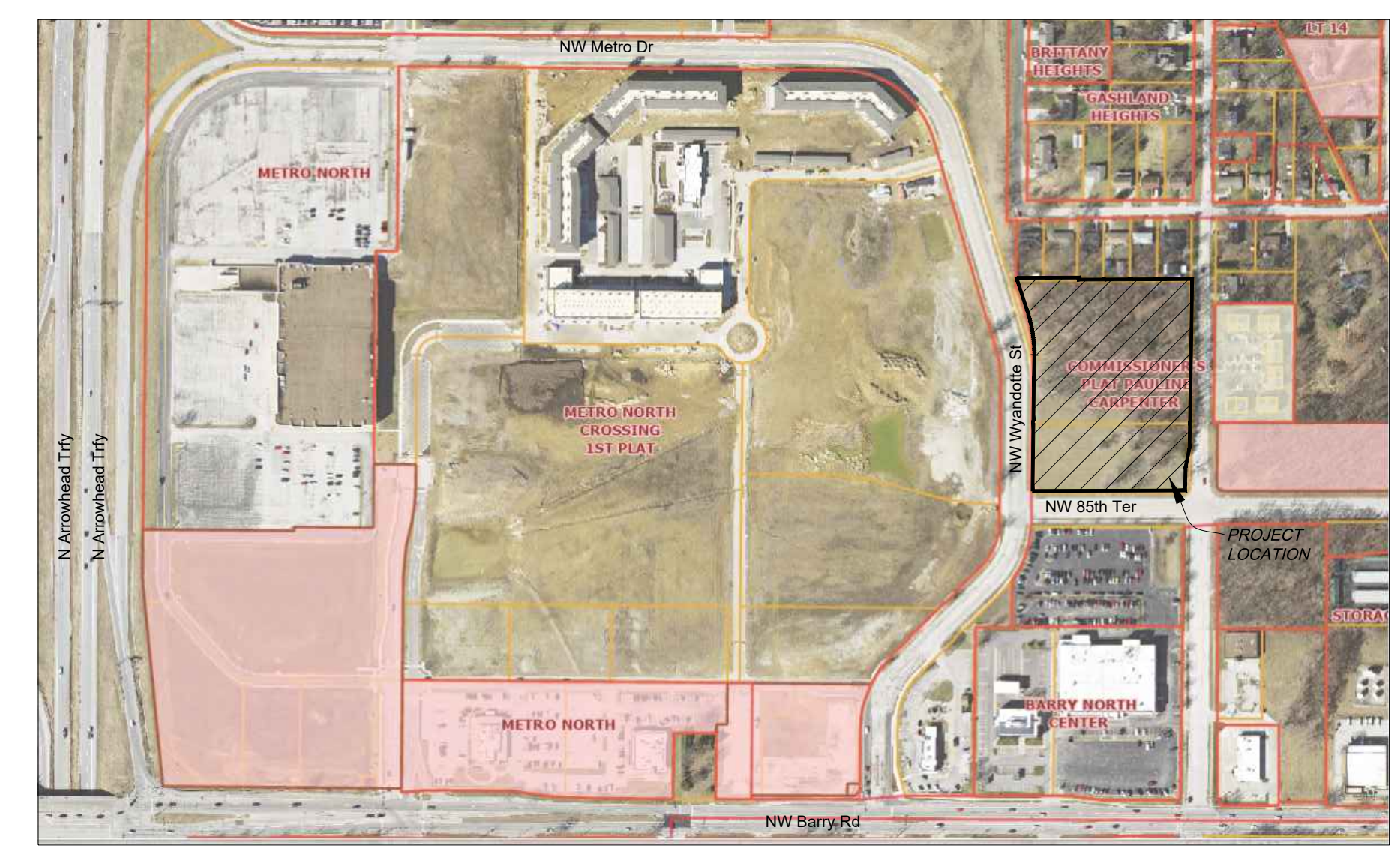
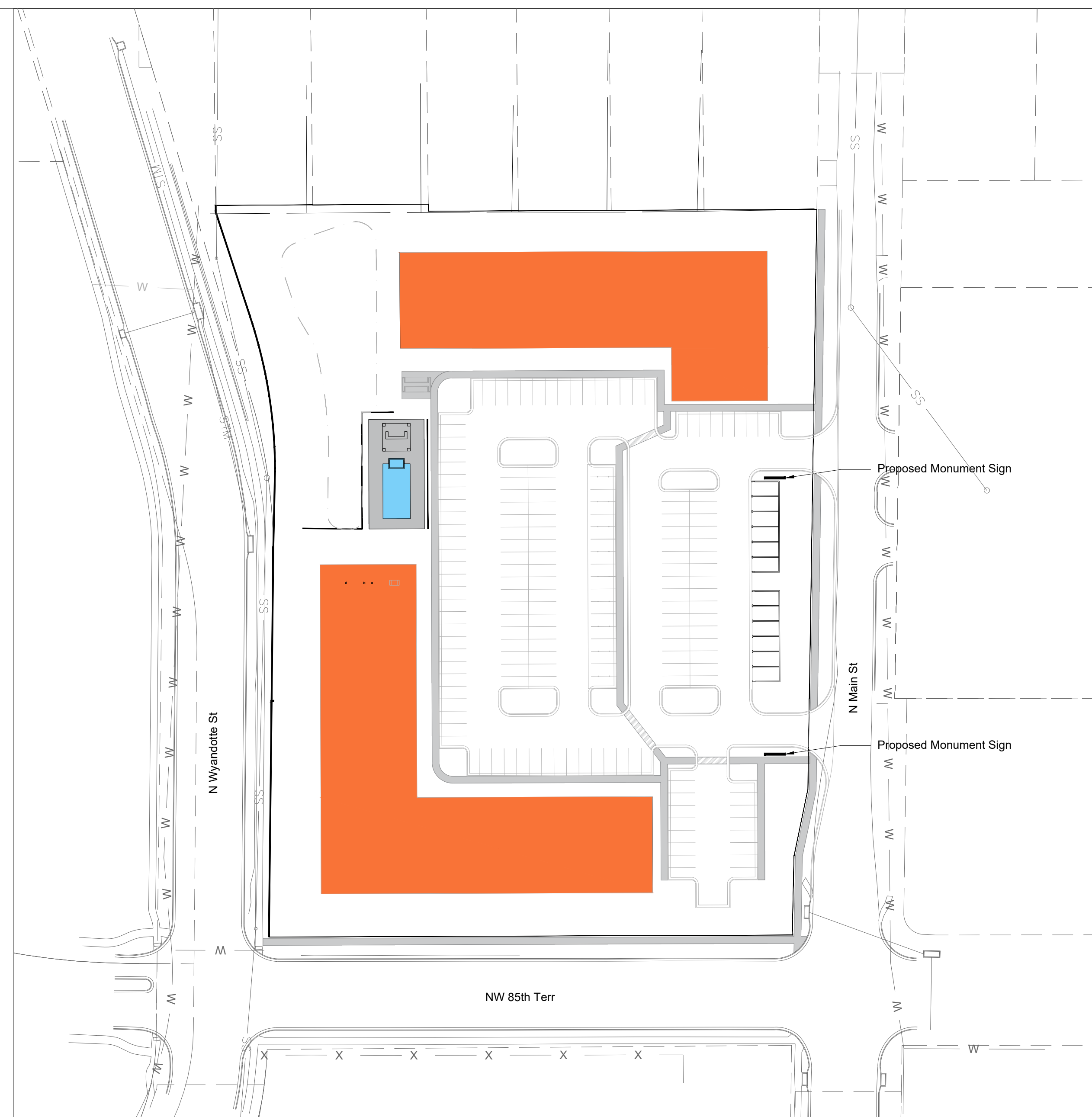
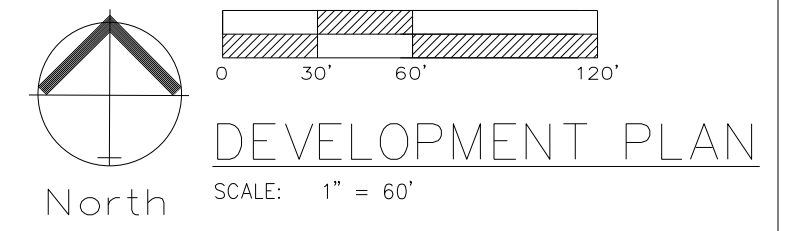


