

A SUBDIVISION LYING IN SECTION 2, TOWNSHIP 12 SOUTH, RANGE 25 EAST,  
WESTWOOD, JOHNSON COUNTY, KANSAS  
PART OF THE BRUSH CREEK WATERSHED

ALL OF LOT 145, SPRING VALLEY ADDITION, AND ALL OF LOT 191 VOGEL HEIGHTS, SUBDIVISIONS LYING IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 25 EAST, WYANDOTTE COUNTY, KANSAS, TOGETHER WITH ALL OF LOT 5, WESTPORT VIEW, ALL OF LOTS 1 AND 2, WOODSIDE CLUB COMPLEX, AND THEIR ADJOINING RIGHTS OF WAY, SUBDIVISIONS AND RIGHTS OF WAY LYING IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE CITY OF WESTWOOD, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEING BOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 25 EAST; THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, TO THE NORTH LINE OF LOT 145 SPRING VALLEY; THENCE NORTH 0 DEGREES 10 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 145 A DISTANCE OF 35.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 145 A DISTANCE OF 136.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO LYING ON THE WEST LINE OF LOT 191, VOGEL HEIGHTS; THENCE NORTH 0 DEGREES 10 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 191 A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 10 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 191 A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO LYING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 49 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 191 A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 10 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 191 A DISTANCE OF 199.39 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 39.98 FEET TO A POINT; THENCE SOUTH 5 DEGREES 34 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 173.45 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF WEST 47TH PLACE; THENCE SOUTH 53 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 121.51 FEET TO THE SOUTHWEST CORNER OF THE WOODSIDE CLUB COMPLEX; THENCE SOUTH 0 DEGREES 17 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 199.39 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 39.98 FEET TO A POINT; THENCE SOUTH 5 DEGREES 34 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 173.45 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF WEST 47TH PLACE; THENCE SOUTH 53 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, THE NORTH RIGHT OF WAY LINE OF WEST 47TH PLACE AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 204.32 FEET, THROUGH A CENTRAL ANGLE OF 34 DEGREES 04 MINUTES 25 SECONDS, AN ARC DISTANCE OF 121.51 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 2 OF SAID WOODSIDE CLUB COMPLEX; THENCE SOUTH 0 DEGREES 17 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 AND ITS PROLONGATION A DISTANCE OF 329.62 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 0 DEGREES 30 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 661.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 571,686 SQUARE FEET OR 13,124 ACRES, MORE OR LESS.

<u>LOT 5 - WESTPORT VIEW</u>	
PROPOSED RESIDENTIAL	101,842
PROPOSED RETAIL	20,504
PROPOSED STRUCTURED PARKING SPACES	135
PROPOSED SURFACE SPACES	114

<u>LOT 2 - WOODSIDE CLUB COMPLEX</u>		
PROPOSED	RESIDENTIAL	316,465
PROPOSED	RETAIL	16,350
PROPOSED	STRUCTURED PARKING SPACES	364
PROPOSED	SURFACE PARKING SPACES	95

<u>LOT 1 - WOODSIDE CLUB COMPLEX</u>	
PROPOSED FITNESS CLUB & INDOOR TENNIS	99,940
PROPOSED OUTDOOR TENNIS	30,423
PROPOSED SWIMMING POOL AREA	38,747
PROPOSED STRUCTURED PARKING SPACES	179
PROPOSED SURFACE PARKING SPACES	84

CIVIL	
C1.1	TITLE SHEET
C1.2	PRELIMINARY PLAN

L-1.00	LANDSCAPE MASTER PLAN
L-1.01	LANDSCAPE PALETTE/CHARACTER

A1	LAND PLAN
A2	LEVEL B PLAN
A3	LEVEL 1 PLAN
A4	LEVEL 2 PLAN
A5	LEVEL 3 PLAN
A6	LEVEL 4 PLAN
A7	LEVEL 5 PLAN
A8	LEVEL 6 PLAN
A9	TYPICAL UNIT PLANS
A10	NORTH 47th PLACE ELEVATION, SOUTH 47TH PLACE ELEVATION, RAINBOW ELEVATION, PARCEL 2 SOUTH ELEVATION (EASEMENT)



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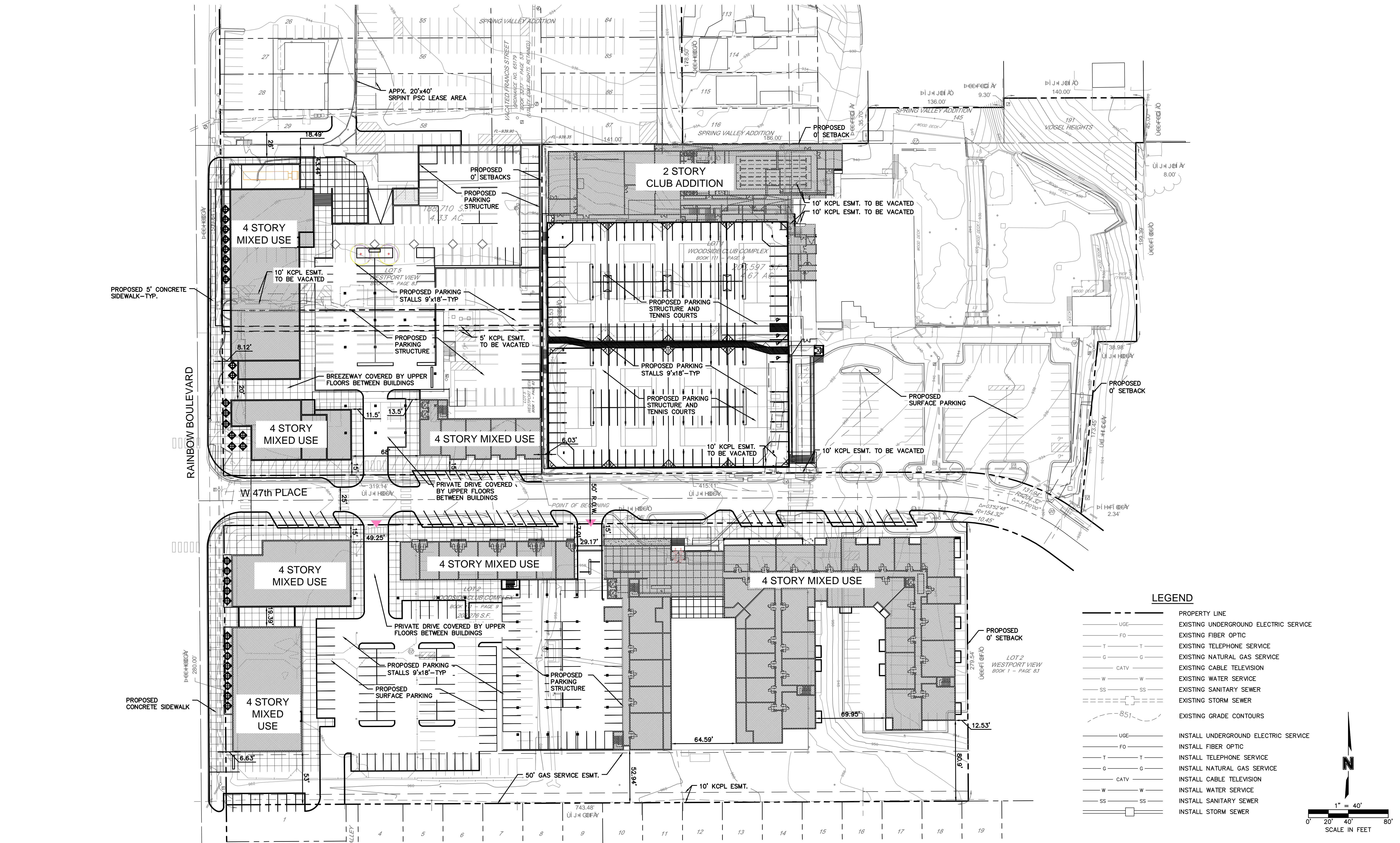
Olsson Associates  
Polsinelli Shughart  
Lane 4

TANNER & WHITE  
8 April 2011

# Preliminary Plan - Woodside Village and Club

Westwood, Kansas







## LANDSCAPE MASTER PLAN

The Landscape Master Plan (LMP) is an overall "Macro vision" plan for the landscape as a whole for the project, as well as areas where the development address the surrounding neighborhoods and streets of Westwood, as well as the smaller more intimate spaces of the entire project.

The streetscape landscapes that interface with 47th Terrace and Rainbow Boulevard are very important to the development as a whole. One of the primary missions of the LMP is to utilize the existing plant palette and order of the existing environment, to create a better designed environment for the community around the development as well as the benefiting Woodside.

