

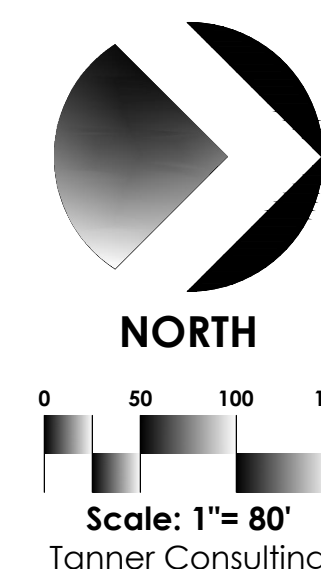
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ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.E. NO. 21427  
MO STATE CA 2007025524 EXP. 12/31/2019  
EMAIL: DAN@TANNERBAITSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

## Sheet Index

SHEET NUMBER - NAME  
PD01 - PLAN DEVELOPMENT COVER  
PD02 - PRELIMINARY PLAT-1  
PD03 - SITE PLAN  
PD04 - OFF-SITE SANITARY SEWER  
PD05 - PUBLIC ROADWAY  
PD06 - PRELIMINARY GRADING PLAN



Curve and Line Table					
CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG	CHORDDIS
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	141.82'	784.50'	10°21'29"	N24°49'18"W	141.63'
4	170.33'	170.00'	57°24'26"	N63°40'26"E	163.30'
LINE	DISTANCE	BEARING			
1	31.00'	S57°03'42"W			
2	60.00'	N55°01'47"W			

**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:	A4 @ 958 SF
5 UNIT TYPE:	B4T @ 1,246 SF
5 UNIT TYPE:	B5T @ 1,246 SF

