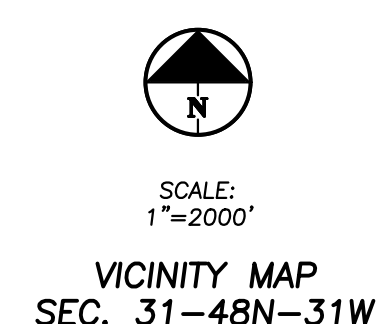
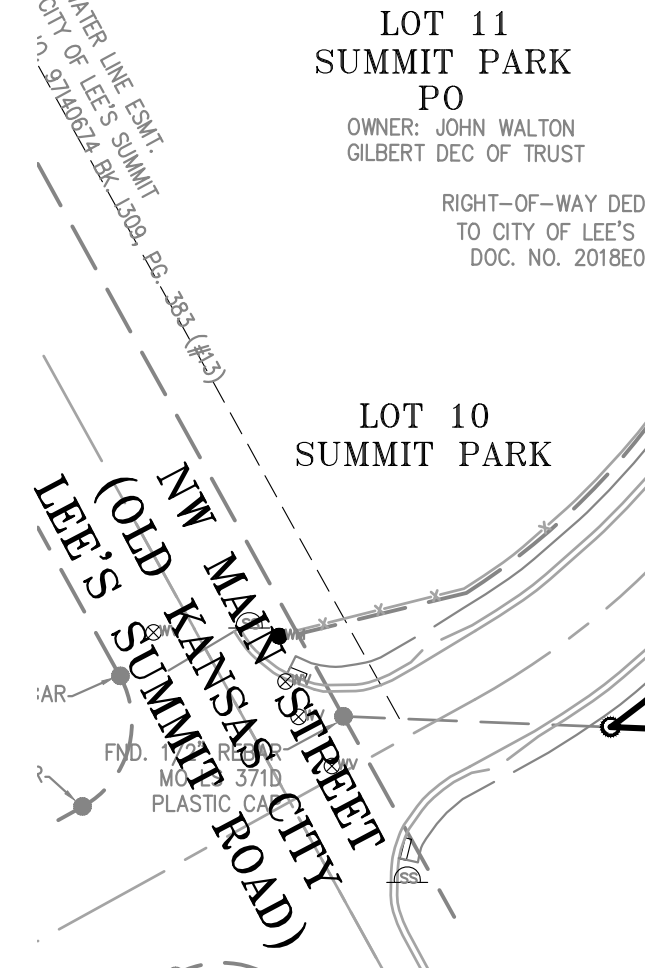
