PRELIMINARY PLAN
SUMMIT POINT 2nd PLAT
LEE'S SUMMIT, MISSOURI

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 32, Township 48N, Range 31W in Lee's Summit, Jackson County, Missouri, described as follows:
Commencing at the Southeast corner of the Southwest Quarter of Section 32; thence North 88 degrees, 00 minutes, 27 seconds West, along the South line of the Southwest Quarter, 1525.36 feet; thence North 01 degree, 59 minutes, 33 seconds East, leaving the South line, 97.98 feet to a point on the existing North Right-Of-Way of Chipman Road and the Southwest corner of "Summit Point First Plat", recorded in Book 41 at Page 60; thence North 01 degree, 54 minutes, 38 seconds East, along the West line of the plat, 417.58 feet (measured), (420.12 feet, plat), to the Northwest corner of the plat and the POINT OF BEGINNING; thence North 01 degree, 54 minutes, 38 seconds East, 135.86 feet; thence North 72 degrees, 33 minutes, 20 seconds West, 5.19 feet; thence North 22 degrees, 20 minutes, 37 seconds East, 250.76 feet to a point on the South line of "AMLI Summit Ridge Lot 1", recorded in Book 166 at Page 48; thence North 72 degrees, 31 minutes, 35 seconds East, along the South line of the plat, 330.00 feet; thence South 87 degrees, 28 minutes, 25 seconds East, continuing along the South line, 251.73 feet to the Southeast corner of the plat, also being a point on the West line of "Maple Tree Manor-1st Plat, recorded in Book 160 at Page 59; thence South 87 degrees, 28 minutes, 25 seconds East, along the West line of the plat, 44.56 feet to a point on the West line of "Maple Tree Manor, Lot 8A and 8B"; recorded in Book 1116 at Page 85; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 32.10 feet to the Southwest corner of the plat and the Northwest corner of "Replat of English Manor Units 41-72 Inclusive", recorded in Book 149 at Page 13; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 439.00 feet to the Southwest corner of the plat and the Northwest corner of "St. Matthews Acres", recorded in Book 39 at Page 160; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 88.48 feet to the Northwest corner of "Summit Point First Plat"; thence along the North line of the plat the following three courses:
North 88 degrees, 05 minutes, 22 seconds West, 218.00 feet;
North 01 degree, 54 minutes, 38 seconds East, 81.01 feet;
North 88 degrees, 05 minutes, 22 seconds West, 470.58 feet
to the POINT OF BEGINNING, containing 314,151.52 square feet, or 7.21 acres, more or less.

SITE DATA TABLE:

AREA OF SITE = 7.21 ACRES
EXISTING ZONING - RP-4
PROPOSED ZONING - RP-4

DENSITY = 36 UNITS/4.97 ACRES = 7.24 UNITS PER ACRE

UNIT MIX (NEW CONSTRUCTION)

48 - 1 BEDROOM
72 - 2 BEDROOM
24 - 3 BEDROOM

PARKING REQUIREMENTS

5 – EXISTING BUILDINGS (100 UNITS)
1 & 2 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
(100x1.5) + (100x0.5) = 200 spaces

3 – Type A Buildings (72 UNITS)
24 – 2 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
3(24X1.5) + 3(24x0.5) = 144 spaces

1 – Type B Building (24 UNITS)
12 – 1 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
1(12x1.5) + 1(12x0.5) = 24 spaces
12 – 3 BR @ 2 PER UNIT + 0.5 GUEST PER UNIT
1(12X2.0) + 1(12x0.5) = 30 spaces

2 – Type C Building (48 UNITS)
18 – 1 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
2(18X1.5) + 2(18x0.5) = 72 spaces
6 – 3 BR @ 2 PER UNIT + 0.5 GUEST PER UNIT
2(6X2.0) + 2(6x0.5) = 30 spaces

500 TOTAL SPACES REQUIRED

PARKING PROVIDED

230 EXISTING
259 NEW

489 TOTAL SPACES PROVIDED

PROJECT DENSITY (PHASES 1 & 2)

5 – EXISTING BUILDINGS (100 1 & 2 BR UNITS)

3 – Type A Buildings (72 2 BR UNITS)

1 – Type B Building (12 1BR UNITS & 12 3BR UNITS)

2 – Type C Building (36 1BR UNITS & 12 3BR UNITS)

244 TOTAL UNITS EXISTING AND PROPOSED
100 UNITS ON EXISTING PROPERTY (PHASE I)
144 UNITS ON NORTH PROPERTY (PHASE II)

AREA OF TRACT (PHASES I & II) = 13.96 ACRES

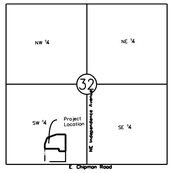
DENSITY 244 UNITS /13.96 ACRES = 17.48 UNITS PER ACRE (PHASES I-II)

IMPERVIOUS AREA = 3.8 ACRES
GREEN SPACE (PERVIOUS AREA) = 3.41 ACRES = 47%

FLOOR AREA RATIO (FAR)

3A BUILDINGS @ 11,300 SF - 33,900 SF
1B BUILDING @ 11,000 SF - 11,000 SF
2C BUILDINGS @ 10,580 SF - 21,160 SF
TOTAL - 66,060 SF

FAR = 66,060/314,068 (7.21 ACRES) = 0.21



Section 32, Township 48 N, Range 31 E
Not to Scale

Vicinity Map

ID	OWNER	ZONING
1	MAPLE TREE MANOR HOMES ASSOCIATION LLC	RP–3
2	LANDON M GOMES	RP–3
3	RKM REAL ESTATE LLC	RP–3
4	ROBIN L HALL	RP–3
5	ERW PROPERTIES LLC (7 UNITS)	RP–3
6	LW PROPERTIES LLC (8 UNITS)	RP–3
7	ST MATTHEW LUTHERAN CHURCH	R–1
8	JEFFREY AND LAUREN DITTMER	RP–2
9	BRUCE RUSSELL SCOGGAN	RP–2
10	A&R INVESTMENT SOLUTIONS LLC	RP–2
11	RONNIE JOANNE BABICH	RP–2
12	SHE SHERMAN & ZHON SHELLY	RP–2
13	JABAN M MOORE	RP–2
14	DAN A NEUSTADTER	RP–2
15	MCAP SAGE LP	RP–4
16	CARROLL L METZGER TRUSTEE	CP–2
17	CARROLL L METZGER TRUSTEE	RP–4
18	REORGANIZED SCHOOL DISTRICT NO 7	R–1
19	JVM SUMMIT RIDGE APARTMENTS LLC	RP–4

SEWER IMPACT STATEMENT:

THE PROPOSED DEVELOPMENT WILL PRODUCE MINIMAL SEWAGE TO THE SYSTEM. ASSUMING AN AVERAGE FLOW OF 100 GPCD AND AN AVERAGE OF 1 PERSON PER BEDROOM (414 BEDROOMS), THE SYSTEM WILL RECEIVE 41,400 GPD OR 29 GPM. THE EXISTING SEWER HAS AVAILABLE CAPACITY.

WATER MAIN CAPACITY:

PER STAFF, THE EXISTING WATER MAIN IN CHIPMAN ROAD HAS THE CAPACITY TO SERVE THE PROJECT.

NOTES:

1. PROJECT SHALL BE CONSTRUCTED IN ONE PHASE AND BE PLATTED IN ONE LOT.
2. CONSTRUCTION SHALL COMMENCE SPRING 2021
3. CONSTRUCTION COMPLETE FALL 2022
4. AS PER FEMA MAP (COMMUNITY PANEL NO. 29095C0436G) DATED JANUARY 20, 2017, THE PROPERTY LIES TO THE SOUTH OF TRIBUTARY P3 OF PRARIE LEE LAKE WHERE LOCATED IN FEMA DESIGNATED ZONE A WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

MODIFICATIONS:

1. REDUCTION OF GUEST PARKING REQUIRMENTS FROM 122 TO 111
2. INCREASE OF PROJECT DENSITY TO 17.48 UNITS PER ACRE

OIL & GAS WELLS

We have made a visual inspection of the premisis and have determined that there is no visual evidence that any oil or gas wells exist within the boundary of the subject property.

ADDRESSES

All units shall be addressed separately. House numbers will be provided by the city.

DEVELOPER:

CANYON VIEW PROPERTIES
331 SOQUEL AVENUE, SUITE 100
SANTA CRUZ, CA 95062
831.480.6339
ATTN: GARY RAUSCHER

ENGINEER:

CFS ENGINEERS
9229 WARD PARKWAY, SUITE 110
KANSAS CITY, MO 64114
816.333.4477
ATTN: LANCE SCOTT

OWNER:

SUMMIT POINT PHASE II LLC
331 SOQUEL AVENUE, SUITE 100
SANTA CRUZ, CA 95062
831.480.6339
ATTN: GARY RAUSCHER

ARCHITECT:

JIM SKINNER RESIDENTIAL PLANS
21212 W. 52ND STREET
LENEXA, KS 66220
913-268-3154
ATTN: JIM SKINNER

CFS ENGINEERS
cfse.com
9421 E. 104th Street, Ste. 100 KCMO 64131
O: 816-333-4477 F: 816-333-6688

Mark	Description	Date	Appr.
	CITY SUBMITTAL	02/18/21	

Designed by: RP
Drawn by: RP
Ckd by: LWS
Submitted by: ---
Date: 03-25-2015
Reviewed by: ---
Plot scale: 1:100
Rev. -
File name: 215065-ST-SH-Existing Conditions.dgn
Plot date: 3/26/2021 3:36:53 PM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Preliminary Development Plan

INDEX AND SITE DATA

Sheet reference number:
C1

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PRELIMINARY PLAN
SUMMIT POINT 2nd PLAT
LEE'S SUMMIT, MISSOURI

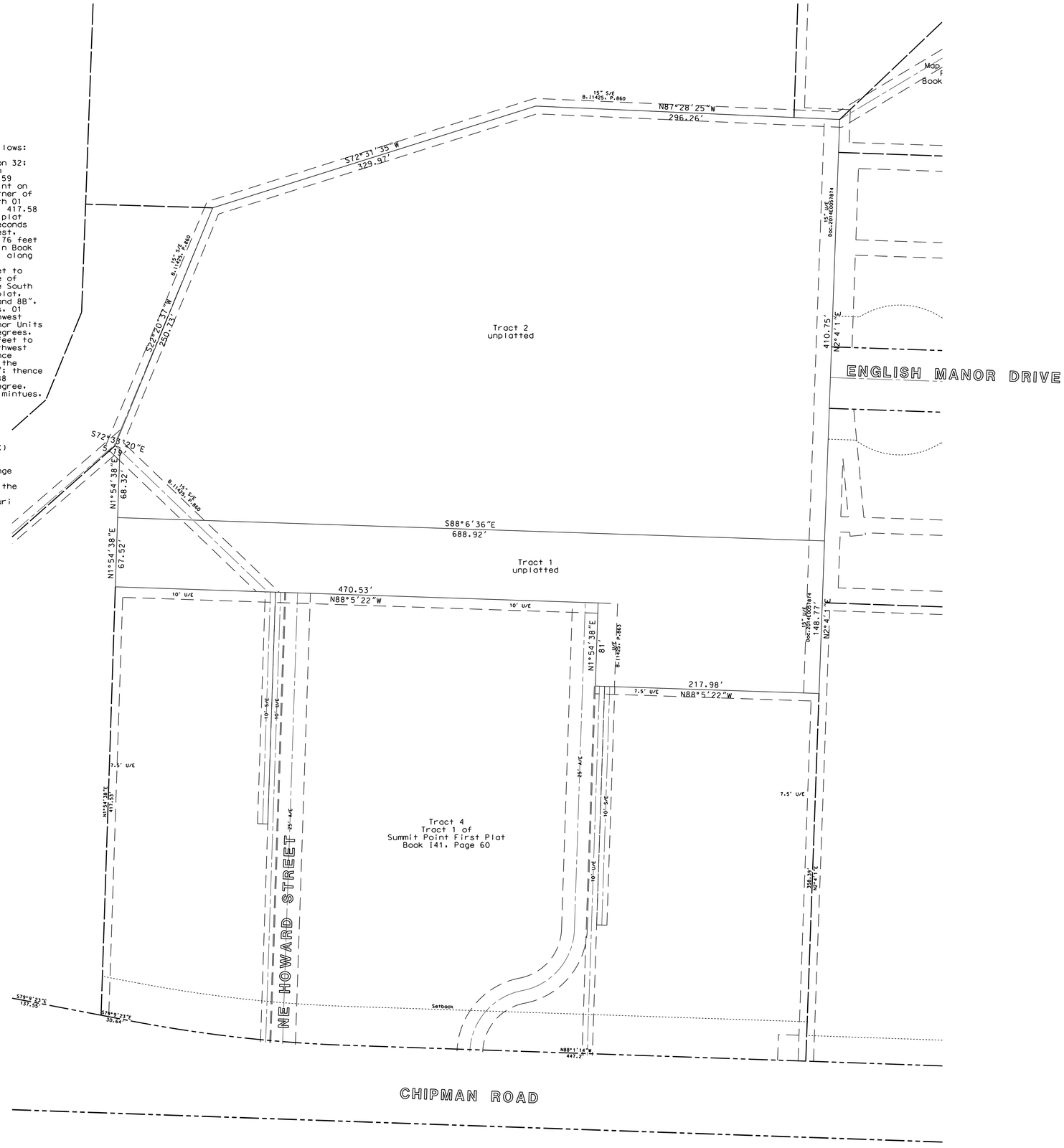
LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 32, Township 48N, Range 31W in Lee's Summit, Jackson County, Missouri, described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 32; thence North 88 degrees, 00 minutes, 27 seconds West, along the South line of the Southwest Quarter, 1525.36 feet; thence North 01 degree, 59 minutes, 33 seconds East, leaving the South line, 97.98 feet to a point on the existing North right-of-way of Chipman Road and the Southwest corner of "Summit Point First Plat" recorded in Book 41 at Page 60; thence North 01 degree, 54 minutes, 38 seconds East, along the West line of the plat, 417.58 feet (measured), (420.12 feet, plat), to the Northwest corner of the plat and the Point of Beginning; thence North 01 degree, 54 minutes, 38 seconds East, 135.86 feet; thence North 72 degrees, 33 minutes, 20 seconds West, 5.19 feet; thence North 22 degrees, 20 minutes, 37 seconds East, 250.76 feet to a point on the South line of "AMLI Summit Ridge Lot 1", recorded in Book I66 at Page 48; thence North 72 degrees, 31 minutes, 35 seconds East, along the South line of the plat, 330.00 feet; thence South 87 degrees, 28 minutes, 25 seconds East, continuing along the South line, 251.73 feet to the Southeast corner of the plat, also being a point on the West line of "Maple Tree Manor First Plat" recorded in Book I60 at Page 59; thence South 87 degrees, 28 minutes, 25 seconds East, along the West line of the plat, 44.56 feet to a point on the West line of "Maple Tree Manor, Lot 8A and 8B", recorded in Book I116 at Page 85; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 32.10 feet to the Southwest corner of the plat and the Northwest corner of "Replat of English Manor Units 41-72 Inclusive", recorded in Book I49 at Page 13; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 439.00 feet to the Southwest corner of the Southwest corner of the plat and the Northwest corner of "St. Matthews Acres", recorded in Book 39 at Page 160, thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 88.48 feet to the Northeast corner of "Summit Point First Plat"; thence along the North line of the plat the following three courses: North 88 degrees, 05 minutes, 22 seconds West, 218.00 feet; thence North 01 degree, 54 minutes, 38 seconds East, 81.01 feet; thence North 88 degrees, 05 mintues, 22 seconds West, 470.58 feet to the Point of Beginning, containing 314,151.52 square feet or 7.21 acres, more or less.

