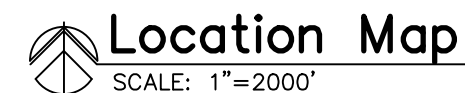


T
47
N

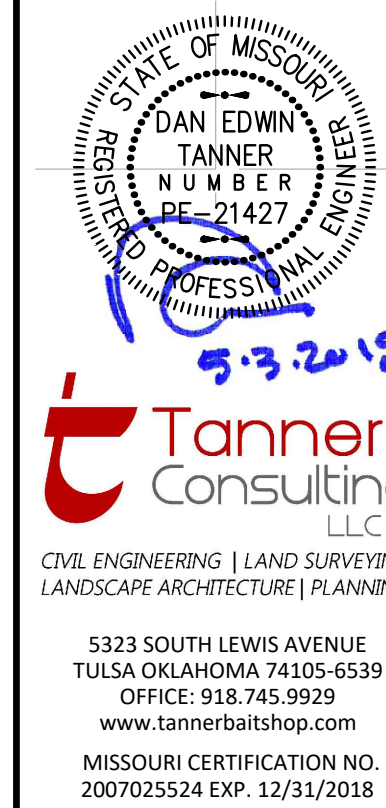
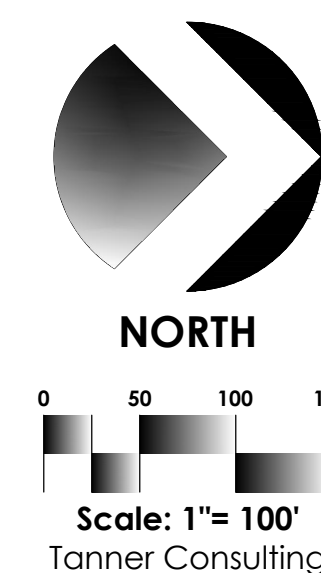


4200 East Skelly Drive
Suite 800
Tulsa, Oklahoma 74135
Phone: (918)492-1983

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

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

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



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF TANNER CONSULTING, INC. IF THEY ARE THEY TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING, INC. ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

[illegible]

ALL CONSTRUCTION TO BE IN STR
ACCORDANCE WITH CURRENT CITY
TULSA STANDARDS AND SPECIFICATI
(INCLUDING O.D.O.T. 2009 EDITIO

Artisan Point
Shenandoah Dr
Lee's Summit, MO

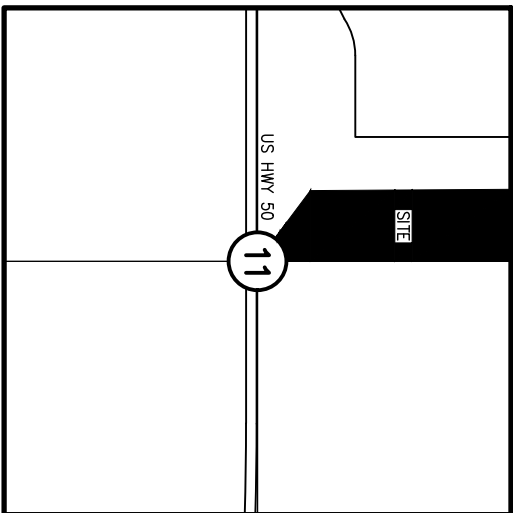
PROJECT: 1708
ISSUE DATE: 5/4/201
ATLAS PAGE NO:

PLAN SCALE: (H) 1" = 100'
(V)

Plan Development Cover

PD01

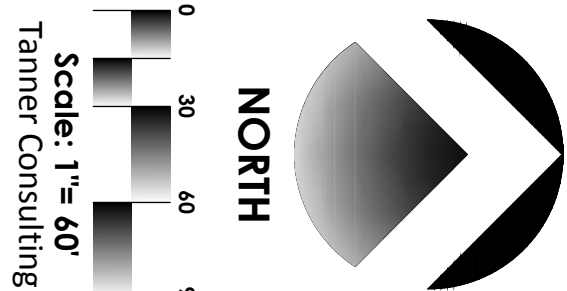
R 31 W



PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11)
TOWNSHIP FORTY-SEVEN (47) NORTH, RANGE THIRTY-ONE (31) WEST, OF THE 6TH PRINCIPAL MERIDIAN
AN ADDITION TO THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, STATE OF MISSOURI

Preliminary Plat

Artisan Point



Location Map
SCALE: 1"=4000'

- LEGEND
- BC BACK CURB
 - B/C BUILDING LINE & UTILITY
 - B/U BUILDING FOOTPRINT
 - BR PG BOOK & PAGE
 - CL CENTERLINE
 - CMP CORRUGATED METAL PIPE
 - CS CONCRETE SEWER
 - ESMT EASEMENT
 - FL FLOWLINE
 - IPF IRON PIN FOUND
 - IPF LIMITS OF NO ACCESS
 - LSA LANDSCAPE EASEMENT
 - MSA MISSOURI DEPARTMENT OF TRANSPORTATION
 - MOD OVERLAND DRAINAGE EASEMENT
 - ODE OVERHEAD ELECTRIC
 - OHE OVERHEAD ELECTRIC
 - RES RESERVE
 - R/W RIGHT-OF-WAY
 - SS SANITARY SEWER
 - TR TOP RIM
 - U/E UTILITY EASEMENT
 - 9/23 ADDRESS ASSIGNED

