

PRELIMINARY DEVELOPMENT PLAN
 CIVIL & LANDSCAPE
MEADOWBROOK PARK
 IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS



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ISSUE DATES:

OCTOBER 2, 2015	PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
OCTOBER 26, 2015	REVISED PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
NOVEMBER 6, 2015	REVISED PRELIMINARY DEVELOPMENT PLAN SUBMITTAL



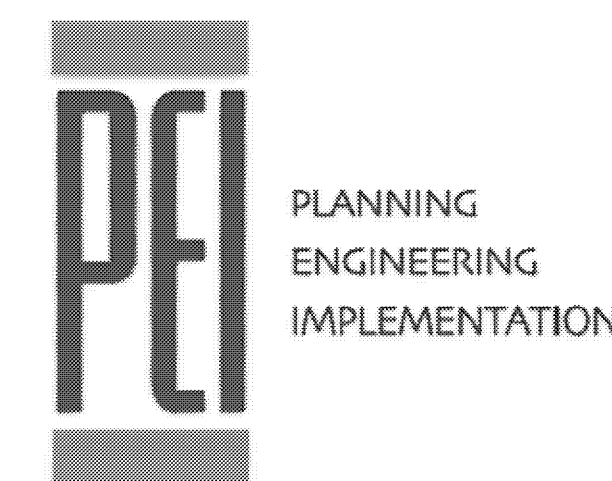
Legend Senior Living
 8415 East 21st Street North, Suite 100
 Wichita, Kansas 67206
 (316) 616-6288



Looney Ricks Kiss
 182 Nassau Street, Suite 302
 Princeton, New Jersey 08542
 (609) 683-3600

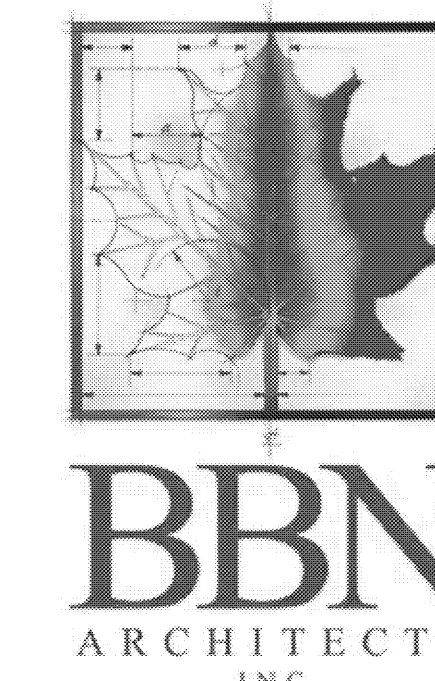


WDM Architects
 105 North Washington
 Wichita, Kansas 67202
 (316) 262-4700



PHELPS ENGINEERING, INC

Phelps Engineering Inc.
 1270 North Winchester Street
 Olathe, Kansas 66061
 (913) 393-1155



BBN Architects Inc.
 411 Nichols Road, Suite 246
 Kansas City, Missouri 64112
 (816) 753-2550



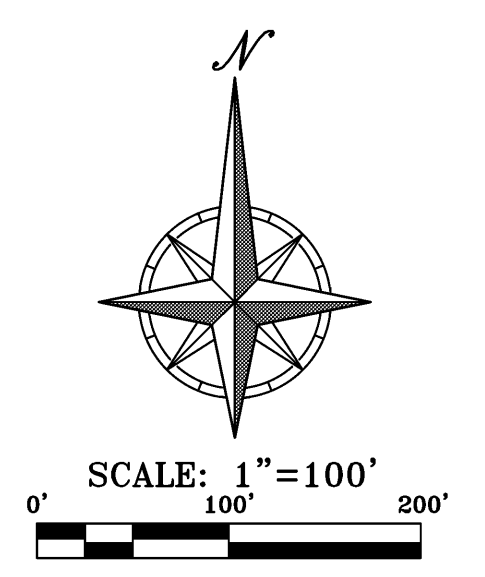
VanTrust Real Estate LLC
 4900 Main Street, Suite 400
 Kansas City, Missouri 64112
 (816) 569-1441



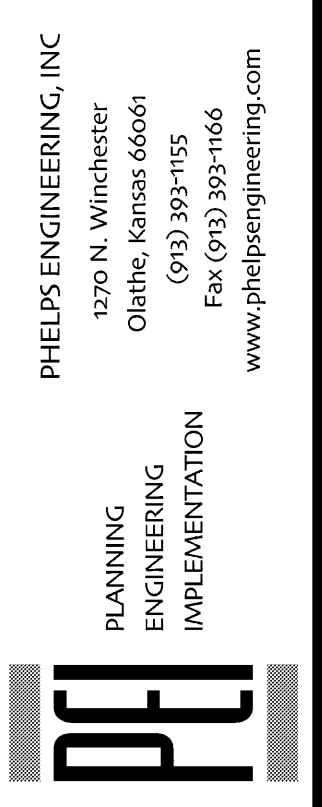
EXISTING SITE AREA = 135.9 ACRES

BENCH MARK =
 JUDG 8M-586, NORTHWEST CORNER OF MEADOWALL IN THE
 NORTHWEST QUADRANT OF 95TH STREET AND ROE AVENUE.
 (±515' WEST OF CENTERLINE OF ROE AVENUE)
 ELEVATION = 915.90

- LEGEND**
- DENOTES SET 1/2" REBAR W/ "PHELPS" PLASTIC CAP
 - DENOTES FOUND MONUMENT AS DESCRIBED
 - BM ▣ BURIED TELEPHONE MARKER
 - EM ○ ELECTRIC METER
 - ER ○ ELECTRIC RISER
 - FR ○ FIRE HYDRANT
 - GA ○ GUY ANCHOR
 - GM ○ GAS METER
 - GP ○ GUARD POST
 - GV ○ GAS VALVE
 - LP ○ LIGHT POLE
 - OVERHEAD POWER LINE
 - PP ○ POWER POLE
 - SS △ STREET SIGN
 - TR ○ TELEPHONE RISER
 - TSL △ TRAFFIC SIGNAL LIGHT
 - TSLB □ TRAFFIC SIGNAL LIGHT BOX
 - WM ○ WATER METER
 - WV ○ WATER VALVE
 - SM, MH ○ APPARENT SANITARY MANHOLE NOT FOUND
 - MH ○ MANHOLE
 - SM, MH ○ SANITARY MANHOLE
 - STM MH ○ STORM MANHOLE
 - FENCE
 - NUMBER OF MARKED PARKING STALLS
 - NUMBER OF MARKED HANDICAP PARKING STALLS



SITE PLAN - EXISTING CONDITIONS
 MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

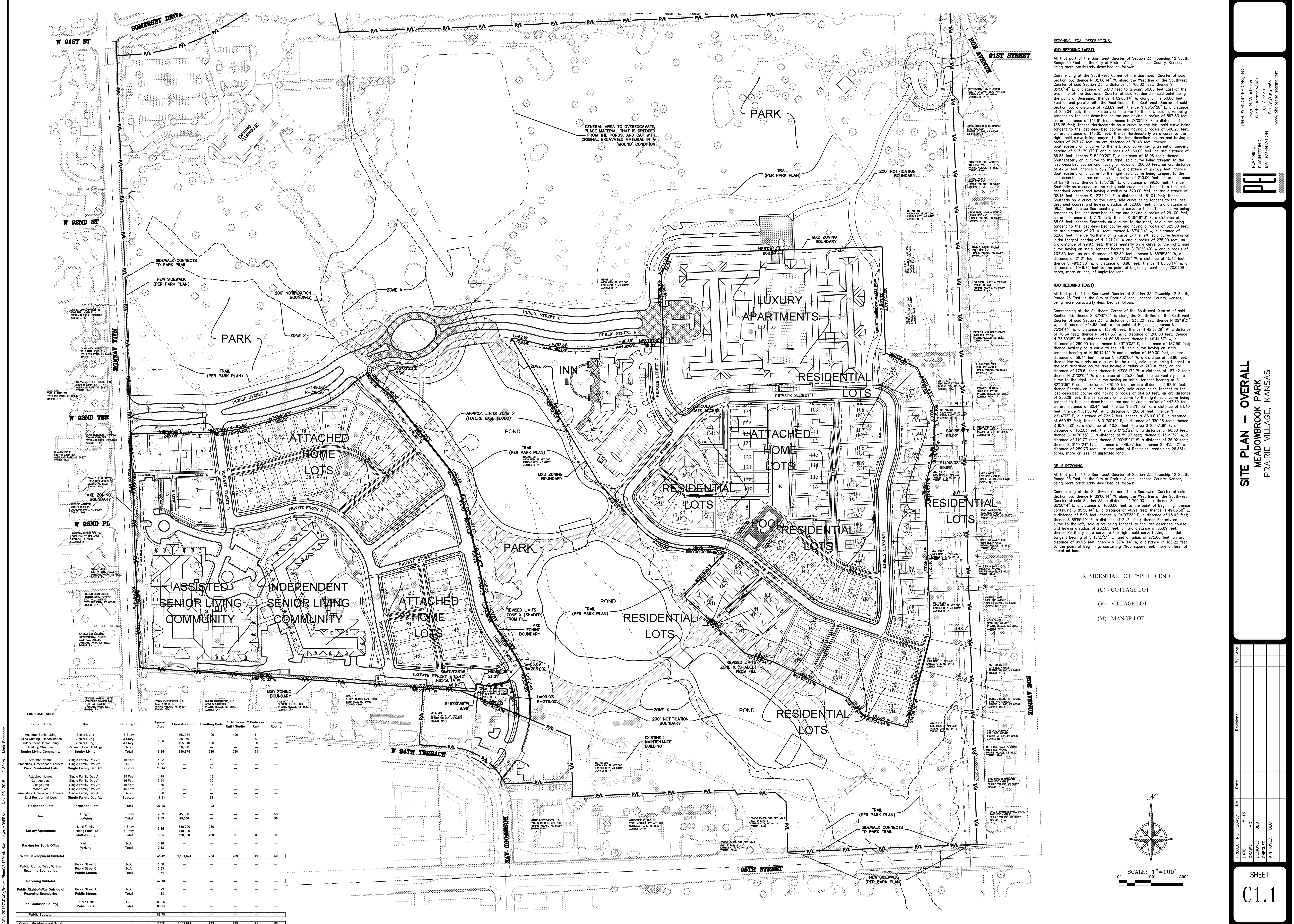


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PROJECT NO.	120457	No.	Date
DATE	11-5-15		
DRAWN	JMD		
DESIGNED	DEU		
APPROVED	DEU		

SHEET
C1.0

2: P:\120457\120457.dwg - Plan - EXISTING CONDITIONS.dwg - 11/05/2015 - 2:25pm - Mark Reusser



REZONING LEGAL DESCRIPTIONS:

MDZ REZONING (WEST)

All that part of the Southwest Quarter of Section 33, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 33, thence N 02°06'14" W, along the West line of the Southwest Quarter of said Section 33, a distance of 700.00 feet; thence S 85°56'14" E, a distance of 301.77 feet to a point 30.00 feet East of the West line of the Southwest Quarter of said Section 33, said point being the point of Beginning; thence N 02°06'14" W, along a line 30.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 33, a distance of 728.89 feet; thence N 88°57'26" E, a distance of 133.94 feet; thence East on a curve to the left, said curve being tangent to the last described course and having a radius of 567.83 feet, an arc distance of 146.91 feet; thence N 74°05'30" E, a distance of 185.25 feet; thence Northwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 300.27 feet, an arc distance of 146.65 feet; thence Northwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 267.47 feet, an arc distance of 70.48 feet; thence Southwesterly on a curve to the left, said curve having an initial tangent bearing of S 31°39'17" E and a radius of 160.00 feet, an arc distance of 56.83 feet; thence S 52°02'20" E, a distance of 15.96 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 200.00 feet, an arc distance of 47.81 feet; thence S 32°22'04" E, a distance of 263.82 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 520.00 feet, an arc distance of 82.46 feet; thence S 15°57'08" E, a distance of 99.30 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 161.04 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 520.00 feet, an arc distance of 38.35 feet; thence Southwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 231.00 feet, an arc distance of 137.75 feet; thence S 35°16'13" E, a distance of 58.53 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 325.00 feet, an arc distance of 231.41 feet; thence N 67°41'14" W, a distance of 52.86 feet; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of N 22°12'24" W and a radius of 276.00 feet, an arc distance of 99.35 feet; thence Westwesterly on a curve to the right, said curve having an initial tangent bearing of S 70°22'40" W and a radius of 202.85 feet, an arc distance of 83.89 feet; thence N 85°55'39" W, a distance of 21.21 feet; thence S 04°03'38" E, a distance of 15.42 feet; thence S 49°03'38" W, a distance of 8.98 feet; thence N 85°56'14" W, a distance of 1046.73 feet to the point of Beginning, containing 20.0709 acres, more or less, of unplatted land.

