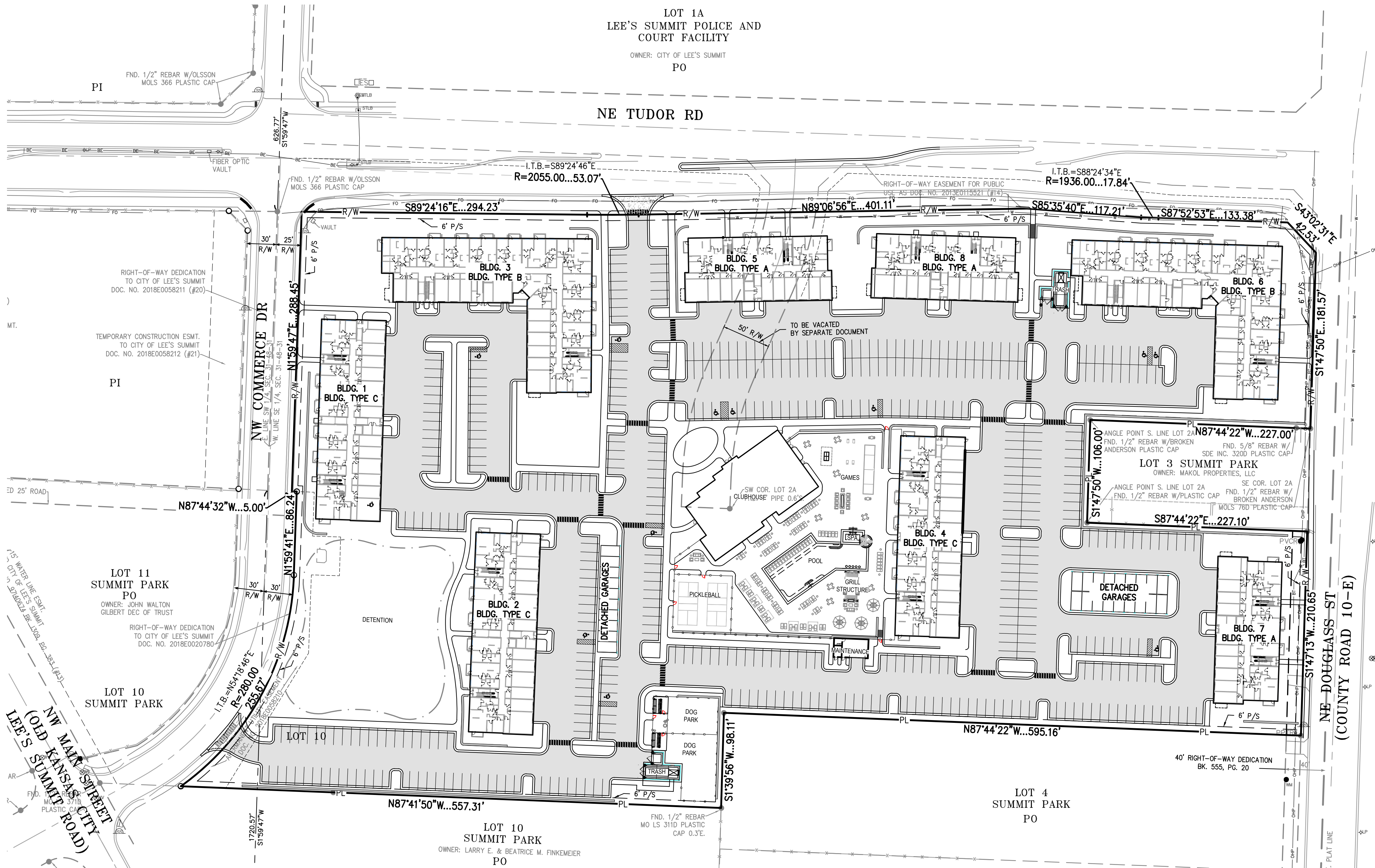
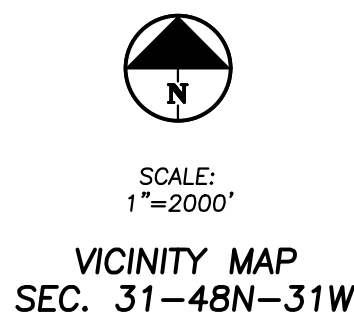
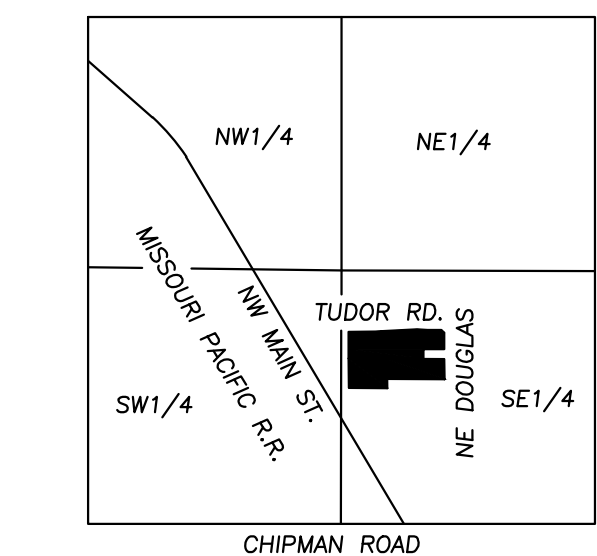




	INDEX
C1	SITE PLAN
C2-C3	SITE DIMENSION PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	STANDARD DETAILS



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS.
LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE
PROPERTY SHOWN HEREON.

