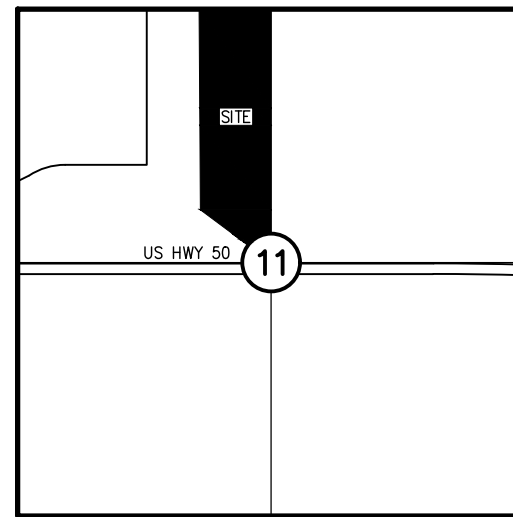


R 31 W



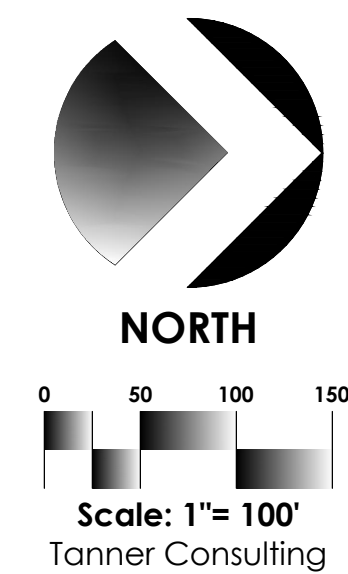
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47
N

PRELIMINARY DEVELOPMENT PLANS

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

Sheet Index

- SHEET NUMBER - NAME
- PD01 - PLAN DEVELOPMENT COVER
- PD02 - PRELIMINARY PLAT-1
- PD03 - PRELIMINARY PLAT-2
- PD04 - SITE PLAN-1
- PD05 - SITE PLAN-2
- PD06 - PUBLIC ROADWAY
- PD07 - GRADING PLAN SOUTH
- PD08 - GRADING PLAN NORTH



Scale: 1"= 100'
Tanner Consulting

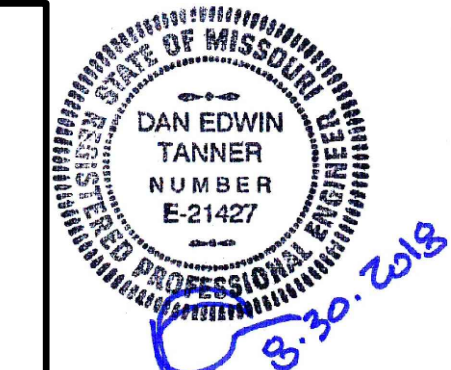
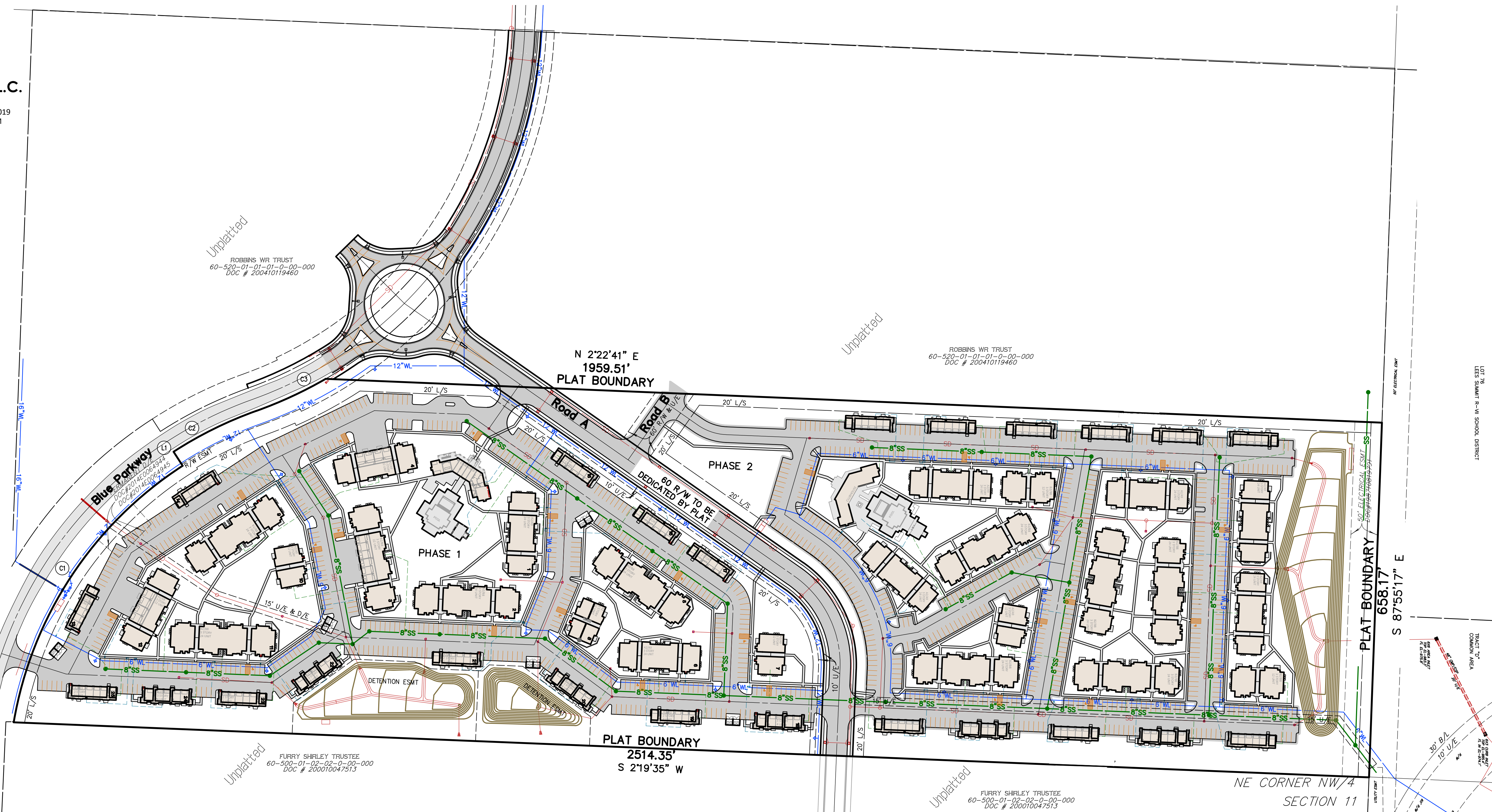
CURVE	LENGTH(L)	RADIUS(R)	DELTA(D)	CHORDBRG (CB)	CHORDDIS (CD)
1	586.11'	708.50'	47°23'52"	N56°38'14"W	569.54'
2	171.53'	739.50'	13°17'24"	N26°17'35"W	171.15'
3	141.63'	784.50'	10°21'29"	N24°49'38"W	141.63'