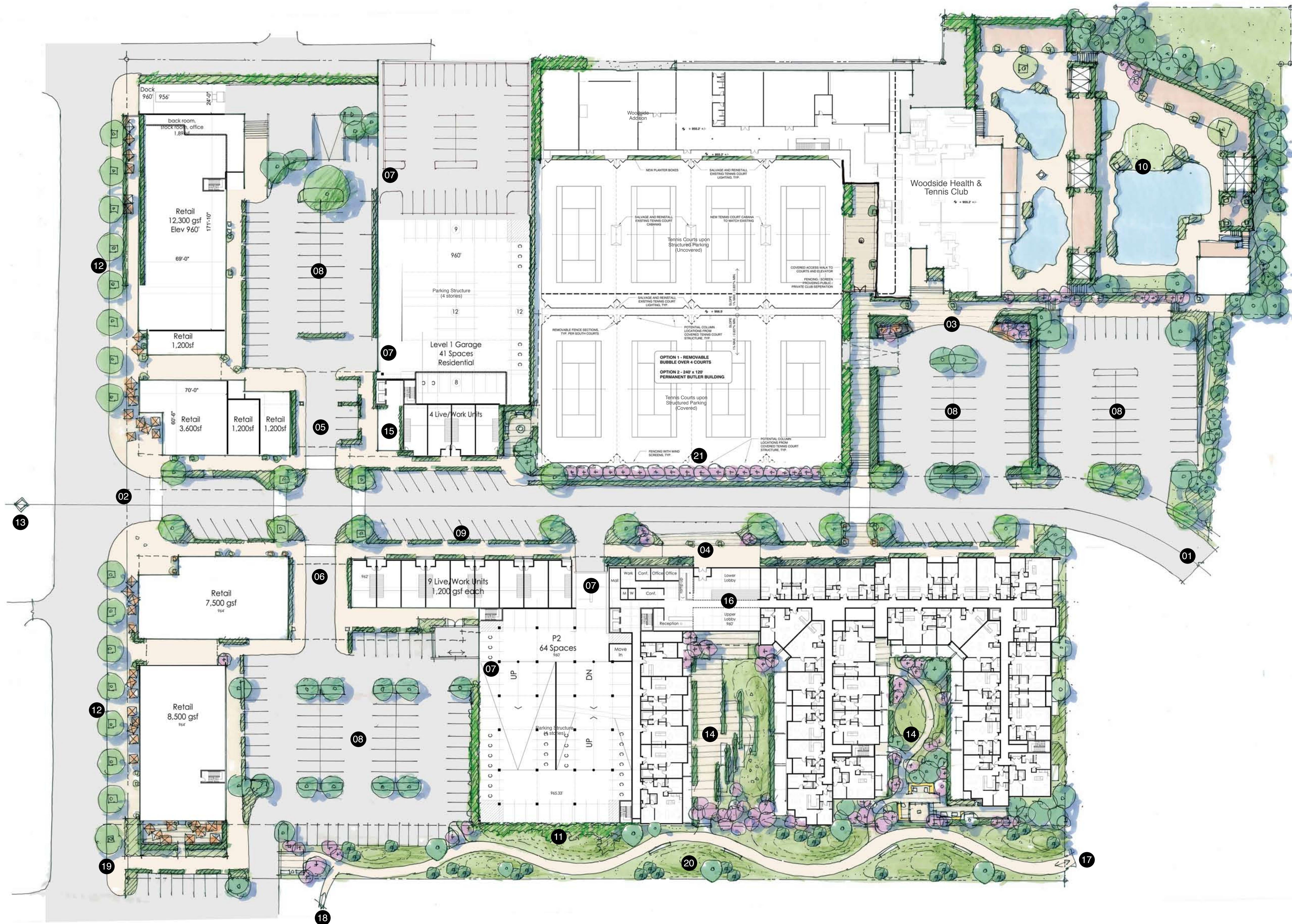
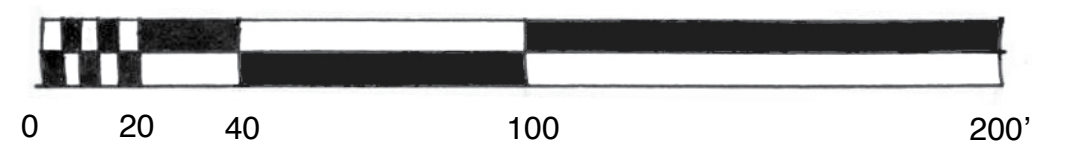
The landscape will establish a "base planting" palette for the project as a whole, as well as addressing key nodes or arrival points to retail and residential components. Screening landscape will be utilized so that the impact of the development is minimized from a visual standpoint, in fact vastly improving the visual environment for all surrounding residents and community.

The design has been and will continue to work with city officials and community leaders to achieve the best solution to some of the potential concerns that may arise.

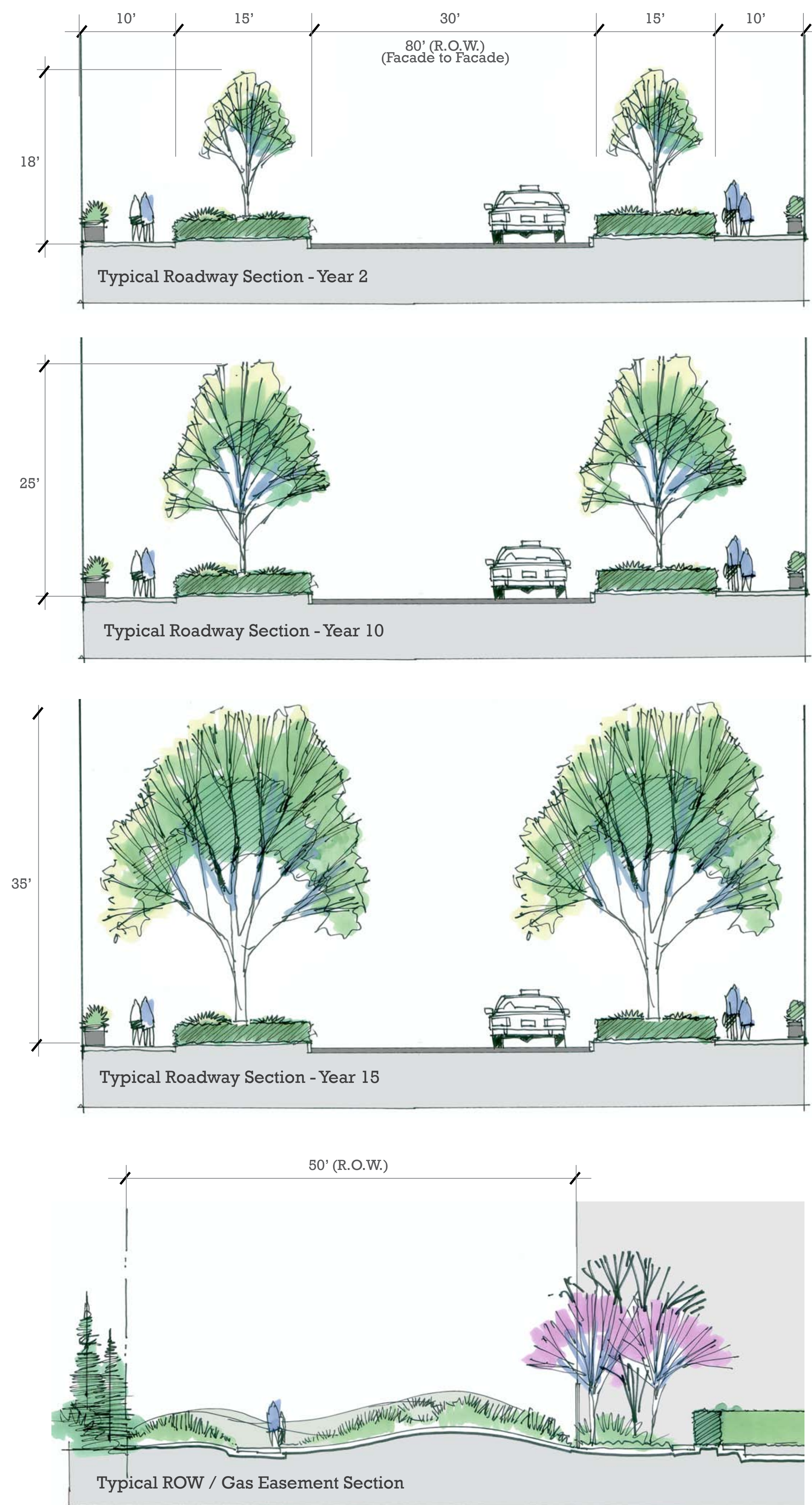
## KEY

1. Arrival from State Line Road
2. Arrival from Rainbow Boulevard
3. Woodside Health and Tennis Club Arrival
4. Woodside Residential Arrival and Dropoff
5. Vehicle Access to Retail Parking (North)
6. Vehicle Access to Retail Parking (South)
7. Vehicle Access to Structured Parking
8. Surface Parking Lot
9. Angled Parking along 47th Terrace with landscaped hedgerows, matched street trees, and lush landscape arrival points to Residential and Retail components of the project.
10. Lush landscaping around Woodside Club Pools
11. Dense landscape screen around Structured parking areas of the project.
12. Street landscape to be coordinated with City of Westwood to both compliment the existing landscape palette as well as establishing an identity for Woodside.
13. Icon element to announce arrival to City of Westwood, possible Farmer's Market, etc.
14. Lush private gardens for residents of Woodside Residential development.
15. Residential Lobby (North)
16. Residential Lobby (South)
17. Possible pathway connection to existing city park.
18. Possible connection to neighborhood park
19. Possible connection to City Hall park
20. Bermed native grass promenade between existing residential neighborhood and new development.
21. Tennis Court boundary edge planting

Scale: 1" = 40'

