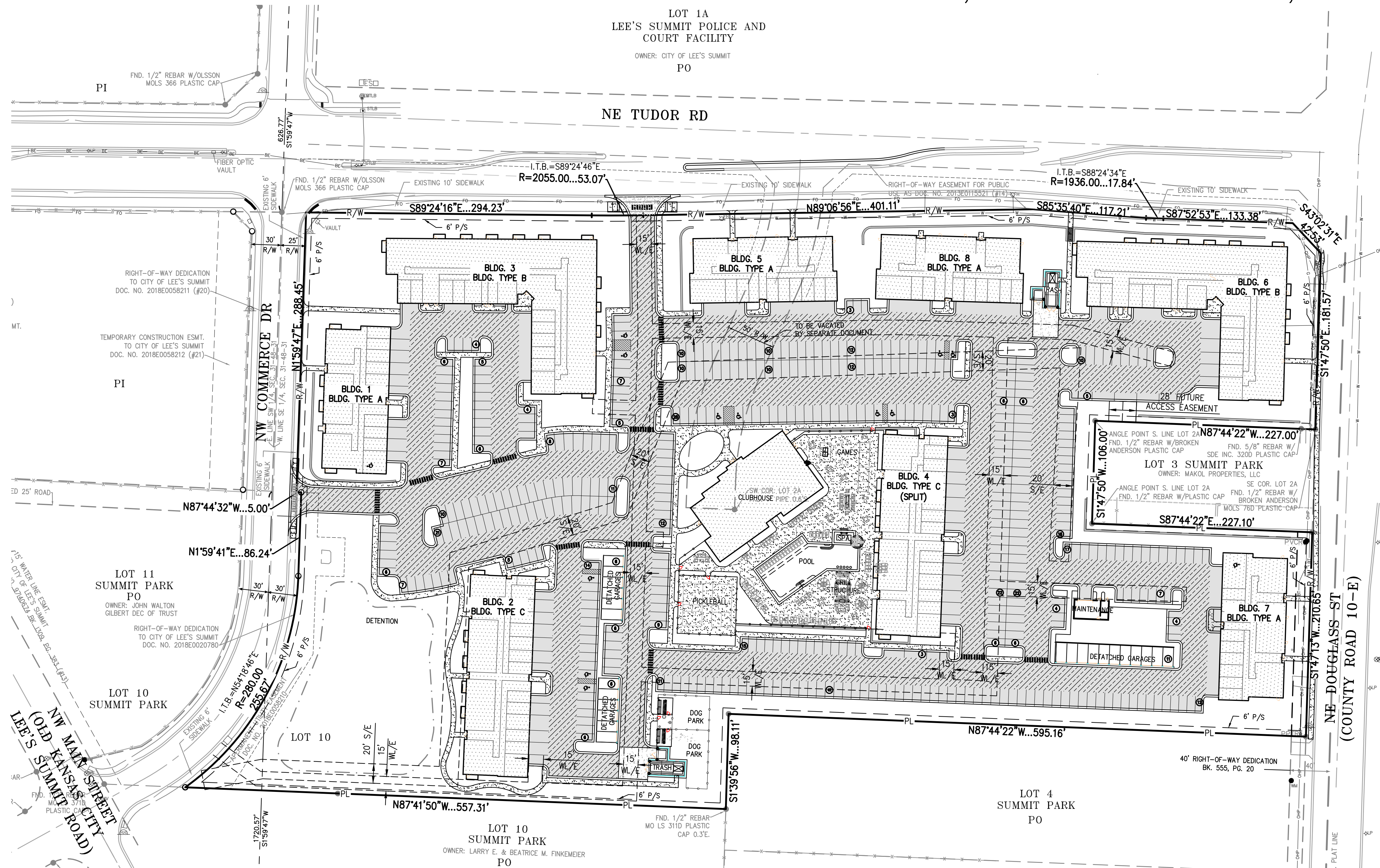


PRELIMINARY DEVELOPMENT PLANS FOR TUDOR MULTIFAMILY IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MO

LOT 1A
LEE'S SUMMIT POLICE AND
COURT FACILITY
OWNER: CITY OF LEE'S SUMMIT
PO

INDEX	
C1	SITE PLAN
C1.1	COMPACT PARKING PLAN
C2-C3	SITE DIMENSION PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	STANDARD DETAILS



LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— P/S —	2' CURB & GUTTER
— P/S —	PARKING SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	RETAINING WALL
[Symbol]	FENCE - 6' PAINT COATED, DECORATIVE & ORNAMENTAL, STEEL PICKET

OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Southeast corner of Lot 2A, NEW LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 87°44'22" W, a distance of 227.00 feet; thence S 01°47'50" W, a distance of 106.00 feet; thence S 87°44'22" E, a distance of 227.10 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established; thence S 01°47'13" W, along said West Right-of-Way line, a distance of 210.65 feet; thence N 87°44'22" W, a distance of 595.16 feet; thence S 01°59'56" W, a distance of 98.11 feet; thence N 87°41'50" W, a distance of 557.31 feet, to a point on the East Right-of-Way line of NW Commerce Drive, as now established; thence along said East Right-of-Way line for the following four (4) courses; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 54°18'46" E, and a radius of 280.00 feet, an arc distance of 255.67 feet; thence N 01°59'41" E, a distance of 86.24 feet; thence N 87°44'32" W, a distance of 5.00 feet; thence N 01°59'47" E, a distance of 288.45 feet, to a point on the South Right-of-Way line of NE Tudor Road, as now established; thence along said South Right-of-Way line for the following seven (7) courses; thence S 89°24'16" E, a distance of 294.23 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 89°24'46" E, and a radius of 2055.00 feet, an arc distance of 53.07 feet; thence N 89°06'56" E, a distance of 401.11 feet; thence S 85°35'40" E, a distance of 117.21 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 88°24'34" E and a radius of 1936.00 feet, an arc distance of 17.84 feet; thence S 87°52'53" E, a distance of 133.38 feet; thence S 43°02'31" E, a distance of 42.53 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established; thence S 01°47'50" W, along said West Right-of-Way, a distance of 181.57 feet; to the Point of Beginning, containing 567,567 square feet or 13.0295 acres, more or less, of unplatted land.

