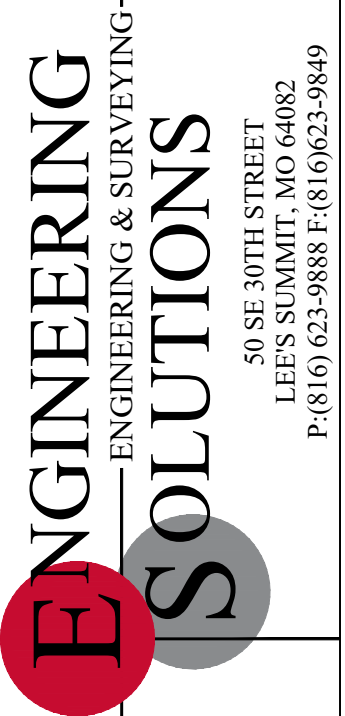
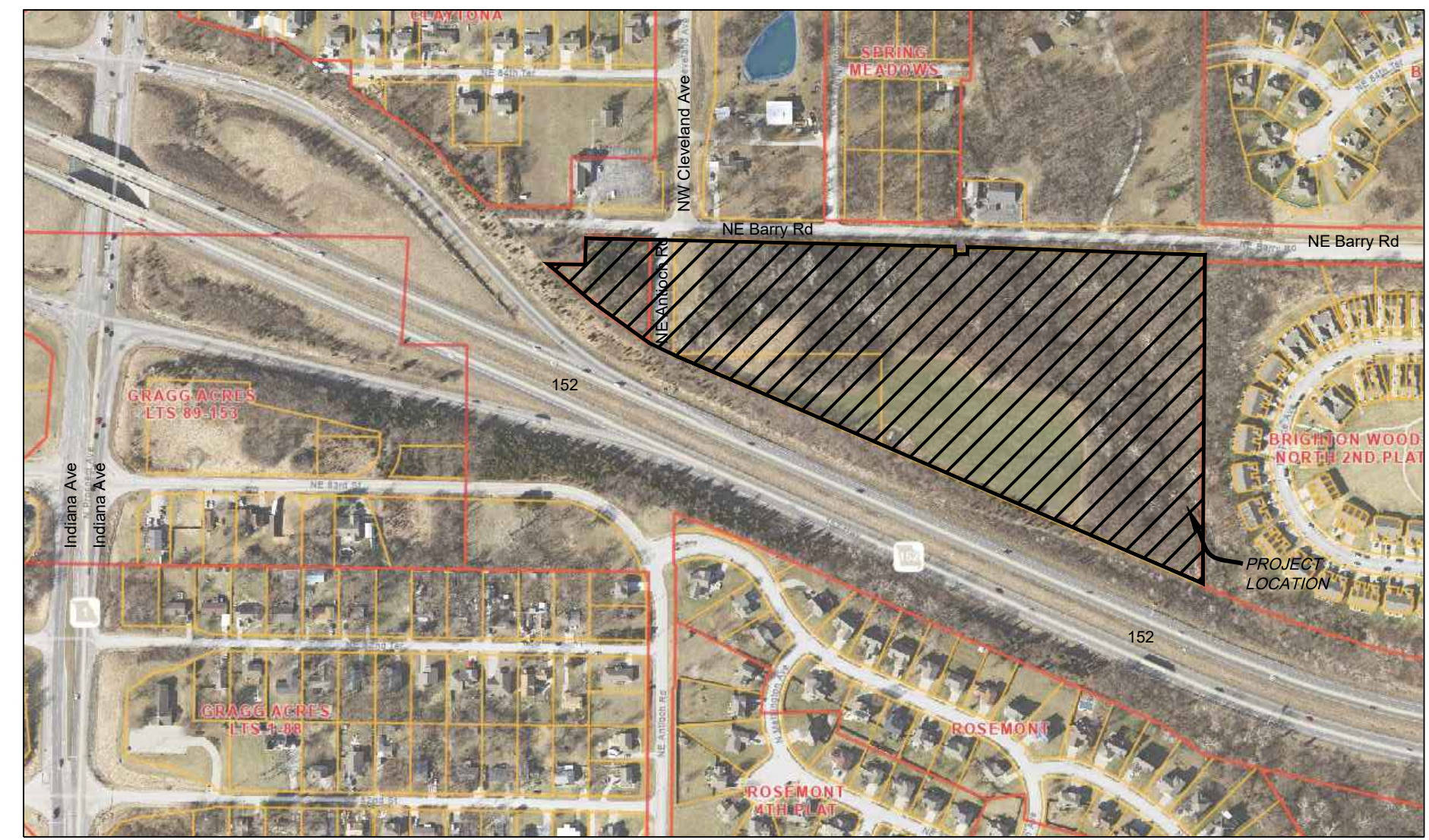
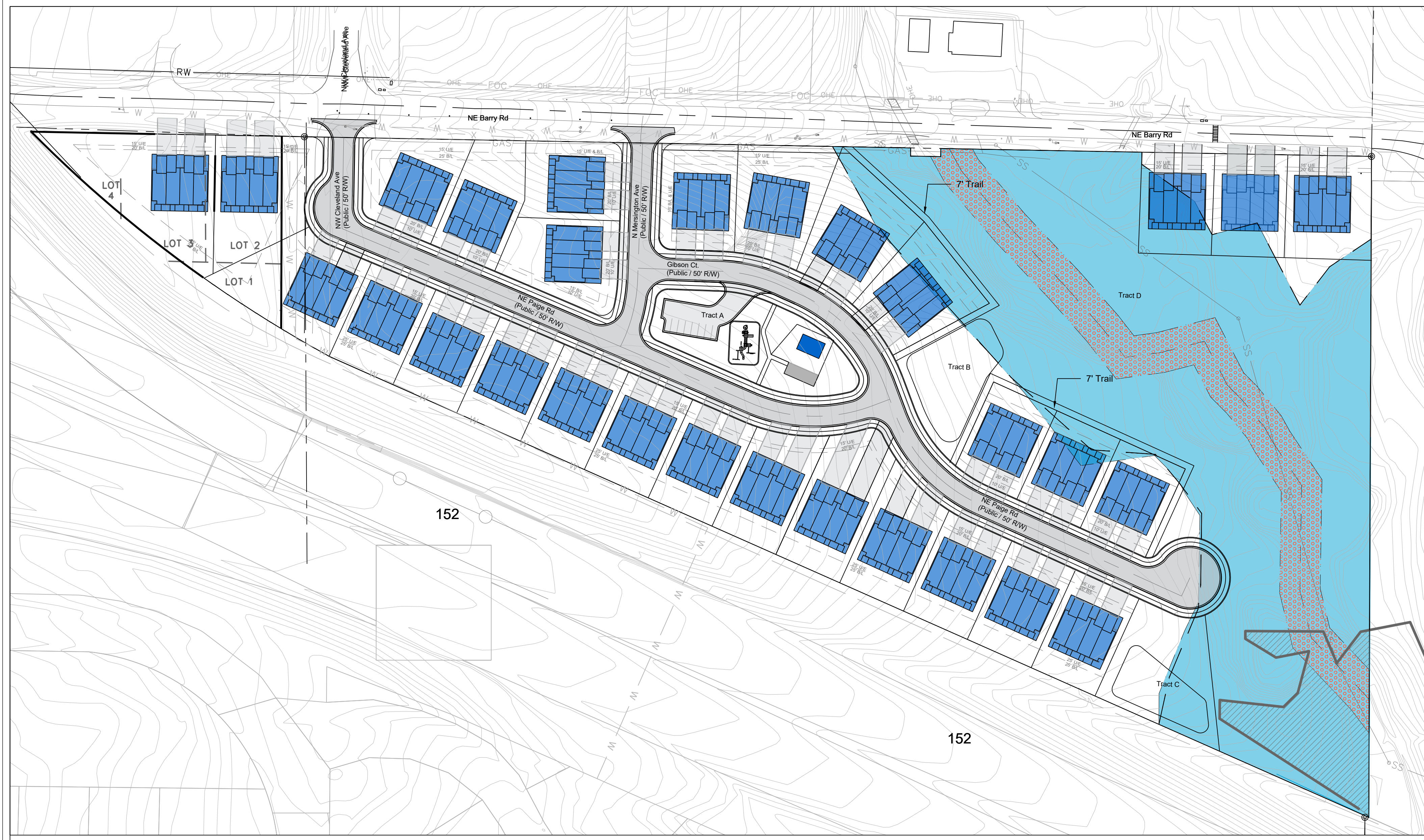
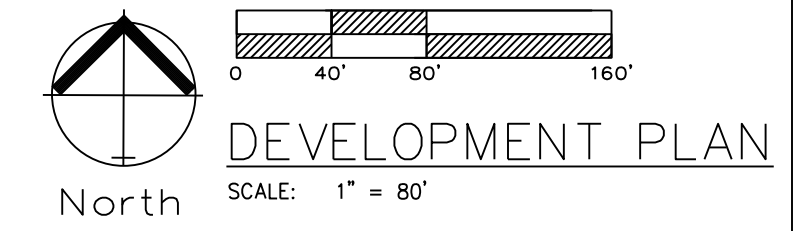


DEVELOPMENT PLAN

Monarch Townhomes

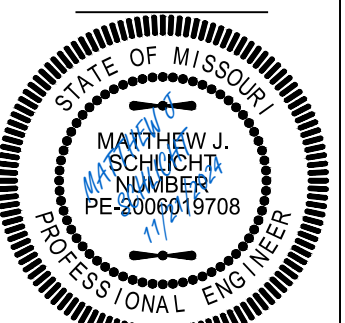
Kansas City, Clay County, Missouri



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering S254
 Nebraska
 Engineering CA2821

Project:
 BARRY ROAD AND
 CLEVELAND AVE
 Issue Date:
 November 21, 2024

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

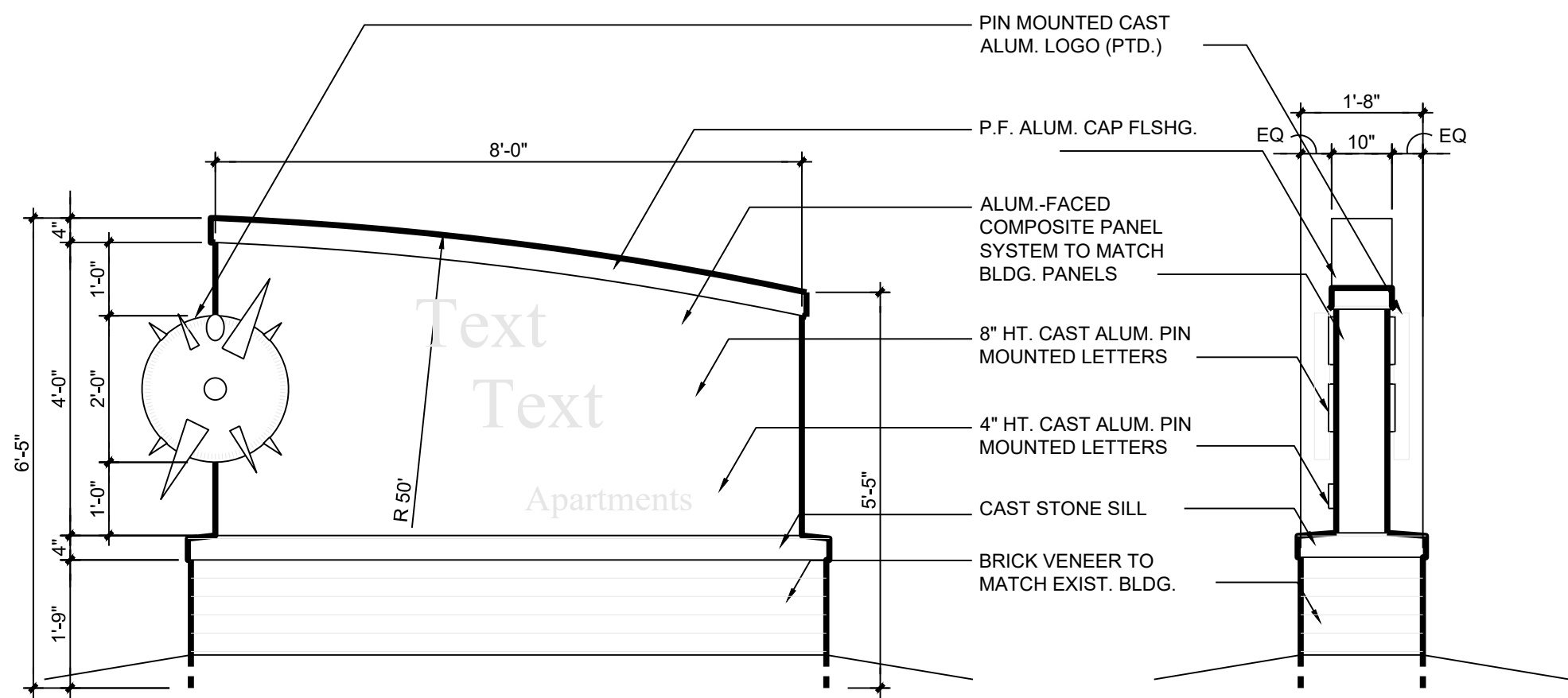
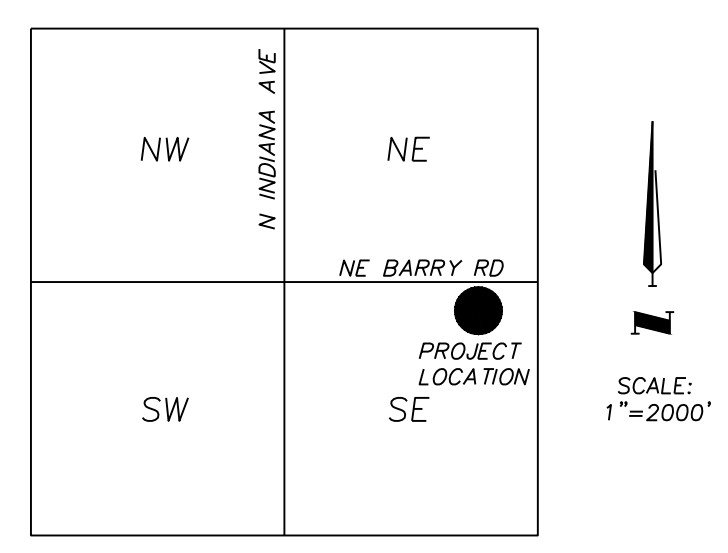