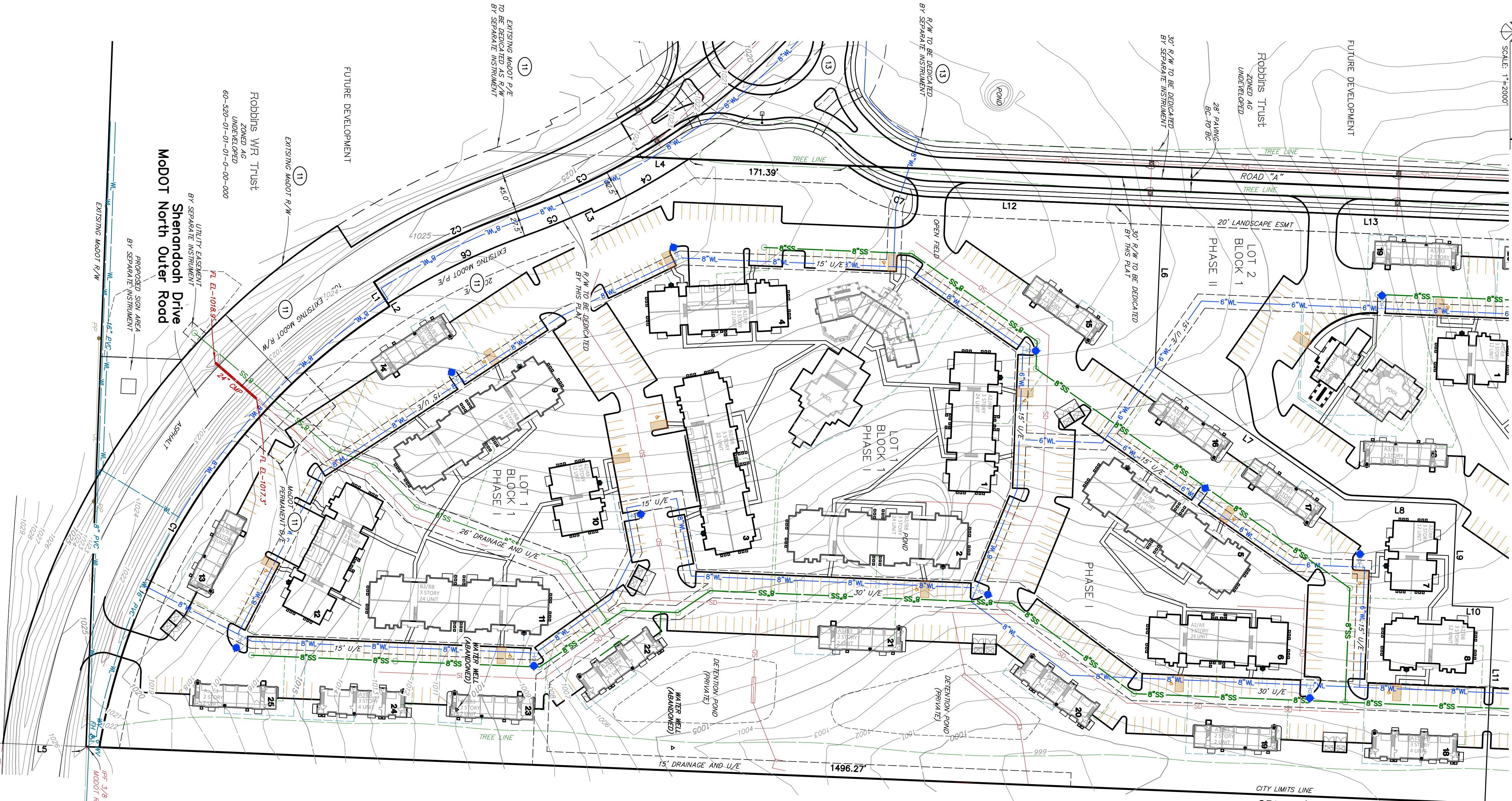
OWNER:
Case Development, LLC

4200 East Skelly Drive
Tulsa, Oklahoma 74135
Phone: (918)492-1983
Contact: Scott Case

ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.E. NO. 21427
MO STATE CA 200702524 EXP. 12/31/2019
EMAIL: DAN@TANNERBATHSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Line Table		
Line #	Length	Direction
L1	31.00'	S 67°03'29" W
L2	3.50'	N 64°50'26" E
L3	5.00'	N 64°50'26" E
L4	57.94'	N 2°22'33" E
L5	131.43'	S 2°19'29" W
L6	173.10'	S 87°37'27" E
L7	250.26'	N 34°58'06" E
L8	120.06'	N 2°22'49" E
L9	109.42'	S 87°37'27" E
L10	44.08'	N 2°22'33" E
L11	211.69'	S 87°37'27" E
L12	249.01'	N 2°22'33" E
L13	859.99'	N 2°22'33" E
L14	30.00'	N 87°37'27" W

Curve Table			
Curve #	Length	Radius	Initial Tangent Bearing
C1	586.04'	708.42'	N 80°20'23" W
C2	171.52'	739.42'	N 19°39'08" W
C3	141.77'	784.43'	N 10°21'18"
C4	118.08'	816.93'	N 25°09'34" W
C5	78.04'	811.93'	S 19°39'08" E
C6	165.14'	711.92'	S 32°56'31" E

