



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

Project Name

Redwood MPD at N Ambassador

Hearing Date February 1, 2022

Docket # Request

4 CD-CPC-2021-00231
Rezoning to UR/MPD

Applicant

Adam DeGonia
McClure
1700 Swift St, Unit 100
North Kansas City, MO 64116

Owner

Tiffany Square Inc
7500 W 95th St
Overland Park, KS, 66212

Location Approximately 6301 NW
Tiffany Springs Pkwy

Area About 36 acres

Zoning B3-3

Council District 2nd

County Platte

School District Park Hill

Surrounding Land Uses

North – residential and undeveloped, zoned AG-R, B3-3

South – residential and undeveloped, zoned B3-3

East – residential use, zoned R-6

West – undeveloped B3-3

Land Use Plan

The KCI Area Plan recommends Commercial use. The request complies in this recommendation.

Major Street Plan

NW Tiffany Springs Pkwy is identified as a Parkway, Skyview and N Ambassador are both identified as Thoroughfares according to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on January 18, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject site is currently undeveloped. Nearby uses include single-family residential, multi-family residential, Truman Medical Center, Home2Suites by Hilton, and Reed Buick GMC Inc.

SUMMARY OF REQUEST

CD-CPC-2021-00231 - Redwood at N Ambassador - A request to approve a rezoning to MPD (Master Planning Development) District and a development plan, which also serves as a preliminary plat to create one (1) lot for construction of townhomes on about 36.04 acres generally located at the south of NW Tiffany Springs Pkwy, bounded by N Ambassador Dr to the west and NW Skyview Ave to the east.

KEY POINTS

- Rezoning to MPD
- Residential Development Plan

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
4 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

No relevant cases were found.

HISTORY

The subject parcel and land to the west is currently undeveloped.

PLAN REVIEW

The subject site for the proposed Redwood residential development is located between N Ambassador Dr and NW Skyview to the north of an existing residential community—The Landing at Tiffany Springs. There are multiple parcels within the proposed development area that are being re-platted to create two new lots (Phase 1 and Phase 2). There are also two detention tracts, Tract A and Tract B for stormwater detention in the northwest and center of Phase 1. The proposed development plan indicates 172, single-story, units totaling 298,163 square feet over two phases. Twelve units will be in duplex buildings and the remaining 166 units will be in multi-plex buildings. Each building type/layout has a name: Willowood, Haydenwood, Meadowood, Forestwood, and Capewood. The density of this proposed development is 4.8 units per acre.

The site will be accessible from N Ambassador Dr and NW Skyview Ave. The proposed roads and sidewalks will be private without curb and gutter. The purpose of not constructing curb and gutter is to provide better accessibility to the target renter population, which is older individuals and persons with mobility challenges. Each unit will have a garage with driveway access. Additionally, 80 parking stalls are proposed around the site for visitor use.

The plans show multiple renderings and elevations of the proposed architecture. Proposed building materials include vinyl horizontal siding, stone veneer, and asphalt shingles. A variety of street trees and shrubs are proposed across the site. The plans indicate evergreen shrubs, deciduous shrubs, perennials, and grasses will be planted in front or to the side of all the proposed buildings. Streets are shown along the private roads and along the major roads—N Ambassador and NW Skyview—including Red Maple, White Oak, Red Oak, Honey Locust, American Elm, White Fir, White Pine, Norway Spruce, and others.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Yes	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS

Rezoning Analysis

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

Although the Area Plan recommends Commercial for the future land use, the proposed MPD (Master Planned Development) residential use is less intense, thus it is acceptable for this area.

88-515-08-B. Zoning and use of nearby property;

Properties to the north are largely undeveloped and zoned B3-3 and R-1.5. To the east there are residential uses zoned R-6 and R-1.5. To the south there are residential uses and undeveloped land zoned B3-3. Lastly, to the west, there is undeveloped land, retail, and industrial uses zoned B3-3 and M2-3.

88-515-08-C. Physical character of the area in which the subject property is located;

There are a variety of residential housing types in the surrounding area south and east of the subject site. The surrounding area encompasses many different uses and zonings, including being a gateway to the KCI airport. In addition to existing development, there is also a fair amount of undeveloped land and a few regulated streams in the immediate area.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The site will tap into existing water services at N Ambassador Dr and NW Skyview Ave and construct private network to serve the development area. The same will be done for providing sewer service to the development area.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing zoning is B3-3, which does allow residential uses; however, the proposed development includes multiple building types on a single parcel. The purpose of rezoning to MPD is to allow for varied building types, which the applicant is proposing, per 88-280.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

Unknown, but it appears the land may have been used for agriculture in the past.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties because the surrounding zoning, uses, and intensity are similar to what is proposed on the subject site.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning would restrict the type of development the applicant would be permitted to do. Redwood Apartment Neighborhoods' development practice is to provide a variety of residential options, typically to the senior population. This model allows residents to downsize and access amenities provided by the company. Without rezoning, this project would not be feasible and the applicant/developer would not be able to provide their product.

Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies, subject to conditions listed in this report. Although the Area Plan recommends Commercial for the future land use, the proposed residential use is less intense, thus it is acceptable for this area.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The applicant is proposing rezoning to MPD to allow for the variety of residential building types. The proposed plan is appropriate for MPD zoning.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Proposed ingress and egress from the site is located off N Ambassador Dr and NW Skyview Ave. The plan proposes only private roads labeled Drive Aisle A, B, C, and D, as well as all private infrastructure.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The plan proposes an internal sidewalk network for pedestrian connectivity. Sidewalks will be on the same plane as the road, as seen in the plans. There will be no curb and gutter in order to accommodate the target renter population, which is older individuals and persons with mobility challenges. Additionally, there is 2,400 linear foot pedestrian trails within the overhead transmission line easement.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Utility lines will be tapped into from N Ambassador and NW Skyview, and private lines will serve the development area.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The architectural features are similar to the character of the nearby residential buildings. Similar materials include stone veneer, vinyl siding and trim, and asphalt shingles.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Street trees are labeled on the plans to buffer views and noises from N Ambassador and NW Skyview, as well as internally around the site.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed plans do not indicate how much of the site will be impervious surface. As the site is currently undeveloped, overall, impervious surface will be increasing with the proposed development.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

There are currently no trees on the subject site.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,

A handwritten signature in cursive script that reads "Xue Wood".

Xue Wood, AICP
Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: January 25, 2022

Case Number: CD-CPC-2021-00231

Project: Redwood MPD at N Ambassador

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. Site plan does not clearly show which proposed utilities are public versus private, including storm water and sanitary sewer lines. Update the site plan to clearly indicate ownership and show easements where necessary for all public lines. (1/19/2022)
2. Clarify the preliminary plat sheet to clearly designate the proposed lot and tract boundaries for staff review. If any of the stormwater detention facilities are intended to serve more than a single lot, the facility needs to be located within its own tract. (1/19/2022)
3. Clearly indicate on the proposed site plan if any median modifications are intended as part of this project along either N Ambassador Drive or NW Skyview Avenue. (1/19/2022)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at 816-513-2558 / Lucas.Kaspar@kcmo.org with questions.

4. 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. (1/05/2022)
5. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division. (1/05/2022)
6. The developer must construct cul-de-sacs and grant a city approved cul-de-sac easement, for street stubs longer than 150 feet, to the City as required by the Land Development Division, prior to recording the plat. (1/05/2022)
7. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (1/05/2022)
8. 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. (1/05/2022)
9. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (1/05/2022)
10. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (1/05/2022)
11. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the street plans, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (1/05/2022)

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at 816-513-2558 / Lucas.Kaspar@kcmo.org with questions.

12. The developer must 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. (1/05/2022)
13. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division 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. (1/05/2022)
14. 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 (1/05/2022)
15. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by Land Development Division. (1/05/2022)
16. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/05/2022)
17. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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. (1/05/2022)
18. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (1/05/2022)
19. The developer shall submit a final stream buffer plan to the Land Development Division 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. (1/05/2022)
20. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City and show and label the final stream buffer zones on the subdivision plat, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits and prior to recording the final plat. (1/05/2022)
21. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements. (1/05/2022)
22. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (1/05/2022)
23. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (1/05/2022)
24. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (1/05/2022)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

25. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (12/22/2021)
26. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (12/22/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

27. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (12/22/2021)
28. The developer shall secure approval of a final development plan for each phase from the City Plan Commission prior to building permit. (12/22/2021)
29. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (12/22/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

30. Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (12/29/2021)
31. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2) (12/29/2021)
32. Fire Department Access Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (12/29/2021)
33. Fire Department Access Required fire department access roads are a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) (12/29/2021)
34. Fire Department Access Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) (12/29/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

35. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy. (12/29/2021)
36. 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 (12/29/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

37. Assume the internal streets are private. If not, further discussions will be needed. (12/29/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

38. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(12/27/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

39. If public water mains are proposed the developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(12/29/2021)

Meeting Sign-In Sheet

Project Name and Address

Redwood MPD at N Ambassador

6301 NW Tiffany Springs Pkwy, Kansas City, MO 64154

Name	Address	Phone	Email
Richard Batt	7007 E Pleasant Valley Rd Independence, OH 44131	216-970-3236	RBatt@byRedwood.com
Ali Karolezak	7007 E Pleasant Valley Rd Independence, OH 44131	216-536-3647	AKarolezak@byRedwood.com
Michael VanBuskirk	1220 Washington St. Kansas City, MO 64105	816-679-4954	MVanBuskirk@nzimmer.com
Chris Robertson	1220 Washington St. Kansas City, MO 64105	816-522-4625	CRobertson@nzimmer.com
Raegen Root	1220 Washington St Kansas City, MO 64105	620-757-8142	RRoot@nzimmer.com
Chelsea Blackwood	9519 N Ambassador Dr Kansas City, MO 64154	816-801-5224	Chelsea@ReedStreetManagement.com



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2021-00231

Meeting Date: January 18, 2022

Meeting Location: Microsoft Teams (Virtual)

Meeting Time (include start and end time): 6:30-6:52pm (Central)

Additional Comments (optional):

Redwood presented a Powerpoint presentation of:

- Basic overview of the company
- Overview of typical Redwood resident statistics based on portfolio aggregates
- Overview of application and background screening process
- Exterior finishes
- Interior finishes
- Location
- Site Plan
- Floor Plans