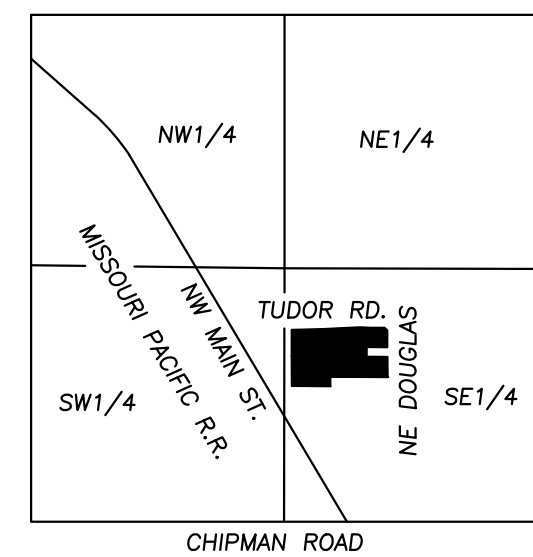
GROSS AREA = ±13.0295 ACRES / ±567,567 SQ.FT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095504176, AND DATED JANUARY 20, 2017.

BUILDING & SITE DATA

LOT AREA	13.03 AC/567,567 SQ. FT.
PROPOSED ZONING	RP-4
NUMBER OF UNITS	358 UNITS
DENSITY (UNITS/ACRE)	27.47 DU/AC
TOTAL BUILDING SQ. FOOTAGE	438,334 S.F.
BUILDING TYPE A (38,552 S.F. PER BUILDING)	154,208 S.F.
BUILDING TYPE B (79,582 S.F. PER BUILDING)	159,164 S.F.
BUILDING TYPE C (54,124 S.F. PER BUILDING)	54,124 S.F.
BUILDING TYPE C(SPLIT) (62,018 S.F. PER BUILDING)	62,018 S.F.
FLOOR AREA RATIO (FAR) (438,334 S.F./567,567 S.F.)	0.77
% IMPERVIOUS (388,685 S.F./567,567 S.F.)	68.5%



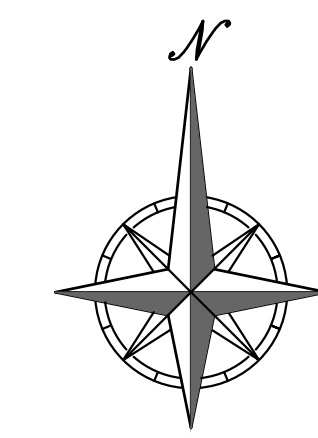
SCALE:
1"=2000'

VICINITY MAP
SEC. 31-48N-31W



Know what's below.
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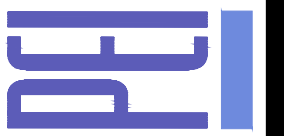
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=60'
0' 60' 120'

