

### Legal Description

All that part of the northeast quarter of section 27, township 13 south, range 24 east, and all that part of heritage United Methodist Church Subdivision, second plat, a platted subdivision of land in the City of Overland Park, Johnson county, Kansas, being more particularly described as follows:

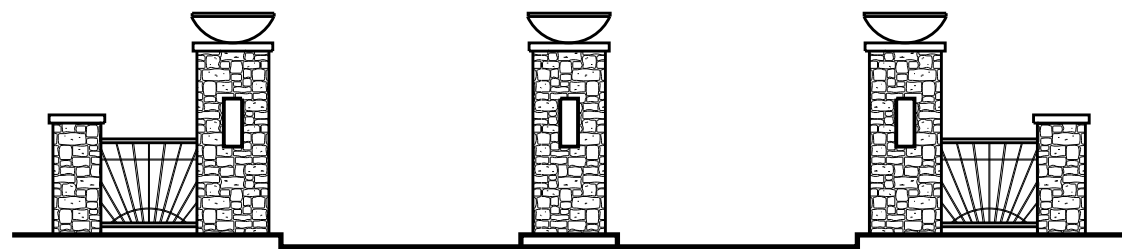
Commencing at the northeast corner of the northeast quarter of said section 27; thence south 00 degrees 03 minutes 48 seconds east, along the east line of the northeast quarter of said section 27, a distance of 332.55 feet; thence south 89 degrees 54 minutes 32 seconds west, a distance of 60.00 feet to the true point of beginning, said point on the west right-of-way line of quivira road as now established, said point at the southeast corner of lot 2, heartland christian fellowship, a platted subdivision of land in the city of overland park, johnson county, kansas; thence south 0 degrees 03 minutes 48 seconds east, along said west right-of-way line of quivira road, a distance of 529.23 feet; thence south 89 degrees 59 minutes 00 seconds west, a distance of 673.68 feet; thence south 0 degrees 03 minutes 45 seconds east, a distance of 808.10 feet; thence north 89 degrees 59 minutes 58 seconds west, a distance of 590.40 feet to a point on the east plat line of nottingham by the green, third plat, a platted subdivision of land in the city of overland park, johnson county, kansas, said point also being on the west line of the east one-half of the northeast quarter of said section 27; thence north 00 degrees 01 minutes 12 seconds west, along the east plat line of said nottingham by the green, third plat, along the east plat line of nottingham by the green, a platted subdivision of land in the city of overland park, johnson county, kansas, along the west plat line of said heritage united methodist church subdivision second plat, a platted subdivision of land in the city of overland park, johnson county, kansas and along the west line of the east one-half of the northeast quarter of said section 27, a distance of 1335.51 feet to the southwest corner of lot 1, heartland christian fellowship; thence north 89 degrees 54 minutes 32 seconds east, along the south line of lot 1 and lot 2, heartland christian fellowship, a distance of 1263.08 feet to the true point of beginning and containing 26.2703 acres, more or less.

### General Landscaping Strategies

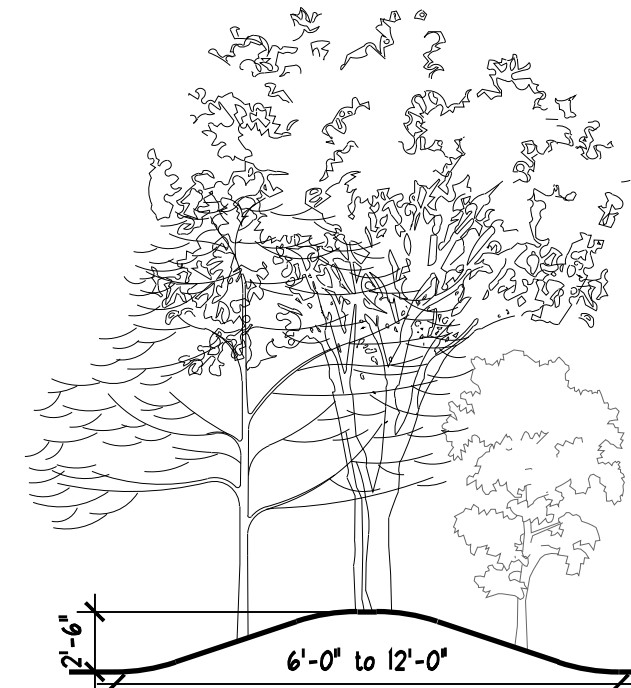
The ultimate goal for the landscape strategy of this development is to minimize the impervious area and maximize areas for water infiltration within the landscape. Rain Gardens, Bioswales, Pervious Pavement and Rain Barrels will be incorporated throughout the entire proposed development to achieve the stormwater management requirements in an aesthetically pleasing manner. These BMPs will consist of formal plantings that will function successfully in both the wet and dry conditions within the BMPs.

