DEVELOPMENT PLA
FOR
TRAILS AT AMBASSADOR - 1st PLAT

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

PROJECT TEAM

DEVELOPER

AMBASSADOR TRAILS, LLC
2101 LAKEWOOD BOULEVARD,
AUSTIN, TEXAS
CONTACT: HAYTHEM DAWLETT
EMAIL: HDAWLETT@LEGENDCOMMUNITIESINC.COM
SECONDARY CONTACT: GARRY HAYES
EMAIL: GARRY@MDMGT.COM

CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND LIGHTING

KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
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PRIMARY CONTACT: MATTHEW KIST, P.E.
EMAIL: MATT.KIST@KIMLEY-HORN.COM
SECONDARY CONTACT: KATIE RAYNOR
EMAIL: KAITLIN.RAYNOR@KIMLEY-HORN.COM

SURVEYOR
J&J SURVEY, LLC
8680A N. HILLS ROAD
KANSAS CITY, MO 64154
CONTACT: JAKE YOUNG
EMAIL: JAKE@JANDJSURVEY.COM

1ST PLAT LEGAL DESCRIPTION (PHASE 1)

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 JULY 19, 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 TANGNT 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.

PROHBITED & PERMITTED USES

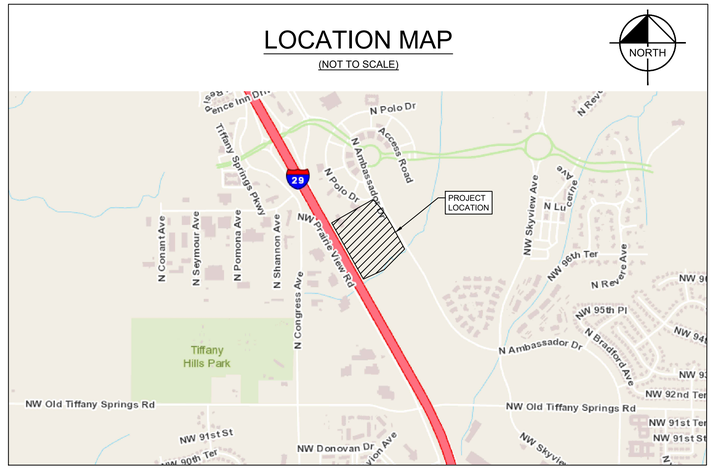
ALL USES PERMITTED UNDER B4-3 ARE ALLOWED EXCEPT:
- ADULT BUSINESSES
- FUNERAL & INTERMENT SERVICES INCLUDING BUT NOT LIMITED TO: CEMETERY/COLUMBARIUM/MAUSOLEUM, CREMATING, UNDERTAKING
- RECREATIONAL VEHICLE PARKING
- WIRELESS COMMUNICATION FACILITY

KANSAS CITY MISSOURI

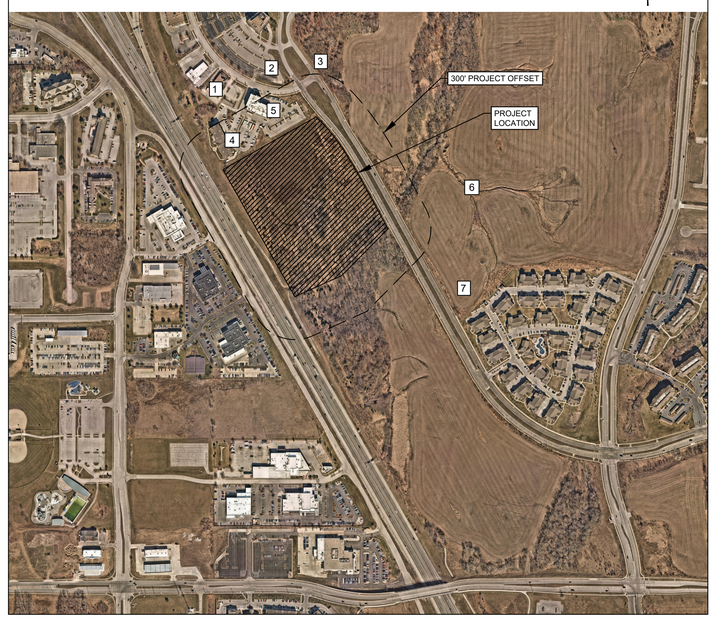
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00130 CD-CPC-2024-00106 on 10-16-2024

Sara Copeland, AICP
Secretary of the City Plan Commission

LOCATION MAP
(NOT TO SCALE)



AERIAL MAP
(NOT TO SCALE)



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L1	OVERALL LANDSCAPE PLAN
E1	LIGHTING PLAN-1
E2	LIGHTING PLAN

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

DEVELOPMENT PLAN DEVIATIONS

1. REQUESTING DEVIATION TO ALLOW FOR INCREASE OF MAXIMUM BUILDING HEIGHT BY 5' TO ALLOW FOR 60' MAX. (55' ALLOWED BY ZONING)
2.
3.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	08/30/2024	KMR
2	CITY COMMENTS	09/09/2024	KMR
3	CITY COMMENTS	09/25/2024	KMR

Kimley»Horn
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805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

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

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET

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

ORIGINAL ISSUE: 7/26/2024
KHA PROJECT NO. 268271002
SHEET NUMBER
C0

Drawing name: K:\KNC_LDEV\268271002_Ambassador Commercial\2 Design\CAD\PlanSheets\Development Plans\COVERSHEET.dwg Layout1 Sep 25, 2024 7:33am by Kaitlin.Raynor
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FLOODPLAIN NOTE

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

SURVEY LEGEND

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

NOTES

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

BENCHMARK:
PL-02 [illegible] 0.7 miles East [illegible] the S[illegible] Right-of-Way of Tiffany S[illegible] [illegible] of a curve [illegible] feet [illegible] of the centerline of Tiffany Springs Road; 54.5 Southerly from a [illegible] feet [illegible] from [illegible] as pin [illegible] bolt fire [illegible] and [illegible] feet Westerly from a metal utility pole

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

SURVEY CONTROL

Point #	Northing	Easting	Elevation	Description
1	1126801.38	2745543.62	1076.77	PL-02
51	1128506.38	2743496.02	1058.14	"+" CUT
52	1130368.18	2742336.18	1045.36	IRON BAR SET
53	1126928.67	2743449.98	1078.02	"+" CUT
54	1129814.16	2741865.12	1055.94	IRON BAR SET