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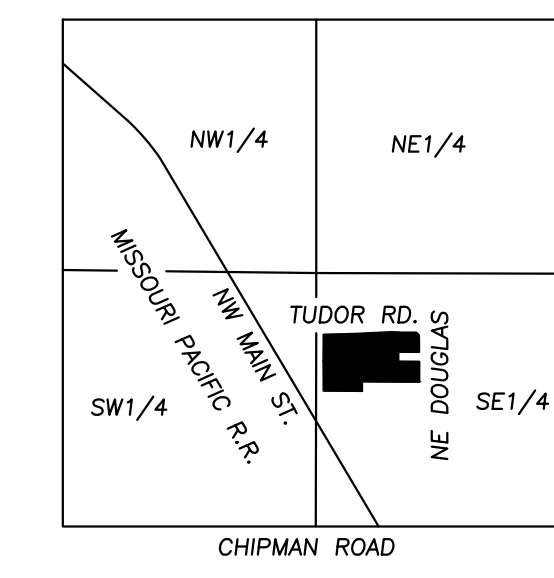
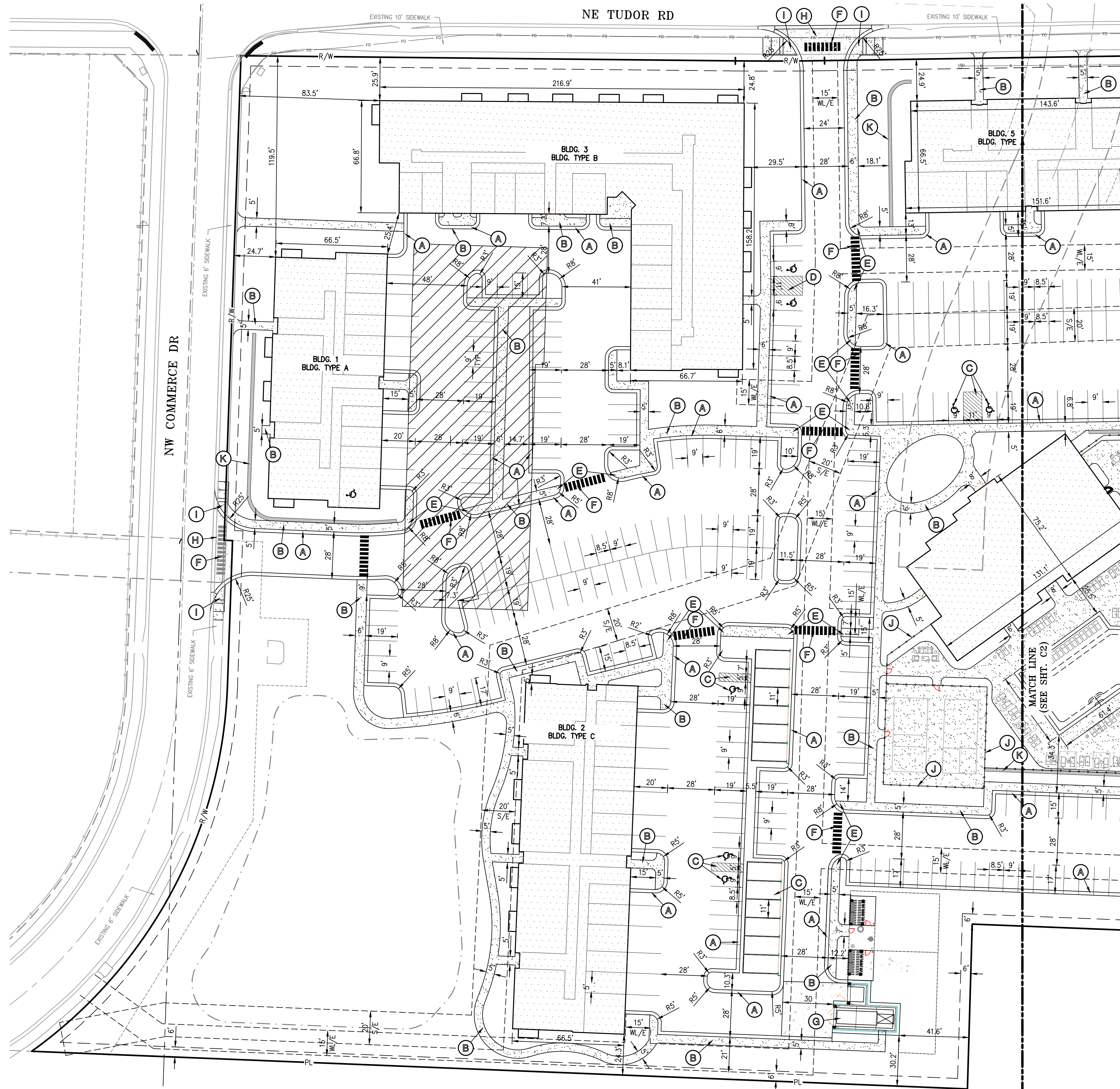


SITE PLAN
TUDOR MULTIFAMILY

Project No.	App.	Date	By	App.	By	App.
220231	1.	08-09-22				
DATE OF DRAWING	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL
220231	1.	08-09-22				
DATE OF DRAWING	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL

SHEET
C1

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SCALE: 1"=2000'
VICINITY MAP
SEC. 31-48N-31W

FLOOD NOTE:

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NOTE:

ALL DIMENSIONS ARE TO THE BACK OF CURB & FACE OF BUILDINGS.

LEGEND:

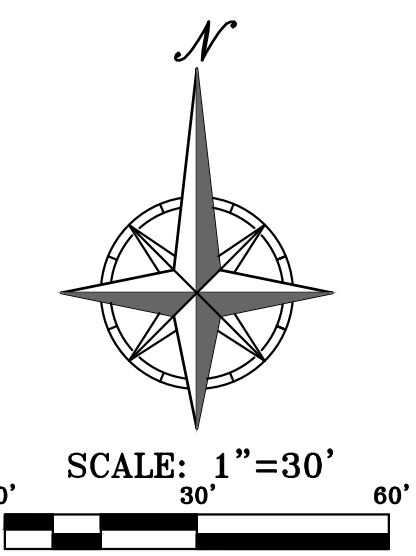
- B.L. BUILDING LINE
- U/E UTILITY EASEMENT
- P/S PARKING SETBACK

SITE KEY NOTES:

- (A) CONSTRUCT 2' TYPE CG-1 CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS AND ACCESSIBLE PARKING SIGN.
- (D) CONSTRUCT VAN ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB, SIDEWALK RAMP & BUMPERS, AND ACCESSIBLE PARKING SIGN.
- (E) CONSTRUCT SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTABLE WARNING).
- (F) INSTALL STRIPED PEDESTRIAN CROSSWALK.
- (G) INSTALL TRASH ENCLOSURE & EXTERIOR STORAGE ROOM (RE: ARCH PLANS).
- (H) CONSTRUCT CONCRETE COMMERCIAL ENTRANCE.
- (I) CONSTRUCT PUBLIC TYPE SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER.
- (J) INSTALL METAL FENCE. (RE: ARCH. PLANS).
- (K) RETAINING WALL.
- (L) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W- RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6' CURB
- B/L BUILDING SETBACK LINE
- P/S PARKING SETBACK LINE
- L/S LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



