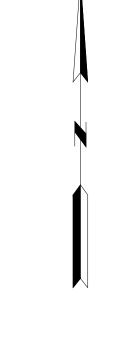
INDEX CIVIL SUBMITTAL SUMMIT A VENUE ADDITION, LOTS 1 AND 2

LANDSCAPE PLAN

VICINITY MAP

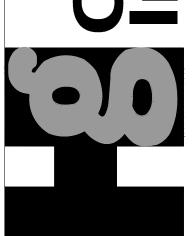
REPLAT OF LOWES ADDITION, LOTS 18-22, BLOCK 2 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI PRELIMINARY DEVELOPMENT PLAN





Call before you dig.





JMMI (REP

DRAWING NO. 18038 MARCH 14, 2019 JOB NO. 18038

SHEET OF

LEGAL DESCRIPTION OF RECORDS

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.

SURVEYORS DESCRIPTION:

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 Lots 22, 21, 20 & 19, a distance of 89.89 feet; thence continuing along the East line of said Lots 17A 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 17A, a distance of 218.39 feet, to the Northwest corner of said Lot 18, said point also being the Southwest corner of said Lot 17A, 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 & 22, said line also being the East line of said Lot 3, a distance of 169.52 feet, to the Point of Beginning.

(PROPOSED SUMMIT AVENUE ADDITION, LOTS 1 AND 2) SITE ADDRESS: 114 AND 200 SE SUMMIT AVENUE

PROPERTY AREA: 31,007.9 SF (0.71 ACRES)

NUMBER OF LOTS: 2 BUILDING AREA/UNIT: 1242 SF (GFA)

DENSITY: 0.355/AC 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.

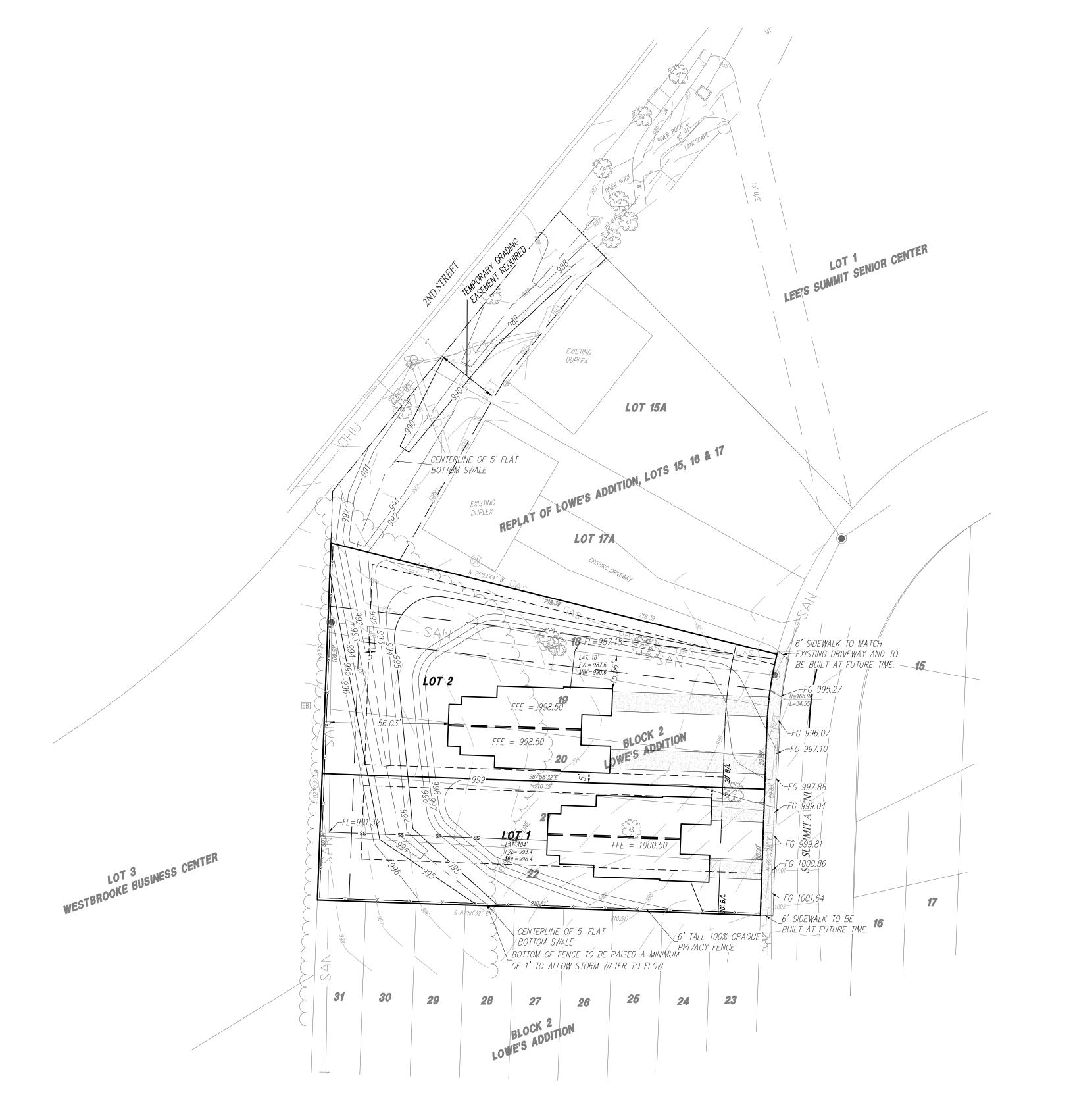
A FIVE (5) FOOT WIDE SIDEWALK IS TO BE BUILT FROM THE EDGE OF THE EXISTING PAVEMENT AS SHOWN WITH EACH BUILDING PERMIT AT A FUTURE TIME.

