

REDWOOD KANSAS CITY NORTH BRIGHTON AVE. MO

MASTER PLANNED DEVELOPMENT


LOCATED IN
SECTION 29 TOWNSHIP 51N, RANGE 32W
KANSAS CITY, CLAY COUNTY, MISSOURI



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00021 on 5/18/2022

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

SHEET LIST	
Sheet Number	Sheet Title
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C202	GRADING PLAN
C300	UTILITY PLAN
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE ENLARGEMENT
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L103	LANDSCAPE ENLARGEMENT
L104	LANDSCAPE ENLARGEMENT
L105	LANDSCAPE NOTES



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1700 Swift Ave., Suite 100
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F 816-756-1763

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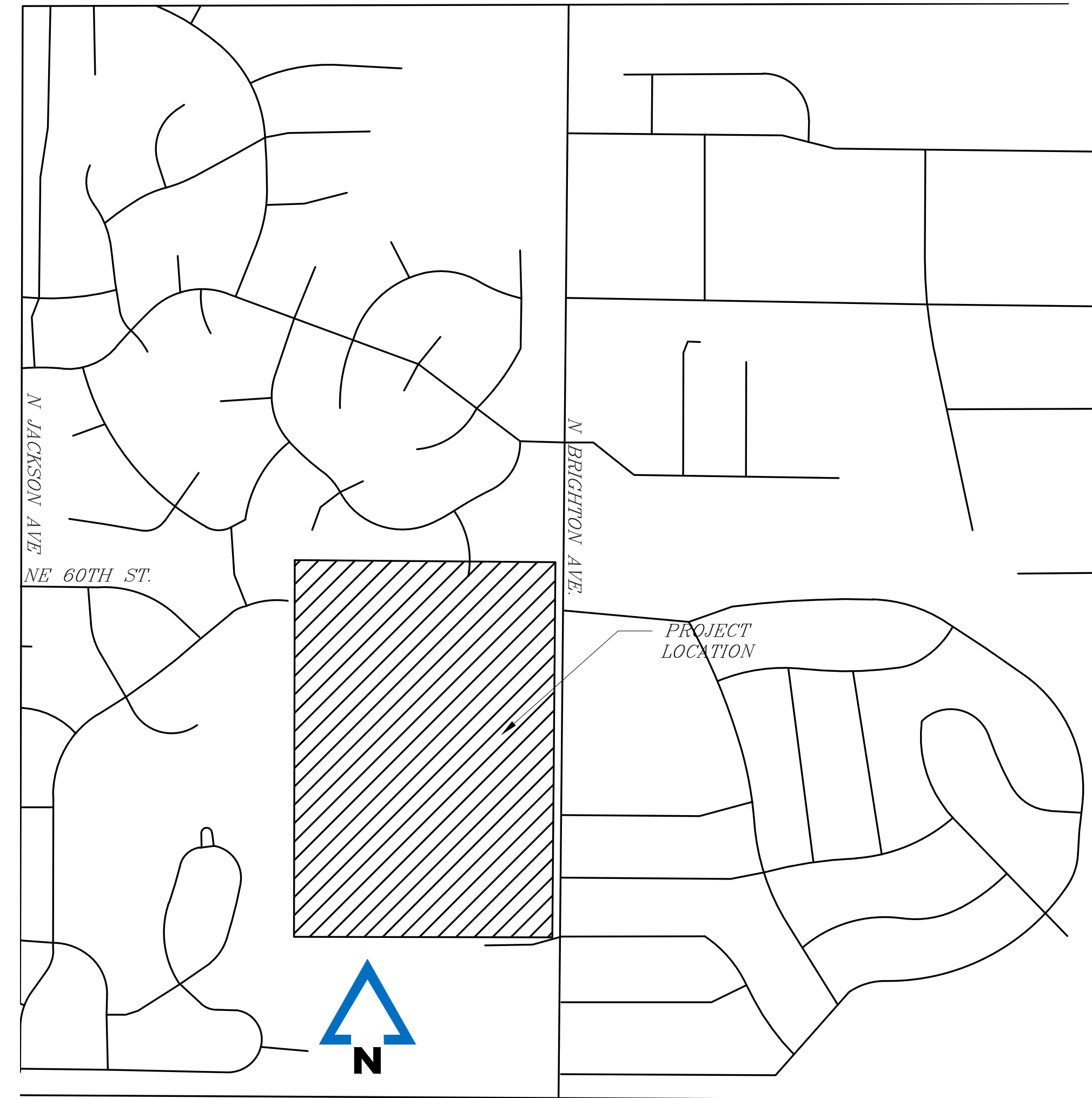
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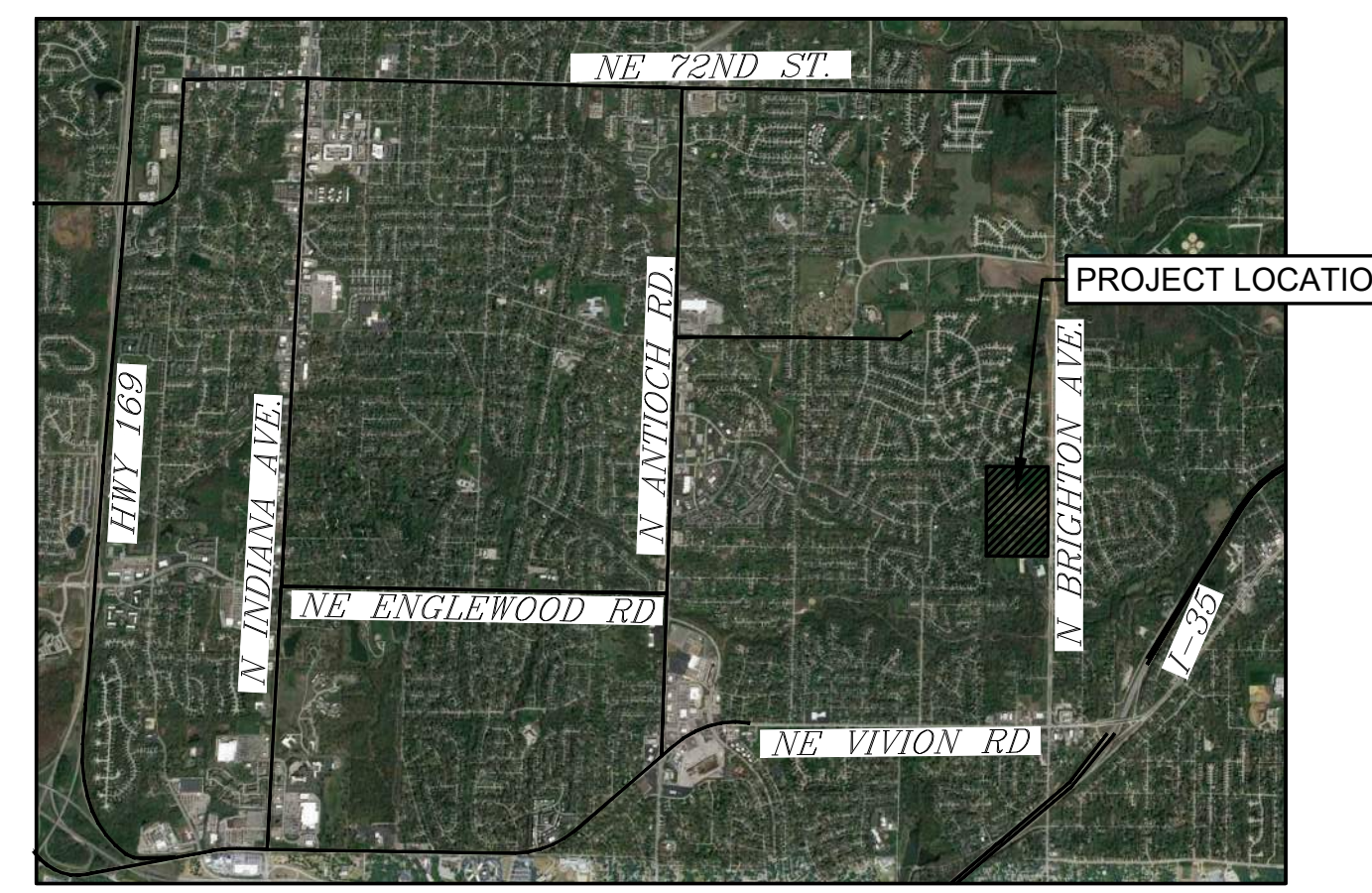
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2022

Development Summary Table			
a	Zoning		
	Existing	R-6	
b	Total Land Area		
	Existing	51.99 Acres	MPD
c	Right-of-Way		
	Existing	0.00 Acres	
d	Net Land Area		
	Existing	51.99 Acres	
e	Proposed Uses		
	Brighton Avenue	Multi-Family Townhomes	
f	Structure Height & Number of Floors		
	Number of floors	1 stories	Meadow/Forest 2
g	Gross Floor Area & Number of Units		
	Building Footprint	3,687 SF	
h	Density		
	Net Density (Units/Proposed Net Land Area)	5.8	Brighton Avenue
i	Vehicle Parking		
	Ratio Required	No Off-Street Parking Required	
j	Bicycle Parking		
	Stalls Required	0	

g	Building Footprint	5,827 SF	Willow 3
	Gross Area Per Building	5,827 SF	
h	Building Footprint	7,770 SF	Willow 4
	Gross Area Per Building	7,770 SF	
i	Building Footprint	11,655 SF	Willow 5
	Gross Area Per Building	11,655 SF	
j	Building Footprint	11,118 SF	Willow 6
	Gross Area Per Building	11,118 SF	
k	Building Footprint	4,107 SF	Hayden 6
	Gross Area Per Building	4,107 SF	
l	Building Footprint	8,214 SF	Leasing Office 3
	Gross Area Per Building	8,214 SF	
m	Building Footprint	11,508 SF	Cape 2
	Gross Area Per Building	11,508 SF	
n	Building Footprint	15,195 SF	Cape 4
	Gross Area Per Building	15,195 SF	
o	Building Footprint	3,885 SF	Willow 2
	Gross Area Per Building	3,885 SF	



VICINITY MAP
NOT TO SCALE
SECTION 29, TOWNSHIP 51N, RANGE 32W



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

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN OF KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 140, BROOKHILL - FOURTH PLAT A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS DOCUMENT NO. F-71295 IN BOOK 22 AT PAGE 64 IN CLAY COUNTY RECORDER OF DEEDS OFFICE SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF CARRIAGE HILLS ESTATES - FOURTH PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS DOCUMENT NO. L-79472 IN CABINET D IN SLEEVE 20 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 34 MINUTES 29 SECONDS EAST (N 89 DEGREES 34 MINUTES 16 SECONDS W PLAT) ON SAID SOUTH LINE OF SAID CARRIAGE HILLS ESTATES - FOURTH PLAT ALSO BEING THE SOUTH LINE OF CARRIAGE HILLS ESTATES - FIFTH PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS DOCUMENT NO. M-08888 IN BOOK D AT PAGE 41 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE AND ITS EASTERLY EXTENSION ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1253.55 FEET TO THE NORTHWEST CORNER OF EXISTING RIGHT-OF-WAY LINE OF N. BRIGHTON AVE. AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2006053446 IN BOOK 5571 AT PAGE 153 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS WEST (N 00 DEGREES 08 MINUTES 04 SECONDS E DEED), ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 1233.99 FEET (1234.00 FEET DEED); THENCE SOUTH 01 DEGREES 07 MINUTES 48 SECONDS WEST (N 01 DEGREES 07 MINUTES 20 SECONDS E DEED), ON SAID EXISTING WESTERLY RIGHT-OF-WAY 571.57 FEET (571.67 FEET DEED) TO THE SOUTHWEST CORNER OF SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALSO BEING A POINT ON THE NORTH LINE OF EAGLE HEIGHTS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS DOCUMENT NO. F-59655 IN BOOK 22 AT PAGE 39 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST (N 89 DEGREES 53 MINUTES 43 SECONDS W PLAT) ON SAID NORTH LINE, 1234.05 FEET TO THE NORTHWEST CORNER OF BROOKHILL CIRCLE A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS DOCUMENT NO. E-65920 IN BOOK 19 AT PAGE 89 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE ALSO BEING A POINT ON THE WEST LINE OF SAID EAST HALF OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 07 MINUTES 21 SECONDS EAST (N 00 DEGREES 07 MINUTES 57 SECONDS E PLAT) ON THE EAST LINE OF BROOKHILL - FIRST PLAT ALSO BEING THE EASTERLY LINE OF BROOKHILL - SECOND PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS DOCUMENT NO. F-36639 IN BOOK 21 AT PAGE 70 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE ALSO BEING THE EASTERLY LINE OF SAID BROOKHILL - FOURTH PLAT, 1812.12 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

FLOODPLAIN NOTE

WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0134G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

DEVELOPER:
REDWOOD APARTMENT NEIGHBORHOODS
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

REVISIONS	

PROJECT INFO
210638-000

ENGINEER DRAWN BY CHECKED BY
AVDIEM BK

REDWOOD KANSAS CITY
NORTH BRIGHTON AVENUE MO
MASTER PLANNED DEVELOPMENT
5925 N BRIGHTON AVE
COVER SHEET

DRAWING NO.
C001

P:210638-01006-DRAWINGS\CIVIL\MPD SHEETS\210638-010 COVER.DWG



City Plan Commission
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Joseph Rexwinkle
Joseph Rexwinkle, AICP
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

- LEGEND**
- SIDEWALK/ STANDARD DUTY CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - PROPERTY BOUNDARY
 - PROPOSED FRONT BUILDING SETBACK
 - PROPOSED REAR BUILDING SETBACK
 - PROPOSED PHASE LINE
 - PROPOSED STREET CENTERLINE
 - PROPOSED STORM LINE
 - PROPOSED SANITARY LINE
 - PROPOSED WATER LINE
 - WILLOWOOD
 - HAYDENWOOD
 - MEADOWOOD
 - FORESTWOOD
 - CAPEWOOD
 - EXISTING WETLANDS
 - FEMA ZONE X
 - FEMA ZONE AE
 - FLOODWAY AREAS IN ZONE AE

- KEY NOTES**
- 1 PROPERTY LINE (TYP.)
 - 2 BUILDING SETBACK LINE
 - 3 EXISTING RIGHT-OF-WAY
 - 4 EXISTING UTILITY EASEMENT
 - 5 CONCRETE PAVEMENT
 - 6 PROPOSED PARKING AREA
 - 7 STREAM BUFFER - STREAMSIDE ZONE
 - 8 STREAM BUFFER - INTERMEDIATE ZONE
 - 9 STREAM BUFFER - OUTER ZONE
 - 10 PROPOSED DETENTION BASIN A
 - 11 PROPOSED DETENTION BASIN B
 - 12 EXISTING DRIVEWAY
 - 13 PROPOSED DETENTION TRACT
 - 14 PROPOSED LOT LINE
 - 15 10' WIDE ASPHALT TRAIL
 - 16 PROPOSED RIGHT-OF-WAY
 - 17 EXISTING WETLANDS
 - 18 PROPOSED 10' UTILITY EASEMENT
 - 19 PROPOSED 15' STORM DRAINAGE EASEMENT
 - 20 PROPOSED 8' PEDESTRIAN PATH
 - 21 PROPOSED LEFT TURN LANE ON NORTH BRIGHTON AVE.