MDZ REZONING (EAST)

All that part of the Southwest Quarter of Section 33, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 33, thence S 87°40'28" W, along the South line of the Southwest Quarter of said Section 33, a distance of 233.22 feet; thence N 02°19'31" W, a distance of 414.68 feet to the point of Beginning; thence N 72°24'44" W, a distance of 137.46 feet; thence N 42°37'29" W, a distance of 76.34 feet; thence N 64°07'33" W, a distance of 260.00 feet; thence N 73°30'05" W, a distance of 89.85 feet; thence N 46°44'57" W, a distance of 260.00 feet; thence N 43°15'03" E, a distance of 187.59 feet; thence Westwesterly on a curve to the left, said curve having an initial tangent bearing of N 69°47'15" W and a radius of 160.00 feet, an arc distance of 56.44 feet; thence N 90°00'00" W, a distance of 58.60 feet; thence Northwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 210.00 feet, an arc distance of 175.61 feet; thence N 42°05'17" W, a distance of 187.42 feet; thence N 31°02'03" W, a distance of 525.22 feet; thence Eastwesterly on a curve to the right, said curve having an initial tangent bearing of S 82°10'36" E and a radius of 89.85 feet, an arc distance of 62.10 feet; thence Eastwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 442.89 feet, an arc distance of 80.44 feet; thence N 88°19'35" E, a distance of 81.40 feet; thence N 01°50'49" W, a distance of 208.81 feet; thence N 22°14'33" E, a distance of 72.97 feet; thence N 88°09'11" E, a distance of 660.57 feet; thence S 01°50'49" E, a distance of 330.98 feet; thence S 63°02'30" E, a distance of 110.25 feet; thence S 23°07'38" E, a distance of 132.03 feet; thence S 01°53'22" E, a distance of 60.00 feet; thence S 00°36'35" E, a distance of 59.97 feet; thence S 13°19'57" W, a distance of 119.77 feet; thence S 00°40'21" W, a distance of 35.00 feet; thence S 01°44'24" E, a distance of 446.87 feet; thence S 01°45'42" W, a distance of 289.75 feet; to the point of Beginning, containing 26.8814 acres, more or less, of unplatted land.

CP-2 REZONING

All that part of the Southwest Quarter of Section 33, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 33, thence N 02°06'14" W, along the West line of the Southwest Quarter of said Section 33, a distance of 700.00 feet; thence S 85°56'14" E, a distance of 1030.00 feet to the point of Beginning; thence continuing S 85°56'14" E, a distance of 46.91 feet; thence N 49°03'38" E, a distance of 8.98 feet; thence N 04°03'38" E, a distance of 15.42 feet; thence S 85°55'39" E, a distance of 21.21 feet; thence Eastwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 202.85 feet, an arc distance of 83.89 feet; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing of S 18°27'51" E and a radius of 275.00 feet, an arc distance of 99.33 feet; thence N 67°41'14" W, a distance of 188.22 feet to the point of Beginning, containing 7966 square feet, more or less, of unplatted land.

RESIDENTIAL LOT TYPE LEGEND:

(C) - COTTAGE LOT
 (V) - VILLAGE LOT
 (M) - MANOR LOT

LAND USE TABLE

Parcel/Block	Use	Building Ht.	Approx. Acre	Floor Area / S.F.	Dwelling Units	1 Bedroom Unit / Studio	2 Bedroom Unit	Loging Rooms
Assisted Senior Living	Senior Living	3 Story	8.25	163,284	120	100	11	—
Stated Nursing / Rehabilitation	Senior Living	3 Story	8.25	88,150	60	60	0	—
Independent Senior Living	Senior Living	4 Story	8.25	195,040	120	90	30	—
Parking Structure	Parking	N/A	—	—	—	—	—	—
Senior Living Community	Senior Living	4 Story	8.25	90,000	330	289	41	—
Attached Homes	Single Family Det. Att.	45 Feet	5.92	—	52	—	—	—
Assisted, Greenpace, Streets	Single Family Det. Att.	N/A	4.52	—	—	—	—	—
West Residential Lots	Single Family Det. Att.	Subtotal	10.44	—	102	—	—	—
Attached Homes	Single Family Det. Att.	45 Feet	1.79	—	16	—	—	—
Cottage Lots	Single Family Det. Att.	45 Feet	3.54	—	20	—	—	—
Village Lots	Single Family Det. Att.	45 Feet	1.86	—	13	—	—	—
Manor Lots	Single Family Det. Att.	45 Feet	3.62	—	20	—	—	—
Assisted, Greenpace, Streets	Single Family Det. Att.	N/A	5.90	—	—	—	—	—
East Residential Lots	Single Family Det. Att.	Subtotal	16.81	—	71	—	—	—
Residential Lots	Residential Lots	Total	27.25	—	173	—	—	—
Inn	Loging	3 Story	2.89	45,000	—	—	—	50
Loging	Loging	Total	2.89	45,000	—	—	—	50
Luxury Apartments	Multi-Family	4 Story	6.85	385,000	280	—	—	—
Parking Structure	Parking Structure	4 Story	6.85	140,000	—	—	—	—
Multi-Family	Multi-Family	Total	6.85	525,000	280	—	—	—
Parking for South Office	Parking	N/A	0.16	—	—	—	—	—
Parking	Parking	Total	0.16	—	—	—	—	—
Private Development Subtotal			48.42	1,101,674	733	289	41	50
Public Right-of-Way Within Rezoning Boundaries	Public Street D	N/A	1.36	—	—	—	—	—
Public Street C	Public Street C	Total	0.33	—	—	—	—	—
Public Street B	Public Street B	Total	1.71	—	—	—	—	—
Rezoning Subtotal			47.13	—	—	—	—	—
Public Right-of-Way Outside of Rezoning Boundaries	Public Street A	N/A	4.93	—	—	—	—	—
Public Street B	Public Street B	Total	4.93	—	—	—	—	—
Park (Johnson County)	Public Park	N/A	83.85	—	—	—	—	—
Public Park	Public Park	Total	83.85	—	—	—	—	—
Public Subtotal			88.78	—	—	—	—	—
Overall Meadowbrook Total			136.91	1,101,674	733	289	41	50

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PLANNING ENGINEERING IMPLEMENTATION

PE

SITE PLAN - OVERALL
MEADOWBROOK PARK
PRAIRIE VILLAGE, KANSAS

PROJECT NO. 120457
 DATE: 11-5-15
 DRAWN: JMD
 DESIGNED: DEU
 CHECKED: DEU
 APPROVED: DEU

By: App. _____
 Revisions: _____
 Date: _____

SCALE: 1" = 100'

SHEET C1.1



30' RIGHT-OF-WAY
 LISA A. LEONARD TRUSTEE
 9208 NALL AVENUE
 OVERLAND PARK, KS 66207
 ZONING: R-1

DANG NGOC HANG
 9216 NALL AVENUE
 OVERLAND PARK, KS 66207
 ZONING: R-1

SYLVIA M. CRAIG-LOCOCO TRUST
 5500 W 92ND TER
 OVERLAND PARK, KS 66207
 ZONING: R-1

66207

W 92ND TER

DAVID NORDQUIST TRUSTEE
 5501 W 92ND TER
 OVERLAND PARK, KS 66207
 ZONING: R-1

30' RIGHT-OF-WAY

TER
 K, KS 66207

W 92ND PL

DONALD W JR SAXON
 1521 S SEMINOLE DR
 OLATHE, KS 66221
 ZONING: R-1

ANDREW MCINTYRE
 5508 W 92ND PL
 OVERLAND PARK, KS 66207
 ZONING: R-1

PRIVATE DRIVE

LORETTA PROPERTIES, LLC
 1501 ELM ST APT 4000
 DALLAS, TX 75201
 ZONING: R-1

SUSAN NELL
 5501 W 92ND PLACE
 OVERLAND PARK, KS 66207
 ZONING: R-1

PRIVATE DRIVE

ROLLING HILLS UNITED
 PRESBYTERIAN CHURCH
 9300 NALL AVENUE
 OVERLAND PARK, KS 66207
 ZONING: R-1

30' RIGHT-OF-WAY

PRIVATE DRIVE

ROLLING HILLS UNITED
 PRESBYTERIAN CHURCH
 9300 NALL AVENUE
 OVERLAND PARK, KS 66207
 ZONING: R-1

PRIVATE DRIVE

CENTRAL KOREAN UNITED
 METHODIST CHURCH INC.
 9400 NALL AVENUE
 OVERLAND PARK, KS
 ZONING: R-1

BYRAM ENTERPRISES, LLC
 5350 W 94TH TER
 PRAIRIE VILLAGE, KS 66207
 ZONING: CP-1

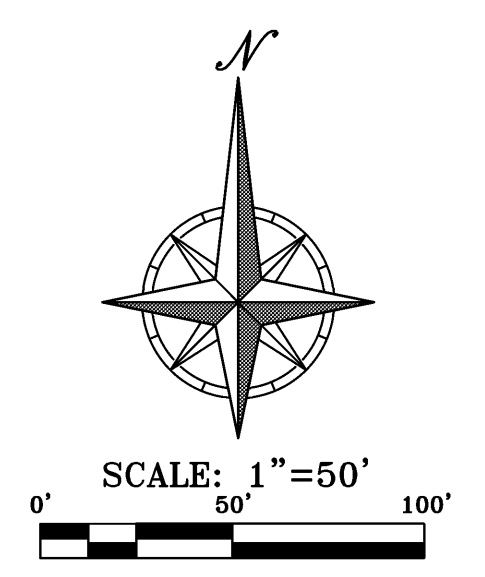
BYRAM ENTERPRISES, LLC
 5350 W 94TH TER
 PRAIRIE VILLAGE, KS 66207
 ZONING: CP-1

TEE BOX, LLC
 W 94TH TER APT 100
 PRAIRIE VILLAGE, KS 66207
 ZONING: CP-1

GDC, LLC
 14722 THOMAS LANE ROAD
 SMITHVILLE, MO 64089
 ZONING: CP-1

2014, LLC
 5200 W 94TH TER APT 206
 PRAIRIE VILLAGE, KS 66207
 ZONING: CP-1

MB-18, LLC
 4900 MAIN ST APT 300
 KANSAS CITY, MO 64112
 ZONING: R-1A



PHILIPS ENGINEERING, INC.
 1270 N. Winchester
 Olathe, Kansas 66060
 Phone: 913.799.1146
 Fax: 913.799.1146
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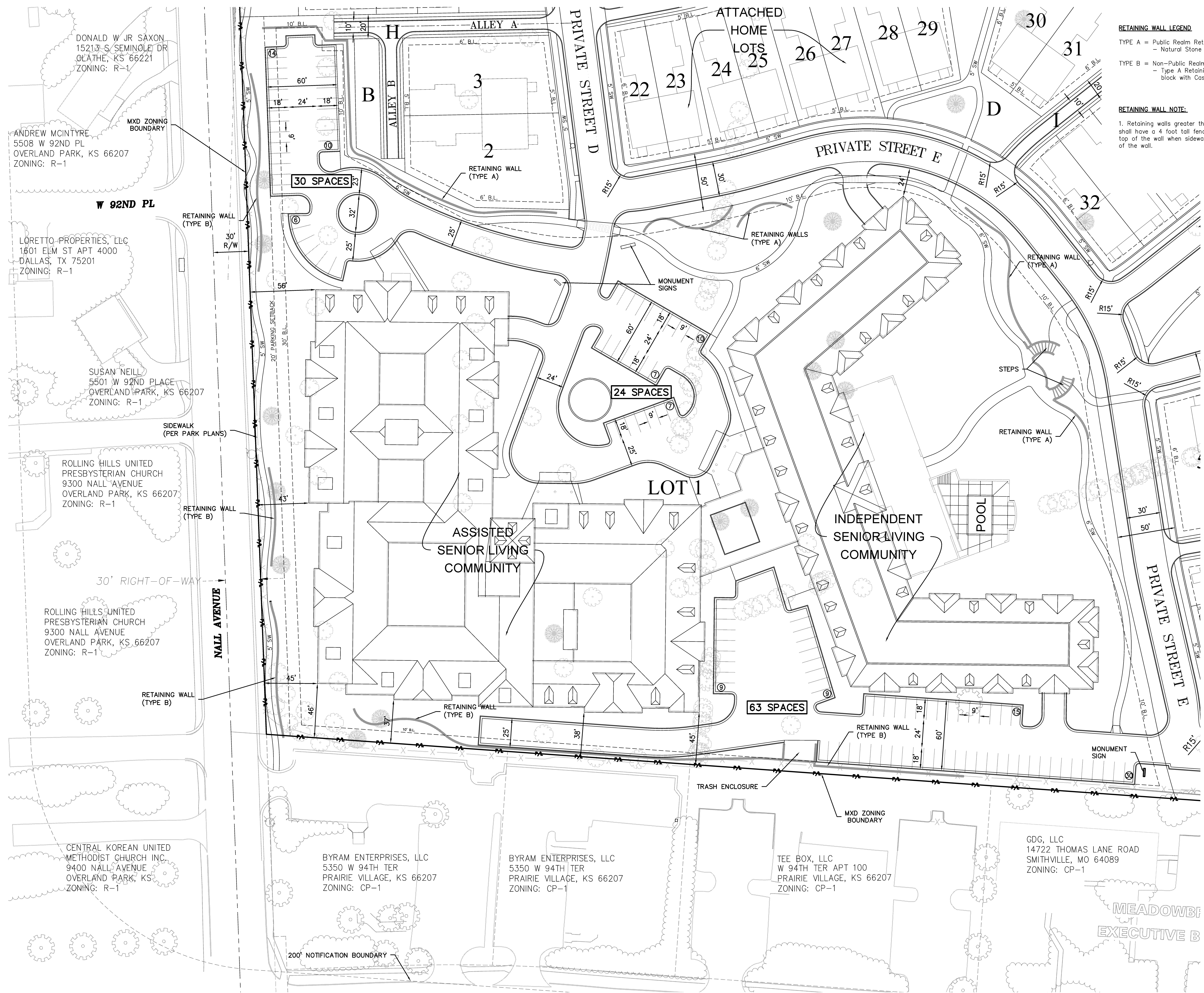
PLANNING
 ENGINEERING
 IMPLEMENTATION

PEI

SITE PLAN - WEST RESIDENTIAL LOTS
 MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

PROJECT NO.	120457	By:	App.
DATE:	11-5-15		
DRAWN:	JMD		
DESIGNED:	DEU		
ENGINEERED:	DEU		
APPROVED:	DEU		

SHEET
C1.2



RETAINING WALL LEGEND

TYPE A = Public Realm Retaining Wall
 - Natural Stone Masonry Wall

TYPE B = Non-Public Realm Retaining Wall
 - Type A Retaining Wall or Modular block with Cast Stone Finish

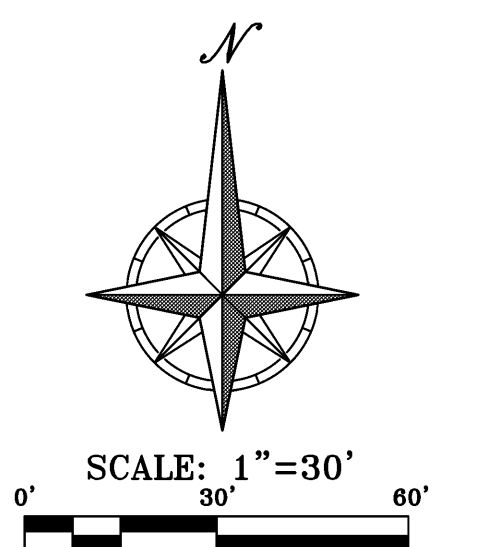
RETAINING WALL NOTE:

1. Retaining walls greater than 30 inches in height shall have a 4 foot tall fence/railing installed at the top of the wall when sidewalk is adjacent to the top of the wall.

