

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 (SFHAS) 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
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- LS 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
- UGW 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.

BENCHMARK:
 PL-03: Alum disk located 0.7 miles East and on the South Right-of-Way of Tiffany Springs Road to the beginning of a curve concave Northerly, 55.0 feet Southwesterly from the center line of Tiffany Springs Road; 53.5 Southwesterly from a new street, 21.6 feet from a gas pipe line marker; 28.3 feet Southwest of the top bolt of fire hydrant; and 46.8 feet Westery from a metal utility pole
 Elevation = 1076.77

SURVEY CONTROL POINTS

Point #	Northing	Easting	Elevation	Description
1	1126891.38	2745543.62	1076.77	PL-03
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.

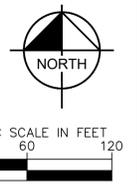
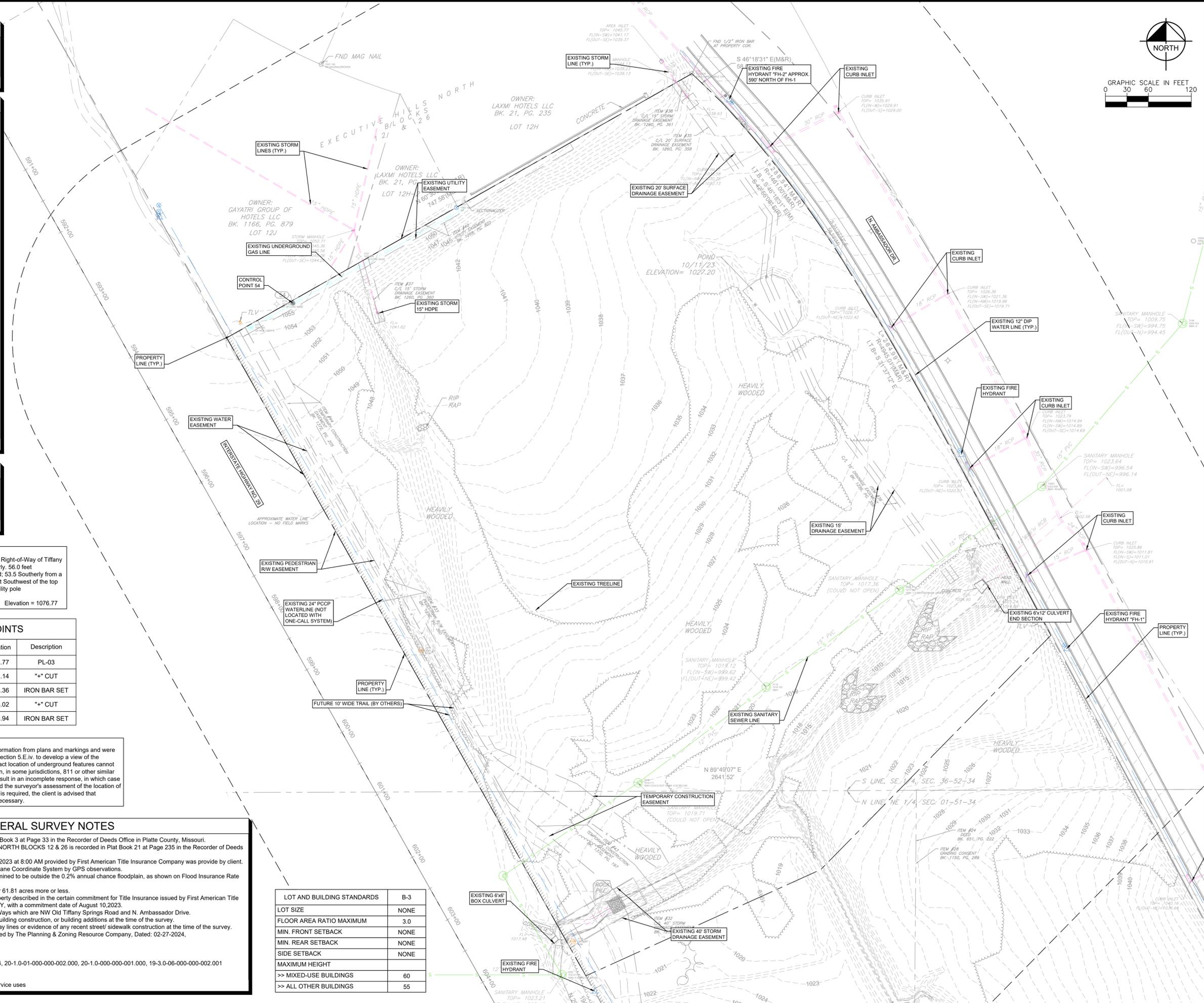
GENERAL SURVEY NOTES

