



# CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

## Project Name

**Redwood on North Brighton**

**Hearing Date** May 17, 2022

## Docket # Request

7 CD-CPC-2022-00021  
Rezoning to UR/MPD

## Applicant

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

## Owner

N Brighton Development LLC  
13626 W 87<sup>th</sup> Street Pkwy  
Lenexa, KS 66215

**Location** 5800 N Brighton Ave  
**Area** Approximately 52 acres  
**Zoning** R-6  
**Council District** 1<sup>st</sup>  
**County** Clay  
**School District** North Kansas City 250

## Surrounding Land Uses

**North** – residential use, zoned R-7.5

**South** – residential use, zoned R-6

**East** – residential use zoned R-7.5

**West** – residential use zoned R-7.5

## Land Use Plan

The Briarcliff/Winnwood Area Plan recommends residential low density and Open Space/Buffer. Long Range Planning staff did not require an area plan amendment in conjunction with the rezoning to MPD, as the proposed density complies with the Area Plan.

## Major Street Plan

N Brighton is designated as a Thoroughfare at this location according to the Major Street Plan. The section of N Brighton fronted by the subject site has recently been improved by the City.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

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

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on March 24, 2022. A summary of the meeting is attached to this report.

## EXISTING CONDITIONS

The subject site is three separate parcels that are residentially zoned. The land is largely undeveloped and somewhat wooded. There is a regulated stream that crosses the southwest corner of the subject site. The Brookhill neighborhood is located west of the subject site and the Carriage Hills neighborhood is located to the north of the subject site. The Ravenwood neighborhood and Ravenwood Elementary school is located to the east of the subject site across N Brighton Ave. Additionally, the Eagle Heights Baptist Church is located to the south of the subject site.

## SUMMARY OF REQUEST

CD-CPC-2022-00021 - Redwood at N Brighton - A request to approve a rezoning from R-6 (Residential 6) to MPD (Master Planned Development) District and a preliminary development plan, which also acts as a preliminary plat to allow construction of 300 residential units on about 52 acres generally located on the west side of N Brighton Avenue in between NE 60<sup>th</sup> Terrace to the north and NE 57<sup>th</sup> Street to the south.

## KEY POINTS

- Rezoning to MPD
- Residential Development Plan

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation  
7 Approval with conditions

## CONTROLLING CASE

No controlling case was found.

## RELATED RELEVANT CASES

No relevant cases found.

## HISTORY

A residential development was previously proposed on the subject site in 2009 (Case No. 6653-CUP-1). The plan proposed 152 single family dwellings, 41 multi-family units in 14 buildings (12 tri-plex buildings and two duplexes), private open spaces tracts, and stormwater detention tracts. The plan also proposed the extension of N Jackson Dr to connect with N Brighton Ave. and proposed connecting N Chelsea Ave (to the north) with the N Jackson Dr extension. The project was recommended for approval, with modifications by the City Plan Commission, and never approved by the City Council.

## PLAN REVIEW

The proposed rezoning from R-6 to district MPD (Master Planned Development) allows for mixed housing types. Redwood's proposed, rental, residential development consists of single-story multi-plex buildings containing a total of 300 units. The proposed density is 5.8 units per acre. Each building will contain garage space for residents. Redwood offers a variety of different multi-plex building types, which are identified as Willowood, Haydenwood, Meadowood, Forestwood, and Capewood. The proposed development area will contain a total of three lots and two tracts for stormwater detention.

The developer is proposing one public street running east-west across the site. This street will connect the existing dead-end N Jackson Dr, located to the west, across the subject site to N Brighton Ave. The existing dead-end N Chelsea Ave to the north will also connect to the proposed N Jackson Dr extension. All other internal roads on the subject site will be private without curb and gutter. The purpose of not constructing curb and gutter is to provide better accessibility to the target renter population, which is older individuals and persons with mobility challenges. The extension of N Jackson Dr as a public road is necessary to extend public utilities to the project site, as well as closing utility loops of stubs that are located in the current dead-ends of N Jackson Dr and N Chelsea Ave. This extension is also necessary for connectivity (discussed more in-depth in the Plan Analysis section). East-west pedestrian connection is shown on the plans in multiple locations. Pedestrian sidewalks will be located on one side of the private streets and both sides of the N Jackson Dr extension.

Landscaping includes street trees and screening of vehicular use areas, and decorative internal landscaping around entrances to each dwelling unit. Tree species include Maple, Honey Locust, Elm, Linden and others. Shrubs and grasses proposed for this development include Dogwood, Hydrangea, Spirea, Lilac, Viburnum, Boxwood, Juniper, Forester Grass, Flame Grass, and others. There is will also be a landscape buffer of trees to screen from N Brighton.

The plans show multiple renderings and elevations of the proposed architecture. Proposed building materials include vinyl horizontal siding, stone veneer, and asphalt shingles.

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

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

## PLAN ANALYSIS

### Rezoning Analysis

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

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

The Area Plan recommends Residential Low Density, which allows for up to 5.8 units per acre. The proposed plan complies with this maximum allowed density.

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

The subject site is surrounded mostly by single-family residential uses zoned R-7.5 and R-6. Ravenwood Elementary is located to the east and Eagle Heights Baptist Church is located to the south of the subject site.

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

The surrounding area is mostly developed with single family housing. There is a stream system that runs through the southwestern portion of the site and in between adjacent neighborhoods. The stream corridor contains buffer vegetation. I-35 is east of the site on the other side of the Ravenwood neighborhood.

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

The developer is planning to extend utilities within the extension of N Jackson Dr, which will be a public road. Sewer extensions will come from the existing N Jackson Dr and N Chelsea Ave. Water will come from N Brighton Ave to serve the development area.

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

The existing zoning is R-6 and only allows single family building types and two-unit building types, but only in certain circumstances described in the Code. R-6 zoning also requires a minimum of 6,000 square feet per dwelling unit. Rezoning to MPD will allow for mixed residential building types, and flexible lot and building standards to accommodate the proposed building types and number of dwelling units.

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

The entire subject site has always been undeveloped aside from one house on the property.

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

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties. This development will increase rental housing opportunities, especially for Redwood's target demographic of older persons looking to downsize and benefit from maintenance provided by the leasing company. Although there is potential for increased traffic, it will primarily be people living within this development area and the Brookhill neighborhood. The development area will be separately for the most part on the west side by Brookhill Park.

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

Denial of the rezoning would restrict the type of development the applicant or other developers would be permitted to do. Redwood Apartment Neighborhoods' development practice is to provide a variety of residential rental options, typically to the senior/older population. This model allows residents to downsize and benefit from provided maintenance. Without rezoning, this project would not be feasible and the applicant/developer would not be able to provide their product.

**Plan Review Criteria (88-516-05)**

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

**88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.**

Rezoning to MPD allows the developer to choose a mix of residential building types with their own unique lot and building standards and arrangement on the site. The rezoning to MPD complies with what is required in the Code and allows for the corresponding development plan and preliminary plat. Long Range Planning staff did not require an area plan amendment for the proposed rezoning at this location as it meets the maximum density allowed.

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

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

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

Proposed ingress and egress will be located off of N Brighton Ave via the proposed extension of N Jackson Dr. This extension will provide access to the subject site from both N Brighton Ave and the neighborhood to the west. The developer proposed narrowing the road width of the N Jackson Dr extension. The width of the existing road is approximately 37 feet, and the developer originally proposed to narrow the extended portion to 28 feet to slow traffic through the development area and into the adjacent neighborhood. This adjustment requires approval from the Transportation Development Committee, which was denied at the April 11<sup>th</sup> meeting. The plans attached to this report show the extension of N Jackson Dr as the same width as the existing road. Extending N Jackson Dr is necessary both to extend public utilities and from a planning perspective to increase connectivity. Section 88-405-10-B-2 of the Code requires "Streets in new subdivisions must connect with dedicated streets in adjacent subdivisions and provide for future extension of streets into adjacent areas.... Waivers to street connection requirements may be approved in accordance with 88-405-25 if topography, sensitive natural resources or other physical constraints make such connections undesirable or impractical." No such waivers are requested, nor is there a topographical infeasibility where the road extension is proposed.

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

The plan proposes an internal sidewalk network for pedestrian connectivity. Sidewalks will be on the same plane as the road, as seen in the plans. There will be no curb and gutter in order to accommodate the target renter population, which is older individuals and persons with mobility challenges.

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

Existing utilities will be extended accommodate the development. The public sewer main will be extended from both the existing N Jackson Dr and N Chelsea Ave to create a closed loop, which City staff prefers for utility systems.

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

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

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

There is a landscape buffer containing street trees to buffer from N Brighton Ave, as well as trees and other plantings internally around the site.

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

The proposed plans do not indicate how much of the site will be impervious surface. As the site is currently undeveloped, overall, impervious surface will be increasing with the proposed development. Total building coverage is approximately 26 percent of the site.

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

Any trees currently on the site will be removed, except for vegetation not to be disturbed in the stream buffer.

#### **PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully submitted,



Genevieve Kohn  
Staff Planner



## Plan Conditions

Report Date: May 11, 2022

Case Number: CD-CPC-2022-00021

Project: Redwood on North Brighton

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

1. Receive approval of a street naming plan by the Street Naming Committee prior to applying for a final plat.

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

2. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
3. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
4. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
5. The developer must dedicate additional right of way for the West side of N. Brighton Ave as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project. This ROW may already exist based on a Public Works project, but needs to be shown on the plans.
6. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
7. The developer must design and construct N. Jackson Drive/NE 59th Terrace to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
8. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
11. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
12. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

13. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
14. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
15. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
16. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
17. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
18. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
19. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
20. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
21. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

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

22. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
23. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
24. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to building permit.
25. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
26. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
27. The applicant shall continue working with staff on improving building articulation facing N Brighton prior to approval of an MPD final plan.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

28. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Required fire department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Required fire department access roads are an all weather surface. (IFC-2012: § 503.2.3)

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

29. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

30. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

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

31. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy, whichever comes first.

32. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

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

33. The developer shall construct a northbound left turn lane on Brighton Avenue at NE 59th Terrace with at least 150 feet of storage plus taper. This additional turn lane shall be constructed prior to certificate of occupancy for any of the proposed homes.

*Condition(s) by Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.*

34. The developer shall provide a geotechnical analysis of erosion hazard potential for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders, including areas outside of the stream buffer outer zone, as appropriate and required by good engineering practices, to assess potential threats of future stream meander, cut, or erosion endangering or damaging facilities, structures, or property.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

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

36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact –Sean Allen -816-513-0318  
North of River contact Todd Hawes – 816-513-0296

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

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





# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2022-00021

Meeting Date: March 24, 2022

Meeting Location: Ravenwood Elementary School

Meeting Time (include start and end time): 6:30-7:30pm

Additional Comments (optional):

The main concern from the residents is the extension of Jackson Ave, connecting to N Brighton. Redwood has had numerous discussions with the city and understands that connection will be required; however, it was reiterated by local residents that they are concerned about cut-through traffic. If anything, they would prefer any measures possible to deter speed through this stretch.

## Meeting Sign-In Sheet

Project Name and Address

Redwood on North Brighton

5800 N Brighton Ave, Kansas City, MO 64119

Name	Address	Phone	Email
JERRY JUDSON	5700 N. HOBSON KCMO 64115	816-26-5444	jjud646@yahoo.com
Mike & Sandy Aron	5902 N Jackson	816-916-5031	jmob@sbcglobal.net
STEVE CROOKS	5809 N KENSINGTON	816 799 2141	secretary@brookhillhomes.com
Jay Leipzig	5800 N. Kensington	816-564-7744	Tigerkip@sbcglobal.net
Jasmine & Jack Judson	5801 N Jackson	816-453-3669	jjudson22@gmail.com
Michael O'Brien	5914 N Jackson	816-453-2940	mobrie01@yahoo.com





# REDWOOD KANSAS CITY NORTH BRIGHTON AVE. MO

## MASTER PLANNED DEVELOPMENT

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

**McCLURE**<sup>TM</sup>  
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  
North Liberty, IA | Sioux City, IA  
Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

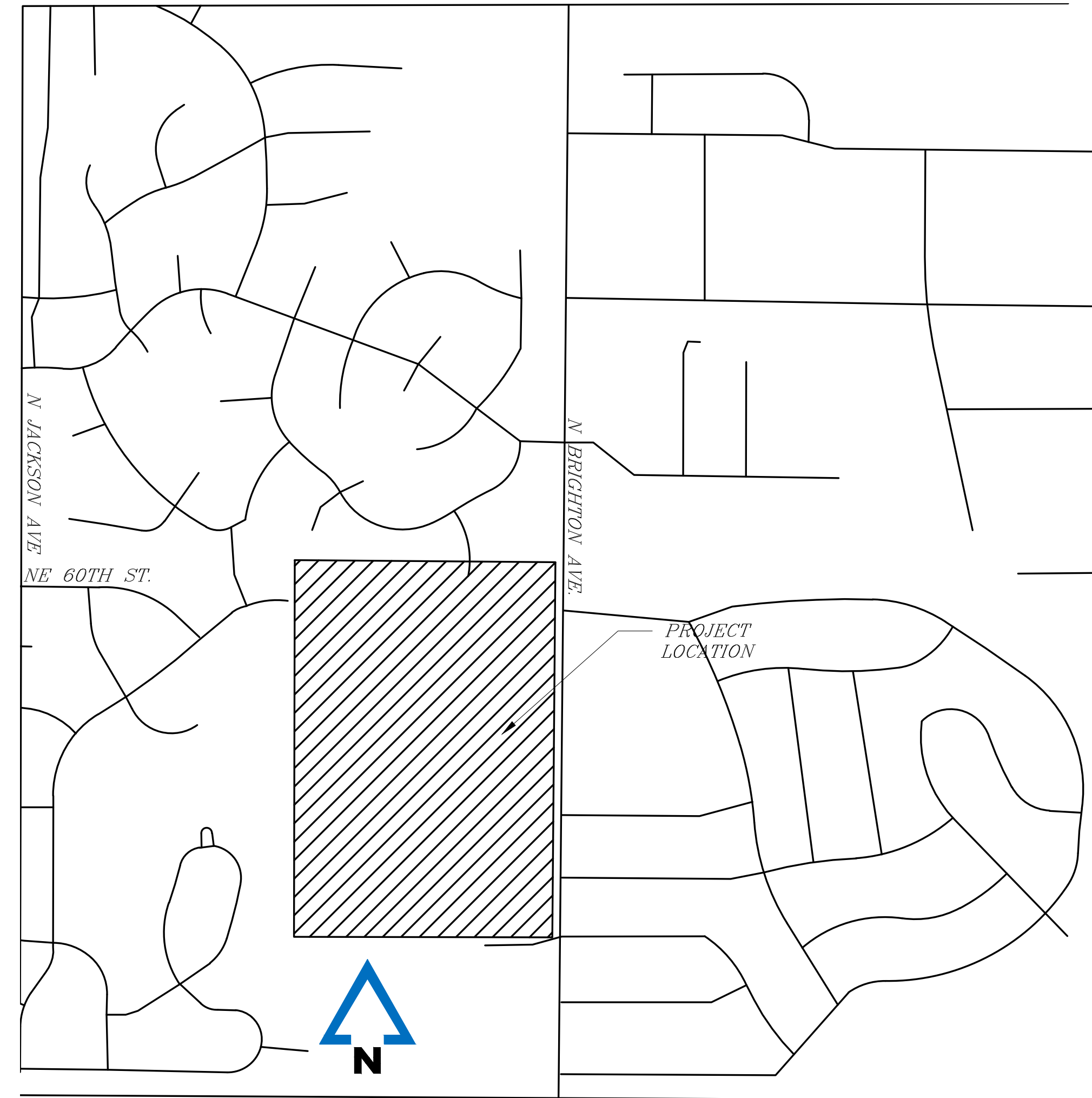
NOTICE:  
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