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit,
Jackson County, Missouri, being more particularly described as follows:

Beginning at the Southeast corner of Lot 2A, NEW LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the
City of Lee's Summit, Jackson County, Missouri; thence N 87°44'22" W, a distance of 227.00 feet; thence S 01°47'50" W,
a distance of 106.00 feet; thence S 87°44'22" E, a distance of 227.10 feet, to a point on the West Right-of-Way line of
NE Douglas Street, as now established; thence S 01°47'13" W, along said West Right-of-Way line, a distance of 210.85
feet; thence N 87°44'22" W, a distance of 595.16 feet; thence S 01°59'58" W, a distance of 98.11 feet; thence N
87°41'50" W, a distance of 557.31 feet, to a point on the East Right-of-Way line of NW Commerce Drive, as now
established; thence along said East Right-of-Way line for the following four (4) courses; thence Northeasterly on a curve
to the left, said curve having an initial tangent bearing of N 84°18'46" E, and a radius of 280.00 feet, on an arc distance of
255.67 feet; thence N 01°59'41" E, a distance of 86.24 feet; thence N 87°44'32" W, a distance of 5.00 feet; thence N
01°59'47" E, a distance of 288.45 feet, to a point on the South Right-of-Way line of NE Tudor Road, as now established;
thence along said South Right-of-Way line for the following seven (7) courses; thence S 89°24'16" E, a distance of
294.23 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 89°24'46" E, and a
radius of 2055.00 feet, on an arc distance of 53.07 feet; thence N 89°06'56" E, a distance of 401.11 feet; thence S
85°35'40" E, a distance of 117.21 feet; thence S 87°52'53" E, a distance of 133.38 feet; thence S 43°02'31" E, a distance of 42.53 feet, to a point on the West Right-of-Way line of NE Douglas
Street, as now established; thence S 01°47'50" W, along said West Right-of-Way, a distance of 181.57 feet, to the Point
of Beginning, containing 567,567 square feet or 13.0295 acres, more or less, of unplatted land.

GROSS AREA = ±13.0295 ACRES / ±567,567 SQ.FT.

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. 29095C0417G, AND DATED JANUARY 20, 2017.

BUILDING & SITE DATA

LOT AREA	13.03 AC/567,567 SQ. FT.
PROPOSED ZONING	RP-4
NUMBER OF UNITS	372 UNITS
DENSITY (UNITS/ACRE)	28.55 DU/AC
TOTAL BUILDING SQ. FOOTAGE	243,096 SQ. FT.
FLOOR AREA RATIO (FAR)	0.43
% IMPERVIOUS	71.9%
(408,011 S.F./567,567 S.F.)	

PARKING CALCULATIONS

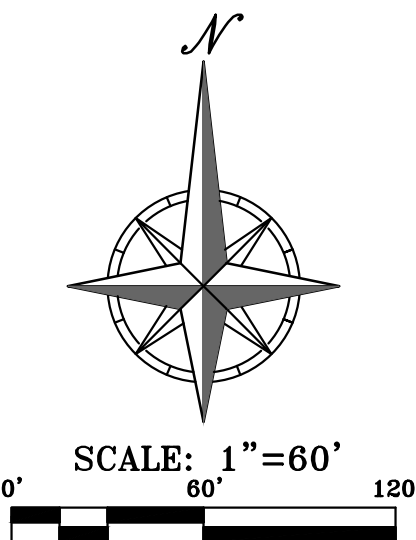
PARKING CALCULATIONS (CITY STANDARDS)

REQUIRED PARKING	743 SPACES
STUDIO	3 X 1.00 = 3
1 BDR.	218 X 1.50 = 327
2 BDR.	151 X 1.50 = 227
VISITOR	372 X 0.50 = 186

PROVIDED PARKING	615 SPACES
STANDARD	483
HANDICAP	11
GARAGE (ATTACHED)	93
GARAGE (DETACHED)	28

LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— P/S —	2' CURB & GUTTER
— P/S —	PARKING SETBACK LINE
— P/S —	ASPHALT PAVEMENT
— P/S —	CONCRETE PAVEMENT
— P/S —	RETAINING WALL
— P/S —	FENCE - 6' PAINT COATED, DECORATIVE & ORNAMENTAL STEEL PICKET



