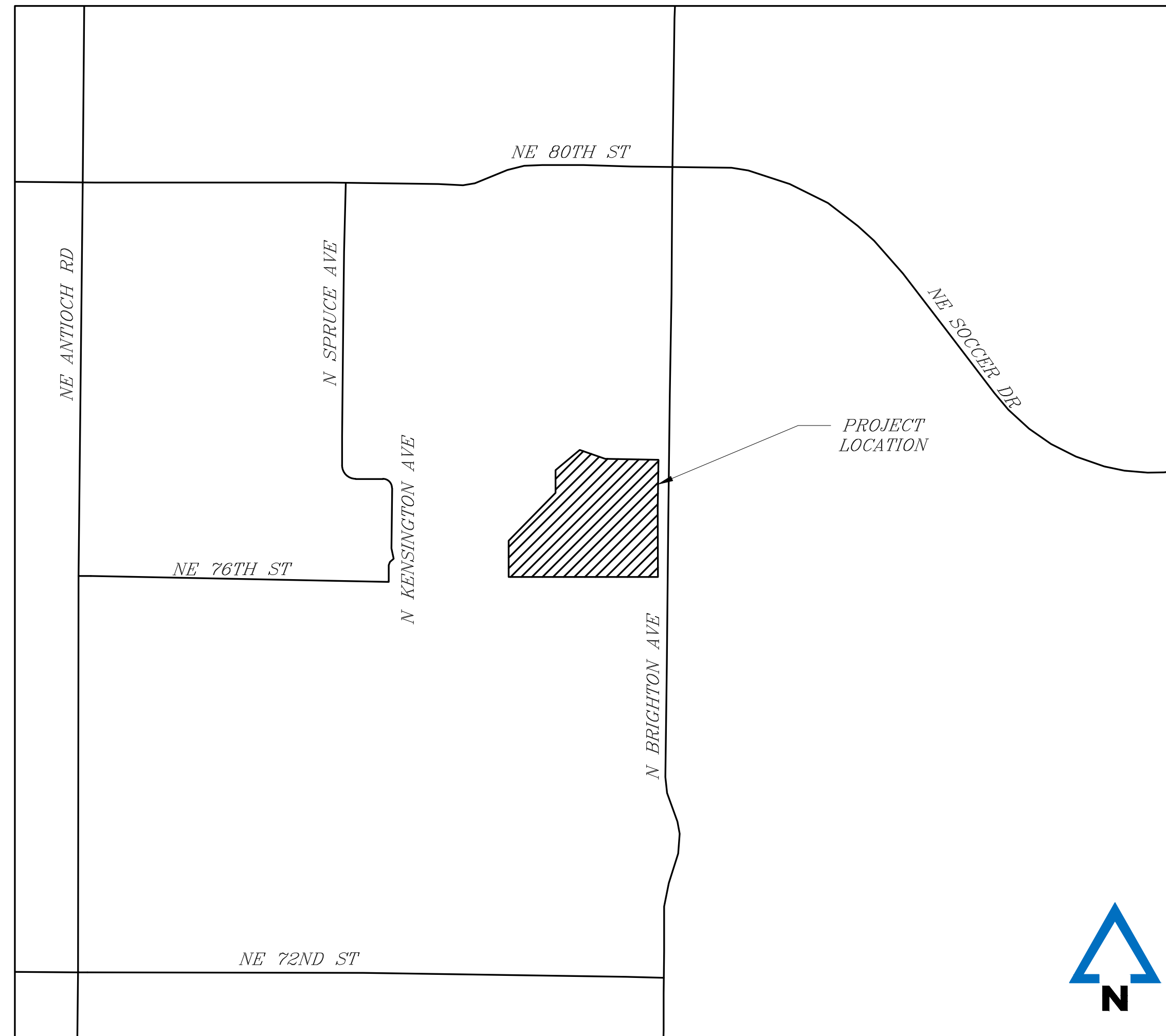


| Development Summary Table |   |                                |                        |
|---------------------------|---|--------------------------------|------------------------|
| a                         | Zoning  |                                |                        |
|                           | Existing  |                                | R-2.5                  |
|                           | Proposed  |                                | MPD                    |
| b                         | Total Land Area   |                                |                        |
|                           | Existing  | 17.61 Acres                    |                        |
| c                         | Right-of-Way  |                                |                        |
|                           | Existing  | 0.00 Acres                     |                        |
|                           | Proposed  | 0.00 Acres                     |                        |
| d                         | Net Land Area   |                                |                        |
|                           | Existing  | 17.61 Acres                    |                        |
|                           | Proposed  | 17.61 Acres                    |                        |
| e                         | Proposed Uses   |                                |                        |
|                           | Redwood Shoal Creek   |                                | Multi-Family Townhomes |
| f                         | Structure Height & Number of Floors                           |                                |                        |
|                           | Number of floors  | 1 stories                      | Willow 2               |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Willow 4               |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Willow 6               |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Meadow/Forest 4        |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Meadow/Forest 6        |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Hayden 4               |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Hayden 6               |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Meadow/Forest/Cape 2   |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Meadow/Forest/Cape 4   |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Meadow/Forest/Cape 6   |
|                           | Height Above Grade  | feet                           |                        |
|                           | Number of floors  | 1 stories                      | Leasing Office 3       |
|                           | Height Above Grade  | feet                           |                        |
| g                         | Gross Floor Area & Number of Units                            |                                |                        |
|                           | Building Footprint  | 3,885 SF                       | Willow 2               |
| Gross Area Per Building   | 3,568 SF  |                                |                        |
| Units per Building        | 2 EA  |                                |                        |
| Number of Buildings       | 5 EA  |                                |                        |
|                           | Total Gross Area  | 17,840 SF                      | Willow 4               |
|                           | Total Number of Units   | 10 Units                       |                        |
|                           | Building Footprint  | 7,770 SF                       |                        |
|                           | Gross Area Per Building                                       | 7,136 SF                       |                        |
|                           | Units per Building  | 4 EA                           | Willow 6               |
|                           | Number of Buildings   | 1 EA                           |                        |
|                           | Total Gross Area  | 7,136 SF                       |                        |
|                           | Total Number of Units   | 4 Units                        |                        |
|                           | Building Footprint  | 11,655 SF                      | Hayden 4               |
|                           | Gross Area Per Building                                       | 10,704 SF                      |                        |
|                           | Units per Building  | 6 EA                           |                        |
|                           | Number of Buildings   | 2 EA                           |                        |
|                           | Total Gross Area  | 21,408 SF                      | Hayden 6               |
|                           | Total Number of Units   | 12 Units                       |                        |
|                           | Building Footprint  | 7,687 SF                       |                        |
|                           | Gross Area Per Building                                       | 6,964 SF                       |                        |
|                           | Units per Building  | 4 EA                           | Meadow 4               |
|                           | Number of Buildings   | 3 EA                           |                        |
|                           | Total Gross Area  | 20,892 SF                      |                        |
|                           | Total Number of Units   | 12 Units                       |                        |
|                           | Building Footprint  | 11,531 SF                      | Meadow/Forest 6        |
|                           | Gross Area Per Building                                       | 10,446 SF                      |                        |
|                           | Units per Building  | 6 EA                           |                        |
|                           | Number of Buildings   | 1 EA                           |                        |
|                           | Total Gross Area  | 10,446 SF                      | Meadow/Forest/Cape 2   |
|                           | Total Number of Units   | 6 Units                        |                        |
|                           | Building Footprint  | 7,616 SF                       |                        |
|                           | Gross Area Per Building                                       | 6,988 SF                       |                        |
|                           | Units per Building  | 4 EA                           | Meadow/Forest/Cape 4   |
|                           | Number of Buildings   | 6 EA                           |                        |
|                           | Total Gross Area  | 41,928 SF                      |                        |
|                           | Total Number of Units   | 24 Units                       |                        |
|                           | Building Footprint  | 11,424 SF                      | Meadow/Forest/Cape 6   |
|                           | Gross Area Per Building                                       | 10,482 SF                      |                        |
|                           | Units per Building  | 6 EA                           |                        |
|                           | Number of Buildings   | 6 EA                           |                        |
|                           | Total Gross Area  | 62,892 SF                      | Leasing Office 3       |
|                           | Total Number of Units   | 36 Units                       |                        |
|                           | Building Footprint  | 4,508 SF                       |                        |
|                           | Gross Area Per Building                                       | 3,787 SF                       |                        |
|                           | Units per Building  | 2 EA                           | Leasing Office 3       |
|                           | Number of Buildings   | 3 EA                           |                        |
|                           | Total Gross Area  | 7,215 SF                       |                        |
|                           | Total Number of Units   | 4 Units                        |                        |
|                           | Building Footprint  | 11,507 SF                      | Leasing Office 3       |
|                           | Gross Area Per Building                                       | 10,643 SF                      |                        |
|                           | Units per Building  | 6 EA                           |                        |
|                           | Number of Buildings   | 2 EA                           |                        |
|                           | Total Gross Area  | 21,286 SF                      |                        |
|                           | Total Number of Units   | 12 Units                       |                        |
|                           | Building Footprint  | 7,468 SF                       |                        |
|                           | Gross Area Per Building                                       | 6,759 SF                       |                        |
|                           | Units per Building  | - EA                           |                        |
|                           | Number of Buildings   | 1 EA                           |                        |
|                           | Total Gross Area  | 6,759 SF                       |                        |
|                           | Total Number of Units   | - Units                        |                        |
|                           | Project Total   | 229,163 SF                     |                        |
|                           | Project Total   | 126 Units                      |                        |
| i                         | Density   |                                |                        |
|                           | Net Density (Units/Proposed Net Land Area)                    | 7.2                            | Units per Acre         |
|                           | Floor Area Ratio (Gross Building Area/Proposed Net Land Area) | 1303.2                         | SF per Acre            |
| j                         | Vehicle Parking   |                                |                        |
|                           | Ratio Required  | No Off-Street Parking Required |                        |
|                           | Stalls Required   | 0                              | Lot/Phase 1            |
|                           | Stalls Provided   | 24                             |                        |
|                           | Total Required  | 0 Stalls                       |                        |
|                           | Total Provided  | 24 Stalls                      |                        |

# REDWOOD KANSAS CITY SHOAL CREEK MO

## PRELIMINARY MASTER PLANNED DEVELOPMENT

LOCATED IN  
SECTION 17 TOWNSHIP 51N, RANGE 32W  
KANSAS CITY, CLAY COUNTY, MISSOURI



VICINITY MAP  
NOT TO SCALE  
SECTIONS 31, 36, TOWNSHIP 52N, RANGE 33W & 34W



LOCATION MAP  
NOT TO SCALE  
KANSAS CITY, CLAY COUNTY, MISSOURI

**MPD STATEMENT OF INTENT**  
Redwood Kansas City Shoal Creek MO  
Between NE 80th St and NE 72nd St  
east of Brighton Avenue

This MPD Plan provides for the preparation and approval of a unified development of approximately 18 acres between NE 80th St and NE 72nd St, east of Brighton Avenue. The proposed MPD Plan provides for the development of 18 acres for residential use, consisting of 124 multi-family and duplex units. A leasing office will be included in the development.

By using MPD zoning, this allows the development of the 18 acres with one plan and one zoning district resulting in a more cohesive development. This MPD Plan provides greater community benefits by providing assurances of the uses, buildings, sizes, heights and pedestrian features that will be permitted and constructed within this planned area.

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2022-00126**, on **9/6/2022**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

**McCLURE**  
making lives better.

1700 SWIFT AVE., SUITE 100  
NORTH KANSAS CITY, MISSOURI 64116  
P 816.756.0444  
F 816.756-1763

NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
EXPIRES: DECEMBER 31, 2021

PRELIMINARY  
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH  
SHOAL CREEK MO  
MASTER PLANNED DEVELOPMENT  
N BRIGHTON AVE. & N LAWN AVE.  
KANSAS CITY, MISSOURI 641154

DRAWN: AVD  
CHECKED: PJO  
DATE: 08/19/2022  
JOB #: 210638-020

DRAWING REVISIONS

| SHEET LIST TABLE |                  |
|------------------|------------------|
| SHEET NUMBER     | SHEET TITLE      |
| C001             | COVER SHEET      |
| C200             | SITE PLAN        |
| C201             | PRELIMINARY PLAT |
| C202             | GRADING PLAN     |
| C300             | UTILITY PLAN     |
| L100             | LANDSCAPE PLAN   |

**LEGAL DESCRIPTION**

**DESCRIPTION**  
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 51 NORTH, RANGE 32 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;  
THENCE NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 56.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE, RECORDED AS DOCUMENT NO. 2005019769 IN BOOK 4888 AT PAGE 24 AND THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1010.84 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 328.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, KINGS GATE THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2007002520 IN PLAT BOOK G AT PAGE 98; THENCE NORTH 56 DEGREES 21 MINUTES 13 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE EASTERLY LINE OF SAID TRACT H, A DISTANCE OF 61.48 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.89 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.06 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 69.90 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.61 FEET; THENCE NORTH 84 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.70 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 229.07 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.83 FEET TO THE SOUTHEAST CORNER OF TRACT D, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2005058236 IN PLAT BOOK G AT PAGE 28; THENCE NORTH 39 DEGREES 09 MINUTES 57 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 137.13 FEET; THENCE SOUTH 59 DEGREES 16 MINUTES 54 SECONDS EAST, A DISTANCE OF 85.74 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 72.34 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.96 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 152.82 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 149.35 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE; THENCE SOUTH 0 DEGREES 48 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 874.01 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

CONTAINING 766,942 SQUARE FEET OR 17.61 ACRES, MORE OR LESS

**FLOODPLAIN:**

THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN

|  |   |
|--|---|
| <b>DEVELOPER:</b><br>REDWOOD LIVING, INC.                  |   |
| <b>CONTACT NAME:</b>                                       | ALI KAROLCZAK   |
| <b>ADDRESS:</b>  | 7007 EAST PLEASANT VALLEY RD.<br>INDEPENDENCE, OH 44131 |
| <b>PHONE:</b>  | 216.536.3647  |
| <b>EMAIL:</b>  | AKAROLCZAK@BYREDWOOD.COM                                |
| <b>PLANNER &amp; CIVIL ENGINEER</b><br>MCCLURE ENGINEERING |   |
| <b>CONTACT NAME:</b>                                       | PAUL OSBORNE  |
| <b>ADDRESS:</b>  | 1700 SWIFT ST STE 100<br>NORTH KANSAS CITY, MO 64116    |
| <b>PHONE:</b>  | 816.756.0444 EXT. 2850                                  |
| <b>EMAIL:</b>  | OSBORNE@MCCLUREVISION.COM                               |
| <b>SURVEYOR</b><br>MCCLURE ENGINEERING                     |   |
| <b>CONTACT NAME:</b>                                       | STEVE WHITAKER  |
| <b>ADDRESS:</b>  | 1700 SWIFT ST STE 100<br>NORTH KANSAS CITY, MO 64116    |
| <b>PHONE:</b>  | 816.756.0444 EXT. 2850                                  |
| <b>EMAIL:</b>  | SWHITAKER@MCCLUREVISION.COM                             |

COVER SHEET

DRAWING NO.  
C001

P:\210638-020\DRAWINGS\CIVIL\PRELIM\MPD\_PLANS\210638-020\_COVR.DWG  
PLOT DATE: 8/19/2022 10:17 AM  
BY: ADEGONIA

| Building Data                  | Required | Proposed | Deviation Requested? | Approved |
|--------------------------------|----------|----------|----------------------|----------|
| Rear Setback                   | 25'      | 25'      | No                   |          |
| Front Setback                  | 25'      | 25'      | No                   |          |
| Side Setback                   | 25'      | 25'      | No                   |          |
| Side Setback (abutting street) | 25'      | N/A      | No                   |          |
| Height                         | None     | N/A      | No                   |          |

**PARKLAND DEDICATION (88-408)**

**REQUIRED DEDICATION:**  
 UNITS (DUPLICES) = 16  
 16 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.288 AC.  
 UNITS (MULTI) = 108  
 110 x 2 PEOPLE/UNIT x 0.006 = 1.32 AC.  
 TOTAL REQUIRED DEDICATION = 1.608 AC.