GENERAL NOTES:

1. The subject property lies within a Flood Zones Designated Zone (X) and Zone (A) per FEMA Map Community Panel Number 29095C0436G, Map Revised January 20, 2017.
   - Zone (X): Areas determined to be outside the 0.2% annual change floodplain.
   - Zone (A): Special Flood Hazard Area subject to inundation by the 1% annual chance flood. No base flood elevation determined.
2. Dimensions and coordinates shown hereon are based upon the Missouri State Plane Coordinate System, NAD83, Missouri West, US Foot.
   - Missouri Station JA-43 scale factor 0.9998981



PREPARED BY:

CFS Engineers
1421 E 104th Street, Suite 100
Kansas City, Missouri 64131
816.333.4477

DEVELOPER:

Canyon View Properties
621 N Washington Avenue
Springfield, Missouri 65806
417.219.2814

50' 0 50' 100'
SCALE FEET
SCALE: 1" = 50'

CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
o: 816-333-4477 f: 816-333-6688

Mark	Description	Date	Appr.
	CITY SUBMITTAL	02/18/21	

Designed by: RP
Date: 03-25-2015
Rev. -
Dwn by: RP
Ckd by: LWS
Reviewed by: ---
Submitted by: ---
Plot scale: 1:50
File name: 215065-ST-SH-Preliminary Plat.dgn
Plot date: 02/18/2021
15:36 PM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Preliminary Development Plan

Preliminary Plat

Sheet reference number:
C2

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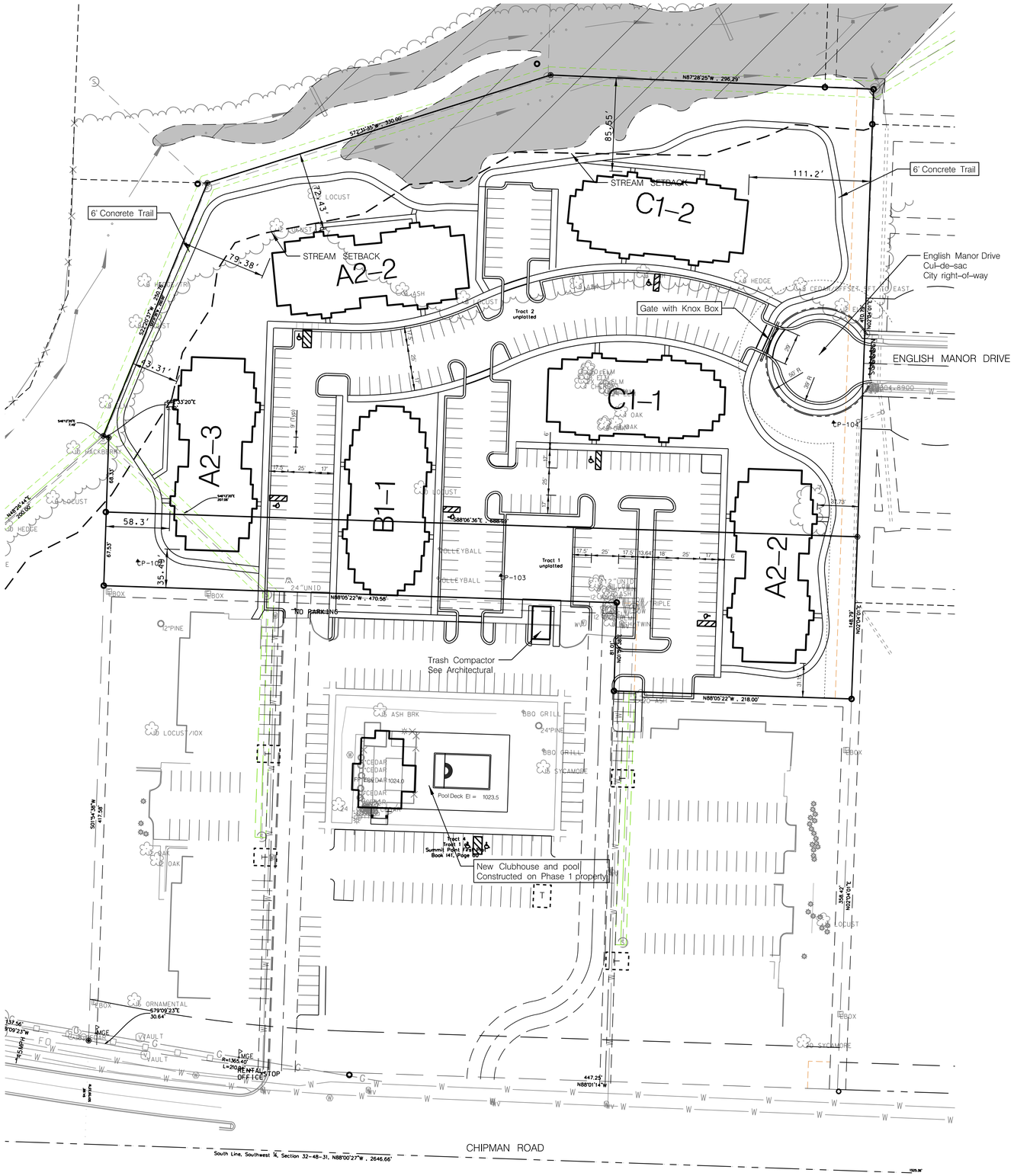
PRELIMINARY PLAN
SUMMIT POINT 2nd PLAT
LEE'S SUMMIT, MISSOURI



50' 0 50' 100'
SCALE: 1" = 50' FEET

CFS ENGINEERS
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1421 E. 104th Street, Ste. 100 KCMO 64131
O: 816-333-4477 F: 816-333-6688

Mark	Description	Date	Appr.
	CITY SUBMITTAL	02/18/21	

Designed by: RP
Dwn by: RP
Ckd by: LWS
Submitted by: ---
Date: 03-25-2015
Reviewed by: ---
Plot scale: 1:50
Rev. -
File name: 215065-ST-SH-SitePlan.dgn
Plot date: 03/26/2021 2:12:26 PM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Preliminary Development Plan

SITE PLAN

Sheet reference number:
C3

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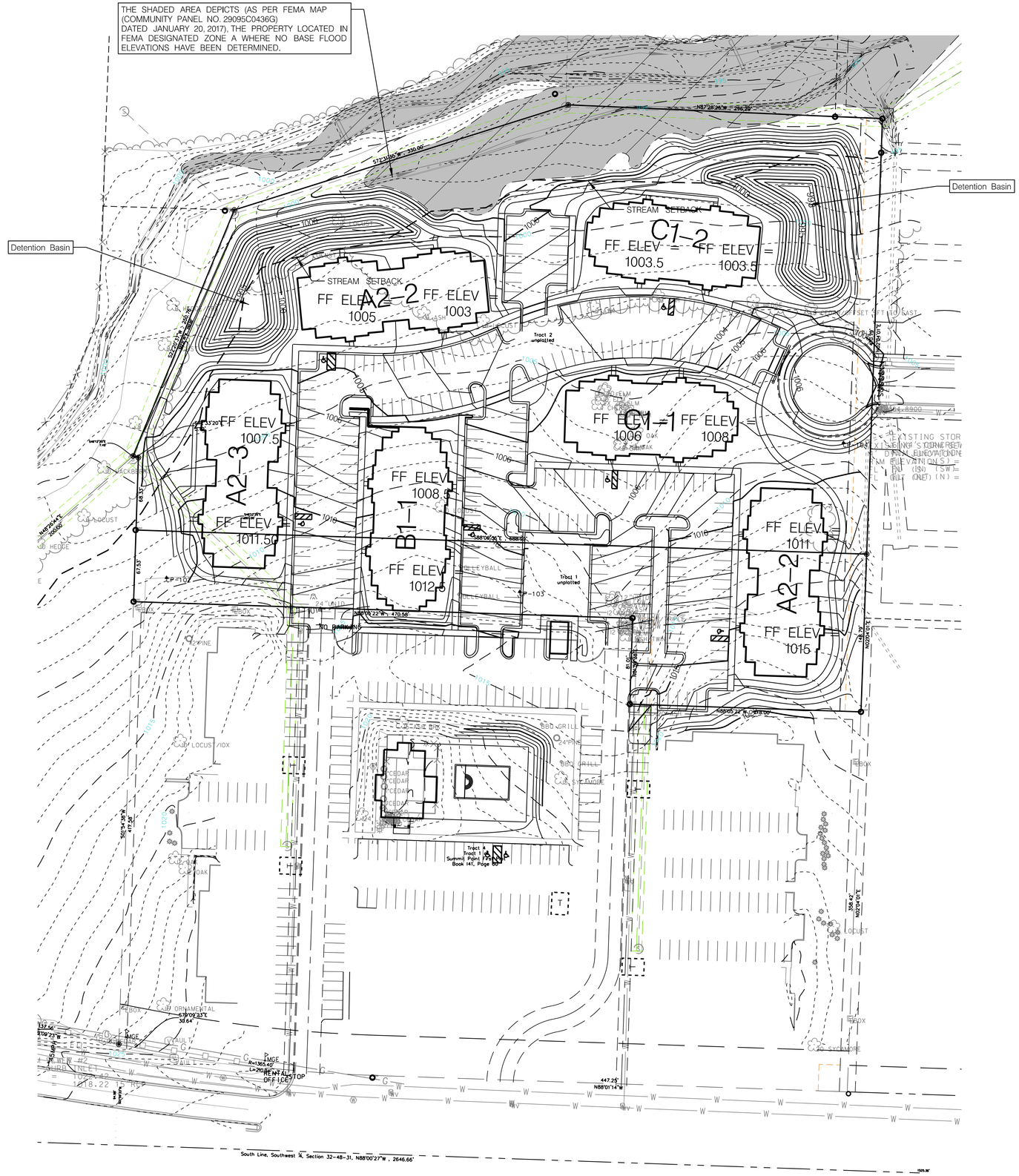
PRELIMINARY PLAN
SUMMIT POINT 2nd PLAT
LEE'S SUMMIT, MISSOURI



CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
O: 816-333-4477 F: 816-333-6688

STATE OF MISSOURI
LANCE W. SCOTT
NUMBER E-28335
PROFESSIONAL ENGINEER

Mark	Description	Date	Appr.
	CITY SUBMITTAL	02/18/21	

Designed by: RP
Dwn by: RP
Ckd by: LWS
Submitted by: ---
Date: 03-25-2015
Revised by: ---
Plot scale: 1:50
File name: 215065-ST-SH-GradingPlan.dgn
Plot date: 03/18/2020 2:57:25 PM
Rev. -

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Preliminary Development Plan

GRADING PLAN

Sheet reference number:
C4

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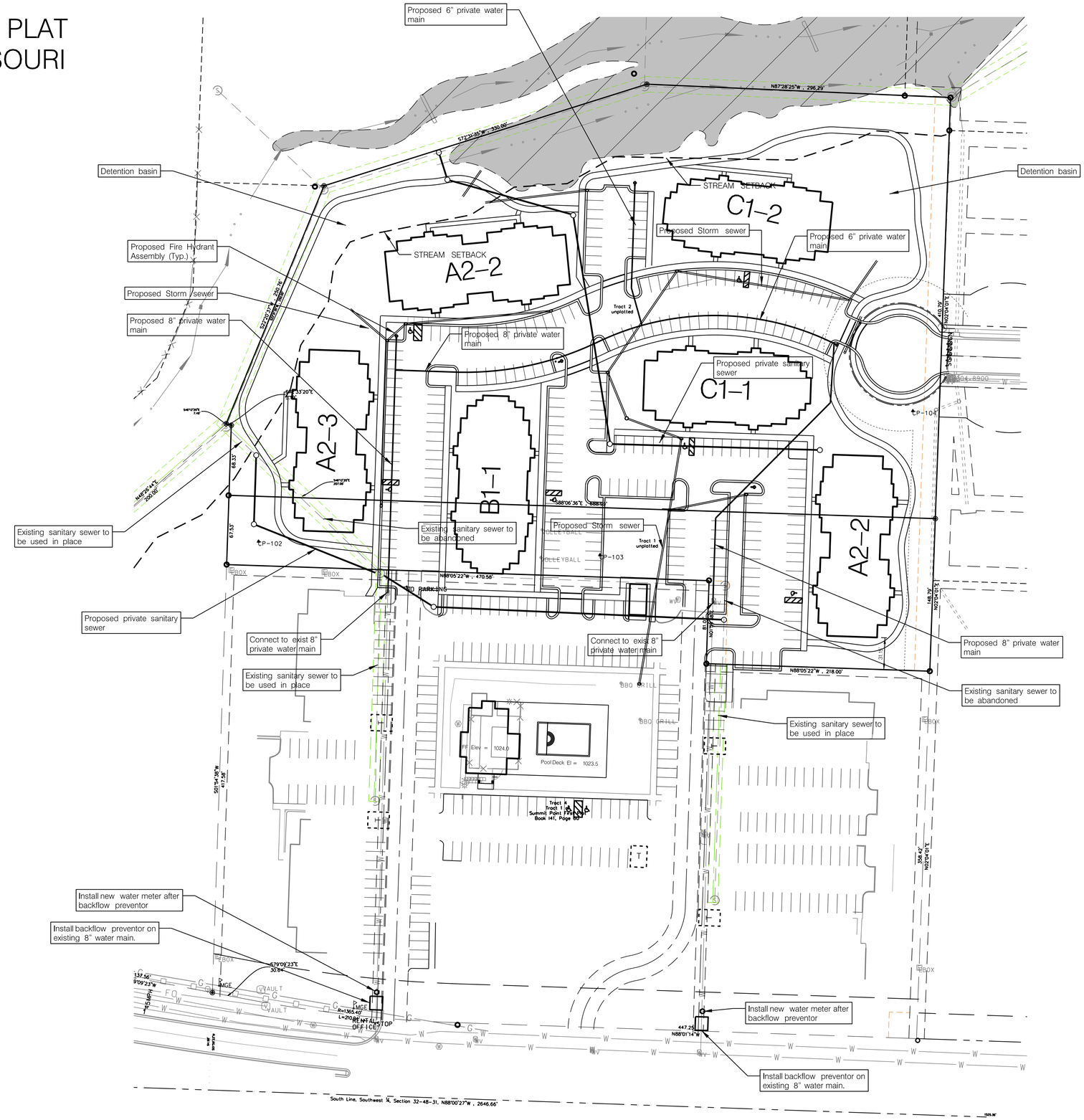
PRELIMINARY PLAN
SUMMIT POINT 2nd PLAT
LEE'S SUMMIT, MISSOURI



CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
O: 816-333-4477 F: 816-333-6688

Mark	Description	Date	Appr.
	CITY SUBMITTAL	02/18/21	

Designed by: RP
Drawn by: RP
Checked by: LWS
Submitted by: ---
Date: 03-25-2015
Reviewed by: ---
Plot scale: 1:50
Rev. -
File name: 215065-ST-SH-UtilityPlan.dgn
Plot date: 02/18/2021 3:05:32 PM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Preliminary Development Plan

UTILITY PLAN

Sheet reference number:
C5

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1 PLANTING PLAN

SCALE: 1" = 30'-0"

30' 0 30' 60'

CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
o: 816-333-4477 f: 816-333-6688

Mark	Description	Date	Appr.

Designed by: JES
Dwn by: JES
Ckd by: LWS
Submitted by: LWS
Date: 02-18-2021
Reviewed by: ---
Plot scale: 1" = 30'-0"
Rev. -
File name: 215096_SH_Landscape.dwg
Plot date: 2/17/2021 7:48 PM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Preliminary Development Plan

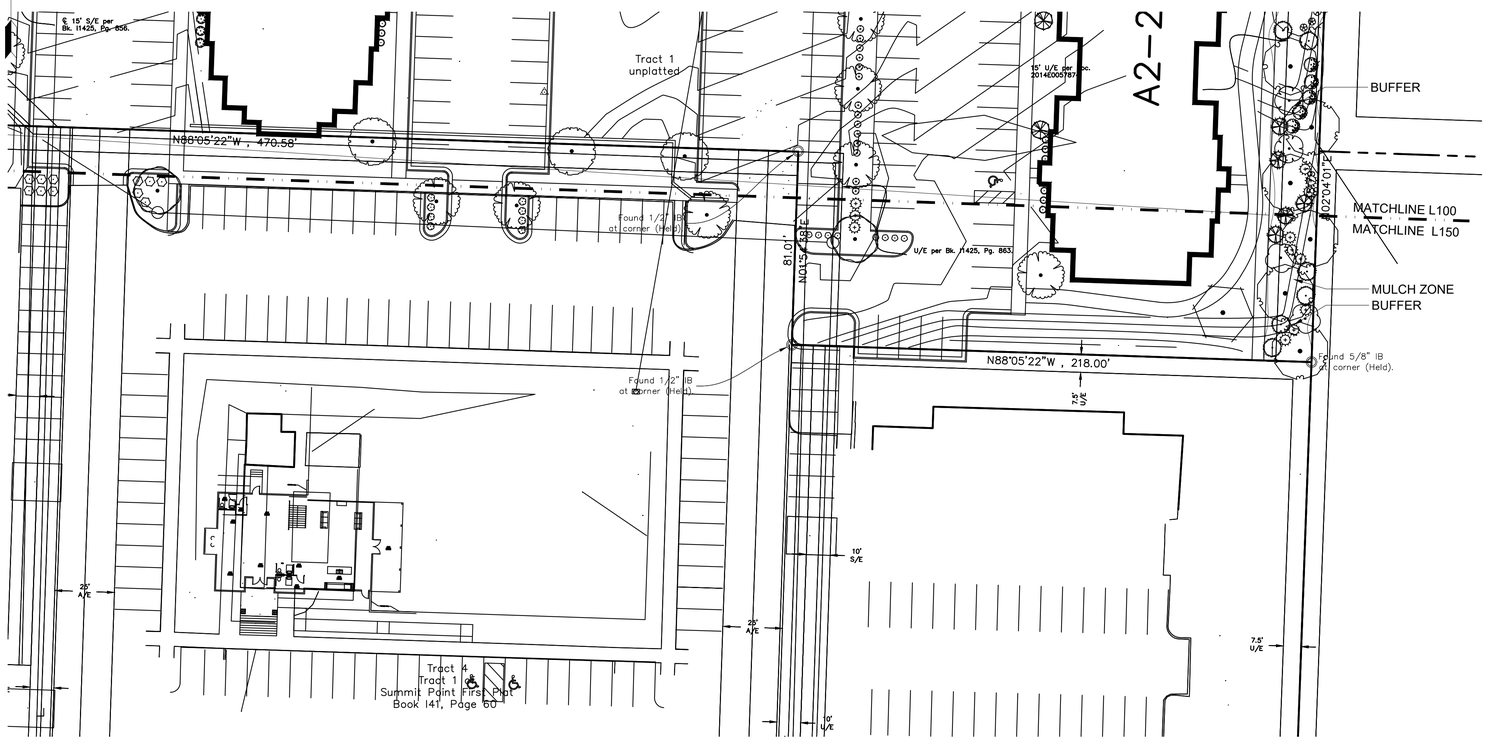
Sheet reference number:

L100

1 PLANTING PLAN

SCALE: 1" = 30'-0"

30' 0 30' 60'



PLANT SCHEDULE *(East Buffer Only)*

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer miyabei `State Street` / Miyabei Maple	B & B	3\"Cal	6' Tall Min.	5
	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	3\"Cal	6' Tall Min.	6
	Quercus bicolor / Swamp White Oak	B & B	3\"Cal	6' Tall Min.	4
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	3\"Cal	6' Tall Min.	5

CONIFERS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus virginiana `Canaertii` / Canaerti Juniper	B & B		6` TALL	17
	Juniperus virginiana `Taylor` / Taylor Eastern Redcedar	B & B		6` TALL	17

FLOWERING TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis `Oklahoma` / Oklahoma Redbud	B & B	2\"Cal	6' Tall Min.	4
	Malus x `Royal Raindrops` / Royal Raindrops Crabapple	B & B	2\"Cal	6' Tall Min.	1
	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B & B	2\"Cal	6' Tall Min.	5
	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2\"Cal	6' Tall Min.	4

SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY
	Juniperus x pfitzeriana `Sea Green` / Sea Green Juniper	5 gal	Container	24" Tall Min.	25
	Lagerstroemia indica `18LI` TM / Black Diamond Purely Purple Crape Myrtle	3 gal	Container	24" Tall Min.	11
	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark	2 gal	Container	24" Tall Min.	14

PLANT SCHEDULE *(Open Yard and Parking Lot Areas)*

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer platanoides `Warrenred` TM / Pacific Sunset Maple	B & B	2\"Cal	6' Tall Min.	16
	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	2\"Cal	6' Tall Min.	7
	Quercus bicolor / Swamp White Oak	B & B	3\"Cal	6' Tall Min.	9
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	3\"Cal	6' Tall Min.	10

FLOWERING TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Malus floribunda `Jewelcole` TM / Red Jewel Crabapple	B & B	2\"Cal	6' Tall Min.	8
	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2\"Cal	6' Tall Min.	6

SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY
	Buxus microphylla koreana `Green Velvet` / Korean Boxwood	2 gal	Container	18" Tall Min.	24
	Buxus sempervirens `Graham Blandy` / Graham Blandy English Boxwood	5 gal	Container	6` Tall	12
	Fothergilla gardenii / Dwarf Fothergilla	2 gal	Container	18" Tall Min.	27
	Hydrangea quercifolia `Ruby Slippers` / Ruby Slippers Hydrangea	3 gal	Container	24" Tall Min.	36
	Hypericum kalmianum `Ames` / Ames St. Johns Wort	2 gal	Container	18" Tall Min.	28
	Juniperus horizontalis `Hughes` / Hughes Juniper	2 gal	Container	18" Tall Min.	16
	Juniperus x pfitzeriana `Sea Green` / Sea Green Juniper	5 gal	Container	24" Tall Min.	8
	Lagerstroemia `PIILAG-V` / Enduring SummerTM Red Crapemyrtle	3 gal	Container	24" Tall Min.	12
	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	2 gal	Container	18" Tall Min.	14
	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark	2 gal	Container	24" Tall Min.	16
	Weigela florida `Bramwell` / Fine Wine Weigela	2 gal	Container	24" Tall Min.	22

GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY
	Calamagrostis x acutiflora `Karl Foerster` / Foerster`s Feather Reed Grass	2 gal	Container	18" Tall Min.	33

Landscape Requirements:

SEC. 8.750. - ACCEPTABLE PLAN MATERIALS

- Medium shrubs, 18- to 24-inch balled and burlapped or two-gallon container
- Large shrubs, 24- to 30-inch balled and burlapped or 5-gallon container.
- Ground cover, two and one-half-inch peat pot.
- Deciduous trees shall be a minimum of three-inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting.
- Evergreen trees shall be a minimum height of eight feet at planting.

