL UNITS TO HAVE PRIVATE TRASH BIN.

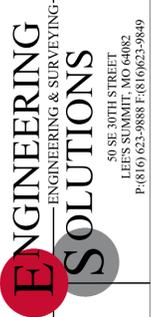
BICYCLE PARKING
INSTALL THREE (3) - 6 BAY BIKE RACKS.

LONG TERM BICYCLE PARKING
Long Term Bicycle Parking will be located within each individual unit. Complies with Section 88-420-09-C.a.3

OWNER:
WIMAC 2013 LLC
1266 W PACES FERRY RD NW # 517
ATLANTA, GA 30327

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlicht@es-kc.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

Development Summary Table			
a	Zoning		
	Existing	B2-2	
b	Total Land Area		
	Existing	13.52	Acres
c	Right-of-Way		
	Existing	0	Acres
d	Net Land Area		
	Existing	13.52	Acres
e	Proposed Uses		
	Proposed	589078	SF
f	RESIDENTIAL		
	Structure Height & Number of Floors		
	SIX-PLEX Number of floors	2	stories
	Height Above Grade	30	feet
g	Gross Floor Area & Number of Units		
	STANDARD EIGHT-PLEX		
	Gross Area per Building	7112	SF
	Units per Building	8	EA
STANDARD SIX-PLEX			
STANDARD FOUR-PLEX			
FRONT ENTRY EIGHT-PLEX			
FRONT ENTRY STANDARD SIX-PLEX			
FRONT ENTRY FOUR-PLEX			
RANCH TOWNHOME 5-UNITS			
Building Coverage & Floor Area Ratio			
Density			
Vehicle Parking			
Bike Parking			
Timeline			



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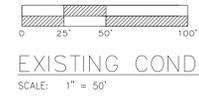
Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

DEVELOPMENT PLAN
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri

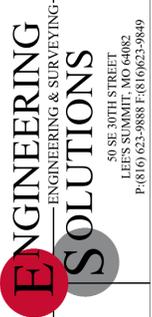


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KS PE 19071
OK PE 25226
NE PE E-14335

- REVISIONS
- REV. 9/6/2024
 - REV. 9/13/2024
 - REV. 10/14/2024



EXISTING CONDITIONS
SCALE: 1" = 50'



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Oklahoma
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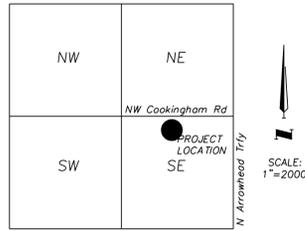
EXISTING CONDITIONS
Development Plan for:
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Kansas City, Clay County, Missouri



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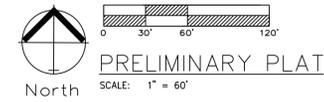
REVISIONS

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REV. 9/13/2024
REV. 10/14/2024



VICINITY MAP
SEC. 22-52-33

Development Summary Table			
a	Zoning		
	Existing		B2-2
Proposed		B2-2	
b	Total Land Area		
	Existing	13.52	Acres
c	Right-of-Way		
	Existing	0	Acres
Proposed	0	Acres	
d	Net Land Area		
	Existing	13.52	Acres
Proposed	13.52	Acres	
Proposed	589078	SF	



Bike Parking	
Short Term Ratio Required	10% of Veh. Parking=15
Spaces Provided	15 Spaces

NOTE:
ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED.

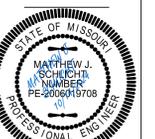


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Surveying LS-218
Oklahoma
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Nebraska
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BRISTOL NORTH TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

