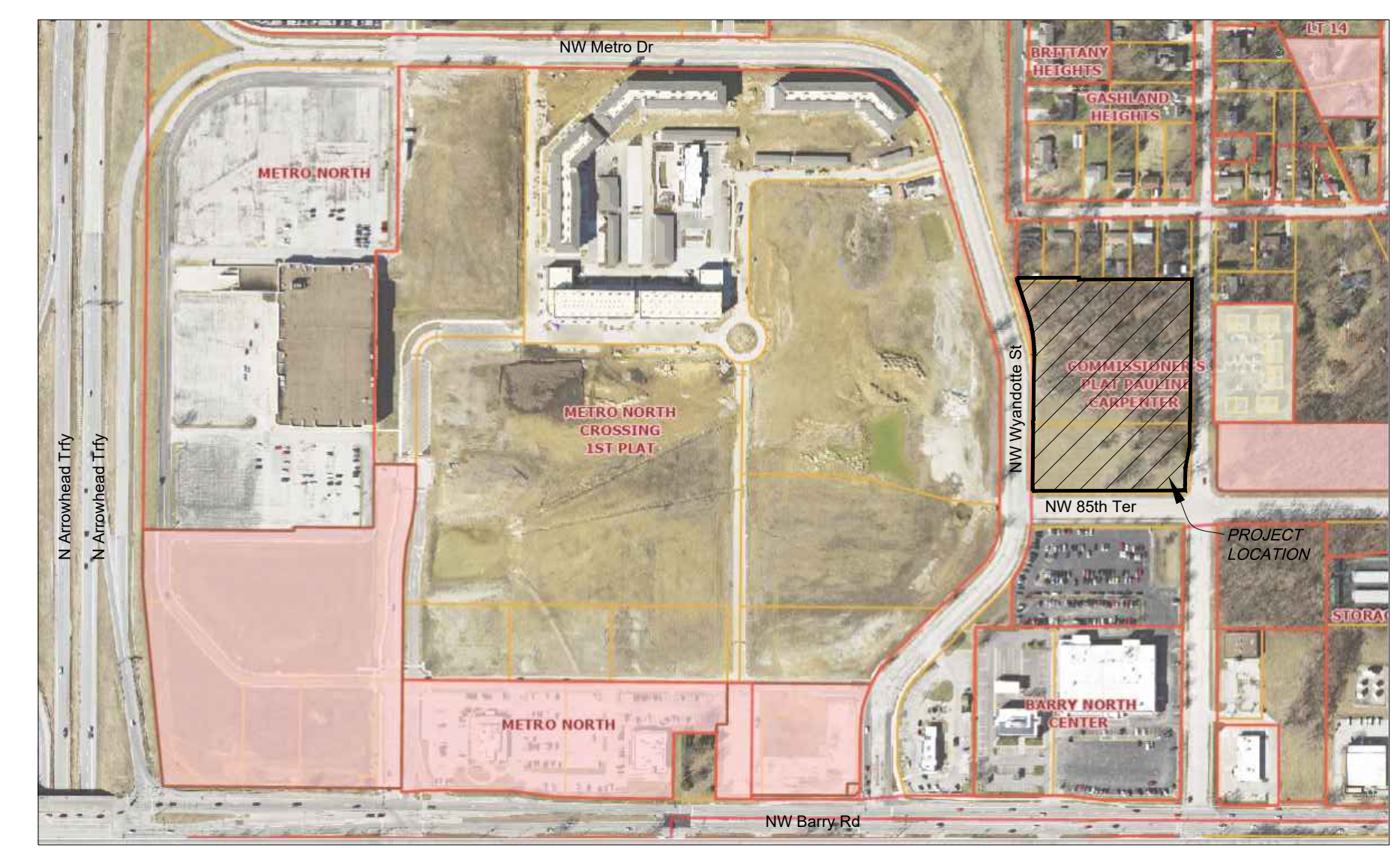
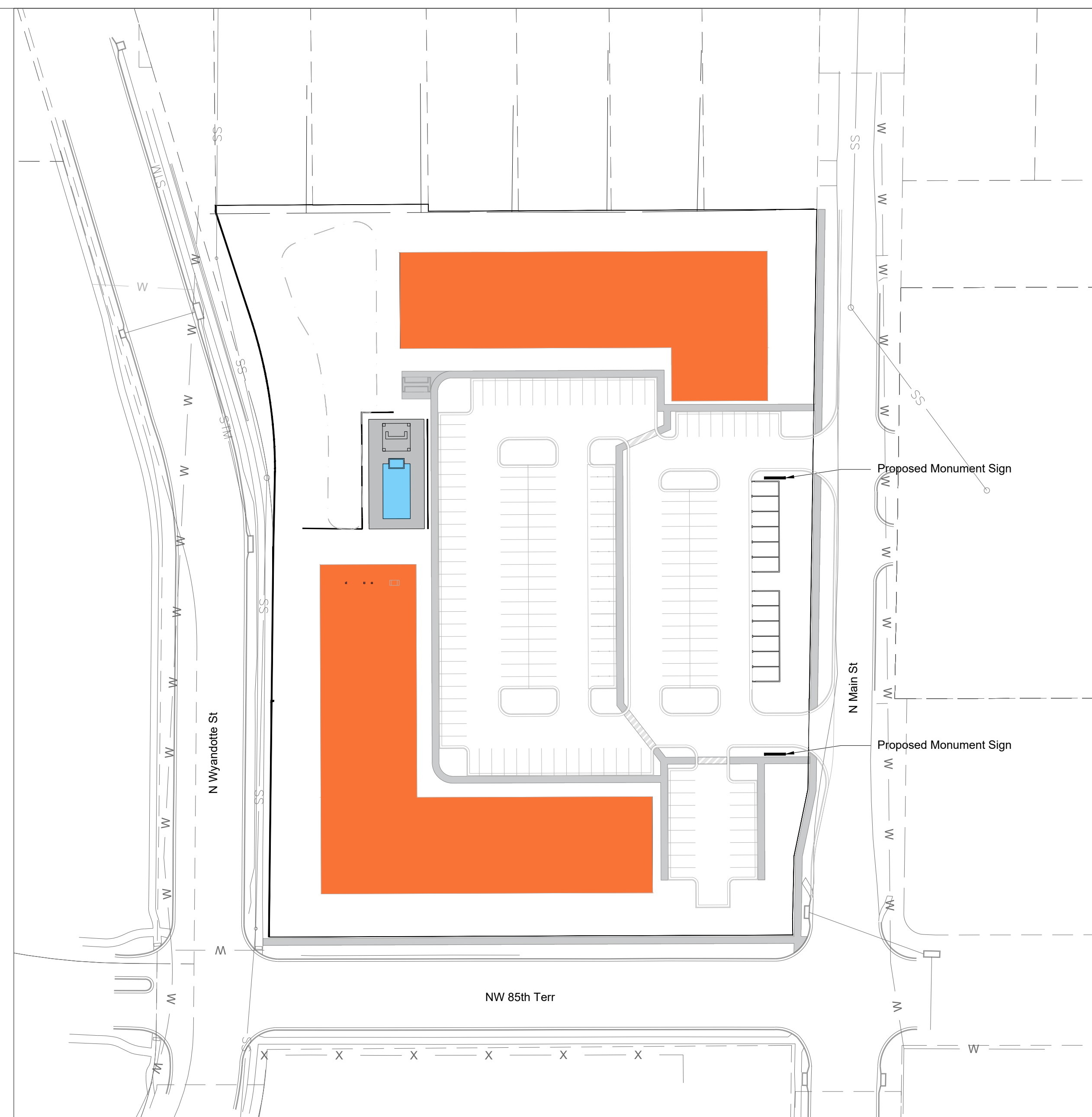
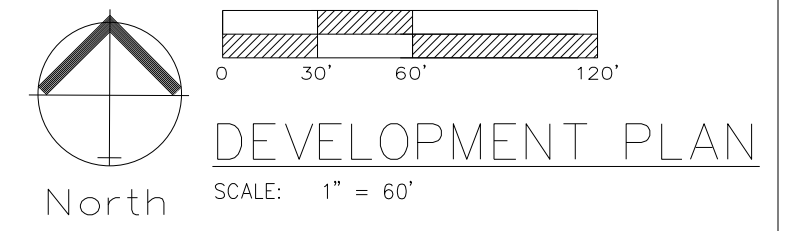


