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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

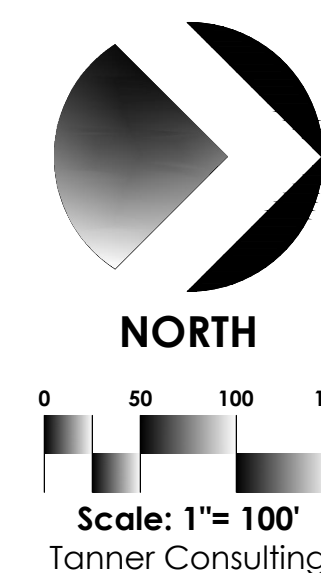
# PRELIMINARY DEVELOPMENT PLANS

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



CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	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			



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

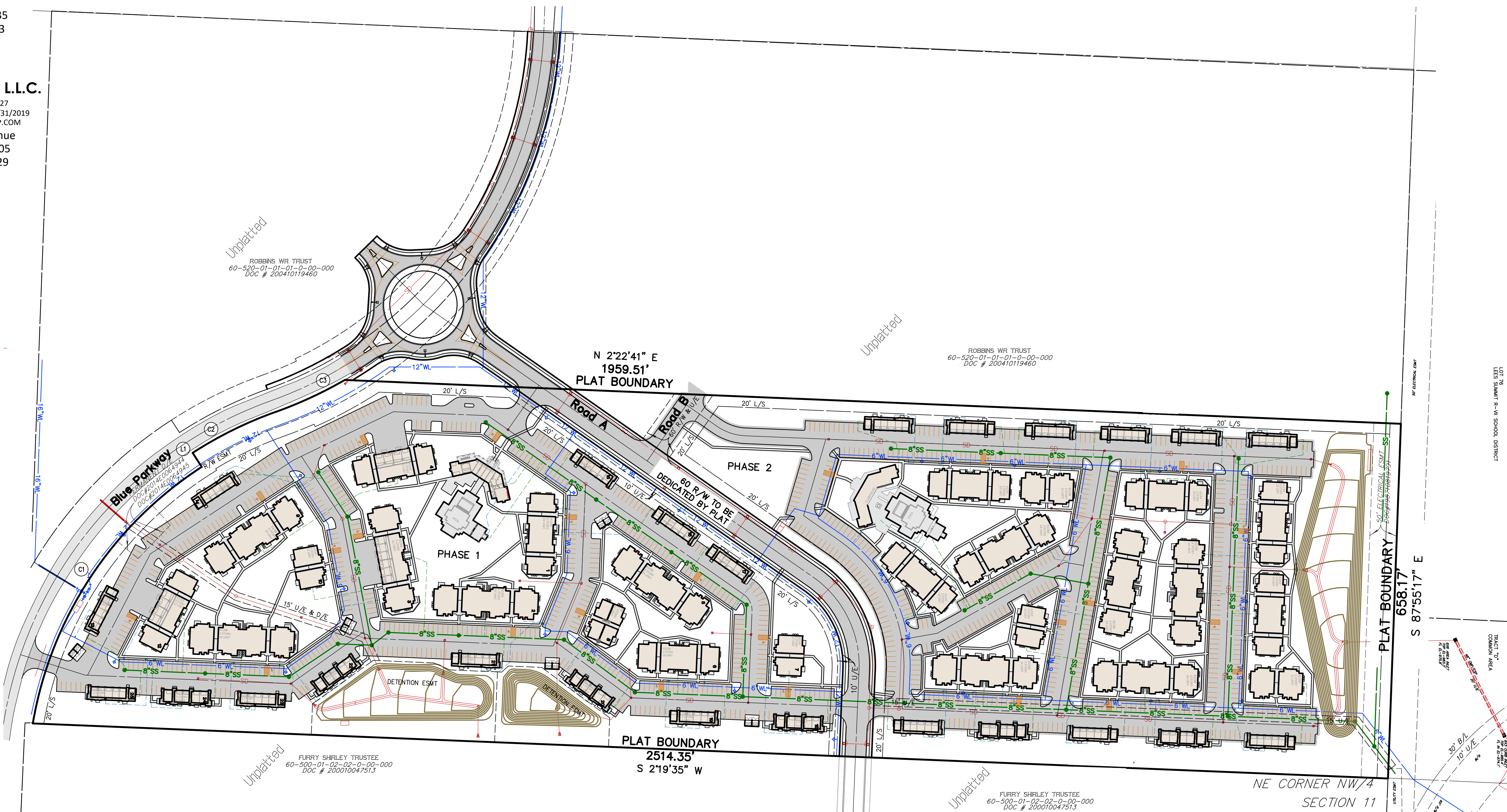
**Artisan Point**  
Shenandoah Dr  
Lee's Summit, MO