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

NO.	REVISIONS

Development Summary Table	
a	Zoning
	Existing: R80, R7.5 Proposed: R1.5
b	Total Land Area
	Existing: 17.11 Acres Proposed: 0 Acres
c	Right-of-Way
	Existing: 0 Acres Proposed: 2.14 Acres
d	Net Land Area
	Existing: 17.11 Acres Proposed: 14.97 Acres
e	Proposed Uses
	RESIDENTIAL
f	Structure Height & Number of Floors
	FOUR-PLEX Number of floors: 2 stories Height Above Grade: 30 feet
g	Gross Floor Area & Number of Units
	FOUR-PLEX Gross Area per Building: 3556 SF Units per Building: 4 EA Number of Buildings: 29 EA
h	Building Coverage & Floor Area Ratio
	Coverage (Total Footprint Area): 133350 SF FAR (Gross Area/Net Land Area): 7793.687902 FAR
i	Density
	Nets Density (Units/ Net Land Area): 6.78 Units per Acre
k	Vehicle Parking
	Ratio Required: 1 stall per unit Stalls Required: 116 Stalls Stalls Provided: 124 Stalls
l	Bike Parking
	Long Term Ratio Required: 10% of Veh. Parking=12 Spaces In Unit Spaces Provided: 12 Spaces Short Term Ratio Required: 10% of Veh. Parking=12 Spaces Spaces Provided: 12 Spaces
m	Timeline
	Estimated Start Date: SPRING 2025 Estimated Completion Date: SPRING 2026
n	Deviation Requests
	NONE

CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
29 Four-plex = 116 Units	1.39	(Payment In Lieu)
TOTAL	1.39	
Amenity	Area Acres	
Tract A - Pool	0.46	Parkland Credit
Tract D - Parkland / Trail	5.41	Parkland Credit
Amenity Total	5.87	Parkland Credit
TOTAL	-4.48	(Payment In Lieu)



INDEX OF SHEETS:

- C.001 - DEVELOPMENT PLAN
- C.002 - EXISTING CONDITIONS
- C.003 - PRELIMINARY PLAT
- 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
- SP.100 - SITE PHOTOMETRIC PLAN

PARKLAND FEE:
 The Developer elects to pay the City of Kansas City, Missouri, a sum of \$0 in lieu of required parkland dedicating for 116 units pursuant to Section 88-408-C of the Zoning and Development Code.

Parkland Area Use

Tract A
 -Pool, clubhouse and play area

Tract D
 -Trails, Play Area and Open Space

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

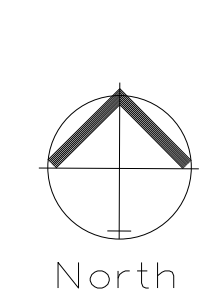
OWNER:
 PC HOMES LLC
 7607 NW JOHN ANDERS RD
 KANSAS CITY, MO 64152

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

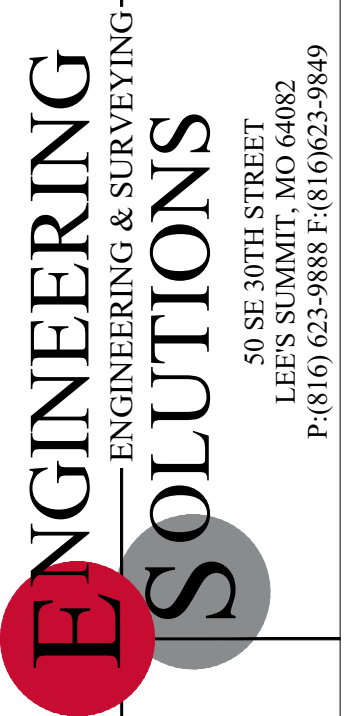
KANSAS CITY MISSOURI

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2024-00187
 CD-CPC-2024-00186 ON 01-15-2025
 CD-CPC-2024-00185

Jane Gabriel
 Secretary of the City Plan Commission



EXISTING CONDITIONS
SCALE: 1" = 60'

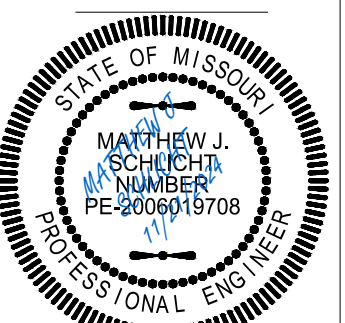


Professional Registration
Missouri
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Surveying 2005008319-D
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Monarch Townhomes
KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
BARRY ROAD AND
CLEVELAND AVE
Issue Date:
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EXISTING CONDITIONS PLAN
Development Plan for:
Monarch Townhomes
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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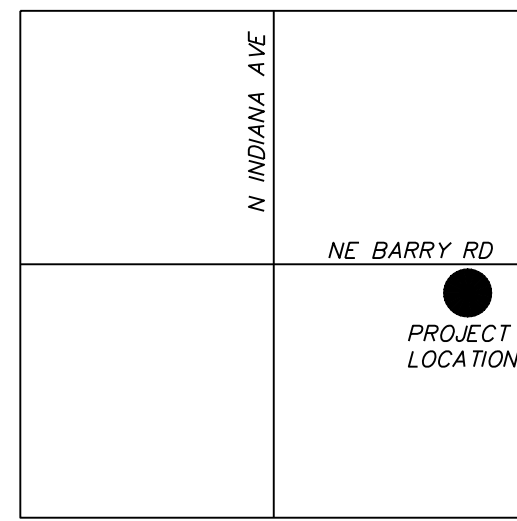
REVISIONS

KANSAS CITY MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00185 01-15-2025
CD-CPC-2024-00187
CD-CPC-2024-00186
CD-CPC-2024-00185

Jane Gabriel
Jane Gabriel, F.A.S.T.
Secretary of the City Plan Commission

SETBACK TABLE	
	TOWNHOMES
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	25'
SIDE YARD SETBACK RW	15'



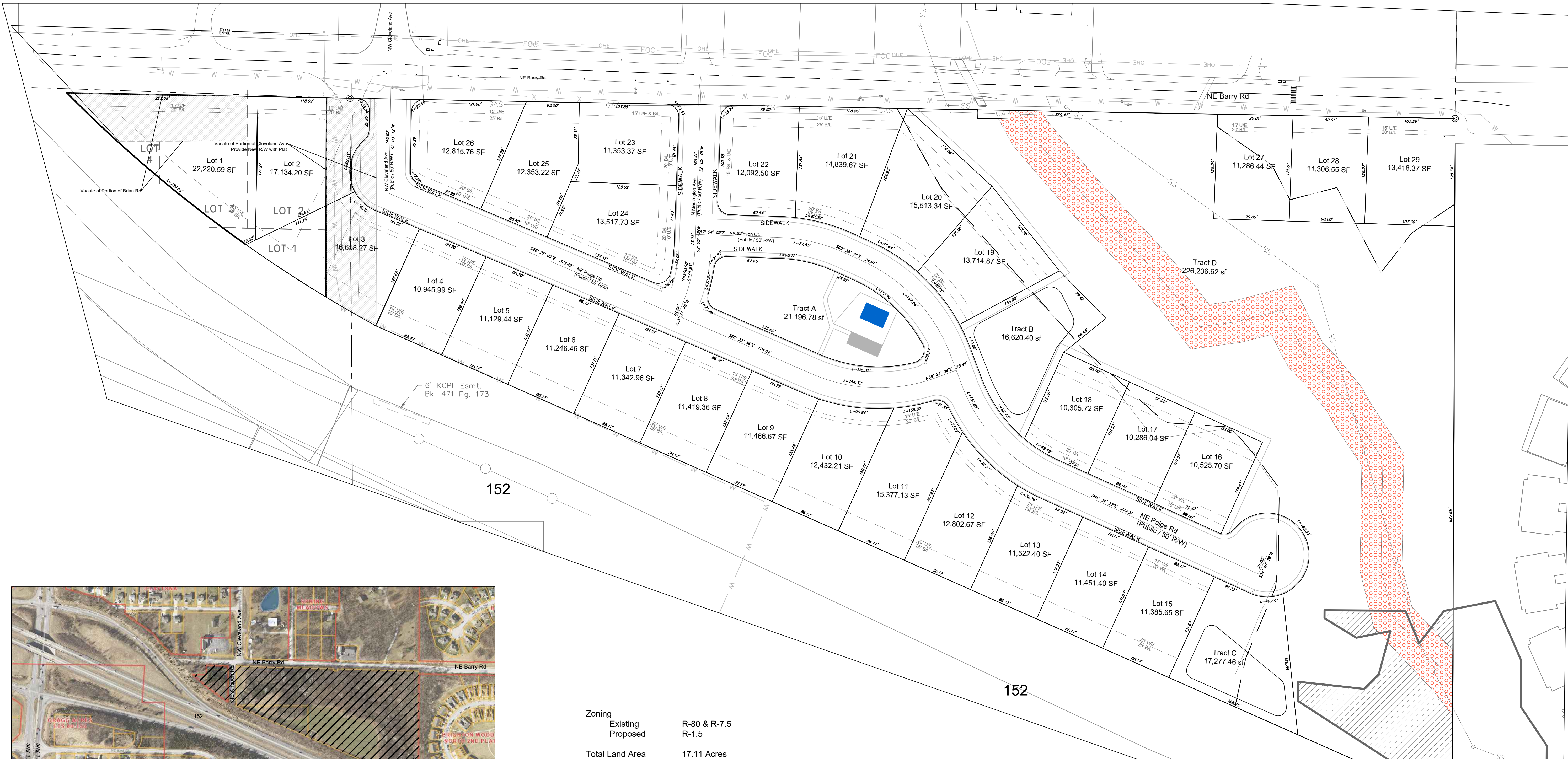
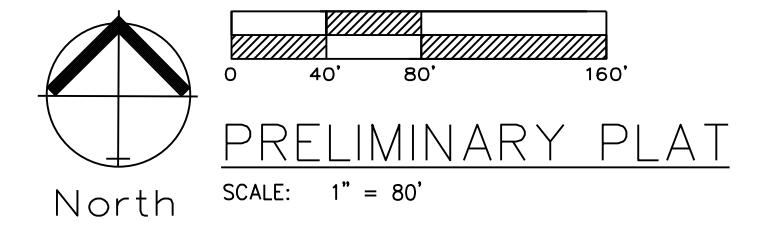
VICINITY MAP
SEC. 11-51-33

Property Description

TRACT 1
LOTS 2, 3, AND 4, LEEJAN HEIGHTS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DEEDED TO THE STATE OF MISSOURI.
AND
ALL OF LOT 1, LEEJAN HEIGHTS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DEEDED TO THE STATE OF MISSOURI.

TRACT 2
ALL THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID 1/2-1/4 SECTION; THENCE SOUTH 2° 51' 06" EAST, ALONG THE EAST LINE OF SAID 1/2-1/4 SECTION, 5.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE NO. 152, AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 88° 24' 28" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 514.91 FEET TO A POINT ON THE NORTH LINE OF SAID 1/2-1/4 SECTION WHICH IS 514.81 FEET WEST OF THE NORTHEAST CORNER THEREOF, MEASURED ALONG SAID NORTH LINE; THENCE SOUTH 87° 45' 19" WEST, ALONG SAID NORTH LINE, 39.17 FEET; THENCE SOUTH 1° 35' 32" EAST, 14.60 FEET; THENCE SOUTH 88° 24' 28" WEST, 35.00 FEET; THENCE NORTH 1° 35' 32" WEST, 14.20 FEET; THENCE SOUTH 87° 45' 19" WEST, ALONG THE NORTH LINE OF SAID 1/2-1/4 SECTION, 691.95 FEET; THENCE SOUTH 1° 35' 32" EAST, 1.33 FEET; THENCE SOUTH 88° 24' 28" WEST, 4.99 FEET TO A POINT ON THE EAST LINE OF ANTOCH ROAD (MISSOURI STATE ROUTE J-1), AS NOW ESTABLISHED, 30.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID 1/2-1/4 SECTION; THENCE SOUTH 2° 29' 00" EAST, ALONG SAID EAST LINE, 278.51 FEET; THENCE NORTH 87° 21' 00" EAST, 507.79 FEET; THENCE SOUTH 2° 39' 00" EAST, 218.37 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES BY DOCUMENT NO. D-6867, RECORDED IN BOOK 1171, AT PAGE 249; THENCE SOUTH 69° 17' 49" EAST, ALONG SAID NORTHEASTERLY LINE, 460.39 FEET; THENCE SOUTH 70° 37' 58" EAST, ALONG SAID NORTHEASTERLY LINE, 385.54 FEET TO A POINT ON THE EAST LINE OF SAID 1/2-1/4 SECTION; THENCE NORTH 2° 51' 05" WEST, ALONG SAID EAST LINE, 810.24 FEET TO THE POINT OF BEGINNING.