DEVELOPMENT PLAN

The Dotte at Metro North

Kansas City, Clay County, Missouri



CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
120 Apartment Units	1.44	(Payment in Lieu)
TOTAL	1.44	(Payment in Lieu)

PARKLAND FEE:
The Developer elects to pay the City of Kansas City, Missouri, a sum of \$ in lieu of required parkland dedicating for 120 units pursuant to Section 88-408-C of the Zoning and Development Code.

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

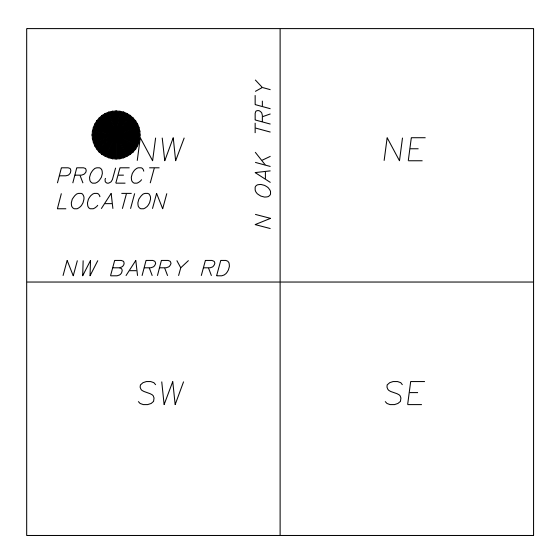
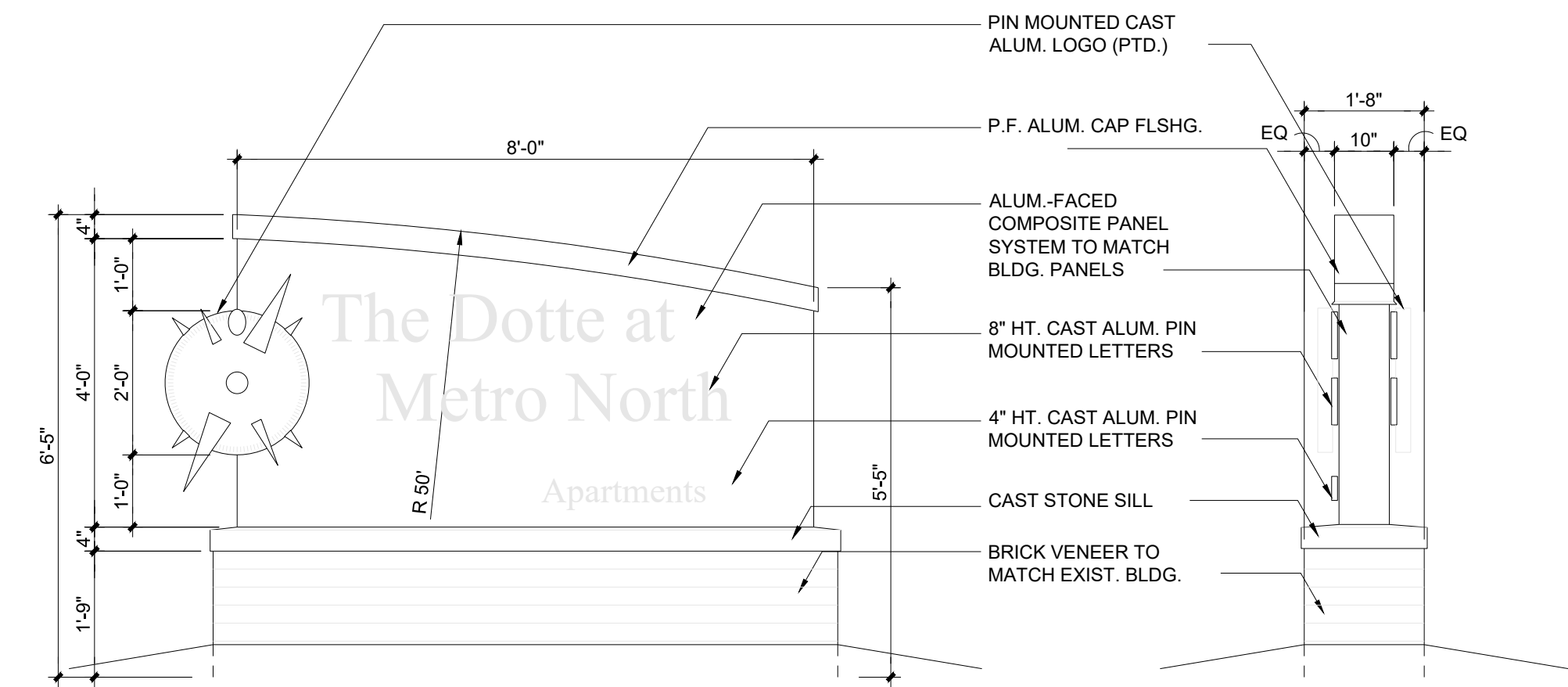
MECHANICAL EQUIPMENT AND UTILITY CABINET NOTES:
- Any Mechanical Equipment and Utility Cabinets shall comply with Section 88-425-08-B and 88-425-08-D

