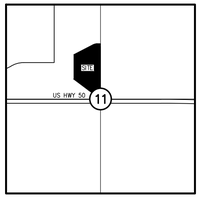
PRELIMINARY DEVELOPMENT PLANS

FOR

ARTISAN POINT

IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

R 31 W

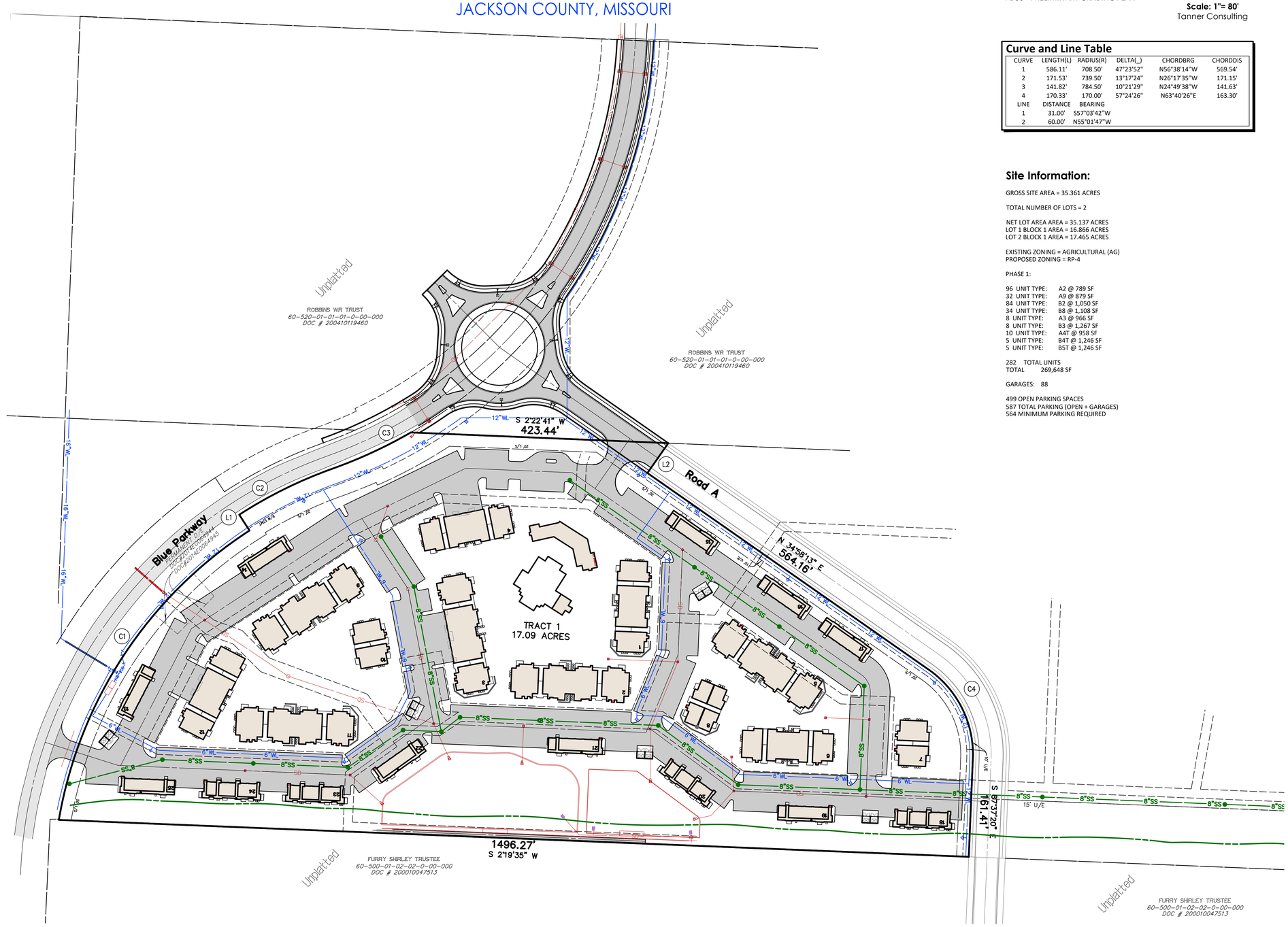


T 47 N

Location Map
SCALE: 1"=2000'

