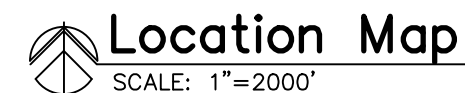


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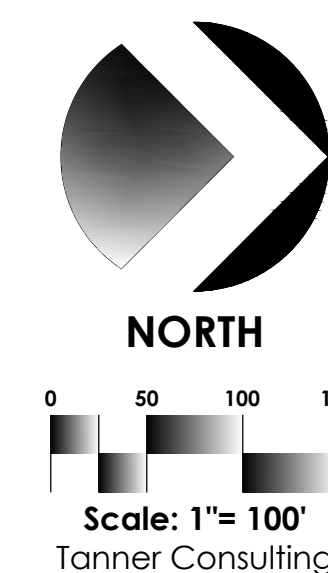


4200 East Skelly Drive
Suite 800
Tulsa, Oklahoma 74135
Phone: (918)492-1983

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



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TULSA OKLAHOMA 74105-6539
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www.tannerbaitshop.com

MISSOURI CERTIFICATION NO.
2007025524 EXP. 12/31/2018



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

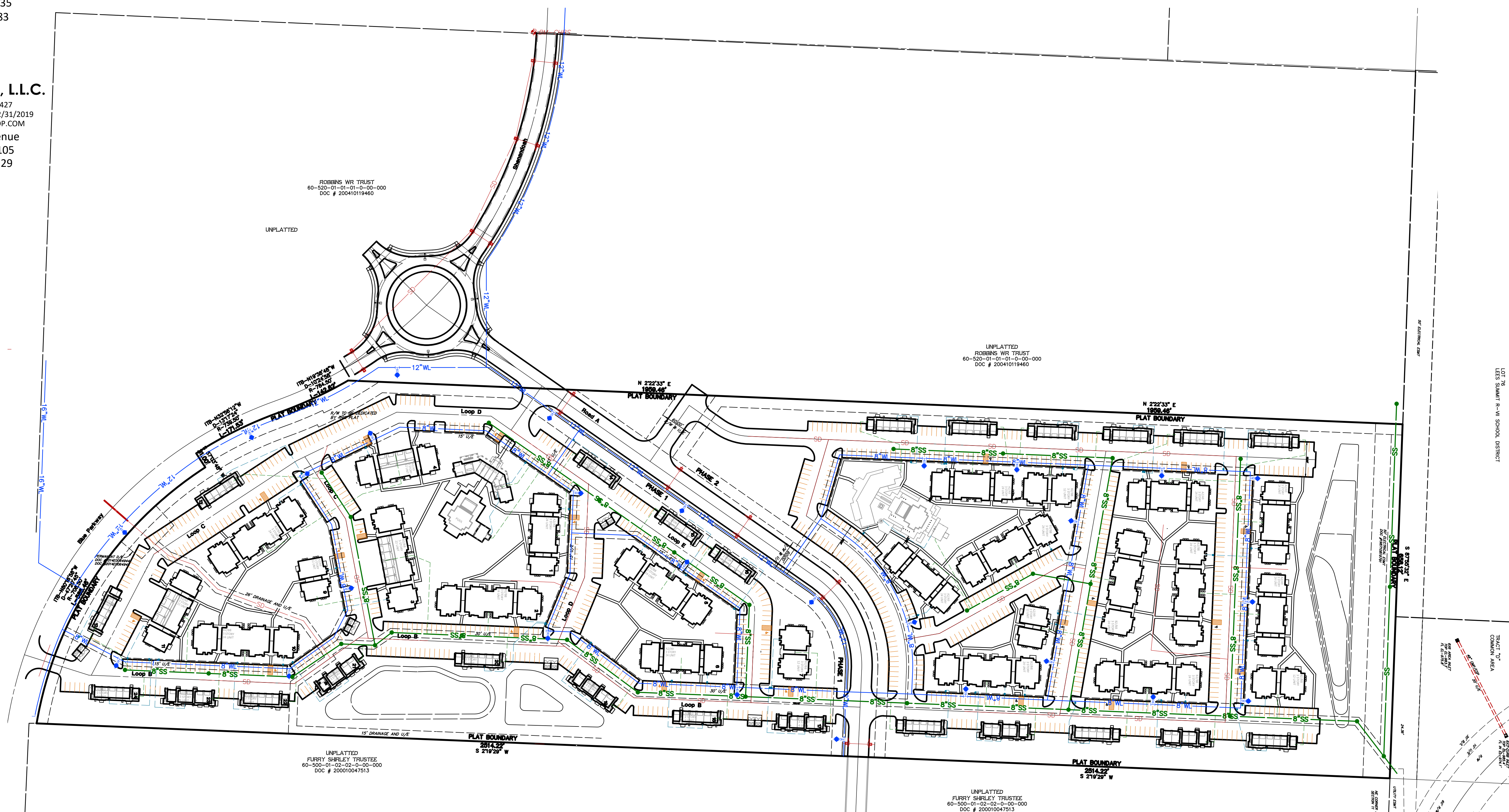
Artisan Point
Shenandoah Dr
Lee's Summit, MO