The use of native drought tolerant plantings, as well as ornamental Xeric plantings, will be incorporated into the overall proposed landscape palette for the perennial grasses and shrubs. These plantings will reduce irrigation dependencies and maintenance levels while playing an integral role in the natural systems based stormwater strategies.

All the proposed tree plantings will meet Overland Park's preferred street planting lists and will be created in collaboration with City Staff as this project moves forward.



**B Entry Gate Detail (Typ.)**  
SCALE: 1/8" = 1'-0"

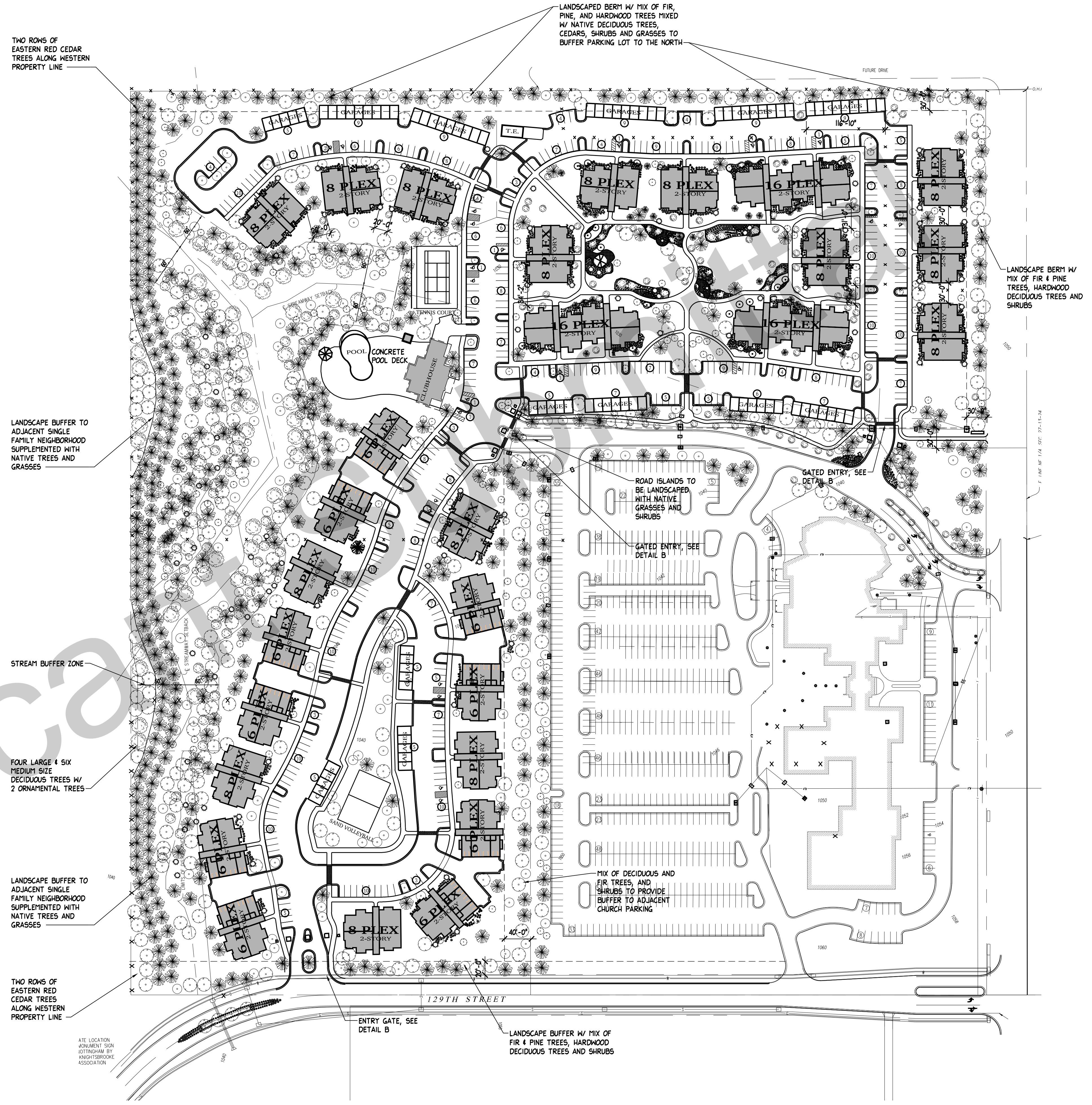


**A Landscape Berm Detail**  
SCALE: 1/8" = 1'-0"

Building Layout	Stories	1 Bedroom	2 Bedroom	Apt per Bldg	Number of Bldgs	Total Area Per Building	Total Area (Gross)
	2	2	4	6	10	8,420	84,200
	2	4	4	8	15	8,420	126,300
	2	8	8	16	3	14,808	44,424
	1.5 with Walk-out	-	-	-	1	6,370	6,370
