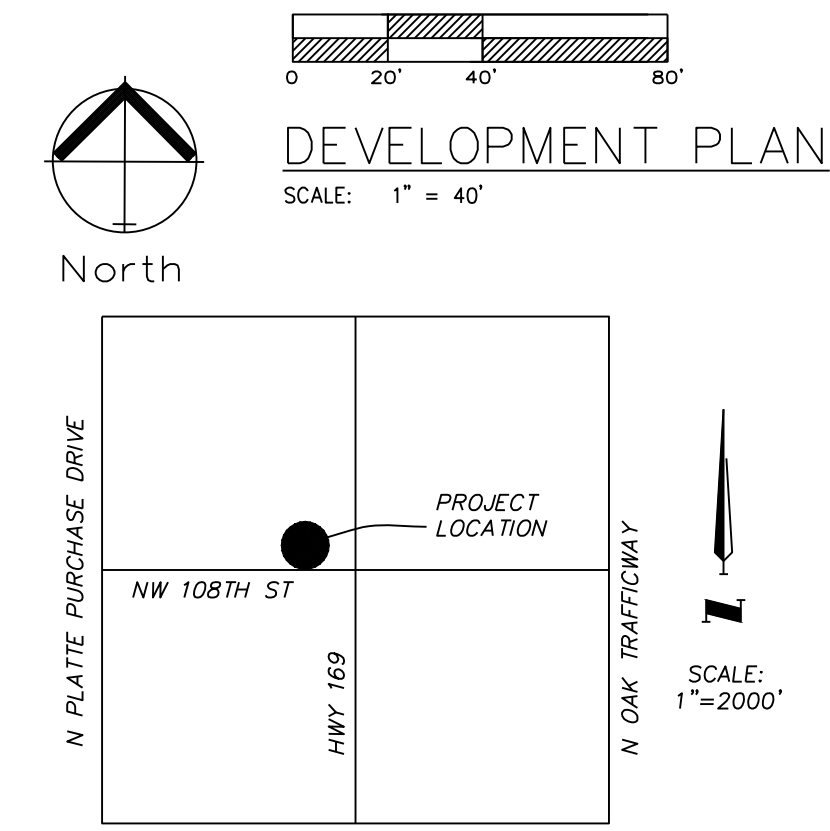
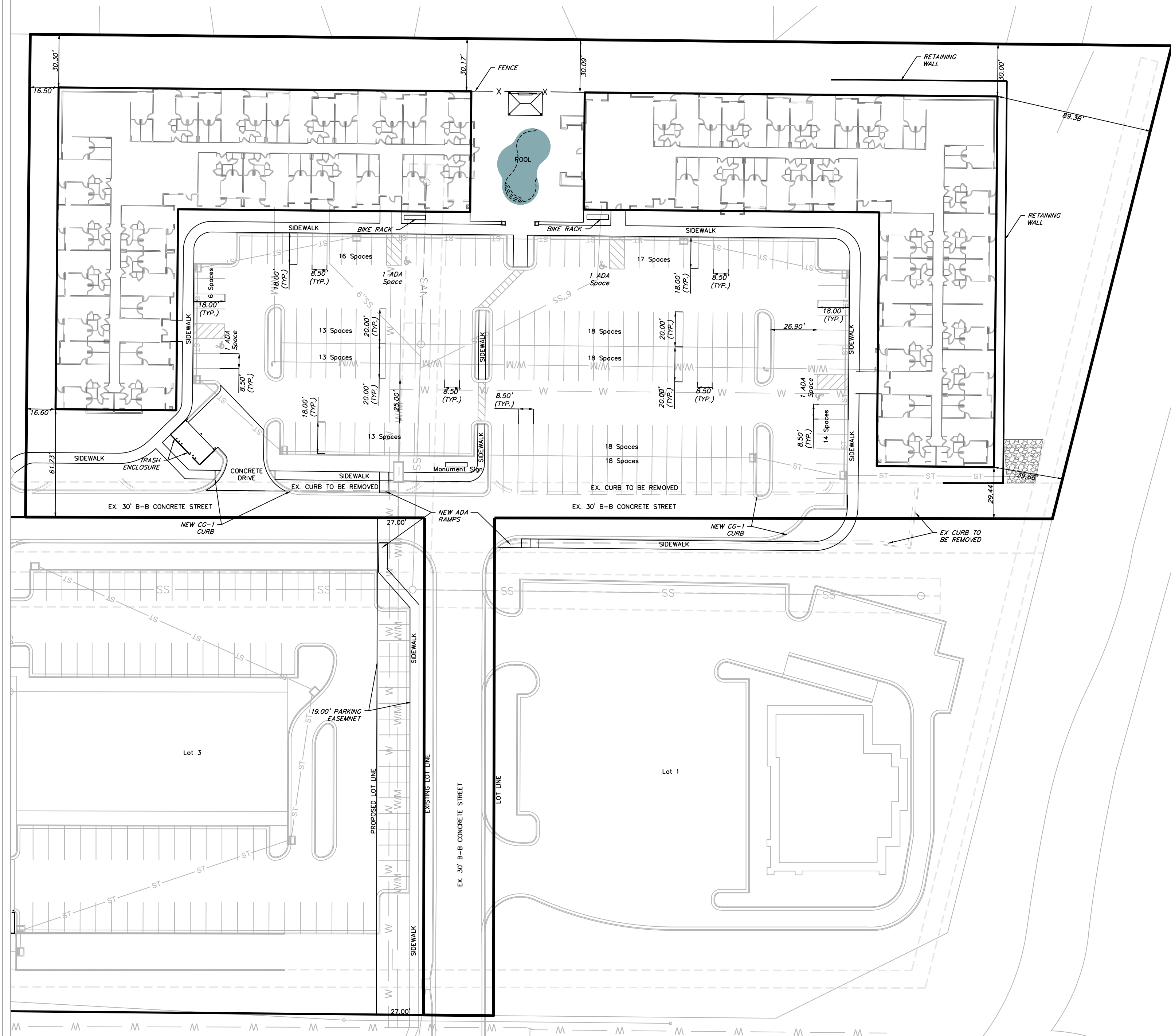


DEVELOPMENT PLAN BRISTOL SOUTH APARTMENTS B2-2 City Kansas City, Clay County, Missouri



VICINITY MAP
SEC. 26 & 27-52-33

OWNER:
BRISTOL SOUTH INVESTMENTS LLC
CONTACT NAME: BRIAN MERTZ
EMAIL: BMERTZ@BSC.RR.COM
PHONE: 816.616.9016
ADDRESS: 7607 NW JOHN ANDERS RD.
KANSAS CITY, MO 64152