# DEVELOPMENT PLAN

## 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)
<b>TOTAL</b>	<b>1.44</b>	<b>(Payment in Lieu)</b>

**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

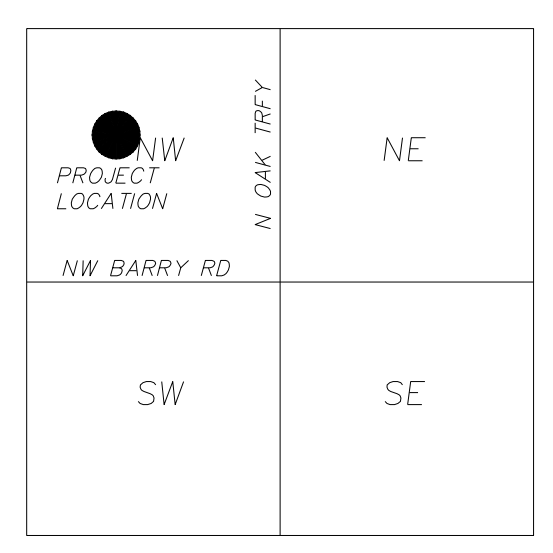
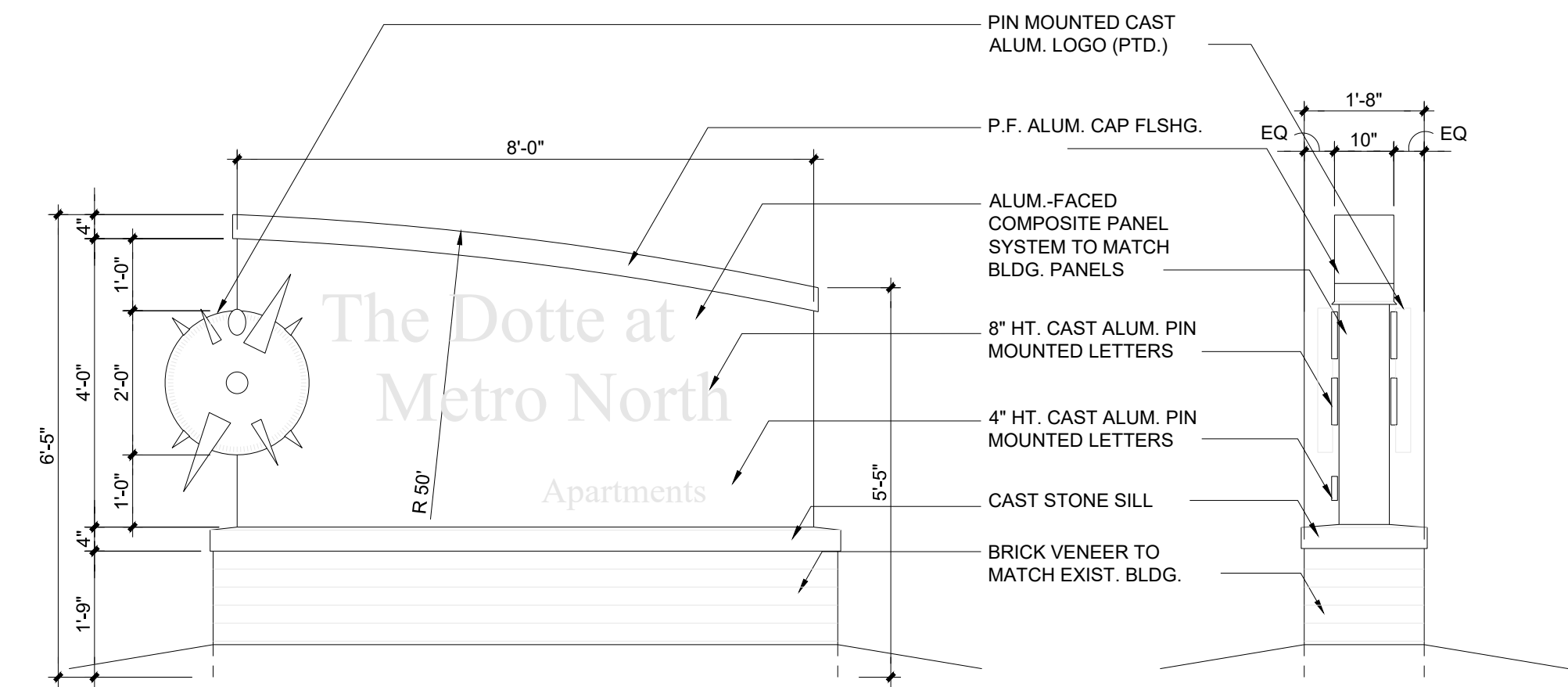
**BICYCLE PARKING**  
INSTALL THREE (3) - 6 BAY BIKE RACKS.  
**LONG TERM BICYCLE PARKING**  
Long Term Bicycle Parking will be located within each individual unit. Complies with Section 88-420-09-C.a.3