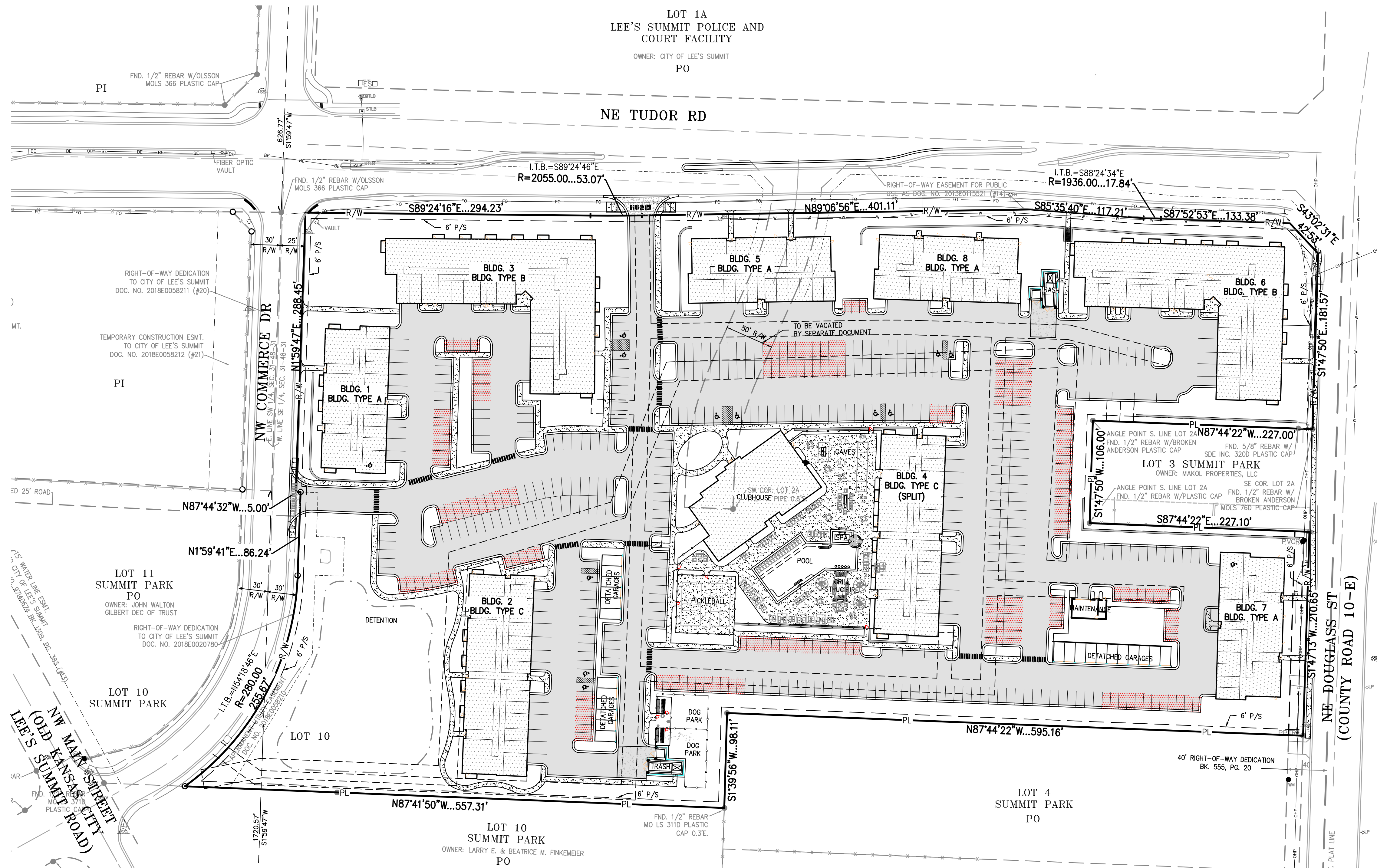


