

M-2 SUMMARY TABLE										
Phase	Parcel	Parcel Area (Acres)	Bldg. #	Bldg. Area (SF)	Floor Area Ratio (FAR)	** Required Warehouse Parking Spaces (1:1,500 A.L.)	Proposed Parking Spaces	Impervious Area (Acres)	Provided Open Space (%)	Required Open Space (%)
Phase 1	Lot 1	5.26	1	80,500	0.3512	54	54	3.73	29%	15%
	Lot 2	4.81	2	80,500	0.3840	54	54	3.70	23%	15%
	Lot 3	6.31	3	80,500	0.2927	54	54	4.37	31%	15%
	Lot 4	5.12	4	80,500	0.3612	54	54	3.77	26%	15%
	Tract V	2.53						0.00	100%	15%
	Tract W	8.63						0.34	96%	15%
	Barker Road R/W	1.03						0.80	23%	N/A
	160th Street R/W	0.86						0.65	24%	N/A
	159th Street R/W	0.22						0.18	20%	N/A
	Existing 159th Street R/W	0.48						0.48	0%	N/A
Phase 1 Total		35.25		322,000	0.2097	216	216	15.57	56%	15%
Phase 2	Lot 5	4.94	5	73,500	0.3418	49	49	3.61	27%	15%
	Lot 6	11.65	6	161,500	0.3578	121	121	9.33	20%	15%
	Lot 7	7.83	7	99,900	0.3130	67	67	4.95	32%	15%
	Barker Road R/W	2.85						0.58	24%	N/A
	162nd Street R/W	0.77						0.58	24%	N/A
Phase 2 Total		27.93		334,900	0.2960	237	237	17.88	35%	15%
Phase 4	Lot 8	6.76	8	70,255	0.2388	47	47	2.95	56%	15%
	Lot 9	12.84	9	144,300	0.2581	96	96	6.99	46%	15%
	Lot 10	19.94	10	264,000	0.3039	176	176	15.52	22%	15%
	Lot 11	14.53	11	232,300	0.3673	155	155	11.85	18%	15%
	Lot 12	7.36	12	100,000	0.3161	67	67	5.46	25%	15%
	Lot 13	4.30	13	62,000	0.3310	41	41	3.23	25%	15%
	Tract X	2.27						0	100%	15%
	Tract Y	0.64						0	100%	15%
	Barker Road R/W	0.37						0.28	24%	N/A
	Barker Road R/W ^a	1.50						1.14	24%	N/A
	165th Street R/W	1.07						0.81	24%	N/A
	167th Street R/W	4.61						0.67	85%	N/A
	Existing 167th Street R/W	0.74						0.74	0%	N/A
	Phase 4 Total	76.82		873,055	0.2609	582	582	49.63	35%	15%
Grand Total		139.60		1,549,955	0.2549	1,035	1,035	83.09	40%	15%

* From Phase 3 half Roadway
 ** PARKING ANALYSIS TO BE PROVIDED AT THE TIME OF FID FOR ACTUAL BUILDING WAREHOUSE AND OFFICE USES WHICH MAY LOWER REQUIRED PARKING.

M-2 SITE DATA TABLE	
GROSS AREA	139.60 ACRES
EXISTING ZONING	CITY PRE-3
PROPOSED ZONING	M-2 (SITE DESIGN 1)
PROPOSED NUMBER OF LOTS	13
PROPOSED LAND USE	INDUSTRIAL PARK
TOTAL BUILDING SQUARE FOOTAGE	1,549,955 S.F.
FLOOR AREA RATIO	0.2549
MAX HEIGHT	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	10 FEET
OPEN SPACE	146 OF NET AREA

R-1 SITE DATA TABLE	
GROSS AREA	38.88 ACRES
EXISTING ZONING	CITY PRE-3
PROPOSED ZONING	R-1 (SITE DESIGN 1)
PROPOSED NUMBER OF LOTS	114
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
MAXIMUM DENSITY	3.8 LOTS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MINIMUM LOT AREA	7,800 S.F.
MAX HEIGHT	25 FEET
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	10 FEET
OPEN SPACE	146 OF NET AREA

R-2 SITE DATA TABLE	
GROSS AREA	38.88 ACRES
EXISTING ZONING	CITY PRE-3
PROPOSED ZONING	R-2 (SITE DESIGN 1)
PROPOSED NUMBER OF LOTS	94
PROPOSED LAND USE	TWO-FAMILY RESIDENTIAL
MAXIMUM DENSITY	3.2 LOTS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MINIMUM LOT AREA	4,700 S.F. (1,000 S.F./LOT)
MAX HEIGHT	25 FEET
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	10 FEET
OPEN SPACE	146 OF NET AREA