	1	-	-	90	-	180 SF Per Space	10,080
<b>Totals:</b>	<b>104</b>	<b>124</b>	<b>29</b>	<b>228</b>	<b>-</b>	<b>-</b>	<b>271,374</b>

Parking Calculations	
124 2-BEDROOMS x 1.8 SPACES	224 SPACES
104 1-BEDROOMS x 1.5 SPACES	156 SPACES
<b>TOTAL REQUIRED SPACES</b>	<b>380 SPACES REQUIRED</b>
STANDARD PARKING SPACES	385 SPACES
ACCESSIBLE PARKING SPACES	20 SPACES
GARAGE SPACES	90 SPACES
<b>TOTAL PROVIDED SPACES</b>	<b>495 SPACES PROVIDED</b>

Unit/Acres Calculations	
TOTAL UNITS	228 UNITS
TOTAL ACRES	26.27 ACRES
RP-3 DENSITY REQUIREMENTS	4 UNITS/ACRE MAX
PROPOSED TOTAL UNITS/ACRE	8.66 UNITS/ACRE



EDINBUROUGH

REVISIONS

A Proposed Development :  
**Edinborough**  
129th & Quivira Overland Park, Kansas

dennis j. eskie & associates llc  
REAL ESTATE DEVELOPMENT & INVESTMENTS

**ARCHITECT**  
EA.  
5065 SW PARKWAY RD., #100 PHOENIX, AZ 85040  
PHOENIX, ARIZONA 480.287.2770  
WWW.ARCHITECTONDA.COM