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:
Phoenix Capital Partners LLC
9744 N CONANT AVE
KANSAS CITY, MO 64153-0000

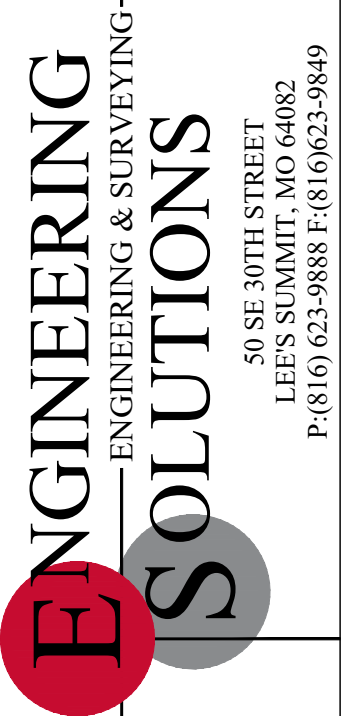
CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlicht@es-ks.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

- INDEX OF SHEETS:**
C.001 - DEVELOPMENT PLAN
C.002 - EXISTING CONDITIONS
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



VICINITY MAP
SEC. 11-51-33

Development Summary Table	
a	Zoning
	Existing B 2-2 Proposed B 2-2
b	Total Land Area
	Existing 4.75 Acres Proposed 4.75 Acres
c	Right-of-Way
	Existing 0 Acres Proposed 0 Acres
d	Net Land Area
	Existing 4.75 Acres Proposed 4.75 Acres
	Proposed 206707.00 SF
e	Proposed Uses
	RESIDENTIAL
f	Structure Height & Number of Floors
	APARTMENTS: Number of floors 3 stories Height Above Grade 50 feet
g	Gross Floor Area & Number of Units
	70 UNIT APARTMENT BLDG #1
	Gross Area per Building 85,050 SF Units per Building 70 EA Total Units 70 UNITS
	50 UNIT APARTMENT BLDG #2
	Gross Area per Building 63,000 SF Units per Building 50 EA Total Units 50 UNITS
h	Building Coverage & Floor Area Ratio
	Coverage (Total Footprint Area) 49,350 SF FAR (Gross Area/Net Land Area) 0.238743729 FAR
i	Density
	Nets Density (Units/Net Land Area) 25.3 Units per Acre
k	Vehicle Parking
	Ratio Required 1 stall per unit
	Stalls Required 120 Stalls Stalls Provided 180 Stalls
l	Bike Parking
	Long Term Ratio Required 1 per 3 Dwelling Units
	Spaces Provided 40 Spaces
	Short Term Ratio Required 10% of Veh. Parking: 18 Spaces Spaces Provided 18 Spaces
m	Timeline
	Estimated Start Date: FALL 2024 Estimated Completion Date: FALL 2025
n	Deviation Requests
	NONE

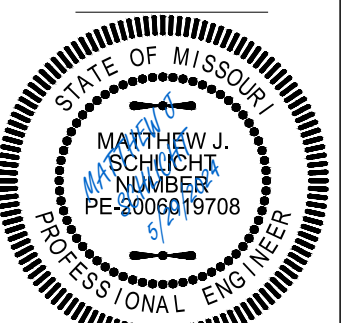


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project:
THE DOTTE AT METRO NORTH
Issue Date:
May 17, 2024

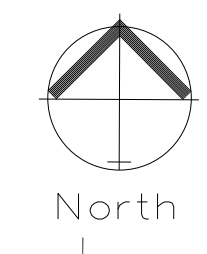
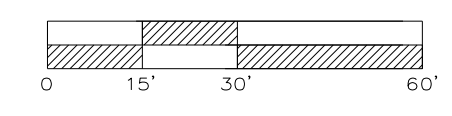
The Dotte at Metro North
KANSAS CITY, CLAY COUNTY, MISSOURI

DEVELOPMENT PLAN
Development Plan for:
The Dotte at Metro North
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2006919708
KS PE 19071
OK PE 25226
NE PE E-143325

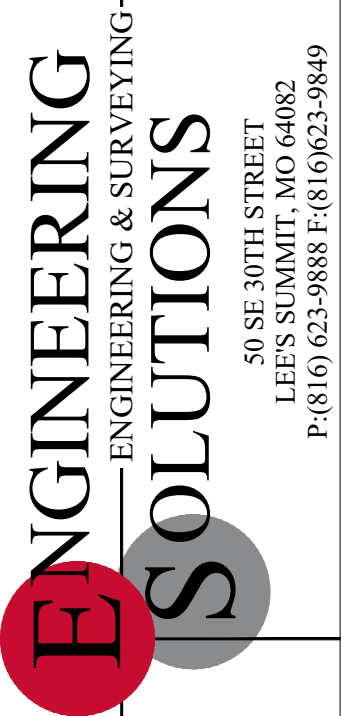
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EXISTING CONDITIONS / TREE PRESERVATION PLAN
SCALE: 1" = 30'

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.	136,485 s.f. 3.13 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	1.10
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	165
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	141
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.	24
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

* 12 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07 SEE L.100 FOR TREES.

