

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
<b>Phase 1 Total</b>	<b>35.25</b>		<b>322,000</b>	<b>0.2097</b>	<b>216</b>	<b>216</b>	<b>15.57</b>	<b>56%</b>	<b>15%</b>	
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	6.33	20%	15%
	Lot 7	7.33	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	0.71						0.58	24%	N/A
<b>Phase 2 Total</b>	<b>27.53</b>		<b>334,900</b>	<b>0.2960</b>	<b>237</b>	<b>237</b>	<b>17.88</b>	<b>35%</b>	<b>15%</b>	
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	48%	15%
	Lot 10	19.94	10	264,000	0.3039	176	176	15.53	22%	15%
	Lot 11	14.53	11	232,500	0.3673	155	155	11.85	18%	15%
	Lot 12	7.16	12	100,000	0.3161	67	67	3.46	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*	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
	<b>Phase 4 Total</b>	<b>76.82</b>		<b>873,055</b>	<b>0.2609</b>	<b>582</b>	<b>582</b>	<b>49.63</b>	<b>35%</b>	<b>15%</b>
	<b>Grand Total</b>	<b>139.60</b>		<b>1,548,955</b>	<b>0.2549</b>	<b>1,035</b>	<b>1,035</b>	<b>83.09</b>	<b>40%</b>	<b>15%</b>

\* From Phase 3 half Roadway  
 \*\* PARKING ANALYSIS TO BE PROVIDED AT THE TIME OF FDP 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 PFC-3
PROPOSED ZONING	R-3 (SITE DESIGN 1)
PROPOSED NUMBER OF LOTS	13
PROPOSED LAND USE	INDUSTRIAL PARK
TOTAL BUILDING SQUARE FOOTAGE	1,548,955 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	15% OF NET AREA

R-1 SITE DATA TABLE	
GROSS AREA	38.88 ACRES
EXISTING ZONING	CITY PFC-3
PROPOSED ZONING	R-1 (SITE DESIGN 1)
PROPOSED NUMBER OF LOTS	114
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
DENSITY	2.8 UNITS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MINIMUM LOT AREA	7,800 S.F.
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	20 FEET
CORNER SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	20 FEET
OPEN SPACE	15%

R-2 SITE DATA TABLE	
GROSS AREA	38.88 ACRES
EXISTING ZONING	CITY PFC-3
PROPOSED ZONING	R-2 (SITE DESIGN 1)
PROPOSED NUMBER OF LOTS	84
PROPOSED LAND USE	TWO-FAMILY RESIDENTIAL
DENSITY	2.1 UNITS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MINIMUM LOT AREA	4,700 S.F. (B.L.O.D. 87/07)
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
CORNER SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	20 FEET
OPEN SPACE	15%

R-3 (NORTH) SITE DATA TABLE	
GROSS AREA	27.53 ACRES
EXISTING ZONING	CITY PFC-3
PROPOSED ZONING	R-3 (SITE DESIGN 1)
PROPOSED NUMBER OF TRACTS	6
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
TOWNHOME UNITS	100
APARTMENTS	100
TOTAL UNITS	200
DENSITY	12 UNITS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MINIMUM LOT AREA	10,200 S.F.
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
CORNER SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	20 FEET
COMMON OPEN SPACE (FOR R/OON ACTIVE)	3.75 ACRES (28,500 S.F.)
OPEN SPACE PROVIDED	1.44 ACRES (12,500 S.F.)
ACTIVE OPEN SPACE REQUIRED	1.38 ACRES (12,500 S.F.)
ACTIVE OPEN SPACE PROVIDED	1.40 ACRES

R-3 (SOUTH) SITE DATA TABLE	
GROSS AREA	14.46 ACRES
EXISTING ZONING	CITY PFC-3
PROPOSED ZONING	R-3 (SITE DESIGN 1)
PROPOSED NUMBER OF TRACTS	6
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
TOWNHOME UNITS	100
APARTMENTS	100
TOTAL UNITS	200
DENSITY	12 UNITS PER ACRE
MINIMUM LOT WIDTH (AT B.L.)	60 FEET
MINIMUM LOT AREA	10,200 S.F.
MAX HEIGHT (NON-RESIDENTIAL)	35 FEET
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	10 FEET
CORNER SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	20 FEET
COMMON OPEN SPACE (FOR R/OON ACTIVE)	3.75 ACRES (28,500 S.F.)
OPEN SPACE PROVIDED	1.44 ACRES (12,500 S.F.)
ACTIVE OPEN SPACE REQUIRED	1.38 ACRES (12,500 S.F.)
ACTIVE OPEN SPACE PROVIDED	1.40 ACRES