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

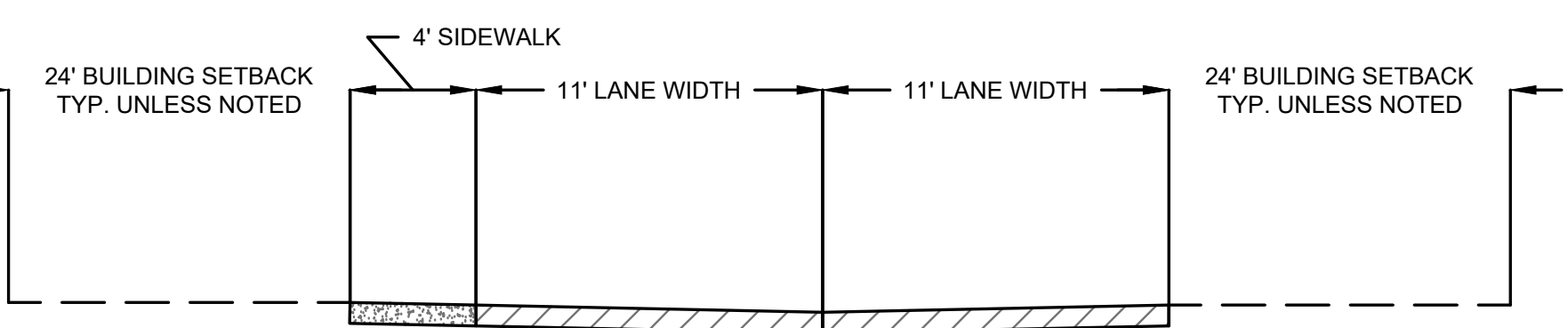
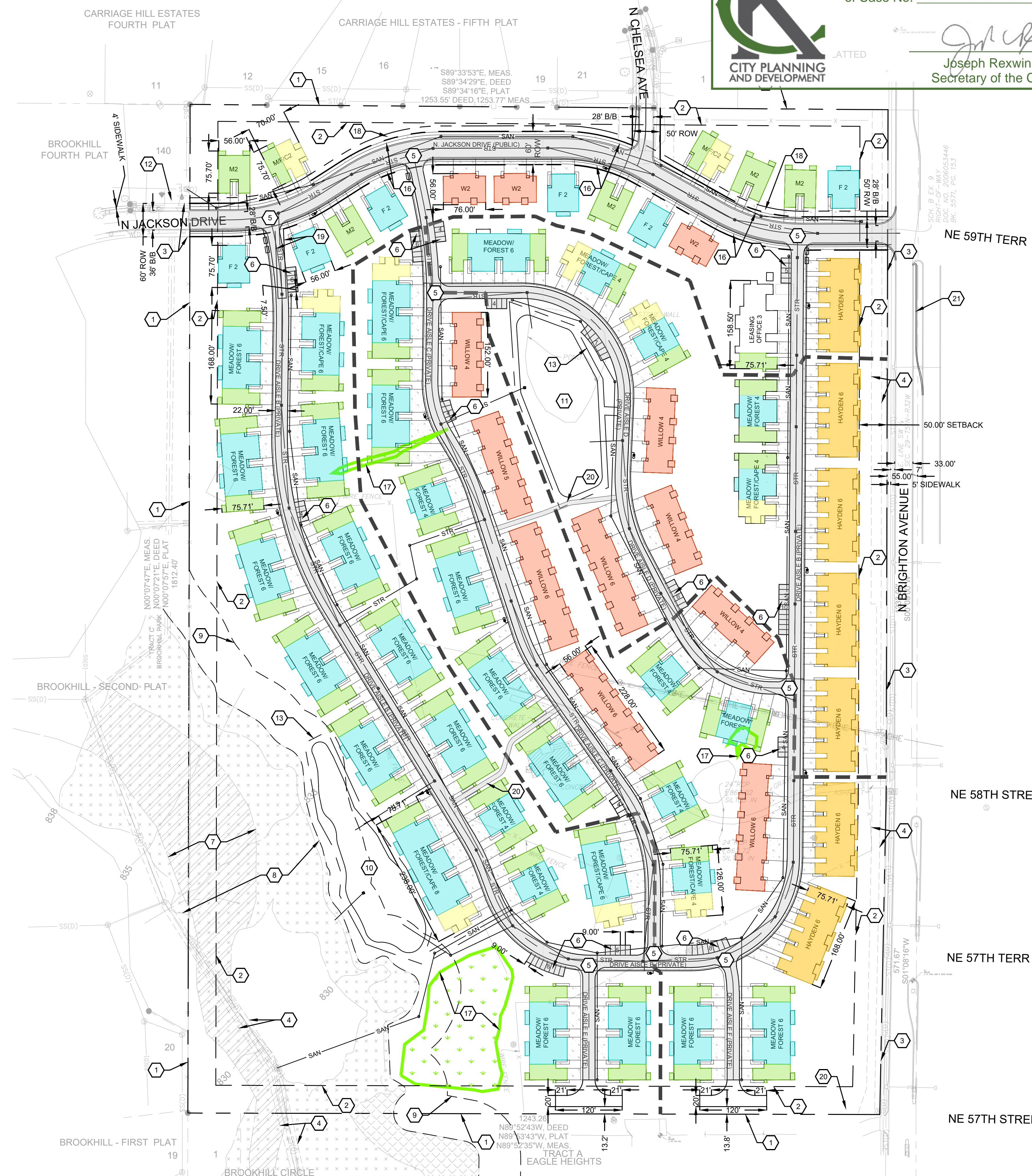
PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
 UNITS (DUPLICES) = 32
 32 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.576 AC.

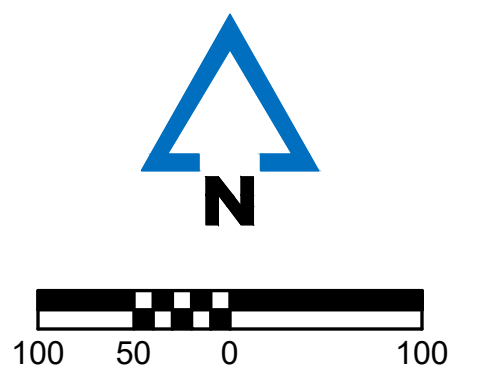
UNITS (MULTI) = 281
 281 UNITS x 2 PEOPLE/UNIT x 0.006 = 3.372 AC.

TOTAL REQUIRED DEDICATION = 3.948 AC.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$253,541.27 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR (32 SINGLE FAMILY UNITS, 281 MULTI-FAMILY UNITS) PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.



TYPICAL DRIVE AISLE CROSS SECTION
 NOT TO SCALE



REVISIONS

NO.	DESCRIPTION

PROJECT INFO
 210638-000

ENGINEER: AVD DRAWN BY: AVD/IELM CHECKED BY: BK

REDWOOD KANSAS CITY
 NORTH BRIGHTON AVENUE MO
 MASTER PLANNED DEVELOPMENT
 5925 N BRIGHTON AVE
 SITE PLAN

DRAWING NO.
C200



City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00021 on 5/18/2022

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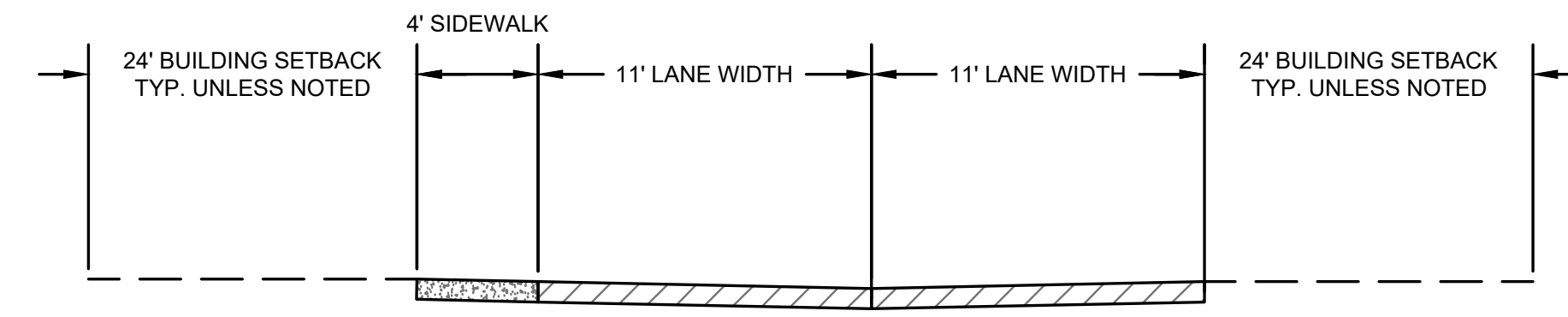
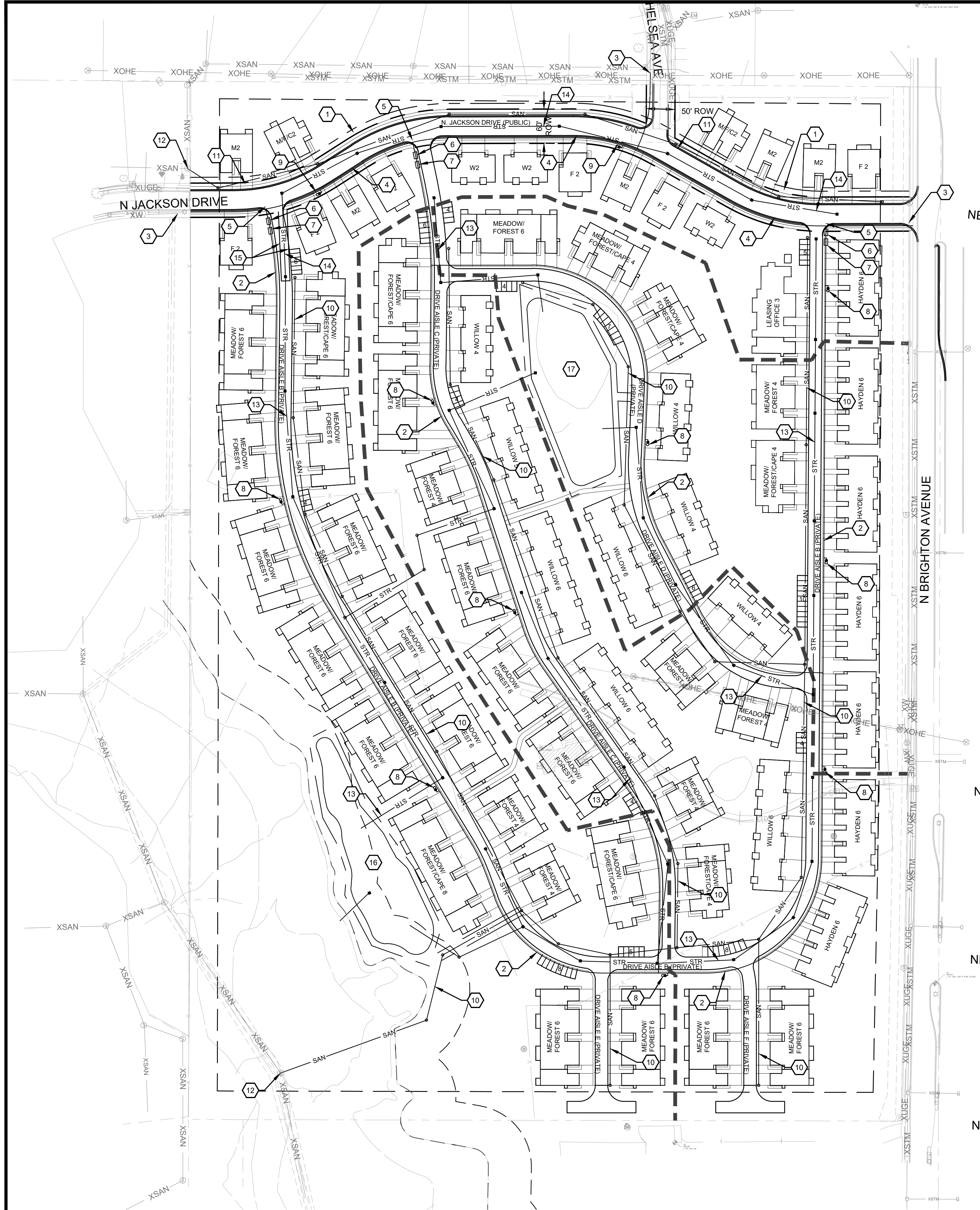
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

REVISIONS		
PROJECT INFO		
	210638-000	
ENGINEER	DRAWN BY	CHECKED BY
	AVD/ELM	BK

REDWOOD KANSAS CITY
 NORTH BRIGHTON AVENUE MO
 MASTER PLANNED DEVELOPMENT
 5925 N BRIGHTON AVE
 GRADING PLAN

DRAWING NO.
C202

P:\210638-0\1006-DRAWINGS\CIVIL\MPD SHEETS\210638-010 GRAD.DWG



TYPICAL DRIVE AISLE CROSS SECTION
NOT TO SCALE

KEY NOTES

- 1 10' UTILITY EASEMENT
- 2 PROPOSED 8" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 3 PROPOSED WATER CONNECTION TO EXISTING NETWORK
- 4 PROPOSED 8" PUBLIC WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 5 PROPOSED WATER CONNECTION FROM PRIVATE TO PUBLIC
- 6 INSTALL 1-8" DOUBLE CHECK BACKFLOW PREVENTER PIT PER WSD STANDARDS
- 7 INSTALL FULL FLOW FIRE METER PIT AND 1-8" METER PER WSD STANDARDS
- 8 PROPOSED PRIVATE FIRE HYDRANT
- 9 PROPOSED PUBLIC FIRE HYDRANT
- 10 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 11 PROPOSED 8" PUBLIC SANITARY SEWER (PVC)
- 12 PROPOSED SANITARY SEWER CONNECTION TO EXISTING NETWORK
- 13 PROPOSED PRIVATE STORM SEWER (HDPE)
- 14 PROPOSED PUBLIC STORM SEWER (HDPE)
- 15 PROPOSED 15' STORM DRAINAGE EASEMENT
- 16 DETENTION BASIN A
- 17 DETENTION BASIN B

