

DEVELOPER

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AUSTIN, TEXAS
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CIVIL ENGINEER, LANDSCAPE ARCHITECT,
AND LIGHTING

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SURVEYOR
J&J SURVEY, LLC
8680A N. HILLS ROAD
KANSAS CITY, MO 64154
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S1 TRACT IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, SURVEYED AND ADJUSTED ON JULY 20TH, 2024, BY LANCE E. PLS., 200668497, A PROFESSIONAL LAND SURVEYOR, BEGINNING AT THE SOUTH CORNER OF THE TRUTHFUL SOUTH 89° 5' 10" WEST, 240.20 FEET TO THE SOUTHWEST CORNER OF SAID EAST 89° 5' 10" WEST, 240.20 FEET TO THE SOUTHWEST CORNER OF SAID EAST 89° 5' 10" WEST, 240.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW AMBASSADOR DRIVE, AS NOW ESTABLISHED; THENCE NORTH 28° 19' 04" WEST, 240.20 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, 244.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44° 36' 39" WEST, 458.23 FEET; THENCE SOUTH 65° 44' 23" WEST, 360.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, AS NOW ESTABLISHED; THENCE NORTH 29° 28' 46" EAST, 1020.85 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, 1020.85 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST CORNER OF THE TRUTHFUL SOUTH 89° 5' 10" WEST, 240.20 FEET TO THE SOUTHWEST CORNER OF SAID EAST 89° 5' 10" WEST, 240.20 FEET TO THE SOUTHWEST CORNER OF SAID EAST 89° 5' 10" WEST, 240.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID NW AMBASSADOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: THENCE SOUTH 46° 18' 31" EAST, 58.09 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INTERNAL BEARING SOUTH D2° 56' 08" EAST, A RADIUS OF 1461.00 FEET AND AN ARC LENGTH OF 288.54 FEET, 288.54 FEET ON A CURVE TO THE LEFT, HAVING AN INTERNAL BEARING NORTH 89° 5' 10" WEST, A RADIUS OF 1461.00 FEET AND AN ARC LENGTH OF 288.54 FEET, 288.54 FEET; THENCE SOUTH 89° 5' 10" WEST, 240.20 FEET TO THE POINT OF BEGINNING, CONTAINING 800.343 SQUARE FEET OF AREA. 888.5 MORF OR 8.588 AC.

ALL USES PERMITTED UNDER B4-3 ARE ALLOWED EXCEPT:

- ADULT BUSINESSES
- FUNERAL & INTERMENT SERVICES INCLUDING BUT NOT LIMITED TO: CEMETERY/COLUMBARIUM/MAUSOLEUM, CREMATING, UNDERTAKING
- RECREATIONAL VEHICLE PARKING
- WIRELESS COMMUNICATION FACILITY



of Case No. **CD-CPC-2024-00130** on 10-16-2024

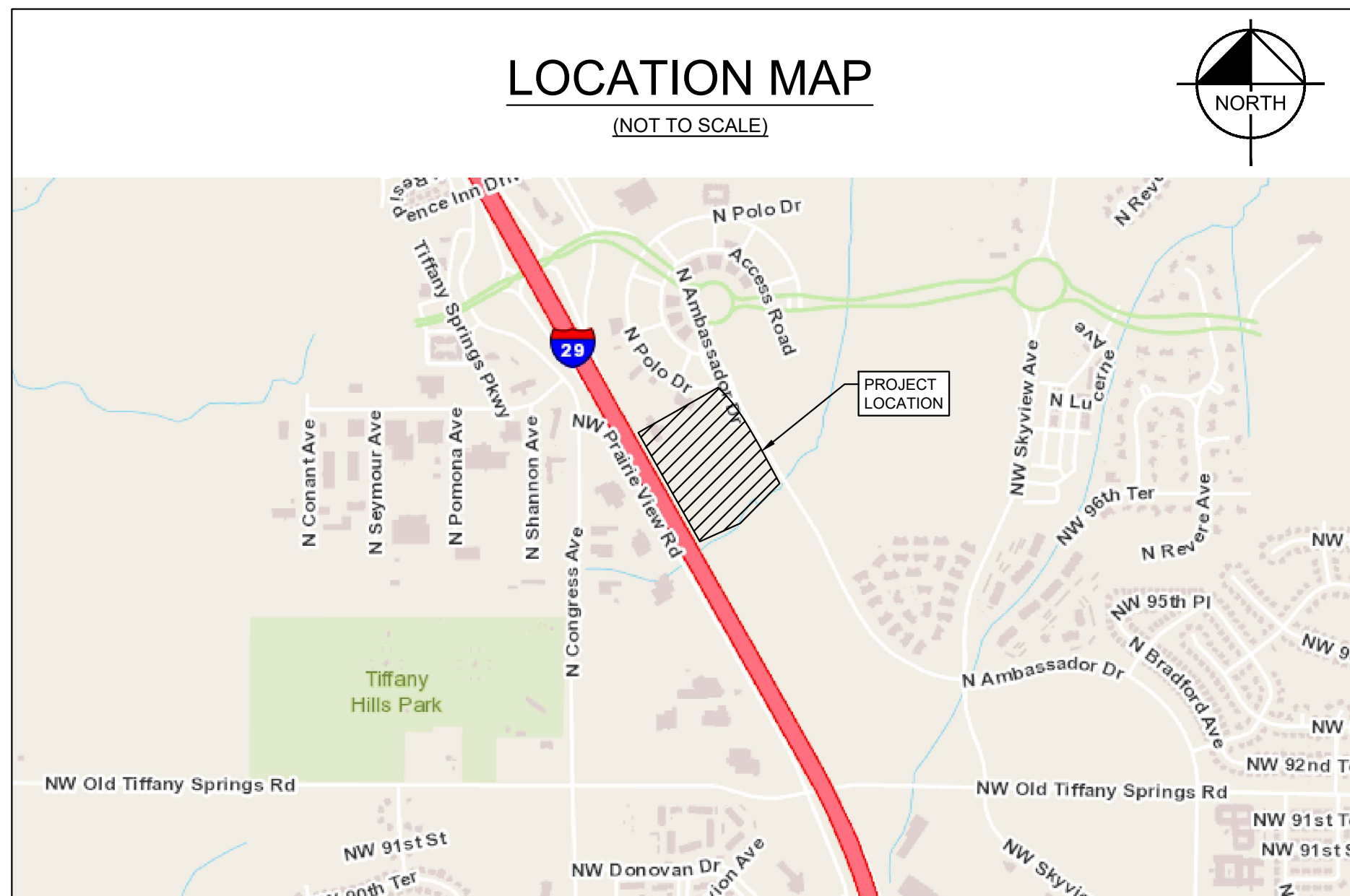
CD-CPC-2024-00106

Jana Gabriel

Sara Cuptianu, AICP
Secretary of the City Plan Commission

SECTION 36, TOWNSHIP 52N, RANGE 34W
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

(NOT TO SCALE)



(NOT TO SCALE)



Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PRELIMINARY PLAT
C3	SHARED INFRASTRUCTURE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	TREE PRESERVATION PLAN
C7	STREAM BUFFER PLAN
L1	OVERALL LANDSCAPE PLAN
E1	LIGHTING PLAN-1
E2	LIGHTING PLAN