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

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

Plan  
Development  
Cover

**PD01**



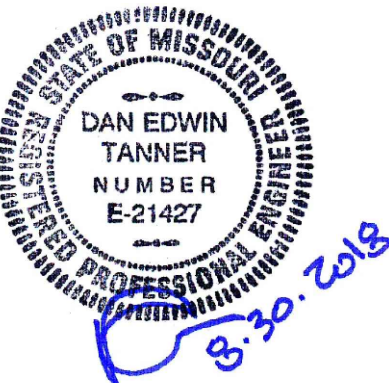
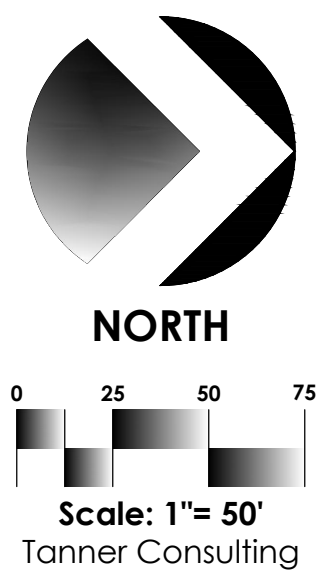


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DOCUMENT NO. 2014E0064955  
DOCUMENT NO. 2014E0067091  
DOCUMENT NO. 2014E0067092

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LINE	DISTANCE	BEARING
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MILESTONE	DATE
PLOT DATE: 8/30/18	

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(INCLUDING O.D.O.T. 2009 EDITION)

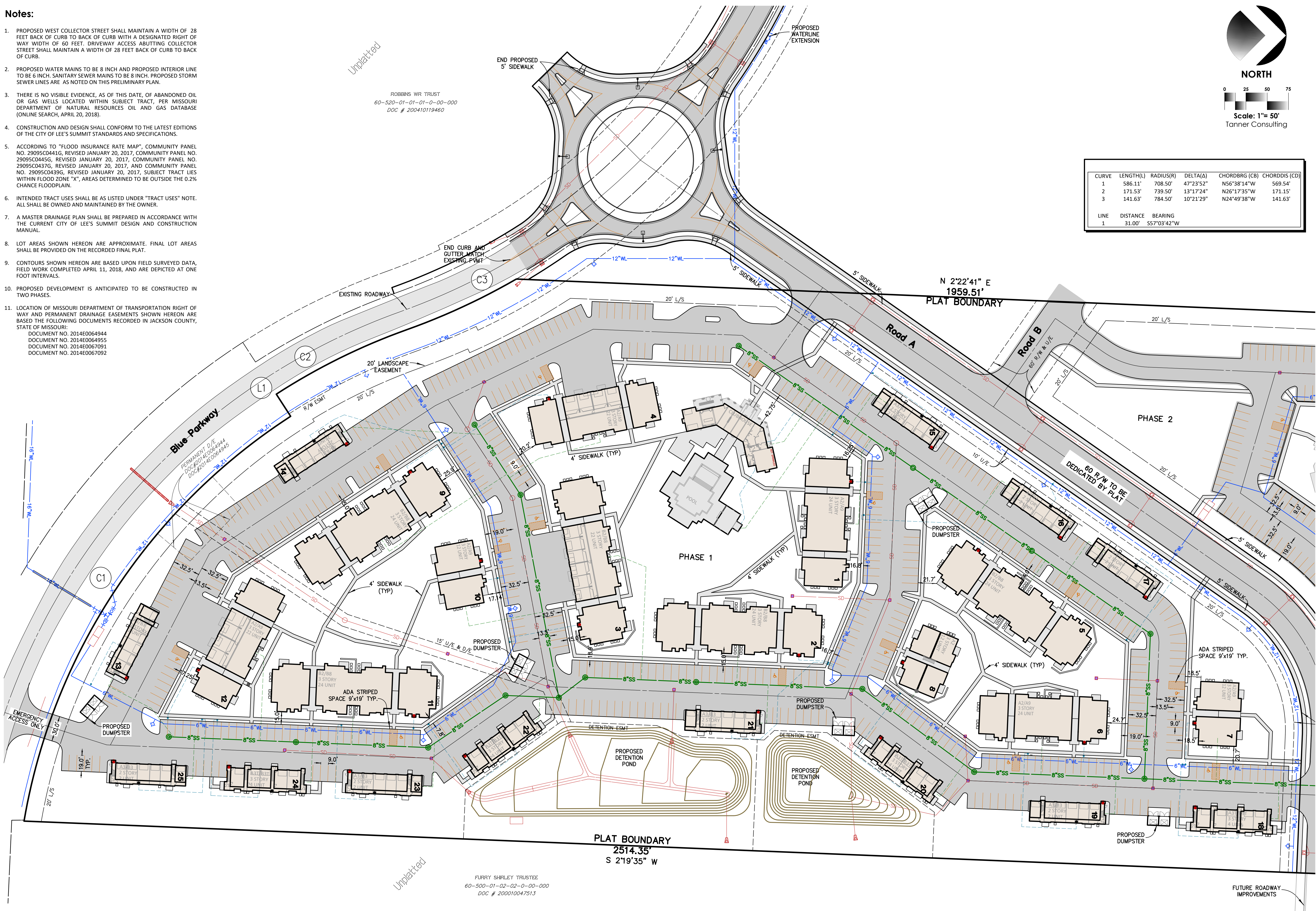
**Artisan Point**  
Shenandoah Dr  
Lee's Summit, MO