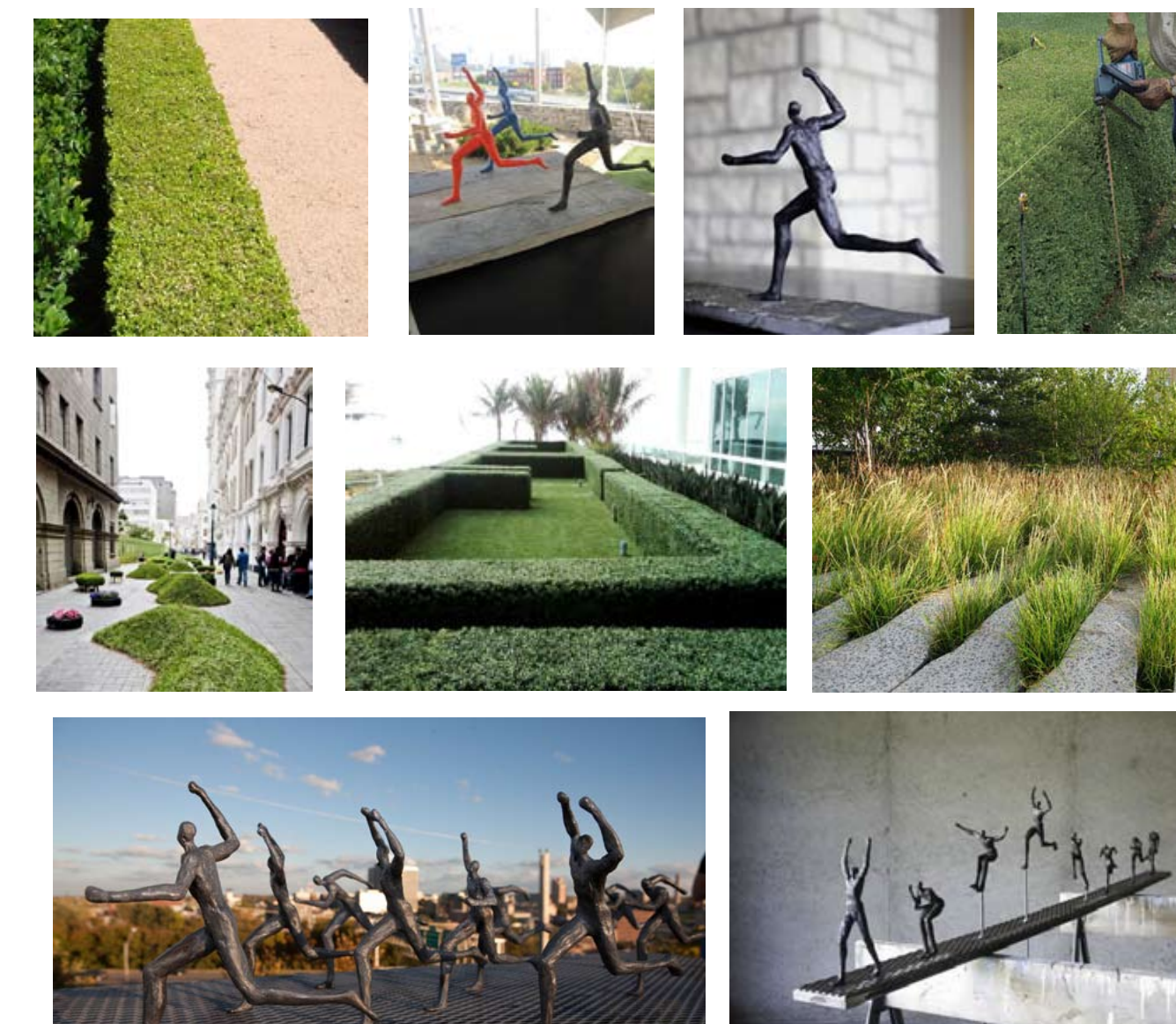






#### 47TH TERRACE STREETSCAPE

Over time the sycamore trees will create a dense and scale-appropriate size of tree to compliment the narrow canyon created by the streetscape between the two building blocks on opposite sides of 47th Terrace. This landscape statement will differentiate itself from the surrounding streetscapes and identify it as Woodside Village.



#### COURTYARD CONCEPT / SCULPTURE

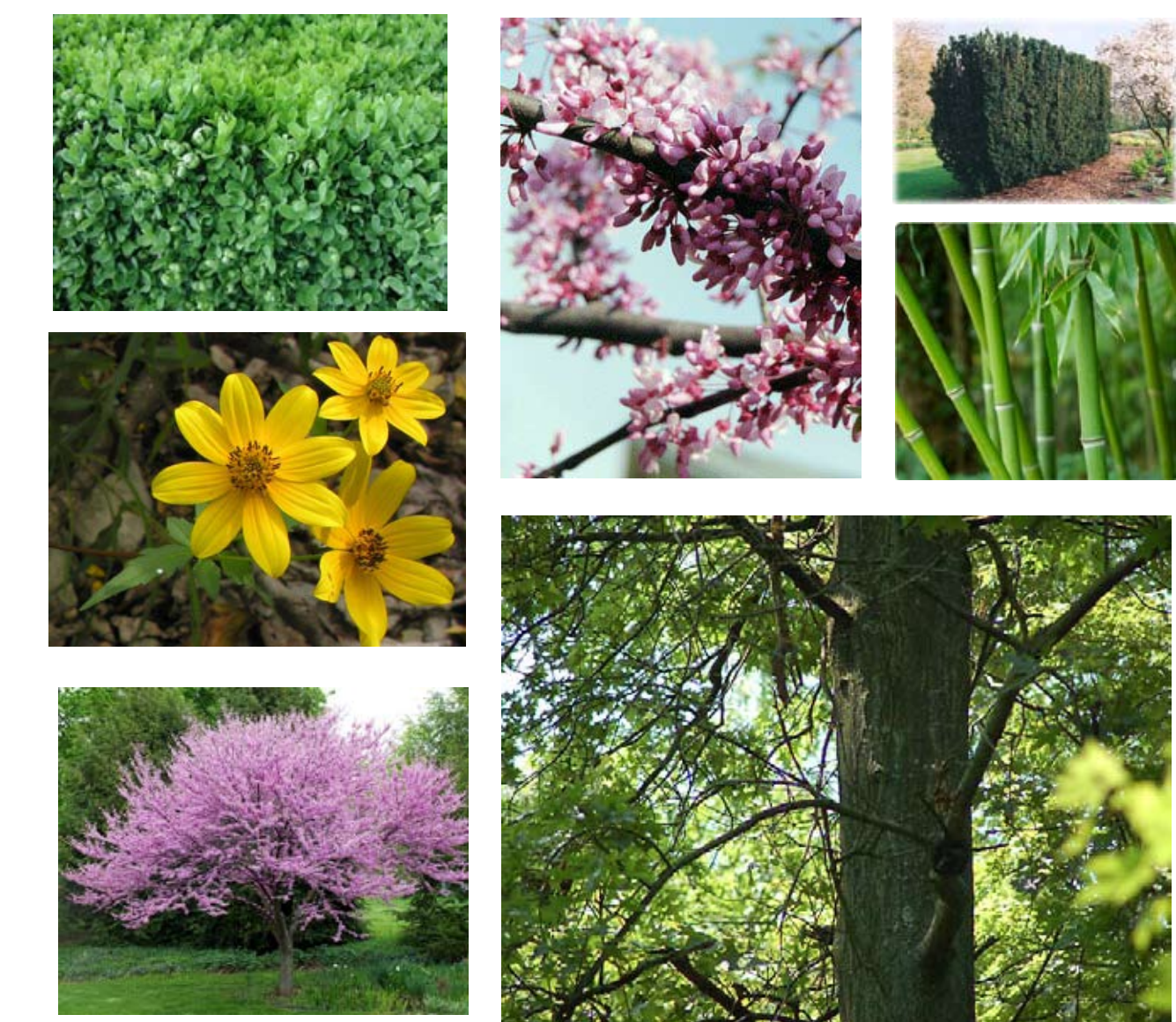
The courtyards which are part of the residential component to the project, will be outdoor private areas to congregate, socialize, and relax. Inspired by a similar and smaller scale sculpture of local Kansas City artists, this active sculptural element will be incorporated into key areas of the project as an iconic design element of the project. Courtyard as an event space and backdrop to the Apartment Lobby, and is visible through the lobby from the street along 47th Terrace to the courtyard.



#### R.O.W / EASEMENT CONCEPT PLAN

We will use the ROW easement on the South side of the property as both a landscape zone as well as an activity area for residents on both sides of the ROW. Subject to the approval of the gas company or entity with the easement rights in this area, we will berm and landscape the ROW with trees, grasses, and a bamboo grove on the south side of the structured parking.

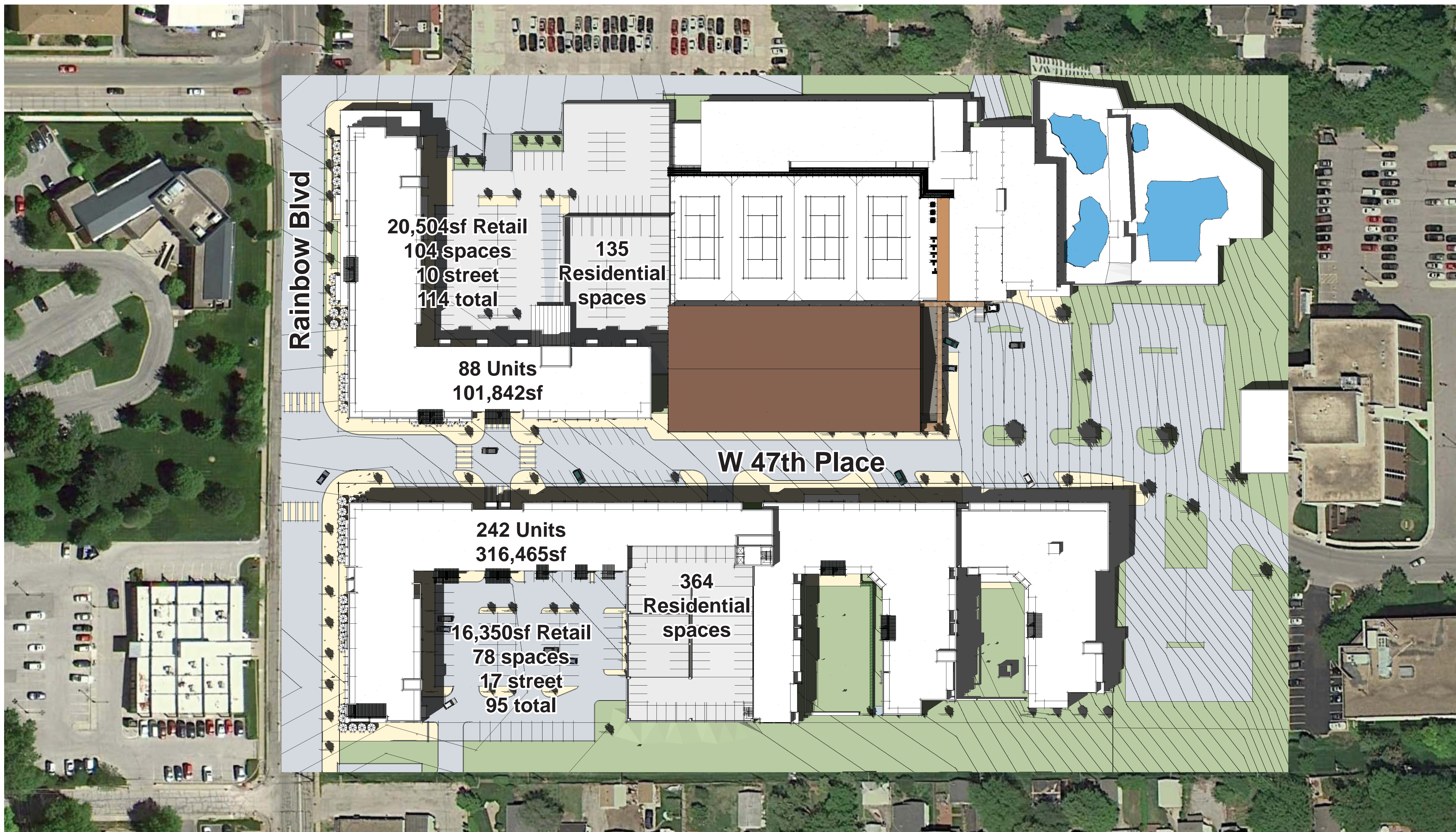
In addition to the seating areas and sculpture throughout the bermed grass ROW, there will also be connections to the courtyards incorporated into the apartment residences, as well as connections to local parks to the West and East of the development.