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

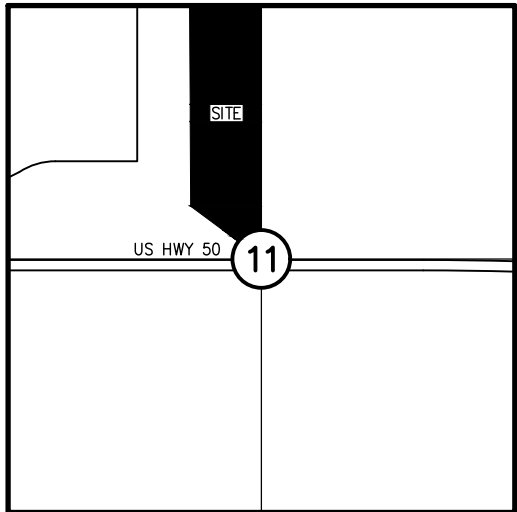
PLAN SCALE: (H) 1" = 100'
(V)

Plan Development Cover

PD01



R 31 W

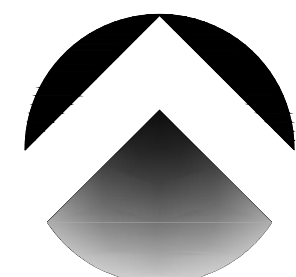


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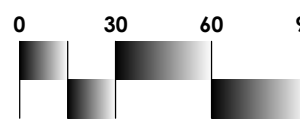
Preliminary Plat

Artisan Point

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



NORTH



Scale: 1"= 60'
Tanner Consulting

Location Map

SCALE: 1"=2000'

LEGEND

BC	BACK CURB
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
DOC	DOCUMENT
ESMT	EASEMENT
FL	FLOWLINE
IPF	IRON PIN FOUND
LNA	LIMITS OF NO ACCESS
LS/E	LANDSCAPE EASEMENT
MoDOT	MISSOURI DEPARTMENT OF TRANSPORTATION
ODE	OVERLAND DRAINAGE EASEMENT
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
RES.	RESERVE
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
TR	TOP RIM
U/E	UTILITY EASEMENT
9939	ADDRESS ASSIGNED

OWNER:

Artisan Point, LP
Entity Type

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

ENGINEER:

Tanner Consulting, L.L.C.

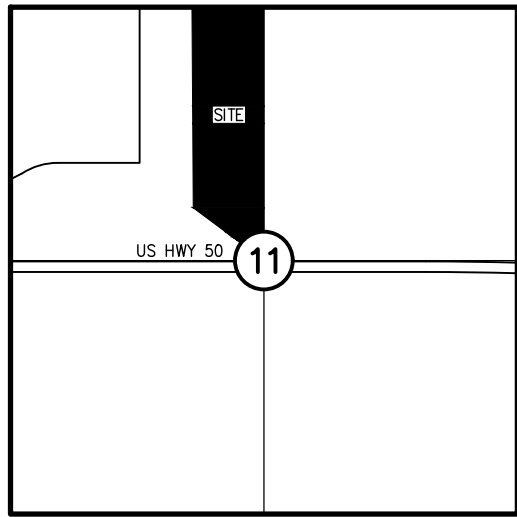
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Phone: (918) 745-9929

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 64°50'26" E
L4	57.94'	N 2°22'33" E
L5	131.43'	S 2°19'29" W

Curve Table				
Curve #	Length	Radius	Delta	Initial Tangent Bearing
C1	586.04'	708.42'	47°23'52"	N 80°20'23" W
C2	171.52'	739.42'	13°17'26"	N 19°39'08" W
C3	141.77'	784.43'	10°21'18"	N 30°00'25" W
C4	118.08'	816.93'	8°16'53"	N 25°09'34" W
C5	78.04'	811.93'	5°30'27"	S 19°39'08" E
C6	165.14'	711.92'	13°17'26"	S 32°56'31" E