UTILITY LEGEND

- XSAN — EX. SANITARY SEWER LINE
- XUGT — 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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PROJECT INFO
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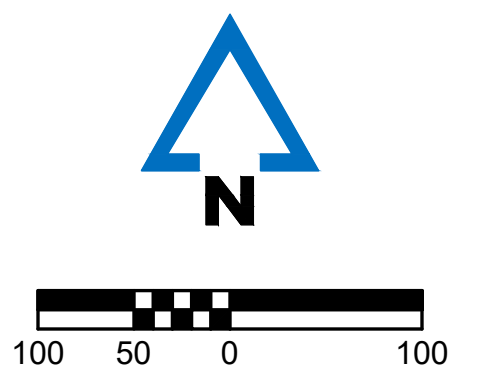
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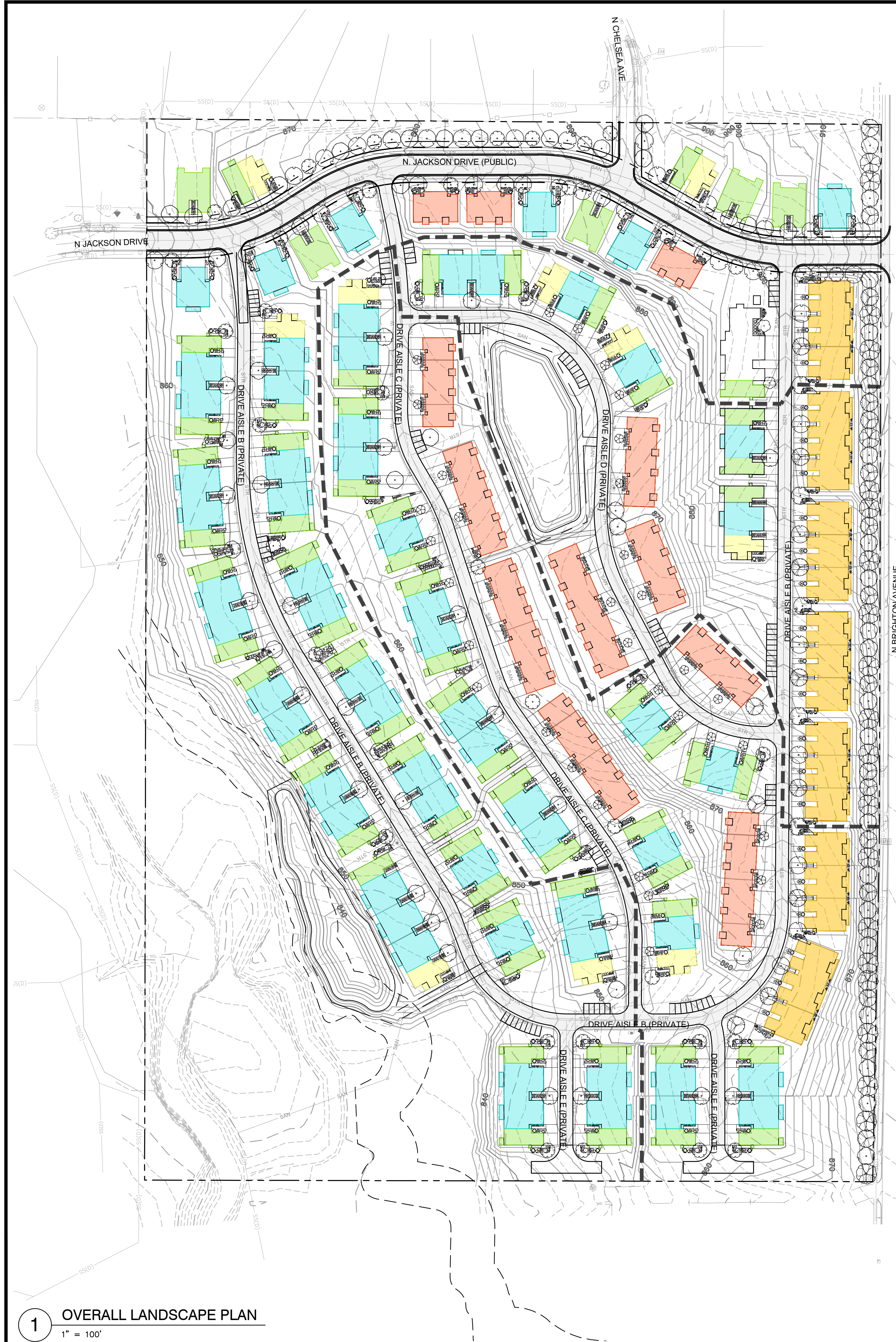
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REDWOOD KANSAS CITY
NORTH BRIGHTON AVENUE MO
MASTER PLANNED DEVELOPMENT
5925 N BRIGHTON AVE
UTILITY PLAN

DRAWING NO.
C300



P:\210638-0\1006-DRAWINGS\CIVIL\MPD SHEETS\210638-010 UTIL.DWG



LANDSCAPE REQUIREMENTS
 PER SERIES 400, SECTION 88-425 OF THE CITY OF KANSAS CITY, MISSOURI UNIFIED DEVELOPMENT ORDINANCE:

STREET TREES (88-425-03)	REQUIREMENT	PROVIDED
JACKSON/59TH	1 STREET TREE PER 30 LF (1315+1315 LF = 88 TREES)	62 TREES
N. BRIGHTON AVE.	1 STREET TREE PER 30 LF (1,756 LF = 56 TREES)	58 TREES
N. CHELSEA AVE.	1 STREET TREE PER 30 LF (112 + 134 LF = 8 TREES)	4 TREES

SCREENING OF MECH. EQUIP. (88-425-08)	REQUIREMENT	PROVIDED
	SCREEN EQUIPMENT TALLER THAN 30" FROM ROW	SCREENING AS REQUIRED



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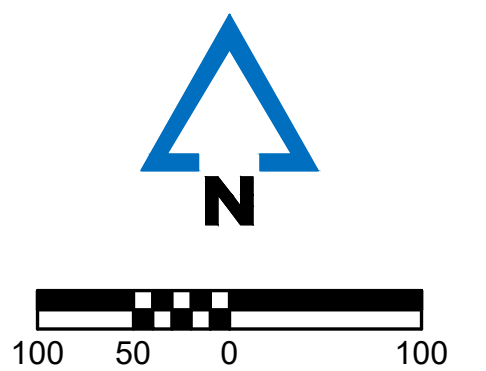
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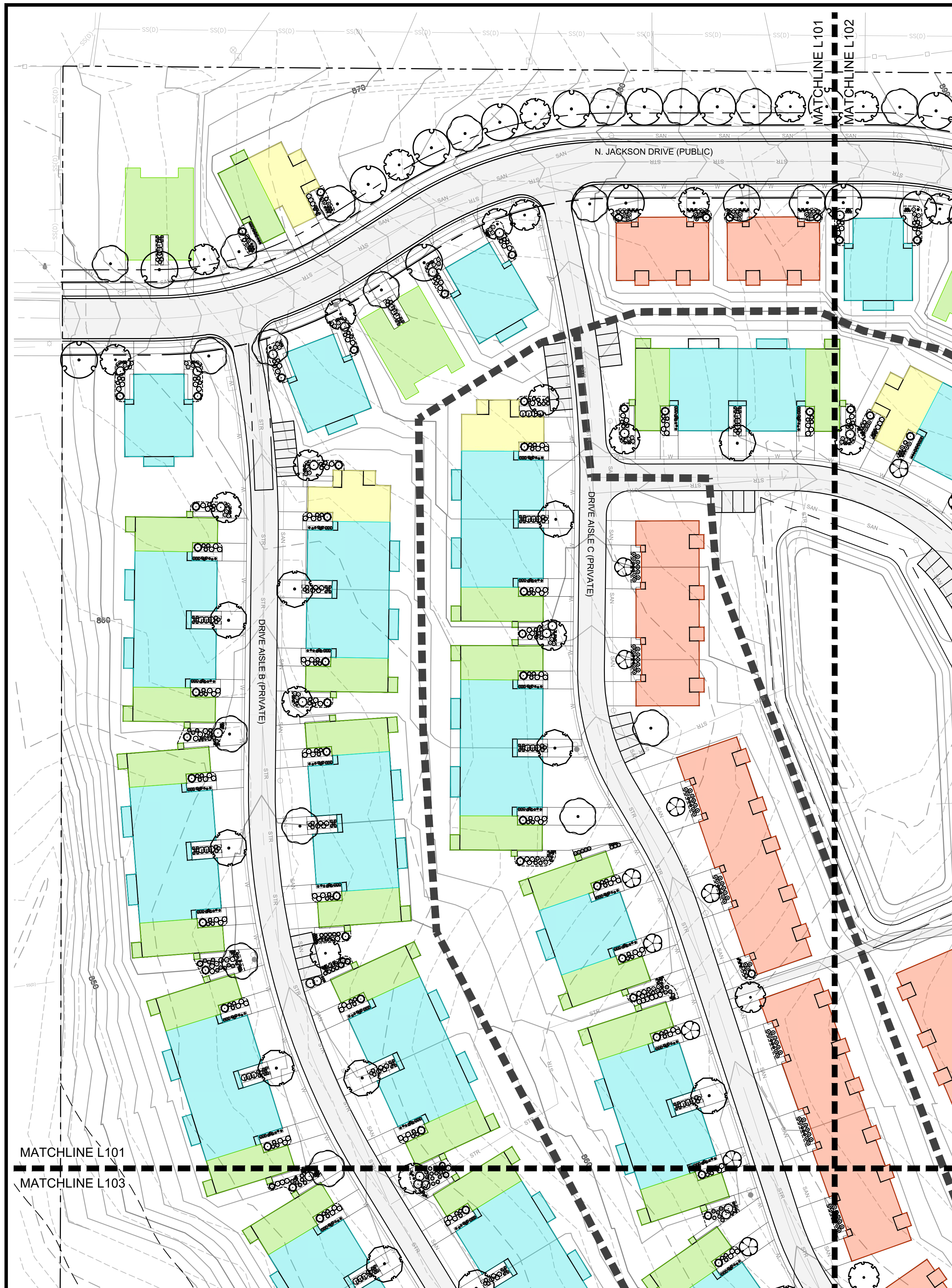
REDWOOD KANSAS CITY
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 5925 N BRIGHTON AVE
 OVERALL LANDSCAPE PLAN
 P:\210638-0\1006-DRAWINGS\LANDSCAPE\MPD\210638-010 LS MPD BRIGHTON.DWG

1 OVERALL LANDSCAPE PLAN
 1" = 100'

LEGEND

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





PLANT LEGEND L101

TREES	CODE	BOTANICAL / COMMON NAME	CONT
	AU	Acer rubrum 'Autumn Blaze' / Red Maple	B&B, 2" Cal.
	GI	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B&B, 2" Cal.
	TG	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal.
	UC	Ulmus x 'Frontier' / Frontier Elm	B&B, 2" Cal.
	ZM	Zelkova serrata 'Musashino' / Musashino Sawleaf Zelkova	B&B, 2" Cal.
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT
	TP	Thuja occidentalis 'Hetz Wintergreen' / Hetz Arborvitae	B&B, 5' Ht
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	AF	Cornus stolonifera 'Farrow' TM / Red Twig Dogwood	5 gal
	HT	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	SG	Spiraea x bumalda 'Goldflame' / Goldflame Spiraea	5 gal
	SL	Spiraea x bumalda 'Little Princess' / Little Princess Spiraea	5 gal
	SO	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac	5 gal
	VN	Viburnum nudum 'Winterthur' / Winterthur Viburnum	5 gal
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	BB	Buxus m. var. japonica 'Gregem' TM / Baby Gem Boxwood	5 gal
	BU	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal
	JB	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
PERENNIALS/GRASSES	CODE	BOTANICAL / COMMON NAME	CONT
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	HP	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal
	HO	Hosta x 'Patriot' / Patriot Hosta	1 gal
	MS	Miscanthus sinensis 'Adagio' / Adagio Miscanthus	1 gal
	MF	Miscanthus x 'Purpurascens' / Flame Grass	1 gal

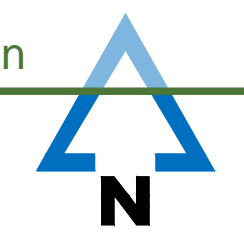
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	FORESTWOOD
	CAPEWOOD



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1 LANDSCAPE ENLARGEMENT
 1" = 50'

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 MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

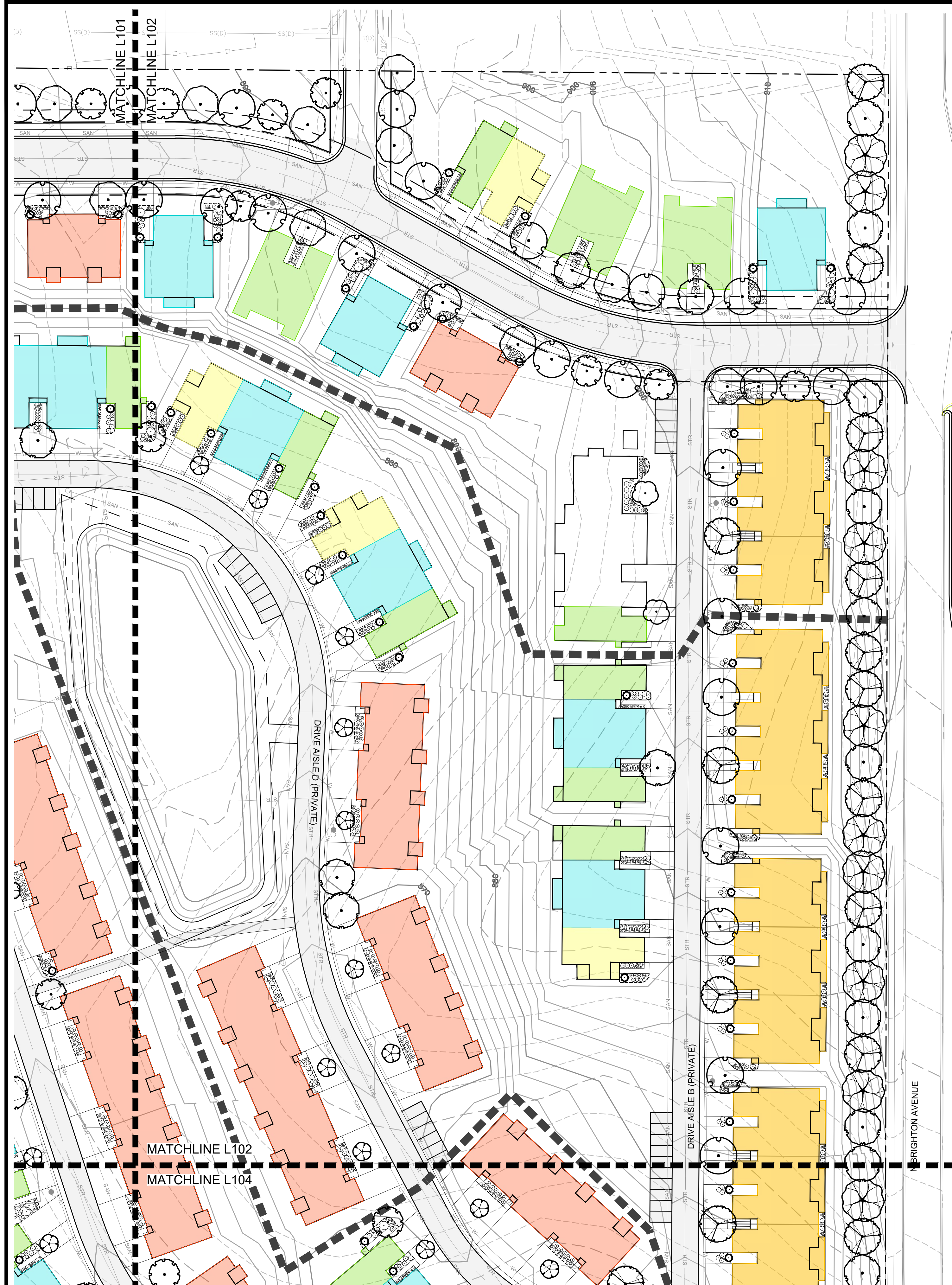
REVISIONS

PROJECT INFO
 210638-000

ENGINEER DRAWN BY CHECKED BY
 AVDIEM BK

REDWOOD KANSAS CITY
 NORTH BRIGHTON AVENUE MO
 MASTER PLANNED DEVELOPMENT
 5925 N BRIGHTON AVE
 LANDSCAPE ENLARGEMENT
 P:\210638-0\1006-DRAWINGS\LANDSCAPE\MPD\210638-010 LS MPD BRIGHTON.DWG