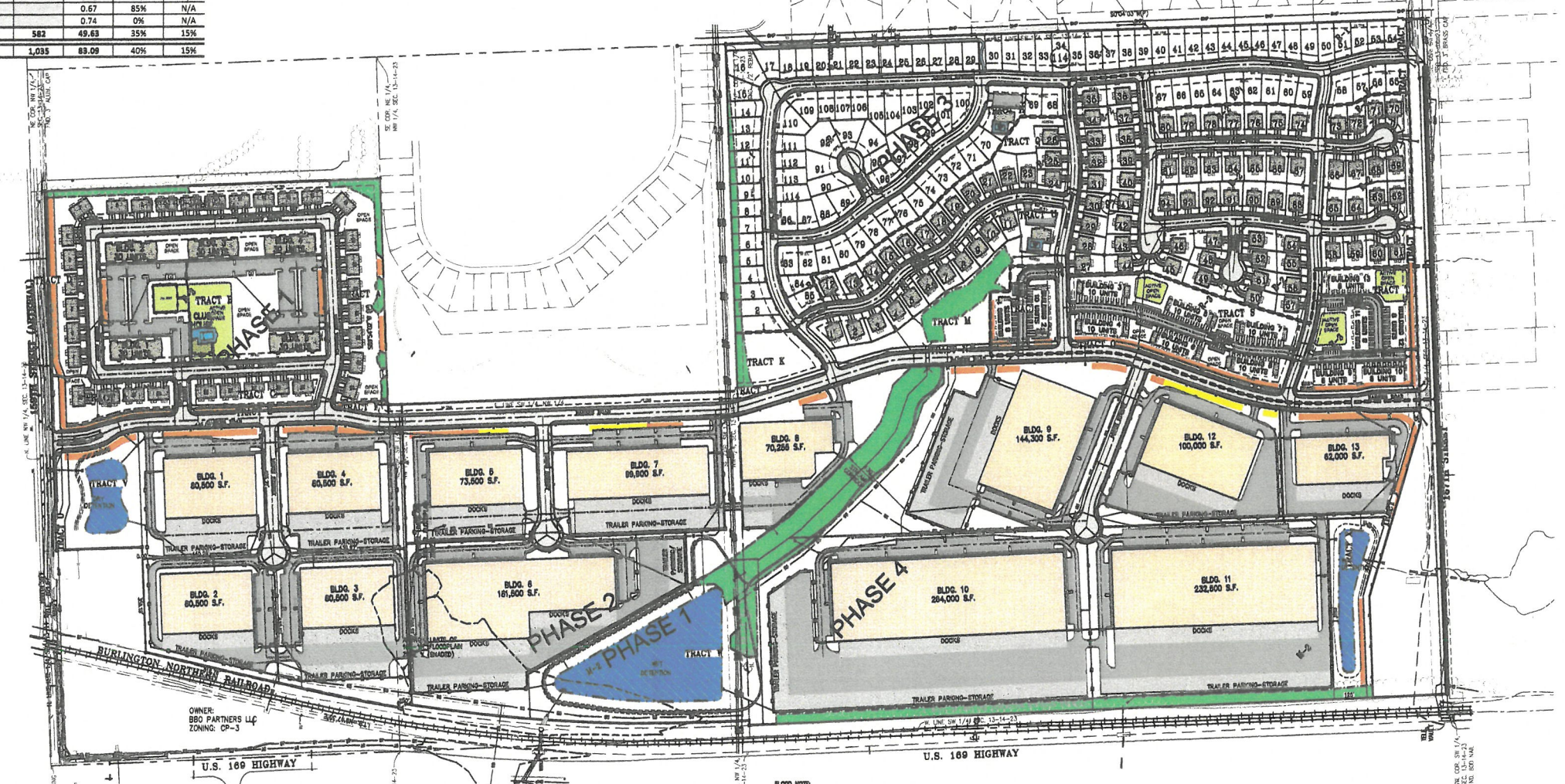
- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - RIGHT-OF-WAY
  - CURB & GUTTER
  - BUILDING SETBACK LINE
  - DESIGNATES TREE PRESERVATION SETBACK
  - 3' SCREENING BERM
  - LANDSCAPE/SCREEN
  - SIDEWALK/TRAIL
- NOTES:**
- TOP BENCH MARK 880-4444.00; STAMPED 88888 ON THE SOUTHWEST CORNER OF CONCRETE BASE OF STREET LIGHT AT INTERSECTION CORNER OF 168 HIGHWAY AND 159TH STREET. ELEVATION = 1058.05
  - TOP BENCH MARK-ORBBED SQUARE CONTAINS FRONT FACE OF CURB INLET ON SOUTH SIDE OF 159TH STREET FIRST INLET EAST OF 168 HIGHWAY. ELEVATION = 1058.51