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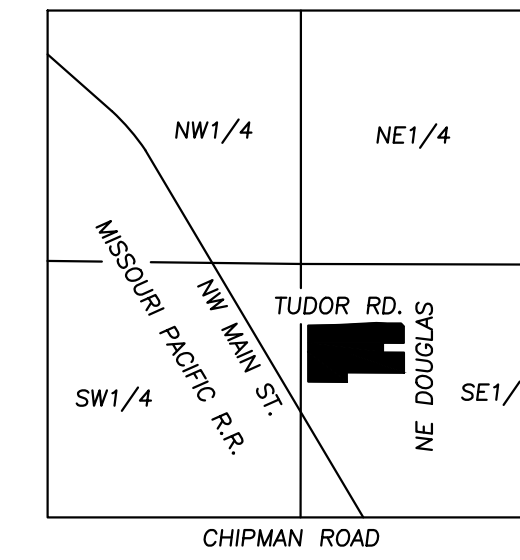
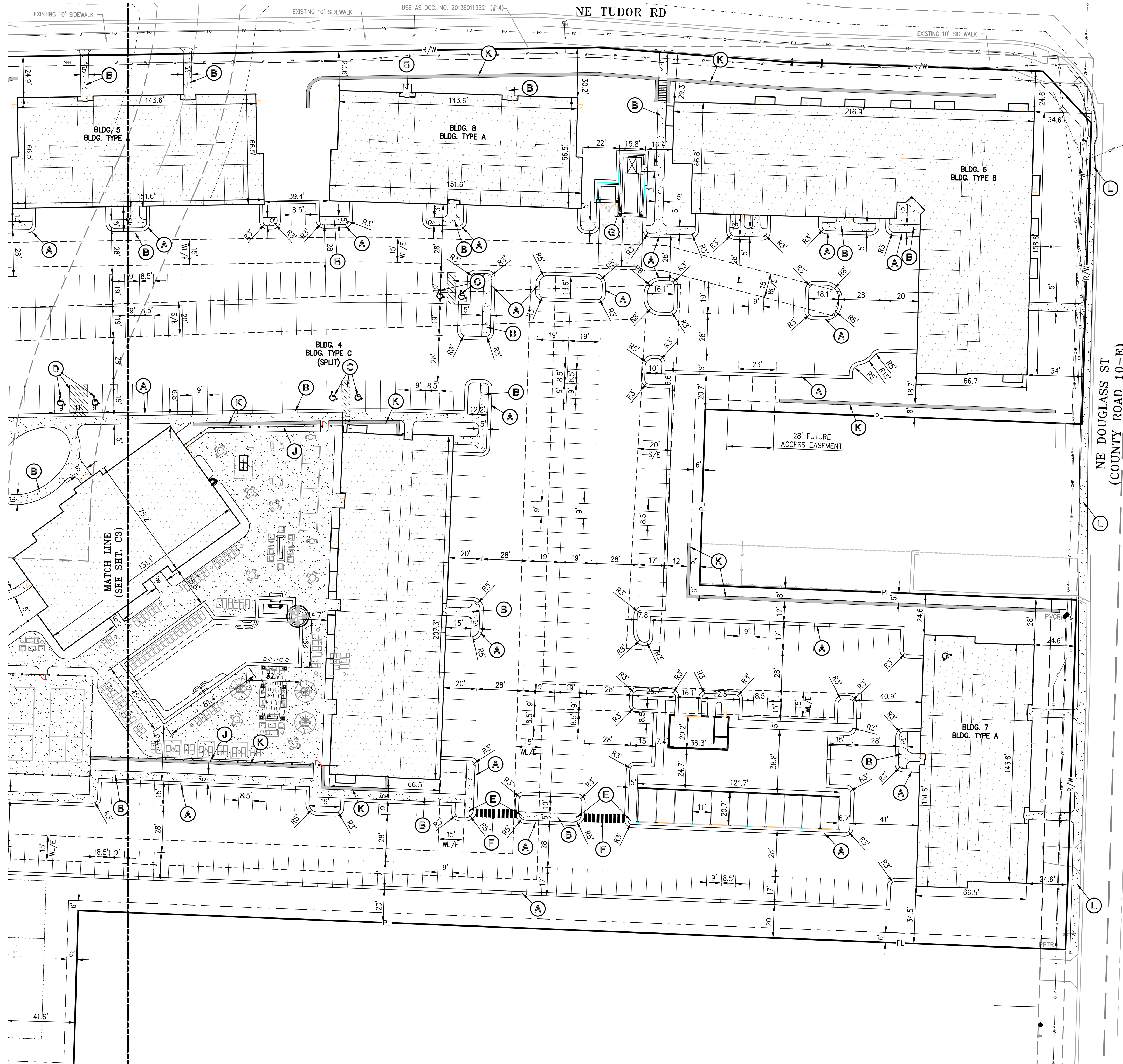
DIMENSION PLAN
TUDOR MULTIFAMILY

Project No.	No.	Date	By	App.
220231	1.	08-09-22	B.J.G.	DEU

Revisions:	No.	Date	By	App.
CITY COMMENTS				

SHEET
C2

\\PHELPS-SERVER\Projects\220231\220231\Drawings\DIMENSION PLAN.dwg Layout:2 Aug 09, 2022 - 3:51pm Bradley Gust



SCALE: 1"=2000'
VICINITY MAP
SEC. 31-48N-31W

FLOOD NOTE:

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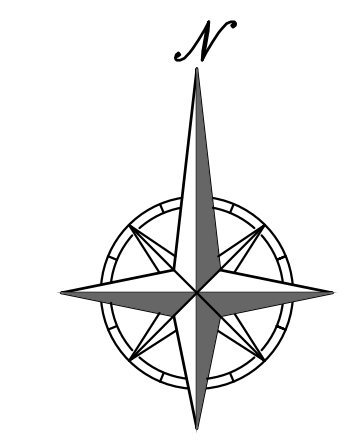
NOTE:
ALL DIMENSIONS ARE TO THE BACK OF CURB & FACE OF BUILDINGS.