LOT 1A
LEE'S SUMMIT POLICE AND
COURT FACILITY
OWNER: CITY OF LEE'S SUMMIT
PO

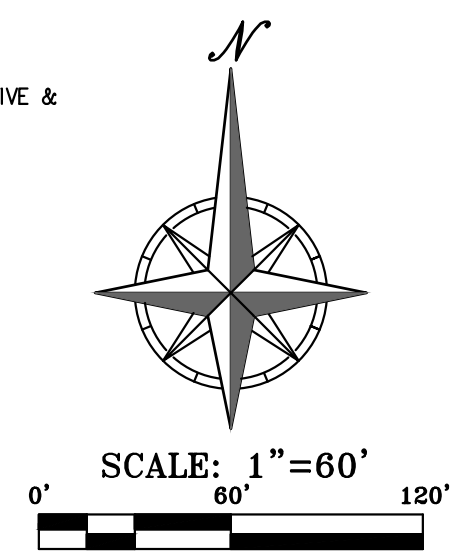


UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

| PARKING CALCULATIONS | |
|--|------------------|
| PARKING CALCULATIONS (CITY STANDARDS) | |
| REQUIRED PARKING | 716 SPACES |
| STUDIO | 2 X 1.00 = 2 |
| 1 BDR. | 209 X 1.50 = 314 |
| 2 BDR. | 147 X 1.50 = 221 |
| VISITOR | 358 X 0.50 = 179 |
| PROVIDED TOTAL PARKING | 622 SPACES* |
| STANDARD | 301 |
| COMPACT | 168 |
| DRIVEWAY | 40 |
| GARAGE (ATTACHED) | 90 |
| GARAGE (DETACHED) | 23 |
| REQUIRED ADA PARKING | |
| ADA PARKING STALLS 622*.02 | 13 |
| PROVIDED ADA PARKING | |
| ADA PARKING STALLS | 13 |
| SURFACE | 11 |
| GARAGE | 2 |
| TOTAL | 13 |
| *PARKING ANALYSIS PROVIDED | |