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

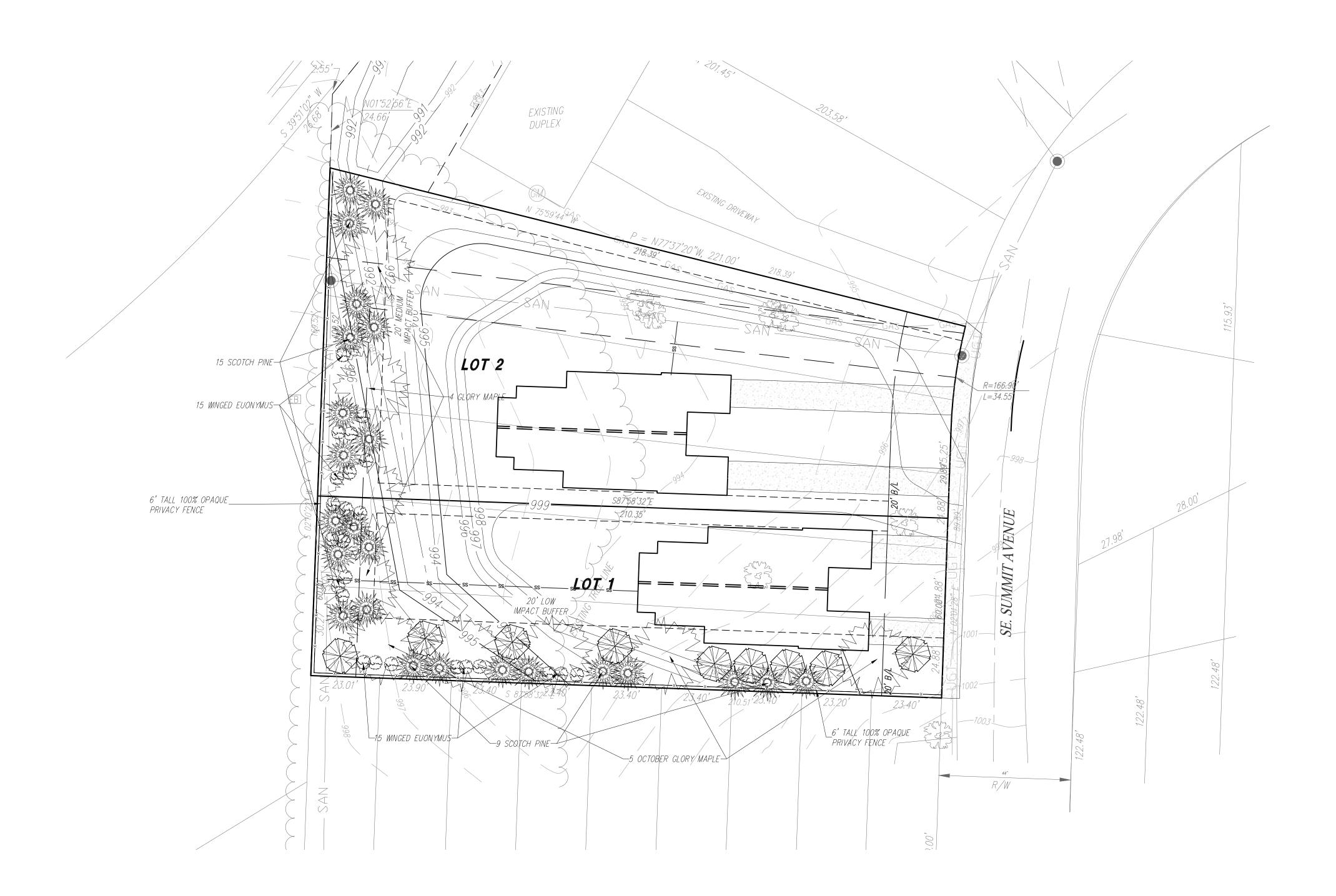
FOOTPRINT SHOWN IS FOR POTENTIAL LAYOUT ONLY. ACTUAL FOOTPRINT TO BE PROVIDED AT PERMIT STAGE PER PLOTPLAN PREPARED.

