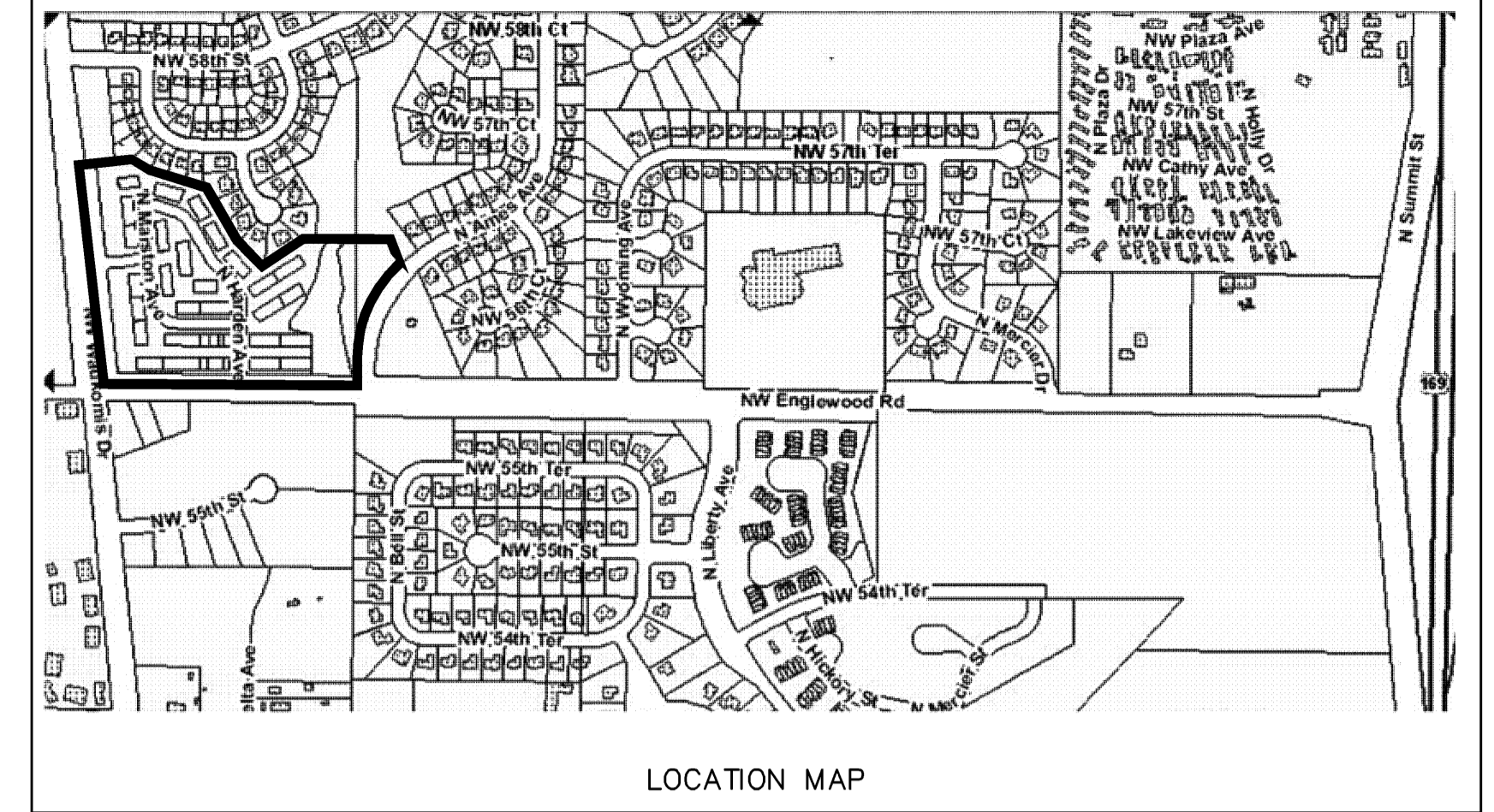


# MAJOR SITE PLAN PARKWAY OAKS

PART OF THE SOUTHEAST 1/4 OF SECTION 28 AND PART OF THE FRACT. SOUTHWEST 1/4 OF SECTION 27,  
TOWNSHIP 51 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI



### PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 51, RANGE 33, AND ALL THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 33, ALL BEING IN KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE N89°33'40"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 906.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NW WAUKOMIS DRIVE; THENCE N05°43'00"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NW WAUKOMIS DRIVE, 843.51 FEET; THENCE N84°17'00"E, 167.71 FEET; THENCE S58°02'42"E, 77.36 FEET; THENCE S73°30'00"E, 213.93 FEET; THENCE S30°30'00"E, 233.34 FEET; THENCE S44°51'40"E, 129.39 FEET; THENCE N58°00'00"E, 108.25 FEET; THENCE S89°33'27"E, 311.05 FEET; THENCE S22°56'25"E, 91.35 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S43°46'58"W, A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 420.43 FEET; THENCE S00°46'01"W, 102.52 FEET TO THE SOUTH LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N89°13'59"W, ALONG THE SOUTH LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 27, 8.35 FEET TO THE POINT OF BEGINNING. (TRACT CONTAINS 15.37 ACRES, MORE OR LESS)