**PROVIDED DEDICATION:**  
 OWNER WILL PAY MUNICIPALITY IN LIEU OF PROVIDING DEDICATION



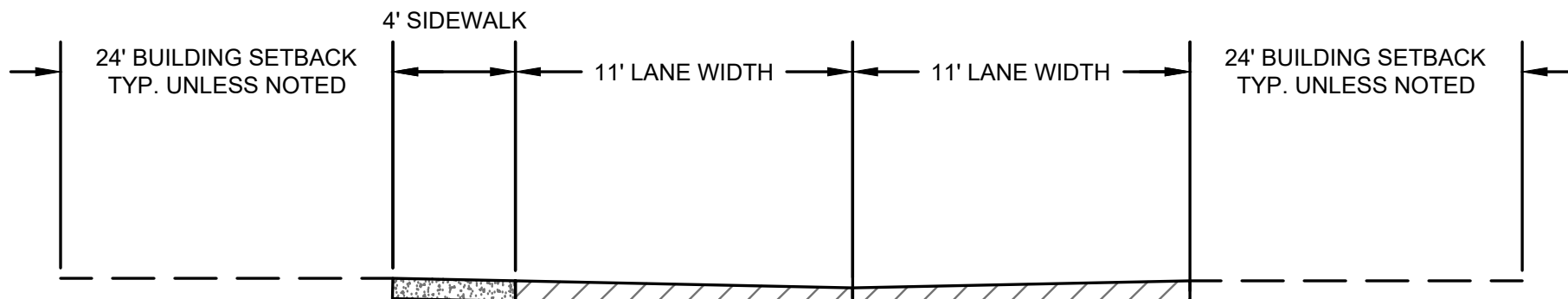
**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2022-00126** on **9/6/2022**

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission

**PROJECT TIMELINE**

**SITE WORK**  
 ESTIMATED START DATE: FEBRUARY 2023  
 ESTIMATED COMPLETION DATE: AUGUST 2024

**CONSTRUCTION**  
 ESTIMATED START DATE: MAY 2024  
 ESTIMATED COMPLETION DATE: JANUARY 2026



TYPICAL DRIVE AISLE CROSS SECTION  
 NOT TO SCALE

**KEY NOTES**

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 ASPHALT PAVEMENT
- 5 PROPOSED PARKING AREA
- 6 PROPOSED DETENTION BASIN
- 7 PROPOSED DETENTION TRACT
- 8 PROPOSED LOT LINE
- 9 MAIL KIOSK
- 10 PROPOSED WALL
- 11 EXISTING TRAIL
- 12 10' PUBLIC TRAIL EXTENSION ALONG N BRIGHTON AVE.
- 13 STRIPED CROSSWALK

**LEGEND**

- SIDWALK/ LIGHT DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- WILLOWOOD
- HAYDENWOOD
- MEADOWOOD
- FORESTWOOD
- CAPEWOOD




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1700 SWIFT AVE., SUITE 100  
 NORTH KANSAS CITY, MISSOURI 64116  
 P 816-756-0444  
 F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2021

PRELIMINARY  
 NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH  
 SHOAL CREEK MO  
 MASTER PLANNED DEVELOPMENT**

N BRIGHTON AVE. & N LAWN AVE.  
 KANSAS CITY, MISSOURI 64154

| DATE       | DESCRIPTION | REVISIONS |
|------------|-------------|-----------|
| 08/19/2022 |             | 1         |

DRAWN: AVD  
 CHECKED: PJO  
 DATE: 08/19/2022  
 JOB #: 210638-020

**SITE PLAN**

DRAWING NO.  
**C200**

P:\210638-020\DRAWINGS\CIVIL\PRELIM\MPD\PLANS\210638-020 SITE.DWG  
 PLOT DATE: 8/19/2022 10:17 AM  
 BY: ADEGONIA

# REDWOOD KANSAS CITY SHOAL CREEK MO MASTER PLANNED DEVELOPMENT PRELIMINARY PLAT



**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CD-CPC-2022-00126 on 9/6/2022



1700 SWIFT AVE., SUITE 100  
NORTH KANSAS CITY, MISSOURI 64116  
P 816-756-0444  
F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
EXPIRES: DECEMBER 31, 2021

PRELIMINARY  
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH  
SHOAL CREEK MO  
MASTER PLANNED DEVELOPMENT  
N BRIGHTON AVE. & N LAWN AVE.  
KANSAS CITY, MISSOURI 64154

DRAWN: AVD  
CHECKED: PJO  
DATE: 08/19/2022  
JOB #: 210638-020

DRAWING REVISIONS

DESCRIPTION DATE

PRELIMINARY PLAT

DRAWING NO.  
C201

LOCATED IN  
SECTION 17 TOWNSHIP 51N, RANGE 32W  
KANSAS CITY, CLAY COUNTY, MISSOURI

**DEVELOPER:**  
REDWOOD LIVING, INC.  
**CONTACT NAME:** ALI KAROLCZAK  
**ADDRESS:** 7007 EAST PLEASANT VALLEY RD. INDEPENDENCE, OH 44131  
**PHONE:** 216.536.3647  
**EMAIL:** AKAROLCZAK@BYREDWOOD.COM

**PLANNER & CIVIL ENGINEER**  
MCCLURE ENGINEERING  
**CONTACT NAME:** PAUL OSBORNE  
**ADDRESS:** 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116  
**PHONE:** 816.756.0444 EXT. 2850  
**EMAIL:** POSBORNE@MCCLUREVISION.COM

**SURVEYOR**  
MCCLURE ENGINEERING  
**CONTACT NAME:** STEVE WHITAKER  
**ADDRESS:** 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116  
**PHONE:** 816.756.0444 EXT. 2850  
**EMAIL:** SWHITAKER@MCCLUREVISION.COM