DRAWING NO.
L101



PLANT LEGEND L102

TREES	CODE	BOTANICAL / COMMON NAME	CONT
	AU	Acer rubrum 'Autumn Blaze' / Red Maple	B&B, 2" Cal.
	GT	Ginkgo biloba 'The President' TM / Ginkgo	B&B, 2" Cal.
	GI	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B&B, 2" Cal.
	NS	Nyssa sylvatica / Tupelo	B&B, 2" Cal.
	QR	Quercus robur / English Oak	B&B, 2" Cal.
	TG	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal.
	UC	Ulmus x 'Frontier' / Frontier Elm	B&B, 2" Cal.
	ZM	Zelkova serrata 'Musashino' / Musashino Sawleaf Zelkova	B&B, 2" Cal.
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT
	TP	Thuja occidentalis 'Hetz Wintergreen' / Hetz Arborvitae	B&B, 5' Ht
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	AF	Cornus stolonifera 'Farrow' TM / Red Twig Dogwood	5 gal
	HT	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	SG	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
	SL	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	5 gal
	SO	Syringa x 'SMNRP1' TM / Bloomerang Dwarf Pink Lilac	5 gal
	VN	Viburnum nudum 'Winterthur' / Winterthur Viburnum	5 gal
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	BB	Buxus m. var. japonica 'Gregem' TM / Baby Gem Boxwood	5 gal
	BU	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal
	JL	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal
	JB	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
PERENNIALS/GRASSES	CODE	BOTANICAL / COMMON NAME	CONT
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	HP	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal
	HO	Hosta x 'Patriot' / Patriot Hosta	1 gal
	MS	Miscanthus sinensis 'Adagio' / Adagio Miscanthus	1 gal
	MF	Miscanthus x 'Purpurascens' / Flame Grass	1 gal

LEGEND

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



City Plan Commission
Recommends Approval with Conditions
 of Case No. CD-CPC-2022-00021 on 5/18/2022

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



McCLURE™
 1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
 P 816-756-0444
 F 816-756-1763
 Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
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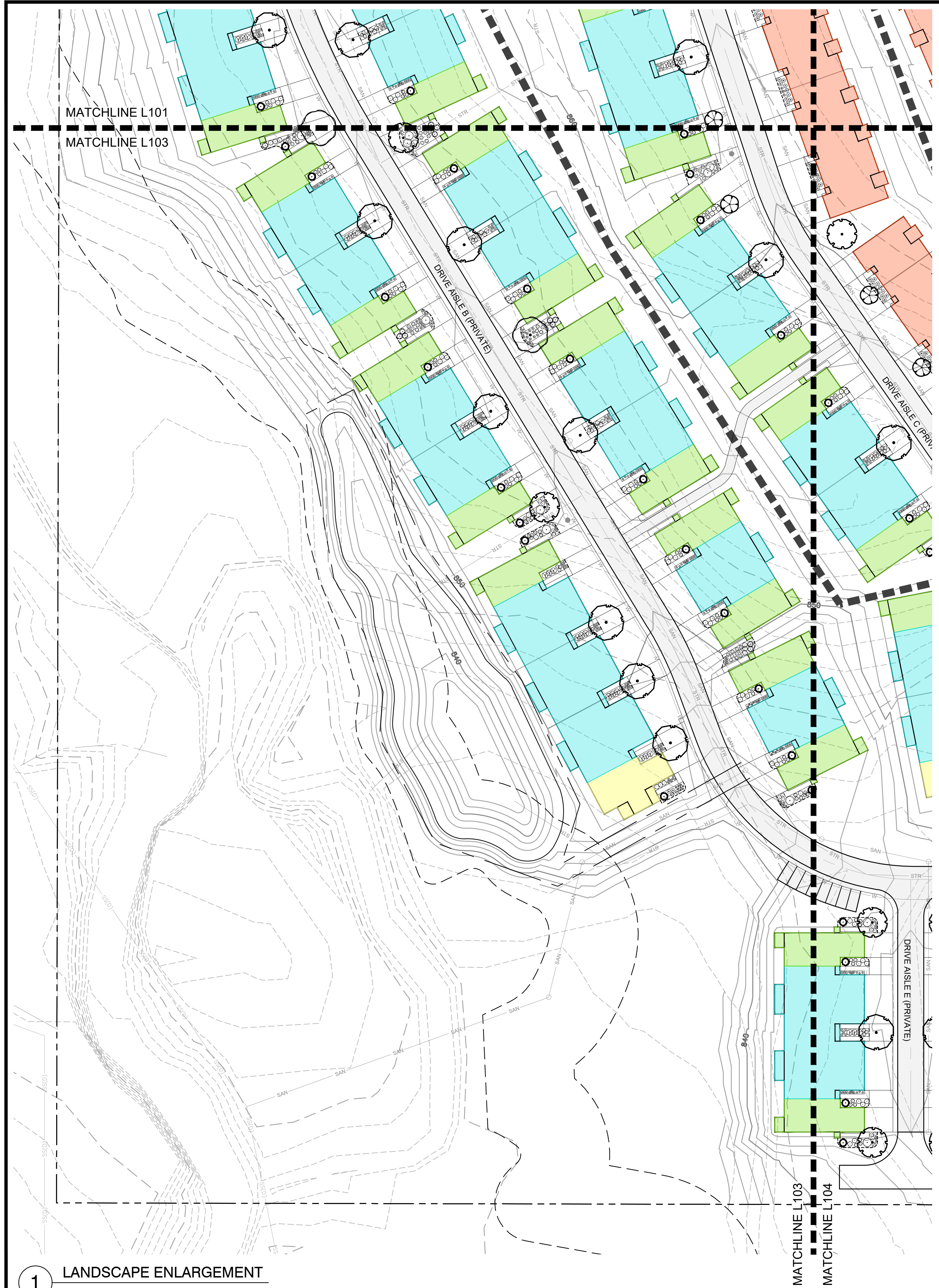
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 AVD/ELM BK

REDWOOD KANSAS CITY
 NORTH BRIGHTON AVENUE MO
 MASTER PLANNED DEVELOPMENT
 5925 N BRIGHTON AVE
 LANDSCAPE ENLARGEMENT

DRAWING NO.
L102

1 LANDSCAPE ENLARGEMENT
 1" = 50'



PLANT LEGEND L103

TREES	CODE	BOTANICAL / COMMON NAME	CONT
	GI	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B&B, 2" Cal.
	TG	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal.
	UC	Ulmus x 'Frontier' / Frontier Elm	B&B, 2" Cal.
	ZM	Zelkova serrata 'Musashino' / Musashino Sawleaf Zelkova	B&B, 2" Cal.
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT
	TP	Thuja occidentalis 'Hetz Wintergreen' / Hetz Arborvitae	B&B, 5" Ht
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	AF	Cornus stolonifera 'Farrow' TM / Red Twig Dogwood	5 gal
	HT	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	SG	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
	SL	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	5 gal
	SO	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac	5 gal
	VN	Viburnum nudum 'Winterthur' / Winterthur Viburnum	5 gal
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	BB	Buxus m. var. japonica 'Gregen' TM / Baby Gem Boxwood	5 gal
	BU	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal
	JB	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
PERENNIALS/GRASSES	CODE	BOTANICAL / COMMON NAME	CONT
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	HP	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal
	HO	Hosta x 'Patriot' / Patriot Hosta	1 gal
	MS	Miscanthus sinensis 'Adagio' / Adagio Miscanthus	1 gal

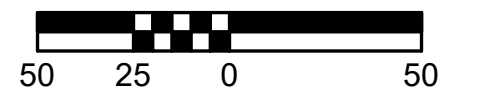
LEGEND

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



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McCLURE™
 1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
 P 816-756-0444
 F 816-756-1763
 Ankeny, IA | Carroll, IA | Clive, IA
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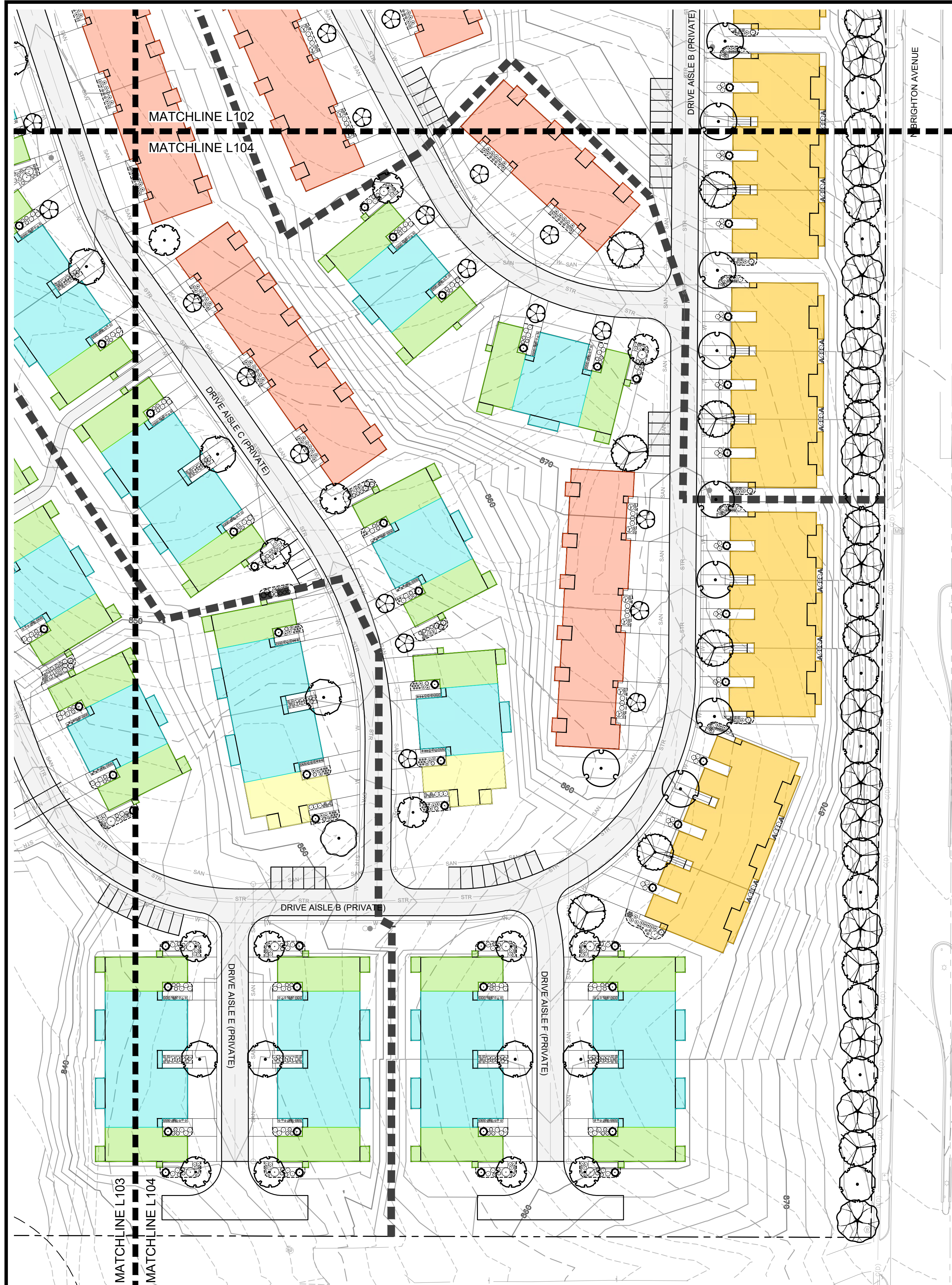
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 LANDSCAPE ENLARGEMENT
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1 LANDSCAPE ENLARGEMENT
 1" = 50'

DRAWING NO.
L103



1 LANDSCAPE ENLARGEMENT
1" = 50'

PLANT LEGEND L104

TREES	CODE	BOTANICAL / COMMON NAME	CONT
	AU	Acer rubrum 'Autumn Blaze' / Red Maple	B&B, 2" Cal.
	GT	Ginkgo biloba 'The President' TM / Ginkgo	B&B, 2" Cal.
	GI	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B&B, 2" Cal.
	QR	Quercus robur / English Oak	B&B, 2" Cal.
	TG	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal.
	UC	Ulmus x 'Frontier' / Frontier Elm	B&B, 2" Cal.
	ZM	Zelkova serrata 'Musashino' / Musashino Sawleaf Zelkova	B&B, 2" Cal.
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT
	TP	Thuja occidentalis 'Hetz Wintergreen' / Hetz Arborvitae	B&B, 5" Ht
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	AF	Cornus stolonifera 'Farrow' TM / Red Twig Dogwood	5 gal
	HT	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	SG	Spiraea x bumalda 'Goldflame' / Goldflame Spiraea	5 gal
	SL	Spiraea x bumalda 'Little Princess' / Little Princess Spiraea	5 gal
	SO	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac	5 gal
	VN	Viburnum nudum 'Winterthur' / Winterthur Viburnum	5 gal
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	BB	Buxus m. var. japonica 'Gagem' TM / Baby Gem Boxwood	5 gal
	BU	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal
	JL	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal
	JB	Juniperus sabinna 'Buffalo' / Buffalo Juniper	5 gal
PERENNIALS/GRASSES	CODE	BOTANICAL / COMMON NAME	CONT
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	HP	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal
	HO	Hosta x 'Patriot' / Patriot Hosta	1 gal
	MS	Miscanthus sinensis 'Adagio' / Adagio Miscanthus	1 gal
	MF	Miscanthus x 'Purpurascens' / Flame Grass	1 gal

LEGEND

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



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McCLURE™
1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763
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NORTH BRIGHTON AVENUE MO
MASTER PLANNED DEVELOPMENT
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LANDSCAPE ENLARGEMENT

DRAWING NO.
L104



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OVERALL PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AU	42	Acer rubrum 'Autumn Blaze' / Red Maple	B&B, 2" Cal.
	GT	27	Ginkgo biloba 'The President' TM / Ginkgo	B&B, 2" Cal.
	GI	28	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B&B, 2" Cal.
	NS	2	Nyssa sylvatica / Tupelo	B&B, 2" Cal.
	QR	21	Quercus robur / English Oak	B&B, 2" Cal.
	TG	48	Tilia cordata 'Greenspire' / Littleleaf Linden	B&B, 2" Cal.
	UC	41	Ulmus x 'Frontier' / Frontier Elm	B&B, 2" Cal.
	ZM	34	Zelkova serrata 'Musashino' / Musashino Sawleaf Zelkova	B&B, 2" Cal.
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	TP	141	Thuja occidentalis 'Hetz Wintergreen' / Hetz Arborvitae	B&B, 5' Ht
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AF	164	Cornus stolonifera 'Farrow' TM / Red Twig Dogwood	5 gal
	HT	100	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal
	SG	138	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
	SL	333	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	5 gal
	SO	327	Syringa x 'SMNJRP1' TM / Bloomerang Dwarf Pink Lilac	5 gal
	VN	33	Viburnum nudum 'Winterthur' / Winterthur Viburnum	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BB	211	Buxus m. var. japonica 'Gregem' TM / Baby Gem Boxwood	5 gal
	BU	265	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal
	JL	2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal
	JB	41	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal
PERENNIALS/GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CK	61	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal
	HH	480	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	HP	413	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal
	HO	354	Hosta x 'Patriot' / Patriot Hosta	1 gal
	MS	117	Miscanthus sinensis 'Adagio' / Adagio Miscanthus	1 gal
	MF	78	Miscanthus x 'Purpurascens' / Flame Grass	1 gal

LANDSCAPE NOTES:

- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE KANSAS CITY, MISSOURI UNIFIED DEVELOPMENT STANDARDS AND SHALL FUNCTION AS PART OF A COORDINATED DOCUMENT SET. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF KANSAS CITY, MISSOURI TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.
- FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
- COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, NATIVE VEGETATION, SHRUB BEDS, PARKING LOT ISLANDS, AND SITE CLEAN-UP.
- VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
- DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
- INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1/2" TO 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
- MULCH TO 3" MIN. DEPTH WITH DARK BROWN, DOUBLE SHREDDED HARDWOOD MULCH FOR ALL TREE AND LANDSCAPE BEDS OR AS SPECIFIED. PINE STRAW, BARK MULCH, GORILLA HAIR, OR EQUIVALENT IS NOT AN ACCEPTABLE MULCH. ROCK MULCH TO 3" MIN. DEPTH PER PLANS OR AS SPECIFIED. ADD PREEN OR SNAPSHOT TO LANDSCAPE BEDS BEFORE AND AFTER MULCHING FROM MARCH 1 TO OCTOBER 1; IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH. INSTALL PLANTING BEDS AND ROCK BEDS WITH SPECIFIED WEED BARRIER FABRIC UNDERLAYMENT.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
- STAKE ALL TREES WITH A MINIMUM OF TWO (2) STAKES. STAKES TO BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION BY TENANT.
- TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.
- TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
- PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
- PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.
- DELEGATED DESIGN: IRRIGATE LANDSCAPED AND TURF AREAS SHALL BE WITH A PERMANENT, AUTOMATED SYSTEM. PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. CONTRACTOR TO PROVIDE SITE DRAWINGS DISPLAYING ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES WITH CAPS RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GENERAL CONTRACTOR SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS. COORDINATE THESE ITEMS AND SLEEVES.

