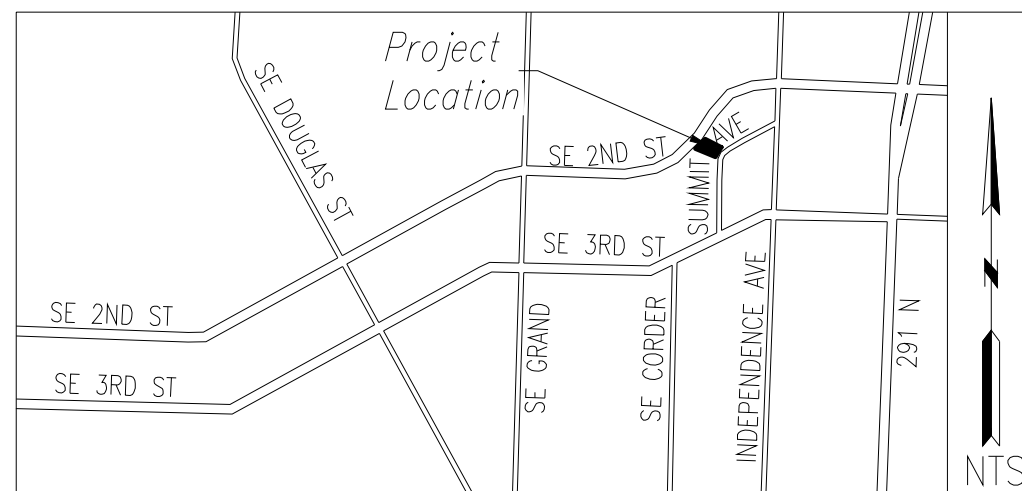


SUMMIT AVENUE ADDITION, LOTS 1 AND 2
REPLAT OF LOWES ADDITION, LOTS 18-22, BLOCK 2
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
PRELIMINARY DEVELOPMENT PLAN

VICINITY MAP



All of Lots 18, 19, 20, 21 and 22, Block 2, Lowe's Addition, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

All of Lots 18, 19, 20, 21, and 22, Block 2, Lowe's Addition, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof, more particularly described as: Beginning at the Southwest corner of said Lot 22, said point also being on the East line of Lot 3, Westbrooke Business Center, a subdivision of record in said city, thence South 87 degrees 58 minutes 32 seconds East, along the South line of said Lot 22, a distance of 210.51 feet, to the Southeast corner of said Lot 22, thence North 02 degrees 01 minutes 28 seconds East, along the East line of said Lot 22, 21, 20, 19, a distance of 89.89 feet, thence continuing along the East line of said Lots 19 & 18, along a curve to the right (said curve having a radius of 166.90 feet) and arc distance of 34.55 feet, to the Northeast corner of said Lot 18, said point also being the Southeast corner of Lot 174 of the Replat of Lowe's Addition, Lots 15, 16 & 17, a subdivision of record in said city, thence North 75 degrees 59 minutes 44 seconds West, along the North line of said Lot 18, said line also being the South line of said Lot 174, a distance of 218.39 feet, to the Northwest corner of said Lot 18, said point also being the Southwest corner of said Lot 174, said point also being on the East line of said Lot 3, Westbrooke Business Center, thence South 02 degrees 10 minutes 22 seconds West, along the West line of said Lots 18, 19, 20, 21, and 22, said line also being the East line of said Lot 3, a distance of 169.52 feet, to the Point of Beginning.

PROPERTY DESCRIPTION: LOTS 18-21, BLOCK 2 LOWES ADDITION
(PROPOSED SUMMIT AVENUE ADDITION, LOTS 1 AND 2)
SITE ADDRESS: 114 AND 200 SE SUMMIT AVENUE
ZONED: RP2
PROPERTY AREA: 31,007.9 SF (0.71 ACRES)
NUMBER OF LOTS: 2
BUILDING AREA/UNIT: 1242 SF (GFA)
DENSITY: 0.355/AC
ANTICIPATED USE: DUPLEX (SHOWN) OR SINGLE FAMILY
ANTICIPATED CONSTRUCTION: FALL 2019 (PENDING SALE OF LOTS)

BUILDING AREA AND DENSITY INDICATED IS BASED ON THE FOOTPRINT SHOWN.
THIS MAY VARY BASED ON THE ACTUAL FOOTPRINT AND BUILDING PLAN
SUBMITTED FOR BUILDING PERMIT BY BUILDER.