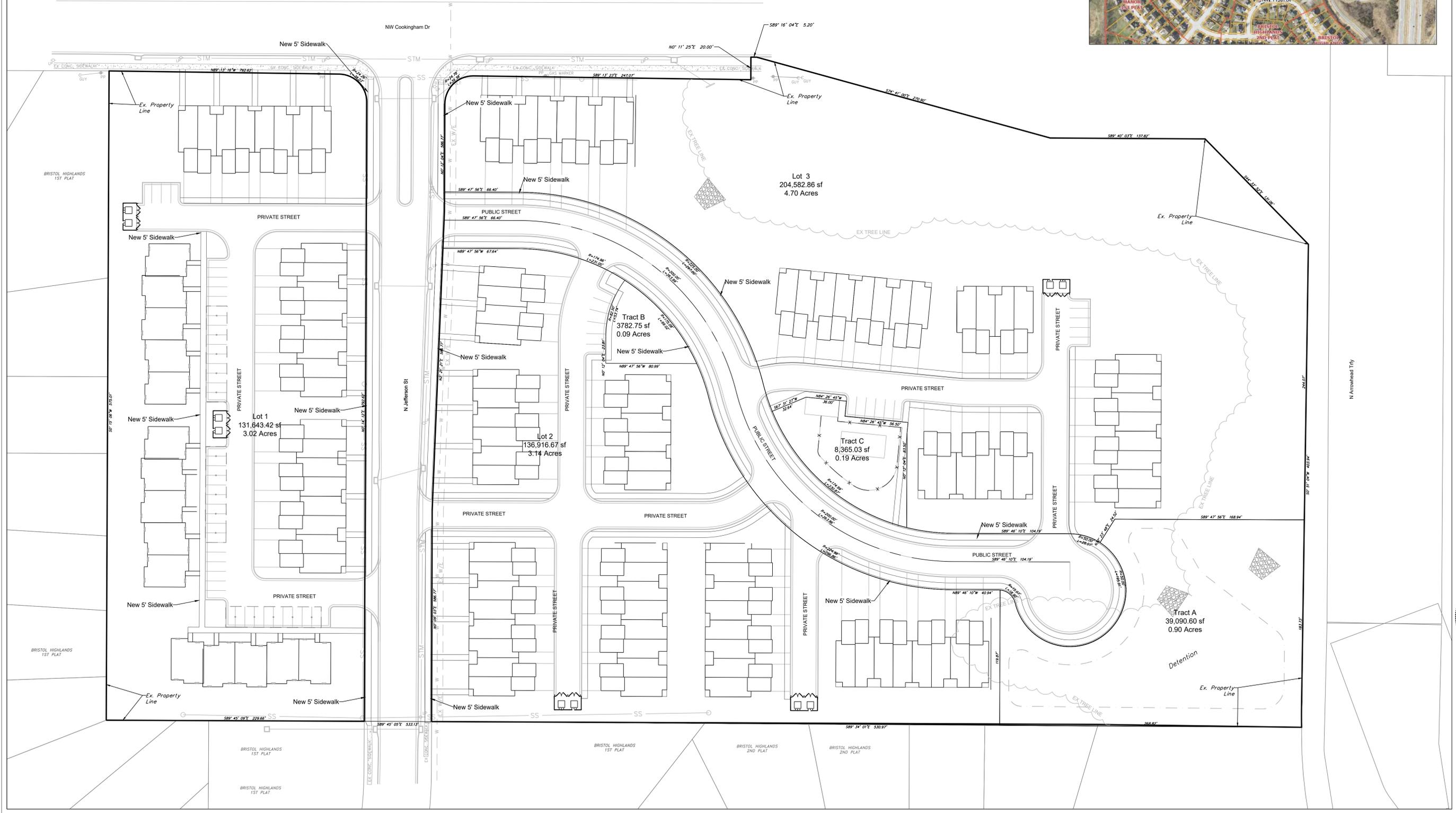
Project:
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TOWNHOMES
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PRELIMINARY PLAT
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



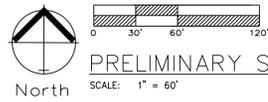
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NE PE E-14335