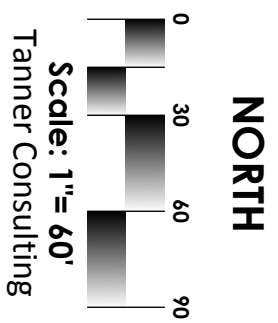


DATE OF PREPARATION: May 3, 2018

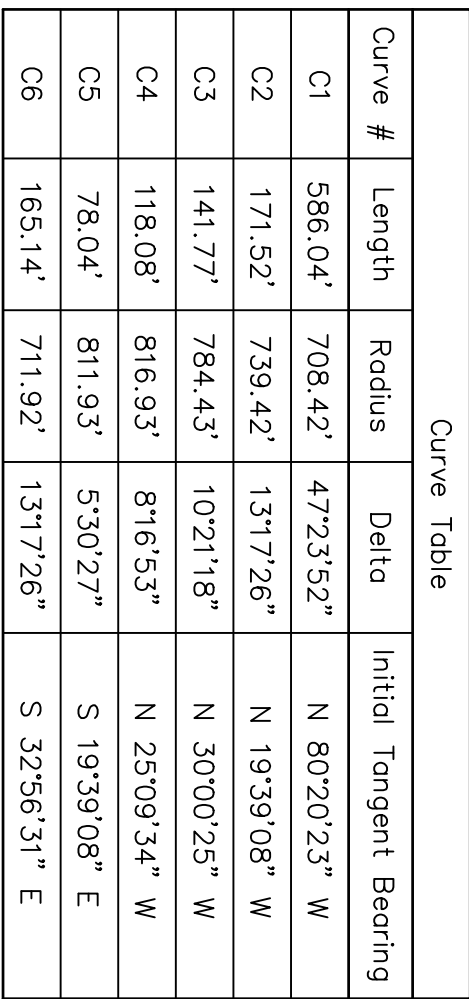
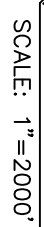


PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11)
TOWNSHIP FORTY-SEVEN (47) NORTH, RANGE THIRTY-ONE (31) WEST, OF THE 6TH PRINCIPAL MERIDIAN
AN ADDITION TO THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, STATE OF MISSOURI

Artisan Point



Scale: 1"= 60'
Tanner Consulting



Line Table		
Line #	Length	Direction
L1	31.00'	S 57°03.29' W
L2	3.50'	N 64°50.26' E
L3	5.00'	N 66°50.26' E
L4	57.94'	N 22°23.3' E
L5	131.43'	S 21°9.29' W
L6	173.10'	S 87°37.27' E
L7	250.26'	N 34°58.06' E
L8	120.06'	N 22°24.9' E
L9	109.42'	S 87°37.27' E
L10	44.08'	N 22°23.3' E
L11	211.65'	S 87°37.27' E
L12	249.01'	N 22°23.3' E
L13	858.99'	N 22°23.3' E
L14	30.00'	N 87°37.27' W

Curve Table			
Curve #	Length	Radius	Delta
C1	566.04'	708.42'	47°23.52"
C2	171.32'	739.42'	131°7.56"
C3	141.77'	784.43'	102°11.81"
C4	118.08'	816.93'	81°6.53"
C5	78.04'	811.93'	53°30.27"
C6	165.14'	711.92'	131°7.26"

Notes: ○

1. PROPOSED WEST COLLECTION 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 COLLECTION 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, AS NOTED ON THIS PRELIMINARY PLAN.
3. THERE IS NO VISIBLE EVIDENCE, AS OF THIS DATE, OF MISJOINTS OR 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 LET'S SUMMIT STANDARDS AND SPECIFICATIONS.
5. ACCORDING TO "GOOD INSURANCE RATE MAP" COMMUNITY PANEL 280950504066, REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 280950504066, REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 280950504396, REVISED JANUARY 20, 2017, SUBJECT TRACT LIES WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCED FLOODPLAIN.
6. INTENDED TRACT USES SHALL BE AS LISTED UNDER "TRACT USES" NOTE. ALL SHALL BE OWNED AND MAINTAINED BY THE OWNER.
7. A MASTER GRADING PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT CITY OF LET'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

Notes: ○

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 DAMAGE EASEMENTS SHOWN HEREON ARE BASED UPON RECORD DOCUMENTS FILED IN JACKSON COUNTY, STATE OF MISSOURI.
DOCUMENT NO. 2014260064944
DOCUMENT NO. 2014260064955
DOCUMENT NO. 2014260064966
DOCUMENT NO. 2014260067092
12. BEARINGS SHOWN UPON THIS SURVEY ARE BASED UPON MISSOURI STATE PLATE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) DEPICTION OF NATURAL RESOURCES. DISTANCES ARE IN STATE PLATE WITH A COMBINED FACTOR OF 1.000093264.
13. ROUNDABOUT RIGHT OF WAY TO BE PROVIDED BY SEPARATE AGREEMENT. DESIGN AND CONSTRUCTION OF ROUNDABOUT WILL BE A PART OF PROJECT #1.

Legal Description

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF LEE'S SUMMIT, JACKSON COUNTY, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

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) UNDEVELOPED

PROPOSED ZONING = PLANNED MIXED USE (PMIX)

ENGINEER:

Tanner Consulting, L.L.C.

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

OWNER:
Case Development, LLC

4200 East Skelly Drive
Tulsa, Oklahoma 74135
Phone: (918)492-1983
Contact: Scott Case

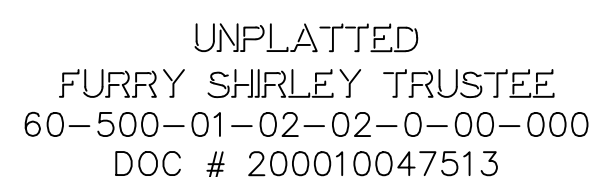
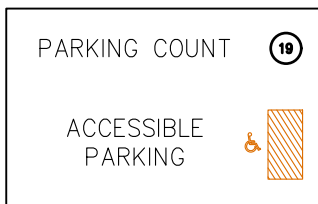
**OVERALL SITE
SHEET 3 OF 3**

DATE OF PREPARATION: May 3, 2018

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. 29095C04045G, 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. 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 PLAN.
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:
DOCUMENT NO. 2014E0064944
DOCUMENT NO. 2014E0064955
DOCUMENT NO. 2014E0067091
DOCUMENT NO. 2014E0067092

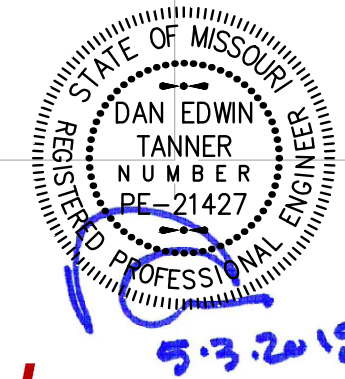
END PROPOSED
5' SIDEWALK

525 OPEN PARKING SPACES
589 TOTAL PARKING (OPEN + GARAGES)
628 MINIMUM PARKING REQUIRED



ALL CONSTRUCTION TO BE IN STR
ACCORDANCE WITH CURRENT CITY
TULSA STANDARDS AND SPECIFICATI
(INCLUDING O.D.O.T. 2009 EDITIO

