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CIVIL SUBMITTAL

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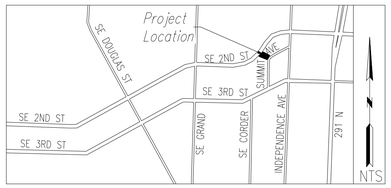
SUMMIT AVENUE ADDITION, LOTS 1 AND 2

REPLAT OF LOWES ADDITION, LOTS 18-22, BLOCK 2

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

VICINITY MAP



LEGAL DESCRIPTION OF RECORD:

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 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 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.

SITE INFORMATION:

PROPERTY DESCRIPTION: LOTS 18-22, 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: 2.82/AC
ANTICIPATED USE: DUPLEX (SHOWN) OR SINGLE FAMILY
ANTICIPATED CONSTRUCTION: FALL 2019 (PENDING SALE OF LOTS)

NOTES:

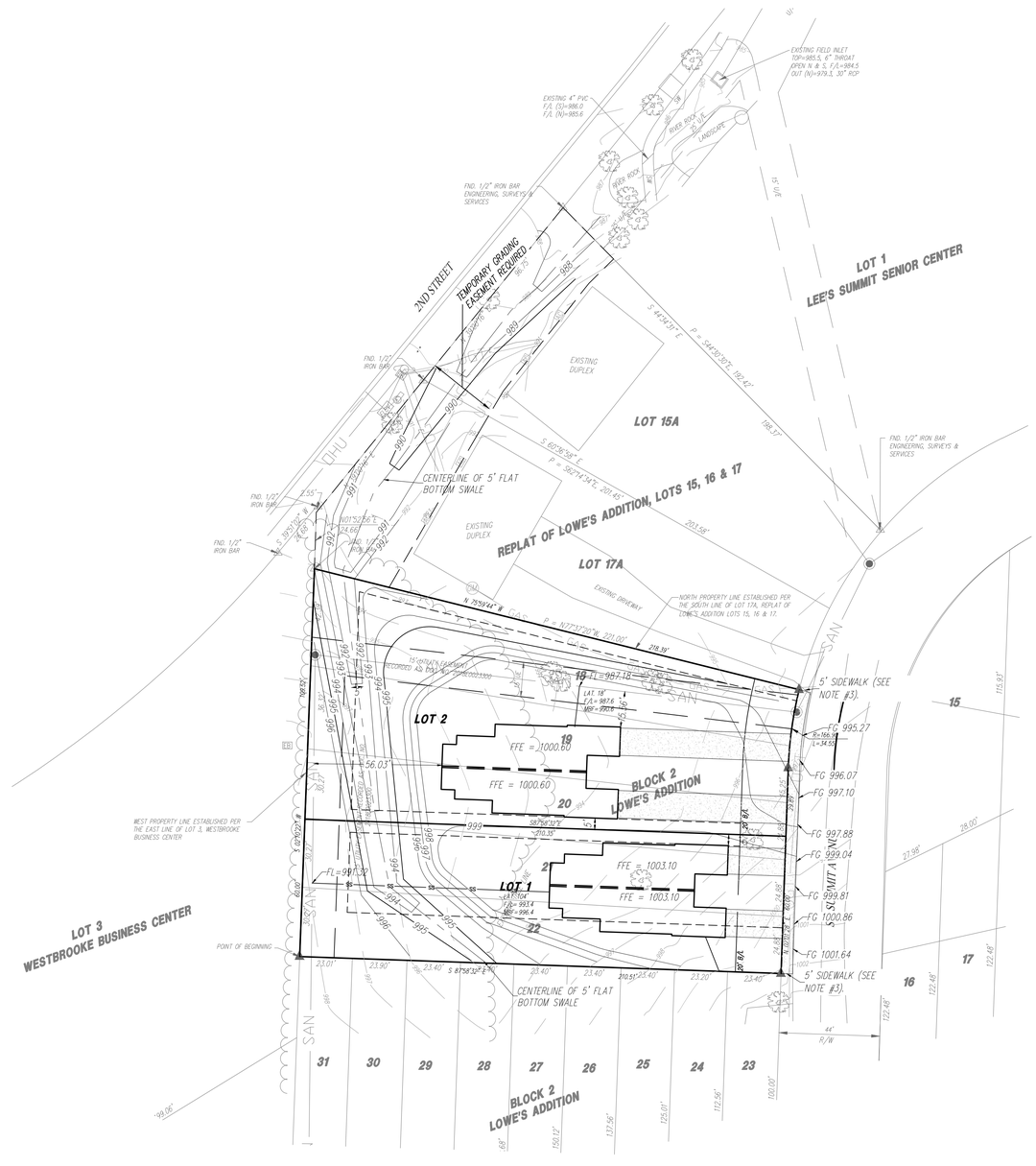
1. BUILDING AREA AND DENSITY INDICATED IS BASED ON THE FOOTPRINT SHOWN. THIS MAY VARY BASED ON THE ACTUAL FOOTPRINT AND BUILDING PLAN SUBMITTED FOR BUILDING PERMIT BY BUILDER.

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

3. A FIVE (5) FOOT WIDE SIDEWALK IS SHOWN FROM THE EDGE OF THE EXISTING PAVEMENT. A FEE FOR THE COST OF THE SIDEWALK CONSTRUCTION WILL BE REQUIRED PRIOR TO THE RELEASE OF OCCUPANCY FOR ANY OF THE UNITS.

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

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



PLANS PREPARED FOR
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PLANS PREPARED BY
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DATE	REVISION	NO.	BY	CK/APP
7/15/19	CITY COMMENTS 7/12/19			

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7/16/19
R. KEVIN STERRETT | MO E-26440

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Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

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

X-REF NO. XXXXXX
DRAWING NO. 18038
DATE MARCH 14, 2019
JOB NO. 18038
SHEET 1 OF 3