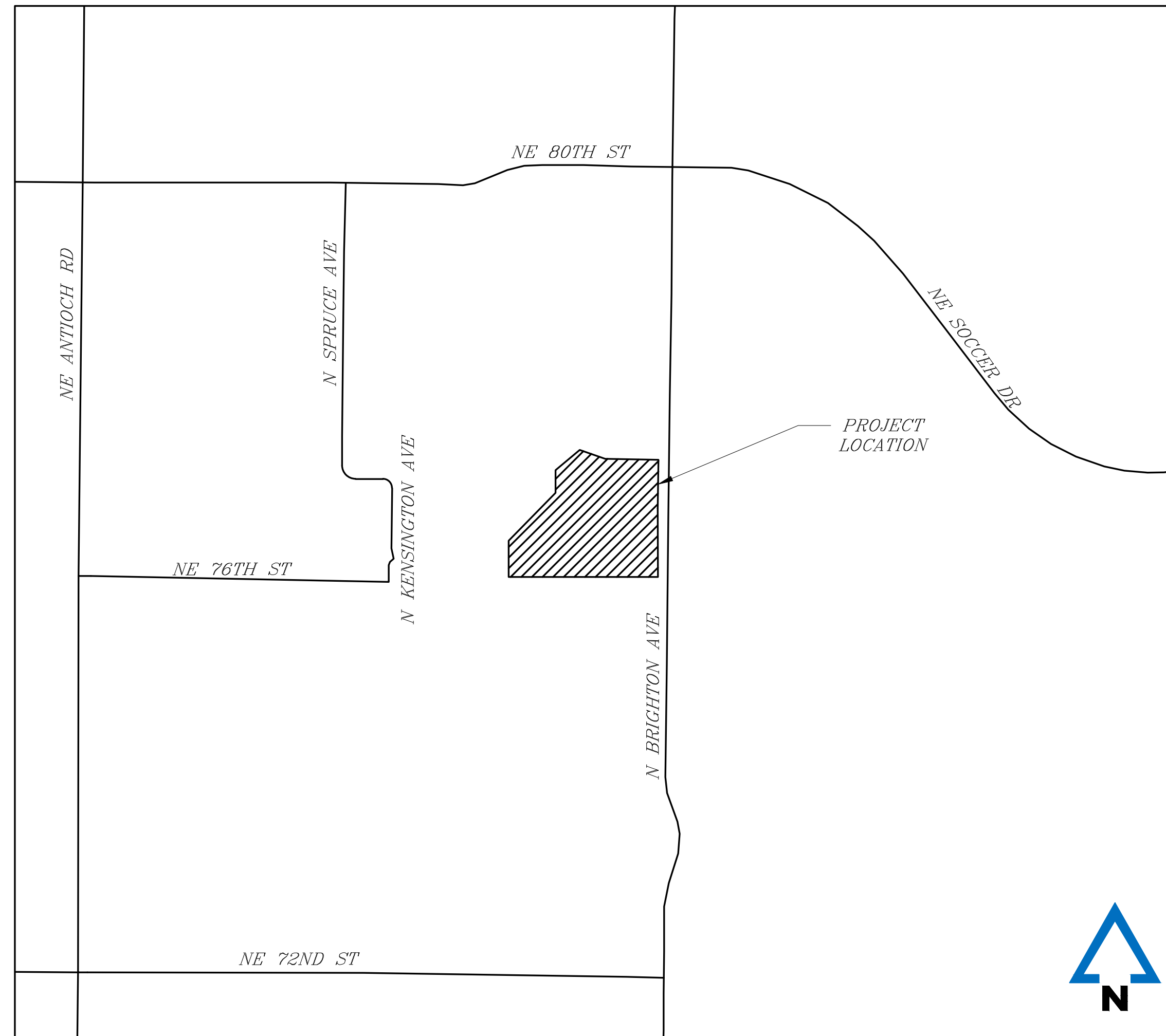


Development Summary Table			
a	Zoning		
	Existing		R-2.5
	Proposed		MPD
b	Total Land Area		
	Existing	17.61 Acres	
c	Right-of-Way		
	Existing	0.00 Acres	
	Proposed	0.00 Acres	
d	Net Land Area		
	Existing	17.61 Acres	
	Proposed	17.61 Acres	
e	Proposed Uses		
	Redwood Shoal Creek		Multi-Family Townhomes
f	Structure Height & Number of Floors		
	Number of floors	1 stories	Willow 2
	Height Above Grade	feet	
	Number of floors	1 stories	Willow 4
	Height Above Grade	feet	
	Number of floors	1 stories	Willow 6
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest 4
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest 6
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 4
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 6
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest/Cape 2
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest/Cape 4
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest/Cape 6
	Height Above Grade	feet	
	Number of floors	1 stories	Leasing Office 3
	Height Above Grade	feet	
g	Gross Floor Area & Number of Units		
	Building Footprint	3,885 SF	Willow 2
Gross Area Per Building	3,568 SF		
Units per Building	2 EA		
Number of Buildings	5 EA		
Total Gross Area	17,840 SF		
Total Number of Units	10 Units	Willow 4	
Building Footprint	7,770 SF		
Gross Area Per Building	7,136 SF		
Units per Building	4 EA		
Number of Buildings	1 EA		
Total Gross Area	7,136 SF	Willow 6	
Total Number of Units	4 Units		
Building Footprint	11,655 SF		
Gross Area Per Building	10,704 SF		
Units per Building	6 EA		
Number of Buildings	2 EA	Hayden 4	
Total Gross Area	21,408 SF		
Total Number of Units	12 Units		
Building Footprint	7,687 SF		
Gross Area Per Building	6,964 SF		
Units per Building	4 EA	Hayden 6	
Number of Buildings	3 EA		
Total Gross Area	20,892 SF		
Total Number of Units	12 Units		
Building Footprint	11,531 SF		
Gross Area Per Building	10,446 SF	Meadow 4	
Units per Building	6 EA		
Number of Buildings	1 EA		
Total Gross Area	10,446 SF		
Total Number of Units	6 Units		
Building Footprint	7,616 SF	Meadow/Forest 6	
Gross Area Per Building	6,988 SF		
Units per Building	4 EA		
Number of Buildings	6 EA		
Total Gross Area	41,928 SF		
Total Number of Units	24 Units	Meadow/Forest/Cape 2	
Building Footprint	11,424 SF		
Gross Area Per Building	10,482 SF		
Units per Building	6 EA		
Number of Buildings	6 EA		
Total Gross Area	62,892 SF	Meadow/Forest/Cape 4	
Total Number of Units	36 Units		
Building Footprint	4,508 SF		
Gross Area Per Building	3,787 SF		
Units per Building	2 EA		
Number of Buildings	3 EA	Meadow/Forest/Cape 6	
Total Gross Area	11,381 SF		
Total Number of Units	6 Units		
Building Footprint	11,507 SF		
Gross Area Per Building	10,643 SF		
Units per Building	6 EA	Leasing Office 3	
Number of Buildings	2 EA		
Total Gross Area	21,286 SF		
Total Number of Units	12 Units		
Building Footprint	7,468 SF		
Gross Area Per Building	6,759 SF		
Units per Building	- EA		
Number of Buildings	1 EA		
Total Gross Area	6,759 SF		
Total Number of Units	- Units		
Project Total	229,163 SF		
Project Total	126 Units		
i	Density		
	Net Density (Units/Proposed Net Land Area)	7.2 Units per Acre	N Brighton Ave.
	Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	1303.2 SF per Acre	N Brighton Ave.
j	Vehicle Parking		
	Ratio Required	No Off-Street Parking Required	
	Stalls Required	0	Lot/Phase 1
	Stalls Provided	24	
	Total Required	0 Stalls	
	Total Provided	24 Stalls	

REDWOOD KANSAS CITY SHOAL CREEK MO PRELIMINARY MASTER PLANNED DEVELOPMENT

LOCATED IN
SECTION 17 TOWNSHIP 51N, RANGE 32W
KANSAS CITY, CLAY COUNTY, MISSOURI



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



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

MPD STATEMENT OF INTENT
Redwood Kansas City Shoal Creek MO
Between NE 80th St and NE 72nd St
east of Brighton Avenue

This MPD Plan provides for the preparation and approval of a unified development of approximately 18 acres between NE 80th St and NE 72nd St, east of Brighton Avenue. The proposed MPD Plan provides for the development of 18 acres for residential use, consisting of 124 multi-family and duplex units. A leasing office will be included in the development.

By using MPD zoning, this allows the development of the 18 acres with one plan and one zoning district resulting in a more cohesive development. This MPD Plan provides greater community benefits by providing assurances of the uses, buildings, sizes, heights and pedestrian features that will be permitted and constructed within this planned area.

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2022-00126**, on **9/6/2022**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

McCLURE™
making lives better.

1700 SWIFT AVE., SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
P 816.756.0444
F 816.756-1763

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
MASTER PLANNED DEVELOPMENT
N BRIGHTON AVE. & N LAWN AVE.
KANSAS CITY, MISSOURI 641154

DRAWN: AVD
CHECKED: PJO
DATE: 08/19/2022
JOB #: 210638-020

DRAWING REVISIONS

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C202	GRADING PLAN
C300	UTILITY PLAN
L100	LANDSCAPE PLAN

LEGAL DESCRIPTION

DESCRIPTION
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 51 NORTH, RANGE 32 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 56.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE, RECORDED AS DOCUMENT NO. 2005019769 IN BOOK 4688 AT PAGE 24 AND THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1010.84 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 328.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, KINGS GATE THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2007002520 IN PLAT BOOK G AT PAGE 98; THENCE NORTH 56 DEGREES 21 MINUTES 13 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE EASTERLY LINE OF SAID TRACT H, A DISTANCE OF 61.48 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.89 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.06 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 69.90 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.61 FEET; THENCE NORTH 84 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.70 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 229.07 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.83 FEET TO THE SOUTHEAST CORNER OF TRACT D, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2005058236 IN PLAT BOOK G AT PAGE 28; THENCE NORTH 39 DEGREES 09 MINUTES 57 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 137.13 FEET; THENCE SOUTH 59 DEGREES 16 MINUTES 54 SECONDS EAST, A DISTANCE OF 85.74 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 72.34 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.96 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 152.82 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 149.35 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE; THENCE SOUTH 0 DEGREES 48 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 874.01 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

CONTAINING 766,942 SQUARE FEET OR 17.61 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
PHONE:	816.756.0444 EXT. 2850
EMAIL:	OSBORNE@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
EMAIL:	SWHITAKER@MCCLUREVISION.COM

COVER SHEET
DRAWING NO.
C001

P:\210638-020\DRAWINGS\CIVIL\PRELIM\MPD_PLANS\210638-020_COVR.DWG
PLOT DATE: 8/19/2022 10:17 AM
BY: ADEGONIA

Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	25'	25'	No	
Front Setback	25'	25'	No	
Side Setback	25'	25'	No	
Side Setback (abutting street)	25'	N/A	No	
Height	None	N/A	No	

PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
 UNITS (DUPLICES) = 16
 16 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.288 AC.
 UNITS (MULTI) = 108
 110 x 2 PEOPLE/UNIT x 0.006 = 1.32 AC.
 TOTAL REQUIRED DEDICATION = 1.608 AC.