PD03



Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com
MISSOURI CERTIFICATION NO.
2007025524 EXP. 12/31/2018

811 1-800-DIG-RITE
molcall.com

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

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

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

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

Site Plan-2

PD04

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 = PLANNED MIXED USE (PMIX)

PHASE 1:

78 UNIT TYPE: A2 @ 789 SF
38 UNIT TYPE: A9 @ 879 SF
96 UNIT TYPE: B2 @ 1,050 SF
34 UNIT TYPE: B8 @ 1,108 SF
9 UNIT TYPE: A3 @ 966 SF
9 UNIT TYPE: B3 @ 1,267 SF
8 UNIT TYPE: A4T @ 958 SF
4 UNIT TYPE: B4T @ 1,246 SF
4 UNIT TYPE: B5T @ 1,246 SF

280 TOTAL UNITS

587 TOTAL PARKING (OPEN + GARAGES)

GARAGES: 88

499 OPEN PARKING SPACES

560 MINIMUM PARKING REQUIRED

PHASE 2:

66 UNIT TYPE: A2 @ 789 S.F.
66 UNIT TYPE: A9 @ 879 S.F.
78 UNIT TYPE: B2 @ 1,050 S.F.
78 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.

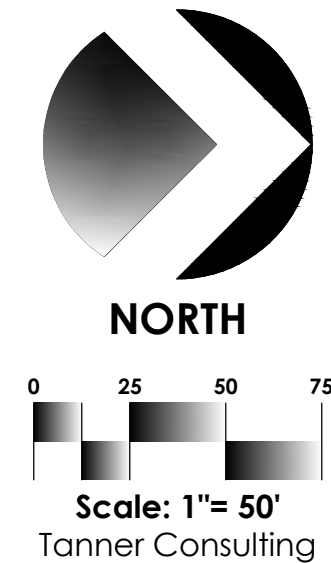
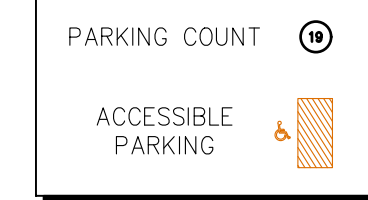
314 TOTAL UNITS