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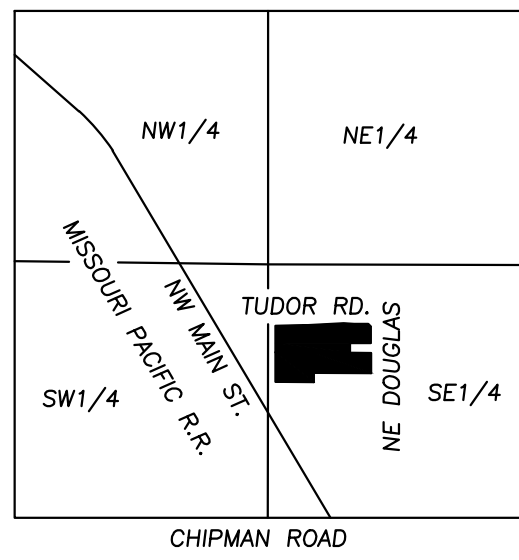
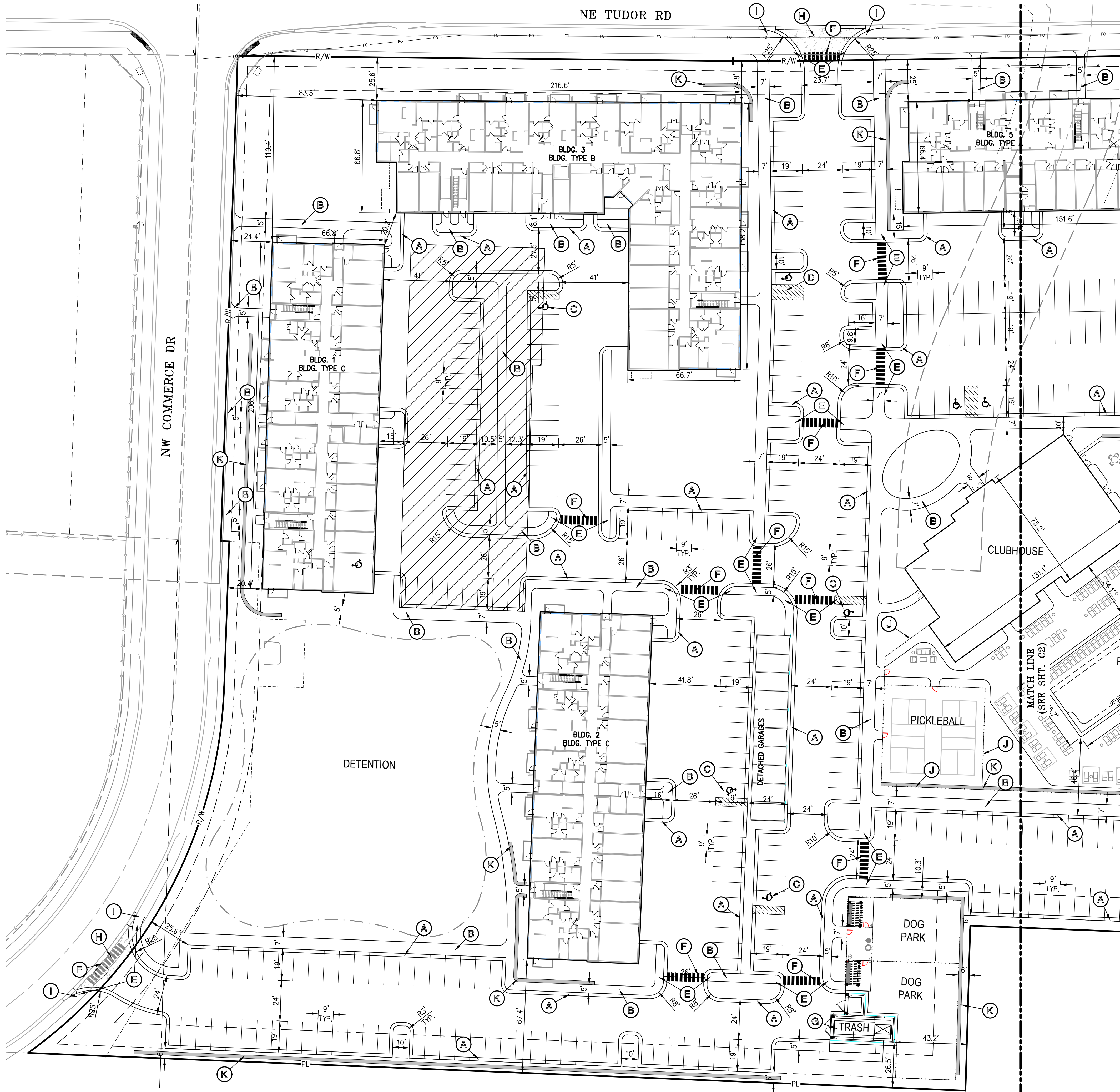
SITE PLAN
TUDOR MULTIFAMILY

PROJECT NO.	220231	No.	Date	Revisions:	By	App.
DATE 06-23-2022	DRAWN: JAG					
CHECKED: DEU	APPROVED: DEU					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-20070128						
ENGINEERING-20070128						

SHEET

C1

\\PHILIPS-SERVER\Projects\2023\20231.dwg (Preliminary) DIMENSION PLAN.dwg Layout:1 Jun 23, 2022 3:41pm Bradley Gast



SCALE:
1"=2000'
VICINITY MAP
SEC. 31-48N-31W

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. 29095004176, AND DATED JANUARY 20, 2017.

NOTE:

ALL DIMENSIONS ARE TO THE BACK OF CURB & FACE OF BUILDINGS.

LEGEND:

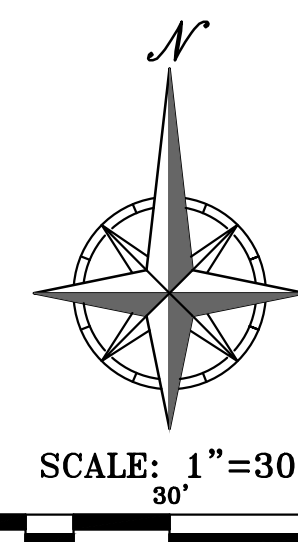
B.L. BUILDING LINE
U/E UTILITY EASEMENT
P/S PARKING SETBACK

SITE KEY NOTES:

- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS AND ACCESSIBLE PARKING SIGN.
- (D) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB, SIDEWALK RAMP & BUMPERS, AND ACCESSIBLE PARKING SIGN.
- (E) CONSTRUCT TYPE SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTABLE WARNING).
- (F) INSTALL STIPPED PEDESTRIAN CROSSWALK.
- (G) INSTALL TRASH ENCLOSURE & EXTERIOR STORAGE ROOM (RE: ARCH PLANS).
- (H) CONSTRUCT CONCRETE COMMERCIAL ENTRANCE.
- (I) CONSTRUCT PUBLIC TYPE SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER.
- (J) INSTALL METAL FENCE. (RE: ARCH. PLANS).
- (K) RETAINING WALL.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6' CURB
- B/L BUILDING SETBACK LINE
- P/S PARKING SETBACK LINE
- L/S LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



DIMENSION PLAN

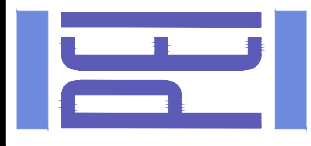
TUDOR MULTIFAMILY

PROJECT NO.	220231	No.	Date	Revisions:	By	App.
DATE 06-23-2022	DRAWN: BAG					
CHECKED: DEU	APPROVED: DEU					
CERTIFICATE OF AUTHORIZATION						
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ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700209						

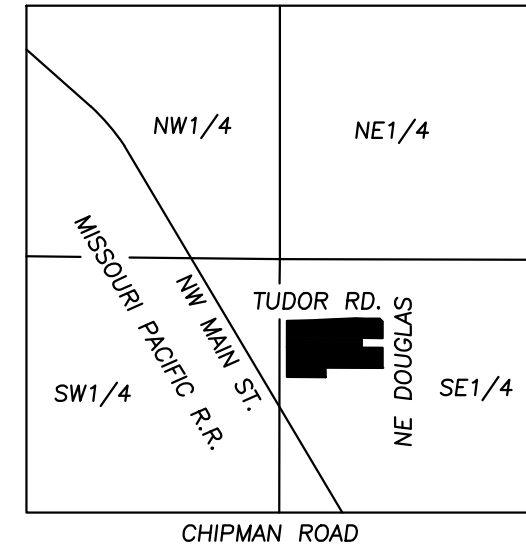
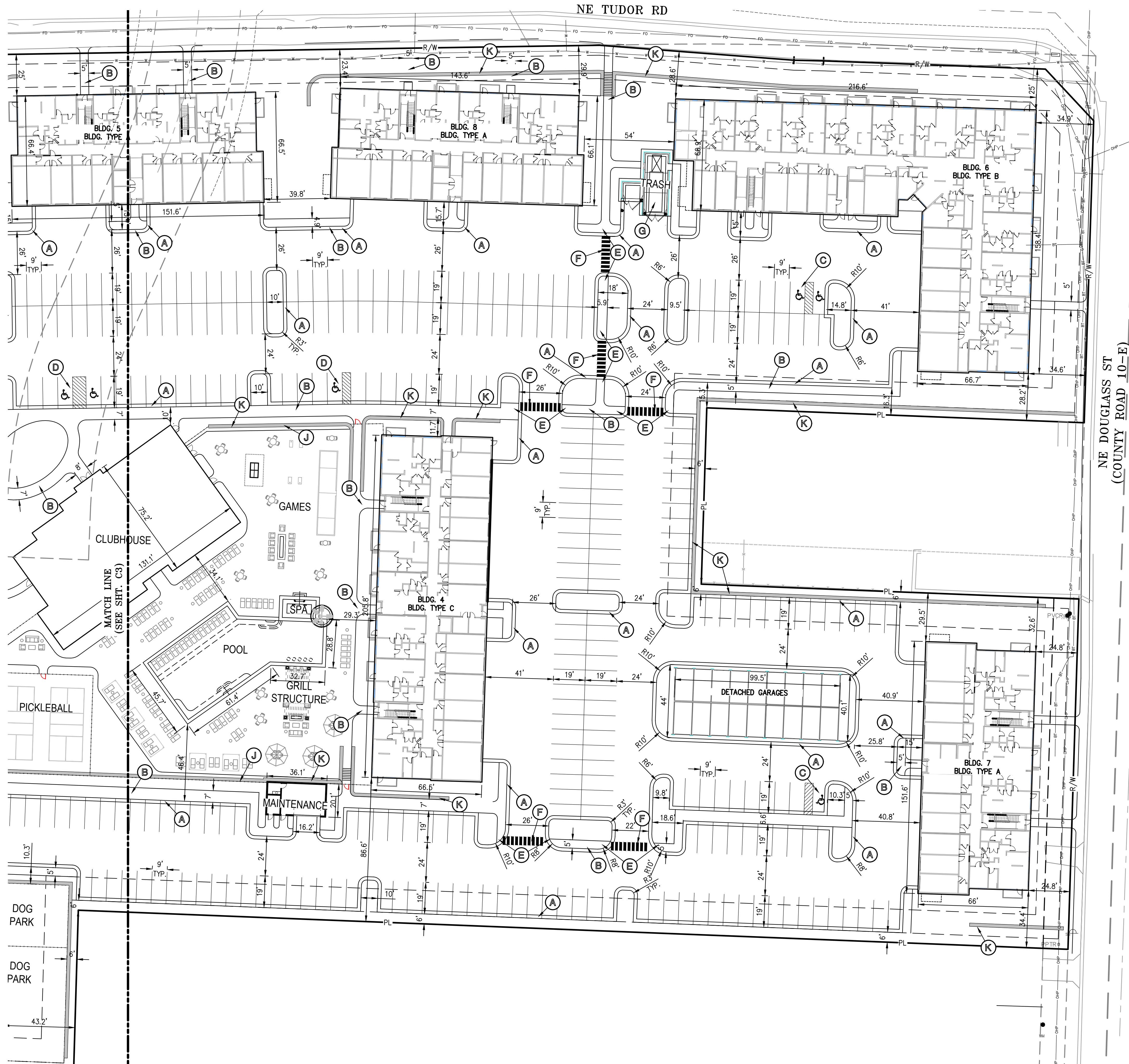
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SCALE: 1"=2000'

VICINITY MAP
SEC. 31-48N-31W

FLOOD NOTE:

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NOTE:

ALL DIMENSIONS ARE TO THE BACK OF CURB & FACE OF BUILDINGS.