The American Standard for Nursery Stock, published by the American Association for Nurserymen, shall be the standard reference for the determination of plant standards. Publications of the University Extension, University of Missouri System, the Missouri Department of Conservation, and other authorities acceptable to the Director also may be used.

SEC. 8.790. - LANDSCAPING - MINIMUM REQUIREMENTS

Street frontage - Provide one tree for each 30 feet of street frontage, public or private, within the landscaped setback abutting said street frontage. A minimum 20-foot-wide landscape strip shall be provided along the full length of any street frontage. Provide one shrub for each 20 feet of street frontage. (PROVIDED)

Open yard areas - The minimum open yard area landscaping requirements shall be two shrubs per 5,000 square feet of total lot area, excluding building footprint area. All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope. In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of one tree for every 5,000 square feet of lot area not covered by buildings/structures.

CALCULATION: Lot Area (292,384 SF) - Building (66,259) = 226,125

Trees Required = 46 Trees (56 PROVIDED)

Shrubs Required = 92 Shrubs (248 PROVIDED)

- Sod all disturbed areas not mulched

SEC. 8.790. - LANDSCAPING - MINIMUM REQUIREMENTS

Trash storage containers - A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. (See Detail 4 on Sheet L200)

Sec. 8.810. - Parking lot landscaping and trees.

- Deciduous shade trees shall be provided within any parking lot designed. - PROVIDED.
- Landscape islands within the parking lot shall be at least five percent of the entire area - PROVIDED.
- Provide a landscaping island at the end of every parking bay no less than 9' wide - PROVIDED.
- All parking lot landscape islands shall be curbed - PROVIDED.

Sec. 8.820. - Screening, parking lot.

For any parking lot that is visible from a street right-of-way, a visual screen shall be provided.

Provide screening to a height of 2.5 feet along the edge of the parking lot or loading area closest to and parallel to the street. Planted screen requires at least 12 shrubs per 40 linear feet. Shrubs must be at least 18 inches tall at the time of planting.

Sec. 8.880. - Buffer design standards.

- Provide a natural buffer with evergreen, deciduous or perennial vegetation to provide an opaque visual screen during all seasons of the year to a height of 6'
- Plant 3" caliper trees at a density of no less than one tree for each 30 feet of buffer length.
- Provide 20' buffer on side lots and rear lot lines

Sec. 8.900. - Required typical impact screens.
REQUIRED - on the East Lot Line, provide a Medium impact screening that provides:

Shade trees	1/500 SF
Ornamental trees	1/750 SF
Evergreen trees	1/300 SF
Shrubs	1/200 SF

CALCULATION: East Lot line is 500 LF or 10,000 SF. Requires

Shade trees	1/500 SF = 20 Trees (20 PROVIDED)
Ornamental trees	1/750 SF = 14 Trees (14 PROVIDED)
Evergreen trees	1/300 SF = 34 Trees (34 PROVIDED)
Shrubs	1/200 SF = 50 Shrubs (50 PROVIDED)

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1421 E. 104th Street, Ste. 100 KCMO 64131
o: 816-333-4477 f: 816-333-6688

Mark	Description	Date	Appr.

Designed by: JES
Date: 02-18-2021
Rev. -
Dwn by: JES
Ckd by: LWS
Reviewed by: ---
Submitted by: LWS
Plot scale: 1" = 30'-0"
File name: 210096_SH_Landscape.dwg
Plot date: 2/17/2021 7:46 PM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Preliminary Development Plan

Sheet reference number:
L150

Landscape Notes:

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY UTILITY CONFLICTS TO THE OWNER'S REPRESENTATIVE. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR WILL BE REPAIRED AT NO COST TO THE OWNER. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR PROPOSED UTILITY LOCATIONS AND EXTERIOR LIGHTING LOCATIONS.

3. THE CONTRACTOR SHALL KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DUE TO WIND AND SUN. DO NOT SHAVE ROOT BALL. ALL WIRE BASKETS SHALL BE CUT AND REMOVED FROM THE ENTIRE TOP AND 2/3 OF SIDES OF ROOT BALLS PRIOR TO INSTALLATION.

4. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND / OR QUANTITY. CONTRACTOR CANNOT SUBSTITUTE PLANT MATERIAL WITHOUT WRITTEN APPROVAL OF THE OWNER.

5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.

6. ALL PLANT MATERIAL MUST CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE (ANLA) ANSI Z60.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.

7. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S. ALL SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.

8. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED FREE OF CHARGE.

9. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN LIVE AND HEALTHY CONDITION FOR ONE FULL YEAR AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH SAME GRADE AND SPECIES.

10. THE LOCATION OF PLANT MATERIAL IS CRITICAL AND SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. STAKE OR MARK LOCATION OF ALL PLANT MATERIAL AND BED LINE LOCATIONS. OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF ALL MATERIAL.

11. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS DETRIMENTAL TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.

12. PROVIDE DOUBLE SHREDDED HARDWOOD MULCH IN ALL TREE SAUCERS AND PLANTING BEDS TO A 2-INCH MINIMUM DEPTH. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.

13. ALL SOIL SURFACES NOT DESIGNATED FOR PLANTING OF TREES, SHRUBS, AND/OR GROUNDCOVERS PER THIS PLAN ARE TO BE SODDED WITH A TURF-TYPE TALL FESCUE BLEND.

14. SOD ALL DISTURBED AREAS. INSTALL BERMUDA GRASS IN SUNNY AREAS AND A FESCUE BLEND SOD IN SHADDY AREAS.

15. THE LANDSCAPE CONTRACTOR SHALL TEST PROPOSED PLANTING AREAS FOR SOIL NUTRIENT DEFICIENCIES AND UNDESIRABLE SOIL TEXTURE AND STRUCTURE. BASED ON THE RESULTS OF THIS TESTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INCORPORATE SOIL CONDITIONING MATERIALS (IE: FERTILIZER, SAND, COMPOST, ETC.) AS NECESSARY TO DEVELOP A PLANT GROWTH MEDIUM OF ADEQUATE FERTILITY, STRUCTURE, AND TEXTURE FOR THE ESTABLISHMENT OF LANDSCAPE MATERIALS. PEAT IS NOT ACCEPTABLE.

16. THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE ALL ROCK GREATER THAN 1-INCH AND ALL DEBRIS IN THE AREAS OF PROPOSED NEW PLANTINGS.

17. FINAL GRADE OF PLANTER SOIL SURFACES ARE TO BE 2 INCHES BELOW ADJACENT CURBING, WALKS, PAVEMENTS AND TURF AREAS TO ACCOMMODATE A TOP DRESSING OF MULCH AND 1-INCH FOR SOD AREAS.

18. REMOVE AND DISPOSE OF ALL PLANT MATERIAL ON PROJECT AREA INCLUDING BUT NOT LIMITED TO: TURF, SHRUBS, AND GROUND COVER.

19. DAMAGED TURF AREAS ADJACENT TO PLANTING AREAS SHALL BE RESTORED AND SODDED TO MATCH EXISTING ADJACENT TOPOGRAPHY AND TURF TYPE.

20. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE THE OWNER WITH HORTICULTURAL INFORMATION AS A GUIDE TO THE MAINTENANCE OF ALL PLANTS IN THIS PLAN FOR OPTIMUM GROWTH AND VIGOR.

21. THE TERMS AND CONDITIONS OF A WARRANTY PERIOD GUARANTEEING THE SURVIVAL OF THE PLANTS OF THIS PLAN SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR AND AGREED TO BY THE OWNER. THE OWNER SHALL PROVIDE FOR THE MAINTENANCE OF PLANTINGS PER THIS PLAN COMMENCING WITH THE END OF THE WARRANTY PERIOD.

22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS OF GROWTH THAT HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.

23. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING HIS SCOPE OF WORK UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, WATERING, MULCHING, SPRAYING, WEEDING, AND FERTILIZING PLANTING AND TURF AREAS.

24. PLANTING SCHEDULE:
    TREE PLANTING: MARCH 15 - JUNE 15 OR SEPTEMBER 15 - DECEMBER 31
    SHRUB PLANTING: APRIL 15 - JUNE 15 OR AUGUST 15 - OCTOBER 15
    SOD/SEED PLANTING: MARCH 15 - JUNE 15 OR SEPTEMBER 15 - DECEMBER 1

25. METAL EDGER - STEEL EDGING, SIZE: 3/16-INCH WIDE BY 4-INCH DEEP, 15-INCH LONG STAKES, FINISH: GREEN POWDERCOATED, ACCEPTABLE MANUFACTURERS INCLUDE: BORDER CONCEPTS, RUSSEL, J.D. COMPANY (THE), OR SURE-LOC EDGING CORPORATION.

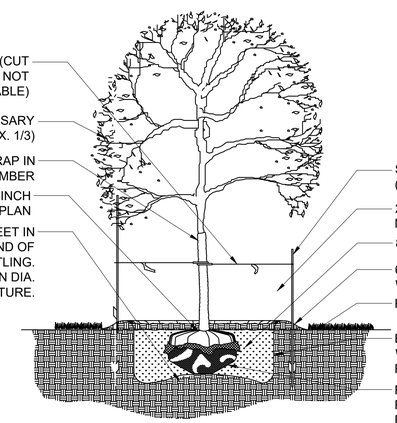
26. SEE TREE PLANTING DETAILS FOR TREE MYCORRHIZAL FUNGI/SOIL CONDITIONER APPLICATION REQUIREMENTS.

27. ALL PLANTING METHODS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS.

Tree Planting Notes:

1. EXCAVATE A PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOTBALL AND THE SAME DEPTH-NO DEEPER. HANDLE THE TREE BY THE ROOT BALL, NOT THE TRUCK. BE SURE THE ROOT BALL RESTS ON SOLID GROUND.
2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING. CRACKED OR OTHERWISE DAMAGED ROOT BALLS SHALL BE REJECTED.
3. BACKFILL WITH PLANTING SOIL
4. INSTALL MYCORRHIZAL FUNGI/SOIL CONDITIONER AT EVERY TREE. INSTALL ONE 3 OUNCE PACKET PER CALIPER OF TREE. ACCEPTABLE MANUFACTURERS INCLUDE BEBANON SEABOARD CORPORATION, PHC TREE SAVER OR GROW-POWER, INC GROWLIFE.
5. SATURATE THE ENTIRE BACKFILL SOIL WITH WATER. ADD MORE SOIL IF NEEDED TO COMPENSATE FOR SETTLING.
6. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
7. REMOVE EXCESS DEBRIS FROM AROUND ROOT COLLAR/FLARE IS LEVEL OR SLIGHTLY ABOVE (1" MAX) ADJACENT UPHILL GRADE.
8. COVER SMOOTHED SOIL WITH 2 INCHES OF MULCH. LEAVE GAP NEAR THE TRUCK. KEEP MULCH WEEDED. REPLACE AS NEEDED.
9. PRUNE ONLY BROKEN OR BADLY DEFORMED BRANCHES TO RETAIN SHAPE OF THE SPECIES. PRUNE OUT SECONDARY AND COMPETING GROWTH. DO NOT SHEAR. DO NOT CUT LEADER. BEGIN A REGULAR PRUNING PROGRAM THE SECOND YEAR AFTER PLANTING.
10. CHAFING GUARDS: REMOVE GUARDS AS SOON AS THE TREE CAN STAND ALONE ABOUT 3 MONTHS OR LONGER IF NEEDED.
11. WATER THOROUGHLY FOLLOWING PLANTING.