589 TOTAL PARKING (OPEN + GARAGES)

GARAGES: 64

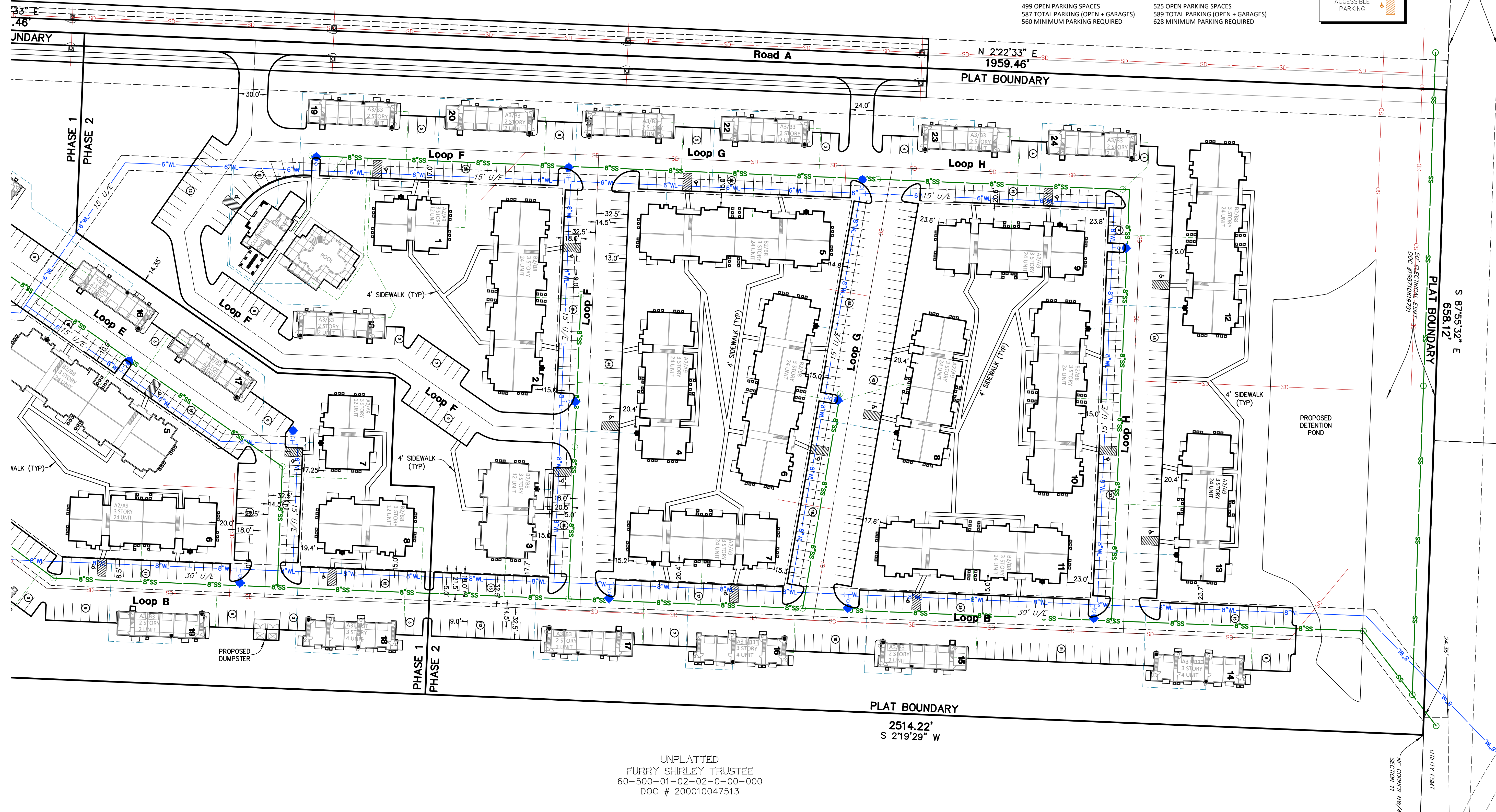
525 OPEN PARKING SPACES

628 MINIMUM PARKING REQUIRED



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

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



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-2

PD04



Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

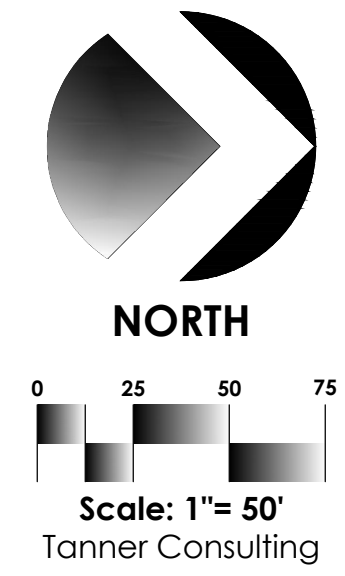
5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaltshop.com
MISSOURI CERTIFICATION NO.
2007025524 EXP. 12/31/2018

811 1-800-DIG-RITE
molcall.com

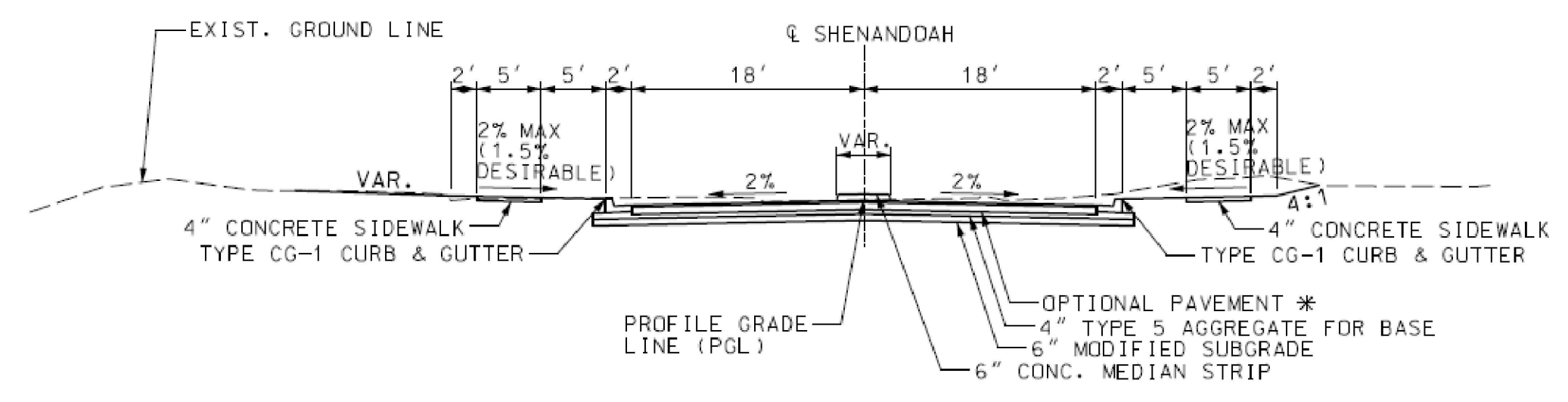
THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11

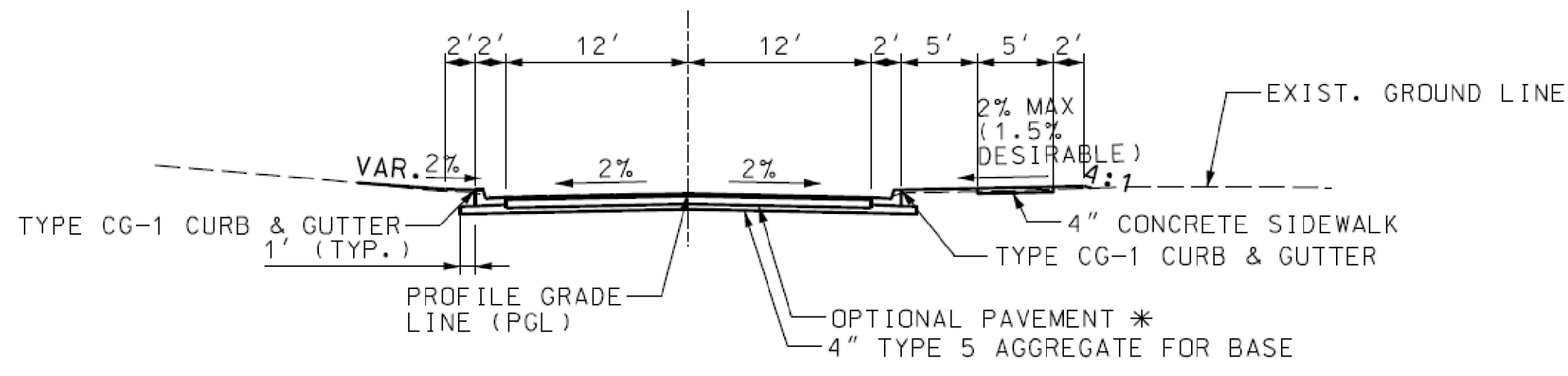
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).