OWNER:
Artisan Point LLC
A Delaware Limited Liability Company
4200 East Skelly Drive
Suite 800
Tulsa, Oklahoma 74135
Phone: (918)492-1983

ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.E. NO. 21427
MO STATE CA 2007025524 EXP. 12/31/2019
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Sheet Index

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PD02 - PRELIMINARY PLAT-1
PD03 - SITE PLAN
PD04 - OFF-SITE SANITARY SEWER
PD05 - PUBLIC ROADWAY
PD06 - PRELIMINARY GRADING PLAN

NORTH

0 50 100 150
Scale: 1"= 80'
Tanner Consulting

Curve and Line Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(_)	CHORDBRG	CHORDDIS
1	586.11'	708.50'	47°23'52"	N56°38'14"W	569.54'
2	171.53'	739.50'	13°17'24"	N26°17'35"W	171.15'
3	141.82'	784.50'	10°21'29"	N24°49'38"W	141.63'
4	170.33'	170.00'	57°24'26"	N63°40'26"E	163.30'

LINE	DISTANCE	BEARING
1	31.00'	S57°03'42"W
2	60.00'	N55°01'47"W

Site Information:

GROSS SITE AREA = 35.361 ACRES

TOTAL NUMBER OF LOTS = 2

NET LOT AREA AREA = 35.137 ACRES
LOT 1 BLOCK 1 AREA = 16.866 ACRES
LOT 2 BLOCK 1 AREA = 17.465 ACRES

EXISTING ZONING = AGRICULTURAL (AG)
PROPOSED ZONING = RP-4

PHASE 1:

96 UNIT TYPE: A2 @ 789 SF
32 UNIT TYPE: A9 @ 879 SF
84 UNIT TYPE: B2 @ 1,050 SF
34 UNIT TYPE: B8 @ 1,108 SF
8 UNIT TYPE: A3 @ 966 SF
8 UNIT TYPE: B3 @ 1,267 SF
10 UNIT TYPE: A4T @ 958 SF
5 UNIT TYPE: B4T @ 1,246 SF
5 UNIT TYPE: B5T @ 1,246 SF

282 TOTAL UNITS
TOTAL 269,648 SF

GARAGES: 88

499 OPEN PARKING SPACES
587 TOTAL PARKING (OPEN + GARAGES)
564 MINIMUM PARKING REQUIRED

PRELIMINARY
STATE OF MISSOURI
DAN E. TANNER
NUMBER 21427
REGISTERED PROFESSIONAL ENGINEER

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CIVIL ENGINEERING |

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www.tannerbaitshop.com
MISSOURI CERTIFICATE OF AUTH.
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MILESTONE	DATE
PLOT DATE: 12/21/18	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Artisan Point
Shenandoah Dr
Lee's Summit, MO

PROJECT: 17086
ISSUE DATE: 12/18/2018
ATLAS PAGE NO:
PLAN SCALE: (H) 1" = 80'
(V)