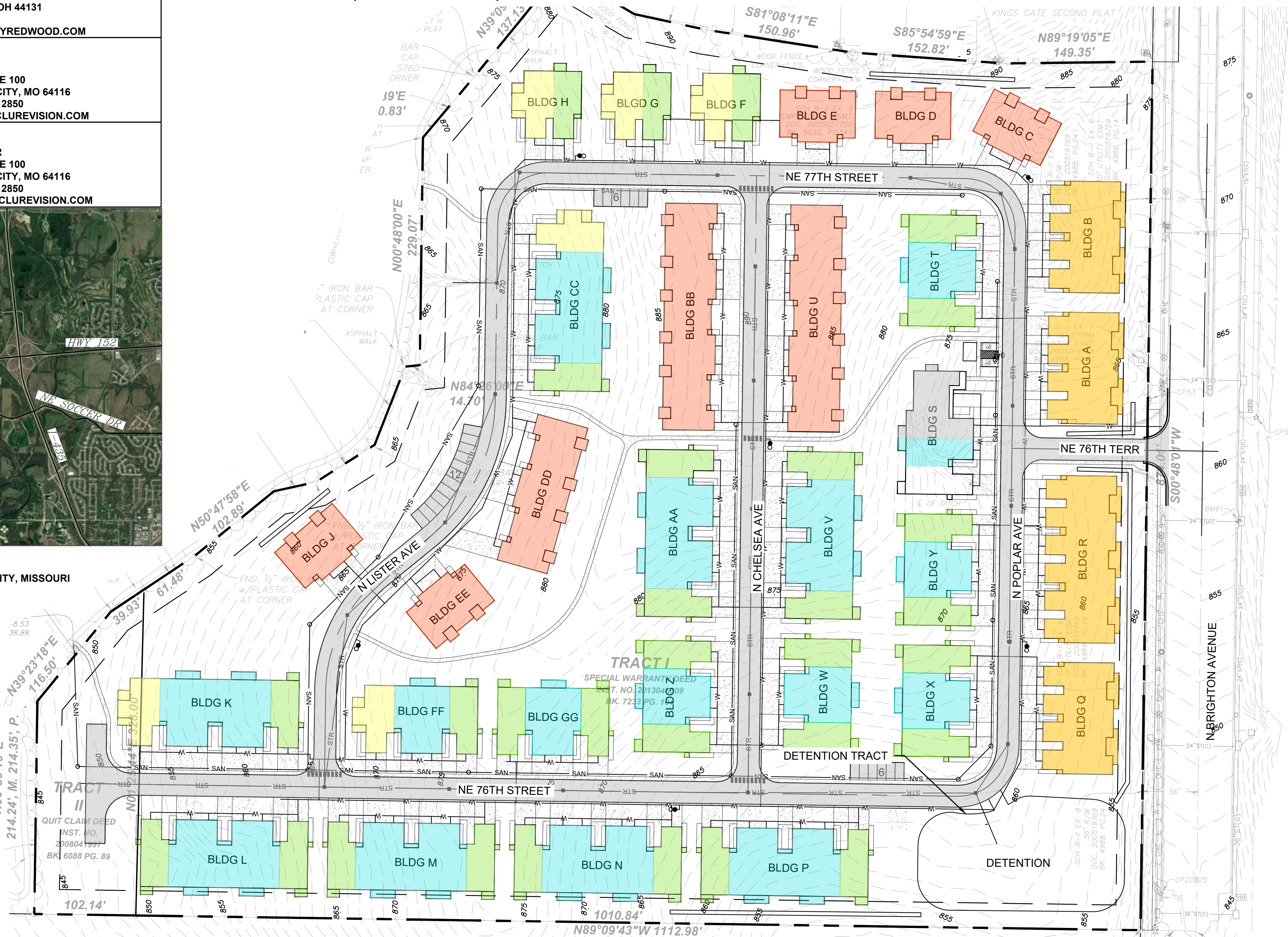


**LOCATION MAP**  
NOT TO SCALE  
KANSAS CITY, CLAY COUNTY, MISSOURI

**LOT/TRACT INFO**  
LOT: 17.61 AC  
DETENTION TRACT: 0.37 AC.

| Development Summary Table           |   |                                |                     |
|-------------------------------------|---|--------------------------------|---------------------|
| a                                   | Existing Zoning   | R-2.5                          | MPD                 |
| b                                   | Proposed Zoning   |                                |                     |
| Total Land Area                     |   |                                |                     |
| c                                   | Existing  | 17.61                          | Acres               |
| Right-of-Way                        |   |                                |                     |
| d                                   | Existing  | 0.00                           | Acres               |
| Proposed                            |   |                                |                     |
| Net Land Area                       |   |                                |                     |
| e                                   | Existing  | 17.61                          | Acres               |
| Proposed                            |   |                                |                     |
| Proposed Uses                       |   |                                |                     |
| f                                   | Redwood Shoal Creek   | Multi-Family Townhomes         |                     |
| Structure Height & Number of Floors |   |                                |                     |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | Willow 2            |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | Willow 4            |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | Willow 6            |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | MeadowForest 4      |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | MeadowForest 6      |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | Hayden 4            |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | Hayden 6            |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | MeadowForest/Cape 2 |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | MeadowForest/Cape 4 |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | MeadowForest/Cape 6 |
|                                     | Number of floors  | 1                              | stories             |
|                                     | Height Above Grade  | feet                           | Leasing Office 3    |
| Gross Floor Area & Number of Units  |   |                                |                     |
|                                     | Building Footprint  | 3,885                          | SF                  |
|                                     | Gross Area Per Building                                       | 3,568                          | SF                  |
|                                     | Units per Building  | 2                              | EA                  |
|                                     | Number of Buildings   | 5                              | EA                  |
|                                     | Total Gross Area  | 17,840                         | SF                  |
|                                     | Total Number of Units   | 10                             | Units               |
|                                     | Building Footprint  | 7,770                          | SF                  |
|                                     | Gross Area Per Building                                       | 7,136                          | SF                  |
|                                     | Units per Building  | 4                              | EA                  |
|                                     | Number of Buildings   | 1                              | EA                  |
|                                     | Total Gross Area  | 7,136                          | SF                  |
|                                     | Total Number of Units   | 4                              | Units               |
|                                     | Building Footprint  | 11,655                         | SF                  |
|                                     | Gross Area Per Building                                       | 10,704                         | SF                  |
|                                     | Units per Building  | 6                              | EA                  |
|                                     | Number of Buildings   | 2                              | EA                  |
|                                     | Total Gross Area  | 21,408                         | SF                  |
|                                     | Total Number of Units   | 12                             | Units               |
|                                     | Building Footprint  | 7,687                          | SF                  |
|                                     | Gross Area Per Building                                       | 6,964                          | SF                  |
|                                     | Units per Building  | 4                              | EA                  |
|                                     | Number of Buildings   | 3                              | EA                  |
|                                     | Total Gross Area  | 20,892                         | SF                  |
|                                     | Total Number of Units   | 12                             | Units               |
|                                     | Building Footprint  | 11,531                         | SF                  |
|                                     | Gross Area Per Building                                       | 10,446                         | SF                  |
|                                     | Units per Building  | 6                              | EA                  |
|                                     | Number of Buildings   | 3                              | EA                  |
|                                     | Total Gross Area  | 10,446                         | SF                  |
|                                     | Total Number of Units   | 6                              | Units               |
|                                     | Building Footprint  | 7,616                          | SF                  |
|                                     | Gross Area Per Building                                       | 6,988                          | SF                  |
|                                     | Units per Building  | 4                              | EA                  |
|                                     | Number of Buildings   | 6                              | EA                  |
|                                     | Total Gross Area  | 41,928                         | SF                  |
|                                     | Total Number of Units   | 24                             | Units               |
|                                     | Building Footprint  | 11,424                         | SF                  |
|                                     | Gross Area Per Building                                       | 10,482                         | SF                  |
|                                     | Units per Building  | 6                              | EA                  |
|                                     | Number of Buildings   | 3                              | EA                  |
|                                     | Total Gross Area  | 62,892                         | SF                  |
|                                     | Total Number of Units   | 36                             | Units               |
|                                     | Building Footprint  | 4,508                          | SF                  |
|                                     | Gross Area Per Building                                       | 3,787                          | SF                  |
|                                     | Units per Building  | 2                              | EA                  |
|                                     | Number of Buildings   | 3                              | EA                  |
|                                     | Total Gross Area  | 11,361                         | SF                  |
|                                     | Total Number of Units   | 6                              | Units               |
|                                     | Building Footprint  | 7,820                          | SF                  |
|                                     | Gross Area Per Building                                       | 7,215                          | SF                  |
|                                     | Units per Building  | 4                              | EA                  |
|                                     | Number of Buildings   | 1                              | EA                  |
|                                     | Total Gross Area  | 7,215                          | SF                  |
|                                     | Total Number of Units   | 4                              | Units               |
|                                     | Building Footprint  | 11,507                         | SF                  |
|                                     | Gross Area Per Building                                       | 10,643                         | SF                  |
|                                     | Units per Building  | 6                              | EA                  |
|                                     | Number of Buildings   | 2                              | EA                  |
|                                     | Total Gross Area  | 21,286                         | SF                  |
|                                     | Total Number of Units   | 12                             | Units               |
|                                     | Building Footprint  | 7,468                          | SF                  |
|                                     | Gross Area Per Building                                       | 6,759                          | SF                  |
|                                     | Units per Building  | 1                              | EA                  |
|                                     | Number of Buildings   | 6                              | EA                  |
|                                     | Total Gross Area  | 6,759                          | SF                  |
|                                     | Total Number of Units   | 6                              | Units               |
|                                     | Project Total   | 229,163                        | SF                  |
|                                     | Project Total   | 126                            | Units               |
| Density                             |   |                                |                     |
|                                     | Net Density (Units/Proposed Net Land Area)                    | 7.2                            | Units per Acre      |
|                                     | Floor Area Ratio (Gross Building Area/Proposed Net Land Area) | 13013.2                        | SF per Acre         |
| Vehicle Parking                     |   |                                |                     |
|                                     | Ratio Required  | No Off-Street Parking Required |                     |
|                                     | Stalls Required   | Lot/Phase 1                    |                     |
|                                     | Stalls Provided   | 24                             |                     |
|                                     | Total Required  | 0 Stalls                       |                     |
|                                     | Total Provided  | 24 Stalls                      |                     |

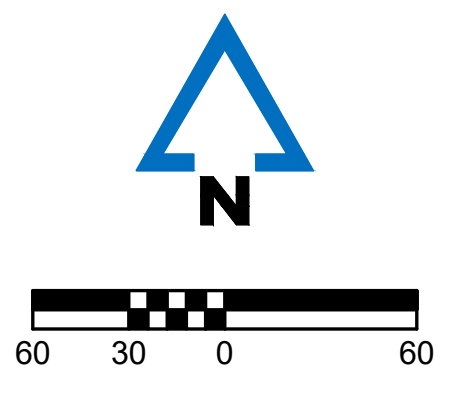
**LEGAL DESCRIPTION**  
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 51 NORTH, RANGE 32 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 58.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE, RECORDED AS DOCUMENT NO. 2005019769 IN BOOK 4988 AT PAGE 24 AND THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1010.84 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 328.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, KINGS GATE THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2007002520 IN PLAT BOOK G AT PAGE 98; THENCE NORTH 56 DEGREES 21 MINUTES 13 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE EASTERLY LINE OF SAID TRACT H, A DISTANCE OF 61.48 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.89 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.06 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 69.90 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.61 FEET; THENCE NORTH 84 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.70 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 229.07 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.83 FEET TO THE SOUTHEAST CORNER OF TRACT D, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2005058236 IN PLAT BOOK G AT PAGE 28; THENCE NORTH 39 DEGREES 09 MINUTES 57 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 137.13 FEET; THENCE SOUTH 59 DEGREES 16 MINUTES 54 SECONDS EAST, A DISTANCE OF 85.74 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 72.34 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.96 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 152.82 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 149.35 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE; THENCE SOUTH 0 DEGREES 48 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 874.01 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.  
CONTAINING 766,942 SQUARE FEET OR 17.61 ACRES, MORE OR LESS



**NOTES**  
ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

**LEGEND**

|  |                                     |
|--|-------------------------------------|
|  | SIDEWALK/ LIGHT DUTY CONC. P.V.M.T. |
|  | CONCRETE PAVEMENT                   |
|  | PROPERTY BOUNDARY                   |
|  | WILLOWOOD                           |
|  | HAYDENWOOD                          |
|  | MEADOWOOD                           |
|  | FORESTWOOD                          |
|  | CAPEWOOD                            |





**City Plan Commission**  
**Recommends Approval with Conditions**  
 of Case No. **CP-CPC-2022-00126** on **9/6/2022**

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



1700 SWIFT AVE., SUITE 100  
 NORTH KANSAS CITY, MISSOURI 64116  
 P 816-756-0444  
 F 816-756-1763

**NOTICE:**  
 McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2021

PRELIMINARY  
 NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH  
 SHOAL CREEK MO  
 MASTER PLANNED DEVELOPMENT**  
 N BRIGHTON AVE. & N LAWN AVE.  
 KANSAS CITY, MISSOURI 64114

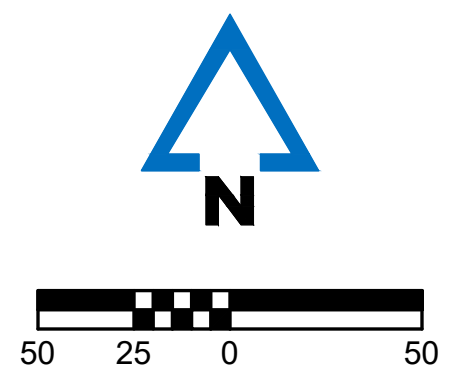
DRAWN: AVD  
 CHECKED: PJO  
 DATE: 08/19/2022  
 JOB #: 210638-020

| DRAWING REVISIONS |      |
|-------------------|------|
| DESCRIPTION       | DATE |
|                   |      |

P:\210638-020\06-DRAWINGS\CIVIL\PRELIM\MPD\PLANS\210638-020 GRAD.DWG  
 PLOT DATE: 8/19/2022 10:18 AM  
 BY: ADEGONIA



**GRADING LEGEND:**  
 - - - 924 - - - EXISTING 2' CONTOUR  
 - - - 925 - - - EXISTING 10' CONTOUR  
 - - - 1042 - - - PROPOSED 2' CONTOUR  
 - - - 1050 - - - PROPOSED 10' CONTOUR



**GRADING PLAN**

DRAWING NO.  
**C202**



*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



1700 SWIFT AVE., SUITE 100  
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MISSOURI CERTIFICATE OF  
 AUTHORITY NO. E-2006023253  
 EXPIRES: DECEMBER 31, 2021

PRELIMINARY  
 NOT FOR CONSTRUCTION

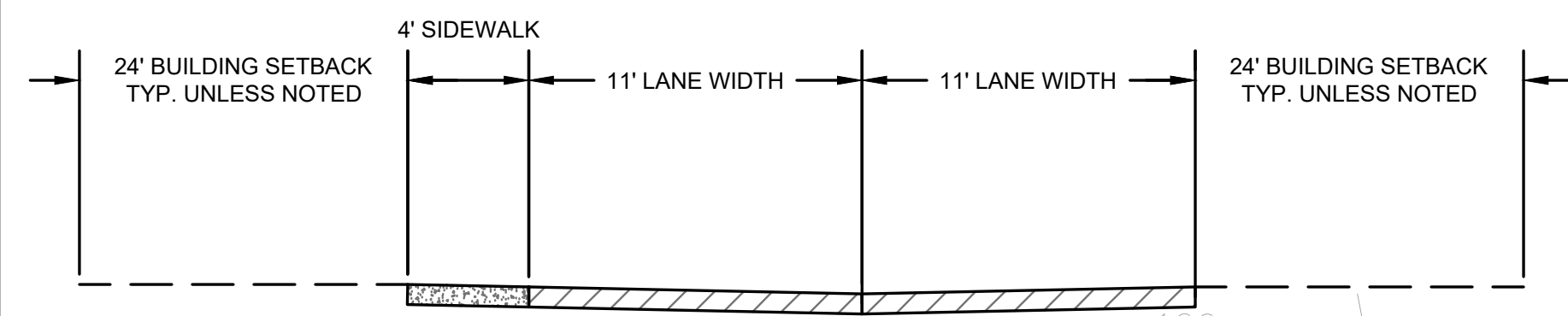
**REDWOOD KANSAS CITY NORTH  
 SHOAL CREEK MO  
 MASTER PLANNED DEVELOPMENT**  
 N BRIGHTON AVE. & N LAWN AVE.  
 KANSAS CITY, MISSOURI 64114

DRAWN: AVD  
 CHECKED: PJO  
 DATE: 08/19/2022  
 JOB #: 210638-020

**DRAWING REVISIONS**  
 DESCRIPTION DATE

**UTILITY PLAN**

DRAWING NO.  
**C300**



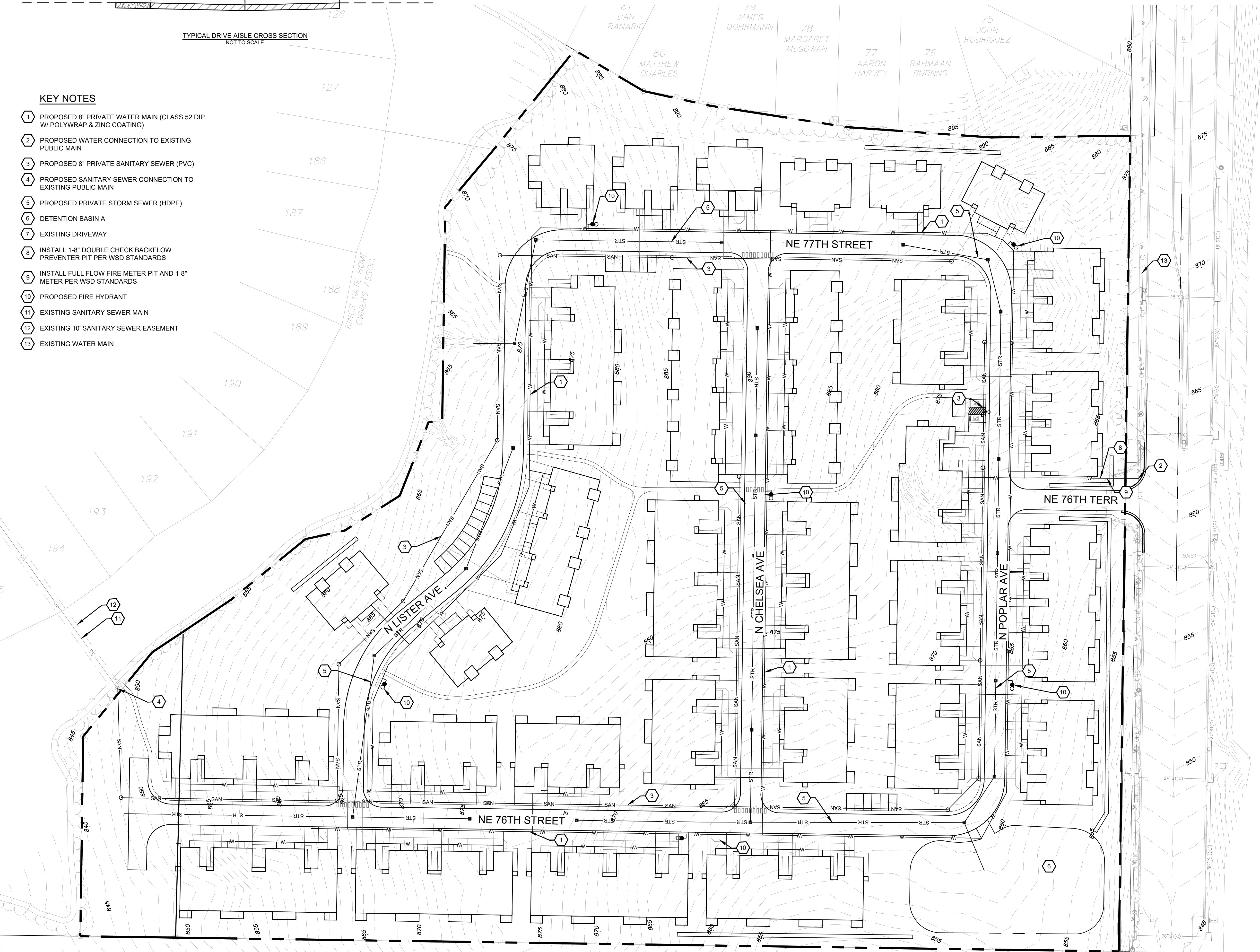
TYPICAL DRIVE AISLE CROSS SECTION  
 NOT TO SCALE