LEGEND

| | |
|----------------|--|
| — PL — | PROPERTY LINE |
| - - - LL - - - | LOT LINE |
| - R/W - | RIGHT-OF-WAY |
| — 2' — | 2' CURB & GUTTER |
| — P/S — | PARKING SETBACK LINE |
| [Pattern] | ASPHALT PAVEMENT |
| [Pattern] | CONCRETE PAVEMENT |
| [Symbol] | RETAINING WALL |
| [Symbol] | FENCE - 6' PAINT COATED, DECORATIVE & ORNAMENTAL, STEEL PICKET |
| [Symbol] | DENOTES COMPACT PARKING SPACE 8.5' WIDTH |



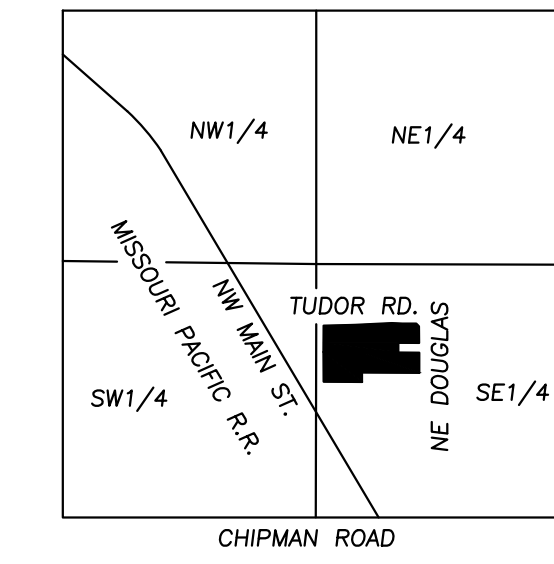
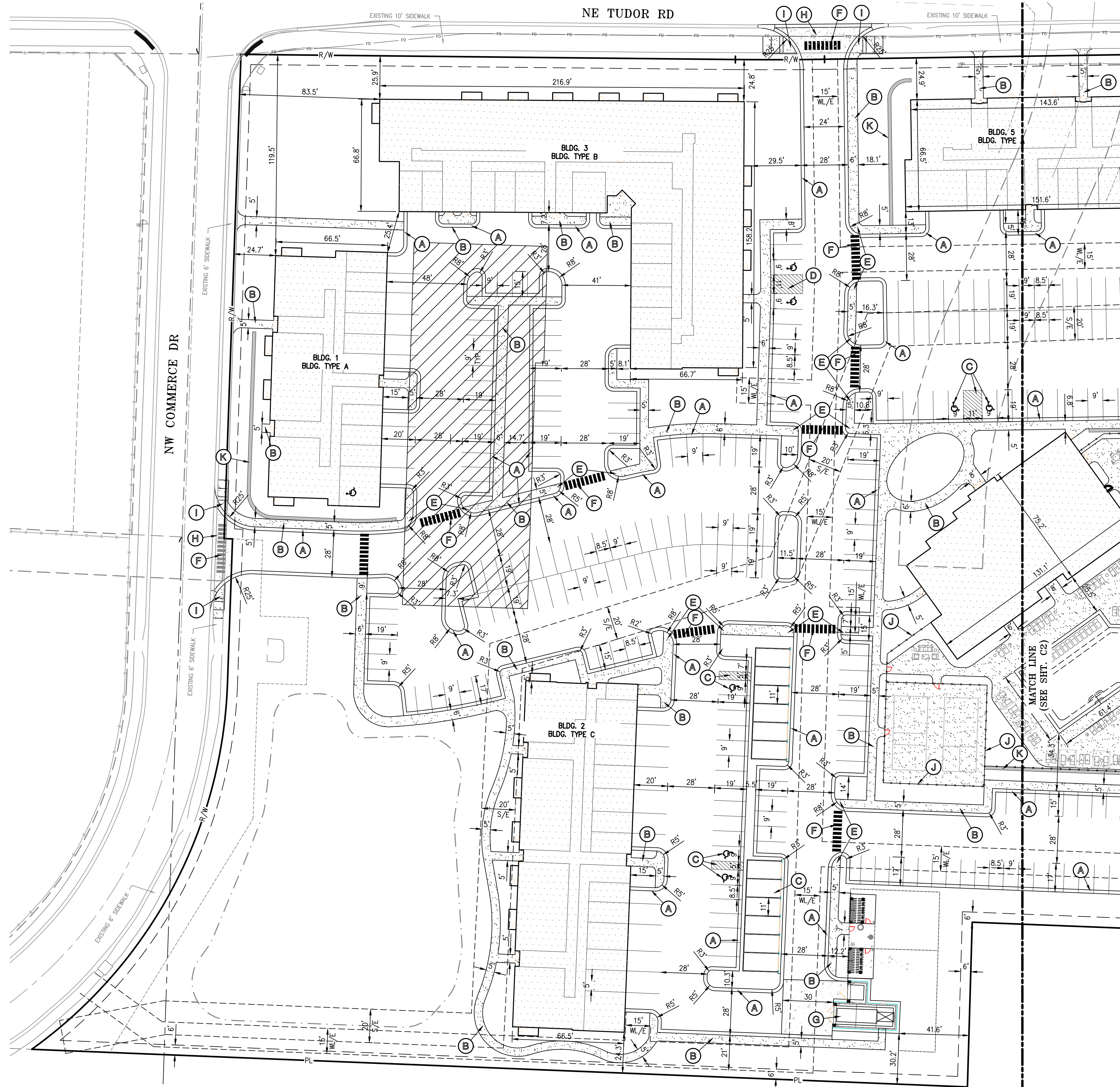
PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66066
(913) 993-1155
Fax (913) 993-1165
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