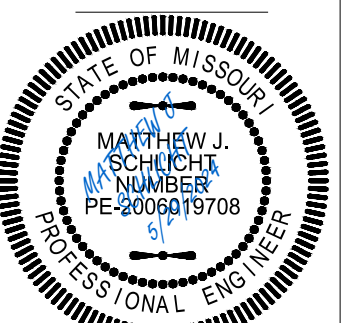


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The Dotte at Metro North
KANSAS CITY, CLAY COUNTY, MISSOURI

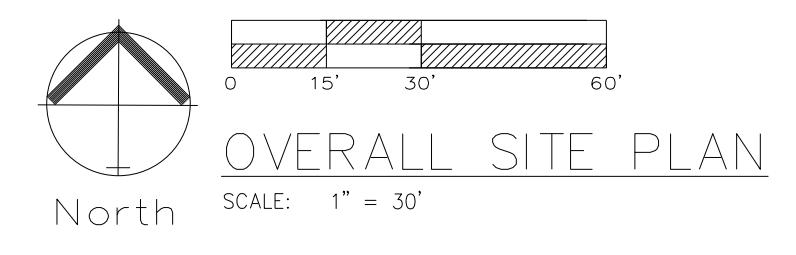
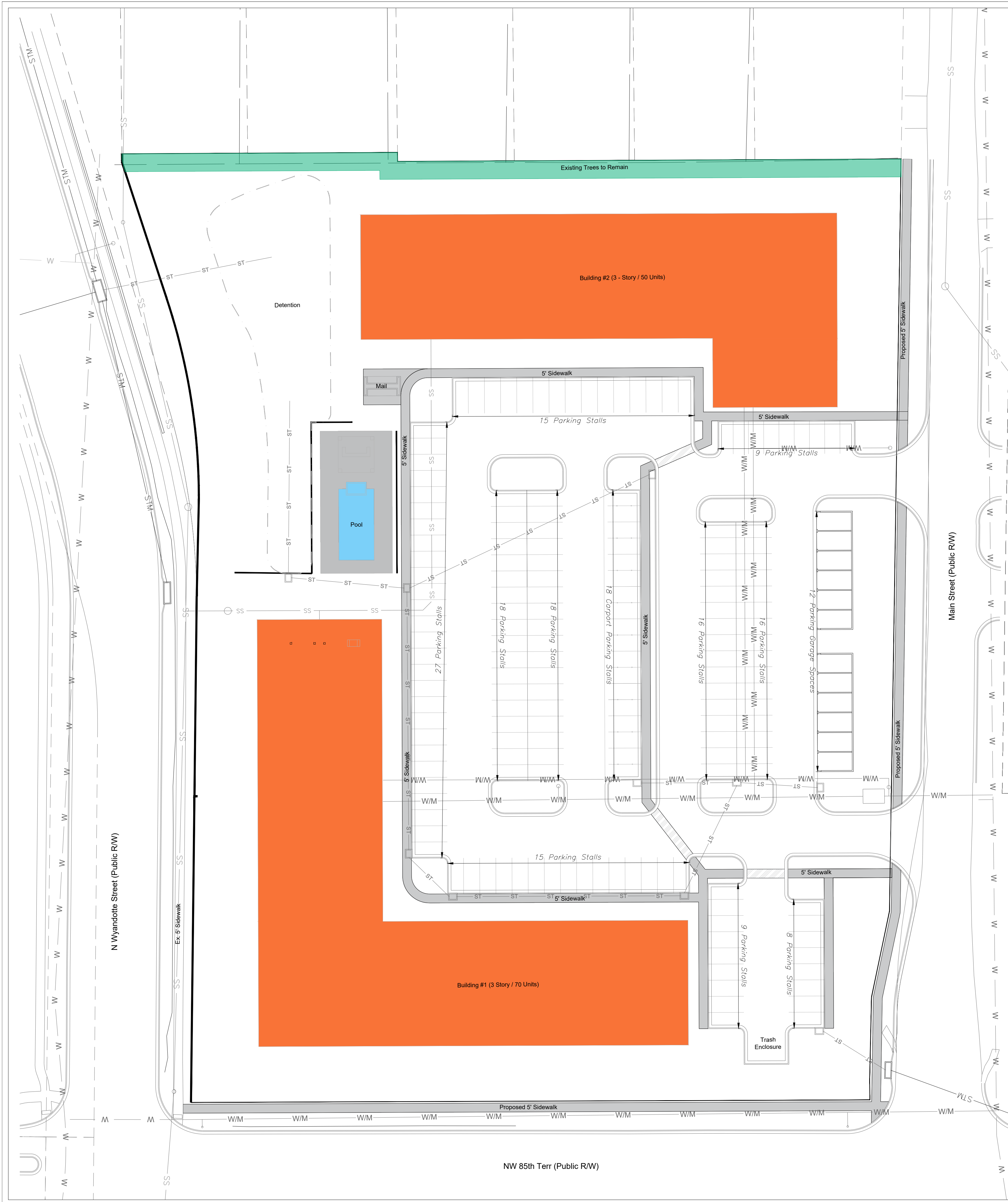
Project: THE DOTTE AT METRO NORTH
Issue Date: May 17, 2024

EXISTING CONDITIONS / TREE PRESERVATION PLAN
Development Plan for:
The Dotte at Metro North
Kansas City, Clay County, Missouri