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

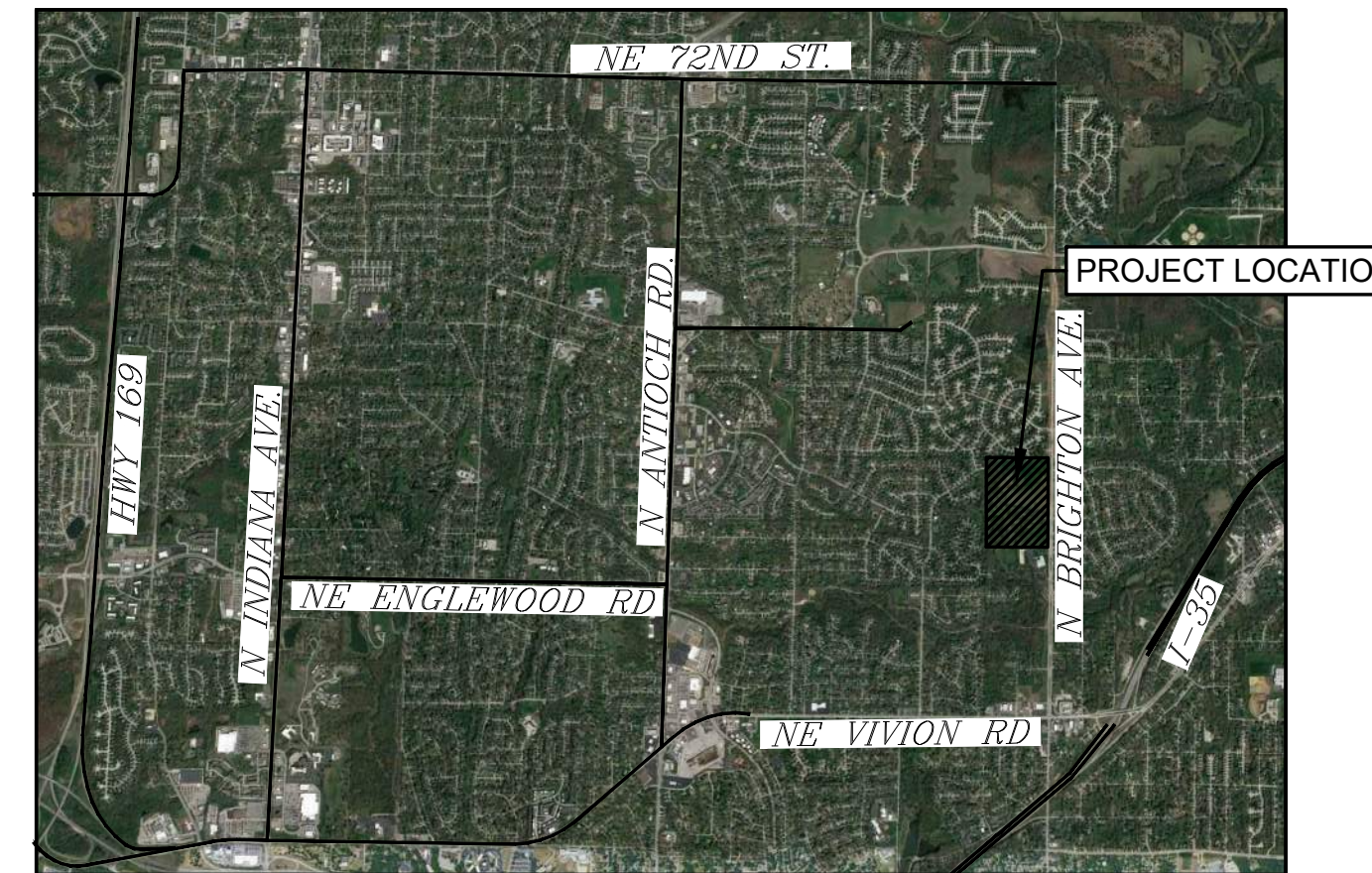
SHEET LIST	
Sheet Number	Sheet Title
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C202	GRADING PLAN
C300	UTILITY PLAN
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE ENLARGEMENT
L102	LANDSCAPE ENLARGEMENT
L103	LANDSCAPE ENLARGEMENT
L104	LANDSCAPE ENLARGEMENT
L105	LANDSCAPE NOTES

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	Units per Acre
i	Vehicle Parking		
	Ratio Required	No Off-Street Parking Required	
j	Bicycle Parking		
	Stalls Required	0	Stalls Provided

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	7,821 SF	Leasing Office 3
	Gross Area Per Building	7,821 SF	
m	Building Footprint	11,508 SF	Cape 6
	Gross Area Per Building	11,508 SF	
n	Building Footprint	15,195 SF	Cape 8
	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  
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**PLANNER & CIVIL ENGINEER**  
MCCLURE ENGINEERING  
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**EMAIL:** POSBORNE@MCCLUREVISION.COM

**SURVEYOR**  
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**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

**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
- MEADOWWOOD
- 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	

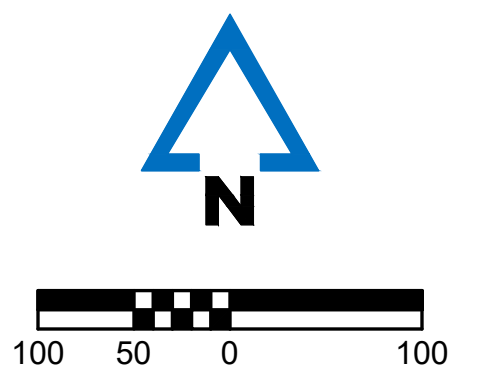
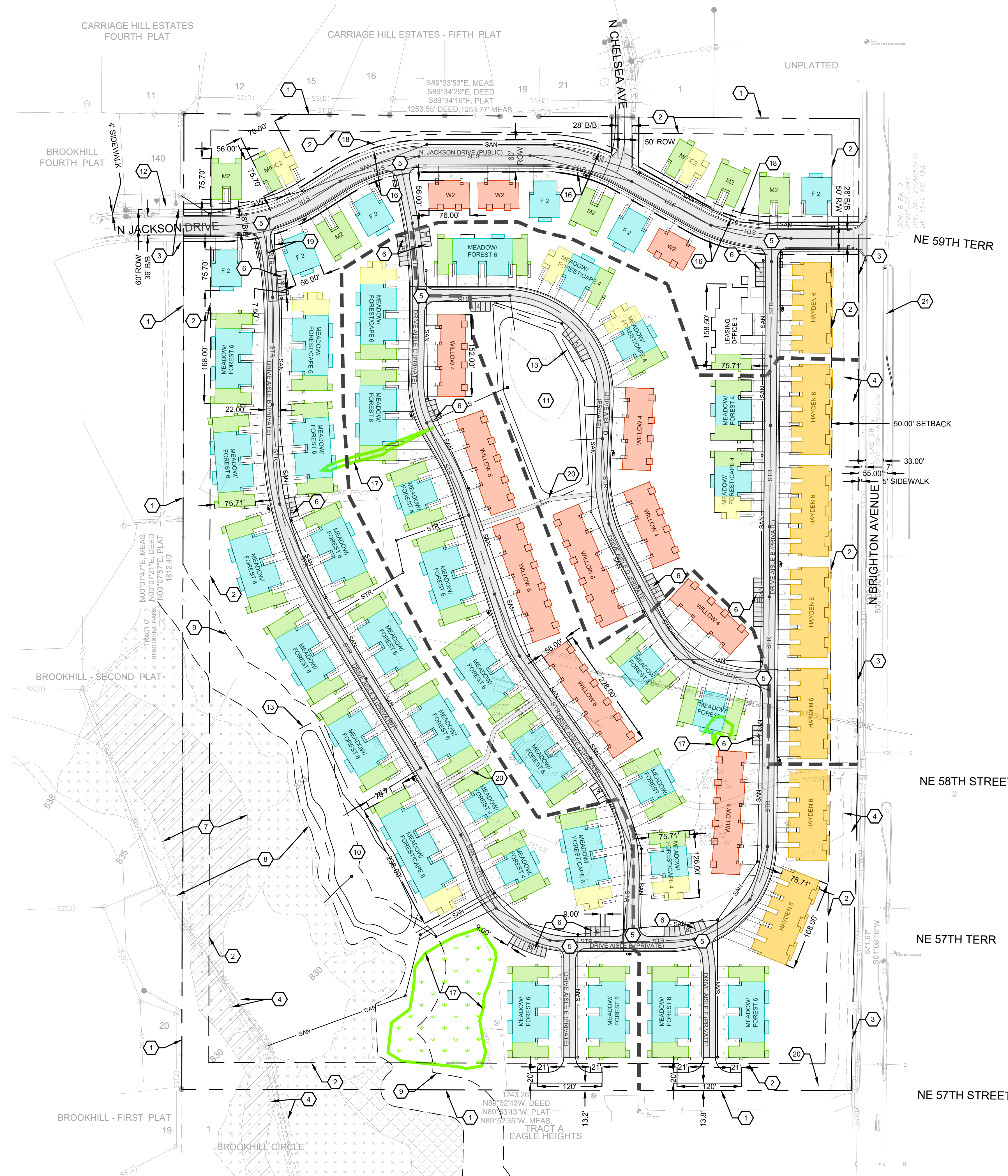
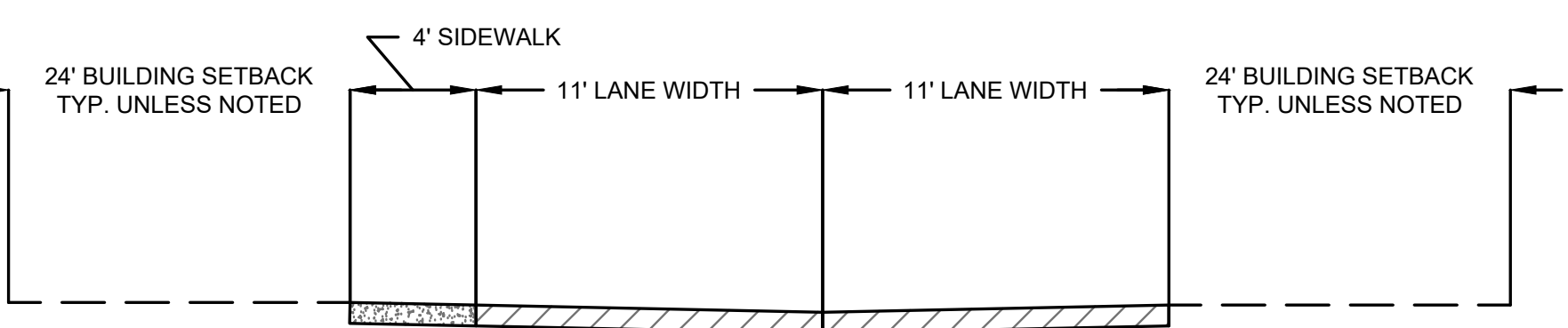
**PARKLAND DEDICATION (88-408)**

REQUIRED DEDICATION:  
 UNITS (DUPLEXES) = 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.



**McCLURE**<sup>TM</sup>

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Ankeny, IA | Carroll, IA | Clive, IA  
 Cedar Rapids, IA | Fort Dodge, IA  
 North Liberty, IA | Sioux City, IA  
 Macon, MO | Columbia, MO  
 North Kansas City, MO  
 Lenexa, KS

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

**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

P:210638-01006-DRAWINGSCIVIL\MPD SHEETS\210638-010 SITE.DWG

**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:  
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# REDWOOD KANSAS CITY NORTH BRIGHTON AVE. MO

## MASTER PLANNED DEVELOPMENT

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

**McCLURE™**  
 1700 Swift Ave., Suite 100  
 North Kansas City, Missouri 64116  
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 F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA  
 Cedar Rapids, IA | Fort Dodge, IA  
 North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO  
 North Kansas City, MO  
 Lenexa, KS

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

**LEGEND**

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

**NOTES**

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

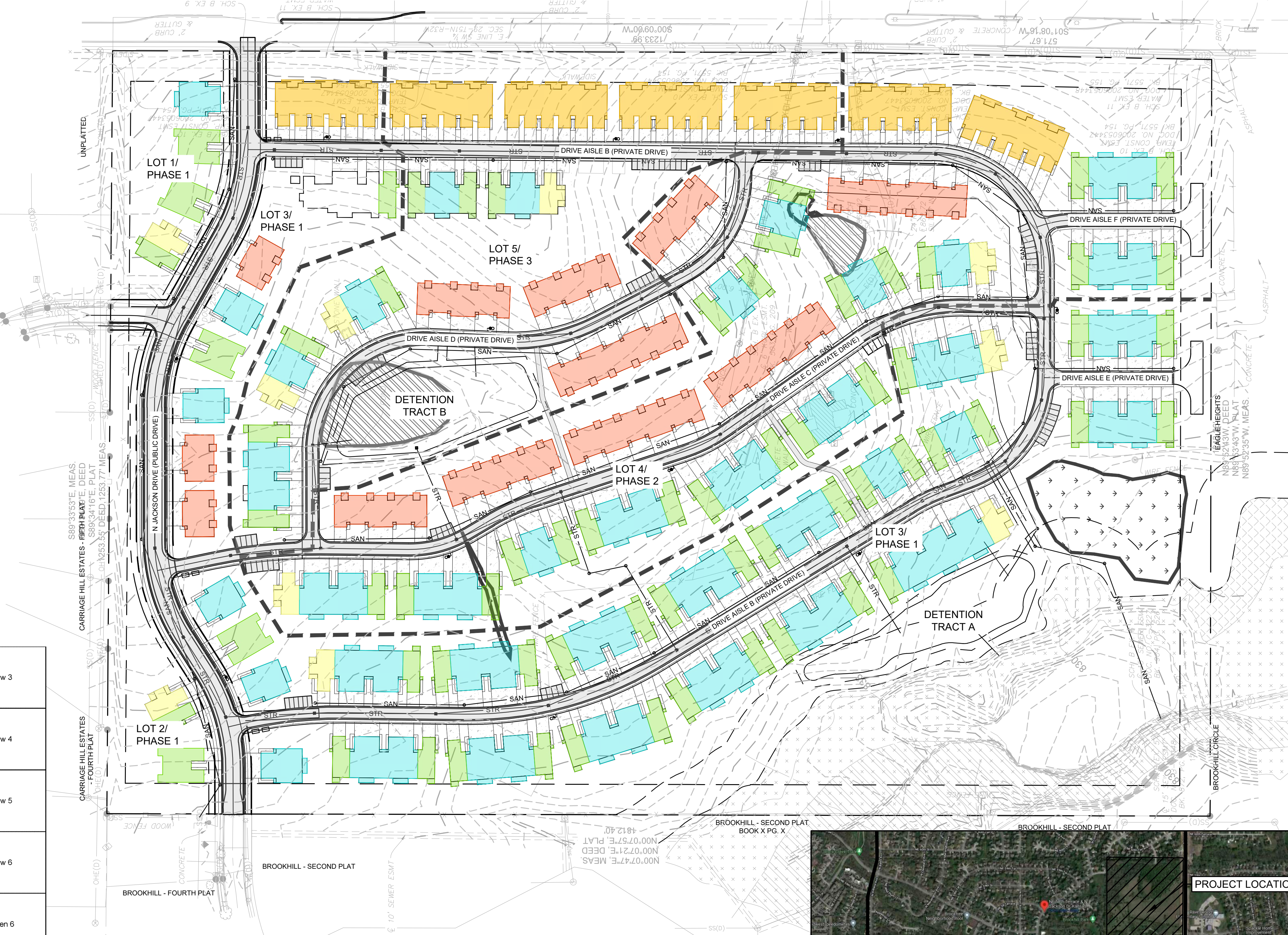
**LOT/TRACT INFO**

LOT 1: 1.59 AC.  
 LOT 2: 1.61 AC.  
 LOT 3: 22.00 AC.  
 LOT 4: 14.14 AC.  
 LOT 5: 9.75 AC.