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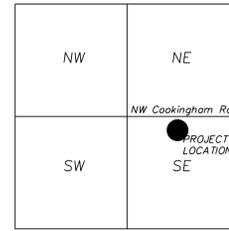


STREAM BUFFER CALCULATIONS

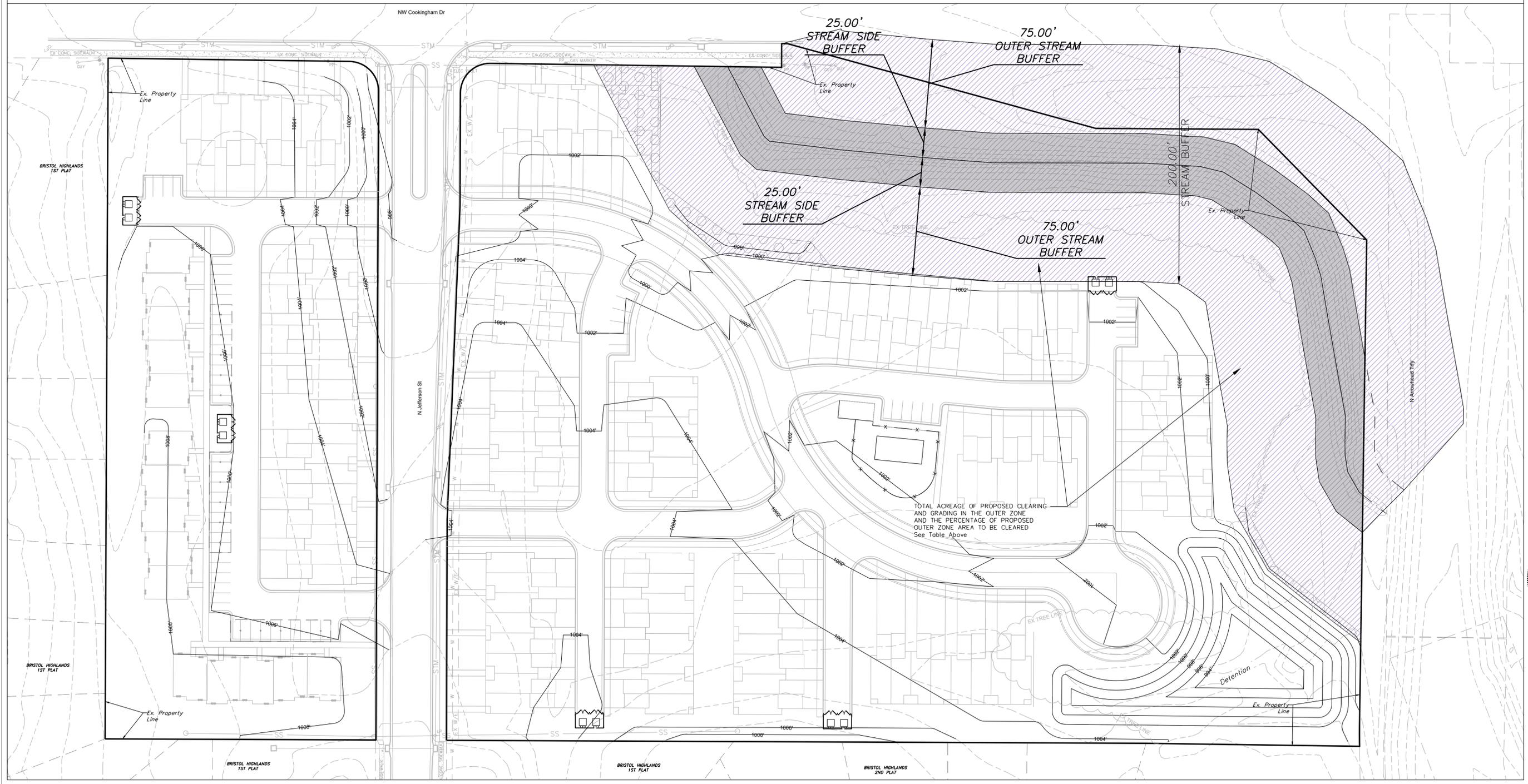
TOTAL STREAMSIDE ZONE AREA = 38,183 SF = 0.88 AC
 TOTAL OUTER ZONE AREA = 163,213 SF = 3.74 AC
 MAX. 40% DISTURBED AREA IN OUTER ZONE (W/O MITIGATION) = 0.16 AC = 5.52%
 DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR) = 6,898 SF = 0.16 AC = 5.52%