4 TRASH ENCLOSURE DETAIL
SCALE: NTS



1 TREE PLANTING DETAIL
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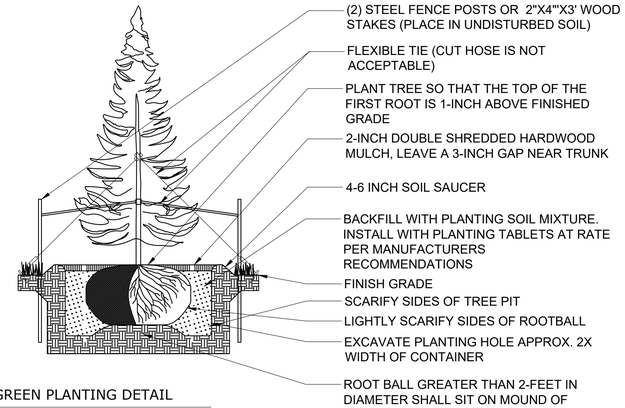
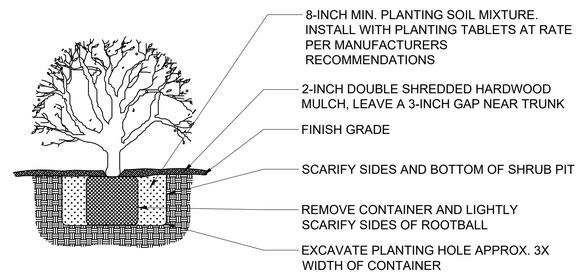


2 EVERGREEN PLANTING DETAIL
SCALE: NTS



3 SHRUB PLANTING DETAIL
SCALE: NTS

Planting Bed Installation Notes:

1. ALL PLANTATION BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF COTTON BOLL COMPOST PER 1000 SQUARE FEET. FILL COTTON BOLL INTO SOIL TO A 6" DEPTH. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2000 SQ. FT.
2. AFTER PLANTING HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH OR ROCK APPLICATION.
3. PLANT PIT BACKFILL FOR SHRUBS SHALL BE 25% COTTON BOLL COMPOST AND 25% TOP SOIL AND 50% EXISTING SOIL. TOP SOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREAS. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
4. PLANTING TABLETS: INSTALL MANUFACTURER GRO-POWER, INC, PRODUCT: GROWPOWER TABLETS, SIZE: 7-GRAM TABLETS, RATE: 1 TABLETS PER 1-GALLON CONTAINER AND 4 TABLETS PER 3-GALLON CONTAINER AND 7 TABLETS PER 5-GALLON CONTAINER.
5. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FOLLOWING CURVES. SUDDEN CURVES OR SHARP ANGLE SHOULD BE AVOIDED.

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o: 816-333-4477 f: 816-333-6688
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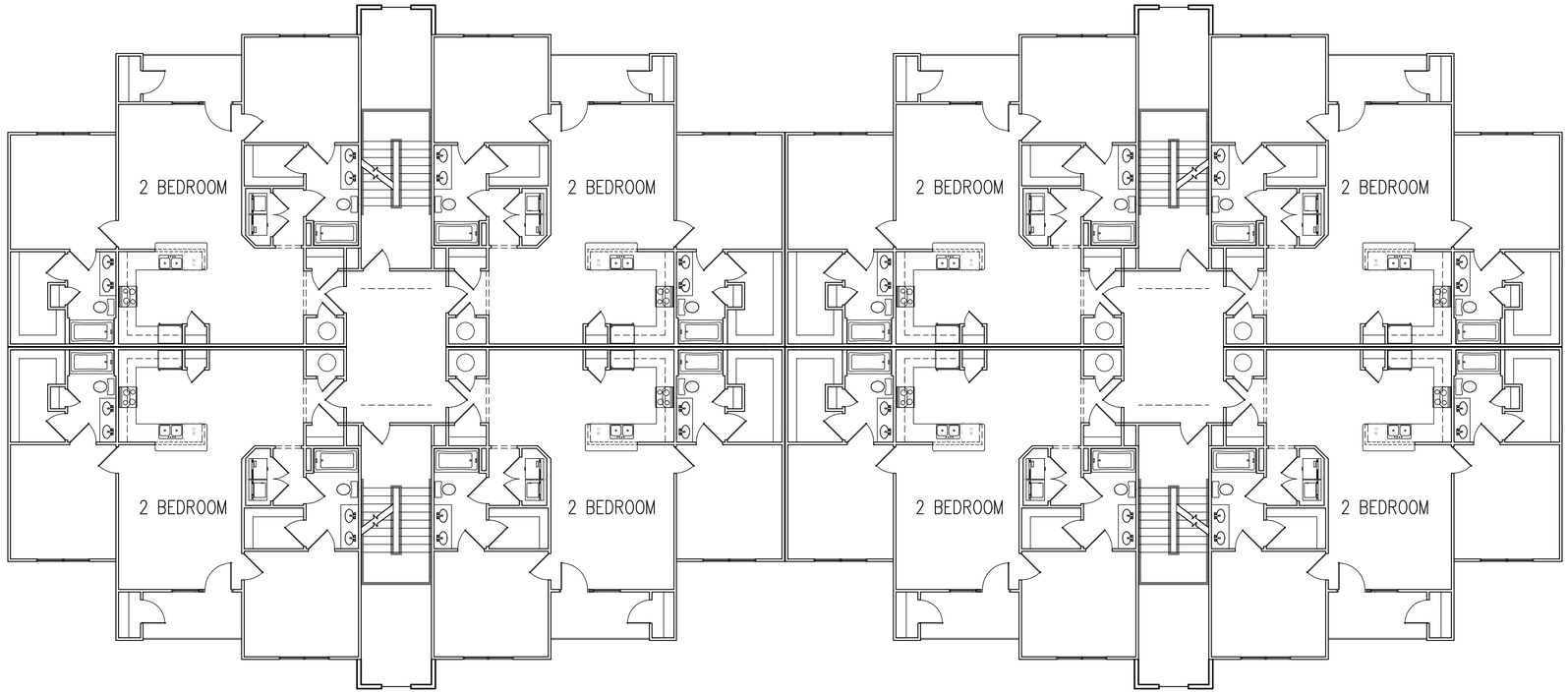
Mark	Description	Date	Appr.

Designed by: JES
Date: 02-18-2021
Rev. –
Dwn by: JES
Ckd by: LWS
Reviewed by: ---
Submitted by: LWS
Plot scale: 1" = 30'-0"
File name: 215096_SH_Landscape.dwg
Plot date: 2/17/2021 7:30 PM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

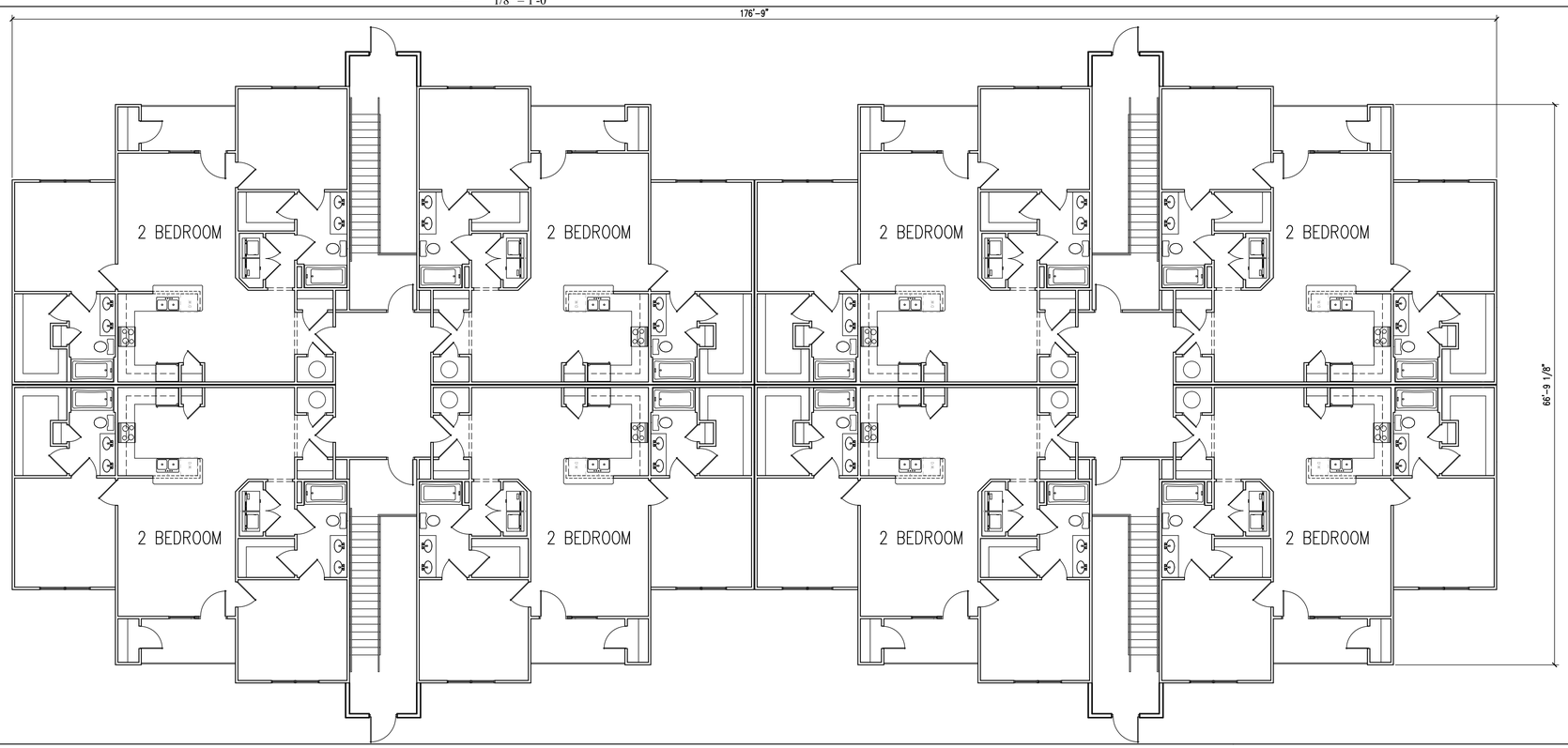
Preliminary Development Plan

Sheet reference number:
L200



2 BUILDING A - SECOND LEVEL (THIRD SIMILAR)

1/8" = 1'-0"



1 BUILDING A - 3 STORY (24) 2 BEDROOM UNITS

1/8" = 1'-0" 11,300 S.F.

Preliminary - Not for Construction

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Fax: (913) 780-5088

BUILDING TYPE A - 3 (24 2 BEDROOM UNITS)