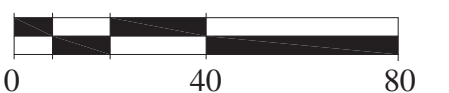
#### GENERAL LANDSCAPE PALETTE

Generally speaking, we will use plants that are native to the area where possible, and plants that thrive in this environment as well as assist in shaping the design aesthetic of the project as a whole. Many of the plants will require little maintenance, and have been chosen for their drought resistance, hardiness, or adaptability to the Kansas City environment. We will work with the plant palette of the surrounding neighborhoods and city parks, in an effort to weave the landscape from the surrounding areas into the fabric of the ground plane of the project.

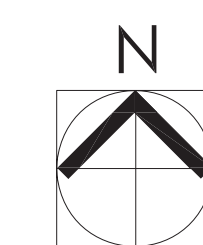
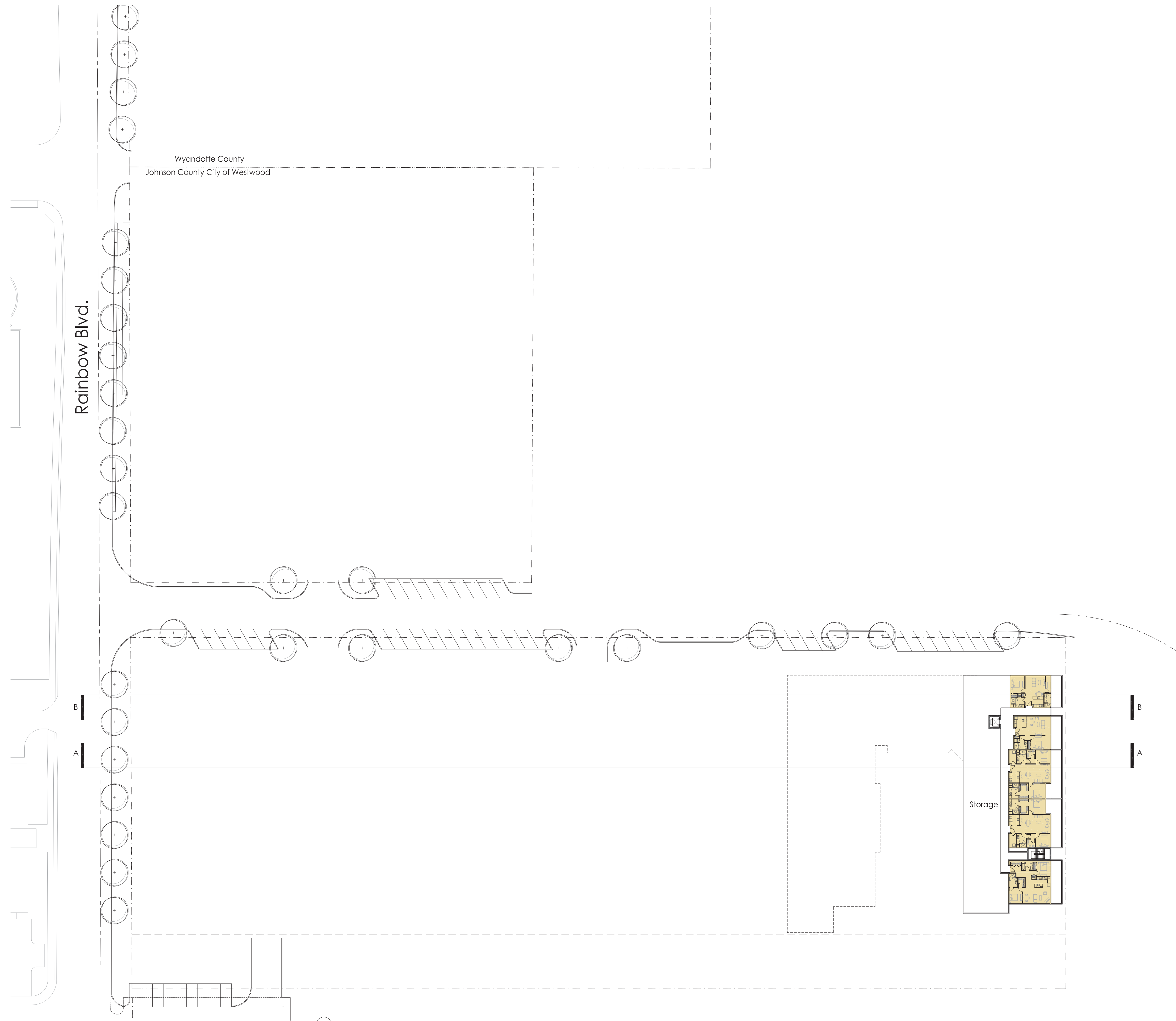




Site Plan

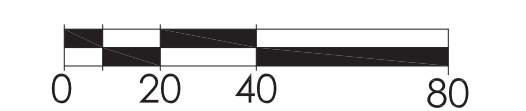


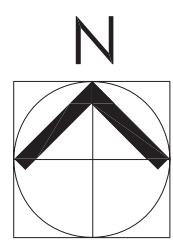
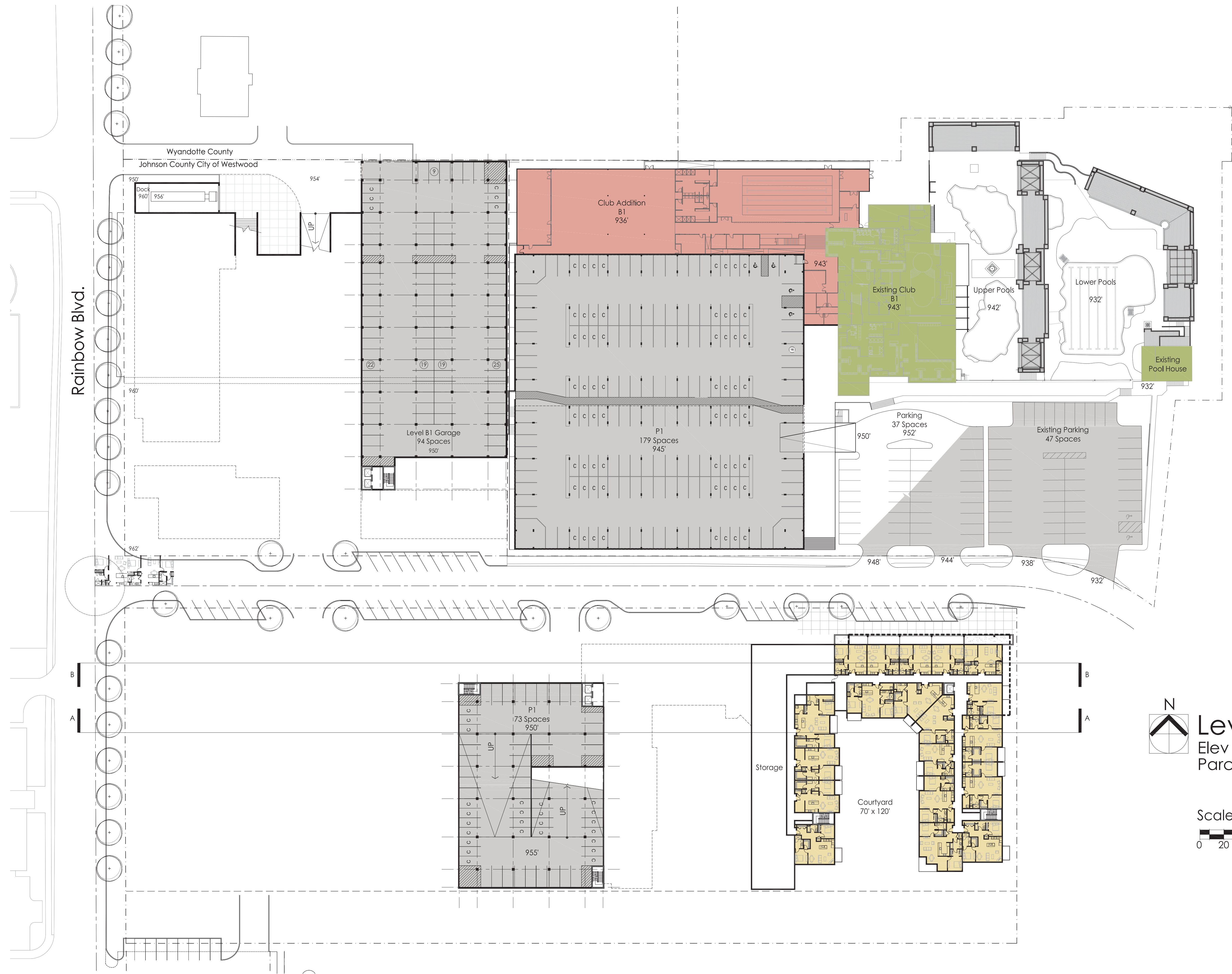




**Level B Plan**  
 Elev 938.66  
 Parcel 2: 5 Units

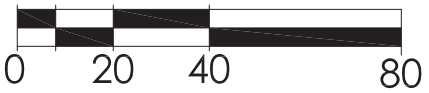
Scale: 1" = 40'-0"





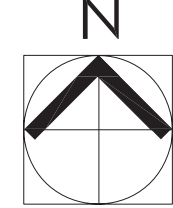
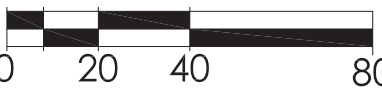
**Level 1 Plan**  
 Elev 949.33  
 Parcel 2: 19 Units

Scale: 1" = 40'-0"