LINE	DISTANCE	BEARING
1	31.00'	S57°03'42"W

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



Tanner Consulting LLC
 CIVIL ENGINEERING |
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 TULSA OKLAHOMA 74105-6539
 OFFICE: 918.745.9929
 www.tannerbaitshop.com
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MILESTONE	DATE

PLOT DATE: 8/30/18

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

Artisan Point
 Shenandoah Dr
 Lee's Summit, MO

PROJECT: 17086
 ISSUE DATE: 5/4/2018
 ATLAS PAGE NO:
 PLAN SCALE: (H) 1"= 100'
 (V)

Plan Development Cover

PD01

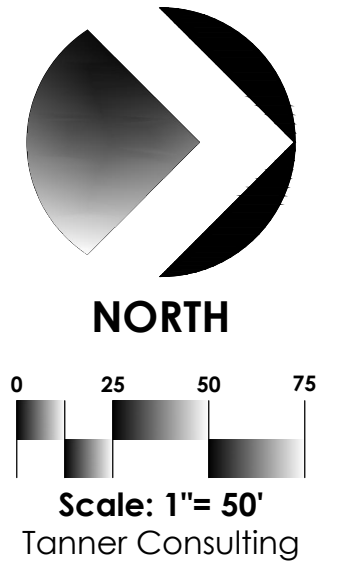
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Notes:

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 - DOCUMENT NO. 2014E0064955
 - DOCUMENT NO. 2014E0067091
 - DOCUMENT NO. 2014E0067092