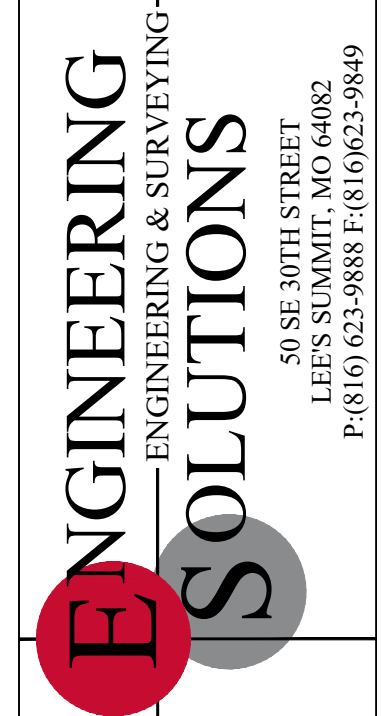
TRACT 3
A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 7, TOWNSHIP 51, RANGE 32, IN KANSAS CITY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 51, RANGE 32, CLAY COUNTY, MISSOURI, WHICH IS 280 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST AT RIGHT ANGLES TO THE SAID WEST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 537.78 FEET; THENCE SOUTH AND PARALLEL TO THE SAID WEST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 405 FEET; THENCE WEST A DISTANCE OF 537.78 FEET TO A POINT ON THE SAID WEST LINE OF THE SAID QUARTER QUARTER SECTION WHICH IS 405 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE SAID WEST LINE OF THE SAID QUARTER QUARTER SECTION, A DISTANCE OF 405 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI BY DEED FILED AS DOCUMENT NO. 52096 IN BOOK 273 AT PAGE 244 AND GENERAL WARRANTY DEED FILED AS DOCUMENT NO. C98034 IN BOOK 1152 AT PAGE 371 AND GENERAL WARRANTY DEED FILED AS DOCUMENT NO. C98035 IN BOOK 1152 AT PAGE 373, AND EXCEPT ANY OTHER PART THEREOF IN PUBLIC ROADS.



Zoning	Existing	R-80 & R-7.5
	Proposed	R-1.5
Total Land Area		17.11 Acres
Proposed Right of Way		2.14 Acres
Net Land Area		14.97 Acres
Total Lots		29 Lots
Total Common Area		261,331.26 sf

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00187
CD-CPC-2024-00186 ON 01-15-2025
CD-CPC-2024-00185

Jane Gabriel
Secretary of the City Plan Commission



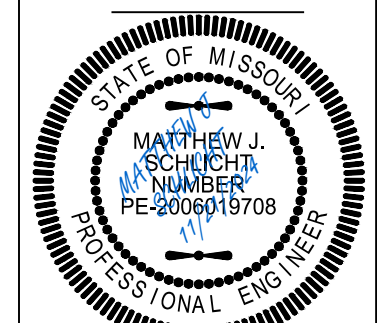
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
BARRY ROAD AND CLEVELAND AVE
KANSAS
Issue Date:
November 21, 2024

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

Project:
BARRY ROAD AND CLEVELAND AVE
KANSAS
Issue Date:
November 21, 2024


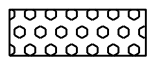
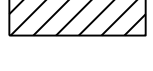
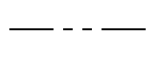

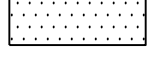


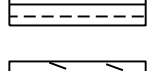
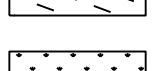
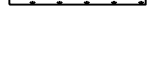
PRELIMINARY PLAT
Development Plan for:
Monarch Townhomes
Kansas City, Clay County, Missouri



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

REVISIONS

LEGEND

-  STREAM CHANNEL
-  STREAMSIDE ZONE
-  MIDDLE ZONE
-  25' CLEAR FROM OUTER LIMIT OF MIDDLE OR STREAMSIDE ZONE, WHICHEVER IS GREATER
-  OUTER ZONE
-  DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR)
-  IMPACT ARE IN OUTER ZONE (VEGETATED)
-  IMPACT ARE IN OUTER ZONE (NON-VEGETATED)
-  IMPACT ARE IN STREAMSIDE & MIDDLE ZONE
-  IMPACT ARE IN STREAMSIDE & MIDDLE ZONE (REVEGETATED)
-  BUFFER RESTORATION (NEW PLANTINGS)

STREAM BUFFER CALCULATIONS

TOTAL STREAMSIDE ZONE AREA = 47,281 SF = 1.09 AC
 TOTAL MIDDLE ZONE AREA = 19,685 SF = 0.36 AC
 TOTAL OUTER ZONE AREA = 192,682 SF = 4.51 AC
 MAX. 40% DISTURBED AREA IN OUTER ZONE (W/NO MITIGATION) = 1.80 AC

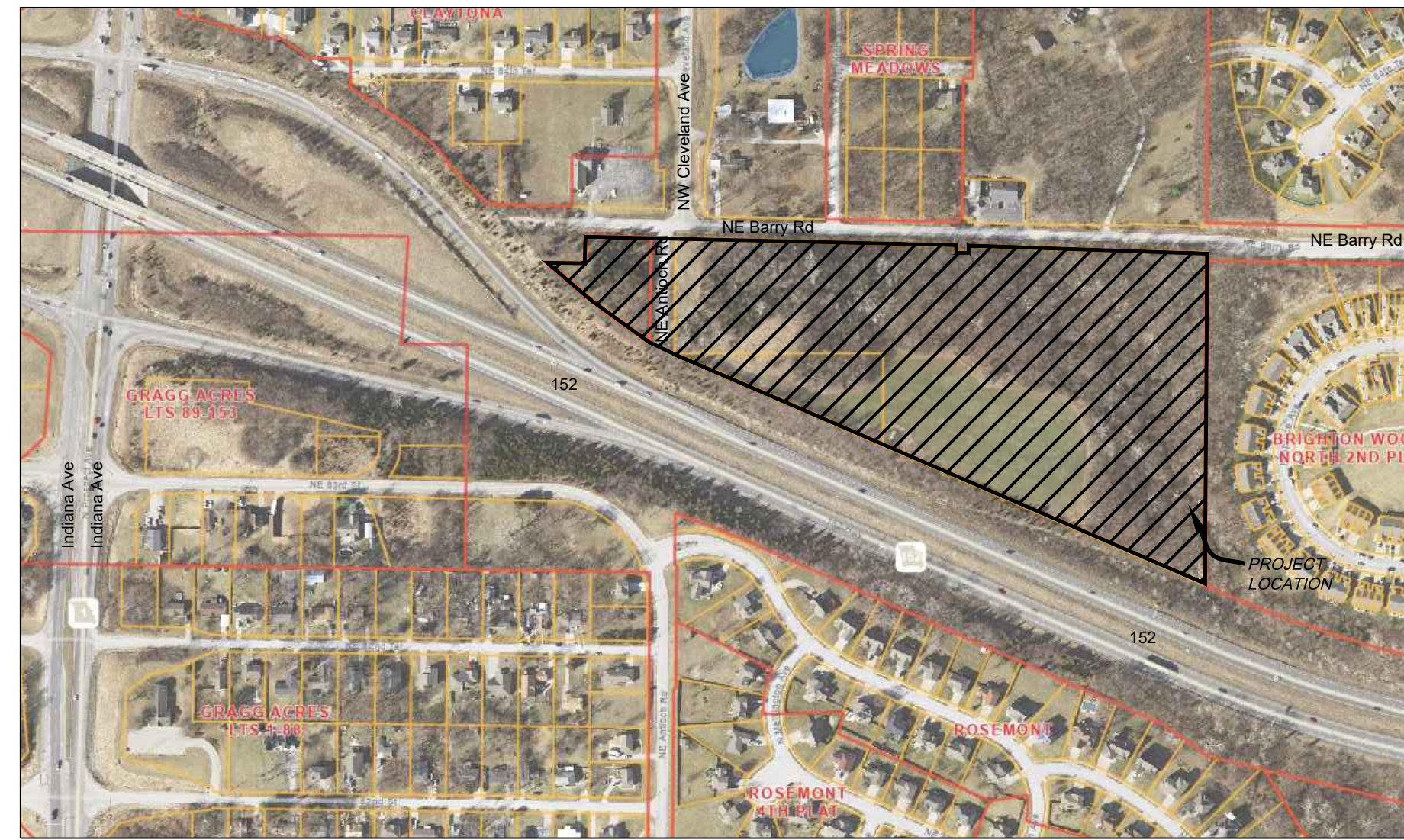
(A) DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR) = 51,607 SF = 1.18 AC
 (B) IMPACT AREA IN OUTER ZONE (VEGETATED) = 51,607 SF = 1.18 AC
 (C) IMPACT AREA IN OUTER ZONE (NON-VEGETATED) = 0 SF = 0 AC
 (D) IMPACT AREA IN STREAMSIDE & MIDDLE ZONES = 0 SF = 0 AC
 (E) IMPACT AREA IN STREAMSIDE & MIDDLE ZONES (REVEGETATED) = 0 SF = 0 AC

MITIGATION RATIOS PER KCMO DEVELOPMENT CODE 88-415-08-B:

- (B) IMPACT AREAS CONTIGUOUS TO THE OUTER ZONE (VEGETATED), 1.5: 1
- (C) IMPACT AREAS TO OUTER ZONE (NON-VEGETATED), 1: 1
- (D) IMPACT AREAS IN STREAMSIDE & MIDDLE ZONES, 4: 1
- (E) IMPACT AREAS IN STREAMSIDE & MIDDLE ZONES (REVEGETATED), 3: 1

MITIGATED AREA IN OUTER ZONE (VEGETATED) = 0 AC
 MITIGATED AREA IN OUTER ZONE (NON-VEGETATED) = 0 AC
 MITIGATED AREA IN STREAMSIDE & MIDDLE ZONES (REVEGETATED) = 0 AC
 MITIGATED AREA IN STREAMSIDE & MIDDLE ZONES (REVEGETATED) = 0 AC
 MITIGATED TOTAL = 0 AC

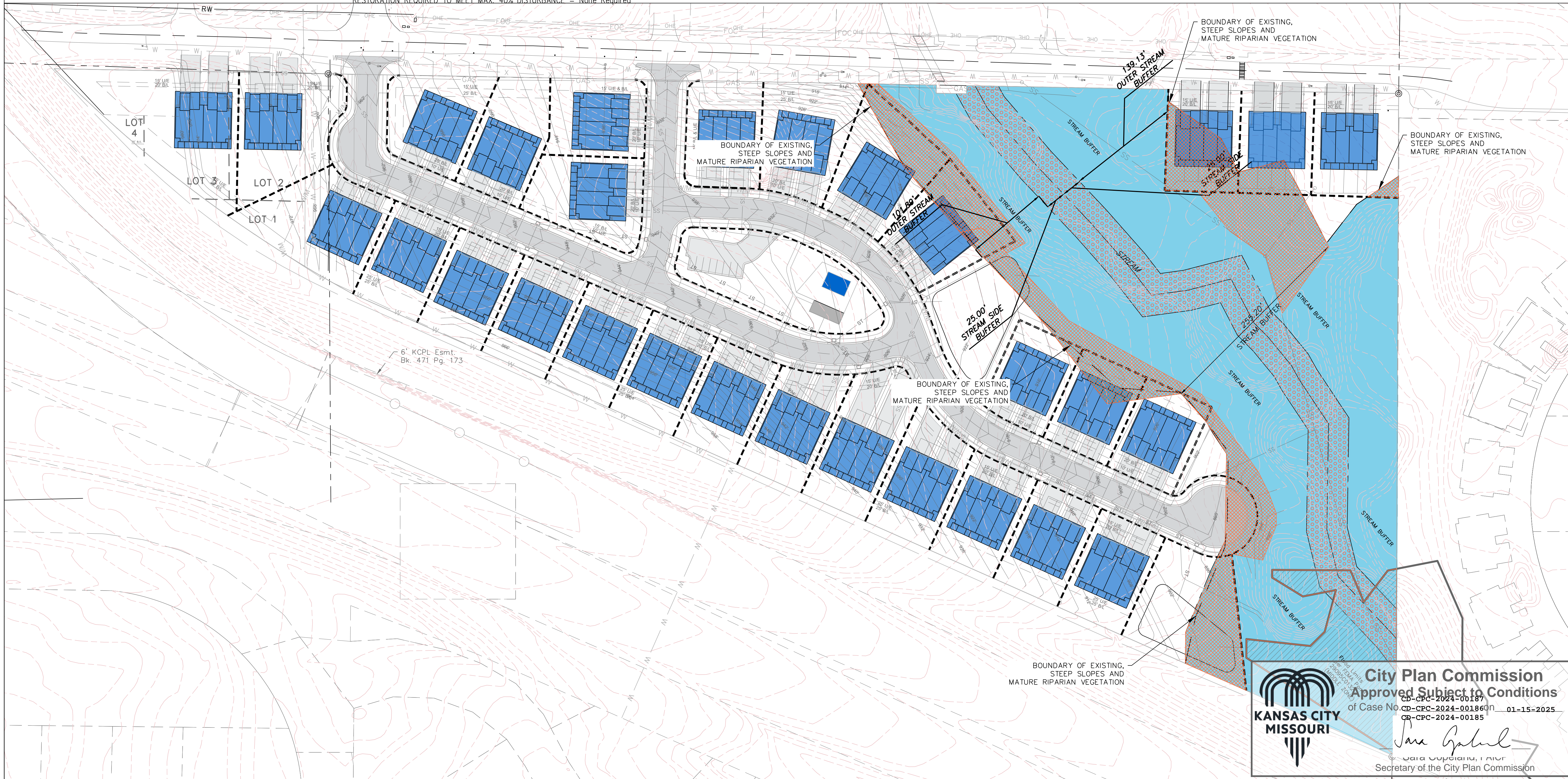
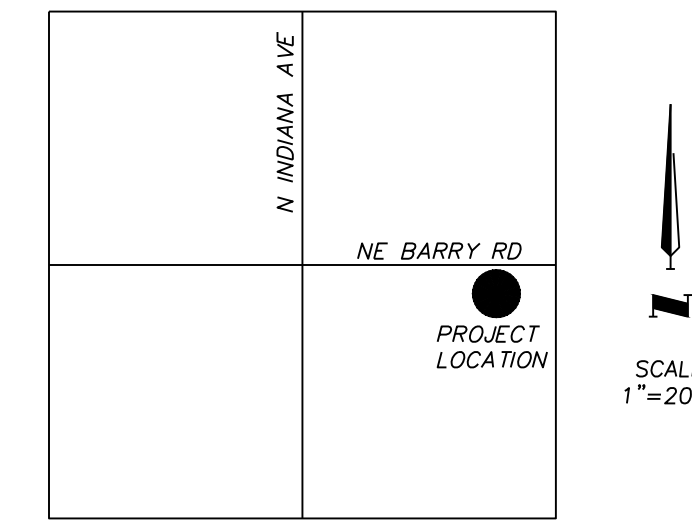
TOTAL DISTURBED AREA AND MITIGATED AREA = 1.18 Acres = No Mitigation
 RESTORATION REQUIRED TO MEET MAX. 40% DISTURBANCE = None Required