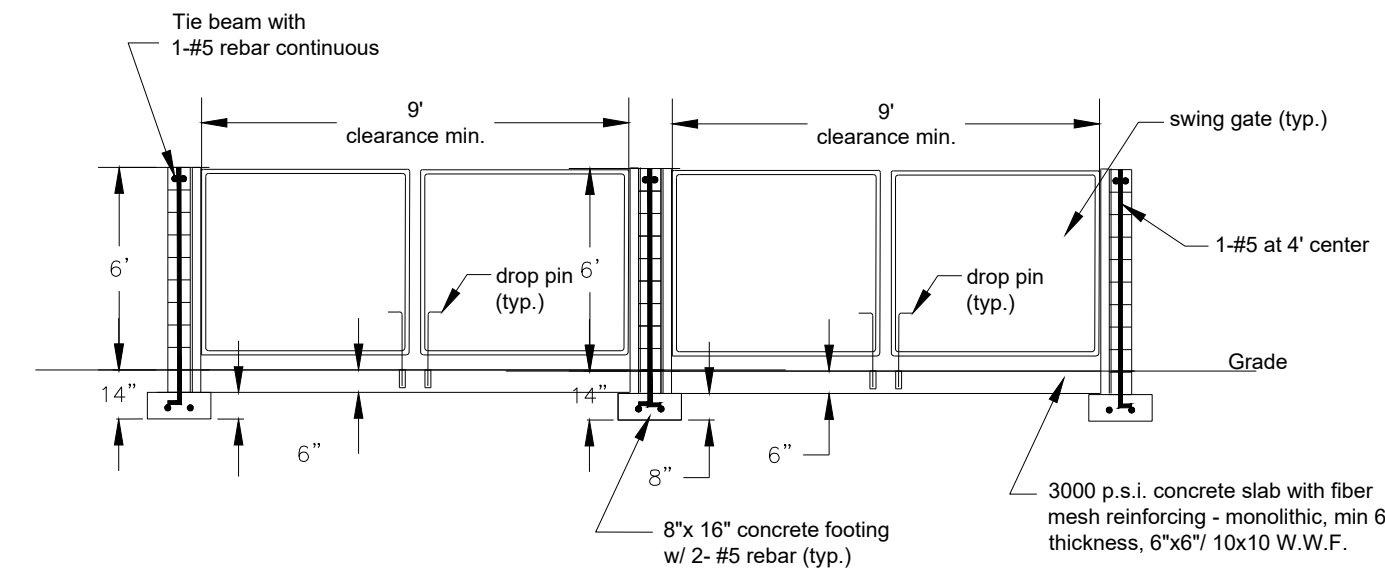


Matthew J. Schlicht
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NE PE E-14335

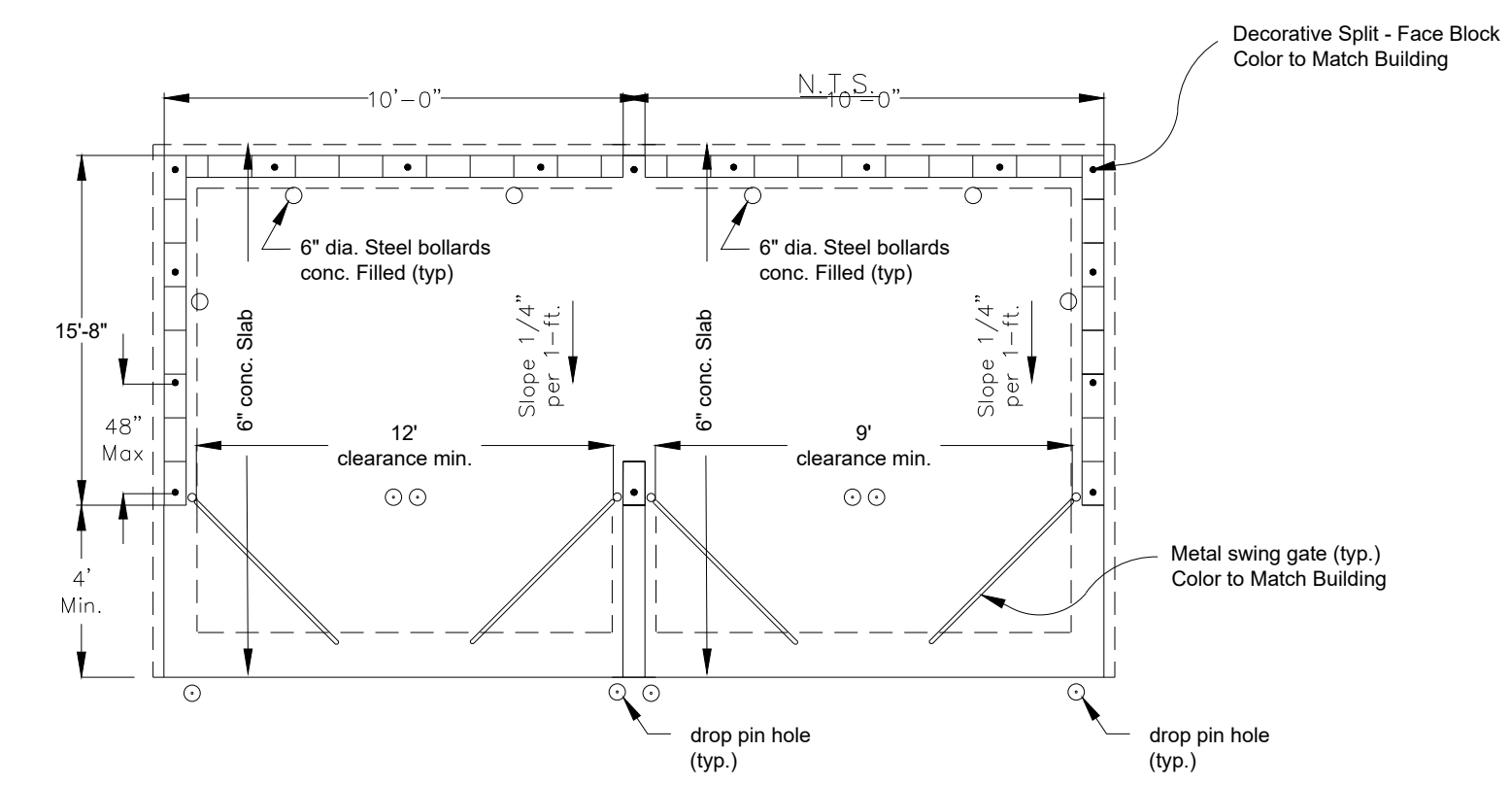
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OVERALL SITE PLAN