LEGEND:

- B.L. BUILDING LINE
- U/E UTILITY EASEMENT
- P/S PARKING SETBACK

SITE KEY NOTES:

- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
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- (J) INSTALL METAL FENCE. (RE: ARCH. PLANS).
- (K) RETAINING WALL.
- (L) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).



SCALE: 1"=30'
0' 30' 60'

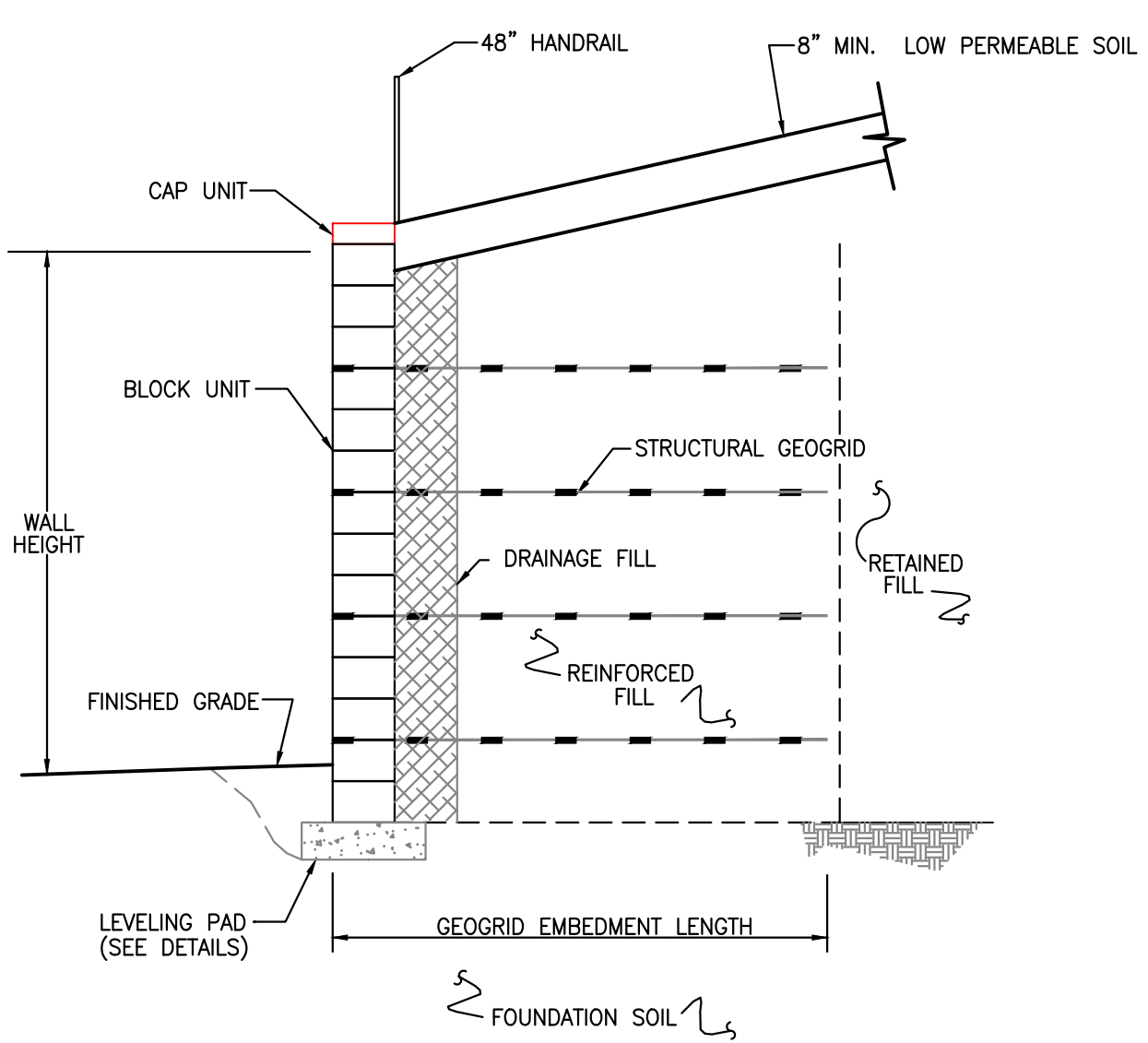
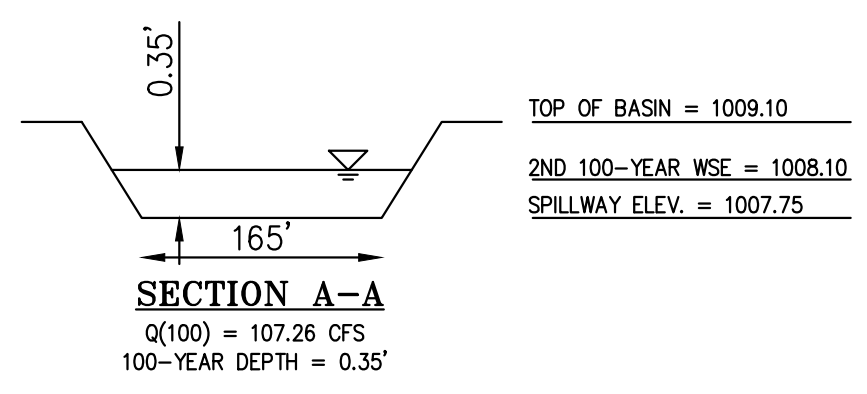
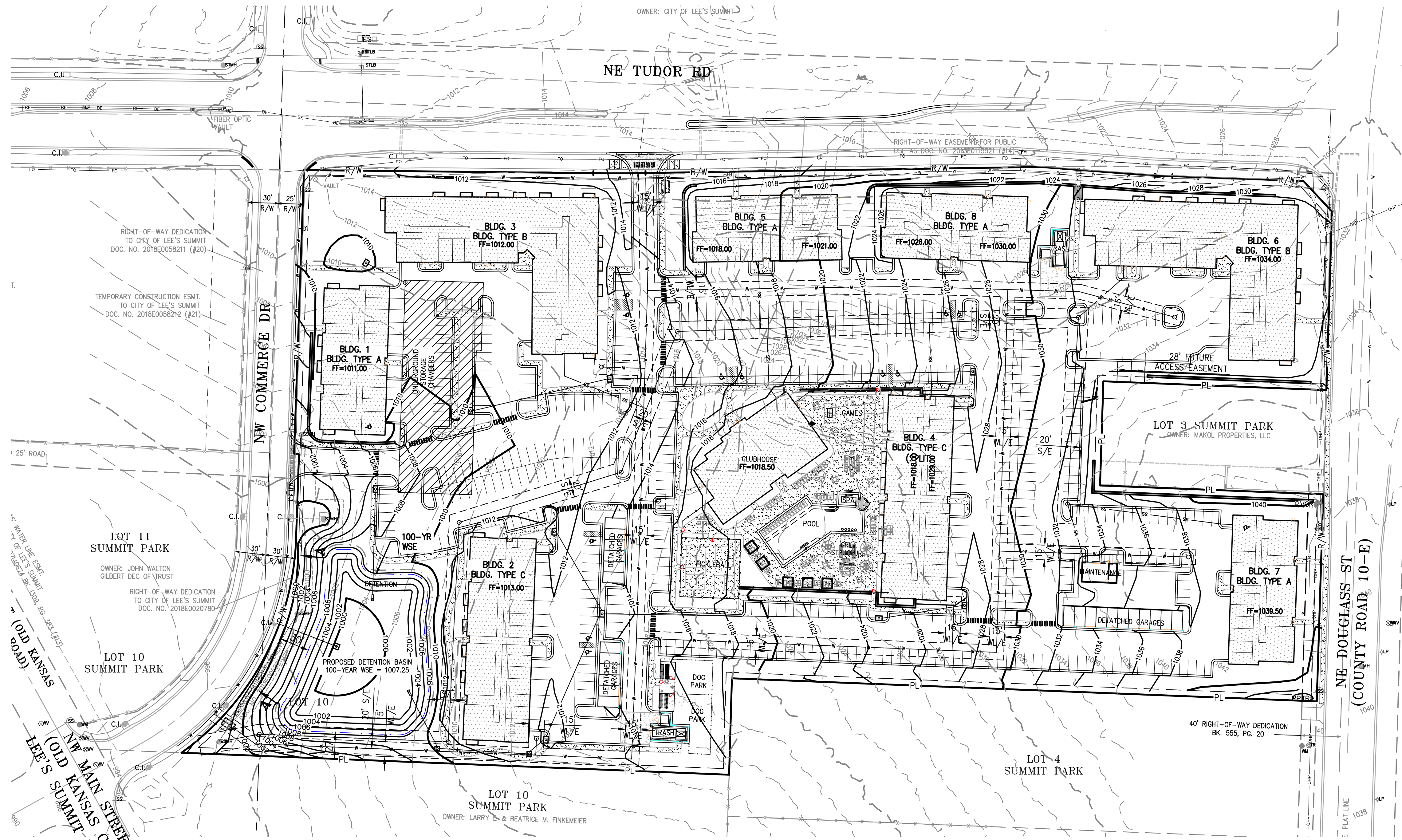
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DIMENSION PLAN
TUDOR MULTIFAMILY