COMPACT PARKING PLAN
TUDOR MULTIFAMILY

| PROJECT NO. | DATE | BY | APP. |
|-------------|----------|-----|------|
| 220231 | 08-09-22 | DEU | DEU |

| No. | Date | Revisions: |
|-----|----------|---------------|
| 1. | 08-09-22 | CITY COMMENTS |



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

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. 29095004176, AND DATED JANUARY 20, 2017.

NOTE:

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

LEGEND:

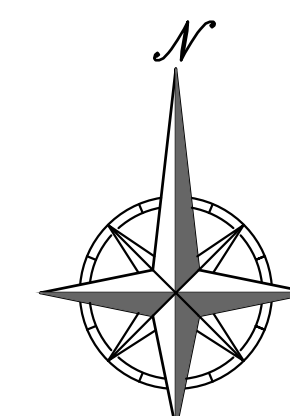
- B.L. BUILDING LINE
- U/E UTILITY EASEMENT
- P/S PARKING SETBACK

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



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

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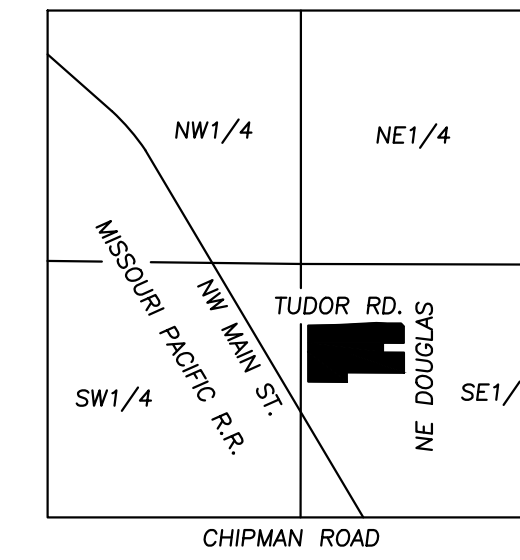
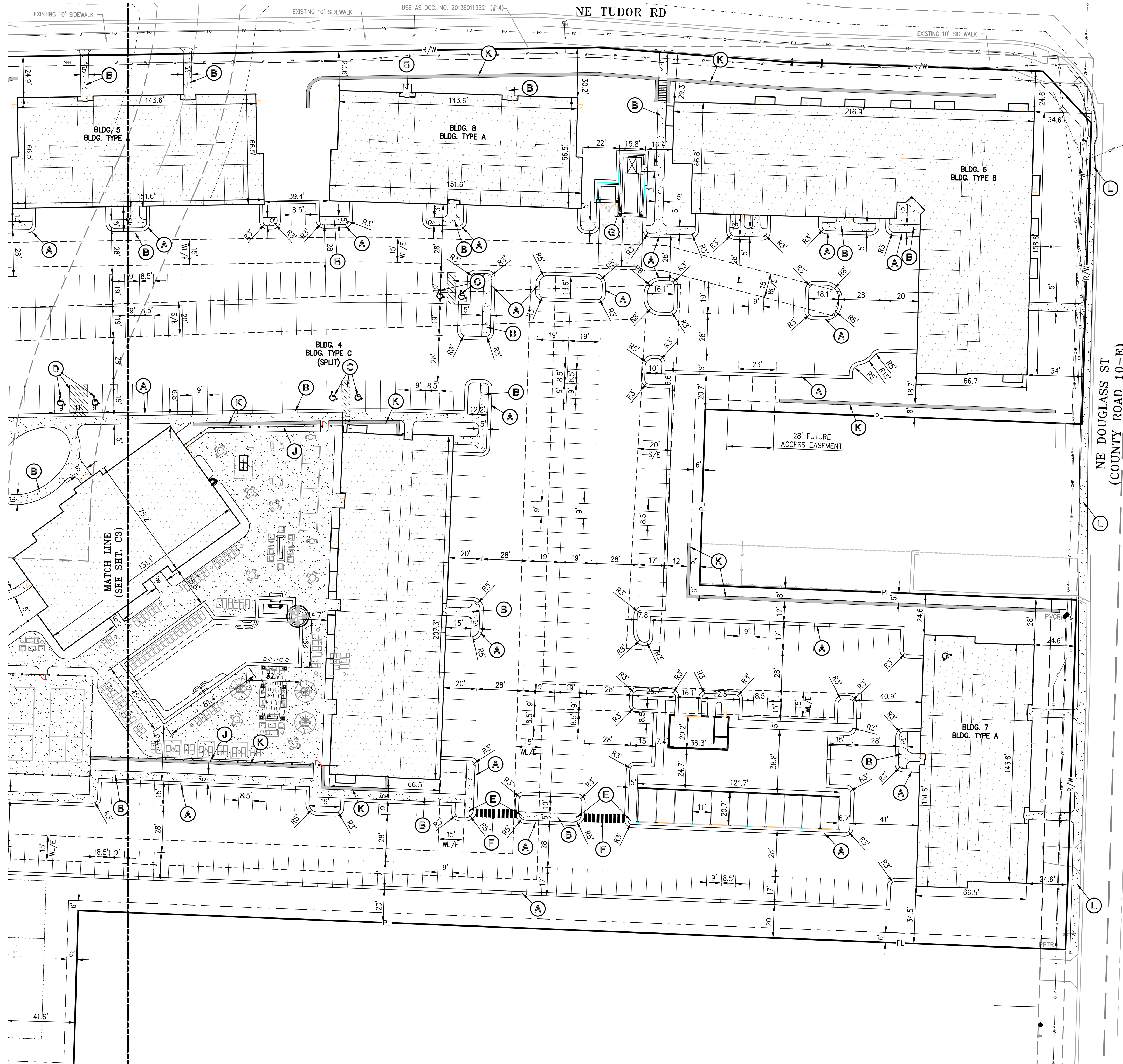