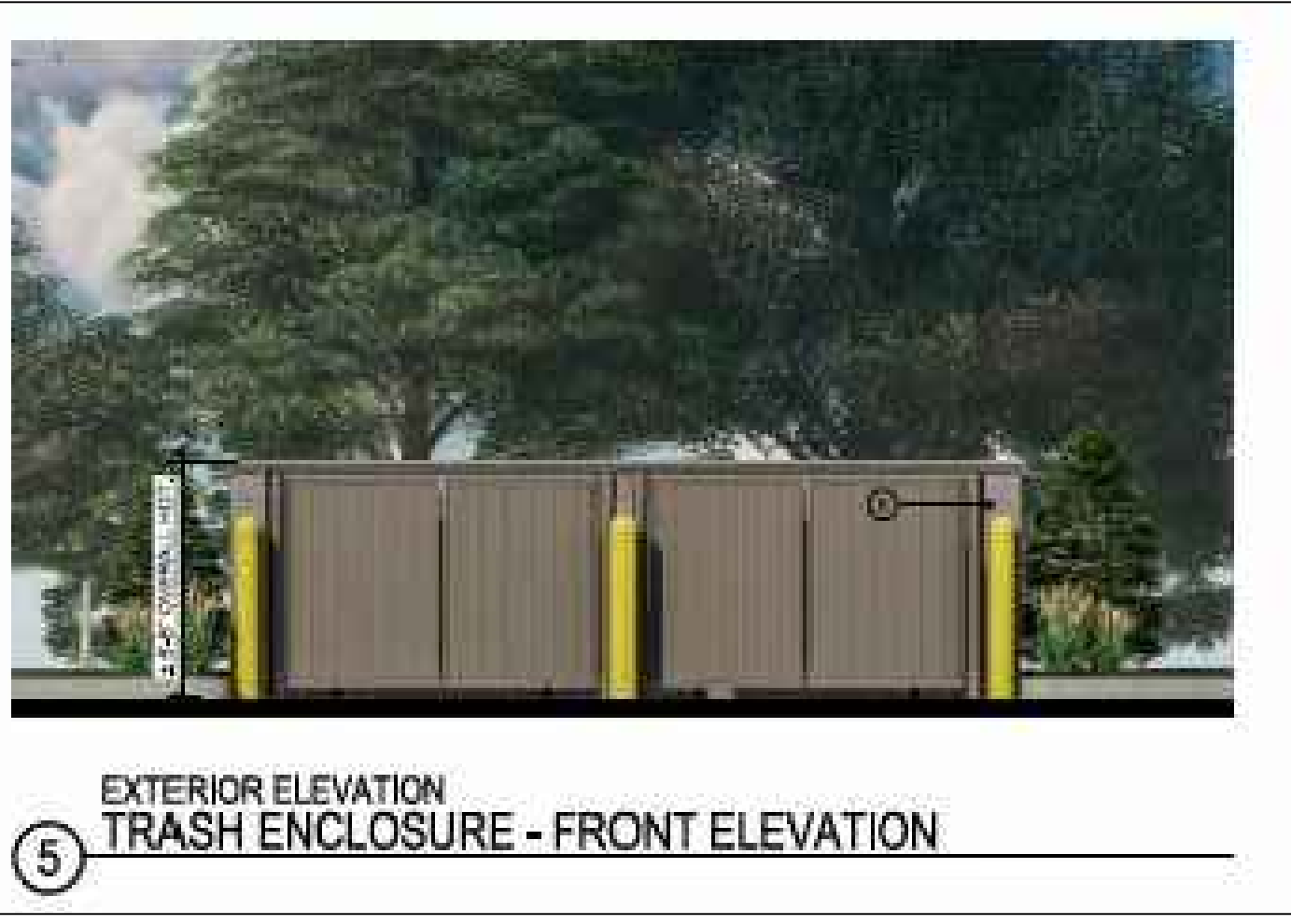
CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlich@es-cc.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

LONG TERM BICYCLE PARKING
Long Term Bicycle Parking will be located within each individual unit

PARKLAND DEDICATION
Park Land Dedication will be provided with a fee in lieu of. Pool will be private open space and the remainder will be satisfied with fee in lieu of.

- INDEX OF SHEETS:**
- 1 ~ DEVELOPMENT PLAN
 - 2 ~ EXISTING CONDITIONS
 - 3 ~ GRADING PLAN
 - 4 ~ LANDSCAPE PLAN
 - A.1 ~ EXTERIOR ELEVATIONS
 - A.2 ~ EXTERIOR ELEVATIONS