PRELIMINARY STREAM BUFFER PLAN

North

SCALE: 1" = 60'



City Plan Commission
 Approved Subject to Conditions
 of Case No. **CD-CPC-2024-00185** 01-15-2025

KANSAS CITY MISSOURI

Jane Gabriel
 Secretary of the City Plan Commission

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

Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 BARRY ROAD AND CLEVELAND AVE
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PRELIMINARY STREAM BUFFER PLAN
 Development Plan for:
 Monarch Townhomes
 Kansas City, Clay County, Missouri

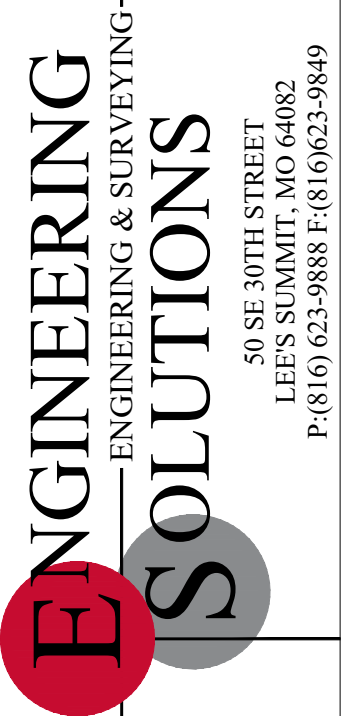
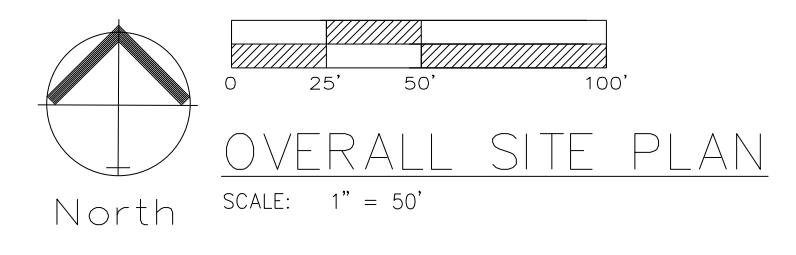
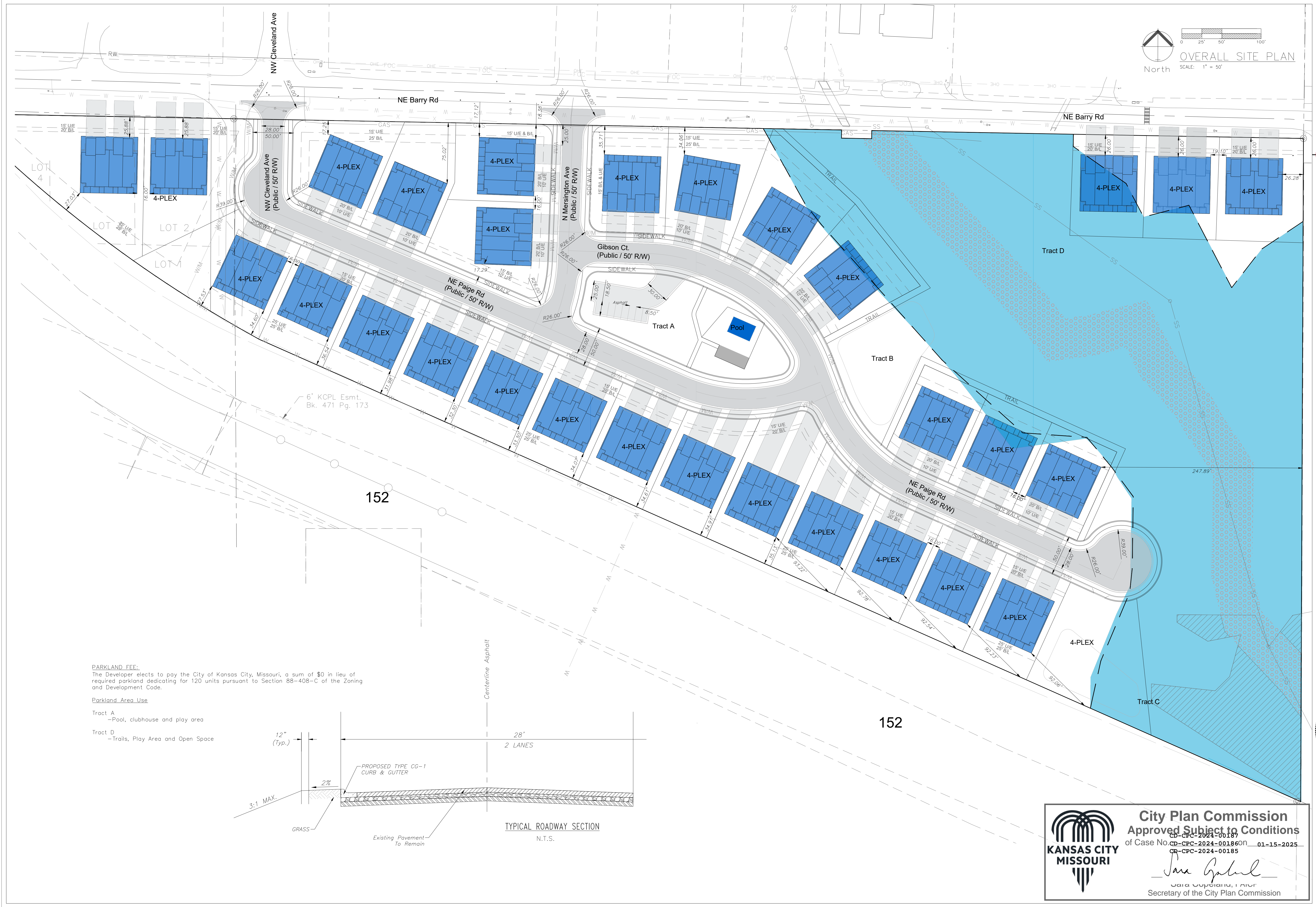
Project:
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STATE OF MISSOURI
 MATTHEW J. SCHLICHT
 LICENSE NUMBER
 PE-2006019708
 PROFESSIONAL ENGINEER

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

REVISIONS

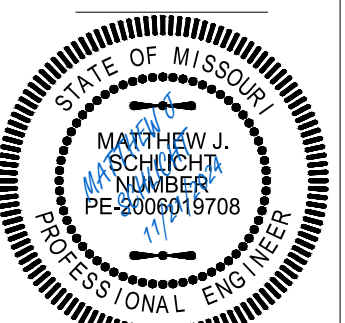
C.004



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

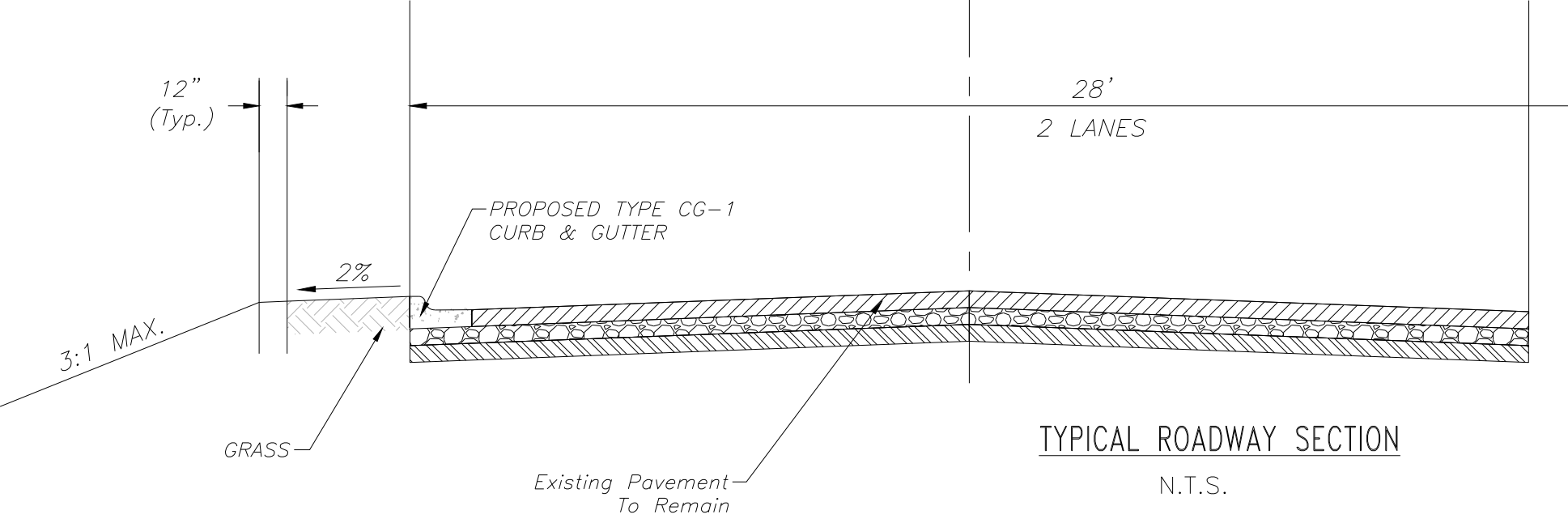


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-143325

REVISIONS

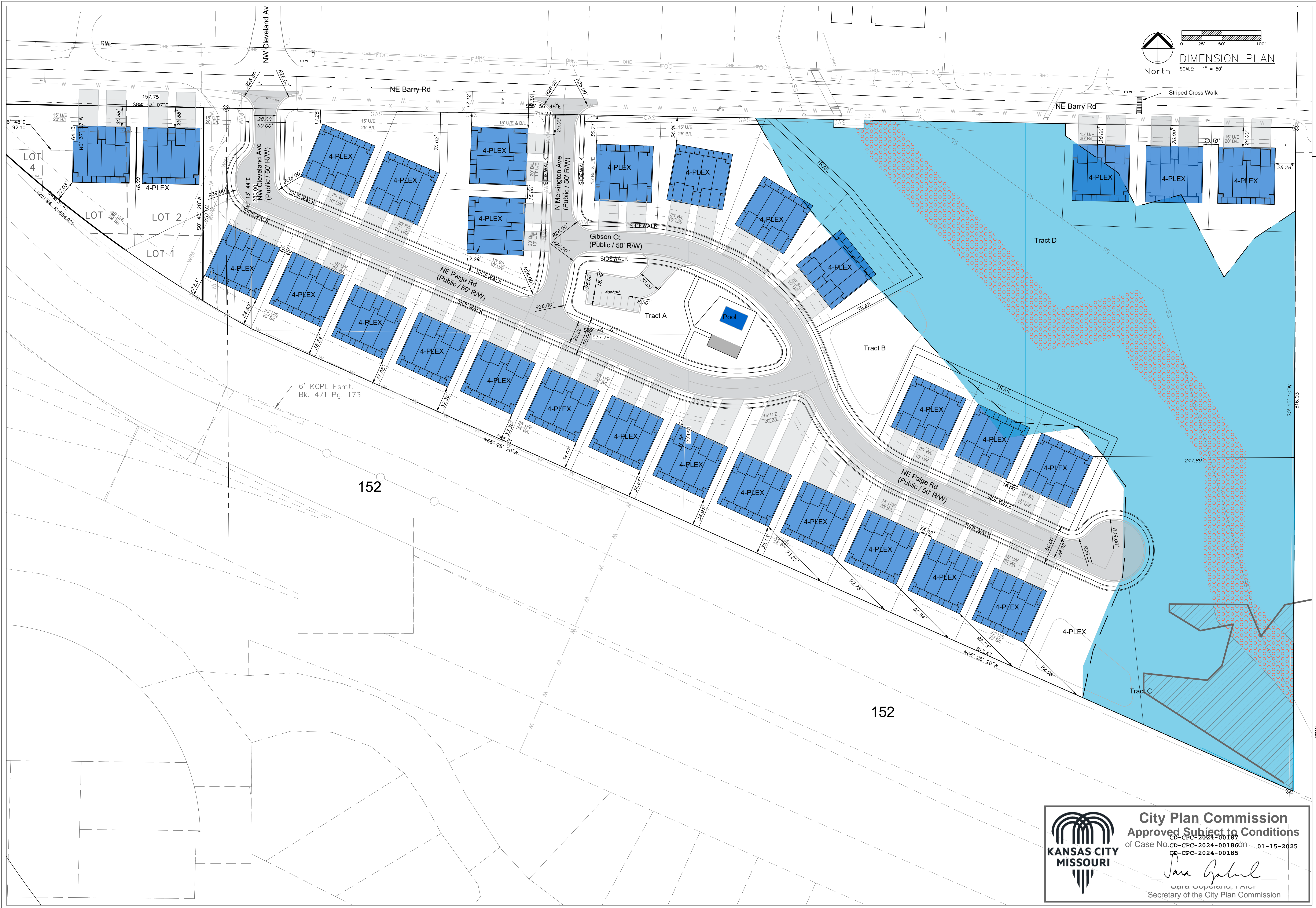
PARKLAND FEE:
 The Developer elects to pay the City of Kansas City, Missouri, a sum of \$0 in lieu of required parkland dedicating for 120 units pursuant to Section 88-408-C of the Zoning and Development Code.