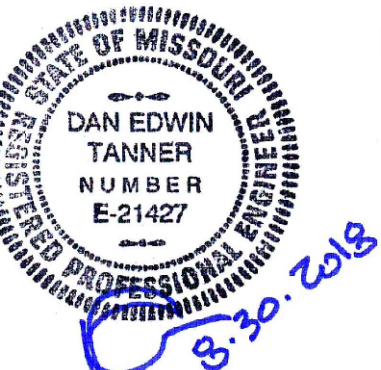
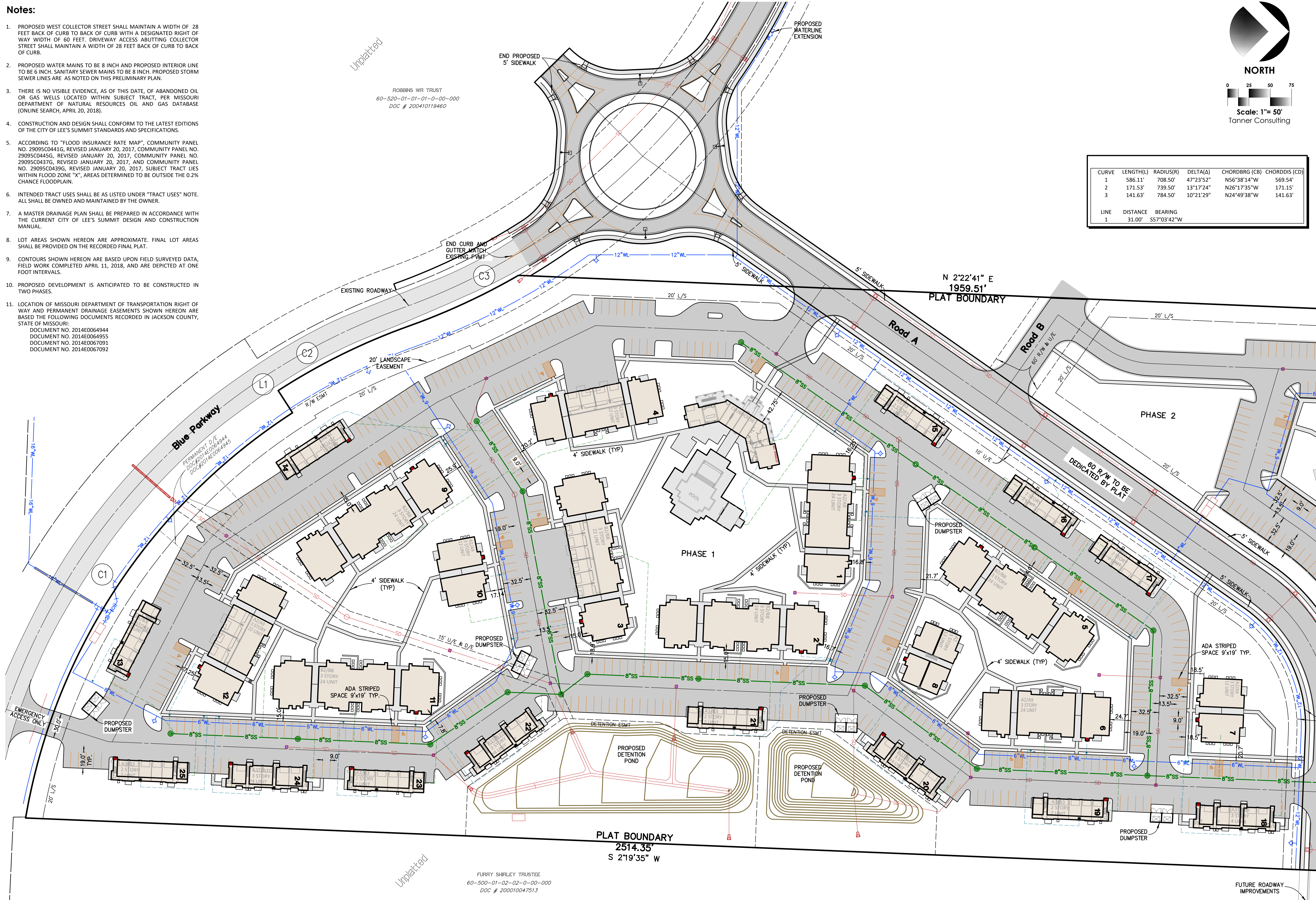
ROBBINS WR TRUST
60-520-01-01-01-0-00-000
DOC # 200410119460

FURRY SHIRLEY TRUSTEE
60-500-01-02-02-0-00-000
DOC # 200010047513



CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG (CB)	CHORDDIS (CD)
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MILESTONE	DATE
PLOT DATE: 8/30/18	

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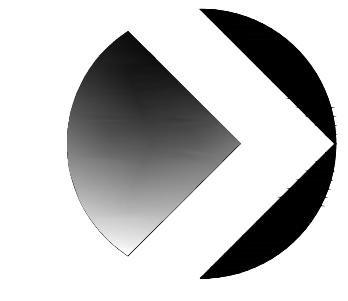
Artisan Point
Shenandoah Dr
Lee's Summit, MO

PROJECT: 17086
ISSUE DATE: 5/4/2018
ATLAS PAGE NO:

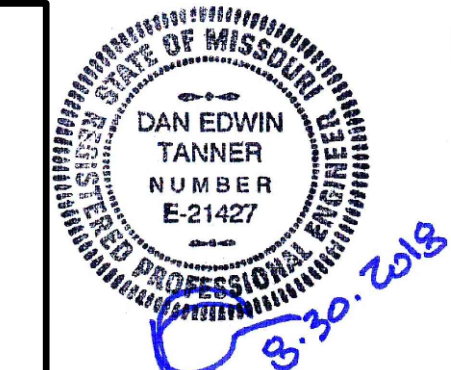
PLAN SCALE: (H) 1" = 50'
(V)

Site Plan-1

PD03



Scale: 1"= 50'
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Note:

AT THE APPROVAL OF CITY OF LEE'S SUMMIT STAFF, THE MEDIUM IMPACT SCREENING BUFFER AT NORTH END IS IN PLACE OF A HIGH IMPACT SCREENING WITH RESPECT TO THE DISTANCE OF THE BUILDINGS AND THE OPEN SPACE WITH DETENTION POND. SEE LANDSCAPE PLANS LS-1, LS-2