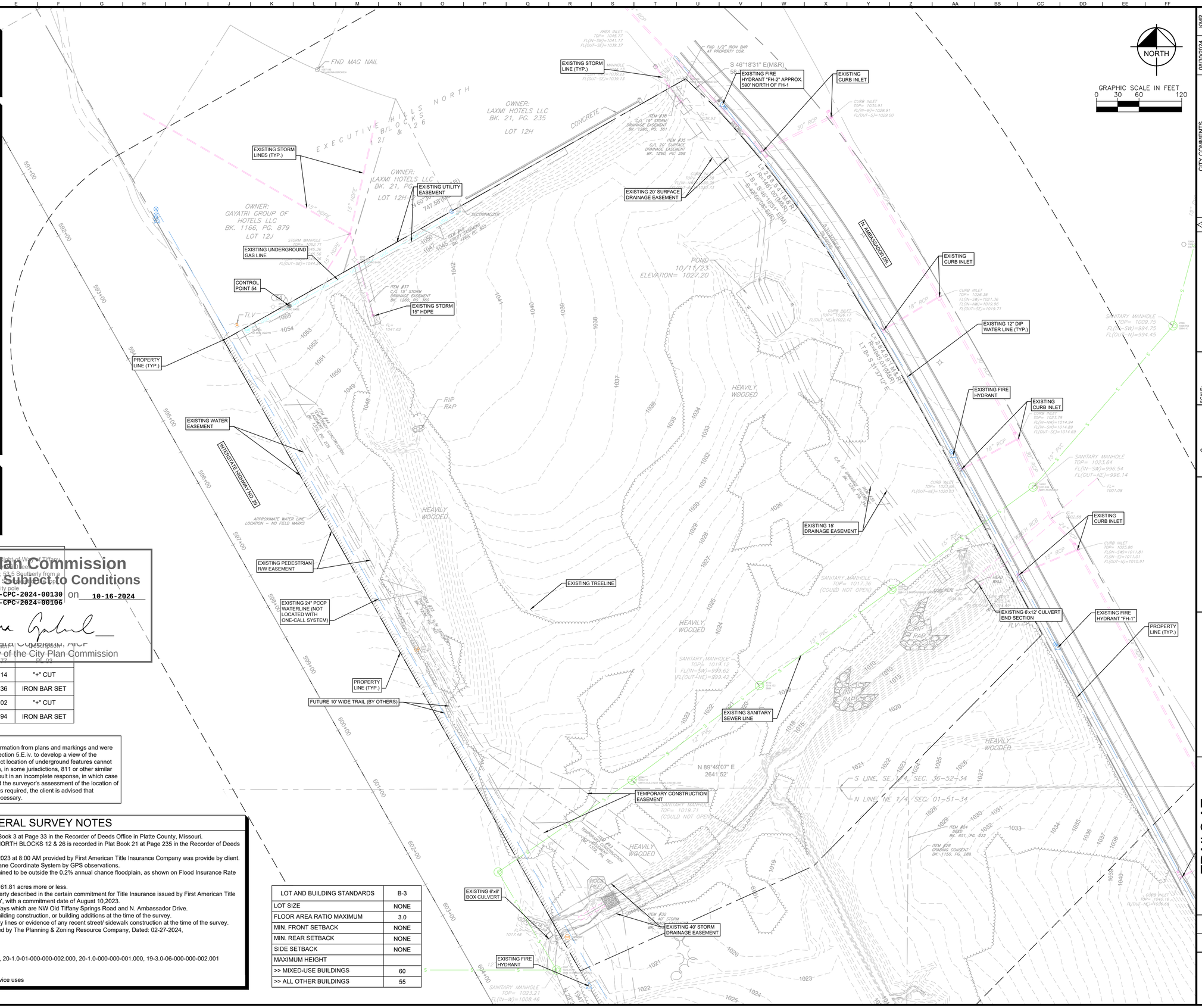
UTILITY NOTE:
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features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

GENERAL SURVEY NOTES

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 provide 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.
6.) The subject property contains 2,692,519 square feet or 61.81 acres more or less.
7.) The property described hereon is the same as the property described in the certain commitment for Title Insurance issued by First American Title Insurance Company Commitment No. NCS-1189866-KCTY, with a commitment date of August 10,2023.
8.) The subject property contains two (2) Public Right-of-Ways which are NW Old Tiffany Springs Road and N. Ambassador Drive.
9.) There was no evidence of recent earth moving work, building construction, or building additions at the time of the survey.
10.) There was no proposed changes in street Right-of-Way lines or evidence of any recent street/ sidewalk construction at the time of the survey.
11.) The zoning report for the subject property was prepared by The Planning & Zoning Resource Company, Dated: 02-27-2024,
PZR Site Number CPZ-2024-00288
9400 N. Ambassador Drive
Kansas City, MO 64153
KC PARCEL ID. 17205, 280910, 167473, 280926, 280924, 20-1.0-01-000-000-002.000, 20-1.0-000-000-001.000, 19-3.0-06-000-000-002.001

Zoning Designation: "B3-3" Community Business
Purpose is too accomadate a broad range of retail and service uses

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



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PHONE: 816-561-7050
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SCALE: AS NOTED
DESIGNED BY: KR
DRAWN BY: EF
CHECKED BY: MK

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING CONDITIONS

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

ORIGINAL ISSUE: 7/26/2024
KHA PROJECT NO. 268271002
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Drawing name: K:\KNC_LDEV\268271002_Ambassador Commercial\2 Design\CAD\PlanSheets\Development Plans\EXISTINGCONDITIONS_recover.dwg Layout1 Sep 25, 2024 7:35am by Kaitlin Raynor
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Drawing name: K:\KNC_LDEV\268271002_Ambassador Commercial\2 Design\CAD\PlanSheets\Development Plans\C002 PRELIMINARY PLAT.dwg Layout Sep 25, 2024 7:35am by: Kaitlin.Raynor
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FLOODPLAIN.

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

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.

STREET DEDICATION.

NOT APPLICABLE.

BUILDING LINES.

NOT APPLICABLE.

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.

WATER MAIN EASEMENT.

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

SEWER EASEMENT.

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWER [illegible] IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER [illegible] LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY, BY [illegible] ACCEPTING 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, [illegible] ANY [illegible] STRUCTURE OR OBSTRUCTION (EXCEPT [illegible] SHRUBS, FENCES, OR CURBS) [illegible] INTERFERE WITH THE CITY IN E[illegible]SEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTIN[illegible] SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

KANSAS CITY MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00130 on 10-16-2024
CD-CPC-2024-00106
[signature]
Secretary of the City Plan Commission

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.

PAYMENT IN LIEU OF PARKLAND.