OVERALL SITE
SHEET 1 OF 2

R 31 W

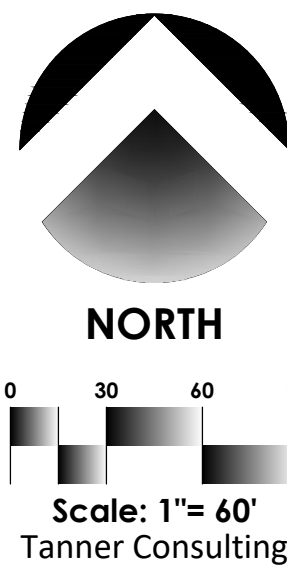


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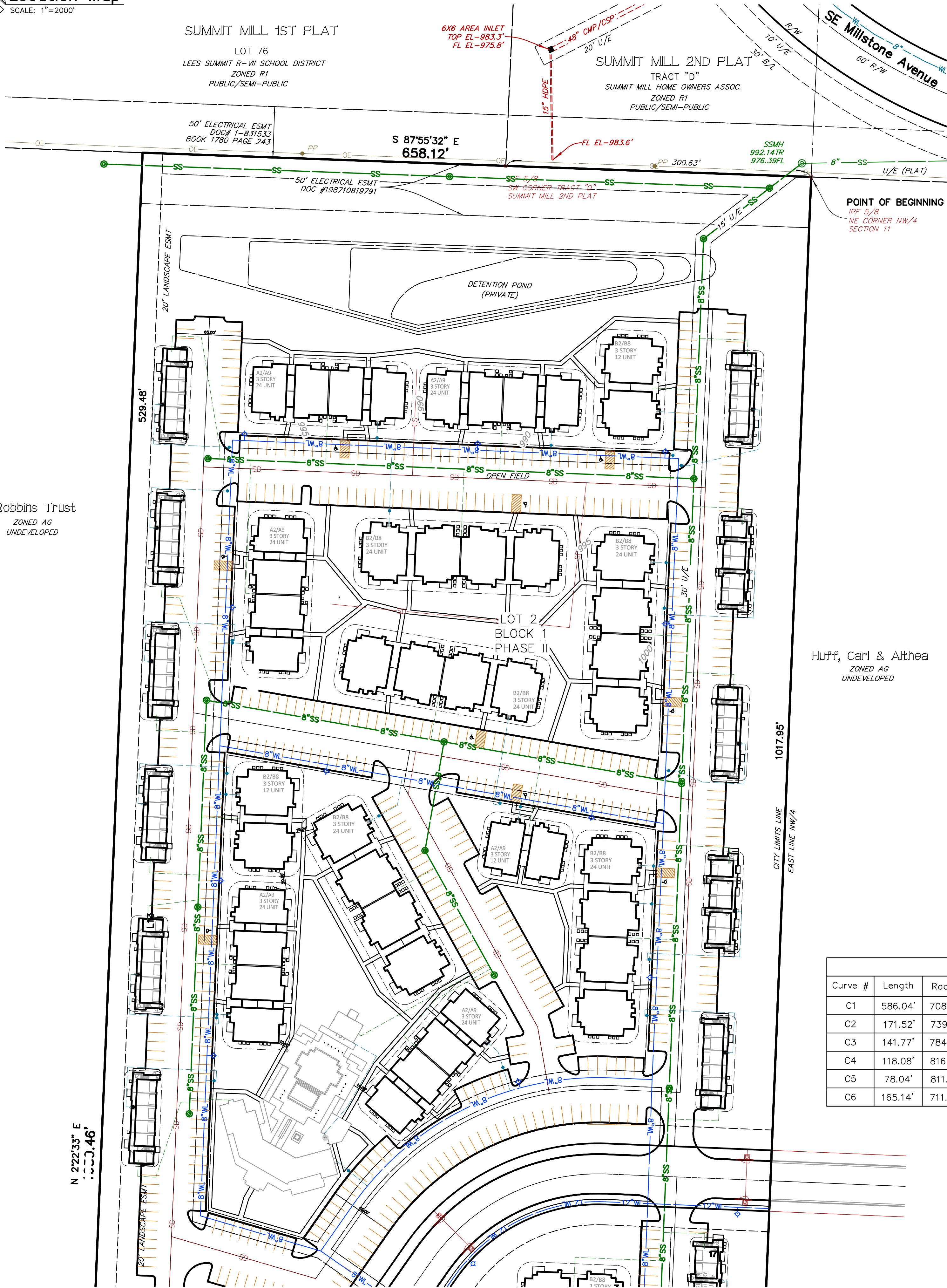
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Artisan Point

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Location Map
SCALE: 1"=2000'



LEGEND

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B/L	BUILDING LINE & UTILITY
B/U	EASEMENT
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DOCUMENT NO. 2014E0064944
DOCUMENT NO. 2014E0064955
DOCUMENT NO. 2014E0067091
DOCUMENT NO. 2014E0067092
- BEARINGS SHOW UPON THIS SURVEY ARE BASED UPON MISSOURI STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) AND ARE TIED TO CONTROL POINT JA-90, PROVIDED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. DISTANCES ARE IN STATE PLANE WITH A COMBINED FACTOR OF 1.000099264.
- ROUND-A-ABOUT RIGHT OF WAY TO BE PROVIDED BY SEPARATE INSTRUMENT. DESIGN AND CONSTRUCTION OF ROUND-A-ABOUT WILL BE A PART OF PHASE I.