PROPERTY NEIGHBORS			
ID NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
1	WOODRUFF, JOHN W	9600 N POLO DR	9619 KANSAS CITY, MO 64154
2	KC RESIDENCE LLC	9510 N AMBASSADOR DR	PO BOX 72, BONNER SPRINGS, KS 66012
3	TIFFANY SQUARE INC, VALLEY VIEW STATE BANK	9899 N AMBASSADOR DR	7500 WEST 95TH ST, OVERLAND PARK, KS 66212
4	GAYATRI GROUP OF HOTELS LLC	9550 N POLO DR	9908 W 152ND ST OVERLAND PARK, KS 66221
5	LAXMI HOTELS LLC	9500 N AMBASSADOR DR	9908 W 152ND ST OVERLAND PARK, KS 66221
6	TIFFANY SQUARE INC	9701 N AMBASSADOR DR	7500 WEST 95TH ST, OVERLAND PARK, KS 66212
7	TIFFANY SQUARE INC	N/A	7500 WEST 95TH ST, OVERLAND PARK, KS 66212

1. REQUESTING DEVIATION TO ALLOW FOR INCREASE OF
MAXIMUM BUILDING HEIGHT BY 5' TO ALLOW FOR 60' MAX. (5'
ALLOWED BY ZONING)
2. _____

3. _____

Kimley»»Horn

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KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: KR

DRAWN BY: EF

CHECKED BY:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

COVER SHEET

TRAILS AT
AMBASSADOR -
1st PLAT

N. AMBASSADOR DR.
KANSAS CITY MO 64153

ORIGINAL ISSUE

KHA PROJECT NO

SHEET NUMBER

CO

Drawing name: K:\KAC_LIE\20247 1002_Ambassador-Development\Drawings\EXISTING CONDITIONS - recovering Layout1 Sep 25, 2024 7:35am by Kaitlin Boyar
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FLOODPLAIN NOTE
THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BY (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD HAS NO BASE FLOOD ELEVATIONS DETERMINED. AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) 29095C0043G, EFFECTIVE JANUARY 20, 2017.

SURVEY LEGEND

- MONUMENT FOUND AS NOTED
- SET MONUMENT AS NOTED
- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- PLATTED DISTANCE
- MEASURED DISTANCE
- RECORD DISTANCE
- LANDSCAPED AREA
- EXISTING TREE
- POWER POLE
- LIGHT POLE
- ELECTRIC PEDESTAL
- GAS VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- WROUGHT IRON FENCE
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- UGG UNDERGROUND GAS
- GAS GAS LINE
- UNDERGROUND WATER
- FO FIBER OPTIC LINE
- T TELEPHONE
- SANITARY SEWER
- TREE LINE
- STORM LINE

NOTES

- EXISTING CONDITIONS WITHIN PROJECT PROPERTY ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY J&J SURVEY DATED 11/1/2023.
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM KANSAS CITY, MISSOURI GIS MAP. ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.

KANSAS CITY MISSOURI
City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2024-00130** on **10-16-2024**
CD-CPC-2024-00106

SURVEY CONTROL
Secretary of the City Plan Commission

Point #	Northing	Easting	Elevation	Notes
1	1128804.28	2745543.63	1076.77	PL 02
51	1128506.38	2743496.02	1058.14	"+" CUT
52	1130368.18	2742336.18	1045.36	IRON BAR SET
53	1126928.67	2743449.98	1078.02	"+" CUT
54	1129814.16	2741865.12	1055.94	IRON BAR SET

UTILITY NOTE:
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

GENERAL SURVEY NOTES

- The plat of SARAH GLASS PLACE is recorded in Plat Book 3 at Page 33 in the Recorder of Deeds Office in Platte County, Missouri.
- The plat of LOTS 12H-1 & 12H-2 EXECUTIVE HILLS NORTH BLOCKS 12 & 26 is recorded in Plat Book 21 at Page 235 in the Recorder of Deeds Office in Platte County, Missouri.
- Title Report # NCS-1189866-KCTY, dated August 10, 2023 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- Basis of bearings was established by Missouri State Plane Coordinate System by GPS observations.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0043G, effective January 20, 2017.
- The subject property contains 2,692,519 square feet or 61.81 acres more or less.
- The property described herein is the same as the property described in the certain commitment for Title Insurance issued by First American Title Insurance Company Commitment No. NCS-1189866-KCTY, with a commitment date of August 10, 2023.
- The subject property contains two (2) Public Right-of-Ways which are NW Old Tiffany Springs Road and N. Ambassador Drive.
- There was no evidence of recent earth moving work, building construction, or building additions at the time of the survey.
- There was no proposed changes in street Right-of-Way lines or evidence of any recent street/ sidewalk construction at the time of the survey.
- The zoning report for the subject property was prepared by The Planning & Zoning Resource Company, Dated: 02-27-2024, PZR Site Number CPZ-2024-00288 9400 N. Ambassador Drive Kansas City, MO 64153 KC PARCEL ID. 17205, 280910, 167473, 280926, 280924, 20-1-0-01-000-000-002.000, 20-1-0-000-000-001.000, 19-3-0-06-000-000-002.001
- Zoning Designation: "B3-3" Community Business Purpose is to accommodate a broad range of retail and service uses

LOT AND BUILDING STANDARDS		B-3
LOT SIZE		NONE
FLOOR AREA RATIO MAXIMUM		3.0
MIN. FRONT SETBACK		NONE
MIN. REAR SETBACK		NONE
SIDE SETBACK		NONE
MAXIMUM HEIGHT		
>> MIXED-USE BUILDINGS		60
>> ALL OTHER BUILDINGS		55

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

KMR	08/30/2024	CITY COMMENTS	SCALE: AS NOTED	DESIGNED BY: KR	DRAWN BY: EF	CHECKED BY: MK	PRELIMINARY NOT FOR CONSTRUCTION	EXISTING CONDITIONS	TRAILS AT AMBASSADOR - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO. 64153	ORIGINAL ISSUE: 7/26/2024
KMR	09/09/2024	CITY COMMENTS								KHA PROJECT NO. 268271002
										SHEET NUMBER
										C1

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
800 PENNSYLVANIA AVE. SUITE 150
KANSAS CITY, MO 64108
PHONE: 816-862-0350
WWW.KIMLEY-HORN.COM

DATE: _____ BY: _____

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0043G AND DATED JANUARY 20, 2017. SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING LINES.

A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND SOUND USE OF THE SAID LANDS FOR ANY PURPOSES WHATSOEVER. THE CITY SHALL NOT ATTEMPT TO USE THE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY, THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT AND THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS AND ALL OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, AND NON-ORNAMENTAL TREES) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

[illegible]

UTILITY EASEMENT

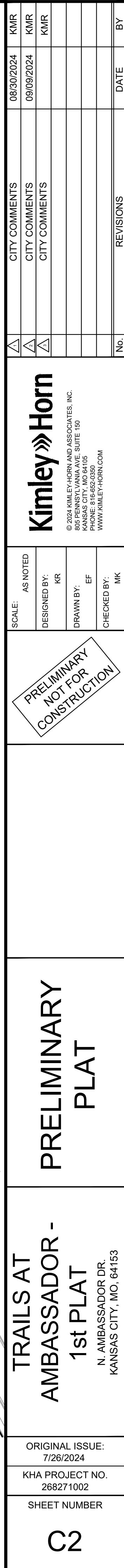
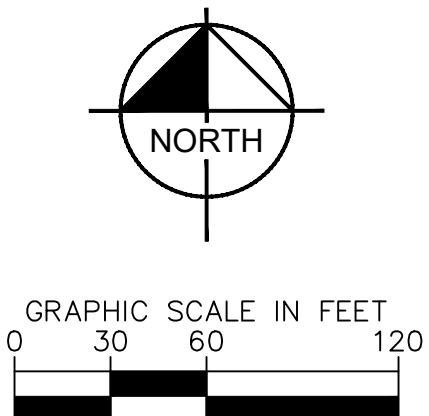
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, AND THE CITY OF KANSAS CITY, MO, FOR THE CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR THE TRANSPORTATION OF WATER, SEWER, GAS, AND TELEPHONE, CABLE, AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERPASSING, CROSSING, AND TUNNELING, AND ANY OTHER PURPOSES, TRANSFORMERS, SERVICES, PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID SEWERS AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR ANY STRUCTURE THEREON (DEPT. OF HIGHWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

NO PARKLAND REQUIRED FOR PROJECT

MAINTENANCE OF TRACTS.
TRACT A SHALL BE USED FOR STREAM BUFFER PRESERVATION AND STORMWATER MANAGEMENT. THE TRACT SHALL BE OWNED AND MAINTAINED BY THE POA (PRIVATE OWNERS ASSOCIATION) TO BE CREATED AT THE TIME OF FINAL PLAT.