**KEY NOTES**

- 1 PROPOSED 8" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 2 PROPOSED WATER CONNECTION TO EXISTING PUBLIC MAIN
- 3 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 4 PROPOSED SANITARY SEWER CONNECTION TO EXISTING PUBLIC MAIN
- 5 PROPOSED PRIVATE STORM SEWER (HDPE)
- 6 DETENTION BASIN A
- 7 EXISTING DRIVEWAY
- 8 INSTALL 1-8" DOUBLE CHECK BACKFLOW PREVENTER PIT PER WSD STANDARDS
- 9 INSTALL FULL FLOW FIRE METER PIT AND 1-8" METER PER WSD STANDARDS
- 10 PROPOSED FIRE HYDRANT
- 11 EXISTING SANITARY SEWER MAIN
- 12 EXISTING 10" SANITARY SEWER EASEMENT
- 13 EXISTING WATER MAIN

**UTILITY LEGEND**

- |           |                                   |
|-----------|-----------------------------------|
| — XSAN —  | EX. SANITARY SEWER LINE           |
| — XU/GT — | EX. UNDERGROUND TELEPHONE LINE    |
| — XSTM —  | EX. STORM SEWER LINE              |
| — XU/GE — | EX. UNDERGROUND ELECTRIC LINE     |
| — XW —    | EX. WATER LINE                    |
| — XO/HE — | EX. OVERHEAD ELECTRIC             |
| —         | EX. SIGN                          |
| —         | EX. FIBER OPTIC HAND HOLE         |
| —         | EX. WATER METER                   |
| —         | EX. ELECTRIC HAND HOLE            |
| —         | EX. COMMUNICATIONS HAND HOLE      |
| —         | EX. COMMUNICATIONS MANHOLE        |
| —         | EX. TELEPHONE PEDESTAL            |
| —         | EX. WATER VALVE                   |
| —         | EX. STORM MANHOLE                 |
| —         | EX. LIGHT POLE                    |
| —         | EX. SANITARY MANHOLE              |
| —         | EX. FIRE HYDRANT                  |
| —         | NEW WATER VALVE                   |
| —         | NEW STORM SEWER INTAKE            |
| — STR —   | NEW STORM SEWER LINE              |
| — FO —    | NEW FIBER OPTIC LINE              |
| — W —     | NEW WATER LINE                    |
| — FW —    | NEW FIRE SERVICE LINE             |
| — SAN —   | NEW SANITARY SEWER LINE           |
| —         | PROPERTY LINE OF SUBJECT PROPERTY |
| — G —     | NEW GAS LINE                      |
| — C —     | NEW CABLE LINE                    |
| — E —     | NEW ELECTRIC LINE                 |



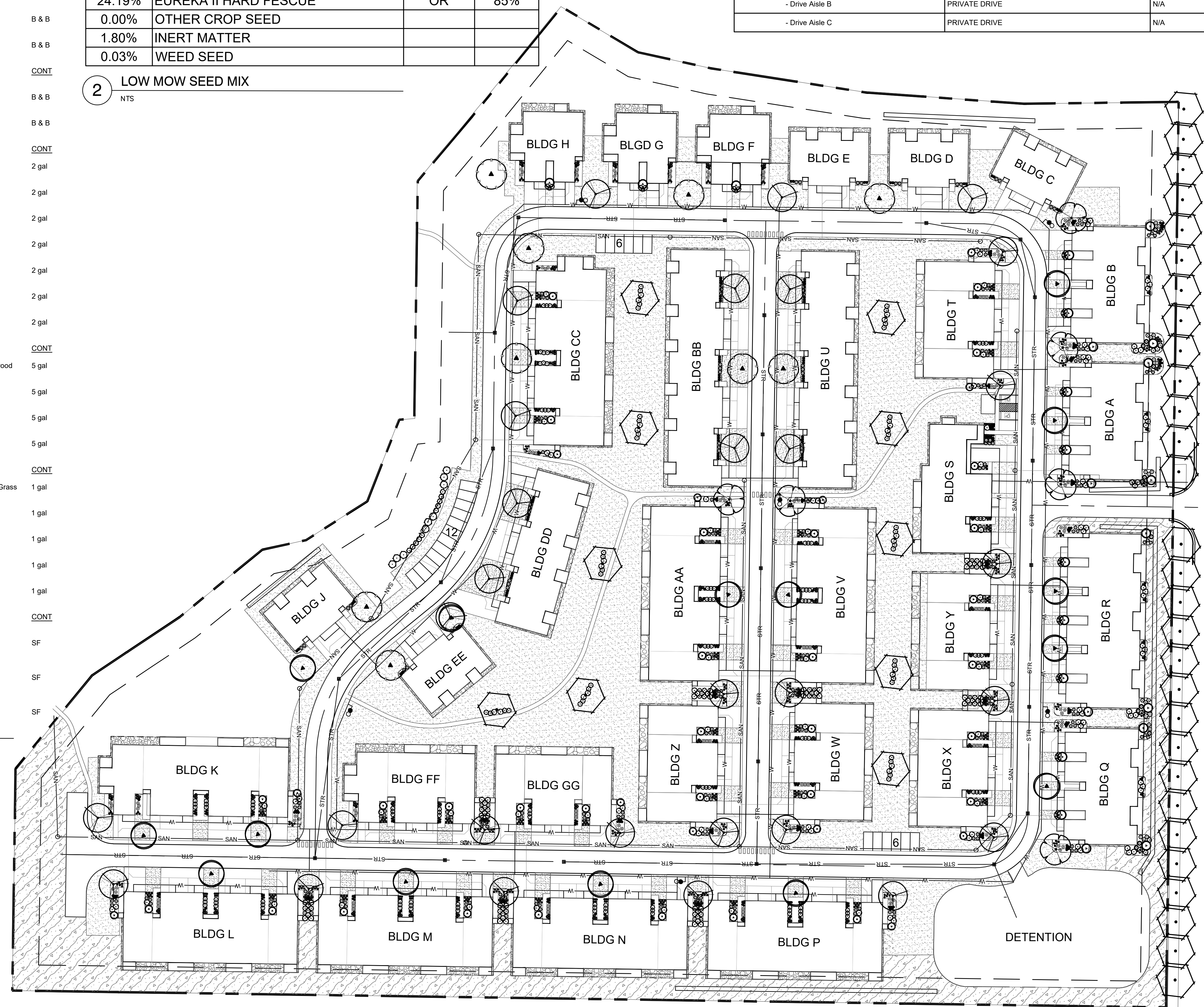
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 PLOT DATE: 8/19/2022 10:18 AM  
 BY: ADEGONIA

| TREES              | QTY        | BOTANICAL / COMMON NAME   | CONT  |
|--------------------|------------|---|-------|
|                    | 30         | Acer rubrum 'Red Sunset' / Red Sunset Red Maple                               | B & B |
|                    | 15         | Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam                   | B & B |
|                    | 9          | Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree                  | B & B |
|                    | 6          | Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust             | B & B |
|                    | 39         | Quercus alba / White Oak  | B & B |
| EVERGREEN TREES    | QTY        | BOTANICAL / COMMON NAME   | CONT  |
|                    | 24         | Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar                 | B & B |
|                    | 43         | Thuja occidentalis 'Nigra' / Black Arborvitae                                 | B & B |
| SHRUBS             | QTY        | BOTANICAL / COMMON NAME   | CONT  |
|                    | 95         | Cornus sericea 'Isanti' / Isanti Red Twig Dogwood                             | 2 gal |
|                    | 102        | Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea                    | 2 gal |
|                    | 126        | Itea virginica 'Sprich' TM / Little Henry Sweetspire                          | 2 gal |
|                    | 34         | Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark                      | 2 gal |
|                    | 14         | Rosa x 'Radra' TM / Coral Knock Out Rose                                      | 2 gal |
|                    | 48         | Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea          | 2 gal |
|                    | 99         | Syringa meyeri 'Palibin' / Dwarf Korean Lilac                                 | 2 gal |
| EVERGREEN SHRUBS   | QTY        | BOTANICAL / COMMON NAME   | CONT  |
|                    | 196        | Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood         | 5 gal |
|                    | 34         | Juniperus chinensis 'Saybrook Gold' / Golden Juniper                          | 5 gal |
|                    | 9          | Juniperus virginiana 'Grey Owl' / Grey Owl Juniper                            | 5 gal |
|                    | 46         | Taxus x media 'Densifolmis' / Dense Anglo-Japanese Yew                        | 5 gal |
| PERENNIALS/GRASSES | QTY        | BOTANICAL / COMMON NAME   | CONT  |
|                    | 127        | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | 1 gal |
|                    | 102        | Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass              | 1 gal |
|                    | 667        | Hemerocallis x 'Happy Returns' / Happy Returns Daylily                        | 1 gal |
|                    | 136        | Hemerocallis x 'Pardon Me' / Pardon Me Daylily                                | 1 gal |
|                    | 168        | Hosta x 'Patriot' / Patriot Hosta   | 1 gal |
| GROUND COVERS      | QTY        | BOTANICAL / COMMON NAME   | CONT  |
|                    | 155,959 sf | Fescue Sod / Heal-Tolerant Fescue Sod   | SF    |
|                    | 53,001 sf  | Low Mow Seed / See Seed Table 2   | SF    |
|                    | 18,280 sf  | Rock Mulch / Kansas Native Rock   | SF    |

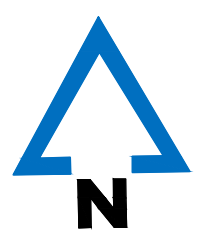
| LOW MOW SEED MIX |                               |        |      |
|------------------|-------------------------------|--------|------|
| % PURE           | SEED VARIETY                  | ORIGIN | GERM |
| 24.91%           | QUATRO SHEEPS FESCUE          | OR     | 90%  |
| 24.62%           | LONGFELLOW II CHEWINGS FESCUE | OR     | 90%  |
| 24.46%           | CINDY LOU CREEPING RED FESCUE | OR     | 85%  |
| 24.19%           | EUREKA II HARD FESCUE         | OR     | 85%  |
| 0.00%            | OTHER CROP SEED               |        |      |
| 1.80%            | INERT MATTER                  |        |      |
| 0.03%            | WEED SEED                     |        |      |

| LANDSCAPE REQUIREMENTS |   |                   |
|------------------------|---|-------------------|
|                        | REQUIREMENT                                   | PROPOSED          |
| 88-425-03 STREET TREES | ONE TREE REQUIRED PER 30LF OF STREET FRONTAGE |                   |
| - N BRIGHTON AVE       | 874 LF OF FRONTAGE   29.1 TREES REQUIRED      | 29 TREES PROVIDED |
| - Drive Aisle A        | PRIVATE DRIVE                                 | N/A               |
| - Drive Aisle B        | PRIVATE DRIVE                                 | N/A               |
| - Drive Aisle C        | PRIVATE DRIVE                                 | N/A               |

2 LOW MOW SEED MIX  
NTS



3 LANDSCAPE PLAN  
1" = 50'



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F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
EXPIRES: DECEMBER 31, 2021

PRELIMINARY  
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH  
SHOAL CREEK MO  
MASTER PLANNED DEVELOPMENT  
N BRIGHTON AVE. & N LAWN AVE.  
KANSAS CITY, MISSOURI 64114

| DRAWING REVISIONS | DESCRIPTION | DATE |
|-------------------|-------------|------|
| DRAWN: AVD        |             |      |
| CHECKED: PJO      |             |      |
| DATE: 08/19/2022  |             |      |
| JOB #: 210638-020 |             |      |

