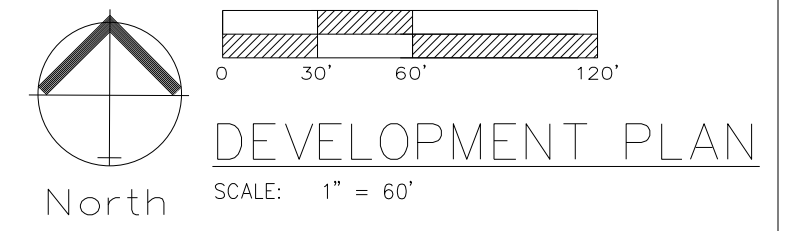


# DEVELOPMENT PLAN

## Bristol North Townhomes

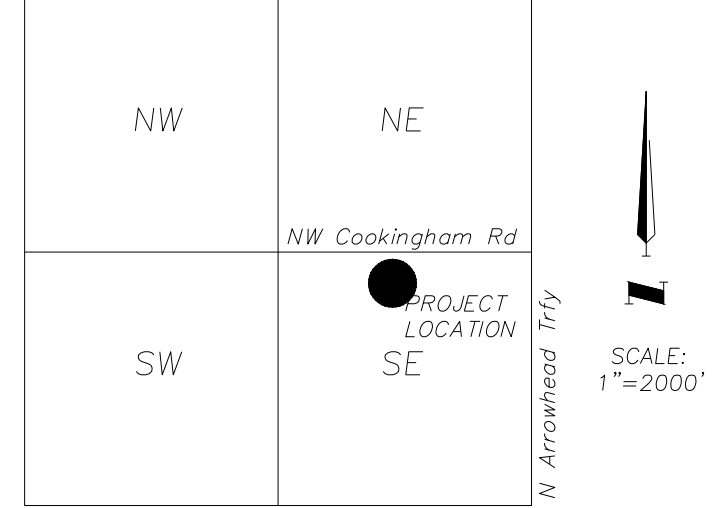
### Kansas City, Clay County, Missouri

NOTE:  
Wayfinding signage will be installed.

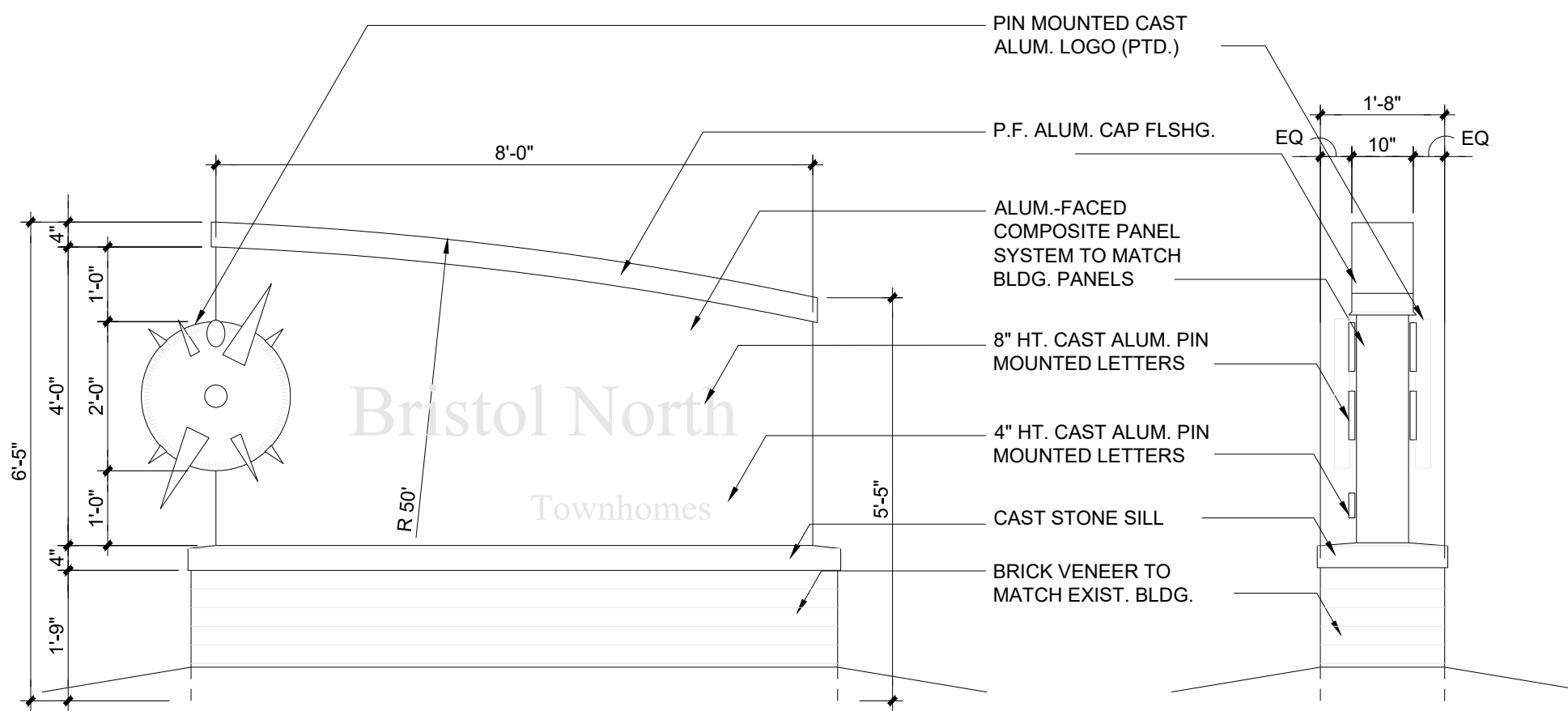


- Parkland dedication requirements are calculated in 4 steps, as follows:
- First, multiply the number of detached house dwelling units to be included in the subdivision times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
  - Second, multiply the 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)
<b>TOTAL</b>	<b>2.69</b>	
<b>Amenity</b>	<b>Area Acres</b>	
Tract B - Pool	0.19	Parkland Credit
Tract C - Playground	0.09	Parkland Credit
<b>Amenity Total</b>	<b>0.28</b>	
<b>TOTAL</b>	<b>2.41</b>	<b>(Payment in Lieu)</b>



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.

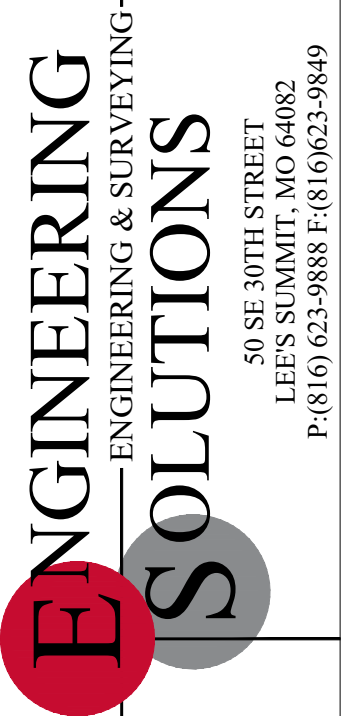
**BICYCLE PARKING**  
INSTALL THREE (3) - 6 BAY BIKE RACKS.

**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-ks.com  
PHONE: 816-623-9888  
ADDRESS: 50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082

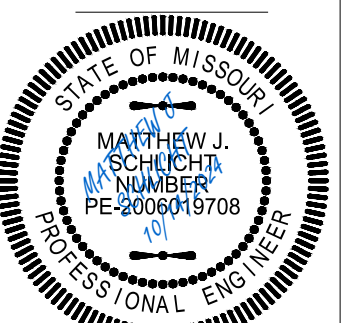
Development Summary Table			
a	Zoning		
	Existing	B2-2	
b	Total Land Area		
	Existing	13.52	Acres
c	Right-of-Way		
	Existing	0	Acres
d	Net Land Area		
	Existing	13.52	Acres
e	Proposed Uses		
	Proposed	589078	SF
f	RESIDENTIAL		
	Structure Height & Number of Floors		
	SIX-PLEX Number of floors	2	stories
	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			
Total Units			121
Total Buildings			18
Building Coverage & Floor Area Ratio			
Coverage (Total Footprint Area)			110344
FAR (Gross Area/Net Land Area)			0.18731645
Density			
Nets Density (Units/ Net Land Area)			11.17
Units Per Acre			
Vehicle Parking			
Ratio Required			1 stall per unit
Stalls Required			161
Stalls Provided			161
Bike Parking			
Long Term Ratio Required			10% of Veh. Parking=10 Spaces In Unit
Spaces Provided			10
Short Term Ratio Required			10% of Veh. Parking=5 Spaces
Spaces Provided			5
Timeline			
Estimated Start Date:			FALL 2024