- Parkland Area Use**
- Tract A
 -Pool, clubhouse and play area
 - Tract D
 -Trails, Play Area and Open Space

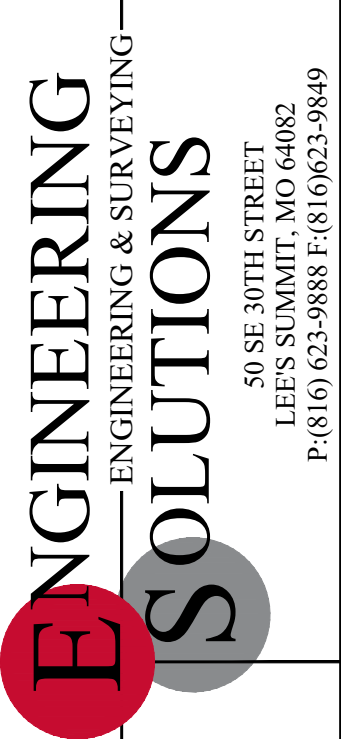


City Plan Commission
 Approved Subject to Conditions
 of Case No. ~~CD-CPC-2024-00187~~ ~~CD-CPC-2024-00186~~ ~~CD-CPC-2024-00185~~ **01-15-2025**

Jane Gabriel
 Sara Copeland, Mayor
 Secretary of the City Plan Commission



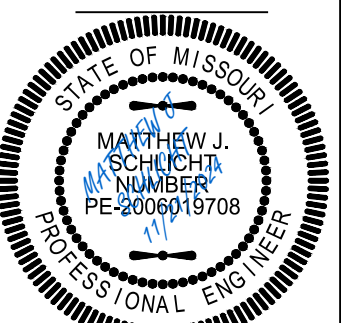
DIMENSION PLAN
 SCALE: 1" = 50'



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Project:
 BARRY ROAD AND
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 Kansas
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DIMENSION PLAN
 Development Plan for:
 Monarch Townhomes
 Kansas City, Clay County, Missouri



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

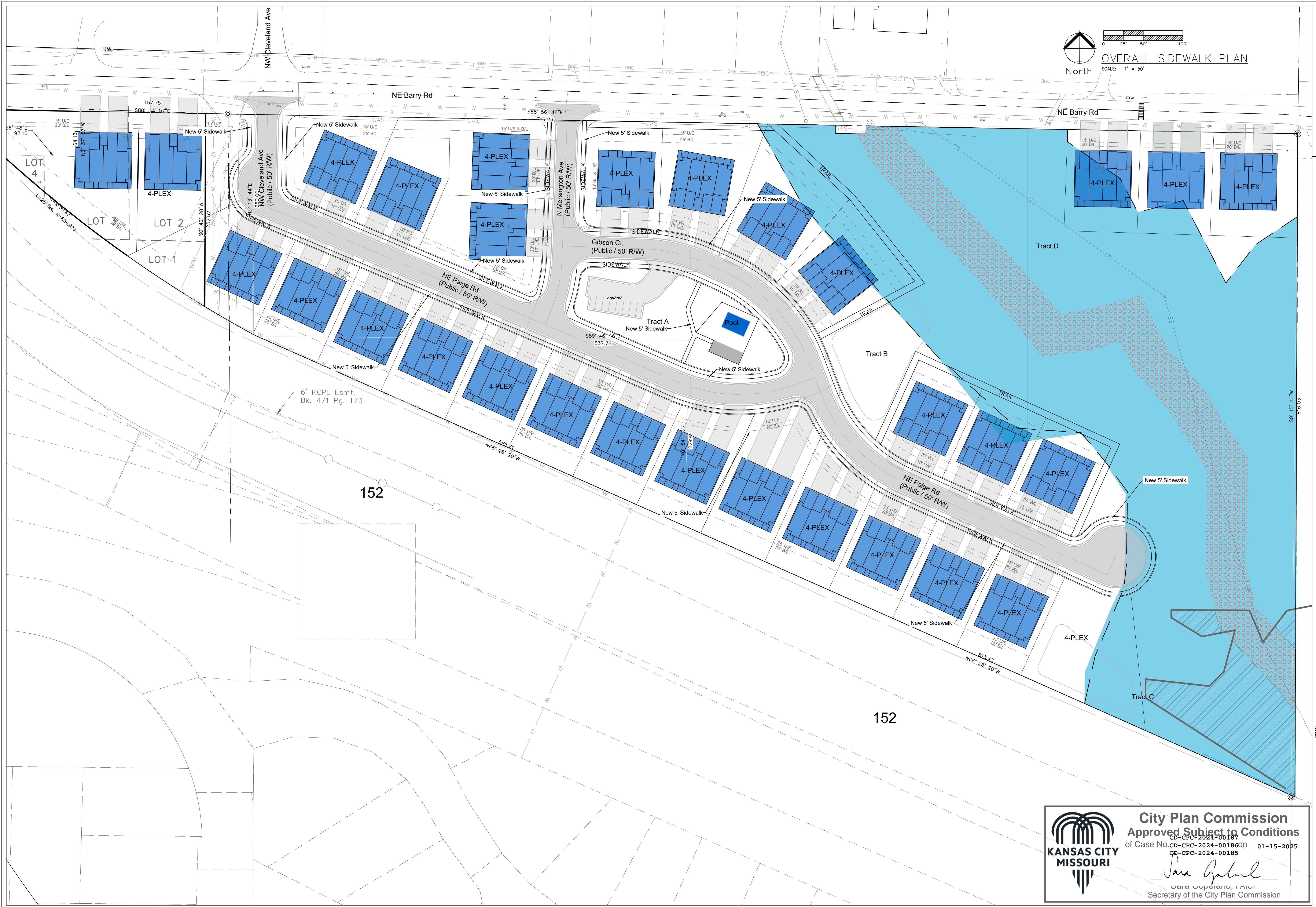
REVISIONS


No.	Description

KANSAS CITY MISSOURI

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2024-00185
 CD-CPC-2024-00186 On 01-15-2025
 CD-CPC-2024-00185

Jane Gabriel
 Jane Gabriel, Mayor
 Secretary of the City Plan Commission





 North

 OVERALL SIDEWALK PLAN

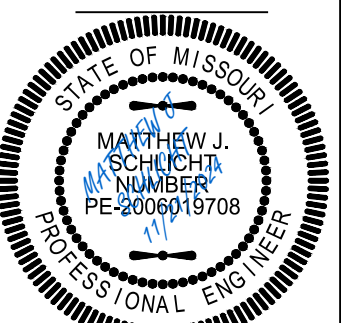
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 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 BARRY ROAD AND
 CLEVELAND AVE
 Issue Date:
 November 21, 2024

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



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

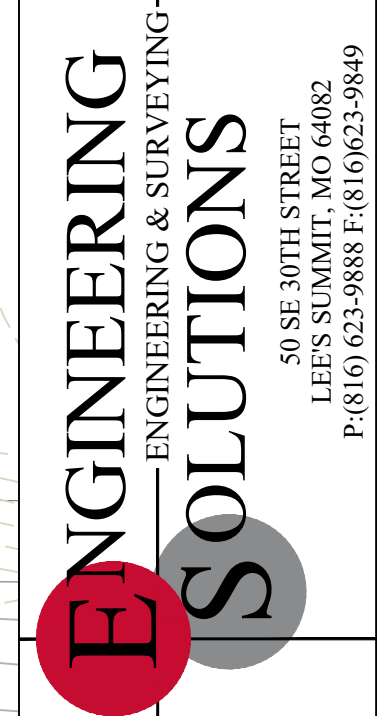
REVISIONS


City Plan Commission
 Approved Subject to Conditions
 of Case No. ~~CD-CPC-2024-00187~~
~~CD-CPC-2024-00186~~ ON ~~01-15-2025~~
~~CD-CPC-2024-00185~~

 Sara Cooper, Mayor
 Secretary of the City Plan Commission



North
SCALE: 1" = 50'
OVERALL GRADING PLAN

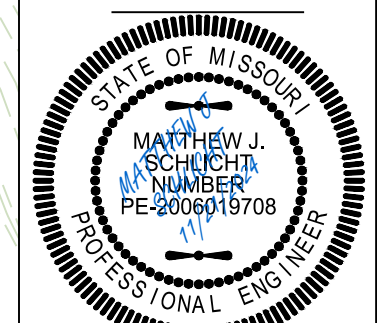


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Monarch Townhomes
KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
BARRY ROAD AND
CLEVELAND AVE
Kansas
Issue Date:
November 21, 2024

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



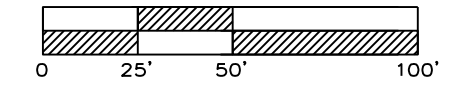
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

No.	Description	Date

 **City Plan Commission**
Approved Subject to Conditions
of Case No. CP-CPC-2024-00187 01-15-2025
CP-CPC-2024-00186 01-15-2025
CP-CPC-2024-00185

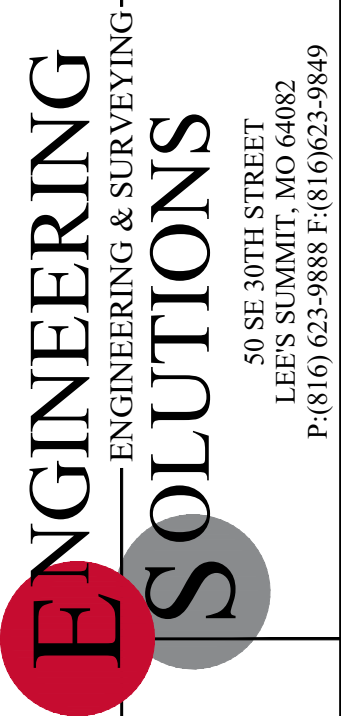
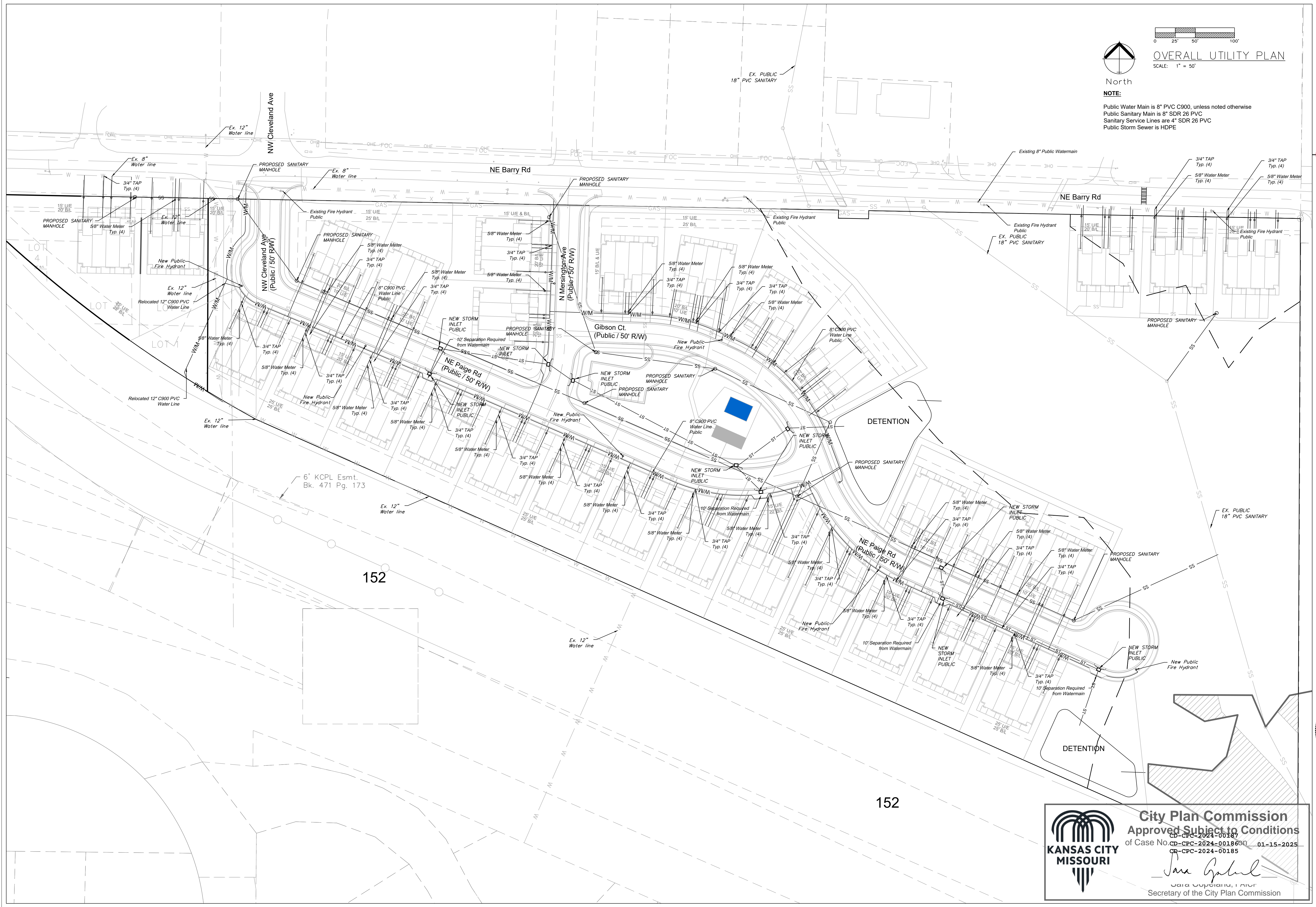
Sara Cooper, F.A.S.T.
Secretary of the City Plan Commission



OVERALL UTILITY PLAN
SCALE: 1" = 50'

NOTE:

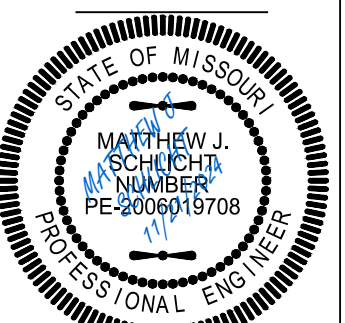
Public Water Main is 8" PVC C900, unless noted otherwise
Public Sanitary Main is 8" SDR 26 PVC
Sanitary Service Lines are 4" SDR 26 PVC
Public Storm Sewer is HDPE