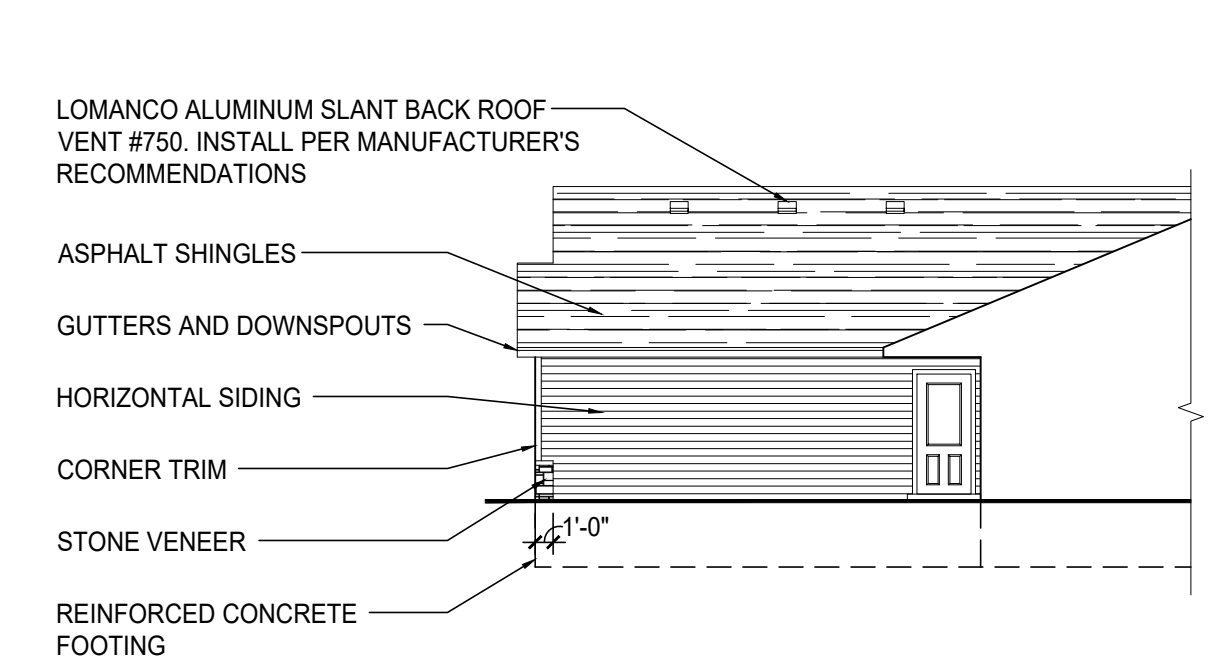
LANDSCAPE PLAN

DRAWING NO.  
L100

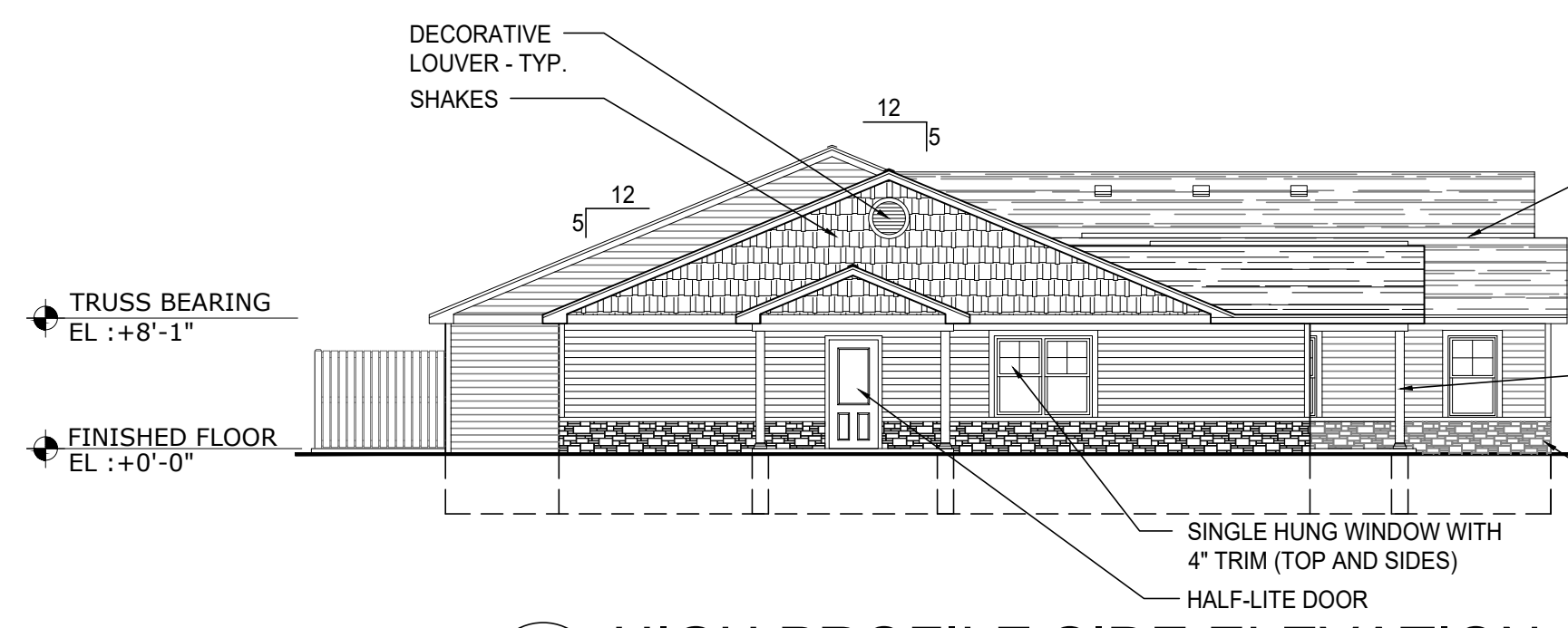
P:\210638-020\DRAWINGS\LANDSCAPE\210638-020 LS - SHOAL CREEK.DWG PLOT DATE: 8/19/2022 10:18 AM LAYOUT: L100 - LANDSCAPE PLAN BY: JR/EA

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. CP-CPC-2022-00126 on 9/6/2022

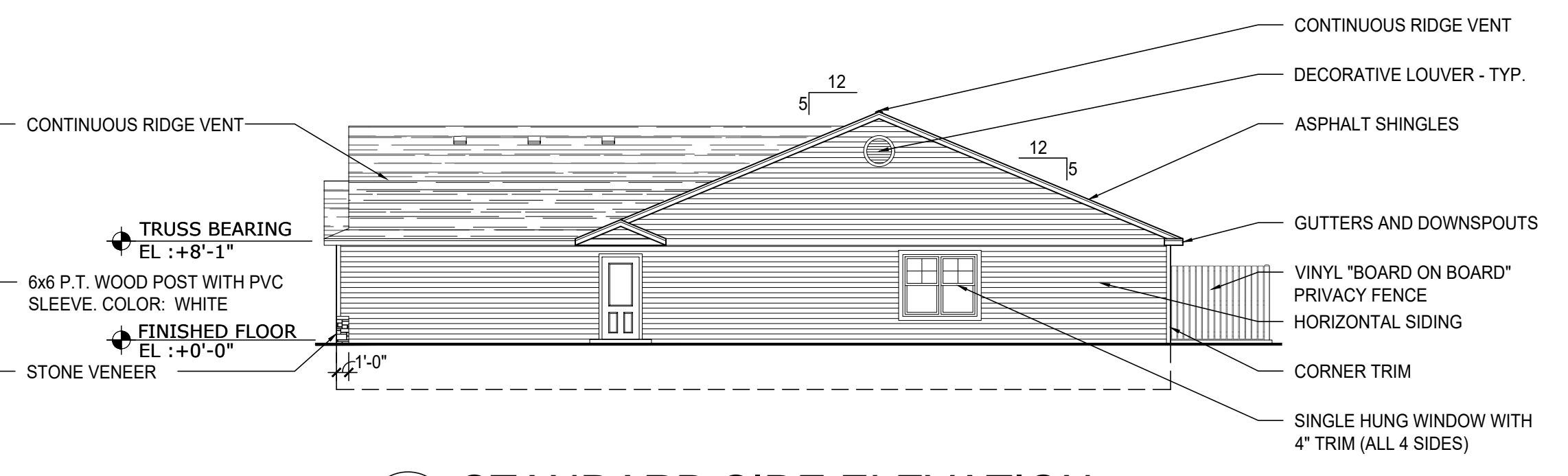
Joseph Rexwinkle, AICP  
Secretary of the Commission



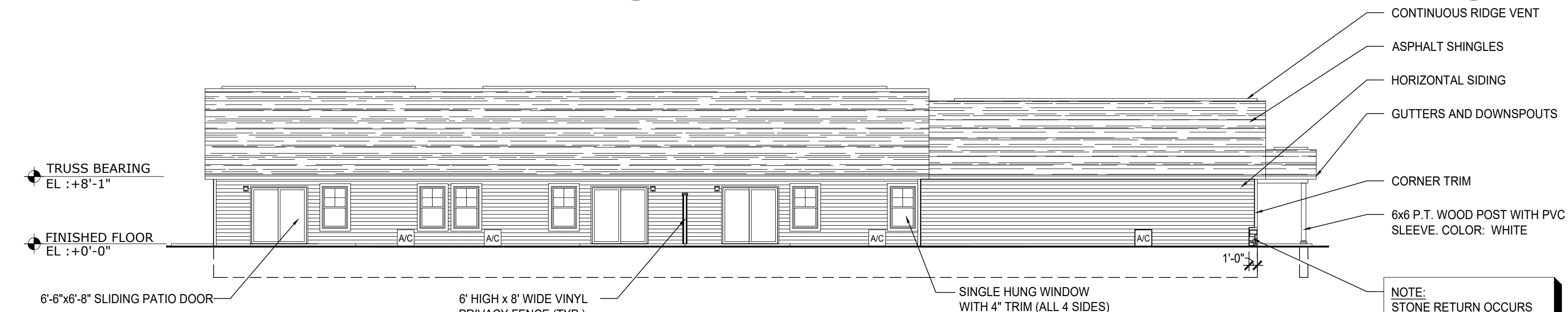
**5 PARTIAL SIDE ELEVATION FORESTWOOD**  
SCALE: 3/32" = 1'-0"



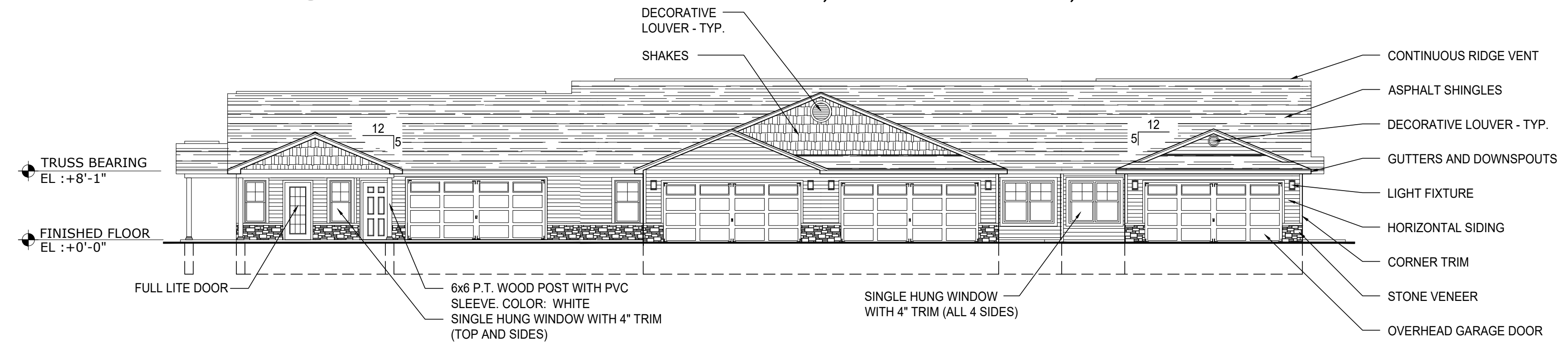
**4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE**  
SCALE: 3/32" = 1'-0"



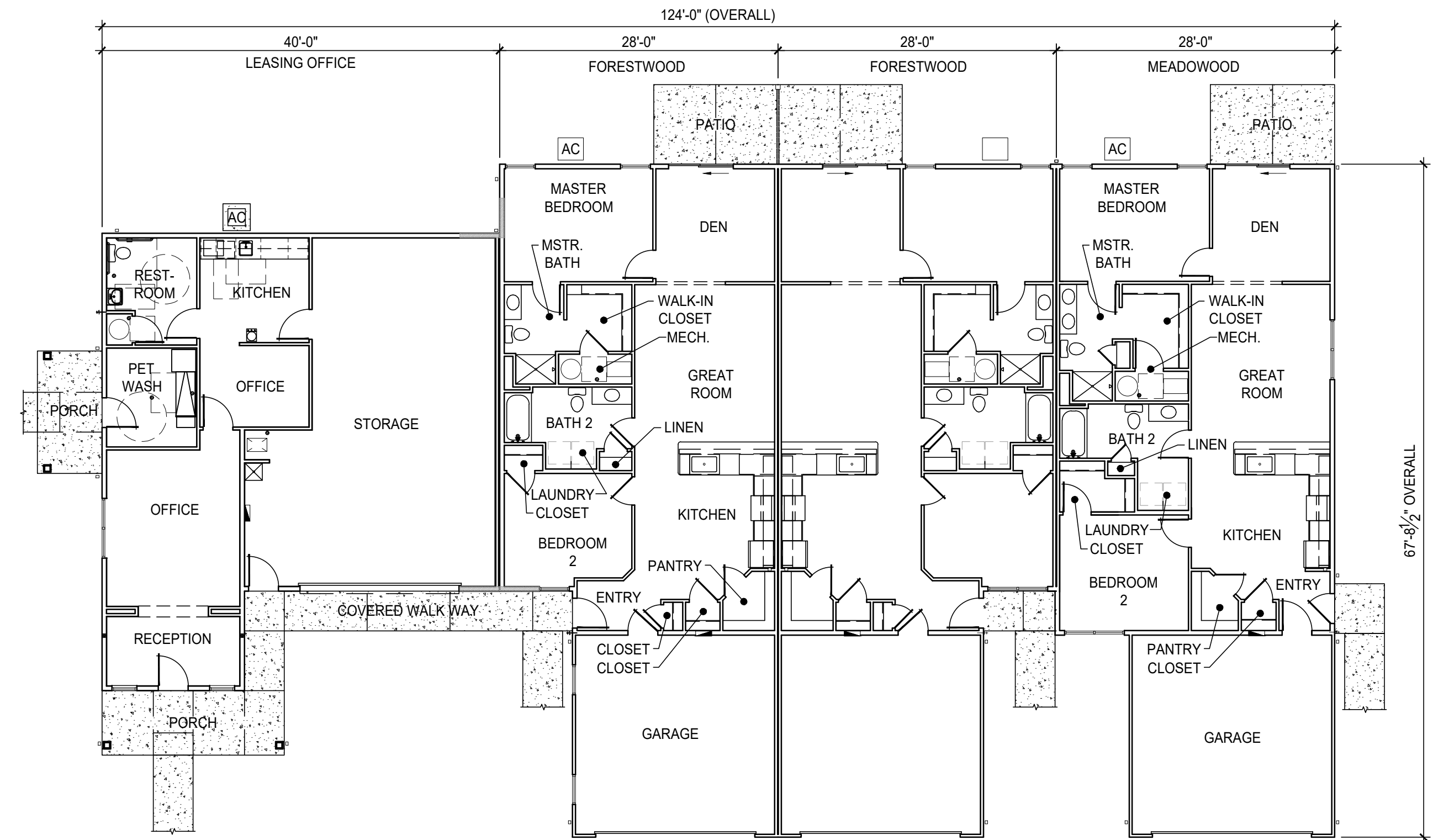
**3 STANDARD SIDE ELEVATION MEADOWOOD**  
SCALE: 3/32" = 1'-0"



**2 REAR ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD**  
SCALE: 3/32" = 1'-0"



**1 FRONT ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD**  
SCALE: 3/32" = 1'-0"



**OVERALL FLOOR PLAN LEASING OFFICE, FORESTWOOD, MEADOWOOD**  
SCALE: 3/32" = 1'-0"

**EXTERIOR FINISH MATERIAL SELECTIONS**

| ITEM:                            | MATERIAL / STYLE:             | COLOR:  |
|----------------------------------|-------------------------------|---|
| DECORATIVE LOUVER                | VINYL                         | WHITE   |
| ASPHALT SHINGLES                 | DIMENSIONAL 30 YEAR LAMINATED | WEATHERED WOOD                                  |
| GUTTERS AND DOWNSPOUTS           | PREFINISHED ALUMINUM          | WHITE   |
| HORIZONTAL SIDING                | VINYL                         | VARIES  |
| SHAKES                           | VINYL                         | VARIES  |
| CORNER TRIM                      | VINYL                         | WHITE   |
| STONE VENEER                     | PRESTIGE                      | OHIO SOUTHERN LIMESTONE                         |
| OVERHEAD GARAGE DOOR             | RAISED PANEL PAN STEEL        | WHITE   |
| SINGLE HUNG                      | VINYL                         | STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS |
| 6'-6" X 6'-8" SLIDING PATIO DOOR | VINYL                         | WHITE   |