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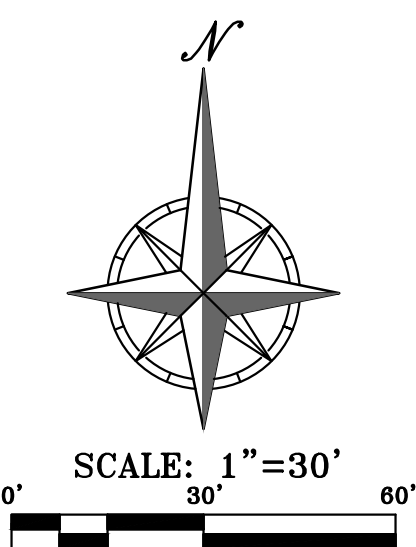
B.L. BUILDING LINE

U/E UTILITY EASEMENT

P/S PARKING SETBACK

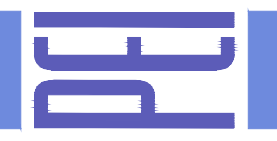
SITE KEY NOTES:

- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS AND ACCESSIBLE PARKING SIGN.
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- (J) INSTALL METAL FENCE. (RE: ARCH. PLANS).
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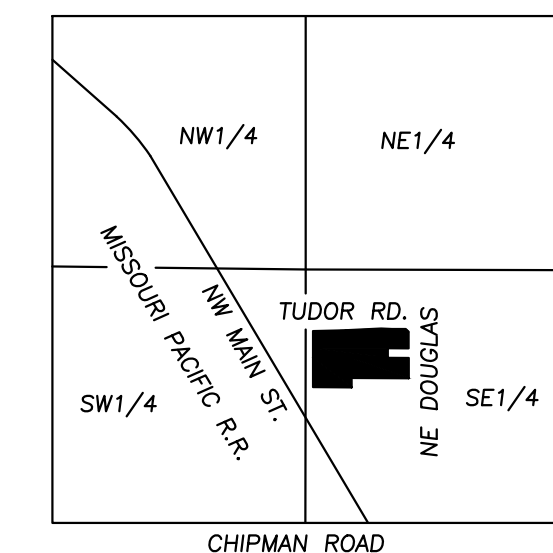


DIMENSION PLAN
TUDOR MULTIFAMILY

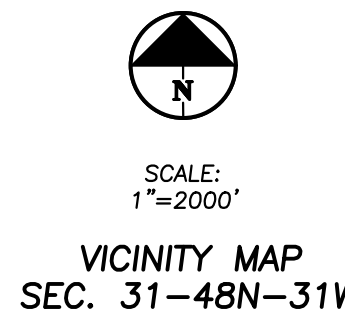
PROJECT NO.	220231	No.	Date	Revisions:	By	App.
DATE: 06-23-2022	DRAWN: BAG					
CHECKED: DEU	APPROVED: DEU					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 20070128						
ENGINEERING - 20070528						