Professional Registration
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Project:
BARRY ROAD AND
CLEVELAND AVE
KANSAS
Issue Date:
November 21, 2024

Overall Utility Plan
Development Plan for:
Monarch Townhomes
Kansas City, Clay County, Missouri



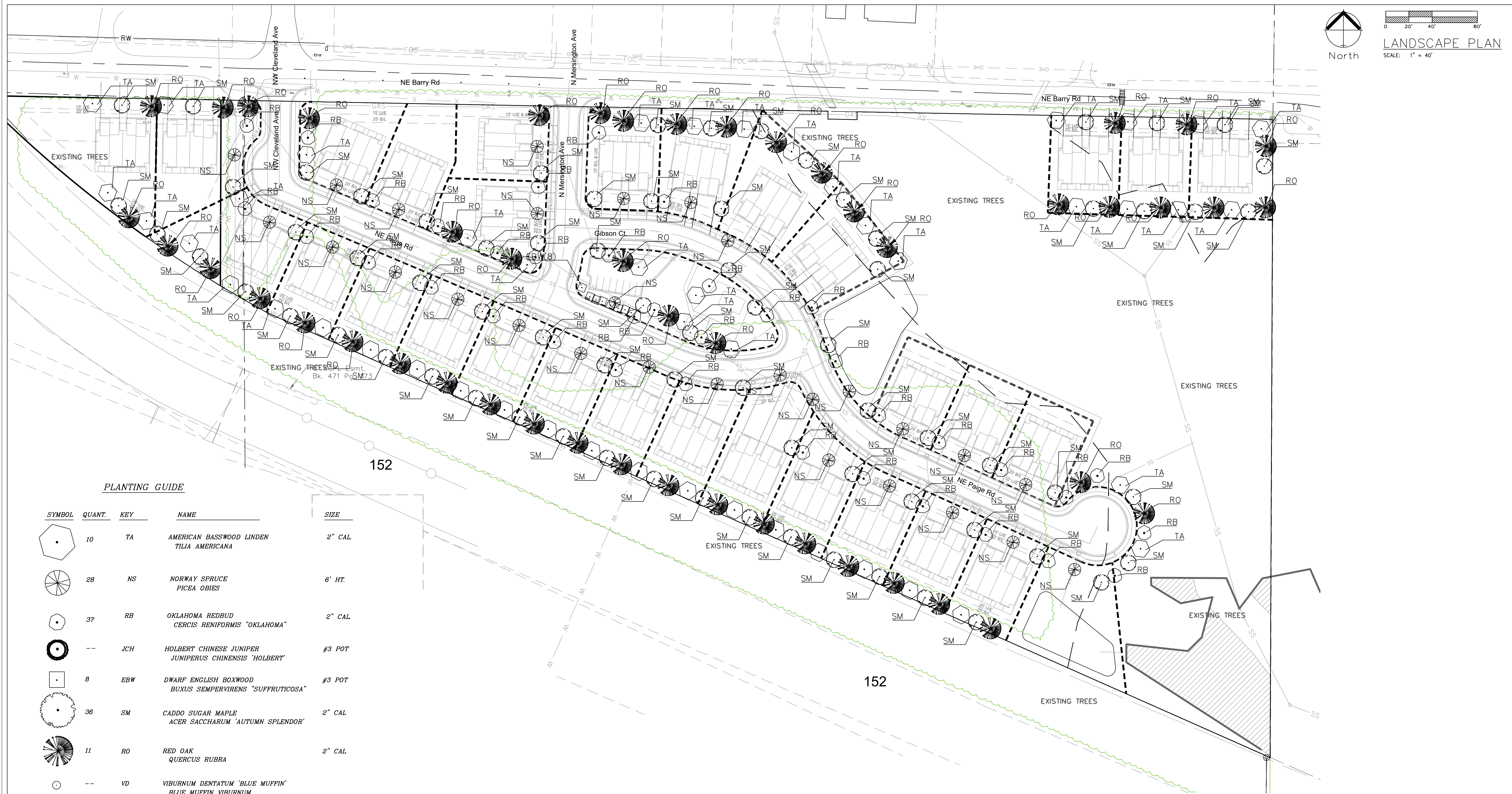
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

NO.	REVISIONS



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00185
CD-CPC-2024-00187
CD-CPC-2024-0018600
CD-CPC-2024-00185
01-15-2025

Jane Gabriel
Jane Gabriel, Mayor
Secretary of the City Plan Commission



PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	10	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2" CAL
	28	NS	NORWAY SPRUCE PICEA OBIENS	6' HT.
	37	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	2" CAL
	--	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	8	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	36	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	2" CAL
	11	RO	RED OAK QUERCUS RUBRA	2" CAL
	--	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	
	--	PO	PHYSOCARPUS OPULIFOLIUS 'DIABLO' DIABLO NINEBARK	

TREES PLANTED FOR MITIGATION

	38	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2" CAL
	38	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	2" CAL
	38	RO	RED OAK QUERCUS RUBRA	2" CAL

114 TOTAL TREES PLANTED FOR MITIGATION

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
28' Streets	3,466 Feet 116 Trees Required	122 Trees

88-425-06.E Plant Materials

1. One Tree per 5 parking spaces	8 parking spaces	2 Trees Required	2 Trees Provided
2. One Shrub is required per parking space	8 parking spaces	8 Shrubs Required	8 Shrubs Provided

TOTAL TREES PROVIDED = 118 Trees
TOTAL SHRUBS PROVIDED = 8 Shrubs

TREE PRESERVATION MITIGATION TABLE

114 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07

NOTE:
NO TREES SHALL EXCEED 6' NEAR LIGHT POLES.

KANSAS CITY MISSOURI

City Plan Commission
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CD-CPC-2024-00186 on 01-15-2025
CD-CPC-2024-00185

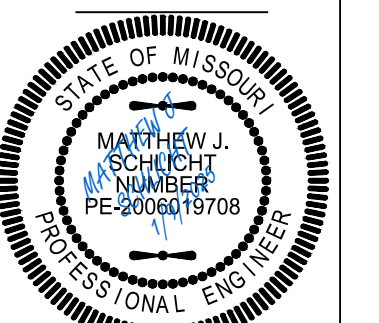
Jane Gabriel
Jane Gabriel, Mayor
Secretary of the City Plan Commission

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

Project:
BARRY ROAD AND CLEVELAND AVE
Issue Date:
November 21, 2024

Monarch Townhomes
KANSAS CITY, CLAY COUNTY, MISSOURI

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



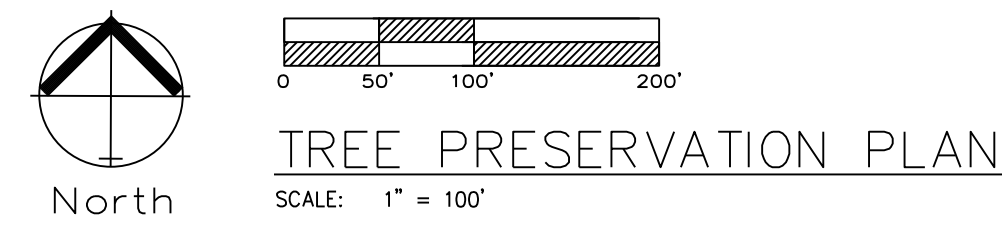
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

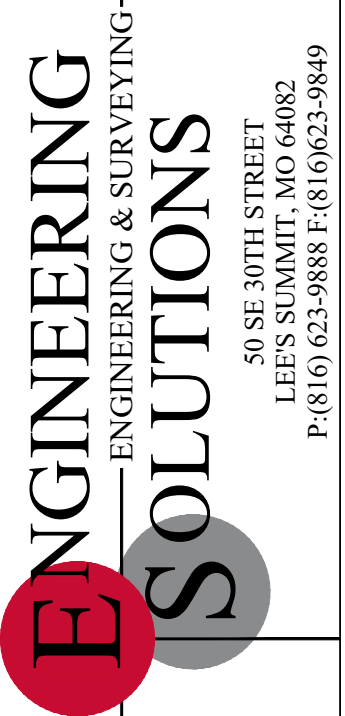
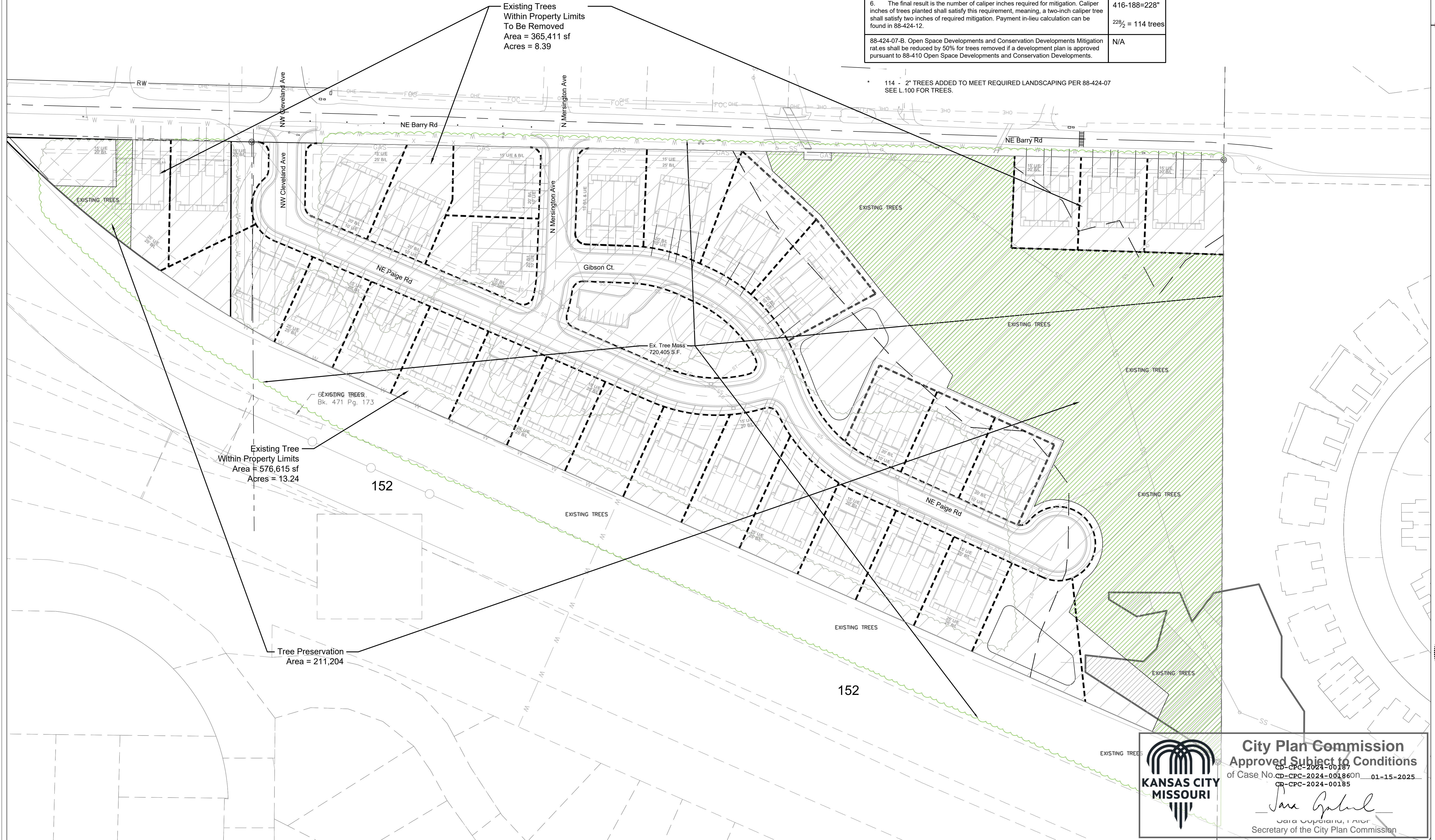
L100

TREE PRESERVATION TABLE	
Existing Tree Within Property Limits	576,615 sf (Acres = 13.24)
Existing Trees Within Property Limits To Be Removed Area	365,411 sf (Acres = 8.39)
Tree Preservation Area	211,204 sf (Acres = 4.85)

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.	344714 s.f. 7.91 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	2.77
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	416"
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	94x2"=188"
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.	416-188=228" 228/2 = 114 trees
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



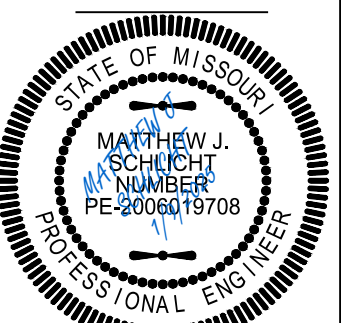
NOTE:
INTERNAL TREES WILL BE PRESERVED AS MUCH AS POSSIBLE, TO BE DETERMINED WITH CONSTRUCTION PLANS.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
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Nebraska
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Project:
BARRY ROAD AND CLEVELAND AVE
Issue Date:
November 21, 2024

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



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

REVISIONS

KANSAS CITY MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00187 01-15-2025
CD-CPC-2024-00186
CD-CPC-2024-00185

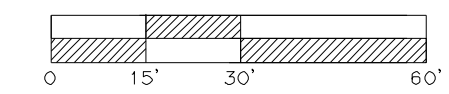
Jane Gabriel
Jane Gabriel, Esq.
Secretary of the City Plan Commission

Light Fixture Schedule

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics, Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