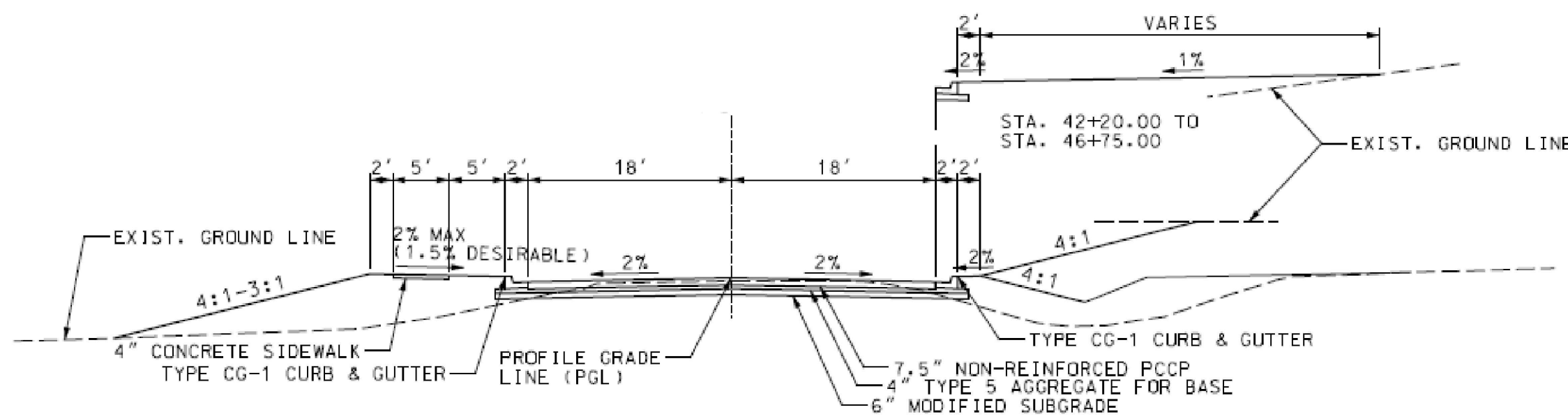
- Notes:**
1. PROPOSED WEST COLLECTOR STREET SHALL MAINTAIN A WIDTH OF 28 FEET BACK OF CURB TO BACK OF CURB WITH A DESIGNATED RIGHT OF WAY WIDTH OF 60 FEET. DRIVEWAY ACCESS ABUTTING COLLECTOR STREET SHALL MAINTAIN A WIDTH OF 28 FEET BACK OF CURB TO BACK OF CURB.
 2. PROPOSED WATER MAINS TO BE 8 INCH 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. 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:
DOCUMENT NO. 2014E0064944
DOCUMENT NO. 2014E0064955
DOCUMENT NO. 2014E0067091
DOCUMENT NO. 2014E0067092



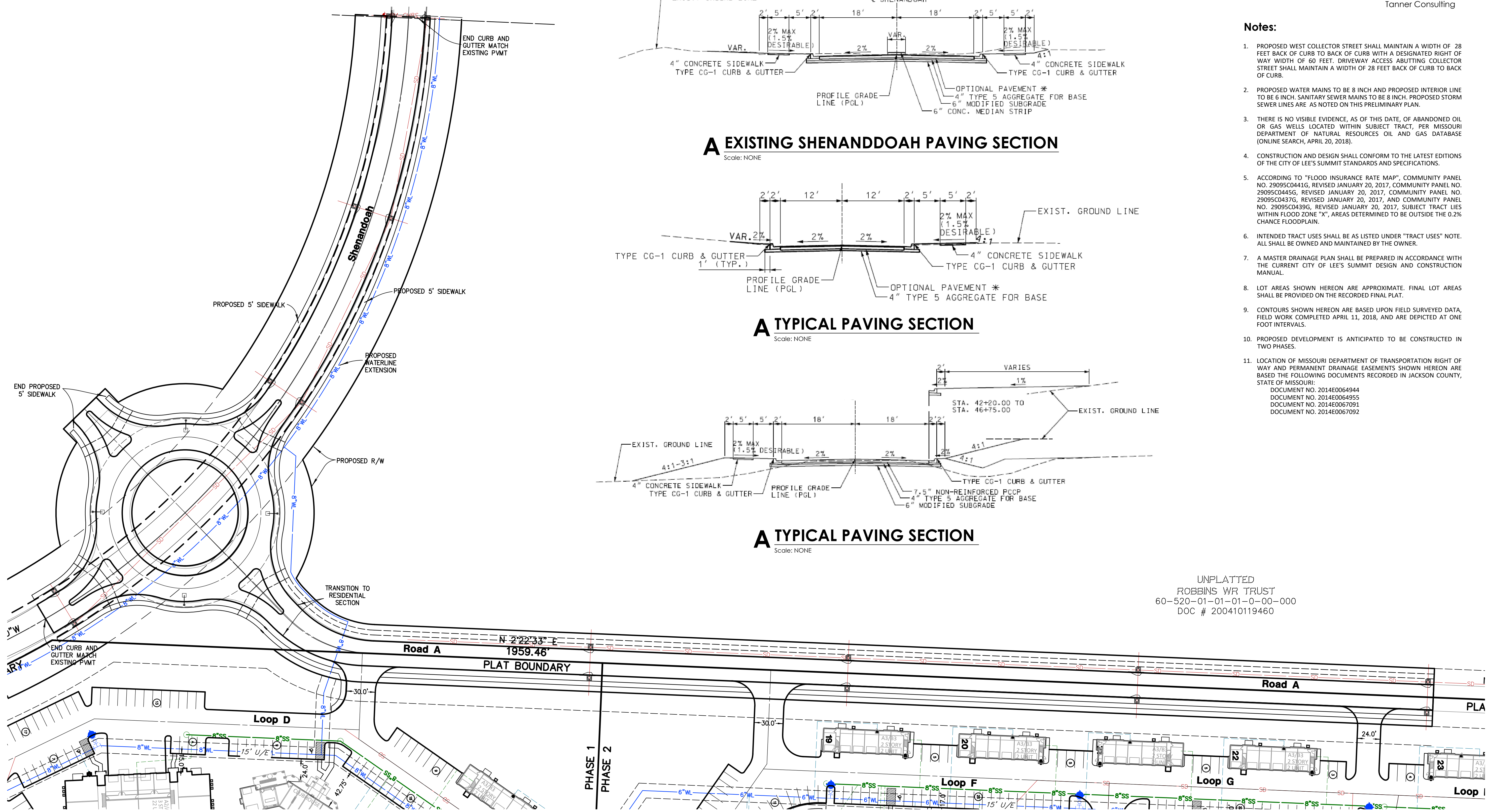
EXISTING SHENANDDOAH PAVING SECTION
Scale: NONE