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

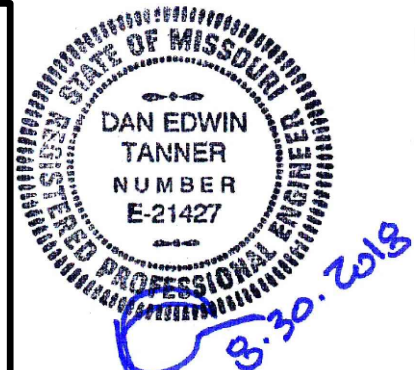
PLAN SCALE: (H) 1" = 50'

### Site Plan-1

**PD03**







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# Artisan Point

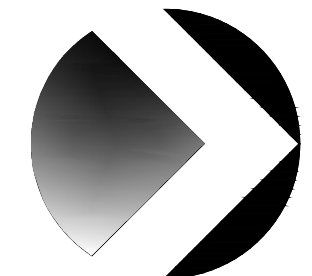
Shenandoah Dr  
Lee's Summit, MO

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

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

Site Plan-2

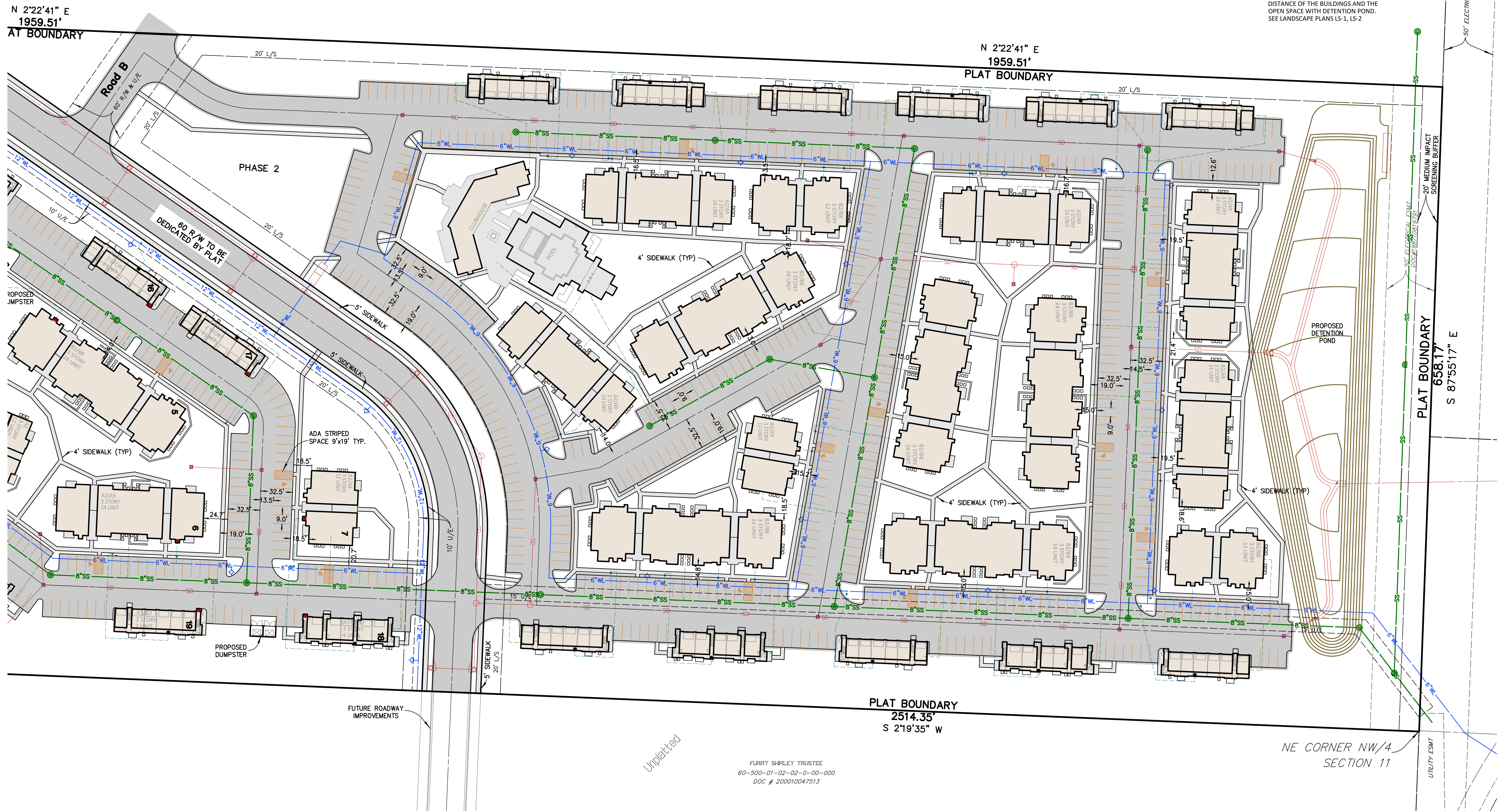
PD04



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

### 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





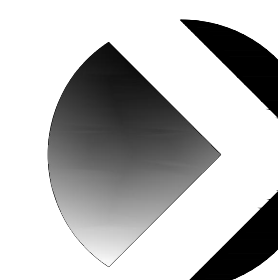