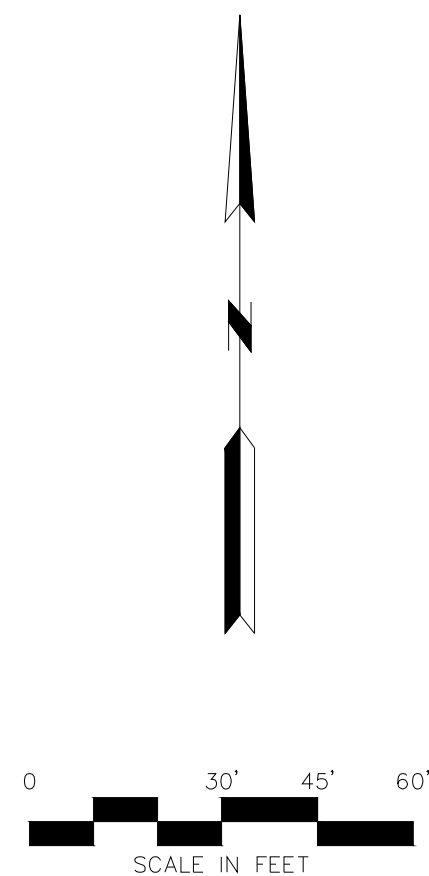
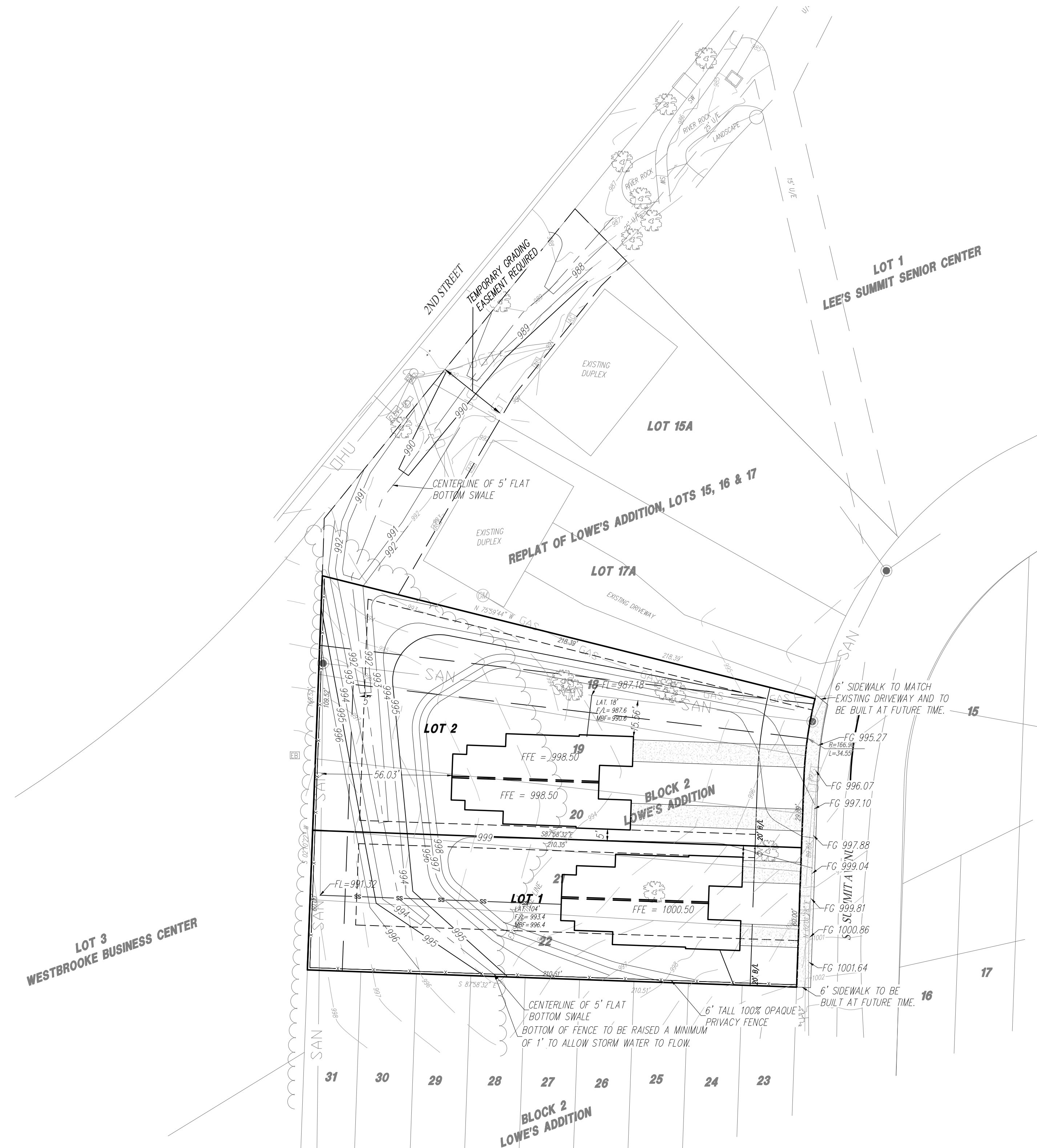
SLAB/FINISH FLOOR ELEVATIONS ARE SURROUNDING GRADES SHALL BE ADHERED TO WHEN PLOT PLANS FOR BUILDING PERMIT ARE PREPARED BY BUILDER.