PROVIDED DEDICATION:
 OWNER WILL PAY MUNICIPALITY IN LIEU OF PROVIDING DEDICATION



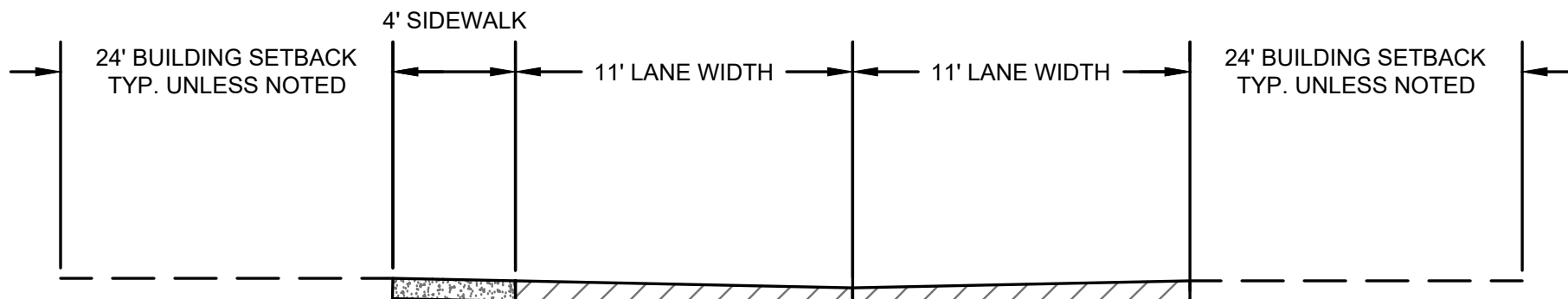
City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2022-00126** on **9/6/2022**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

PROJECT TIMELINE

SITE WORK
 ESTIMATED START DATE: FEBRUARY 2023
 ESTIMATED COMPLETION DATE: AUGUST 2024

CONSTRUCTION
 ESTIMATED START DATE: MAY 2024
 ESTIMATED COMPLETION DATE: JANUARY 2026



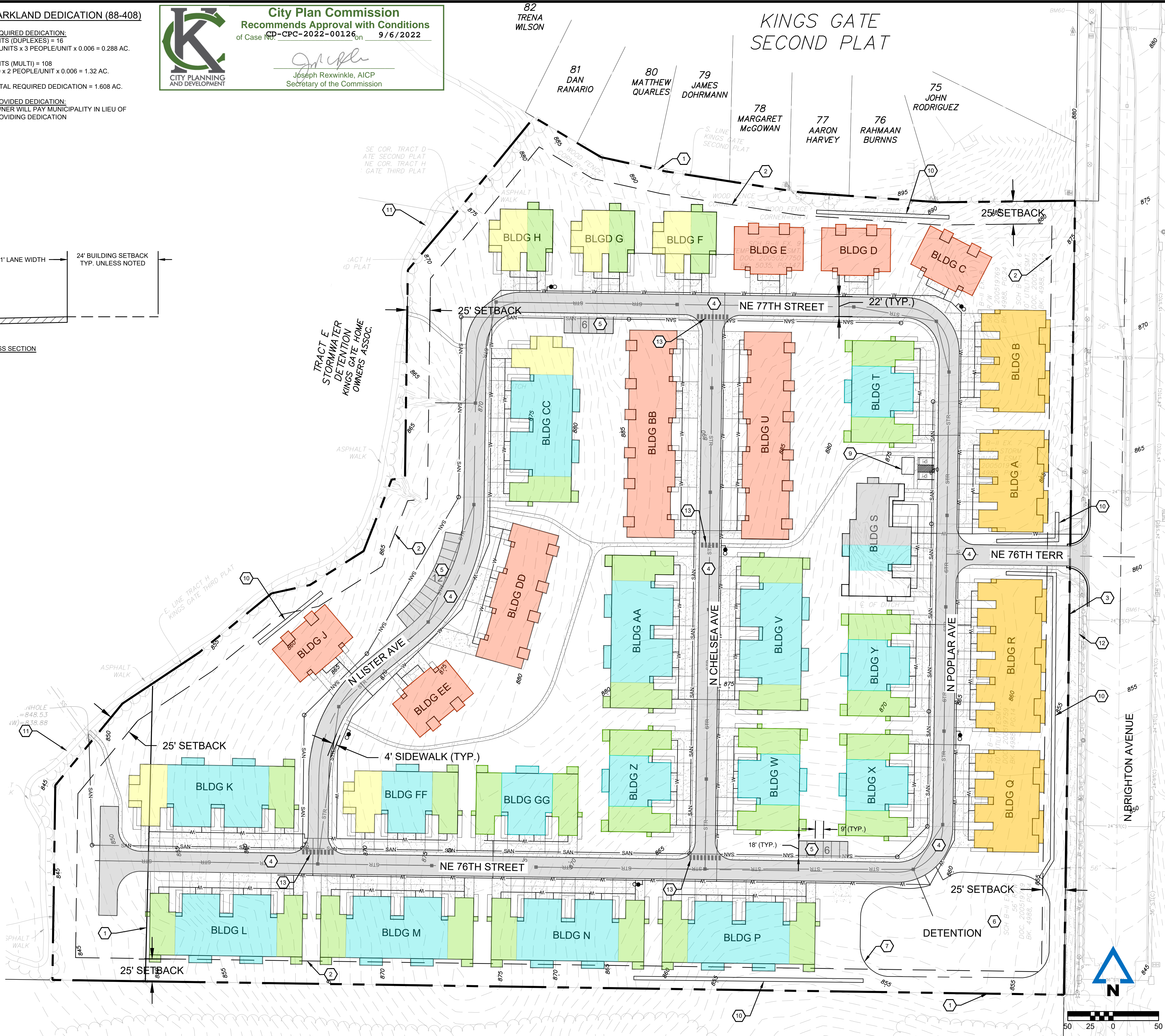
TYPICAL DRIVE AISLE CROSS SECTION
 NOT TO SCALE

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 ASPHALT PAVEMENT
- 5 PROPOSED PARKING AREA
- 6 PROPOSED DETENTION BASIN
- 7 PROPOSED DETENTION TRACT
- 8 PROPOSED LOT LINE
- 9 MAIL KIOSK
- 10 PROPOSED WALL
- 11 EXISTING TRAIL
- 12 10' PUBLIC TRAIL EXTENSION ALONG N BRIGHTON AVE.
- 13 STRIPED CROSSWALK

LEGEND

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




McCLURE™
 making lives better.

1700 SWIFT AVE., SUITE 100
 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
 NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH
 SHOAL CREEK MO
 MASTER PLANNED DEVELOPMENT**

N BRIGHTON AVE. & N LAWN AVE.
 KANSAS CITY, MISSOURI 64114

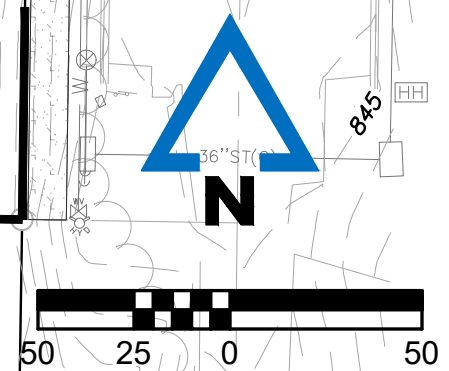
DRAWN: AVD
 CHECKED: PJO
 DATE: 08/19/2022
 JOB #: 210638-020

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

SITE PLAN

DRAWING NO.
C200



P:\210638-020\06-DRAWINGS\CIVIL\PRELIM\MPD\PLANS\210638-020 SITE.DWG
 PLOT DATE: 8/19/2022 10:17 AM
 BY: ADEGONIA

REDWOOD KANSAS CITY SHOAL CREEK MO MASTER PLANNED DEVELOPMENT PRELIMINARY PLAT



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00126 on 9/6/2022



1700 SWIFT AVE., SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
P 816-756-0444
F 816-675-1763

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

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
MASTER PLANNED DEVELOPMENT
N BRIGHTON AVE. & N LAWN AVE.
KANSAS CITY, MISSOURI 64154

DRAWN: AVD
CHECKED: PJO
DATE: 08/19/2022
JOB #: 210638-020

DRAWING REVISIONS

DESCRIPTION DATE

PRELIMINARY PLAT

DRAWING NO.
C201

LOCATED IN
SECTION 17 TOWNSHIP 51N, RANGE 32W
KANSAS CITY, CLAY COUNTY, MISSOURI

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
EMAIL: SWHITAKER@MCCLUREVISION.COM



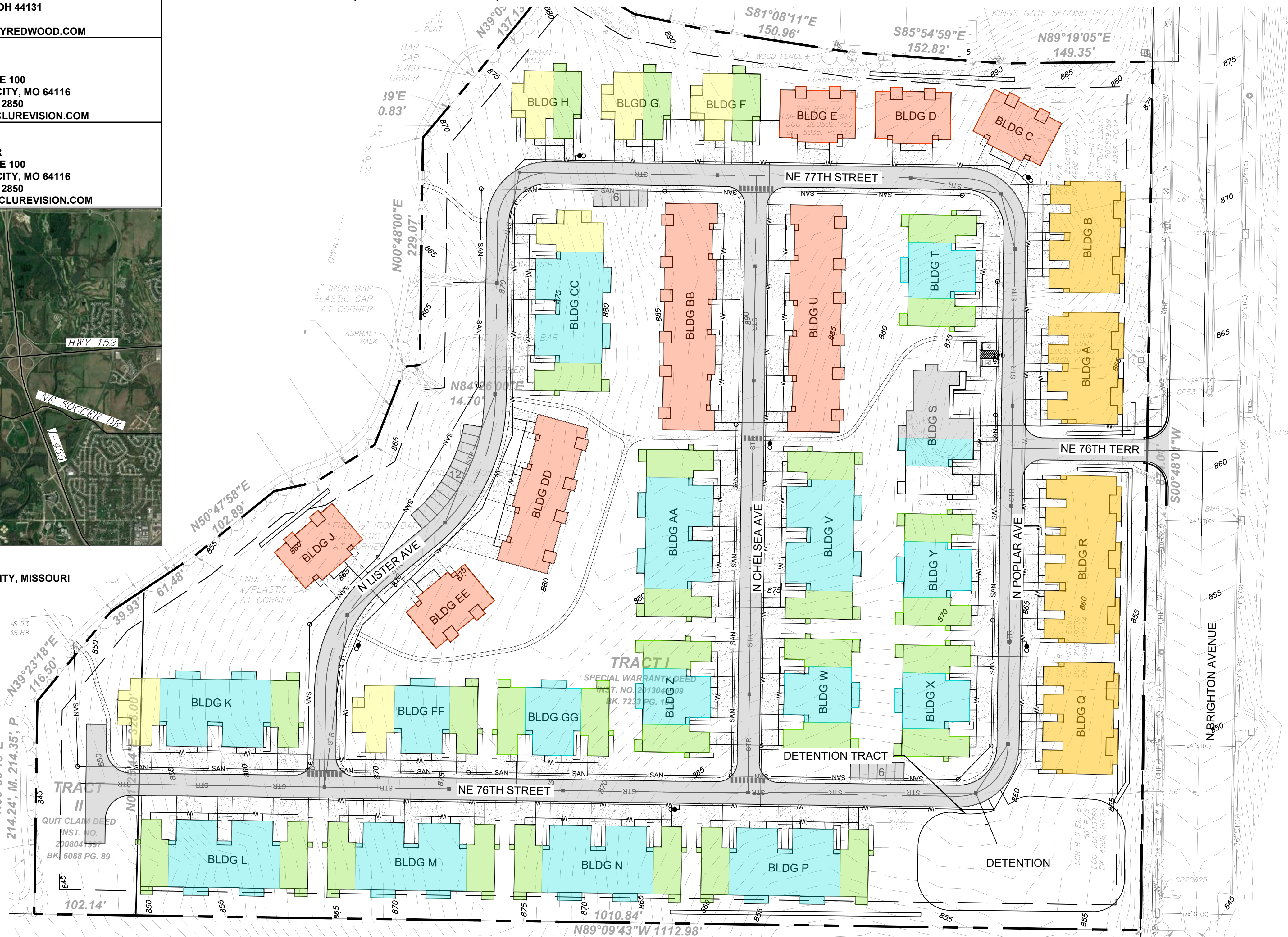
LOCATION MAP
NOT TO SCALE
KANSAS CITY, CLAY COUNTY, MISSOURI

LOT/TRACT INFO
LOT: 17.61 AC
DETENTION TRACT: 0.37 AC.