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

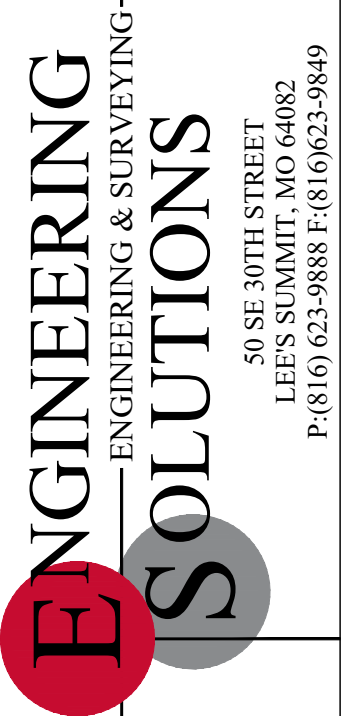
**INDEX OF SHEETS:**

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

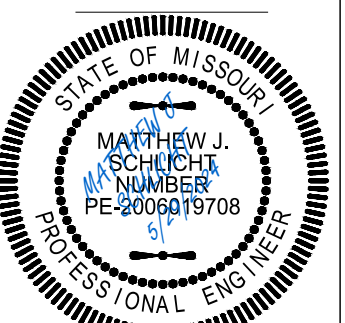


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

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

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

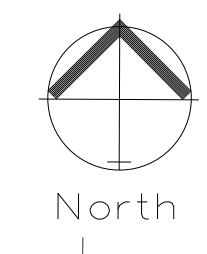
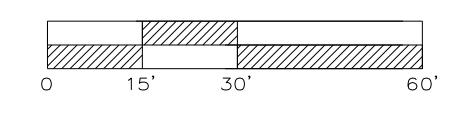
DEVELOPMENT PLAN  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri



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

REVISIONS

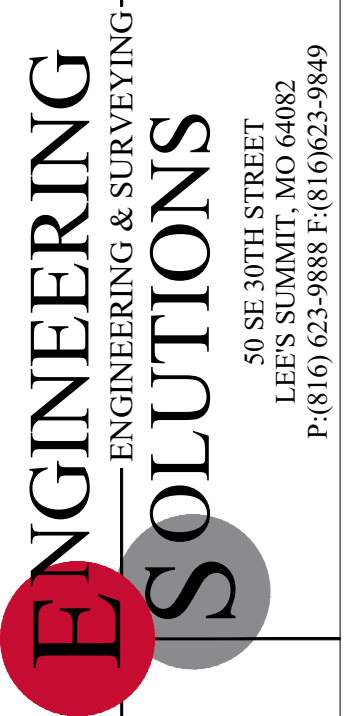
NO.	DATE	DESCRIPTION



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.