282 TOTAL UNITS

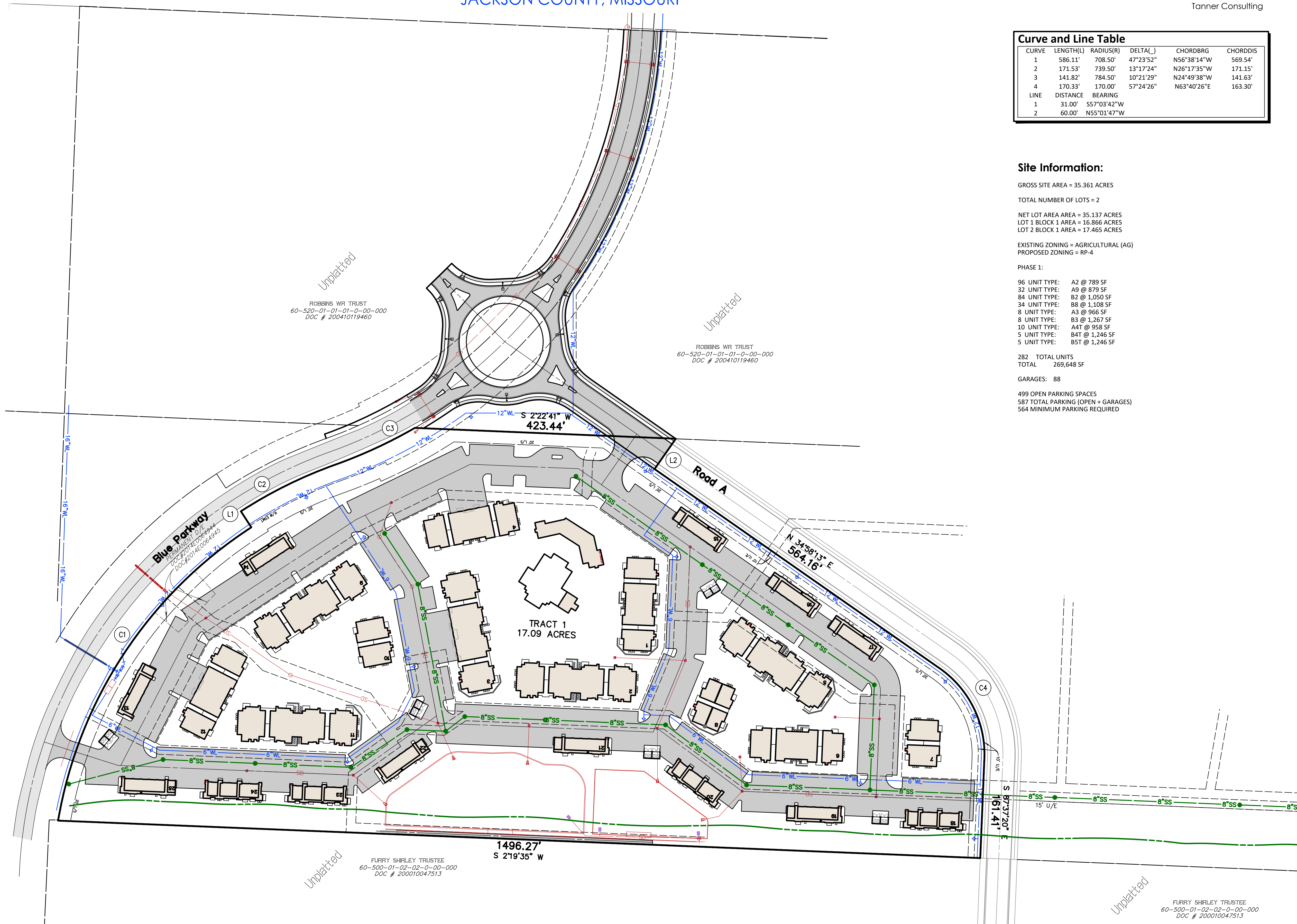
TOTAL 269,648 SF

GARAGES: 88

499 OPEN PARKING SPACES

587 TOTAL PARKING (OPEN + GARAGES)

564 MINIMUM PARKING REQUIRED



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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: 12/18/201  
ATLAS PAGE NO:

PLAN SCALE: (H) 1" = 8'

## Plan Development Cover

# PD01

P:\2017\17086\Civil\7086\_PD Cover, 12/21/2018 2:52:55 PM, N\ARES, H, TANNER CONSULTING, LLC, OK CA 2661 Exp 6/30/2019



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. 2909SC0441G, REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 2909SC0445G, REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 2909SC0437G, REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 2909SC0439G, REVISED JANUARY 20, 2017, SUBJECT TRACT LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
6. A MASTER DRAINAGE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
7. LOT AREAS SHOWN HEREON ARE APPROXIMATE. FINAL LOT AREAS SHALL BE PROVIDED ON THE RECORDED FINAL PLAN.
8. CONTOURS SHOWN HEREON ARE BASED UPON FIELD SURVEYED DATA, FIELD WORK COMPLETED APRIL 11, 2018, AND ARE DEPICTED AT ONE FOOT INTERVALS.
9. 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. 2014E0604944
  - DOCUMENT NO. 2014E0604955
  - DOCUMENT NO. 2014E0607091
  - DOCUMENT NO. 2014E0607092

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MILESTONE	DATE
PLOT DATE: 12/21/18	

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TULSA STANDARDS AND SPECIFICATIONS  
(INCLUDING O.D.O.T. 2009 EDITION)

