

URBAN RENEWAL DEVELOPMENT

GEORGETOWN ESTATES

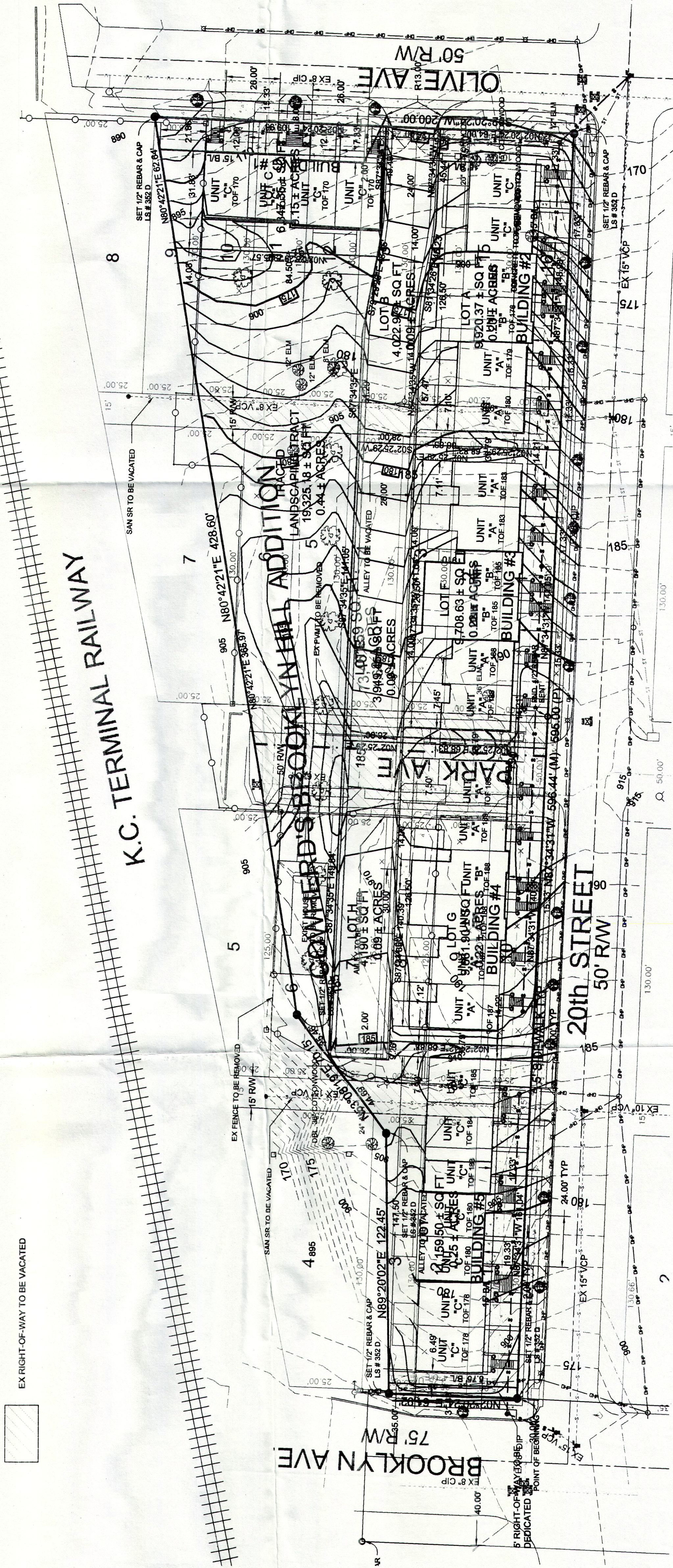
LOTS 1 THRU 10 BLOCK 4 & LOTS 1 THRU 16 BLOCK 3,
COWHERD'S BROOKLYN HILL ADDITION
KANSAS CITY, JACKSON COUNTY, MISSOURI
NE QUARTER SECTION 9, TOWNSHIP 49 NORTH, 33 WEST

PARCEL APN #: JA296101902000000000 JA296101907000000000 JA296102001000000000

JA29610190300000000000 JA296102011000000000
JA29610190400000000000 JA296102012000000000
JA29610190500000000000 JA296102008000000000

Property Description:

All that part of Block 3 and Block 4, Cowherd's Brooklyn Hill Addition, a subdivision in Kansas City, Jackson County, Missouri, Commencing at the Southwest Corner of Lot 1 Block 4 and a point on the East Right of Way line of Brooklyn Avenue (as now Established),
Thence N 02°20'24" E, along said East Right of Way line of Brooklyn Ave. a distance of 61.92 feet;
Thence N 83°08'19" E, a distance of 172.15 feet;
Thence N 80°42'21" E, a distance of 428.60 feet, to a point on the West Right of Way line of Olive Street (as now Established);
Thence S 02°20'24" W, along said West Right of Way line of said Olive Street, a distance of 200.00 feet, also being the Southwest Corner of Lot 16, Block 3, of said Cowherd's Brooklyn Hill Addition and a point on the Northerly Right of Way line of 20th Street (as now Established);
Thence N 87°34'31" W along the said Northerly Right of Way line of said 20th Street, a distance of 596.44 feet to the Point of Beginning.
Containing 78,595.65 Sq. Ft.