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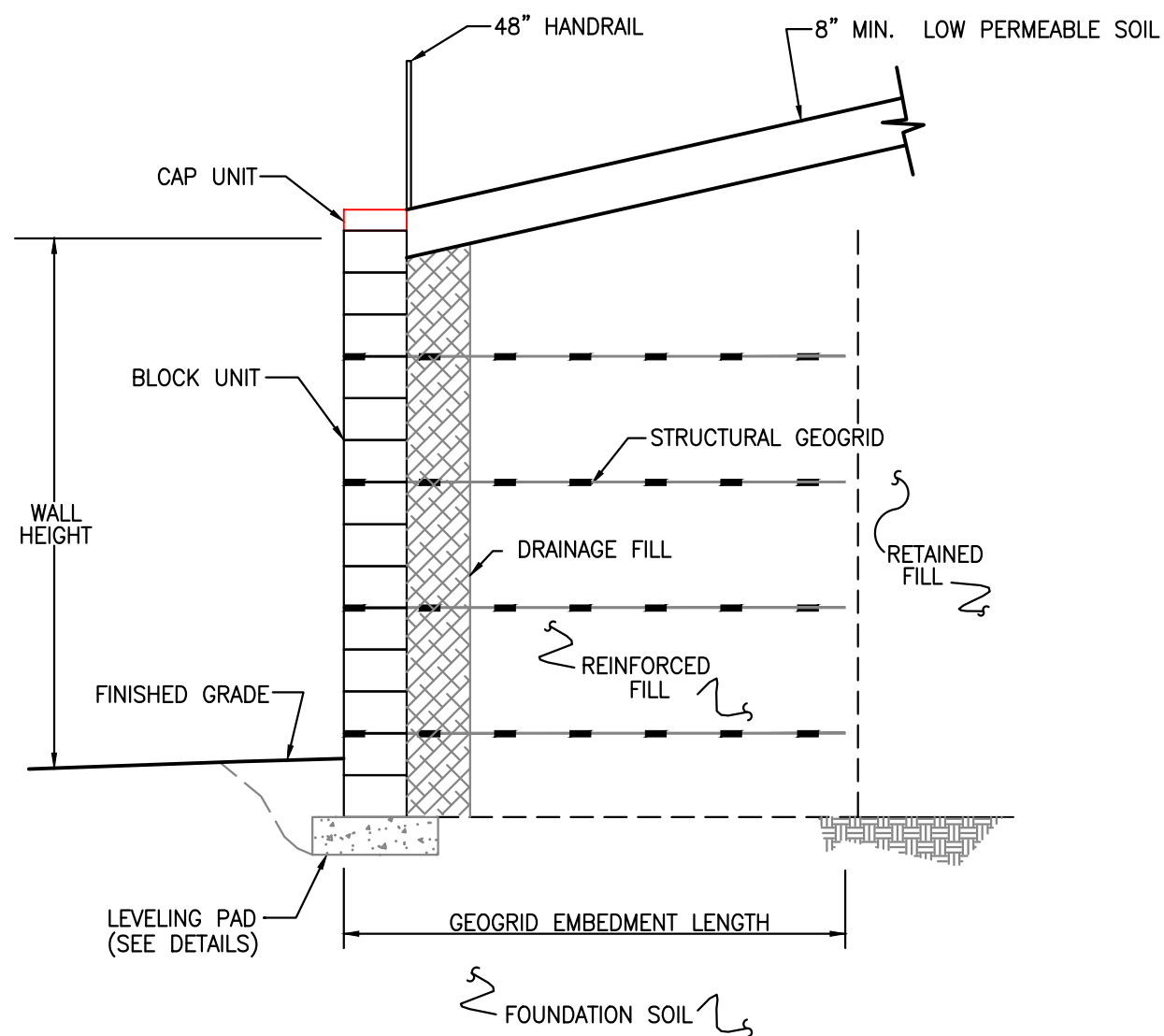
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS

FLOOD NOTE:
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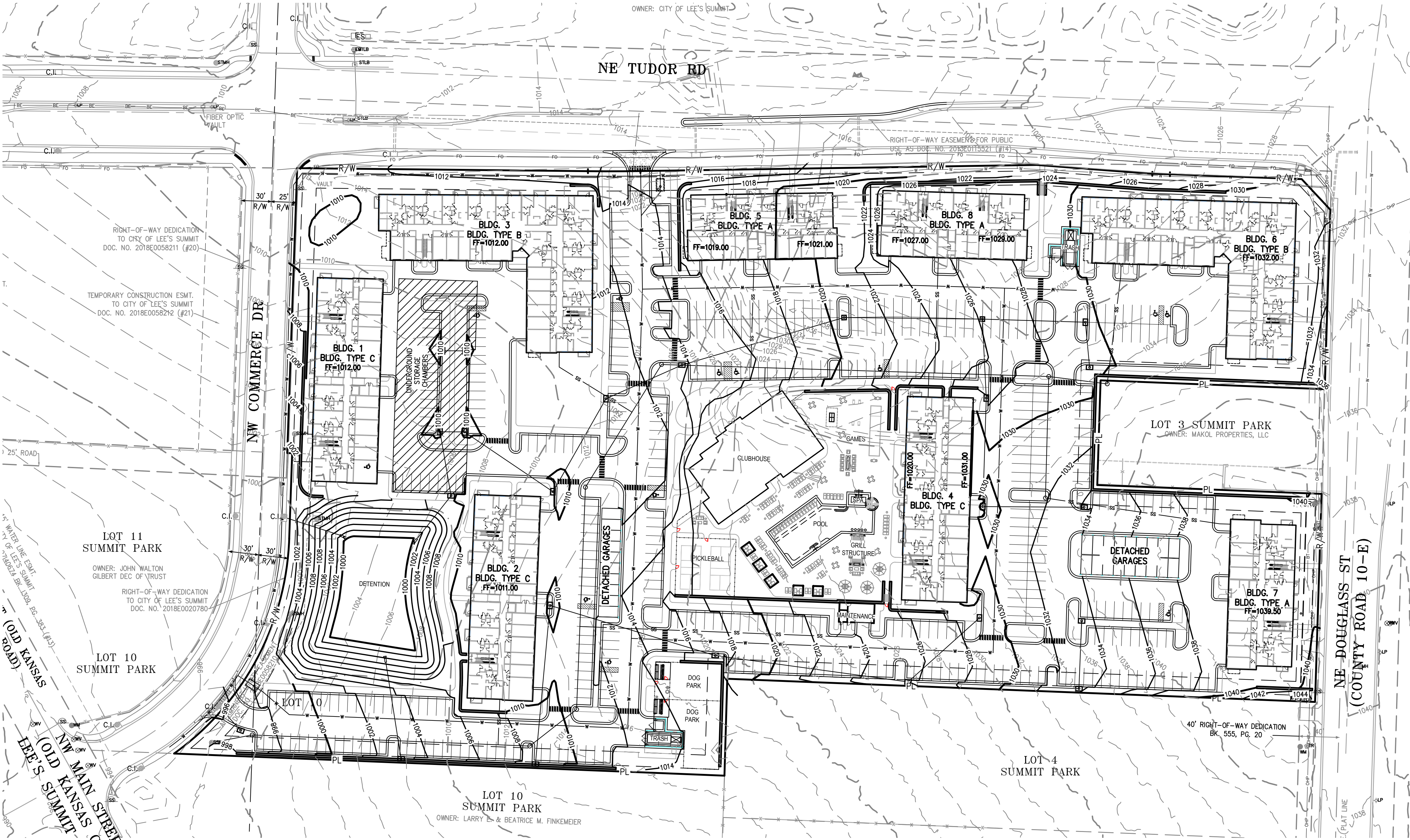
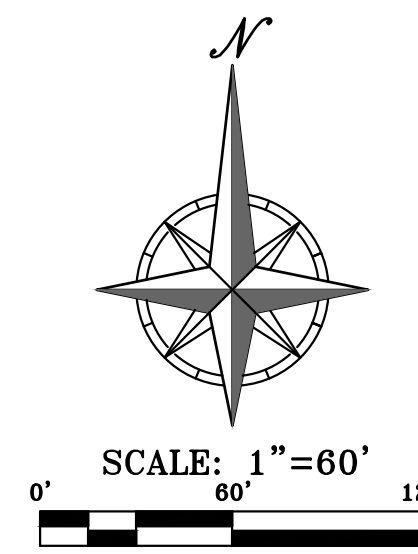
SINGLE RETAINING WALL CROSS-SECTION