- 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 too accommodate a broad range of retail and service uses

LOT AND BUILDING STANDARDS

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



Trailers at Ambassador - 1st Plat
 N. Ambassador Dr., Kansas City, MO. 64153

Kimley Horn
 800 PENNSYLVANIA AVE, SUITE 150
 KANSAS CITY, MO 64101
 WWW.KIMLEYHORN.COM

EXISTING CONDITIONS

NOT FOR CONSTRUCTION

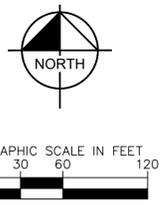
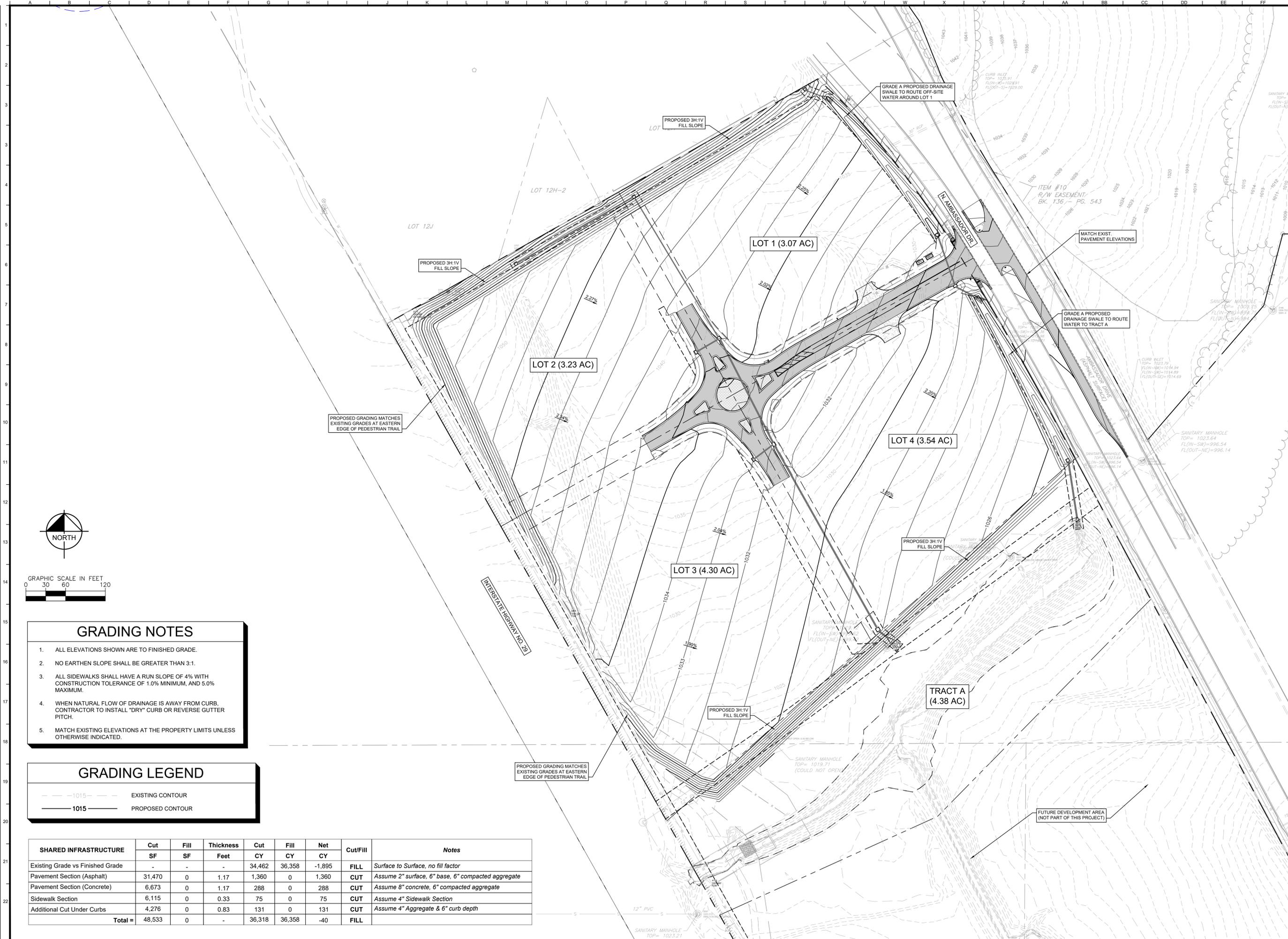
DATE: 08/30/2024
 BY: KMR
 CITY COMMENTS: 09/09/2024
 REVISIONS: No.