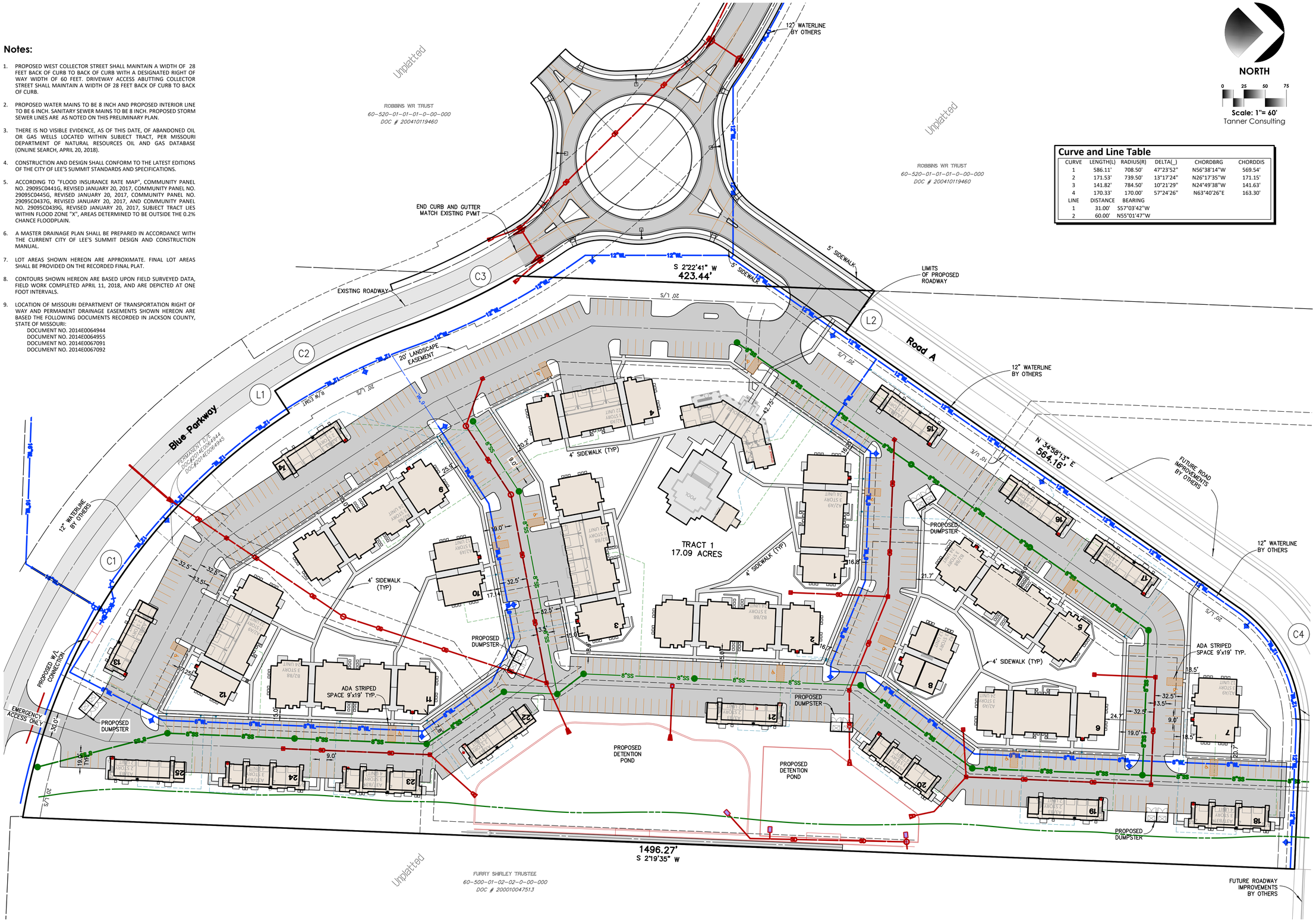
Plan Development Cover

PD01

P:\2017\17086\Civil\17086_PLANDEVELOPMENT.DWG, PD COVER, 12/21/2018 2:52:55 PM, NMARES, 1:1, TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2019

Notes:

1. PROPOSED WEST COLLECTOR STREET SHALL MAINTAIN A WIDTH OF 28 FEET BACK OF CURB TO BACK OF CURB WITH A DESIGNATED RIGHT OF WAY WIDTH OF 60 FEET. DRIVEWAY ACCESS ABUTTING COLLECTOR STREET SHALL MAINTAIN A WIDTH OF 28 FEET BACK OF CURB TO BACK OF CURB.
2. PROPOSED WATER MAINS TO BE 8 INCH AND PROPOSED INTERIOR LINE TO BE 6 INCH. SANITARY SEWER MAINS TO BE 8 INCH. PROPOSED STORM SEWER LINES ARE AS NOTED ON THIS PRELIMINARY PLAN.
3. THERE IS NO VISIBLE EVIDENCE, AS OF THIS DATE, OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN SUBJECT TRACT, PER MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS DATABASE (ONLINE SEARCH, APRIL 20, 2018).
4. CONSTRUCTION AND DESIGN SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS.
5. ACCORDING TO "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0441G, REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0445G, REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0437G, REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C0439G, REVISED JANUARY 20, 2017, SUBJECT TRACT LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
6. A MASTER DRAINAGE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
7. LOT AREAS SHOWN HEREON ARE APPROXIMATE. FINAL LOT AREAS SHALL BE PROVIDED ON THE RECORDED FINAL PLAT.
8. CONTOURS SHOWN HEREON ARE BASED UPON FIELD SURVEYED DATA, FIELD WORK COMPLETED APRIL 11, 2018, AND ARE DEPICTED AT ONE FOOT INTERVALS.
9. LOCATION OF MISSOURI DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND PERMANENT DRAINAGE EASEMENTS SHOWN HEREON ARE BASED THE FOLLOWING DOCUMENTS RECORDED IN JACKSON COUNTY, STATE OF MISSOURI:
   - DOCUMENT NO. 2014E0064944
   - DOCUMENT NO. 2014E0064955
   - DOCUMENT NO. 2014E0067091
   - DOCUMENT NO. 2014E0067092