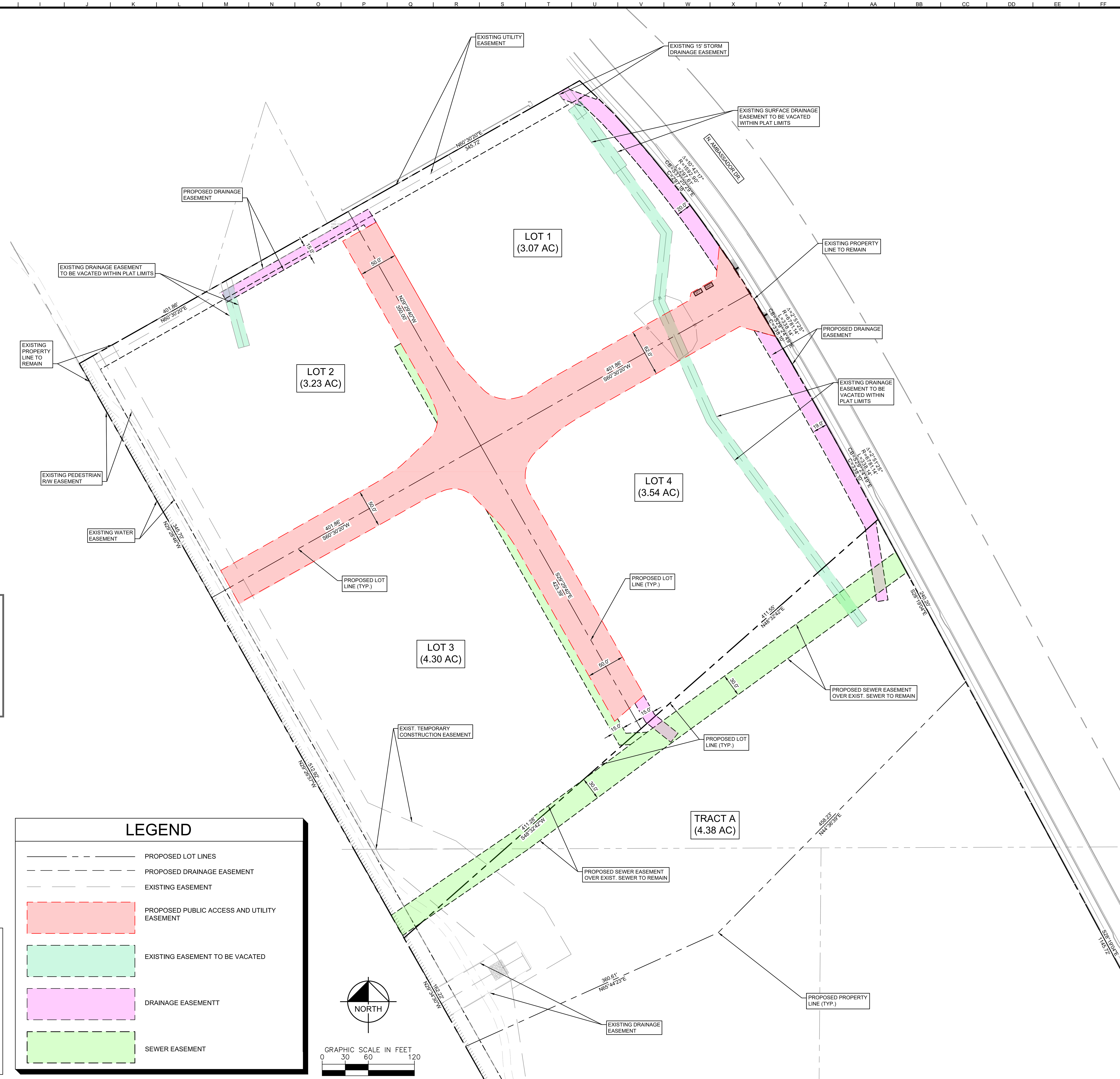
NO PARKLAND REQUIRED FOR PROJECT

MAINTENANCE OF TRACTS.

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

1ST PLAT LEGAL 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 JULY 19, 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 TANGNT 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.



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1	CITY COMMENTS	08/30/2024	KMR
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KANSAS CITY, MO 64105
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DESIGNED BY: KR
DRAWN BY: EF
CHECKED BY: MK

PRELIMINARY NOT FOR CONSTRUCTION

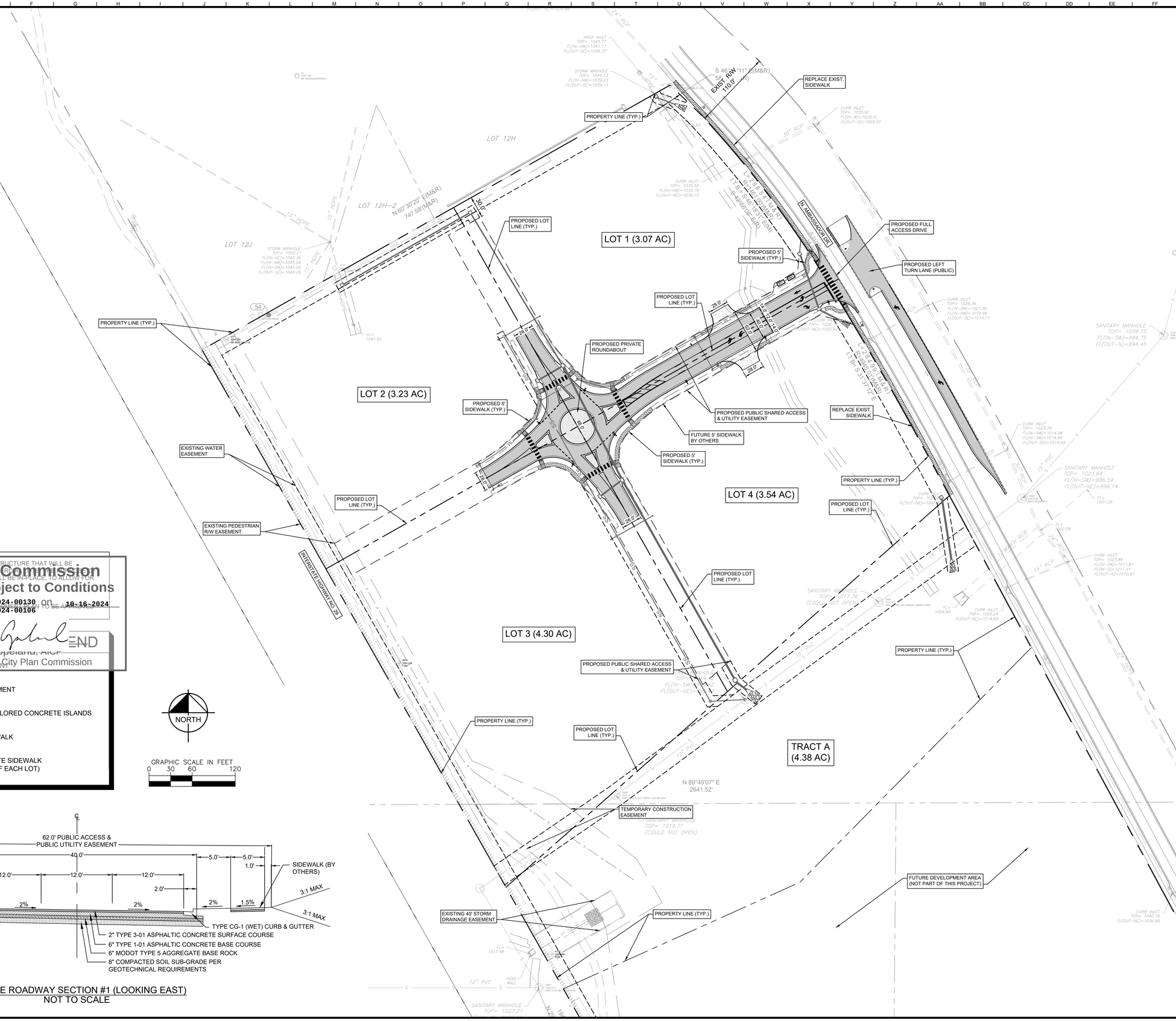
PRELIMINARY PLAT

TRAILS AT AMBASSADOR - 1st PLAT

N. AMBASSADOR DR.
KANSAS CITY, MO, 64153

ORIGINAL ISSUE: 7/26/2024
KHA PROJECT NO. 268271002
SHEET NUMBER
C2

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

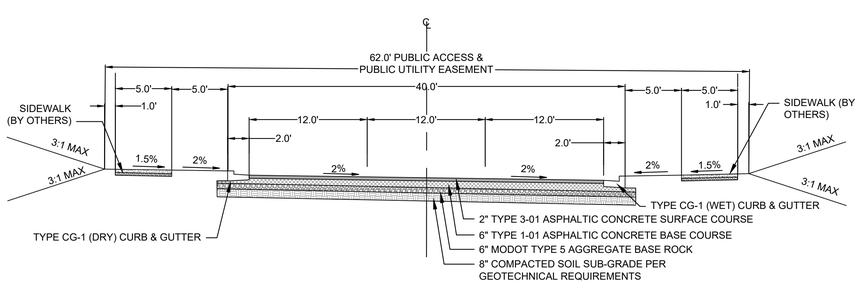


NOTES:
1. THIS PLAN REPRESENTS THE INITIAL SHARED INFRASTRUCTURE THAT WILL BE CONSTRUCTED TO CONVEY WHAT INFRASTRUCTURE WILL BE IN-PLACE TO ALLOW FOR THE FIRE DEPARTMENT APPROVED ACCESS.
2. ALL PRIVATE DRIVES ARE CONSIDERED PRIVATE.
3. ALL PUBLIC IMPROVEMENTS REQUIRE A PROJECT PLAN. ALL PUBLIC IMPROVEMENTS TO BE APPROVED BY CONSTRUCTION DRAWINGS.