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

**REVISIONS**

phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333

**MPG ARCHITECTS**  
MANN • PARSONS • GRAY

**Redwood**  
APARTMENT NEIGHBORHOODS

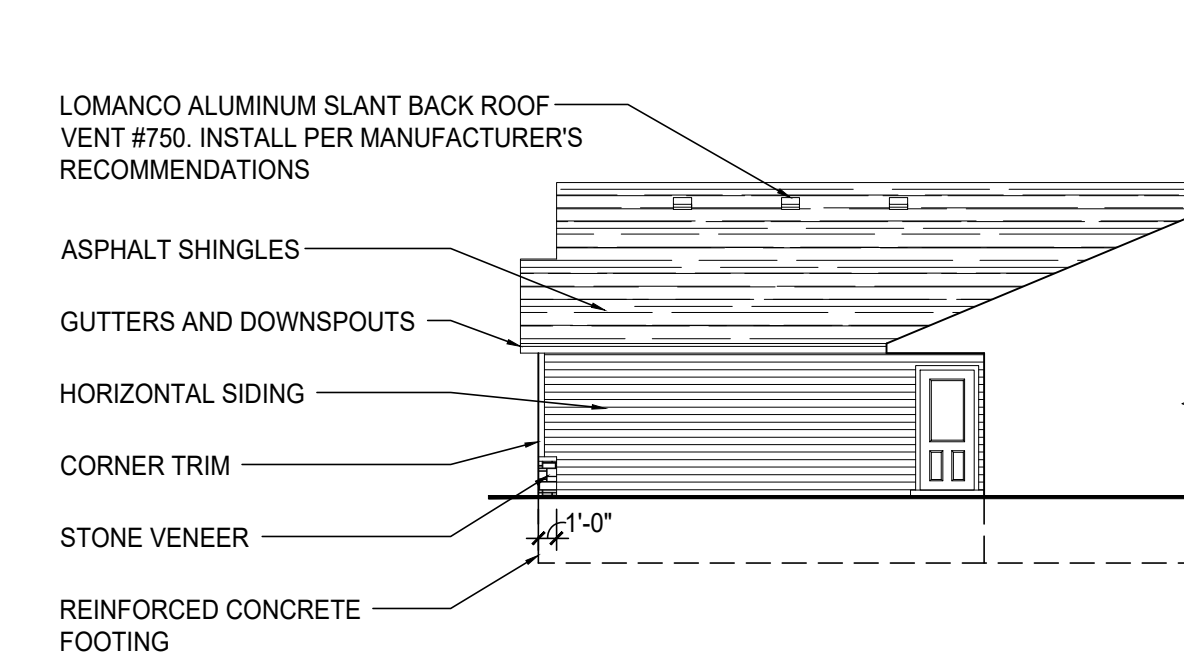
**BUILDING FLOOR PLAN AND ELEVATIONS**  
PROJECT #: 49521  
DATE: DECEMBER 13, 2021  
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE  
NORTH AMBASSADOR DRIVE  
KANSAS CITY, MISSOURI

**A1.1**

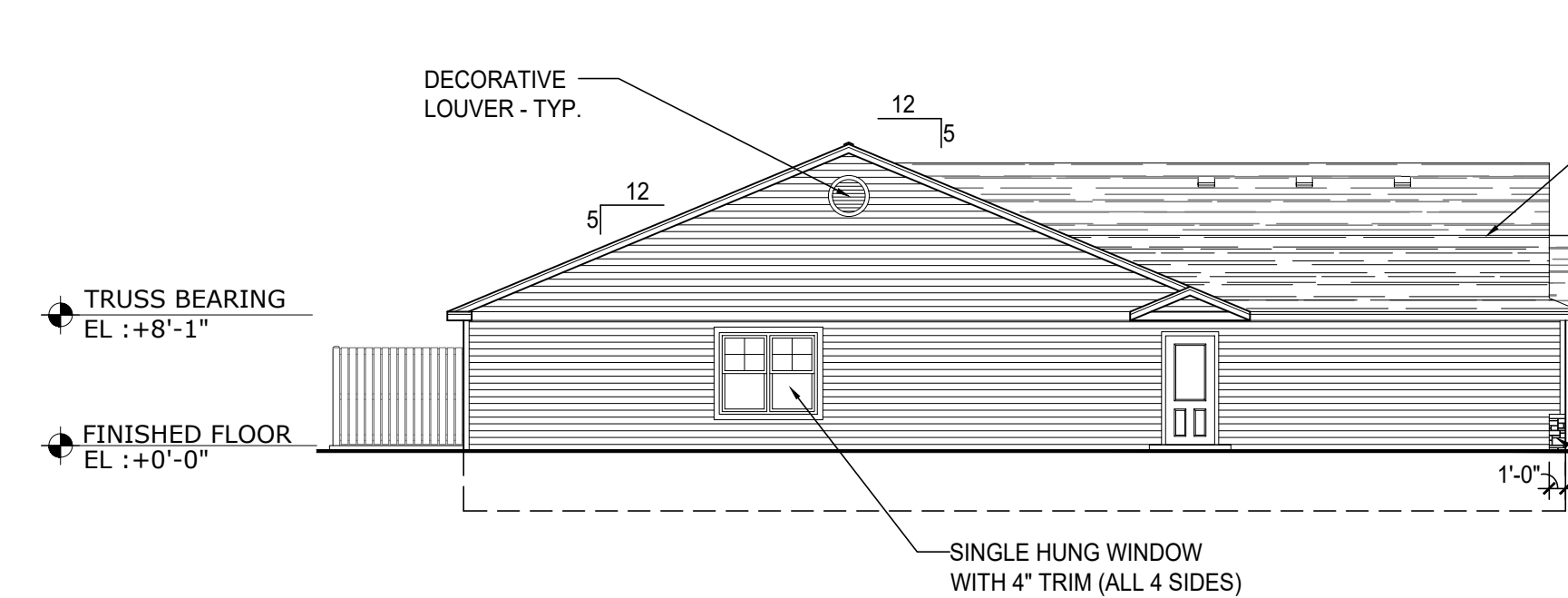
**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2022-00126** on **9/6/2022**

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

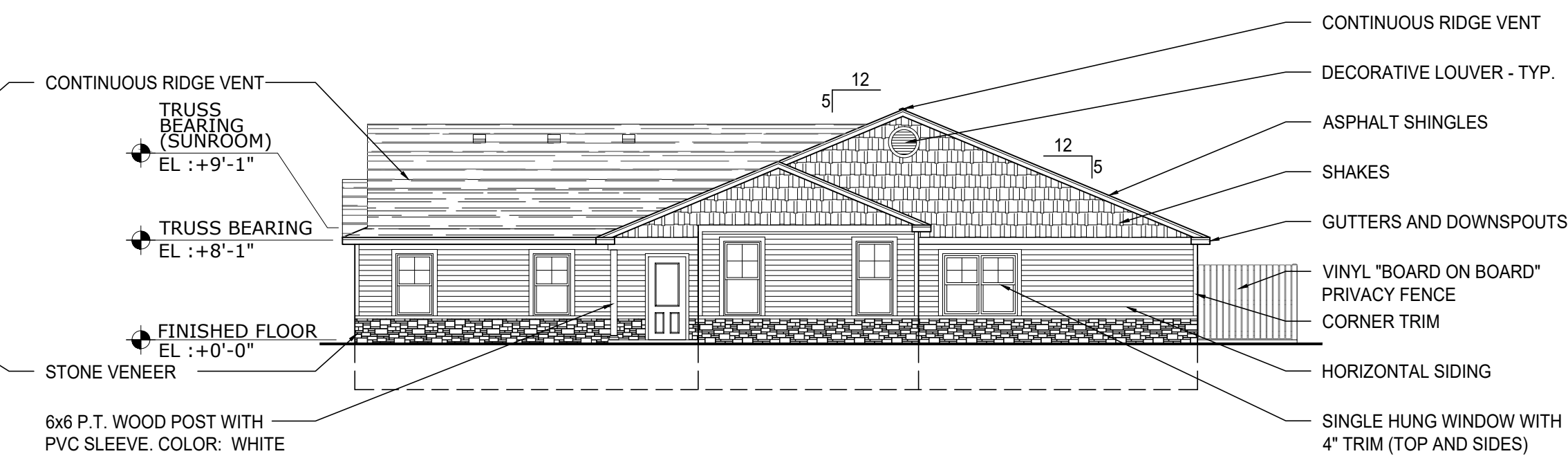
REVISIONS



**5 PARTIAL SIDE ELEVATION FORESTWOOD**  
SCALE: 3/32" = 1'-0"

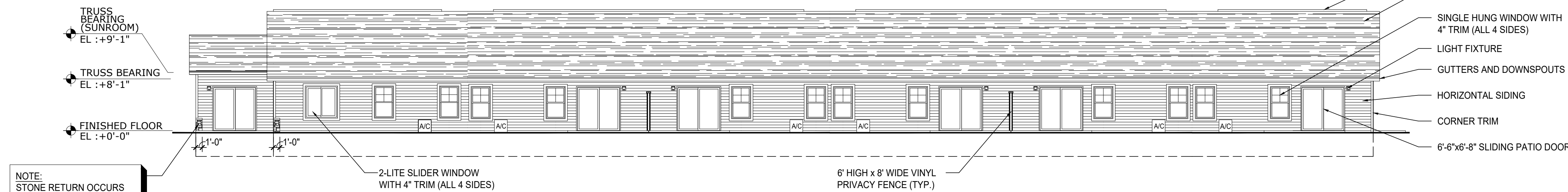


**4 STANDARD SIDE ELEVATION MEADOWOOD**  
SCALE: 3/32" = 1'-0"



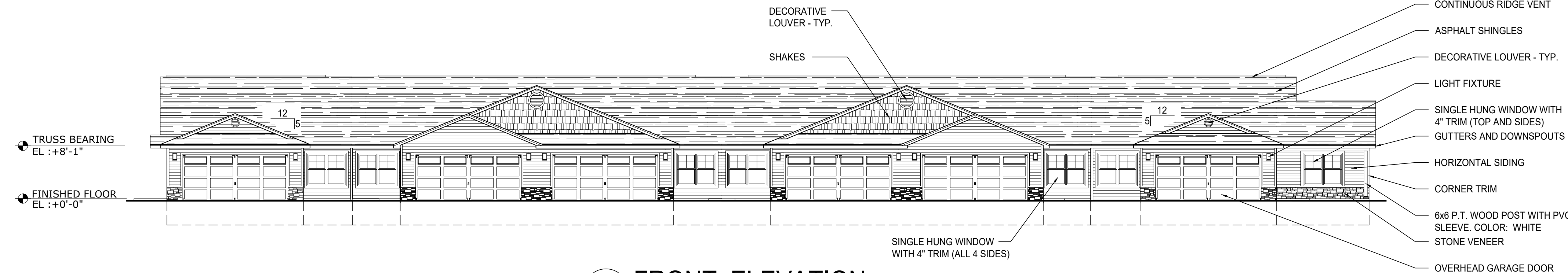
**3 HIGH PROFILE SIDE ELEVATION CAPEWOOD**  
SCALE: 3/32" = 1'-0"

NOTE: HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

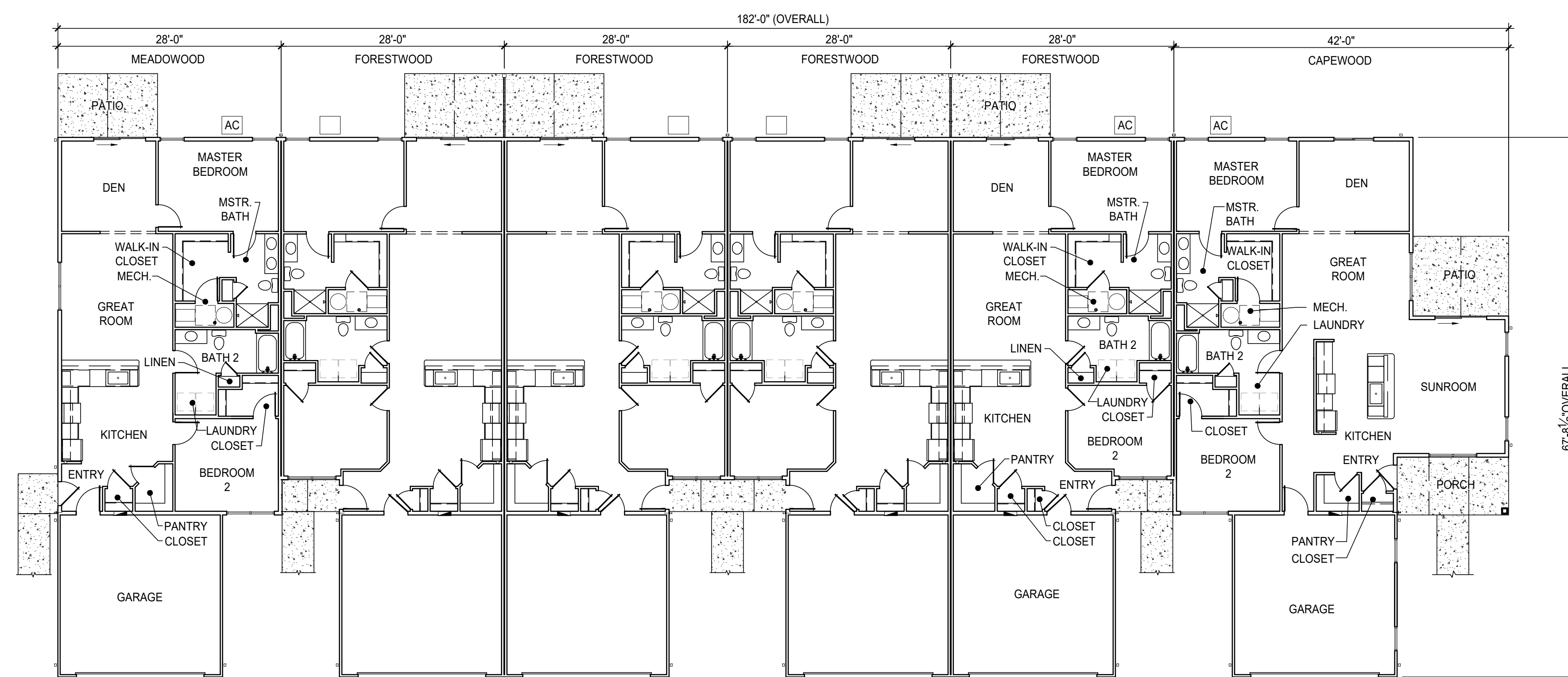


NOTE: STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

**2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD**  
SCALE: 3/32" = 1'-0"



**1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD**  
SCALE: 3/32" = 1'-0"



**OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD**  
SCALE: 3/32" = 1'-0"

**EXTERIOR FINISH MATERIAL SELECTIONS**

| ITEM:                            | MATERIAL / STYLE:             | COLOR:  |
|----------------------------------|-------------------------------|---|
| DECORATIVE LOUVER                | VINYL                         | WHITE   |
| ASPHALT SHINGLES                 | DIMENSIONAL 30 YEAR LAMINATED | WEATHERED WOOD                                  |
| GUTTERS AND DOWNSPOUTS           | PREFINISHED ALUMINUM          | WHITE   |
| HORIZONTAL SIDING                | VINYL                         | VARIES  |
| SHAKES                           | VINYL                         | VARIES  |
| CORNER TRIM                      | VINYL                         | WHITE   |
| STONE VENEER                     | PRESTIGE                      | OHIO SOUTHERN LIMESTONE                         |
| OVERHEAD GARAGE DOOR             | RAISED PANEL PAN STEEL        | WHITE   |
| SINGLE HUNG                      | VINYL                         | STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS |
| 6'-6" X 6'-8" SLIDING PATIO DOOR | VINYL                         | WHITE   |