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STATE OF MISSOURI DAN E. TANNER NUMBER PE-2001014427 REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

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Artisan Point
Shenandoah Dr
Lee's Summit, MO

PROJECT: 17086
ISSUE DATE: 12/18/2018
ATLAS PAGE NO:
PLAN SCALE: (H) 1" = 50'
(V)

Site Plan

PD03

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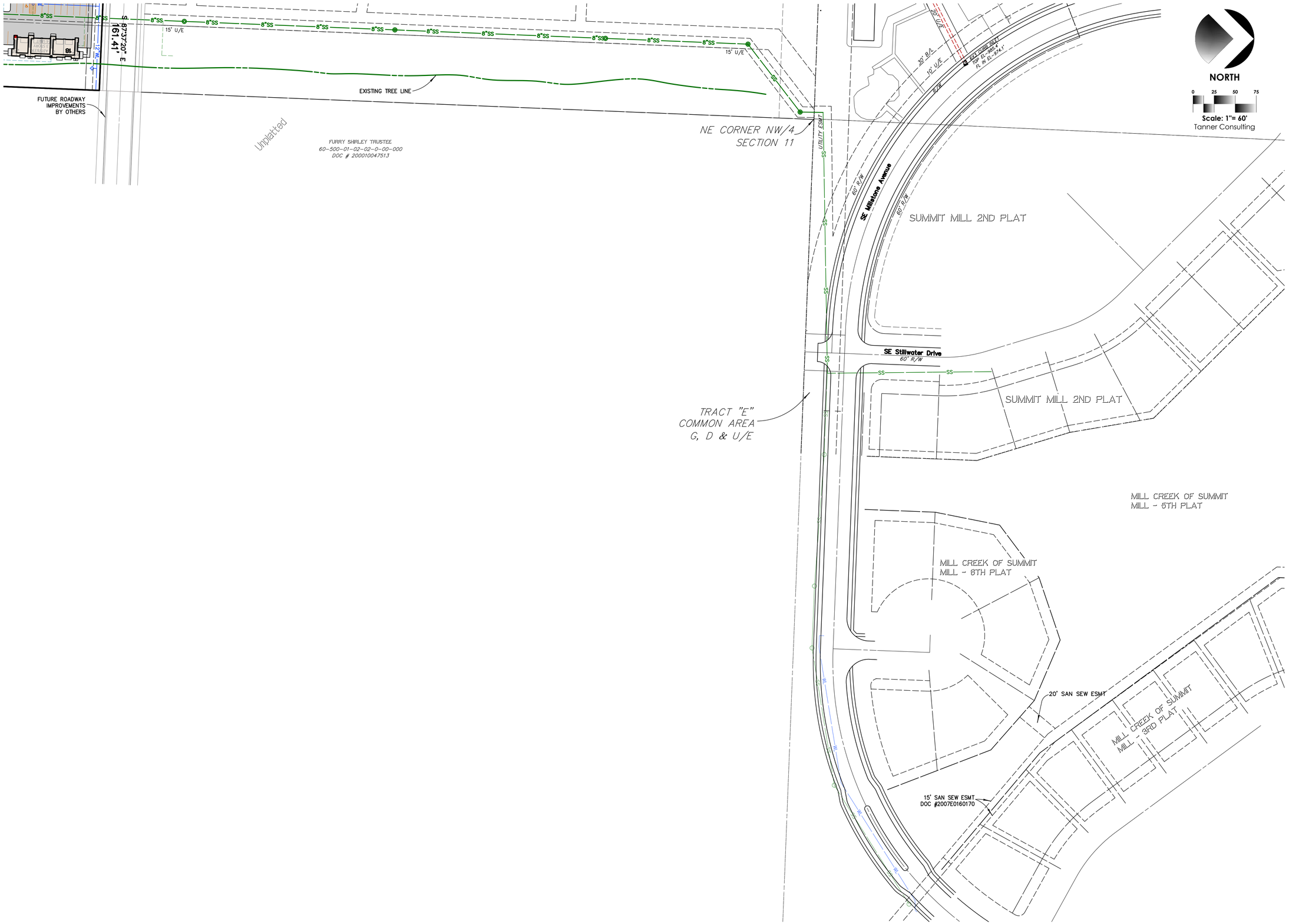