DETENTION TRACT A: 0.97 AC.  
 DETENTION TRACT B: 1.01 AC.

RIGHT-OF-WAY: 1.90 AC.

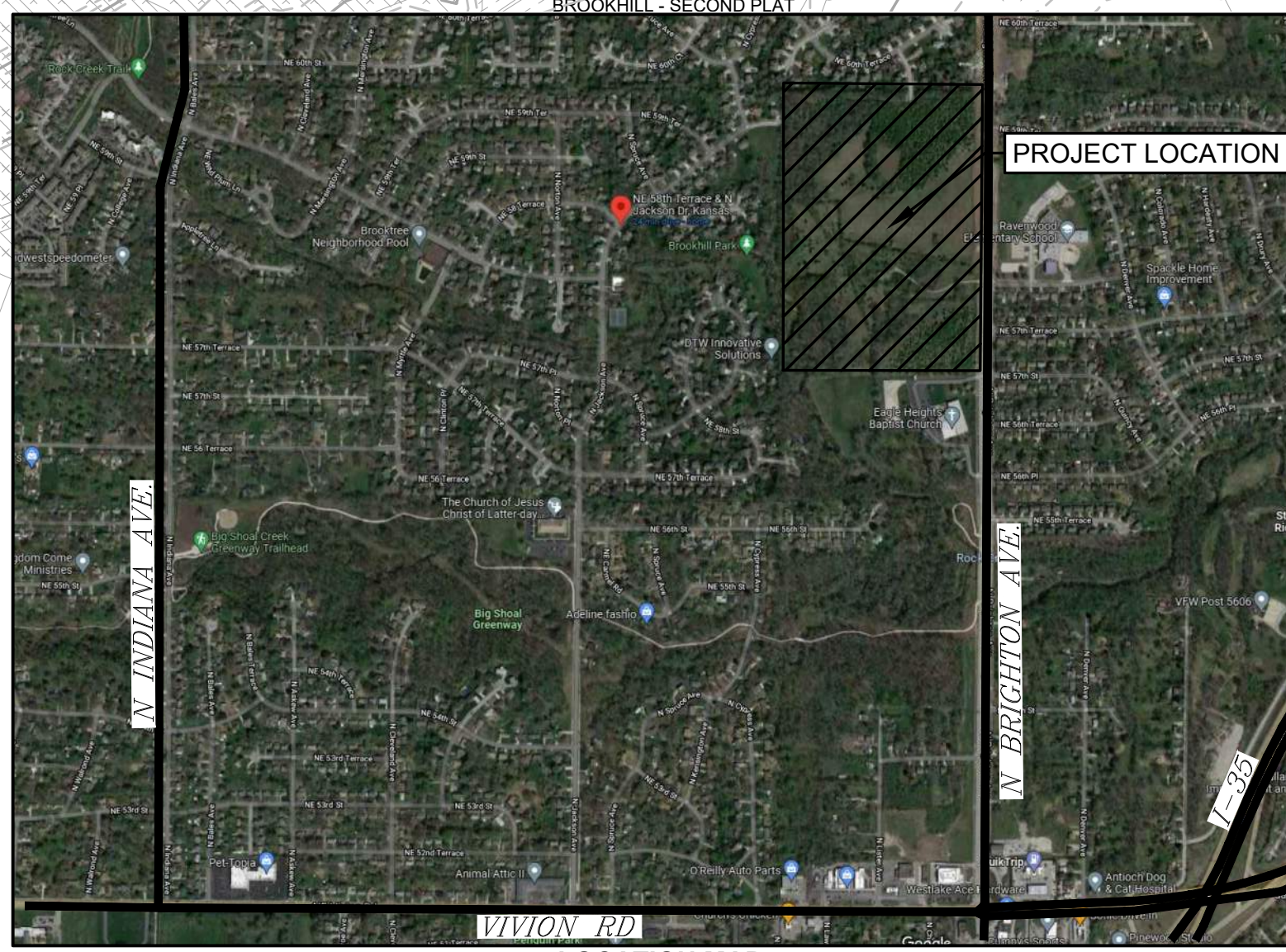
Structure Height & Number of Floors	Building Footprint	Gross Area Per Building	Units per Building	Number of Buildings	Total Gross Area	Total Number of Units	Zoning
1 stories, Meadow/Forest 2	5,827 SF	5,827 SF	3 EA	3	17,481 SF	9	Willow 3
1 stories, Meadow/Forest 4	5,827 SF	5,827 SF	3 EA	3	17,481 SF	9	Willow 3
1 stories, Meadow/Forest 6	5,827 SF	5,827 SF	3 EA	3	17,481 SF	9	Willow 3
1 stories, Cape 2	7,770 SF	7,770 SF	4 EA	4	31,080 SF	16	Willow 4
1 stories, Cape 4	7,770 SF	7,770 SF	4 EA	4	31,080 SF	16	Willow 4
1 stories, Cape 6	7,770 SF	7,770 SF	4 EA	4	31,080 SF	16	Willow 4
1 stories, Willow 2	7,431 SF	7,431 SF	4 EA	4	29,724 SF	16	Willow 5
1 stories, Willow 3	7,431 SF	7,431 SF	4 EA	4	29,724 SF	16	Willow 5
1 stories, Willow 4	7,431 SF	7,431 SF	4 EA	4	29,724 SF	16	Willow 5
1 stories, Willow 5	7,431 SF	7,431 SF	4 EA	4	29,724 SF	16	Willow 5
1 stories, Willow 6	7,431 SF	7,431 SF	4 EA	4	29,724 SF	16	Willow 5
1 stories, Hayden 6	11,118 SF	11,118 SF	4 EA	4	44,472 SF	16	Hayden 6
1 stories, Meadow/Forest 2	11,118 SF	11,118 SF	4 EA	4	44,472 SF	16	Hayden 6
1 stories, Meadow/Forest 4	11,118 SF	11,118 SF	4 EA	4	44,472 SF	16	Hayden 6
1 stories, Meadow/Forest 6	11,118 SF	11,118 SF	4 EA	4	44,472 SF	16	Hayden 6
1 stories, Cape 2	8,214 SF	8,214 SF	4 EA	4	32,856 SF	16	Cape 2
1 stories, Cape 4	8,214 SF	8,214 SF	4 EA	4	32,856 SF	16	Cape 4
1 stories, Cape 6	8,214 SF	8,214 SF	4 EA	4	32,856 SF	16	Cape 6
1 stories, Leasing Office 3	7,821 SF	7,821 SF	3 EA	3	23,463 SF	9	Leasing Office 3
1 stories, Willow 2	11,655 SF	11,655 SF	4 EA	4	46,620 SF	16	Willow 2
1 stories, Willow 3	11,655 SF	11,655 SF	4 EA	4	46,620 SF	16	Willow 3
1 stories, Willow 4	11,655 SF	11,655 SF	4 EA	4	46,620 SF	16	Willow 4
1 stories, Willow 5	11,655 SF	11,655 SF	4 EA	4	46,620 SF	16	Willow 5
1 stories, Willow 6	11,655 SF	11,655 SF	4 EA	4	46,620 SF	16	Willow 6



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 REDWOOD LIVING, INC.  
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 MCCLURE ENGINEERING  
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**EMAIL:** POSBORNE@MCCLUREVISION.COM

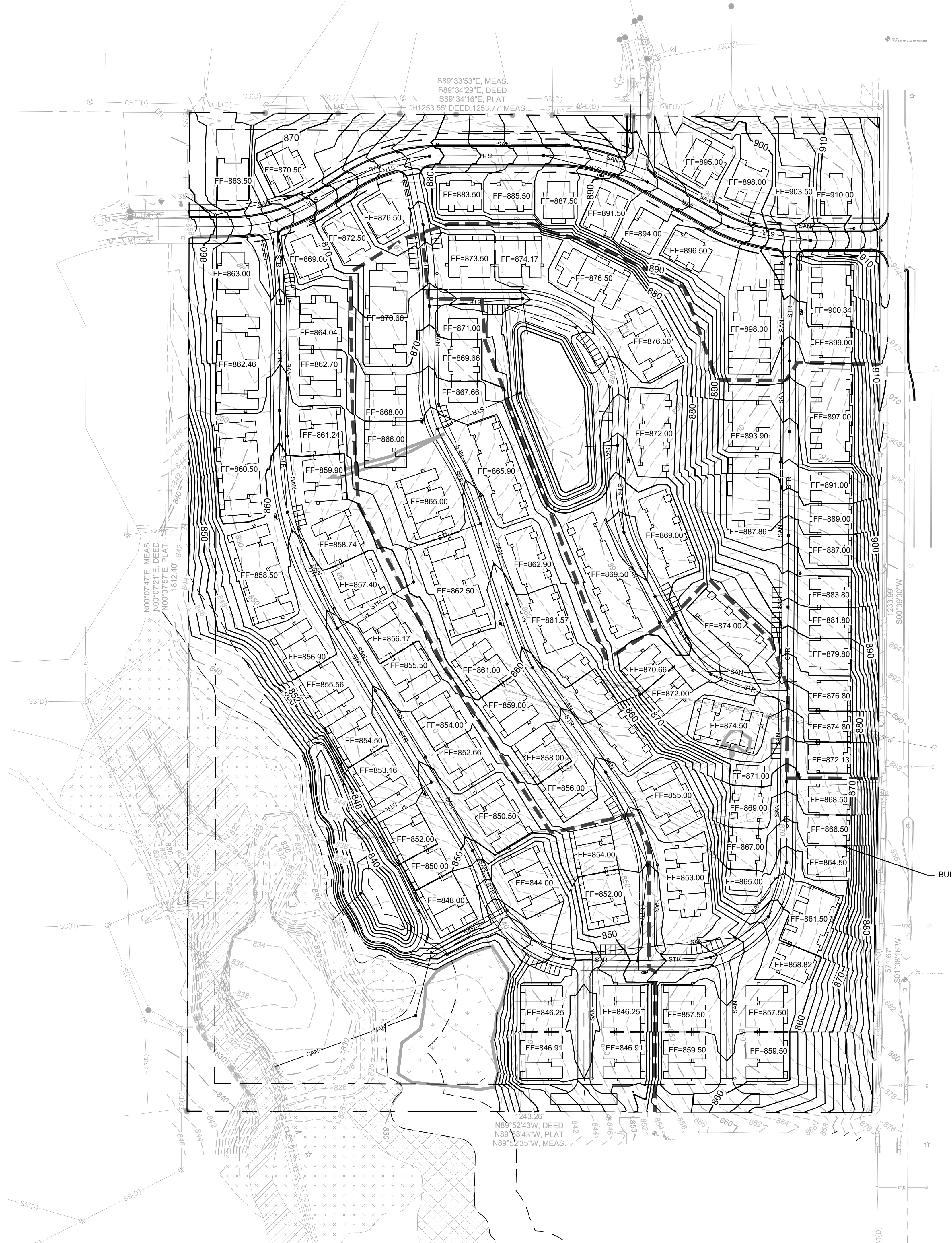
**SURVEYOR:**  
 MCCLURE ENGINEERING  
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REDWOOD KANSAS CITY  
 NORTH BRIGHTON AVENUE MO  
 MASTER PLANNED DEVELOPMENT  
 5925 N BRIGHTON AVE  
 PRELIMINARY PLAT

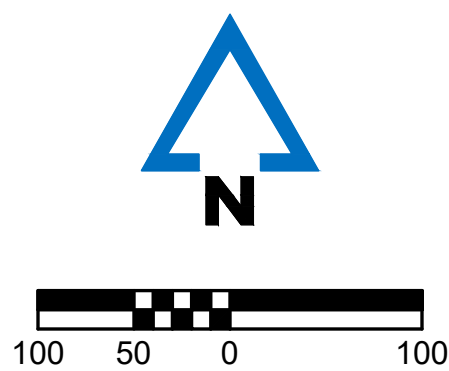
DRAWING NO.  
**C201**

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



**GRADING LEGEND:**

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



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

**REVISIONS**

NO.	DESCRIPTION

**PROJECT INFO**  
 210638-000

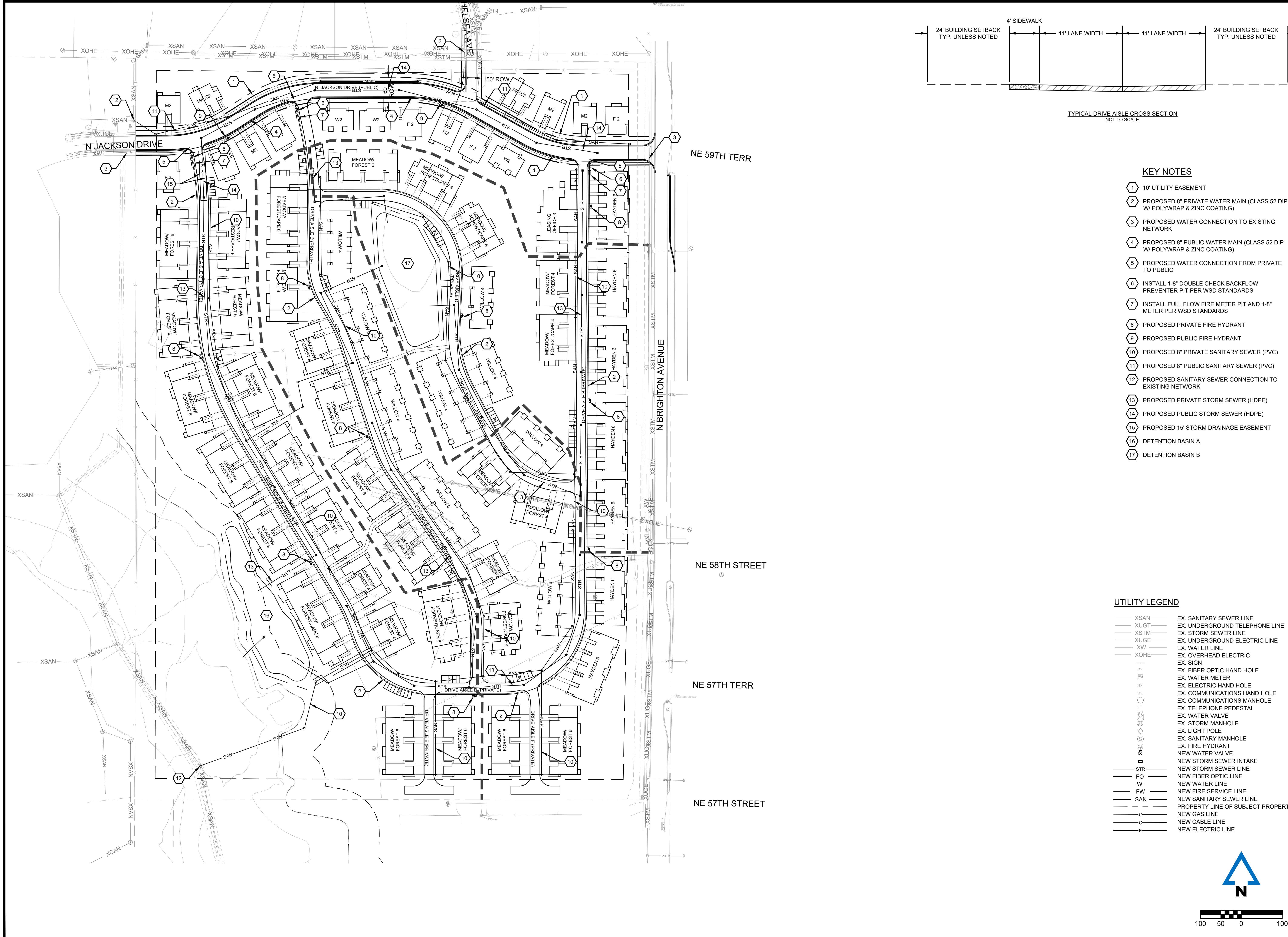
ENGINEER    DRAWN BY    CHECKED BY  
 AVDIEM      BK