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

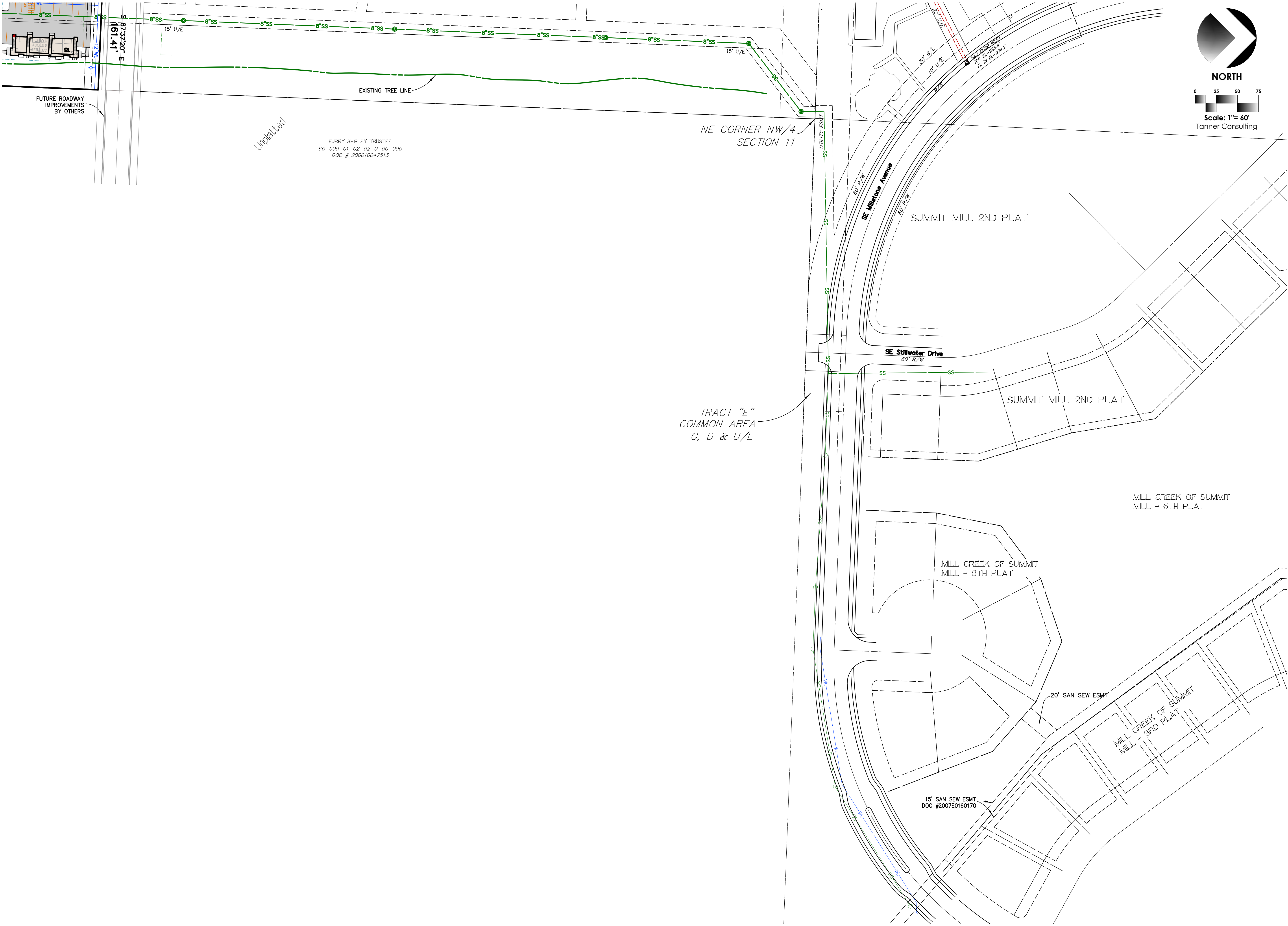
PROJECT: 17086  
ISSUE DATE: 12/18/2018  
ATLAS PAGE NO:

PLAN SCALE: (H) 1" = 50'

## Site Plan

**PD03**





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

PROJECT: 17086  
ISSUE DATE: 12/18/2018  
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PLAN SCALE: (H) 1" = 60'  
(V)

Off-site Sanitary  
Sewer

**PD04**





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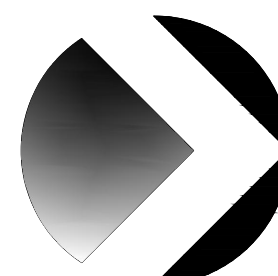
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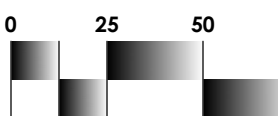
PLAN SCALE: (H)  
(V)

