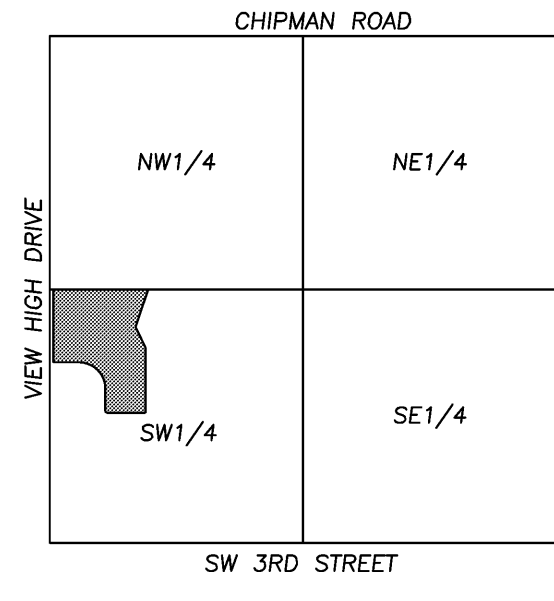


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C1	OVERALL SITE PLAN
C2	SITE PLAN
C2.1-C2.5	SITE DIMENSION PLAN
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C3.1	RETAINING WALL ELEVATION PLAN
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C5	DRAINAGE MAP
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LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S 87°05'51" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW HIGH VIEW DRIVE, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 87°05'51" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 996.15 FEET; THENCE S 21°45'29" W, A DISTANCE OF 414.33 FEET; THENCE S 22°19'08" E, A DISTANCE OF 240.27 FEET; THENCE S 03°32'46" W, A DISTANCE OF 638.11 FEET; THENCE N 86°27'14" W, A DISTANCE OF 401.33 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N 33°32'32" E, A DISTANCE OF 183.63 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 439.92 FEET; THENCE N 86°28'37" W, A DISTANCE OF 272.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NW HIGH VIEW DRIVE; THENCE N 31°9'41" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NW HIGH VIEW DRIVE, A DISTANCE OF 758.21 FEET TO THE POINT OF BEGINNING, CONTAINING 21.3401 ACRES, MORE OR LESS.



SCALE: 1"=2000'
 VICINITY MAP
 SEC. 3-47N-32W

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. 29095C0287F, AND DATED SEPTEMBER 29, 2006.

LEGEND:

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

BUILDING & SITE DATA

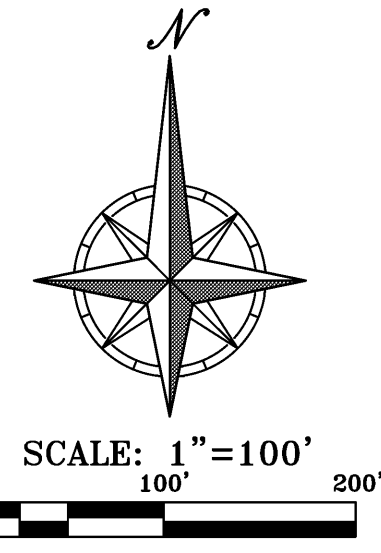
LOT AREA	21.34 ACRES
PROPOSED ZONING	PMIX
NUMBER OF UNITS	312 UNITS
DENSITY (UNITS/ACRE)	15.07 DU/AC
TOTAL BUILDING SQ. FOOTAGE	506,868 SQ. FT.
FLOOR AREA RATIO (FAR)	0.55
(506,868 S.F./929,576 S.F.)	
% IMPERVIOUS	53.5%
(497,190 S.F./929,576 S.F.)	

PARKING CALCULATIONS

PARKING CALCULATIONS (CITY STANDARDS)	
REQUIRED PARKING	478 SPACES
1 BDR.	156 x 1.50 = 234
2 BDR.	136 x 1.50 = 204
3 BDR.	20 x 2.00 = 40
PROVIDED PARKING	749 SPACES
STANDARD	369
HANDICAP	17
GARAGE (ATTACHED)	170
GARAGE (DETACHED)	24
DRIVE APRON (IN FRONT OF GARAGE)	170

BUILDING TYPES

#1 - TYPE I	(16 UNITS)	107,680 S.F.
#2 - TYPE II	(24 UNITS)	105,162 S.F.
#3 - TYPE V	(20 UNITS)	40,596 S.F.
#4 - TYPE Ia	(16 UNITS)	107,680 S.F.
#5 - TYPE VI	(20 UNITS)	65,730 S.F.
#6 - TYPE Ic	(12 UNITS)	107,680 S.F.
#7 - TYPE VIa	(16 UNITS)	65,730 S.F.
#8 - TYPE VIb	(16 UNITS)	65,730 S.F.
#9 - TYPE III	(16 UNITS)	26,074 S.F.
#10 - TYPE IV	(16 UNITS)	78,222 S.F.
#11 - TYPE IIa	(24 UNITS)	105,162 S.F.
#12 - TYPE IVa	(16 UNITS)	78,222 S.F.
#13 - TYPE Va	(20 UNITS)	40,596 S.F.
#14 - TYPE II	(24 UNITS)	105,162 S.F.
#15 - TYPE Ib	(16 UNITS)	107,680 S.F.
#16 - TYPE IVa	(16 UNITS)	78,222 S.F.
#17 - TYPE VII	(24 UNITS)	65,730 S.F.
#18 - CLUBHOUSE		8,947 S.F.
#19 - GARAGE 1		3,118 S.F.
#20 - GARAGE 2		3,686 S.F.
#21 - MAINTENANCE		1,307 S.F.
#22 - TRASH		616 S.F.



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PLANNING
 ENGINEERING
 IMPLEMENTATION

OVERALL SITE PLAN
APARTMENTS - VILLAGE AT VIEW HIGH
 LEE'S SUMMIT, MISSOURI

PROJECT NO.	150376	No.	Date	By	App.
DATE:	7-22-16	1	9-14-16	JMO	DCU
DRAWN:	JMO				
DESIGNED:	DEU				
APPROVED:					
CERTIFICATE OF AUTHORIZATION					
MISSOURI ENGINEERING BOARD					
ENGINEER NO.	200700176				