CROSS SECTIONS SHOWN ARE CONCEPTUAL. SEE STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR RETAINING WALLS (BY OTHERS)

NOTE:

ALL RETAINING WALLS TO BE VERSA-LOK MSE WALLS OR ENGINEER APPROVED EQUAL

- NOTES:
1. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. NO PAYMENTS SHALL BE MADE FOR "ROCK" EXCAVATION.
 2. CONTRACTOR TO HOLD GRADE DOWN 10" FROM FINISHED FLOOR FOR BUILDING FOUNDATION.
 3. ALL EXCESS, WASTE, OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR.



PROJECT NO.	220231	DATE	22-06-23	BY	APP.
CHECKED	DEU	APPROVED	DEU		
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-200700128					
ENGINEERING-220700029					

SHEET
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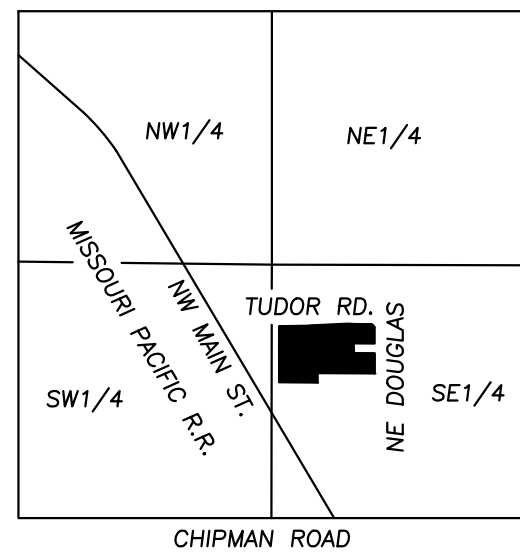
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GRADING PLAN

TUDOR MULTIFAMILY

\\PHILIPS-SERVER\Projects\220231.dwg [Preliminary]UTILITY.dwg Layout1 Jun 23, 2022 3:45pm Bradley Gost