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

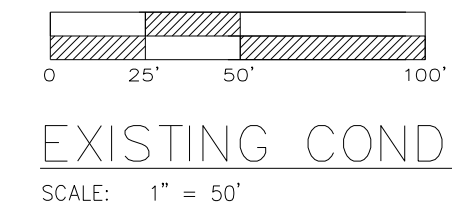
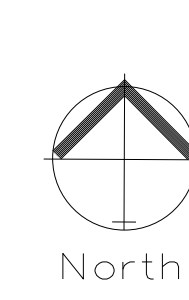
Project:  
BRISTOL NORTH TOWNHOMES  
Issue Date:  
July 10, 2024

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

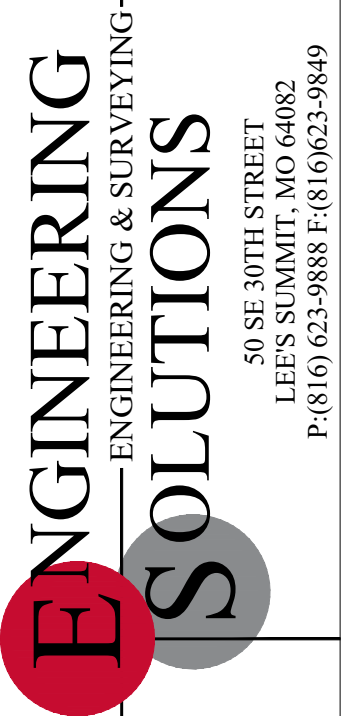


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

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



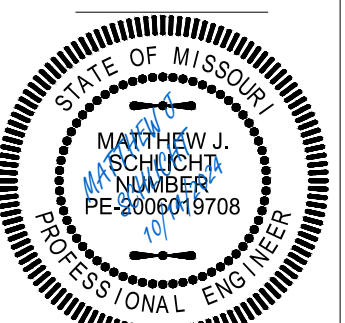
EXISTING CONDITIONS  
SCALE: 1" = 50'



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

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

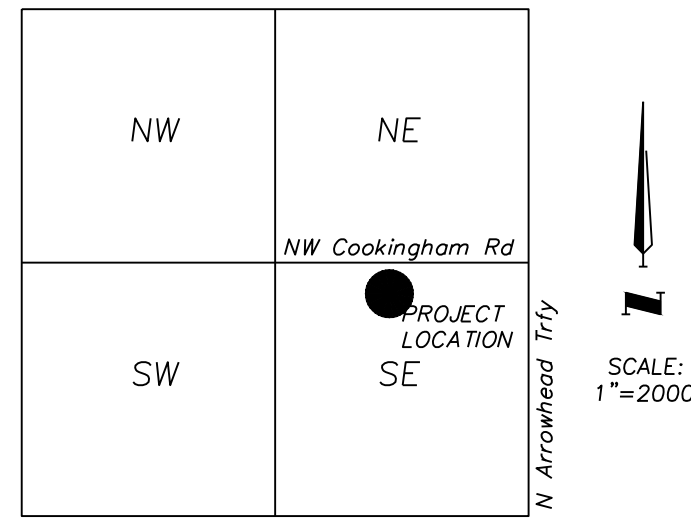
EXISTING CONDITIONS  
Development Plan for:  
Bristol North Townhomes  
Kansas City, Clay County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-143325

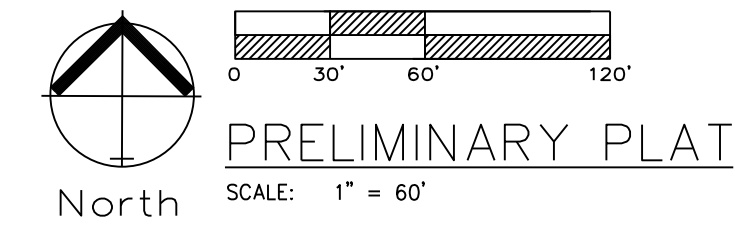
REVISIONS

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



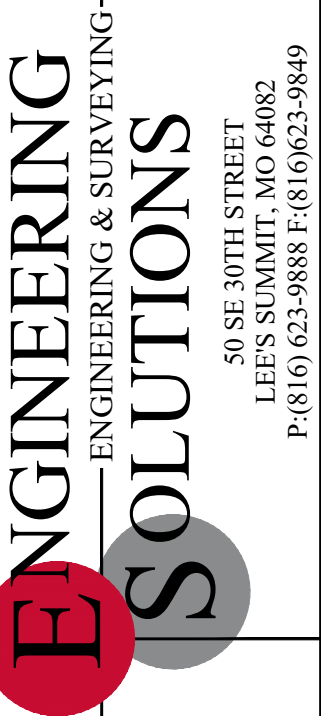
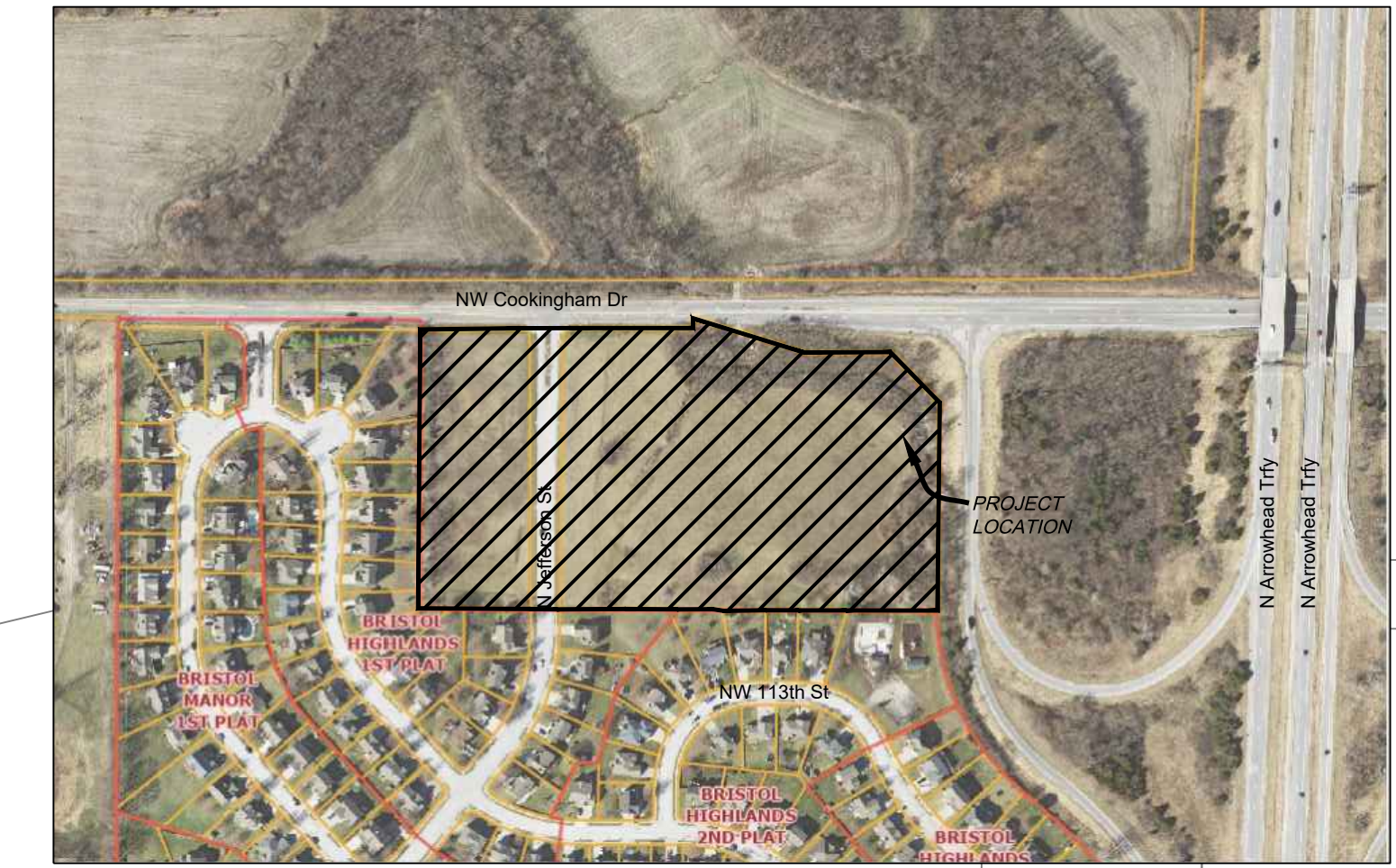
VICINITY MAP  
SEC. 22-52-33

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.