PROJECT NO.	No.	Date	By	App.	Revisions:
220231	1.	08-09-22	BIG	DEU	CITY COMMENTS
DATE: 08-23-2022	DRAWN: BIG	CHECKED: DEU	APPROVED: DEU	CORPORATE AUTHORIZATION	
				LAND SURVEYING - LS-82	
				ENGINEERING - E-361	
				CERTIFICATE OF AUTHORIZATION	
				LAND SURVEYING: 20070128	
				ENGINEERING: 20070038	

SHEET
C3



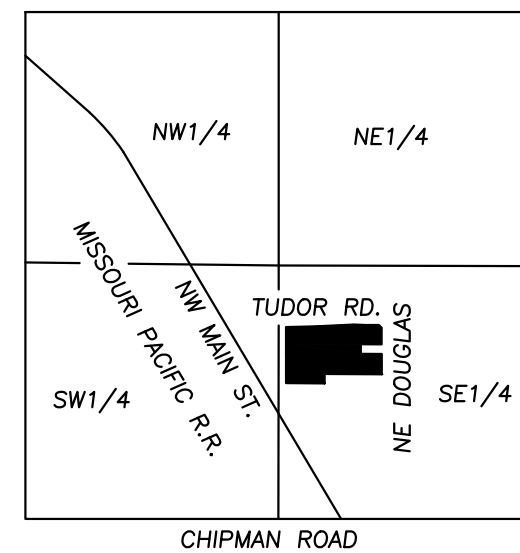
SINGLE RETAINING WALL CROSS-SECTION
 CROSS SECTIONS SHOWN ARE CONCEPTUAL. SEE STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR RETAINING WALLS (BY OTHERS)