SCALE: 1"=2000'
VICINITY MAP
SEC. 31-48N-31W

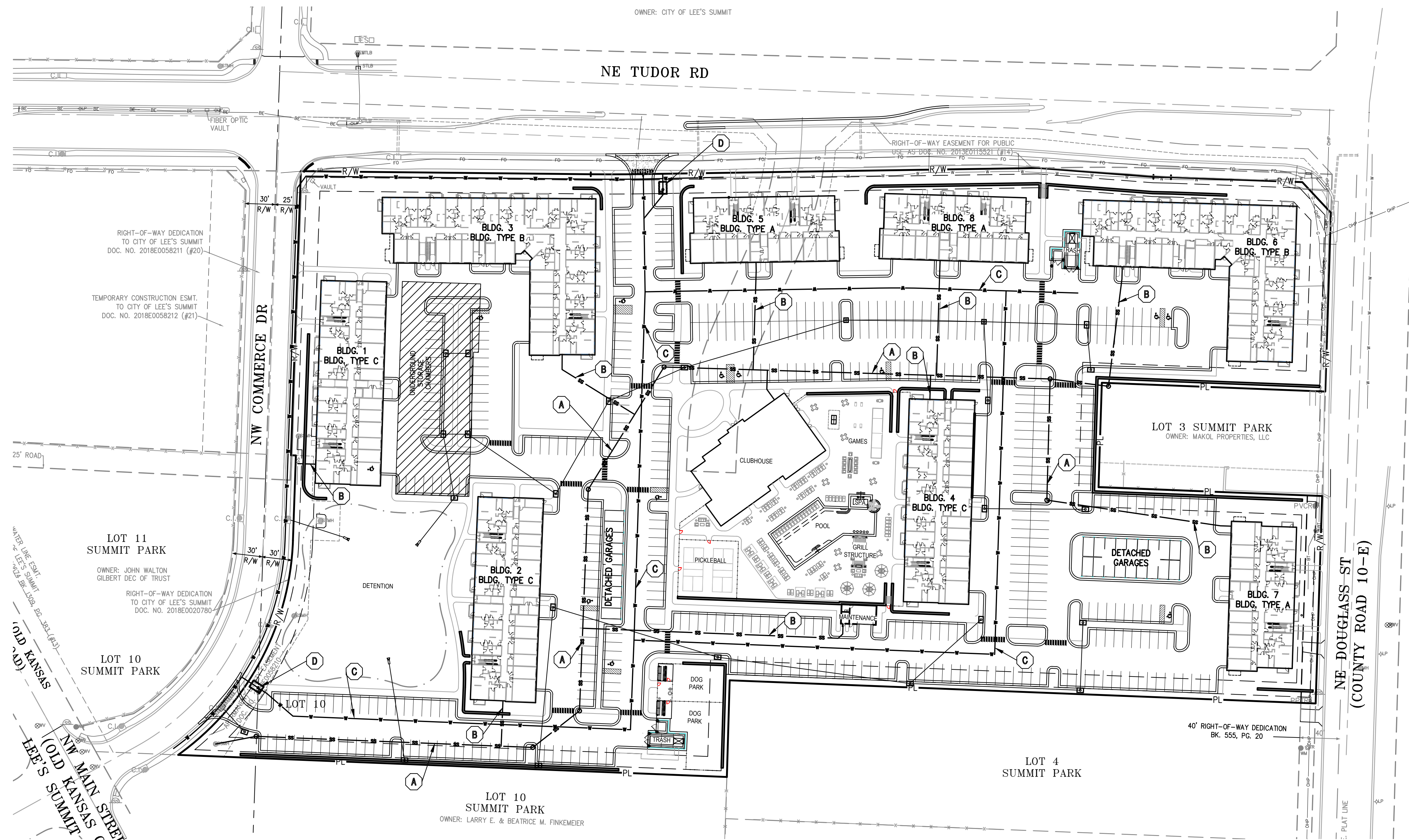
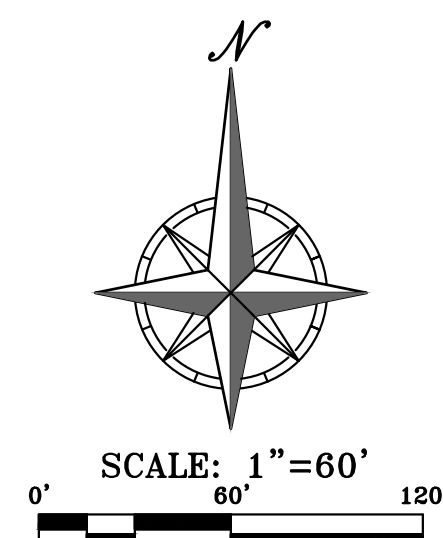


UTILITY NOTES:
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LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— CATV —	EXISTING CABLE TELEVISION LINE
— FO —	EXISTING FIBER OPTIC LINE
— G —	EXISTING GAS LINE
— BE —	EXISTING BURIED ELECTRIC LINE
— OHP —	EXISTING OVERHEAD POWER LINE
— OHT —	EXISTING OVERHEAD TELEPHONE LINE
— SS —	EXISTING SANITARY SEWER LINE
— 24" HDPE —	EXISTING STORM SEWER LINE (& SIZE)
— BT —	EXISTING BURIED TELEPHONE LINE
— W-6" —	EXISTING WATER LINE (& SIZE)
— CATV —	PROPOSED CABLE TELEVISION LINE
— FO —	PROPOSED FIBER OPTIC LINE
— G —	PROPOSED GAS LINE
— BE —	PROPOSED BURIED ELECTRIC LINE
— SS —	PROPOSED SANITARY SEWER LINE
— OHP —	PROPOSED OVERHEAD POWER LINE
— 24" HDPE —	PROPOSED STORM SEWER LINE (& SIZE)
— BT —	PROPOSED BURIED TELEPHONE LINE
— W-6" —	PROPOSED WATER LINE (& SIZE)
— ST-6" —	PROPOSED ROOF DRAIN (& SIZE)

UTILITY KEY NOTES:

- (A) PRIVATE 8" SANITARY SEWER MAIN
- (B) PRIVATE SANITARY SEWER SERVICE
- (C) PRIVATE 8" WATER MAIN
- (D) WATER METER

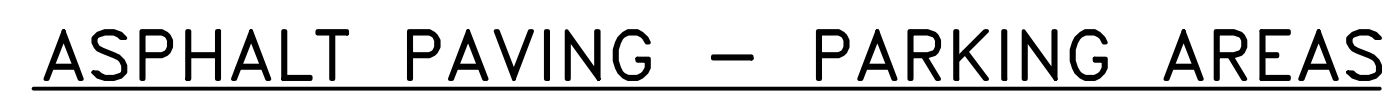
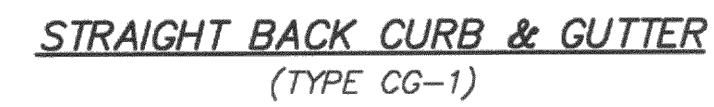


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UTILITY PLAN TUDOR MULTIFAMILY

PROJECT NO.	220231	No.	Date	Revisions:	By	App.
DATE: 06-23-2022	DRAWN: BAG					
CHECKED: DEU	APPROVED: DEU					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 20070128						
LAND SURVEYING - 20070028						



1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
2. A. PRIVATE DRIVE, TEMPORARY PARKING AREA, AND OTHER PRIVATE AREAS STRIPING REQUIREMENTS:

PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85E AND MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.

B. ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT-OF-WAY:

THERMOPLASTIC OR PRE-FORMED THERMOPLASTIC ON ASPHALT SURFACES
3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
4. APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, AND STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
B. PARKING STALL STRIPING: WHITE.



SHEET
C6