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 Garage Parking Spaces	Proposed Open Parking Spaces	Total Proposed Parking Spaces	
Phase 1	Tract A	8.88	28				112	1.5/UNIT	168	112	112	224	
	Tract B	9.63		5	3,276	1,494	150	1.5/UNIT	225	0	348	348	
	Tract C	1.30					20	1.5/UNIT	30	20	20	40	
	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											
	<b>North Total</b>	<b>27.56</b>		<b>33</b>	<b>5</b>	<b>3,276</b>	<b>1,494</b>	<b>282</b>	<b>0</b>	<b>423</b>	<b>132</b>	<b>480</b>	<b>612</b>
Phase 2	Tract N*	0.09											
	Tract O	0.29											
	Tract P*	0.42											
	Tract R	1.51	1	1			18	1.5/UNIT	27	18	22	40	
	Tract S	5.50	0	6			60	1.5/UNIT	90	60	88	148	
	Tract T	3.95	5	0			40	1.5/UNIT	60	40	54	94	
	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											
<b>South Total</b>	<b>14.42</b>		<b>6</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>118</b>	<b>0</b>	<b>177</b>	<b>118</b>	<b>164</b>	<b>283</b>	

\* 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 Garage Parking Spaces	Proposed Open Parking Spaces	Total Proposed Parking Spaces	
Phase 1	Lots 1 thru 114	22.56	114			114	2.0/UNIT	228	228	228	456	
	Tract G	0.65										
	Tract H	1.65			3,072	792	0	0	0	0	0	
	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										
	<b>R-1 Total</b>	<b>29.88</b>	<b>114</b>	<b>0,072</b>	<b>792</b>	<b>114</b>	<b>0</b>	<b>228</b>	<b>228</b>	<b>228</b>	<b>228</b>	<b>456</b>
	Phase 2	Lots 1 thru 94	22.04	94			188	1.5/UNIT	282	188	188	376
Tract K		1.27										
Tract L		0.12			33.48	792	0	0	0	0	0	
Tract M		2.38										
Tract N*		0.20										
Tract P*		0.44										
Tract Q		0.41										
Tract U		0.66										
Local/Collector R/W		7.27										
167th Street R/W		0.41										
Existing 167th Street R/W	0.50											
<b>R-2 Total</b>	<b>35.70</b>	<b>94</b>	<b>83</b>	<b>792</b>	<b>188</b>	<b>0</b>	<b>282</b>	<b>188</b>	<b>188</b>	<b>188</b>	<b>376</b>	

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LS-1	PRELIMINARY LANDSCAPE PLAN



**FLOOD HAZARD:**  
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD.  
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (UNHAZARDED), 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 A, 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. 200166, MAP NO. 2000102000, AND DATED AUGUST 3, 2000.

- PROJECT NOTE:**
- THE TOPOGRAPHY WAS SUPPLIED BY A.L.M.S. (AUTOMATED INFORMATION SYSTEMS) BASED ON 1:5000 SCALES.
  - TRACTS O, P, Q, AND TRACTS U, V, W, X, Y, Z, AND TRACTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387,