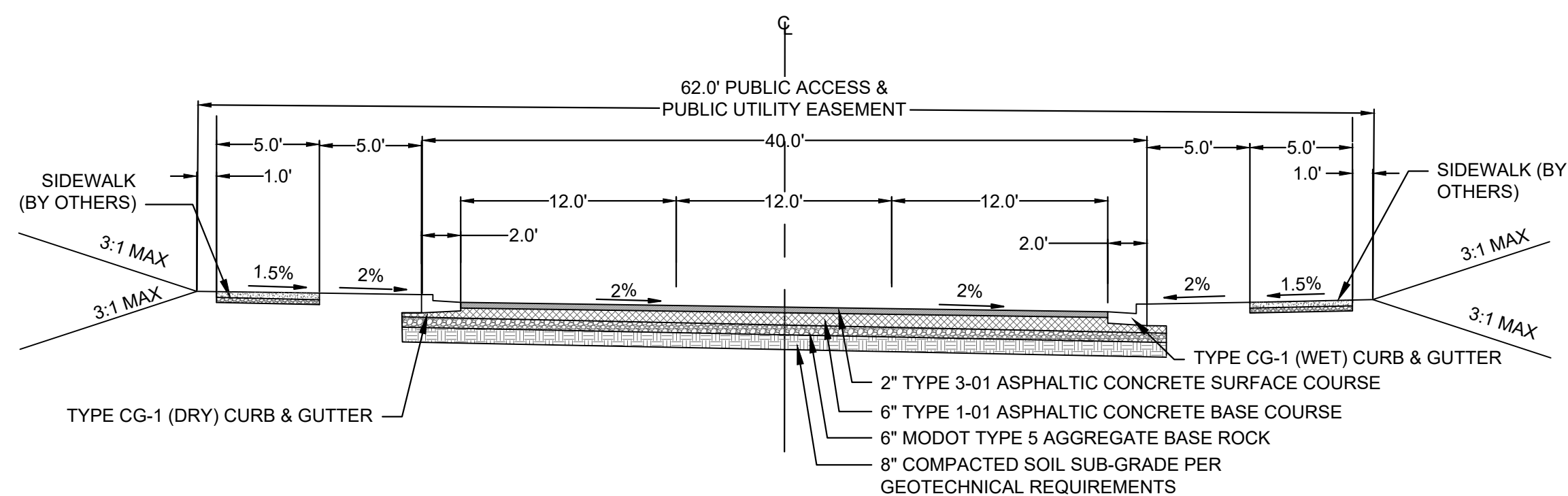
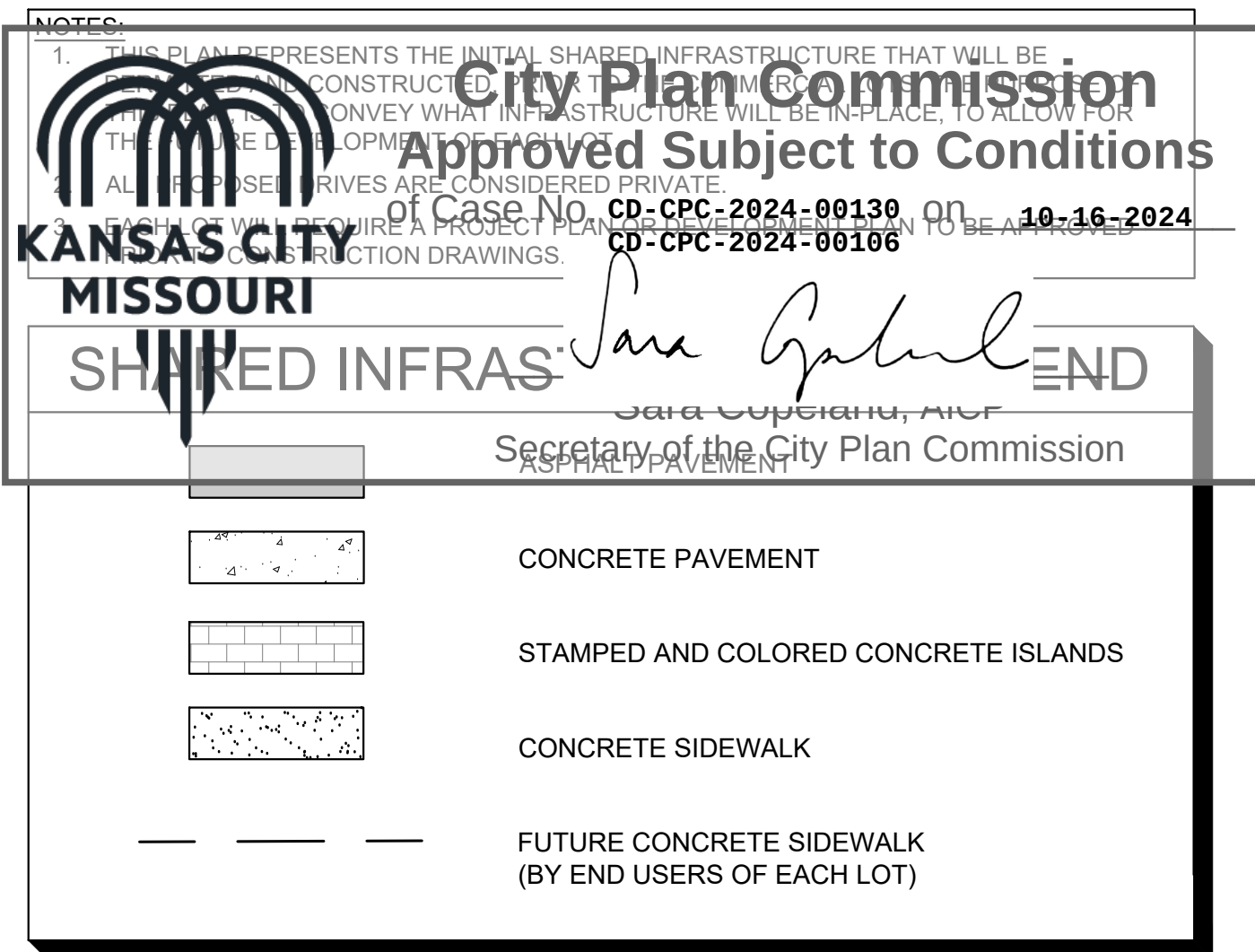
TRACT A SHALL BE USED FOR STREAM BUFFER PRESERVATION AND STORMWATER MANAGEMENT. THE TRACT SHALL BE OWNED AND MAINTAINED BY THE POA (PRIVATE OWNERS ASSOCIATION) TO BE CREATED AT THE TIME OF FINAL PLAT.