Public  
Roadway

## PD05



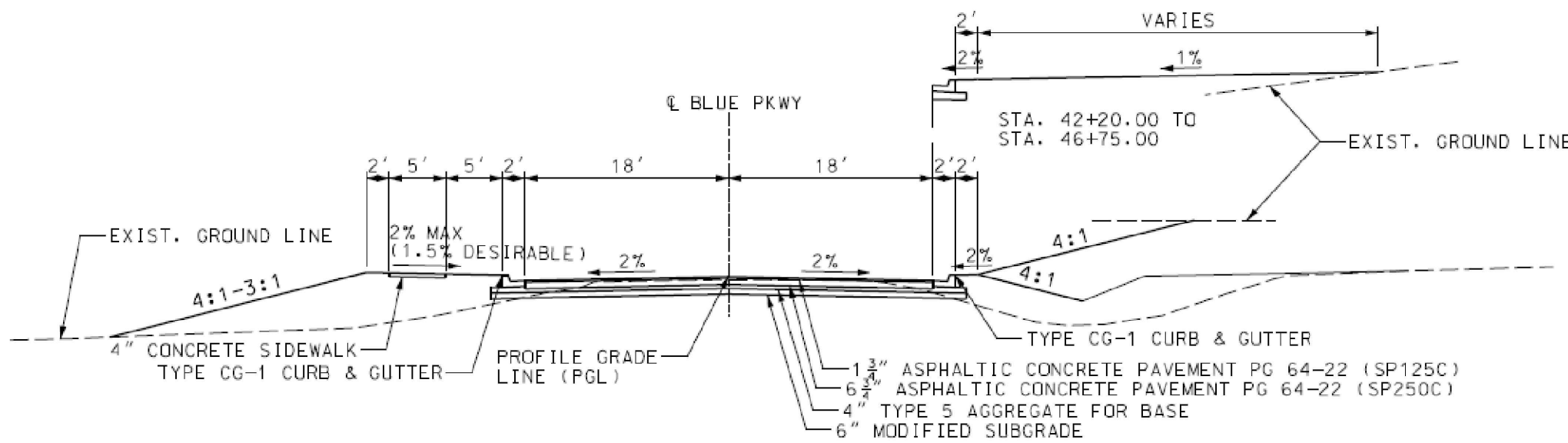
**NORTH**



**Scale: 1"= 60'**

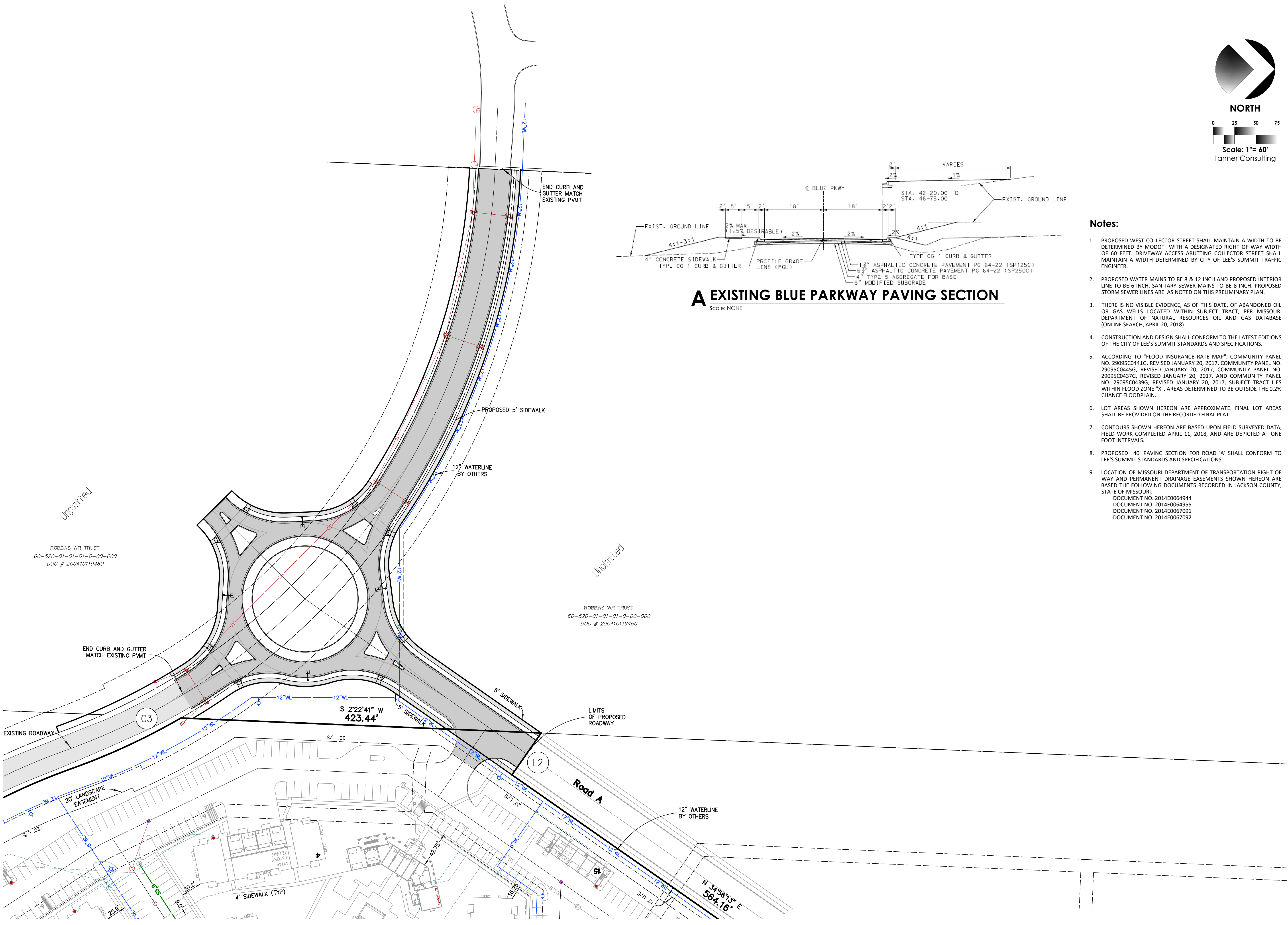
**Notes:**

1. PROPOSED WEST COLLECTOR STREET SHALL MAINTAIN A WIDTH TO BE DETERMINED BY MODOT WITH A DESIGNATED RIGHT OF WAY WIDTH OF 60 FEET. DRIVEWAY ACCESS ABUTTING COLLECTOR STREET SHALL MAINTAIN A WIDTH DETERMINED BY CITY OF LEE'S SUMMIT TRAFFIC ENGINEER.
2. PROPOSED WATER MAINS TO BE 8 & 12 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).
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5. ACCORDING TO "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. N. 29095C0416, REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0436, REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0437, 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. LOT AREAS SHOWN HEREON ARE APPROXIMATE. FINAL LOT AREAS SHALL BE PROVIDED ON THE RECORDED FINAL PLAN.
7. CONTOURS SHOWN HEREON ARE BASED UPON FIELD SURVEYED DATA, FIELD WORK COMPLETED APRIL 11, 2018, AND ARE DERIVED AT ONE FOOT INTERVALS.
8. PROPOSED 40' PAVING SECTION FOR ROAD 'A' SHALL CONFORM TO LEE'S SUMMIT STANDARDS AND SPECIFICATIONS
9. 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. 2014C0064944
  - DOCUMENT NO. 2014C0064955
  - DOCUMENT NO. 2014C0067091
  - DOCUMENT NO. 2014C0067092