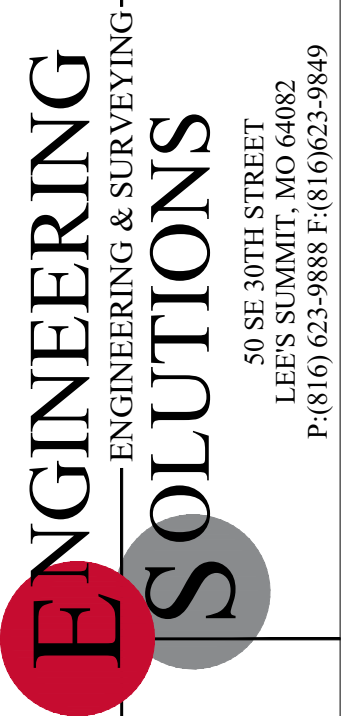
ELEVATION



**PLAN
N.T.S.
DUMPSTER ENCLOSURE
N.T.S.**



**EXTERIOR ELEVATION
TRASH ENCLOSURE - FRONT ELEVATION**

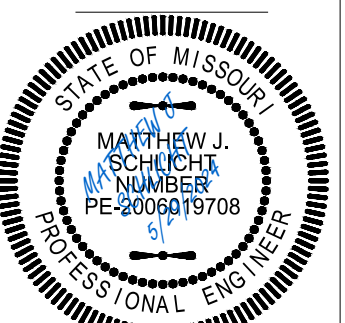


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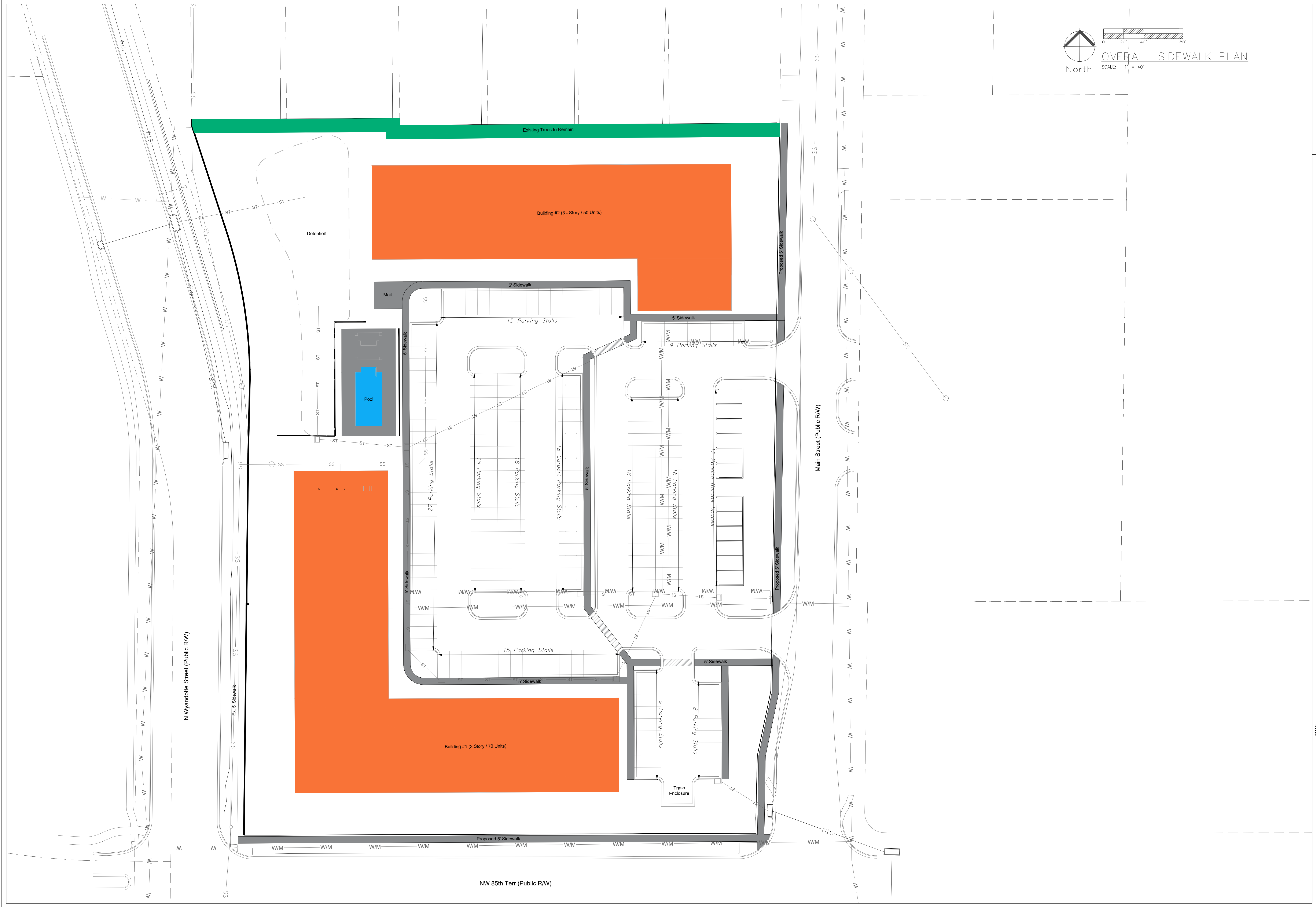
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OVERALL SITE PLAN
Development Plan for:
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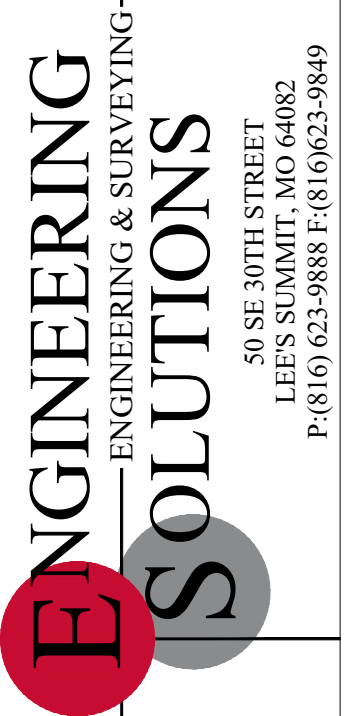


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OK PE 25226
NE PE E-14335

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North
 SCALE: 1" = 40'
 OVERALL SIDEWALK PLAN