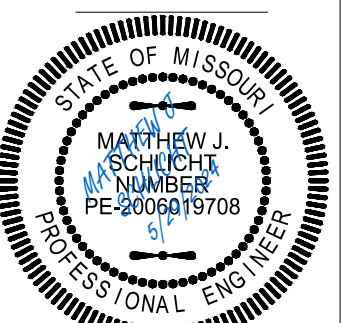


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The Dotte at Metro North  
KANSAS CITY, CLAY COUNTY, MISSOURI

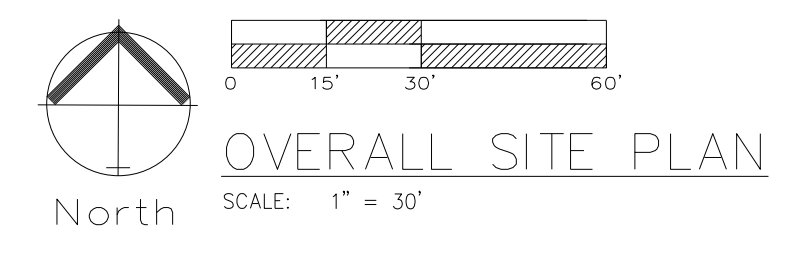
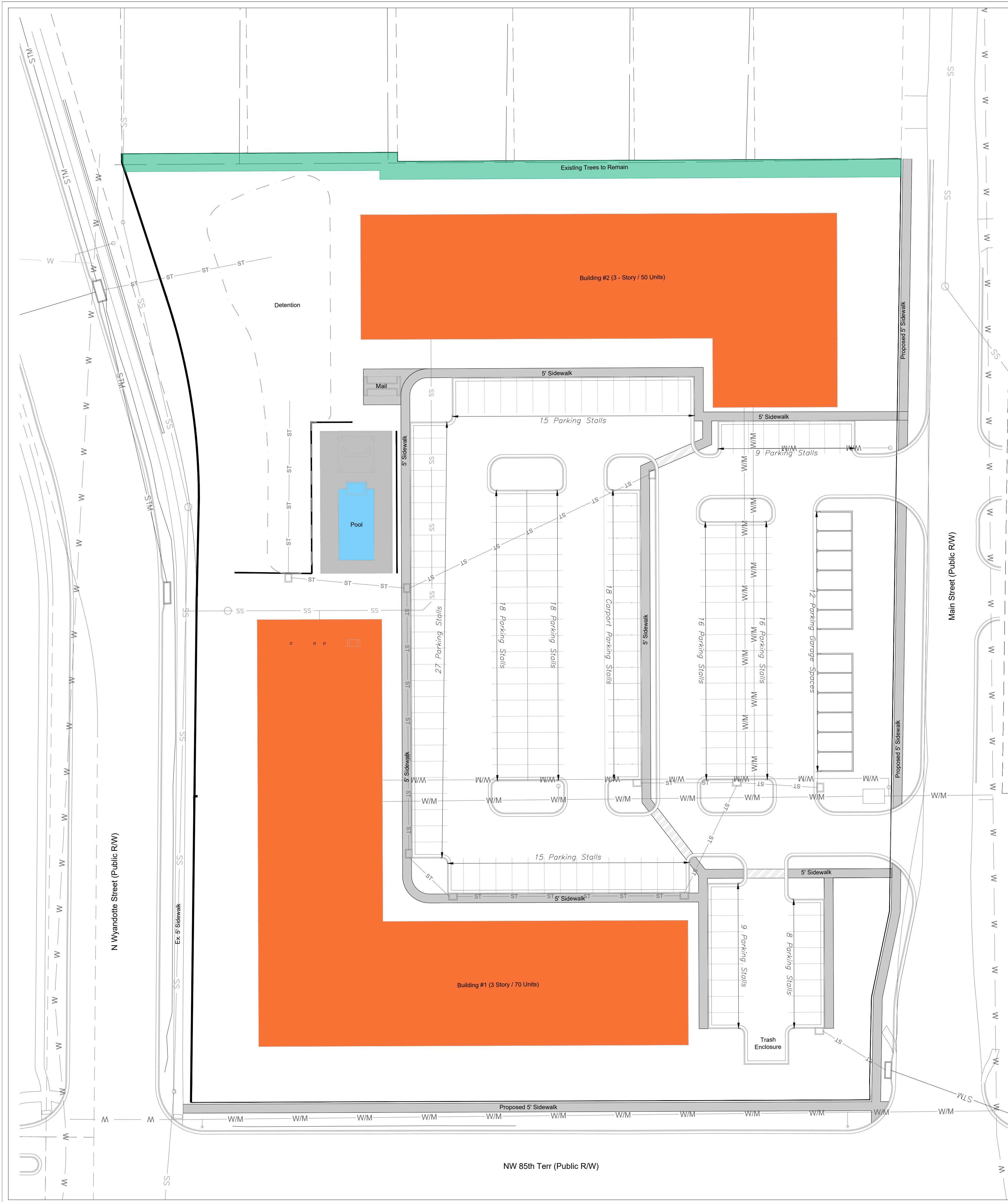
Project:  
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EXISTING CONDITIONS / TREE  
PRESERVATION PLAN  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri

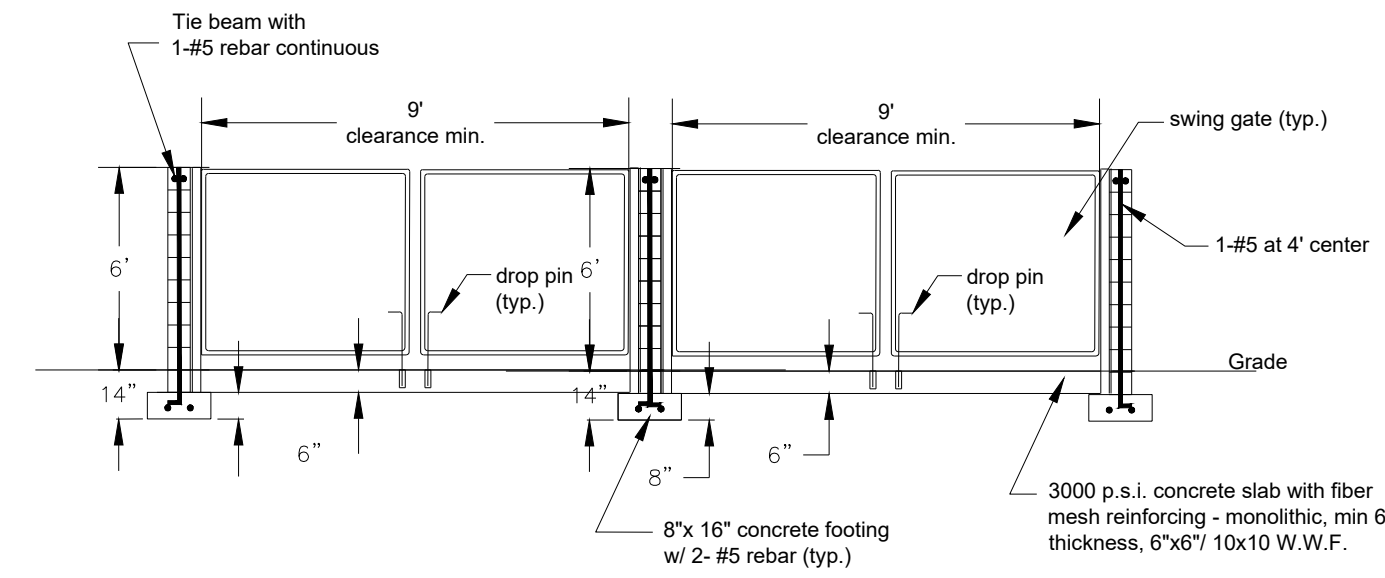


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NE PE E-14335

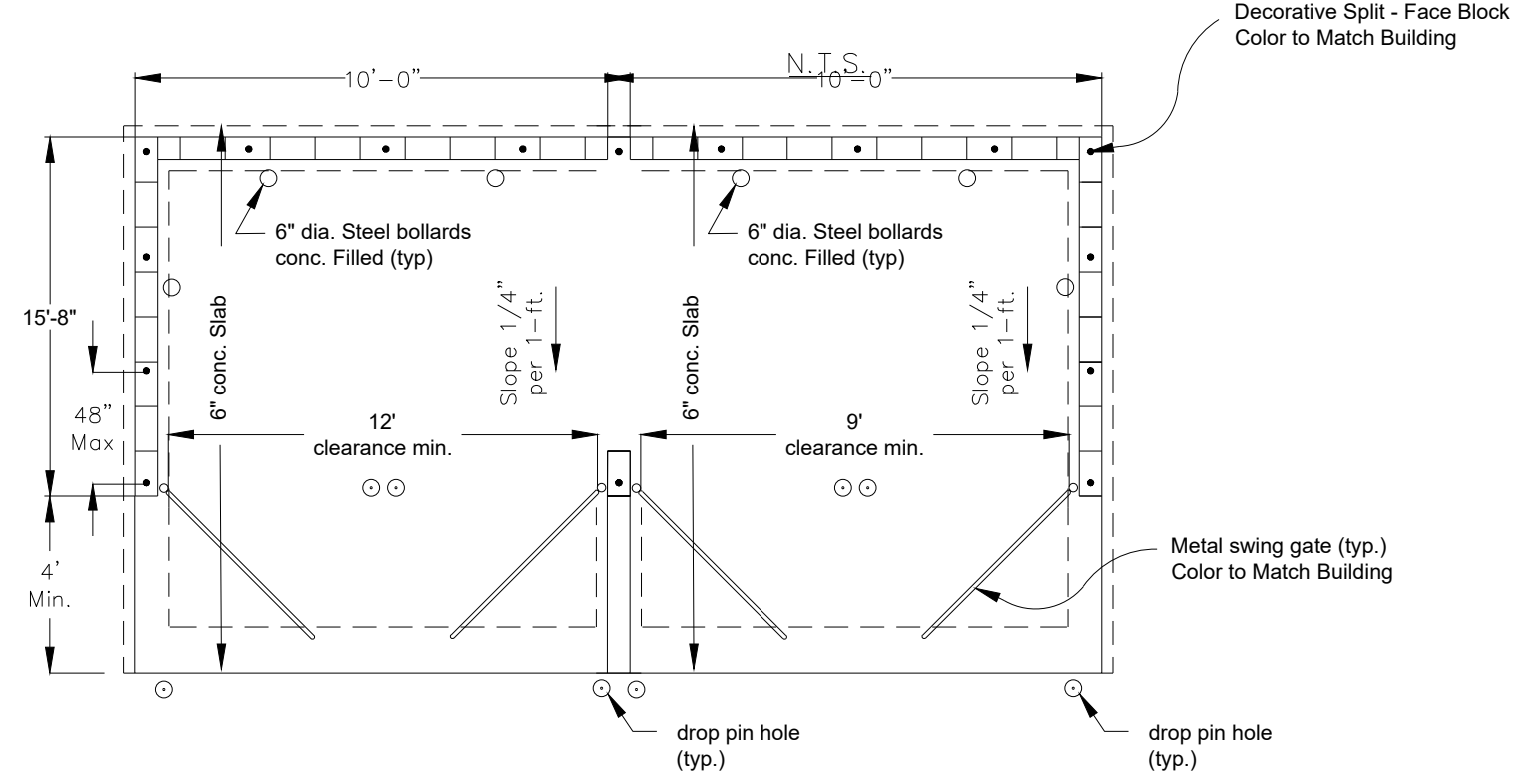
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**OVERALL SITE PLAN**