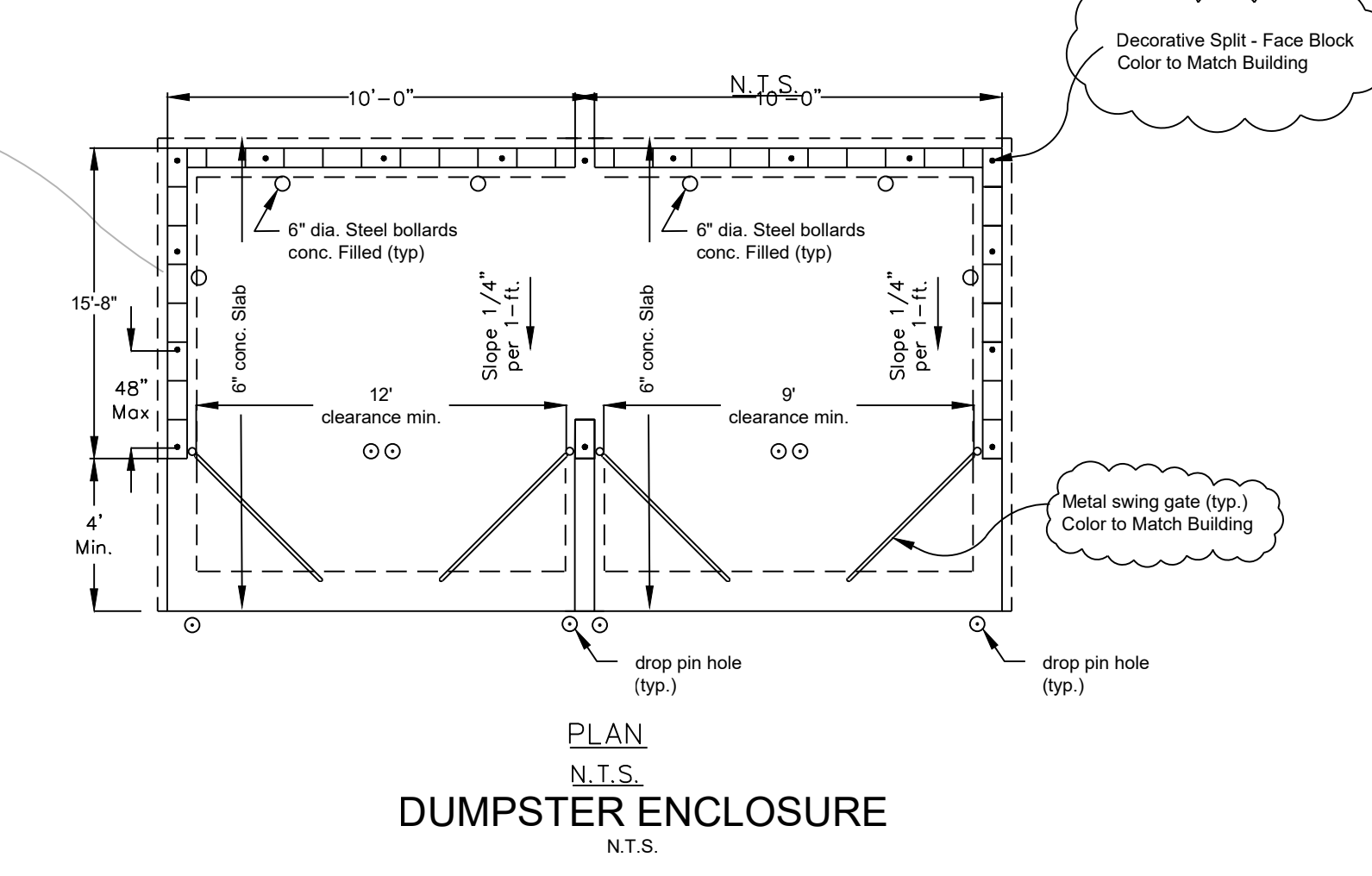
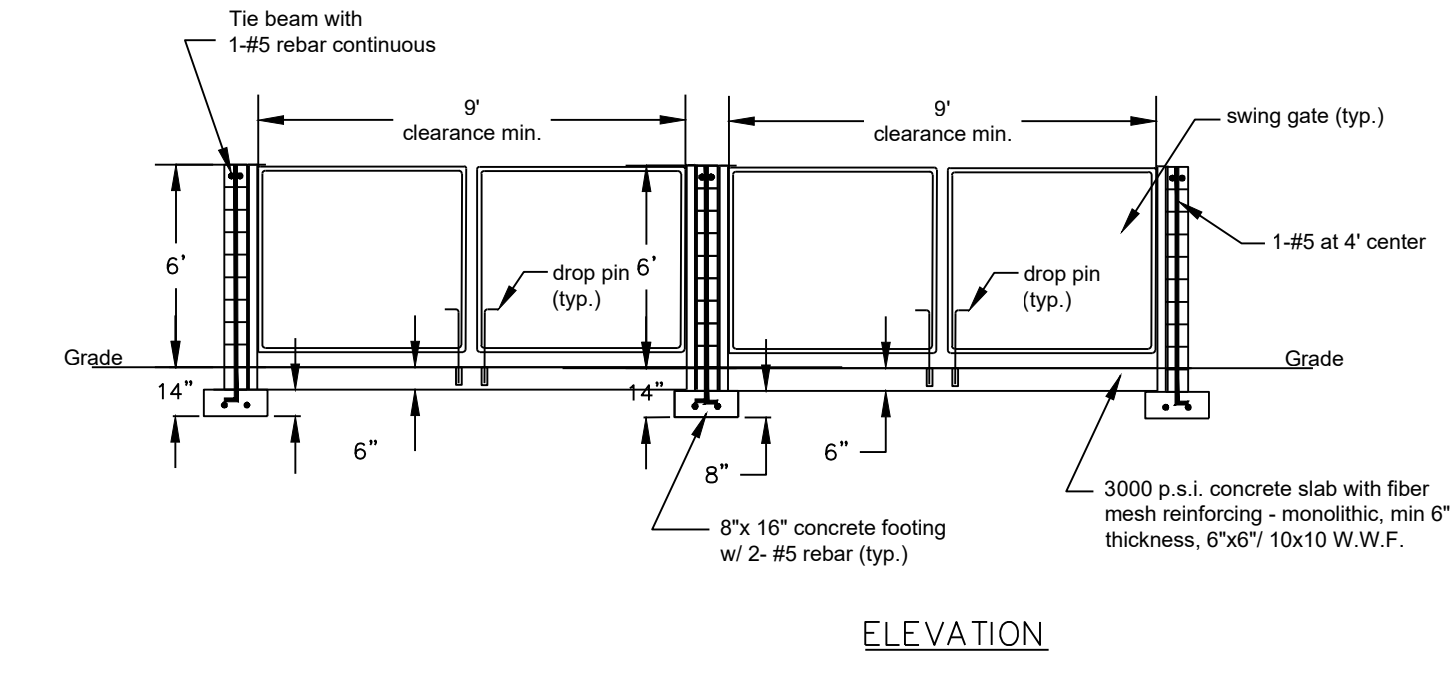
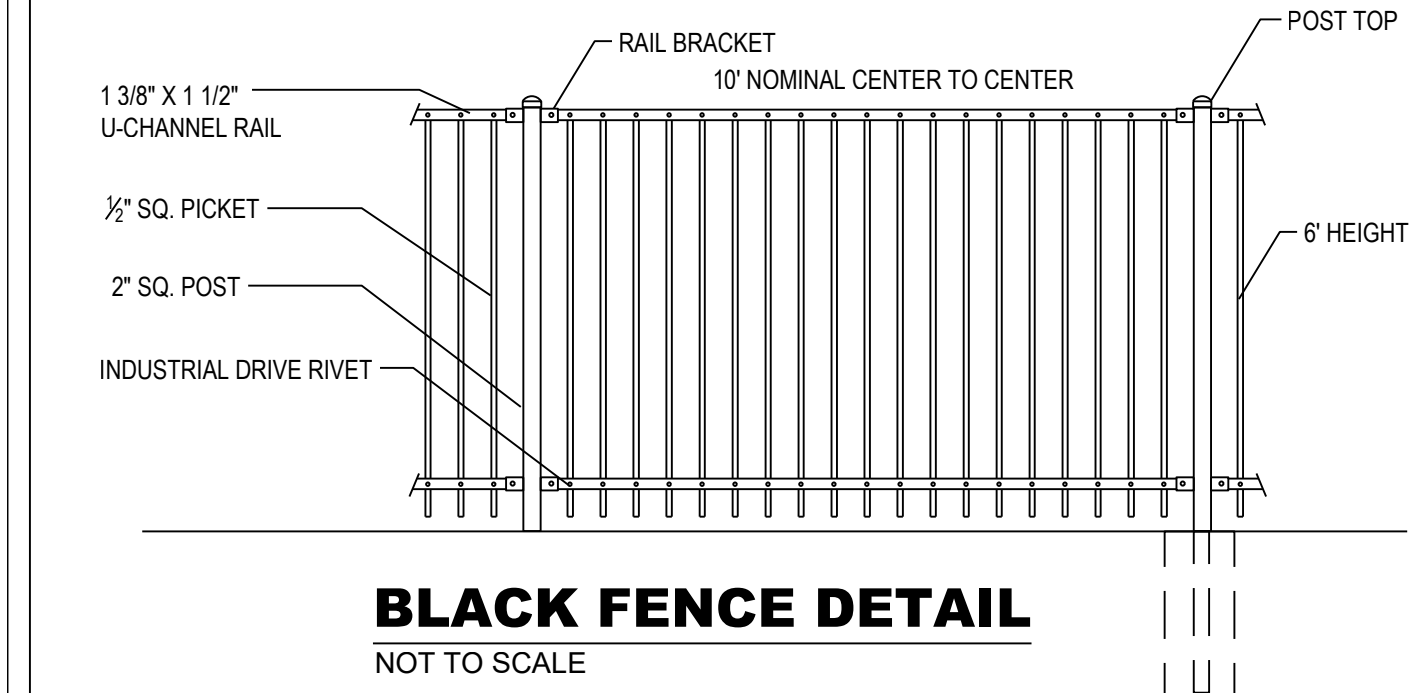
LEGAL DESCRIPTION
LOT 2 BRISTOL 2ND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.



EXTERIOR ELEVATION TRASH ENCLOSURE - FRONT ELEVATION

CALL 2 WORKING DAYS BEFORE YOU DIG - DRILL - BLAST (TOLL FREE)
1-800-344-7483
MISSOURI ONE CALL SYSTEM, INC.