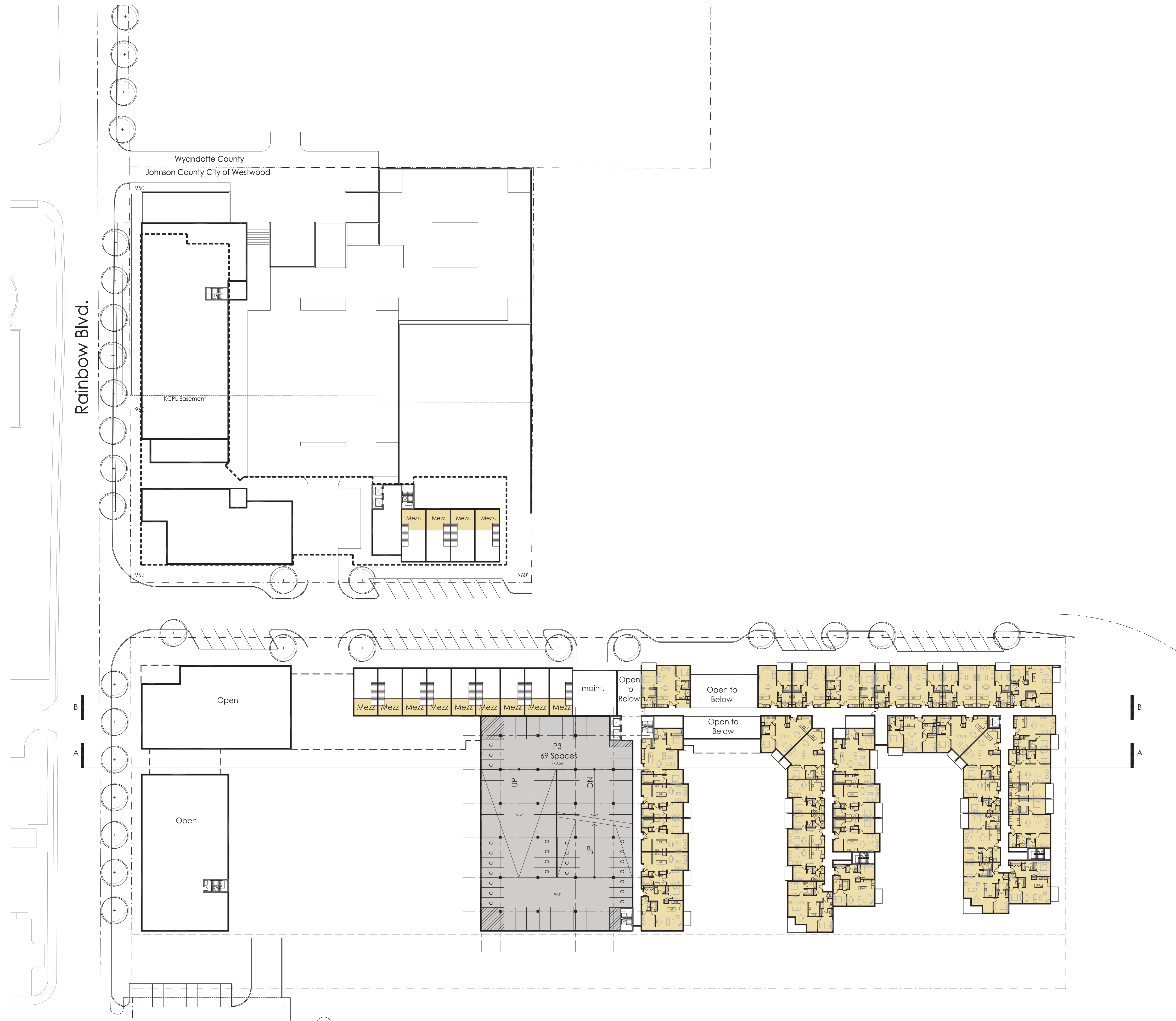


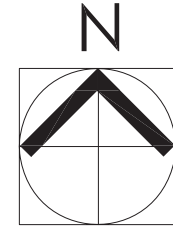





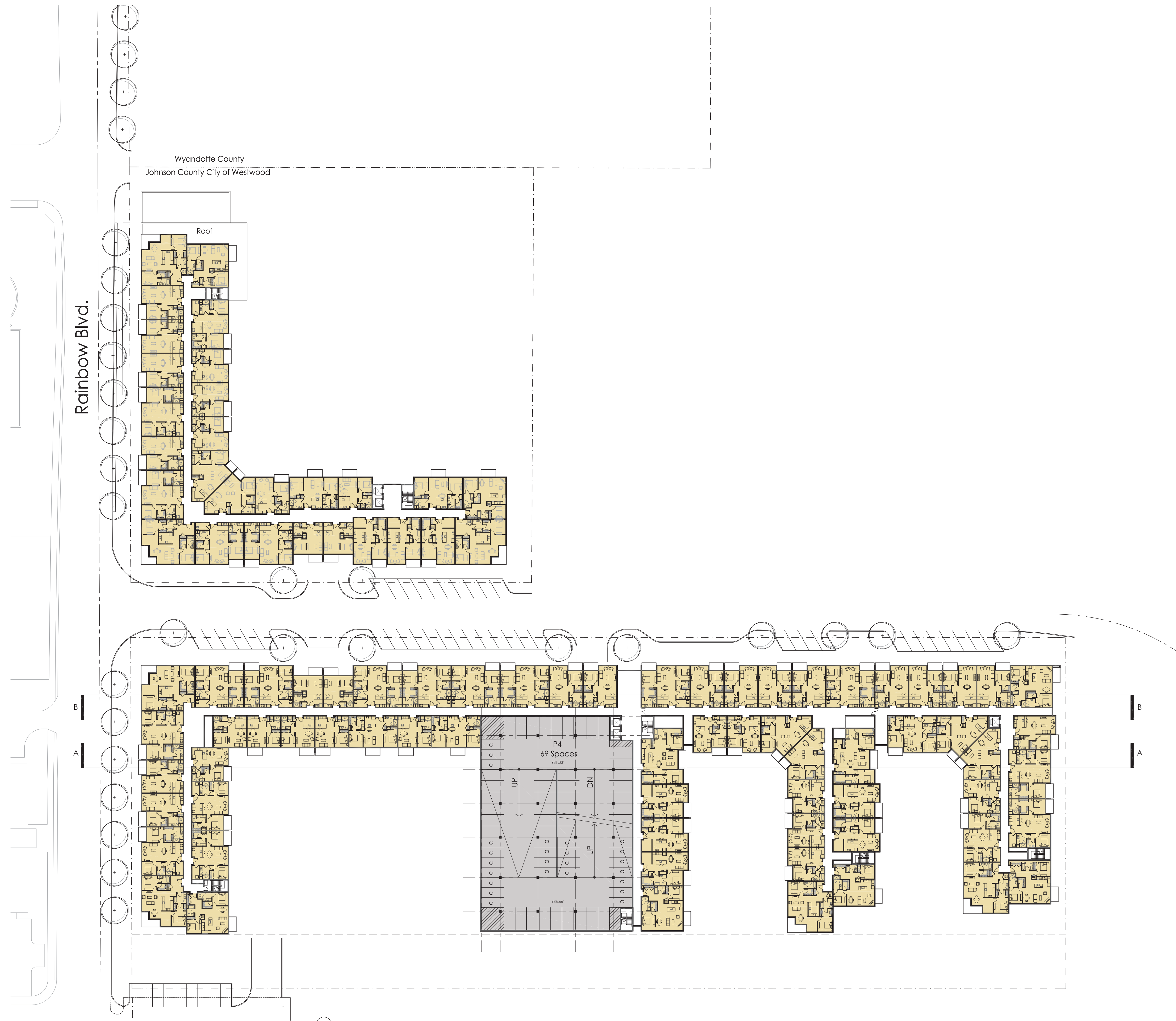

**Level 2 Plan**  
 Elev 960.00'  
 Parcel 2: 42 Units  
 Parcel 3: 4 Units  
 Scale: 1" = 40'-0"  


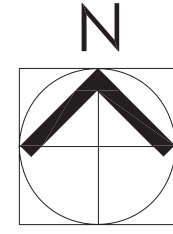





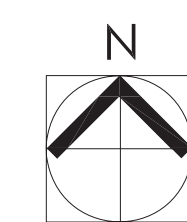

**Level 3 Plan**  
 Elev 970.66  
 Parcel 2: 34 Units  
  
 Scale: 1" = 40'-0"  