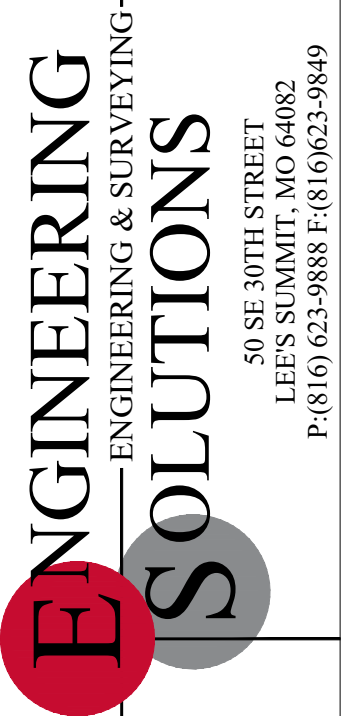
ELEVATION



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



EXTERIOR ELEVATION  
**TRASH ENCLOSURE - FRONT ELEVATION**

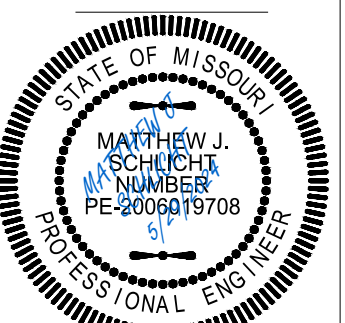


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The Dotte at Metro North  
KANSAS CITY, CLAY COUNTY, MISSOURI

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THE DOTTE AT  
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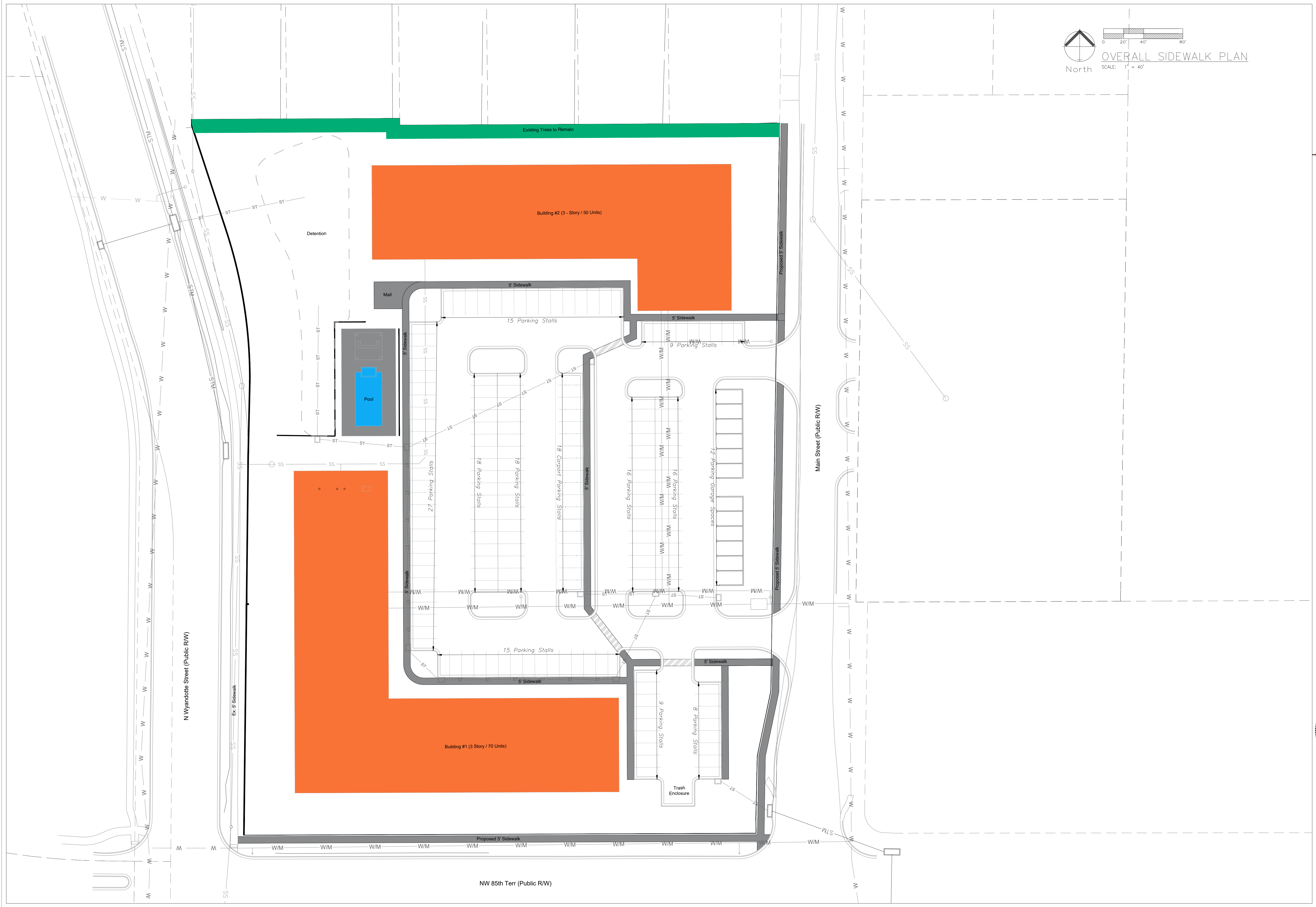
OVERALL SITE PLAN  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri



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North  
 SCALE: 1" = 40'  
 OVERALL SIDEWALK PLAN