SCALE: AS NOTED
 DESIGNED BY: RR
 DRAWN BY: EF
 CHECKED BY: MK

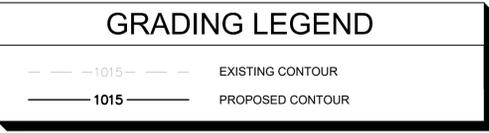
ORIGINAL ISSUE: 7/26/2024
 KHA PROJECT NO: 268271002
 SHEET NUMBER: C1

Drawing name: K:\KAC_LBE\2024\1002_Ambassador-Commercial2\Design\CD\PlanSheets\Development\Plan\EXISTINGCONDITIONS_reworking_Layout1 Sep 25, 2024 7:38am by Kaitlin Raynor
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Drawing name: K:\KAC_L\2024\1002_Ambassador\Commercial2\Design\Development\Plan\Grading\Grading PLAN - Sep 25, 2024 7:58am by: Kaitlin Raynor
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- ### GRADING NOTES
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 2. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1.
 3. ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
 4. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
 5. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.



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	

	KIMLEY-HORN	KIMLEY-HORN	KIMLEY-HORN	
CITY COMMENTS				
NO.	NO.	NO.	NO.	NO.
REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS
DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY

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 PHOENIX, AZ 85006
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SCALE: AS NOTED

