

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2024-00036

The Trails at Ambassador Final Plat



KANSAS CITY
Planning & Dev

August 20, 2025

Docket # C5

Request

Final Plat

Applicant

Kaitlin Raynor
Kimley Horn

Owner

Haythem Dawlett
LOF Tiffany Springs LLC

Site Information

Location	9400 N Ambassador Dr
Area	18 Acres
Zoning	B4-3
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Commercial/Office, B3-3
South: Undeveloped, B3-3
East: Undeveloped, MPD
West: Interstate 29

Land Use Plan

The KCI Area Plan recommends Commercial Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

North Ambassador Drive is identified as a throughfare at this location.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District B4-3 (Commercial) on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

Existing Conditions

The subject site is currently undeveloped. There is an associated regulated stream on the south side of subject site.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2024-00106 & CD-CPC-2024-00130 - Ordinance 241042, rezoned an area of about 19 acres from District B3-3 to District B4-3 generally located at N. Ambassador Drive and N. Polo Drive and approved a development plan that also served as a preliminary plat to allow for commercial uses, approved on December 12, 2024.

Project Timeline

The application for the subject request was filed on November 13, 2024. Scheduling deviations have occurred due to revisions needed by the applicant on the application.

Professional Staff Recommendation

Docket #C5 Approval Subject to Conditions

This aerial map shows a vacant lot highlighted by a yellow rectangle. The lot is situated between NW Prairie View Rd and NW Ambassador Dr. The surrounding area includes residential developments, commercial buildings, and a large parking lot. A blue line, likely representing a creek or river, flows through the landscape. The map also shows several streets, including N Polo Dr, NW Skyview Ave, and NW Old Tiffany Springs Rd. A red and blue shield with the number 29 indicates the location of Interstate 29.

The request is to consider approval of a Final Plat in District B4-3 on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

This use was approved in Case No. CD-CPC-2024-00106 which served as the Preliminary Plat. The Preliminary Plat proposed to develop four lots on a private drive. The applicant is proposing only one entrance to this development from North Ambassador Drive. Additionally, this final plat dedicates the required 50' easement for the Rapid Transit Corridor, which is proposed to follow Ambassador Drive.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Submitted Final Plat meets standards set by controlling Preliminary Plat.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2024-00036

Project: Trails at Ambassador First Plat

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved on the approved plan have been preserved in accordance with the plan prior to Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00036.
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

5. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
6. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. The developer shall submit construction plans in compliance with adopted standards for public improvements for N. Ambassador Dr, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
8. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
9. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
10. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

11. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

13. Water main extension plans for the new public fire hydrant along Ambassador Drive (M-25-23) shall be approved and under contract (permitted) prior to recording of this plat.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

14. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
15. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
17. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
18. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
19. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
20. The developer must grant BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
21. The developer must subordinate to KC Water all private interest in the areas where the public sewers cross the private drive as required by KC Water, prior to issuance of any construction permits within said private drive, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
22. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
23. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
24. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.
25. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

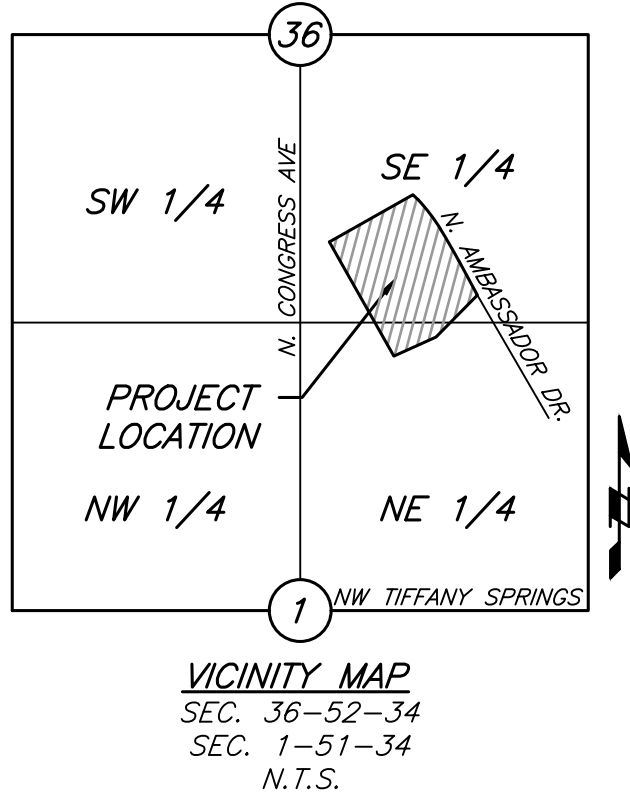
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