DIMENSION PLAN
TUDOR MULTIFAMILY

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

| Revisions: | No. | Date | Comments |
|------------|-----|----------|---------------|
| | 1 | 08-09-22 | CITY COMMENTS |

\\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

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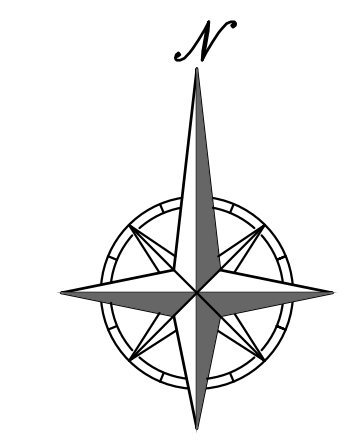
NOTE:
ALL DIMENSIONS ARE TO THE BACK OF CURB & FACE OF BUILDINGS.

LEGEND:

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

SITE KEY NOTES:

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

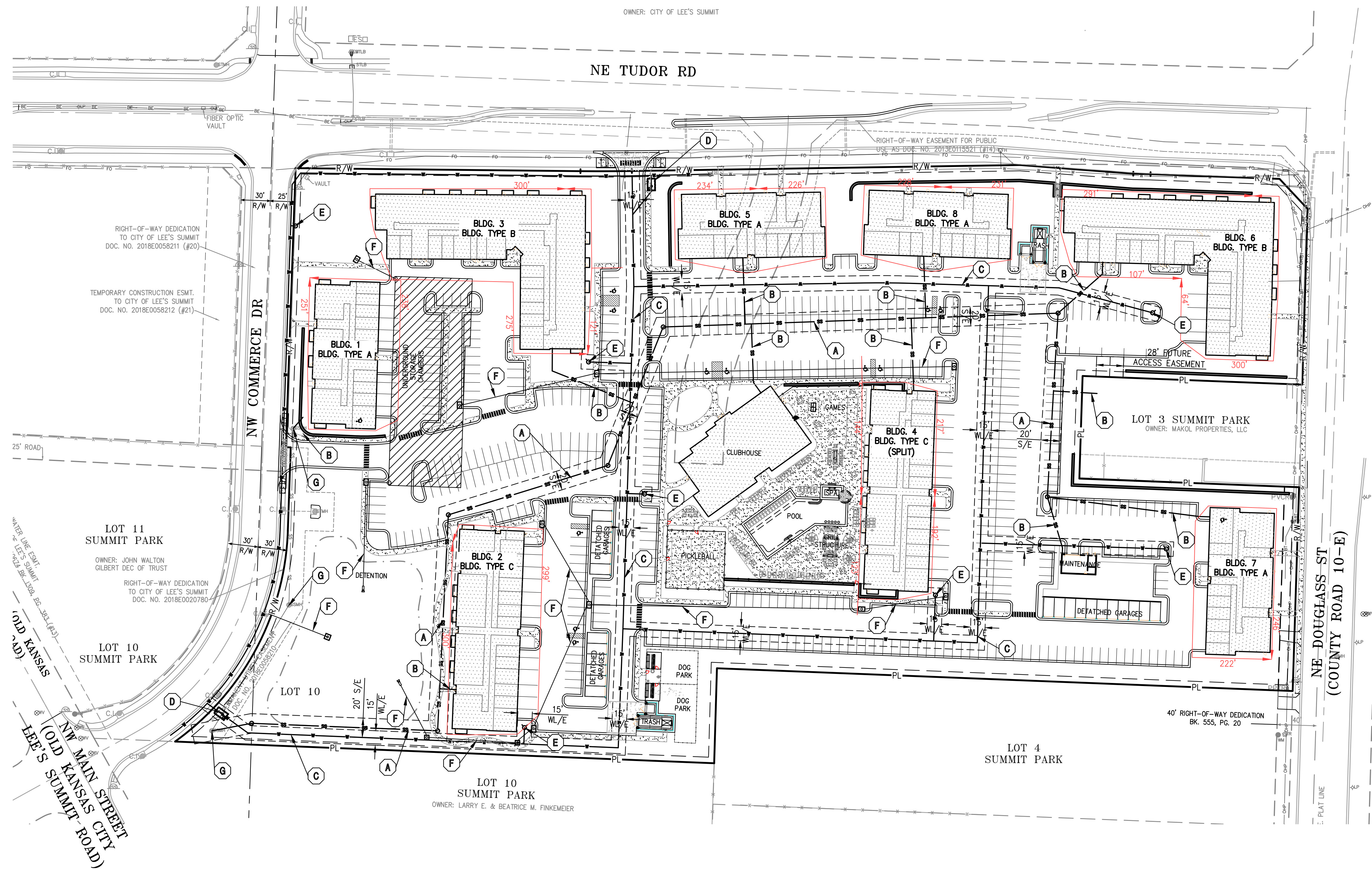
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DIMENSION PLAN
TUDOR MULTIFAMILY