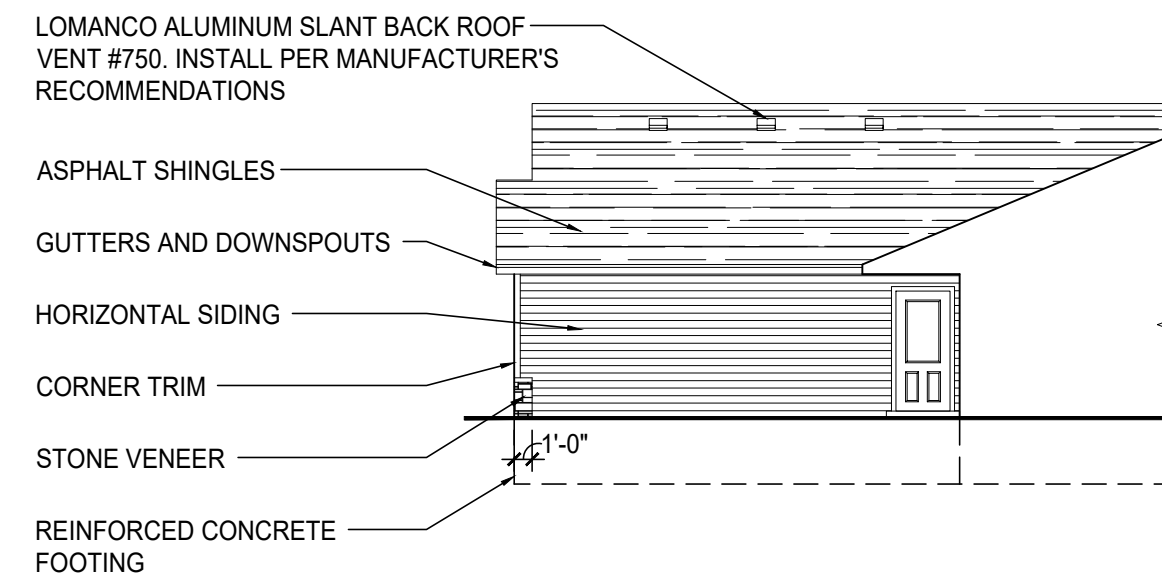
REVISIONS

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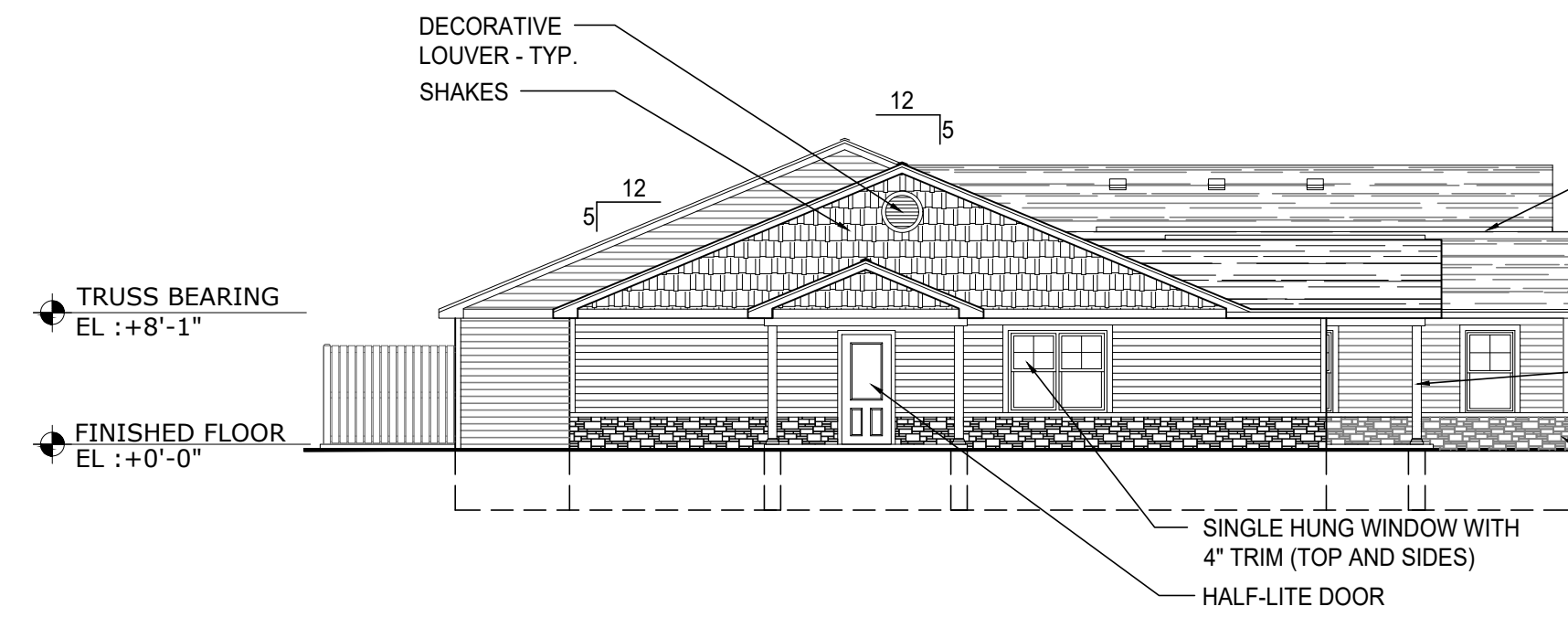
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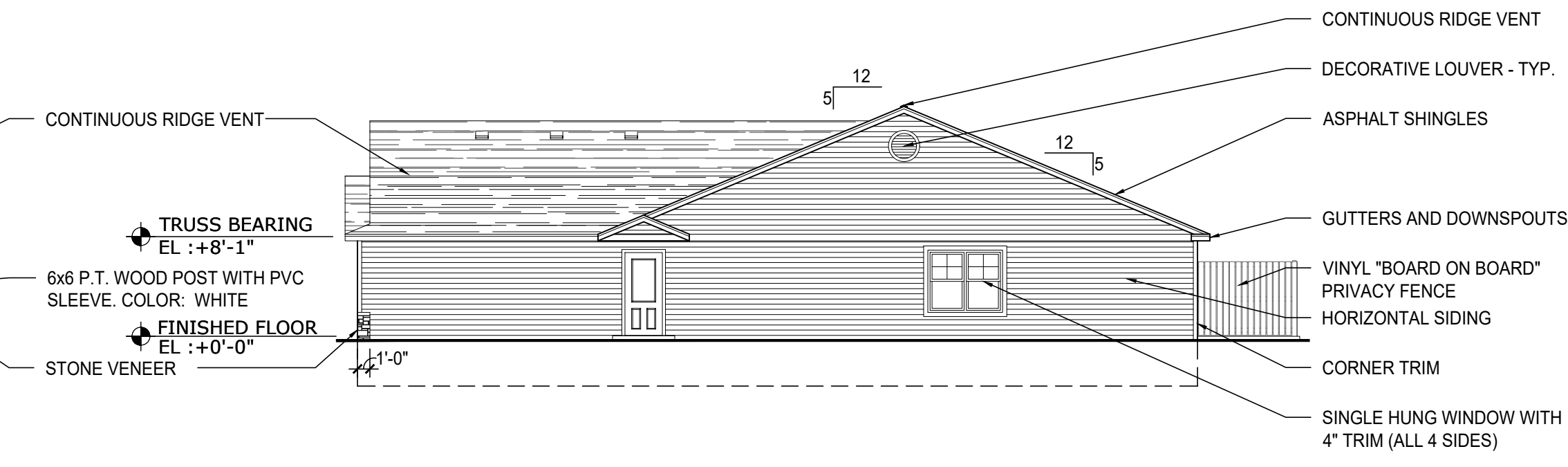




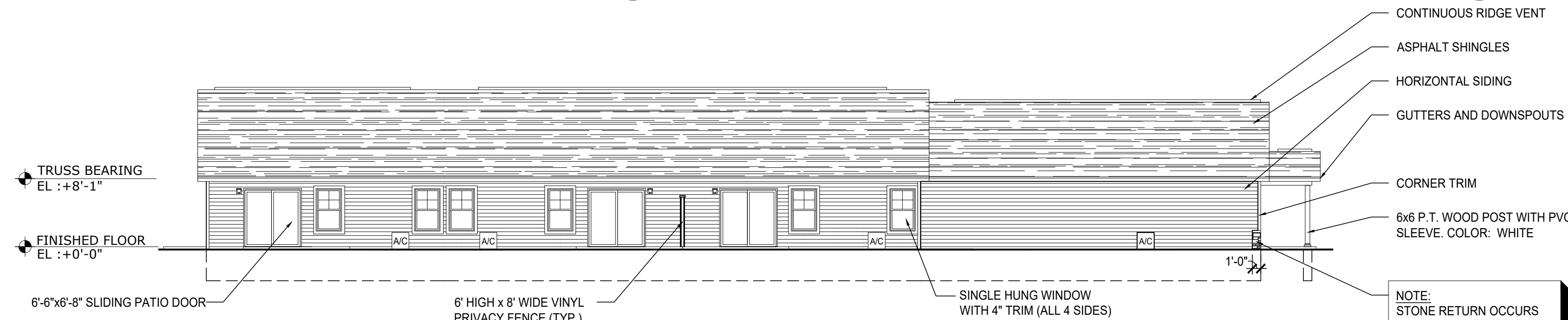
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



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

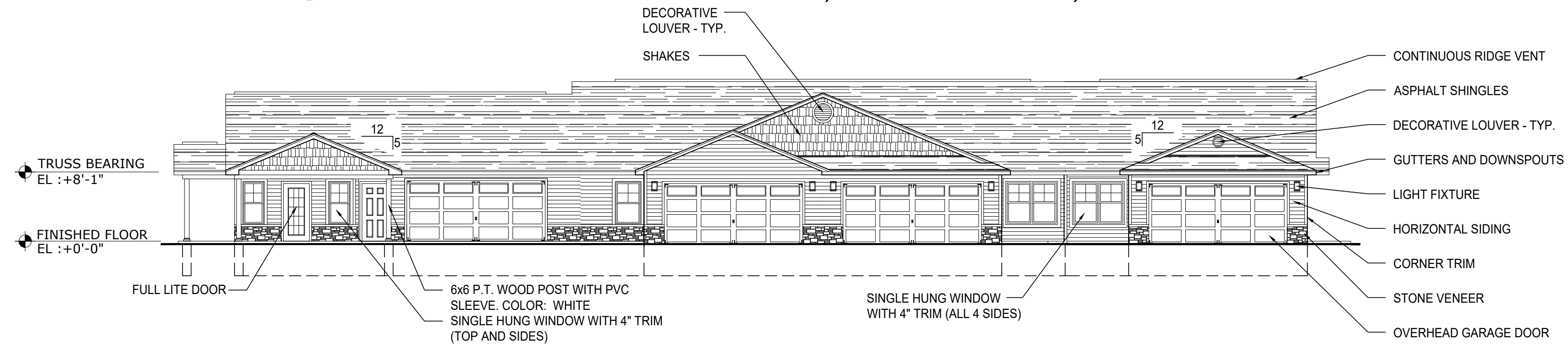


3 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"