Development Summary Table			
a	Zoning		
	Existing		B2-2
	Proposed		B2-2
b	Total Land Area		
	Existing	4,156	Acres
c	Right-of-Way		
	Existing	0	Acres
	Proposed	0	Acres
d	Net Land Area		
	Existing	4,156	Acres
	Proposed	4,156	Acres
	Proposed	181020	SF
e	Proposed Uses		
f	Structure Height & Number of Floors		
	Number of floors	3	stories
	Height Above Grade	42	feet
g	Gross Floor Area & Number of Units		
	West Building Footprint	24219	SF
	West Gross Area per Building	72657	SF
	West Units per Building	54	EA
	Number of Buildings	1	EA
	East Building Footprint	25462	SF
	East Gross Area per Building	76386	SF
	East Units per Building	58	EA
	Number of Buildings	1	EA
	Total Units	112	
h	Building Coverage & Floor Area Ratio		
	Coverage (Total Footprint Area)	49681	SF
	FAR (Gross Area/Net Land Area)	0.290	FAR
i	Density		
	Nets Density (Units/ Net Land Area)	43.19	Units per Acre
k	Vehicle Parking		
	Ratio Required	1 stall per unit	
	Stalls Required	112	Stalls
	Stalls Provided	168	Stalls
l	Bike Parking		
	Short Term Ratio Required	10% of Veh. Parking=	
	Spaces Provided	17	Spaces
m	Timeline		
	Estimated Start Date:	FALL	2022
	Estimated Completion Date:	SPRING	2024
n	Deviation Requests		
			NONE



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

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 S254
Nebraska
Engineering CA2821

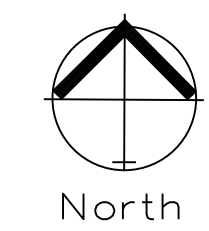
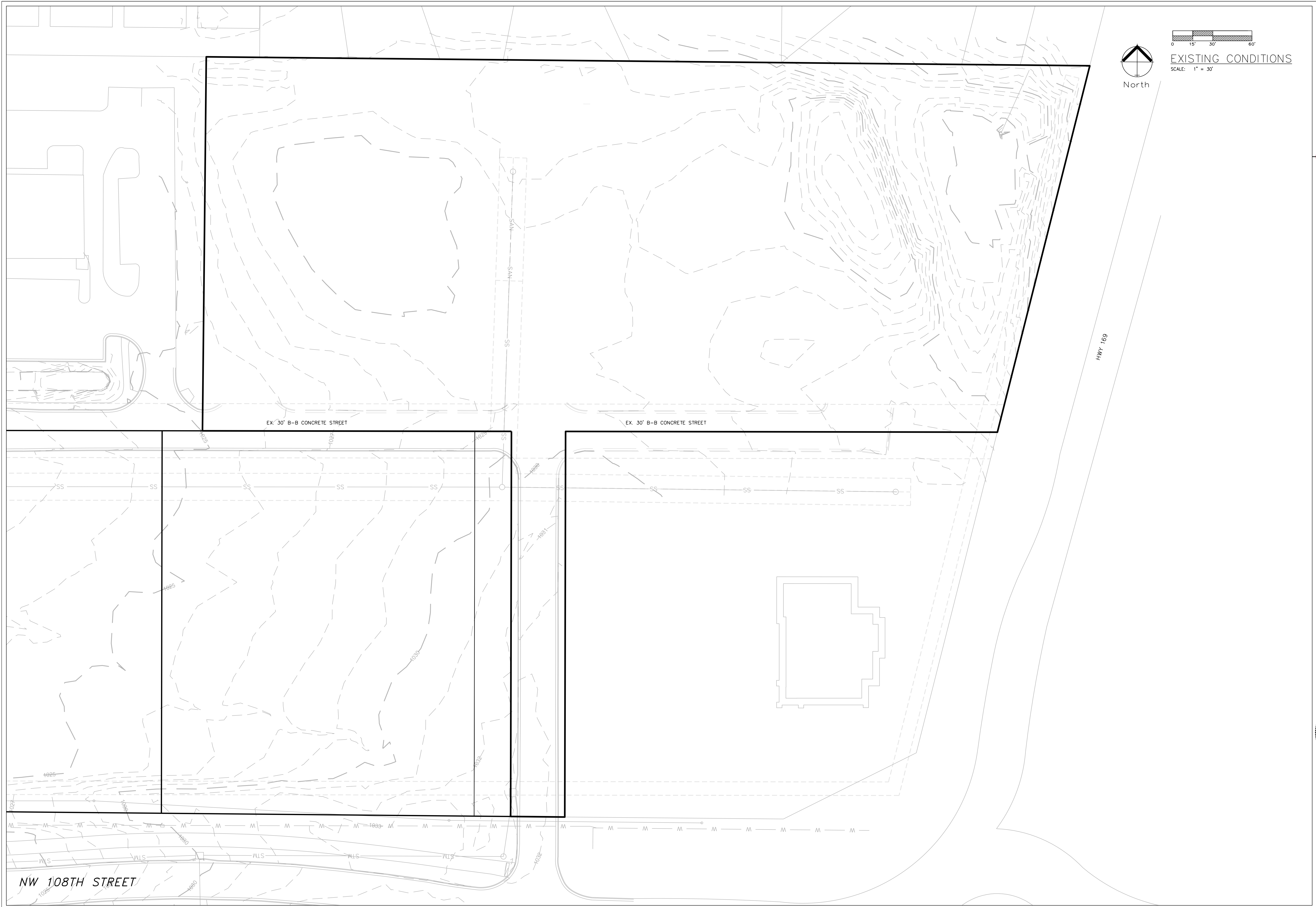
Project: BRISTOL SOUTH APARTMENTS
Issue Date: August 11, 2022

DEVELOPMENT PLAN
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri

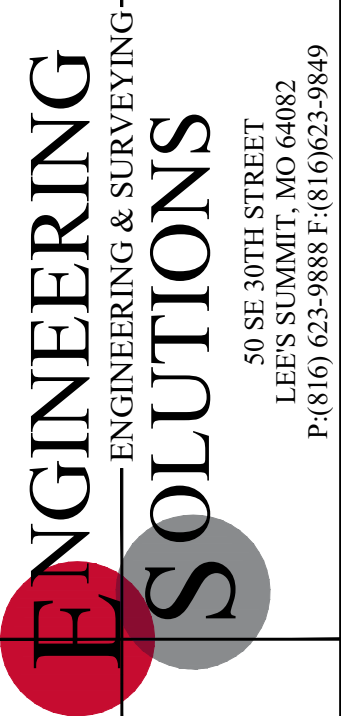
STATE OF MISSOURI
MATTHEW J. SCHLICHT
PROFESSIONAL ENGINEER
NO. 0000019700
PE-2006019700
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

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City Comment 9-16-22

1



EXISTING CONDITIONS
SCALE: 1" = 30'

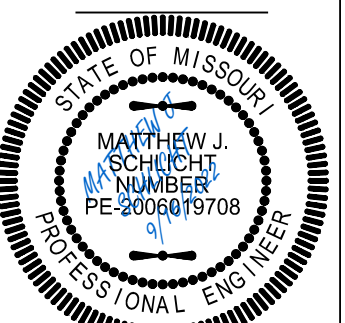


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Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
Kansas City, Clay County, Missouri

Project: BRISTOL SOUTH
KCMO
Issue Date: August 11, 2022

EXISTING CONDITIONS
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri

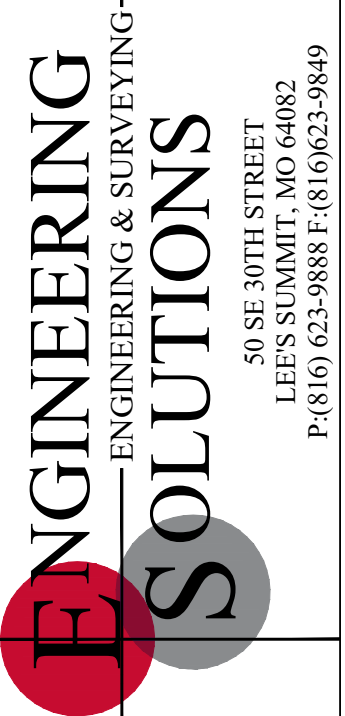


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
City Comment 9-16-22



UTILITY PLAN
SCALE: 1" = 30'