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

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

DRAWING NO.  
**C202**





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

**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

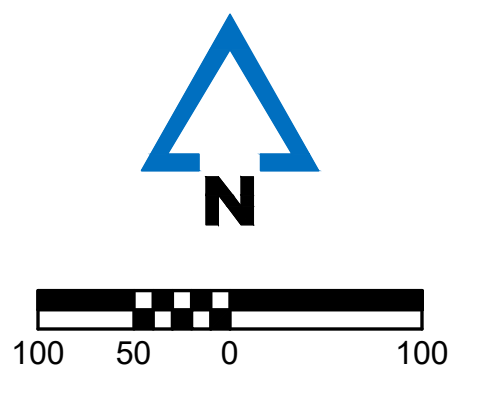
**REVISIONS**

PROJECT INFO  
 210638-000

ENGINEER    DRAWN BY    CHECKED BY  
 AVD/IELM                      BK

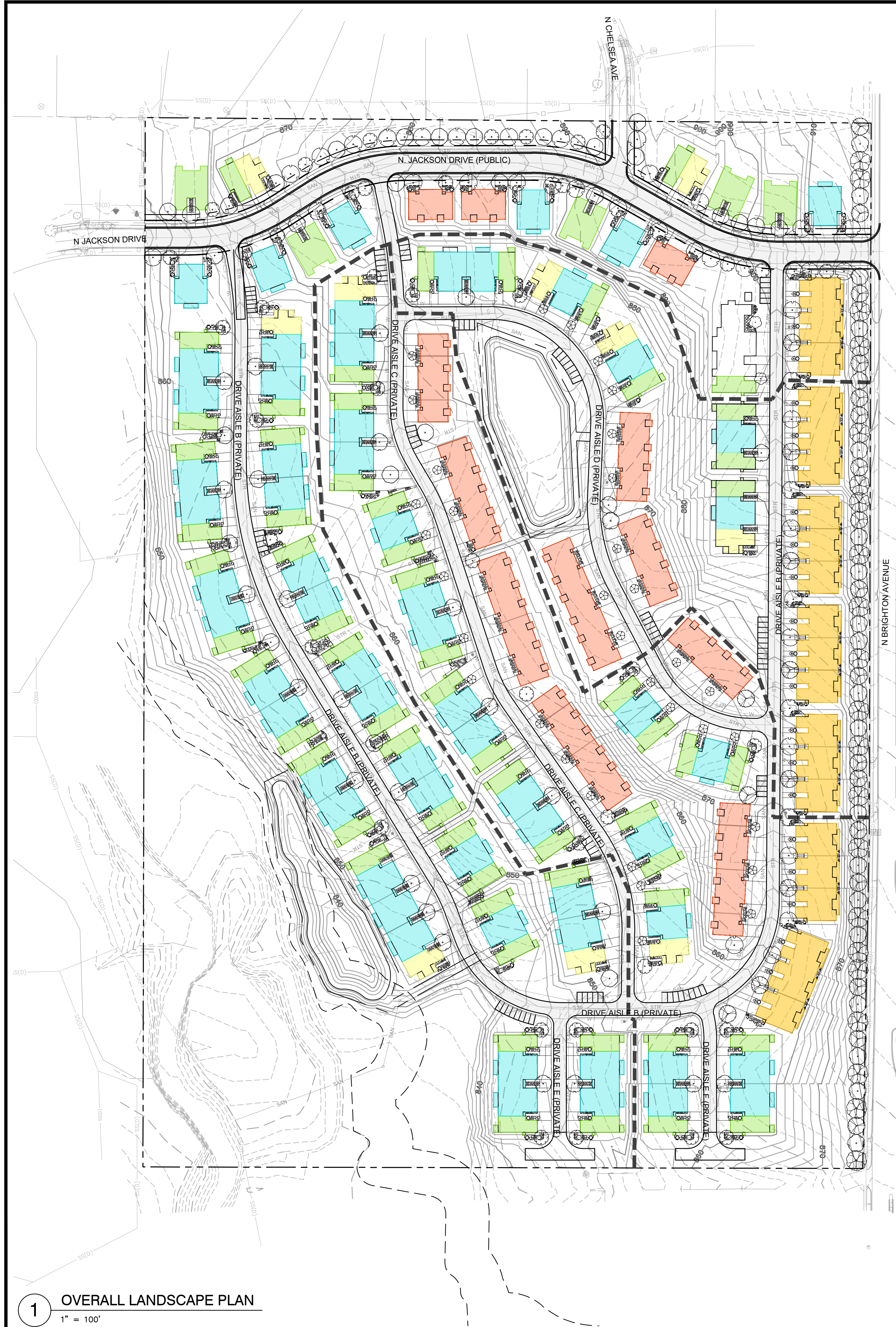
**UTILITY LEGEND**

— 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



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

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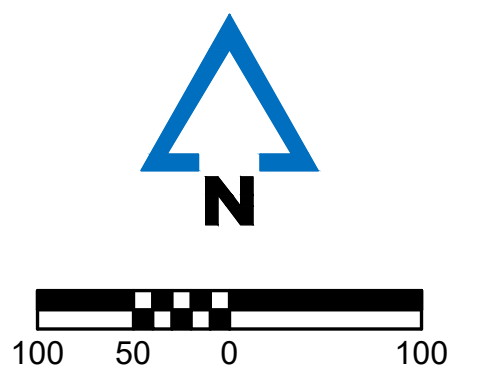


**LANDSCAPE REQUIREMENTS**  
 PER SERIES 400, SECTION 88-425 OF THE CITY OF KANSAS CITY, MISSOURI UNIFIED DEVELOPMENT ORDINANCE:

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

**LEGEND**

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



**1** OVERALL LANDSCAPE PLAN  
 1" = 100'

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

**REVISIONS**

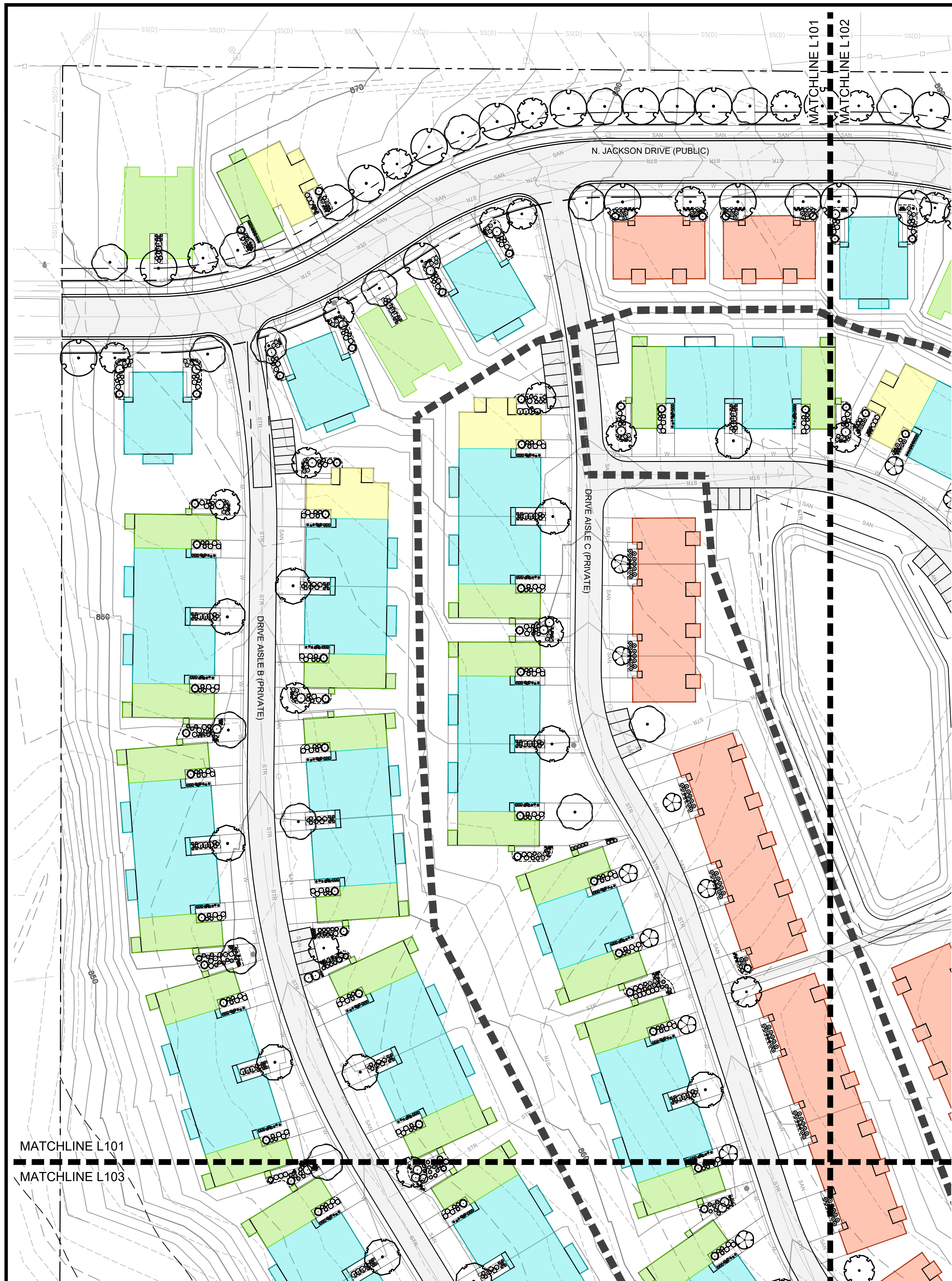
NO.	DESCRIPTION

**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  
 OVERALL LANDSCAPE PLAN  
 P:\210638-0\1006-DRAWINGS\LANDSCAPE\MPD\210638-010 LS MPD BRIGHTON.DWG

DRAWING NO.  
**L100**



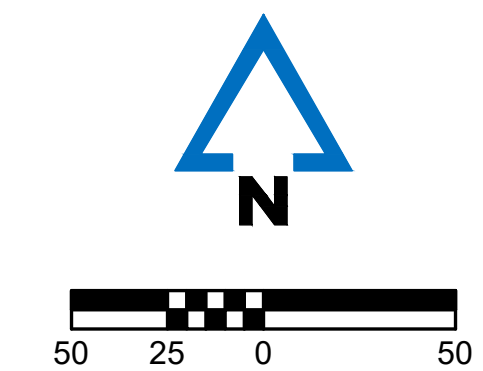
**PLANT LEGEND L101**

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

**LEGEND**

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

1 LANDSCAPE ENLARGEMENT  
1" = 50'



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

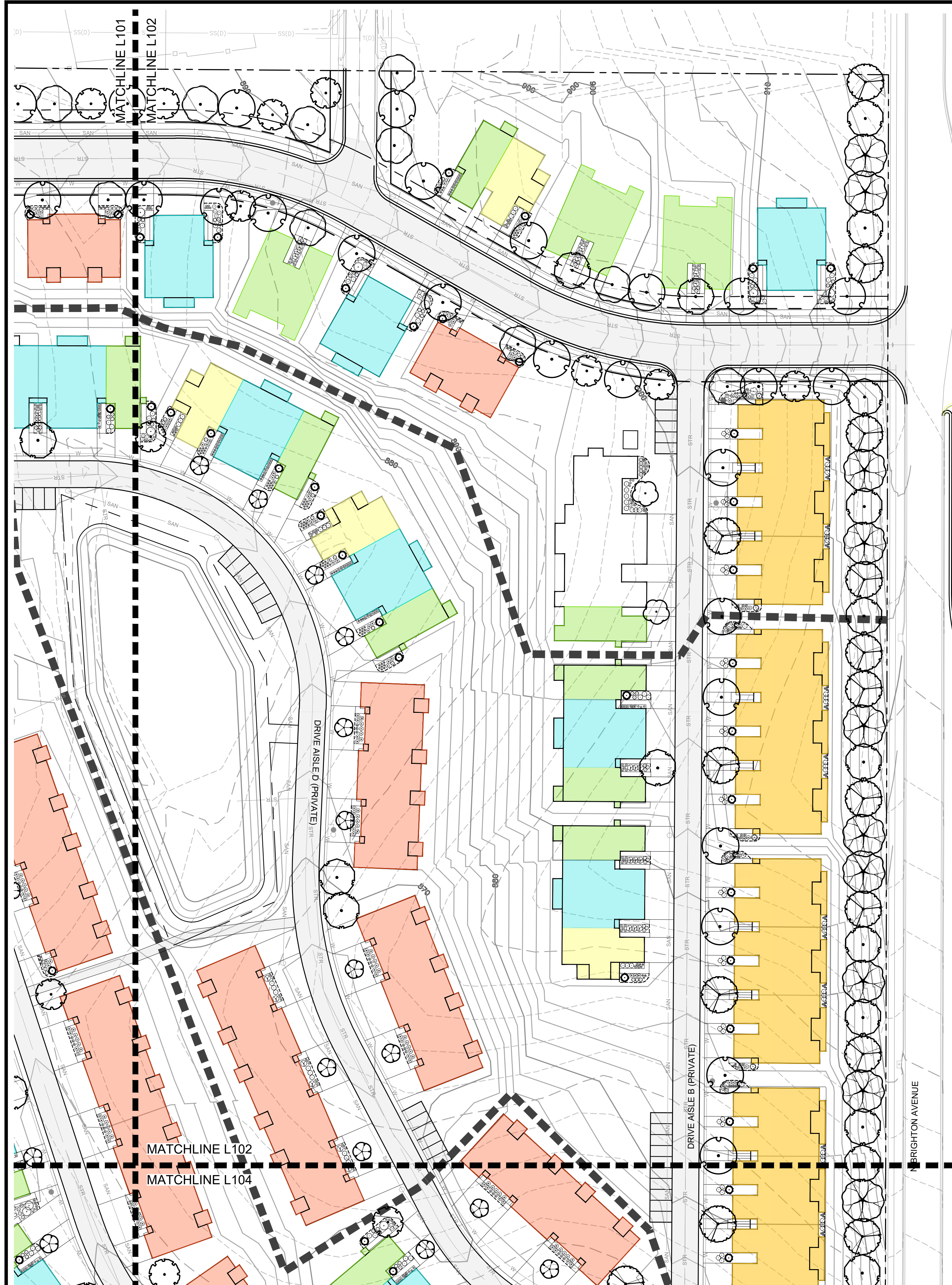
REVISIONS

PROJECT INFO  
210638-000

ENGINEER DRAWN BY CHECKED BY  
AVD/ELM BK

REDWOOD KANSAS CITY  
NORTH BRIGHTON AVENUE MO  
MASTER PLANNED DEVELOPMENT  
5925 N BRIGHTON AVE  
LANDSCAPE ENLARGEMENT  
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DRAWING NO.  
L101