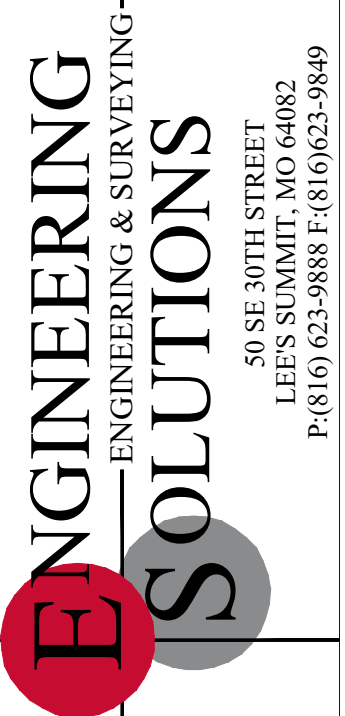
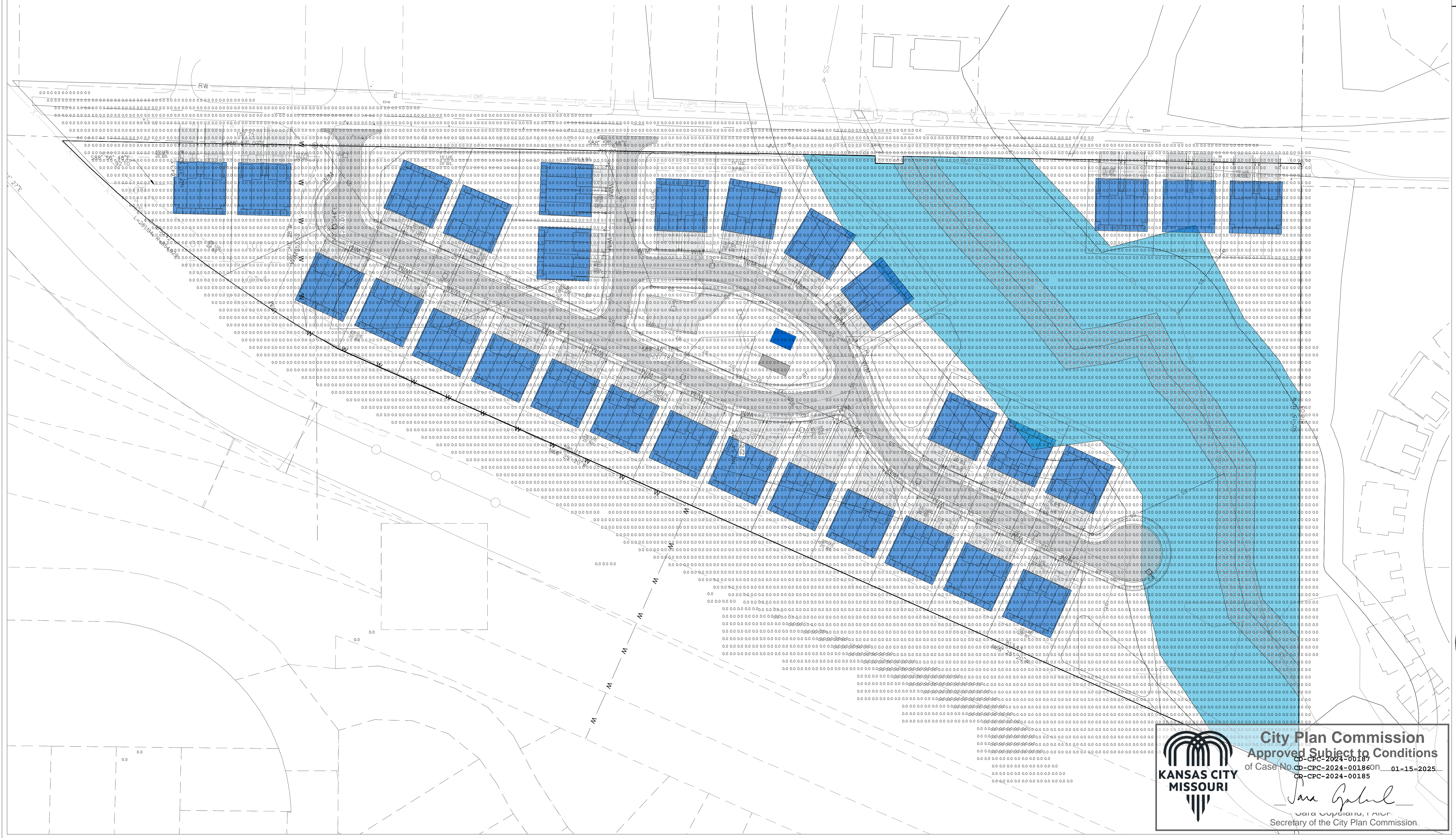
Statistical Area Summary

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8



SITE PHOTOMETRIC PLAN

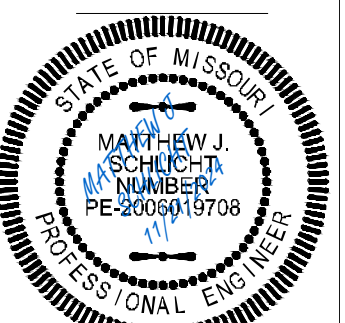
SCALE: 1" = 30'



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 200500318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6264
Nebraska
Engineering CA2821

Project:
BARRY ROAD AND
CLEVELAND AVE
Issue Date:
November 21, 2024

Site Photometric
Development Plan for:
Monarch Townhomes
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2005919708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

No.	Description

City Plan Commission
Approved Subject to Conditions
of Case No. CP-CPC-2024-00185 on 01-15-2025
CP-CPC-2024-00187
CP-CPC-2024-00185

Jane Gabriel
Secretary of the City Plan Commission.

SOFFIT SHALL BE RATED AND SAPARTED AT THE CNETER WALL



HORZ LAP
ALL SIDING, SOFFIT AND FASCIA VINYL

FRONT
EL.

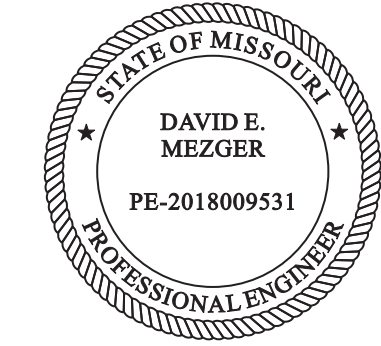
GUTTERS AND DOWN SPOUTS REQUIRED



REAR EL.
VINYL
SIDING

SOFFIT SHALL BE RATED AND SAPARTED AT THE CNETER WALL

Review and Approval
Structural Only
David Mezger Engineering LLC
212 NE Circle Dr.
Kansas City, MO 64116



Digitally signed by David Eugene Mezger
DN: c=US,
E=mezgerde@gmail.com,
David Eugene Mezger O=David Mezger Engineering, LLC,
CN=David Eugene Mezger
Date: 2023.07.20
15:19:32-08'00'



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00185 on 01-15-2025
CD-CPC-2024-00185
Jane Gabriel
Jane Gabriel, Mayor
Secretary of the City Plan Commission

BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

MONARCH TOWNHOMES
KANSAS CITY MISSOURI

SCALE
1/4" = 1'-0

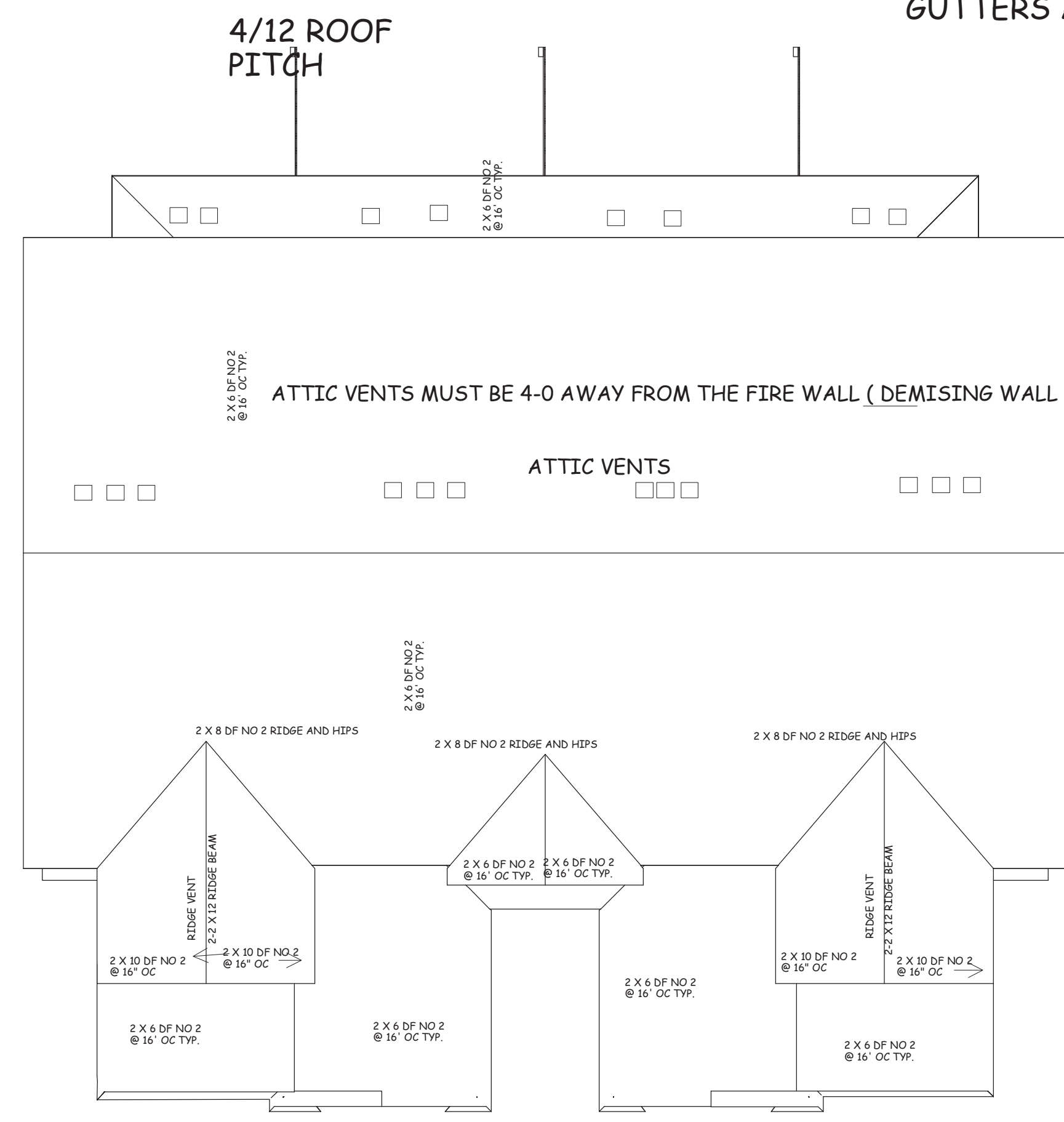
DATE
7-19-23

PLAN NO.

4031

SHEET NO.

A1



4/12 ROOF PITCH
 GUTTERS AND DOWN SPOUTS REQUIRED

ATTIC VENTS MUST BE 4-0 AWAY FROM THE FIRE WALL (DEMISING WALL)

ATTIC VENTS

2 X 6 DF NO 2 @ 16" OC TYP.

2 X 8 DF NO 2 RIDGE AND HIPS

2 X 6 DF NO 2 @ 16" OC TYP.

2 X 10 DF NO 2 @ 16" OC

2 X 6 DF NO 2 @ 16" OC TYP.

2 X 8 DF NO 2 RIDGE AND HIPS

2 X 6 DF NO 2 @ 16" OC TYP.

2 X 10 DF NO 2 @ 16" OC

2 X 6 DF NO 2 @ 16" OC TYP.

2 X 8 DF NO 2 RIDGE AND HIPS

2 X 6 DF NO 2 @ 16" OC TYP.

2 X 10 DF NO 2 @ 16" OC

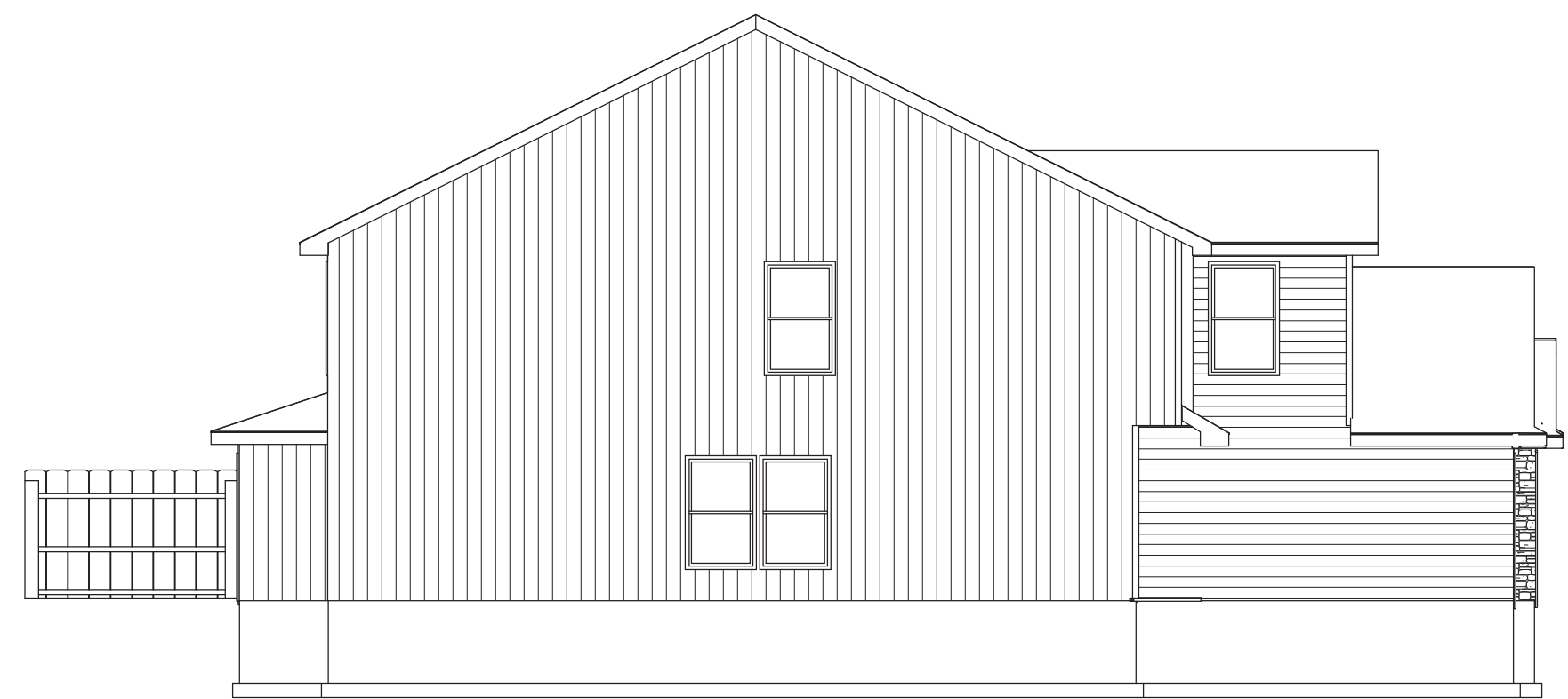
2 X 6 DF NO 2 @ 16" OC TYP.