ROBBINS WR TRUST
60-520-01-01-01-0-00-000
DOC # 200410119460

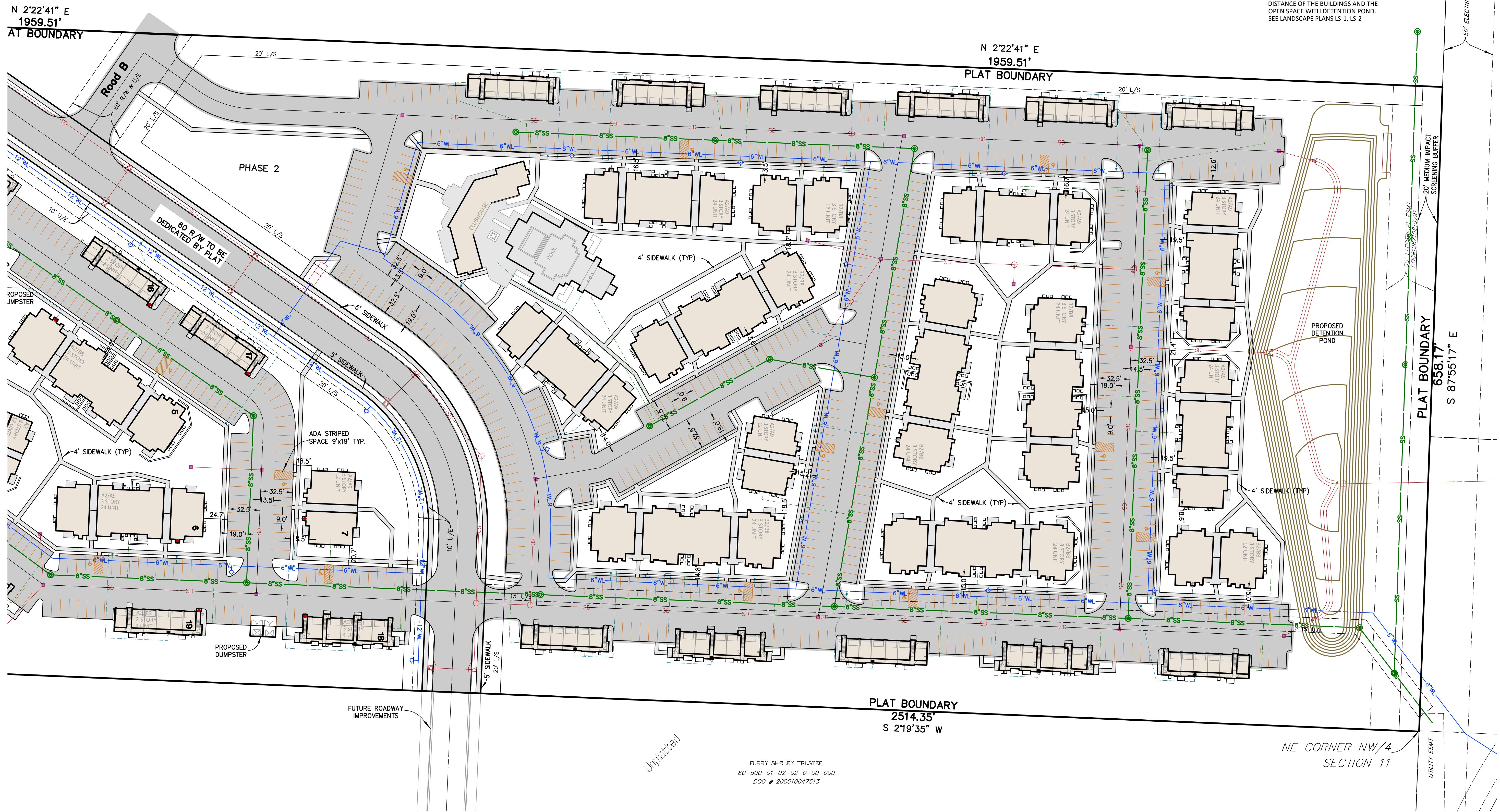
FURRY SHIRLEY TRUSTEE
60-500-01-02-02-0-00-000
DOC # 200010047513

N 2'22'41" E
1959.51'
AT BOUNDARY

N 2'22'41" E
1959.51'
PLAT BOUNDARY

PLAT BOUNDARY
2514.35'
S 2'19'35" W

PLAT BOUNDARY
658.17'
S 87'55'17" E



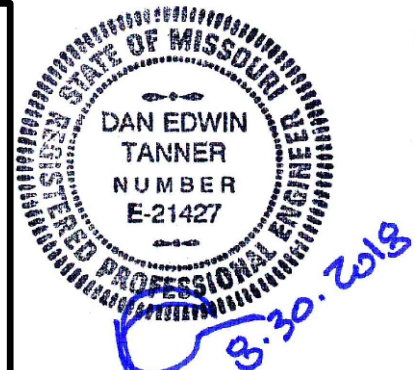
Artisan Point
Shenandoah Dr
Lee's Summit, MO

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ISSUE DATE: 5/4/2018
ATLAS PAGE NO:

PLAN SCALE: (H) 1" = 50'
(V)