TYPICAL PAVING SECTION
Scale: NONE



TYPICAL PAVING SECTION
Scale: NONE



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

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. 29095C04045G, 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. 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 PLAN.
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:
DOCUMENT NO. 2014E0064944
DOCUMENT NO. 2014E0064955
DOCUMENT NO. 2014E0067091
DOCUMENT NO. 2014E0067092

L-141.77'
R-784.43'
D-10°21'18"
ITB-N19°40'00"W

L-171.52'
R-739.42'
D-13°17'26"
R-N32°56'31"W

31.00'
S 57°03'29" W

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

525 OPEN PARKING SPACES
589 TOTAL PARKING (OPEN + GARAGES)
628 MINIMUM PARKING REQUIRED

[illegible]

ALL CONSTRUCTION TO BE IN STR
ACCORDANCE WITH CURRENT CITY
TULSA STANDARDS AND SPECIFICATI
(INCLUDING O.D.O.T. 2009 EDITIO

PROJECT: 1708
ISSUE DATE: 5/4/201
ATLAS PAGE NO:

PLAN SCALE: (H) 1" = 50'

Grading Plan South

PD06

This document is preliminary in nature and is not a final, signed and sealed document.

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaltshop.com
MISSOURI CERTIFICATION NO.
2007025524 EXP. 12/31/2018

811 1-800-DIG-RITE
molcall.com

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100
101	102
103	104
105	106
107	108
109	110
111	112
113	114
115	116
117	118
119	120
121	122
123	124
125	126
127	128
129	130
131	132
133	134
135	136
137	138
139	140
141	142
143	144
145	146
147	148
149	150
151	152
153	154
155	156
157	158
159	160
161	162
163	164
165	166
167	168
169	170
171	172
173	174
175	176
177	178
179	180
181	182
183	184
185	186
187	188
189	190
191	192
193	194
195	196
197	198
199	200
201	202
203	204
205	206
207	208
209	210
211	212
213	214
215	216
217	218
219	220
221	222
223	224
225	226
227	228
229	230
231	232
233	234
235	236
237	238
239	240
241	242
243	244
245	246
247	248
249	250
251	252
253	254
255	256
257	258
259	260
261	262
263	264
265	266
267	268
269	270
271	272
273	274
275	276
277	278
279	280
281	282
283	284
285	286
287	288
289	290
291	292
293	294
295	296
297	298
299	300
301	302
303	304
305	306
307	308
309	310
311	312
313	314
315	316
317	318
319	320
321	322
323	324
325	326
327	328
329	330
331	332
333	334
335	336
337	338
339	340
341	342
343	344
345	346
347	348
349	350
351	352
353	354
355	356
357	358
359	360
361	362
363	364
365	366
367	368
369	370
371	372
373	374
375	376
377	378
379	380
381	382
383	384
385	386
387	388
389	390
391	392
393	394
395	396
397	398
399	400
401	402
403	404
405	406
407	408
409	410
411	412
413	414
415	416
417	418
419	420
421	422
423	424
425	426
427	428
429	430
431	432
433	434
435	436
437	438
439	440
441	442
443	444
445	446
447	448
449	450
451	452
453	454
455	456
457	458
459	460
461	462
463	464
465	466
467	468
469	470
471	472
473	474
475	476
477	478
479	480
481	482
483	484
485	486
487	488
489	490
491	492
493	494
495	496
497	498
499	500
501	502
503	504
505	506
507	508
509	510
511	512
513	514
515	516
517	518
519	520
521	522
523	524
525	526
527	528
529	530
531	532
533	534
535	536
537	538
539	540
541	542
543	544
545	546
547	548
549	550
551	552
553	554
555	556
557	558
559	560
561	562
563	564
565	566
567	568
569	570
571	572
573	574
575	576
577	578
579	580
581	582
583	584
585	586
587	588
589	590
591	592
593	594
595	596
597	598
599	600
601	602
603	604
605	606
607	608
609	610
611	612
613	614
615	616
617	618
619	620
621	622
623	624
625	626
627	628
629	630
631	632
633	634
635	636
637	638
639	640
641	642
643	644
645	646
647	648
649	650
651	652
653	654
655	656
657	658
659	660
661	662
663	664
665	666
667	668
669	670
671	672
673	674
675	676
677	678
679	680
681	682
683	684
685	686
687	688
689	690
691	692
693	694
695	696
697	698
699	700
701	702
703	704
705	706
707	708
709	710
711	712
713	714
715	716
717	718
719	720
721	722
723	724
725	726
727	728
729	730
731	732
733	734
735	736
737	738
739	740
741	742
743	744
745	746
747	748
749	750
751	752
753	754
755	756
757	758
759	760
761	762
763	764
765	766
767	768
769	770
771	772
773	774
775	776
777	778
779	780
781	782
783	784
785	786
787	788
789	790
791	792
793	794
795	796
797	798
799	800
801	802
803	804
805	806
807	808
809	810
811	812
813	814
815	816
817	818
819	820
821	822
823	824
825	826
827	828
829	830
831	832
833	834
835	836
837	838
839	840
841	842
843	844
845	846
847	848
849	850
851	852
853	854
855	856
857	858
859	860
861	862
863	864
865	866
867	868
869	870
871	872
873	874
875	876
877	878
879	880
881	882
883	884
885	886
887	888
889	890
891	892
893	894
895	896
897	898
899	900
901	902
903	904
905	906
907	908
909	910
911	912
913	914
915	916
917	918
919	920
921	922
923	924
925	926
927	928
929	930
931	932
933	934
935	936
937	938
939	940
941	942
943	944
945	946
947	948
949	950
951	952
953	954
955	956
957	958
959	960
961	962
963	964
965	966
967	968
969	970
971	972
973	974
975	976
977	978
979	980
981	982
983	984
985	986
987	988
989	990
991	992
993	994
995	996
997	998
999	1000