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00130 CD-CPC-2024-00106 on 10-16-2024
KANSAS CITY MISSOURI
Sara Copeland, AICP
Secretary of the City Plan Commission

SHARED INFRASTRUCTURE

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STAMPED AND COLORED CONCRETE ISLANDS
- CONCRETE SIDEWALK
- FUTURE CONCRETE SIDEWALK (BY END USERS OF EACH LOT)



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

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	08/30/2024	KMR
2	CITY COMMENTS	09/09/2024	KMR
3	CITY COMMENTS		KMR

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SHARED INFRASTRUCTURE PLAN

TRAILS AT AMBASSADOR - 1st PLAT

N. AMBASSADOR DR.
KANSAS CITY, MO, 64153

ORIGINAL ISSUE: 7/26/2024
KHA PROJECT NO. 268271002
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Drawing name: K:\KNC_LDEV\268271002_Ambassador Commercial\2 Design\CAD\PlanSheets\Development Plans\SHARED INFRASTRUCTURE PLAN.dwg Layout1 Sep 25, 2024 7:35am by Kaitlin Raynor
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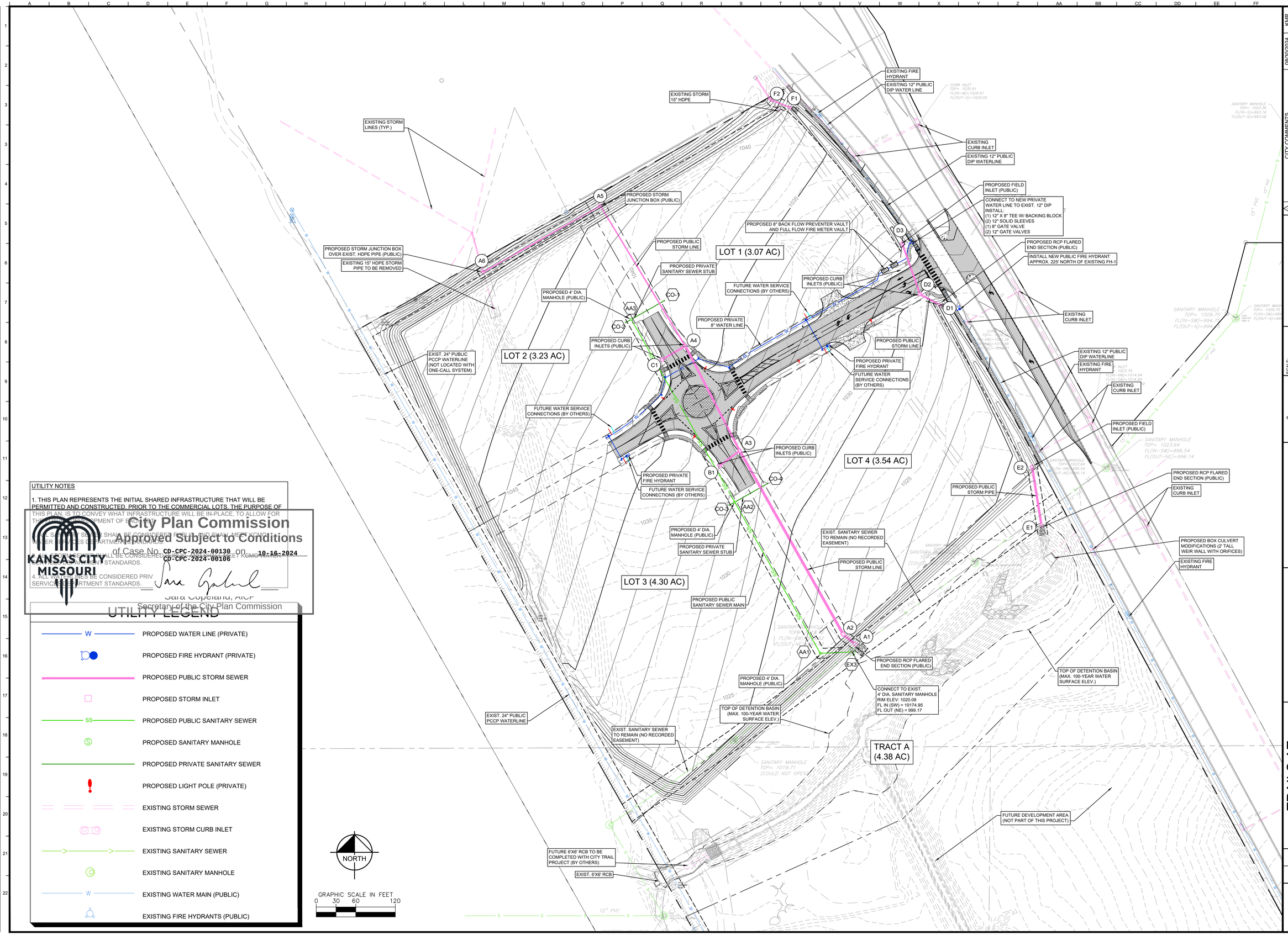

UTILITY NOTES

1. THIS PLAN REPRESENTS THE INITIAL SHARED INFRASTRUCTURE THAT WILL BE PERMITTED AND CONSTRUCTED. PRIOR TO THE COMMERCIAL LOTS, THE PURPOSE OF THIS PLAN IS TO CONVEY WHAT INFRASTRUCTURE WILL BE IN-PLACE, TO ALLOW FOR THE FUTURE DEVELOPMENT OF EACH LOT.
2. ALL WATER SERVICES SHALL BE CONSIDERED PUBLIC AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.
3. ALL SANITARY SEWERS SHALL BE CONSIDERED PUBLIC AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.
4. ALL WATER LINES BE CONSIDERED PRIV SERVICES DEPARTMENT STANDARDS.