Site Plan-2

PD04



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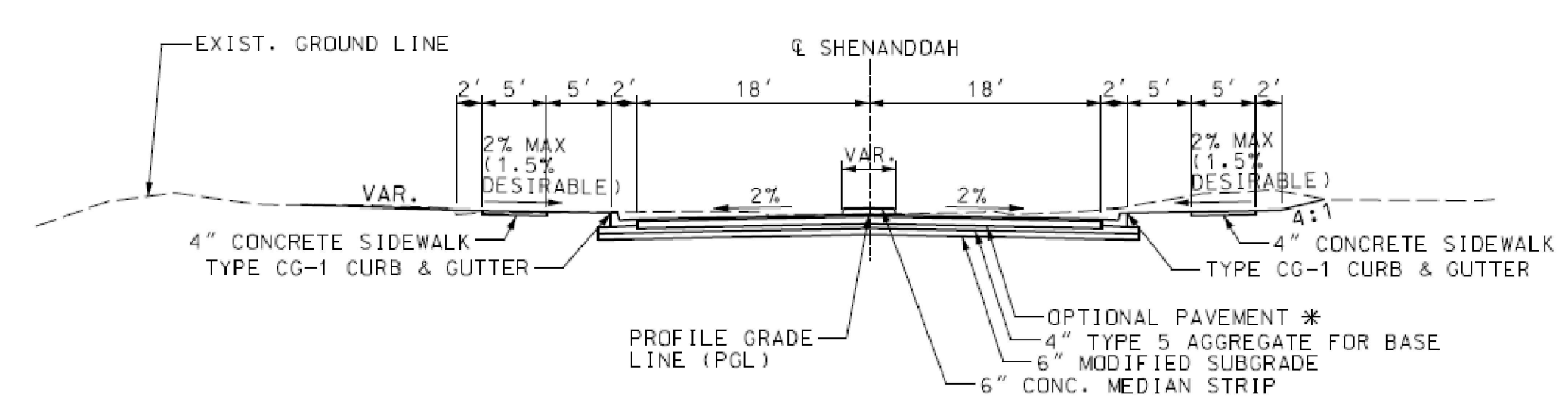
PLOT DATE: 8/30/18

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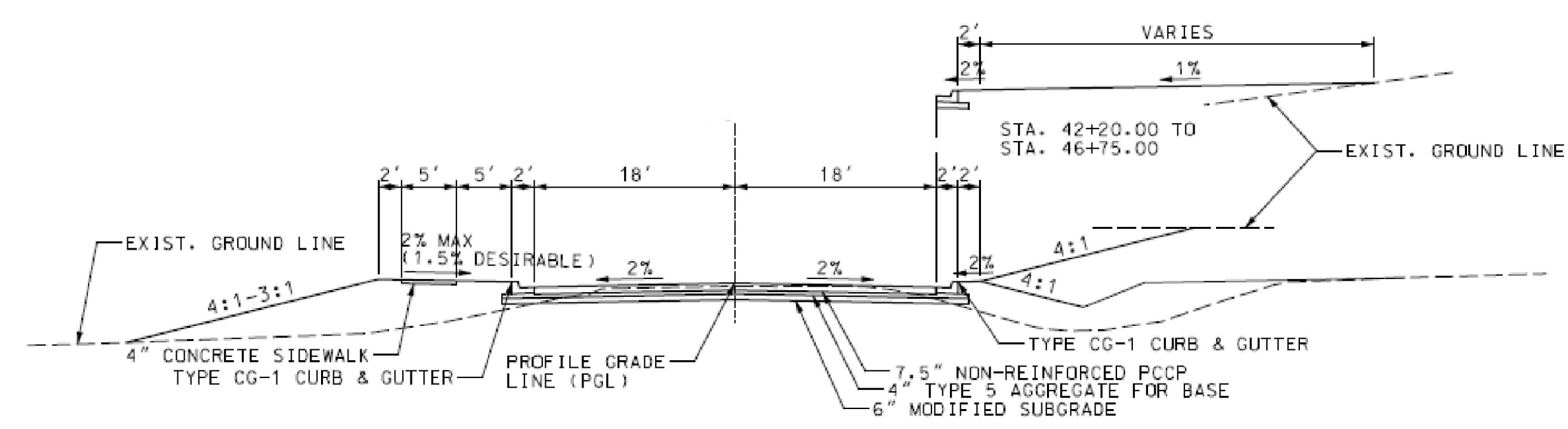