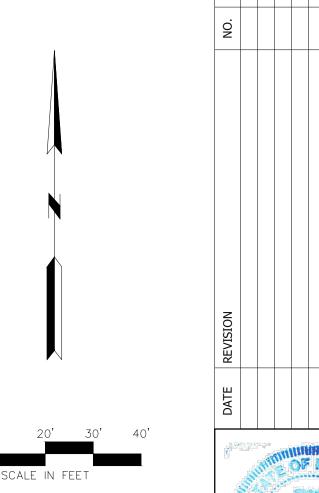
> PLANS PREPARED FOR 30 NE SHOREVIEW DRIVE LEE'S SUMMIT. MO 64064 CONTACT - PEGGY NIE 816-547-6408

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



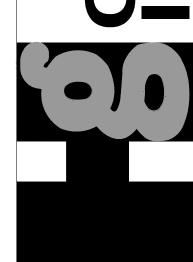
GEORGE AND PEGGY NIE











LANDSCAPE PLAN

SUMMIT, (REPL)

DRAWING NO. 18038 *DATE* MARCH 14, 2019 JOB NO.

18038

2 SHEET OF

Open areas not covered with other landscaping materials shall be covered with sod.
 All trees/shrubs are shown graphically, not numerically.
 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

4. The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.

LANDSCAPE DATA:

20' LOW IMPACT BUFFER: (SOUTH PROPERTY LINE) 4208 SF, SCREEN B REQUIRED: 1 SHADE TREE/1000 SF (5 SHADE TREES) 1 ORNAMENTAL TREE/500 SF (9 ORNAMENTAL TREES) 1 EVERGREEN/500 SF (9 EVERGREEN TREES) 1 SHRUB/500 SF (9 SHRUBS)