SITE PLAN - SENIOR LIVING
MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

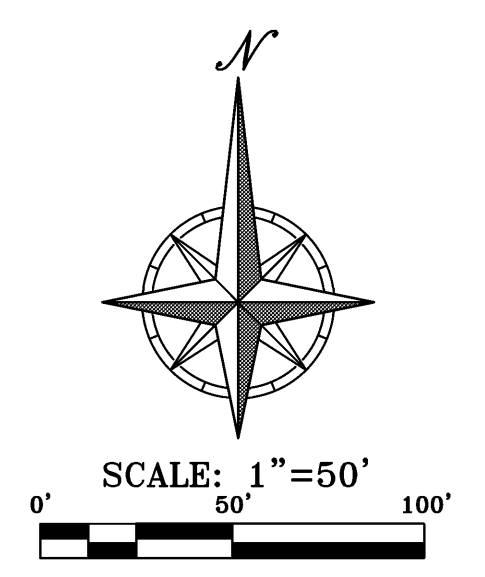
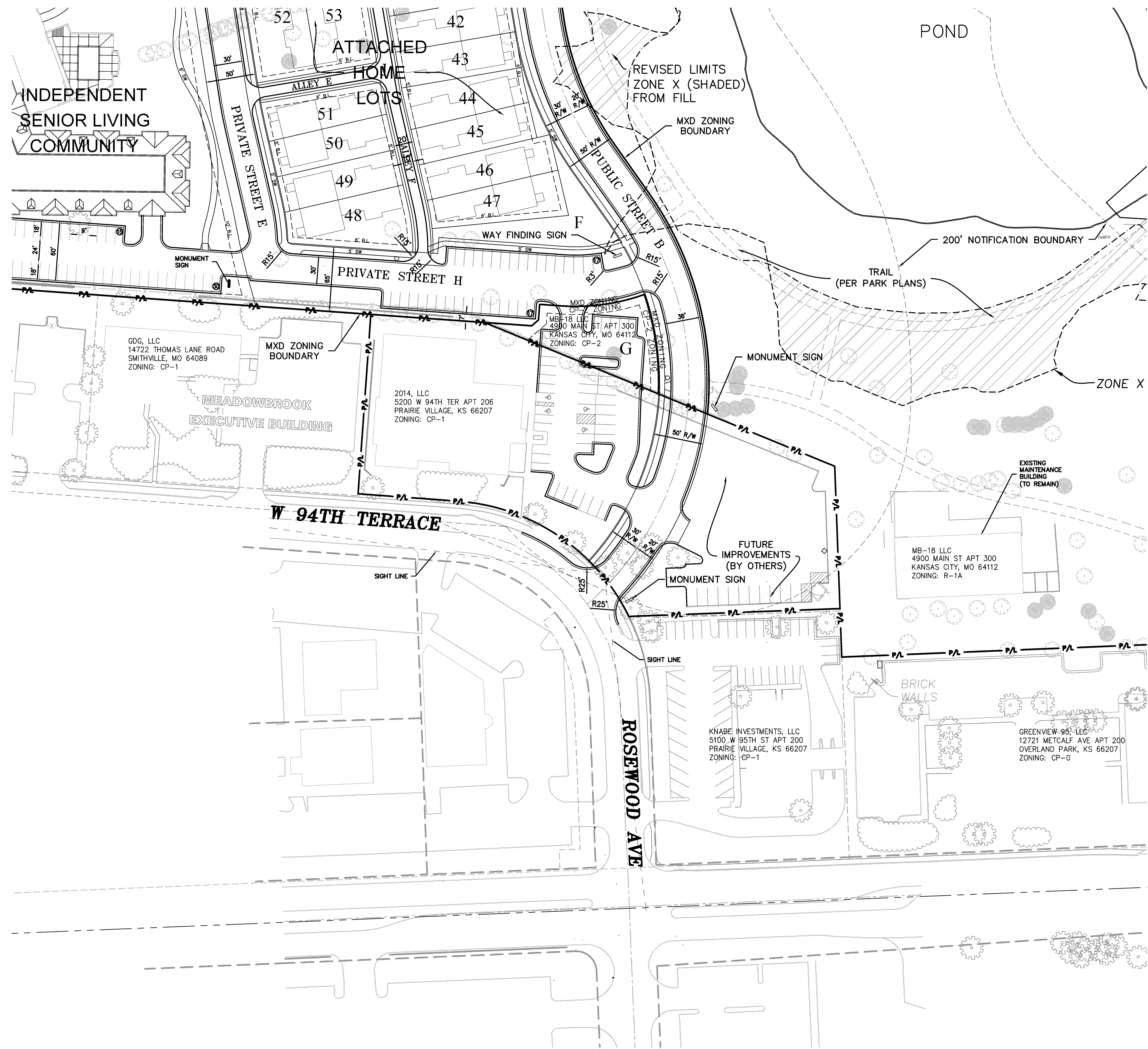
PHILIPS ENGINEERING, INC.
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 Olathe, Kansas 66061
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 Fax: (913) 393-1166
 www.philipsengineering.com

PROJECT NO.	DATE	NO.	DATE	BY	APP.
11-15-15	JMO				
	DESIGNED: DEU				
	CHECKED: DEU				
	APPROVED: DEU				

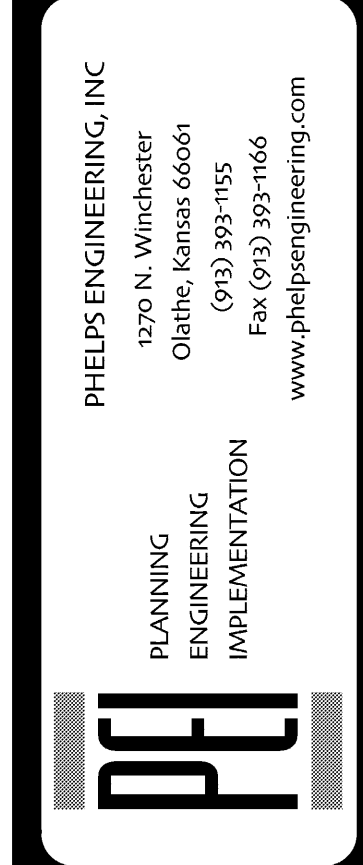


SHEET
C1.3

Z:\P\120457\DWG\Plan\Plan\SitePlan.dwg Layer: SENIOR LIVING Nov 05, 2015 - 2:31pm Mark Resinger



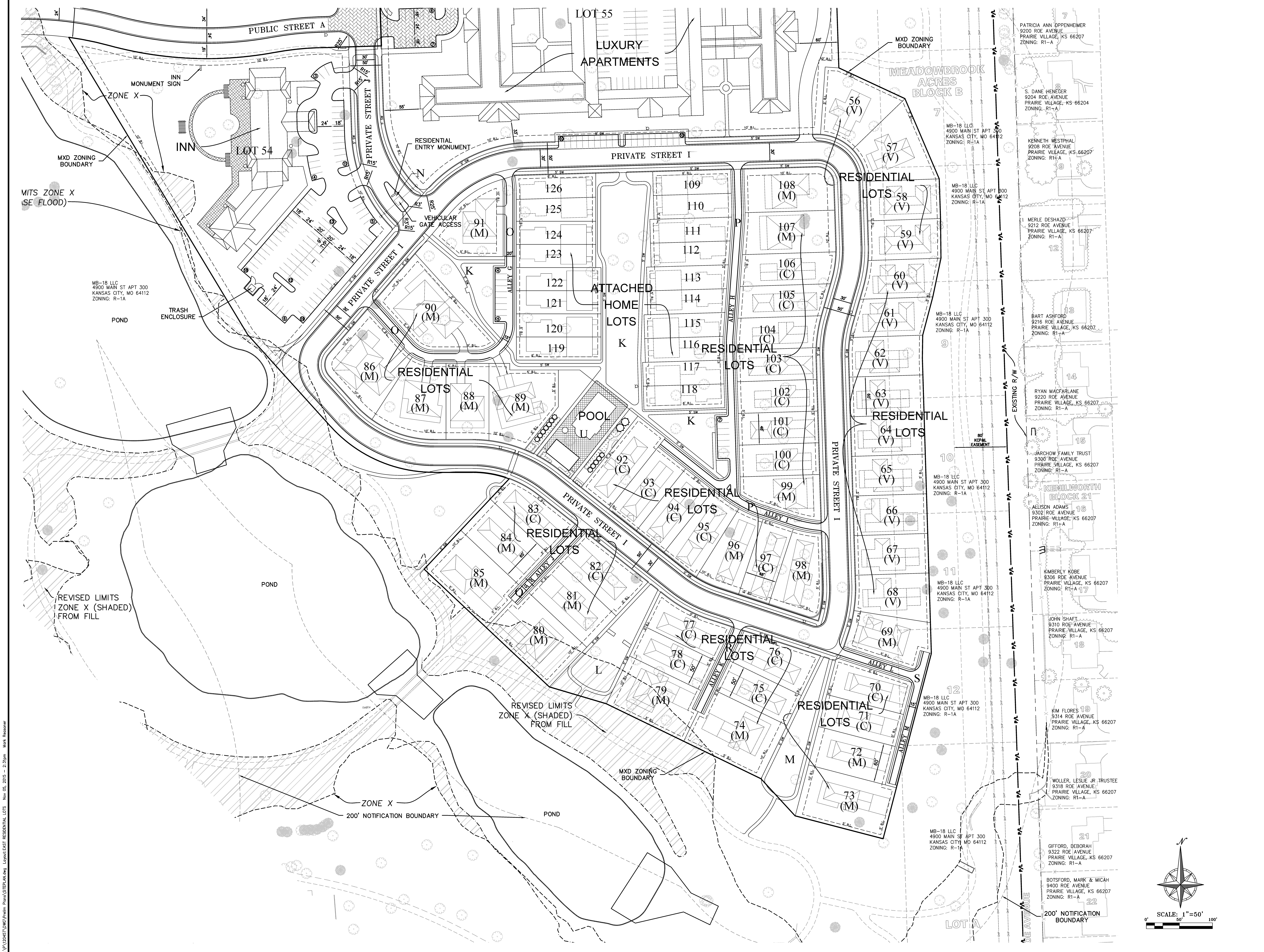
SITE PLAN - ROSEWOOD SOUTH CONNECTION
MEADOWBROOK PARK
PRAIRIE VILLAGE, KANSAS



PROJECT NO.	120457	No.	Date	Revisions	By	App.
DATE:	11-5-15					
DRAWN:	JMD					
DESIGNED:	DEU					
CHECKED:	DEU					
APPROVED:	DEU					

SHEET
C1.4

Z:\1\120457\120457\Drawn Plans\STEP1\PLAN.dwg Layout:ROSEWOOD CONNECTION - Nov 05, 2015 - 2:37pm Mick Reseman



No.	Date	Revisions	By	App.
11-5-15				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				