A FIVE (5) FOOT WIDE SIDEWALK IS TO BE BUILT FROM THE EDGE OF THE EXISTING PAVEMENT AS SHOWN WITH EACH BUILDING PERMIT AT A FUTURE TIME.

STRUCTURE ROOF DRAINAGE TO BE PIPED TO DISCHARGE TO THE WEST DRAINAGE SWALE.

FOOTPRINT SHOWN IS FOR POTENTIAL LAYOUT ONLY. ACTUAL FOOTPRINT TO BE PROVIDED AT PERMIT STAGE PER PLOTPLAN PREPARED.

PLANS PREPARED BY
HG CONSULT
11010 HASKELL ST. #210,
KANSAS CITY, KS 66109
CONTACT: KEVIN STERRETT
816-703-7098



Know what's below.
Call before you dig.

DATE	REVISION	NO.	BY	CHK/APPR
6/13/19	Revised per City Comments dated 4/12/19	1	EDH	RKS



6/13/19

R. KEVIN STERRETT, MD F-26440

**Consult
Inc** engineers
planners

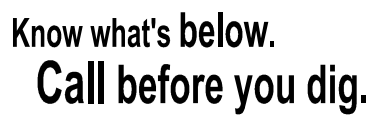
CORPORATE LICENSE NO. E7010005873

PRELIMINARY DEVELOPMENT PLAN

**SUMMIT AVENUE ADDITION, LOTS 1 AND 2
(REPLAT OF LOWE'S ADDITION LOTS
18, 19, 20, 21 & 22, BLOCK 2)**

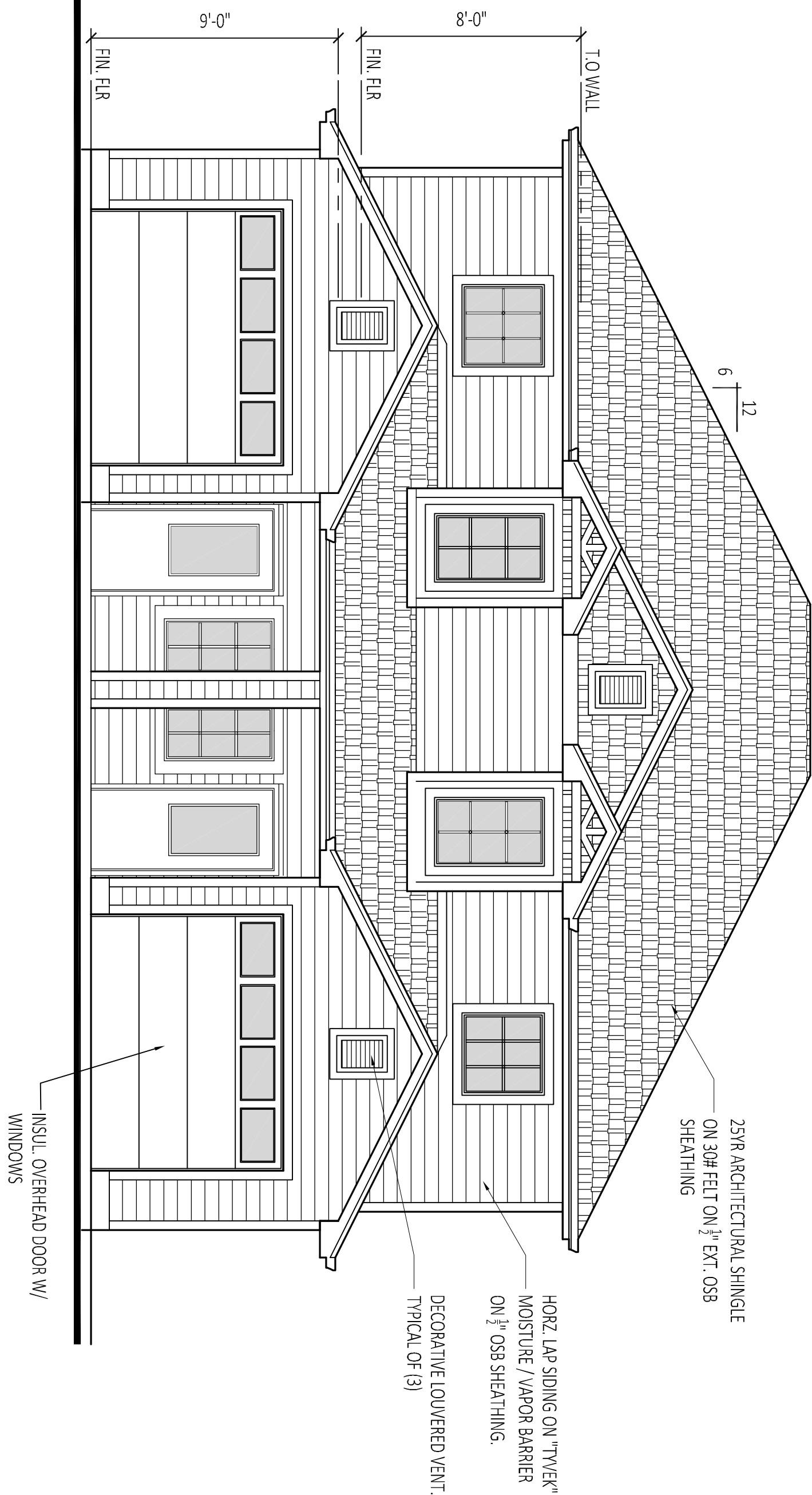
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

	<i>X-REF NO.</i> XXXXXX
	<i>DRAWING NO.</i> 18038
	<i>DATE</i> MARCH 14, 2019
	<i>JOB NO.</i> 18038
1	SHEET OF
	2



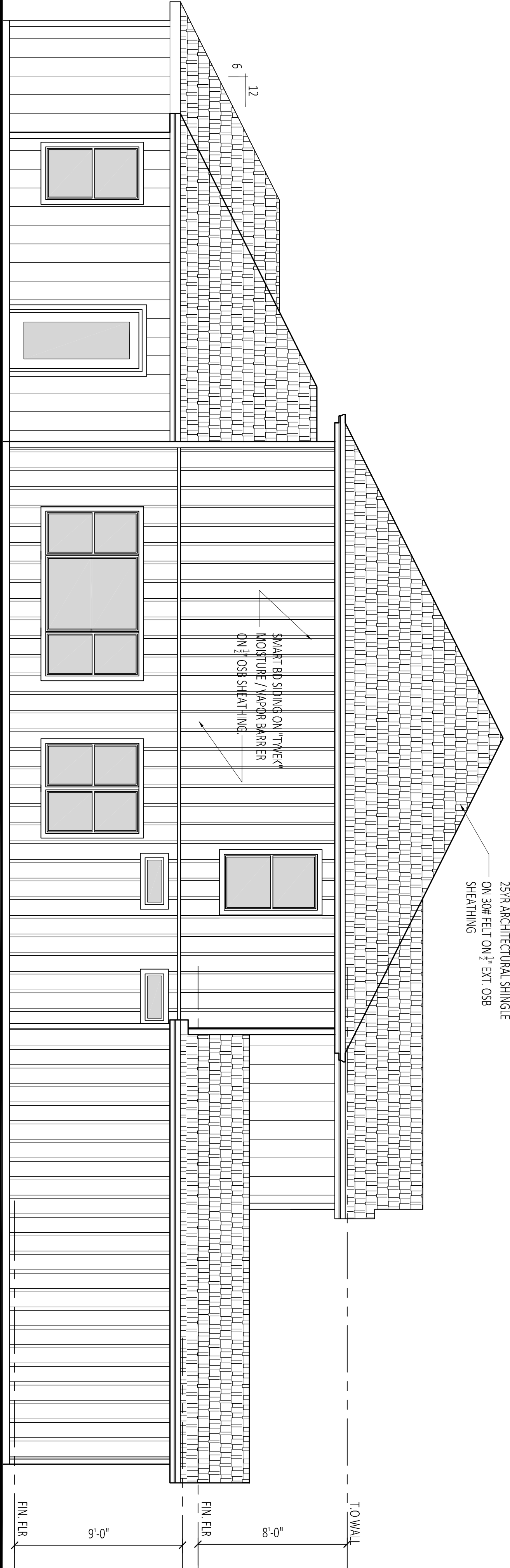
1. Open areas not covered with other landscaping materials shall be covered with sod.
2. All trees/shrubs are shown graphically, not numerically.
3. Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
4. The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.