A TRACT IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING THE SOUTHWEST CORNER OF A CERTAIN 10.00 ACRES OF LAND, BEING THE SOUTHWEST CORNER OF PLATS PLS-2006016647; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 89°49'07" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 746.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. AMBASSADOR DRIVE, AS NOW ESTABLISHED; THENCE NORTH 28°19'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 244.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°33'39" WEST, 458.23 FEET; THENCE SOUTH 65°44'23" WEST, 360.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, AS NOW ESTABLISHED; THENCE NORTH 65°44'23" WEST, 360.61 FEET TO THE POINT OF BEGINNING; OR, SURVEY 10.00 ACRES OF LAND, BEING THE SOUTHWEST CORNER OF NORTH BLOCKS 12 & 26, A SUBDIVISION IN SAID KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE NORTH 60°30'20" EAST ALONG THE SOUTH LINE OF SAID EXECUTIVE HILLS NORTH BLOCKS 12 & 26, 748.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID N. AMBASSADOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: THENCE SOUTH 54°18'31" EAST, 58.09 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 42°56'08" EAST, A RADIUS OF 146.01 FEET AND AN ARC LENGTH OF 288.54 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 42°56'08" EAST, A RADIUS OF 146.01 FEET AND AN ARC LENGTH OF 288.54 FEET; THENCE SOUTH 28°19'04" EAST, 302.35 FEET TO THE POINT OF BEGINNING; CONTAINS 806.341 SQUARE FEET OR 18.51 ACRES MORE OR LESS.

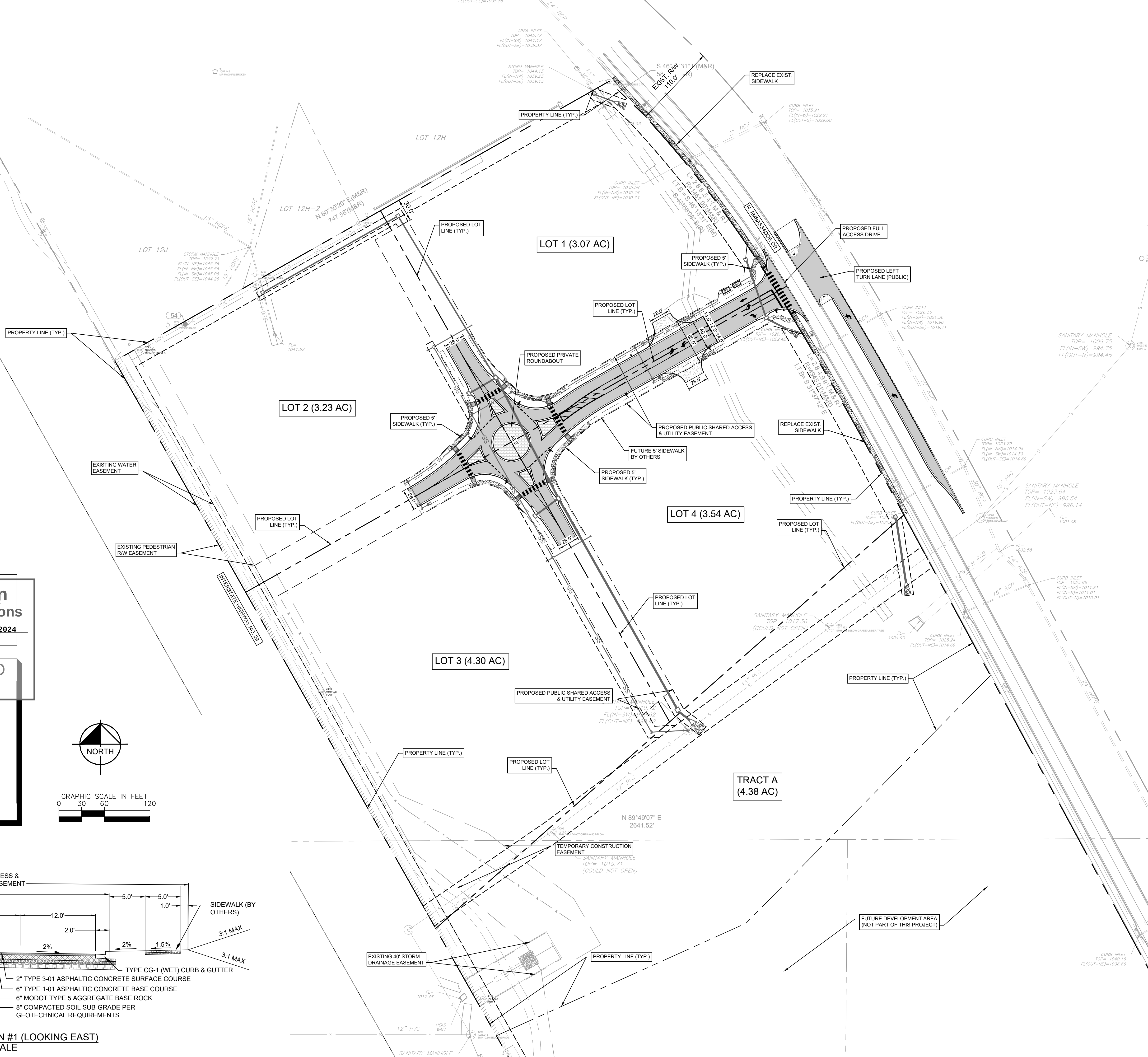


TRAILS AT AMBASSADOR - 1st PLAT		PRELIMINARY PLAT		PRELIMINARY NOT FOR CONSTRUCTION		SCALE: AS NOTED DESIGNED BY: KR DRAWN BY: EF CHECKED BY: MK		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 800 SOUTH MAIN AVENUE, SUITE 150 BOULDER, CO 80501 PHONE: 816-652-0550 WWW.KIMLEY-HORN.COM		CITY COMMENTS CITY COMMENTS CITY COMMENTS		08/30/2024 09/09/2024		KMR KMR KMR	
SHEET NUMBER		C2		No.		REVISIONS		DATE		BY					

DEVELOPMENT SUMMARY TABLE			
A	Zoning		
	Existing	B3-3	
	Proposed	B4-3	
B	Total Land Area		
	Existing	14.13	Acres
C	Right-of-way		
	Existing	0.00	Acres
	Proposed	0.00	Acres
D	Net Land Area		
	Existing	14.13	Acres
	Proposed	14.13	Acres
E	Proposed Uses		
	Commercial (See Coversheet)		
F	Structure Height & # of floors		
	Number of floors		5
	Structure Height (FT)		55
G	Gross Floor Area & # of Units		
	Gross Area per Building		N/A
	Units per Building		N/A
	# of Lots		4
H	Building Coverage & FAR		
	Coverage		N/A
	FAR		3
I	Density		
	Gross Density (lots/land area)		0.28
	Net Density (lots/ net land area)		0.31
J	Vehicle Parking		
	Stalls Required		N/A
	Stalls Provided		N/A
K	Bike Parking		
	Stalls Required		N/A
	Stalls Provided		N/A
L	Timeline		
	Estimated Start Date		12/30/2024
	Estimated Completion Date		6/13/2025
M	Parkland Dedication		
	N/A		



PRIVATE ROADWAY SECTION #1 (LOOKING EAST)
NOT TO SCALE



C3	SHEET NUMBER
KHA PROJECT NO. 268271002	ORIGINAL ISSUE: 7/26/2024
TRAILS AT AMBASSADOR - 1st PLAT	SHARED INFRASTRUCTURE PLAN
N. AMBASSADOR DR. KANSAS CITY, MO. 64153	PRELIMINARY NOT FOR CONSTRUCTION
SCALE: AS NOTED	
Kimley»Horn	
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST WASHINGTON STREET, SUITE 150 KANSAS CITY, MO 64105 PHONE 816-452-0390 WWW.KIMLEY-HORN.COM	
DESIGNED BY: KR	CITY COMMENTS
DRAWN BY: EF	CITY COMMENTS
CHECKED BY: MK	CITY COMMENTS
No.	REVISIONS
DATE	BY
08/30/2024	KMR
09/09/2024	KMR

Drawing name: K:\KAC_LIE\20227 1002_Ambassador Commercial\2 Design\CD\PlanSheets\Development\Plan\UTILITY PLAN.dwg Sep 25, 2024 7:58am by: Kaitlin Raynor
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UTILITY NOTES

1. THIS PLAN REPRESENTS THE INITIAL SHARED INFRASTRUCTURE THAT WILL BE PERMITTED AND CONSTRUCTED PRIOR TO THE COMMERCIAL LOTS. THE PURPOSE OF THIS PLAN IS TO CONVEY WHAT INFRASTRUCTURE WILL BE IN-PLACE, TO ALLOW FOR THE DEVELOPMENT OF EACH LOT.