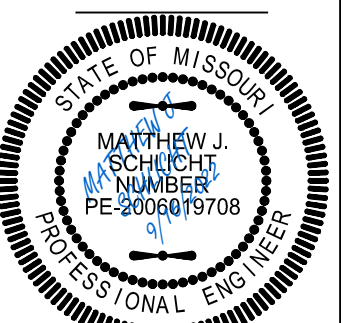


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Surveying 2005008319-D
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Surveying LS-218
Oklahoma
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Nebraska
Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
Kansas City, Clay County, Missouri

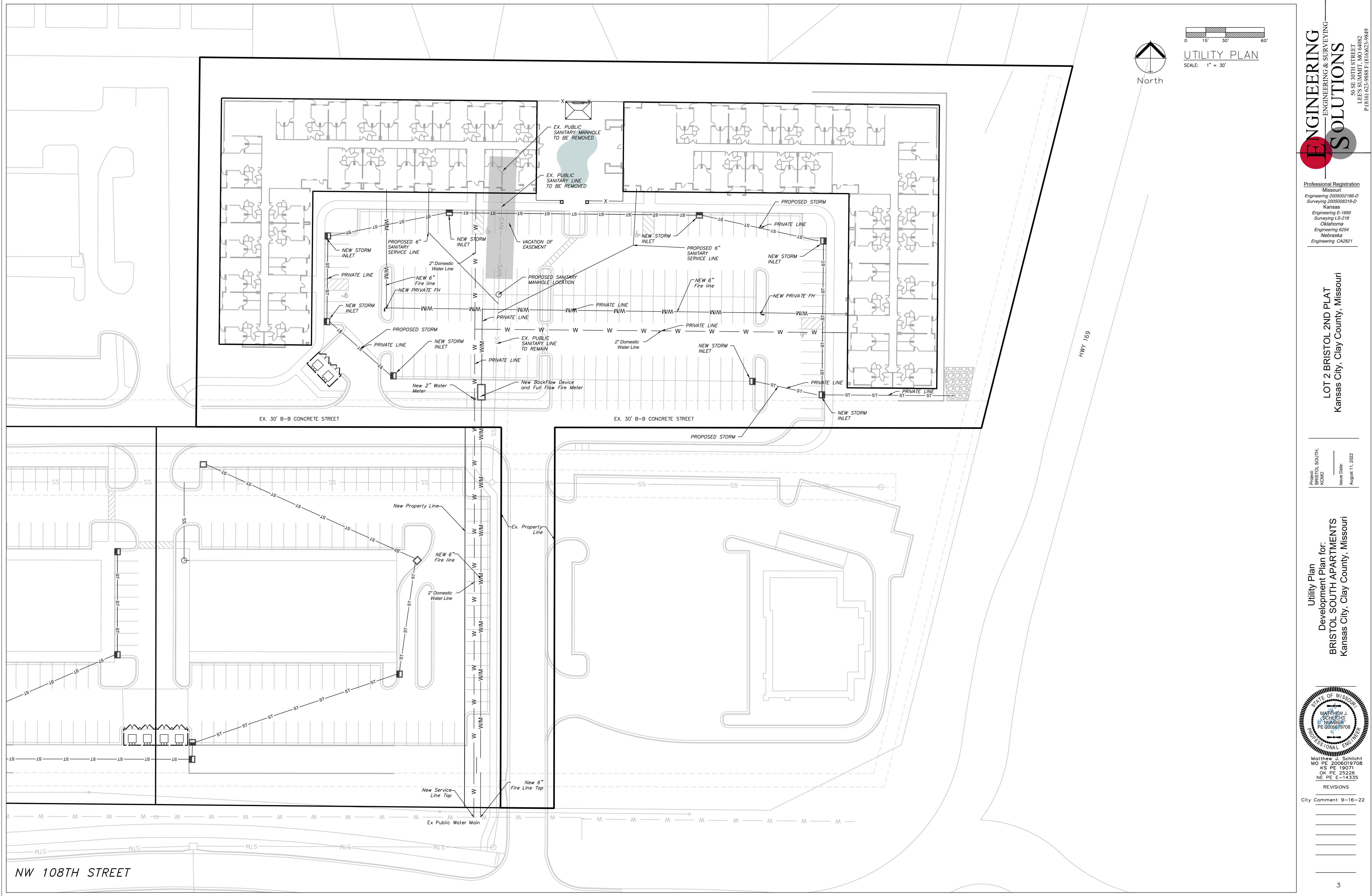
Project: SOUTH
KCMO
Issue Date:
August 11, 2022

Utility Plan
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri



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

REVISIONS
City Comment 9-16-22



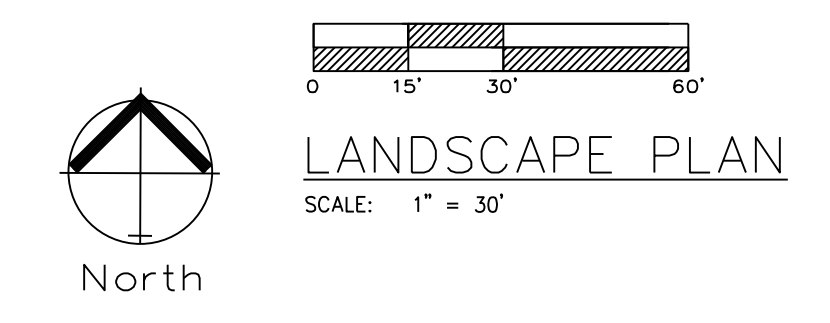
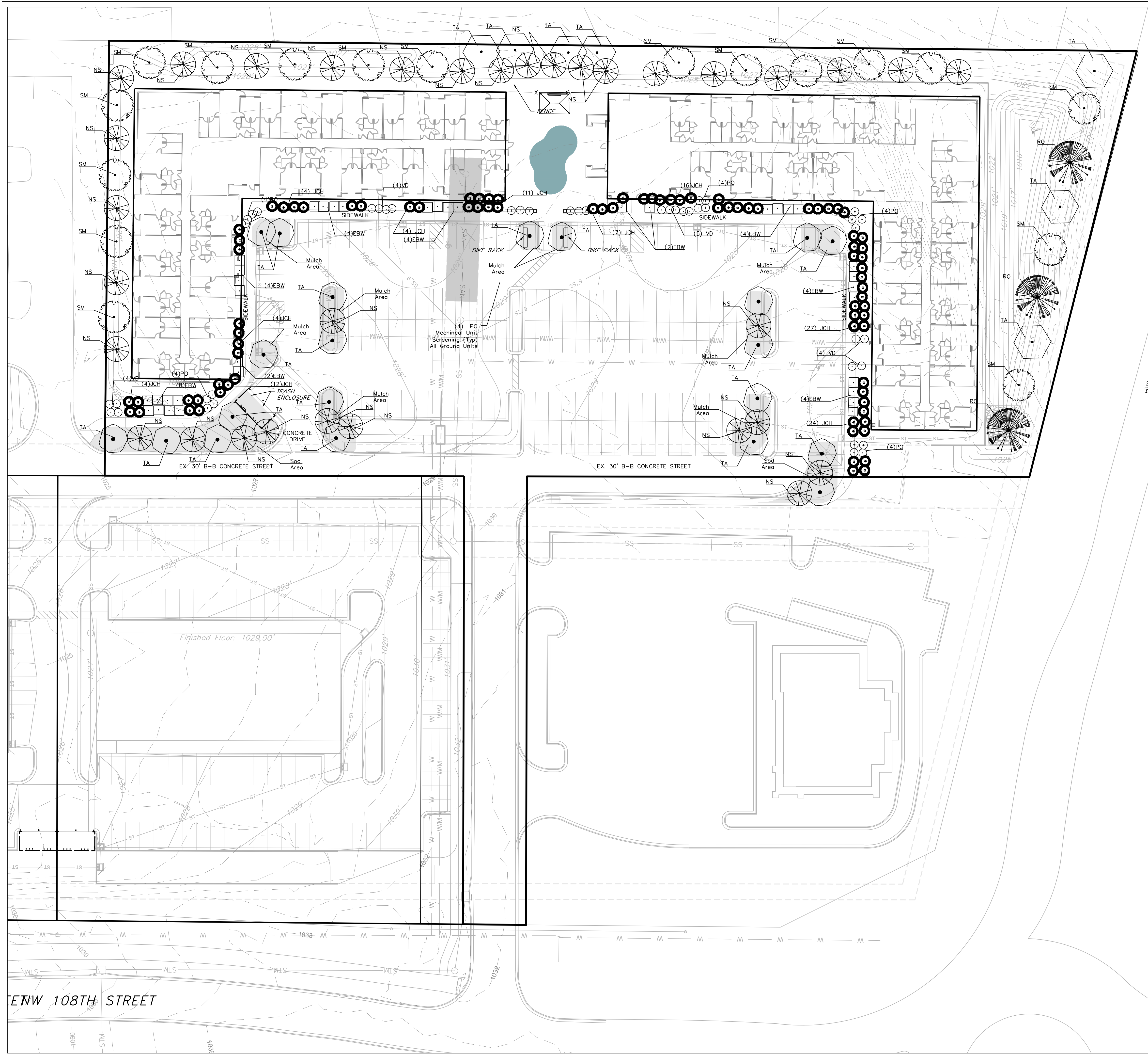
NW 108TH STREET