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:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 2°19'29" WEST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2514.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "NORTH OUTER ROAD OF EXISTING EAST BOUND HIGHWAY NO. 50 AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED AUGUST 14, 2014 AT INSTRUMENT NO. 2014E0067092, COUNTY OF JACKSON RECORDS; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES; ALONG A 708.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 80°20'23" WEST, A CENTRAL ANGLE OF 47°23'52", A CHORD BEARING AND DISTANCE OF NORTH 56°38'27" WEST FOR 569.47 FEET, FOR AN ARC DISTANCE OF 586.04 FEET; THENCE SOUTH 57°03'29" WEST FOR A DISTANCE OF 31.00 FEET; THENCE ALONG A 739.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°56'31" WEST, A CENTRAL ANGLE OF 13°17'26", A CHORD BEARING AND DISTANCE OF NORTH 26°17'48" WEST FOR 171.14 FEET, FOR AN ARC DISTANCE OF 171.52 FEET; THENCE ALONG A 784.43 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°21'18", A CHORD BEARING AND DISTANCE OF NORTH 24°49'44" WEST FOR 141.58 FEET, FOR AN ARC DISTANCE OF 141.77 FEET; THENCE NORTH 2°22'33" EAST AND DEPARTING SAID RIGHT OF WAY LINE FOR A DISTANCE OF 1959.46 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°55'32" EAST FOR A DISTANCE OF 658.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,540,331 SQUARE FEET OR 35.361 ACRES.

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)