Public Questions Addressed:

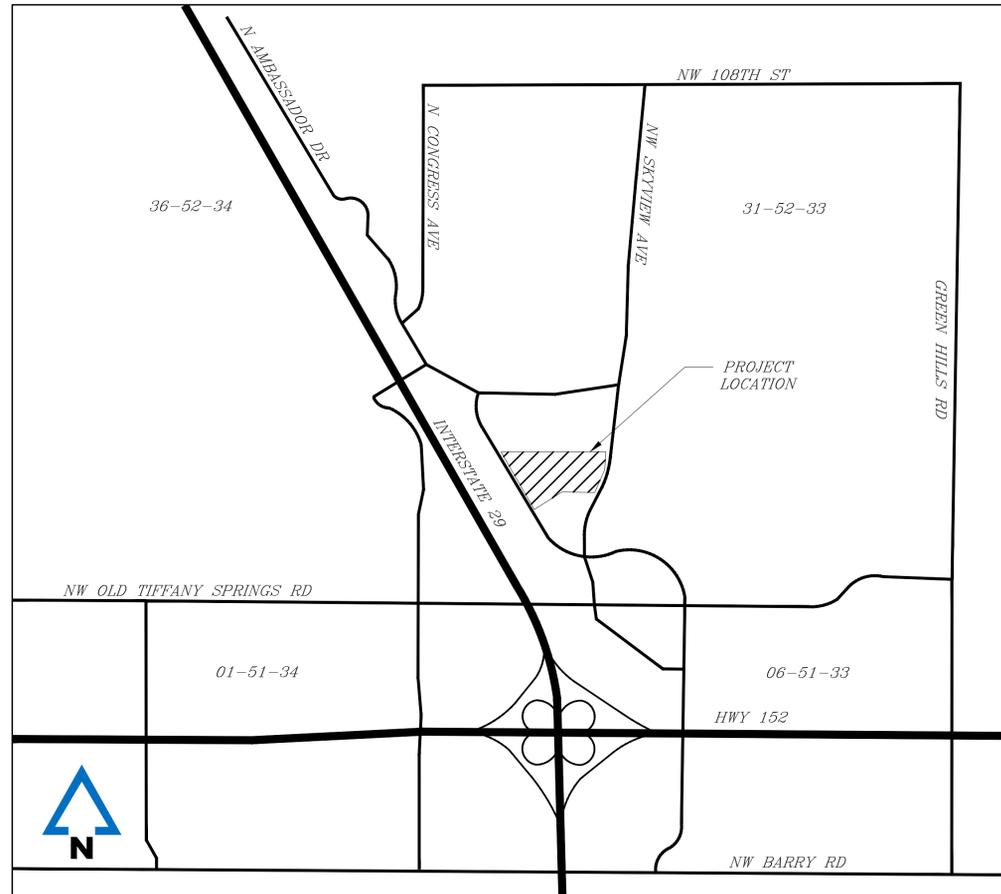
- When we plan on breaking ground
- Why ~~do we~~ ^{we do} not have amenities
- What our starting rents will be

REDWOOD KANSAS CITY NORTH AMBASSADOR DRIVE MO

MASTER PLANNED DEVELOPMENT

LOCATED IN
SECTION 31&36 TOWNSHIP 52N, RANGE 33W&34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

Development Summary Table			
a	Zoning		
	Existing		B3-3
b	Total Land Area		
	Existing	36.04 Acres	
c	Right-of-Way		
	Existing	0.00 Acres	
d	Net Land Area		
	Existing	36.04 Acres	
e	Proposed Uses		
	N Ambassador Dr.		Multi-Family Townhomes
f	Structure Height & Number of Floors		
	Number of floors	1 stories	Willow 3
g	Gross Floor Area & Number of Units		
	Building Footprint	5,827 SF	
h	Density		
	Net Density (Units/Proposed Net Land Area)	4.8	Units per Acre
i	Vehicle Parking		
	Ratio Required		No Off-Street Parking Required
j	Bicycle Parking		
	Stalls Required	0	



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



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

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C300	UTILITY PLAN
C202	GRADING PLAN
L001	LANDSCAPE PLAN
L002	LANDSCAPE PLAN ENLARGEMENT
L003	LANDSCAPE PLAN ENLARGEMENT
L004	LANDSCAPE NOTES

LEGAL DESCRIPTION

A TRACT OF LAND BEING PARTIALLY SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, AND BEING PARTIALLY SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND BEING PARTIALLY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 33 WEST, AND BEING PARTIALLY SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, ALL BEING IN KANSAS CITY, PLATTE COUNTY, MISSOURI AND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON WITH THE NORTHEAST CORNER OF AFORESAID SECTION 1, THE NORTHWEST CORNER OF AFORESAID SECTION 6, THE SOUTHWEST CORNER OF AFORESAID SECTION 31 AND THE SOUTHEAST CORNER OF AFORESAID SECTION 36; THENCE S00°15'09"W (S00°19'05"W, PLAT) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, BEING ALSO ALONG THE WEST LINE OF SAID SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST, A DISTANCE OF 83.22 FEET (83.32 FEET, PLAT) TO A POINT ON THE NORTHERLY LINE OF TRACT F OF THE FINAL PLAT OF WATERMARK AT TIFFANY SPRINGS, A SUBDIVISION RECORDED FEBRUARY 26, 2019 IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE AFORESAID COUNTY AND STATE AS INSTRUMENT NO. 2019001846 IN PLAT BOOK 22 AT PAGE 34 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N89°56'38"E (N89°57'03"E, PLAT) ALONG THE NORTHERLY LINE OF SAID TRACT F AND LOT 1 OF THE FINAL PLAT OF SAID WATERMARK AT TIFFANY SPRINGS, A DISTANCE OF 899.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW SKYVIEW AVENUE AS NOW ESTABLISHED BY THE GENERAL WARRANTY DEED RECORDED NOVEMBER 17, 2009 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 016540 IN BOOK 1149 AT PAGE 468; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NW SKYVIEW AVENUE ESTABLISHED BY SAID GENERAL WARRANTY DEED, THE FOLLOWING COURSES AND DISTANCES; THENCE N23°59'50"E (N24°00'36"E, DEED), 278.40 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1,150.00 FEET AND A CENTRAL ANGLE OF 19°00'56", AN ARC LENGTH OF 381.67 FEET; THENCE N04°58'54"E (N04°59'41"E, DEED), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 222.82 FEET; THENCE S90°00'00"W, DEPARTING FROM THE WESTERLY RIGHT-OF-WAY LINE OF NW SKYVIEW AVENUE AS ESTABLISHED BY SAID GENERAL WARRANTY DEED, A DISTANCE OF 1,749.41 FEET; THENCE S14°52'14"W, 111.23 FEET; THENCE S40°56'51"W, 267.39 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N AMBASSADOR DRIVE AS NOW ESTABLISHED 110 FEET WIDE; THENCE S28°19'29"E ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID N AMBASSADOR DRIVE, A DISTANCE OF 1,020.04 FEET TO THE NORTHWEST CORNER OF TRAIL LANDSCAPE TRACT B OF SAID FINAL PLAT OF WATERMARK AT TIFFANY SPRINGS; THENCE N45°13'06"E (N45°13'31"E, PLAT) ALONG THE NORTHWESTERLY LINE OF SAID TRACT B, SAID LOT 1, AND SAID TRACT F, A DISTANCE OF 514.45 FEET (514.40 FEET, PLAT); THENCE N89°56'38"E (N89°57'03"E, PLAT) ALONG THE NORTHERLY LINE OF SAID TRACT F, A DISTANCE OF 16.95 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAVING BEEN PREPARED BY STEVEN R. WHITAKER, MISSOURI, P.L.S. NO. 2005019220. MEC CORPORATE CERTIFICATE / LICENSE NO. 2012009395

CONTAINING 1,569,851 SQUARE FEET OR 36.039 ACRES, MORE OR LESS.

FLOODPLAIN:

THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN

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 816.756.0444 EXT. 2850
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 816.756.0444 EXT. 2850
PHONE:	816.756.0444 EXT. 2850
EMAIL:	SWHITAKER@MCCLUREVISION.COM

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

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 64116

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS
DESCRIPTION DATE

COVER SHEET

DRAWING NO.
C001

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 EXISTING UTILITY EASEMENT
- 5 ASPHALT PAVEMENT
- 6 PROPOSED PARKING AREA
- 7 STREAM BUFFER - STREAMSIDE ZONE
- 8 STREAM BUFFER - INTERMEDIATE ZONE
- 9 STREAM BUFFER - OUTER ZONE
- 10 PROPOSED DETENTION BASIN A
- 11 PROPOSED DETENTION BASIN B
- 12 10' WIDE ASPHALT TRAIL
- 13 EXISTING STRUCTURE
- 14 EXISTING DRIVEWAY
- 15 PROPOSED DETENTION TRACT
- 16 PROPOSED LOT LINE

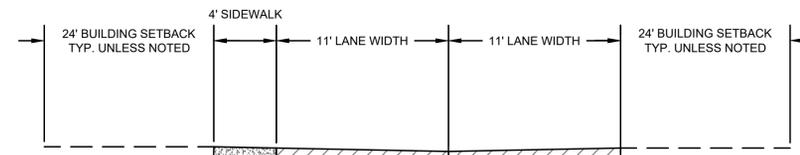
LEGEND

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- WILLOWOOD
- HAYDENWOOD
- MEADOWWOOD
- FORESTWOOD
- CAPEWOOD

Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30'	30'	No	
Front Setback	30'	30'	No	
Side Setback	30'	30'	No	
Side Setback (abutting street)	30'	N/A	No	
Height	None	N/A	No	

PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
 UNITS (DUPLICES) = 12
 12 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.216 AC.
 UNITS (MULTI) = 166
 166 x 2 PEOPLE/UNIT x 0.006 = 1.992 AC.
 TOTAL REQUIRED DEDICATION = 2.208 AC.
 PROVIDED DEDICATION:
 TOTAL LENGTH 8' ASPHALT TRAIL = 2,434 LF
 2,434 LF x 50 FT = 121,700 SF = 2.79 AC.