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: 5/4/2018
ATLAS PAGE NO:

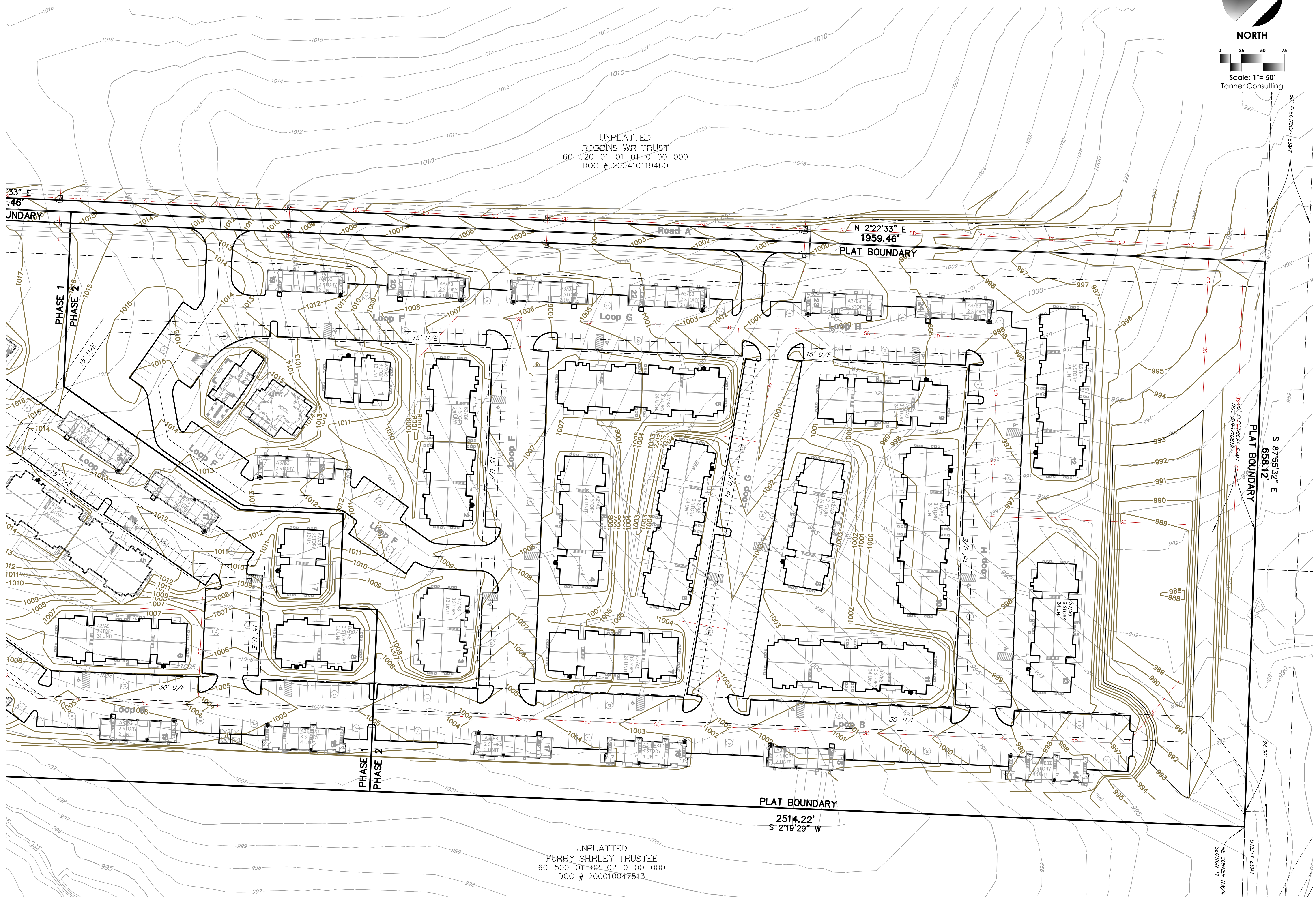
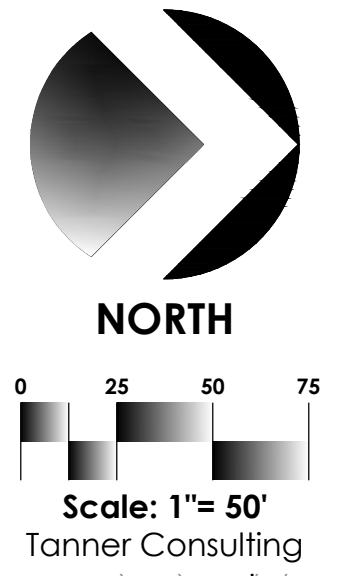
PLAN SCALE: (H) 1" = 50'
(V)

Grading Plan
North

PD07

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

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



P:\2017\17086\Civil\17086_PlanDevelopment.dwg, 7:42:10 PM, 5/2/2018 2:02:45 PM, LPATTERSON, H, TANNER CONSULTING, LLC, OK CA 2661 E 6/3/2019