NOTE:
 ALL RETAINING WALLS TO BE VERSA-LOK MSE WALLS OR ENGINEER APPROVED EQUAL

- NOTES:**
1. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. NO PAYMENTS SHALL BE MADE FOR "ROCK" EXCAVATION.
 2. CONTRACTOR TO HOLD GRADE DOWN 10" FROM FINISHED FLOOR FOR BUILDING FOUNDATION.
 3. ALL EXCESS, WASTE, OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR.

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UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



LEGEND

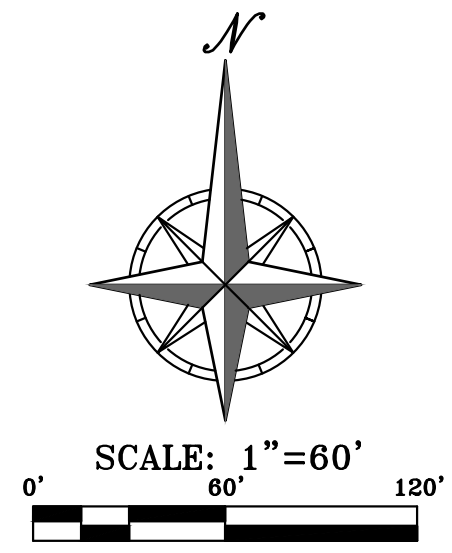
- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920 EXISTING CONTOURS
- 916 EXISTING CONTOURS



SCALE: 1"=2000'
 VICINITY MAP SEC. 31-48N-31W



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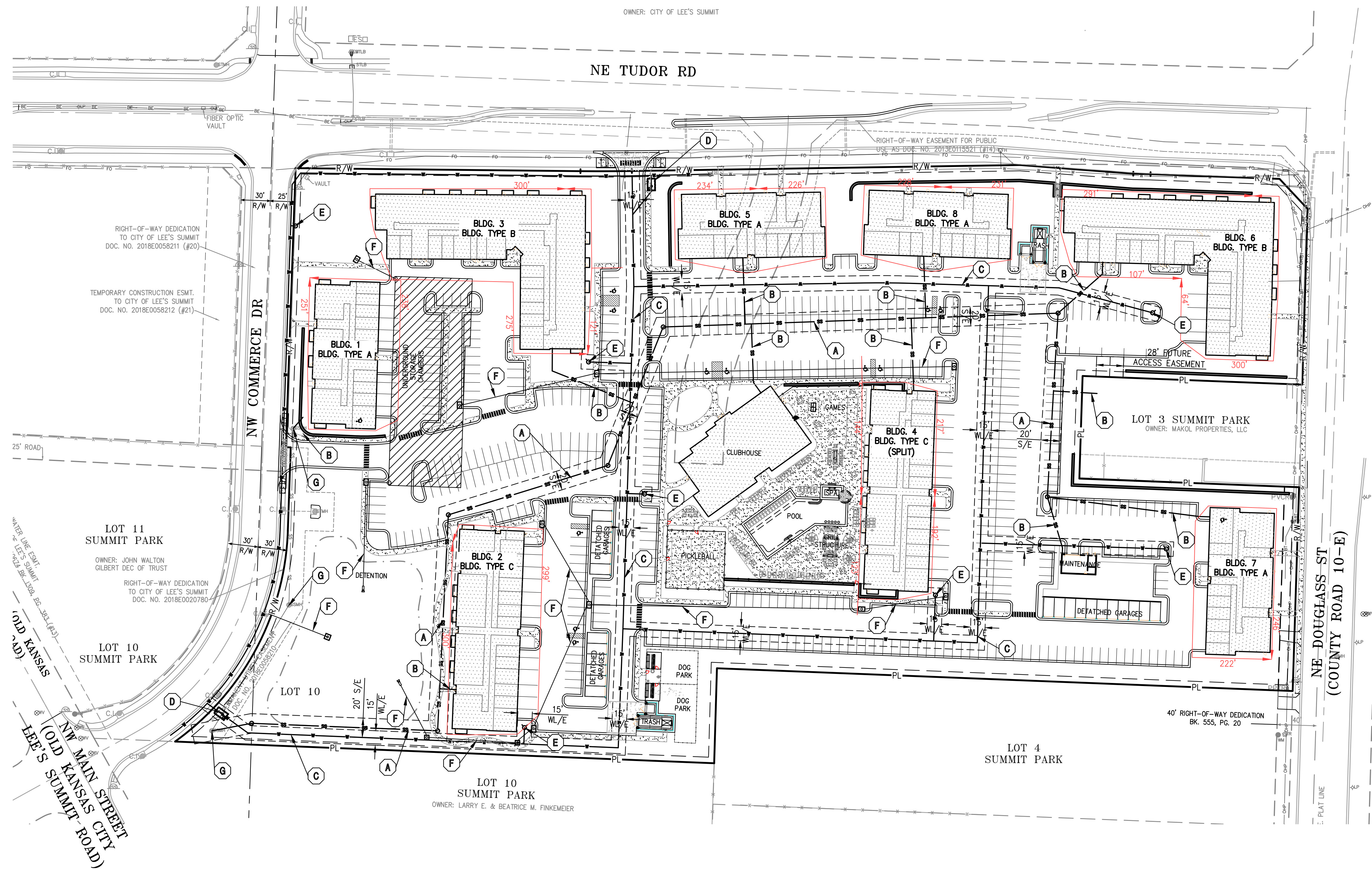