TYPICAL DRIVE AISLE CROSS SECTION
NOT TO SCALE

TIFFANY SQUARE INC.
BOOK 888 PG. 365

POST HILL SUBDIVISION
TIFFANY RESERVE 36 LLC
BOOK 1358 PG. 5

TUSTIN COMPADRES LLC
9641 AMBASSADOR DR.
BOOK 1342 PG. 632

TIFFANY SQUARE INC.
BOOK 888 PG. 365

THE APARTMENTS AT TIFFANY
WOODS FIRST PLAT
TIFFANY WOODS APARTMENTS LLC
9401 NW SKYVIEW AVE.
BOOK 1217 PG. 492

1700 SWIFT AVE., SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
P 913-756-0444
F 913-756-1763

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 N AMBASSADOR DR. & NW SKYVIEW AVE.
 KANSAS CITY, MISSOURI 64154

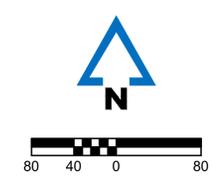
DRAWN: AVD, BJA
 CHECKED: PJO
 DATE: 12/13/2021
 JOB #: 210638

DRAWING REVISIONS

DESCRIPTION	DATE

SITE PLAN

DRAWING NO.
C200



P:\210638\06-DRAWINGS\CIVIL\MPD_AMBASSADOR\MPD_SHEETS\210638 SITE.DWG
 BY: ADEGONIA
 PLOT DATE: 1/14/2022 1:36 PM
 LAYOUT: SITE

Development Summary Table			
Zoning		B5-3	
Existing		MFD	
Proposed		MFD	
Total Land Area		36.04 Acres	
Existing		36.04 Acres	
Proposed		0.00 Acres	
Right-of-Way		0.00 Acres	
Existing		0.00 Acres	
Proposed		0.00 Acres	
Net Land Area		36.04 Acres	
Existing		36.04 Acres	
Proposed		0.00 Acres	
Proposed Uses		Multi-Family Townhomes	
Structure Height & Number of Floors			
Number of floors	1 stories	Willow 3	
Height Above Grade	feet	Willow 4	
Number of floors	1 stories	Willow 5	
Height Above Grade	feet	Willow 6	
Number of floors	1 stories	MeadowForest 6	
Height Above Grade	feet	MeadowForest 7	
Number of floors	1 stories	Hayden 6	
Height Above Grade	feet	MeadowForest/Cape 4	
Number of floors	1 stories	MeadowForest/Cape 6	
Height Above Grade	feet	Hayden 2	
Number of floors	1 stories		
Height Above Grade	feet		
Gross Floor Area & Number of Units			
Building Footprint	5,827 SF		
Gross Area Per Building	5,352 SF		
Units per Building	3 EA	Willow 3	
Number of Buildings	1 EA		
Total Gross Area	5,352 SF		
Total Number of Units	3 Units		
Building Footprint	7,776 SF		
Gross Area Per Building	7,136 SF		
Units per Building	4 EA	Willow 4	
Number of Buildings	1 EA		
Total Gross Area	7,136 SF		
Total Number of Units	4 Units		
Building Footprint	9,270 SF		
Gross Area Per Building	8,920 SF		
Units per Building	5 EA	Willow 5	
Number of Buildings	3 EA		
Total Gross Area	26,760 SF		
Total Number of Units	15 Units		
Building Footprint	11,855 SF		
Gross Area Per Building	10,704 SF		
Units per Building	6 EA	Willow 6	
Number of Buildings	2 EA		
Total Gross Area	21,408 SF		
Total Number of Units	12 Units		
Building Footprint	12,064 SF		
Gross Area Per Building	10,350 SF		
Units per Building	6 EA	MeadowForest 6	
Number of Buildings	2 EA		
Total Gross Area	20,700 SF		
Total Number of Units	12 Units		
Building Footprint	11,117 SF		
Gross Area Per Building	10,350 SF		
Units per Building	6 EA	MeadowForest 7	
Number of Buildings	2 EA		
Total Gross Area	20,700 SF		
Total Number of Units	12 Units		
Building Footprint	11,537 SF		
Gross Area Per Building	10,446 SF		
Units per Building	6 EA	Hayden 6	
Number of Buildings	2 EA		
Total Gross Area	20,892 SF		
Total Number of Units	12 Units		
Building Footprint	7,820 SF		
Gross Area Per Building	7,215 SF		
Units per Building	4 EA	MeadowForest/Cape 4	
Number of Buildings	2 EA		
Total Gross Area	14,430 SF		
Total Number of Units	8 Units		
Building Footprint	11,507 SF		
Gross Area Per Building	10,643 SF		
Units per Building	6 EA	MeadowForest/Cape 6	
Number of Buildings	2 EA		
Total Gross Area	21,286 SF		
Total Number of Units	12 Units		
Building Footprint	3,844 SF		
Gross Area Per Building	3,498 SF		
Units per Building	2 EA	Hayden 2	
Number of Buildings	6 EA		
Total Gross Area	20,928 SF		
Total Number of Units	12 Units		
Building Footprint	7,468 SF		
Gross Area Per Building	6,759 SF		
Units per Building	3 EA	Leasing Office 3	
Number of Buildings	1 EA		
Total Gross Area	6,759 SF		
Total Number of Units	3 Units		
Project Total	298,163 SF		
Project Total	172 Units		
Density			
Net Density (Units/Proposed Net Land Area)	4.8 Units per Acre	N Ambassador Dr.	
Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	827.1 SF per Acre	N Ambassador Dr.	
Vehicle Parking			
Ratio Required	No Off-Street Parking Required		
Stalls Required	0	Lot/Phase 1	
Stalls Provided	63		
Stalls Required	0	Lot/Phase 2	
Stalls Provided	17		
Total Required	0 Stalls		
Total Provided	80 Stalls		
Bicycle Parking			
Stalls Required	0		
Stalls Provided	0		

LEGAL DESCRIPTION

A TRACT OF LAND BEING PARTIALLY SITUATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, AND BEING PARTIALLY SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND BEING PARTIALLY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 52 NORTH, RANGE 33 WEST, AND BEING PARTIALLY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, ALL BEING IN KANSAS CITY, PLATTE COUNTY, MISSOURI AND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

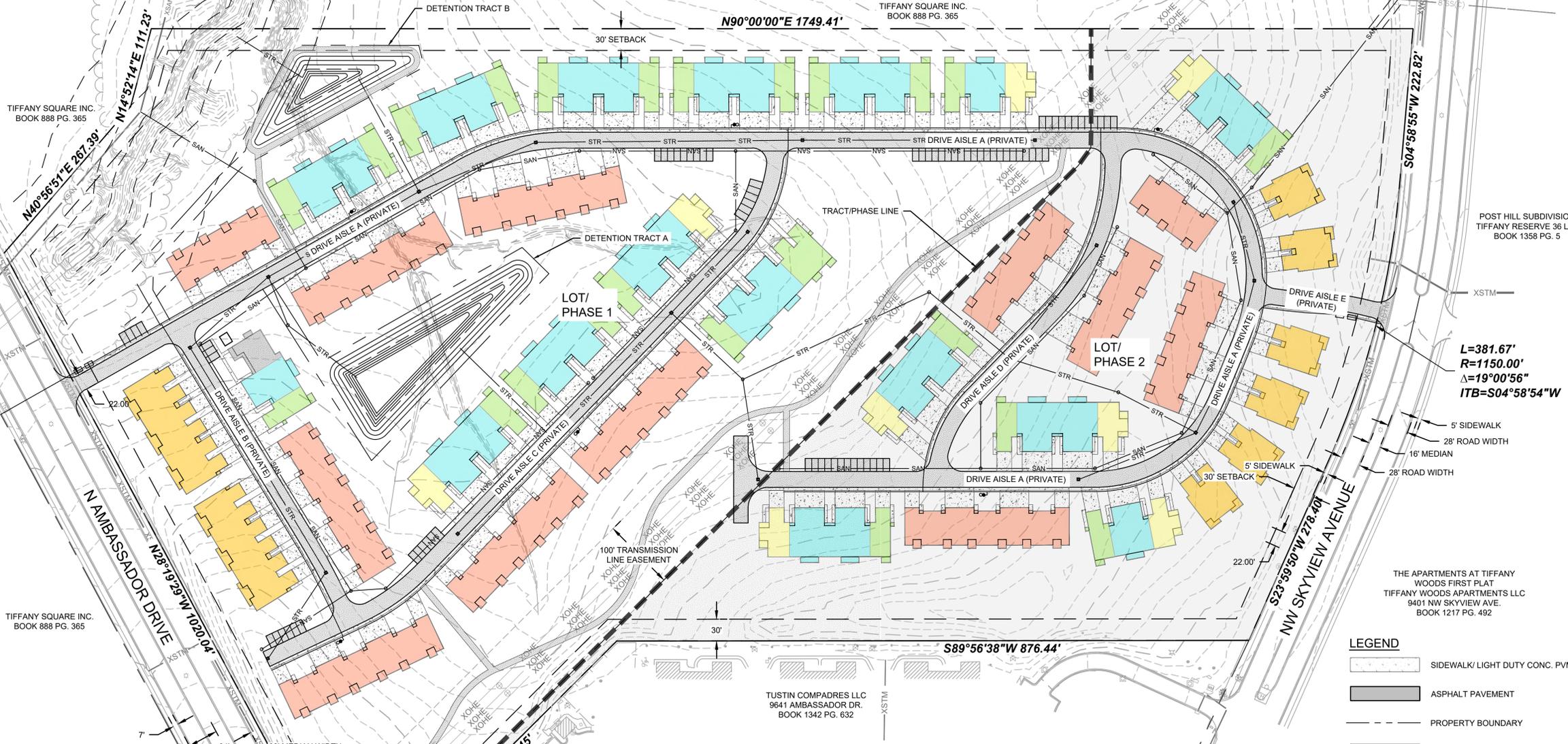
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CONTAINING 1,569,851 SQUARE FEET OR 36.039 ACRES, MORE OR LESS.