PRELIMINARY

STATE OF MISSOURI
DAN E. TANNER
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2001427
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CIVIL ENGINEERING |

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Lee's Summit, MO

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PLAN SCALE: (H) 1" = 60'
(V)

Off-site Sanitary Sewer

PD04

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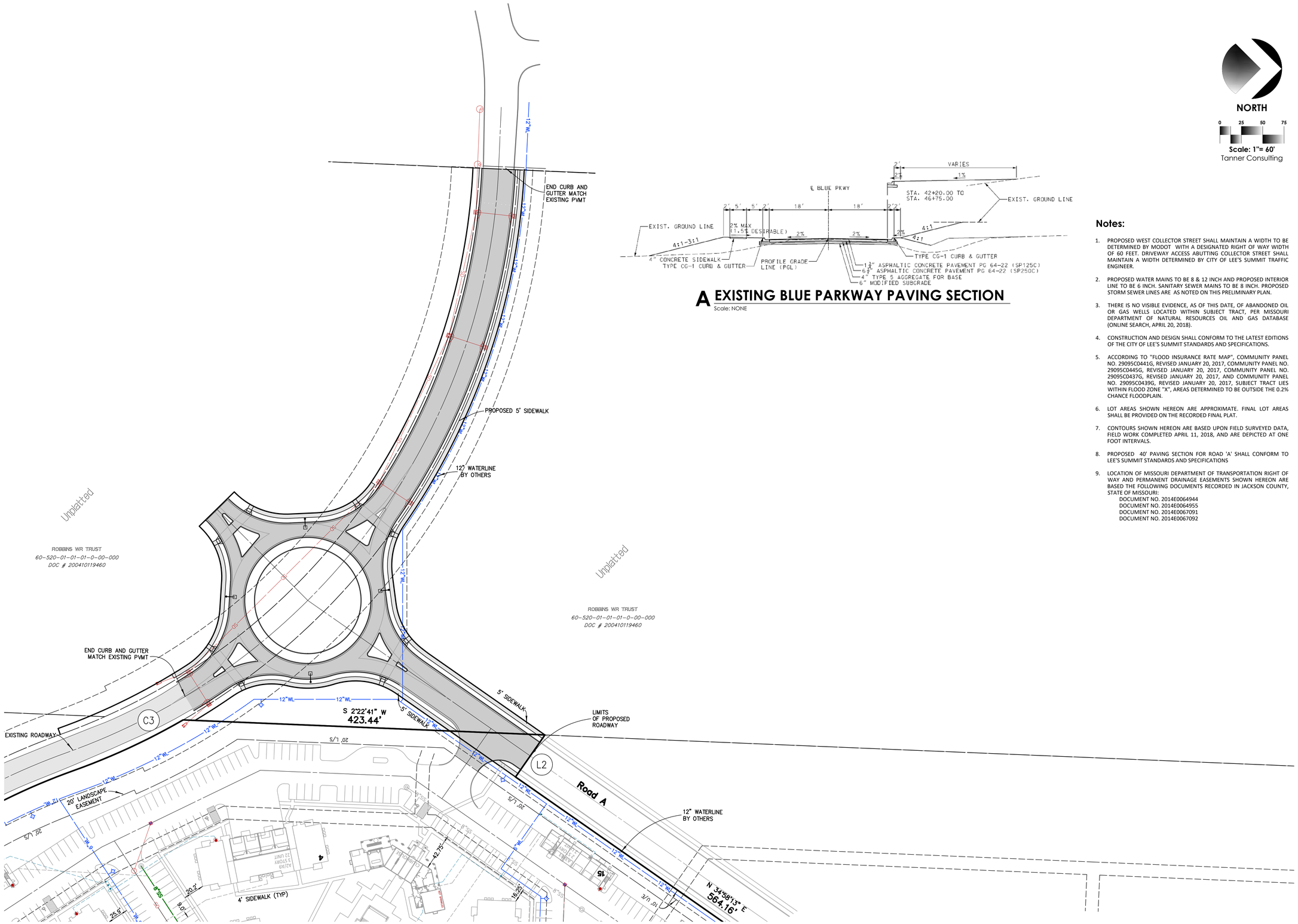