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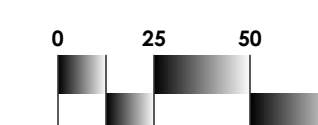
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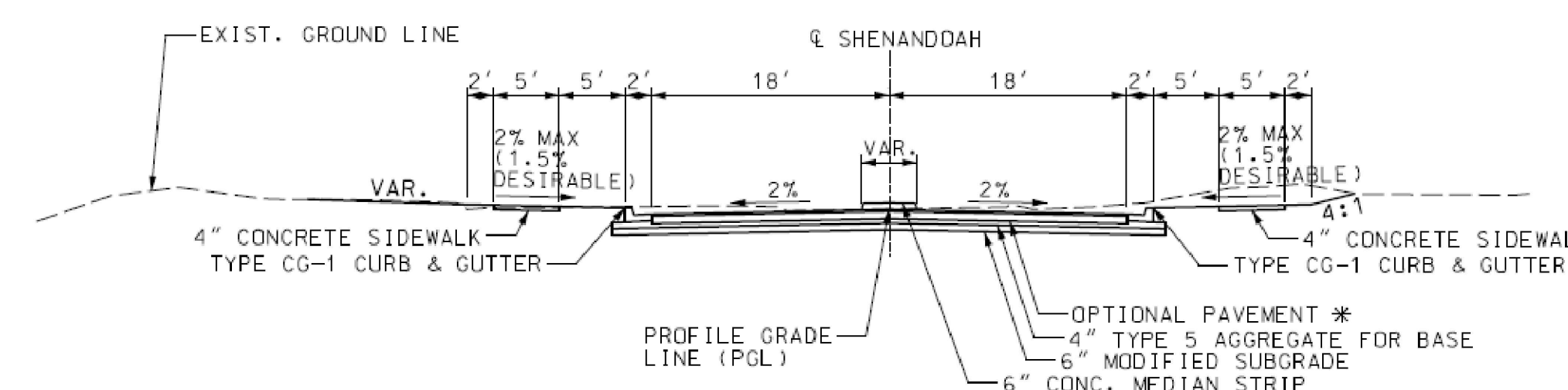
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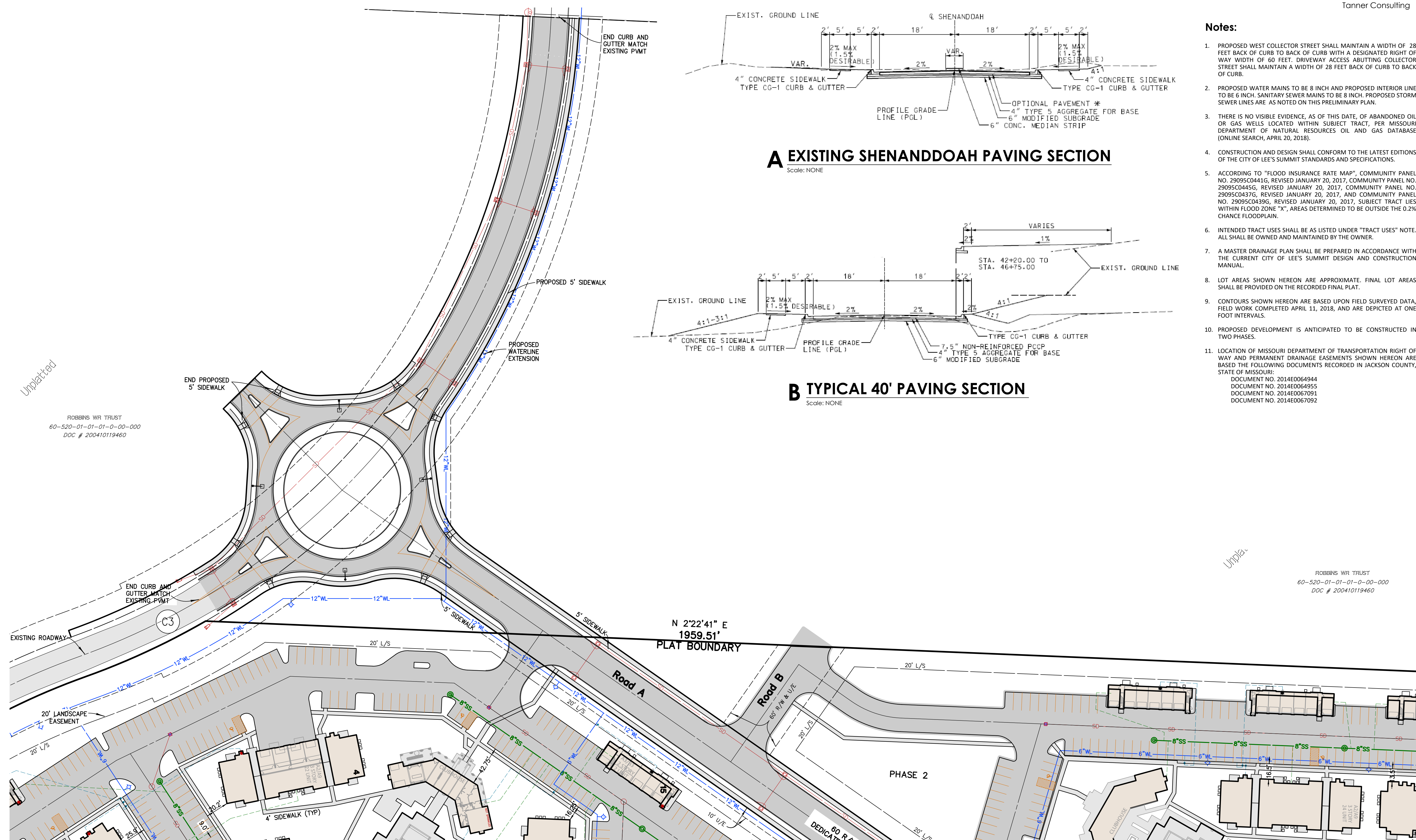
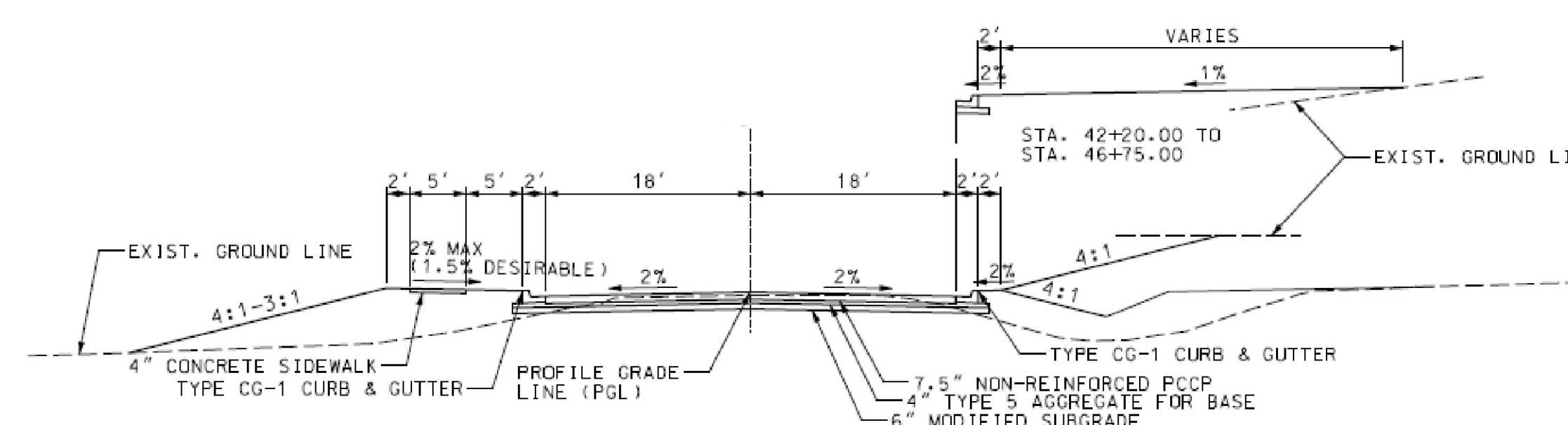
### **A EXISTING SHENANDDOAH PAVING SECTION**