2



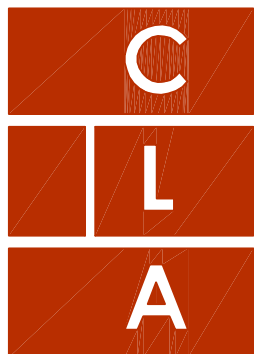
1 Front Elevation

SCALE: 1/4"=1'



2 Left Side Elevation

SCALE: 1/4"=1'



Craig Luebbert
Architecture
24 NW Chipman 'B'. 816.875.4863

Preliminary Design
George and Peggy Nie
Duplex Development

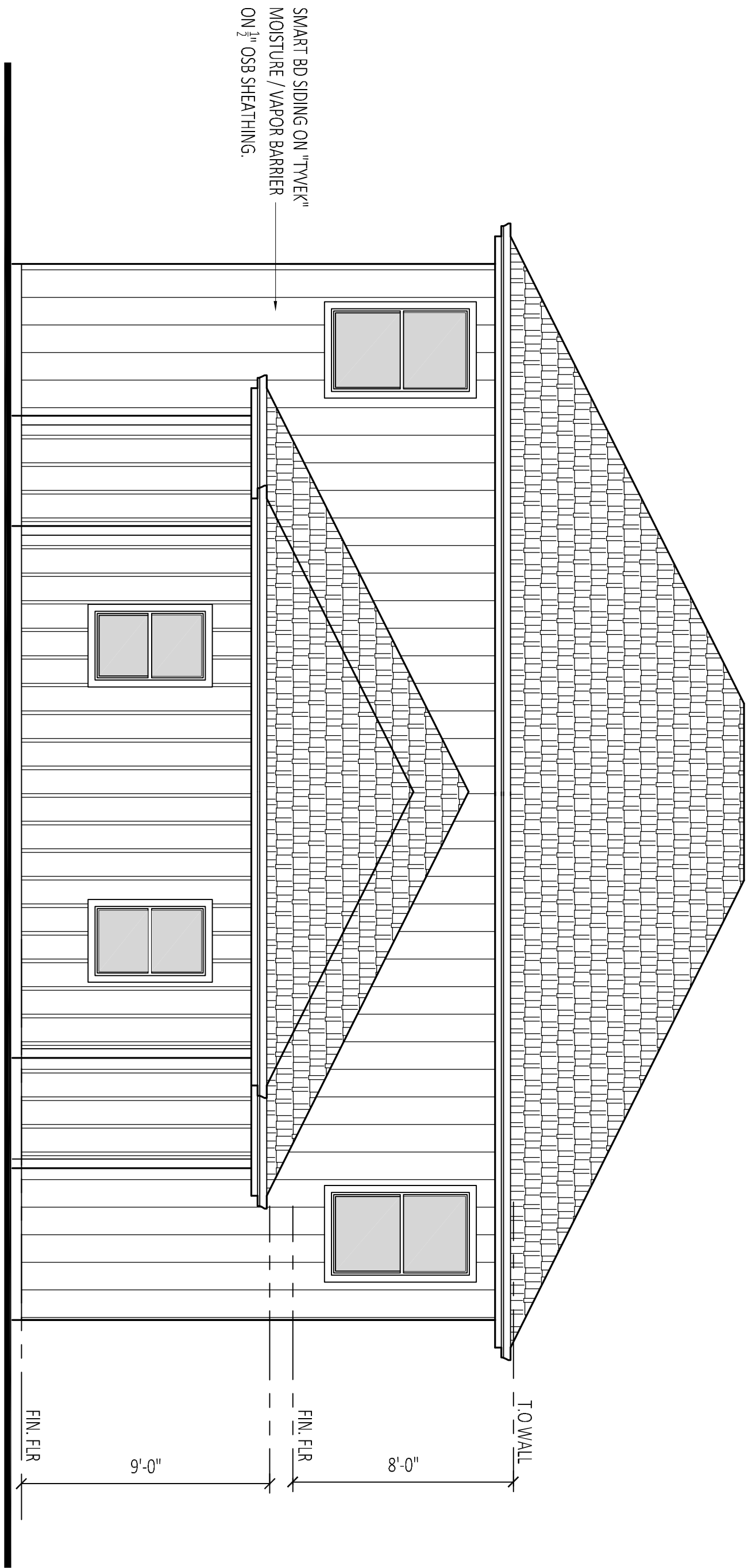
Lee's Summit, MO.