OVERALL SITE
SHEET 2 OF 2

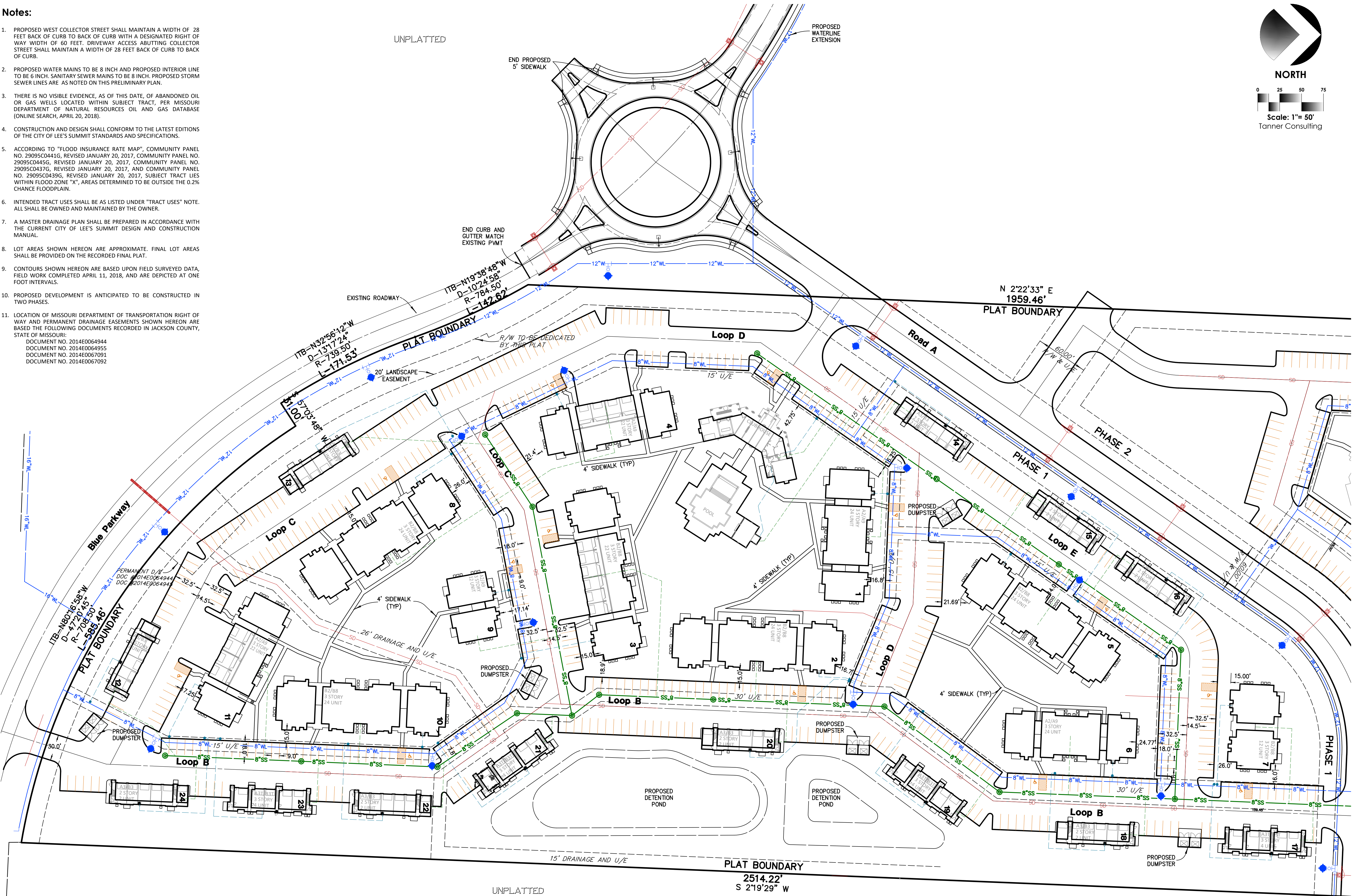
DATE OF PREPARATION: May 3, 2018

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929
MISSOURI PROFESSIONAL ENGINEERING CORPORATION
CERTIFICATE NO. 2007025524 EXP. 12/31/2019

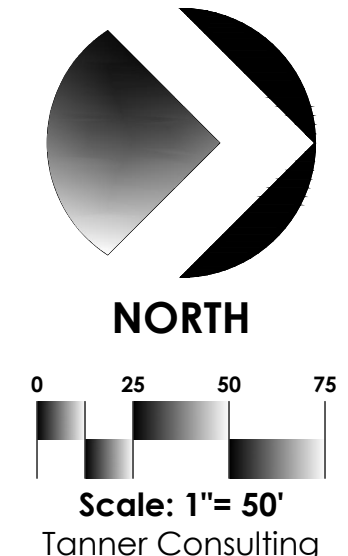
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DOCUMENT NO. 2014E0067092

UNPLATTED



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



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

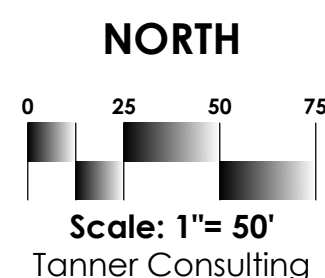
Artisan Point
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Lee's Summit, MO

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

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

Site Plan-1

PD03



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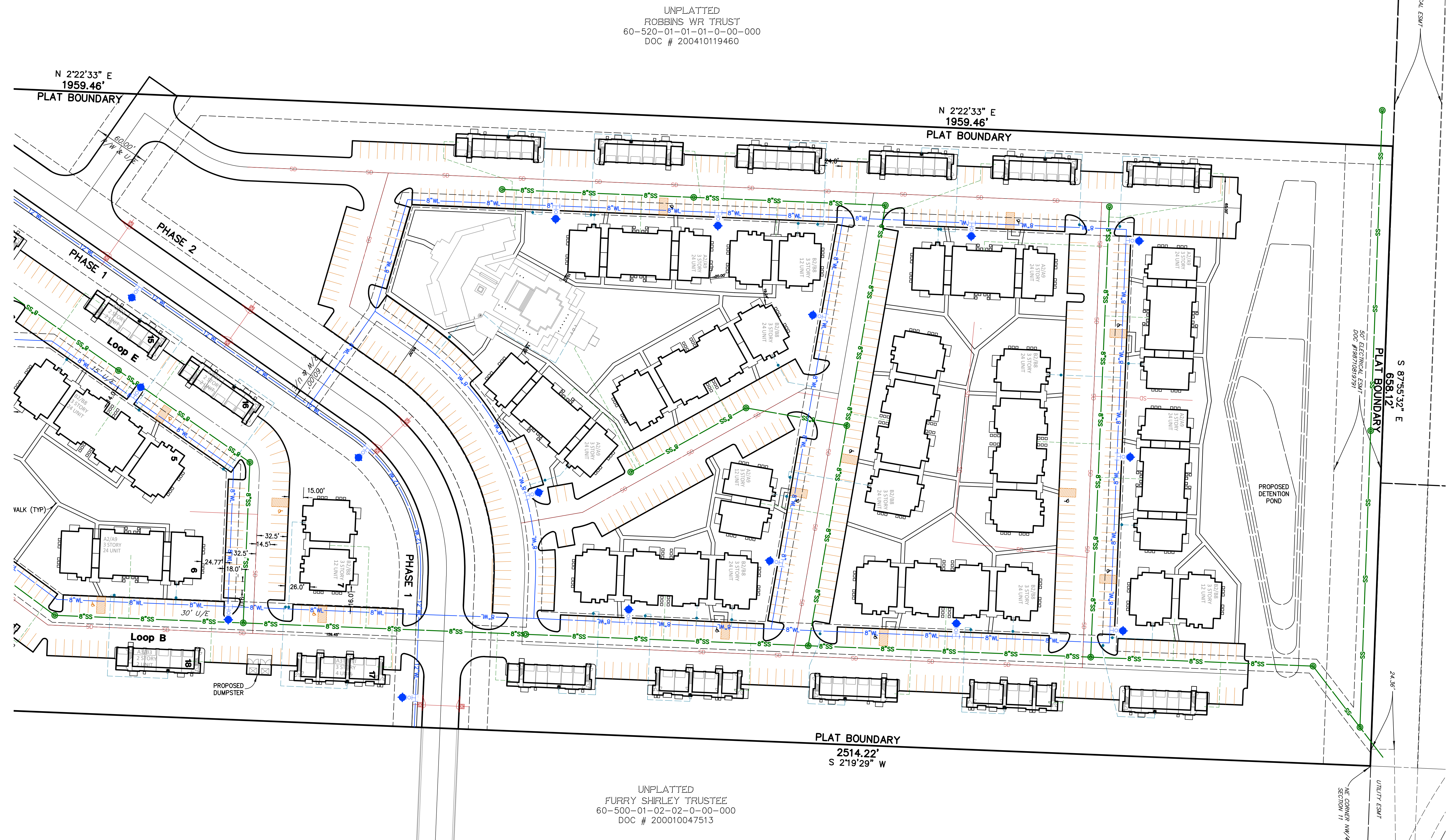
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PROJECT: 17086
ISSUE DATE: 5/4/2018
ATLAS PAGE NO:

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

Site Plan-2

PD04



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60-520-01-01-01-0-00-000
DOC # 200410119460

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

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PD05



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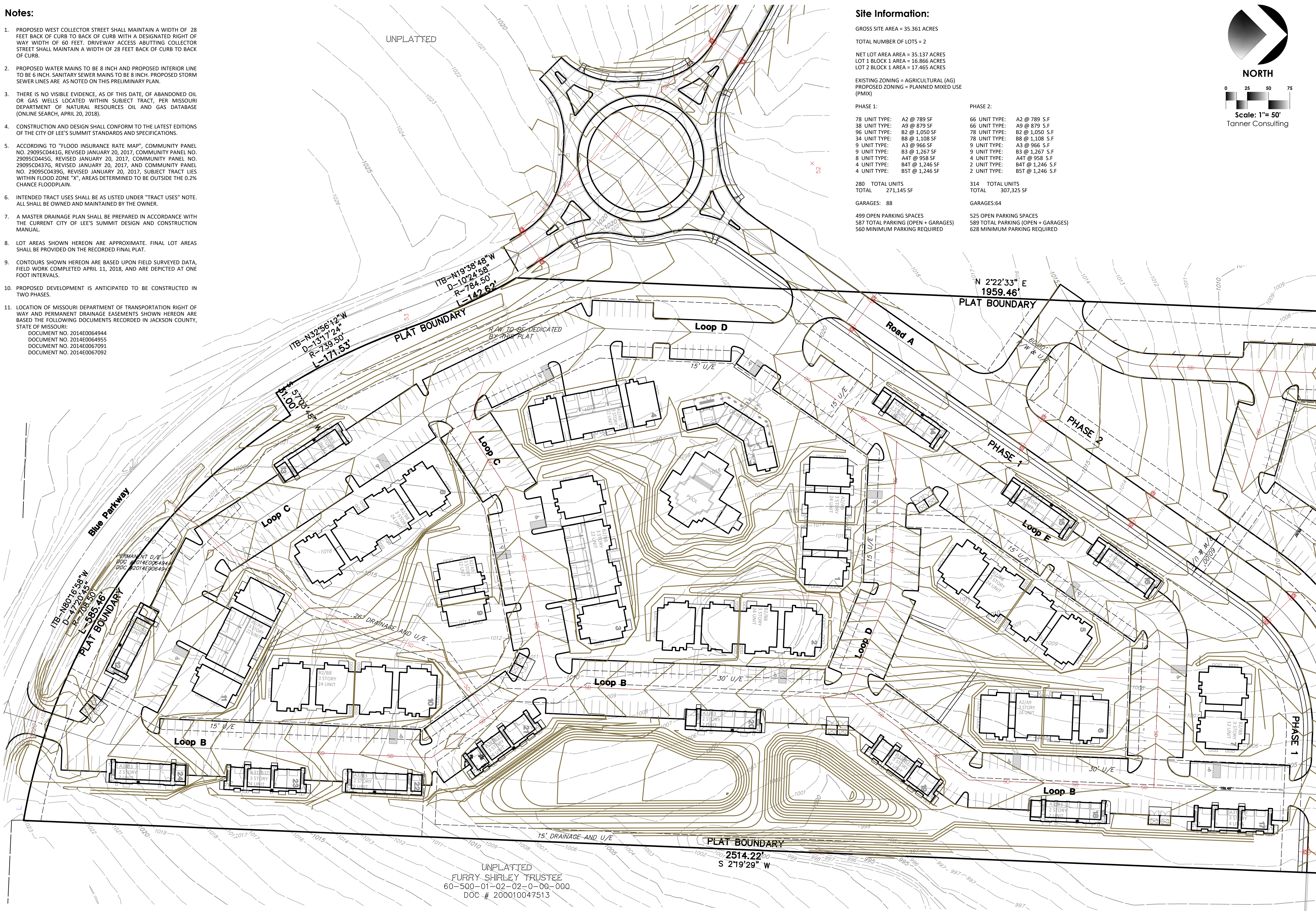
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UNPLATTED
ROBBINS WR TRUST
60-520-01-01-01-0-00-000
DOC # 200410119460