Development Summary Table			
a	Existing Zoning	R-2.5 MPD	
b	Proposed Zoning		
Total Land Area			
c	Existing	17.61 Acres	
Right-of-Way			
d	Existing	0.00 Acres	
Proposed			
Net Land Area			
e	Existing	17.61 Acres	
Proposed			
Proposed Uses			
f	Redwood Shoal Creek	Multi-Family Townhomes	
Structure Height & Number of Floors			
	Number of floors	1 stories	Willow 2
	Height Above Grade	feet	
	Number of floors	1 stories	Willow 4
	Height Above Grade	feet	
	Number of floors	1 stories	Willow 6
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest 4
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest 6
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 4
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 6
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest/Cape 2
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest/Cape 4
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest/Cape 6
	Height Above Grade	feet	
	Number of floors	1 stories	Leasing Office 3
	Height Above Grade	feet	
Gross Floor Area & Number of Units			
	Building Footprint	3,885 SF	
	Gross Area Per Building	3,568 SF	
	Units per Building	2 EA	Willow 2
	Number of Buildings	5 EA	
	Total Gross Area	17,840 SF	
	Total Number of Units	10 Units	
	Building Footprint	7,770 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	11,655 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	7,687 SF	
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	Total Gross Area	20,892 SF	
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	Building Footprint	11,531 SF	
	Gross Area Per Building	10,446 SF	
	Units per Building	6 EA	Hayden 6
	Number of Buildings	1 EA	
	Total Gross Area	10,446 SF	
	Total Number of Units	6 Units	
	Building Footprint	7,616 SF	
	Gross Area Per Building	6,988 SF	
	Units per Building	4 EA	Meadow 4
	Number of Buildings	6 EA	
	Total Gross Area	41,928 SF	
	Total Number of Units	24 Units	
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	Number of Buildings	3 EA	
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	Total Number of Units	36 Units	
	Building Footprint	4,508 SF	
	Gross Area Per Building	3,787 SF	
	Units per Building	2 EA	MeadowForest/Cape 2
	Number of Buildings	3 EA	
	Total Gross Area	11,361 SF	
	Total Number of Units	6 Units	
	Building Footprint	7,820 SF	
	Gross Area Per Building	7,215 SF	
	Units per Building	4 EA	MeadowForest/Cape 4
	Number of Buildings	1 EA	
	Total Gross Area	7,215 SF	
	Total Number of Units	4 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	
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	Number of Buildings	6 EA	
	Total Gross Area	6,759 SF	
	Total Number of Units	6 Units	
	Project Total	229,163 SF	
	Project Total	126 Units	
Density			
	Net Density (Units/Proposed Net Land Area)	7.2 Units per Acre	N Brighton Ave.
	Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	13013.2 SF per Acre	N Brighton Ave.
Vehicle Parking			
	Ratio Required	No Off-Street Parking Required	
	Stalls Required	0	Lot/Phase 1
	Stalls Provided	24	
	Total Required	0 Stalls	
	Total Provided	24 Stalls	

LEGAL DESCRIPTION
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 51 NORTH, RANGE 32 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 58.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE, RECORDED AS DOCUMENT NO. 2005019769 IN BOOK 4988 AT PAGE 24 AND THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1010.84 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 328.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2007002520 IN PLAT BOOK G AT PAGE 98; THENCE NORTH 56 DEGREES 21 MINUTES 13 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE EASTERLY LINE OF SAID TRACT H, A DISTANCE OF 61.48 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.89 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.06 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 69.90 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.61 FEET; THENCE NORTH 84 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.70 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 229.07 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.83 FEET TO THE SOUTHEAST CORNER OF TRACT D, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2005058236 IN PLAT BOOK G AT PAGE 28; THENCE NORTH 39 DEGREES 09 MINUTES 57 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 137.13 FEET; THENCE SOUTH 59 DEGREES 16 MINUTES 54 SECONDS EAST, A DISTANCE OF 85.74 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 72.34 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.96 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 152.82 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 149.35 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE; THENCE SOUTH 0 DEGREES 48 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 874.01 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

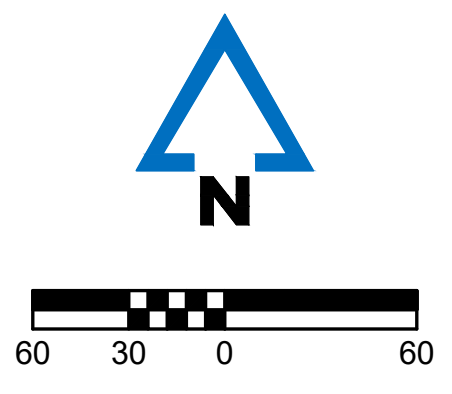
CONTAINING 766,942 SQUARE FEET OR 17.61 ACRES, MORE OR LESS



NOTES
ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND

	SIDEWALK/ LIGHT DUTY CONC. P.V.M.T.
	CONCRETE PAVEMENT
	PROPERTY BOUNDARY
	WILLOWOOD
	HAYDENWOOD
	MEADOWOOD
	FORESTWOOD
	CAPEWOOD



P:\210638-020\06-DRAWINGS\CIVIL\PRELIM\MPD_PLANS\210638-020 PLAT.DWG PLOT DATE: 8/19/2022 10:18 AM BY: ADEGONIA



City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CP-CPC-2022-00126** on **9/6/2022**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



1700 SWIFT AVE., SUITE 100
 NORTH KANSAS CITY, MISSOURI 64116
 P 816-756-0444
 F 816-756-1763

NOTICE:
 McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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

PRELIMINARY
 NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH
 SHOAL CREEK MO
 MASTER PLANNED DEVELOPMENT**
 N BRIGHTON AVE. & N LAWN AVE.
 KANSAS CITY, MISSOURI 64154

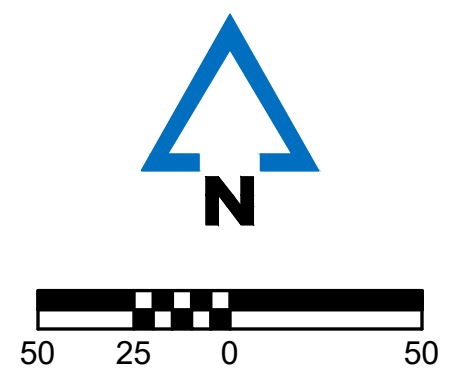
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 DATE: 08/19/2022
 JOB #: 210638-020

DRAWING REVISIONS	
DESCRIPTION	DATE

P:\210638-020\06-DRAWINGS\CIVIL\PRELIM\MPD\PLANS\210638-020 GRAD.DWG
 PLOT DATE: 8/19/2022 10:18 AM
 BY: ADEGONIA



GRADING LEGEND:
 - - - 924 - - - EXISTING 2' CONTOUR
 - - - 925 - - - EXISTING 10' CONTOUR
 - - - 1042 - - - PROPOSED 2' CONTOUR
 - - - 1050 - - - PROPOSED 10' CONTOUR



GRADING PLAN

DRAWING NO.
C202



Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



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 NORTH KANSAS CITY, MISSOURI 64116
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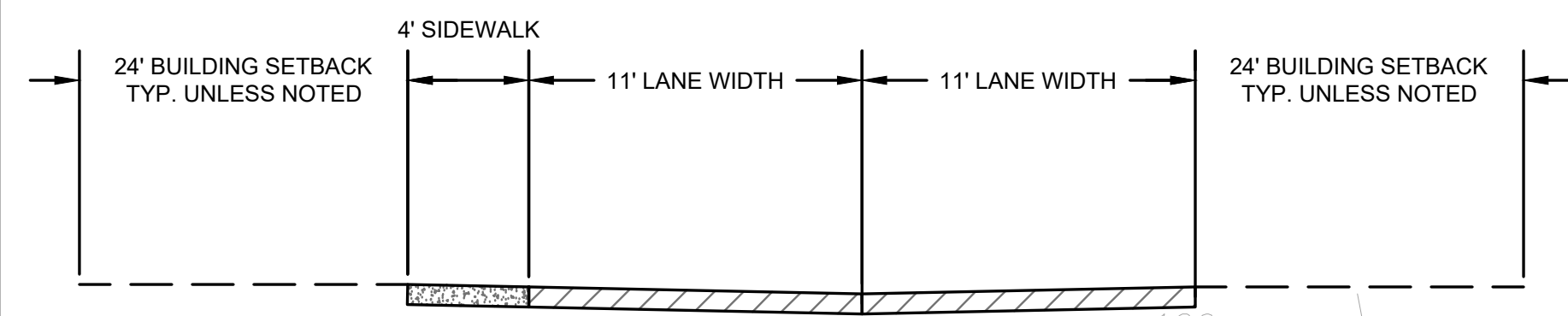
**REDWOOD KANSAS CITY NORTH
 SHOAL CREEK MO
 MASTER PLANNED DEVELOPMENT**
 N BRIGHTON AVE. & N LAWN AVE.
 KANSAS CITY, MISSOURI 64114

DRAWN: AVD
 CHECKED: PJO
 DATE: 08/19/2022
 JOB #: 210638-020

DRAWING REVISIONS
 DESCRIPTION DATE

UTILITY PLAN

DRAWING NO.
C300



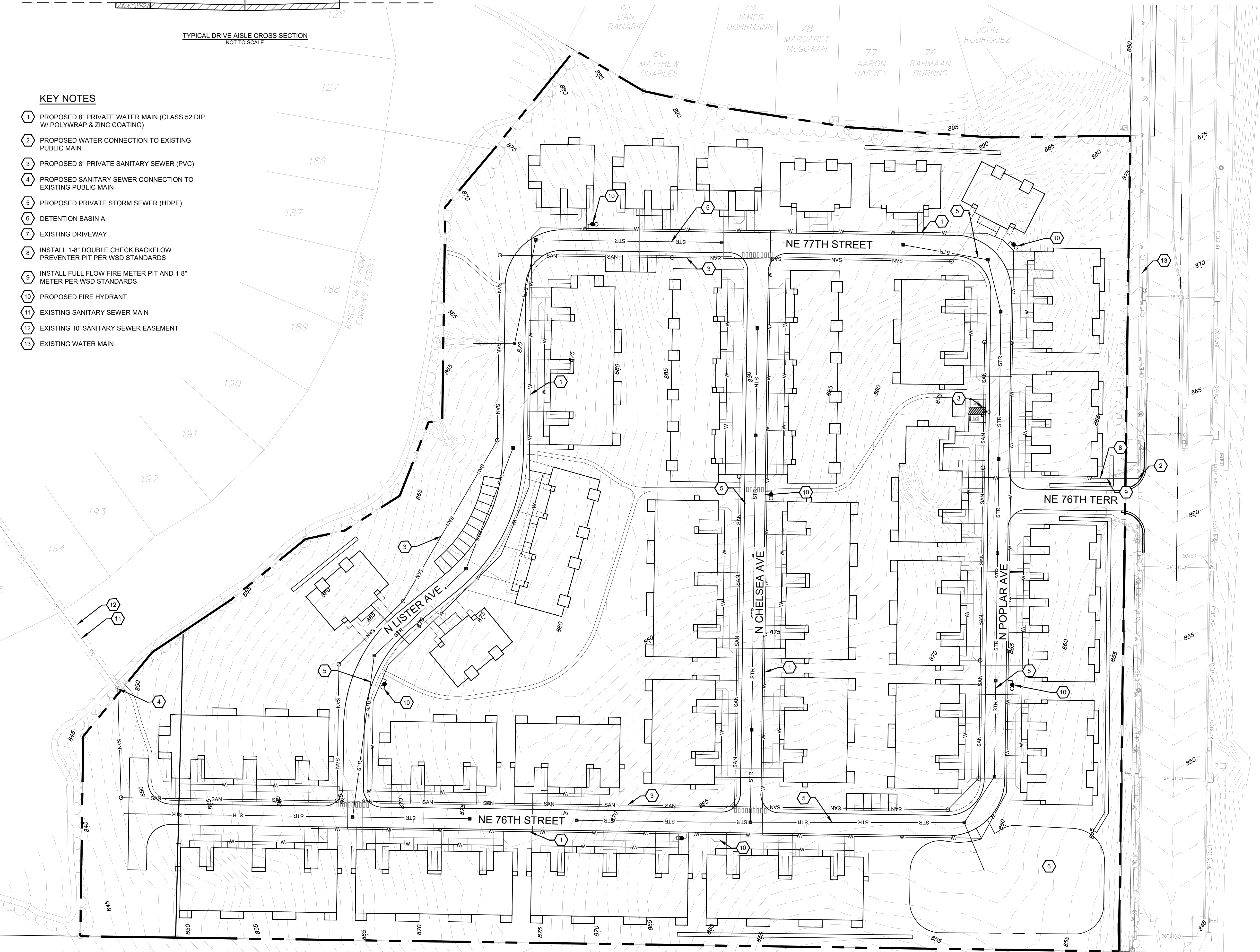
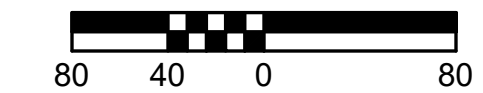
TYPICAL DRIVE AISLE CROSS SECTION
 NOT TO SCALE

KEY NOTES

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

UTILITY LEGEND

- | | |
|----------|-----------------------------------|
| — XSAN — | EX. SANITARY SEWER LINE |
| — XUQT — | EX. UNDERGROUND TELEPHONE LINE |
| — XSTM — | EX. STORM SEWER LINE |
| — XUGE — | 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 |
| — STR — | 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 |