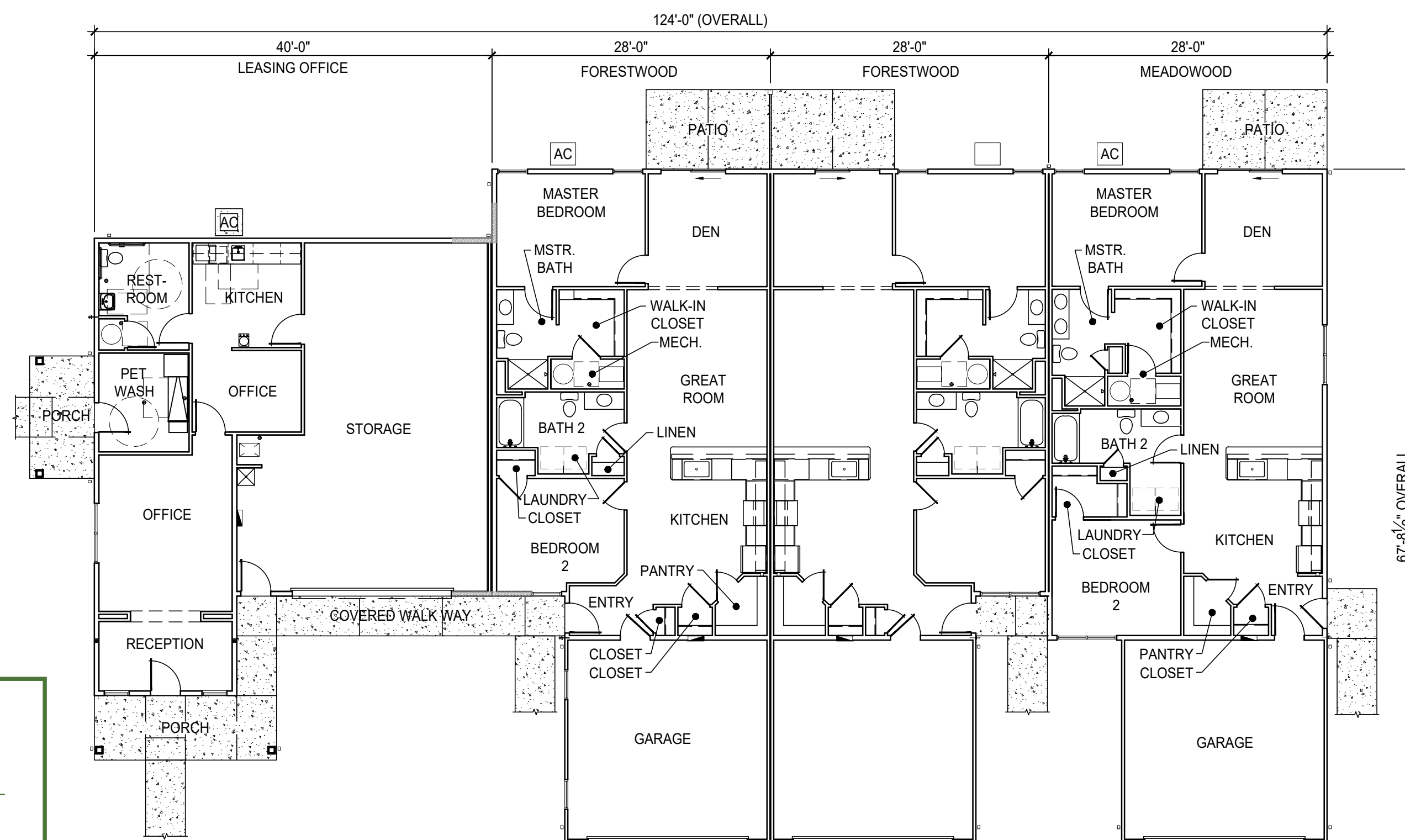


2 REAR ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"

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



1 FRONT ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

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

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

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

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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

Redwood
APARTMENT NEIGHBORHOODS

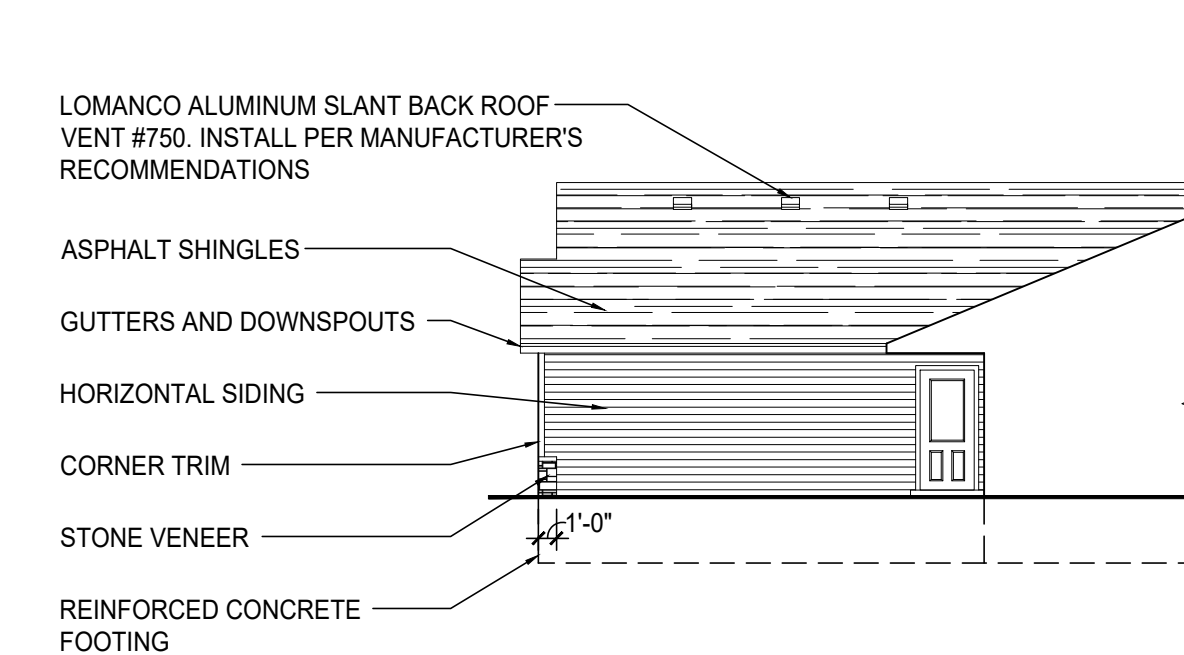
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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2022-00021 on 5/18/2022

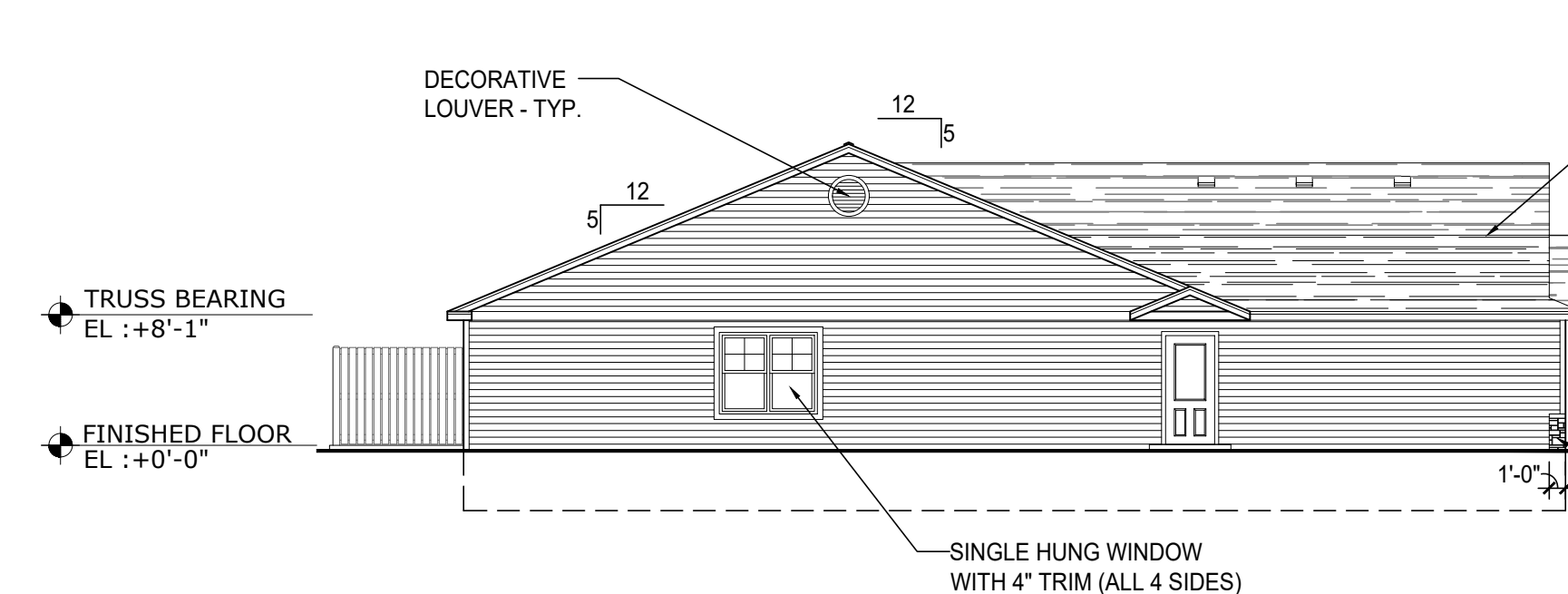
Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

CITY PLANNING AND DEVELOPMENT

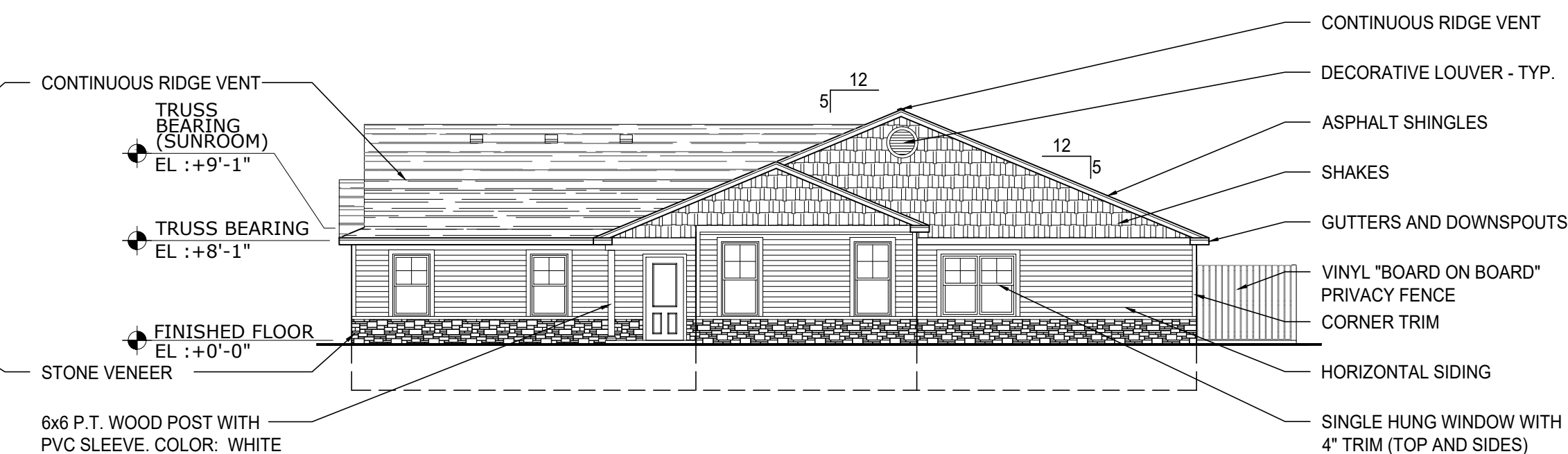
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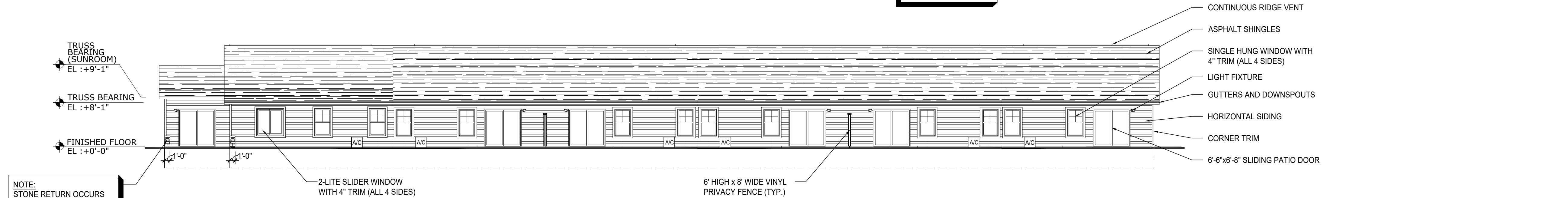
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



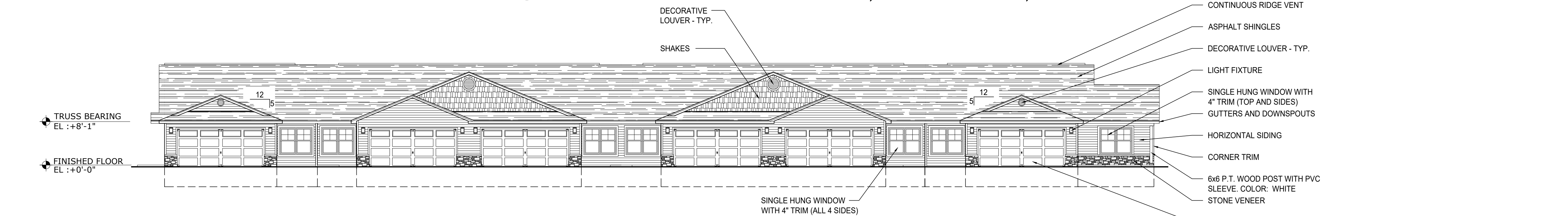
4 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



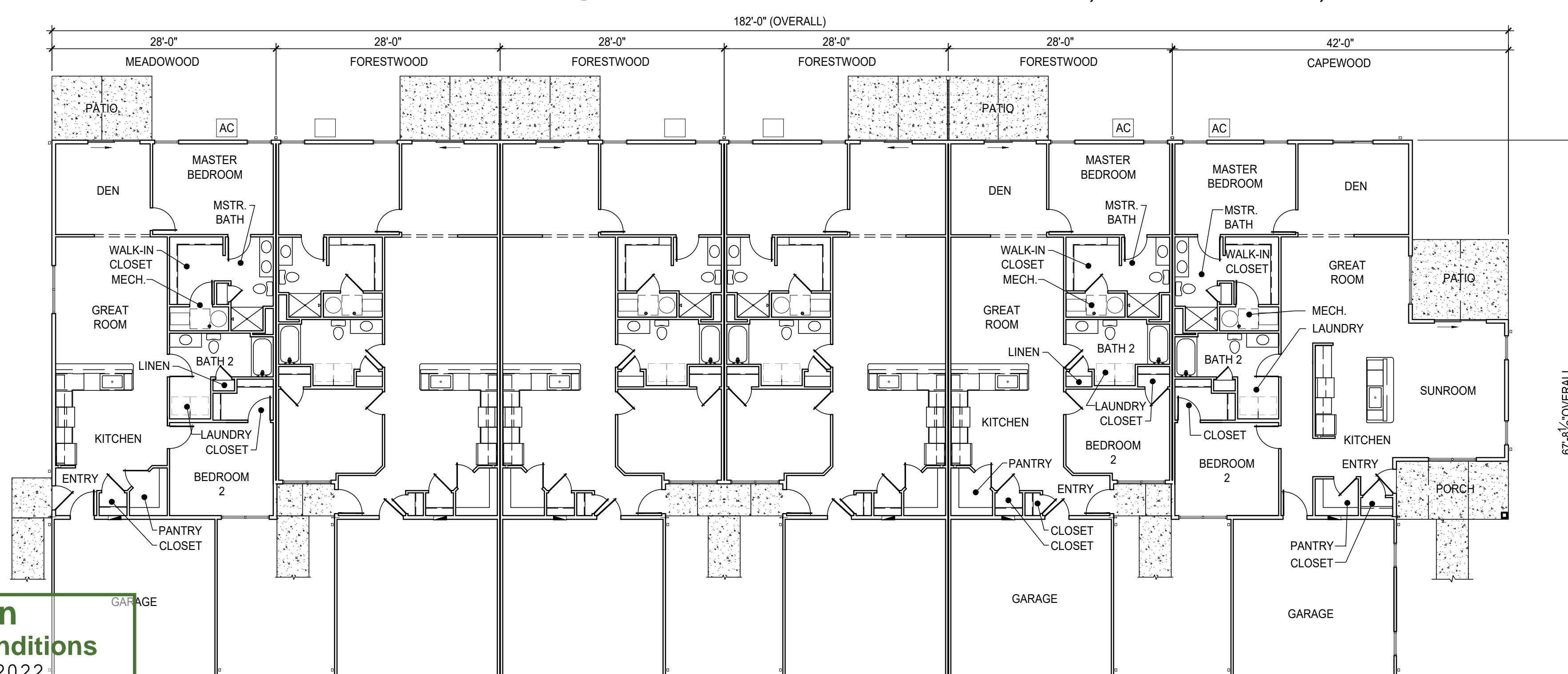
3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"