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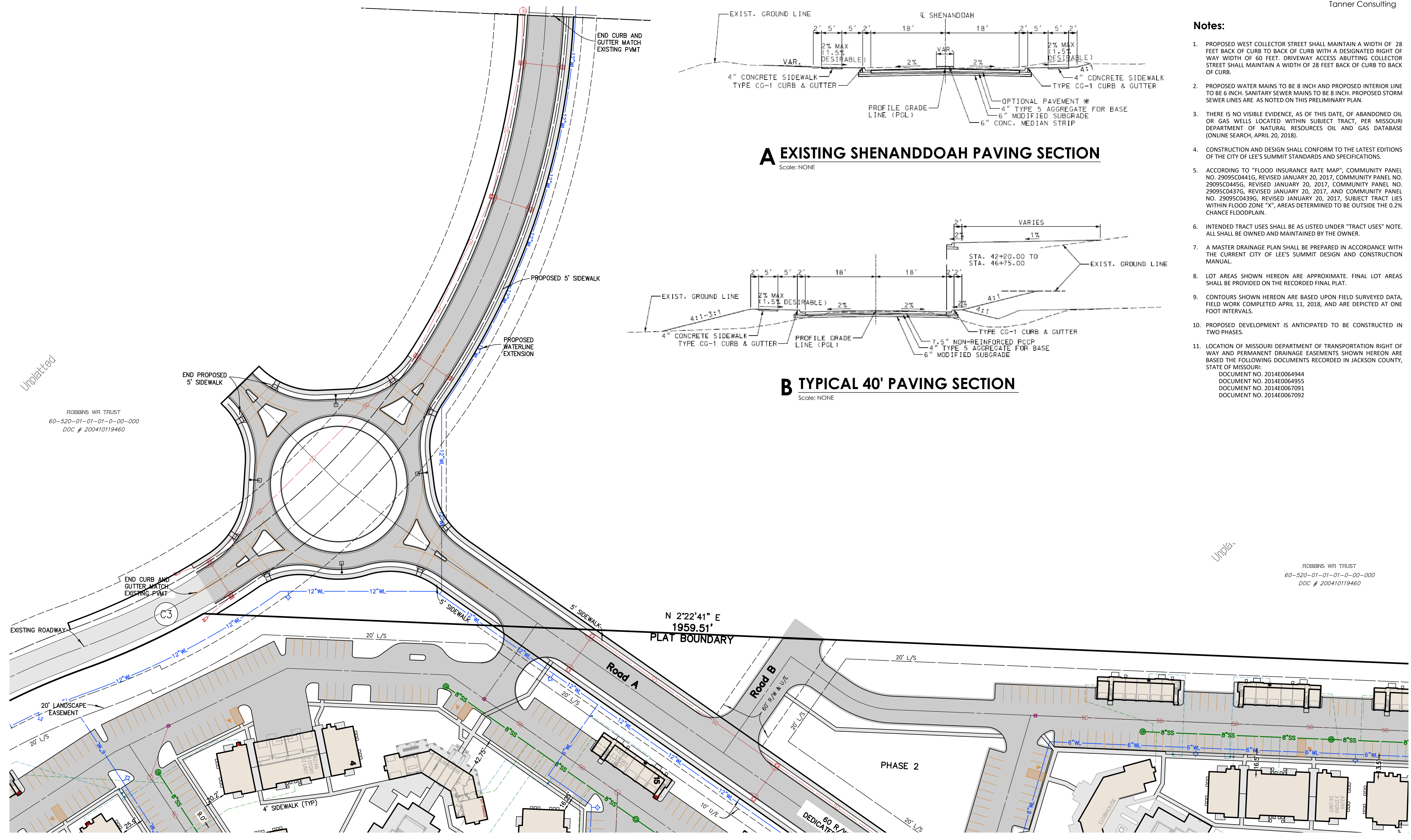
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 - DOCUMENT NO. 2014E0064955
 - DOCUMENT NO. 2014E0067091
 - DOCUMENT NO. 2014E0067092



A EXISTING SHENANDDOAH PAVING SECTION
Scale: NONE



B TYPICAL 40' PAVING SECTION
Scale: NONE



N 2°22'41" E
1959.51'
PLAT BOUNDARY

ROBBINS WR TRUST
60-520-01-01-01-0-00-000
DOC # 200410119460

ROBBINS WR TRUST
60-520-01-01-01-0-00-000
DOC # 200410119460

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Unplatted

Artisan Point
Shenandoah Dr
Lee's Summit, MO

PROJECT: 17086
ISSUE DATE: 5/4/2018
ATLAS PAGE NO:
PLAN SCALE: (H)
(V)
Public Roadway
PD05

Notes:

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DOCUMENT NO. 2014E0064955
DOCUMENT NO. 2014E0067091
DOCUMENT NO. 2014E0067092

Site Information:

GROSS SITE AREA = 35.361 ACRES
TOTAL NUMBER OF LOTS = 2

NET LOT 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

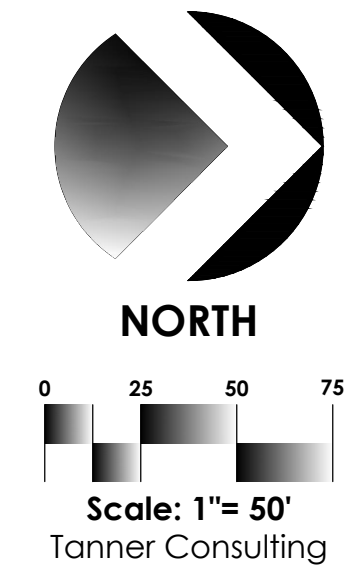
PHASE 2:

72 UNIT TYPE: A2 @ 789 S.F
60 UNIT TYPE: A9 @ 879 S.F
72 UNIT TYPE: B2 @ 1,050 S.F
72 UNIT TYPE: B8 @ 1,108 S.F
9 UNIT TYPE: A3 @ 966 S.F
9 UNIT TYPE: B3 @ 1,267 S.F
4 UNIT TYPE: A4T @ 958 S.F
2 UNIT TYPE: B4T @ 1,246 S.F
2 UNIT TYPE: B5T @ 1,246 S.F

302 TOTAL UNITS
TOTAL 293,837 SF

GARAGES: 64

549 OPEN PARKING SPACES
613 TOTAL PARKING (OPEN + GARAGES)
604 MINIMUM PARKING REQUIRED



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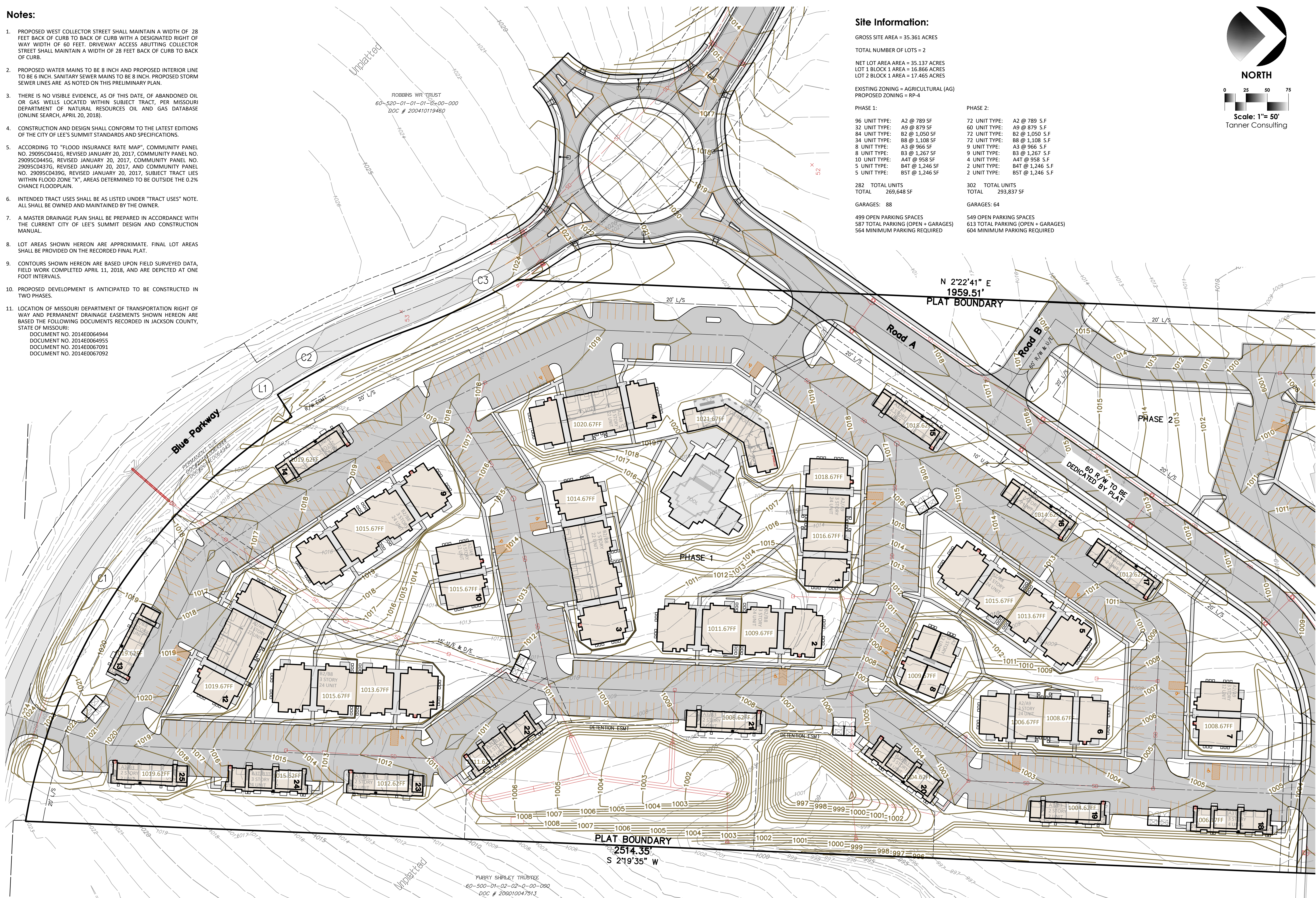
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Artisan Point
Shenandoah Dr
Lee's Summit, MO

PROJECT: 17086
ISSUE DATE: 5/4/2018
ATLAS PAGE NO:

PLAN SCALE: (H) 1" = 50'
(V)

Grading Plan South

PD06

P:\2017\17086\Civil\17086_PLANDVELOPMENT.DWG, 6-GR_SOUTH, 8/30/2018 10:35:14 AM, L.PATTERSON, L.L. TANNER CONSULTING, L.L.C. OK CA 2601 EXP 6/30/2019