2. ALL SANITARY SEWER SHALL BE CONSIDERED PUBLIC AND SHALL MEET KCMO WATER UTILITIES DEPARTMENT STANDARDS.

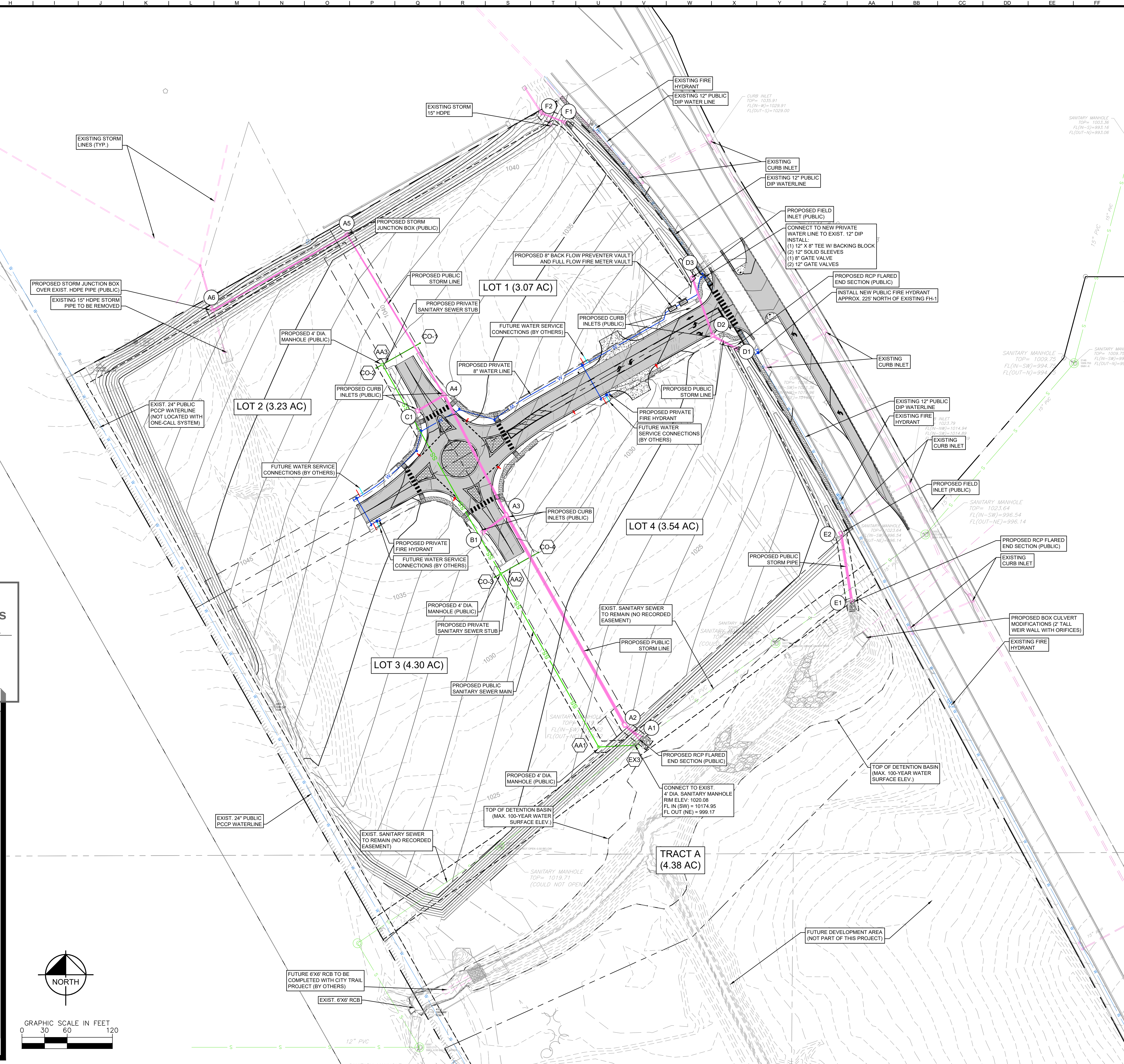
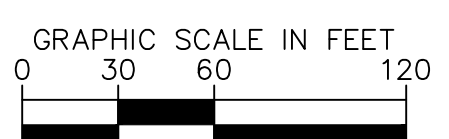
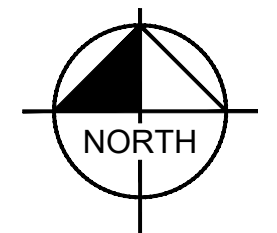
3. ALL WATER MAINS SHALL BE CONSIDERED PRIVATE AND SHALL MEET KCMO WATER UTILITIES DEPARTMENT STANDARDS.

4. ALL WATER LINES BE CONSIDERED PRIVATE AND SHALL MEET KCMO WATER UTILITIES DEPARTMENT STANDARDS.

Sara Cuparian, AICP
Secretary of the City Plan Commission

UTILITY LEGEND

- | | |
|--|---------------------------------|
| | PROPOSED WATER LINE (PRIVATE) |
| | PROPOSED FIRE HYDRANT (PRIVATE) |
| | PROPOSED PUBLIC STORM SEWER |
| | PROPOSED STORM INLET |
| | PROPOSED PUBLIC SANITARY SEWER |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED PRIVATE SANITARY SEWER |
| | PROPOSED LIGHT POLE (PRIVATE) |
| | EXISTING STORM SEWER |
| | EXISTING STORM CURB INLET |
| | EXISTING SANITARY SEWER |
| | EXISTING SANITARY MANHOLE |
| | EXISTING WATER MAIN (PUBLIC) |
| | EXISTING FIRE HYDRANTS (PUBLIC) |



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	DESIGNED BY: KJR		△	CITY COMMENTS	KMR
	DRAWN BY: EF				
	CHECKED BY: MK				
UTILITY PLAN					
TRAILS AT AMBASSADOR - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO. 64153					
ORIGINAL ISSUE: 7/26/2024					
KHA PROJECT NO. 268271002					
SHEET NUMBER C4					