A EXISTING BLUE PARKWAY PAVING SECTION

Scale: NONE

NORTH

0 25 50 75

Scale: 1"= 60'

Tanner Consulting

Notes:

1. PROPOSED WEST COLLECTOR STREET SHALL MAINTAIN A WIDTH TO BE DETERMINED BY MODOT WITH A DESIGNATED RIGHT OF WAY WIDTH OF 60 FEET. DRIVEWAY ACCESS ABUTTING COLLECTOR STREET SHALL MAINTAIN A WIDTH DETERMINED BY CITY OF LEE'S SUMMIT TRAFFIC ENGINEER.
2. PROPOSED WATER MAINS TO BE 8 & 12 INCH AND PROPOSED INTERIOR LINE TO BE 6 INCH. SANITARY SEWER MAINS TO BE 8 INCH. PROPOSED STORM SEWER LINES ARE AS NOTED ON THIS PRELIMINARY PLAN.
3. THERE IS NO VISIBLE EVIDENCE, AS OF THIS DATE, OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN SUBJECT TRACT, PER MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS DATABASE (ONLINE SEARCH, APRIL 20, 2018).
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6. LOT AREAS SHOWN HEREON ARE APPROXIMATE. FINAL LOT AREAS SHALL BE PROVIDED ON THE RECORDED FINAL PLAT.
7. CONTOURS SHOWN HEREON ARE BASED UPON FIELD SURVEYED DATA, FIELD WORK COMPLETED APRIL 11, 2018, AND ARE DEPICTED AT ONE FOOT INTERVALS.
8. PROPOSED 40' PAVING SECTION FOR ROAD 'A' SHALL CONFORM TO LEE'S SUMMIT STANDARDS AND SPECIFICATIONS
9. LOCATION OF MISSOURI DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND PERMANENT DRAINAGE EASEMENTS SHOWN HEREON ARE BASED THE FOLLOWING DOCUMENTS RECORDED IN JACKSON COUNTY, STATE OF MISSOURI:
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Artisan Point

Shenandoah Dr
Lee's Summit, MO

PROJECT: 17086
ISSUE DATE: 12/18/2018
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PLAN SCALE: (H)
(V)

Public Roadway

PD05

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Notes:

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6. INTENDED TRACT USES SHALL BE AS LISTED UNDER "TRACT USES" NOTE. ALL SHALL BE OWNED AND MAINTAINED BY THE OWNER.
7. A MASTER DRAINAGE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
8. LOT AREAS SHOWN HEREON ARE APPROXIMATE. FINAL LOT AREAS SHALL BE PROVIDED ON THE RECORDED FINAL PLAT.
9. CONTOURS SHOWN HEREON ARE BASED UPON FIELD SURVEYED DATA, FIELD WORK COMPLETED APRIL 11, 2018, AND ARE DEPICTED AT ONE FOOT INTERVALS.
10. PROPOSED DEVELOPMENT IS ANTICIPATED TO BE CONSTRUCTED IN TWO PHASES.
11. LOCATION OF MISSOURI DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND PERMANENT DRAINAGE EASEMENTS SHOWN HEREON ARE BASED THE FOLLOWING DOCUMENTS RECORDED IN JACKSON COUNTY, STATE OF MISSOURI:
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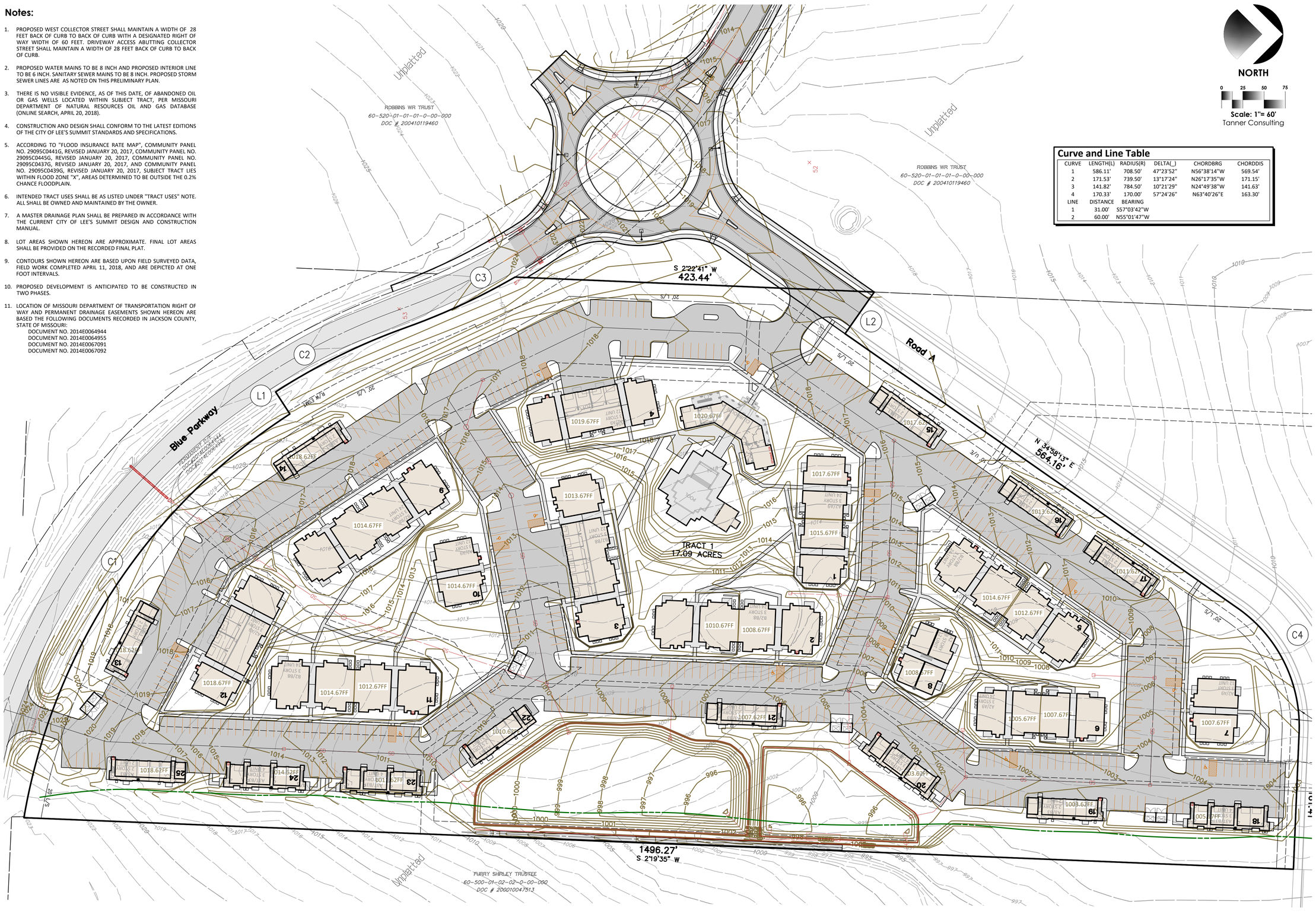

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Preliminary Grading Plan

PD06

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