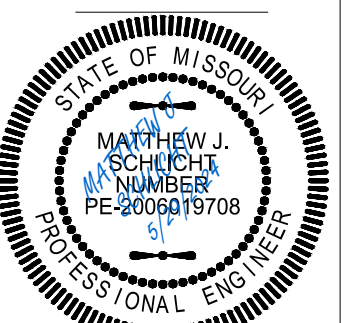


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The Dotte at Metro North
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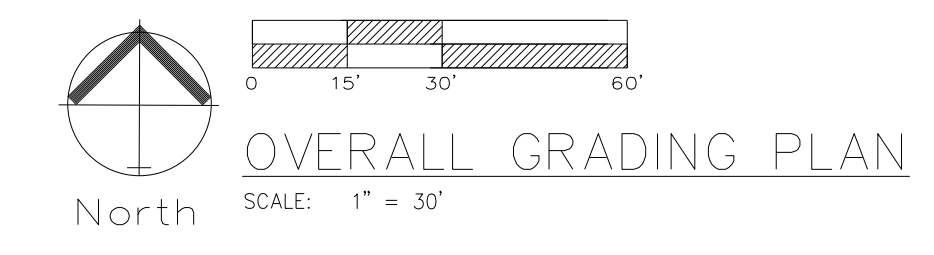
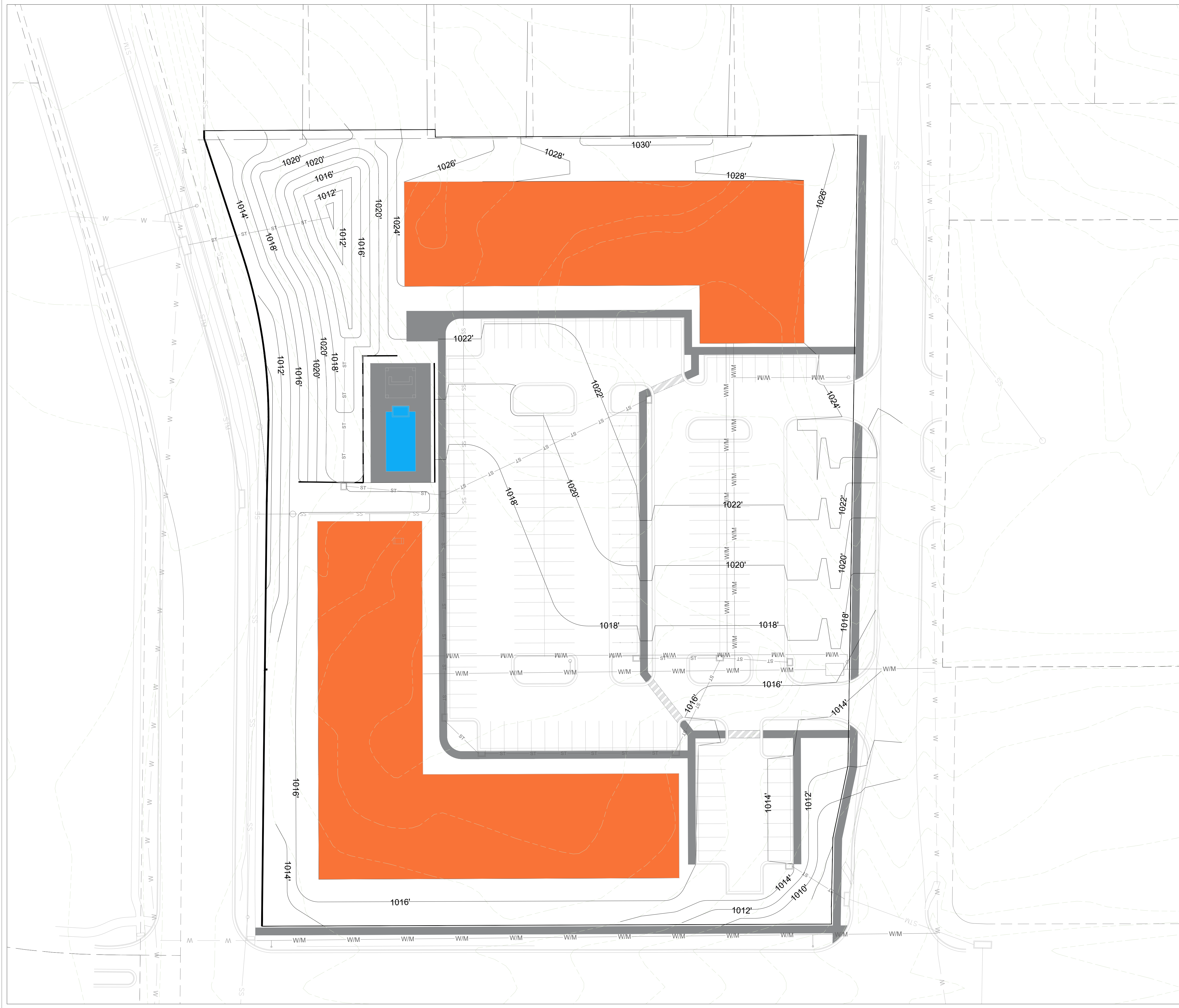
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OVERALL SIDEWALK PLAN
 Development Plan for:
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 Kansas City, Clay County, Missouri