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

**City Plan Commission**  
Recommends Approval with Conditions  
of Case CP-CPC-2022-00126 on 9/6/2022

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

**BUILDING FLOOR PLAN AND ELEVATIONS**

PROJECT #: 49521

DATE: DECEMBER 13, 2021

**REDWOOD KANSAS CITY N. AMBASSADOR DRIVE**  
NORTH AMBASSADOR DRIVE  
KANSAS CITY, MISSOURI

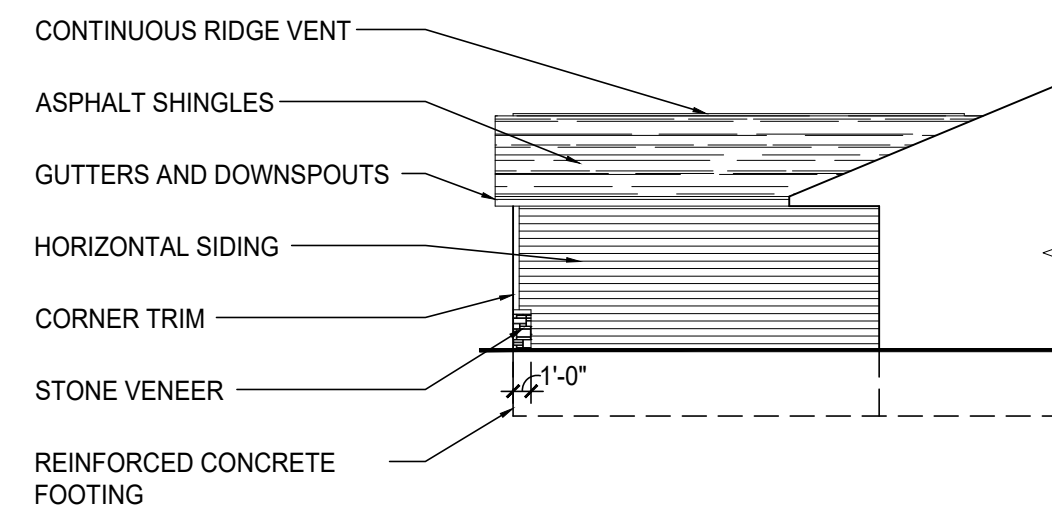
phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333  
MANN • PARSONS • GRAY  
ARCHITECTS  
mpg-architects.com

**Redwood**  
APARTMENT NEIGHBORHOODS

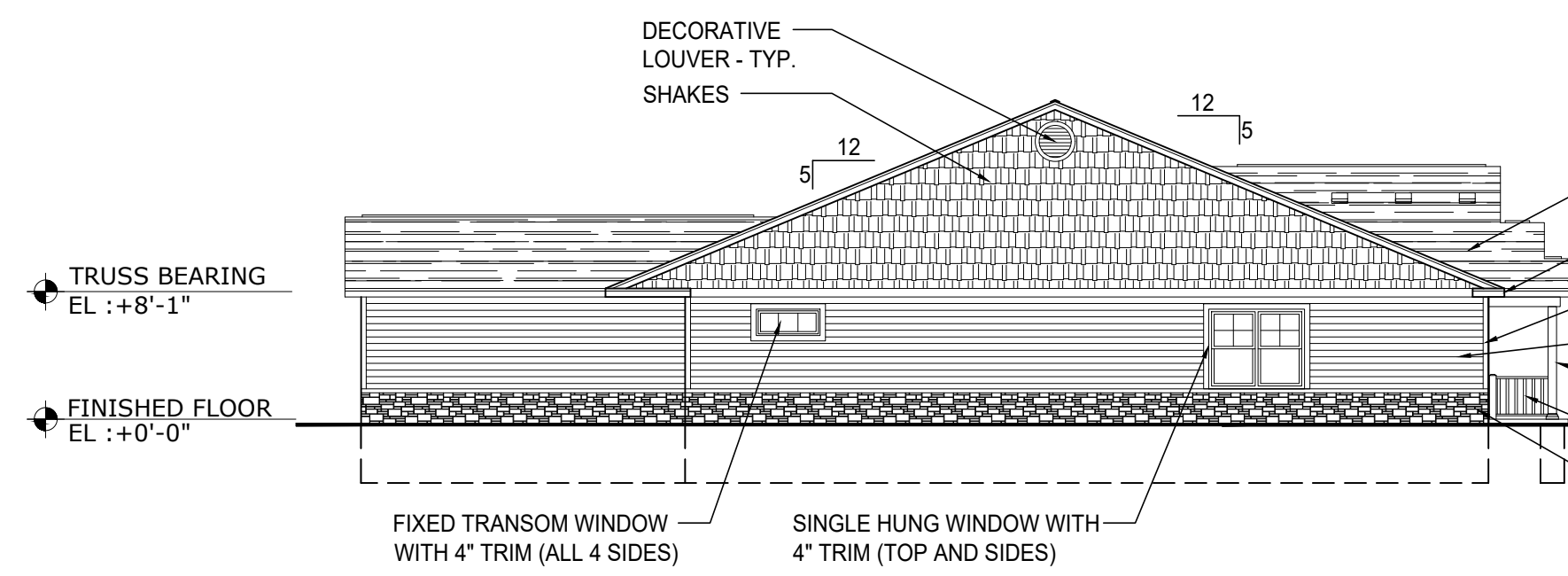


REVISIONS

**5 PARTIAL SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**

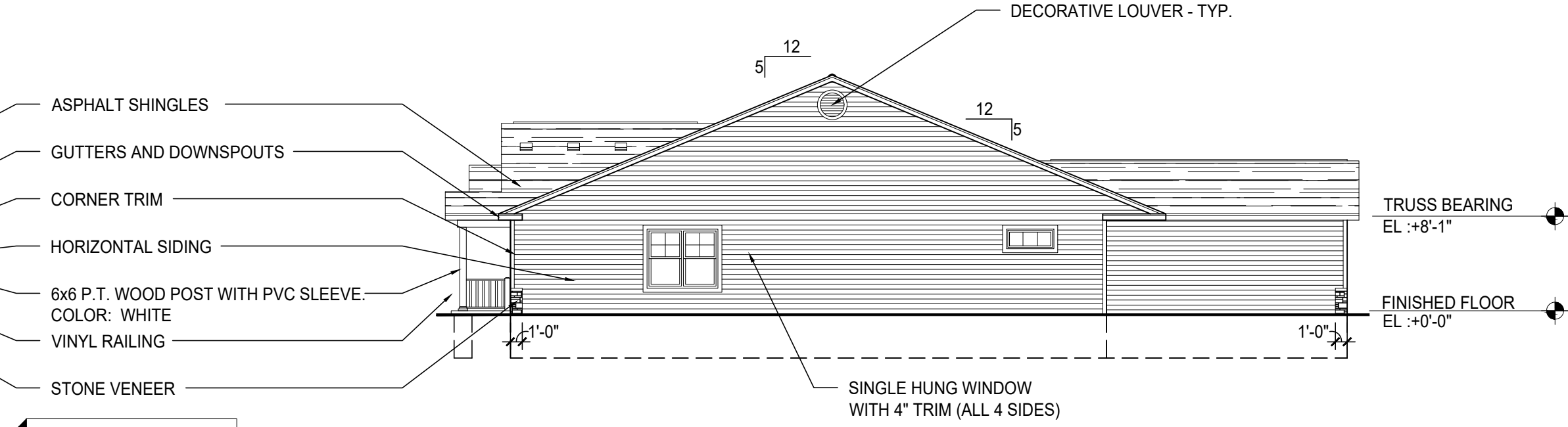


**4 HIGH PROFILE SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**

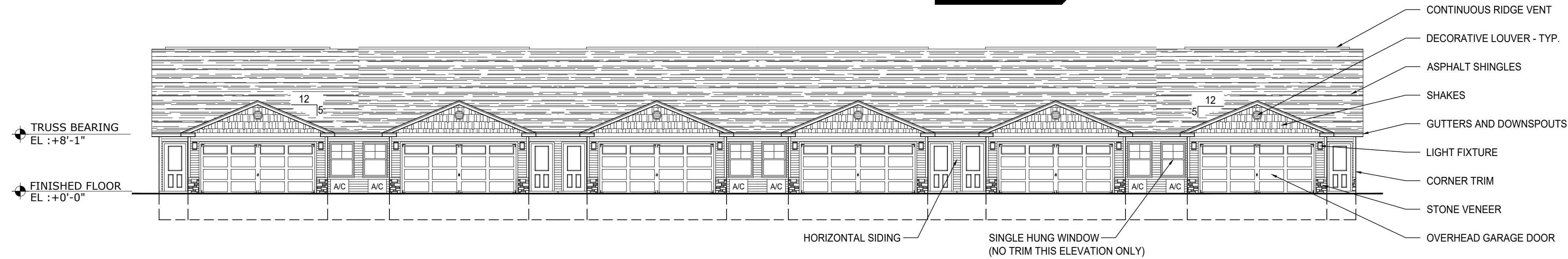


NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

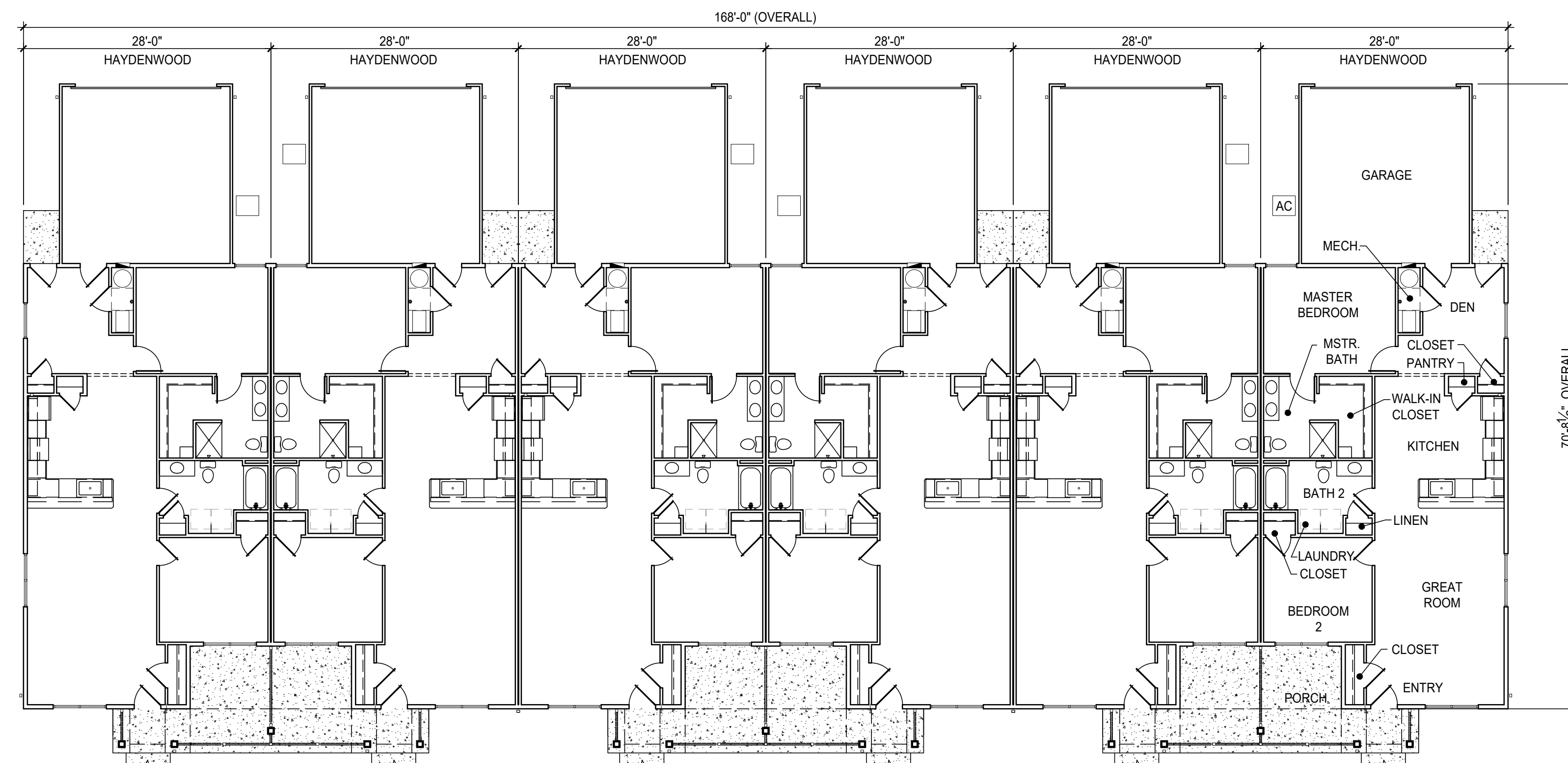
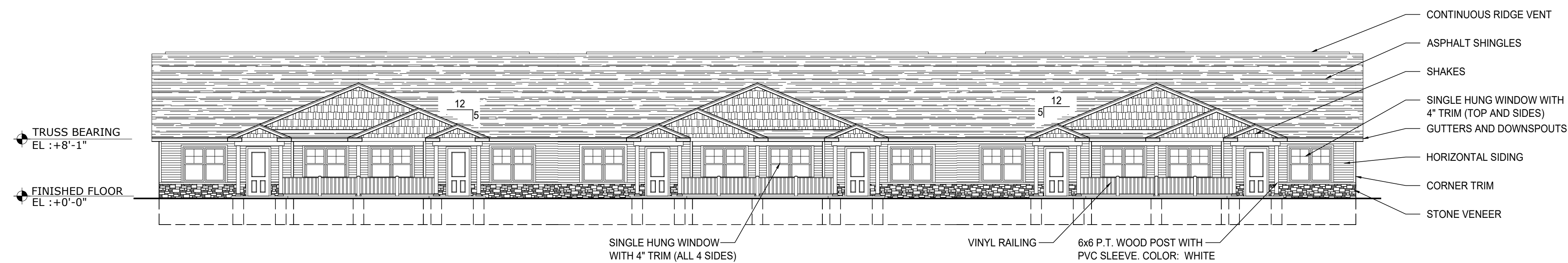
**3 STANDARD SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**