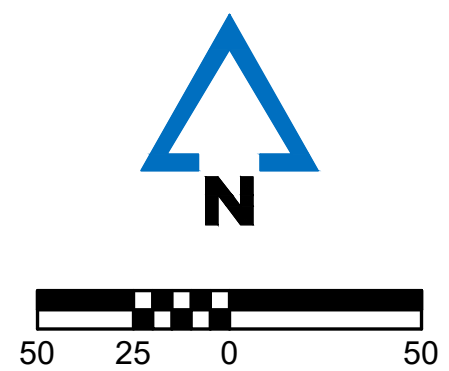
**PLANT LEGEND L102**

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

**1 LANDSCAPE ENLARGEMENT**  
1" = 50'



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

REVISIONS

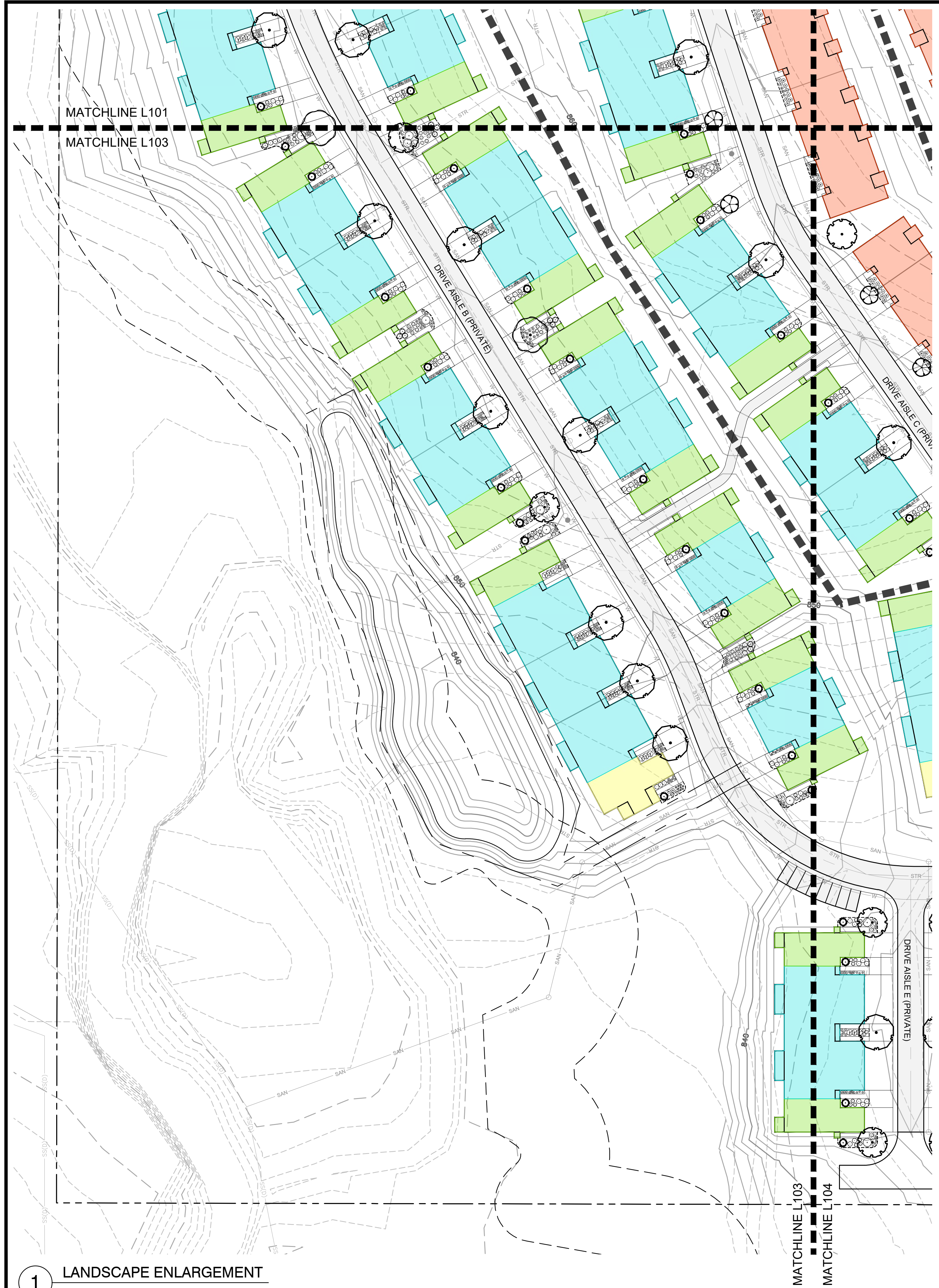
PROJECT INFO  
210638-000

ENGINEER DRAWN BY CHECKED BY  
AVD/IELM BK

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

P:210638-01006-DRAWINGSLANDSCAPE/MPD/210638-010 LS MPD BRIGHTON.DWG

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 'Gregar' 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
	MEADOWWOOD
	FORESTWOOD
	CAPEWOOD

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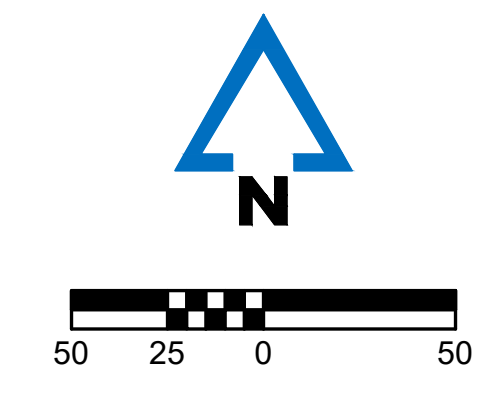
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
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REVISIONS

PROJECT INFO  
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 LANDSCAPE ENLARGEMENT  
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DRAWING NO.  
**L103**





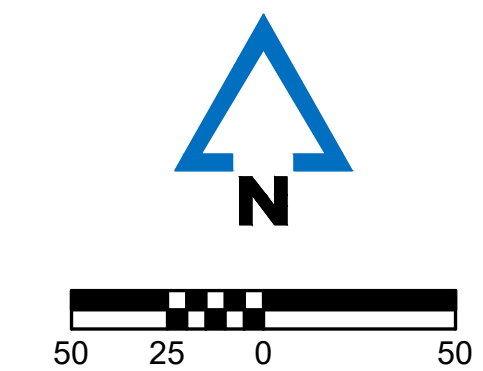
**PLANT LEGEND L104**

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 'Gregar' 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

**1 LANDSCAPE ENLARGEMENT**  
1" = 50'



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EXPIRES: DECEMBER 31, 2022

**REVISIONS**

PROJECT INFO  
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**L104**

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 EXPIRES: DECEMBER 31, 2022

REVISIONS

PROJECT INFO  
 210638-000










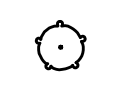

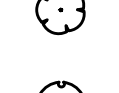
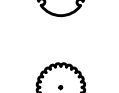


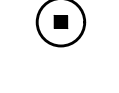
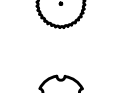
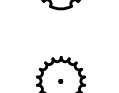


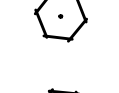
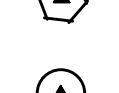
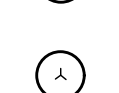


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 MASTER PLANNED DEVELOPMENT  
 5925 N BRIGHTON AVE  
 LANDSCAPE NOTES

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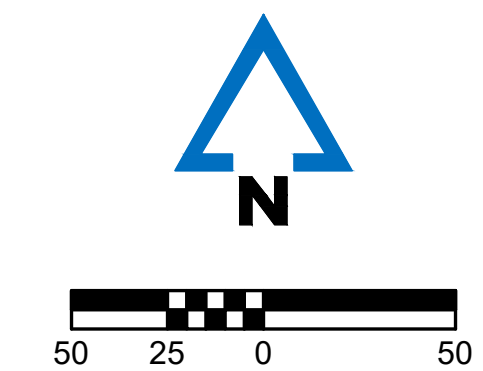
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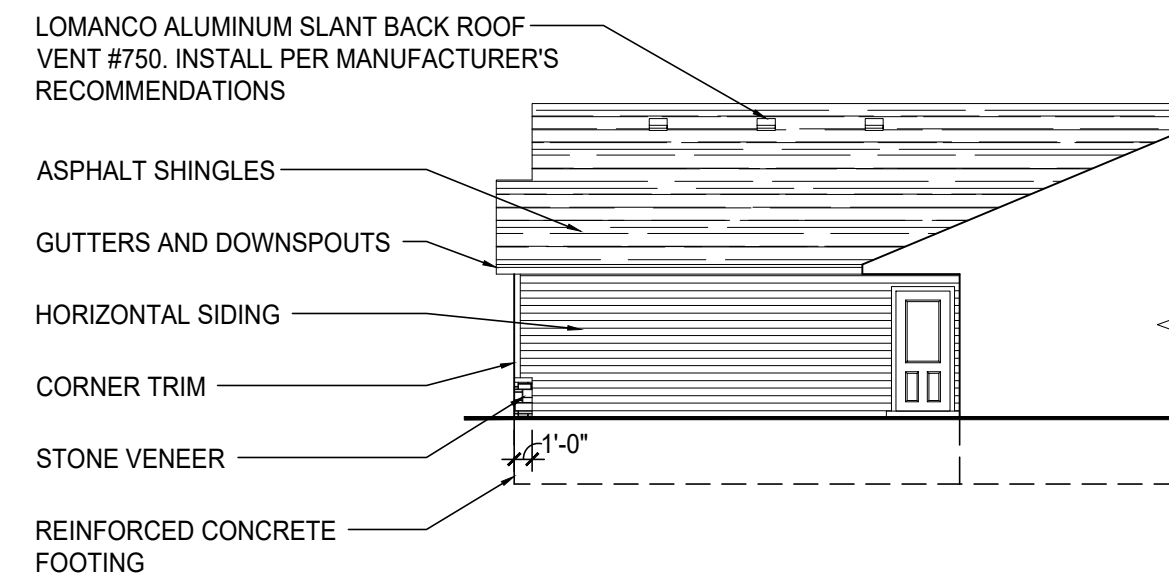
**OVERALL PLANT SCHEDULE**

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 'Grogem' 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

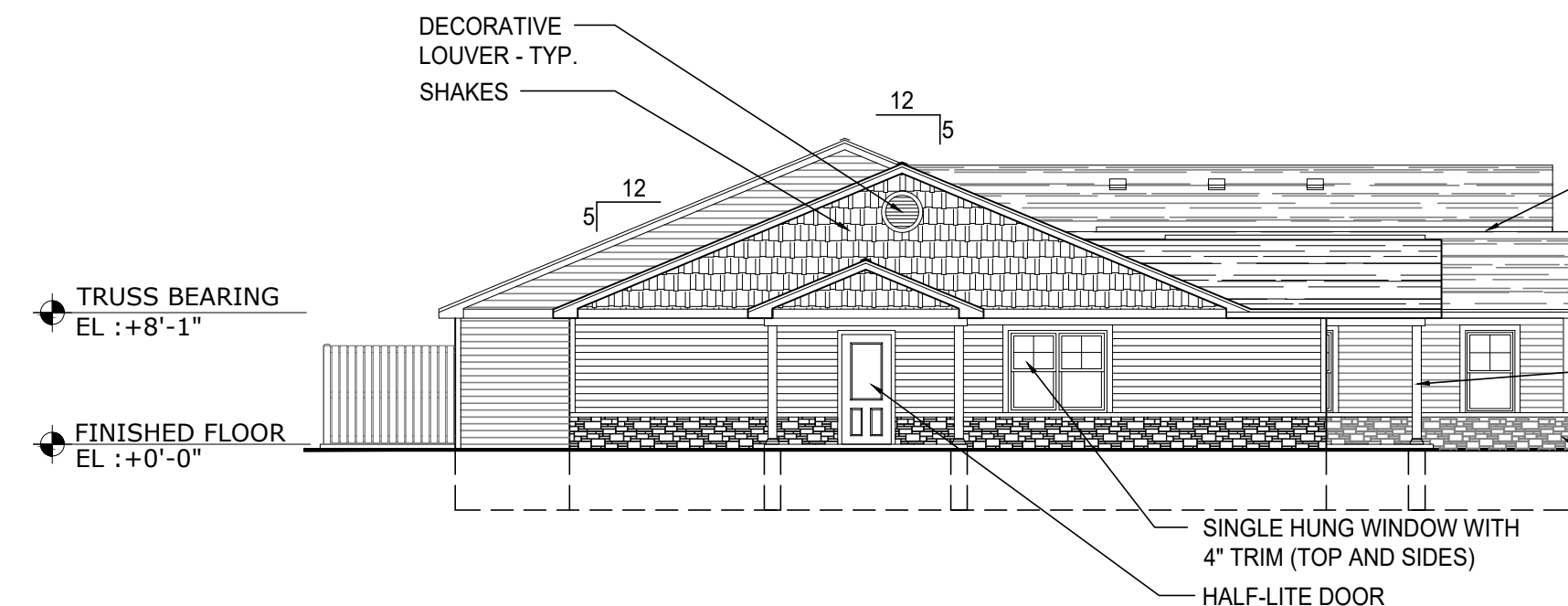
**LANDSCAPE NOTES:**

- 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.