DATE REVISIONS
8.22.17

ARCHITECTURAL PROJECT NUMBER

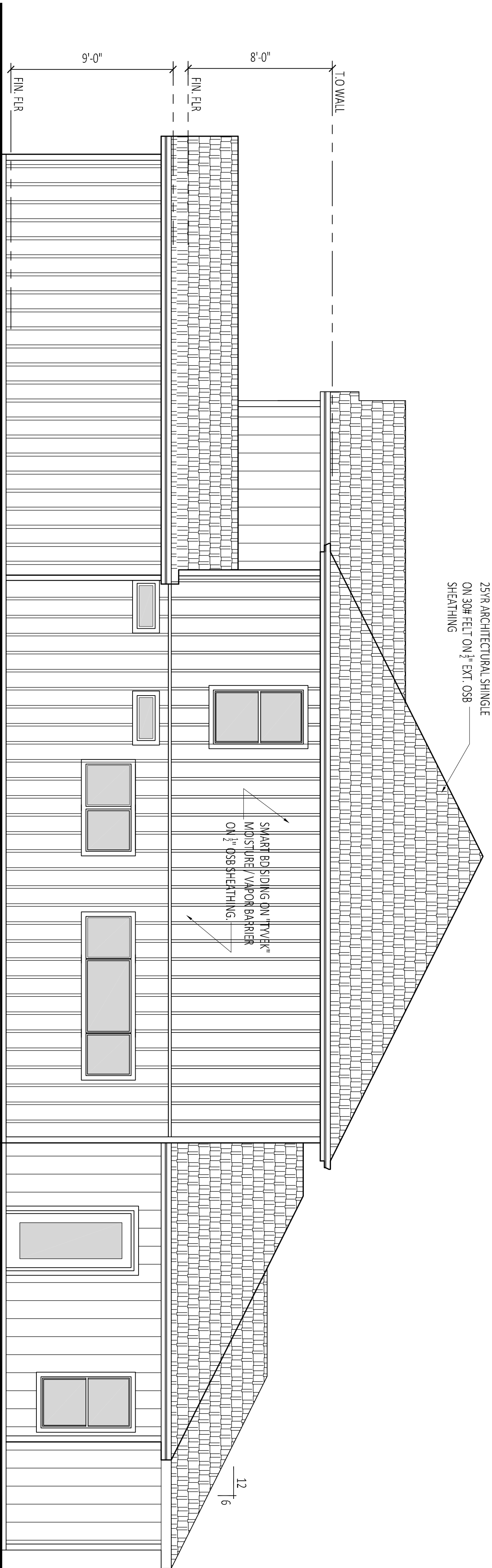
SHEET NUMBER

A2.0



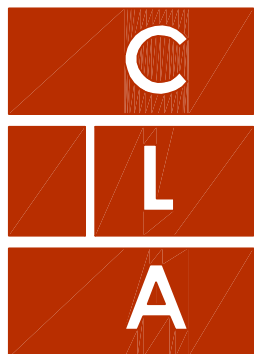
1 Back Elevation

SCALE: 1/4"=1'



2 Right Side Elevation

SCALE: 1/4"=1'



Craig Luebbert
Architecture
24 NW Chipman 'B'. 816.875.4863

Preliminary Design
George and Peggy Nie
Duplex Development

Lee's Summit, MO.

DATE ISSUED:
8.22.17

REVISIONS:

ARCHITECTURAL PROJECT NUMBER

SHEET NUMBER

A2.1