SITE PLAN - EAST RESIDENTIAL LOTS
MEADOWBROOK PARK
PRAIRIE VILLAGE, KANSAS

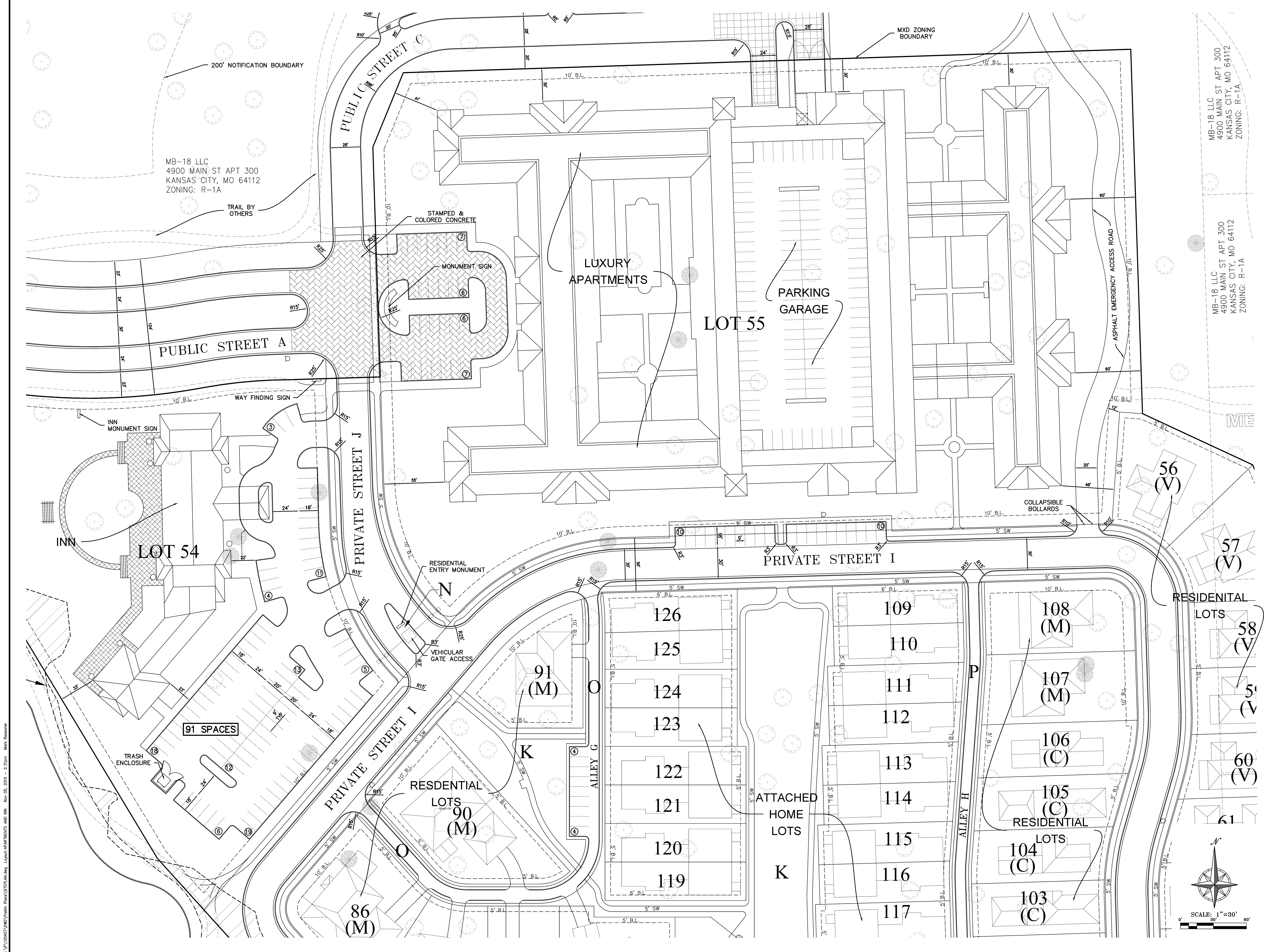
SCALE: 1"=50'
0' 50' 100'

SHEET
C1.5

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PEI
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Z:\P\20457\0457\Plan\SitePlan.dwg Layer: EAST RESIDENTIAL LOTS Nov 05, 2015 - 2:31pm Mark Reseman



MB-18 LLC
4900 MAIN ST APT 300
KANSAS CITY, MO 64112
ZONING: R-1A

MB-18 LLC
4900 MAIN ST APT 300
KANSAS CITY, MO 64112
ZONING: R-1A

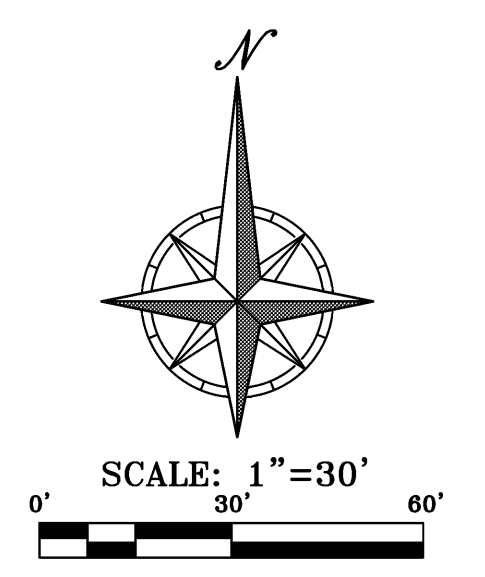
MB-18 LLC
4900 MAIN ST APT 300
KANSAS CITY, MO 64112
ZONING: R-1A

SITE PLAN - LUXURY APARTMENTS & INN
MEADOWBROOK PARK
PRAIRIE VILLAGE, KANSAS

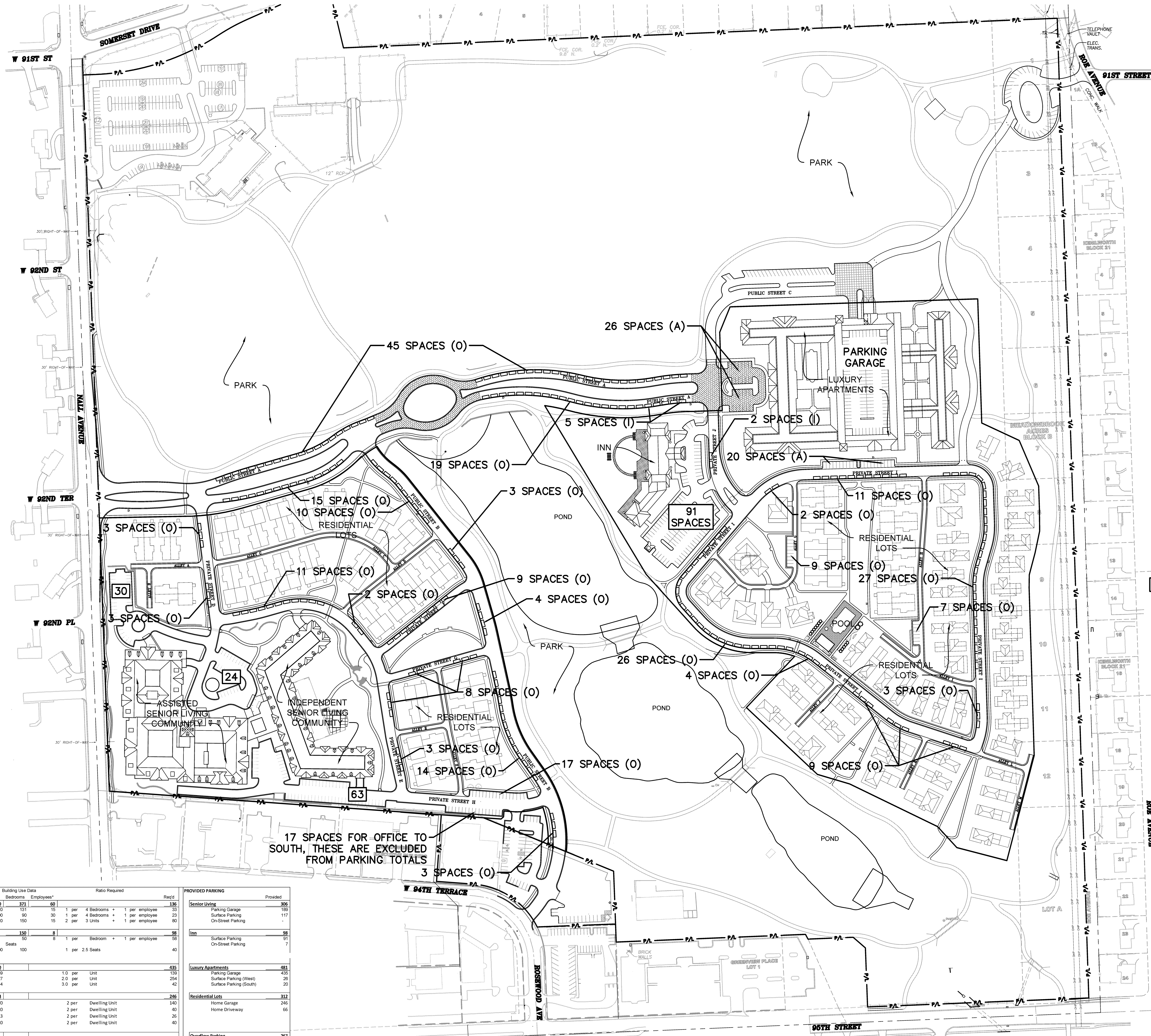
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PROJECT NO.	DATE	BY	APP.
120457	11-14-15	JMO	DEU
		DEU	DEU
		DEU	DEU

SHEET
C1.6



Z:\P\120457\DWG\Plan\Plan (STEP) PLAN.dwg Layout: APARTMENTS AND INN Nov 05, 2015 - 2:30pm Mark Resmore

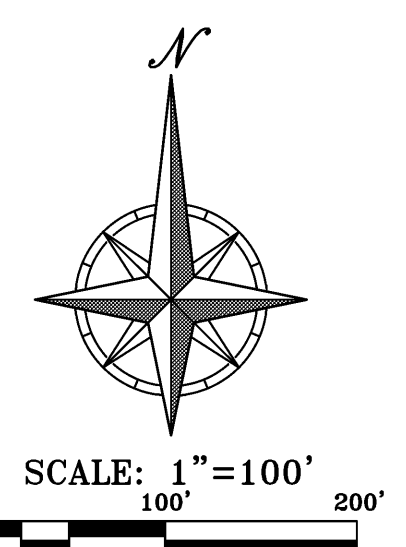


ON-STREET PARKING ALLOCATION LEGEND:
 (I) INN
 (A) APARTMENTS
 (O) OVERFLOW
 24 SURFACE PARKING SPACES

REQUIRED PARKING		BUILDING USE DATA		RATIO REQUIRED		RECD
Units	Bedrooms	Employees*				
Senior Living	330	371	60			136
Assisted Living / Memory Care	120	131	15	1 per 4 Bedrooms + 1 per employee		33
Skilled Nursing / Rehab	90	90	30	1 per 4 Bedrooms + 1 per employee		23
Independent Living	120	150	15	2 per 3 Units + 1 per employee		80
Inn & Restaurant		150	8	1 per Bedroom + 1 per employee		98
Inn	Sq Ft	Seats	50			58
Restaurant	5000	100		1 per 2.5 Seats		40
Luxury Apartments	280					435
Apartments - Studio / 1 Bedroom	139		1.0	per Unit		139
Apartments - 2 Bedroom	127		2.0	per Unit		254
Apartments - 3 Bedroom	14		3.0	per Unit		42
Residential Lots	123					246
Attached Homes	70		2	per Dwelling Unit		140
Cottage Lots	20		2	per Dwelling Unit		40
Village Lots	13		2	per Dwelling Unit		26
Minor Lots	20		2	per Dwelling Unit		40
Overflow Parking						
TOTAL REQUIRED SPACES						915
* Maximum Shift						

PROVIDED PARKING		PROVIDED
Senior Living		306
Parking Garage		180
Surface Parking		117
On-Street Parking		-
Inn		98
Surface Parking		91
On-Street Parking		7
Luxury Apartments		481
Parking Garage		425
Surface Parking (West)		26
Surface Parking (South)		20
Residential Lots		312
Home Garage		246
Home Driveway		66
Overflow Parking		267
Additional Street Parking		267
TOTAL PROVIDED SPACES		1,464

17 SPACES FOR OFFICE TO SOUTH, THESE ARE EXCLUDED FROM PARKING TOTALS



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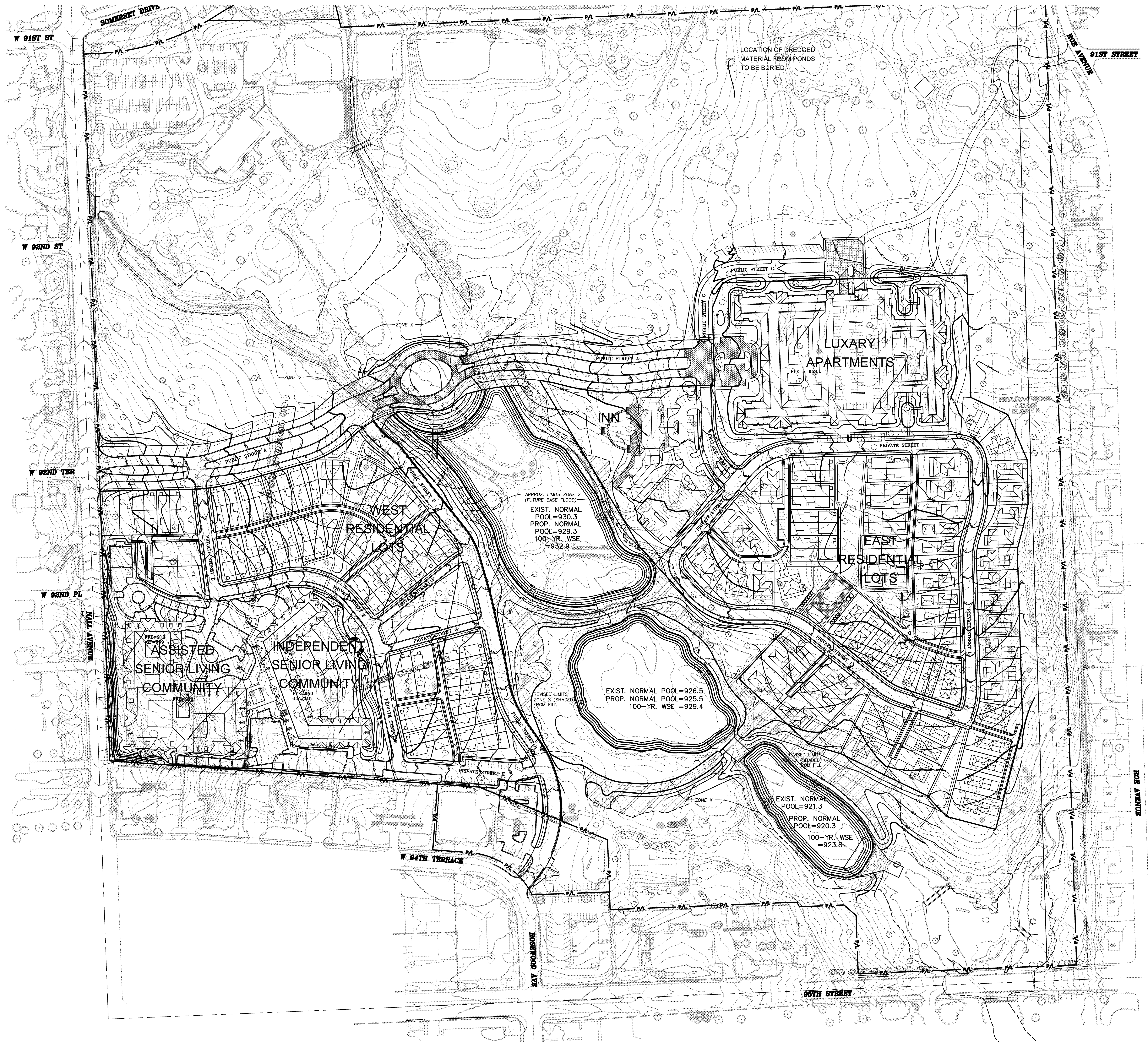
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PROJECT NO. 120457
 DATE: 11-5-15
 DRAWN: JMO
 DESIGNED: DEU
 CHECKED: DEU

Revisions:
 No. Date By / App.