SHEET TITLE  
ARCHITECTURAL & LANDSCAPE SITE PLAN

JOB  
08-028

DATE  
04/13/09

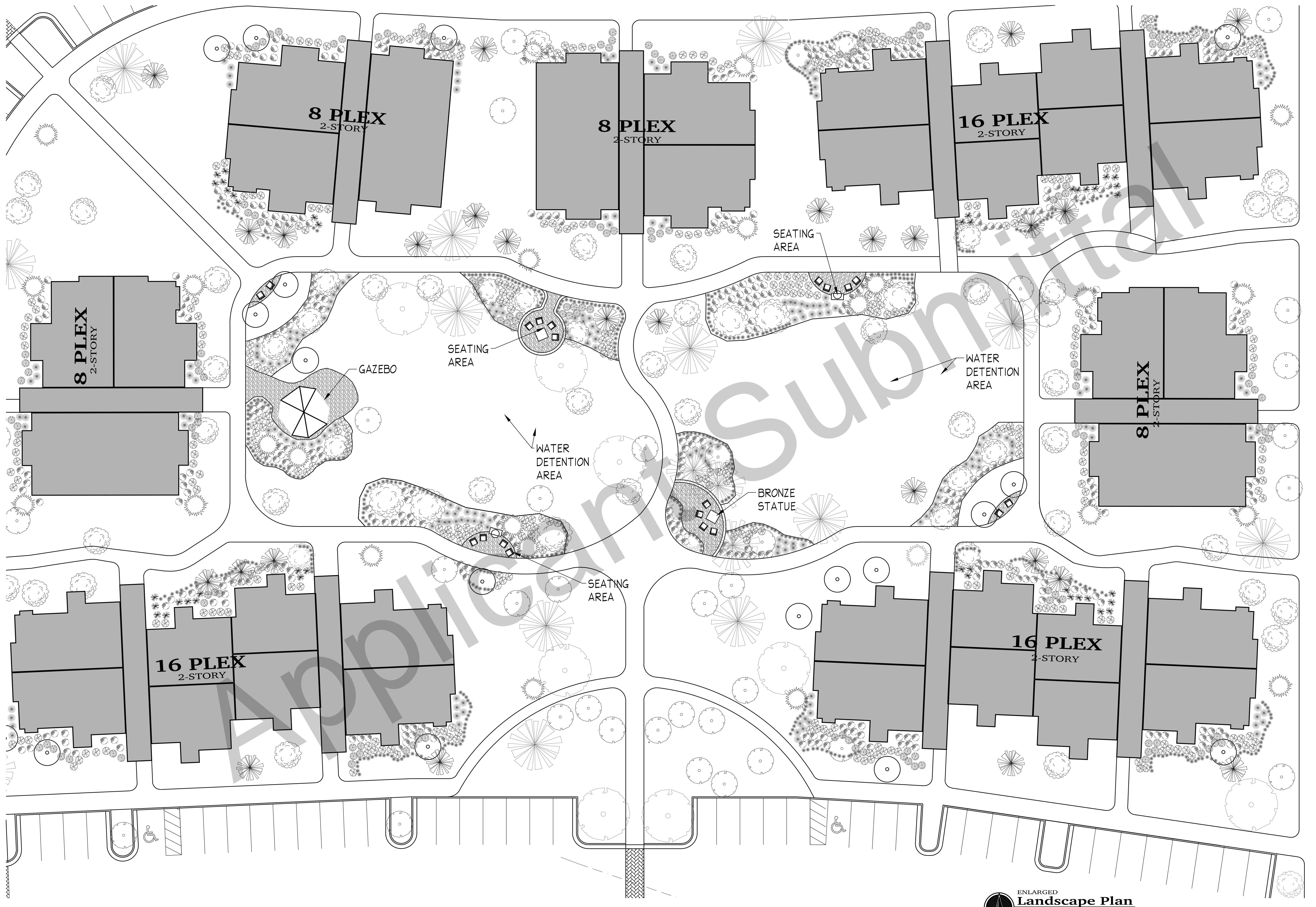
FILE NAME  
08-028 a-0-1 landscape plan

EDINBURROUGH

SHEET  
**A-0.1**

M:\ARCH\2008\08-028 Eskie - Edinborough - Apps\CAD\PRELIMINARY PLANS 4 - 2009\12-22\08-028 A-0-1 Landscape Plan.dwg 12/23/2009 11:55:04 AM Cassandra