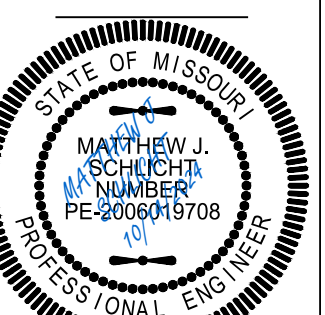


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

BRISTOL NORTH TOWNHOMES  
KANSAS CITY, CLAY COUNTY, MISSOURI

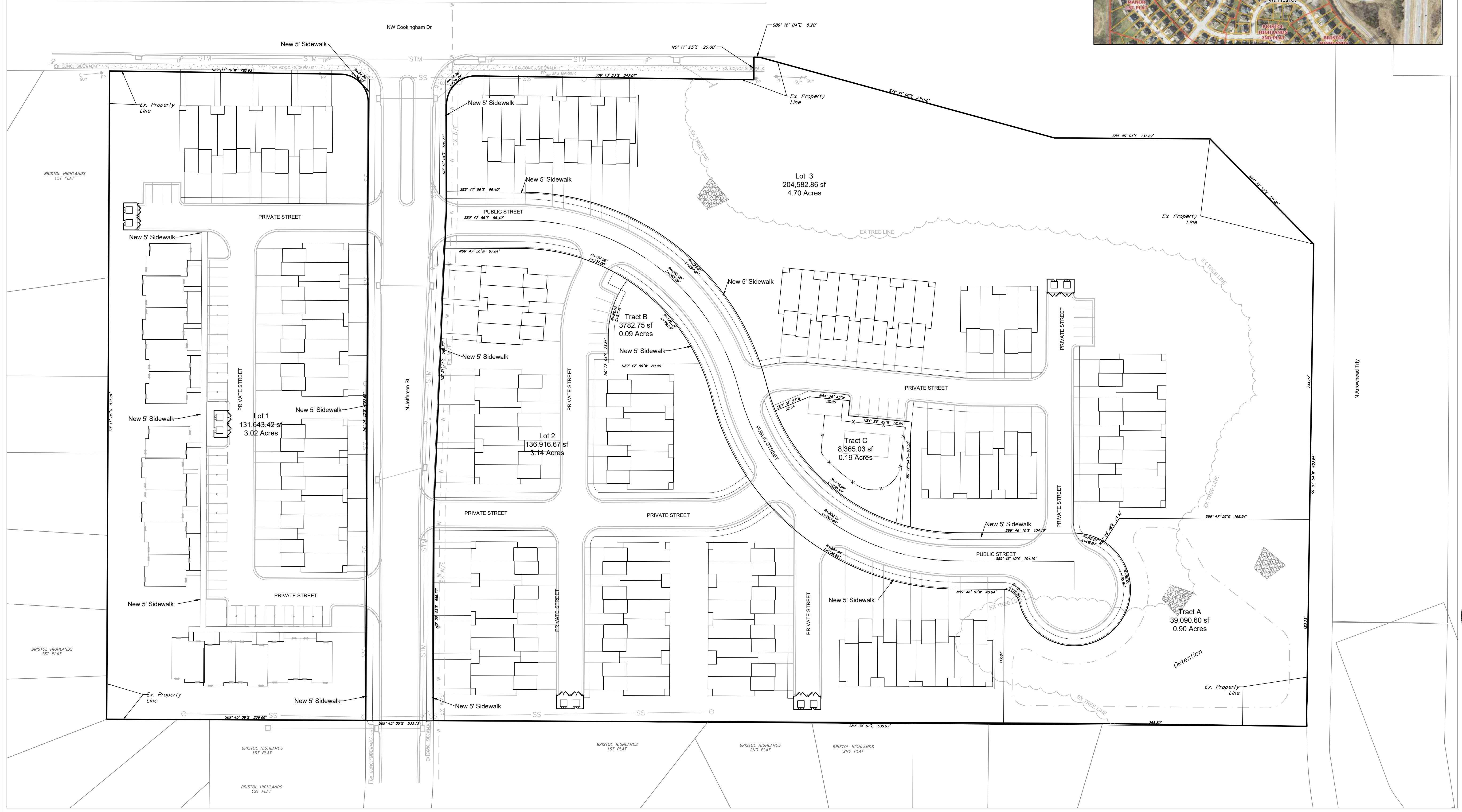
Project:  
BRISTOL NORTH TOWNHOMES  
Issue Date:  
July 10, 2024

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



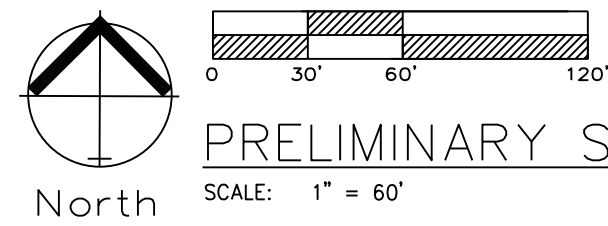
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

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

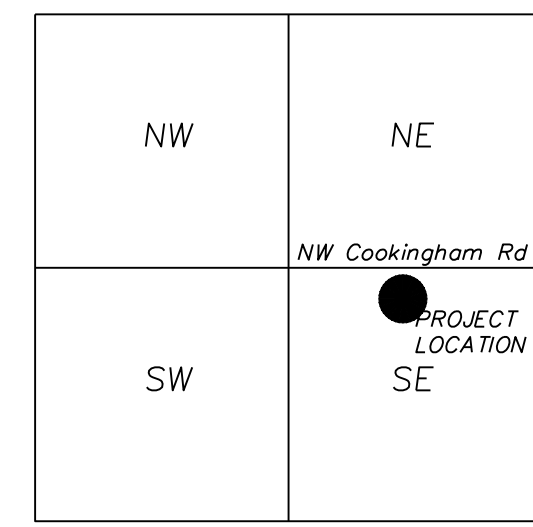


STREAM BUFFER CALCULATIONS

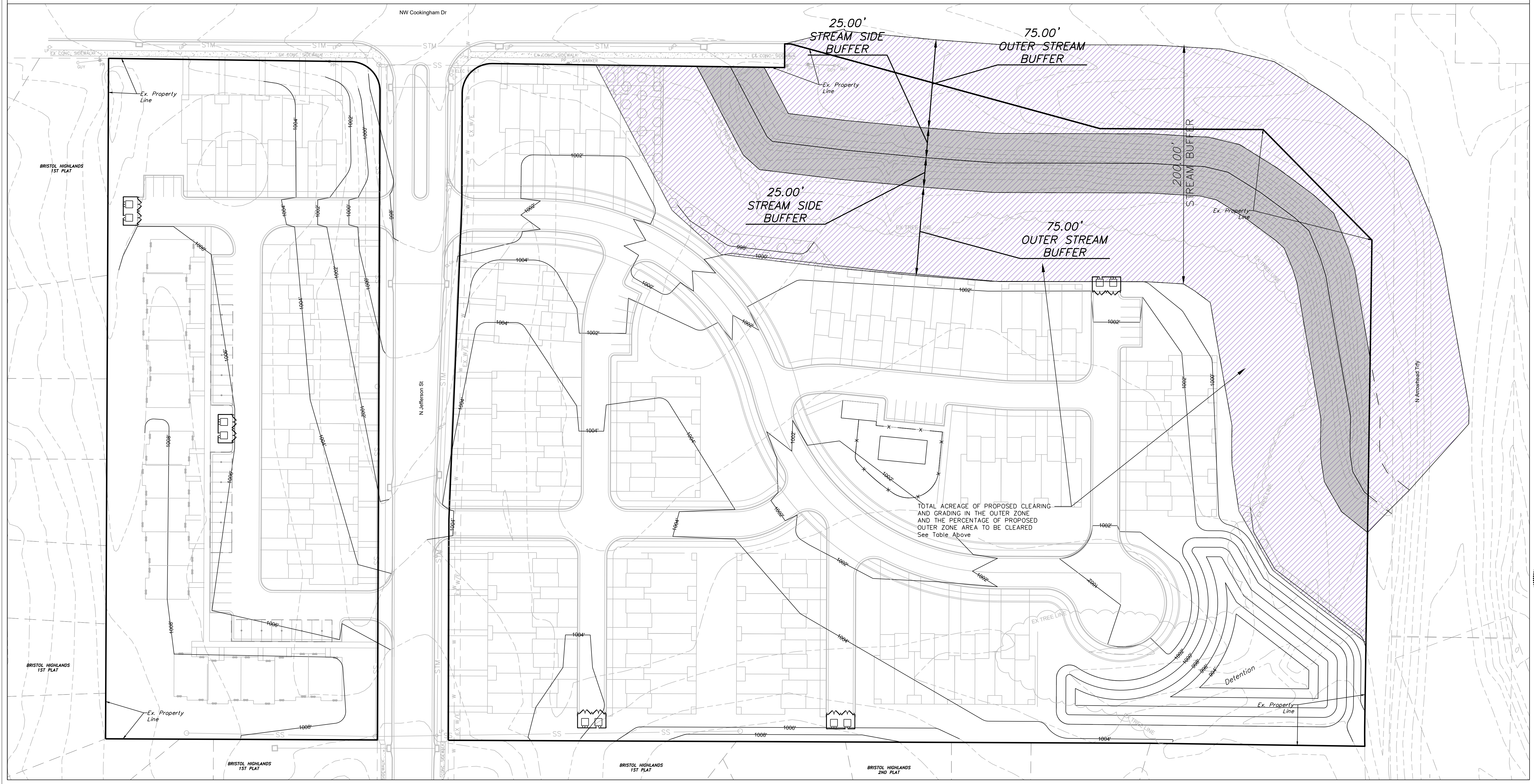
TOTAL STREAMSIDE ZONE AREA = 38,183 SF = 0.88 AC  
 TOTAL OUTER ZONE AREA = 163,213 SF = 3.74 AC  
 MAX. 40% DISTURBED AREA IN OUTER ZONE (W/O MITIGATION) = 0.16 AC = 5.52%  
 DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR) = 6,898 SF = 0.16 AC = 5.52%