Matthew J. Schlicht
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 KS PE 19071
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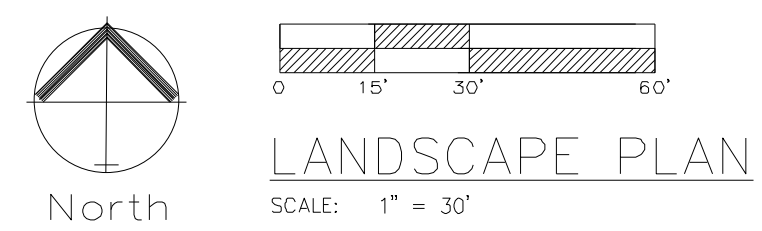
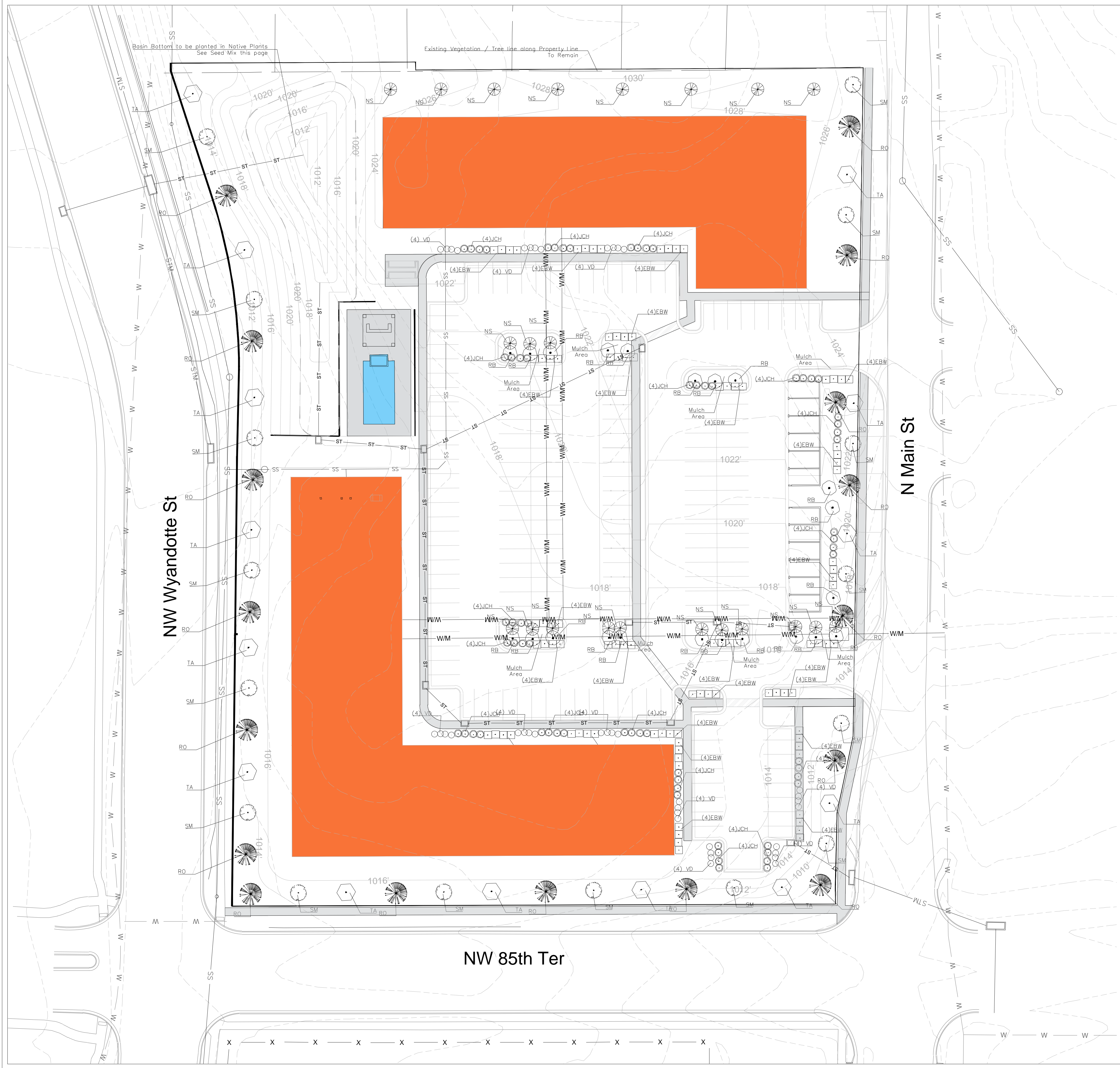
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OVERALL GRADING PLAN
 Development Plan for:
 The Dotte at Metro North
 Kansas City, Clay County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
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REVISIONS



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

LOCATION	REQUIREMENT	PROVIDED
NW Wyandotte St	534 Feet	18 Trees Required 18 Trees
NW 85th Ter.	378 Feet	13 Trees Required 13 Trees
N Main St	472 Feet	16 Trees Required 16 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
 182 parking spaces 5,096 sq. ft required (Requirement Met)

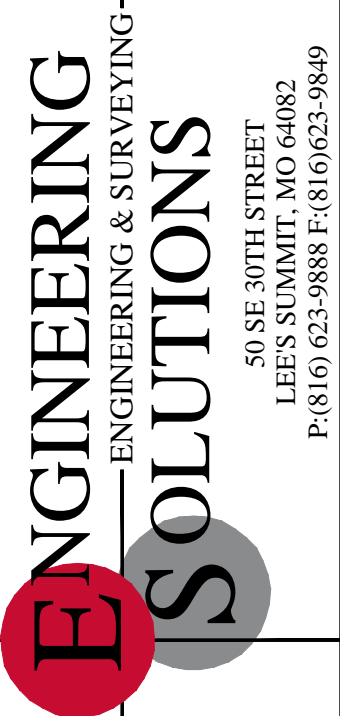
88-425-06.E Plant Materials
 1. One Tree per 5 parking spaces 182 parking spaces 36 Trees Required 36 Trees Provided
 2. One Shrub is required per parking space 182 parking spaces 182 Shrubs Required 224 Shrubs Provided

12 · 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07.

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	14	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2" CAL.
	21	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	21	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	2" CAL.
	76	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS "HOLBERT"	#3 POT
	104	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	16	SM	CADDO SUGAR MAPLE ACER SACCHARUM "AUTUMN SPLENDOR"	2" CAL.
	17	RO	RED OAK QUERCUS RUBRA	2" CAL.
	44	VD	VIBURNUM DENTATUM "BLUE MUFFIN" BLUE MUFFIN VIBURNUM	2" CAL.

Detention Basin Seed Mix
 Broadcast at rate of 10 lbs / acre
 Detention Basin Seed mix to include
 Grass and Grasslike:
 Elymus virginicus – Virginia Wild Rye
 Andropogon gerardii – Big Bluestem
 Panicum (Dichanthelium) clandestinum – Deer-tongue Grass
 Elymus macgregorii – Early Wild Rye
 Carex hystericina – Porcupine Sedge
 Carex lurida – Shallow/Lurid Sedge
 Scirpus atrovirens – Dark Green Bulrush
 Scirpus pendulus – Rufous Bulrush
 Juncus effusus – Common Rush
 Scirpus cyperinus – Woolgrass
 Wildflowers:
 Echinacea purpurea – Purple Coneflower
 Senna hebecarpa – Wild Senna
 Bidens aristosa – Tickseed Sunflower
 Verbena hastata – Blue Vervain
 Ratibida pinnata – Yellow/Grey-headed Coneflower
 Hibiscus moscheutos – Crimsom-eyed Rose Mallow
 Angelica atropurpurea – Angelica
 Acorus americanus – Sweetflag
 Asclepias incarnata – Swamp Milkweed
 Lycopus americanus – Common Water Horehound
 Eupatorium fistulosum – Hollow Joe Pye
 Pycnanthemum tenuifolium – Narrow Leaved Mountain Mint
 Aster novae-angliae – New England Aster
 Ammannia coccinea – Scarlet Toothcup
 Mimulus ringens – Monkey Flower



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 20050318-D
 Kansas
 Engineering E-1695
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 Oklahoma
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 Nebraska
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The Dotte at Metro North
 KANSAS CITY, CLAY COUNTY, MISSOURI

Project: THE DOTTE AT METRO NORTH
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Landscape Plan
 Development Plan for:
 The Dotte at Metro North
 Kansas City, Clay County, Missouri

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 MO PE 2006019708
 KS PE 19071
 OK PE 25226
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