Drawing name: K:\KAC_LIE\2024\1002_Ambassador\Commercial2\Design\CD\Plan\Grading\Development\Plan\Grading\Grading PLAN.dwg Sep 25, 2024 7:58am by: Kaitlin Raynor
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City Plan Commission
Approved Subject to Conditions

of Case No. **CD-CPC-2024-00130** on **10-16-2024**
CD-CPC-2024-00106

Sara Cupertino
Sara Cupertino, AICP
Secretary of the City Plan Commission

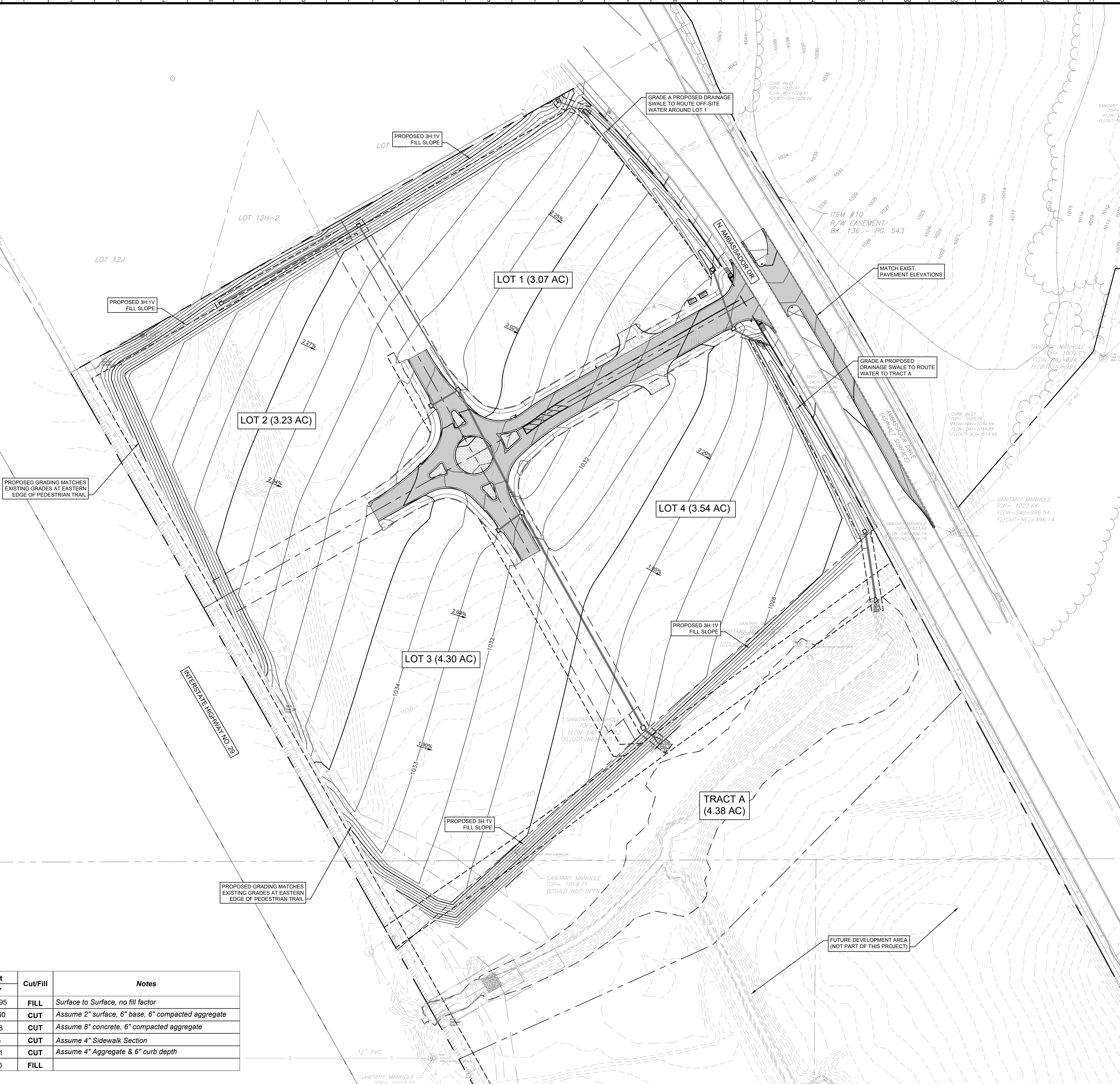
GRADING NOTES

- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1.
- ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.

GRADING LEGEND

--- 1015 --- EXISTING CONTOUR
— 1015 — PROPOSED CONTOUR

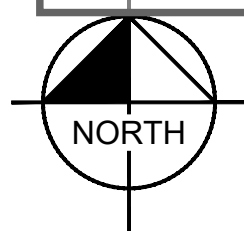
SHARED INFRASTRUCTURE	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
Existing Grade vs Finished Grade	-	-	-	34,462	36,358	-1,895	FILL	Surface to Surface, no fill factor
Pavement Section (Asphalt)	31,470	0	1.17	1,360	0	1,360	CUT	Assume 2" surface, 6" base, 6" compacted aggregate
Pavement Section (Concrete)	6,673	0	1.17	288	0	288	CUT	Assume 8" concrete, 6" compacted aggregate
Sidewalk Section	6,115	0	0.33	75	0	75	CUT	Assume 4" Sidewalk Section
Additional Cut Under Curbs	4,276	0	0.83	131	0	131	CUT	Assume 4" Aggregate & 6" curb depth
Total =	48,533	0	-	36,318	36,358	-40	FILL	



of Case No. CD-CPC-2024-00130 on 10-16-2024
CD-CPC-2024-00106

Lara Gabriel

Sara Cuperianu, AICP
Secretary of the City Plan Commission



GRAPHIC SCALE IN FEET

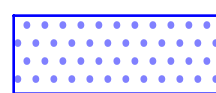
TREE PRESERVATION LEGEND



REMOVE EXISTING TREES



PRESERVE EXISTING TREES



UNDISTURBED TRACT A
(STREAM BUFFER) WITHOUT
ESTABLISHED TREES

PROPERTY LINE

TABLE 1 - TREE CALCULATION

A	B	C	D	E	F	G	H	I	J
TREES REMOVED	TREES SAVED	UNDISTURBED TRACT A (STREAM BUFFER)	DELTA (A-B-C = D)	TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (D*E*F = G)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (G-H = E)	MITIGATION REQUIRED? (YES IF > 0.00)
AC	AC	AC	AC	---	---	---	---	---	---
4.37	2.90	1.07	0.40	0.35	150	20.89	46.00	-25.11	NO
TREE MITIGATION IS NOT REQUIRED BECAUSE THE CALIPER INCHES PROVIDED (COLUMN H) IS LARGER THAN CALIPER INCHES REQUIRED (COLUMN G).									

TREE MITIGATION IS NOT REQUIRED BECAUSE THE CALIPER INCHES PROVIDED (COLUMN H) IS LARGER THAN CALIPER INCHES REQUIRED (COLUMN G)

PROPERTY
LINE (TYP.)

LOT 12H

LOT 12H-2

LOT 12J

PROPOSED GRADING
LIMIT (TYP.)

PROPERTY
LINE (TYP.

TREE REMOVED WITHIN PEDESTRIAN
ACCESS EASEMENT AND TEMPORARY
CONSTRUCTION EASEMENT ASSUMED
TO BE REMOVED AS PART OF CITY
PROJECT (NOT INCLUDED IN TREE
CALCULATIONS)

TRACT A
(4.38 AC)

TRACT A

PROPERTY
LINE (TYP.)

Kimley»»Horn

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KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

SCALE:

Y:	Q1
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KR

33

MK

PRELIMINARY
NOT FOR
CONSTRUCTION

TREE
PRESERVATION
PLAN

TRAILS AT
AMBASSADOR -
1st PLAT
N. AMBASSADOR DR.