### PLAN INFORMATION

- A. EXISTING ZONING CLASSIFICATION: R 1.5
- B. TOTAL LAND AREA: 15.37 AC
- C. EXISTING LAND AREA OF STREET R/W: 3.86 AC
- D. NET LAND AREA: 11.51 AC
- E. BUILDING USES
  - a. EXIST. 5 UNIT TOWNHOME - 2 BLDGS - 10 UNITS
  - b. PROP. 4 UNIT TOWNHOME - 7 BLDGS - 28 UNITS
  - c. PROP. DU-PLEX FRONT-BACK - 11 BLDGS - 22 UNITS
  - d. PROP. DU-PLEX SPLIT ENTRY - 17 BLDGS - 34 UNITS
  - e. PROP. POOL HOUSE - 1 BLDG
- F. BUILDING HEIGHT
  - a. EXIST. 5 UNIT TOWNHOME - 35' MAX
  - b. PROP. 4 UNIT TOWNHOME - 35' MAX
  - c. PROP. DU-PLEX FRONT-BACK - 30' MAX
  - d. PROP. DU-PLEX SPLIT ENTRY - 24' MAX
  - e. PROP. POOL HOUSE - 24' MAX
- G. GROSS FLOOR AREA
  - a. EXIST. 5 UNIT TOWNHOME
    - i. BASEMENT - 3632 SF
    - ii. 1ST FLOOR - 3632 SF
    - iii. 2ND FLOOR - 3632 SF
  - b. PROP. 4 UNIT TOWNHOME
    - i. BASEMENT - 3192 SF
    - ii. 1ST FLOOR - 3192 SF
    - iii. 2ND FLOOR - 3192 SF
  - c. PROP. DU-PLEX FRONT-BACK
    - i. BASEMENT - 1008 SF
    - ii. 1ST FLOOR - 2082 SF
    - iii. 2ND FLOOR - 748 SF
  - d. PROP. DU-PLEX SPLIT ENTRY
    - i. BASEMENT - 1904 SF
    - ii. 1ST FLOOR - 1904 SF
  - e. POOL HOUSE - 1180 SF
- H. BUILDING COVERAGE: 85,840 SF GROSS FAR: 0.13 NET FAR: 0.17
- I. DENSITY
  - a. GROSS DENSITY: 94 U/15.37 A = 6.1 U/A
  - b. NET DENSITY: 94 U/11.51 A = 8.2 U/A
- J. PARKING SUMMARY
 

	REQUIRED	PROVIDED
a. 5 UNIT T.H.	20	20
b. 4 UNIT T.H.	56	78
c. DU-PLEXES	112	112
d. POOL HOUSE	6	10
e. TOTAL	194	220
- K. CONSTRUCTION SCHEDULE
 

PHASE	COMMENCE	COMPLETE
a. PHASE 1	2005	2006
i. ALL INFRASTRUCTURE		
ii. 5 UNIT TOWNHOMES		
b. PHASE 2	2012	2013
i. 2 - 4 UNIT TOWNHOMES		
ii. 10 - DUPLEXES		
iii. POOL HOUSE		
c. PHASE 3	2013	2014
i. 2 - 4 UNIT TOWNHOMES		
ii. 10 - DUPLEXES		
d. PHASE 4	2014	2015
i. 3 - 4 UNIT TOWNHOMES		
ii. 8 - DUPLEXES		
- L. PLAN ADMENDMENT PROPOSE THE REDUCTION OF TOTAL RESIDENTIAL UNITS FROM 142 TO 94 BY REDUCING THE NUMBER OF TOWNHOME STRUCTURES FROM 29 TO 9 AND ADDING 28 DUPLEX UNITS. THE ADMENDMENT ALSO ADDS THE DEVELOPMENT OF A POOL AND POOL HOUSE.



SCALE IN FEET 1" = 50'

E = EXIST. TOWNHOUSE  
T = TOWNHOUSE  
F = FRONT/BACK SPLIT  
S = SPLIT ENTRY  
P = POOL HOUSE

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PROJECT NO.	09034	LAST REVISION	02/14/12
PROJECT NAME	PARKWAY OAKS		
DIR. & DWG. NAME	H:\PROJECTS\2009\09034\DWG\09034-DEVELOPMENT-PLAN.DWG		

**SITE PLAN 1 of 2**