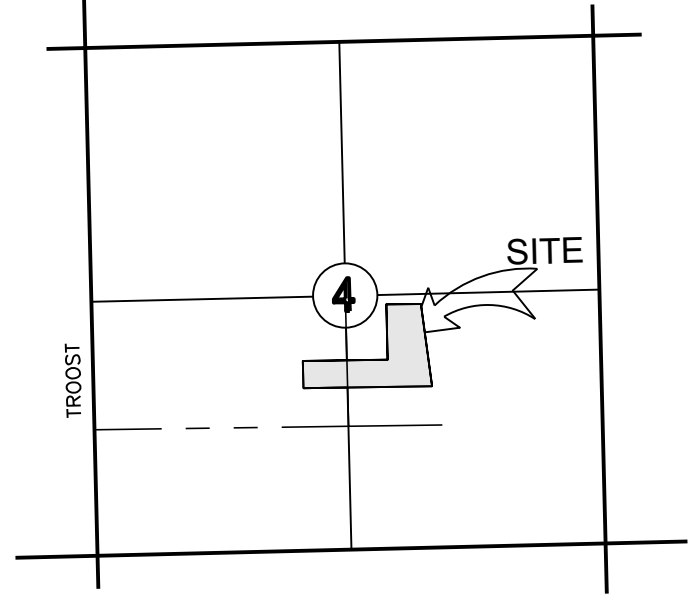


LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 4, Township 48, Range 33, in Jackson County, Missouri, described as follows: Commencing at the Southwest Corner of the Northeast Quarter of the Southwest Quarter, thence North 02° 22' 41" East, along the West line of said Quarter Quarter section, a distance of 200.00 feet, to a point on the North line of Baysee Terrace, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 86° 56' 06" East, along said North line of said subdivision, a distance of 239.76 feet, said point being the Point of Beginning; thence continuing South 86° 56' 06" East, along said North line of said subdivision, a distance of 195.23 feet to a point on the West Right of Way of The Paseo; thence North 03° 55' 49" West, along said West Right of Way line, a distance of 428.45 feet.; thence North 87° 01' 32" West, a distance of 180.76 feet; thence South 03° 33' 31" West, a distance of 286.99 feet; thence South 86° 56' 06" East, a distance of 38.72 feet; thence South 02° 27' 42" West, a distance of 138.00 feet, returning to the Point of Beginning. Tract contains 83,191.11 square feet or 1.91 acres more or less.

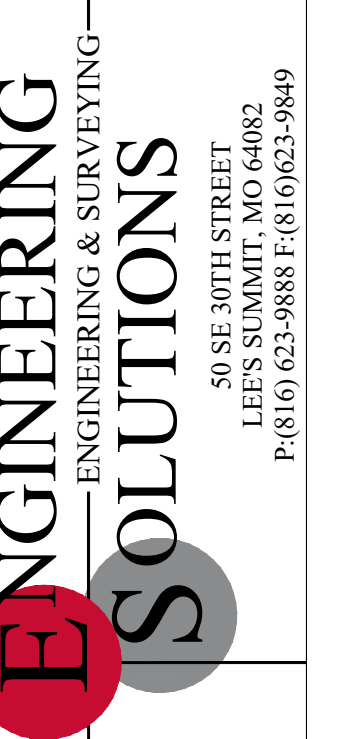


**LOCATION MAP
SECTION 4-T48N-R33W**

Item	Description	Zoning	Existing	Proposed	Area
a	Existing = R1.5 Proposed = UR				
b	Total Land Area		1.71	1.71	AC
c	Right-of-way Land Area		N/A	N/A	
d	Net Land Area		1.71	1.71	AC
e	Proposed Building Use			Multi-Family	
f	Structure Height & Number of Floors				
	(Below Grade)		10'-6"	1	Floors
	(Above Grade)		53'-4"	4	Floors
	Building		4 Floors	53'-4" Tall	
	FLOOR 1		14	Units	
	FLOOR 2		20	Units	
	FLOOR 3		20	Units	
	FLOOR 4		20	Units	
	FLOOR 5		20	Units	
	1 Bedroom		68	Units	
	2 Bedroom		18	Units	

Item	Description	Building	Floors	Units	Area Sq. Ft.
g	Building	5	82	96,500	
	Building Footprint				24,500

Item	Description	Gross & Net Density	Vehicle Parking	ADA Parking	Bike Parking	Construction Timeline
i	Gross & Net Density	FAR = 32.90	Ratio = 0.5 space per 3 Units	Required Spaces = 28	Short term Ratio = 10% of Veh. Pkg	Begin = Fall 2018
	Gross Density	47.95 Units per Acre	Required Spaces = 64	Required Spaces = 2 ADA	Required Spaces = 3	Construction = 24 months
	Net Density	47.95 Units per Acre	Provided Spaces = 64	Provided Spaces = 2 ADA	Provided Spaces = 1 bike racks of 8	Completion = Fall 2020
j	Vehicle Parking	Ratio = 0.5 space per 3 Units	Required Spaces = 28	Required Spaces = 2 ADA	Provided Spaces = 1 Van Accessible	Amendments to Development Plan
	ADA Parking	Required Spaces = 2 ADA	Provided Spaces = 2 ADA	Required Spaces = 1 Van Accessible	Provided Spaces = 1 Van Accessible	None
k	Bike Parking	Short term Ratio = 10% of Veh. Pkg	Required Spaces = 3	Required Spaces = 1+1 per 10,000 sq. ft.	Required Spaces = 3	
	Construction Timeline	Required Spaces = 1 bike racks of 8	Provided Spaces = 3	Long term Ratio = 1+1 per 10,000 sq. ft.	Required Spaces = 11	
	Amendments to Development Plan	Bike Parking Location Inside to be determined	Provided Spaces = 1 Van Accessible	Required Spaces = Store in Unit	Provided Spaces = Store in Unit	
l	Construction Timeline	Begin = Construction Timeline	Required Spaces = 1 Van Accessible	Required Spaces = Store in Unit	Provided Spaces = Store in Unit	
	Amendments to Development Plan	Begin = Fall 2018	Provided Spaces = 1 Van Accessible	Required Spaces = Store in Unit	Provided Spaces = Store in Unit	
	Amendments to Development Plan	Construction = 24 months	Provided Spaces = 1 Van Accessible	Required Spaces = Store in Unit	Provided Spaces = Store in Unit	
	Amendments to Development Plan	Completion = Fall 2020	Provided Spaces = 1 Van Accessible	Required Spaces = Store in Unit	Provided Spaces = Store in Unit	
m	Amendments to Development Plan	Amendments to Development Plan	Provided Spaces = 1 Van Accessible	Required Spaces = Store in Unit	Provided Spaces = Store in Unit	
	Amendments to Development Plan	None	Provided Spaces = 1 Van Accessible	Required Spaces = Store in Unit	Provided Spaces = Store in Unit	



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
6410 PASEO, KCMO
Issue Date:
May 18, 2018

Site Plan
Construction Plans for:
Brookside East Overlook
Kansas City, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