26. The developer shall provide Covenants to Maintain Private Water Main acceptable to KC Water for any private water mains prior to the issuance of any building permits.

COUNTY RECORDING INFORMATION

Plat Dedication:	Reserved for County Recording Stamp
TRAILS AT AMBASSADOR – FIRST PLAT	
Private Open Space Dedication:	
N/A	
Recorded As:	
Plat	

FINAL PLAT
TRAILS AT AMBASSADOR - FIRST PLAT
SE 1/4, SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST
NE 1/4, SECTION 01, TOWNSHIP 51 NORTH, RANGE 34 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI



IN WITNESS WHEREOF:

TRAILS AT AMBASSADOR, LLC, A MISSOURI CORPORATION HAS CAUSED THESE PRESENT TO BE EXECUTED THIS ____ DAY OF _____, 2024.

TRAILS AT AMBASSADOR, LLC,
A MISSOURI CORPORATION

MANAGING MEMBER

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF TRAILS AT AMBASSADOR, LLC, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY PLAN COMMISSION

PUBLIC WORKS

Approved: _____

Director of Public Works
Michael J. Shaw

COUNCIL

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of _____, 20____.

Mayor
Quinton Lucas

City Clerk
Marilyn Sanders

CLIENT:
Hoythem Dawlett
TRAILS AT AMBASSADOR LLC

PROPERTY LOCATION:
The Subject property is North of NW Old Tiffany Springs, West of Ambassador, South of Pole Drive, and East of I-29.

GENERAL SURVEY NOTES:
1.) 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.

2.) 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.

3.) Title Report # NCS-1189866-KCTY, dated August 10, 2023 at 8:00 AM provided by First American Title Insurance Company, was provided by client.

4.) Basis of bearings was established by Missouri State Plane Coordinate System by GPS observations.

5.) 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.

RAPID TRANSIT CORRIDOR (RTC) EASEMENT DEDICATION:
Grantor hereby grants to KCATA for the use and benefit of KCATA, its successors and assigns, a non-exclusive easement over, under, and across. Grantor agrees that KCATA may, in their discretion, construct a transit system, including but not limited to light rail, bus rapid transit, or other appropriate transit system improvement to be determined by the KCATA which may in part use railway tracks located across the easement. KCATA shall provide Grantor six months (180 calendar days) notice in writing prior to beginning construction (the "construction notice"). KCATA shall use the RTC easement for the following purposes: the construction, operation and maintenance of transit service infrastructure, including but not limited to stops, stations, guideways, special street lanes, track, overhead electrification, and any other infrastructure needed for the appropriate transit technology, as determined by the KCATA; for repair, modification or upgrading of the transit infrastructure whenever necessary to keep the system in a good condition; for ingress and egress to and from public streets or rights of way; and for the construction of such other facilities and uses reasonably necessary for the construction, operation and maintenance of the transit system. Grantor covenants that at no time shall Grantor interfere with, in any way restrict, impair or impede the use of the RTC easement by KCATA, provided that in the event of the construction and operation of the transit system, Grantor reserves the right to participate in matters of public participation wherein the KCATA and/or local government determines the appropriate standards and requirements for transit use, such as any appropriate adjacent buffer to the transit use. Grantor may grant overlapping easements on the RTC easement for utilities and for other public purposes that do not unreasonably interfere with KCATA's use of this RTC easement. Grantor may also construct, and maintain, private improvements (parking stalls, curbs, pavements, utilities, and landscaping, etc.) so long as permanent features (buildings) do not interfere or overlap with the RTC easement.