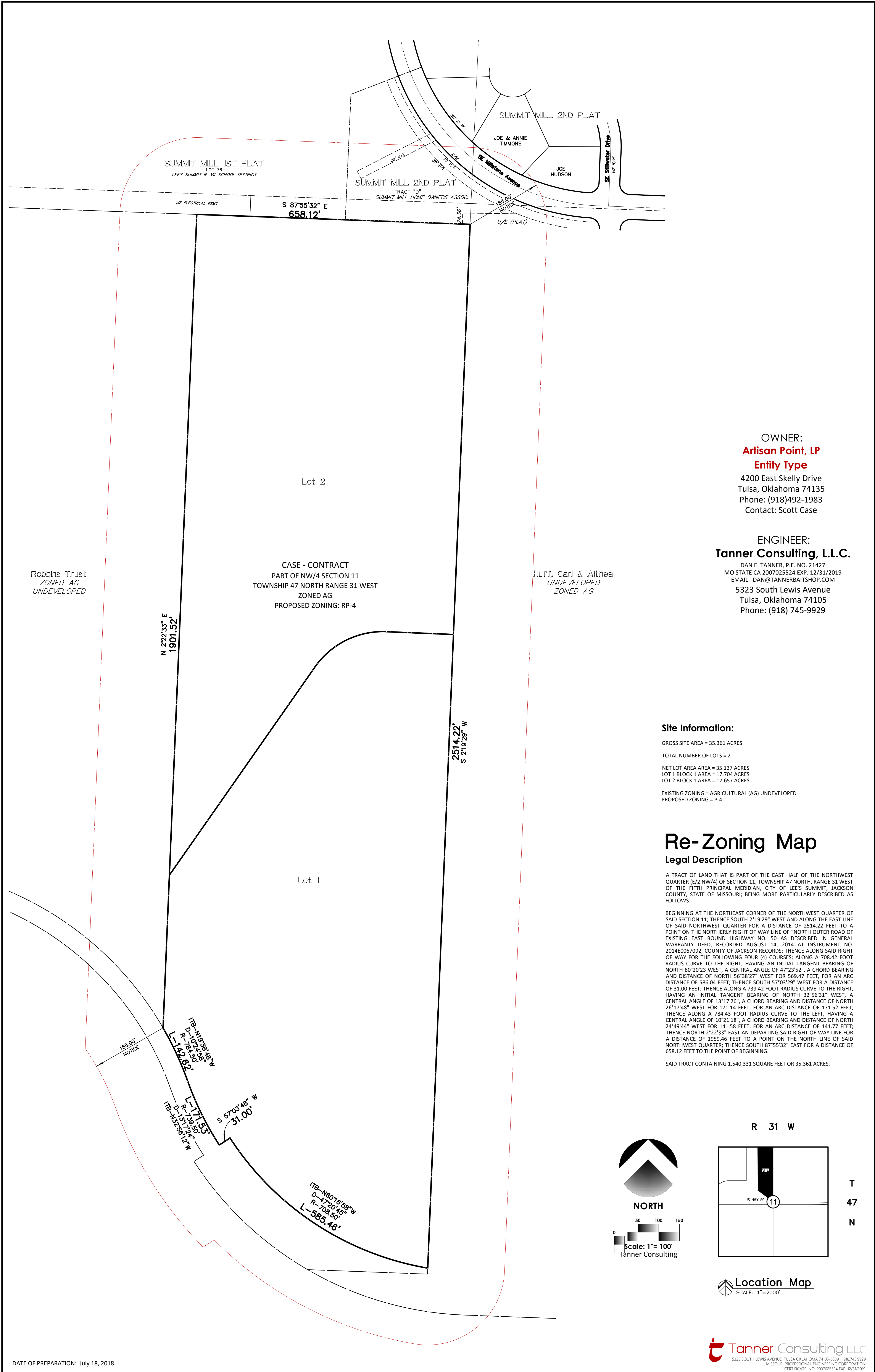
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1. PROPOSED WEST COLLECTOR STREET SHALL MAINTAIN A WIDTH OF 28 FEET BACK OF CURB TO BACK OF CURB WITH A DESIGNATED RIGHT OF WAY WIDTH OF 60 FEET. DRIVEWAY ACCESS ABUTTING COLLECTOR STREET SHALL MAINTAIN A WIDTH OF 28 FEET BACK OF CURB TO BACK OF CURB.
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 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