PRELIMINARY STREAM BUFFER PLAN



VICINITY MAP  
 SEC. 22-52-33

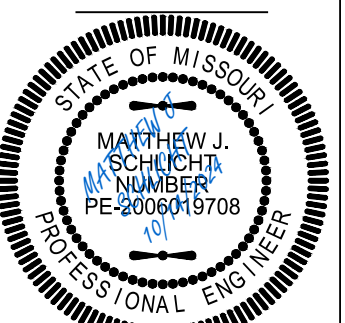


TOTAL ACREAGE OF PROPOSED CLEARING AND GRADING IN THE OUTER ZONE AND THE PERCENTAGE OF PROPOSED OUTER ZONE AREA TO BE CLEARED See Table Above

Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

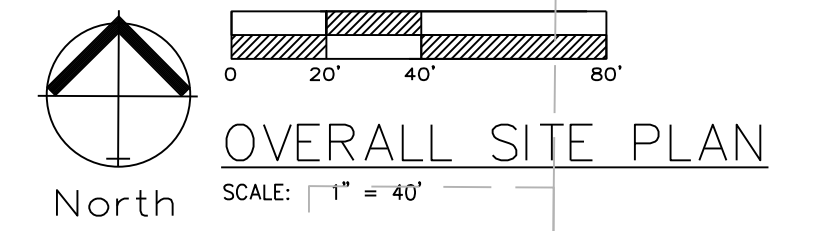
Project:  
 BRISTOL NORTH TOWNHOMES  
 Kansas  
 Issue Date:  
 July 10, 2024

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

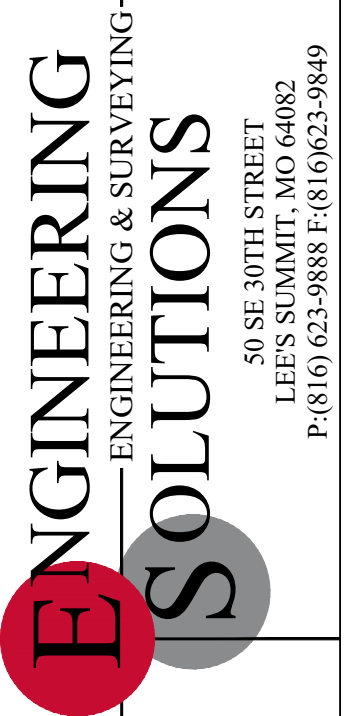


Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

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



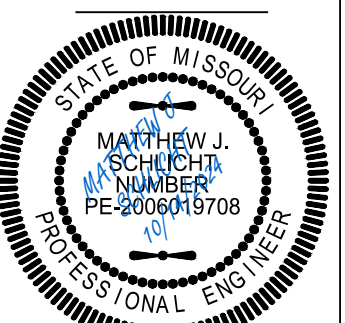
**OVERALL SITE PLAN**



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

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

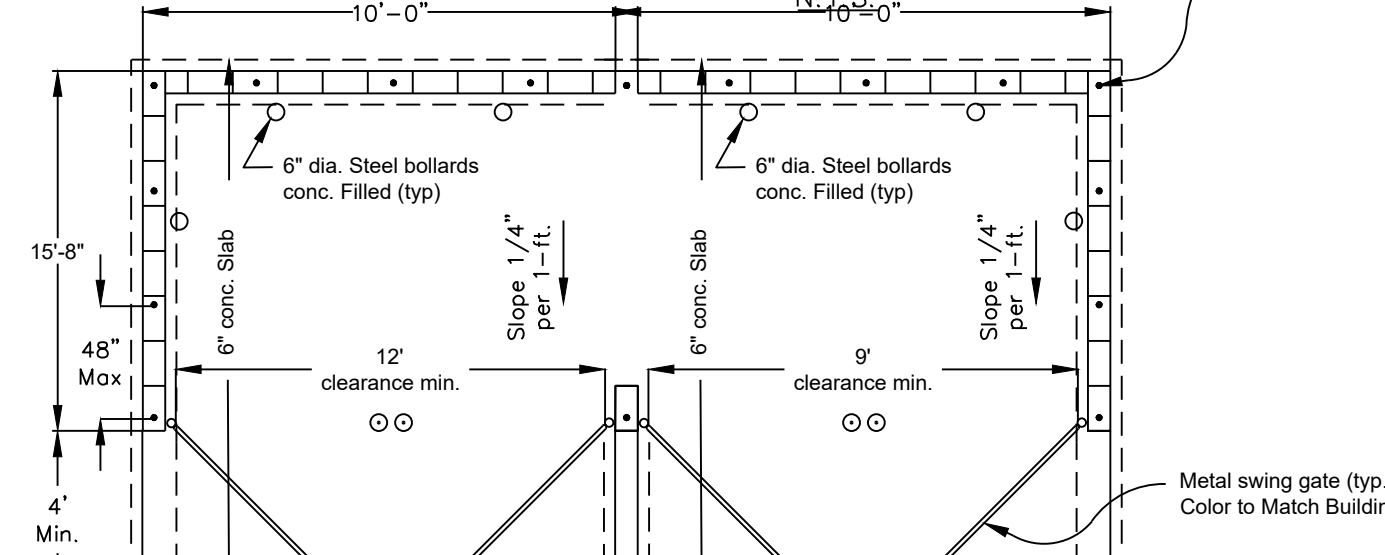
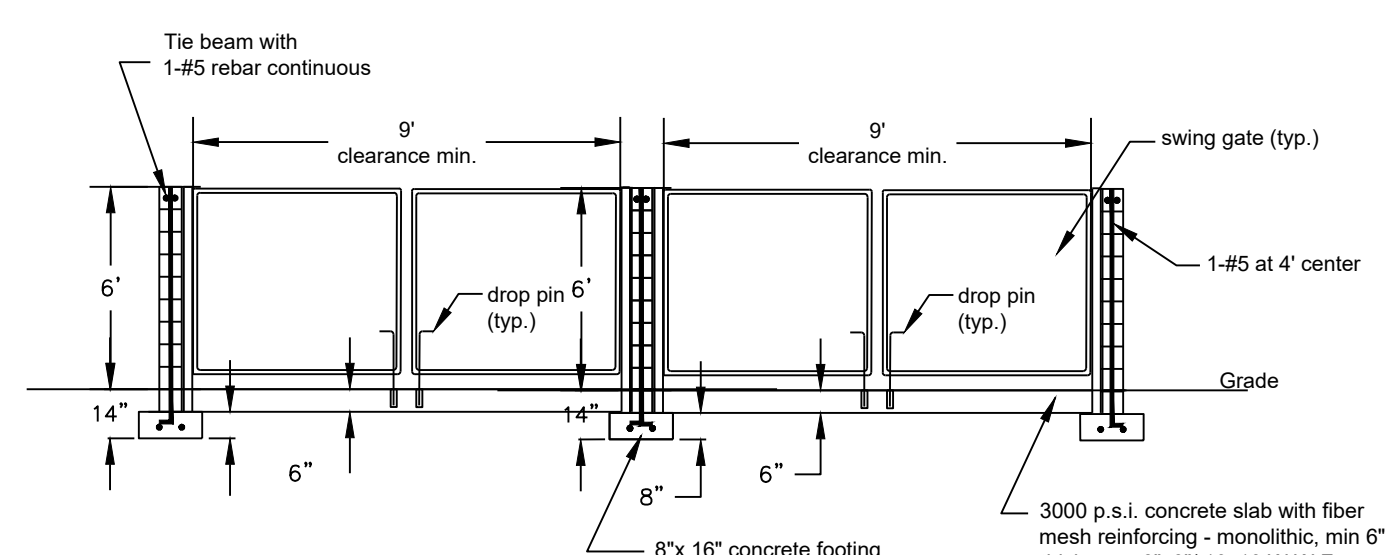
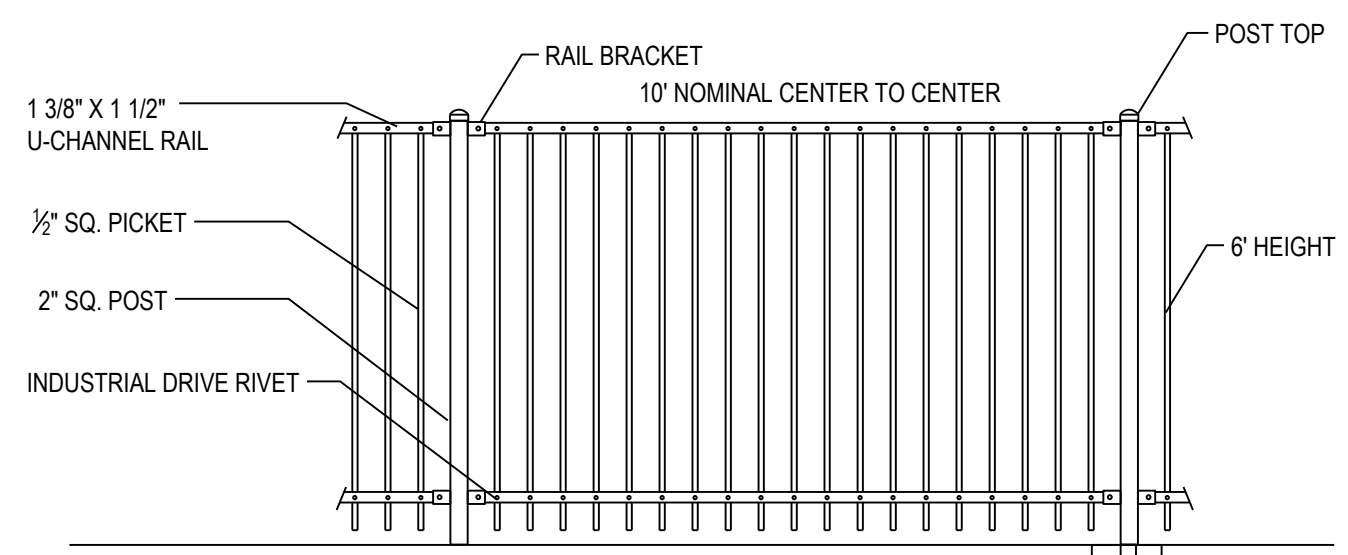
OVERALL SITE PLAN  
 Development Plan for:  
 Bristol North Townhomes  
 Kansas City, Clay County, Missouri