PROPERTY DESCRIPTION:

A 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 described on August 12, 2024, by John B. Young, PLS-2006016647:

Commencing at the Southeast corner of said Southeast Quarter; Thence South 89°49'07" West 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°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" West along said East Right-of-Way line, 1020.85 feet to the Southwest corner of EXECUTIVE HILLS 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, 747.58 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 46°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 1461.00 feet and an arc length of 288.54 feet; Thence on a curve to the right, having an initial tangent bearing South 31°37'12" East, a radius of 4945.01 feet and an arc length of 284.99 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.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AND SAID PROPERTY SHALL HEREFTER BE KNOWN AS:

"TRAILS AT AMBASSADOR – FIRST PLAT"

RIGHT OF ENTRANCE:

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:

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

PARKLAND DEDICATION:

No parkland or fees in-lieu-of are being proposed with this plat.

UTILITY EASEMENT:

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted 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 uses and specifically there shall not be built thereon or thereover any structure (except driveways, 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

ACCESS EASEMENT:

An access easement is being granted to the public and prohibits the construction of buildings or structures (including fences and walls) that would interfere with such access.

SEWER EASEMENT:

A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

DRAINAGE EASEMENT:

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 unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use 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.

EASEMENT VACATION:

DRAINAGE EASEMENT: A 15 feet drainage easement, recorded in Book 1236 at Page 358, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 15 feet Storm drainage easement, recorded in Book 1260 at Page 360, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 20 feet surface drainage easement, recorded in Book 1260 at Page 358, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

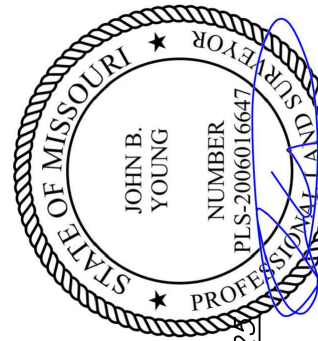
DRAINAGE EASEMENT: A 15 feet drainage easement, recorded in Book 1260 at Page 361, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

MAINTENANCE OF TRACT:

Tract A within this Plat is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the Trails at ambassador, First Plat, recorded simultaneously with this plat.

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 6th day of August, 2024. I am a Professional Land Surveyor in the State of Missouri, and I am duly licensed under the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