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



PD06



OWNER:
Artisan Point, LP
Entity Type
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 2007025524 EXP. 12/31/2019
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Site Information:

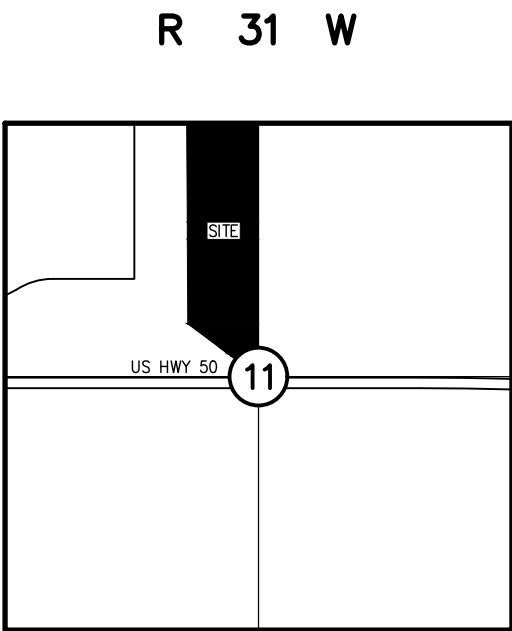
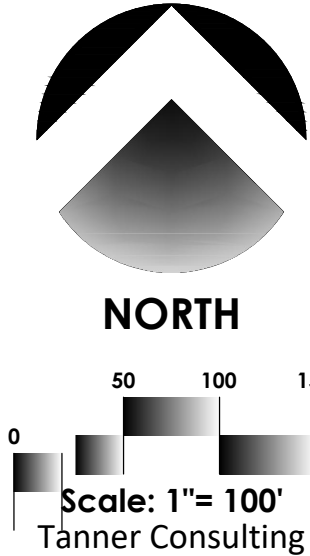
GROSS SITE AREA = 35.361 ACRES
TOTAL NUMBER OF LOTS = 2
NET LOT AREA AREA = 35.137 ACRES
LOT 1 BLOCK 1 AREA = 17.704 ACRES
LOT 2 BLOCK 1 AREA = 17.657 ACRES
EXISTING ZONING = AGRICULTURAL (AG) UNDEVELOPED
PROPOSED ZONING = P-4

Re-Zoning Map
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:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 2°19'29" WEST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2514.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "NORTH OUTER ROAD OF EXISTING EAST BOUND HIGHWAY NO. 50 AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED AUGUST 14, 2014 AT INSTRUMENT NO. 2014E0067092, COUNTY OF JACKSON RECORDS; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES; ALONG A 708.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 80°20'23" WEST, A CENTRAL ANGLE OF 47°23'52", A CHORD BEARING AND DISTANCE OF NORTH 56°38'22" WEST FOR 569.47 FEET, FOR AN ARC DISTANCE OF 586.04 FEET; THENCE SOUTH 57°03'29" WEST FOR A DISTANCE OF 31.00 FEET; THENCE ALONG A 739.42 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°56'31" WEST, A CENTRAL ANGLE OF 13°17'26", A CHORD BEARING AND DISTANCE OF NORTH 26°17'48" WEST FOR 171.14 FEET, FOR AN ARC DISTANCE OF 171.52 FEET; THENCE ALONG A 784.43 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°21'18", A CHORD BEARING AND DISTANCE OF NORTH 24°49'44" WEST FOR 141.58 FEET, FOR AN ARC DISTANCE OF 141.77 FEET; THENCE NORTH 2°22'33" EAST AN DEPARTING SAID RIGHT OF WAY LINE FOR A DISTANCE OF 1959.46 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°55'32" EAST FOR A DISTANCE OF 658.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1,540,331 SQUARE FEET OR 35.361 ACRES.



Location Map
SCALE: 1"=2000'