R-3 (NORTH) SITE DATA TABLE	
GROSS AREA	17.88 ACRES
EXISTING ZONING	CITY PRE-3
PROPOSED ZONING	R-3 (SITE DESIGN 1)
PROPOSED NUMBER OF TRACTS	8
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
TOTAL UNITS	100
APARTMENTS	100
MINIMUM DENSITY	12 UNITS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MAX HEIGHT	35 FEET
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	10 FEET
COMMON OPEN SPACE (100 R/SIDE ACTIVE)	2.76 ACRES
OPEN SPACE PROVIDED	4.89 ACRES (28,976 S.F.)
ACTIVE OPEN SPACE REQUIRED	1.38 ACRES
ACTIVE OPEN SPACE PROVIDED	1.40 ACRES

R-3 (SOUTH) SITE DATA TABLE	
GROSS AREA	14.46 ACRES
EXISTING ZONING	CITY PRE-3
PROPOSED ZONING	R-3 (SITE DESIGN 1)
PROPOSED NUMBER OF TRACTS	8
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
TOTAL UNITS	118
APARTMENTS	118
MINIMUM DENSITY	12 UNITS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MAX HEIGHT	35 FEET
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	10 FEET
COMMON OPEN SPACE (100 R/SIDE ACTIVE)	2.76 ACRES
OPEN SPACE PROVIDED	4.89 ACRES (28,976 S.F.)
ACTIVE OPEN SPACE REQUIRED	1.38 ACRES
ACTIVE OPEN SPACE PROVIDED	1.40 ACRES

- NOTES:
- JOB BENCH MARK 885-ALLIUM, DATED 1988, ON THE SOUTHWEST CORNER OF CONCRETE BASE OF STREET LIGHT AT SOUTHWEST CORNER OF 168 HIGHWAY AND 167TH STREET. ELEVATION = 1050.05
 - BENCH MARK-CONCRETE SQUARE CONTAINING FRONT FACE OF CURB INLET ON SOUTH SIDE OF 167TH STREET FIRST INLET EAST OF 168 HIGHWAY. ELEVATION = 1050.51

R-3 SUMMARY TABLE

R-3 (NORTH)										
Phase	Parcel	Parcel Area (Acres)	# of 4-Plex Townhome Bldgs	# of Apartment Bldgs	Bldg Area (SF)	Pool Area (SF)	# Units	Required Parking Ratio	Required Parking Spaces	Proposed Parking Spaces
Phase 1	Tract A	8.88	28				112	1.5/Unit	168	112
	Tract B	9.63		5	3,276	1,494	150	1.5/Unit	225	0
	Tract C	1.30	5				20	1.5/Unit	30	20
	Tract D	0.67								
	Tract E	0.16								
	Tract F	0.07								
	Local/Collector R/W	5.49								
	159th Street R/W	0.34								
	Existing 159th Street R/W	1.01								
	North Total	27.56	33	5	3,276	1,494	282	0	423	132
Phase 2	Tract G	0.09					18	1.5/Unit	27	18
	Tract H	0.29					60	1.5/Unit	90	60
	Tract I	1.51	1	1			18	1.5/Unit	27	18
	Tract J	5.50	0	6			60	1.5/Unit	90	60
	Tract K	3.95	5	0			40	1.5/Unit	60	40
	Local/Collector R/W	1.60								
	Local/Collector R/W	0.36								
	167th Street R/W	0.47								
	Existing 167th Street R/W	0.23								
	South Total	14.42	6	7	0	0	118	0	177	118