7-22-24
Date

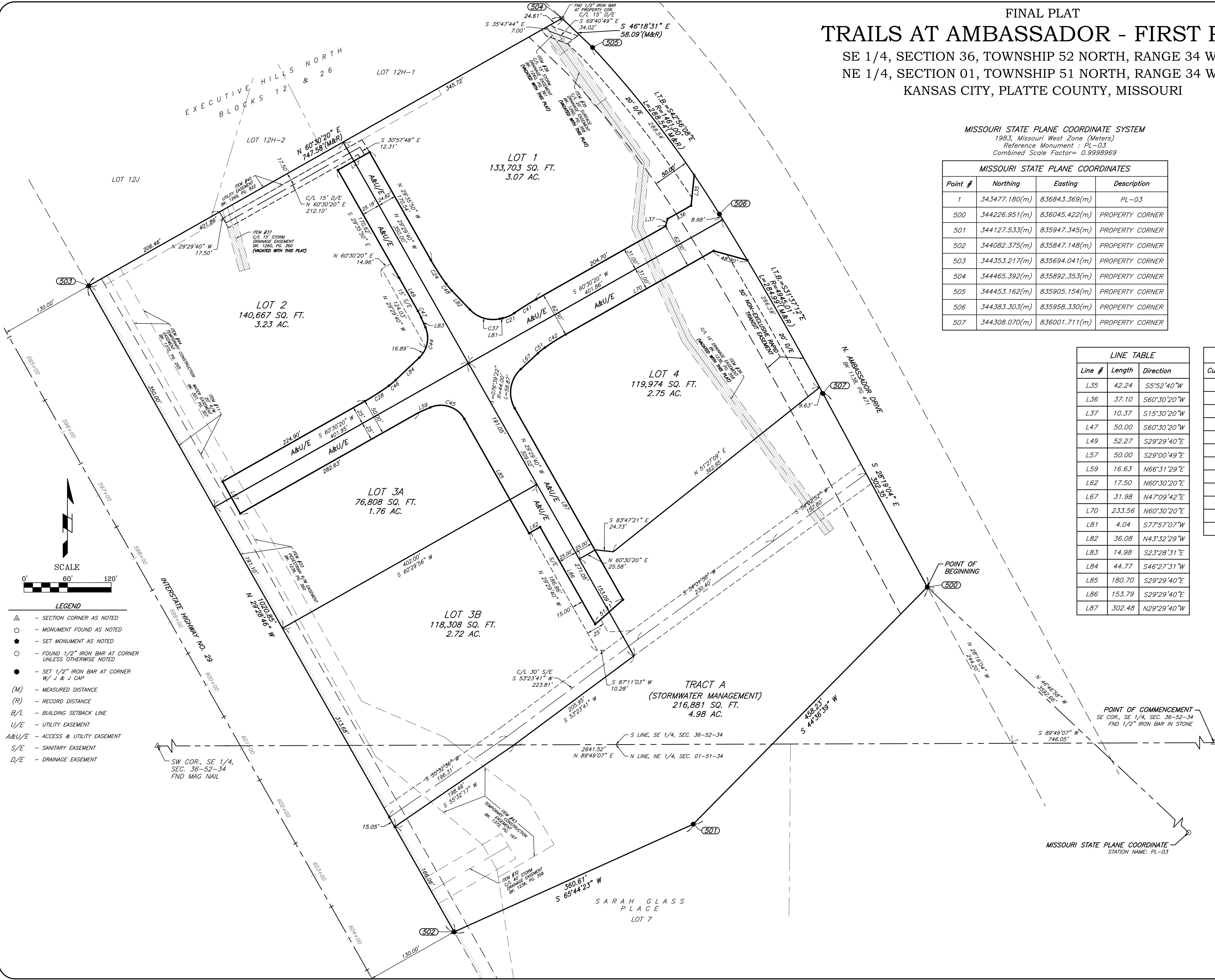
John B. Young PLS-2006016647

Location: S:\23.362 - Tiffany Square West\DRAWINGS\2025.07.22-FINAL PLAT REV 6\23.362FLAT.dwg-Jul 22, 2025--10:15am



8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 411-1017 • FAX (816) 411-1018

	08-13-24	09-09-24	09-23-24	11-13-24	04-15-25	05-28-25	07-22-25		
1	INITIAL SUBMITTAL	REVISED PER COMMENTS	REVISED PROPOSED EASEMENTS	REVISED PROPOSED EASEMENTS	REVISED LOTS AND EASEMENTS	REVISED PER CITY COMMENTS	ADD RAPID TRANSIT LANGUAGE		
2									
3									
4									
5									
6									
7									