REDWOOD KANSAS CITY NORTH AMBASSADOR DRIVE MO

MASTER PLANNED DEVELOPMENT

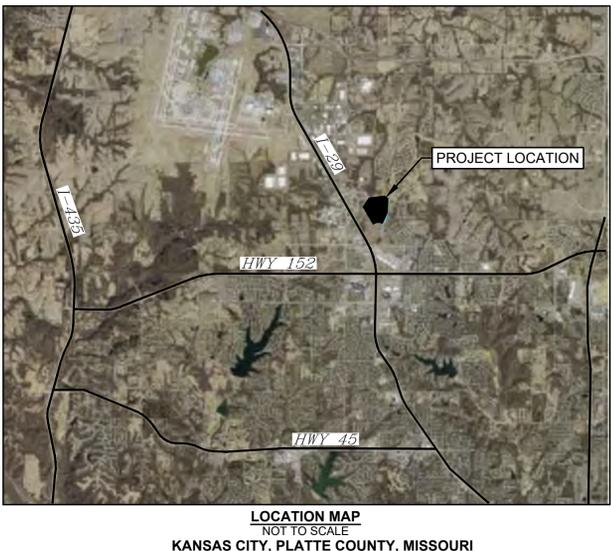
LOCATED IN
SECTION 31&36 TOWNSHIP 52N, RANGE 33W&34W
KANSAS CITY, PLATTE COUNTY, MISSOURI



LOT/TRACT INFO

LOT 1: 23.52 AC.
LOT 2: 12.51 AC.

DETENTION TRACT A: 0.84 AC.
DETENTION TRACT B: 0.57 AC.



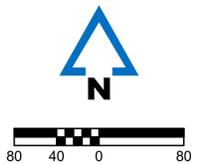
LEGEND

[Symbol]	SIDEWALK/ LIGHT DUTY CONC. PMVT.
[Symbol]	ASPHALT PAVEMENT
[Symbol]	PROPERTY BOUNDARY
[Symbol]	WILLOWOOD
[Symbol]	HAYDENWOOD
[Symbol]	MEADOWWOOD
[Symbol]	FORESTWOOD
[Symbol]	CAPEWOOD

NOTES

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

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
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McCLURE™
making lives better.

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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
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REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT

N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 64154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS

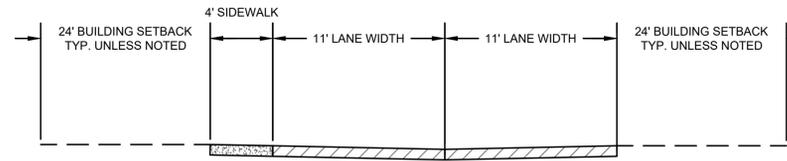
DESCRIPTION	DATE
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PRELIMINARY PLAT

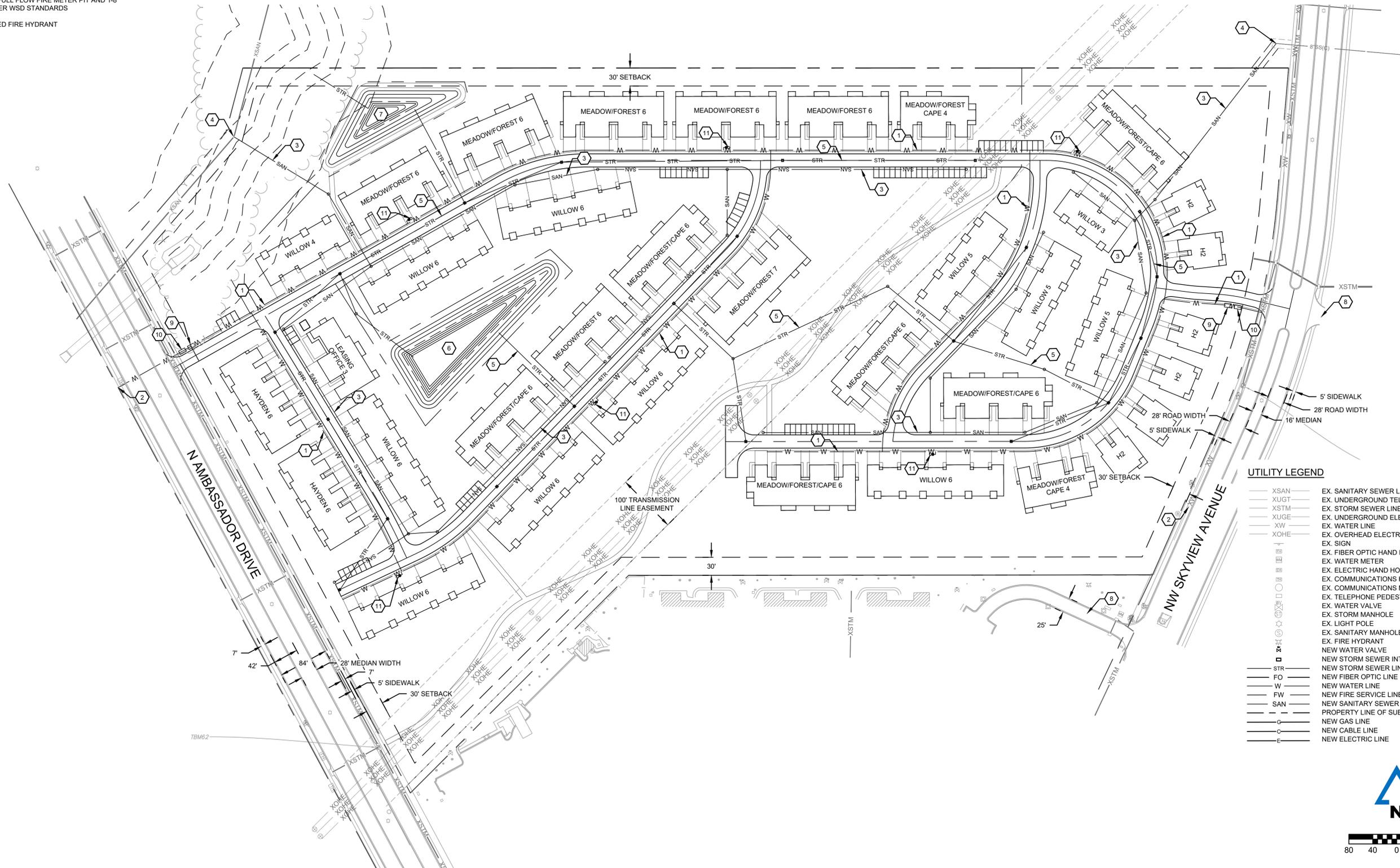
DRAWING NO.
C201

KEY NOTES

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

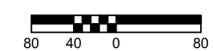


TYPICAL DRIVE AISLE CROSS SECTION
NOT TO SCALE



UTILITY LEGEND

- XSAN EX. SANITARY SEWER LINE
- XUGT EX. UNDERGROUND TELEPHONE LINE
- XSTM EX. STORM SEWER LINE
- XLGE EX. UNDERGROUND ELECTRIC LINE
- XW EX. WATER LINE
- XOHE 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
- 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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N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 64154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS

DESCRIPTION	DATE

UTILITY PLAN

DRAWING NO.
C300

P:\210638\06-DRAWINGS\CIVIL\MPD_AMBASSADOR\MPD_SHEETS\210638 UTIL.DWG
BY: ADEGONIA
PLOT DATE: 1/14/2022 12:57 PM
LAYOUT: UTIL

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DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS	
DESCRIPTION	DATE

STREAM OUTER ZONE

BUILDING STEP (TYP.)

BUILDING STEP (TYP.)

BUILDING STEP (TYP.)

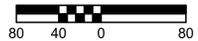
BUILDING STEP (TYP.)

N AMBASSADOR DRIVE

NW SKYVIEW AVENUE

GRADING LEGEND:

- 924 --- EXISTING 2' CONTOUR
- 925 --- EXISTING 10' CONTOUR
- 1042 --- PROPOSED 2' CONTOUR
- 1050 --- PROPOSED 10' CONTOUR



GRADING PLAN

DRAWING NO.
C202

P:\210638\06-DRAWINGS\CIVIL\MPD_AMBASSADOR\MPD_SHEETS\10638_GRAD.DWG
LAYOUT: GRAD
BY: ADEGONIA
PLOT DATE: 1/14/2022 12:57 PM

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

PRELIMINARY
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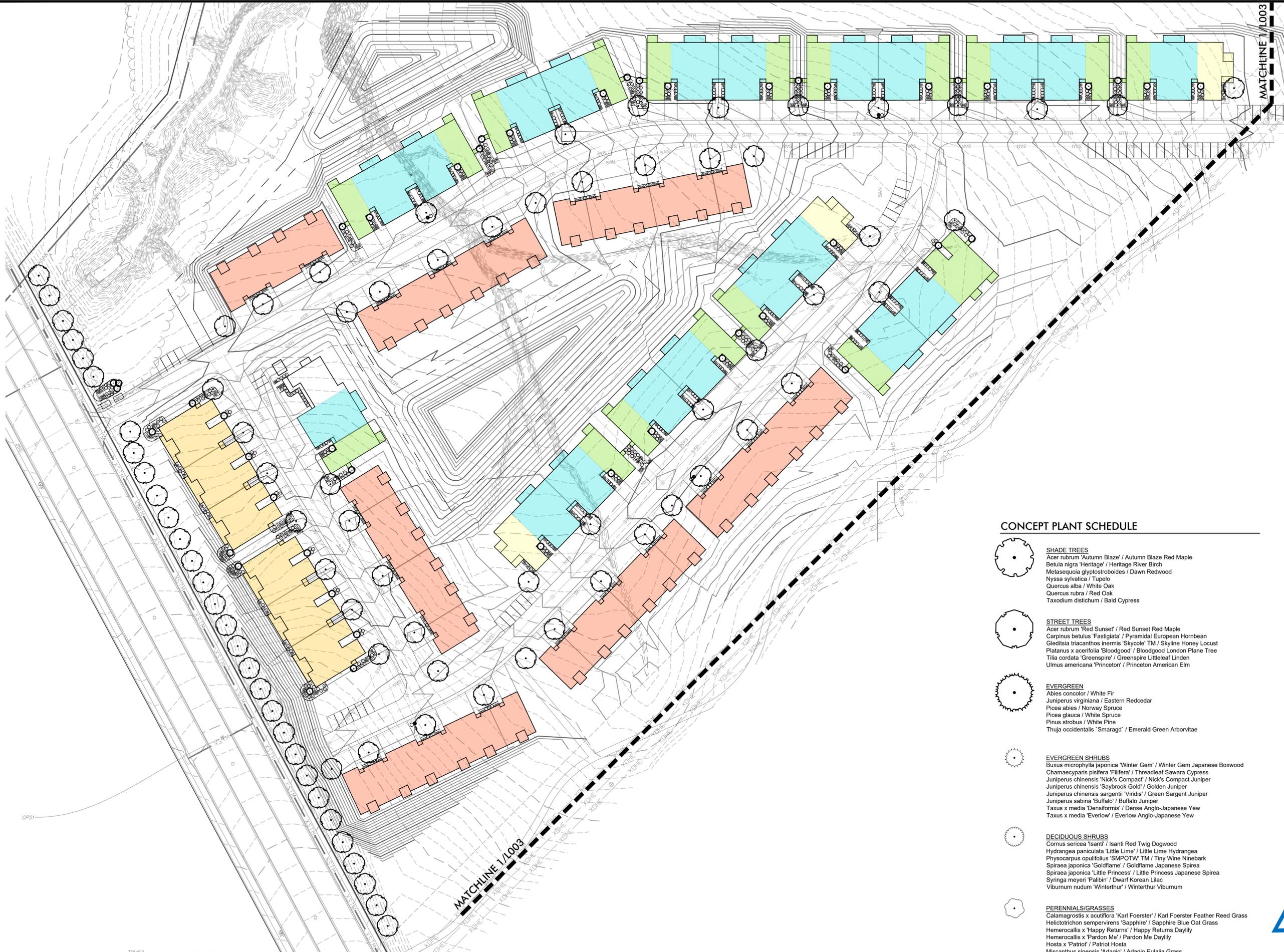
**REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT**
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 641154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS

DESCRIPTION	DATE

DRAWING NO.



CONCEPT PLANT SCHEDULE

- 

SHADE TREES
Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple
Betula nigra 'Heritage' / Heritage River Birch
Metasequoia glyptostroboides / Dawn Redwood
Nyssa sylvatica / Tupelo
Quercus alba / White Oak
Quercus rubra / Red Oak
Taxodium distichum / Bald Cypress
- 

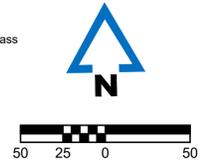
STREET TREES
Acer rubrum 'Red Sunset' / Red Sunset Red Maple
Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
Gleditsia triacanthos inermis 'Skycole'™ / Skyline Honey Locust
Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
Ulmus americana 'Princeton' / Princeton American Elm
- 

EVERGREEN
Abies concolor / White Fir
Juniperus virginiana / Eastern Redcedar
Picea abies / Norway Spruce
Picea glauca / White Spruce
Pinus strobus / White Pine
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
- 

EVERGREEN SHRUBS
Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood
Chamaecyparis pisifera 'Filifera' / Threadleaf Sawara Cypress
Juniperus chinensis 'Nick's Compact' / Nick's Compact Juniper
Juniperus chinensis 'Saybrook Gold' / Golden Juniper
Juniperus chinensis sargentii 'Viridis' / Green Sargent Juniper
Juniperus sabina 'Buffalo' / Buffalo Juniper
Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew
Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew
- 

DECIDUOUS SHRUBS
Cornus sericea 'Isanti' / Isanti Red Twig Dogwood
Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
Physocarpus opulifolius 'SMPOTW'™ / Tiny Wine Ninebark
Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea
Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea
Syringa meyeri 'Palibin' / Dwarf Korean Lilac
Viburnum nudum 'Winterthur' / Winterthur Viburnum
- 

PERENNIALS/GRASSES
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Hemerocallis x 'Happy Returns' / Happy Returns Daylily
Hemerocallis x 'Pardon Me' / Pardon Me Daylily
Hosta x 'Patriot' / Patriot Hosta
Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass
Rudbeckia fulgida sultivantii 'Goldsturm' / Goldsturm Coneflower



1 LANDSCAPE PLAN ENLARGEMENT
1" = 50'

P:\210638\06-DRAWINGS\LANDSCAPE\210638-000.LS - AMBASSADOR.DWG
BY: ADEPRIEST
PLOT DATE: 1/4/2022 12:57 PM
LAYOUT: L002

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

PRELIMINARY
NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT**
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 641154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS
DESCRIPTION DATE

DRAWING NO.



CONCEPT PLANT SCHEDULE

-  **SHADE TREES**
Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple
Betula nigra 'Heritage' / Heritage River Birch
Metasequoia glyptostroboides / Dawn Redwood
Nyssa sylvatica / Tupelo
Quercus alba / White Oak
Quercus rubra / Red Oak
Taxodium distichum / Bald Cypress
-  **STREET TREES**
Acer rubrum 'Red Sunset' / Red Sunset Red Maple
Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
Gleditsia triacanthos nermis 'Skycole'™ / Skyline Honey Locust
Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
Ulmus americana 'Princeton' / Princeton American Elm
-  **EVERGREEN**
Abies concolor / White Fir
Juniperus virginiana / Eastern Redcedar
Picea abies / Norway Spruce
Picea glauca / White Spruce
Pinus strobus / White Pine
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
-  **EVERGREEN SHRUBS**
Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood
Chamaecyparis pisifera 'Filifera' / Threadleaf Sawara Cypress
Juniperus chinensis 'Nick's Compact' / Nick's Compact Juniper
Juniperus chinensis 'Saybrook Gold' / Golden Juniper
Juniperus chinensis sargentii 'Viridis' / Green Sargent Juniper
Juniperus sabinia 'Buffalo' / Buffalo Juniper
Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew
Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew
-  **DECIDUOUS SHRUBS**
Cornus sericea 'Isanti' / Isanti Red Twig Dogwood
Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
Physocarpus opulifolius 'SMPOTW'™ / Tiny Wine Ninebark
Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea
Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea
Syringa meyeri 'Palibin' / Dwarf Korean Lilac
Viburnum nudum 'Winterthur' / Winterthur Viburnum
-  **PERENNIALS/GRASSES**
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Hemerocallis x 'Happy Returns' / Happy Returns Daylily
Hemerocallis x 'Pardon Me' / Pardon Me Daylily
Hosta x 'Patriot' / Patriot Hosta
Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass
Rudbeckia fulgida sullivantii 'Goldsturm' / Goldsturm Coneflower



1 LANDSCAPE PLAN ENLARGEMENT
1" = 50'

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BY: ADEPRIEST
PLOT DATE: 11/4/2022 12:57 PM
LAYOUT: 1003

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

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
AMBASSADOR DRIVE MO
MASTER PLANNED DEVELOPMENT
N AMBASSADOR DR. & NW SKYVIEW AVE.
KANSAS CITY, MISSOURI 64154

DRAWN: AVD, BJA
CHECKED: PJO
DATE: 12/13/2021
JOB #: 210638

DRAWING REVISIONS

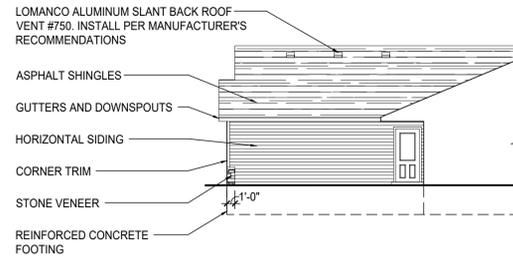
DESCRIPTION	DATE

CONCEPT PLANT SCHEDULE

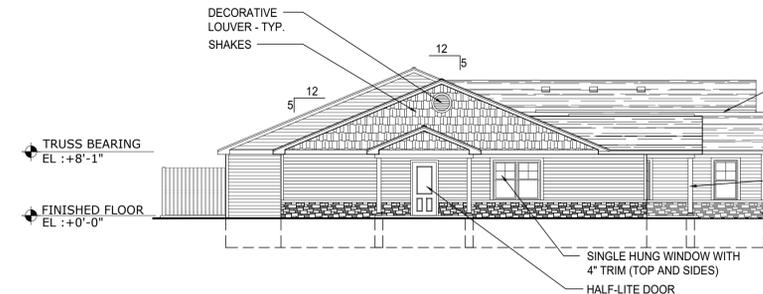
Symbol	Category	Quantity	Plant Name	Size
	SHADE TREES	3	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple Betula nigra 'Heritage' / Heritage River Birch Metasequoia glyptostroboides / Dawn Redwood Nyssa sylvatica / Tupelo Quercus alba / White Oak Quercus rubra / Red Oak Taxodium distichum / Bald Cypress	B & B, 2"Cal B & B, 2"Cal
	STREET TREES	147	Acer rubrum 'Red Sunset' / Red Sunset Red Maple Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Ulmus americana 'Princeton' / Princeton American Elm	B & B, 2"Cal B & B, 2"Cal
	EVERGREEN	90	Abies concolor / White Fir Juniperus virginiana / Eastern Redcedar Picea abies / Norway Spruce Picea glauca / White Spruce Pinus strobus / White Pine Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B, 5' Ht. B & B, 5' Ht.
	EVERGREEN SHRUBS	346	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood Chamaecyparis pisifera 'Filifera' / Threadleaf Sawara Cypress Juniperus chinensis 'Nick's Compact' / Nick's Compact Juniper Juniperus chinensis 'Seybrook Gold' / Golden Juniper Juniperus chinensis sargentii 'Viridis' / Green Sargent Juniper Juniperus sabina 'Buffalo' / Buffalo Juniper Taxus x media 'Densiflora' / Dense Anglo-Japanese Yew Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	5 gal 5 gal 5 gal 5 gal 5 gal 5 gal 5 gal 5 gal
	DECIDUOUS SHRUBS	558	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea Syringa meyeri 'Palibin' / Dwarf Korean Lilac Viburnum nudum 'Winterthur' / Winterthur Viburnum	2 gal 2 gal 2 gal 2 gal 2 gal 2 gal 2 gal
	PERENNIALS/GRASSES	1,534	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass Hemerocallis x 'Happy Returns' / Happy Returns Daylily Hemerocallis x 'Pardon Me' / Pardon Me Daylily Hosta x 'Patriot' / Patriot Hosta Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass Miscanthus sinensis 'Purpureascens' / Purple Eulalia Grass Rudbeckia fulgida sultivantii 'Goldsturm' / Goldsturm Coneflower	1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal

LANDSCAPE PLAN NOTES:

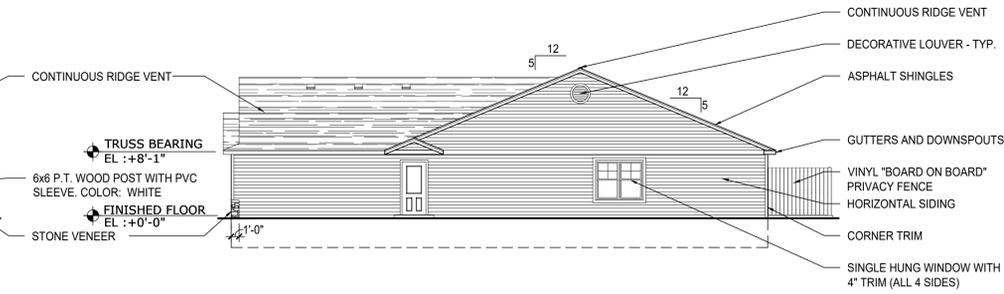
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAID OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK BROWN PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.
- TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD.
- ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BED. COORDINATE THESE ITEMS AND SLEEVES.
- NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE KANSAS CITY, MISSOURI UNIFIED DEVELOPMENT STANDARDS. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF KANSAS CITY, MISSOURI TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.