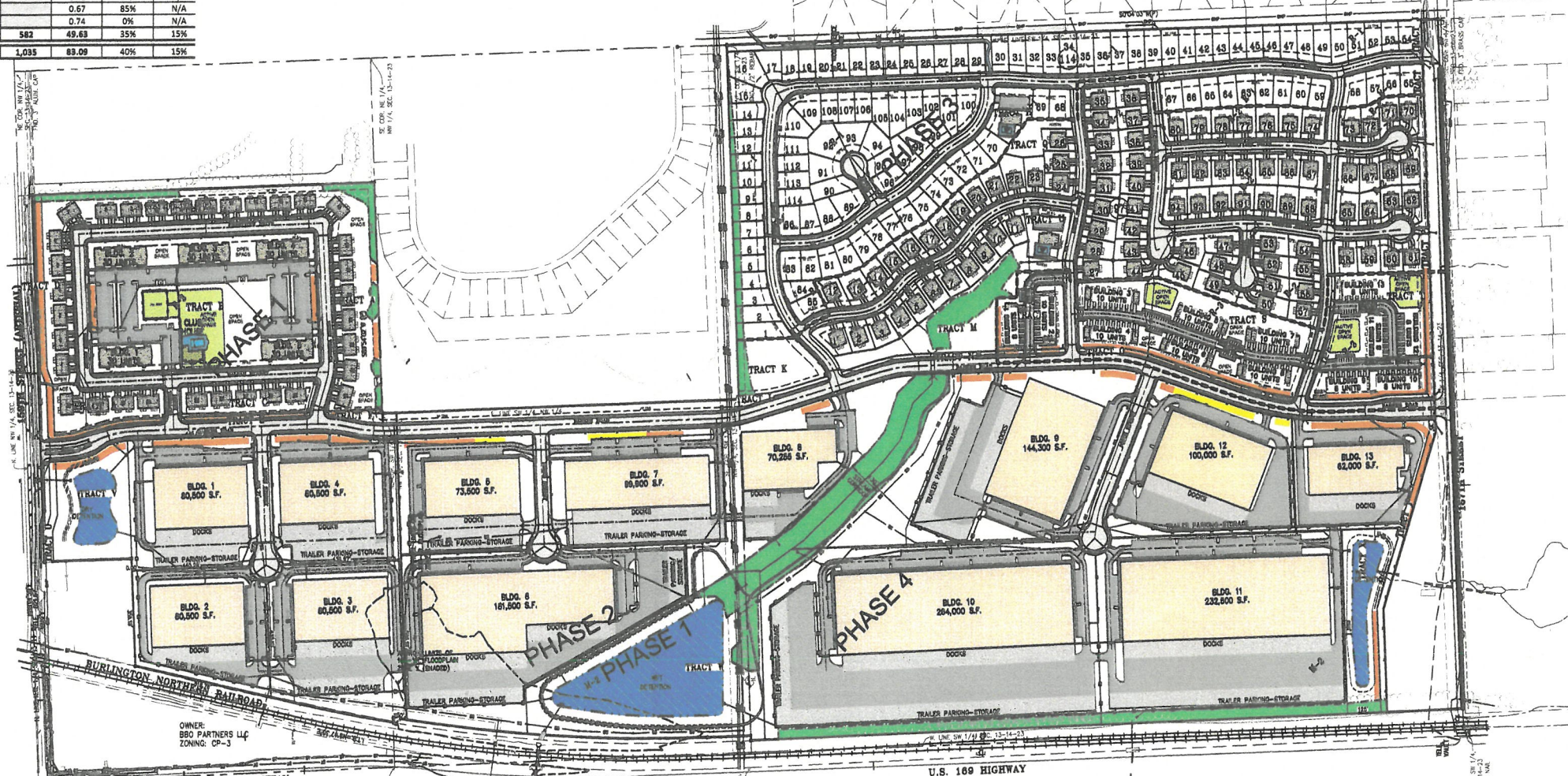
* Area of Tract within R-3 zoning

R-1 & R-2 SUMMARY TABLE

R-1										
Phase	Parcel	Parcel Area (Acres)	# of Single Family Bldgs	Amenity Bldg Area (SF)	Pool Area (SF)	# Units	Required Parking Ratio	Required Parking Spaces	Proposed Parking Spaces	Total Proposed Parking Spaces
Phase 1	Lots 1 thru 114	22.56	114			114	2.0/Unit	228	228	228
	Tract G	0.63								
	Tract H	0.60		3,072	792	0	0	0	0	9
	Tract I	0.07								
	Tract J	0.07								
	Local/Collector R/W	5.57								
	159th Street R/W	0.20								
	Existing 159th Street R/W	0.19								
	R-1 Total	29.88	114	3,072	792	114	0	228	228	237
	R-2 Total	35.70	94	83	792	188	0	282	188	286

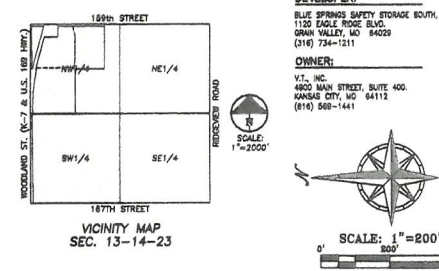
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FLOOD HAZARD
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200156, MAP NO. 200101000, AND DATED AUGUST 3, 2001.

- PROPOSED DEVELOPMENT:**
- THE TOPOGRAPHY WAS SUPPLIED BY A.L.S. (AUTOMATED INFORMATION MAPS SYSTEM) BASED ON 1:2500 SCALE.
 - TRACTS O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



OVERALL SITE PLAN
 PRELIMINARY DEVELOPMENT PLANS
 PARK 169
 OLAHIE, KANSAS

By	Date	Reviewed	Reviewed For	Comments
DATE:	7/14/24	DATE:	7/14/24	
DESIGNED:	BAW	DESIGNED:	BAW	
DRAWN:	BAW	DRAWN:	BAW	
CHECKED:	BAW	CHECKED:	BAW	
APPROVED:	BAW	APPROVED:	BAW	

SHEET
 C1.0