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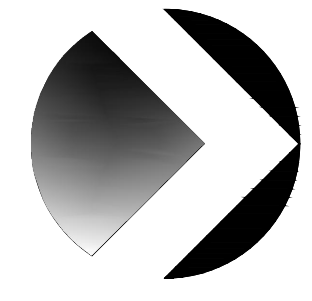
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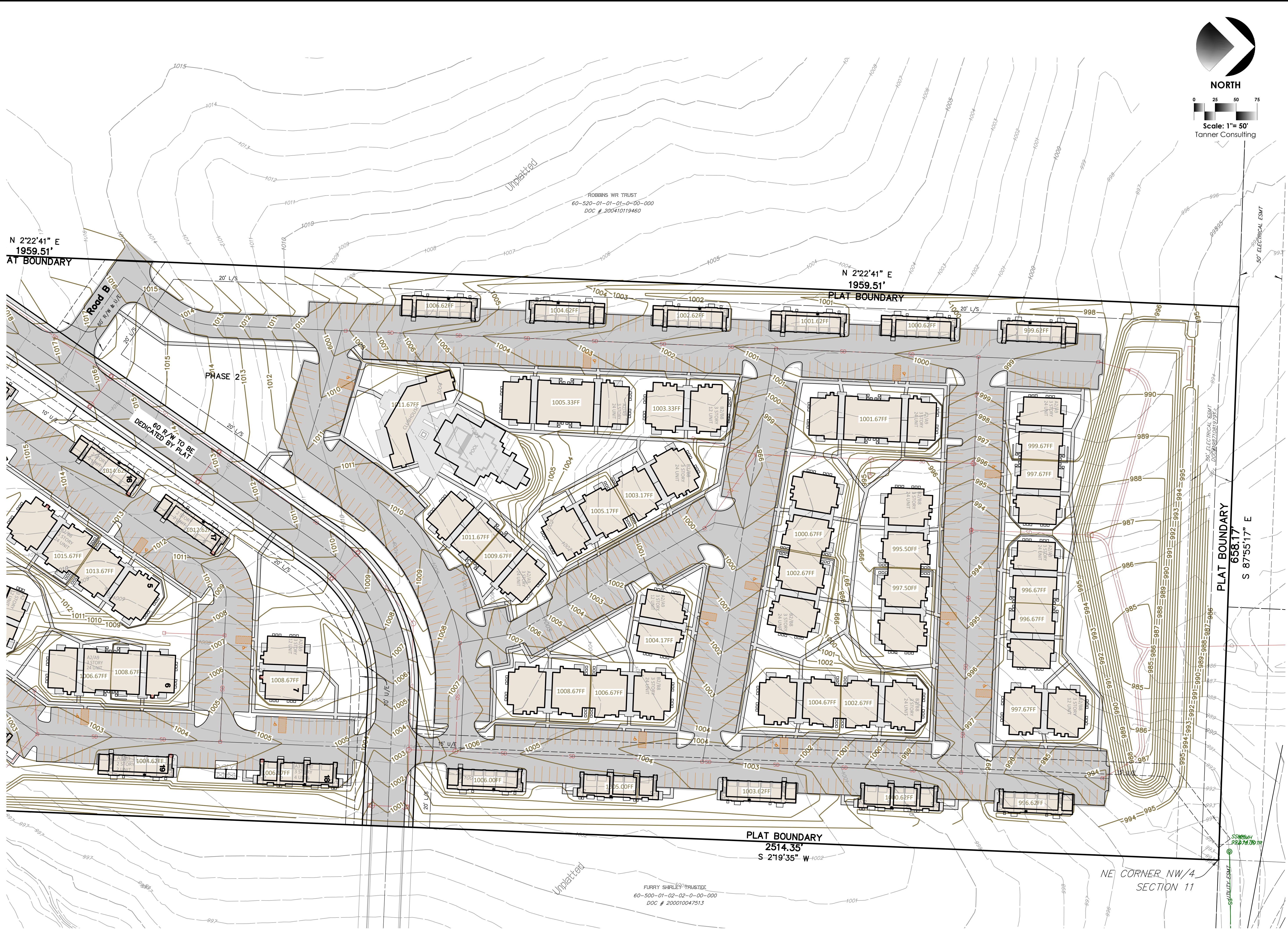
MILESTONE	DATE

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NORTH
0 25 50 75
Scale: 1" = 50'
Tanner Consulting



N 2°22'41" E
1959.51'
AT BOUNDARY

N 2°22'41" E
1959.51'
PLAT BOUNDARY

PLAT BOUNDARY
2514.35'
S 2°19'35" W

PLAT BOUNDARY
658.17'
S 87°55'17" E

NE CORNER NW/4
SECTION 11

Artisan Point
Shenandoah Dr
Lee's Summit, MO

PROJECT: 17086
ISSUE DATE: 5/4/2018
ATLAS PAGE NO:

PLAN SCALE: (H) 1" = 50'
(V)

Grading Plan North

PD07

P:\2017\17086\Civil\17086_PlanDevelopment.dwg, 7-02-NORTH, 8/30/2018 10:36:09 AM, L.PATTERSON, L.I. TANNER CONSULTING, LLC, OK, CA 2661 E.P. 6/30/2019