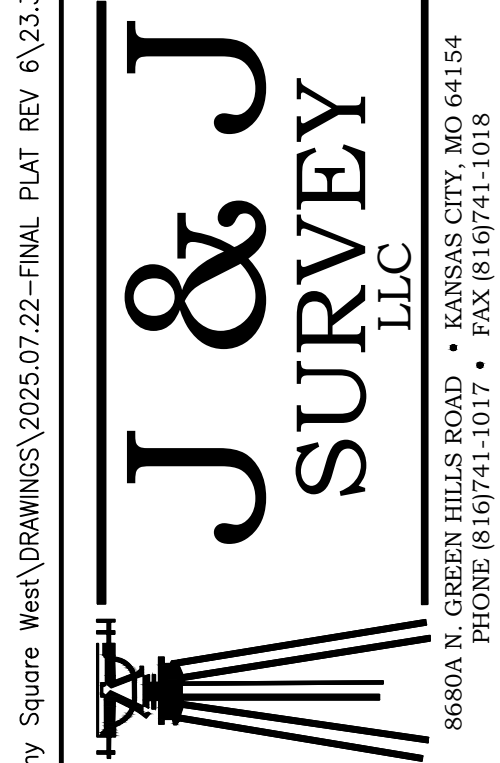
FINAL PLAT
TRAILS AT AMBASSADOR - FIRST PLAT
SE 1/4, SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST
NE 1/4, SECTION 01, TOWNSHIP 51 NORTH, RANGE 34 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE SYSTEM
1983, Missouri, West Zone (Meters)
Reference Monument : PL-03
Combined Scale Factor= 0.9998969

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Easting	Description
1	343477.180(m)	836843.369(m)	PL-03
500	344226.951(m)	836045.422(m)	PROPERTY CORNER
501	344127.533(m)	835947.345(m)	PROPERTY CORNER
502	344082.375(m)	835847.148(m)	PROPERTY CORNER
503	344353.217(m)	835694.041(m)	PROPERTY CORNER
504	344465.392(m)	835892.353(m)	PROPERTY CORNER
505	344453.162(m)	835905.154(m)	PROPERTY CORNER
506	344383.303(m)	835958.330(m)	PROPERTY CORNER
507	344308.070(m)	836001.711(m)	PROPERTY CORNER

LINE TABLE		
Line #	Length	Direction
L35	42.24	S5°52'40"W
L36	37.10	S60°30'20"W
L37	10.37	S15°30'20"W
L47	50.00	S60°30'20"W
L49	52.27	S29°29'40"E
L57	50.00	S29°00'49"E
L59	16.63	N66°31'29"E
L62	17.50	N60°30'20"E
L67	31.98	N47°09'42"E
L70	233.56	N60°30'20"E
L81	4.04	S77°57'07"W
L82	36.08	N43°32'29"W
L83	14.98	S23°28'31"E
L84	44.77	S46°27'31"W
L85	180.70	S29°29'40"E
L86	153.79	S29°29'40"E
L87	302.48	N29°29'40"W

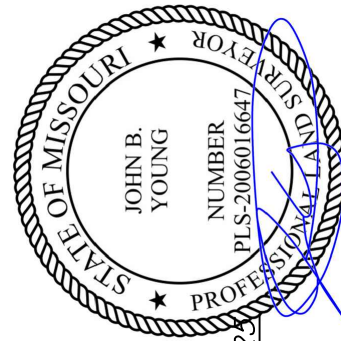
CURVE TABLE		
Curve #	Length	Radius
C21	17.67	44.00
C24	38.96	337.00
C28	39.35	337.00
C37	44.93	44.00
C41	35.24	363.00
C42	33.83	337.00
C44	45.16	37.00
C45	54.23	37.02
C46	12.07	94.00
C47	9.88	94.00
C48	12.18	94.00
C51	12.46	94.00



8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 411-1017 • FAX (816) 411-1018

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 6th day of July, 2024, and that I am a duly Licensed Professional Engineer in the State of Missouri, and that I am duly Licensed as a Professional Engineer and Land Surveyor, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006016647

Location: S:\23.362 - Tiffany Square West\DRAWINGS\2025.07.22-FINAL PLAT REV 6\23.362PLAT.dwg-Jul 22, 2025-10:15am

1	INITIAL SUBMITTAL	08-13-24
2	REVISED PER COMMENTS	09-09-24
3	REVISED PROPOSED EASEMENTS	09-23-24
4	REVISED PROPOSED EASEMENTS	11-13-24
5	REVISED LOTS AND EASEMENTS	04-15-25
6	REVISED PER CITY COMMENTS	05-28-25
7	ADD RAPID TRANSIT LANGUAGE	07-22-25