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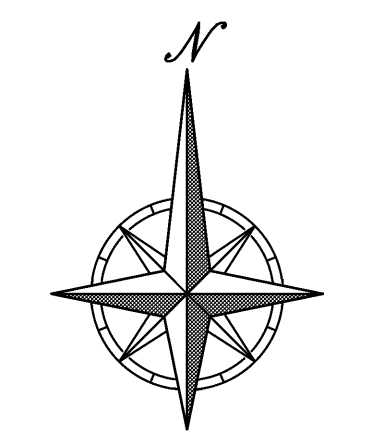


LOCATION OF DREDGED MATERIAL FROM PONDS TO BE BURIED

APPROX. LIMITS ZONE X (FUTURE BASE FLOOD)
 EXIST. NORMAL POOL=930.3
 PROP. NORMAL POOL=929.3
 100-YR. WSE =932.9

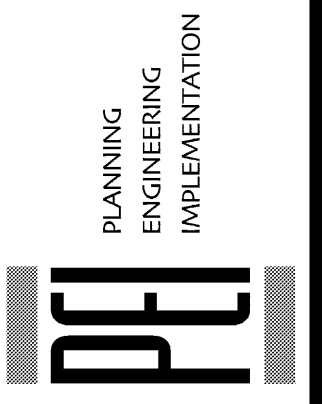
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 100-YR. WSE =929.4

EXIST. NORMAL POOL=921.3
 PROP. NORMAL POOL=920.3
 100-YR. WSE =923.8



SCALE: 1"=100'
 0 100' 200'

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GRADING PLAN - OVERALL
 MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

PROJECT NO.	120457	No.	Date
DATE:	11-5-15		
DRAWN:	JAD		
CHECKED:	DEU		
APPROVED:	DEU		

SHEET
C2.1

2:12/120457/0001/Prd/Plan/Grading/Overall/Grading/Overall.dwg, Legend:OVERALL, Nov 05, 2015 - 2:33pm, Mark Robinson

2.19 (2015) (Rev. 01/15) Plan for Grading West Residential Lots Meadowbrook Park, Prairie Village, MO. Responder



ND TER

92ND PL

NAIL AVENUE

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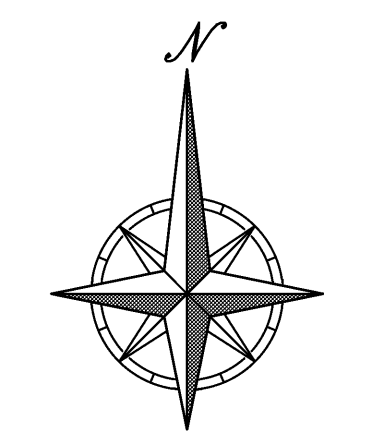
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EXIST. NORMAL POOL=930.3
PROP. NORMAL POOL=929.3
100-YR. WSE=932.9

EXIST. NORMAL POOL=926.5
PROP. NORMAL POOL=925.5
100-YR. WSE=929.4

APPROX. LIMITS ZONE X
(FUTURE BASE FLOOD)

REVISED LIMITS
ZONE X (SHADED
FROM FILL)



SCALE: 1"=50'
0 50' 100'

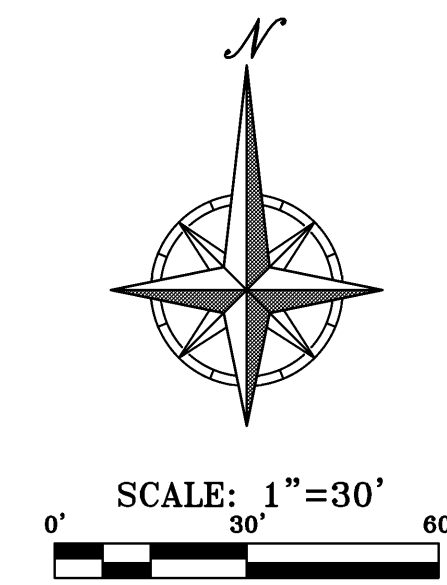
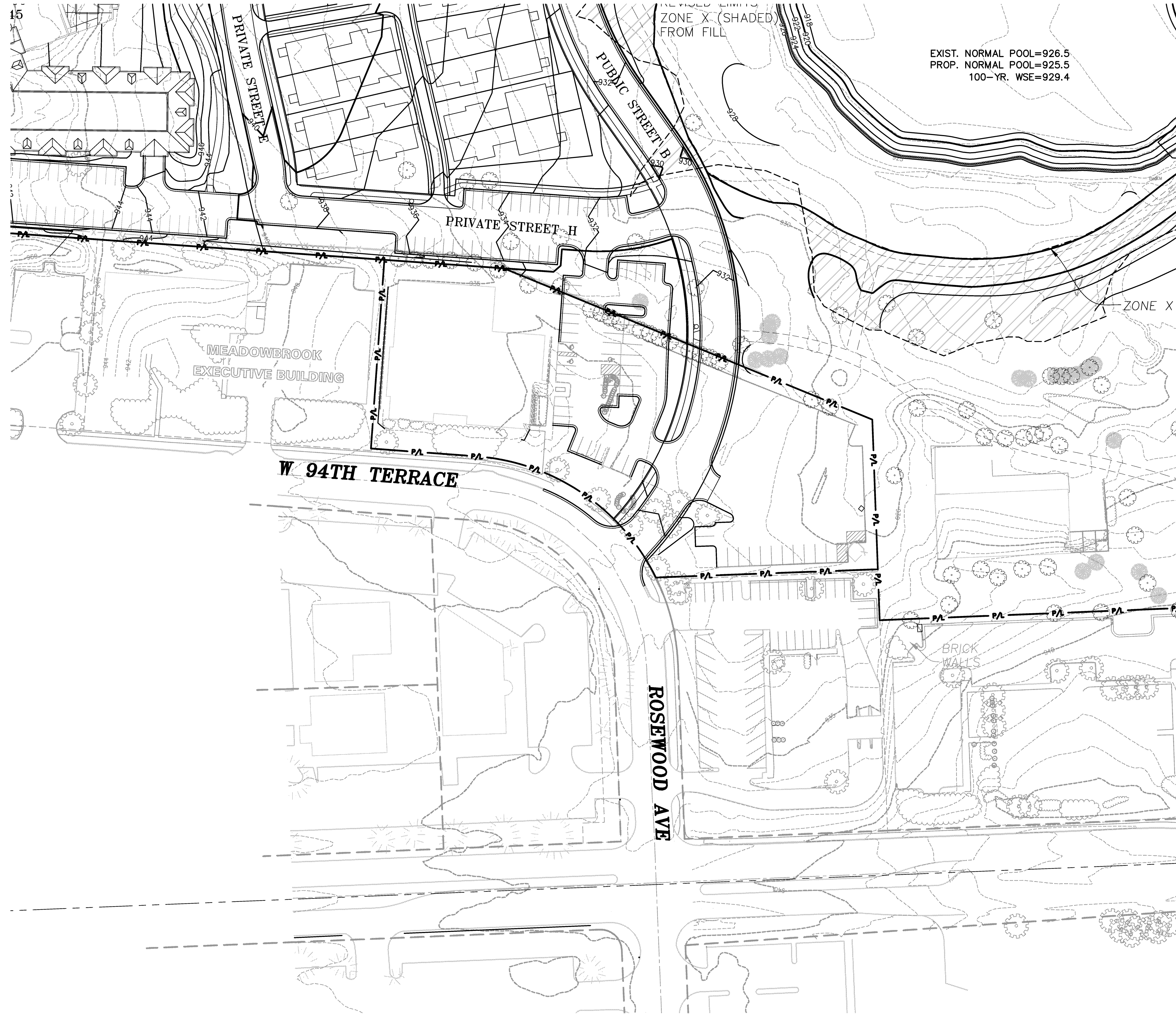
GRADING PLAN - WEST RESIDENTIAL LOTS
MEADOWBROOK PARK
PRAIRIE VILLAGE, KANSAS

PROJECT NO.	120457	No.	Date
DATE:	11-5-15		
DRAWN BY:	JAD		
CHECKED BY:	DEU		
APPROVED BY:	DEU		

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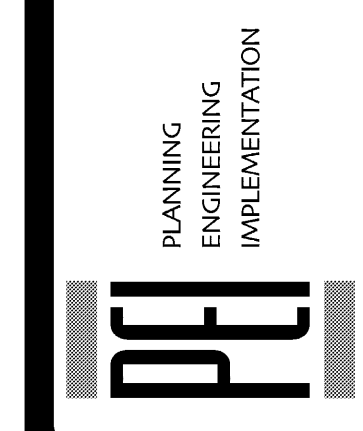
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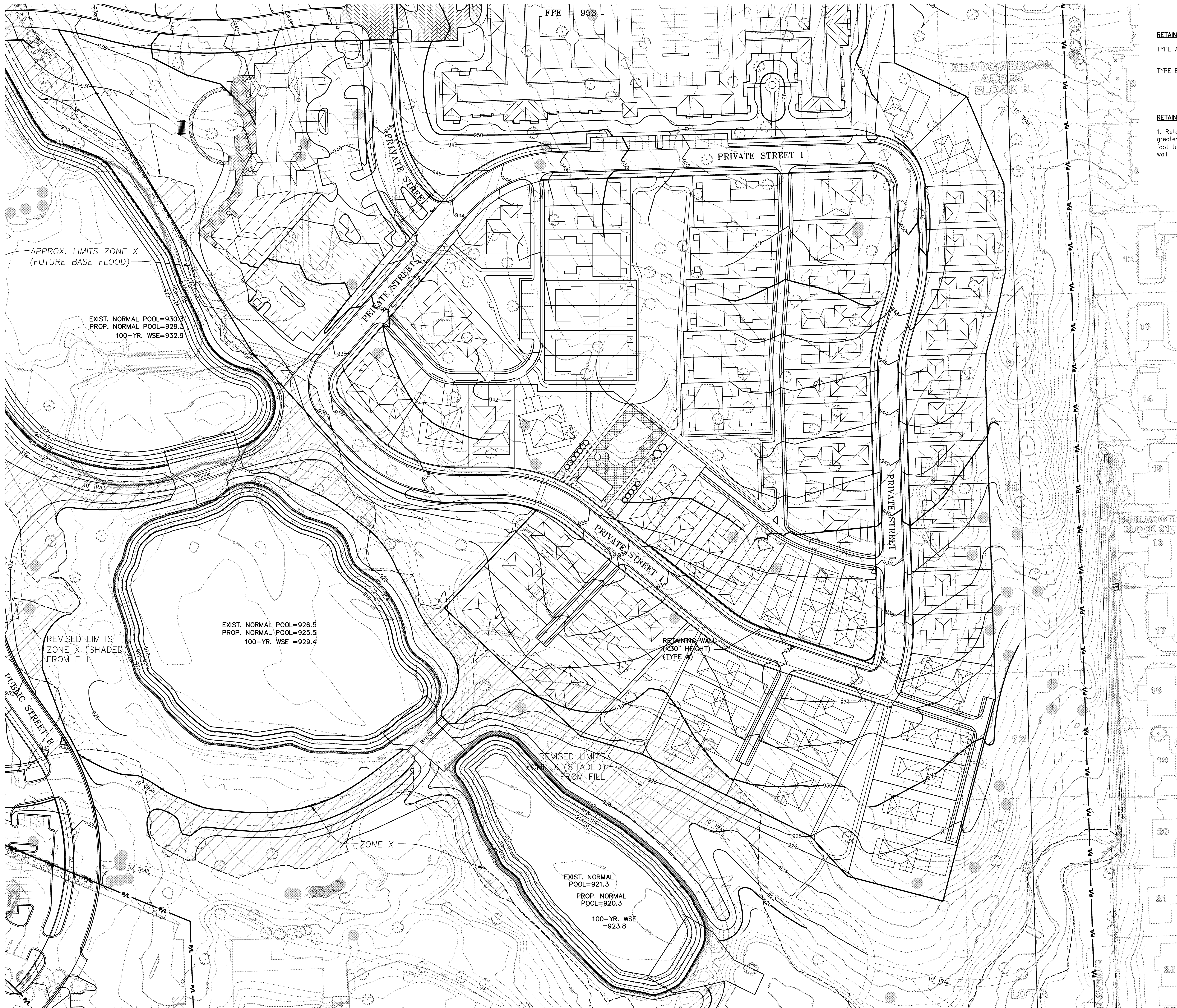
PROJECT NO.	120457	NO.	DATE	REVISION	BY	APP.
DATE:	11-5-15					
DRAWN:	JMO					
DESIGNED:	DEU					
CHECKED:	DEU					
APPROVED:	DEU					

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GRADING PLAN - ROSEWOOD CONNECTION
 MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS



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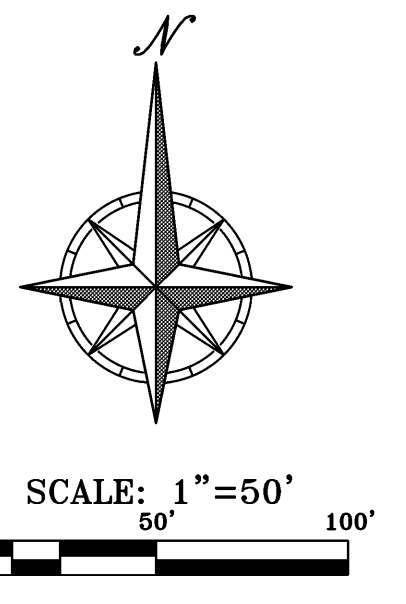


RETAINING WALL LEGEND

- TYPE A - Public Realm Retaining Wall
 - Natural Stone Masonry Wall
- TYPE B - Non-Public Realm Retaining Wall
 - Type A Retaining Wall or Modular block with Cast Stone Finish

RETAINING WALL NOTE:

1. Retaining walls adjacent to the sidewalks are greater than 30 inches in height shall have a 4 foot tall fence/railing installed at the top of the wall.