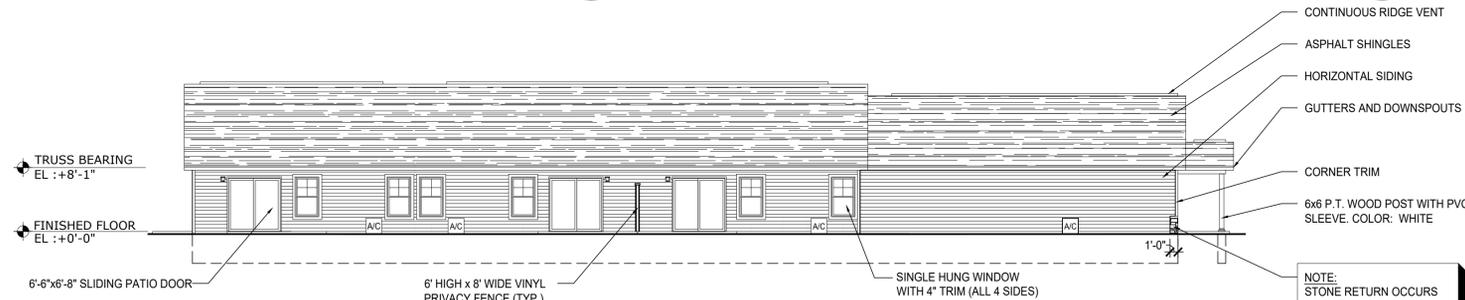
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



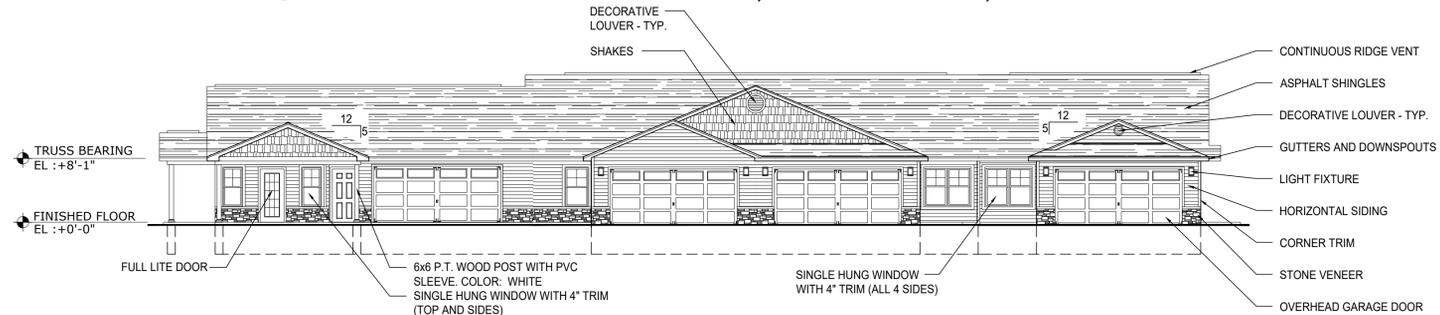
4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"



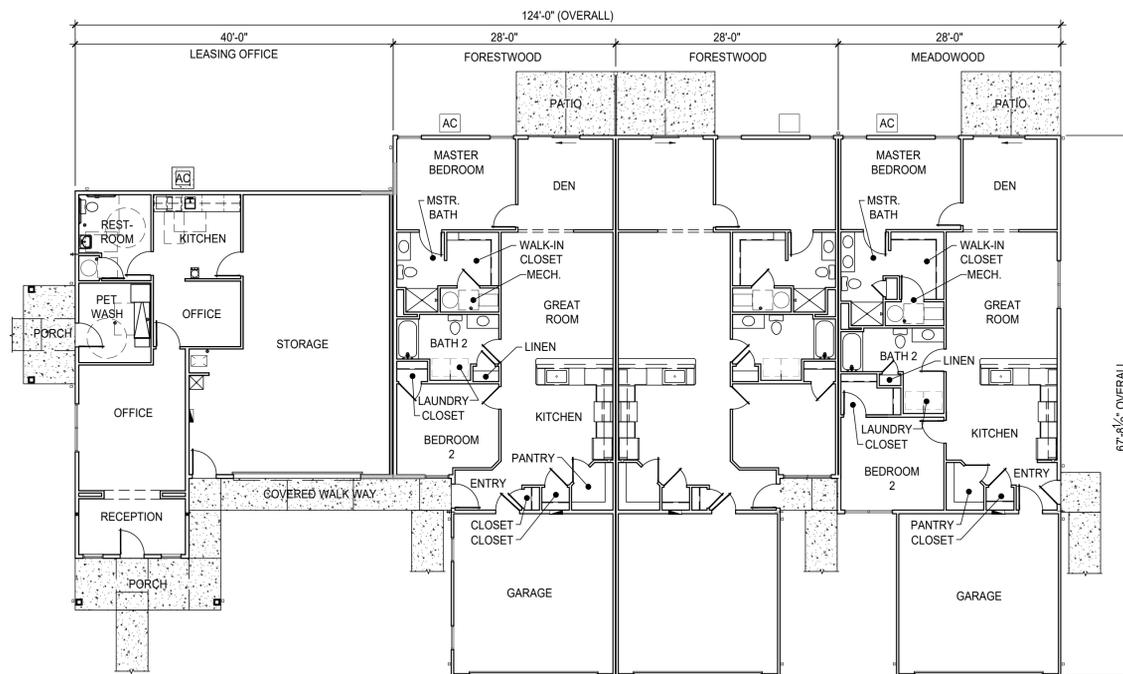
3 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



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.

PRELIMINARY

NOTE!!! THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
fax 330.666.8812

MPG
MANN - PARSONS - GRAY ARCHITECTS
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

PROJECT #: 49521

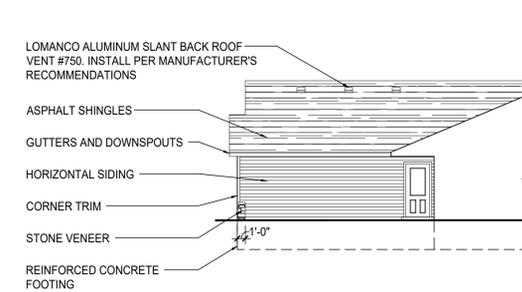
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

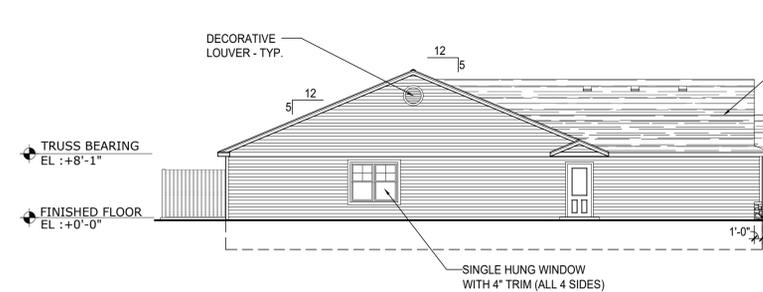


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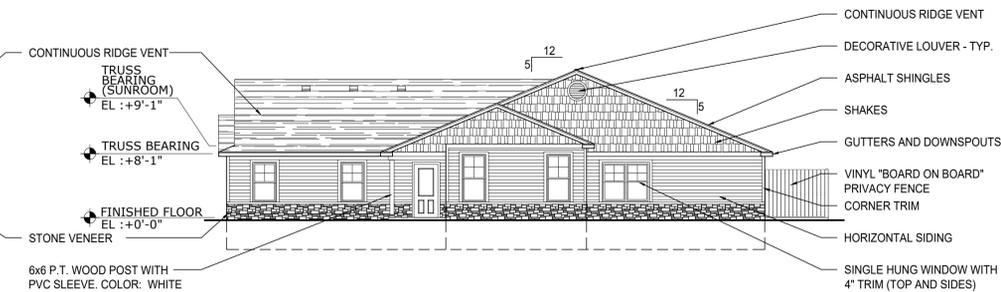
REVISIONS



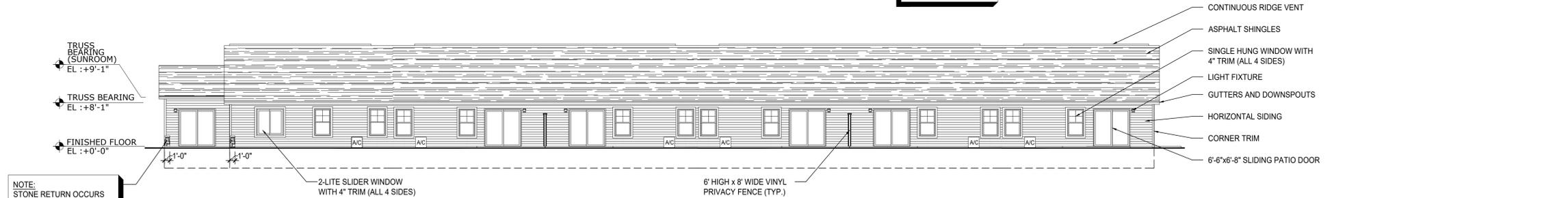
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