**Level 4 Plan**  
 Elev 981.33'  
 Parcel 2: 65 Units  
 Parcel 3: 28 Units  
 Scale: 1" = 40'-0"  


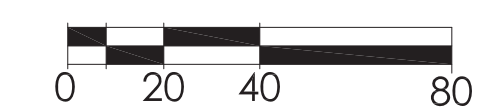




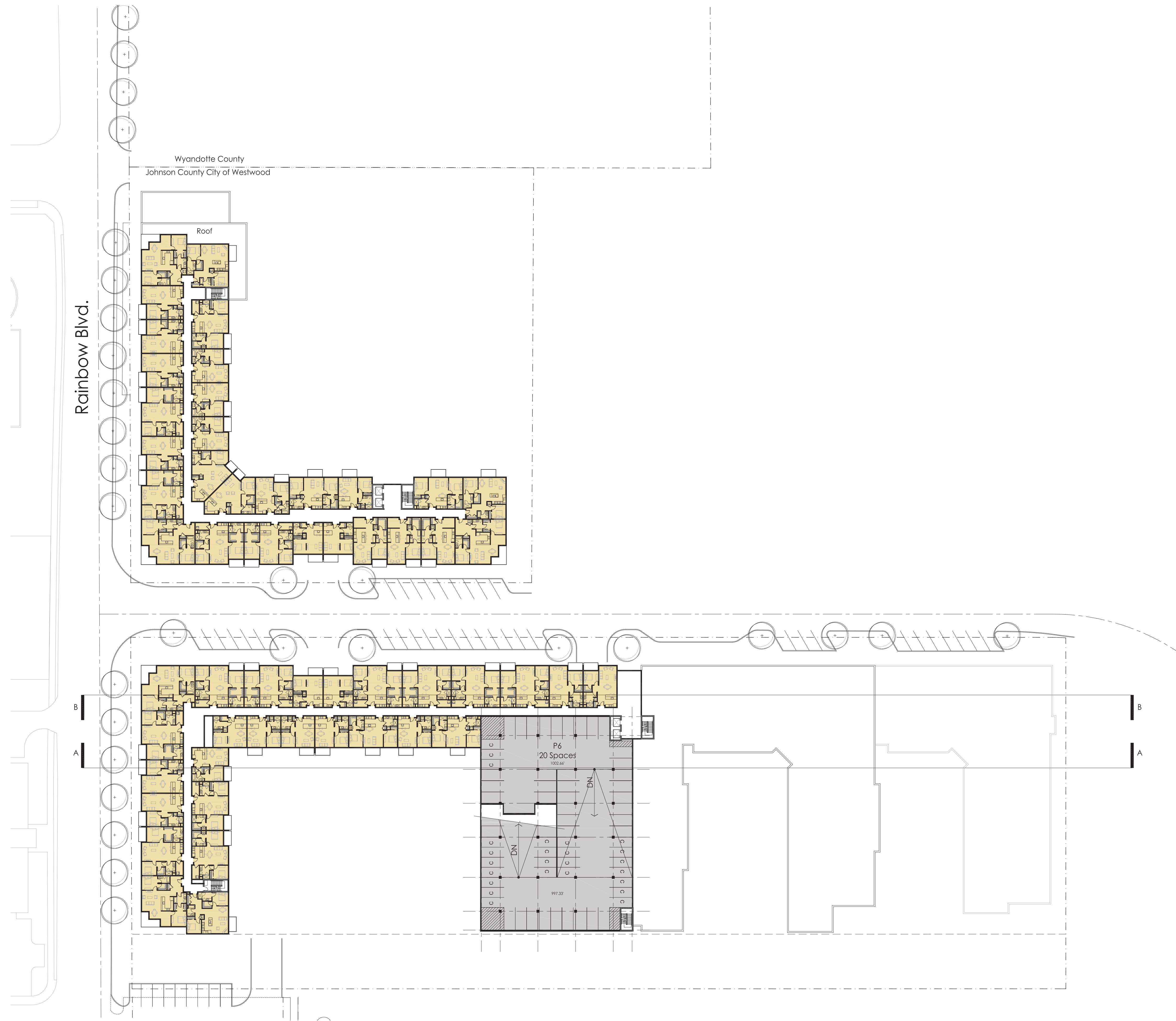
## Level 5 Plan

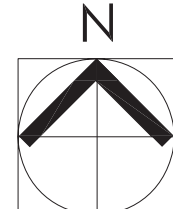

Elev 992.00'  
Parcel 2: 50 Units  
Parcel 3: 28 Units

Scale: 1" = 40'-0"