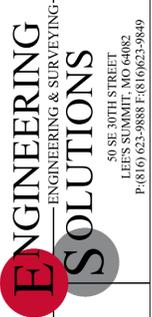
PRELIMINARY STREAM BUFFER PLAN



VICINITY MAP
 SEC. 22-52-33



TOTAL ACREAGE OF PROPOSED CLEARING AND GRADING IN THE OUTER ZONE AND THE PERCENTAGE OF PROPOSED OUTER ZONE AREA TO BE CLEARED See Table Above



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 Kansas
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 July 10, 2024

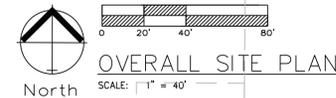
PRELIMINARY STREAM BUFFER PLAN
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri



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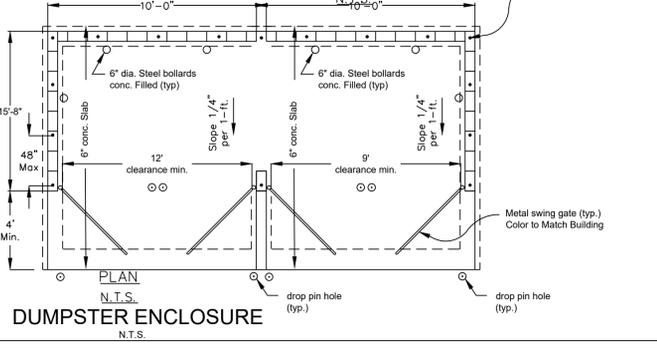
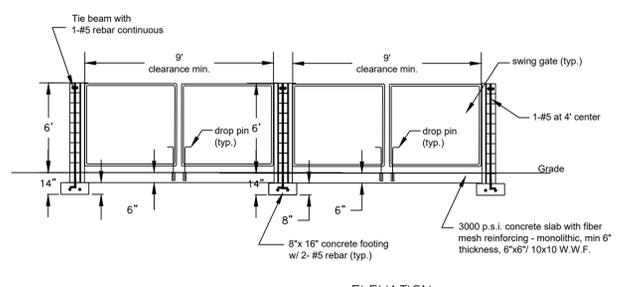
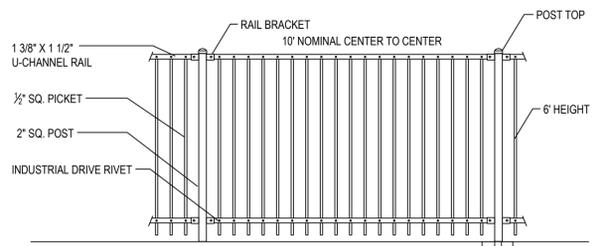
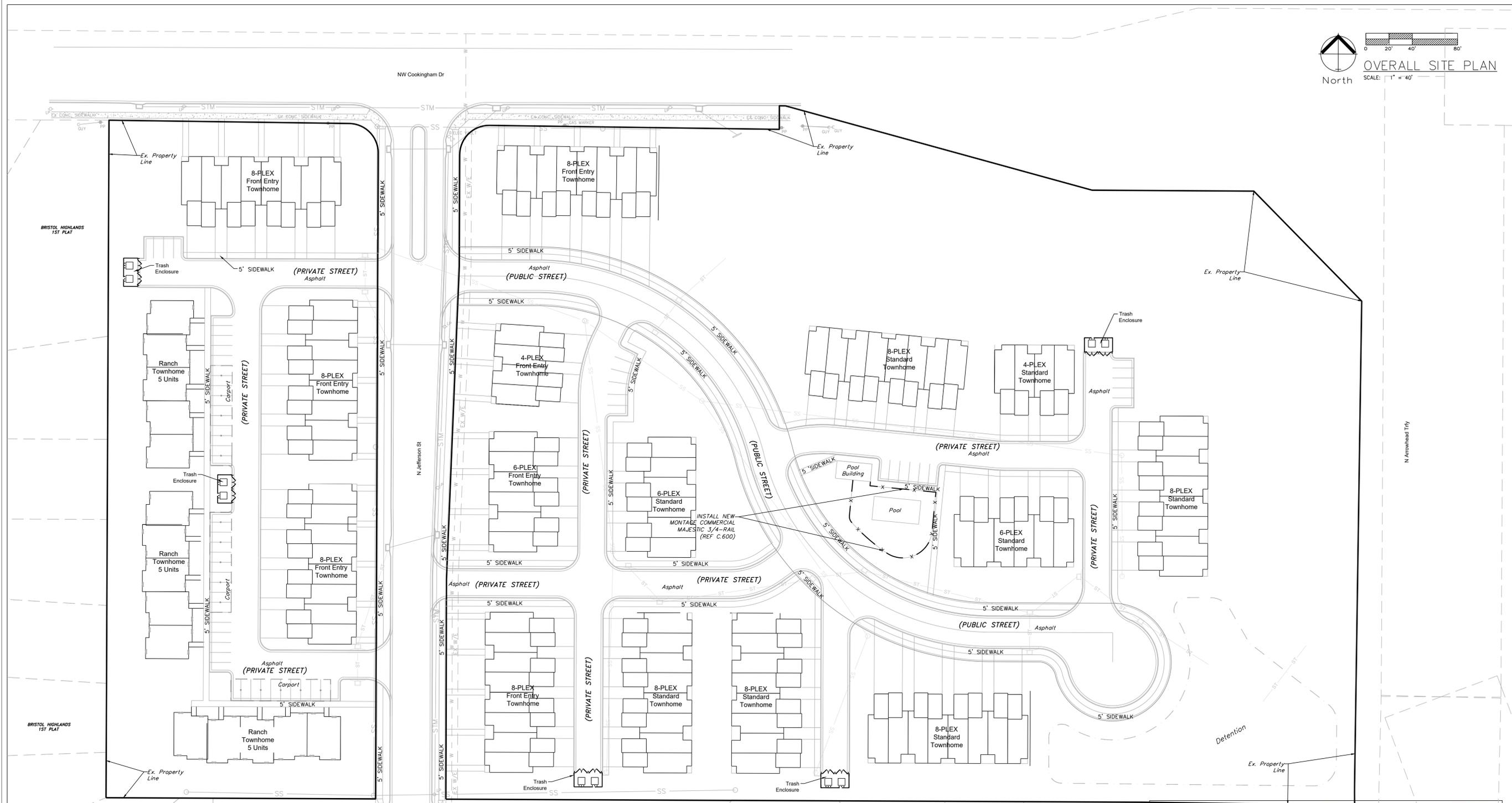
OVERALL SITE PLAN
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri



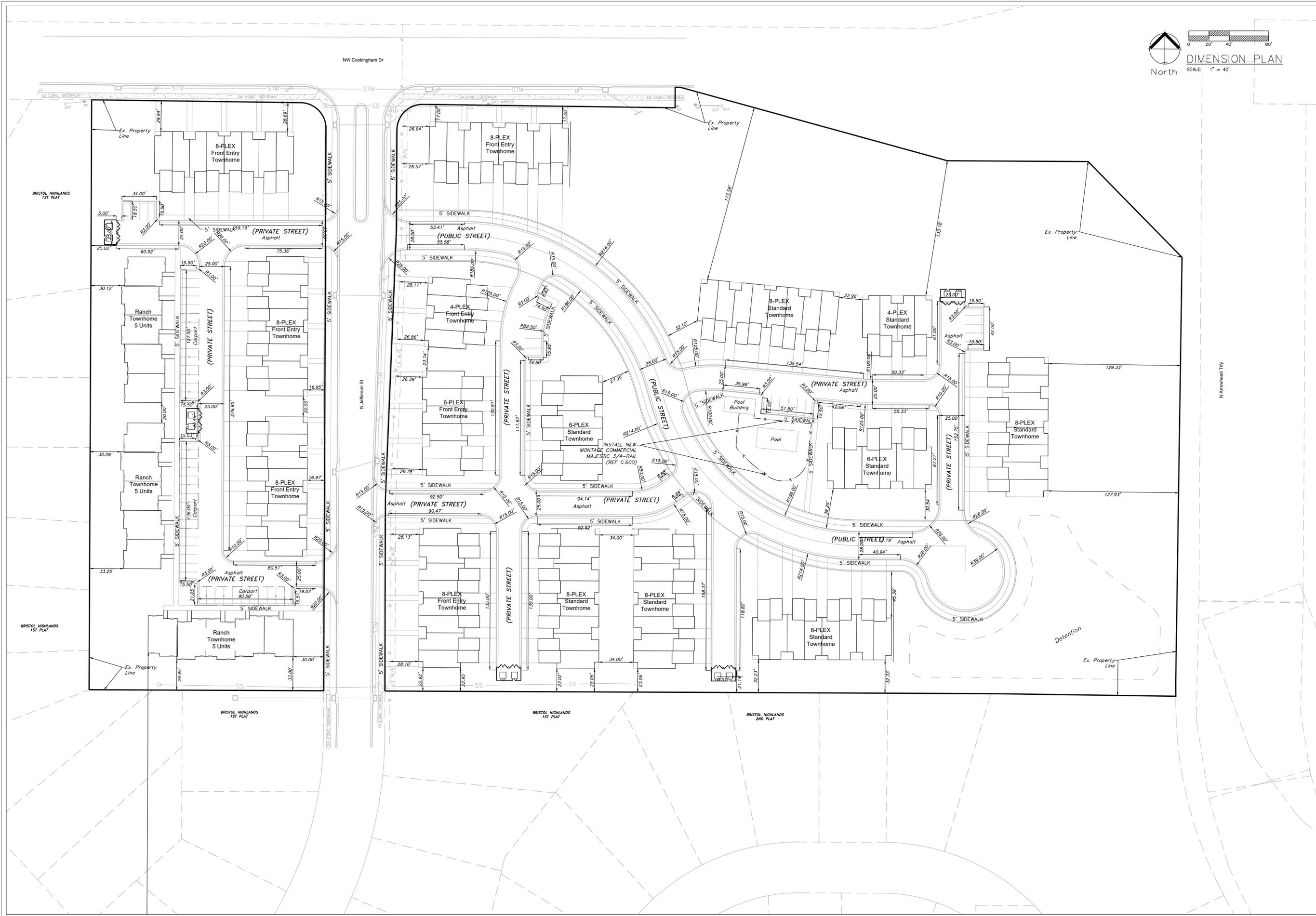
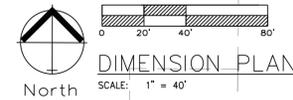
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EXTERIOR ELEVATION
 TRASH ENCLOSURE - FRONT ELEVATION



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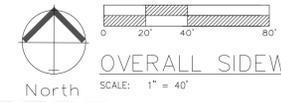
DIMENSION PLAN
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri



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OVERALL SIDEWALK PLAN

SCALE: 1" = 40'



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BRISTOL NORTH TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

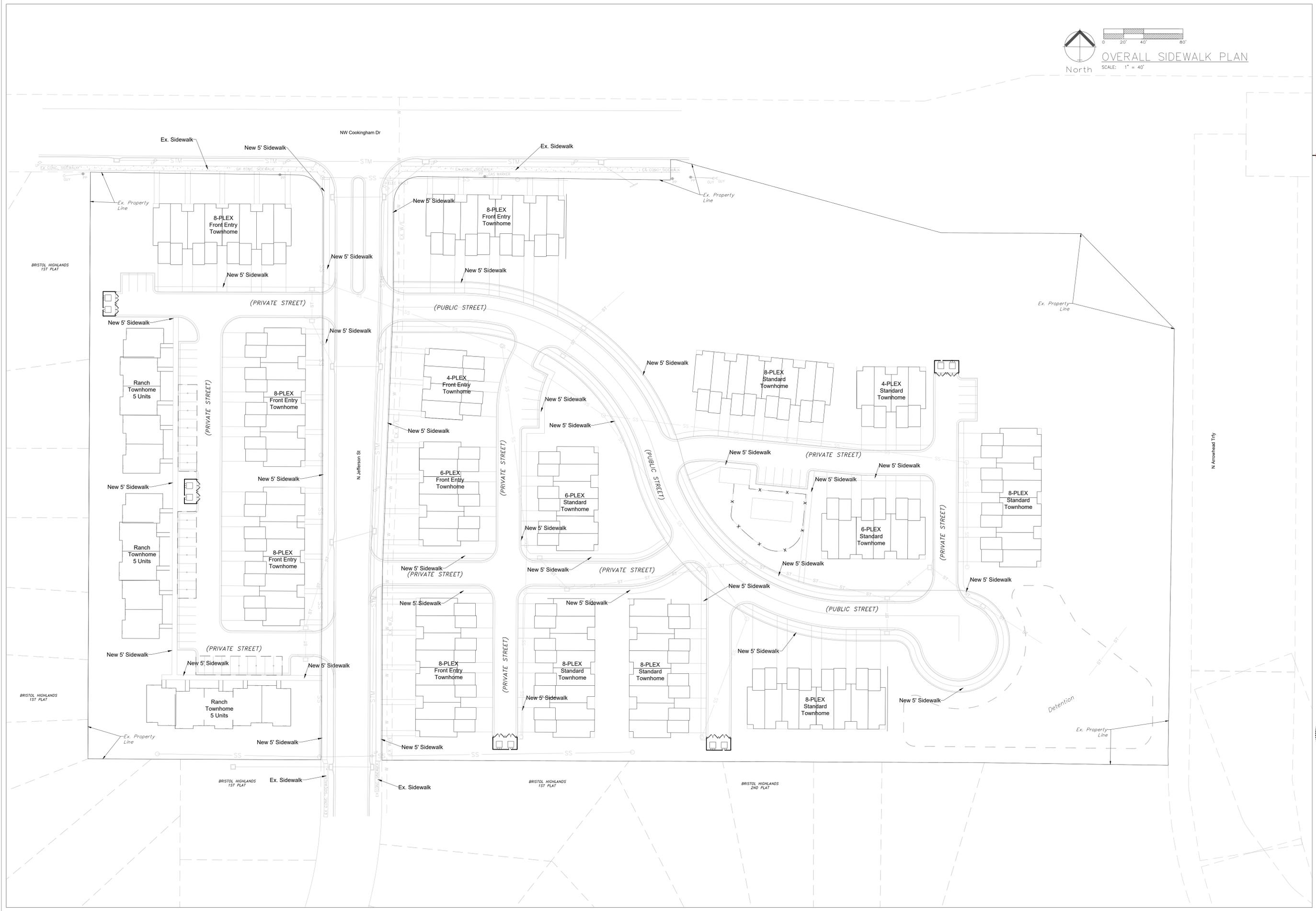
Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