ORIGINAL ISSUE
7/26/2024

KHA PROJECT NO. 2005-100

SHEET NUMBER

C6

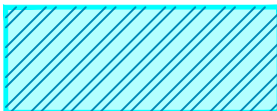
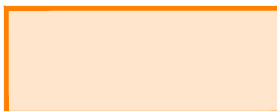
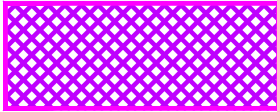
△1	CITY COMMENTS	08/30/2024	KMR
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2	CITY COMMENTS	09/09/2024	KMR
3	CITY COMMENTS		KMR

No.	REVISIONS	DATE	BY
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No.	REVISIONS	DATE	BY
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STREAM BUFFER LEGEND

	EDGE OF MATURE VEGETATION & SLOPES >15% (PER KCMO PARCEL VIEWER)
	100-YEAR MAX. WATER SURFACE ELEVATION
	EXISTING STREAM BANK
	EDGE OF STREAM SIDE ZONE (25' OFFSET OF STREAM BANK)
	INNER ZONE (STREAMSIDE)
	DISTURBED AREA WITHIN INNER ZONE
	MIDDLE ZONE (EXTENDS FROM OUTER EDGE OF STREAMSIDE ZONE TO 100-YEAR FLOODPLAIN)
	DISTURBED AREA WITHIN MIDDLE ZONE
	OUTER ZONE (75' OFFSET OF INNER ZONE OR LIMIT OF MATURE VEGETATION/SLOPES >15% (MAX 250'))
	DISTURBED AREA WITHIN OUTER ZONE
	MITIGATION AREA PROVIDED
	TEMPORARY CONSTRUCTION FENCE
	CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED STREAM BUFFER PRESERVATION BOUNDARY MARKER SIGNS



NORTH



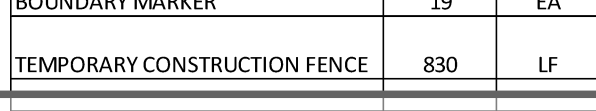
**KANSAS CITY
MISSOURI**

City Plan Commission

Approved Subject to Conditions

of Case No. **CD-CPC-2024-00130** on **10-16-2024**

CD-CPC-2024-00106



Sara Copeland, AICP
Secretary of the City Plan Commission

SUMMARY OF QUANTITIES*			
DESCRIPTION	QUANTITY	UNIT	AS-BUILT / CONTRA
STREAM BUFFER			
BOUNDARY MARKER	19	EA	1
TEMPORARY CONSTRUCTION FENCE	830	LF	1
PREPARE AS-BUILT DRAWINGS	1	EA	1

*QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

STREAM BUFFER NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0043G AND DATED JANUARY 20, 2017. SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

2. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY J&J SURVEY, LLC ON NOVEMBER 11, 2023.

3. MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.

4. STREAM BUFFER BOUNDARY MARKERS:

A. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.

B. BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.

C. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

D. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:

1. FOR SINGLE LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.

2. FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.

3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.

4. REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".

5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

5. MIDDLE ZONE IS CALCULATED BASED ON POST DEVELOPMENT CONDITIONS, AS CALCULATED BY ENGINEER.

CALCULATIONS

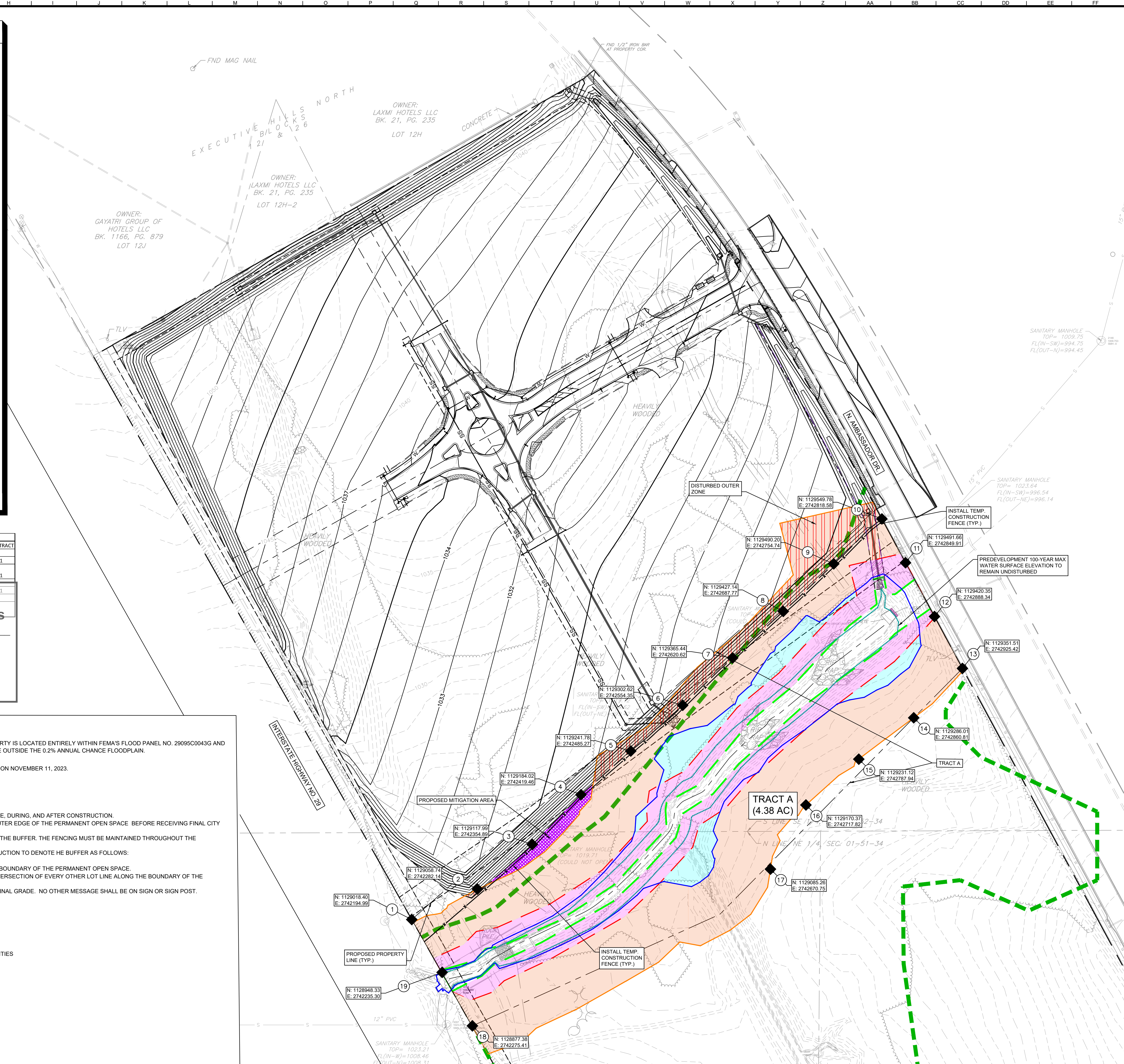
NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES

TOTAL STREAM BUFFER OUTER ZONE:	117,373 SF
TOTAL OUTER ZONE DISTURBED:	15,365 SF
TOTAL PERCENT OF OUTER ZONE DISTURBED:	13%

DISTURBANCE WITHIN STREAMSIDE ZONE MUST BE MITIGATED AT A RATE OF 4:1

TOTAL STREAM BUFFER STREAMSIDE ZONE:	42,433 SF
TOTAL STREAMSIDE ZONE DISTURBED:	537 SF
TOTAL MITIGATION REQUIRED:	2,148 SF
TOTAL MITIGATION PROVIDED:	2,543 SF