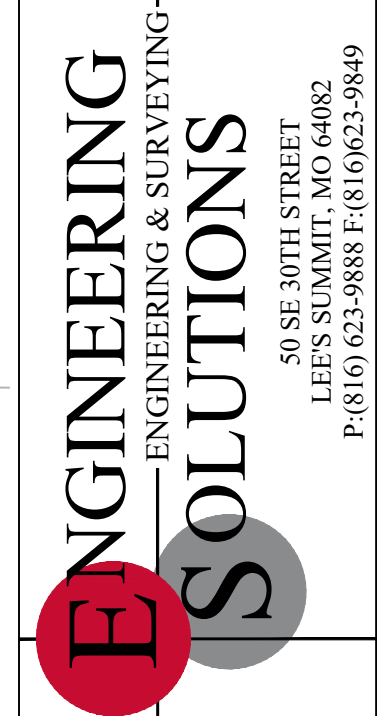
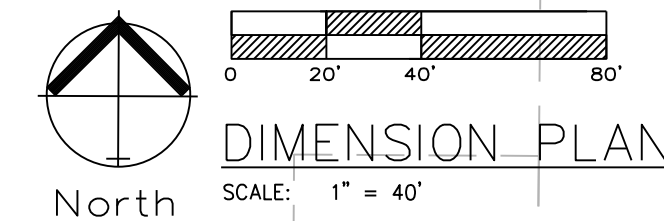
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

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



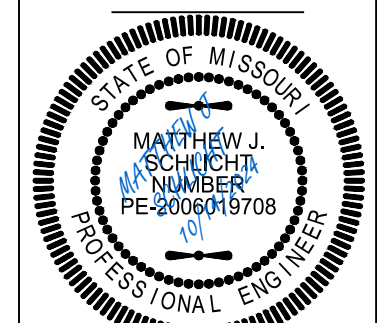
5 EXTERIOR ELEVATION TRASH ENCLOSURE - FRONT ELEVATION



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

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

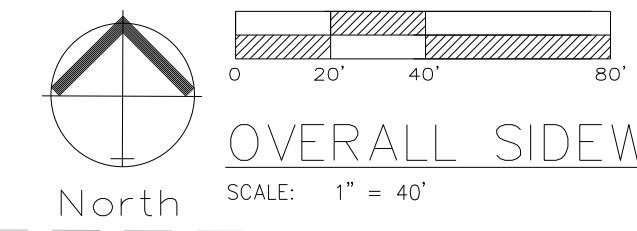
DIMENSION PLAN  
 Development Plan for:  
 Bristol North Townhomes  
 Kansas City, Clay County, Missouri



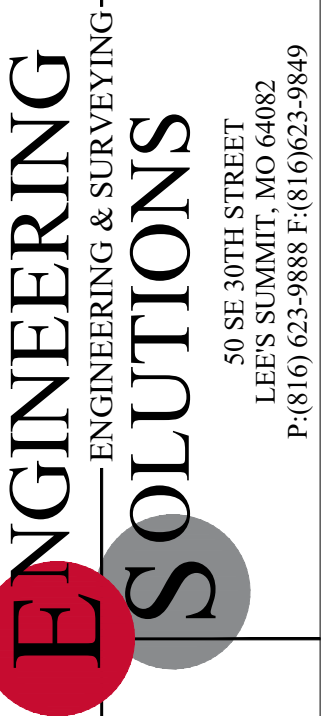
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

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



OVERALL SIDEWALK PLAN

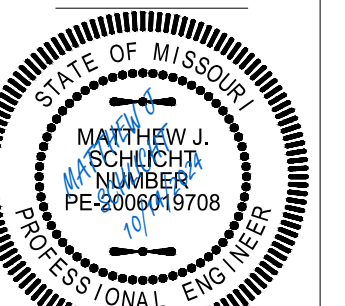


Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

BRISTOL NORTH TOWNHOMES  
 KANSAS CITY, CLAY COUNTY, MISSOURI

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

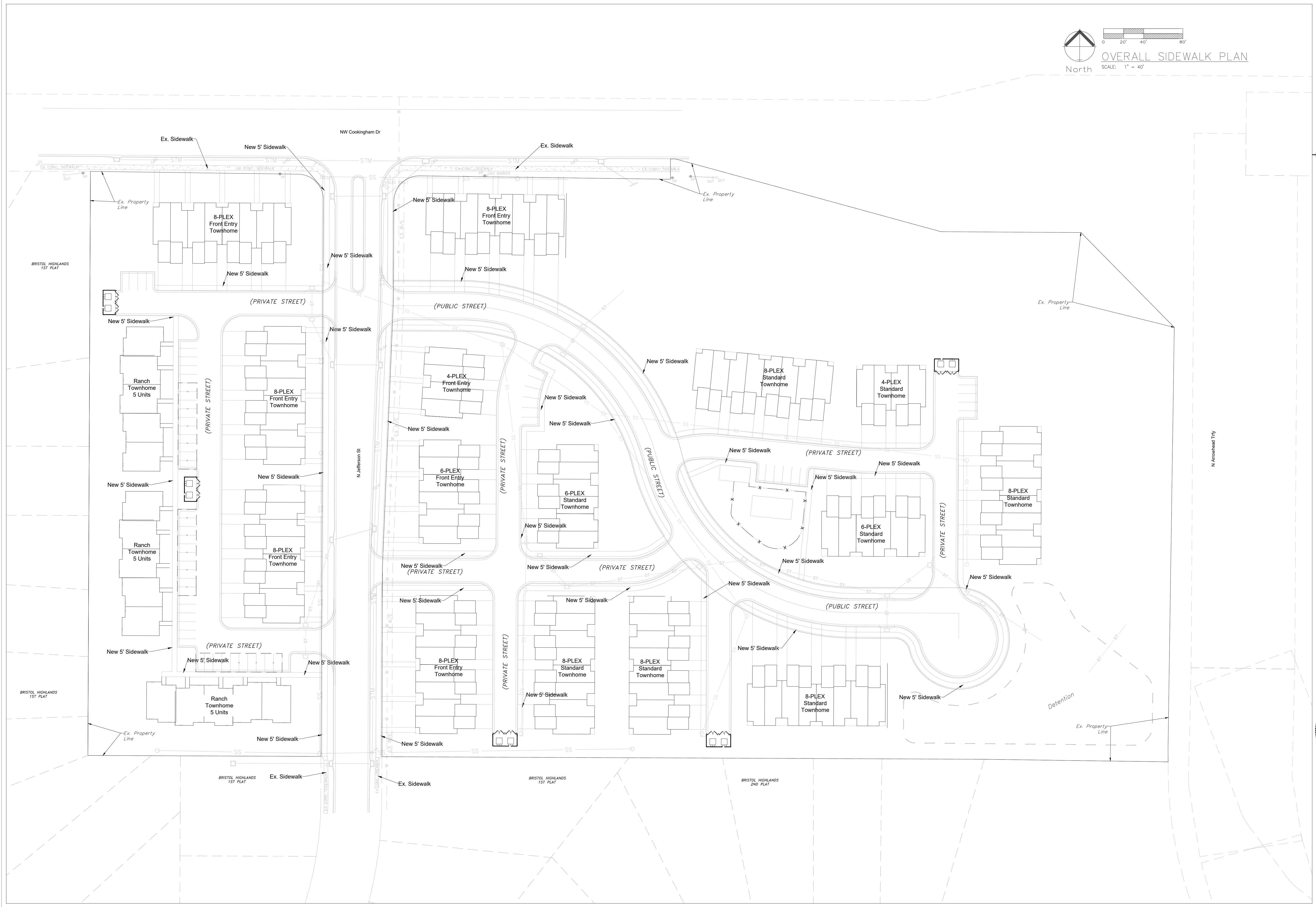
OVERALL SIDEWALK PLAN  
 Development Plan for:  
 Bristol North Townhomes  
 Kansas City, Clay County, Missouri