PROVIDED: 5 SHADE TREES 9 ORNAMENTAL TREES 9 EVERGREEN TREES 9 SHRUBS

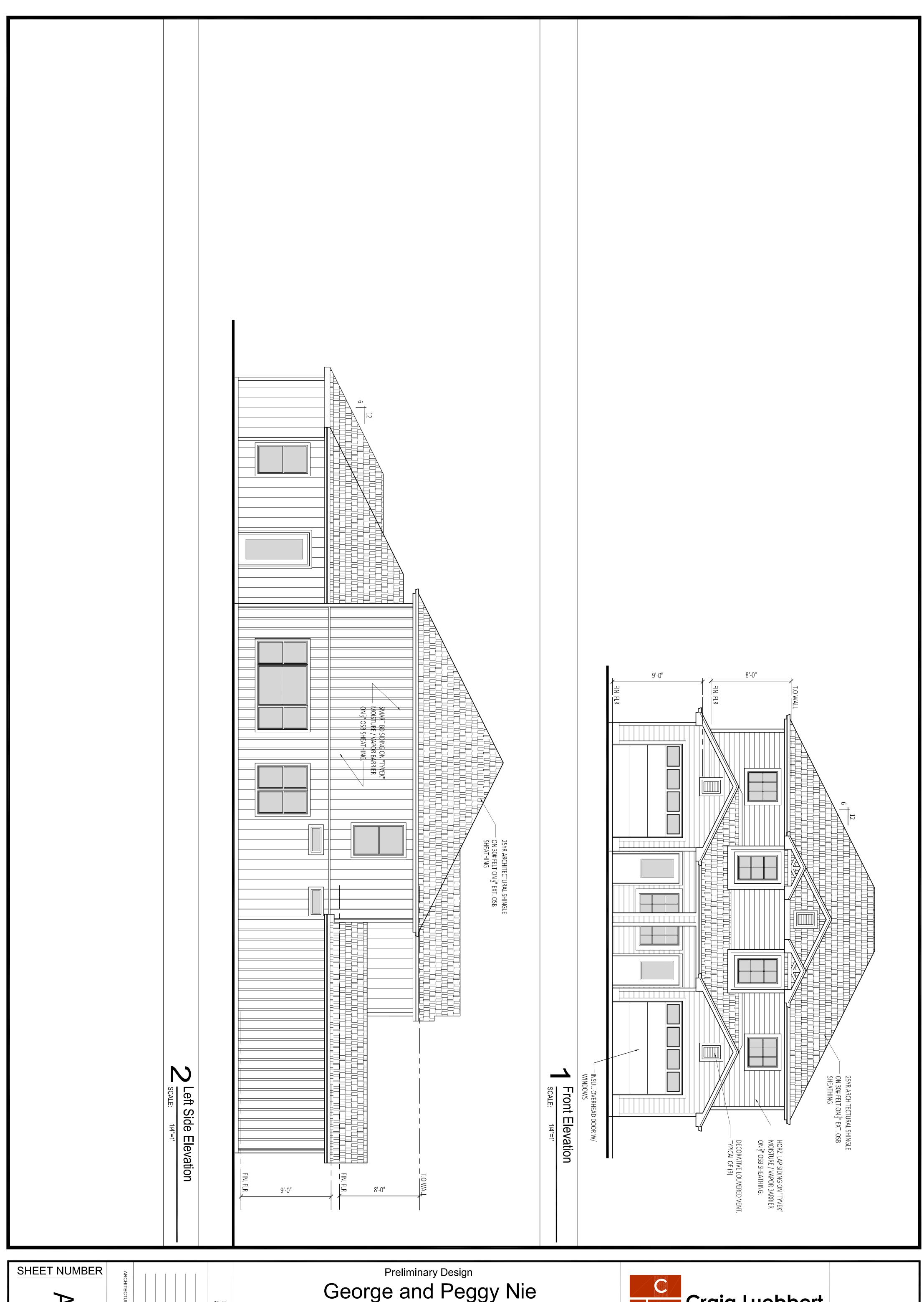
20' MEDIUM IMPACT BUFFER: (WEST PROPERTY LINE) 2947 SF, SCREEN C

REQUIRED: 1 SHADE TREE/750 SF (4 SHADE TREES) 1 EVERGREEN TREE/200 SF (15 EVERGREEN TREES)

1 SHRUB/200 SF (15 SHRUBS)

PROVIDED: 4 SHADE TREES 15 EVERGREEN TREES 15 SHRUBS





SHEET NUMBER

ARCHITECTURAL PROJECT NUMBER

OF TESSAM

ARCHITECTURAL PROJECT NUMBER

Duplex Development

Lee's Summit, MO.