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

professional seal

PROJECT NO. : 2021-08
DATE : 02.17.2021
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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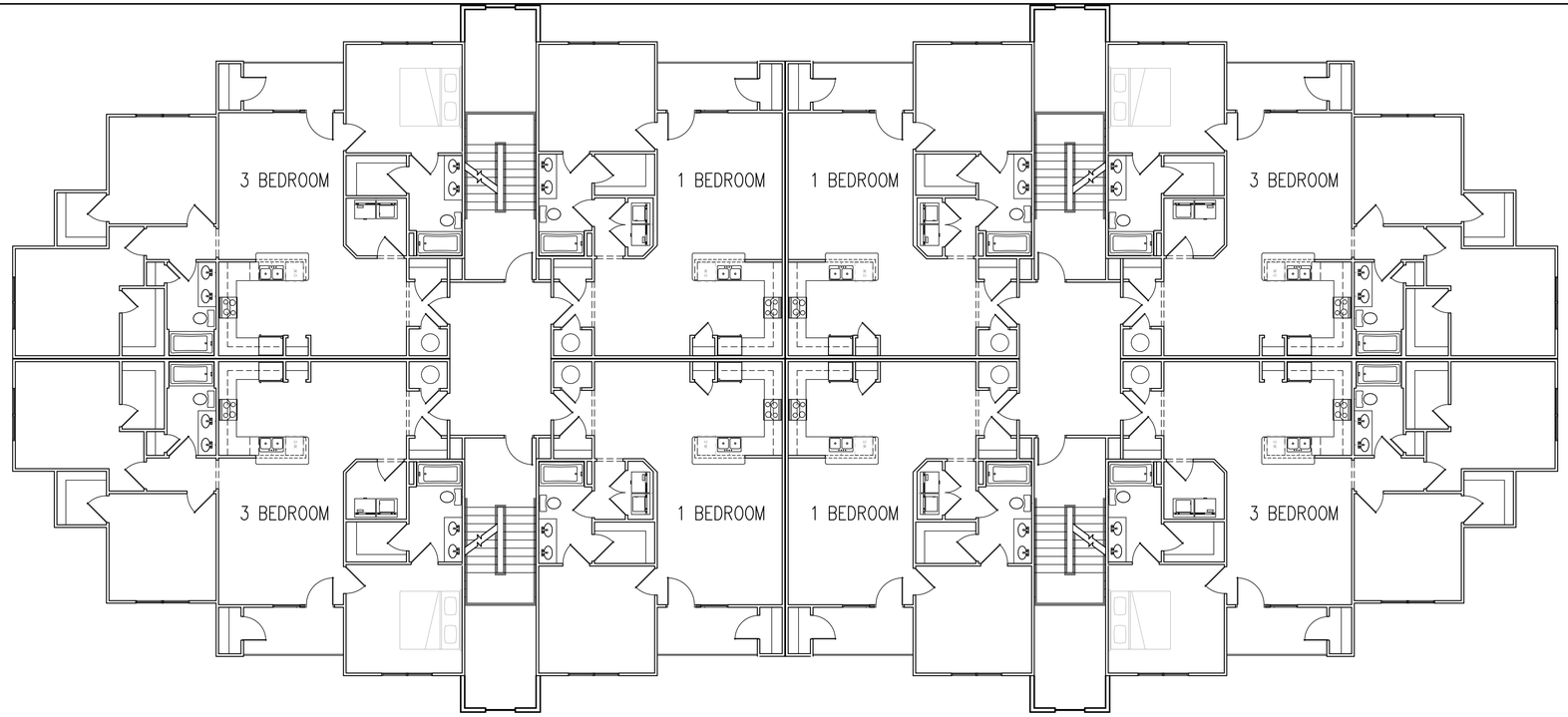
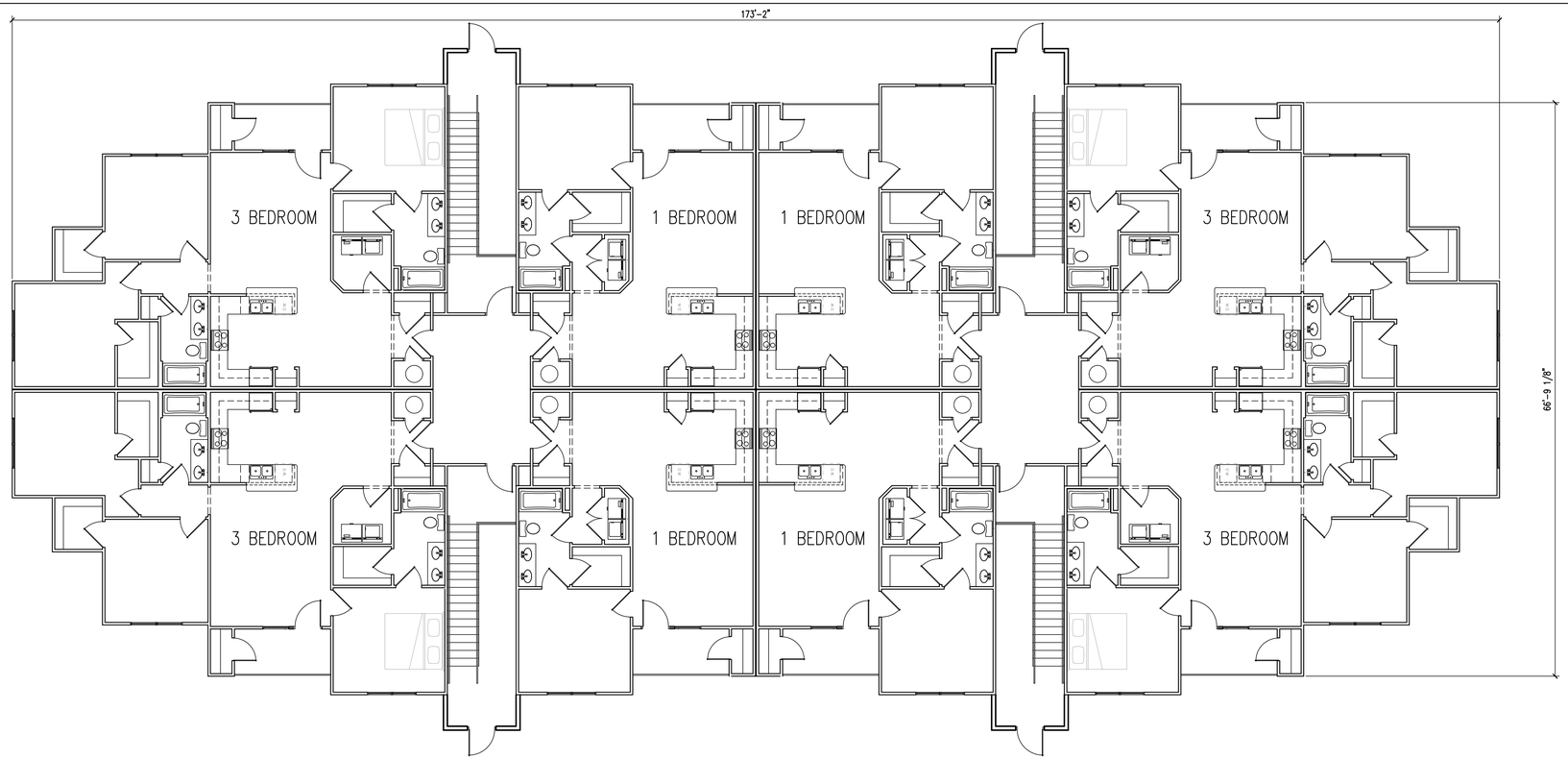


2 SECOND LEVEL (THIRD LEVEL SIMILAR)

1/8" = 1'-0"



1 BUILDING B- 3 STORY (12) 3 BEDROOM UNITS (12) 1 BEDROOM UNITS

1/8" = 1'-0" 10,500 SQUARE FEET

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BUILDING TYPE B - (12) 3BEDROOM UNITS (12) 1 BEDROOM UNITS

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

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PROJECT NO. : 2021-08
DATE : 02.17.2021
DRAWN BY : BCS STAFF
REVIEWED BY :

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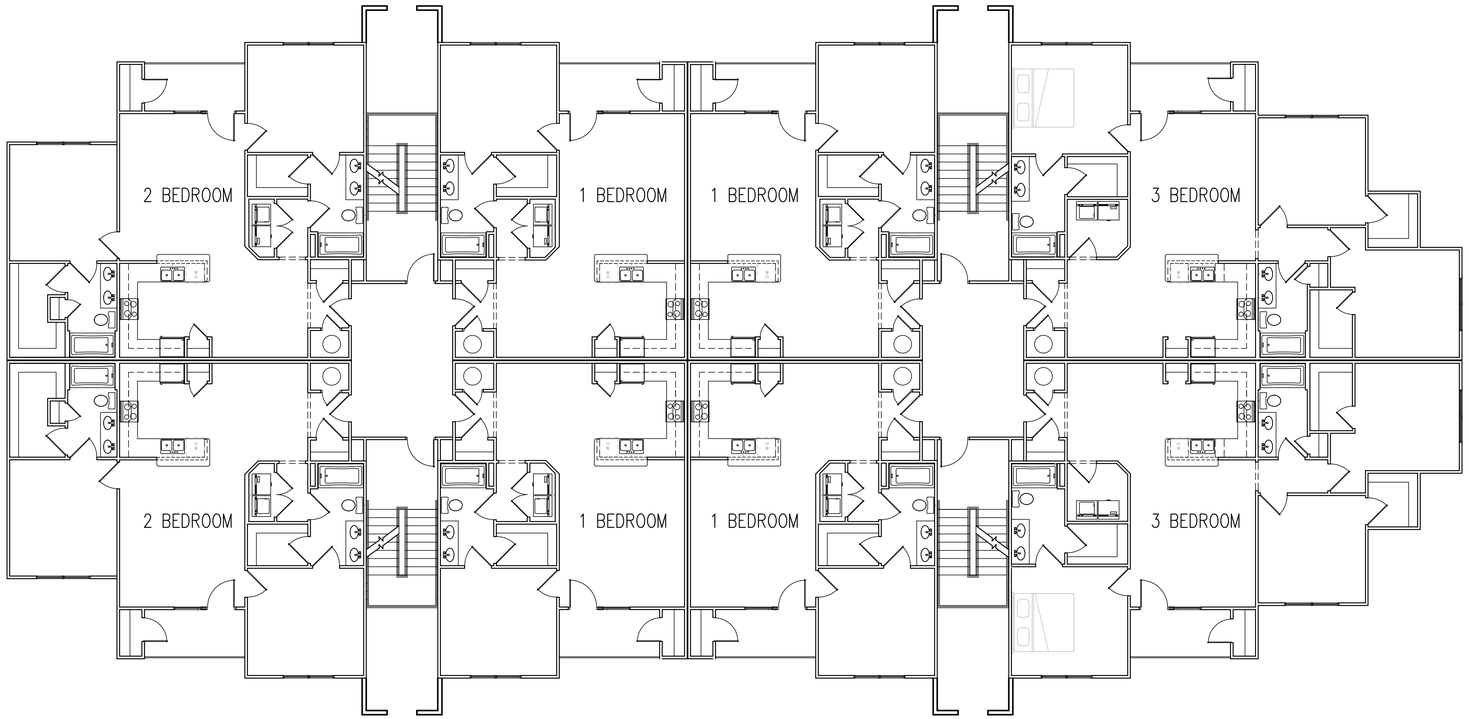
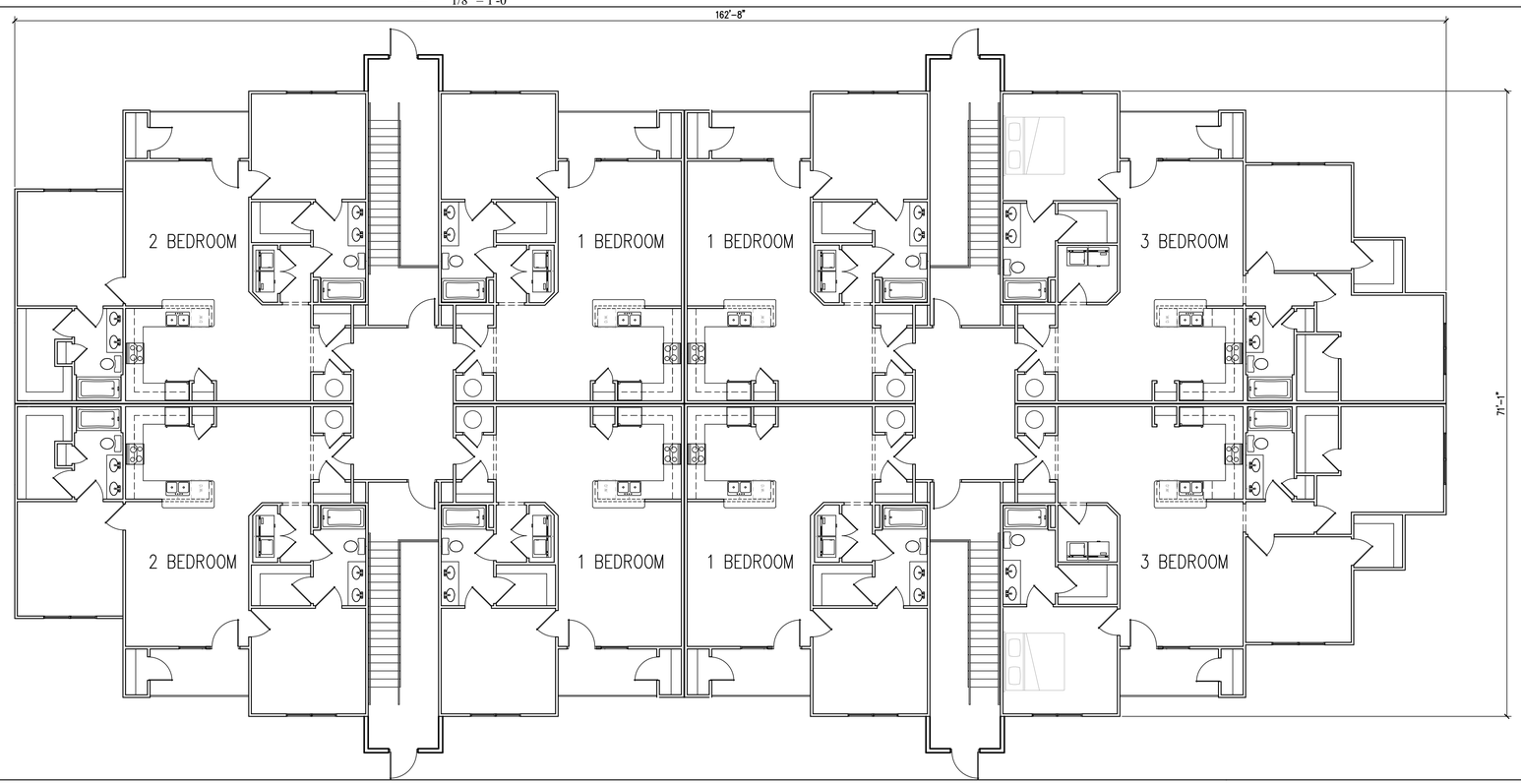


2 BUILDING C - SECOND LEVEL (THIRD SIMILAR)

1/8" = 1'-0"



1 BUILDING C - 3 STORY (12) 1 BEDROOM UNITS (6) 3 BEDROOM (6) 2 BEDROOM

1/8" = 1'-0" 10,300 SQUARE FEET

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BUILDING TYPE C - (12) 1BEDROOM UNITS (6) 2 BEDROOM (6) 3 BEDROOM

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

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PROJECT NO. : 2021-08
DATE : 02.17.2021
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REVIEWED BY :