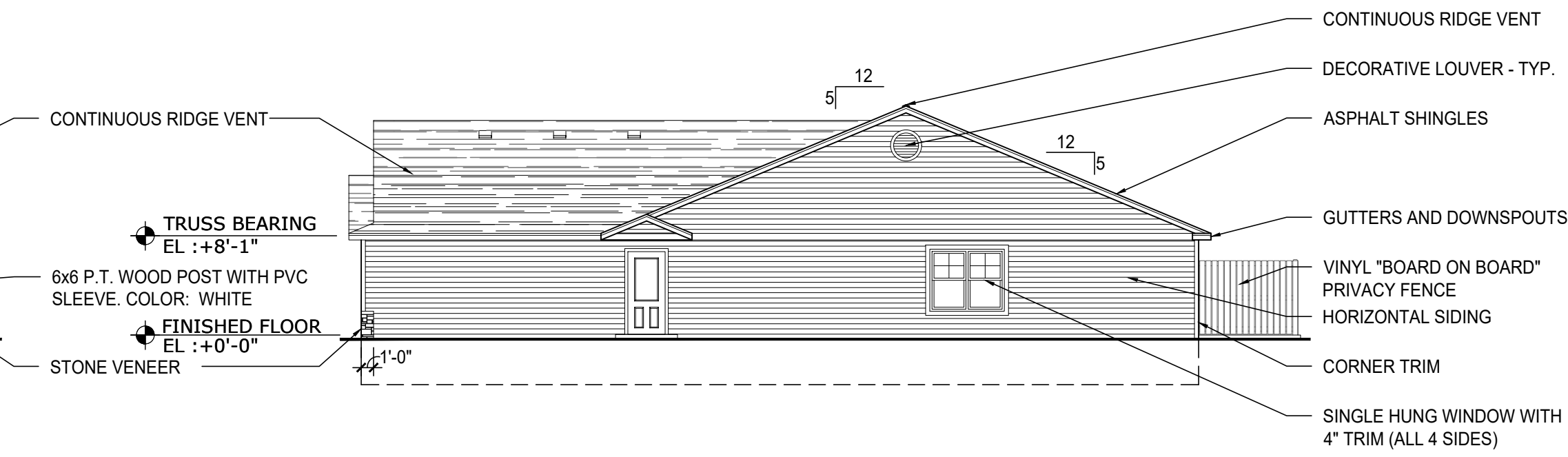




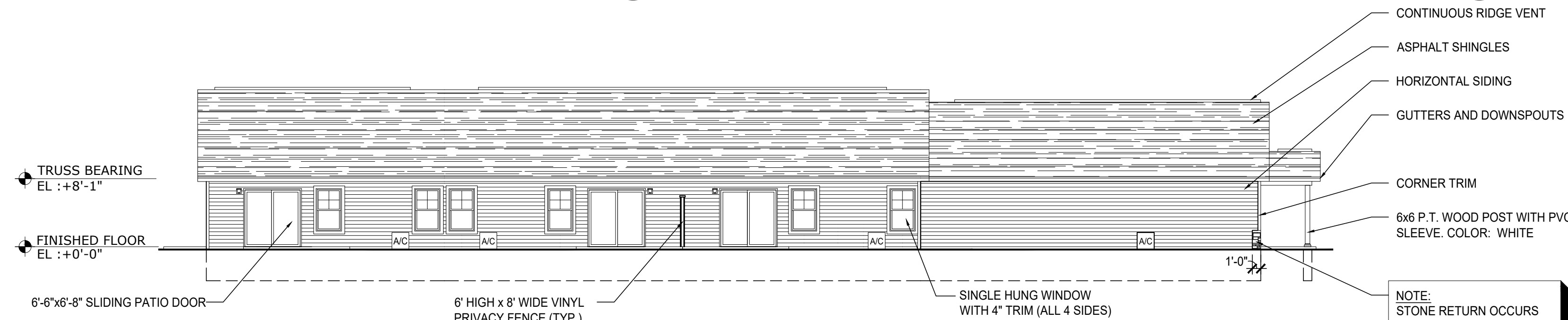
**5 PARTIAL SIDE ELEVATION FORESTWOOD**  
SCALE: 3/32" = 1'-0"



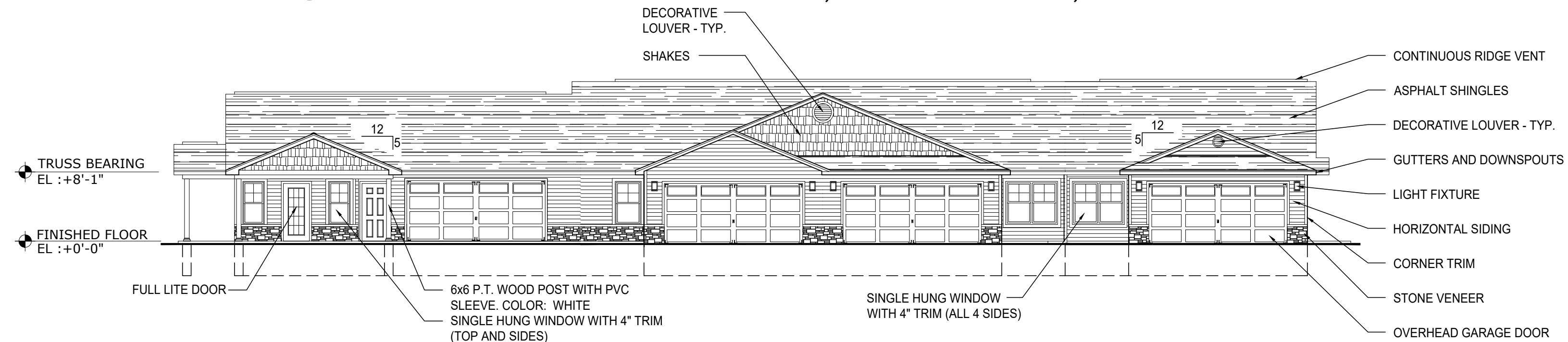
**4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE**  
SCALE: 3/32" = 1'-0"



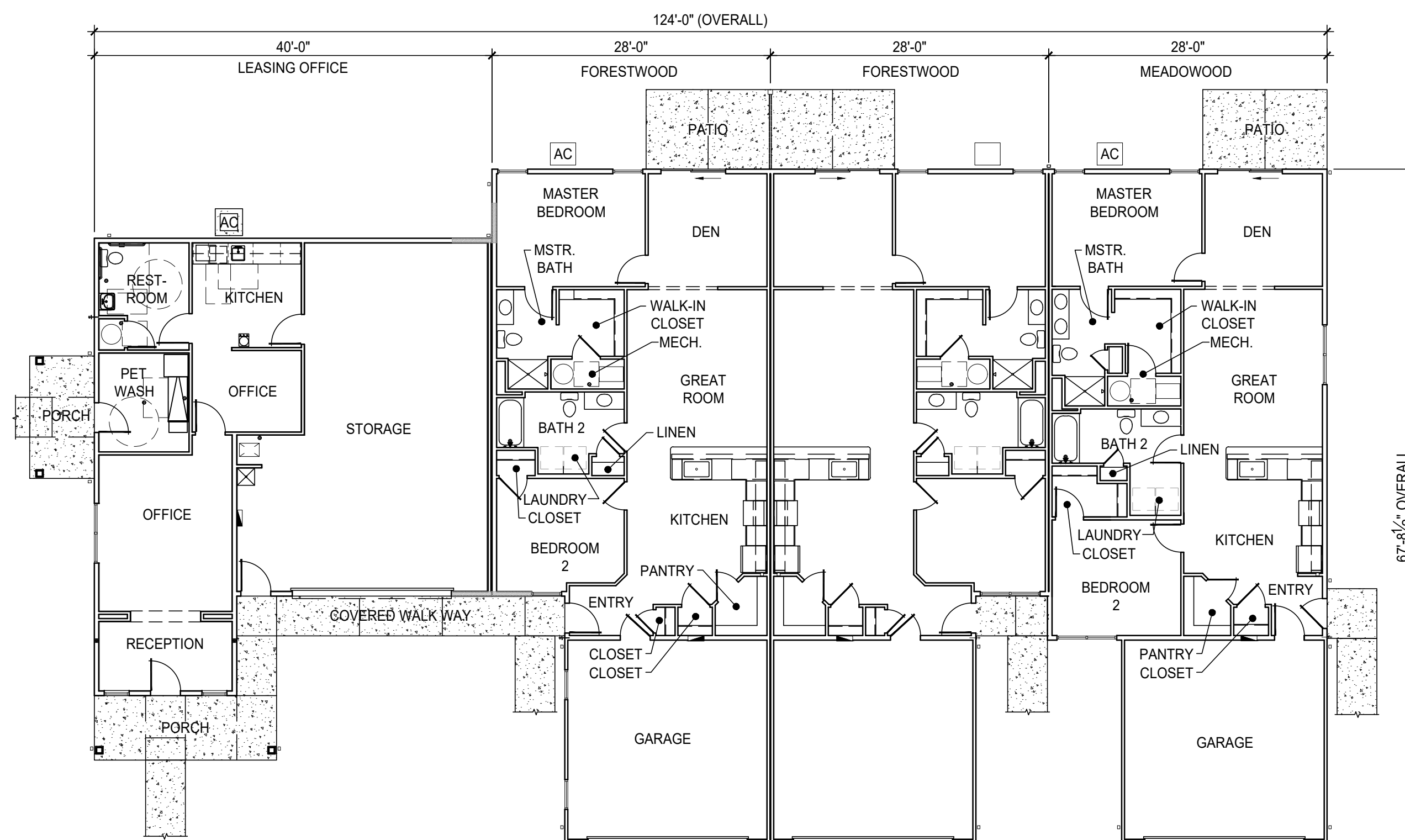
**3 STANDARD SIDE ELEVATION MEADOWOOD**  
SCALE: 3/32" = 1'-0"



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



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



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

**EXTERIOR FINISH MATERIAL SELECTIONS**

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

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

**PRELIMINARY**

**NOTE!!! THIS DRAWING IS NOT FOR CONSTRUCTION**

REVISIONS

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Fairlawn, OH 44333  
mpg-architects.com

**BUILDING FLOOR PLAN AND ELEVATIONS**

DATE: DECEMBER 13, 2021

PROJECT #: 49521

**REDWOOD KANSAS CITY N. AMBASSADOR DRIVE**

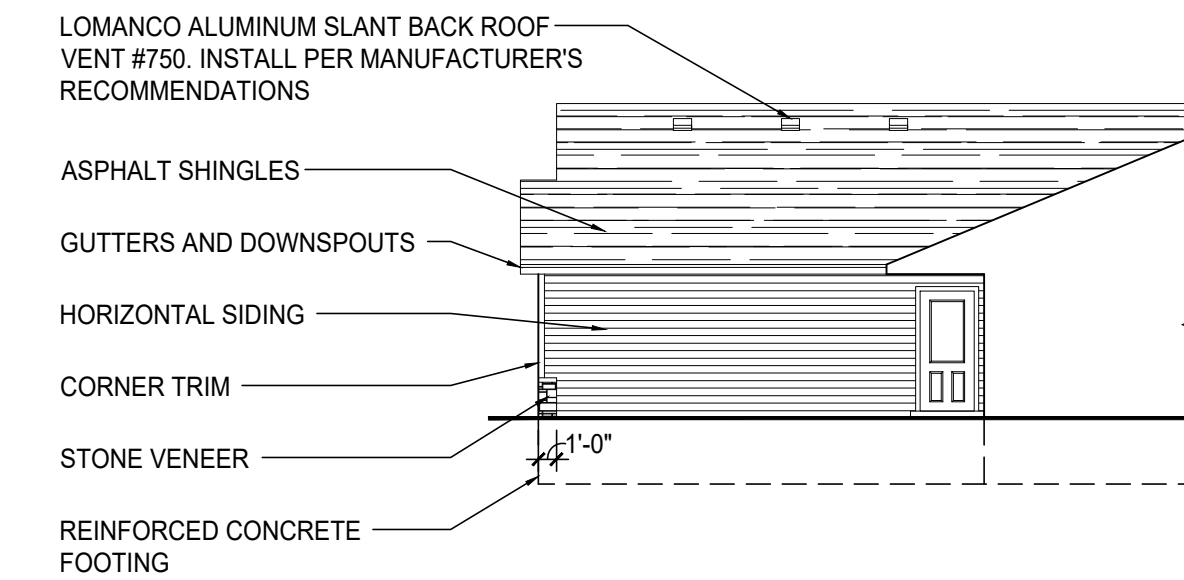
NORTH AMBASSADOR DRIVE  
KANSAS CITY, MISSOURI



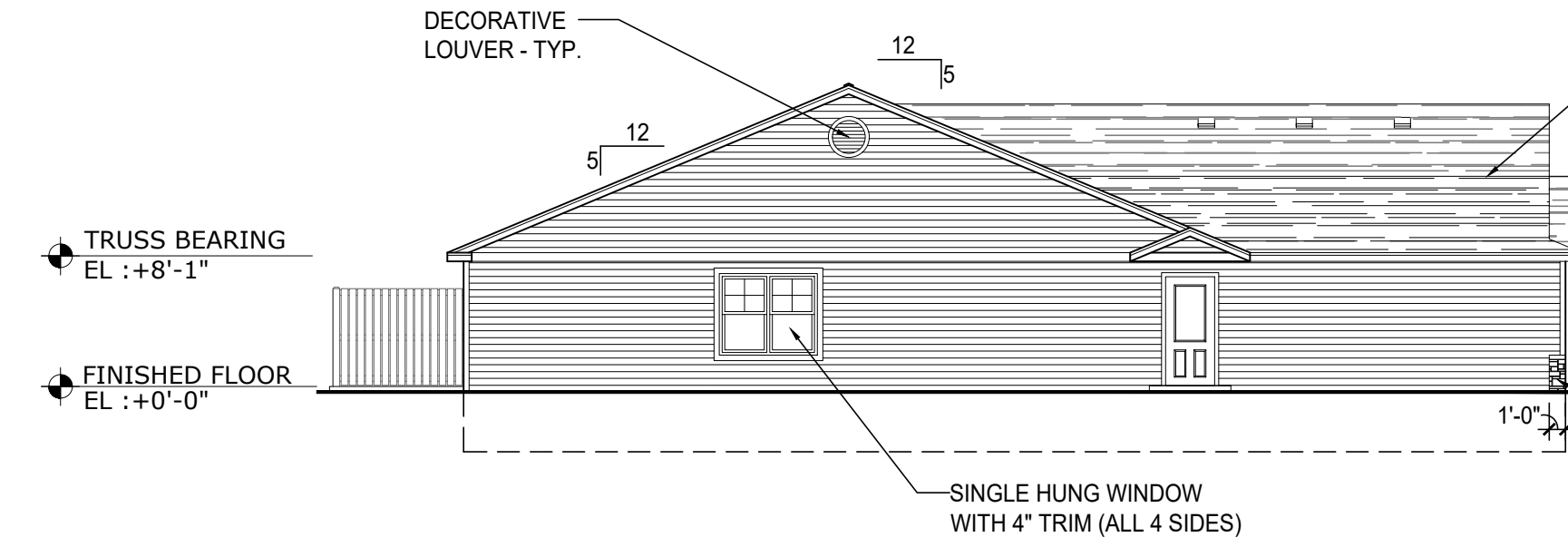
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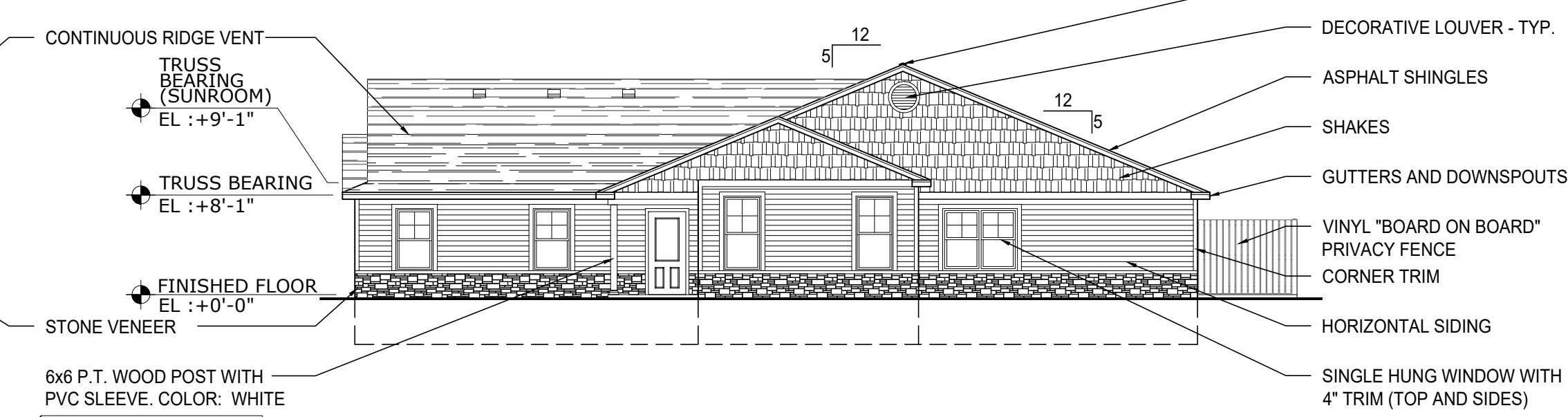
REVISIONS