GRADING PLAN - EAST RESIDENTIAL LOTS
MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

PROJECT NO.	120487	No.	
DATE:	11-5-15	Date	
DRAWN:	JMD	By	App.
DESIGNED:	DEU	Checked:	DEU
CHECKED:	DEU	Approved:	DEU

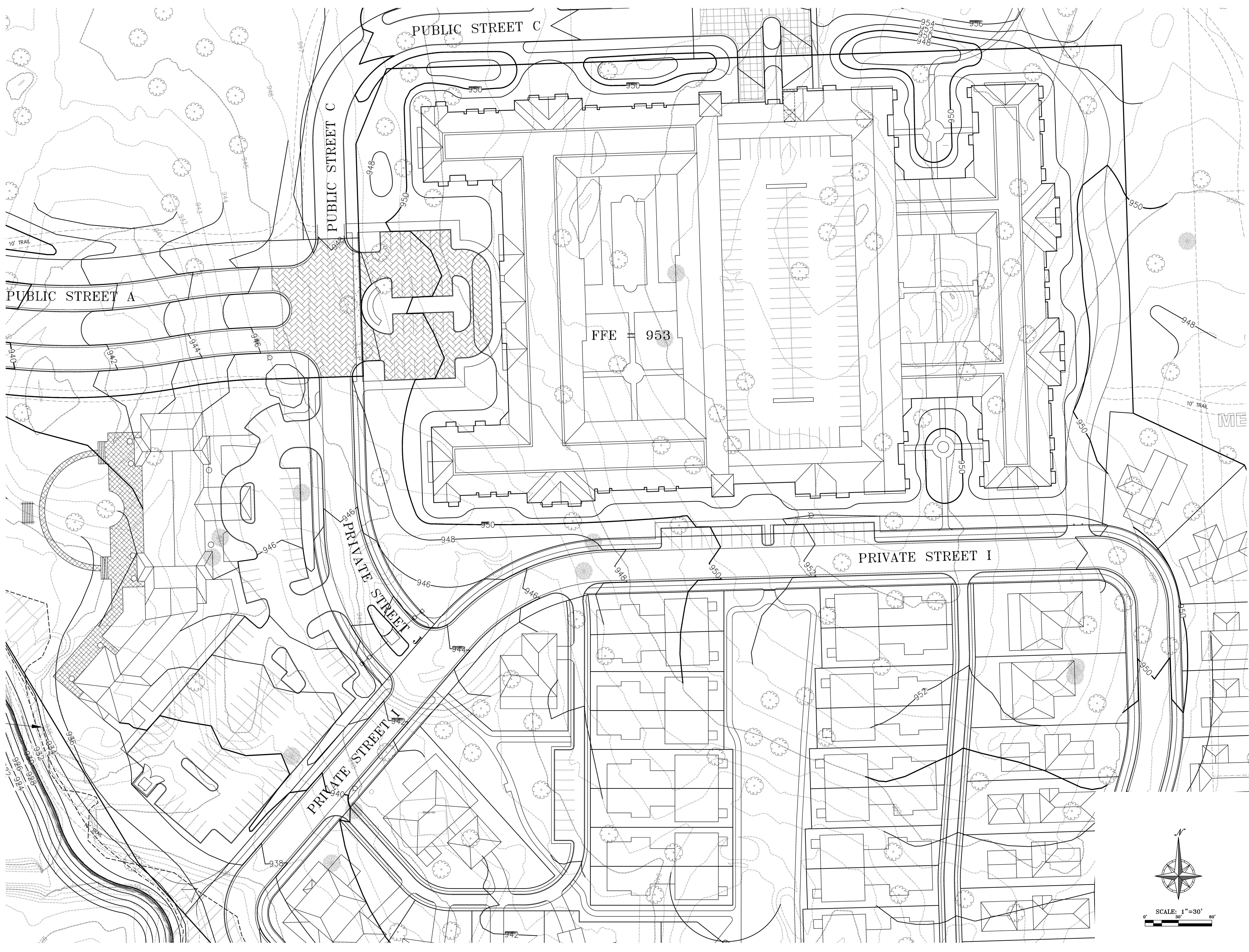
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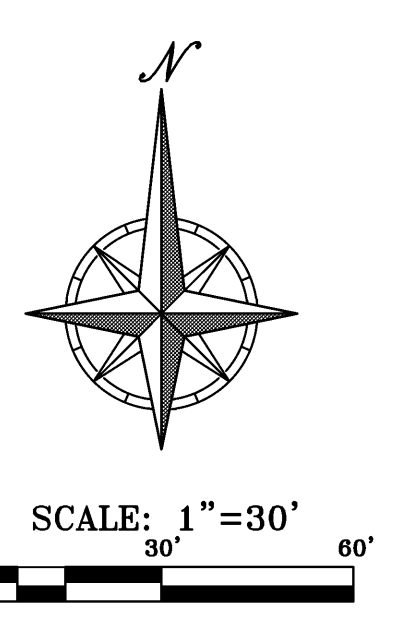
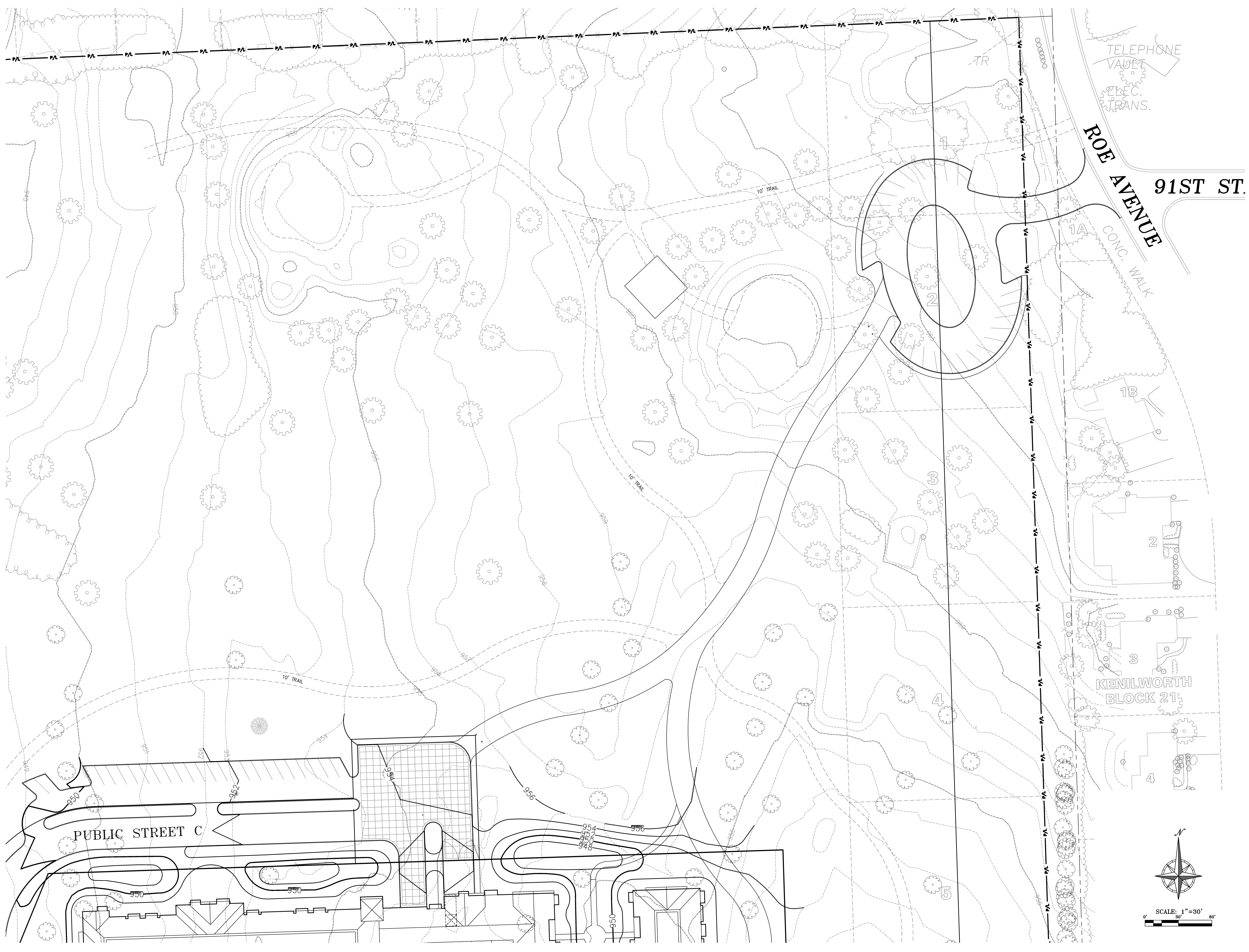
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GRADING PLAN - LUXURY APARTMENTS & INN
 MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