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 Surveying LS-218  
 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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 May 17, 2024

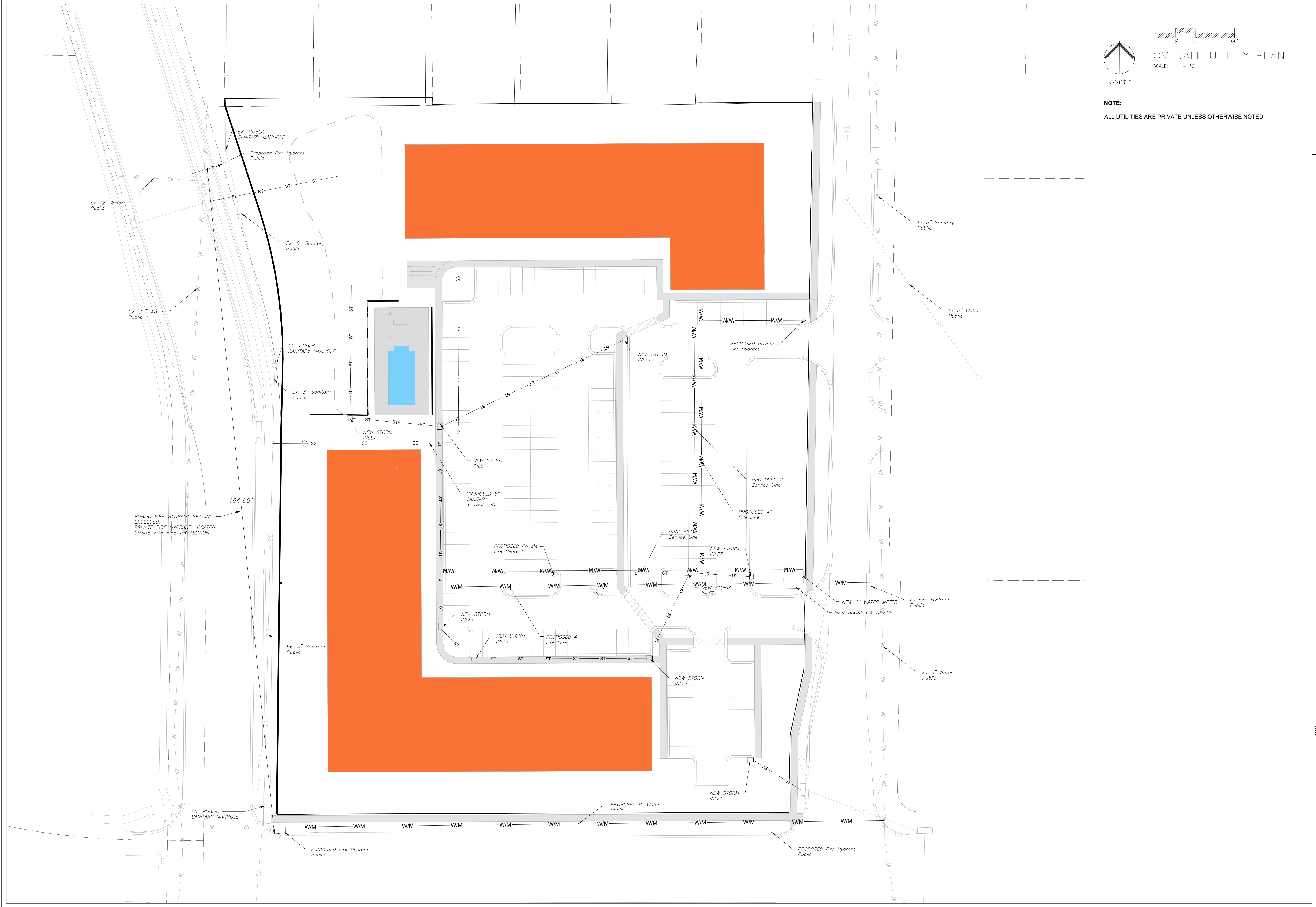
OVERALL SIDEWALK PLAN  
 Development Plan for:  
 The Dotte at Metro North  
 Kansas City, Clay County, Missouri

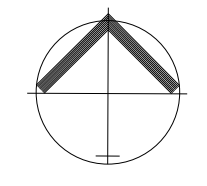
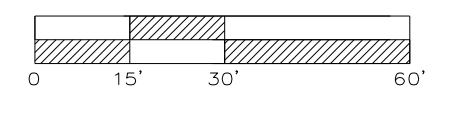


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 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

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 North
   

  
**OVERALL UTILITY PLAN**
  
 SCALE: 1" = 30'