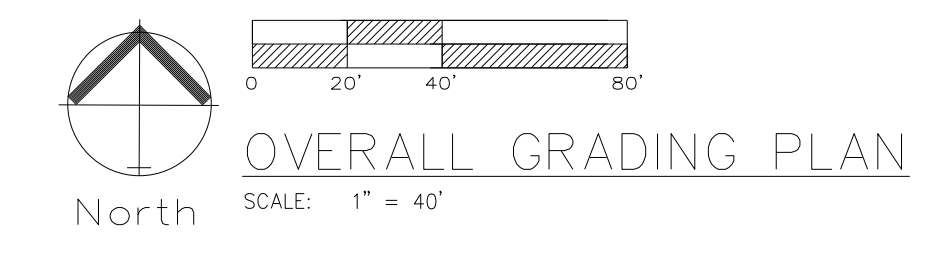
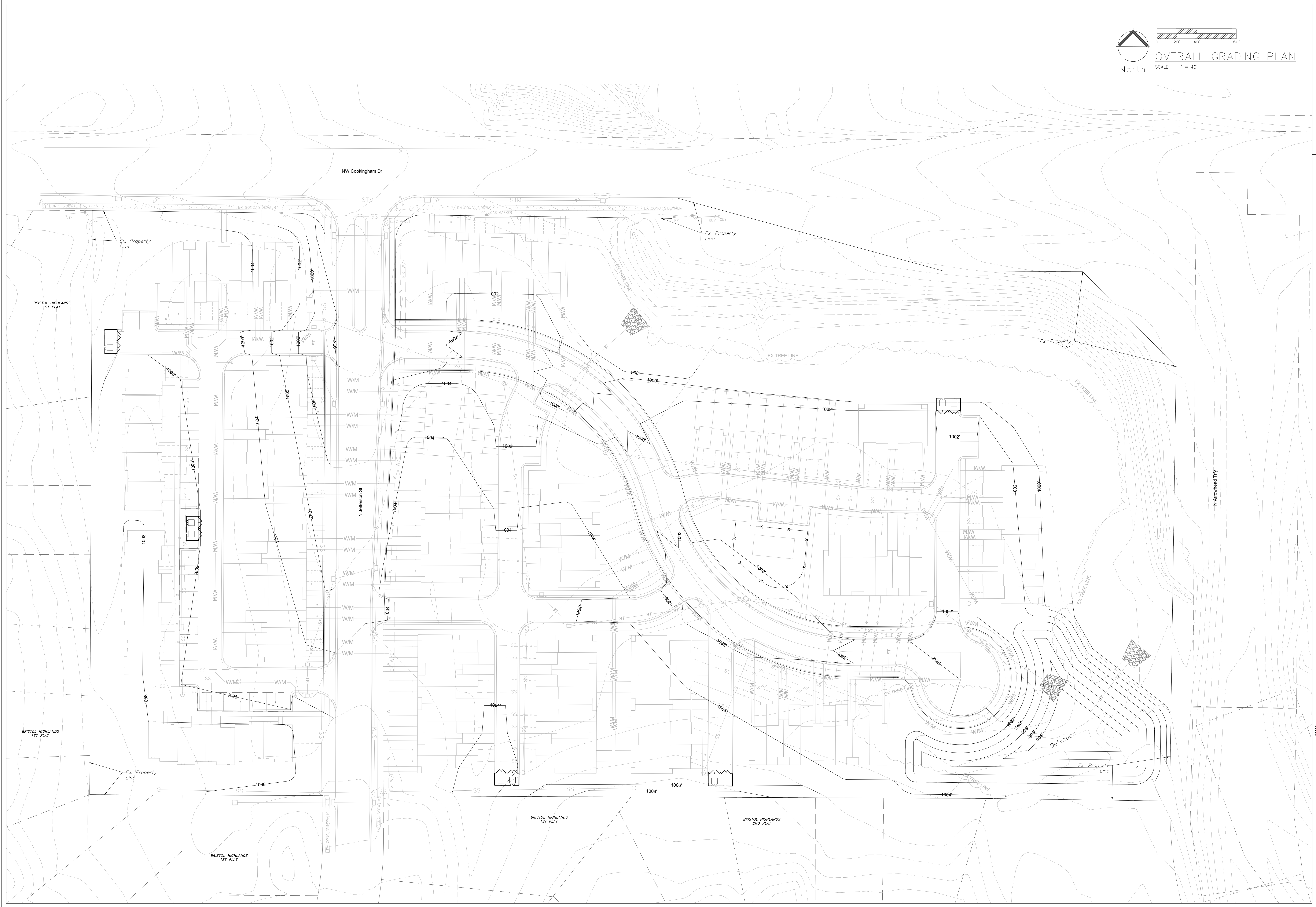


Matthew J. Schlicht  
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 OK PE 25226  
 NE PE E-14335

REVISIONS

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

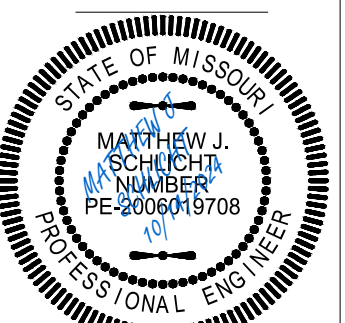




Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

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

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

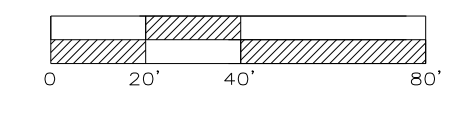
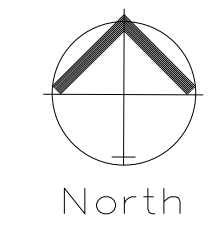


Matthew J. Schlicht  
 MO PE 2006019708  
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 NE PE E-14335

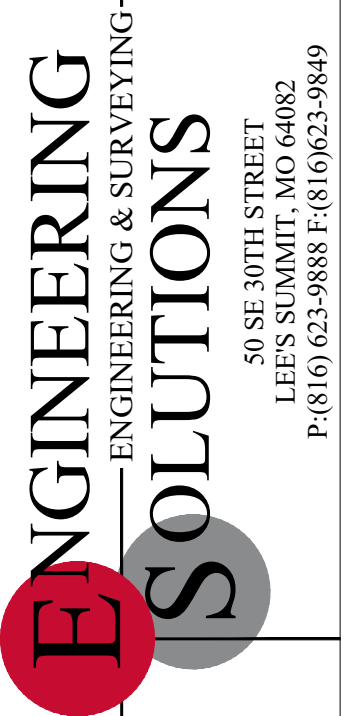
REVISIONS

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





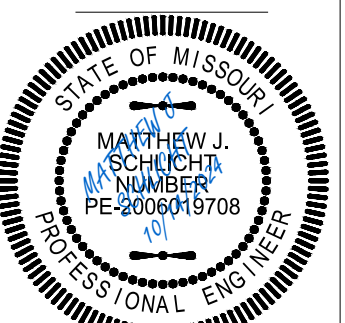
OVERALL STORM SEWER PLAN  
SCALE: 1" = 40'



Professional Registration  
Missouri  
Engineering 2005002186-D  
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

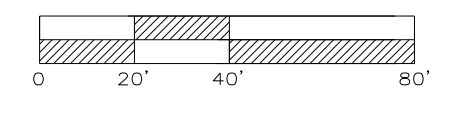
Overall Storm Sewer Plan  
Development Plan for:  
Bristol North Townhomes  
Kansas City, Clay County, Missouri



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

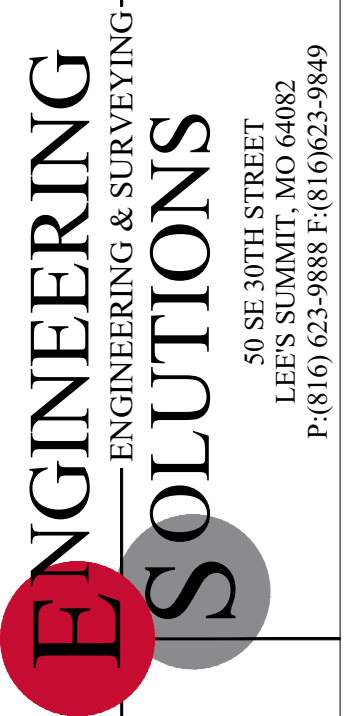




# Overall Sanitary Sewer Plan

SCALE: 1" = 40'