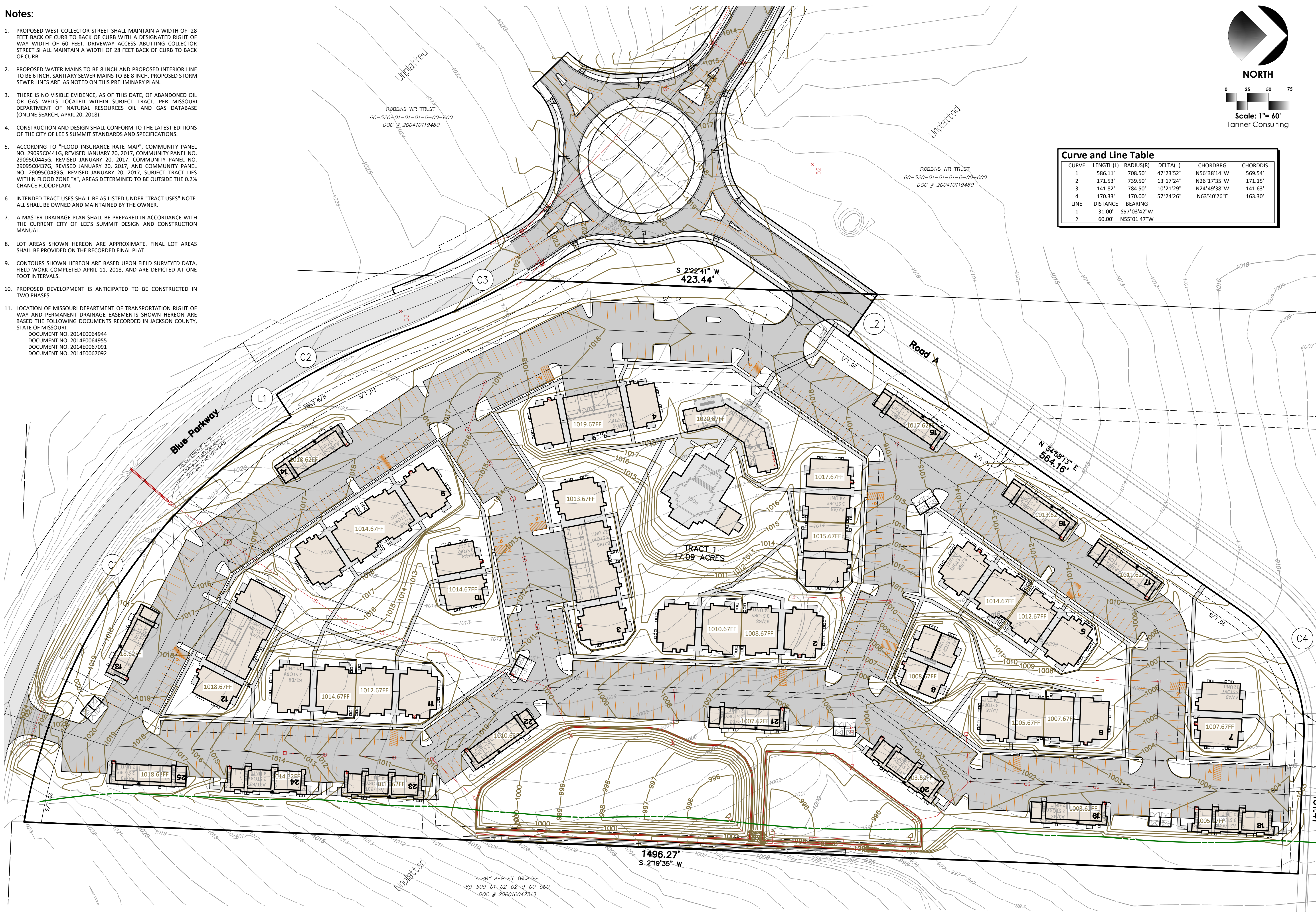
## ▲ EXISTING BLUE PARKWAY PAVING SECTION

Scale: NONE





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.
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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. 2014E0067955
  - DOCUMENT NO. 2014E0067091
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PLAN SCALE: (H)      1" = 50'

## Preliminary Grading Plan

## PD06