M:ARCH-2008-08-028-Eskie-Edinburgh A0-0-1a Preliminary PLANS 4 - 2009.12.25.08-028 A-0-1a Enlarged Landscape Plan.dwg, 12/23/2009 11:55:46 AM, Cassandra



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**ARCHITECT**  
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5065 W. FAIRWAY RD., #100 PHOENIX, AZ 85034  
 TORONTO, ONTARIO, CANADA M2N 6L5 PH: 416-491-9900  
 WWW.ARCHITECTONICA.COM

<b>SHEET TITLE</b> COMMONS AREA SITE PLAN
<b>JOB</b> 08-028
<b>DATE</b> 04/13/09
<b>FILE NAME</b> A-028 a-0-1a enlarged landscape plan

ENLARGED  
**Landscape Plan**  
 SCALE: 1/16" = 1'-0"

EDINBURROUGH  
 SHEET  
**A-0.1a**

### General Landscaping Strategies

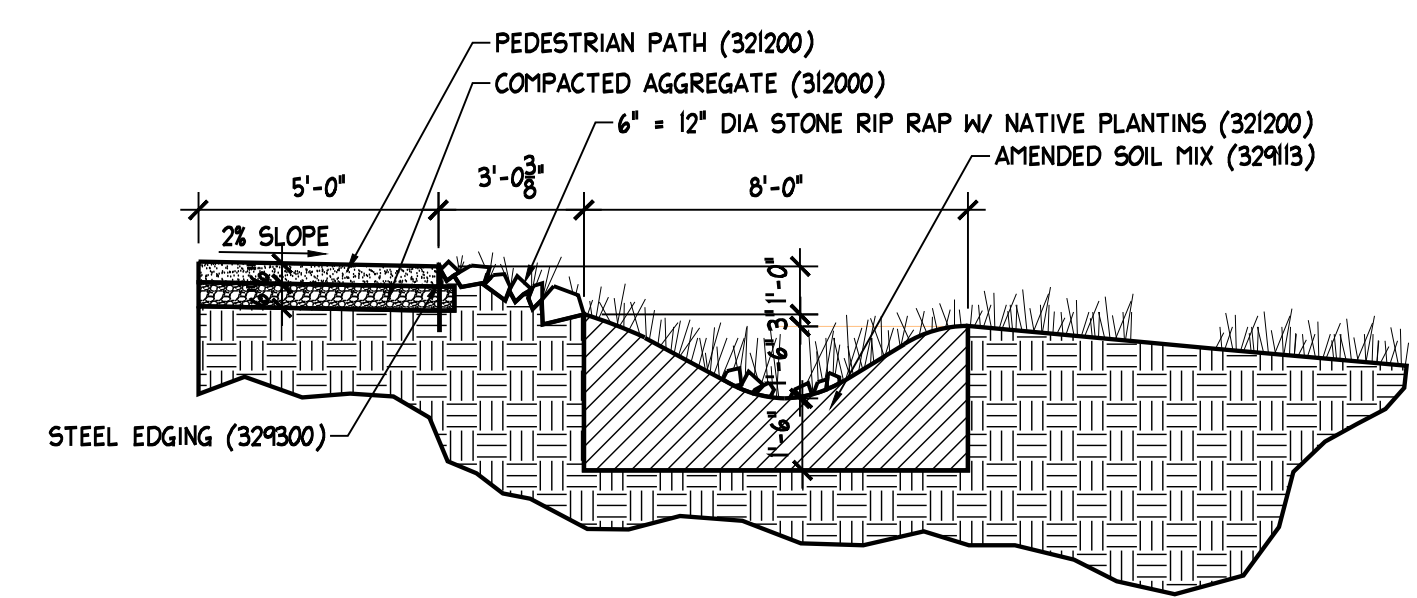
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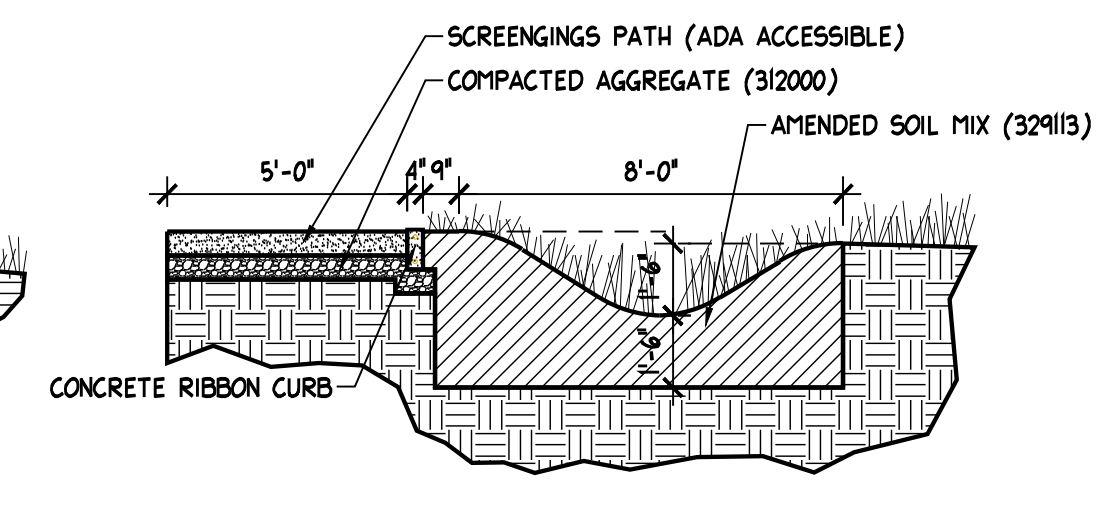
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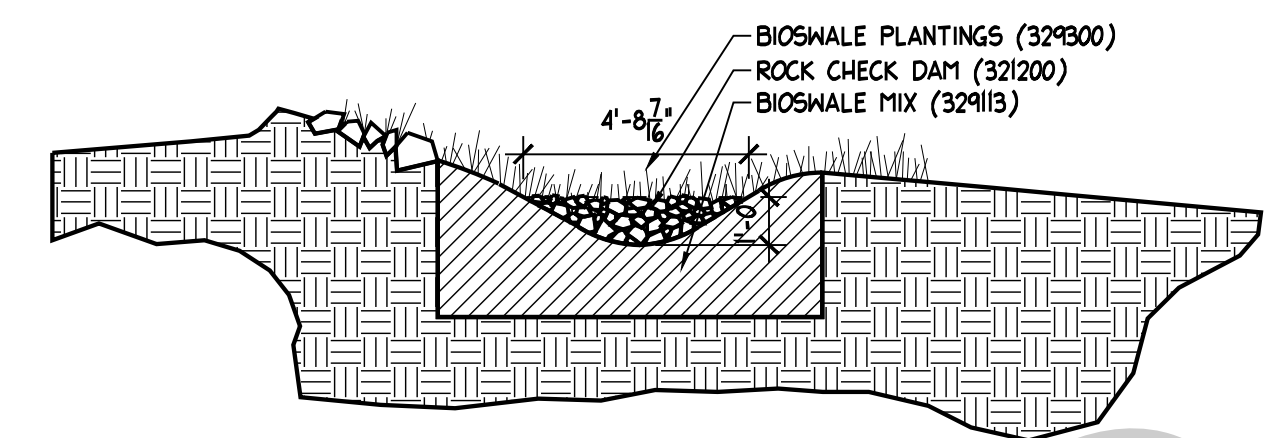
**Landscape Detail**  
SCALE: NOT TO SCALE