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

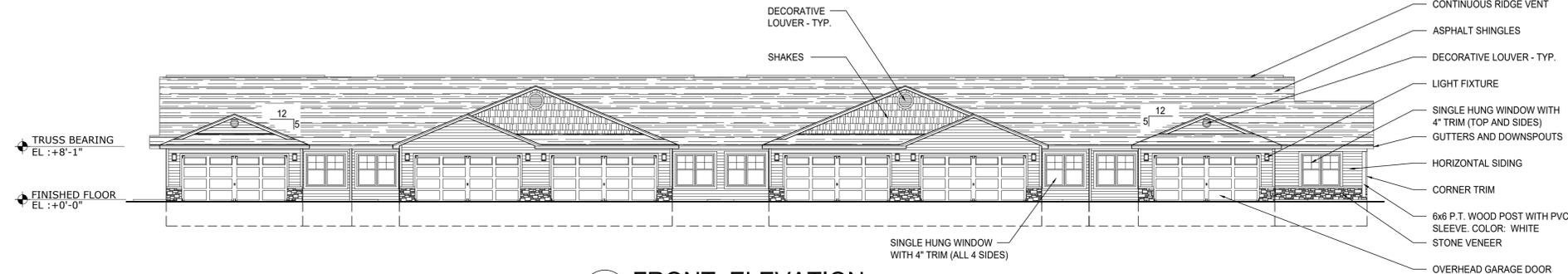


3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"

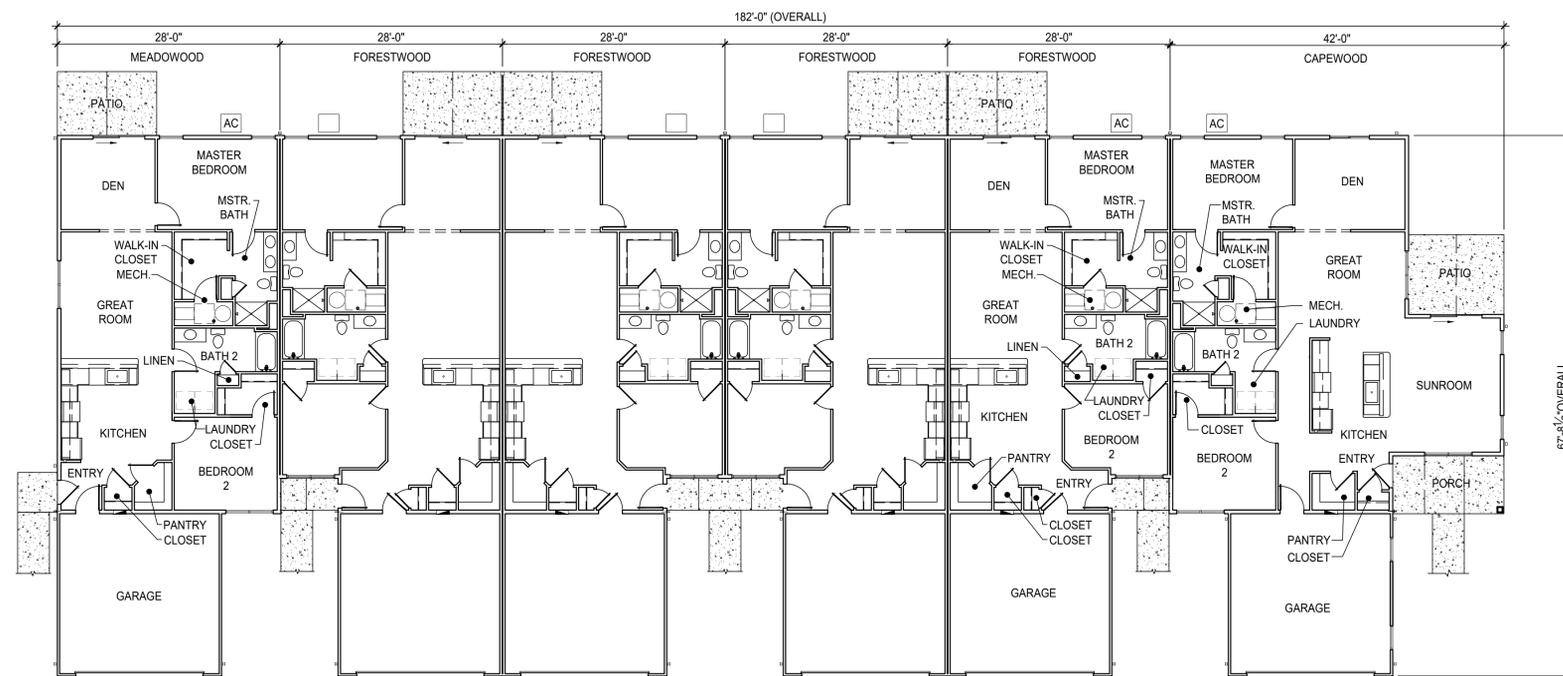


NOTE: STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

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.

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

PROJECT #: 49521

REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI



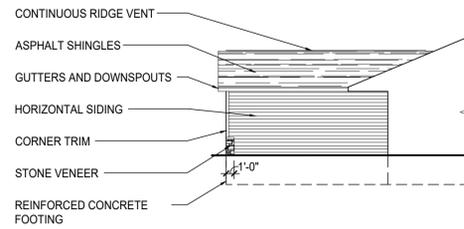
phone 330.666.5770
fax 330.666.8812

3660 Embassy Parkway
Fairlawn, OH 44333

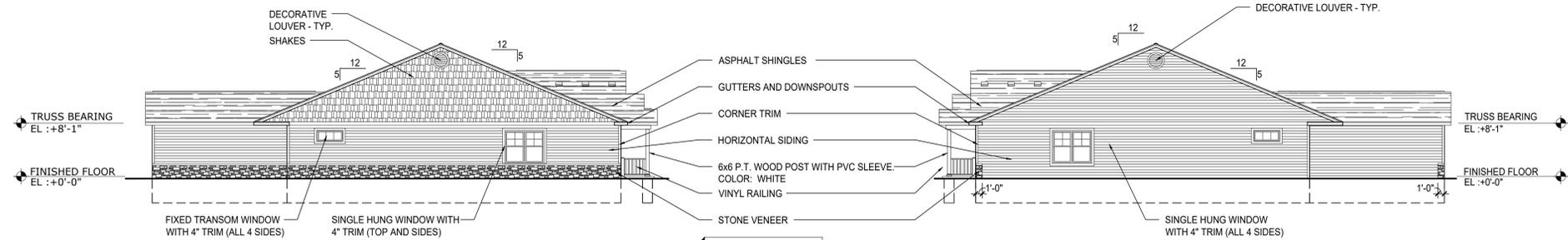
MPG ARCHITECTS
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REVISIONS



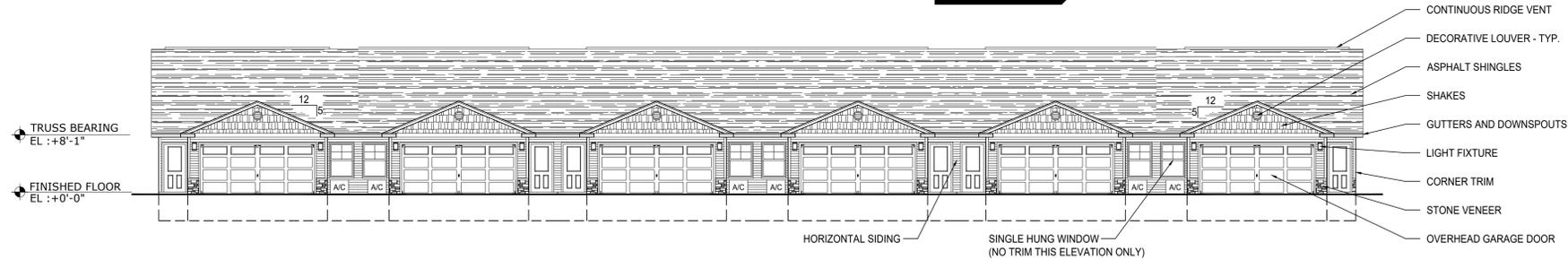
5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



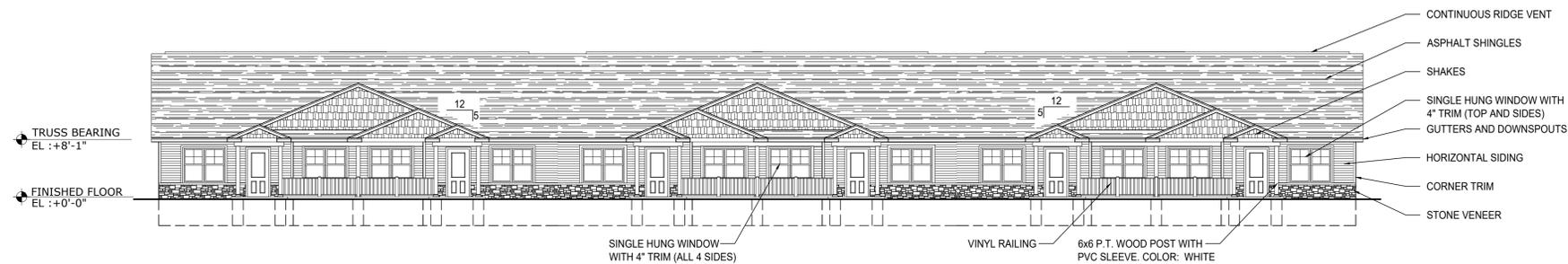
4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