GRADING PLAN
 TUDOR MULTIFAMILY

PROJECT NO.	DATE	BY	APP.
220231	08-09-22	BIG	DEU
1.	08-09-22	CITY COMMENTS	
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

SHEET C4

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OWNER: CITY OF LEE'S SUMMIT

NE TUDOR RD

NW COMMERCE DR

NE DOUGLASS ST
(COUNTY ROAD 10-E)

RIGHT-OF-WAY DEDICATION
TO CITY OF LEE'S SUMMIT
DOC. NO. 2018E0058211 (#20)

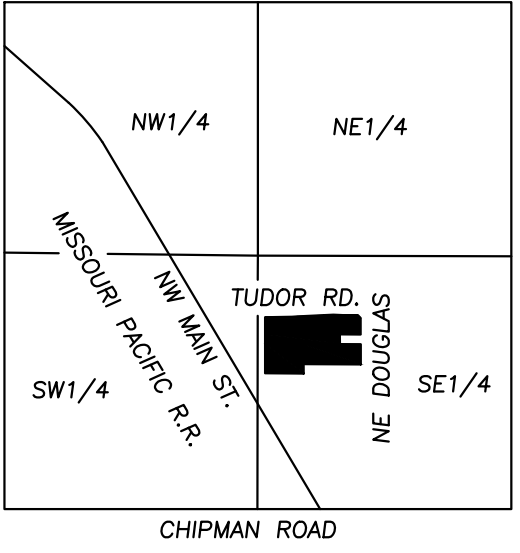
TEMPORARY CONSTRUCTION ESMT.
TO CITY OF LEE'S SUMMIT
DOC. NO. 2018E0058212 (#21)

LOT 11
SUMMIT PARK
OWNER: JOHN WALTON
GILBERT DEC OF TRUST

LOT 10
SUMMIT PARK

LOT 10
SUMMIT PARK
OWNER: LARRY E. & BEATRICE M. FINKEMEIER

40' RIGHT-OF-WAY DEDICATION
BK. 555, PG. 20

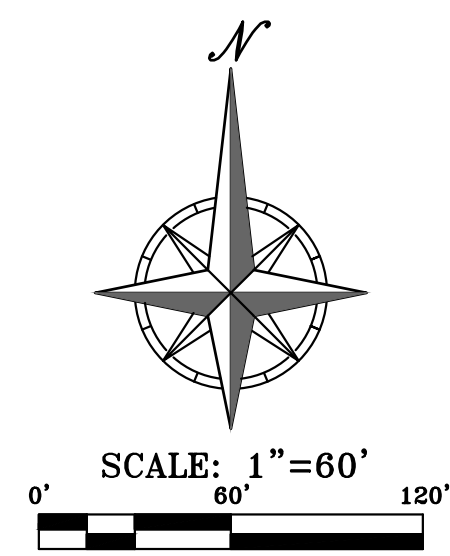


SCALE: 1"=2000'
VICINITY MAP
SEC. 31-48N-31W

- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - CATV EXISTING CABLE TELEVISION LINE
 - FO EXISTING FIBER OPTIC LINE
 - G EXISTING GAS LINE
 - BE EXISTING BURIED ELECTRIC LINE
 - OHP EXISTING OVERHEAD POWER LINE
 - OTL EXISTING OVERHEAD TELEPHONE LINE
 - SS EXISTING SANITARY SEWER LINE
 - SS-24" HOPE EXISTING STORM SEWER LINE (& SIZE)
 - BT EXISTING BURIED TELEPHONE LINE
 - W-6" EXISTING WATER LINE (& SIZE)
 - ST-6" EXISTING ROOF DRAIN (& SIZE)
 - CATV PROPOSED CABLE TELEVISION LINE
 - FO PROPOSED FIBER OPTIC LINE
 - G PROPOSED GAS LINE
 - BE PROPOSED BURIED ELECTRIC LINE
 - SS PROPOSED SANITARY SEWER LINE
 - OHP PROPOSED OVERHEAD POWER LINE
 - SS-24" HOPE PROPOSED STORM SEWER LINE (& SIZE)
 - BT PROPOSED BURIED TELEPHONE LINE
 - W-6" PROPOSED WATER LINE (& SIZE)
 - ST-6" PROPOSED ROOF DRAIN (& SIZE)

- UTILITY KEY NOTES:**
- (A) PUBLIC 8" SANITARY SEWER MAIN
 - (B) PRIVATE SANITARY SEWER SERVICE
 - (C) PRIVATE 8" WATER MAIN
 - (D) WATER METER
 - (E) PROPOSED FIRE HYDRANT
 - (F) PROPOSED STORM SEWER LINE
 - (G) EXISTING SANITARY SEWER MANHOLE

UTILITY NOTES:
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UTILITY PLAN
TUDOR MULTIFAMILY

PROJECT NO.	No.	Date	By	App.
220231	1.	08-09-22	BIG	DEU

Revisions:	City Comments

V:\PHELPS-SERVER\Projects\220231\Lee's Summit\Utility.dwg, Layout1, Aug 09, 2022, 3:15pm, Bradley Gust