HWY 169

EX. 30' B-B CONCRETE STREET

EX. 30' B-B CONCRETE STREET

Ex Public Water Main



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 US Highway 169 278 Feet REQUIREMENT 9 Trees Required PROVIDED 9 Trees

88-425-05 Perimeter Landscaping of Vehicular Use Areas
 B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots
 A. At least 28 square feet of interior landscape area is required per parking space
 167 parking spaces 7531 sq. ft. required (Requirement Met)

88-425-06.E Plant Materials
 1. One Tree per 5 parking spaces 167 parking spaces 33 Trees Required 33 Trees Provided
 2. One Shrub is required per parking space 167 parking spaces 167 Shrubs Required 167 Shrubs Provided

PLANTING GUIDE

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

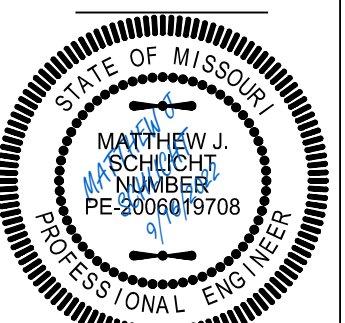
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 Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
 Kansas City, Clay County, Missouri

Project: SOUTH
 KCMO
 Issue Date:
 August 11, 2022

Landscape Plan
 Development Plan for:
 BRISTOL SOUTH APARTMENTS
 Kansas City, Clay County, Missouri



Matthew J. Schlicht
 MO PE 2006019700
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
 City Comment 9-16-22

ENW 108TH STREET



6 BLDG. 1 - NORTH
1/16" = 1'-0"



5 BLDG. 1 - WEST
1/16" = 1'-0"



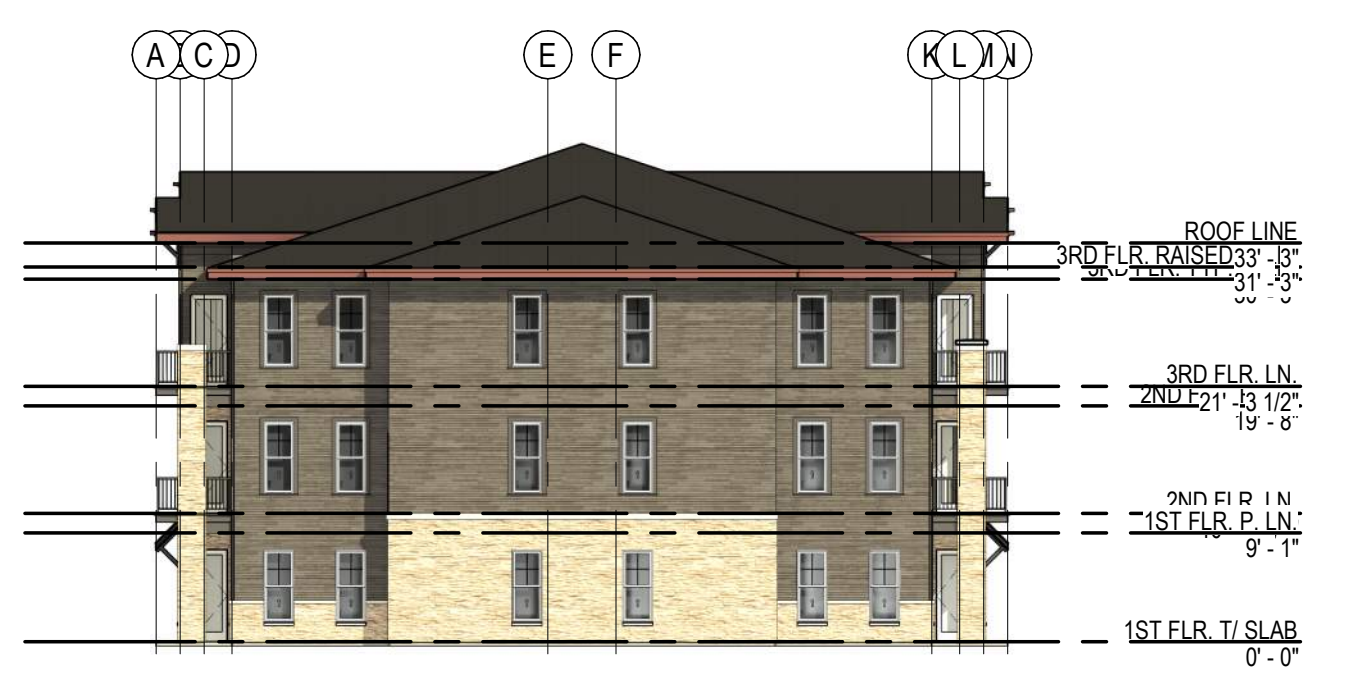
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1/16" = 1'-0"



2 BLDG. 1 - SOUTH
1/16" = 1'-0"



3 BLDG. 1 - EAST END
1/16" = 1'-0"



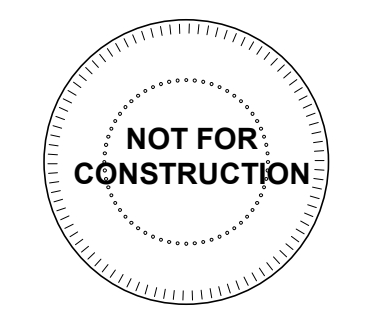
1 BLDG. 1 - SOUTH END
1/16" = 1'-0"

MATERIAL KEY



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THE BRISTOL
NW 108th St and Hwy 169

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REVISIONS:

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09/16/2022
JOB NO.
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DRAWN BY:
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SHEET NO.