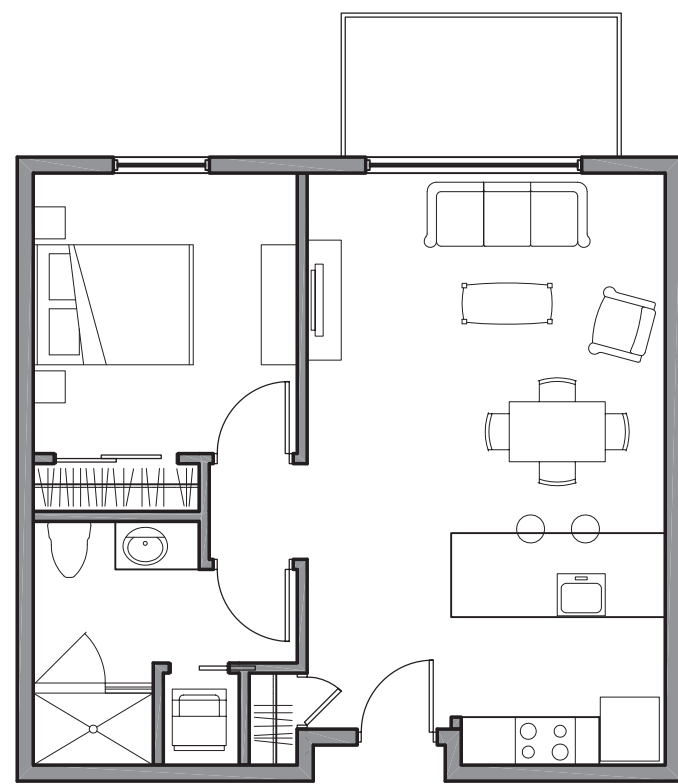




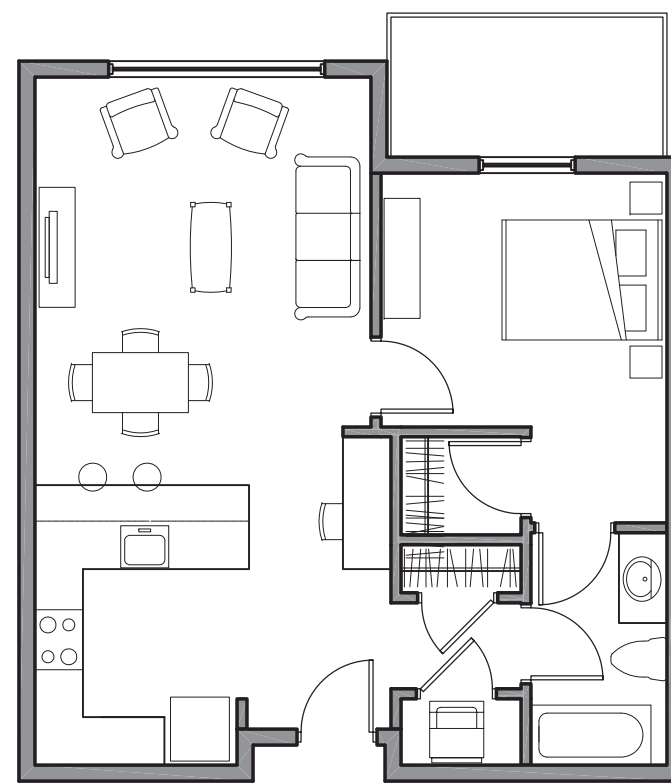



**Level 6 Plan**  
 Elev 1002.66'  
 Parcel 2: 27 Units  
 Parcel 3: 28 Units  
 Scale: 1" = 40'-0"  


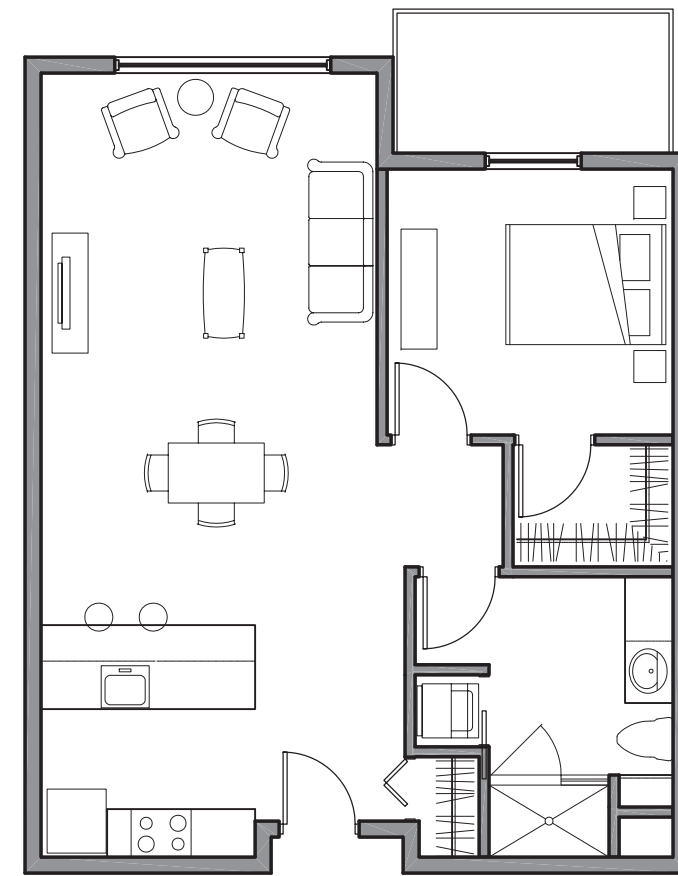




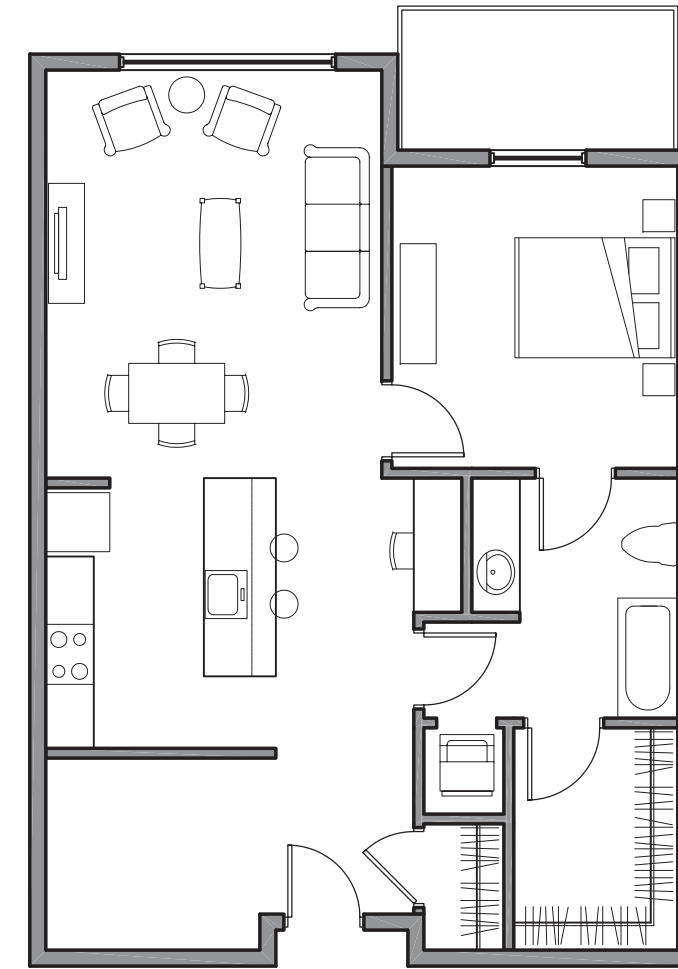
**A1**  
690sf  
1 bed



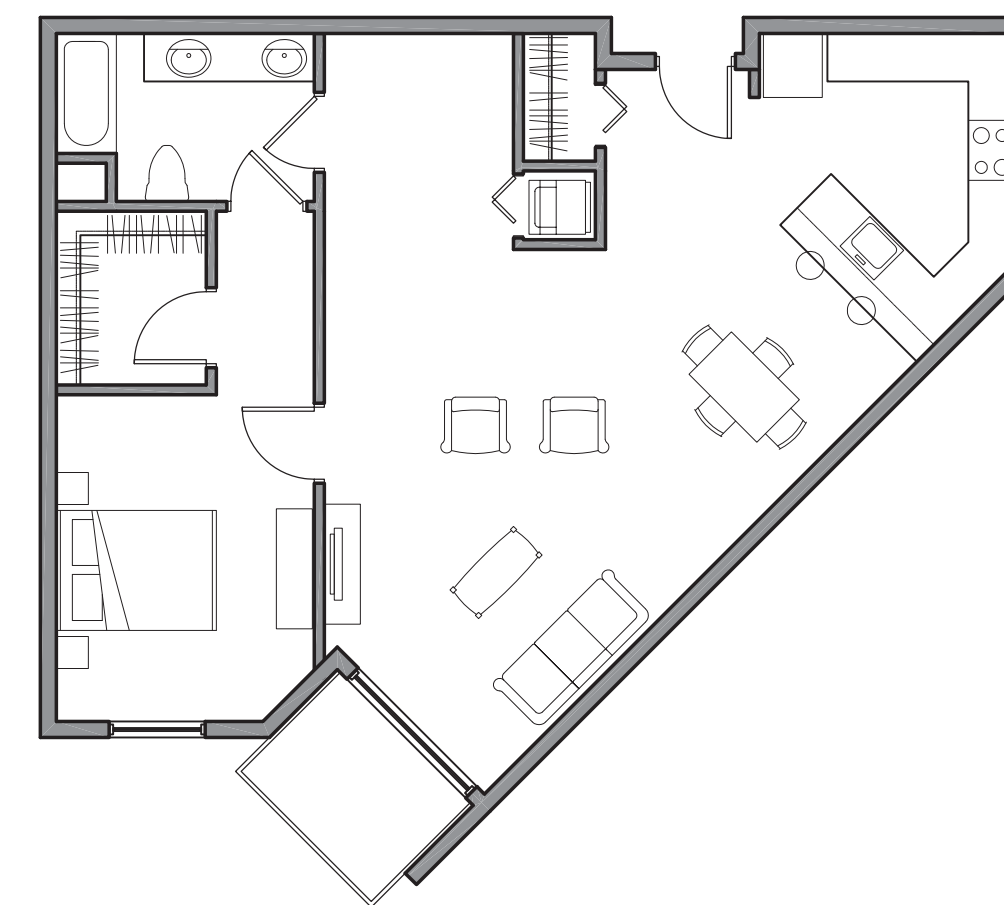
**A2**  
750sf  
1 bed



**A3**  
860sf  
1 bed

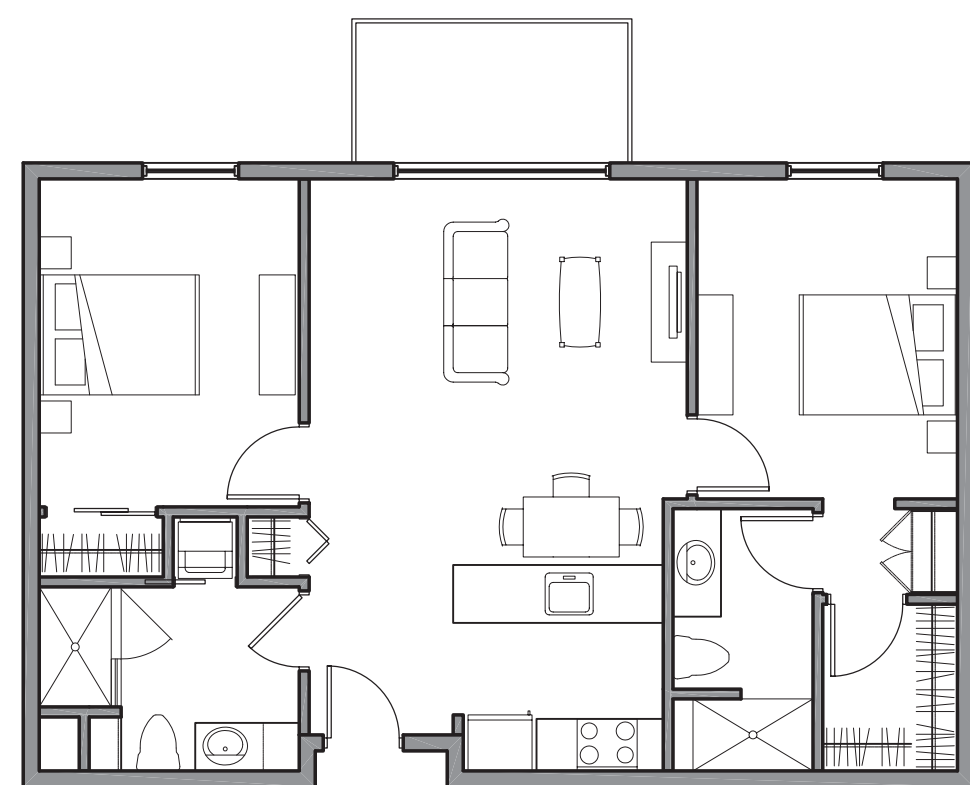


**A4**  
970sf  
1+ bed



**A5**  
1,030sf  
1+ bed

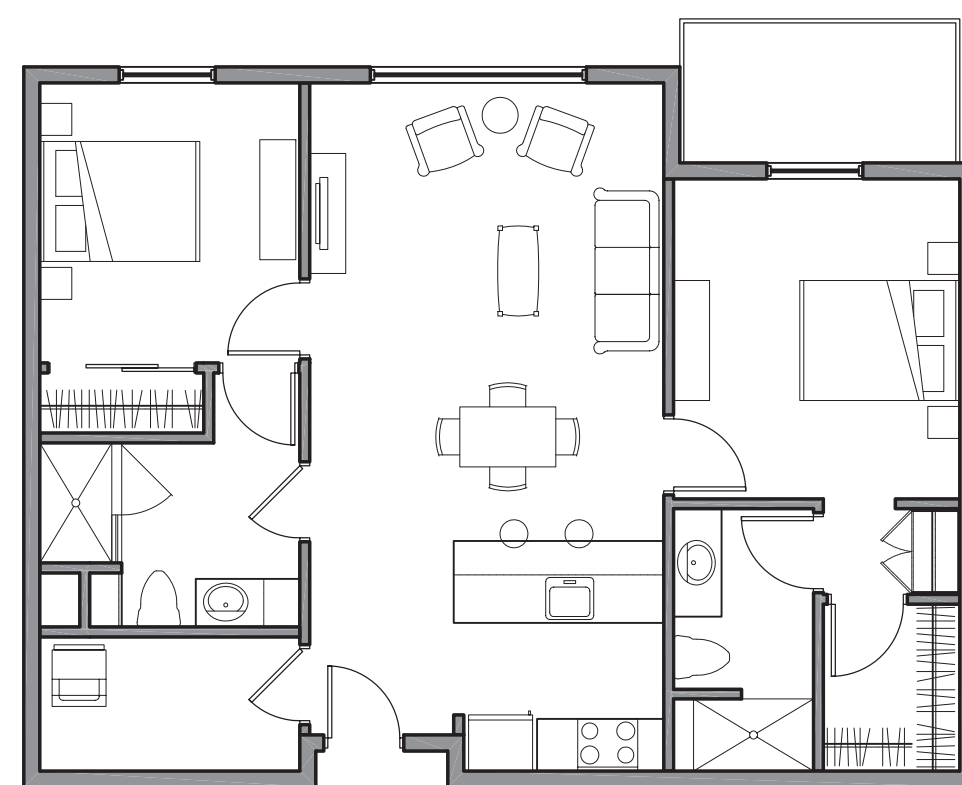