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



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

BUILDING FLOOR PLAN AND ELEVATIONS

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Redwood
APARTMENT NEIGHBORHOODS

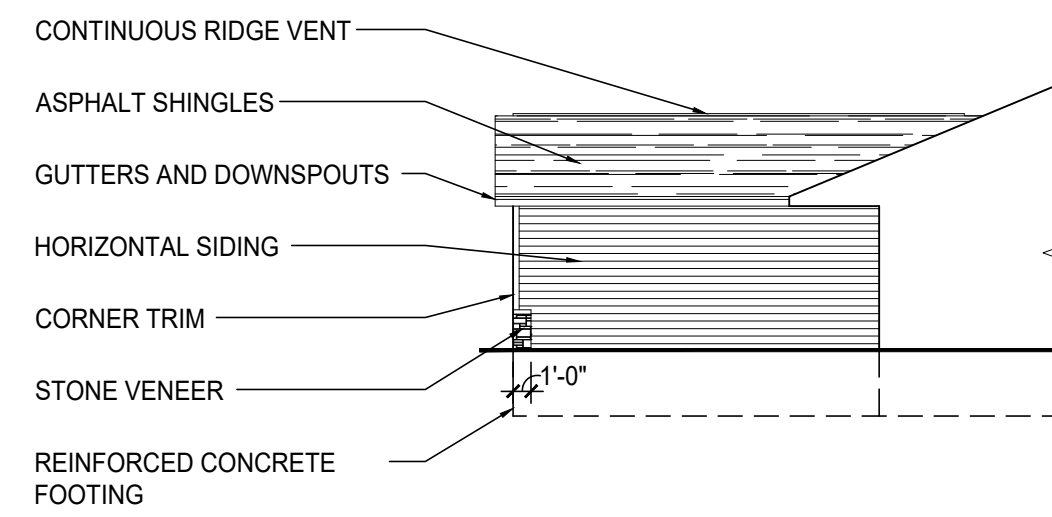
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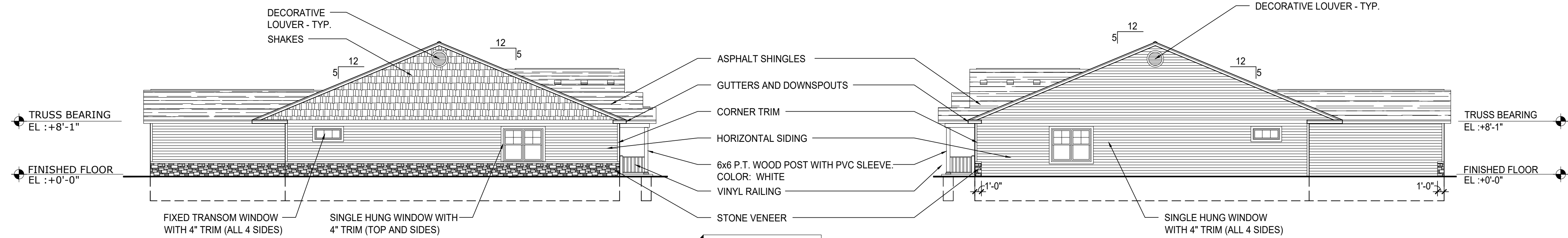
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Secretary of the Commission

REVISIONS

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

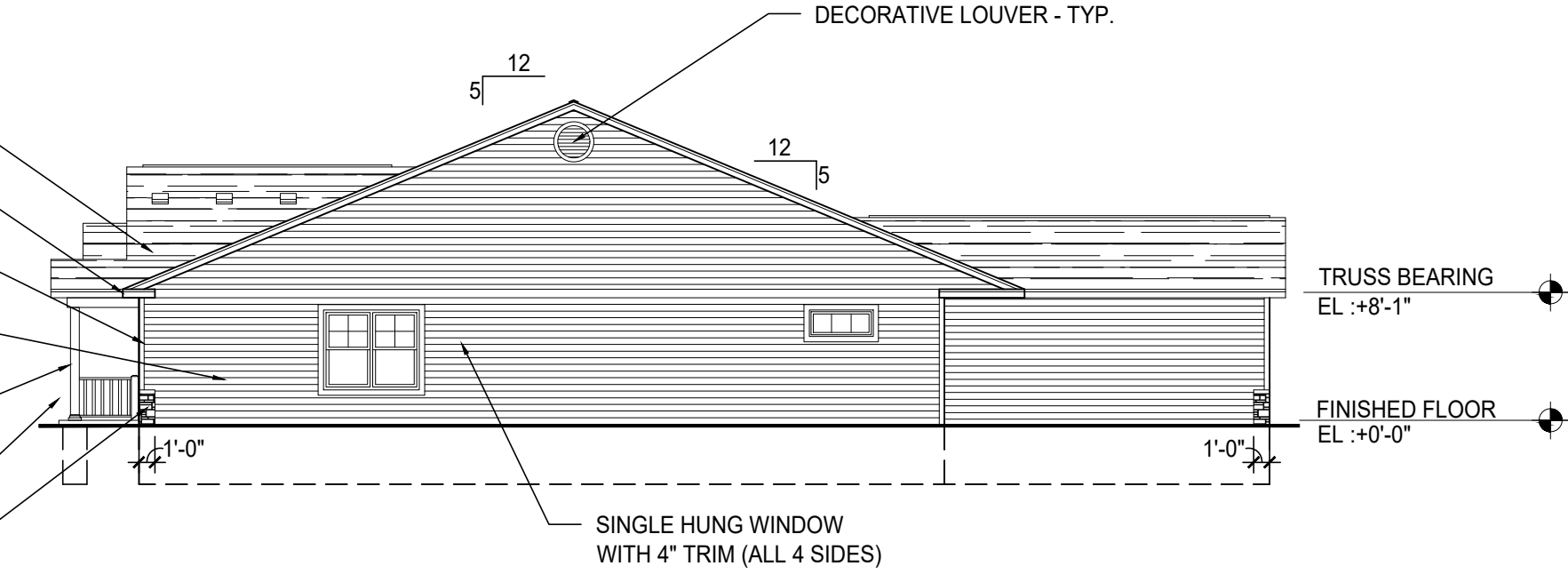


4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

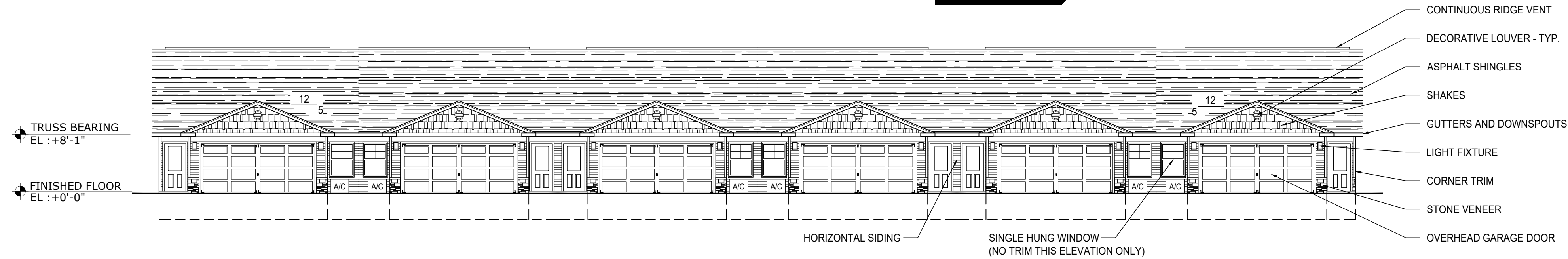


NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

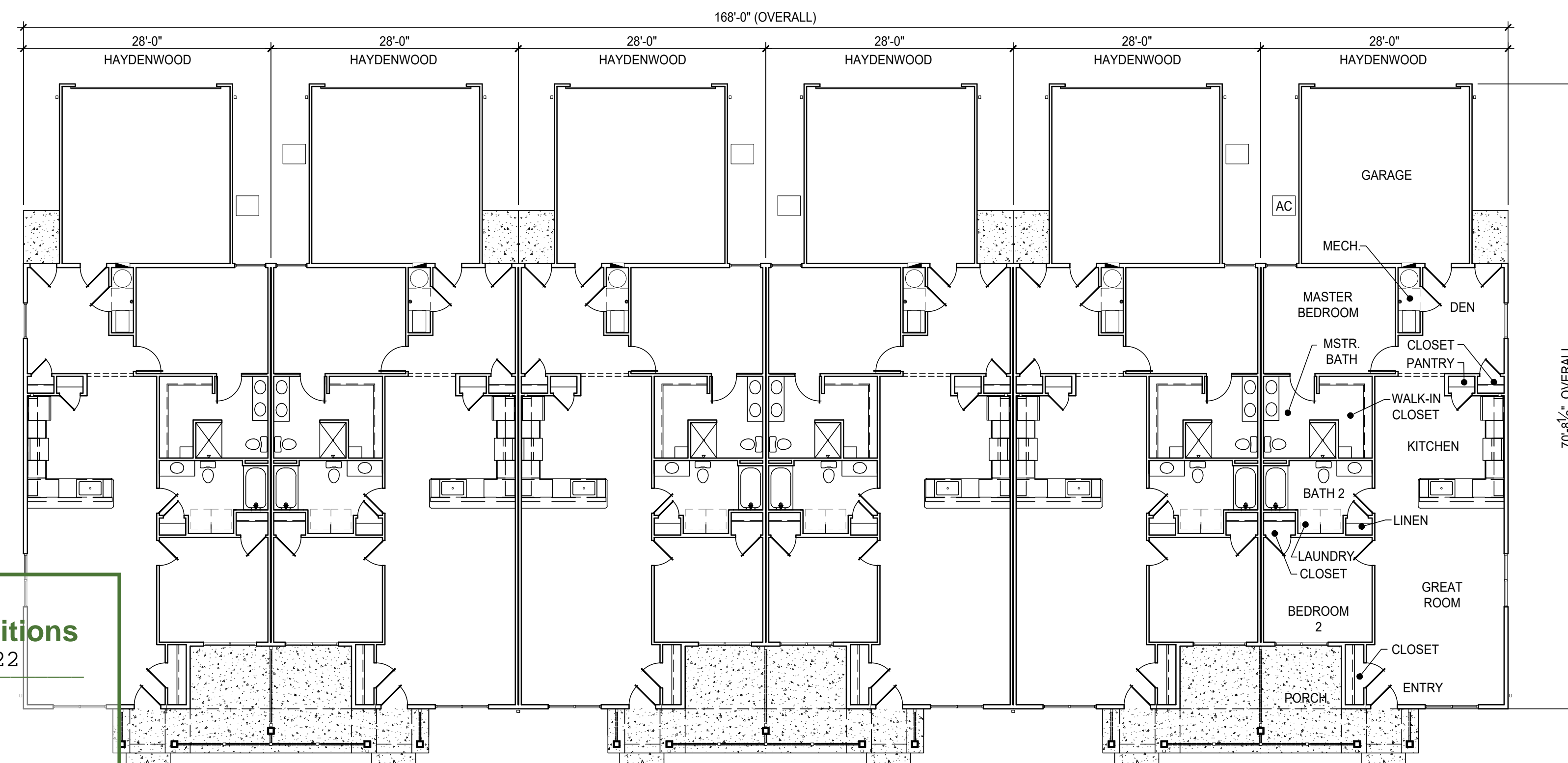
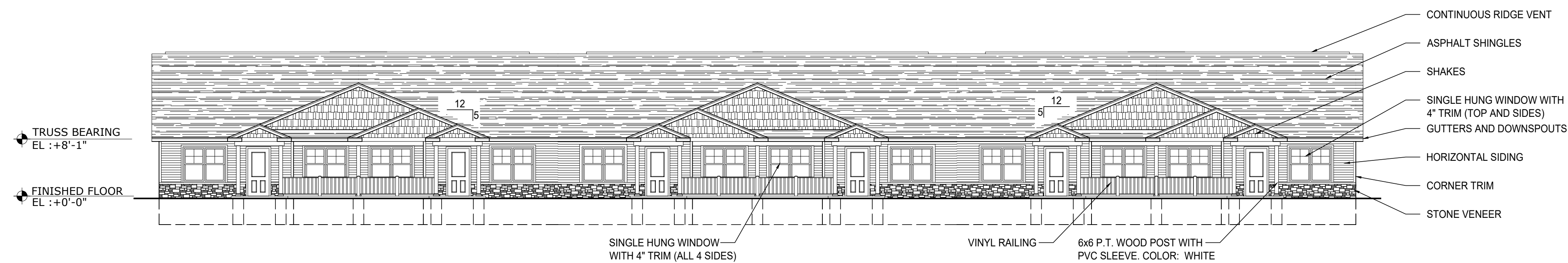
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



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

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FRONT PERSPECTIVE

CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
MEADOWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
HAYDENWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE

WILLOWOOD

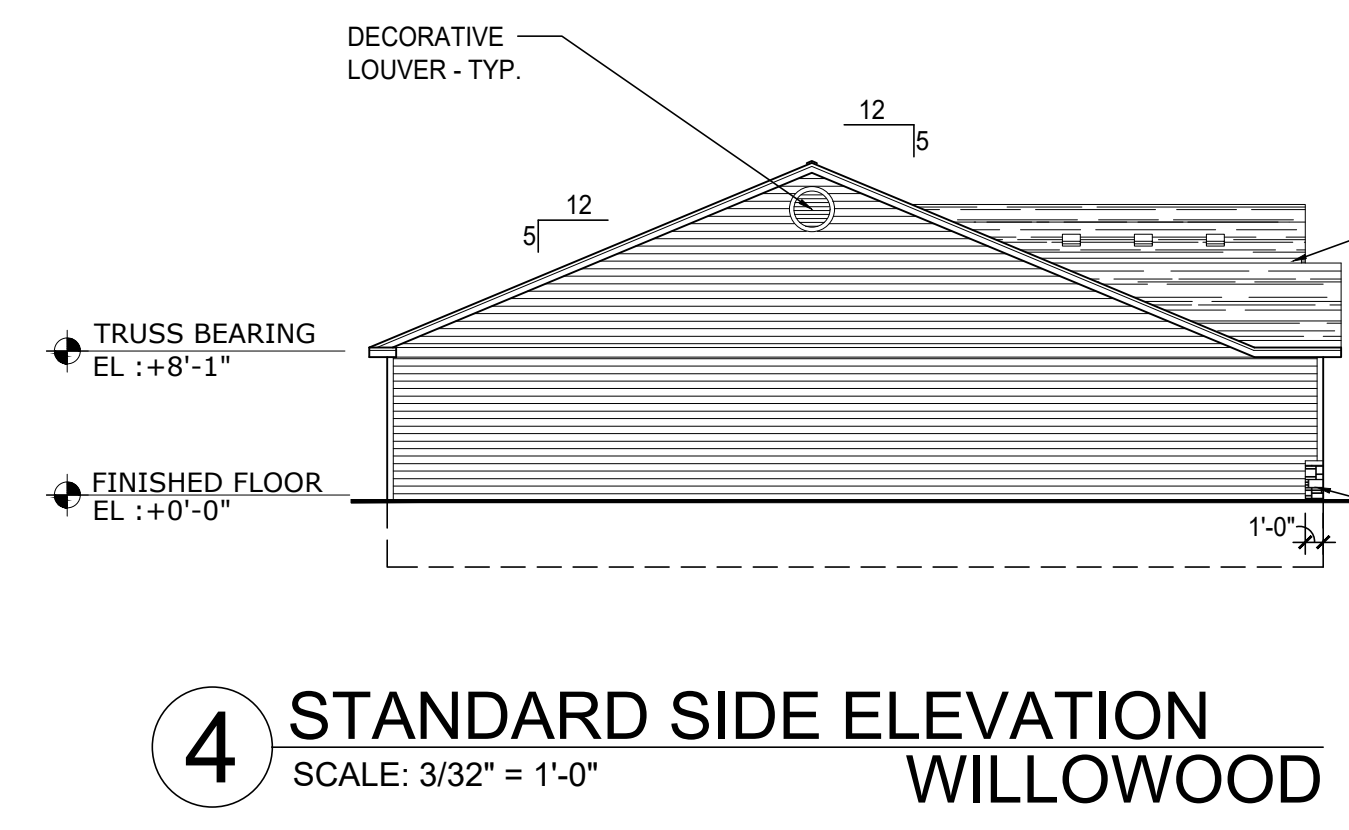
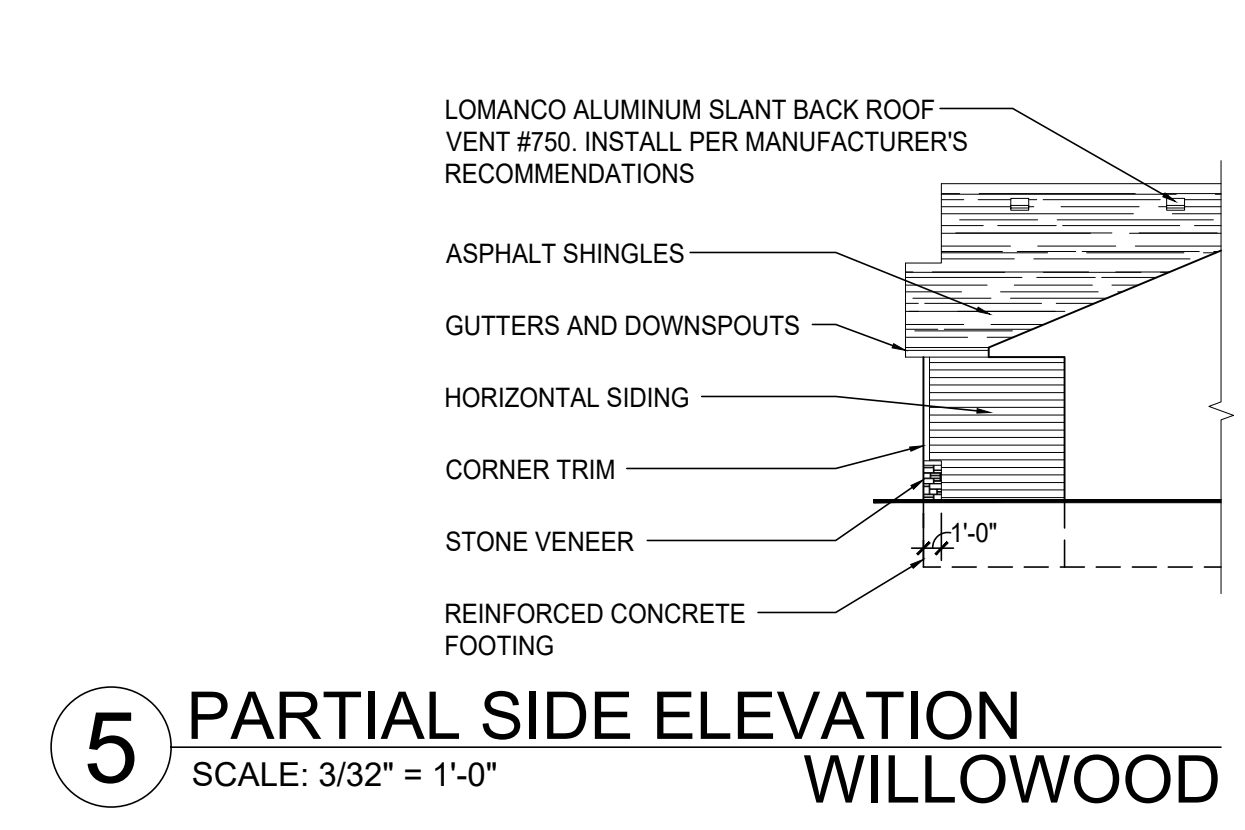


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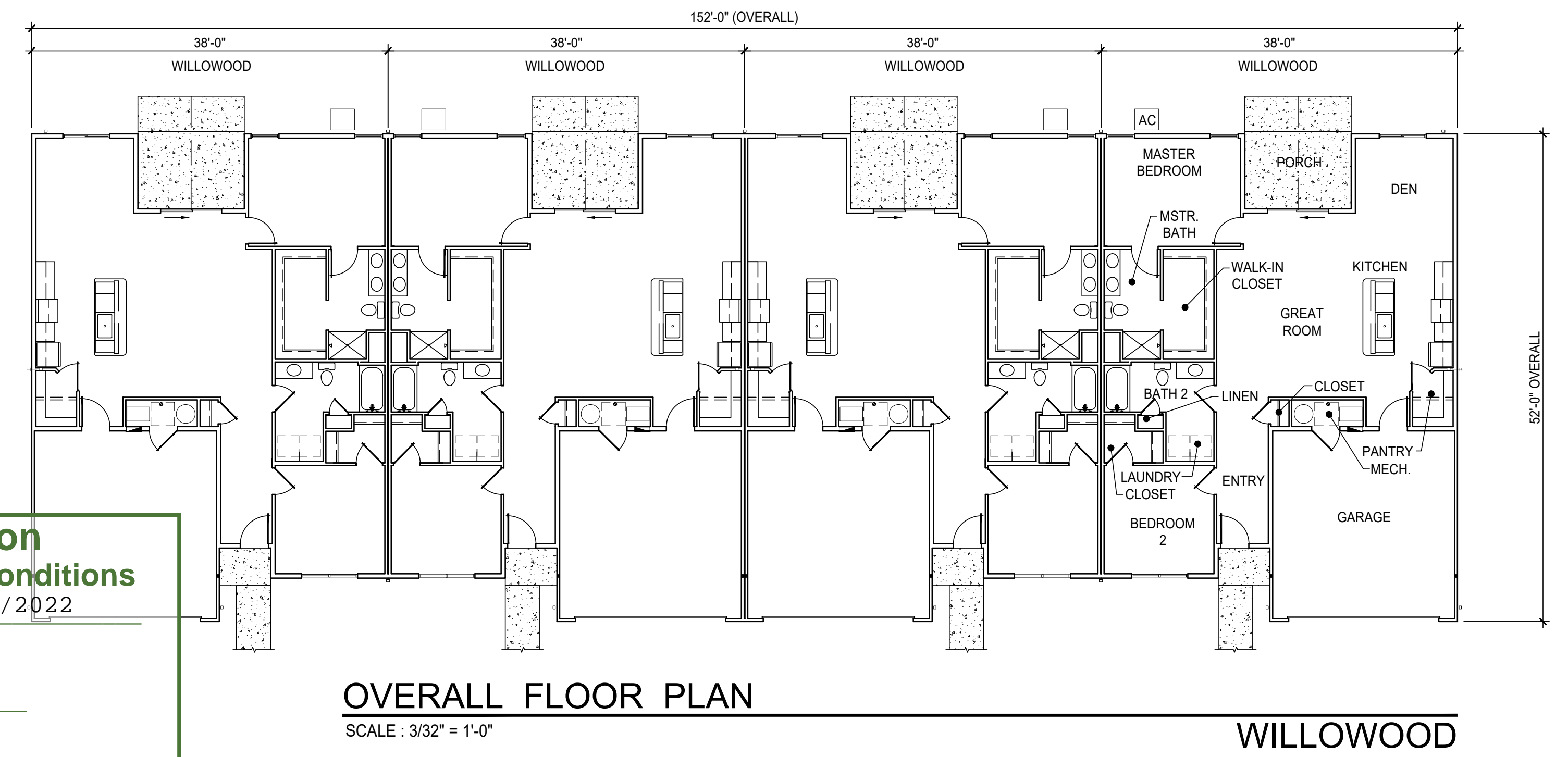
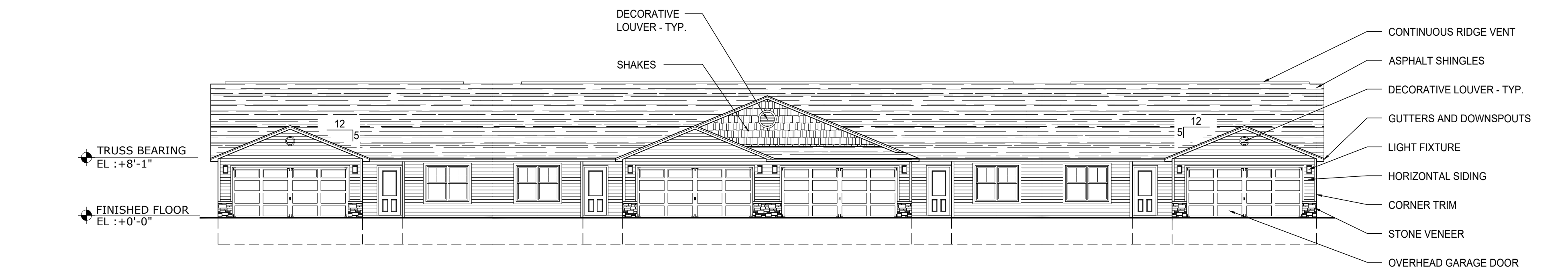
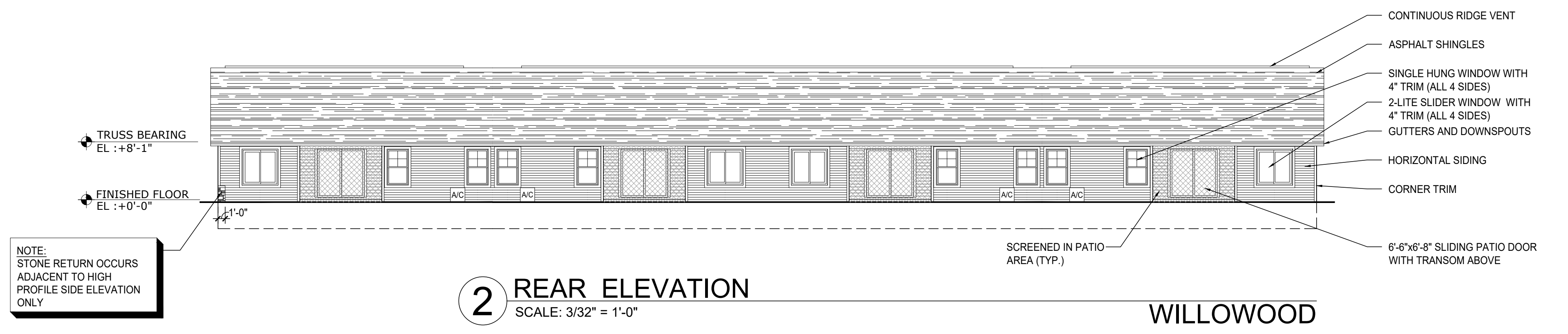
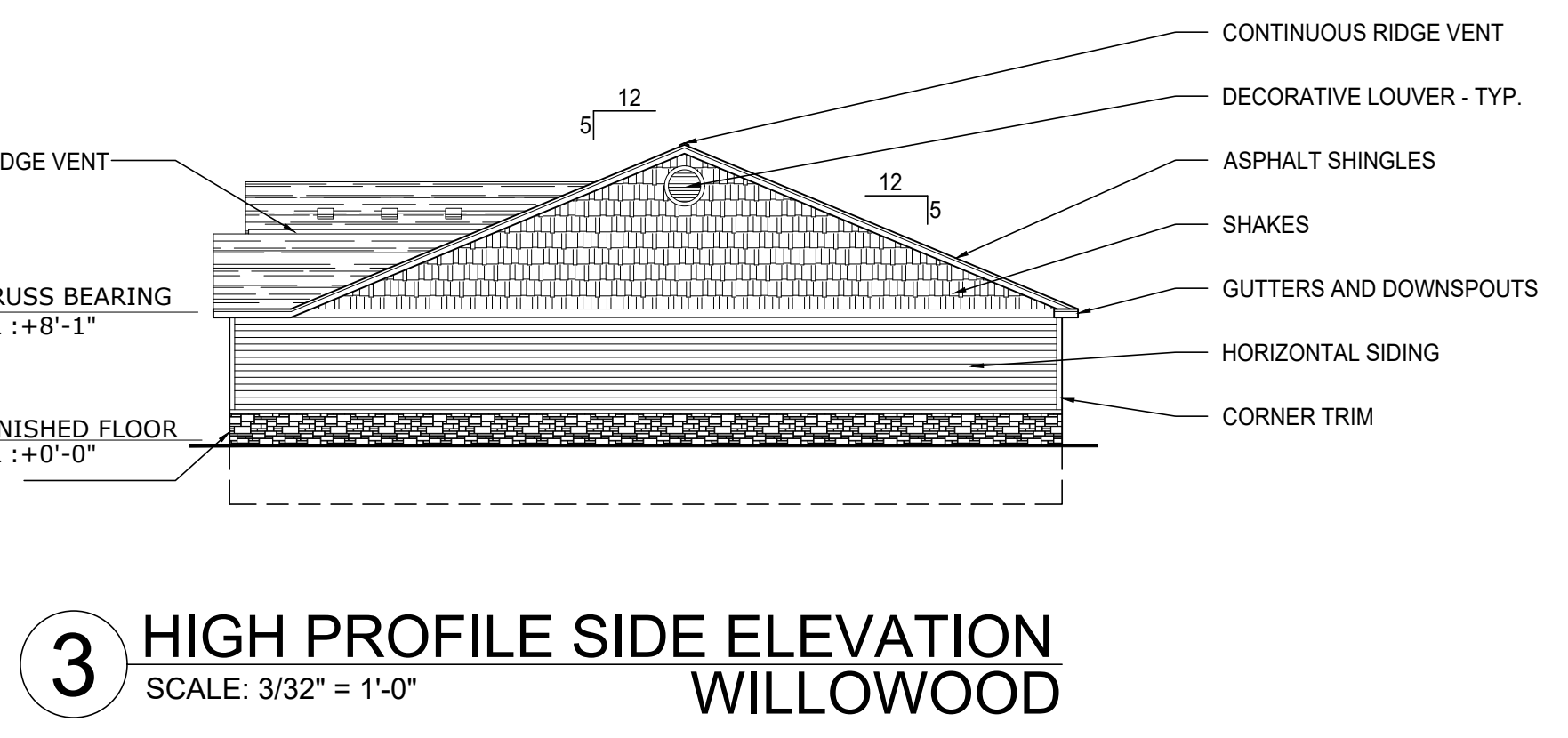
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NOTE:
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A1.4

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