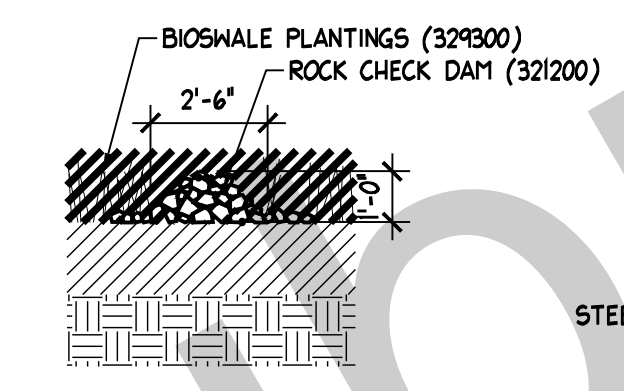
**E Landscape Detail**  
SCALE: 1/4" = 1'-0"



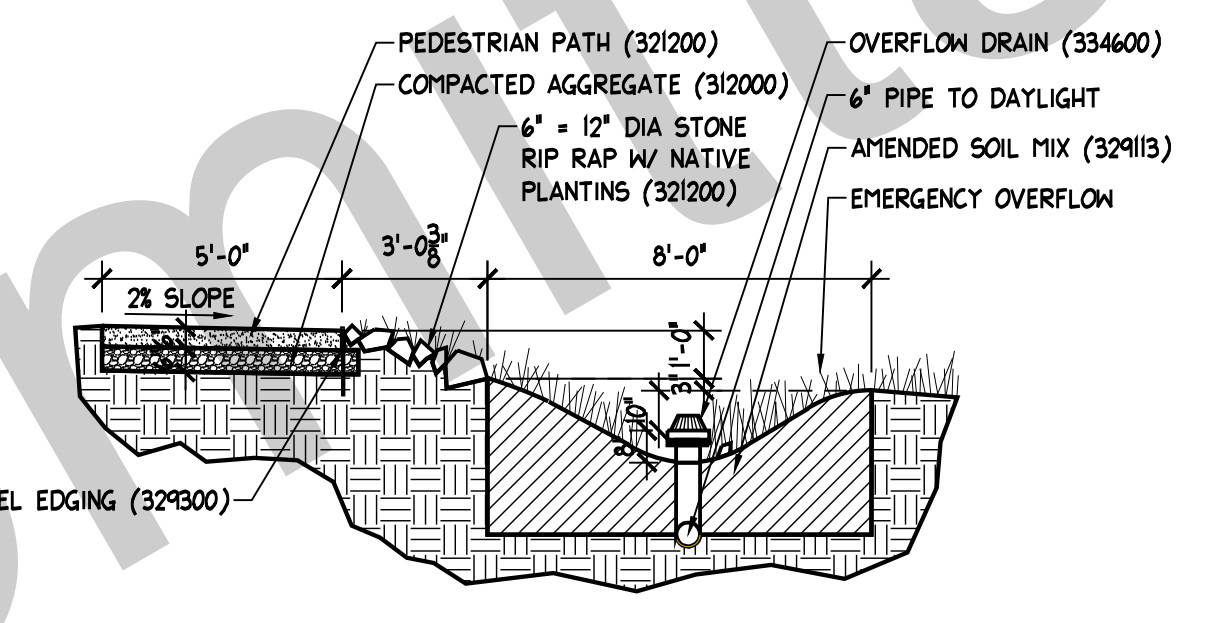
**D Landscape Detail**  
SCALE: 1/4" = 1'-0"



**C Landscape Detail**  
SCALE: 1/4" = 1'-0"



**B Landscape Detail**  
SCALE: 1/4" = 1'-0"



**A Landscape Detail**  
SCALE: 1/4" = 1'-0"



**Typical Landscape Section**  
SCALE: NOT TO SCALE



**Typical Landscape Section**  
SCALE: NOT TO SCALE

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PHOENIX, KANSAS 785 / 271-2010  
WWW.ARCHITECTUREEA.COM

SHEET TITLE  
LANDSCAPE  
DETAILS

JOB  
08-028

DATE  
12/22/09

FILE NAME  
08-028 a-0-2 landscape details

EDINBURROUGH

SHEET

A-0.2