NOTE HIPS AND VALLEYS CANNOT PENETRATE THE RATED WALL

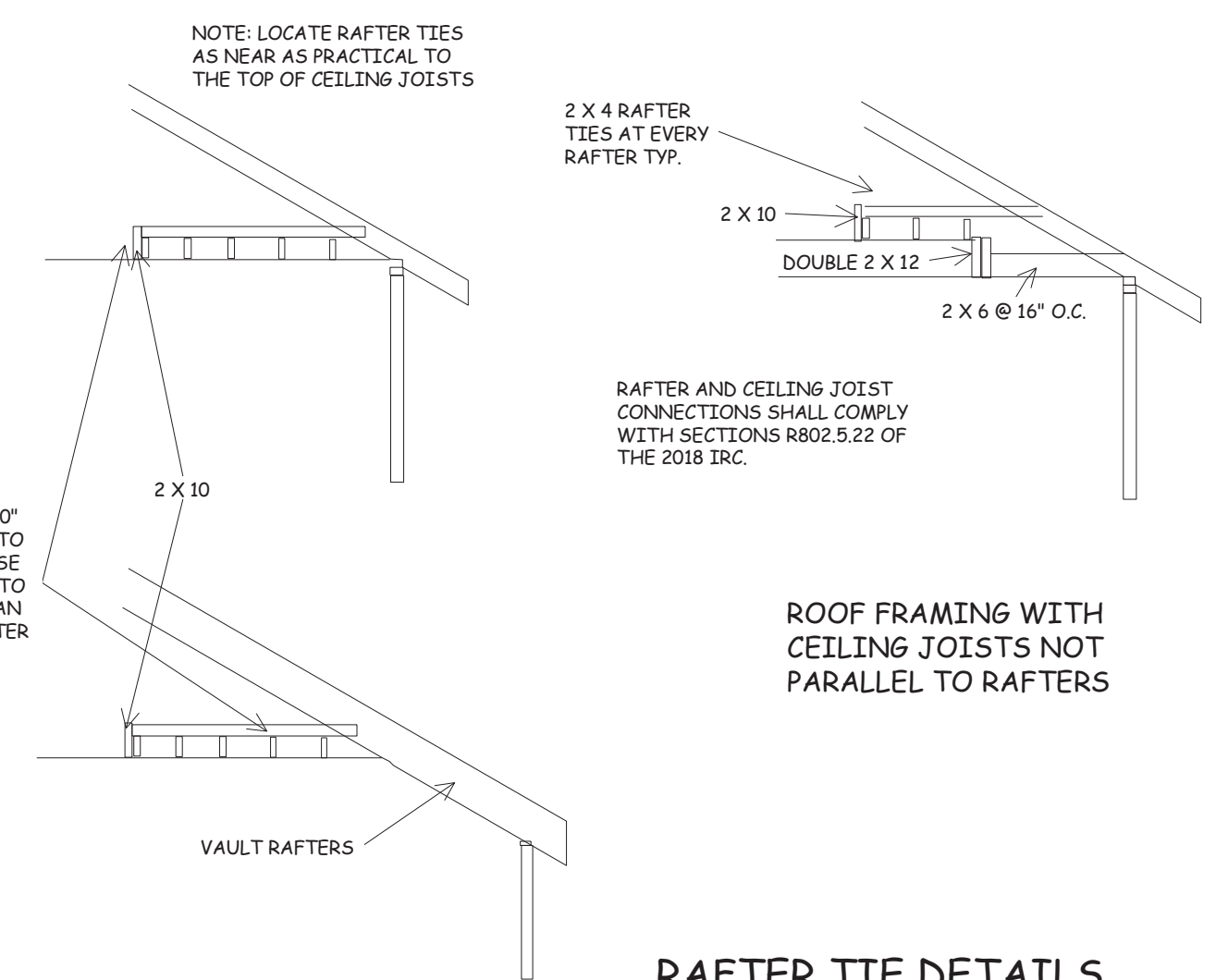
VINYL VENTED SOFFIT TYP ALL OVERHANGS

RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP. U.N.O.

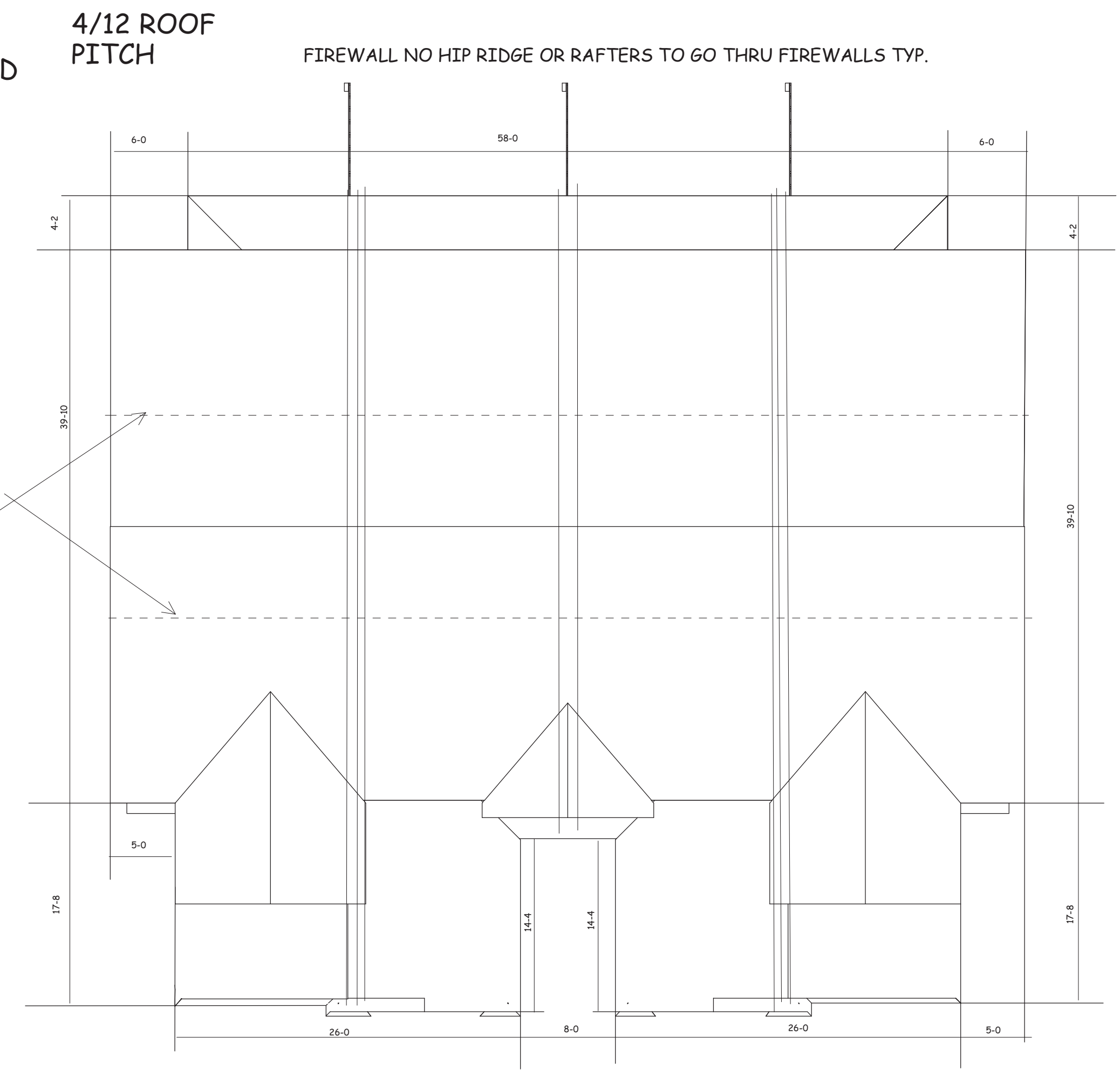
HIPS AND RIDGES 2 X 8 DF NO 2 U.N.O



LEFT EL. VINYL SIDING



RAFTER TIE DETAILS



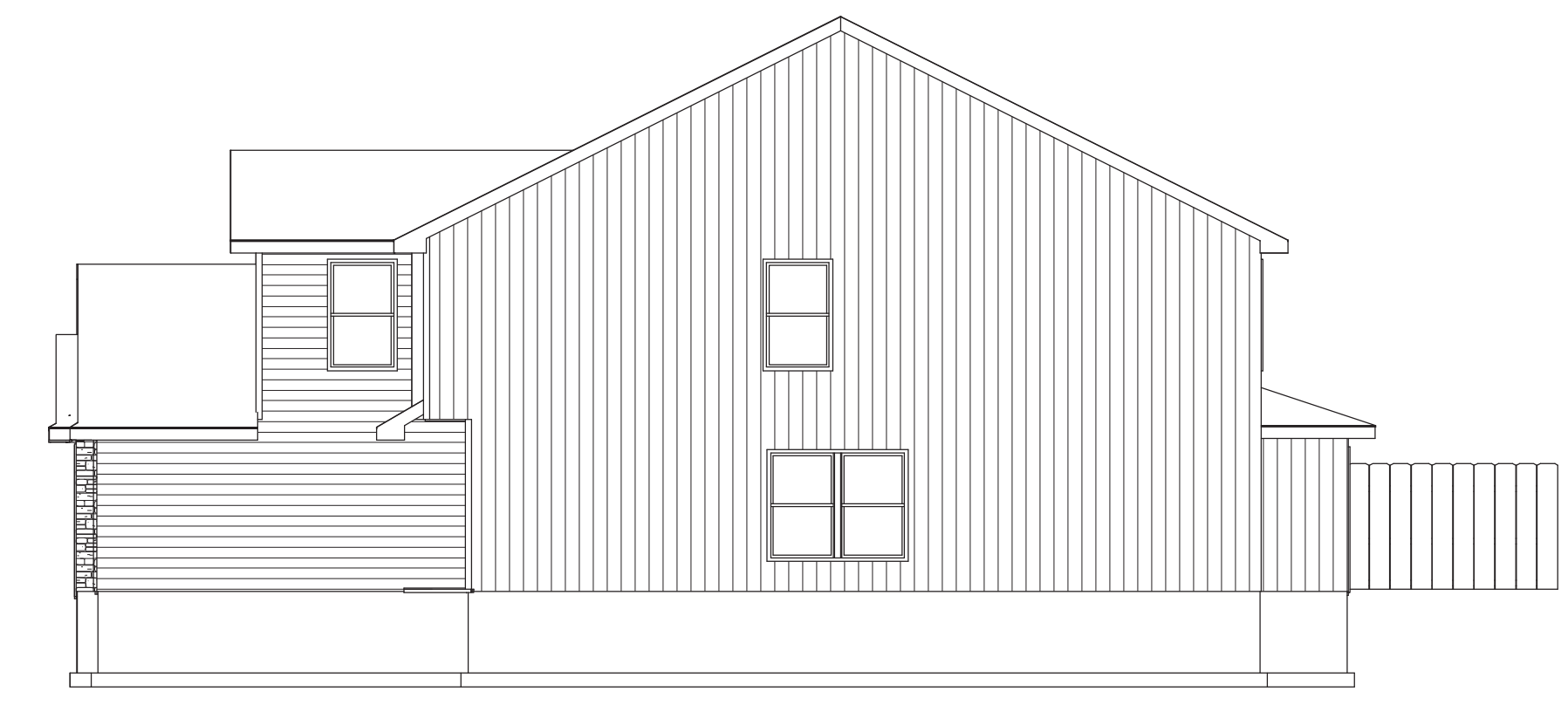
4/12 ROOF PITCH

FIREWALL NO HIP RIDGE OR RAFTERS TO GO THRU FIREWALLS TYP.

PURLINS

ROOF PLAN 1/8" = 1-0 FRONT TO BACK 6/12 SIDE TO SIDE 7/12 16" SOFFITS TYP.

NOTE 4-0 SETBACK REQUIREMENTS FROM 2 HOUR FIRE RESISTANT WALLS FOR VENTS AND PENETRATIONS ON THE PLANS



RIGHT EL. VINYL SIDING

City Plan Commission
 Approved Subject to Conditions

KANSAS CITY MISSOURI

DAVID E. MEZZGER
 PE-201800953
 David Mezger Engineering LLC
 212 NE Circle Dr.
 Kansas City, MO 64116

City Plan Commission
 Approved Subject to Conditions
 CD-CPC-2024-00187
 CD-CPC-2024-00186
 CD-CPC-2024-00185

Notary Public
 David Eugene Mezger
 Notary Public
 State of Missouri
 Commission Expires 12/31/2028

BUILD IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.

MONARCH TOWNHOMES
 KANSAS CITY MISSOURI

SCALE 1/4" = 1-0

DATE 7-19-23

PLAN NO. 4031

SHEET NO. A2