## 1 Bedroom Units



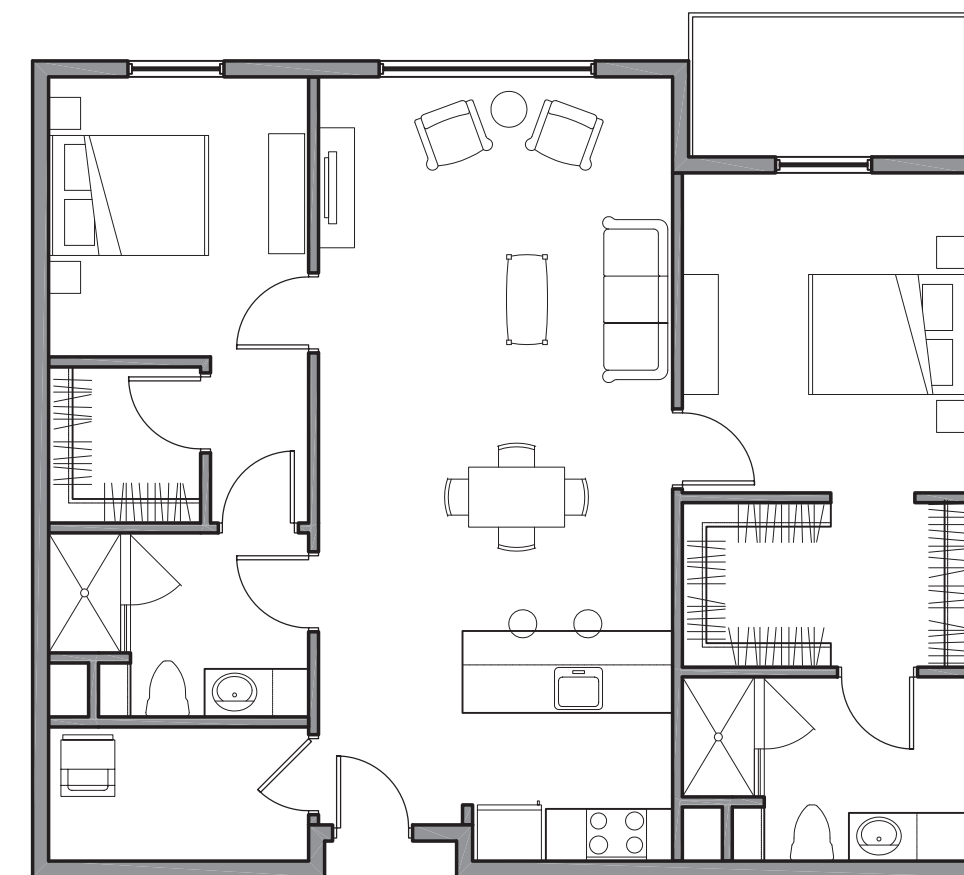
**B1**  
1,000sf  
2 bed



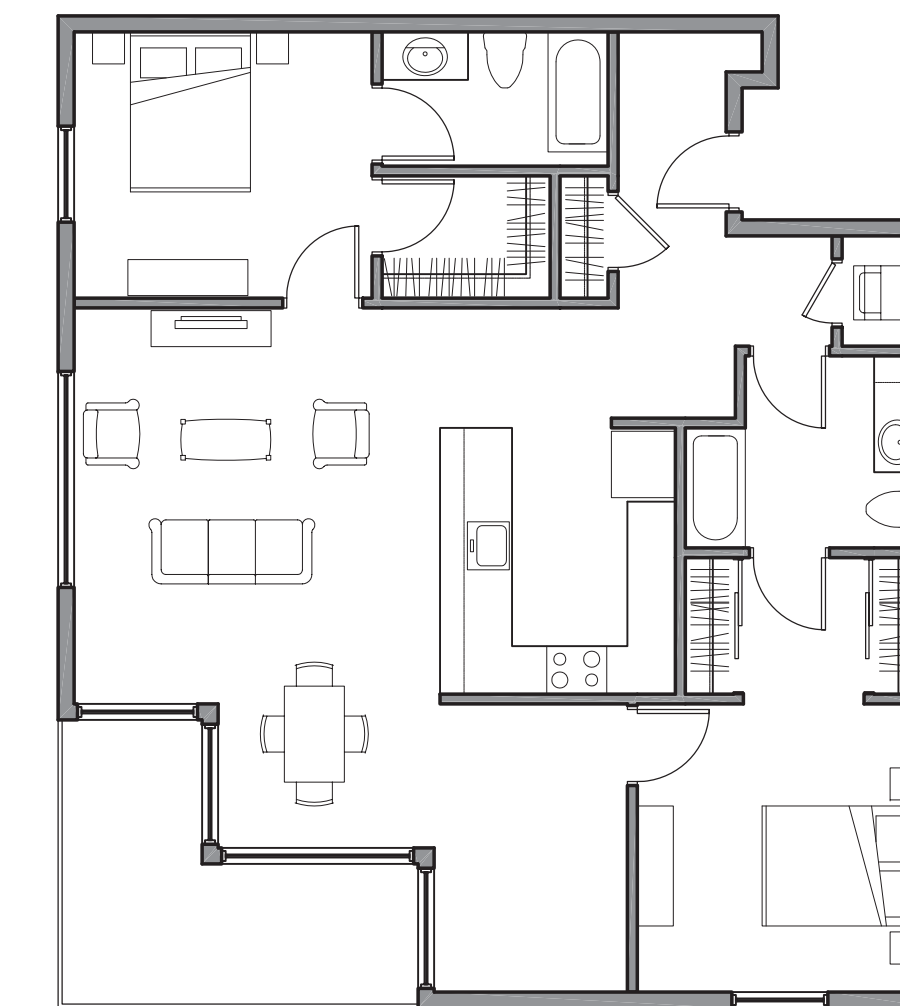
**B2**  
1,130sf  
2 bed



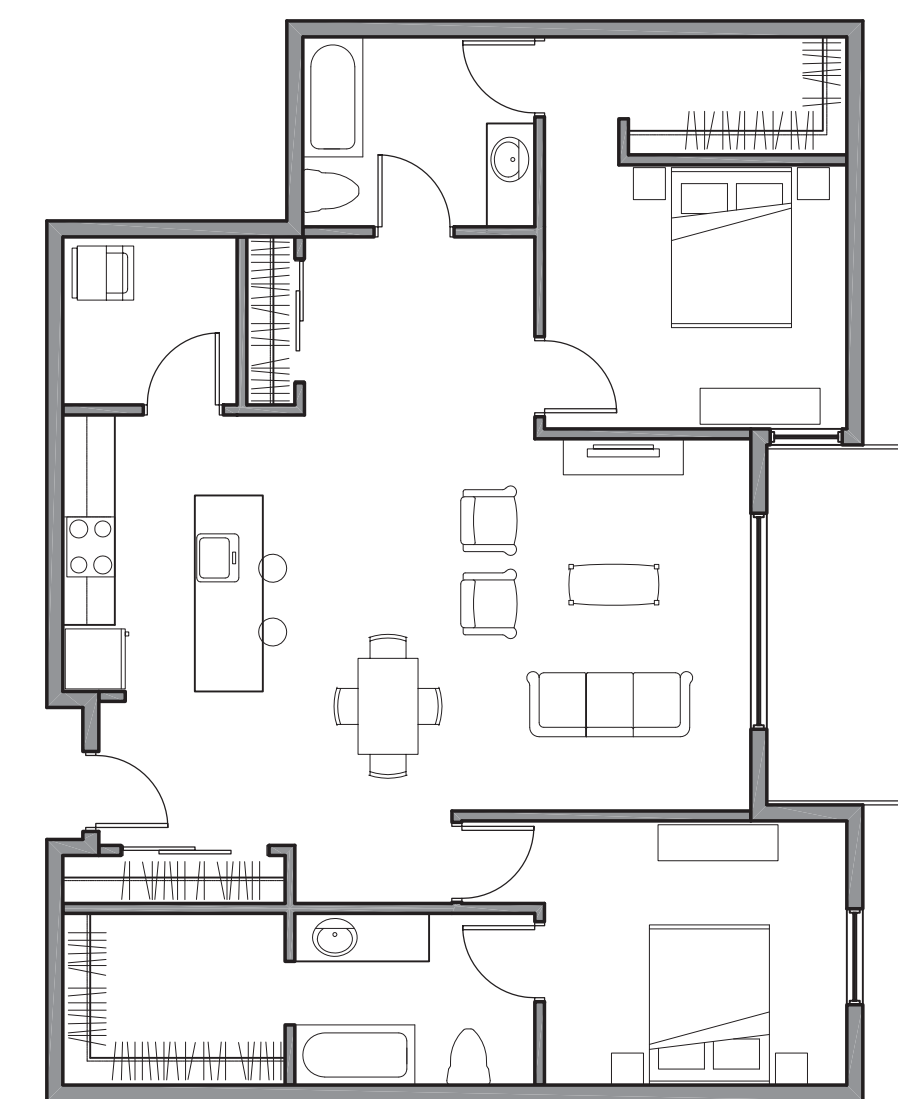
**B3**  
1,100sf  
2 bed



**B4**  
1,260sf  
2 bed



**B5**  
1,300sf  
2+ bed



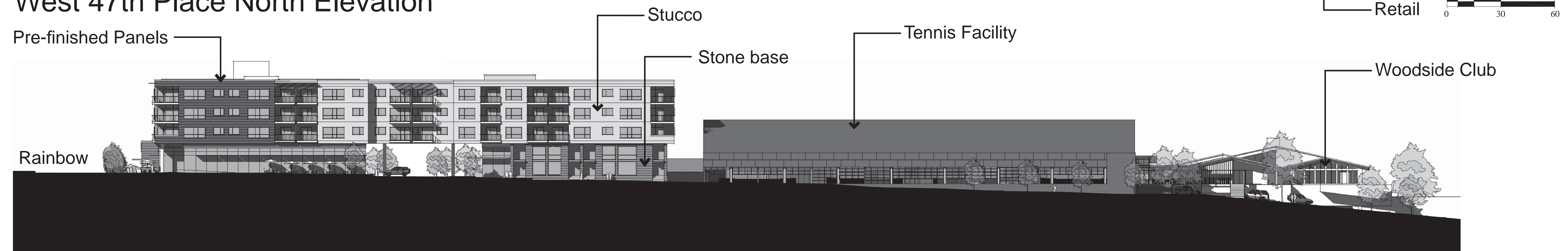
**B6**  
1,360sf  
2+ bed

## 2 Bedroom Units

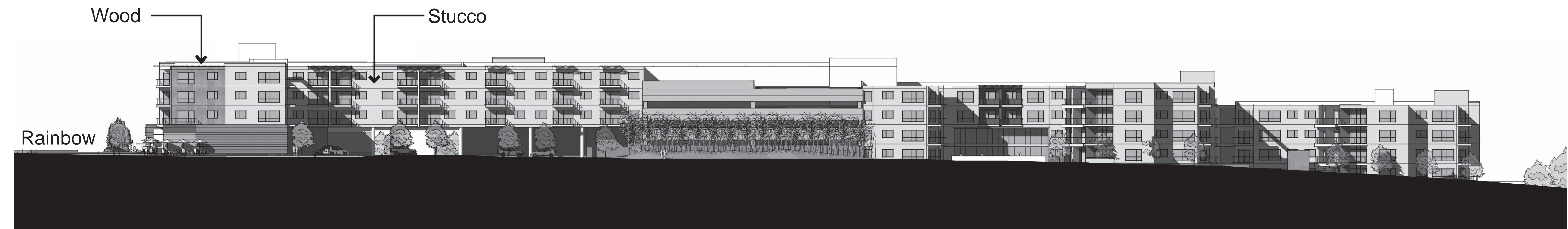




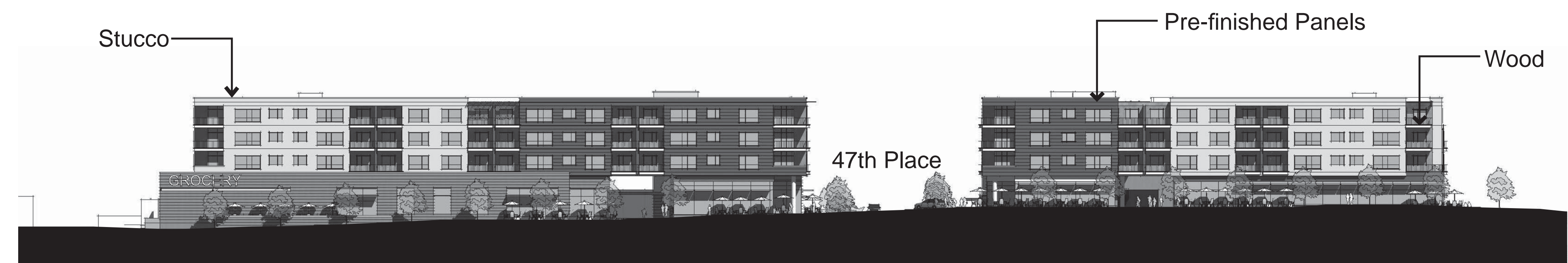
West 47th Place North Elevation



West 47th Place South Elevation



Parcel 2 South Elevation



Rainbow Blvd. West Elevation