| 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 | |
| | | | | STATE OF AUTHORIZATION | |
| | | | | LAND SURVEYING: 20070128 | |
| | | | | ENGINEERING: 20030308 | |

SHEET
C3



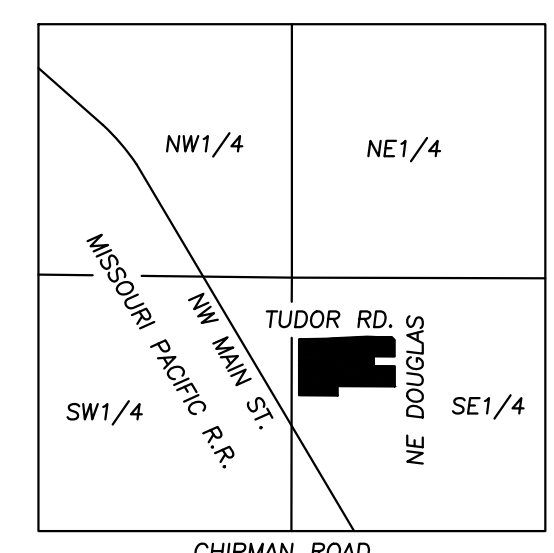
OWNER: CITY OF LEE'S SUMMIT

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
 RIGHT-OF-WAY DEDICATION TO CITY OF LEE'S SUMMIT DOC. NO. 2018E0020780

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

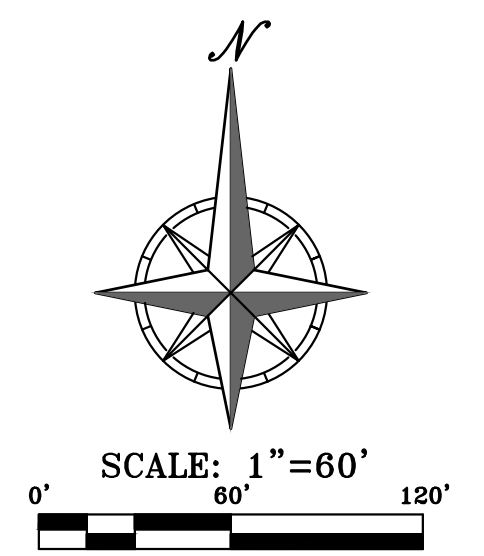
40' RIGHT-OF-WAY DEDICATION BK. 555, PG. 20



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
 - OTT 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



Know what's below.
 Call before you dig.

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UTILITY PLAN
 TUDOR MULTIFAMILY

| PROJECT NO. | No. | Date | By | App. |
|---------------|-----|----------|-----|------|
| 220231 | 1. | 08-09-22 | BIG | DEU |
| Revisions: | | | | |
| CITY COMMENTS | | | | |

SHEET
C5