PROJECT NO.	DATE	NO.	DATE	BY	APP.
11-11-15					
DESIGNED: DEU					
CHECKED: DEU					
APPROVED: DEU					

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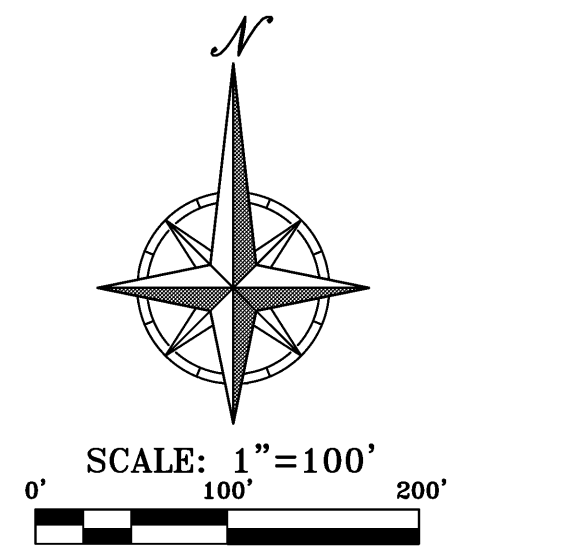
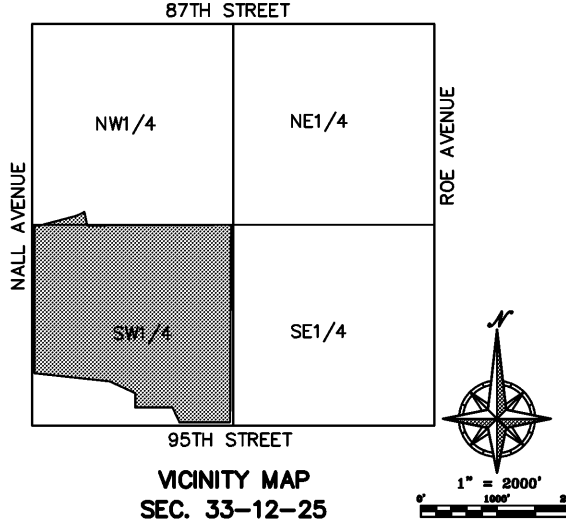
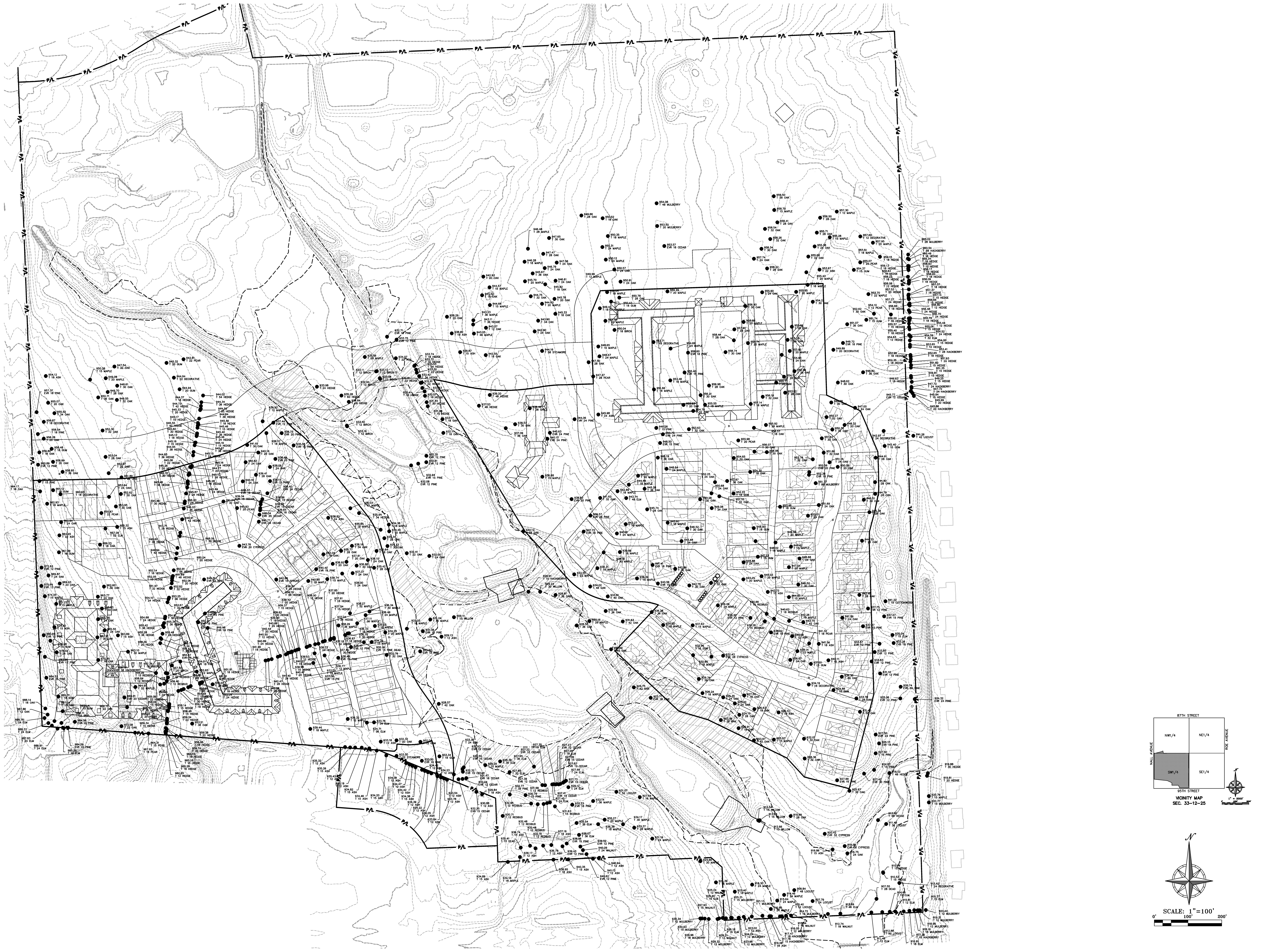
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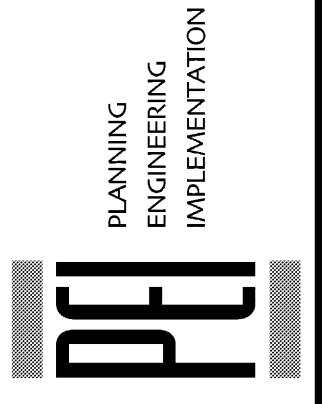
GRADING PLAN - NORTH EAST PARK & APARTMENT ENTRY
MEADOWBROOK PARK
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Revision:	No.	Date	By	App.

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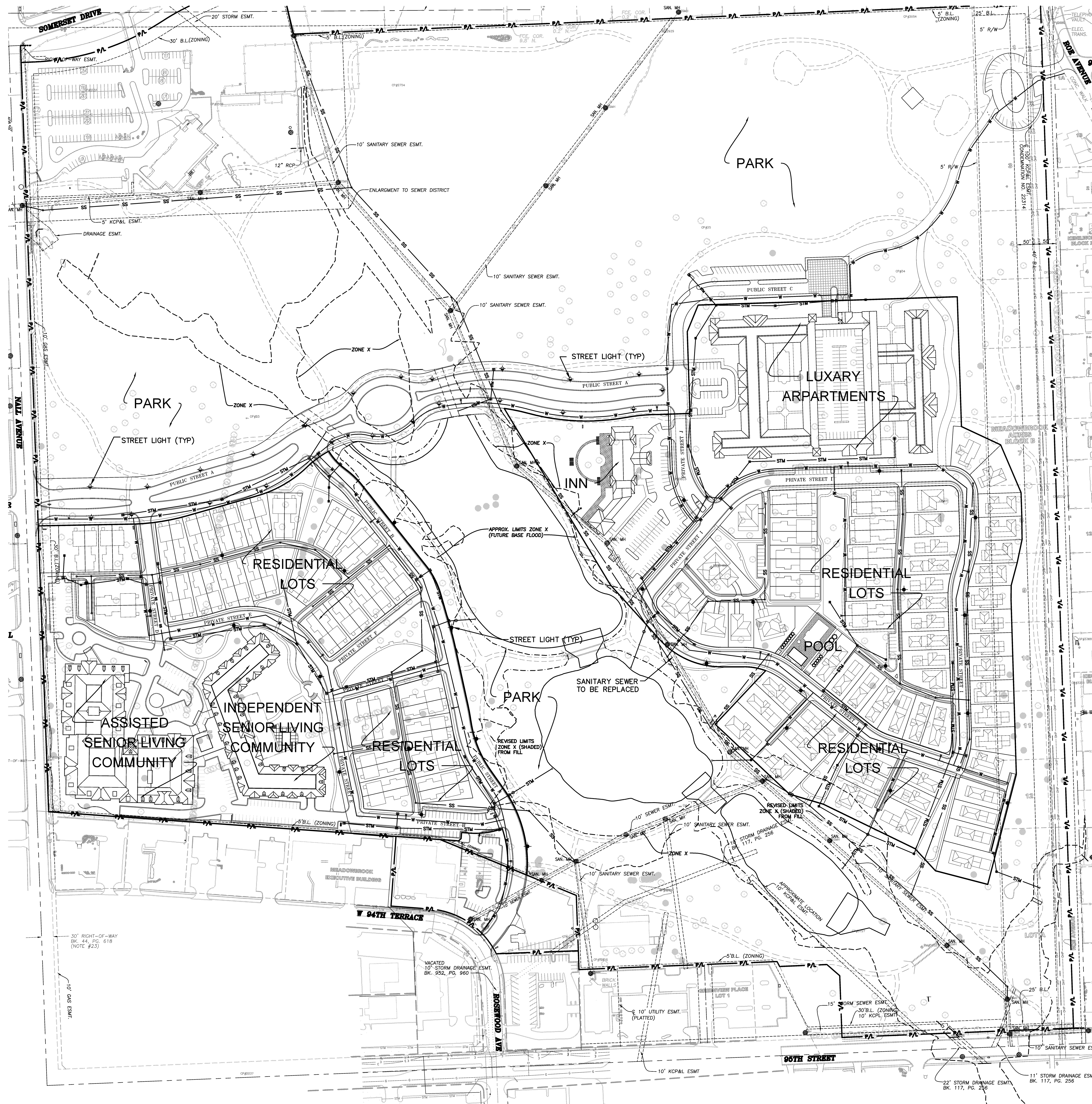
TREE SURVEY
 MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

Revisions:	Date	By	App.

PROJECT NO. 120457
 DATE: 11-5-15
 DRAWN: JMD
 DESIGNED: DEU
 APPROVED: DEU

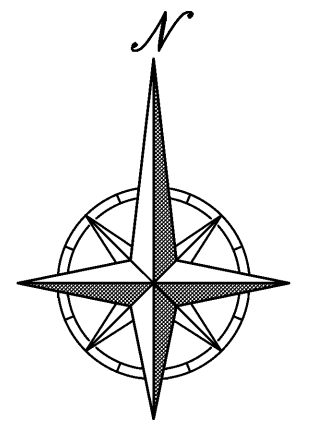
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LIGHTING NOTE:
 1. All street lighting shall be decorative in nature.

- LEGEND**
- W — EXISTING WATERLINE
 - G — EXISTING GAS LINE
 - BE — EXISTING BURIED ELECTRICAL
 - BT — EXISTING BURIED TELEPHONE
 - TWC — EXISTING TIME WARNER CABLE LINES
 - SS — EXISTING SANITARY SEWER
 - STM — EXISTING STORM SEWER
 - — — EXISTING PROPERTY LINE
 - ST — PROPOSED ROOF OR FOUNDATION DRAIN LINE
 - W — PROPOSED WATER LINE
 - D — PROPOSED FIRE HYDRANT
 - G — PROPOSED GAS LINE
 - BE — PROPOSED BURIED ELECTRICAL
 - BT — PROPOSED BURIED TELEPHONE
 - TWC — PROPOSED TIME WARNER CABLE LINES
 - SS — PROPOSED SANITARY SEWER
 - STM — PROPOSED STORM SEWER
 - * — PROPOSED STREET LIGHT
 - — — PROPOSED PROPERTY LINE
 - - - - PROPOSED LOT LINE
 - - - - PROPOSED PLAT LINE
 - ▨ PROPOSED STAMPED CONCRETE PAVING



SCALE: 1" = 100'
 0' 100' 200'

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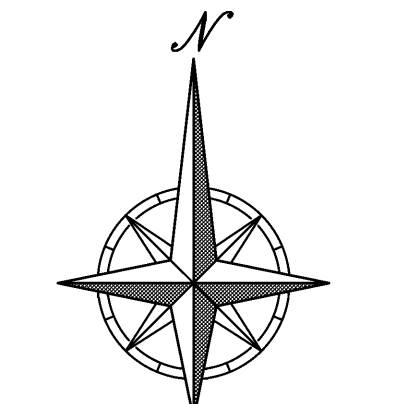
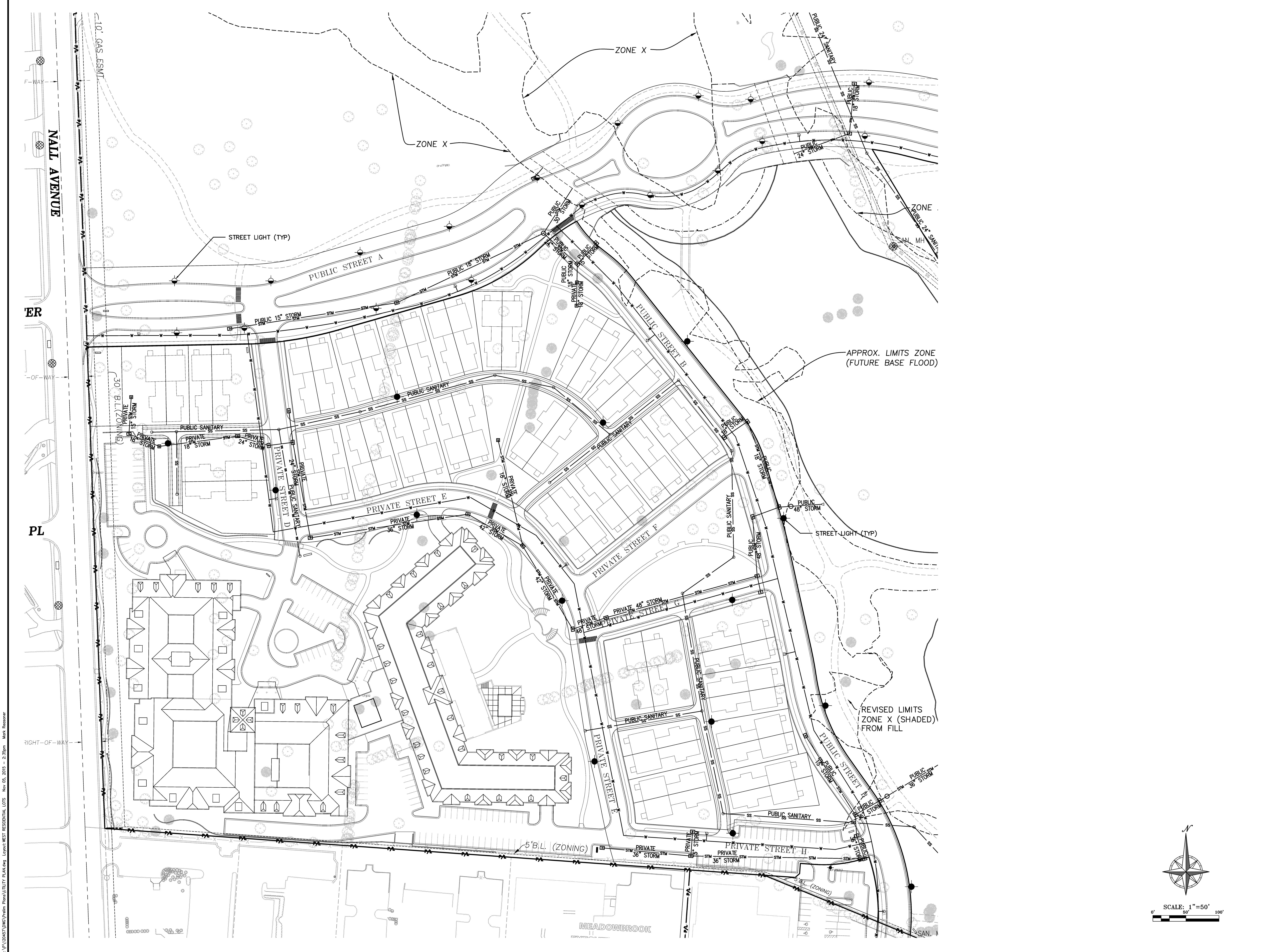