DESIGNED BY: KWR

DRAWN BY: EF

CHECKED BY: MK

PRELIMINARY
NOT FOR
CONSTRUCTION

GRADING PLAN

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

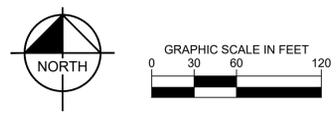
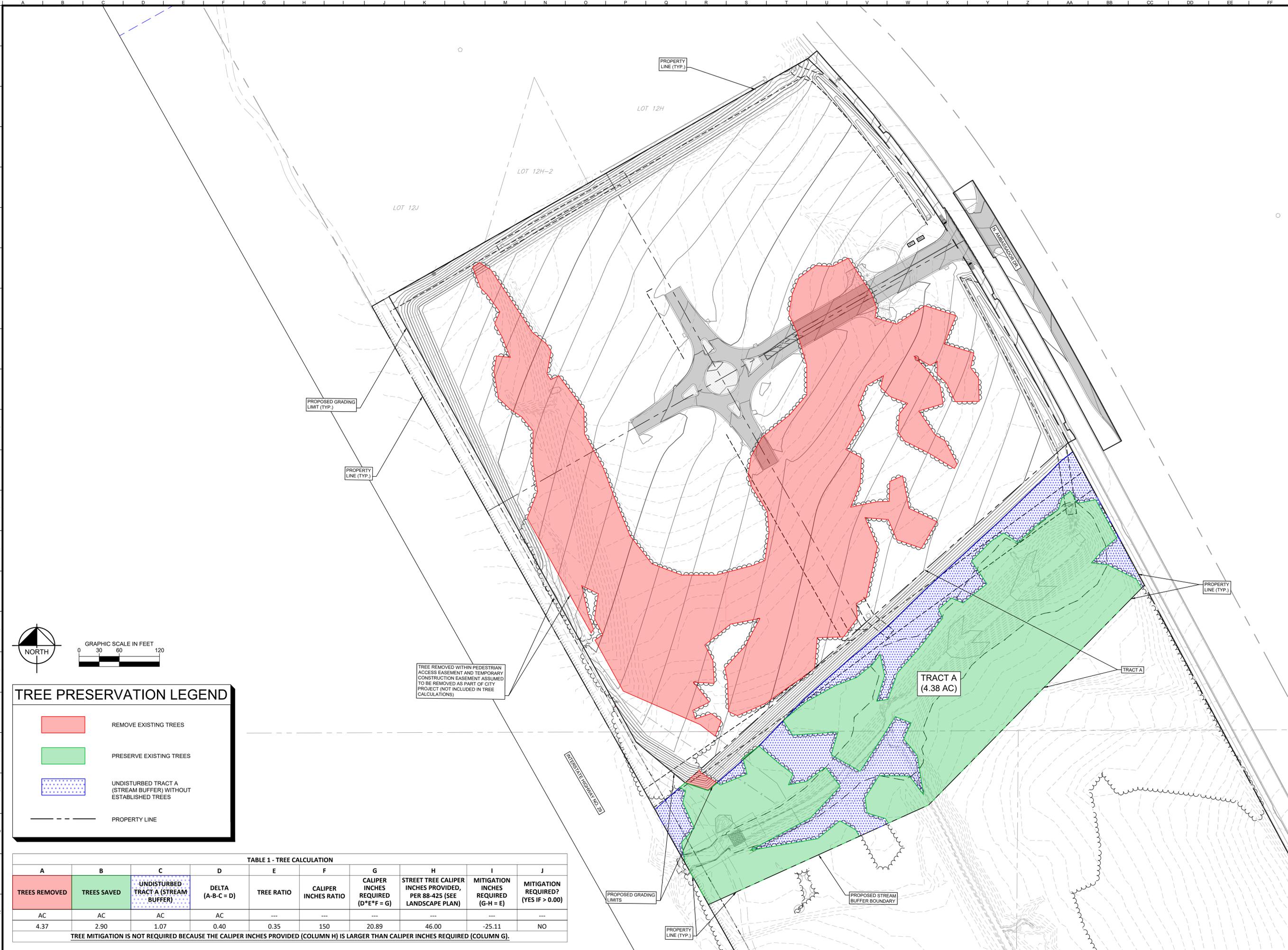
ORIGINAL ISSUE:
7/26/2024

KHA PROJECT NO.
268271002

SHEET NUMBER

C5

Drawing name: K:\KAC_LITE\26827\002_Ambassador\Commercial2\Design\Site\Development\Tree Preservation Plan.dwg TREE PRESERVATION PLAN Sep 25, 2024 7:35am by Kaitlin Raynor
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	REMOVE EXISTING TREES
	PRESERVE EXISTING TREES
	UNDISTURBED TRACT A (STREAM BUFFER) WITHOUT ESTABLISHED TREES
	PROPERTY LINE

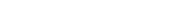
TREE REMOVED WITHIN PEDESTRIAN ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ASSUMED TO BE REMOVED AS PART OF CITY PROJECT (NOT INCLUDED IN TREE CALCULATIONS)

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 = I)	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).

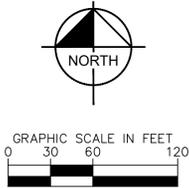
	KWR	08/30/2024	CITY COMMENTS	KWR	09/09/2024	CITY COMMENTS
	KWR		CITY COMMENTS	KWR		CITY COMMENTS
No.			REVISIONS		DATE	BY
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SCALE:	AS NOTED	DESIGNED BY:	RR	DRAWN BY:	EF	CHECKED BY:
						MK
PRELIMINARY NOT FOR CONSTRUCTION						
TREE PRESERVATION PLAN						
TRAILS AT AMBASSADOR - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO. 64153						
ORIGINAL ISSUE: 7/26/2024						
KHA PROJECT NO. 268271002						
SHEET NUMBER						
C6						