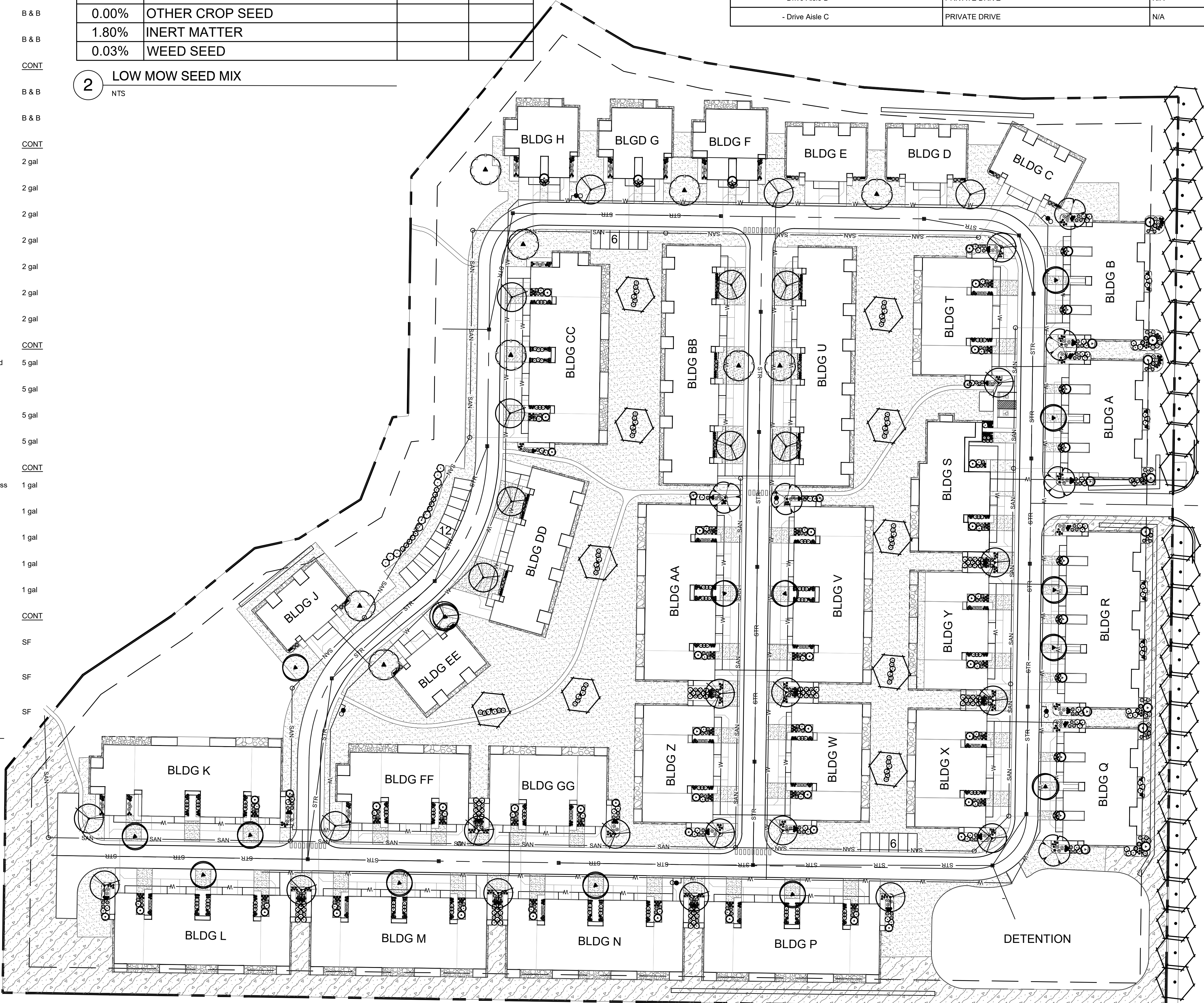
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TREES	QTY	BOTANICAL / COMMON NAME	CONT
	30	Acer rubrum 'Red Sunset' / Red Sunset Red Maple	B & B
	15	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B
	9	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B
	6	Gleditsia triacanthos inermis 'Skycolor' TM / Skyline Honey Locust	B & B
	39	Quercus alba / White Oak	B & B
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT
	24	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B
	43	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	95	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	2 gal
	102	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	2 gal
	126	Itea virginica 'Sprich' TM / Little Henry Sweetspire	2 gal
	34	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	2 gal
	14	Rosa x 'Radra' TM / Coral Knock Out Rose	2 gal
	48	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	2 gal
	99	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	2 gal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	196	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	5 gal
	34	Juniperus chinensis 'Saybrook Gold' / Golden Juniper	5 gal
	9	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	5 gal
	46	Taxus x media 'Densifolmis' / Dense Anglo-Japanese Yew	5 gal
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME	CONT
	127	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal
	102	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	1 gal
	667	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	136	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal
	168	Hosta x 'Patriot' / Patriot Hosta	1 gal
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	155,959 sf	Fescue Sod / Heal-Tolerant Fescue Sod	SF
	53,001 sf	Low Mow Seed / See Seed Table 2	SF
	18,280 sf	Rock Mulch / Kansas Native Rock	SF

LOW MOW SEED MIX			
% PURE	SEED VARIETY	ORIGIN	GERM
24.91%	QUATRO SHEEPS FESCUE	OR	90%
24.62%	LONGFELLOW II CHEWINGS FESCUE	OR	90%
24.46%	CINDY LOU CREEPING RED FESCUE	OR	85%
24.19%	EUREKA II HARD FESCUE	OR	85%
0.00%	OTHER CROP SEED		
1.80%	INERT MATTER		
0.03%	WEED SEED		

LANDSCAPE REQUIREMENTS		
	REQUIREMENT	PROPOSED
88-425-03 STREET TREES	ONE TREE REQUIRED PER 30LF OF STREET FRONTAGE	
- N BRIGHTON AVE	874 LF OF FRONTAGE 29.1 TREES REQUIRED	29 TREES PROVIDED
- Drive Aisle A	PRIVATE DRIVE	N/A
- Drive Aisle B	PRIVATE DRIVE	N/A
- Drive Aisle C	PRIVATE DRIVE	N/A

2 LOW MOW SEED MIX
NTS



1 PLANT LEGEND
NTS

3 LANDSCAPE PLAN
1" = 50'



McCLURE™
making lives better.

1700 SWIFT AVE., SUITE 100
NORTH KANSAS CITY, MISSOURI 64116
P 816-756-0444
F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
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REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
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KANSAS CITY, MISSOURI 64114

DRAWN: AVD
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DATE: 08/19/2022
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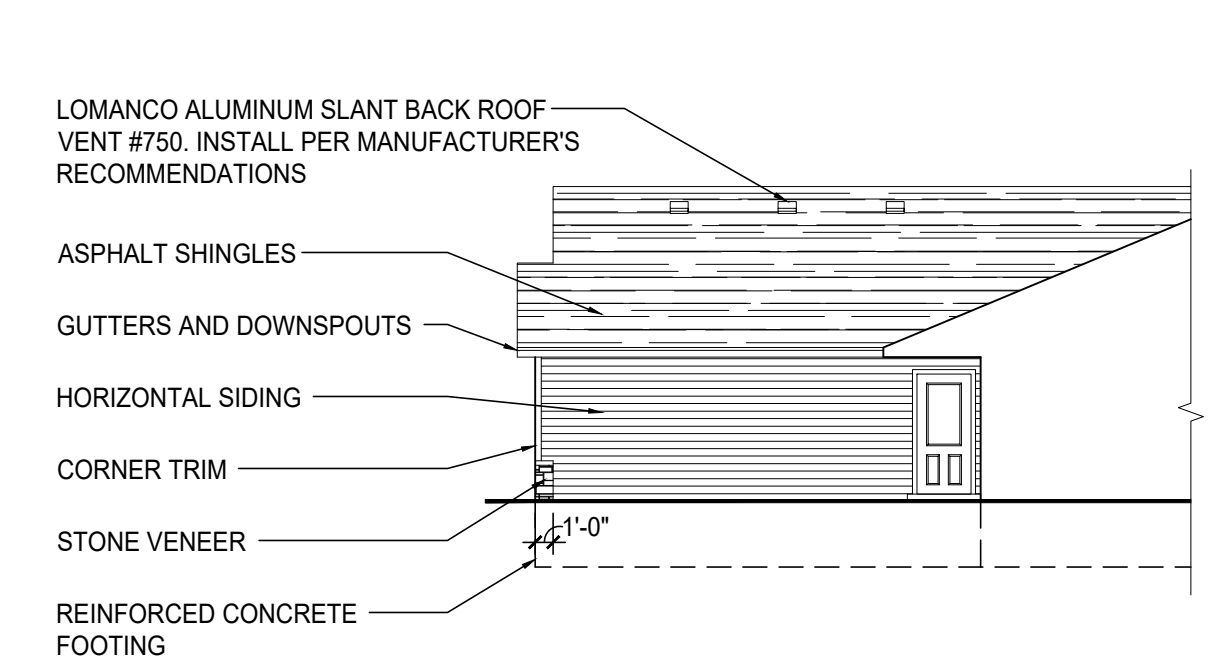
DRAWING REVISIONS
DESCRIPTION DATE

City Plan Commission
Recommends Approval with Conditions
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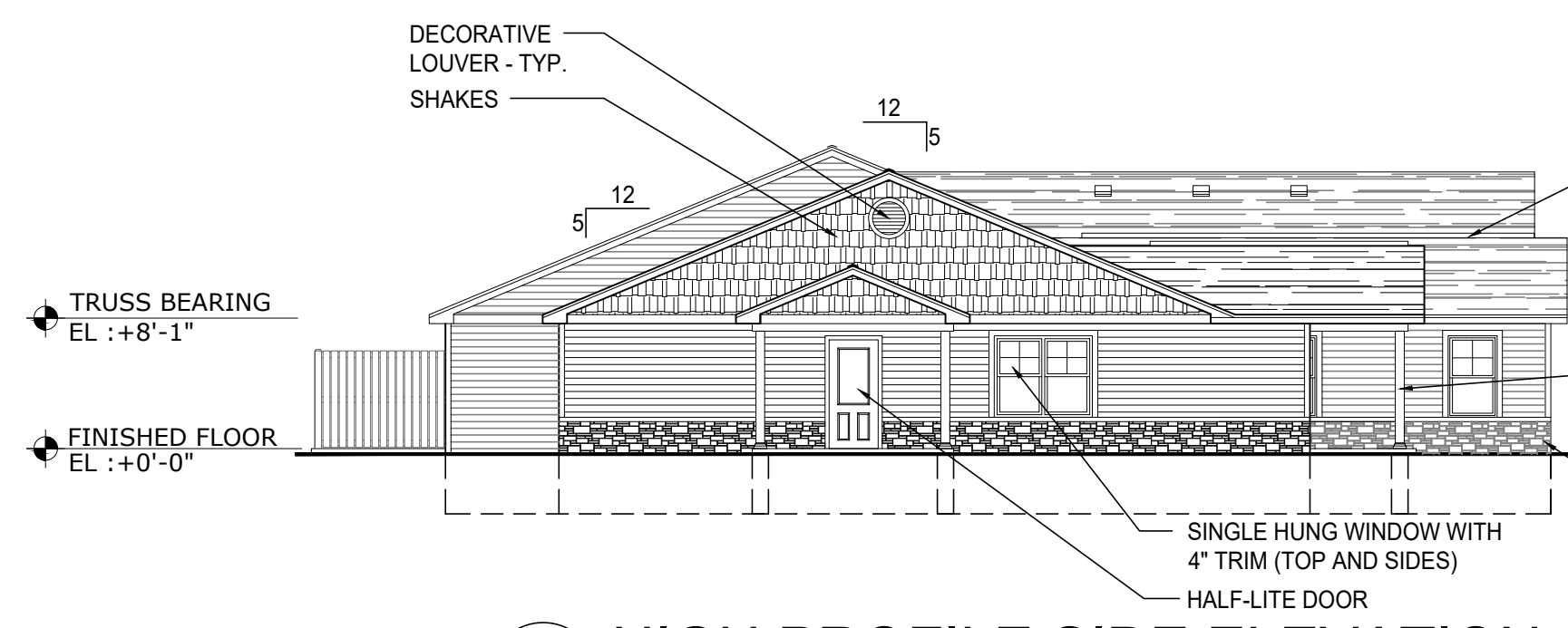
Joseph Rexwinkle, AICP
Secretary of the Commission

LANDSCAPE PLAN
DRAWING NO.
L100

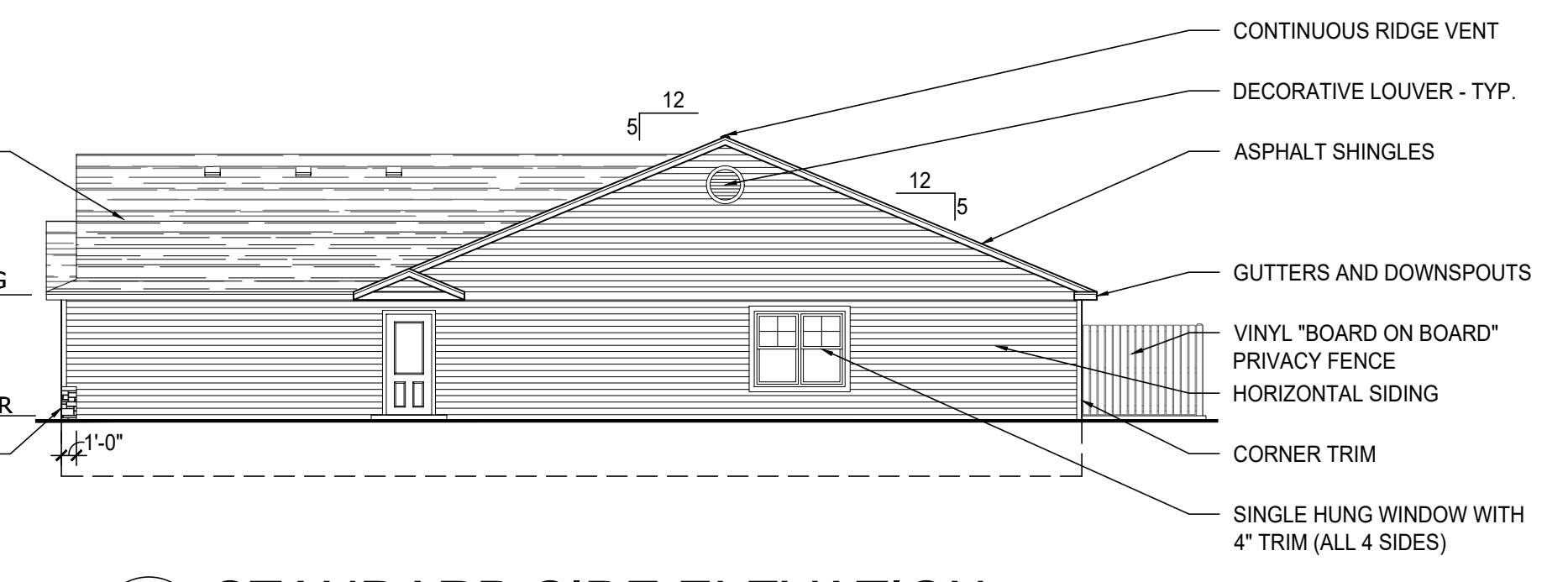
P:\210638-020\06-DRAWINGS\LANDSCAPE\210638-020 LS - SHOAL CREEK.DWG PLOT DATE: 8/19/2022 10:18 AM LAYOUT: L100 - LANDSCAPE PLAN BY: JR/EA