A3.00



6 EXTERIOR ELEVATION
BLDG. 2 - NORTH
1/16" = 1'-0"



5 EXTERIOR ELEVATION
BLDG. 2 - EAST
1/16" = 1'-0"



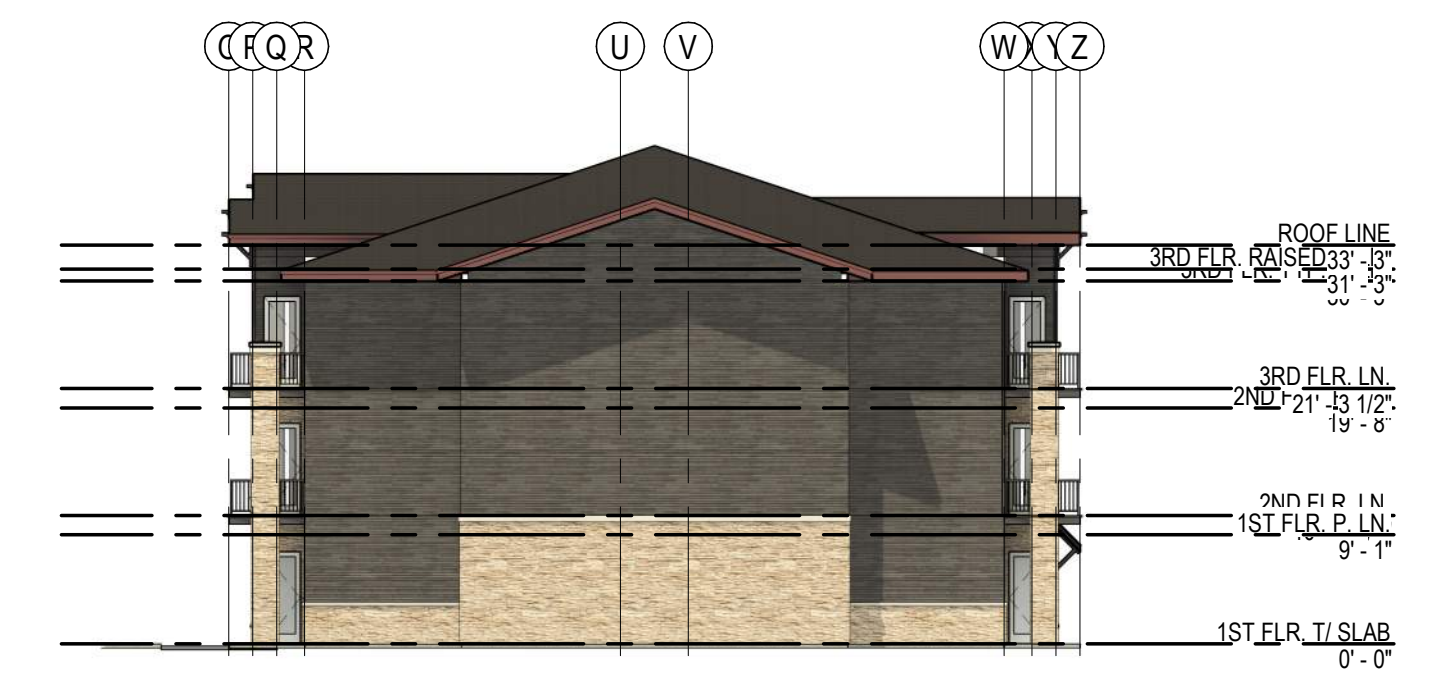
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BLDG. 2 - WEST
1/16" = 1'-0"



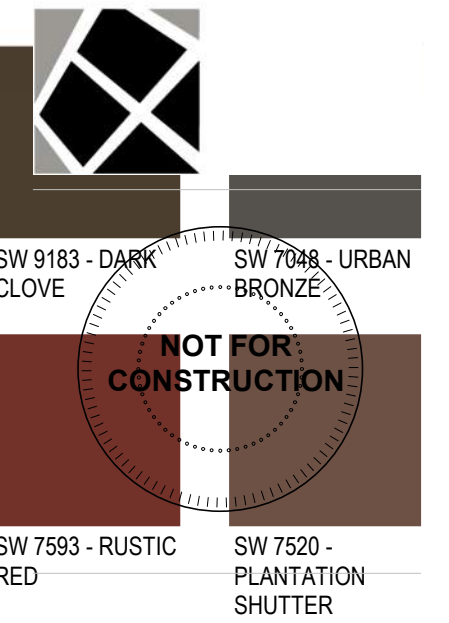
3 EXTERIOR ELEVATION
BLDG. 2 - WEST END
1/16" = 1'-0"



2 EXTERIOR ELEVATION
BLDG. 2 - SOUTH
1/16" = 1'-0"



1 EXTERIOR ELEVATION
BLDG. 2 - SOUTH END
1/16" = 1'-0"



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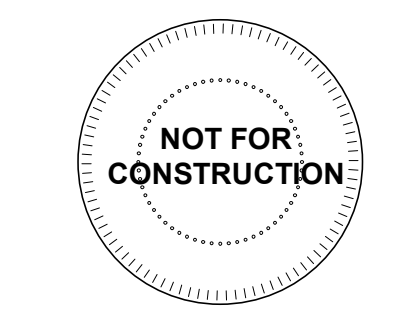
	
MANUFACTURED STONE VENER	LAP SIDING PAINTED SW 7048
	
BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	
	
SW 9183 - DARK CLOVE	SW 7048 - URBAN BRONZE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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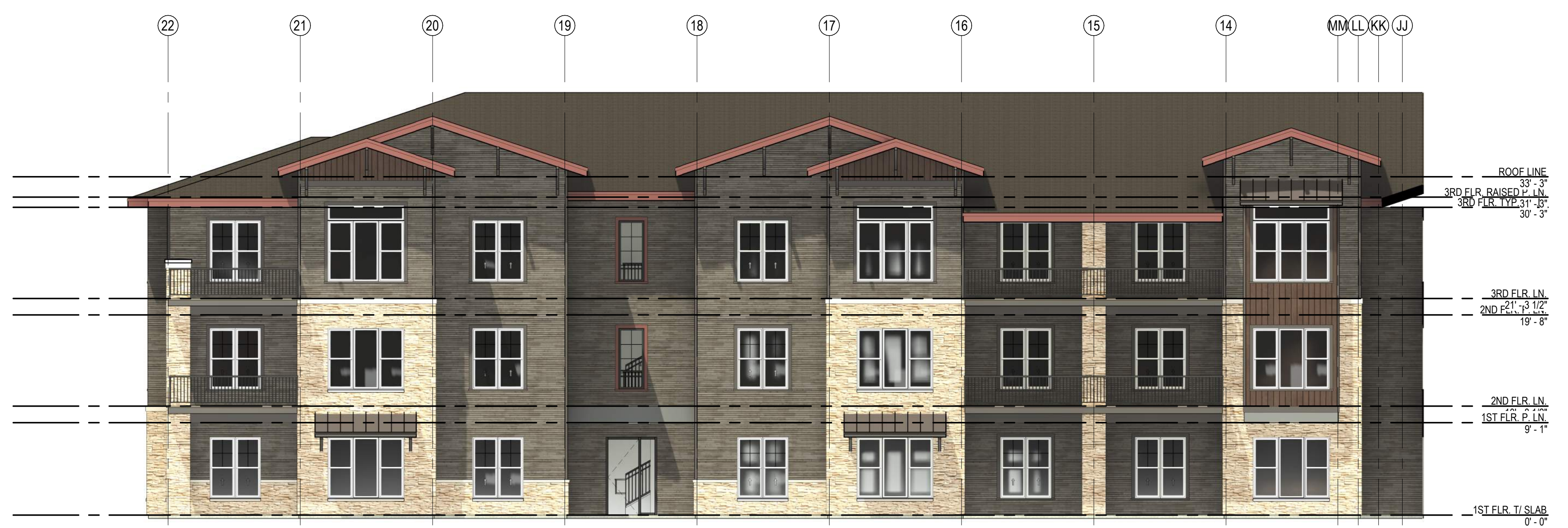
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1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" WEST
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" SOUTH END
1/8" = 1'-0"