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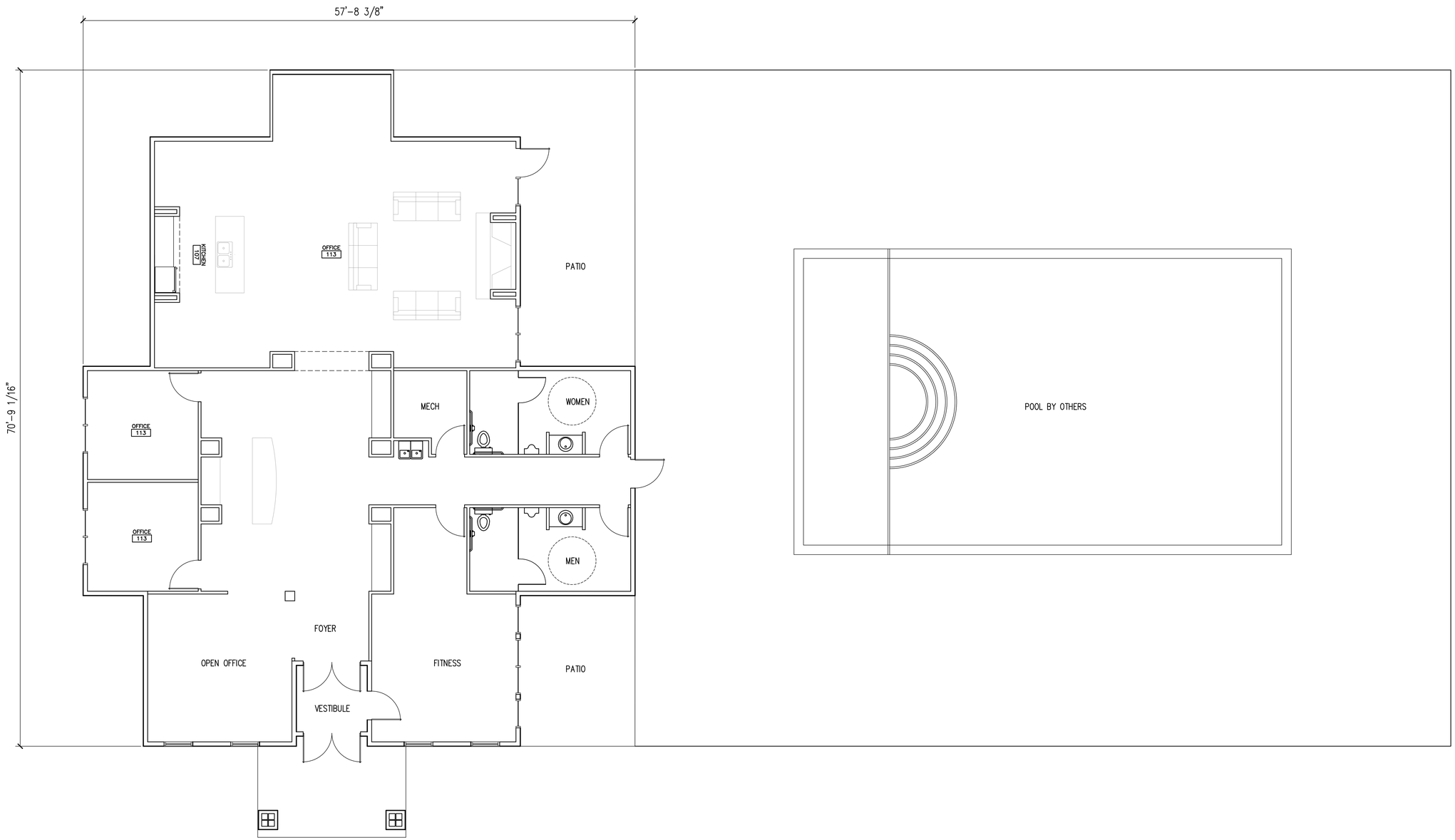

1 PROPOSED CLUBHOUSE BUILDING

3/16" = 1'-0" 3000 SQUARE FEET

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CLUBHOUSE BUILDING

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

professional seal

PROJECT NO. : 2021-08
DATE : 02.17.2021
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22 July, 2019

FRONT VIEW

SUMMIT POINT APARTMENTS

Building 'A'
504 NE Chipman Road
Lee's Summit, Missouri 64063

1 BUILDING A - 3 STORY (24) 2 BEDROOM UNITS

1/8" = 1'-0" MAXIMUM BUILDING HEIGHT 42'-6"

Preliminary - Not for Construction

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BUILDING TYPE A ELEVATION

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

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PROJECT NO. : 2021-08
DATE : 02.17.2021
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17 February, 2021

FRONT ELEVATION

SUMMIT POINT APARTMENTS
Building 'B'
504 NE Chipman Road
Lee's Summit, Missouri 64063

1 BUILDING B - 3 STORY ELEVATION
1/8" = 1'-0" MAXIMUM BUILDING HEIGHT 42'-6"

Preliminary - Not for Construction

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BUILDING TYPE B ELEVATION

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

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PROJECT NO. : 2021-08
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Designing
architecture

17 February, 2021

FRONT ELEVATION

SUMMIT POINT APARTMENTS
Building 'C'
504 NE Chipman Road
Lee's Summit, Missouri 64063

1 BUILDING C - 3 STORY ELEVATION
1/8" = 1'-0" MAXIMUM BUILDING HEIGHT 42'-6"

Preliminary - Not for Construction

BCS Design Inc

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Olathe, Kansas 66062
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BUILDING TYPE C ELEVATION

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

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PROJECT NO. : 2021-08
DATE : 02.17.2021
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REVIEWED BY :

REVISED:

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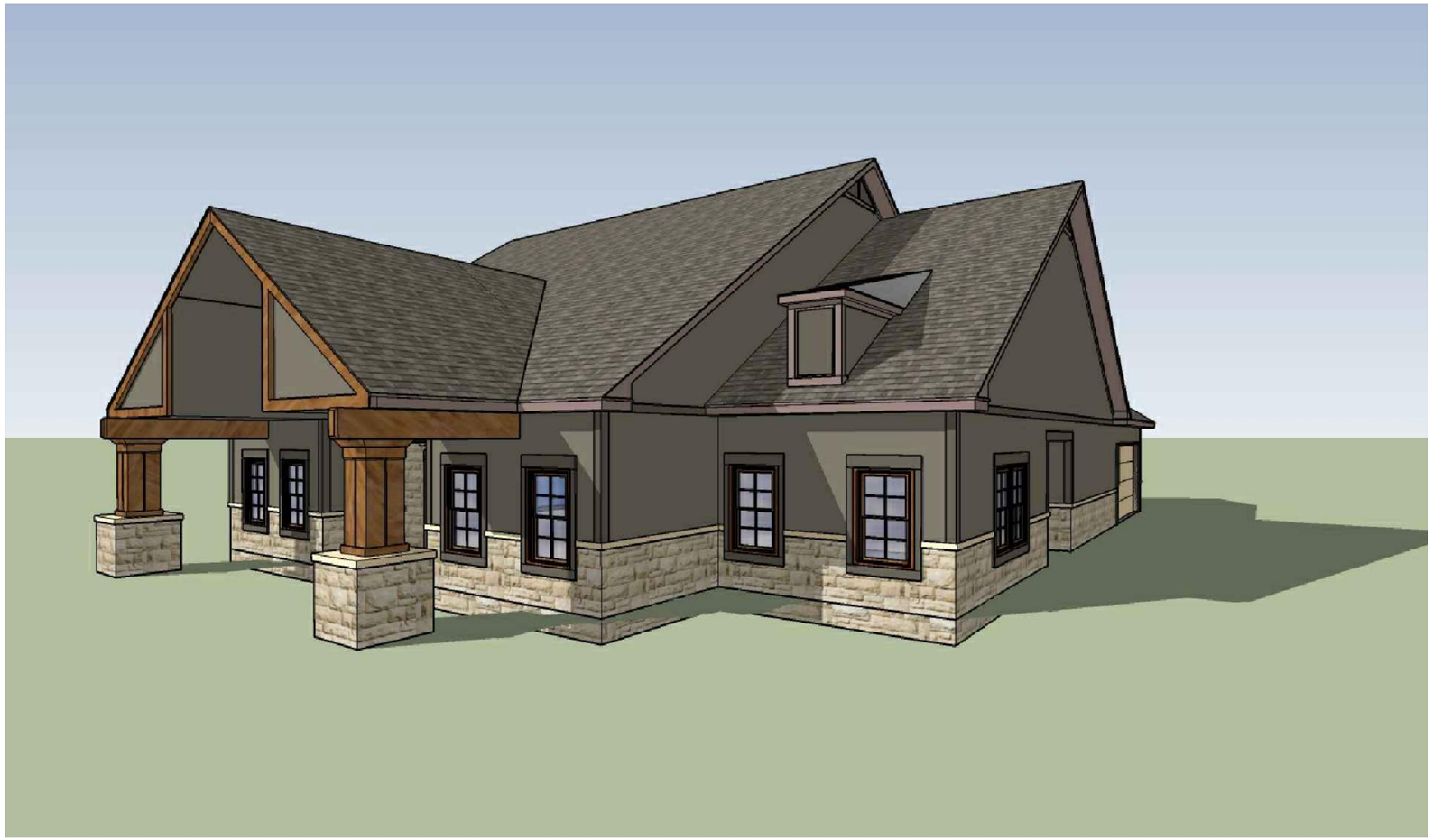

RIGHT FRONT ELEVATION

SUMMIT POINT APARTMENTS
Clubhouse
504 NE Chipman Road
Lee's Summit, Missouri 64063

BCS architecture
17 February, 2021

Preliminary - Not for Construction

1 CLUBHOUSE PROPOSED ELEVATION
NO SCALE

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

CLUBHOUSE ELEVATION

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

professional seal

PROJECT NO. : 2021-08
DATE : 02.17.2021
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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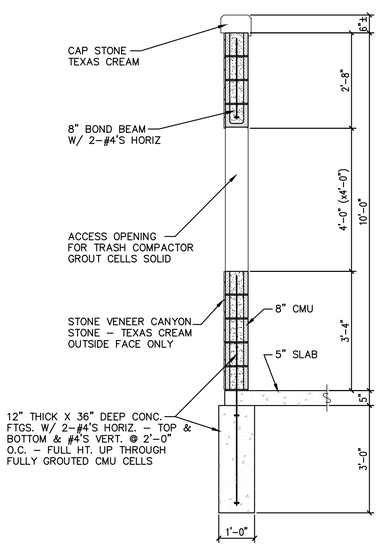
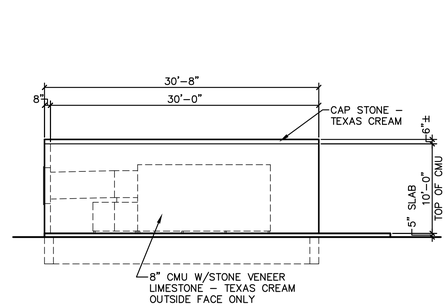


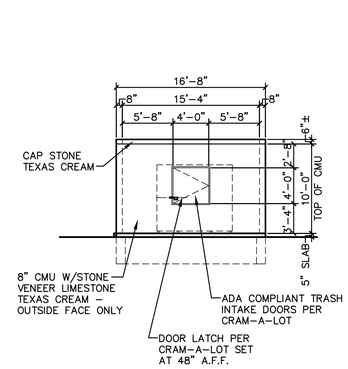
6 WALL SECTION

1/2" = 1'-0"



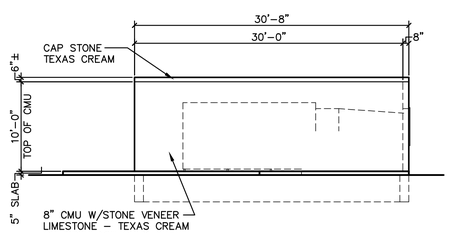
5 LEFT ELEVATION

1/8" = 1'-0"



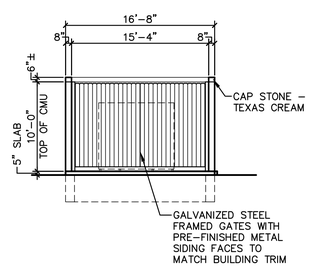
4 BACK ELEVATION

1/8" = 1'-0"