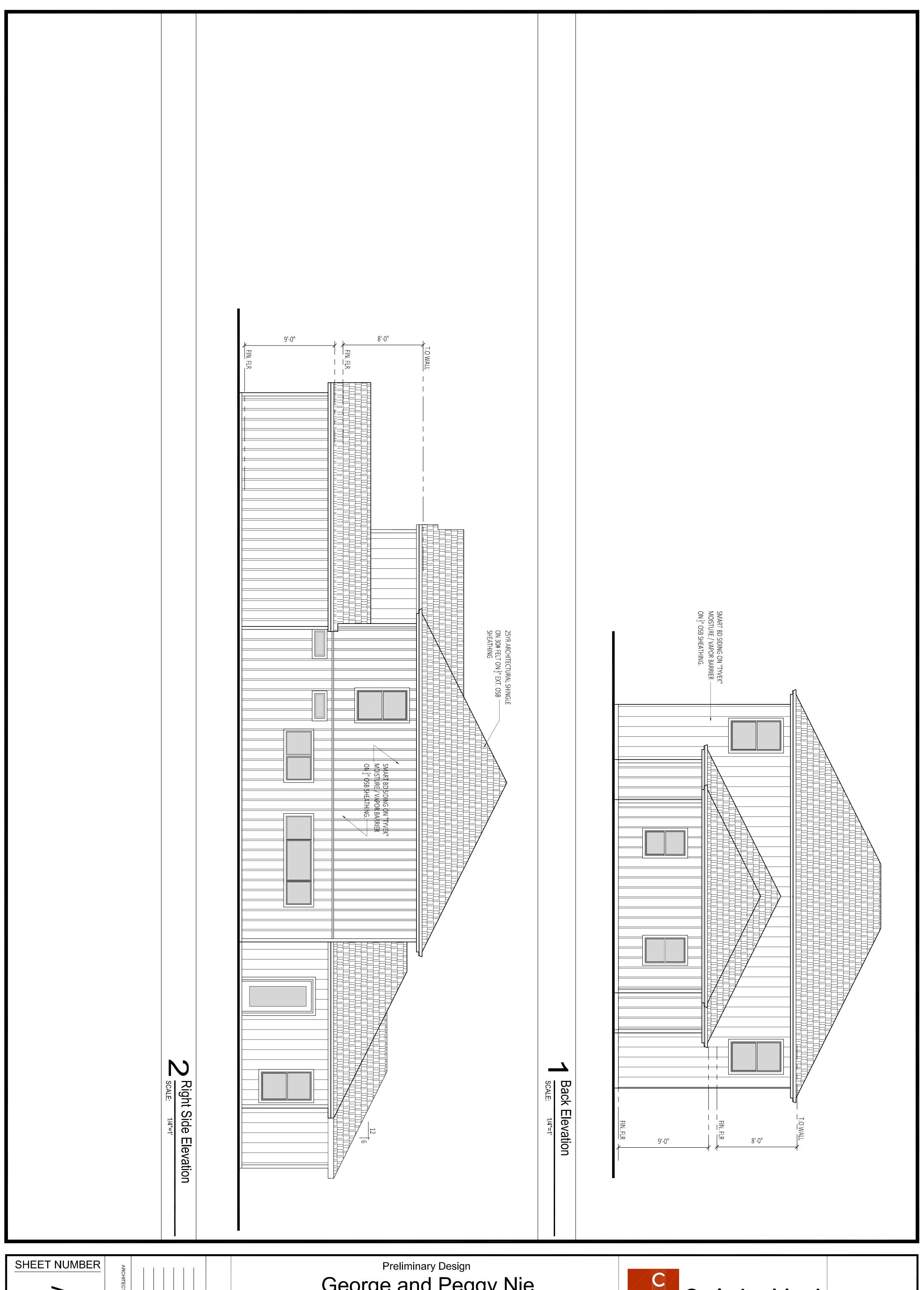
Preliminary Design

George and Peggy Nie
Duplex Development

Lee's Summit, MO.

Craig Luebbert

Architecture
24 NW Chipman 'B'. 816.875.4863



SHEET NUMBER

Preliminary Design

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