KANSAS CITY MISSOURI

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

Sara Copeland, AICP
Secretary of the City Plan Commission

UTILITY LEGEND

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

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UTILITY PLAN

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

ORIGINAL ISSUE: 7/26/2024
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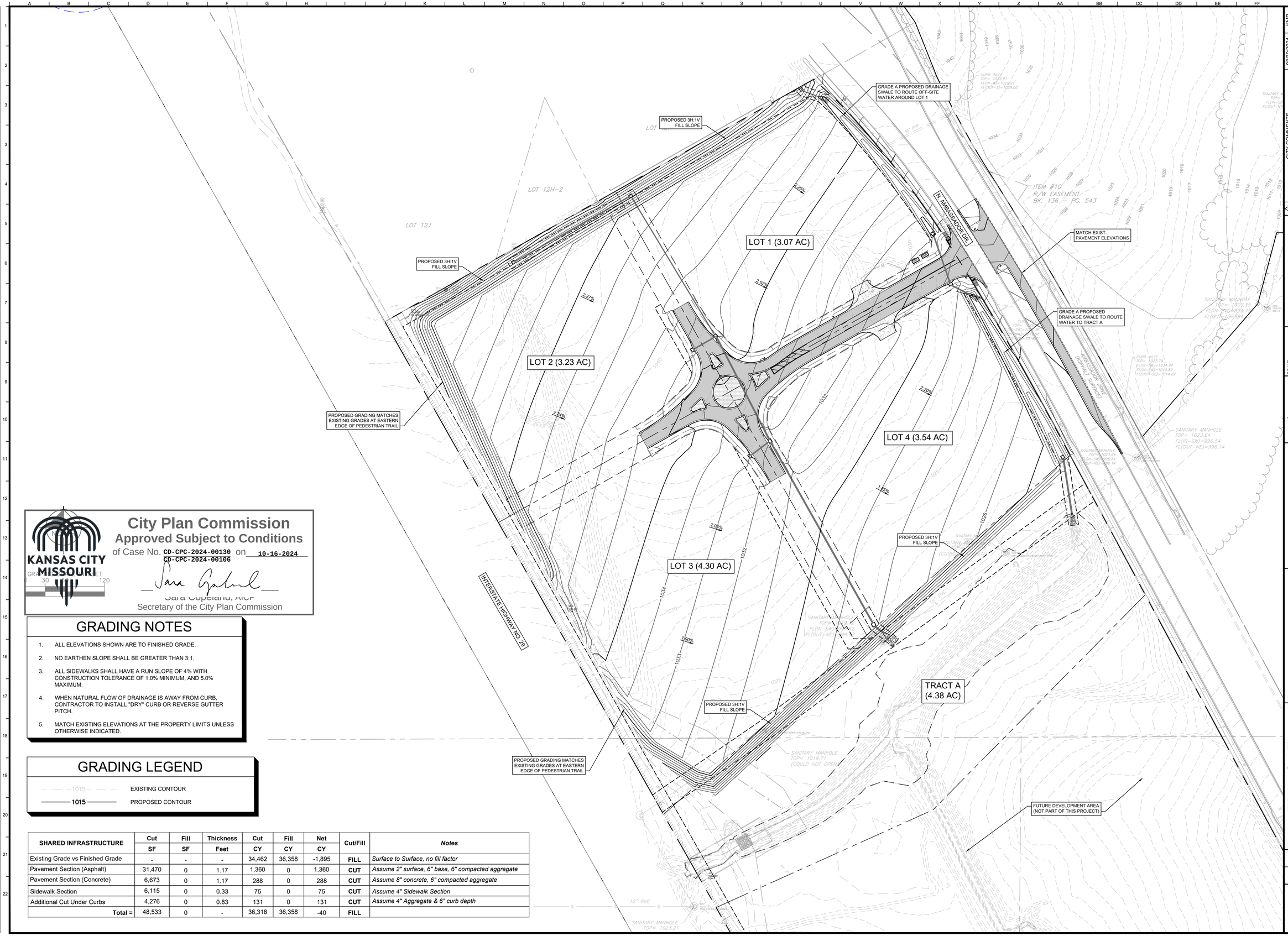

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GRADING NOTES

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

GRADING LEGEND

—1015—	EXISTING CONTOUR
1015	PROPOSED CONTOUR

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

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GRADING PLAN

TRAILS AT AMBASSADOR - 1st PLAT

N. AMBASSADOR DR.
KANSAS CITY, MO, 64153

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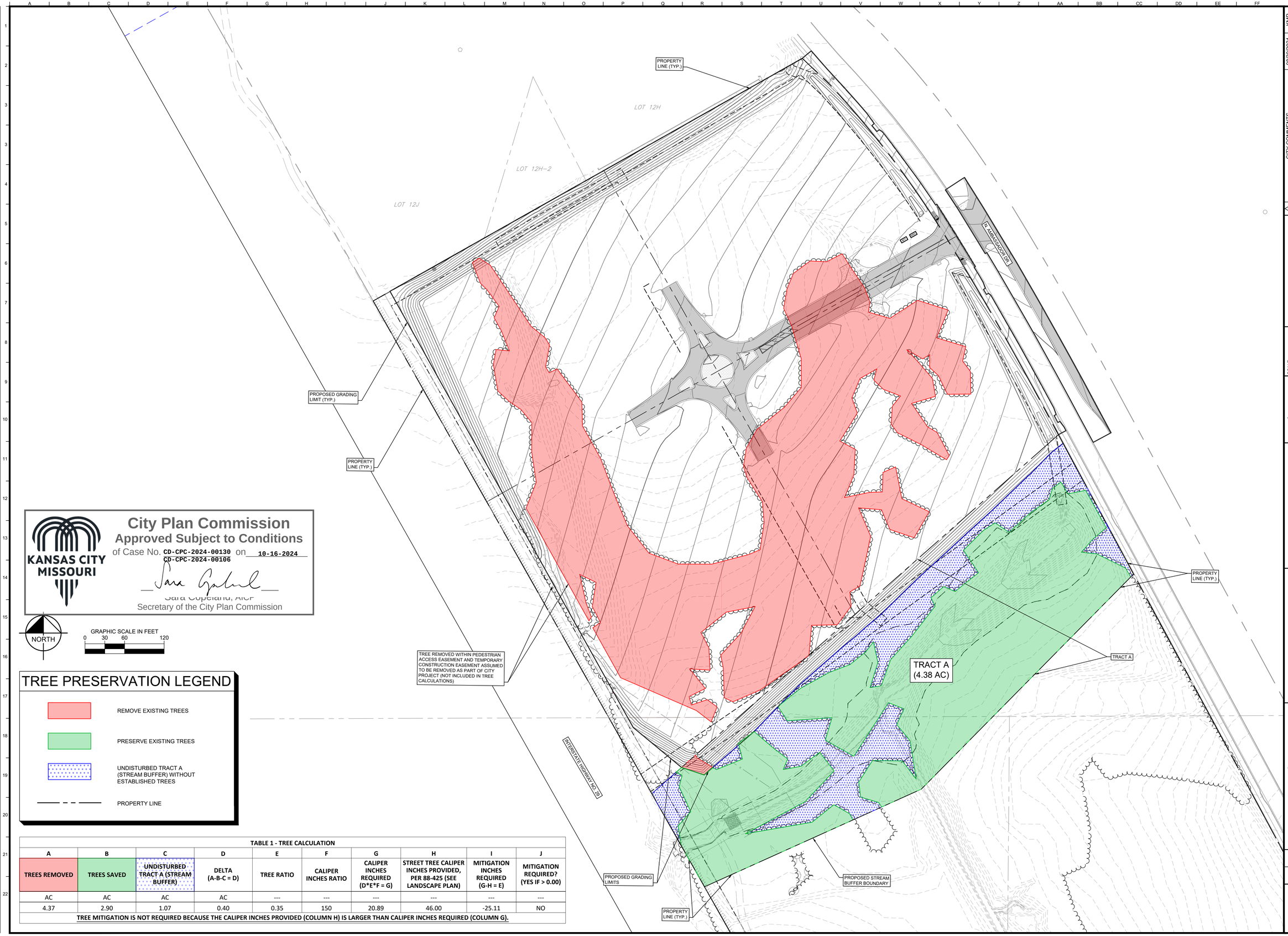

KANSAS CITY MISSOURI

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CD-CPC-2024-00106

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TREE PRESERVATION LEGEND

- REMOVE EXISTING TREES
- PRESERVE EXISTING TREES
- UNDISTURBED TRACT A (STREAM BUFFER) WITHOUT ESTABLISHED TREES
- PROPERTY LINE

TABLE 1 - TREE CALCULATION

A	B	C	D	E	F	G	H	I	J
TREES REMOVED	TREES SAVED	UNDISTURBED TRACT A (STREAM BUFFER)	DELTA (A-B-C = D)	TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (D*E*F = G)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (G-H = E)	MITIGATION REQUIRED? (YES IF > 0.00)
AC	AC	AC	AC	---	---	---	---	---	---
4.37	2.90	1.07	0.40	0.35	150	20.89	46.00	-25.11	NO

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

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TREE PRESERVATION PLAN

TRAILS AT AMBASSADOR - 1st PLAT

N. AMBASSADOR DR.
KANSAS CITY, MO, 64153

ORIGINAL ISSUE: 7/26/2024
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Drawing name: K:\KNC_LDEV\268271002_Ambassador Commercial\2 Design\CAD\Plan Sheets\Development Plans\TREE PRESERVATION PLAN.dwg TREE PRESERVATION PLAN Sep 25, 2024 7:35am by: Kaitlin Raynor
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STREAM BUFFER LEGEND

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

NORTH

SCALE IN FEET
0 20 40 80

KANSAS CITY MISSOURI

SUMMARY OF QUANTITIES*

DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT
STREAM BUFFER				
BOUNDARY MARKER	19	EA	--	1
TEMPORARY CONSTRUCTION FENCE	830	LF	--	1
PREPARE AS-BUILT DRAWINGS	1	EA	--	1

*QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR ESTIMATING QUANTITIES.