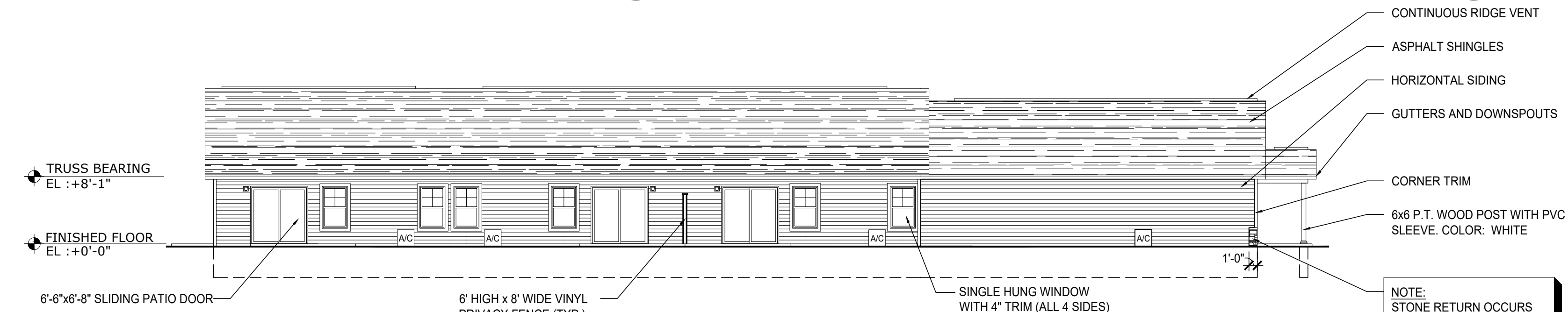
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



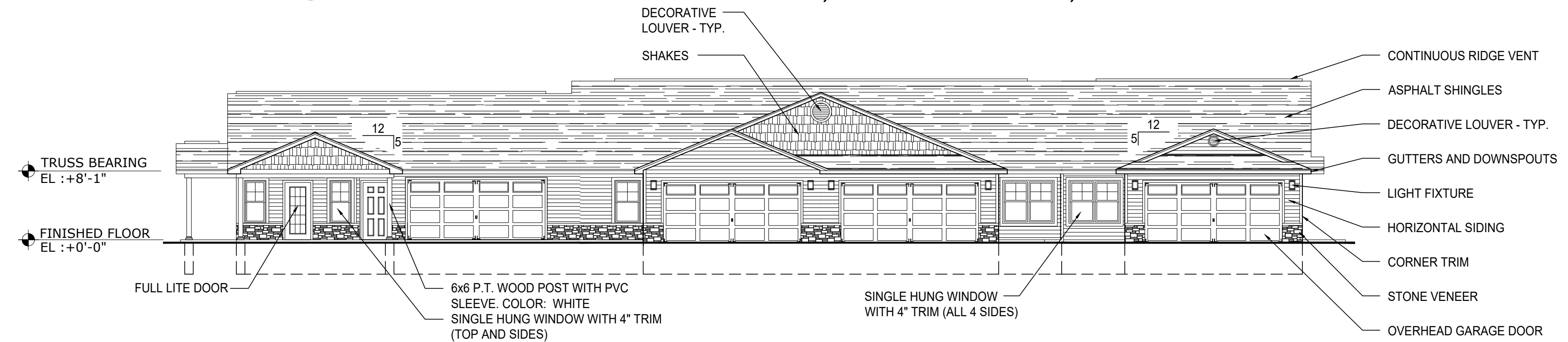
4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"



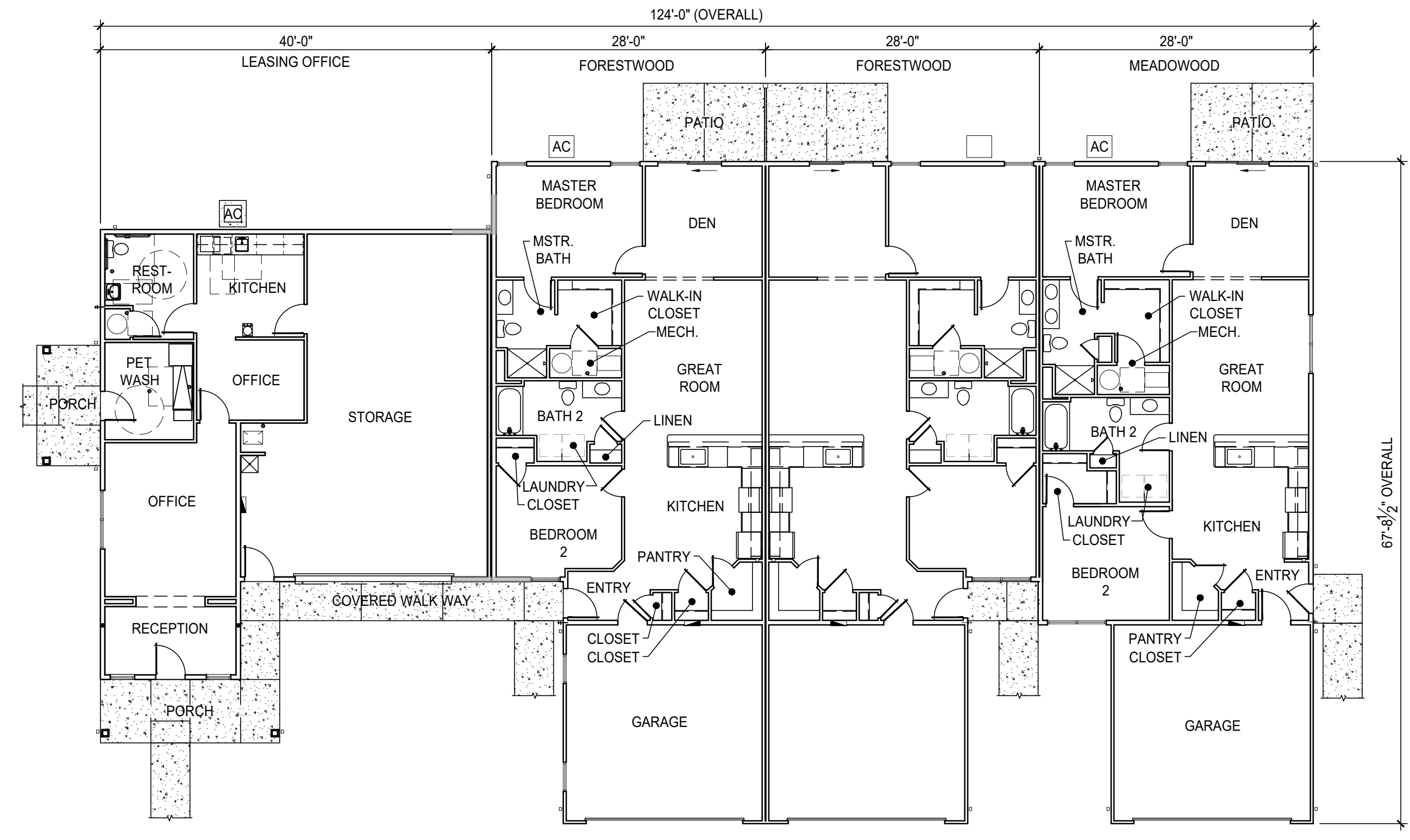
3 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



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.

REVISIONS

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333

MPG ARCHITECTS
MANN - PARSONS - GRAY

Redwood
APARTMENT NEIGHBORHOODS

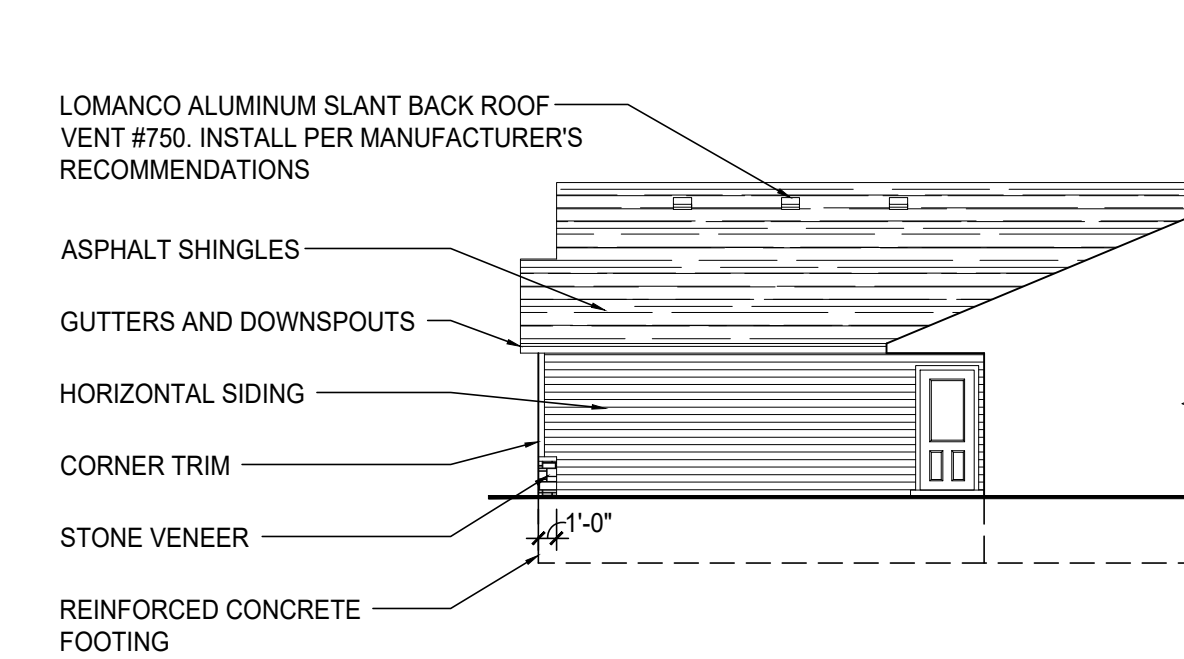
BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