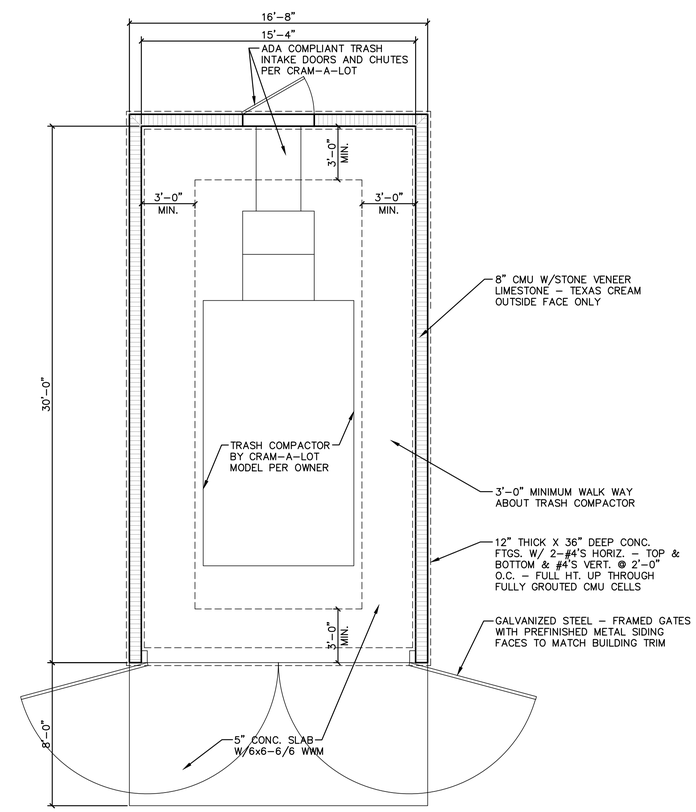
3 RIGHT ELEVATION

1/8" = 1'-0"



2 FRONT ELEVATION

1/8" = 1'-0"



1 CRAM-A-LOT TRASH ENCLOSURE

1./4" = 1'-0"

Preliminary - Not for Construction

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
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Olathe, Kansas 66062
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CRAM-A-LOT TRASH ENCLOSURE

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

professional seal

PROJECT NO. : 2021-08
DATE : 02.17.2021
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

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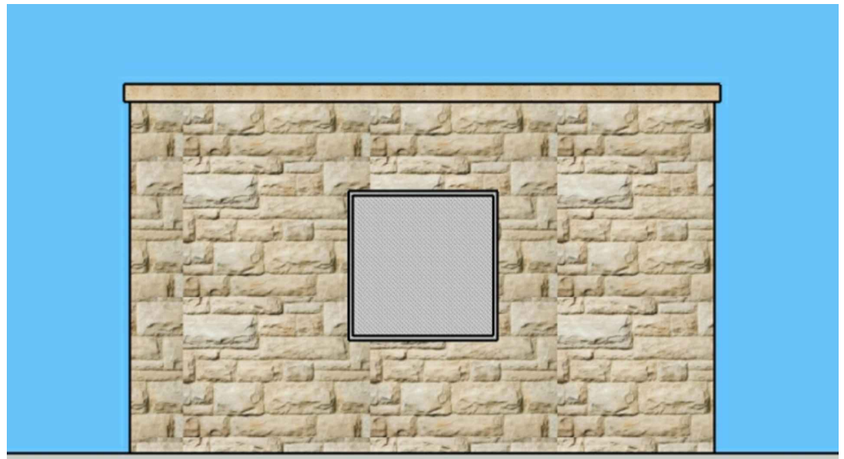
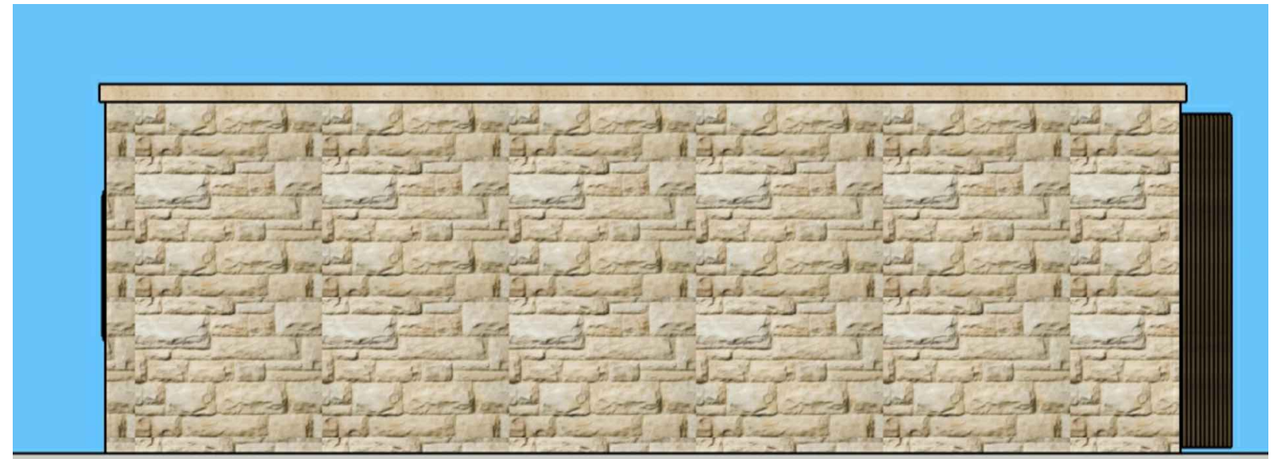


BACK ELEVATION



LEFT ELEVATION

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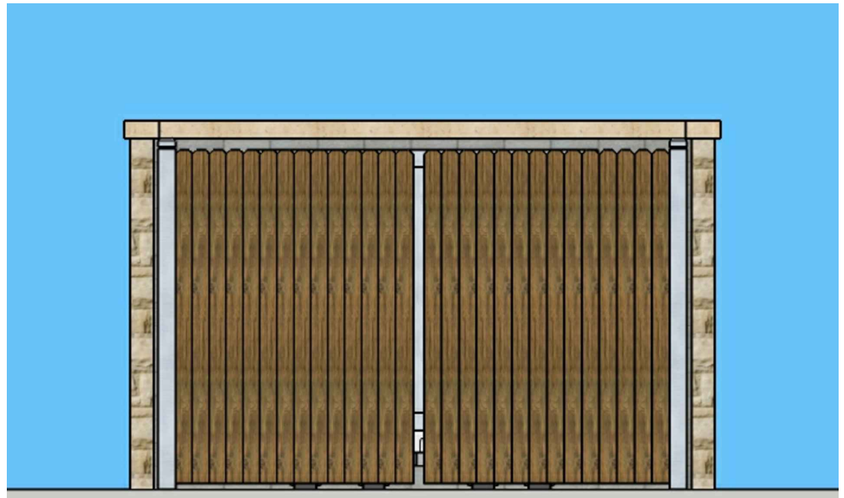
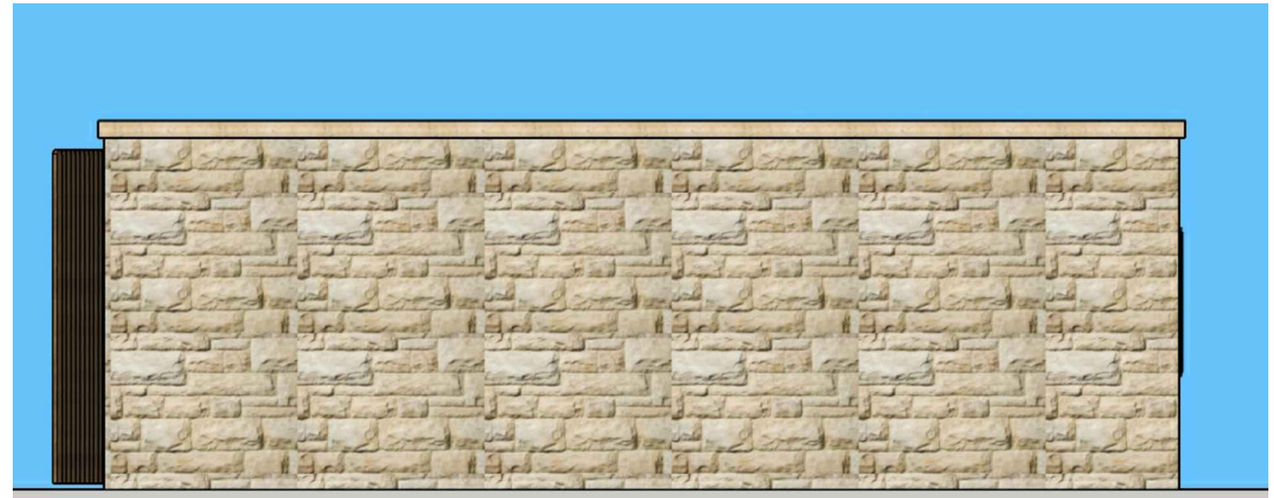
18 February, 2021



FRONT ELEVATION



RIGHT ELEVATION

2-D VIEWs

SUMMIT POINT APARTMENTS

Cram-A-Lot Trash Enclosure
504 NE Chipman Road
Lee's Summit, Missouri 64063

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3-D VIEWs

SUMMIT POINT APARTMENTS

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504 NE Chipman Road
Lee's Summit, Missouri 64063

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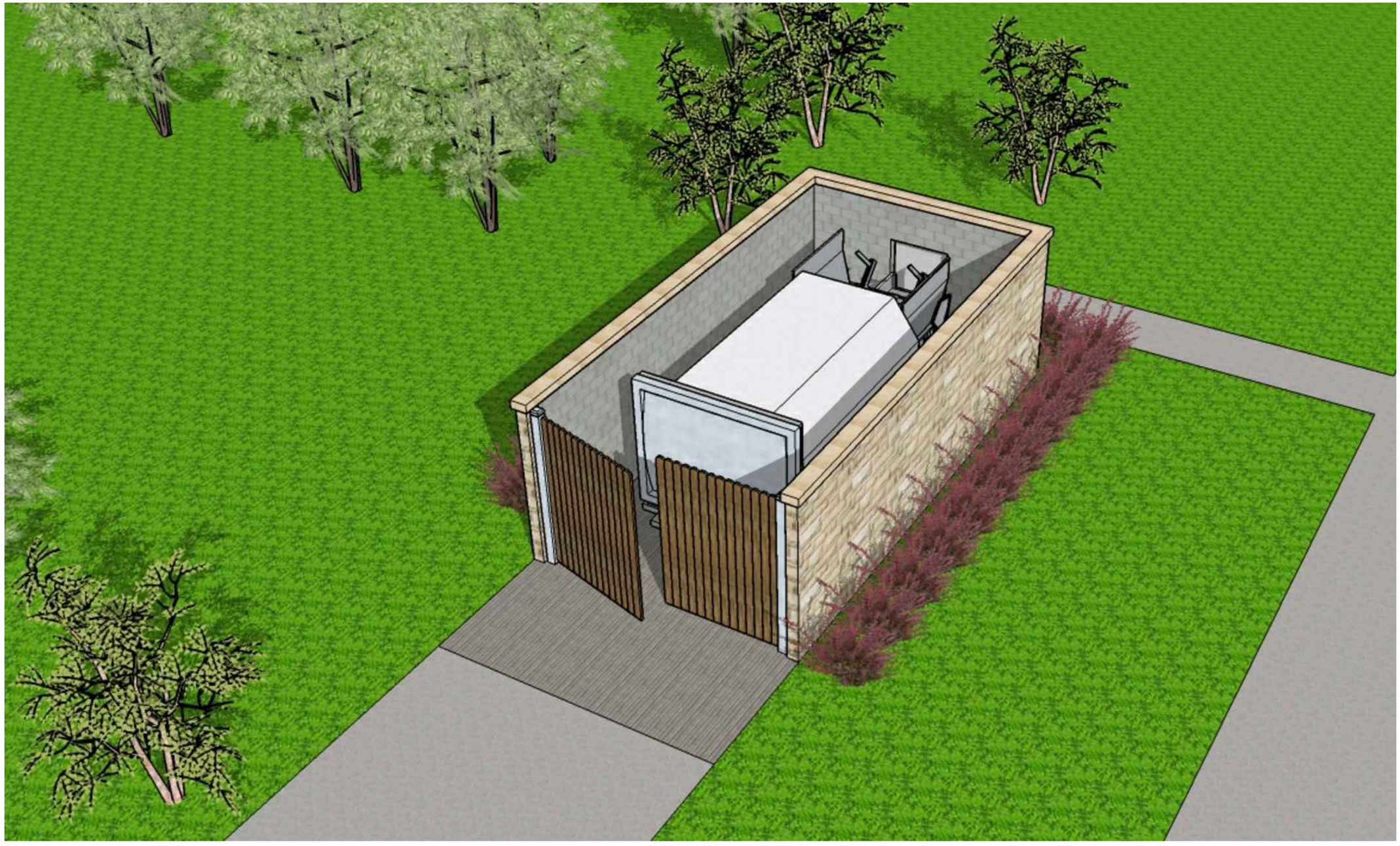

AERIAL VIEW

SUMMIT POINT APARTMENTS

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Lee's Summit, Missouri 64063