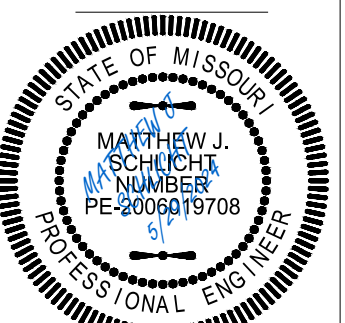
**NOTE:**
  
 ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

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

Professional Registration
   
 Missouri
   
 Engineering 2005002186-D
   
 Surveying 2005008319-D
   
 Kansas
   
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 Surveying LS-218
   
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 Nebraska
   
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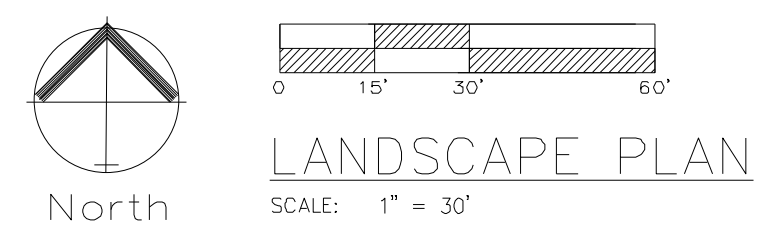
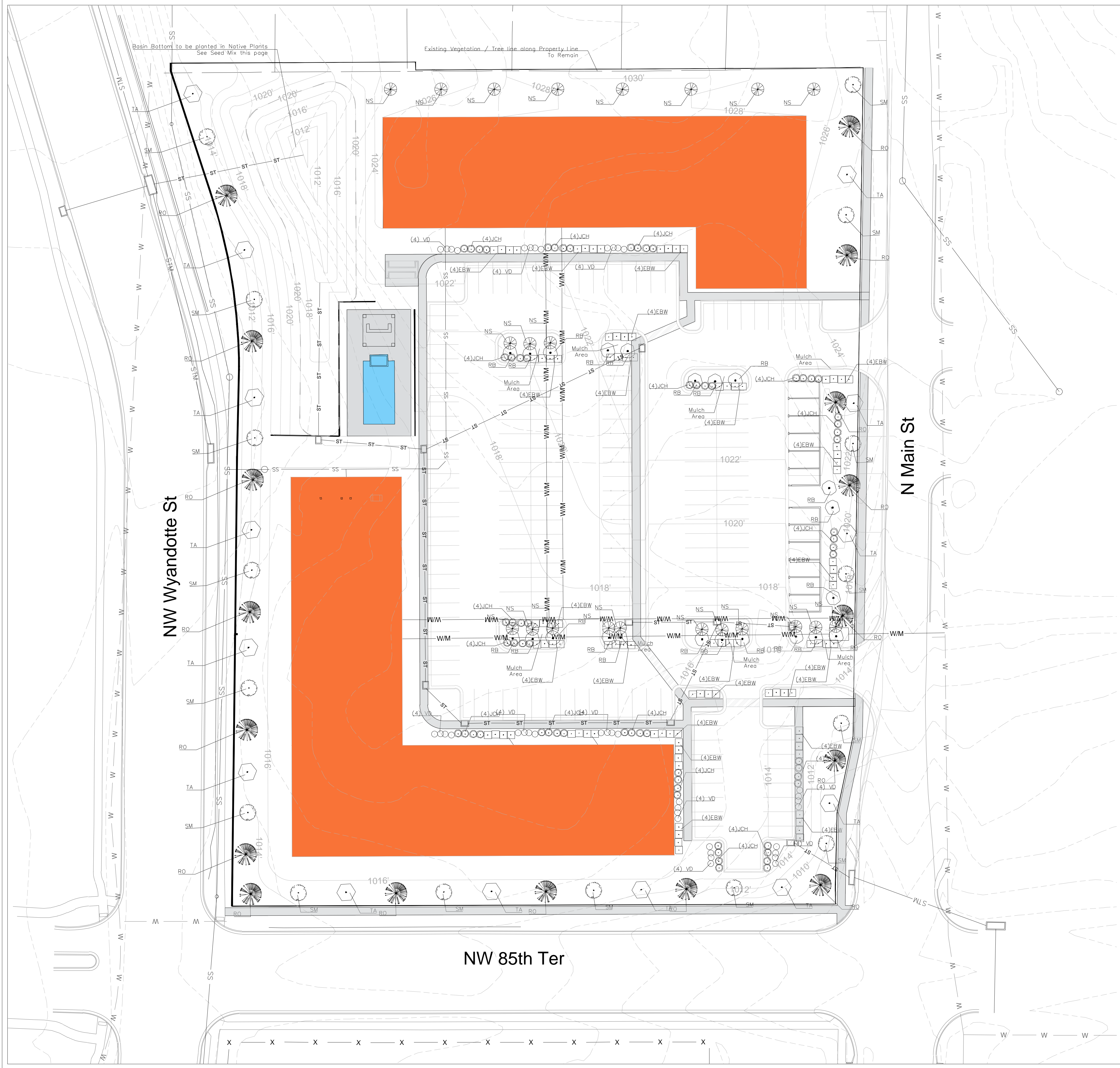
Project:
   
**THE DOTTE AT METRO NORTH**
  
 Issue Date:
   
 May 17, 2024

Overall Utility Plan
   
 Development Plan for:
   
**The Dotte at Metro North**
  
 Kansas City, Clay County, Missouri



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 KS PE 19071
   
 OK PE 25226
   
 NE PE E-14335

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**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

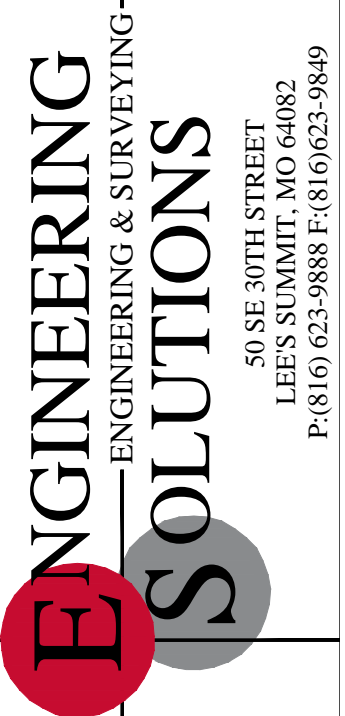
12 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07.

**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  
 Surveying LS-218  
 Oklahoma  
 Engineering 6264  
 Nebraska  
 Engineering CA2821

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

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

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  
 NE PE E-14335

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