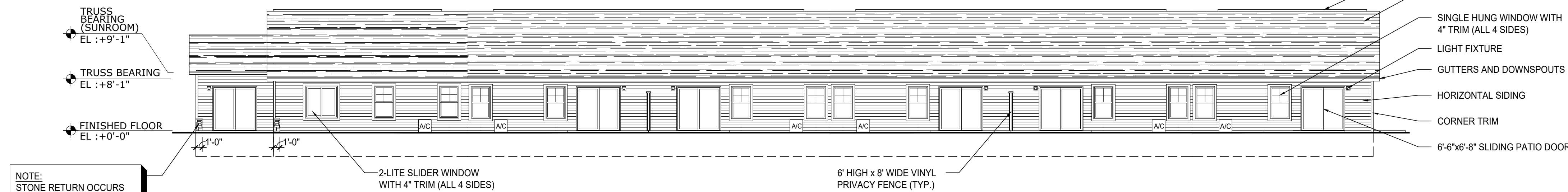
**5 PARTIAL SIDE ELEVATION FORESTWOOD**  
SCALE: 3/32" = 1'-0"



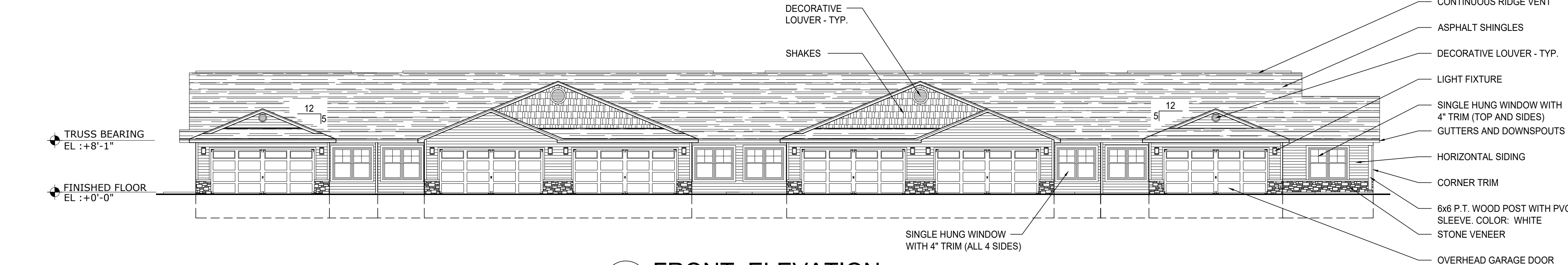
**4 STANDARD SIDE ELEVATION MEADOWOOD**  
SCALE: 3/32" = 1'-0"



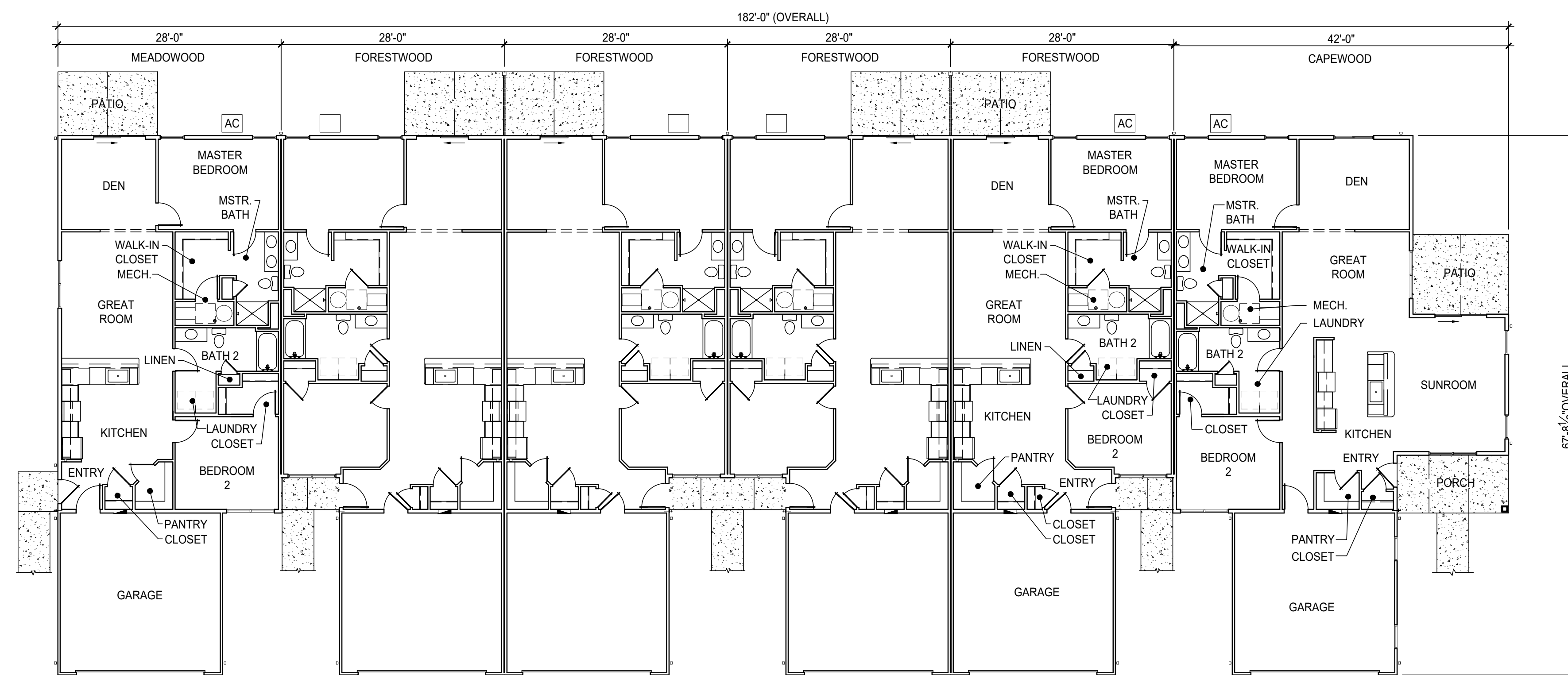
**3 HIGH PROFILE SIDE ELEVATION CAPEWOOD**  
SCALE: 3/32" = 1'-0"



**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**

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DECORATIVE LOUVER	VINYL	WHITE
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GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

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

**BUILDING FLOOR PLAN AND ELEVATIONS**

DATE: DECEMBER 13, 2021

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**REDWOOD KANSAS CITY N. AMBASSADOR DRIVE**

NORTH AMBASSADOR DRIVE  
KANSAS CITY, MISSOURI



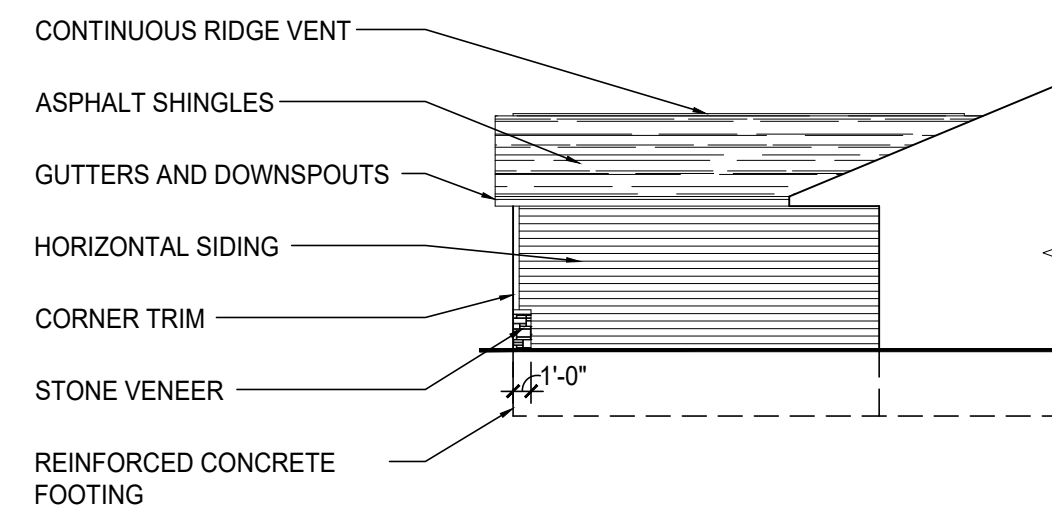
phone 330.666.5770  
fax 330.666.8812

3660 Embassy Parkway  
Fairlawn, OH 44333

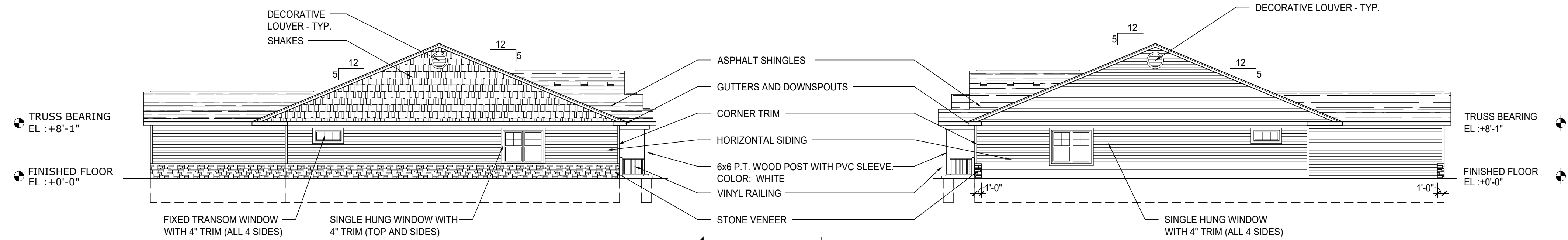
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REVISIONS



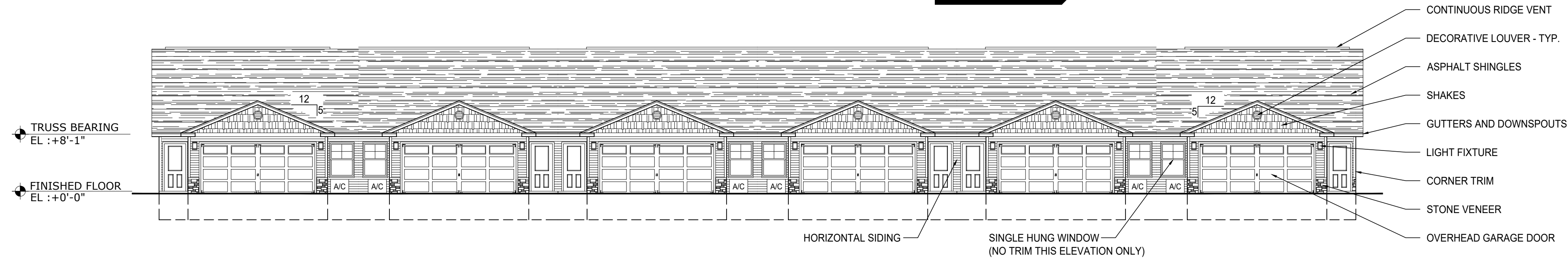
**5 PARTIAL SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**



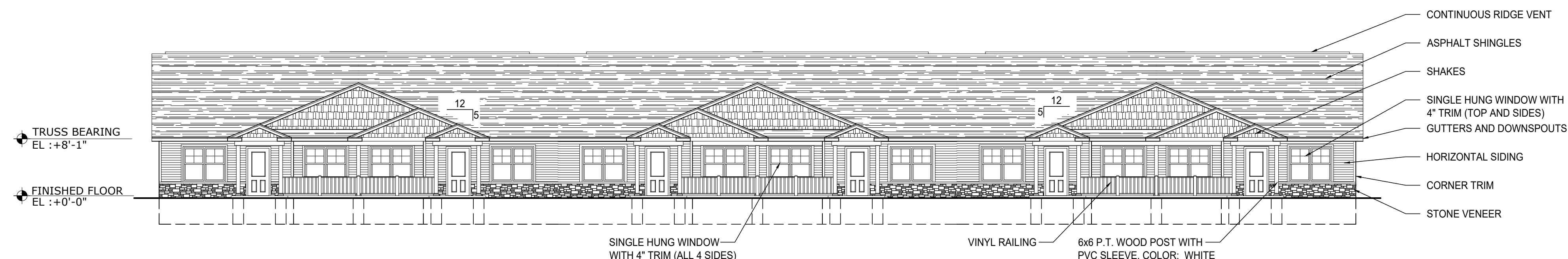
**4 HIGH PROFILE SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**

NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

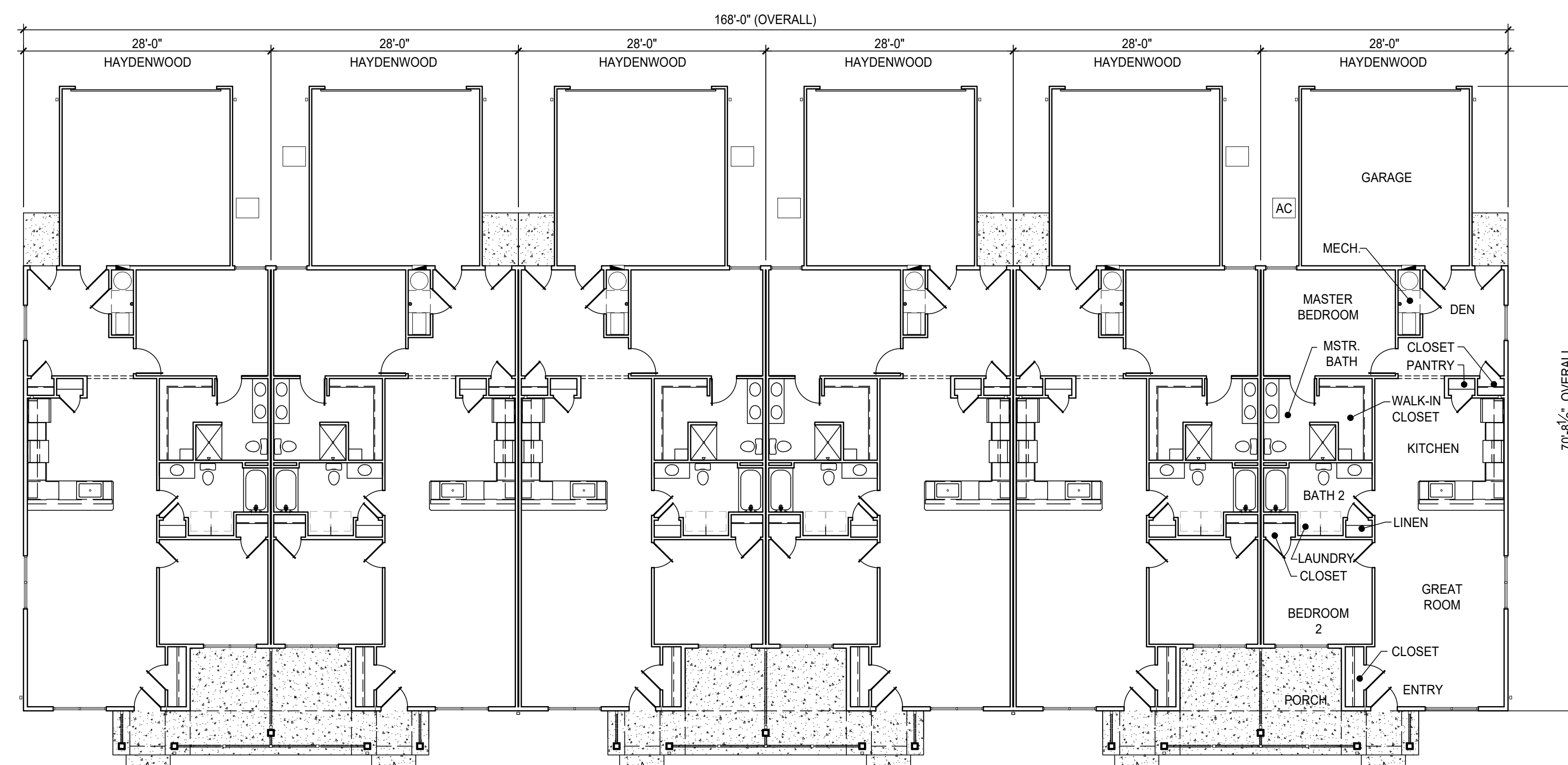
**3 STANDARD SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**HAYDENWOOD**



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



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



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

**EXTERIOR FINISH MATERIAL SELECTIONS**

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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

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  
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**MPG**  
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ARCHITECTS  
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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



FRONT PERSPECTIVE

---

CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE  
MEADOWOOD

---



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE  
HAYDENWOOD

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DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE  
WILLOWOOD

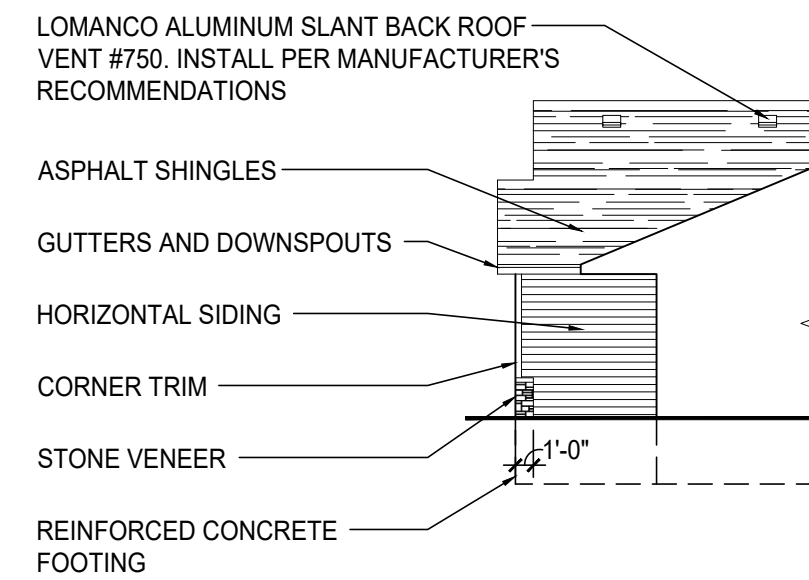
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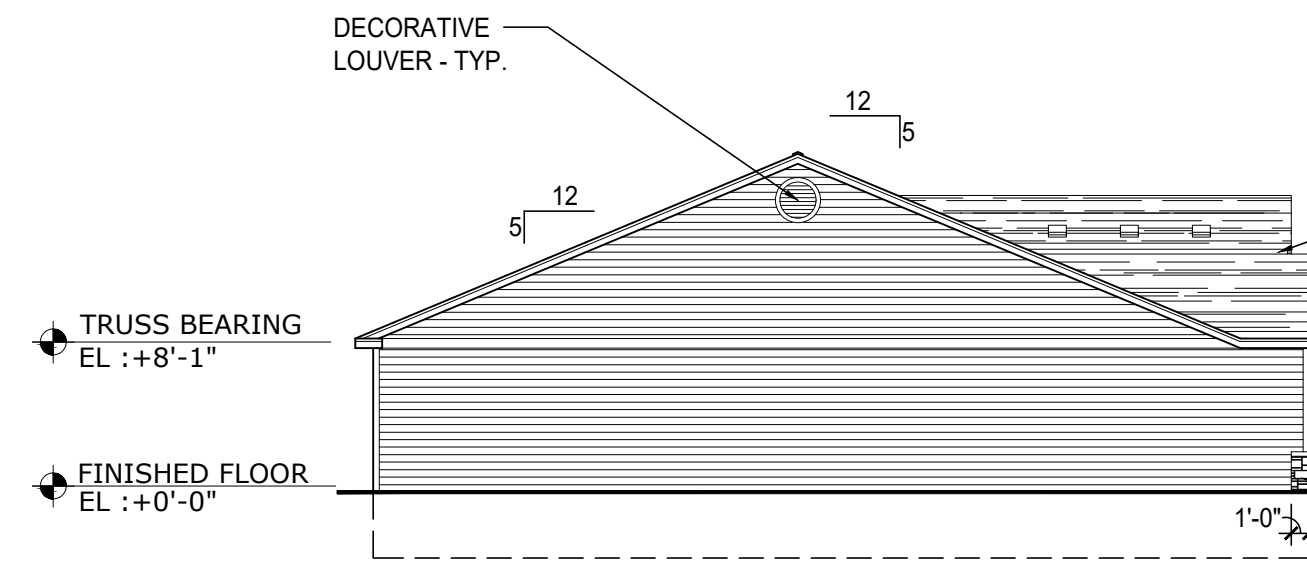
DATE: SEPTEMBER, 2021

REVISIONS

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

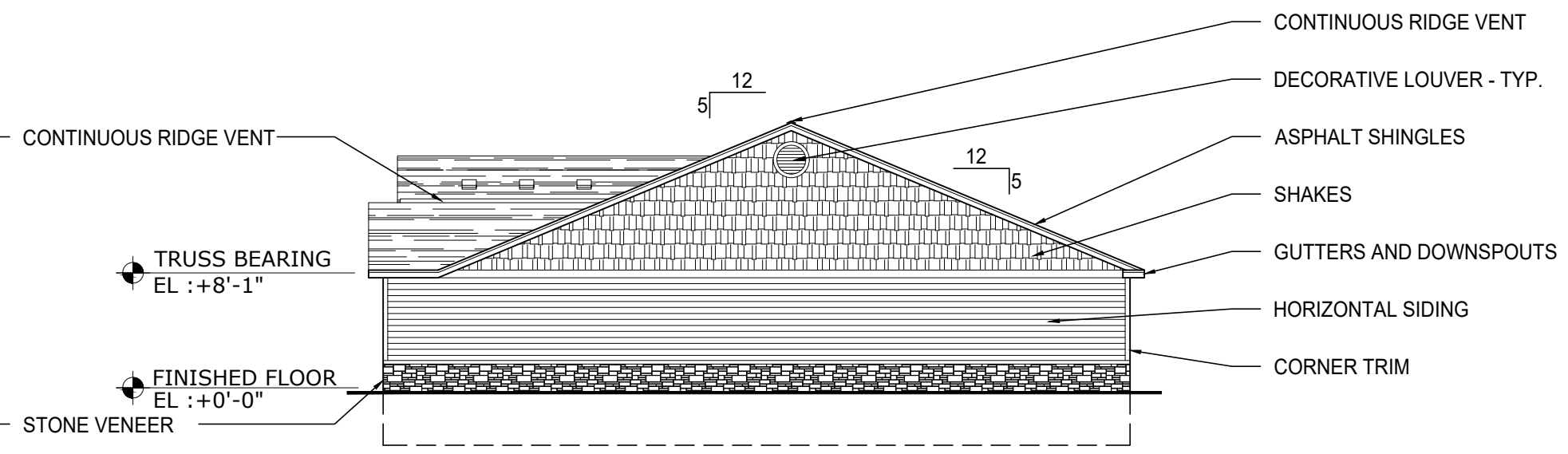


**4 STANDARD SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**WILLOWOOD**



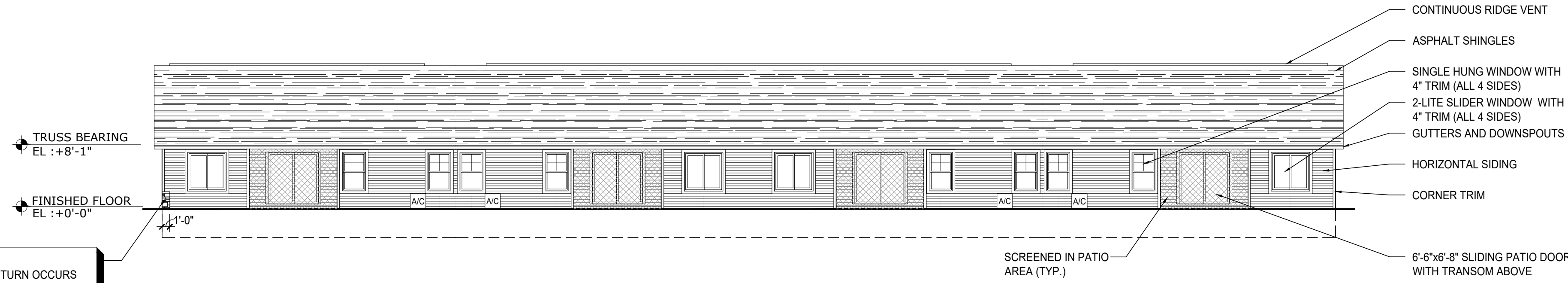
NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

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

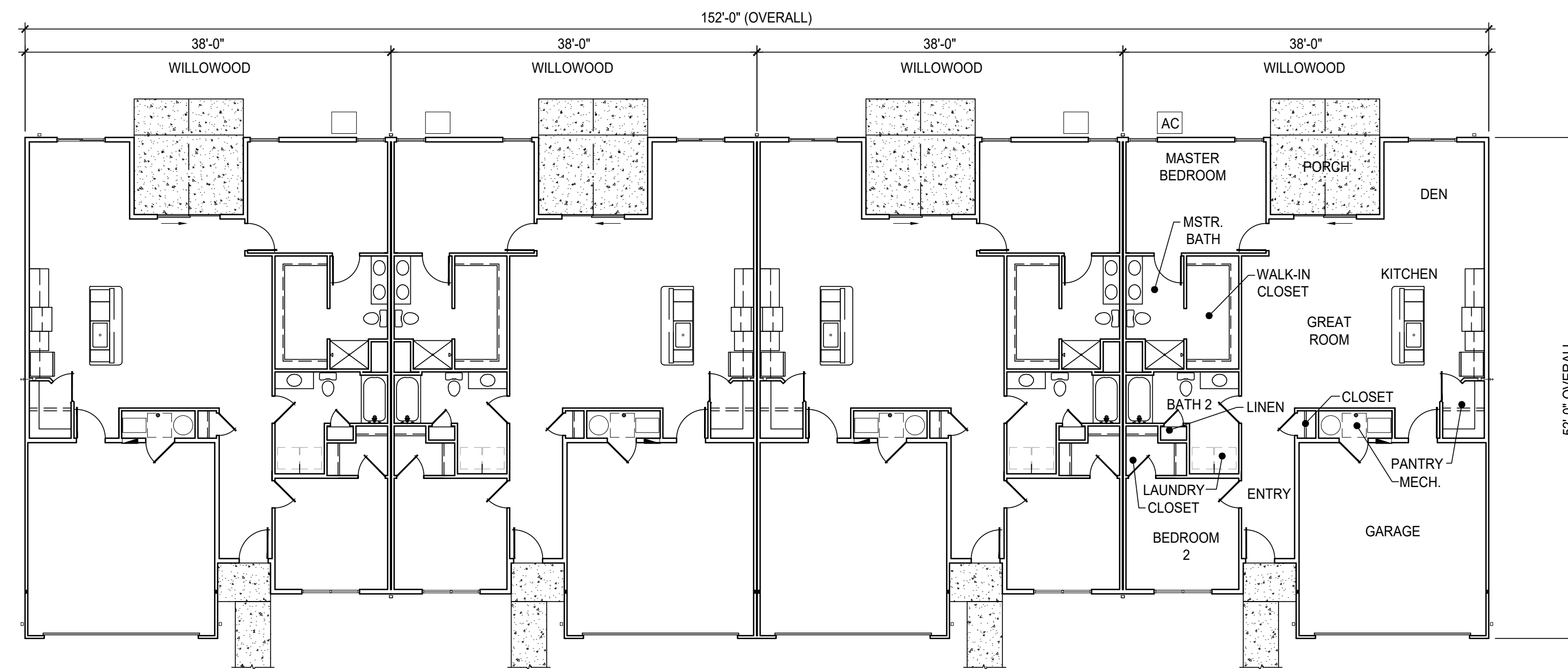
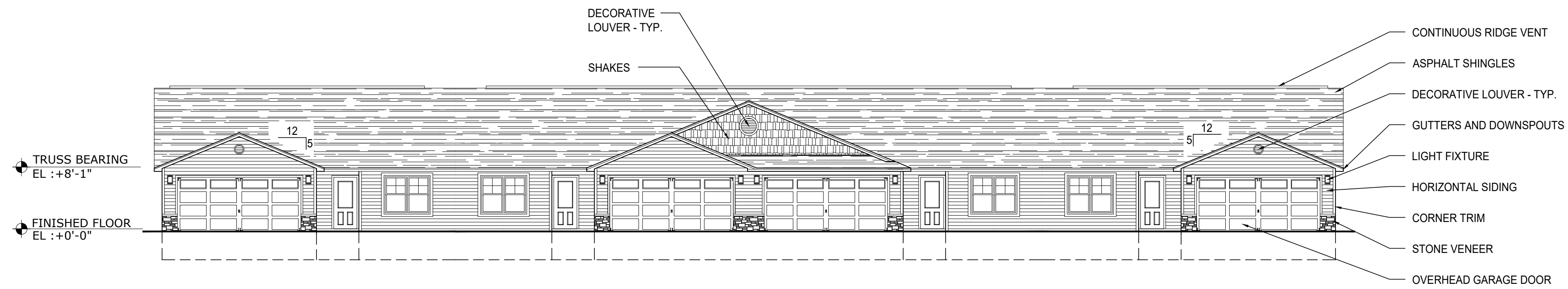


NOTE:  
STONE RETURN OCCURS  
ADJACENT TO HIGH  
PROFILE SIDE ELEVATION  
ONLY

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