A1.1

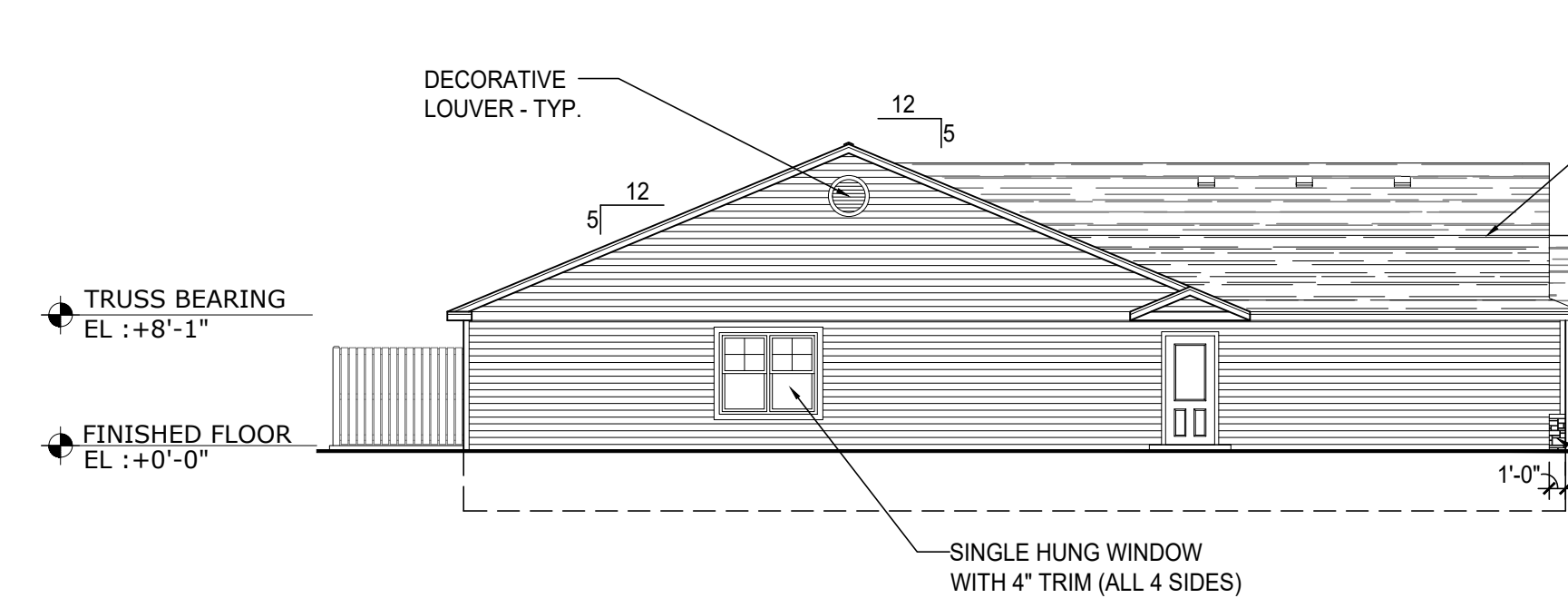
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

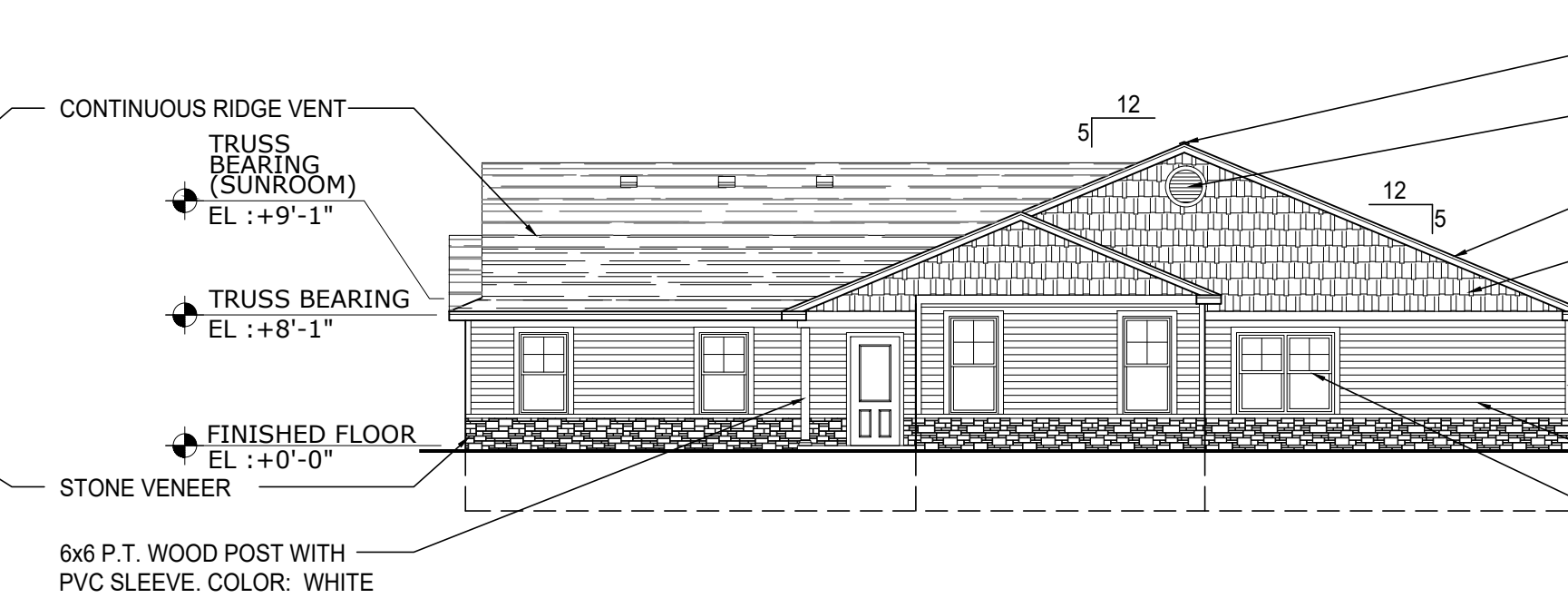
REVISIONS



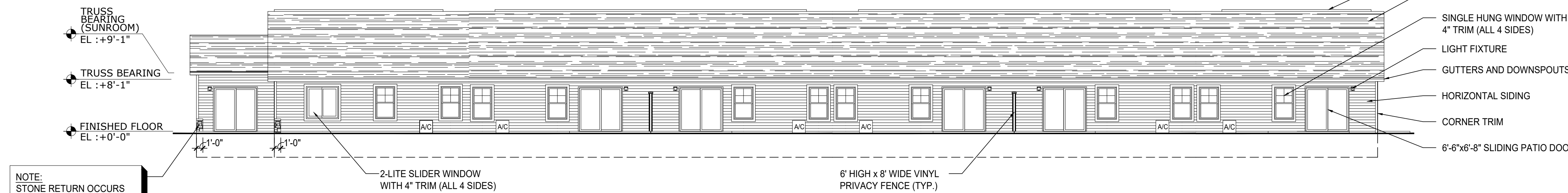
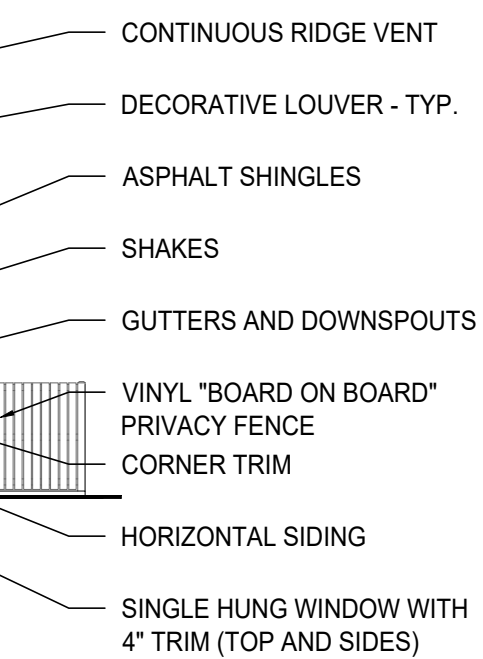
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



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

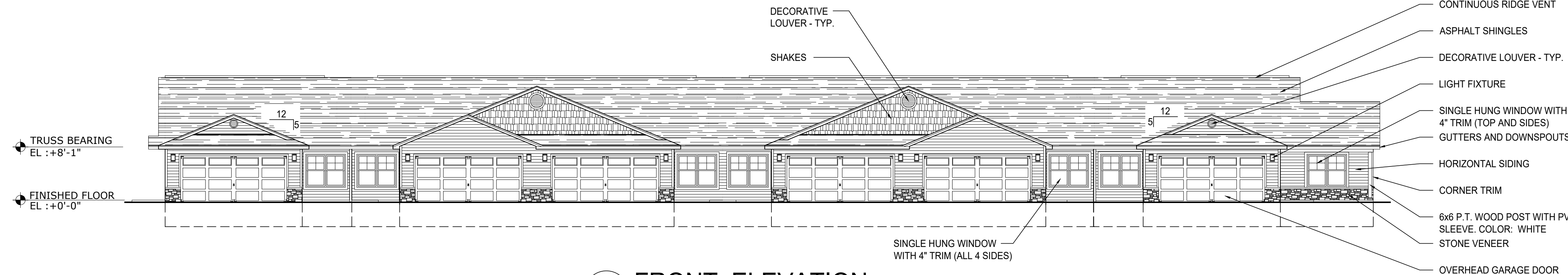


3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"

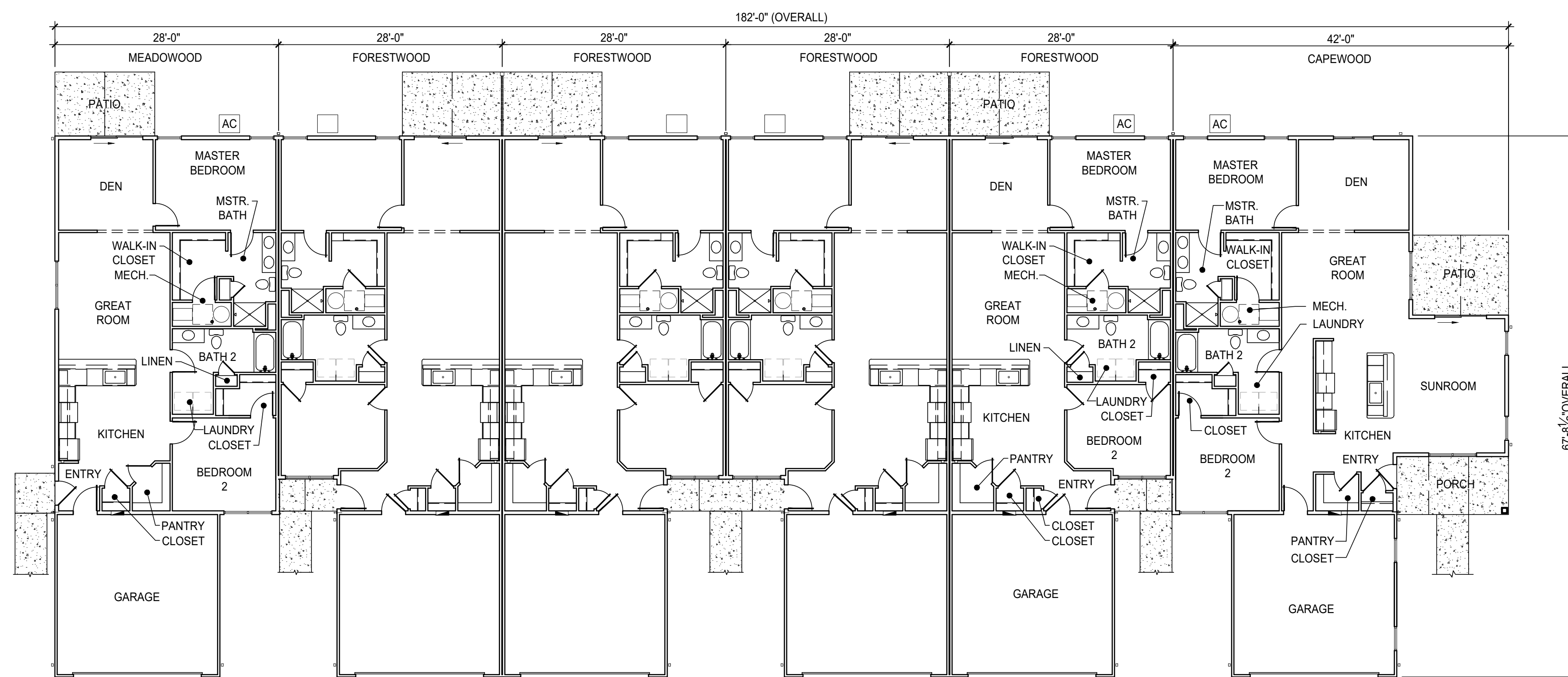


2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"

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



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 8'-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.