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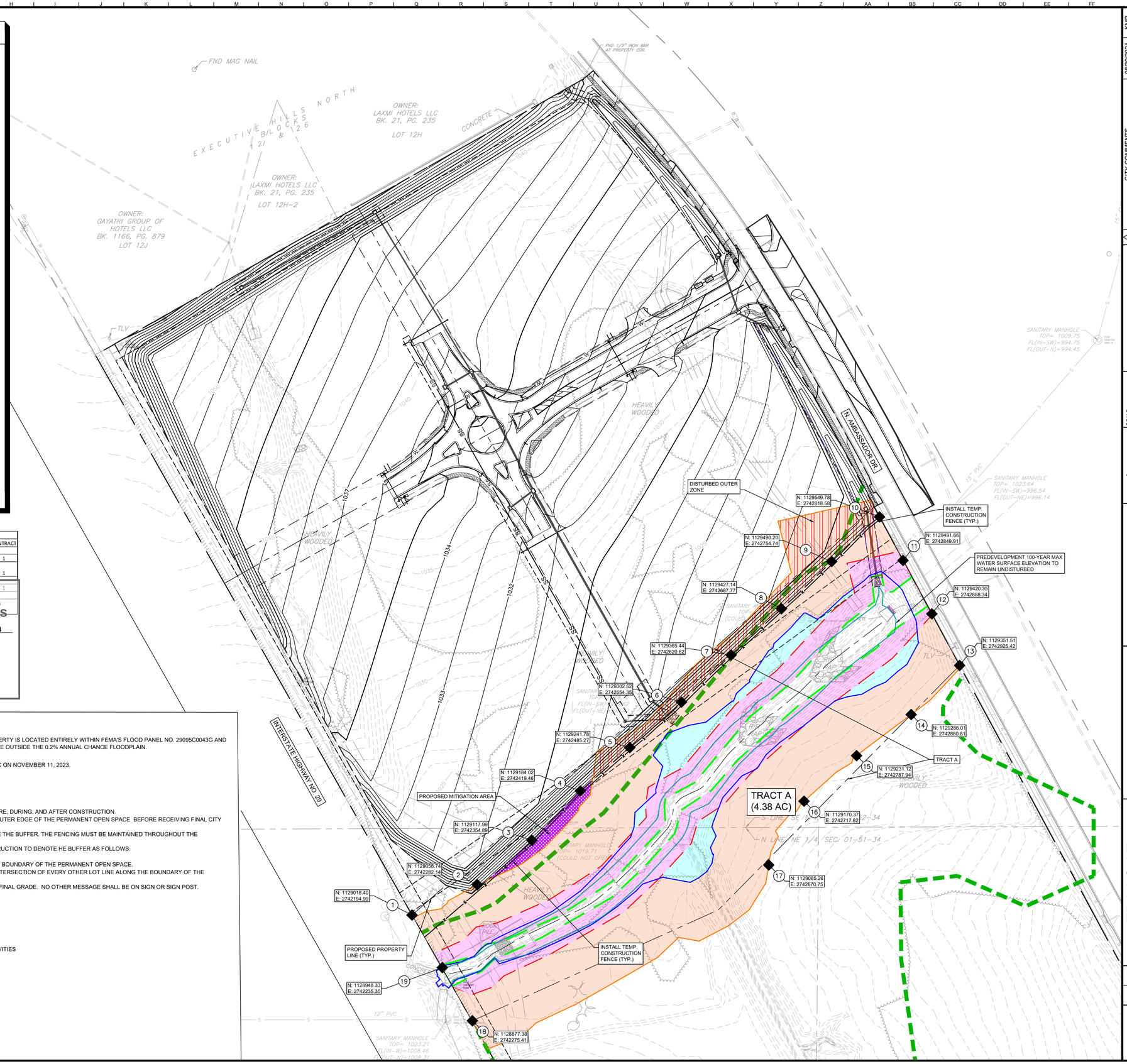

STREAM BUFFER NOTES:

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

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

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

4. STREAM BUFFER BOUNDARY MARKERS:

   A. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
   B. BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
   C. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
   D. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE HE BUFFER AS FOLLOWS:

      1. FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
      2. FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
      3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
      4. REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
      5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

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

CALCULATIONS

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

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

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

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

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STREAM BUFFER PLAN

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

ORIGINAL ISSUE: 7/26/2024
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PLANT SCHEDULE

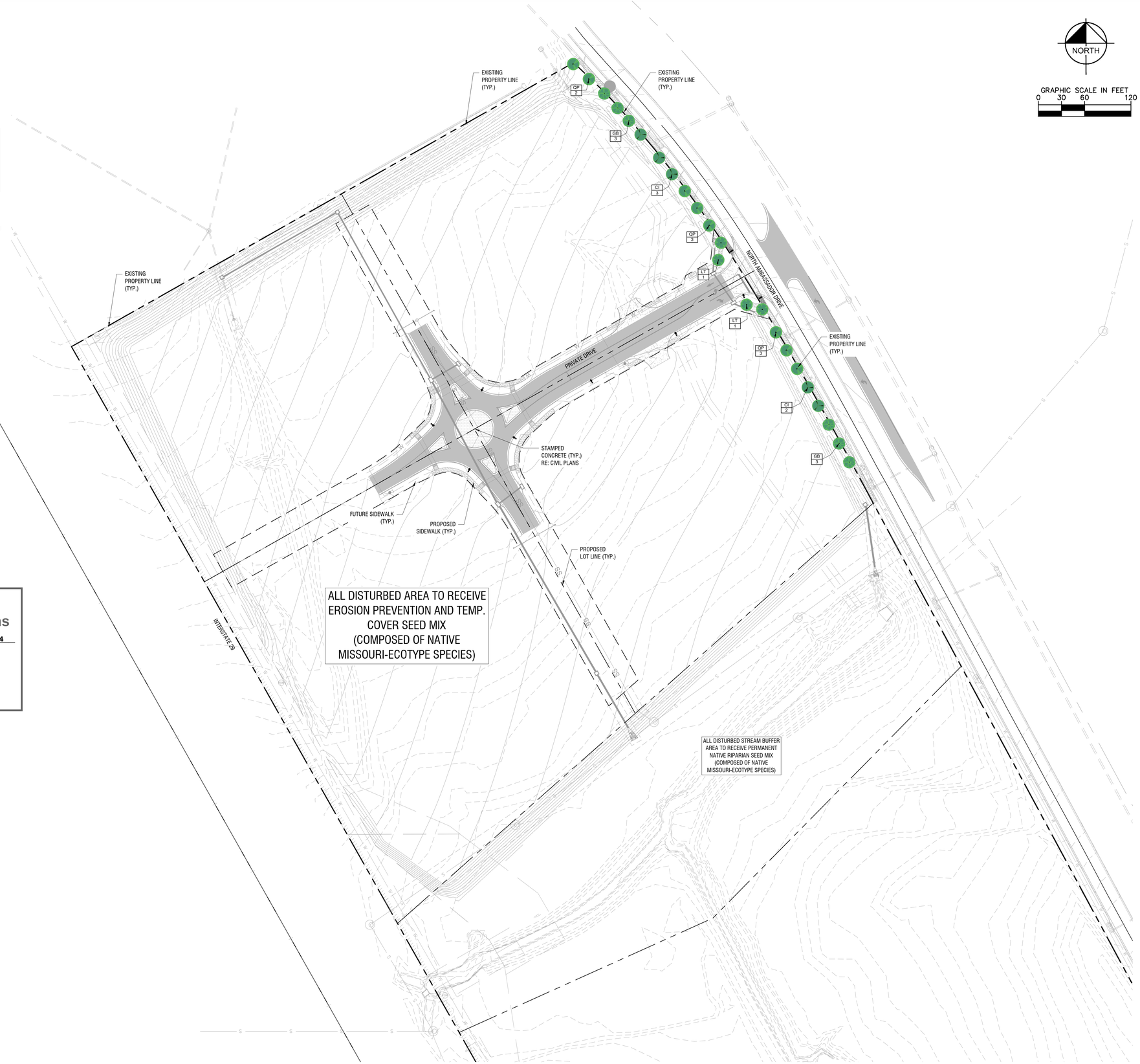
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
SHADE TREES							
	CI	5	CARYA ILLINONENSIS / PECAN HICKORY	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	GB	6	GINKGO BILOBA / WANDENHAR TREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	4	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QP	8	QUERCUS PAGODA / CHERRYBARK OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING

Kansas City, Missouri - Landscape Data Table		
Site Area: 14.13 acres (615,503 sqft) - Community Business (B3-3)		
	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-03-C. Tree Planting Requirements		
At least one street tree is required for each 30' of street frontage.	Yes	Yes
North Ambassador Drive: 690 lnft / 30' = 23 Trees	N Ambassador Dr. - 23 Trees	N Ambassador Dr. - 23 Trees
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes

PLANTING NOTES:

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



KANSAS CITY MISSOURI

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Secretary of the City Plan Commission

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: CMS
DRAWN BY: CNP
CHECKED BY: SAR

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LANDSCAPE PLAN

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

ORIGINAL ISSUE: 08/09/2024
KHA PROJECT NO. 268271002
SHEET NUMBER
L1

Drawing name: K:\KNC_LDE\268271002_Ambassador Commercial\2 Design\CAD\PlanSheets\LANDSCAPE\LAN.dwg LANDSCAPE PLAN Jul 23, 2024 6:21pm by: carson.schoen
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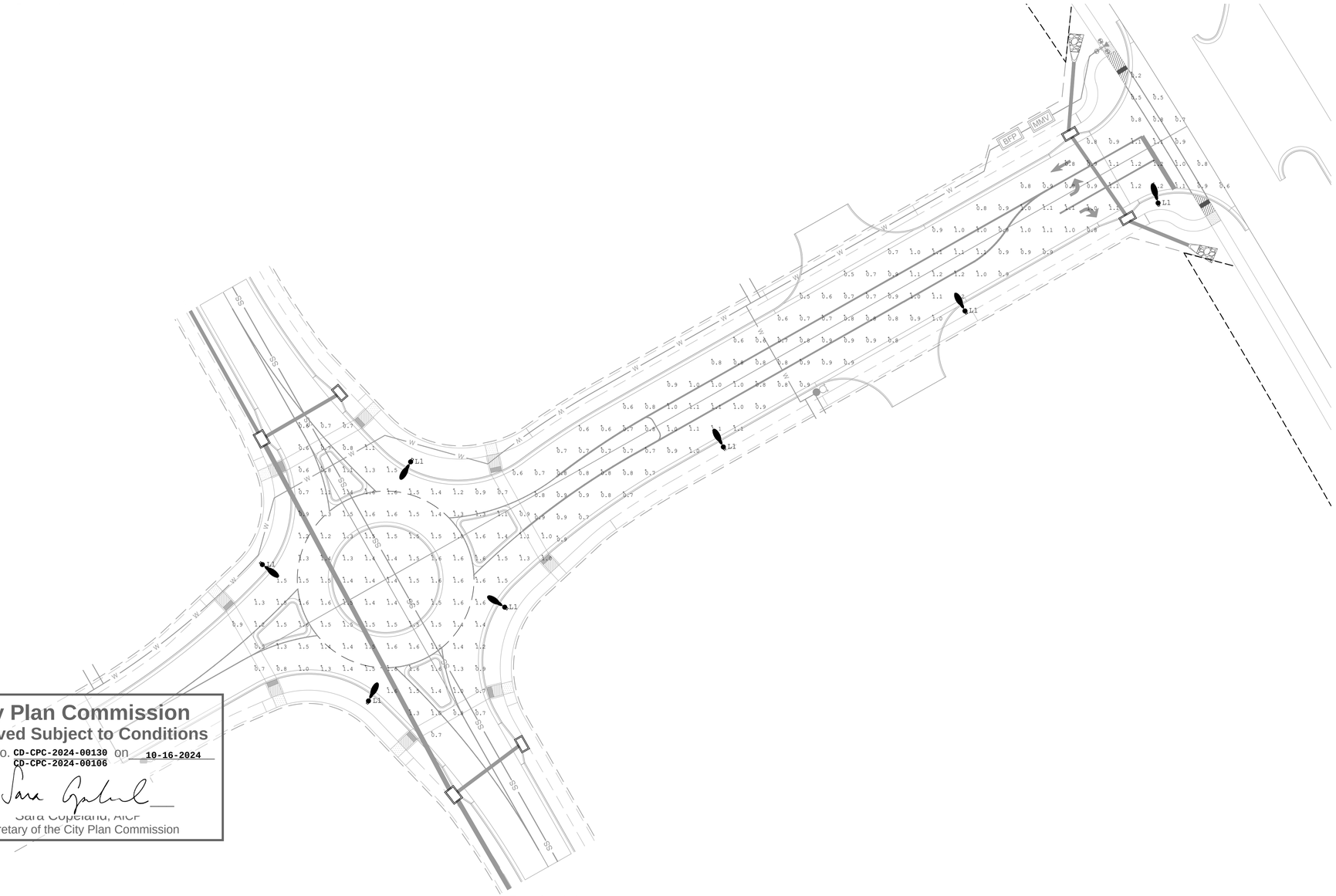

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KANSAS CITY MISSOURI

ELECTRICAL AND LIGHTING LEGEND

PROPOSED SINGLE HEADED SHARED INFRASTRUCTURE LUMINAIRE

PUBLIC LIGHTING NOTE

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

ILLUMINANCE SUMMARY

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

PHOTOMETRICS NOTES

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

TARGET ILLUMINANCE VALUES

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

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

NORTH

GRAPHIC SCALE IN FEET
0 12.5 25 50

No.	REVISIONS	DATE	BY

Kimley»Horn

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

PRELIMINARY NOT FOR CONSTRUCTION

LIGHTING PLAN-1

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

ORIGINAL ISSUE: 7/26/2024
KHA PROJECT NO. 268271002
SHEET NUMBER
E1

Drawing name: K:\KNC_LDEV\268271002_Ambassador Commercial\2 Design\CAD\Plan\Sheets\LIGHTING PLAN.dwg P001 Jul 26, 2024 7:28am by: Emily Friesen
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LIGHT FIXTURE SCHEDULE