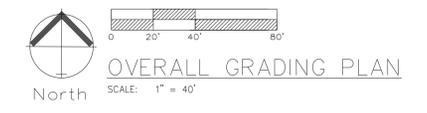
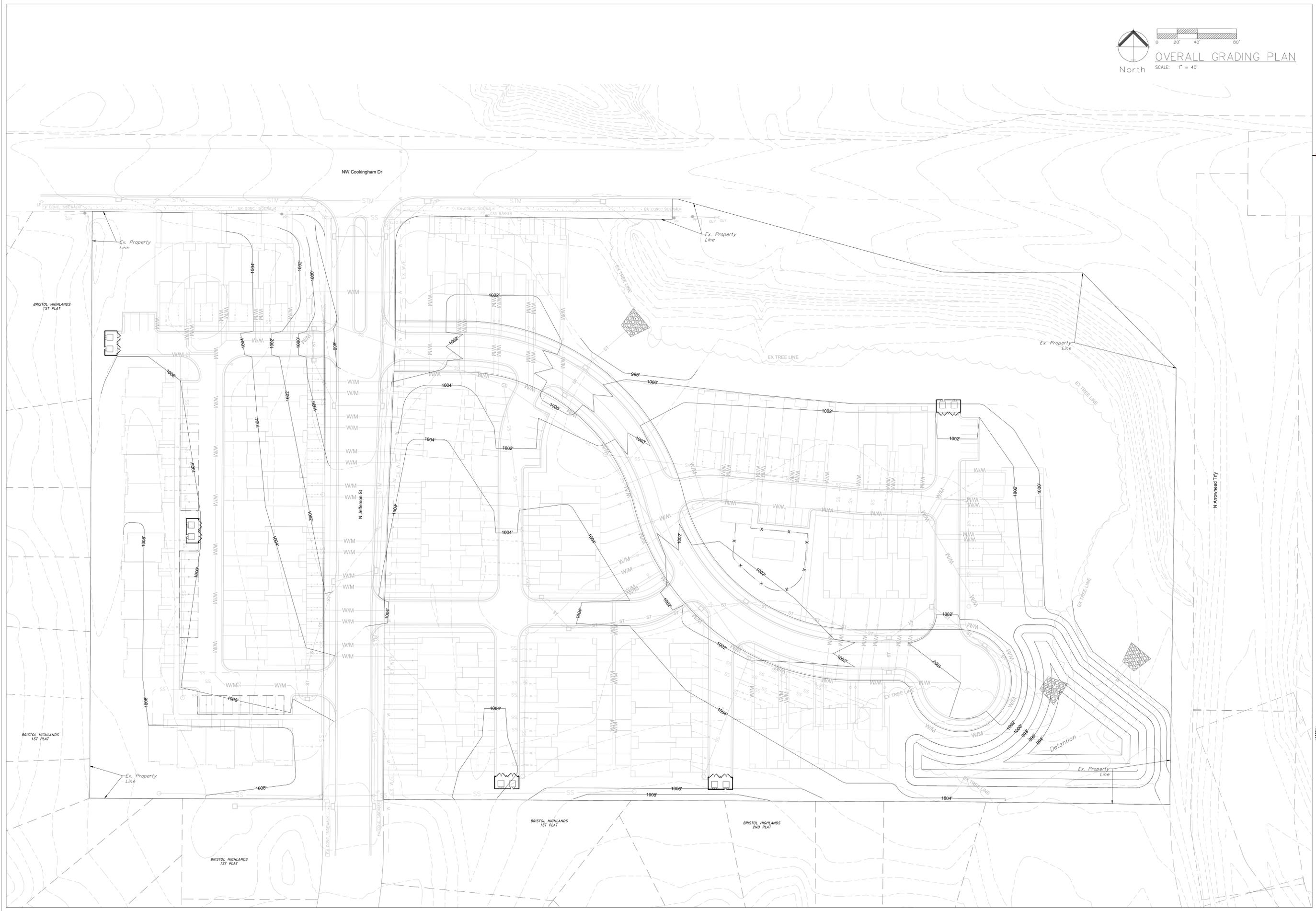
OVERALL SIDEWALK PLAN
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