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

SUMMARY OF QUANTITIES*				
DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT
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 TAKING THEIR OWN QUANTITIES



STREAM BUFFER NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 28095C0043G 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.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY J&J SURVEY, LLC ON NOVEMBER 11, 2023.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.
- STREAM BUFFER BOUNDARY MARKERS:
 - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
 - 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.
 - 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.
 - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - 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.
 - 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.
 - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
 - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.
- MIDDLE ZONE IS CALCULATED BASED ON POST DEVELOPMENT CONDITIONS, AS CALCULATED BY ENGINEER.

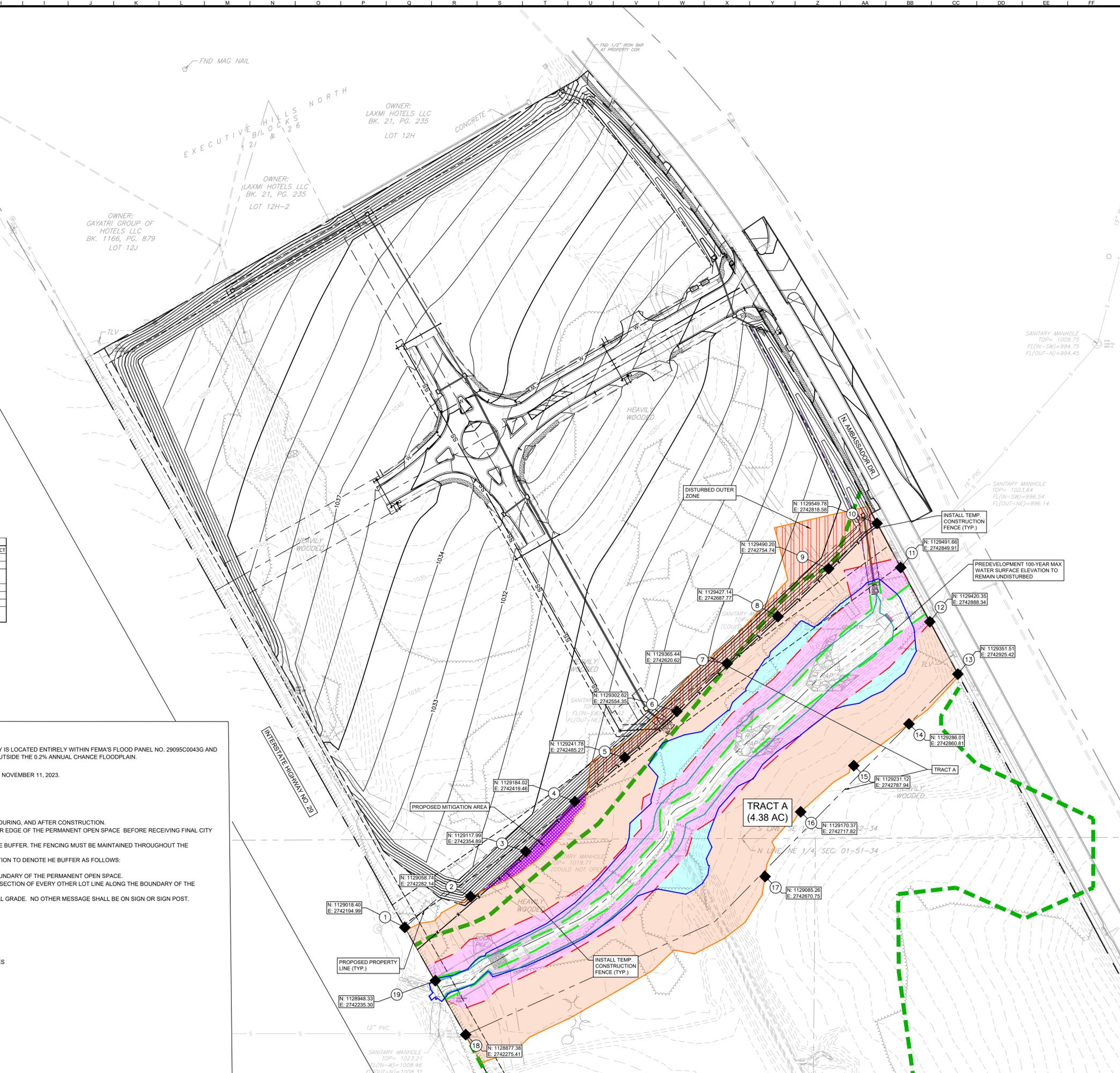
CALCULATIONS

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



KWR	08/30/2024	CITY COMMENTS	DATE
KWR	09/09/2024	CITY COMMENTS	DATE
			
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SCALE:	AS NOTED	DESIGNED BY:	KWR
		DRAWN BY:	EF
		CHECKED BY:	MK
PRELIMINARY NOT FOR CONSTRUCTION			
STREAM BUFFER PLAN			
TRAILS AT AMBASSADOR - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO. 64153			
ORIGINAL ISSUE: 7/26/2024			
KHA PROJECT NO. 268271002			
SHEET NUMBER C7			

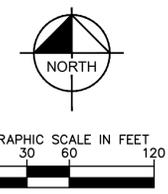
Drawing name: K:\KAC_LBE\2024\1002_Ambassador-1stPlat\StreamBufferPlan.dwg Layout1 Sep 26, 2024, 7:36am by: Kaitlin Raygor
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PLANT SCHEDULE NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	Q1	5	GARYA LINDONENSIS / PECAN HICKORY	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q2	5	QUERCUS BILBOA / WHITE OAK	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q3	4	LIRODIODON TULIPARIA / NORTHEAST HEATHY TULIP TREE	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q4	5	QUERCUS FAGOSA / CHERRYBARK OAK	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING

Kansas City, Missouri - Landscape Data Table		
Site Area: 14.13 acres (615,503 sqft) - Community Business (B3-3)	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-03 C. Tree Planting Requirements	Yes	Yes
At least one street tree is required for each 30' of street frontage.		
North Ambassador Drive: 650 x 7' / 32' = 23 Trees	N Ambassador Dr. - 23 Trees	N Ambassador Dr. - 23 Trees
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes

- PLANTING NOTES:**
- THIS PLAN IS NOT INTENDED FOR CONSTRUCTION, AND HAS BEEN PREPARED TO ASSIST WITH THE ENTITLEMENT APPROVAL. SEE FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION WITH ANY LANDSCAPING TO BE INSTALLED WITH THE PROJECT.
 - STREET TREES SHOWN ARE THE MINIMUM REQUIRED BY CITY CODE. SEE STREET TREE CALCULATIONS ON THIS TABLE.
 - ALL STREET TREES WILL BE INSTALLED AT THE TIME EACH LOT IS DEVELOPED (BY THE END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY. EACH LOT WILL REQUIRE ITS OWN LANDSCAPE DESIGN AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS WITH THE CITY.
 - DISTURBED AREAS WITHIN CITY R.O.W. TO RECEIVE BUFFALOGRASS SOD AT TIME EACH LOT IS DEVELOPED (BY END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY.



ALL DISTURBED AREA TO RECEIVE EROSION PREVENTION AND TEMP. COVER SEED MIX (COMPOSED OF NATIVE MISSOURI-ECOTYPE SPECIES)

ALL DISTURBED STREAM BUFFER AREA TO RECEIVE PERMANENT NATIVE RIPARIAN SEED MIX (COMPOSED OF NATIVE MISSOURI-ECOTYPE SPECIES)

Drawing name: K:\KAC_LBE\2024\1002_Ambassador Commercial\2 Design\CAD\Plan\Shells\LANDSCAPE\PLAN.dwg LANDSCAPE PLAN - Jul 26, 2024 12:21pm By: carmon.ishier
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NO.	REVISIONS	DATE	BY

Kimley»Horn
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 PHOENIX, AZ 85006
 PHONE: 619-625-0250
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SCALE: AS NOTED	DESIGNED BY: CWS	DRAWN BY: CNP	CHECKED BY: SAR
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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