<u>CALCULATIONS</u>	
NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES	
TOTAL STREAM BUFFER OUTER ZONE:	117,373 SF
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	☒	CITY COMMENTS	09/09/2024	KMR
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DRAWN BY:	EF
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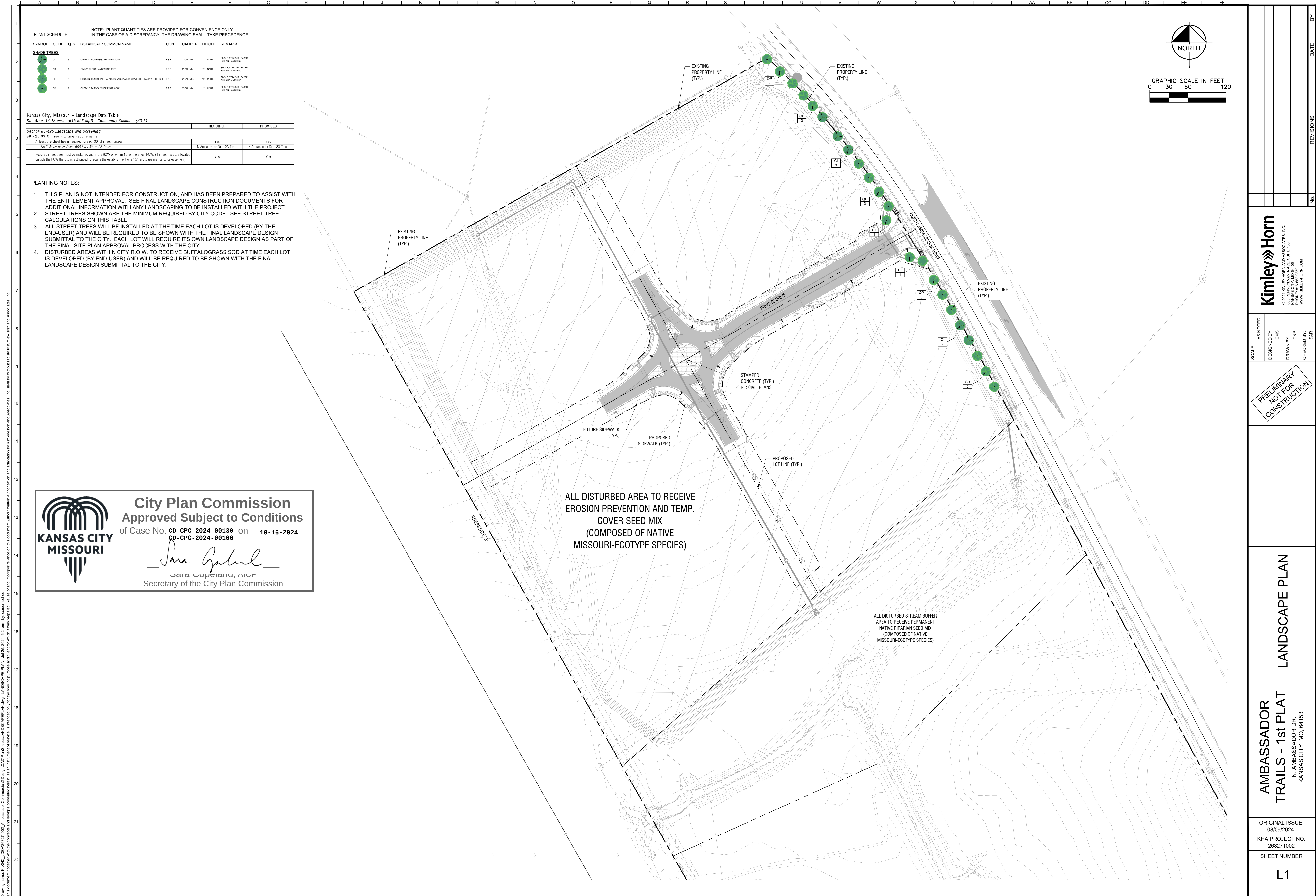
STREAM BUFFER PLAN

**TRAILS AT
AMBASSADOR -
1st PLAT**

ORIGINAL ISSUE: 7/26/2024
KHA PROJECT NO. 268271002
SHEET NUMBER

C7

Drawing name: K:\KNC_LDEV28827\002_Ambassador Commercial\2_Design\CAD\PlanSheets\Development Plans\STREAM BUFFER PLAN.dwg Layout1 Sep 25, 2024 7:35am by: Kaitlin Raynor



Drawing name: K:\KAC_LIE\20827\1002_Ambassador Commercial\2 Design\CAD\PlanSheets\LANDSCAPE\PLAN.dwg LANDSCAPE PLAN Jul 26, 2024 12:10m by: carson.scheer
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SCALE:	AS NOTED
DESIGNED BY:	CAS
DRAWN BY:	CNP
CHECKED BY:	SAR
PRELIMINARY NOT FOR CONSTRUCTION	
LANDSCAPE PLAN	
AMBASSADOR TRAILS - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO, 64153	
ORIGINAL ISSUE: 08/09/2024	
KHA PROJECT NO. 268271002	
SHEET NUMBER 1	

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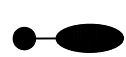


City Plan Commission
Approved Subject to Conditions

of Case No. **CD-CPC-2024-00130** on **10-16-2024**
CD-CPC-2024-00106

Sara Cupertano
Sara Cupertano, AICP
Secretary of the City Plan Commission

ELECTRICAL AND LIGHTING LEGEND

 PROPOSED SINGLE HEADED SHARED
INFRASTRUCTURE LUMINAIRE

PUBLIC LIGHTING NOTE

1. EXISTING PUBLIC STREET LIGHTING ON NE SKYVIEW AVE, N AMBASSADOR DR, AND NW OLD TIFFANY SPRINGS RD TO BE EVALUATED PRIOR TO ISSUANCE OF BUILDING PERMIT.

ILLUMINANCE SUMMARY

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROADWAY SEGMENT	FC	0.87	1.2	0.2	4.35	6.00
ROADWAY ROUNDABOUT	FC	1.30	1.6	0.6	2.17	2.67

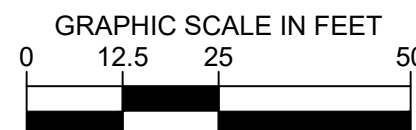
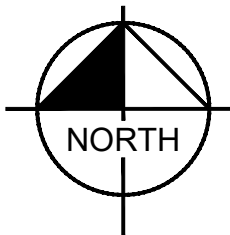
PHOTOMETRICS NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN IN TABLES ARE IN FOOTCANDLES (FC).
1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED AND ARCHITECTURAL LIGHTING.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
- CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES, LUMINAIRE TEMPERATURE AND POLE STYLE WITH OWNER PRIOR TO PURCHASE.
- ALL MATERIALS, INSTALLATION AND PRACTICES SHALL ADHERE TO THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODE 88 - 430 - OUTDOOR LIGHTING AND ALL OTHER GOVERNING CODES AND REGULATIONS.
- BUILDING MOUNTED FIXTURES AND PRIVATE PARKING LOT LIGHTING WILL BE REQUIRED WITH THE DEVELOPMENT OF EACH LOT.

TARGET ILLUMINANCE VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROADWAY SEGMENT	FC	0.6	-	0.2	6:1	20:1
ROADWAY ROUNDABOUT	FC	1.2	-	0.2	6:1	20:1

TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 RECOMMENDED LIGHTING LEVELS AND THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING. THE GREATER OF THE TARGET ILLUMINANCE LEVELS SHALL BE OBSERVED.



LIGHTING
PLAN-1

AMBASSADOR
TRAILS - 1st PLAT
N AMBASSADOR DR.
KANSAS CITY, MO, 64153

ORIGINAL ISSUE:
7/26/2024

KHA PROJECT NO.
268271002

SHEET NUMBER

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SCALE:
AS NOTED

DESIGNED BY:

KR

DRAWN BY:

EF

CHECKED BY:

MK

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CONSTRUCTION

REVISIONS

No.

DATE

BY