City Plan Commission
Recommends Approval with Conditions
of Case CP-CPC-2022-00126 on 9/6/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 49521

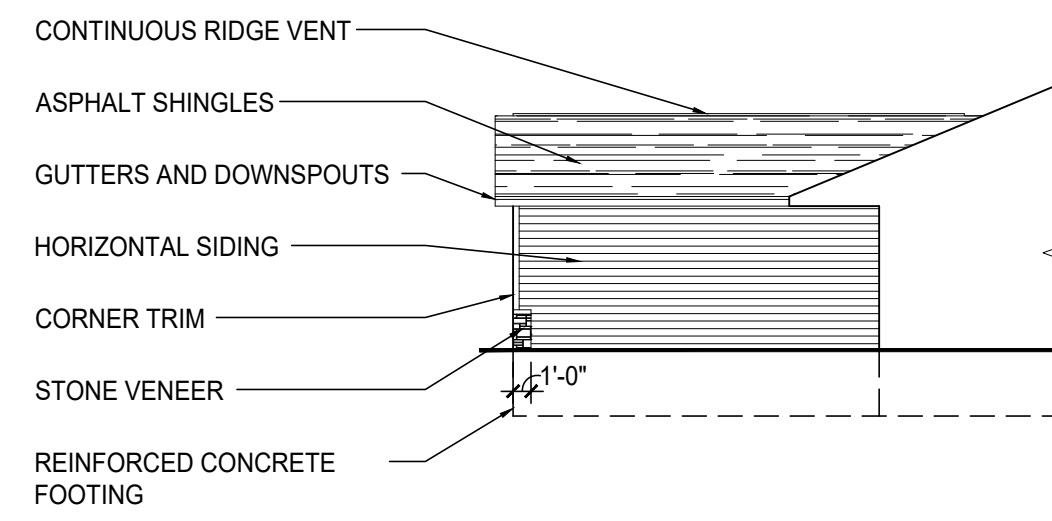
DATE: DECEMBER 13, 2021

REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

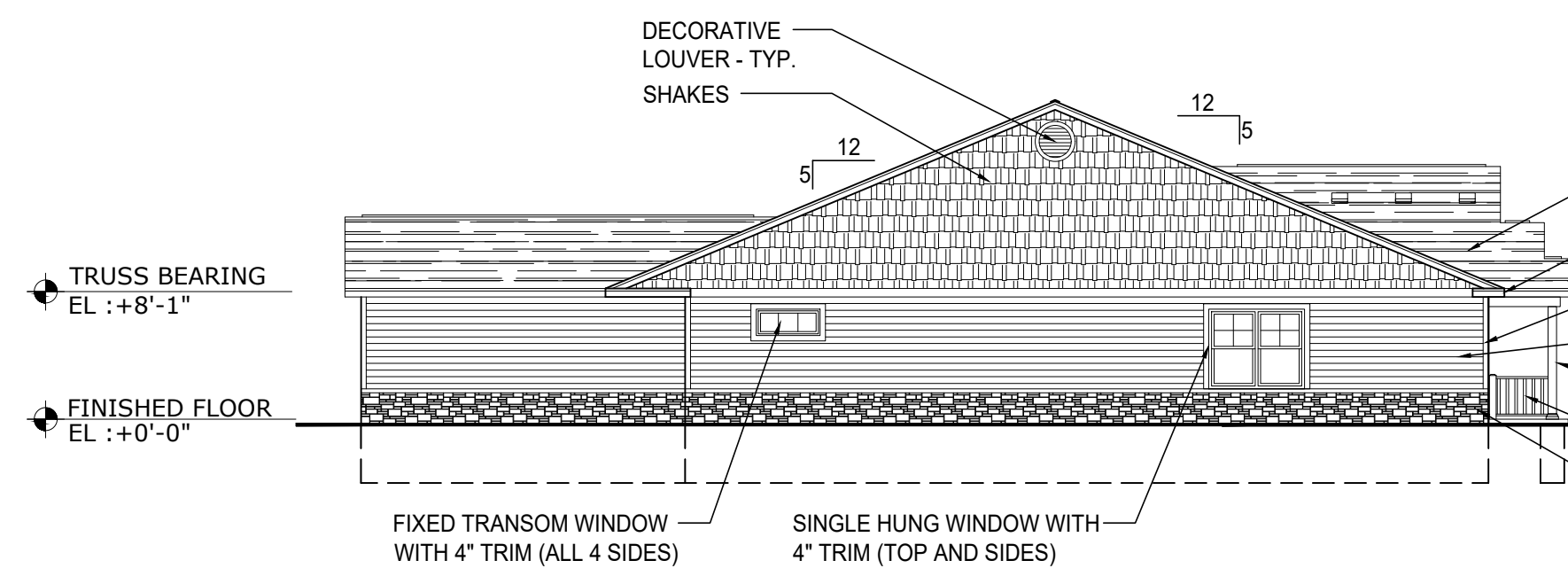
phone 330.666.5770 fax 330.666.8812
3660 Embassy Parkway Fairlawn, OH 44333
MANN • PARSONS • GRAY ARCHITECTS mpg-architects.com

REVISIONS

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

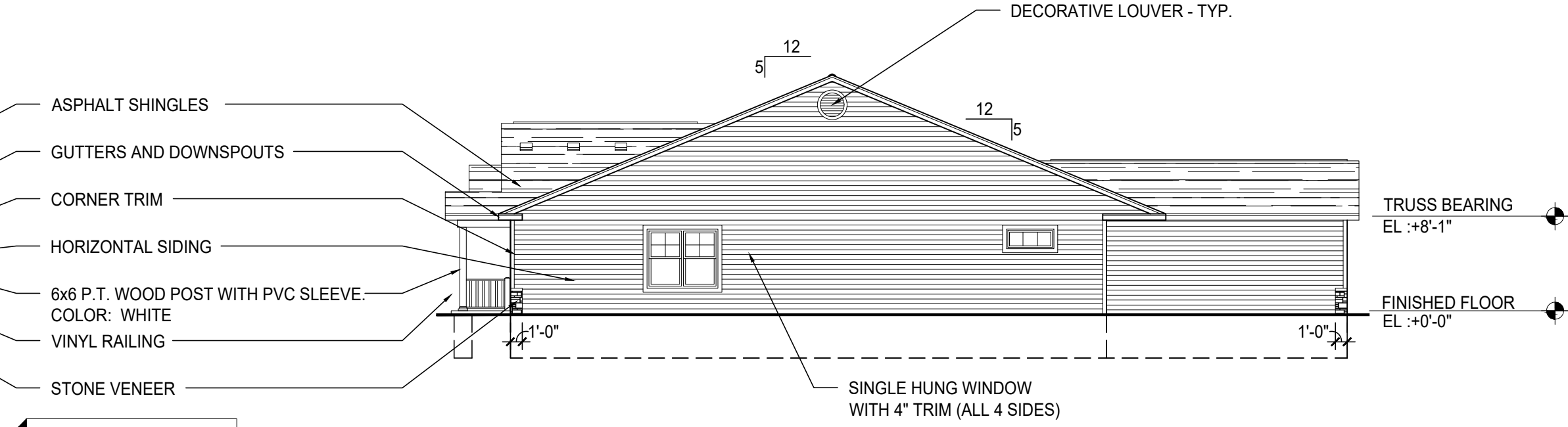


4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

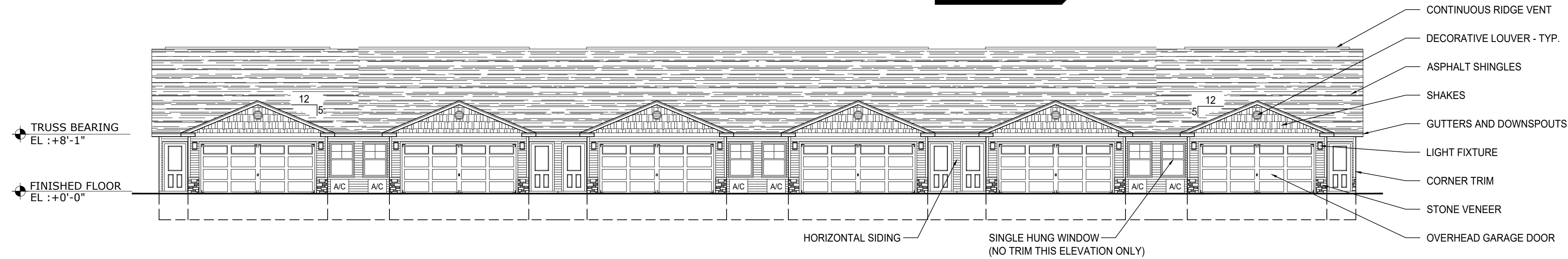


NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

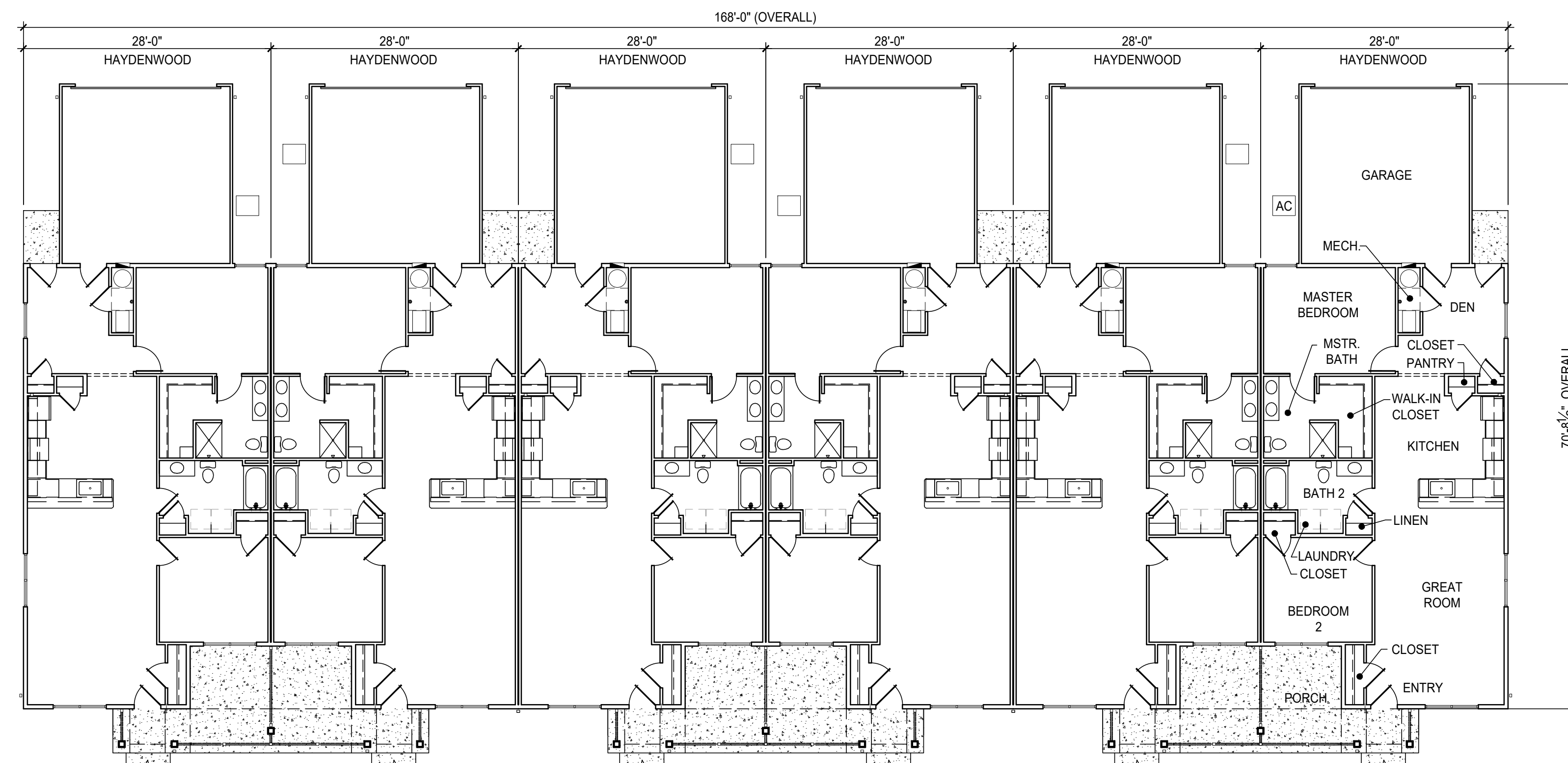
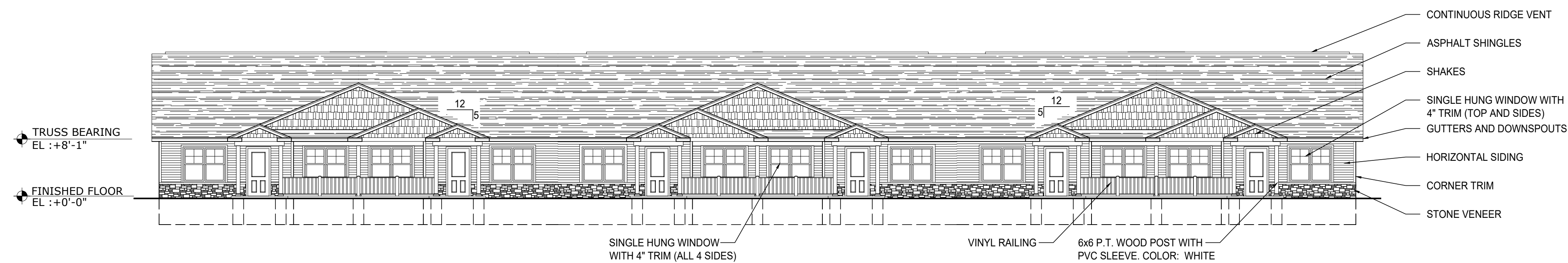
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