Scale: NONE



### B TYPICAL 40' 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**

2:\2017\17086\Civil\17086\_PLANDEVELOPMENT.DWG, 3-ROUNDABOUT, 8/30/2018 10:34:43 AM, LPATTERSON, I:I, TANNER CONSULTING, LLC, OK CA 2661 EXP 6/30/2019



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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 = 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

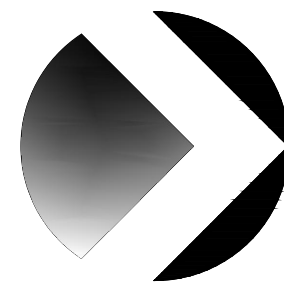
PHASE 2:

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

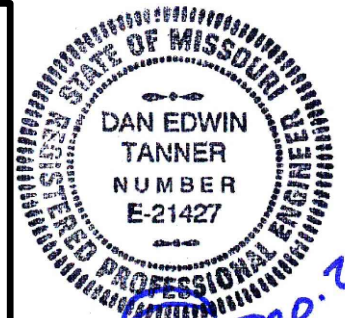
549 OPEN PARKING SPACES  
613 TOTAL PARKING (OPEN + GARAGES)  
604 MINIMUM PARKING REQUIRED



NORTH

Scale: 1"= 50'

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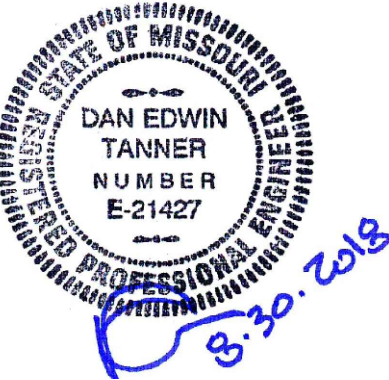
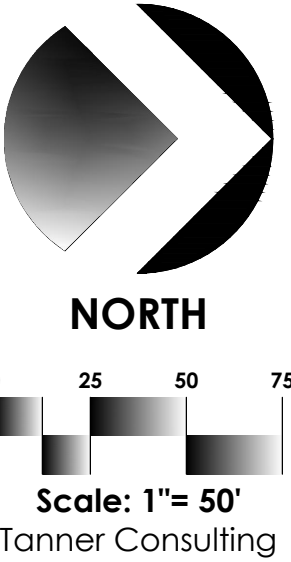
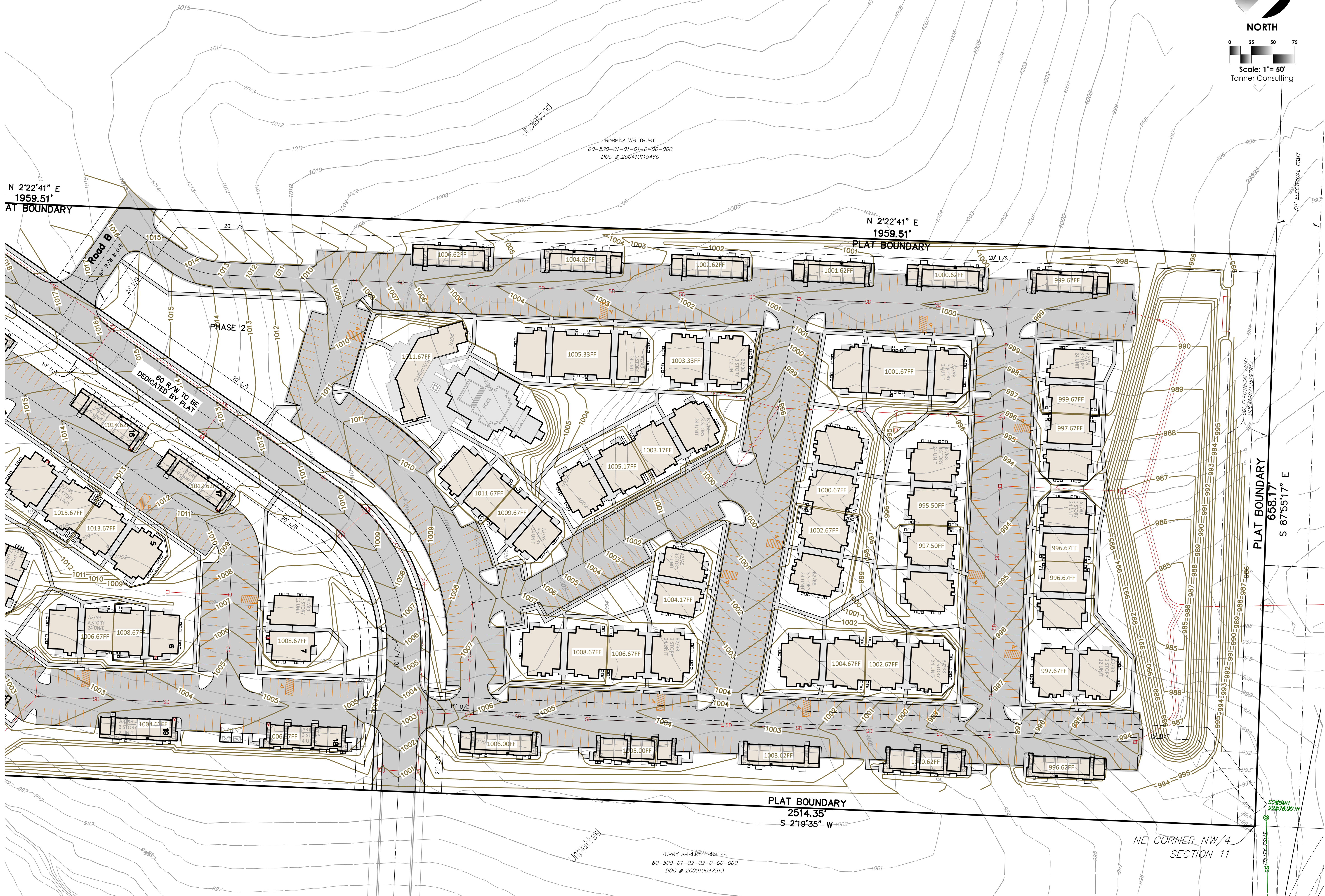
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MILESTONE	DATE
PLOT DATE: 8/30/18	



P:\2017\17086\Civil\17086\_P\LANDDEVELOPMENT.DWG, 7-GP\_NORTH, 8/30/2018 10:36:09 AM, L. PATTERSON, L.L. TANNER CONSULTING, LLC, OK, CA 2661 EWP 6/30/2019



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