**NOTE:**  
ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

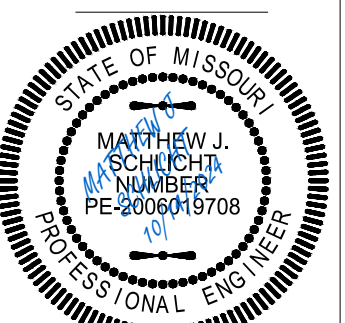


**Engineering Solutions**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

**Project:**  
BRISTOL NORTH TOWNHOMES  
KANSAS CITY, CLAY COUNTY, MISSOURI

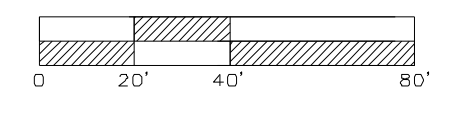
**Issue Date:**  
July 10, 2024

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

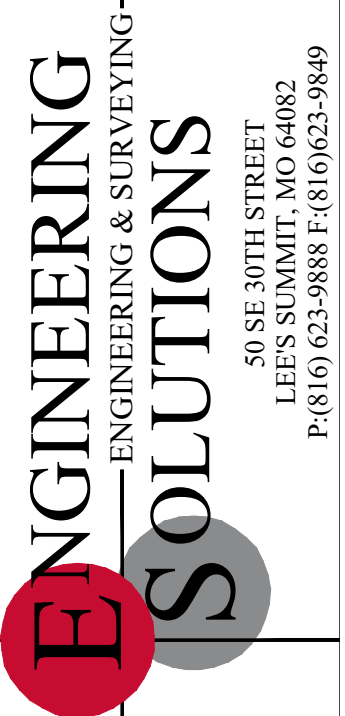


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KS PE 19071  
OK PE 25226  
NE PE E-14335

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



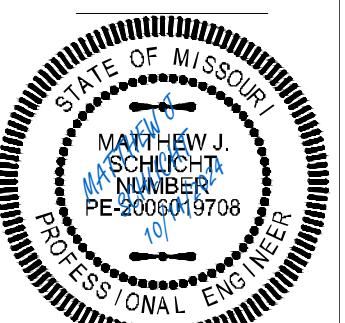
Overall Water Line Plan  
SCALE: 1" = 40'



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005003318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

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

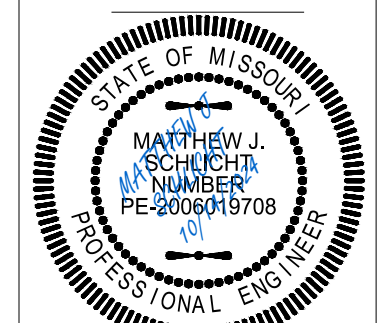
Overall Water Line Plan  
Development Plan for:  
Bristol North Townhomes  
Kansas City, Clay County, Missouri



Matthew J. Schlicht  
MO PE 2005019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

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

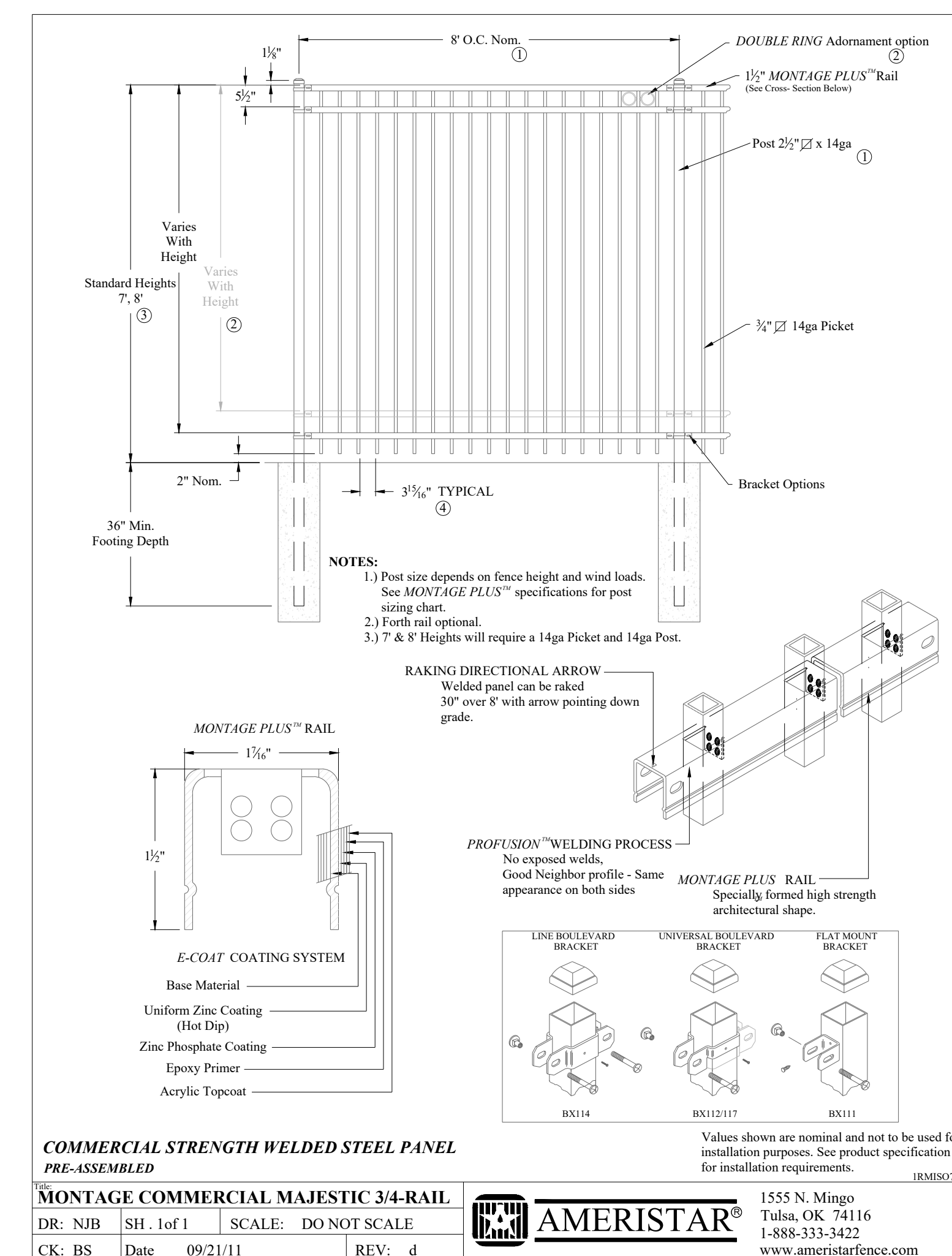




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REVISIONS

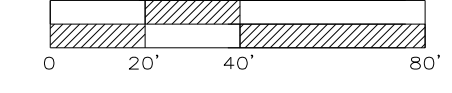
△	REV. 9/6/2024
△	REV. 9/13/2024
△	REV. 10/14/2024



**COMMERCIAL STRENGTH WELDED STEEL PANEL**  
**PRE-ASSEMBLED**

MONTAGE COMMERCIAL MAJESTIC 3/4-RAIL  
 DR: NJB SH: 1 of 1 SCALE: DO NOT SCALE  
 CK: BS Date: 09/21/11 REV: d

**AMERISTAR**  
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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