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KS PE 19071
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 Surveying LS-218
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Project:
 BRISTOL NORTH
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 Issue Date:
 July 10, 2024

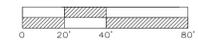
OVERALL GRADING PLAN
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri



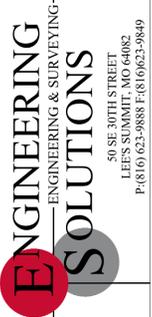
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REV. 10/14/2024



OVERALL STORM SEWER PLAN
SCALE: 1" = 40'



Professional Registration
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Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

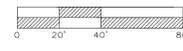
Overall Storm Sewer Plan
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



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REVISIONS
REV. 9/6/2024
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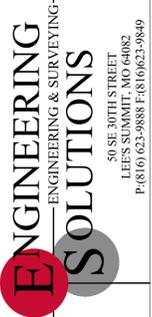
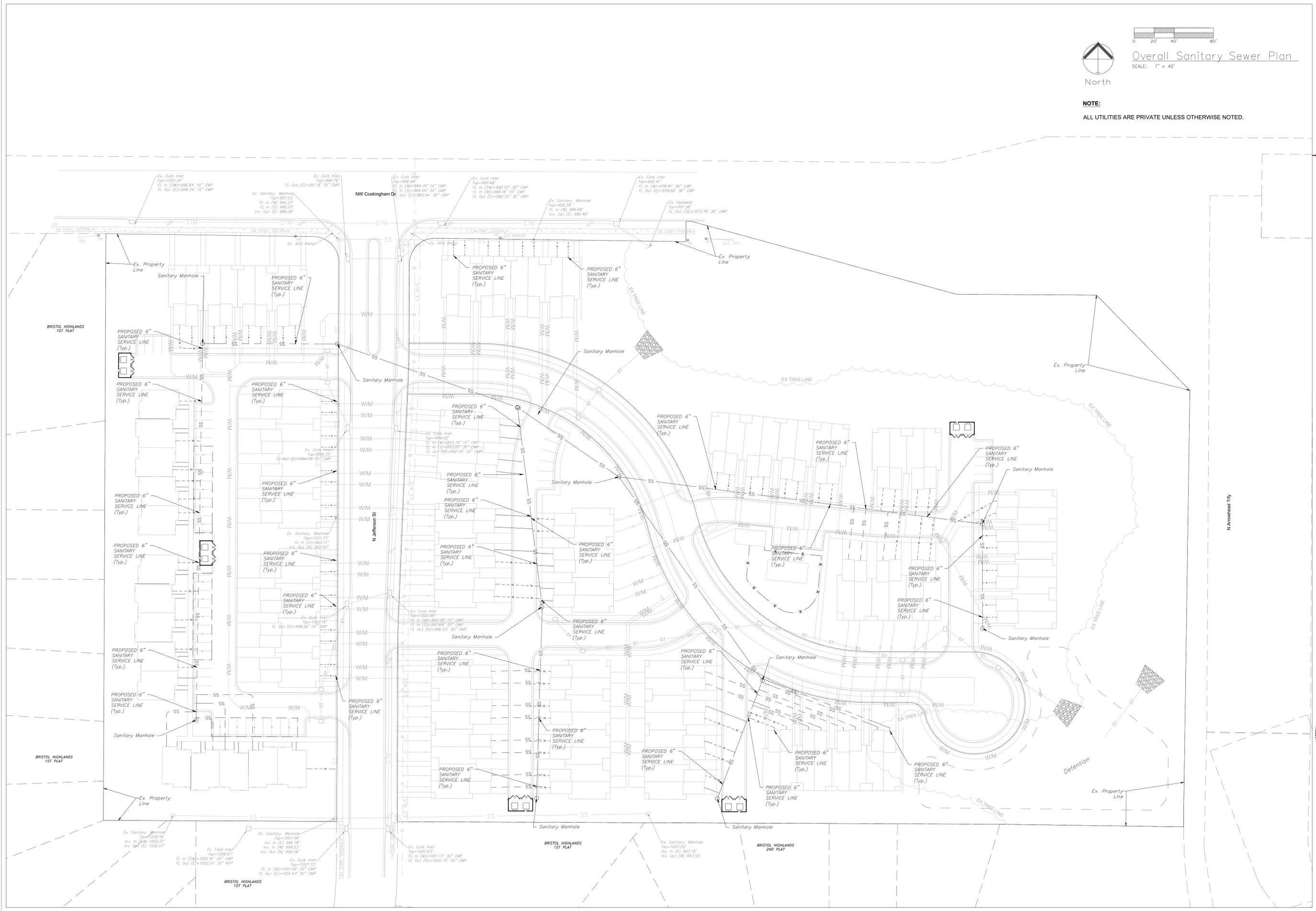




Overall Sanitary Sewer Plan

SCALE: 1" = 40'

NOTE:
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Missouri
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Surveying 2005008319-D
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Project:
BRISTOL NORTH TOWNHOMES
BRISTOL NORTH TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

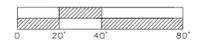
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Overall Sanitary Sewer Plan
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri

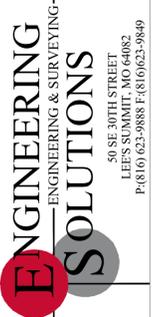


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Overall Water Line Plan
SCALE: 1" = 40'



ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

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Missouri
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Kansas
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Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

Overall Water Line Plan
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



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KS PE 19071
OK PE 25226
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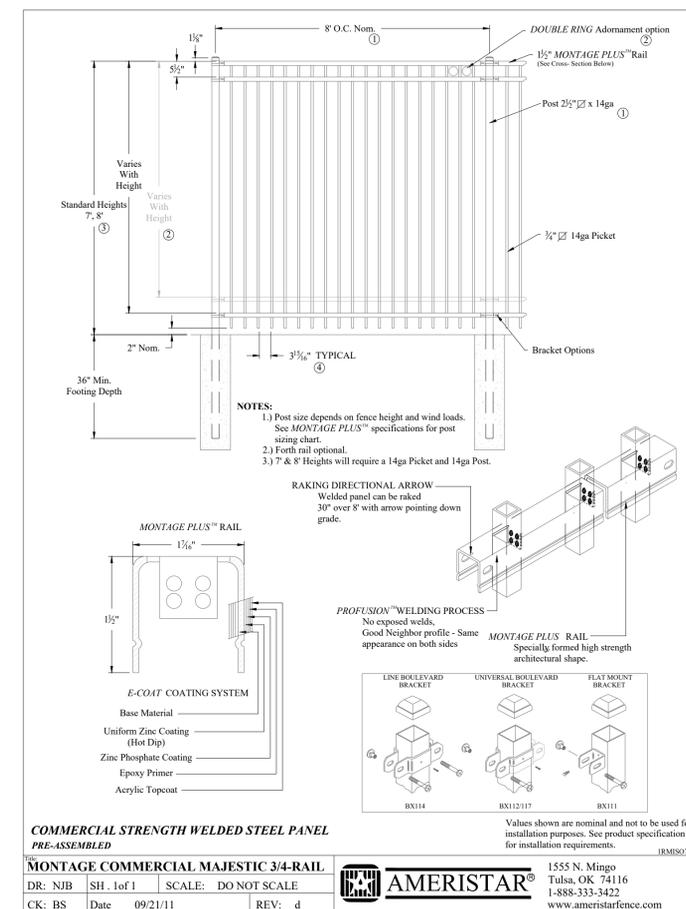




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REVISIONS

△	REV. 9/6/2024
△	REV. 9/13/2024
△	REV. 10/14/2024



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

DR: NJB	SH: 1 of 1	SCALE: DO NOT SCALE
CK: BS	Date: 09/21/11	REV: d



1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



LANDSCAPE PLAN
SCALE: 1" = 40'

PLANTING GUIDE

SYMBOL	QUANT	KEY	NAME	SIZE
	20	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2" CAL
	60	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	57	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	2" CAL
	--	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS "HOLBERT"	#3 POT
	64	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	22	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	2" CAL
	24	RO	RED OAK QUERCUS RUBRA	2" CAL
	25	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	2" CAL
	--	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	2" CAL

LANDSCAPE REQUIREMENTS
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:
 STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage

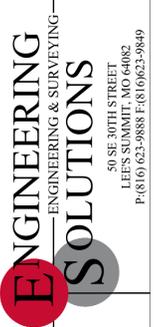
LOCATION	REQUIREMENT	PROVIDED
N Jefferson St	1,017 Feet	34 Trees Required 34 Trees
28' Streets	1,265 Feet	42 Trees Required 42 Trees
25' Streets	3,214 Feet	107 Trees Required 107 Trees
		183 Trees Required 183 Trees

88-425-06.B Interior Landscaping of Parking Lots
 A. At Least 28 square feet of interior landscape area is required per parking space
 64 parking spaces 1,792 sq. ft. required (Requirement Met)

88-425-06.E Plant Materials

1. One Tree per 5 parking spaces	64 parking spaces	13 Trees Required	17 Trees Provided
2. One Shrub is required per parking space	64 parking spaces	64 Shrubs Required	64 Shrubs Provided

NOTE:
 Trash dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side.



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 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
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Project:
 BRISTOL NORTH TOWNHOMES
Issue Date:
 July 10, 2024

Landscape Plan
Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri

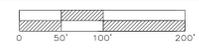


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

REV. 9/6/2024	
REV. 9/13/2024	
REV. 10/14/2024	

88-424-07 - MITIGATION RATE	
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:	
1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffer.	75,939 s.f. 1.74 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	0.61
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	92
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	84
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.	8
88-424-07-B. Open Space Developments and Conservation Developments Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.	N/A



TREE PRESERVATION PLAN
SCALE: 1" = 100'

NOTE:
INTERNAL TREES WILL BE PRESERVED AS MUCH AS POSSIBLE, TO BE DETERMINED WITH CONSTRUCTION PLANS.

* 4 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07
SEE L.100 FOR TREES.
DEVELOPER MAY PAY _____ IN LIEU OF TREES.



Ex. Tree Mass
To Be Preserved
75,939 S.F.

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Nebraska
Engineering CA2821

Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

Tree Preservation Plan
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



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