UTILITY PLAN - OVERALL
MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

PROJECT NO.	DATE	BY	DATE	REVISIONS
120457	11-15-15	JMD		
		DEU		
		DEU		

SHEET
C3.1

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SCALE: 1"=50'
0' 50' 100'

UTILITY PLAN - WEST RESIDENTIAL LOTS
MEADOWBROOK PARK
PRAIRIE VILLAGE, KANSAS

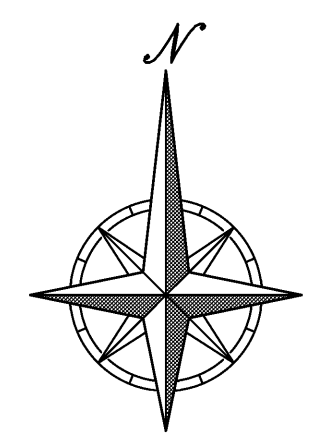
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PROJECT NO. 120457
DATE: 11-14-15
DRAWN: JMD
DESIGNED: DEU
CHECKED: DEU
APPROVED: DEU
SHEET C3.2

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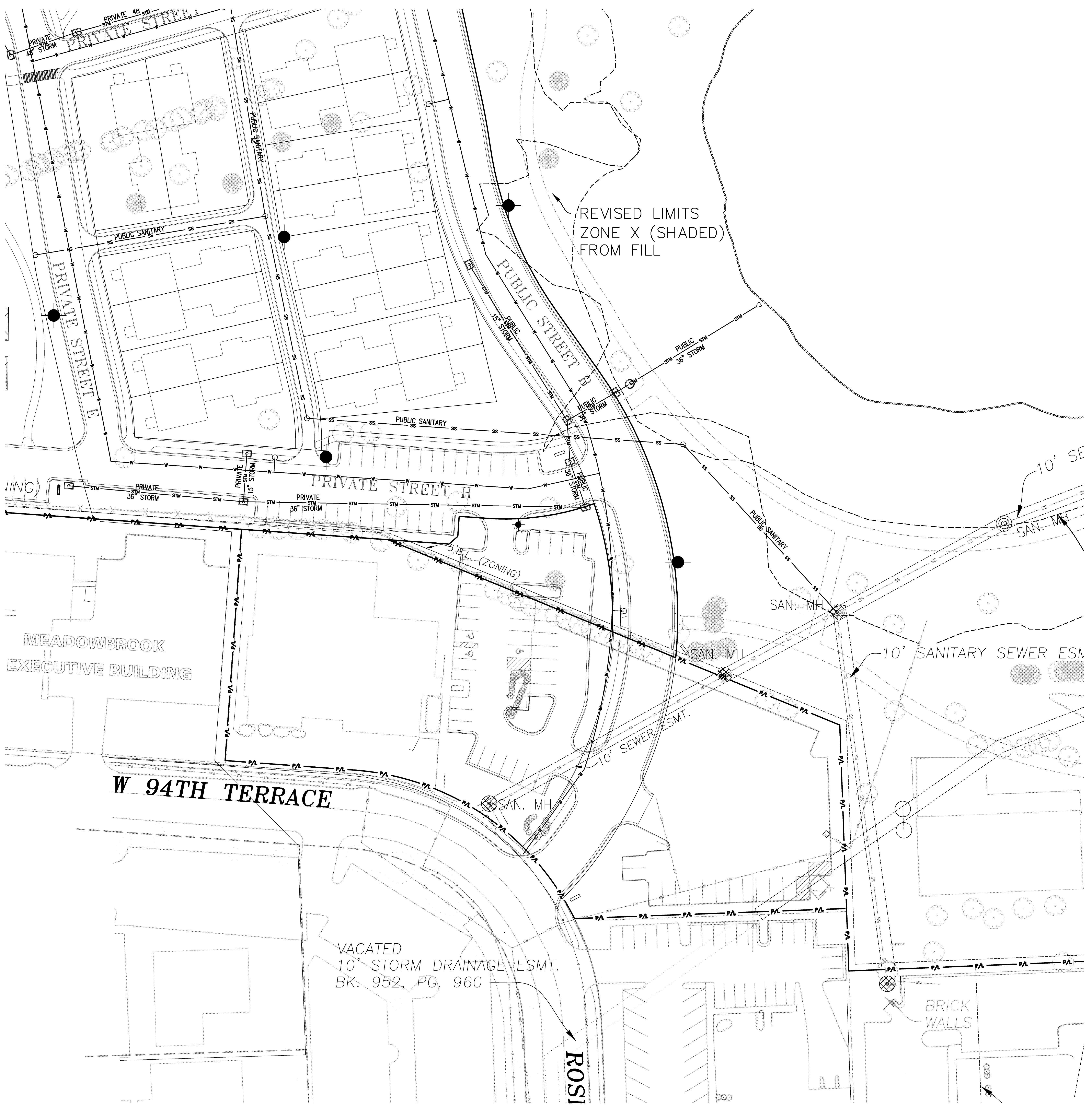
SCALE: 1" = 30'

UTILITY PLAN – SENIOR LIVING
MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

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PROJECT NO.	20457	No.	Date	By / App.
DATE:	11-5-15			
DRAWN:	JMO			
DESIGNED:	DEU			
CHECKED:	DEU			
APPROVED:	DEU			

SHEET
C3.3



REVISED LIMITS
ZONE X (SHADED)
FROM FILL

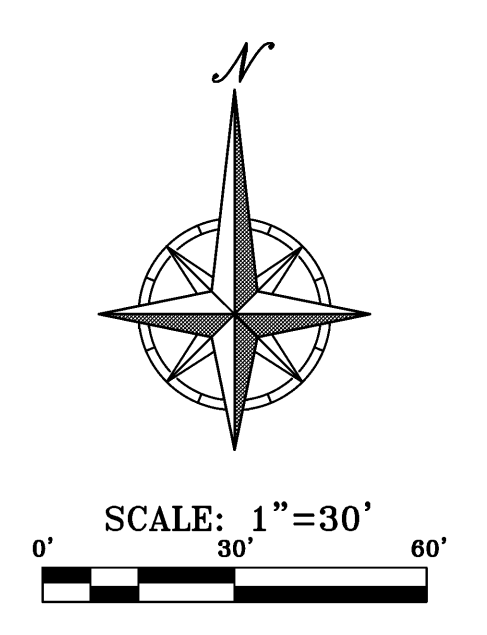
MEADOWBROOK
EXECUTIVE BUILDING

W 94TH TERRACE

VACATED
10' STORM DRAINAGE ESMT.
BK. 952, PG. 960

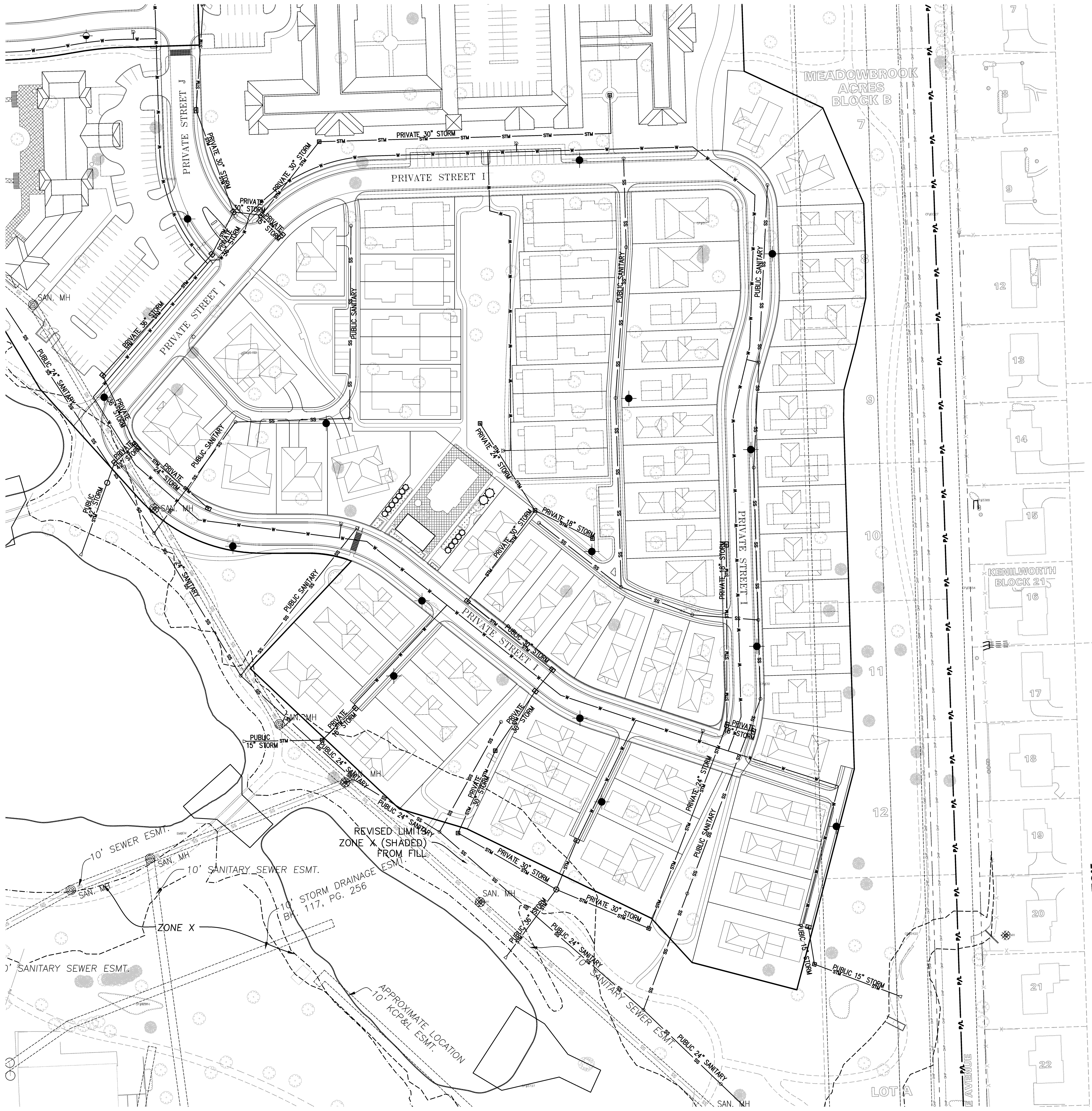
ROS

BRICK WALLS



Revisions:	No.	Date	By	App.
PROJECT NO. 120457				
DATE: 11-15-15				
DRAWN: JMD				
DESIGNED: DEU				
CHECKED: DEU				
APPROVED: DEU				

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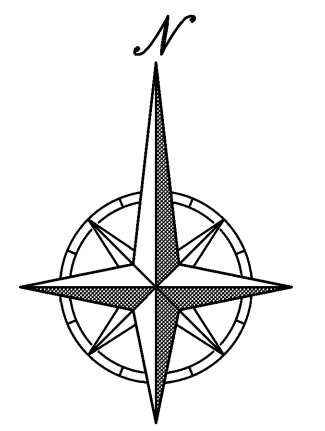


MEADOWBROOK ACRES BLOCK B

KENILWORTH BLOCK 21

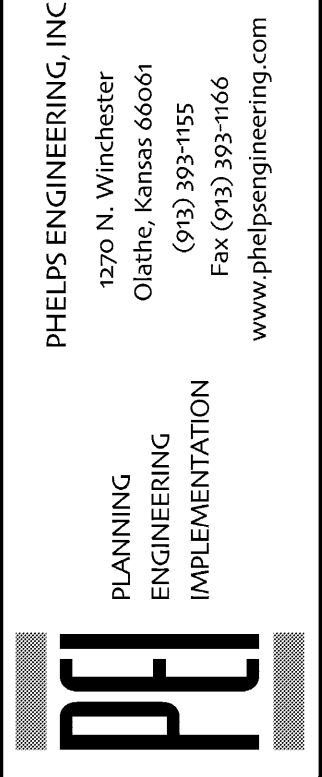
LOT A

E AVENUE



SCALE: 1"=50'

UTILITY PLAN - EAST RESIDENTIAL LOTS
MEADOWBROOK PARK
PRAIRIE VILLAGE, KANSAS



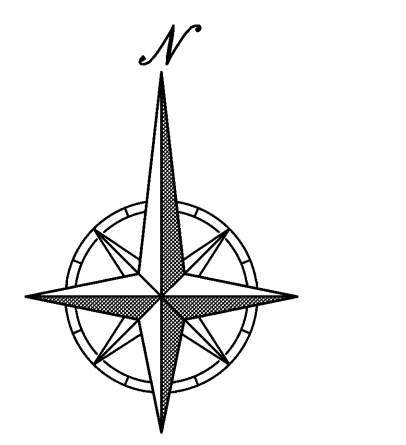
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PROJECT NO.	120457	No.		Date	
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DESIGNED	DEU	Approved	DEU		
CHECKED	DEU				
APPROVED	DEU				

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Z:\P\120457\DWG\Plan\Utility Plan.dwg Layout:RBE CONNECTION Nov 05, 2015 - 2:35pm Mark Ressemer



SCALE: 1"=30'

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UTILITY PLAN - NORTH EAST PARK & APARTMENT ENTRY
 MEADOWBROOK PARK
 PRAIRIE VILLAGE, KANSAS

PROJECT NO.	DATE	NO.	DATE	BY	APP.
120457	11-5-15				
DRAWN:	JMO				
DESIGNED:	DEU				
CHECKED:	DEU				
APPROVED:	DEU				

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