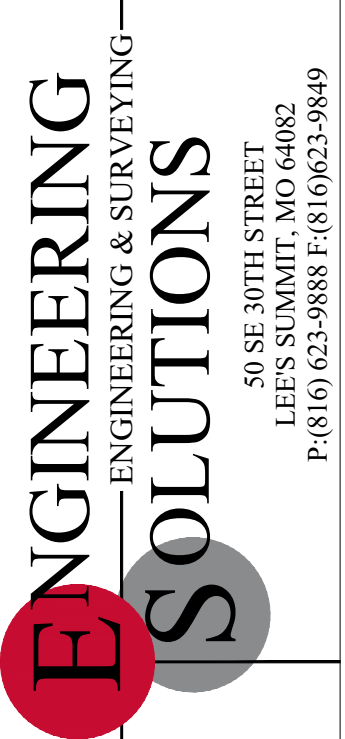
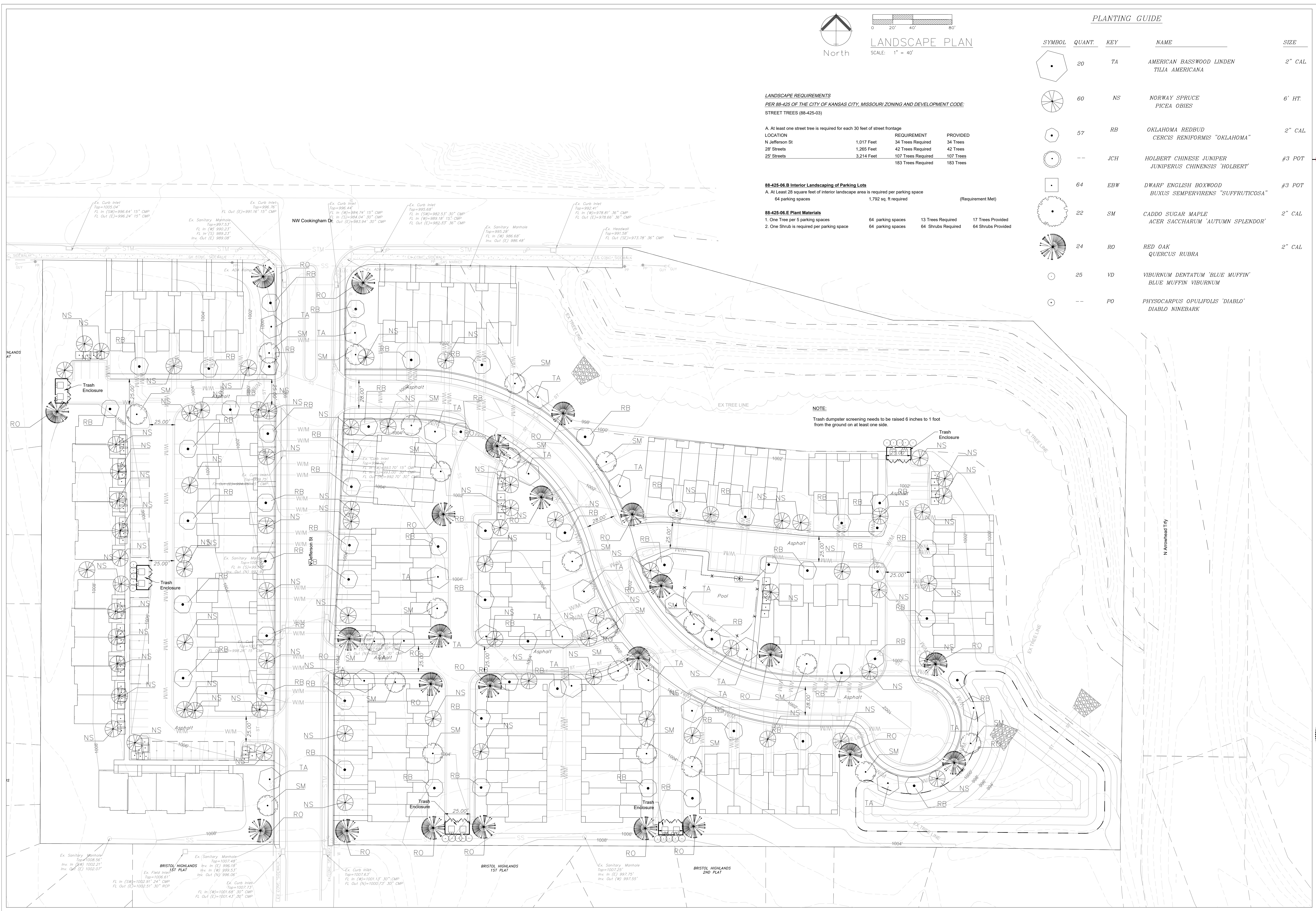
**88-425-06.B Interior Landscaping of Parking Lots**  
 A. At Least 28 square feet of interior landscape area is required per parking space

64 parking spaces	1,792 sq. ft. required	(Requirement Met)
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**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.

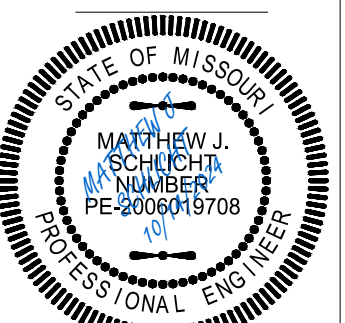


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 ENGINEERING & SURVEYING  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
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 Engineering 2005002186-D  
 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

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

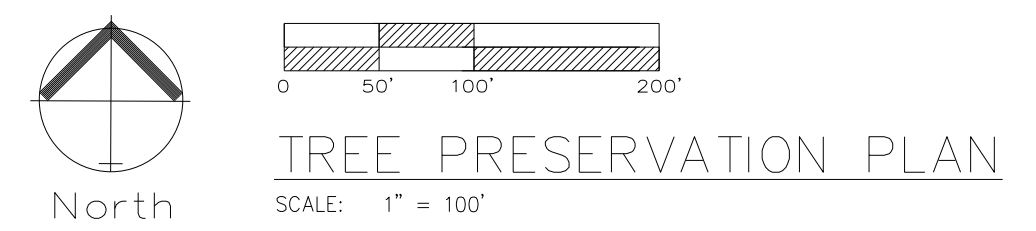


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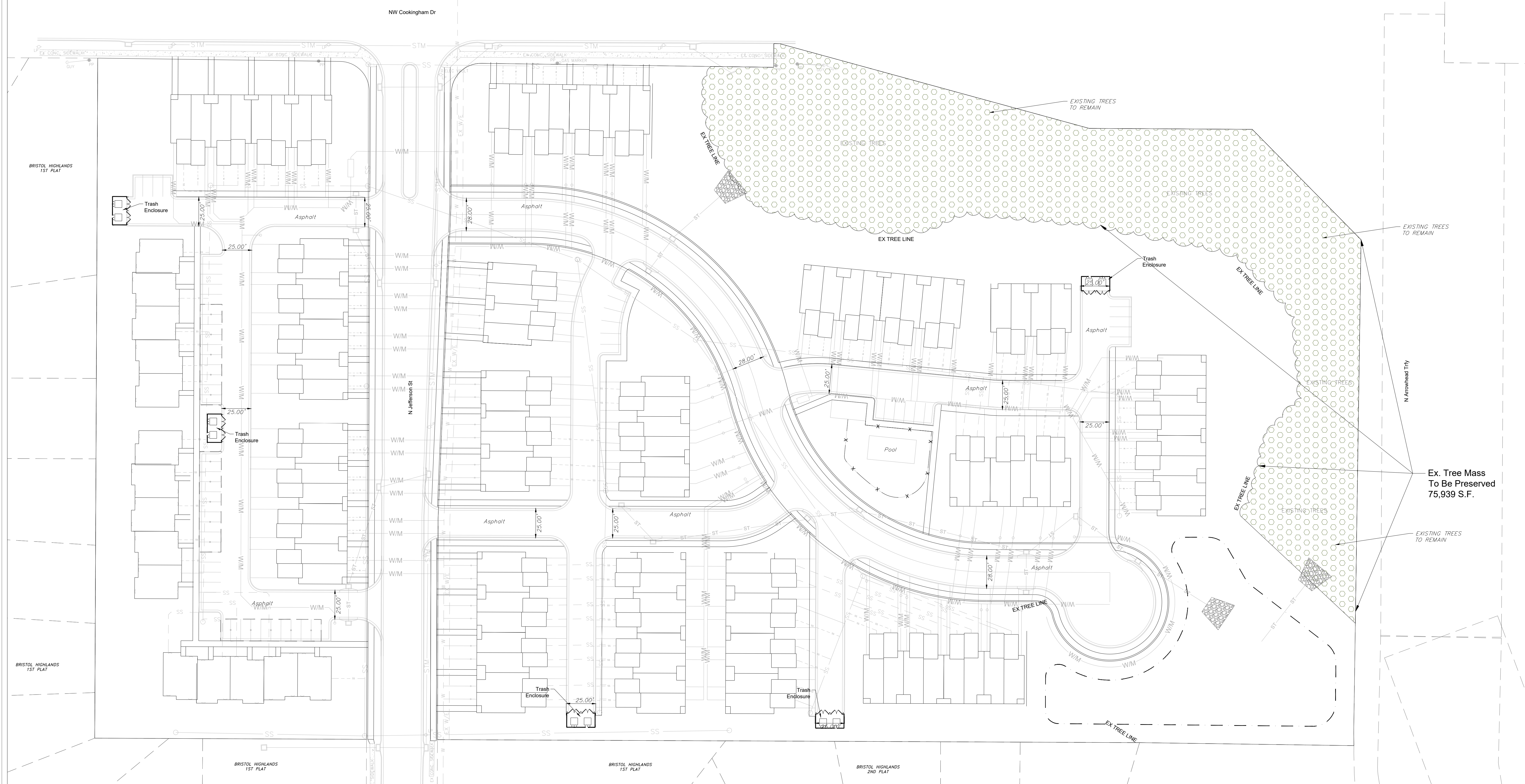
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88-424-07 - MITIGATION RATE	
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:	
1. First, calculate the total acreage of contiguous canopy cover to be removed 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



**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.

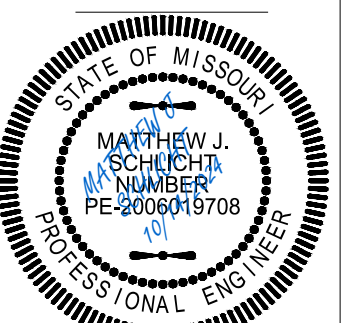
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**BRISTOL NORTH TOWNHOMES**  
KANSAS CITY, CLAY COUNTY, MISSOURI

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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