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
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OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
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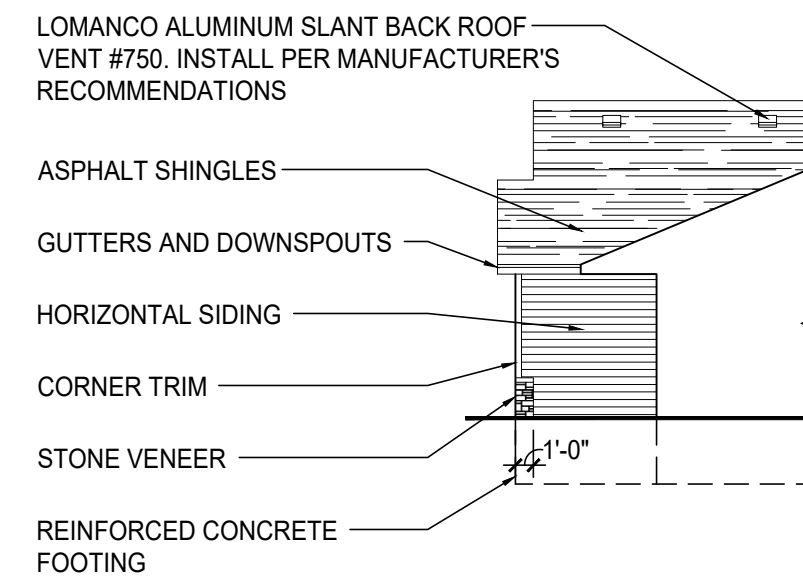
NOTE:
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BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

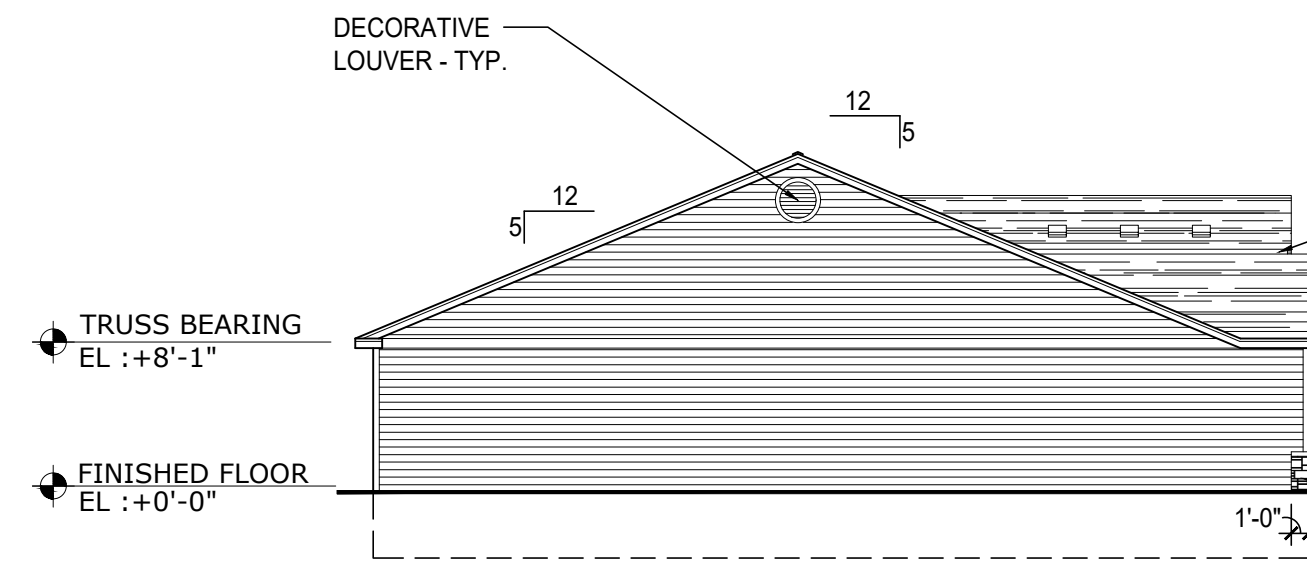
MPG ARCHITECTS
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phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

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REVISIONS

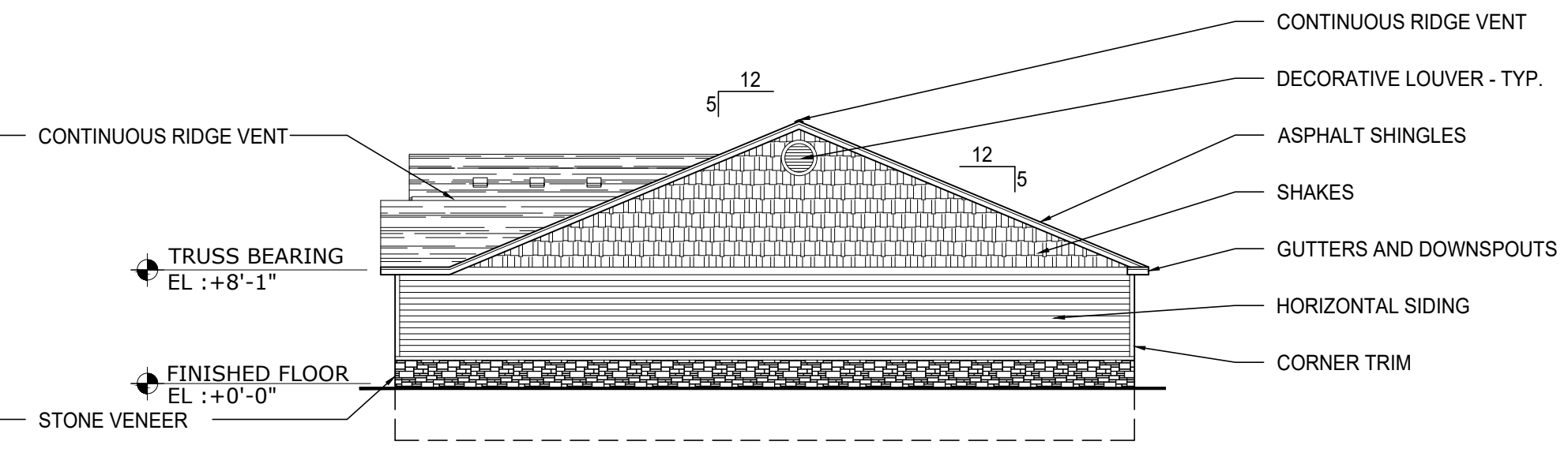


5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

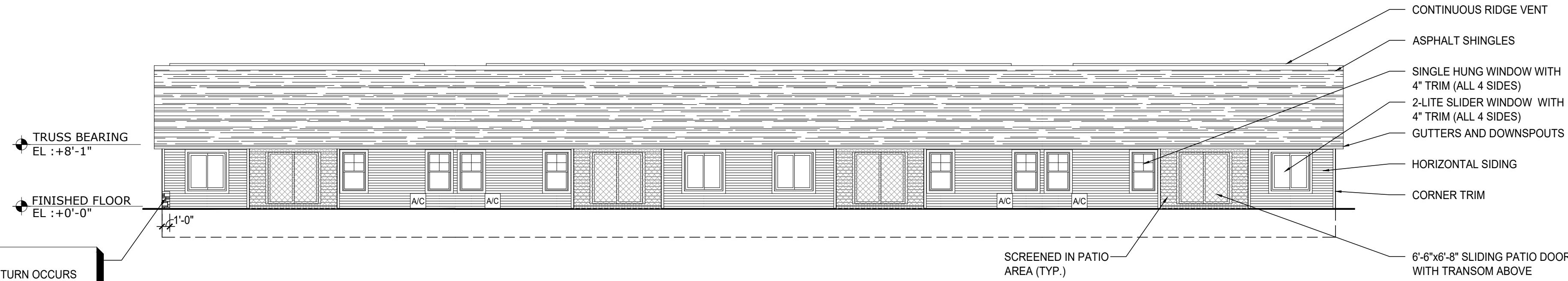


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

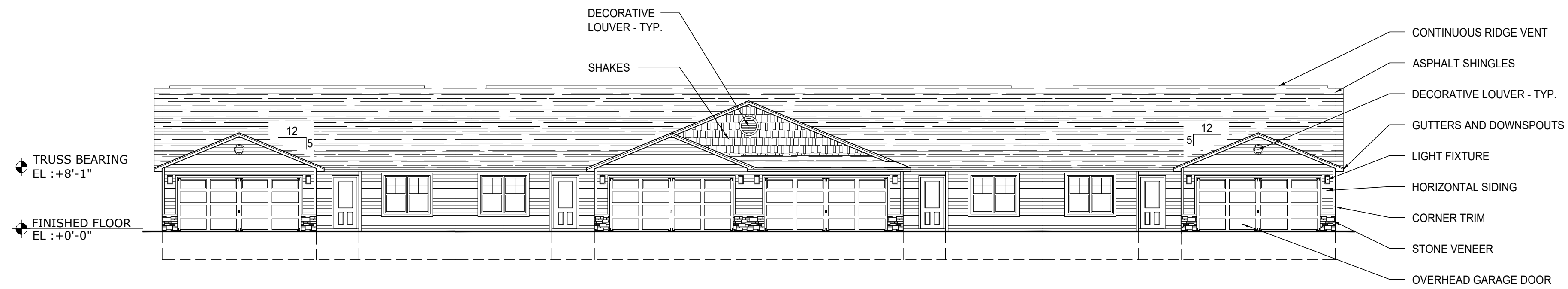


3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

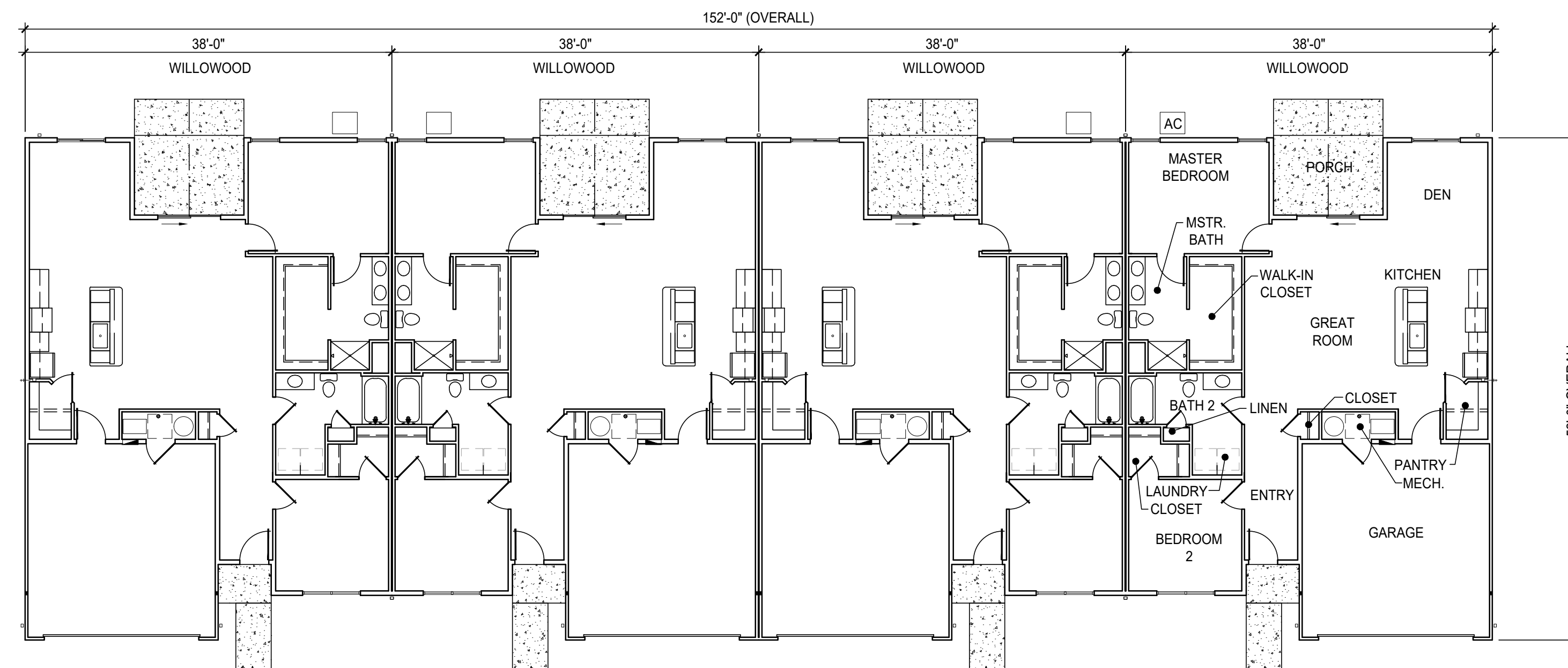


NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY

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

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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.

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
DATE: DECEMBER 13, 2021
PROJECT #: 49521
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2022-00126** on **9/6/2022**
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



FRONT PERSPECTIVE

CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
MEADOWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
HAYDENWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE

WILLOWOOD



DATE: SEPTEMBER, 2021