**2 REAR ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**



**1 FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**



**OVERALL FLOOR PLAN**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**

**EXTERIOR FINISH MATERIAL SELECTIONS**

| ITEM:                  | MATERIAL / STYLE:             | COLOR:  |
|------------------------|-------------------------------|---|
| DECORATIVE LOUVER      | VINYL                         | WHITE   |
| ASPHALT SHINGLES       | DIMENSIONAL 30 YEAR LAMINATED | WEATHERED WOOD                                  |
| GUTTERS AND DOWNSPOUTS | PREFINISHED ALUMINUM          | WHITE   |
| HORIZONTAL SIDING      | VINYL                         | VARIES  |
| SHAKES                 | VINYL                         | VARIES  |
| CORNER TRIM            | VINYL                         | WHITE   |
| STONE VENEER           | PRESTIGE                      | OHIO SOUTHERN LIMESTONE                         |
| OVERHEAD GARAGE DOOR   | RAISED PANEL PAN STEEL        | WHITE   |
| SINGLE HUNG            | VINYL                         | STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS |

NOTE:  
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

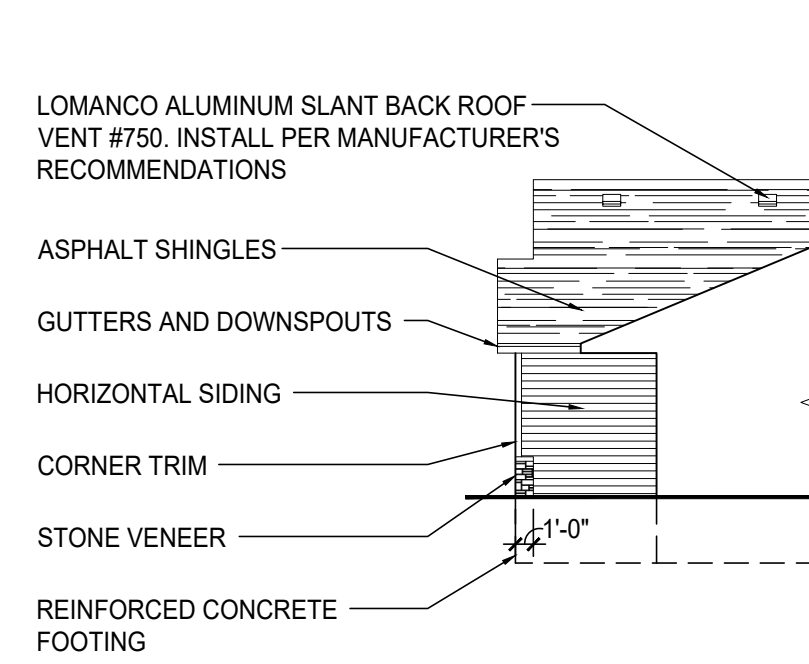
**BUILDING FLOOR PLAN AND ELEVATIONS**  
PROJECT #: 49521  
DATE: DECEMBER 13, 2021  
**REDWOOD KANSAS CITY N. AMBASSADOR DRIVE**  
NORTH AMBASSADOR DRIVE  
KANSAS CITY, MISSOURI

phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333  
**MPG ARCHITECTS**  
MANN • PARSONS • GRAY  
mpg-architects.com

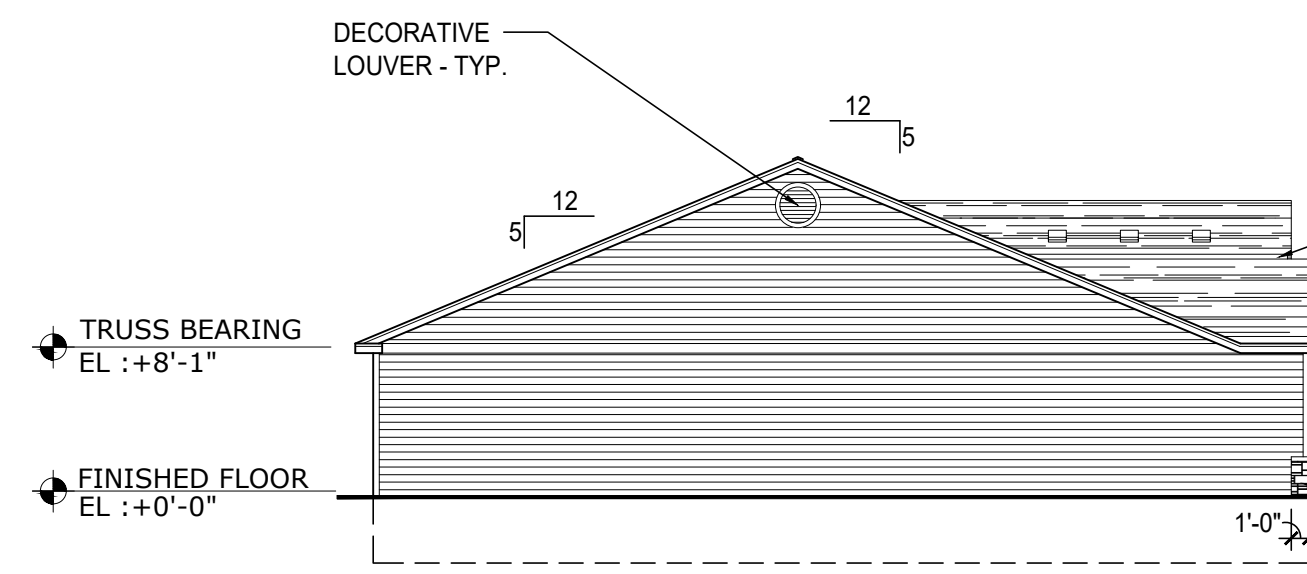
**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CP-CPC-2022-00126** on **9/6/2022**  
*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

REVISIONS

**5 PARTIAL SIDE ELEVATION**  
WILLOWOOD  
SCALE: 3/32" = 1'-0"

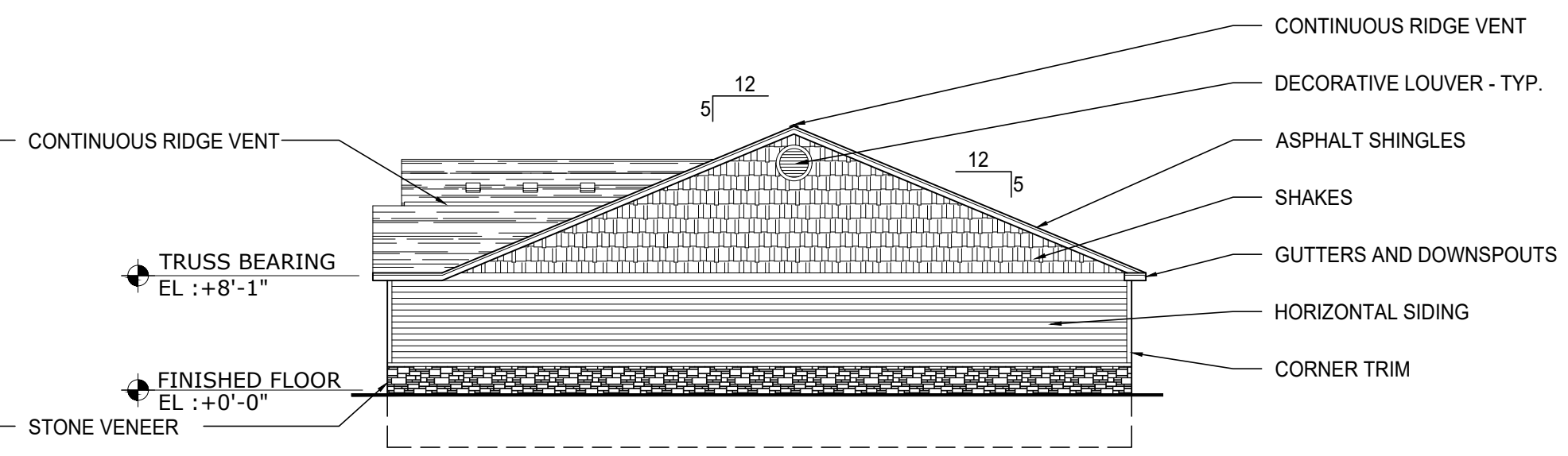


**4 STANDARD SIDE ELEVATION**  
WILLOWOOD  
SCALE: 3/32" = 1'-0"



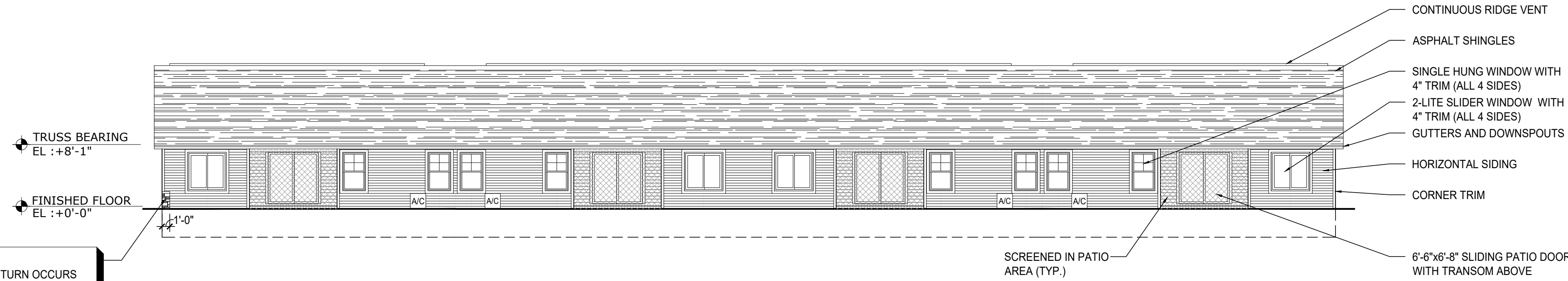
**3 HIGH PROFILE SIDE ELEVATION**  
WILLOWOOD  
SCALE: 3/32" = 1'-0"

NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

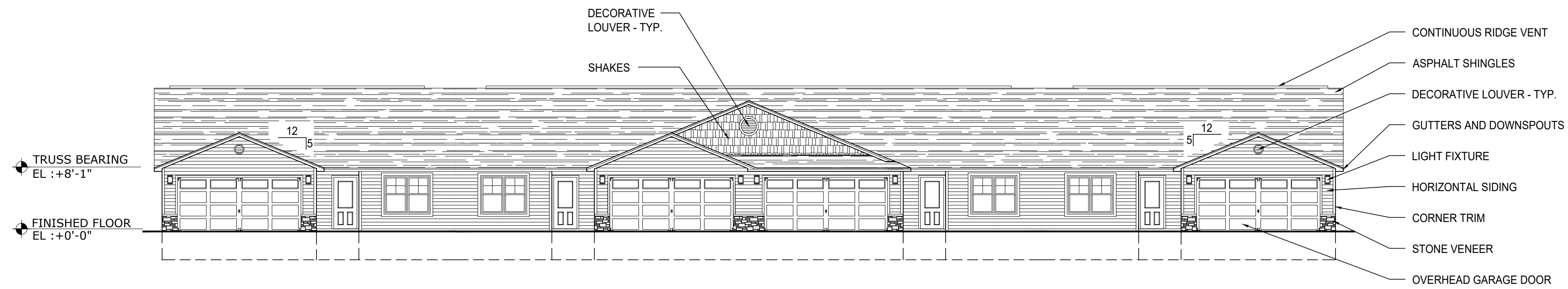


NOTE:  
STONE RETURN OCCURS  
ADJACENT TO HIGH  
PROFILE SIDE ELEVATION  
ONLY

**2 REAR ELEVATION**  
WILLOWOOD  
SCALE: 3/32" = 1'-0"



**1 FRONT ELEVATION**  
WILLOWOOD  
SCALE: 3/32" = 1'-0"



**OVERALL FLOOR PLAN**  
WILLOWOOD  
SCALE: 3/32" = 1'-0"

**EXTERIOR FINISH MATERIAL SELECTIONS**

| ITEM:                            | MATERIAL / STYLE:             | COLOR:  |
|----------------------------------|-------------------------------|---|
| DECORATIVE LOUVER                | VINYL                         | WHITE   |
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**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2022-00126** on **9/6/2022**  
*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission

phone 330.666.5770  
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**BUILDING FLOOR PLAN AND ELEVATIONS**  
DATE: DECEMBER 13, 2021  
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KANSAS CITY, MISSOURI  
**Redwood**  
APARTMENT NEIGHBORHOODS

**A1.4**



**FRONT PERSPECTIVE**

**CAPEWOOD**



**DATE: SEPTEMBER, 2021**



**FRONT PERSPECTIVE**  
**MEADOWOOD**

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**DATE: SEPTEMBER, 2021**



**FRONT PERSPECTIVE**  
**HAYDENWOOD**

---



**DATE: SEPTEMBER, 2021**



FRONT PERSPECTIVE

WILLOWOOD



DATE: SEPTEMBER, 2021