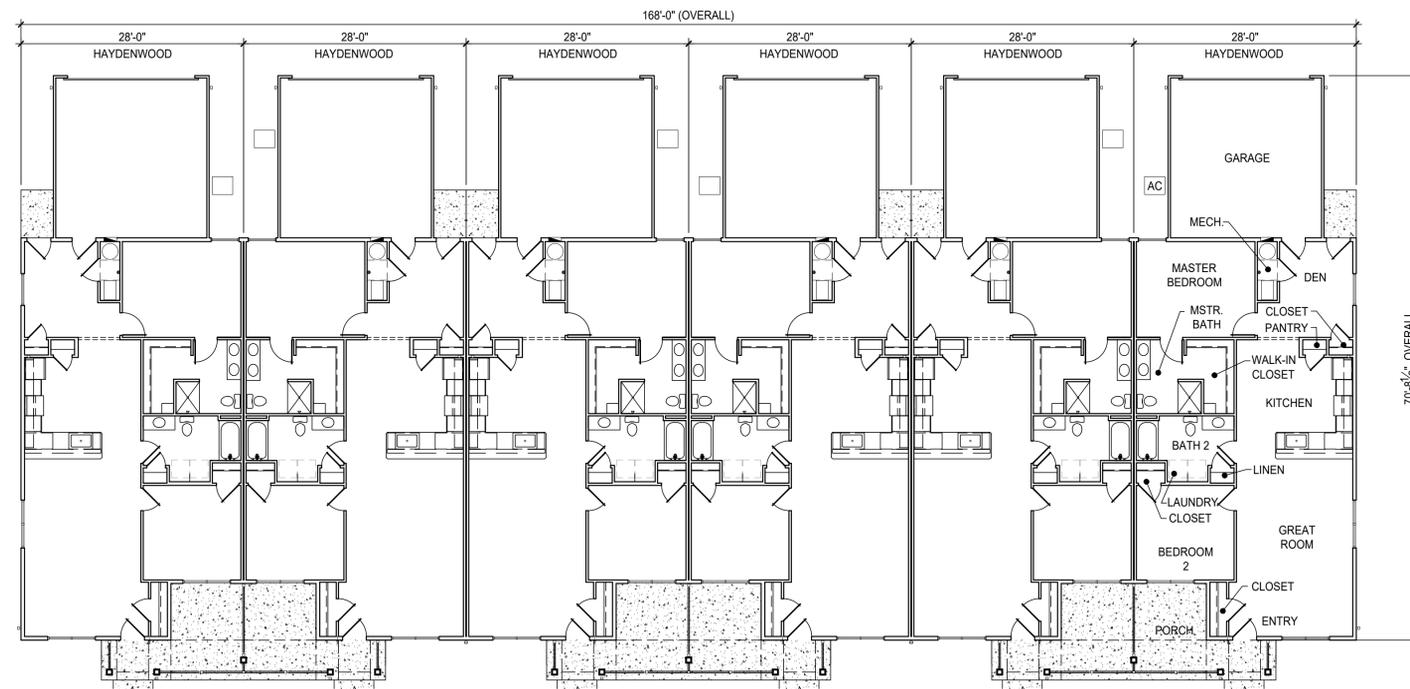
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



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

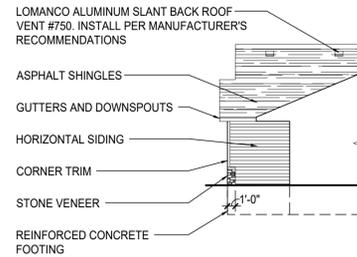
NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

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

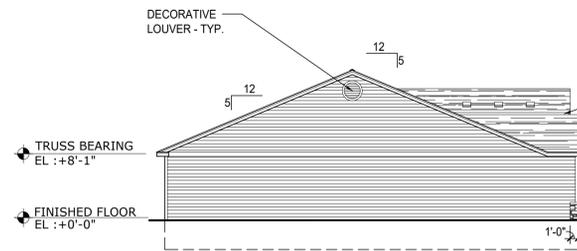
BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI
Redwood
APARTMENT NEIGHBORHOODS

REVISIONS

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

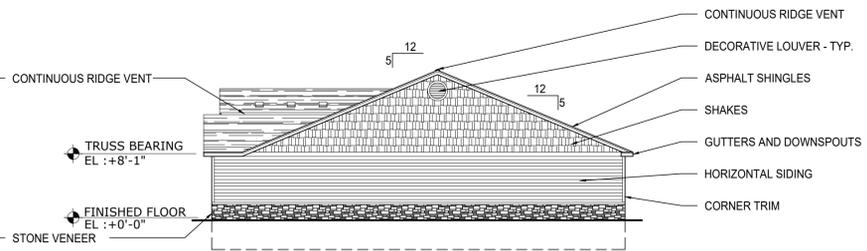


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



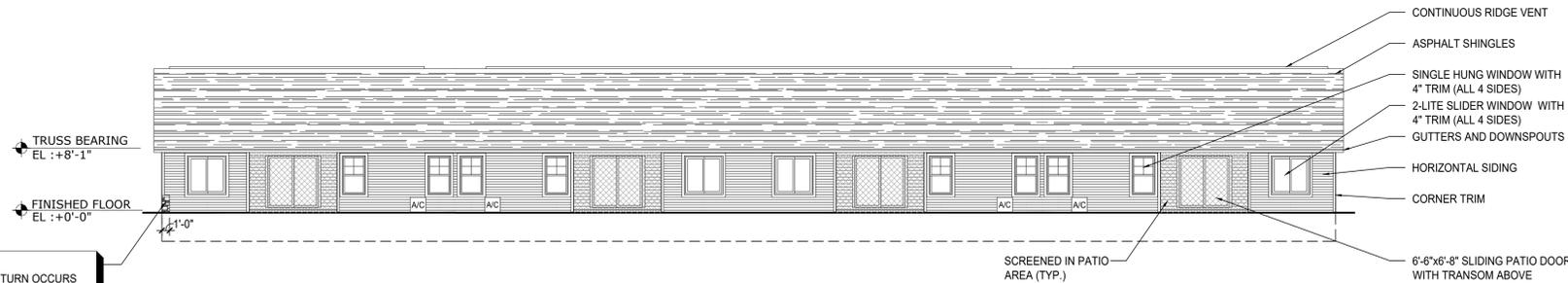
NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

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

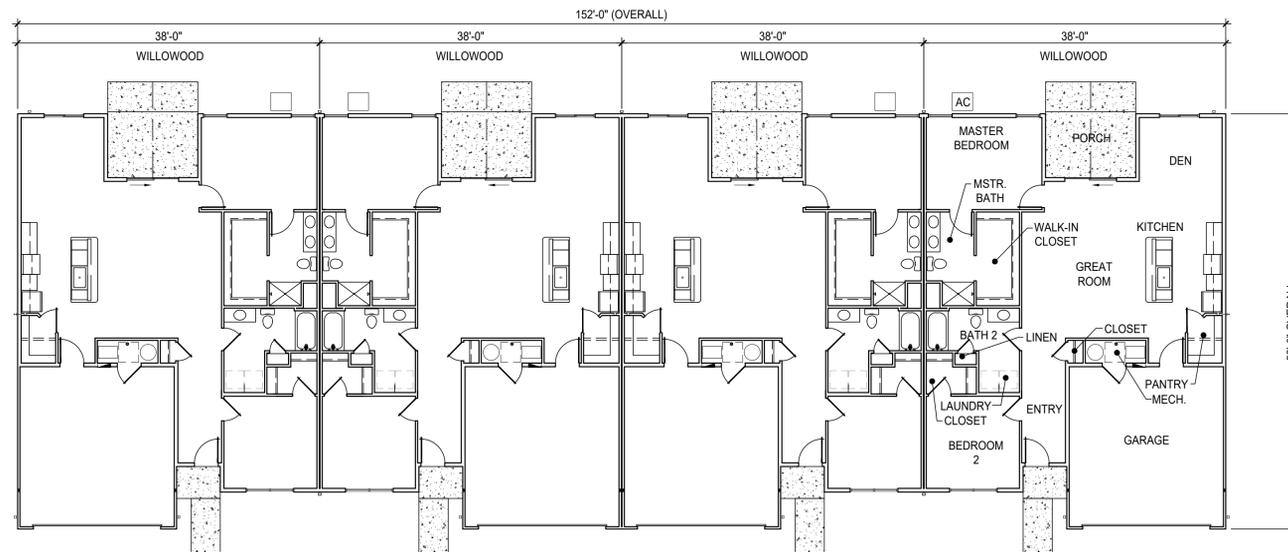
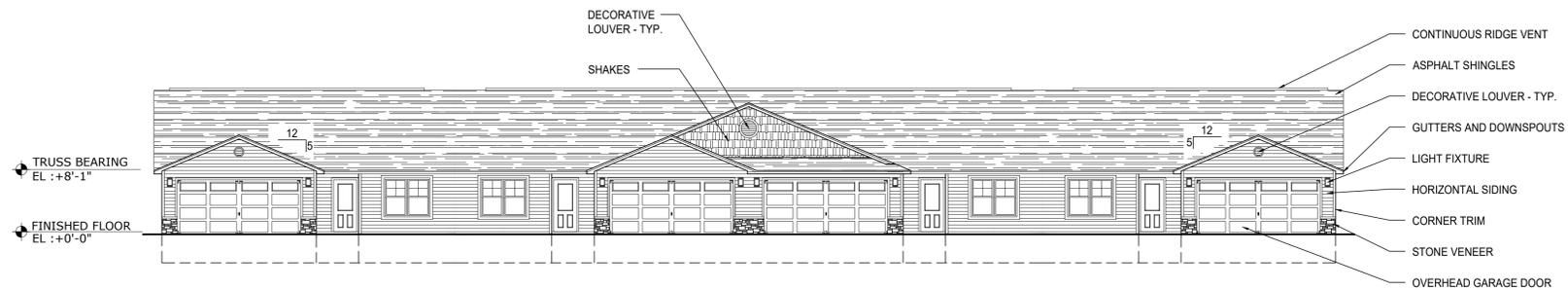


NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY

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



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



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

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.

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

PROJECT #: 49521

REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI



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MPG ARCHITECTS
MANN - PARSONS - GRAY
mpg-architects.com





FRONT PERSPECTIVE
CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
MEADOWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE

HAYDENWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
WILLOWOOD



DATE: SEPTEMBER, 2021