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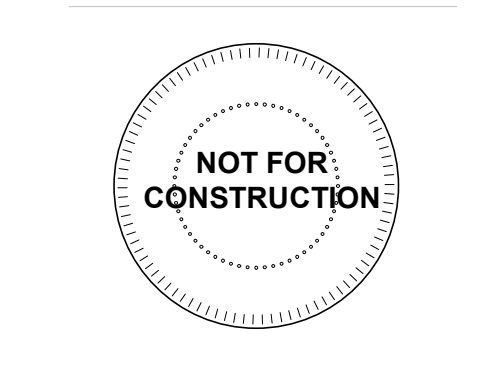
	
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BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	SW 9183 - DARK CLOVE
	
SW 7593 - RUSTIC RED	SW 7520 - PLANTATION SHUTTER

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4 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" SOUTH
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" NORTH
1/8" = 1'-0"

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2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" EAST END
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" WEST END
1/8" = 1'-0"



4 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" EAST
1/8" = 1'-0"

MATERIAL KEY

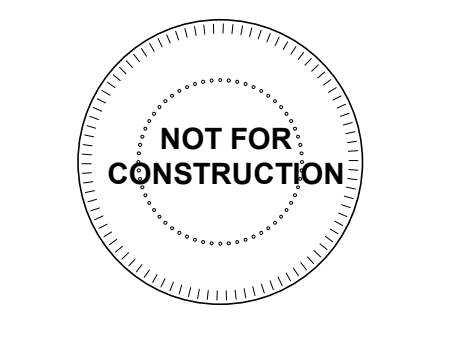


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SEGMENT EXTERIOR ELEVATION
 BLDG. 2 - SEGMENT "C" SOUTH
 1/8" = 1'-0"

MATERIAL KEY

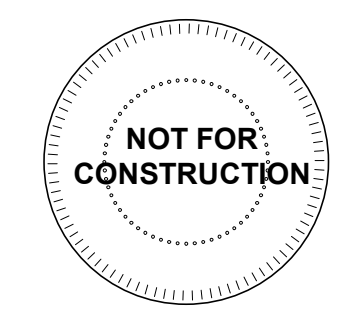


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 1/8" = 1'-0"

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BOARD AND BATTEN PAINTED SW 7520	CEDAR
	
DARK BROWN SHINGLES	
	
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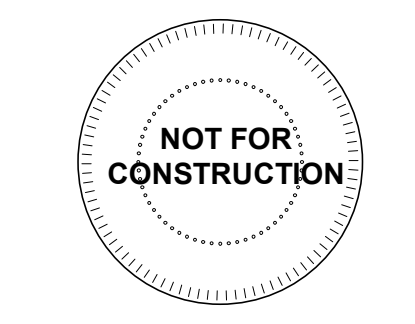
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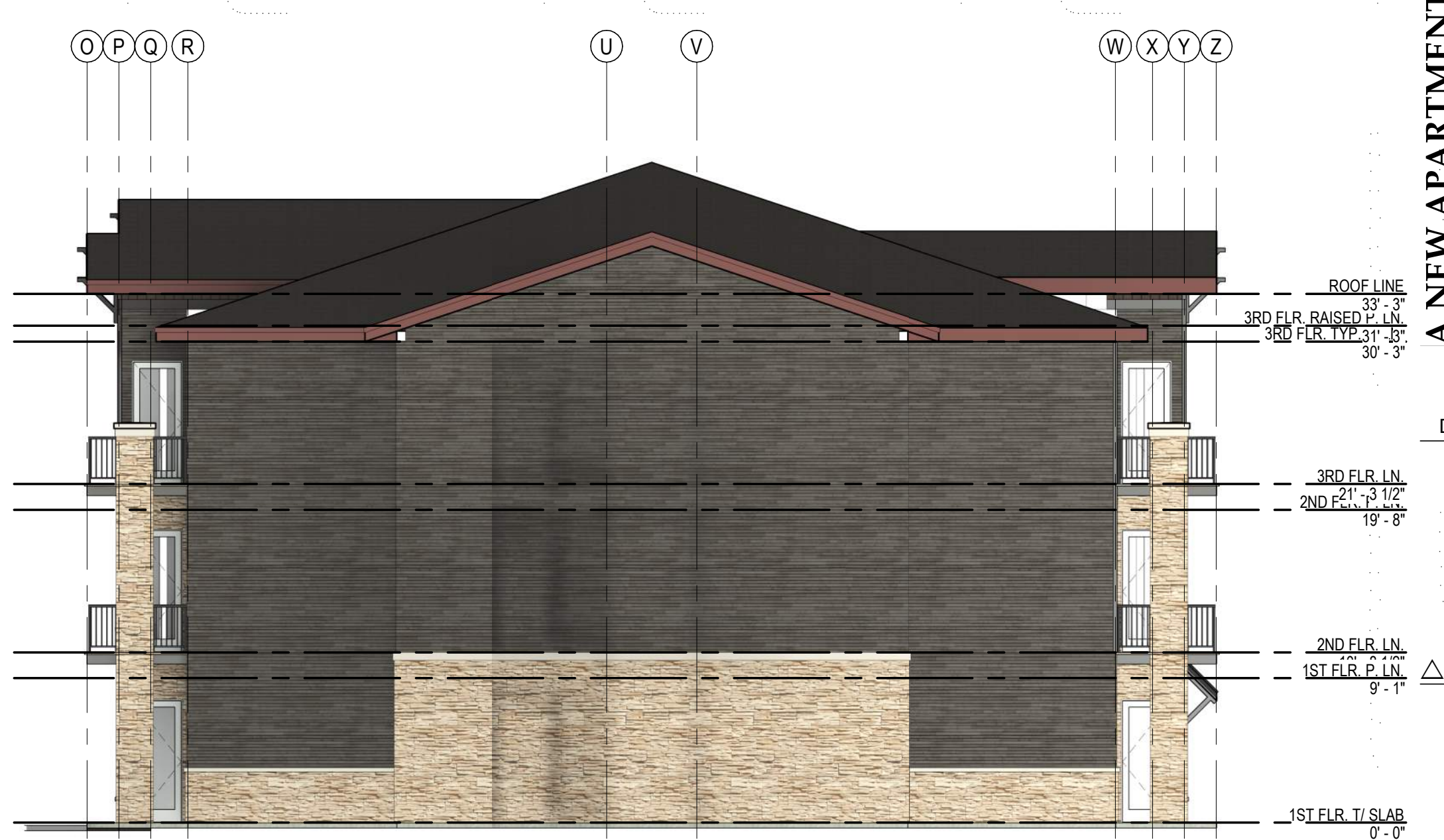
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2 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" SOUTH END
1/8" = 1'-0"

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