EX RIGHT-OF-WAY TO BE VACATED

K.C. TERMINAL RAILWAY

GENERAL NOTES

1. PLAN SCALE IS 1"=30'.
2. METES AND BOUNDS ARE AS SHOWN ON DRAWING. LEGAL DESCRIPTION IS AS DESCRIBED ON PLAN.
3. NUMBER OF DWELLING UNITS:
A) TOWNHOMES - 29 UNITS
4. NUMBER OF DWELLING UNITS AND OTHER INFORMATION IS INDICATED IN THE DEVELOPMENT DATA TABLE.
5. LAYOUT OF STREETS AND PEDESTRIAN AREAS IS AS INDICATED ON PLAN. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY PER KANSAS CITY, MISSOURI STANDARDS
6. GENERAL CONFIGURATION OF BUILDINGS SHOWN ON PLAN.
7. LAND COVERAGE IS AS INDICATED IN DEVELOPMENT DATA.
8. RESIDENTIAL UNIT TYPES ARE SINGLE-FAMILY UNITS.
9. SETBACKS ARE AS INDICATED ON PLAN. INGRESS AND EGRESS TO LOTS & F & G WILL BE FROM A PRIVATE DRIVE.
10. HALF STREET IMPROVEMENTS BROOKLYN AVE., 20TH ST., AND OLIVE AVE., INCLUDING CURB AND GUTTER AND SIDEWALK REPLACEMENT IS INCLUDED AS PART OF THE PROJECT IMPROVEMENTS.
11. NO ADDITIONAL DEDICATION OF RIGHT-OF-WAY ON BROOKLYN AVE. IS REQUIRED.
12. EXISTING TOPOGRAPHY SHOWN ON PLAN.
13. PARKING AREAS ARE AS PROPOSED HEREON.
14. EXISTING AND PROPOSED RIGHT-OF-WAYS ARE SHOWN AS THUS:
EXISTING
PROPOSED
15. EXISTING AND PROPOSED CURBS ARE SHOWN AS THUS:
EXISTING
PROPOSED
16. EXISTING AND PROPOSED CONTOURS ARE SHOWN AS THUS:
EXISTING
PROPOSED
17. NO PHASING IS PROPOSED FOR THIS PROJECT.
18. TOTAL PROJECT DENSITY IS 2,707 S.F. UNIT.
19. NORTH PROPERTY LINE TO BE CEDAR PRIVACY FENCE OR SOUND BARRIER WALL.
20. FIGHT-OF-WAY TO BE VACATED IS SHOWN AS THUS

21. 3:1 DEPTH TO WIDTH RATIO PER SECTION 86-124 OF THE SUBDIVISION REGULATIONS BE WAIVED FOR LANDSCAPING TRACT D.
22. (CROSS ACCESS EASEMENTS FOR COMMON DRIVE PROVIDED ON FINAL PLAN.
23. APPROVED DRAINAGE STUDY - NO DETENTION IS REQUIRED
24. REQUEST THAT THE 3:1 DEPTH TO WIDTH RATIO PER SECTION 86-124 OF THE SUBDIVISION REGULATIONS BE WAIVED FOR LOT D

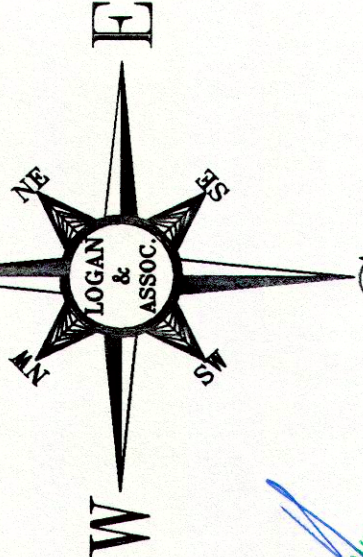
DEVELOPMENT DATA:

LAND USE	TOWNHOMES
GROSS AC.	1.8 AC
STREET R/W	0 AC
NET AC.	1.8 AC
TOTAL LOTS	9
TOTAL UNITS	29
UNIT PER NET AC.	17.16
EXISTING ZONING	M1
PROPOSED ZONING	URD
DISTRICT REQUESTED	URD
PROPOSED BUILDING USE	RESIDENTIAL

LANDSCAPE NOTES:

1. LOCATION OF EXISTING UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND NEW UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE. REFER TO CIVIL ENGINEERS GRADING AND EROSION CONTROL PLANS.
3. ALL TREE BASINS SHALL RECEIVE A MINIMUM 2" OF ROCK MULCH. MATCH EXISTING SOD CURRENTLY IN LANDSCAPE BEDS.
4. PRIOR TO SODDING, THE CONTRACTOR SHALL FINE GRADE BY PACKING, ROLLING, AND/OR DRAGGING TO INSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL DISTURBED AREAS WITHIN DESIGNATED LANDSCAPE AREAS SHALL BE SEEDED OR SODDED.

APPLICANT:
CONTACT PERSON: GARY GABEL
GABEL COMPANIES LLC.
4645 BELLEVUE
KANSAS CITY, MO
(816) 931-9000 (PHONE)
(816) 931-9148 (FAX)



LOGAN & ASSOCIATES, INC. Professional Engineers & Professional Land Surveyors	
Job No. 04-3071	Drawn By: JEC
Scale: 1"=30'	Check By: JEC
Date: 06/06/05	Date: 06/06/05
Sheet No. 1 OF 1	SEAL/INITIALS



URBAN RENEWAL DEVELOPMENT
GEORGETOWNE ESTATES
KANSAS CITY, JACKSON COUNTY, MISSOURI

DATE:	REVISION:	BY:
APPROVED FOR CONSTRUCTION		