SYMBOL	TAG	DESCRIPTION	MODEL NUMBER	LLF	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS PER FIXTURE	LUMENS PER FIXTURE	COLOR	MOUNTING HEIGHT *
	L1	LITHONIA LIGHTING D-SERIES SIZE 1 TYPE II POLE MOUNTED LUMINAIRE (SINGLE)	DSX1_LED_P2_30K_T2M_MVOLT	0.9	POST TOP	LED	MVOLT	68W	9,260	3000K	30 FT

*MOUNTING HEIGHT INCLUDES BOTH FOUNDATION AND POLE HEIGHT

D-Series Size 1

LED Area Luminaire

Buy American

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.121 ft² (0.09 m²)

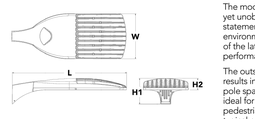
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[7] T5S Type V short[7] T5M Type V medium[7] T5W Type V wide[7] BLC Backlight control[8] LCCO Left corner cutoff[8] RCCO Right corner cutoff[8]	MVOLT[3] XVOLT (277V-480V)[1,3,4] 120[5] 208[5] 240[5] 277[5] 347[5] 480[5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[9] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMAS DDBXD U Must arm mounting bracket adaptor (specify finish)[11]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLIGHT AIR generation 2 enabled[12] PIRHN Network, high/low motion/ambient sensor[16] PER NEMA twist-lock receptacle only (controls ordered separately)[12] PER5 Five-pin receptacle only (controls ordered separately)[12,16] PER7 Seven-pin receptacle only (controls ordered separately)[12,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[12] DS Dual switching[12,16,18]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc.[20,21] PIRHN High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc.[20,21] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc.[20,21] PIRHN1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc.[20,21] FAO Field adjustable output[20,21] **Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] L90 Left rotated optics[7] R90 Right rotated optics[7] HA 50°C ambient operation[3] BAA Buy America(n) Act Compliant **Shipped separately** BS Blist spacer[9] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[6]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[6]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[6]
DSHORT SBK U	Shorting cap[6]
DSERVL SBK U	House-side shield for P1, P2, P3, P4 and P5[7]
DSERVL WBK U	House-side shield for P6 and P7[7]
DSERVL WBL U	House-side shield for P8, P9, P10, P11 and P12[7]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMAS DDBXD U	Must arm mounting bracket adaptor (specify finish)[11]
DSX1EGS DMGRHS U	External glare shield

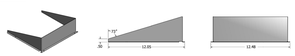
For more control options, visit DTL and TLC-NLM online.

NOTES

1 Not available with P1, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Base 5 driver is used with photocell, is not available with HRA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only available for use with P3, P6, P8, P9, P11 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 Not available with T5VS, T5S, T5M, T5W, T4M. Not available with PIR, PIRH, PIR1FC3V, PIRHN1FC3V.
9 Single fuse (SF) require 120, 277V or 347V. Double fuse (DF) require 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit or existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Square and round pole universal mounting bracket (specify finish).
14 Must be ordered with NCSWR2. For more information on nLight Air 2 visit this site.
15 Not available with Emergency Battery Backup, Emergency Night Light or Controls. See accessories. Shorting cap included.
16 If WCAN® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRHN1FC3V, FAO.
18 Provides 50/50 future operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutral.
20 Requires NLTAIR2 PIR or PIRH. Not available with sensor P8.
21 Reference Motion Sensor table on page 6 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

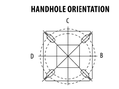
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



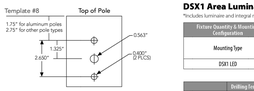
Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Shell	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5190	AS3-5280	AS3-5290	AS3-5390	AS3-5320	AS3-5490
2-7/8"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location	Side B	Side B & D	Side B & C	Side B, C & D	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

Template #8

Top of Pole



DSX1 Area Luminaire - EPA

Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"

LITHONIA LIGHTING DSX1_L1,L2,L3,L4,L5

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2024-00130 on 10-16-2024
CD-CPC-2024-00106
KANSAS CITY MISSOURI
Sara Copeland, AICP
Secretary of the City Plan Commission

LITHONIA LIGHTING®

Catalog Number

Notes

Type

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

Buy American

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (115-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDBXD

SSS Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]		Options	Finish[16]
SSS[3]	10'-39' (for 1/2 ft increments, add .6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 7lg (0.120") 4G 4" 3g (0.179") 5C 5" 11lg (0.120") 5G 5" 3g (0.179") 6G 6" 7g (0.179") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) RAC/KAD/KSC/KSE/KVD/KVF Drill mounting[4] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/DSX1/AERIS™/OMERO™/HLA/RAA Drill mounting[4] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[4,5] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° FSX Drill mounting[4] DM19FSX 1 at 90° DM28FSX 2 at 180° DM29FSX 2 at 90° DM39FSX 3 at 90° DM49FSX 4 at 90°	AERIS™ Suspend drill mounting[4] DM1MAST_ 1 at 90° DM2MAST_ 2 at 180° DM2MAST_ 2 at 90° DM3MAST_ 3 at 90° DM4MAST_ 4 at 90° OMERO™ Suspend drill mounting[4,6] DM1MART_ 1 at 90° DM2MART_ 2 at 180° DM2MART_ 2 at 90° DM3MART_ 3 at 90° DM4MART_ 4 at 90°	Shipped installed VD Vibration damper[7] HAxy Horizontal arm bracket (1 flutted)[8,9] FDLxy Festoon outlet less electrical[8,10] CPL12/xy 1/2" coupling[8] CPL34/xy 3/4" coupling[8] CPL1/xy 1" coupling[8] NPL12/xy 1/2" threaded nipple[8] NPL34/xy 3/4" threaded nipple[8] NPL1/xy 1" threaded nipple[8] EWHxy Extra handhole[8,11] NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) IC Interior coating[8] LJ/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[12]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to call out in nomenclature. For additional parts please order as replacements.
2. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" – 0.120" | "G" – 0.179".
3. PT-open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM2AS T25. The combination includes a required extra handhole.
4. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
5. All RAD drilling's require a minimum top O.D. of 4".
6. Insert "1" or "2" to designate fixture size; e.g. DM1MART2.
7. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, a provision cannot be placed above 16ft.
8. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a ".".
   Example: 5ft = 5 and 5ft 3in = 5ft 3
   For "y": Specify orientation from handhole (A,B,C,D). Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 3", orientation C = CPL12/5-6C.
9. Horizontal arm is 18" x 2-1/8" O.D. tenon standard, with radius curve providing 12" rise and 2-1/8" O.D. If ordering two horizontal arm at the same height, specify with HAxy. *Example: HA2ORD.*
10. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
11. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
12. Provides enhanced corrosion resistance.
13. Use when mill certifications are required.
14. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3).

Accessories: *Order as separate catalog number.*

PL DT20 Plugs for ESX drillings
PL DT8 Plugs for DM0AAS drillings

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LITHONIA LIGHTING SSS POLE - L1,L2,L3,L4,L5

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM

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

PRELIMINARY NOT FOR CONSTRUCTION

LIGHTING PLAN

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

ORIGINAL ISSUE: 7/26/2024
KHA PROJECT NO. 268271002
SHEET NUMBER
E2

Drawing name: K:\KNC_LDEV\268271002_Ambassador Commercial\2 Design\CAD\Plan Sheets\LIGHTING PLAN.dwg P002 Jul 26, 2024 7:28am by: Emily Friesen
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