

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN LOCATED AT 510 NE CHIPMAN ROAD IN DISTRICT RP-4, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, OF THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2021-059 submitted by Canyon View Properties requesting approval of a preliminary development plan in District RP-2 (Planned Apartment Residential District) on land located at 510 NE Chipman Road was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on June 10, 2021, and rendered a report to the City Council containing findings of fact and a recommendation that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on July 6 2021, and approved a motion for a second ordinance reading to approve the preliminary development plan for said property; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District RP-4 on the following described property:

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 Northeast corner of "Summit Point First Plat"; thence along the North line of the plat the following three courses:

- 1) North 88 degrees, 05 minutes, 22 seconds West, 218.00 feet;*
- 2) North 01 degree, 54 minutes, 38 seconds East, 81.01 feet;*
- 3) 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.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the maximum density of 12 units per acre in the RP-4 district, to allow a density of 17.48 units per acre in the RP-4 district.
2. A modification shall be granted to the minimum parking requirements to reduce the required number of parking stalls from 500 to 475.
3. A modification shall be granted to the minimum principal building setback, to allow 0' setback from the south property line for building B1-1 as depicted on the plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.
4. Site development and architectural elevations shall be in accordance with plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.
5. A revised HEC-RAS study shall be provided, in accordance with staff supplement review comments dated June 4, 2021, and provided as an attachment to this ordinance.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 13th day of July, 2021.



William A. Baird
Mayor William A. Baird

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this 13th day of July, 2021.

William A. Baird
Mayor William A. Baird

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head

[illegible]

1. The subject property lies within of flood zones designated Zone (X) Map Revised January 20, 2017. The community flood number is 035053366.
 - a. Zone (X): Areas determined to be outside the 0.2% annual chance flood.
 - b. Zone (X1): Special Flood Hazard Area subject to inundation by the 1% annual chance flood. No base flood elevation determined.
 - c. Zone (X2): Special Flood Hazard Area subject to inundation by the 0.1% annual chance flood. No base flood elevation determined.
 - d. Zone (X3): Special Flood Hazard Area subject to inundation by the 0.01% annual chance flood. No base flood elevation determined.
2. The subject property is located within the Missouri Flood Insurance Study, Flood Insurance Rate Map (FIRM) number 17000, Missouri Station JA-43 scale factor 0.9398981.

DEVELOPER:
Canyon View Properties
621 N. Washington Avenue
Springfield, Missouri 65806

Canyon View Properties
621 N Washington Avenue
Springfield, Missouri 65806



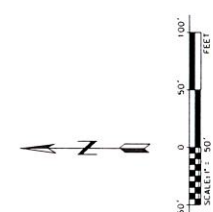
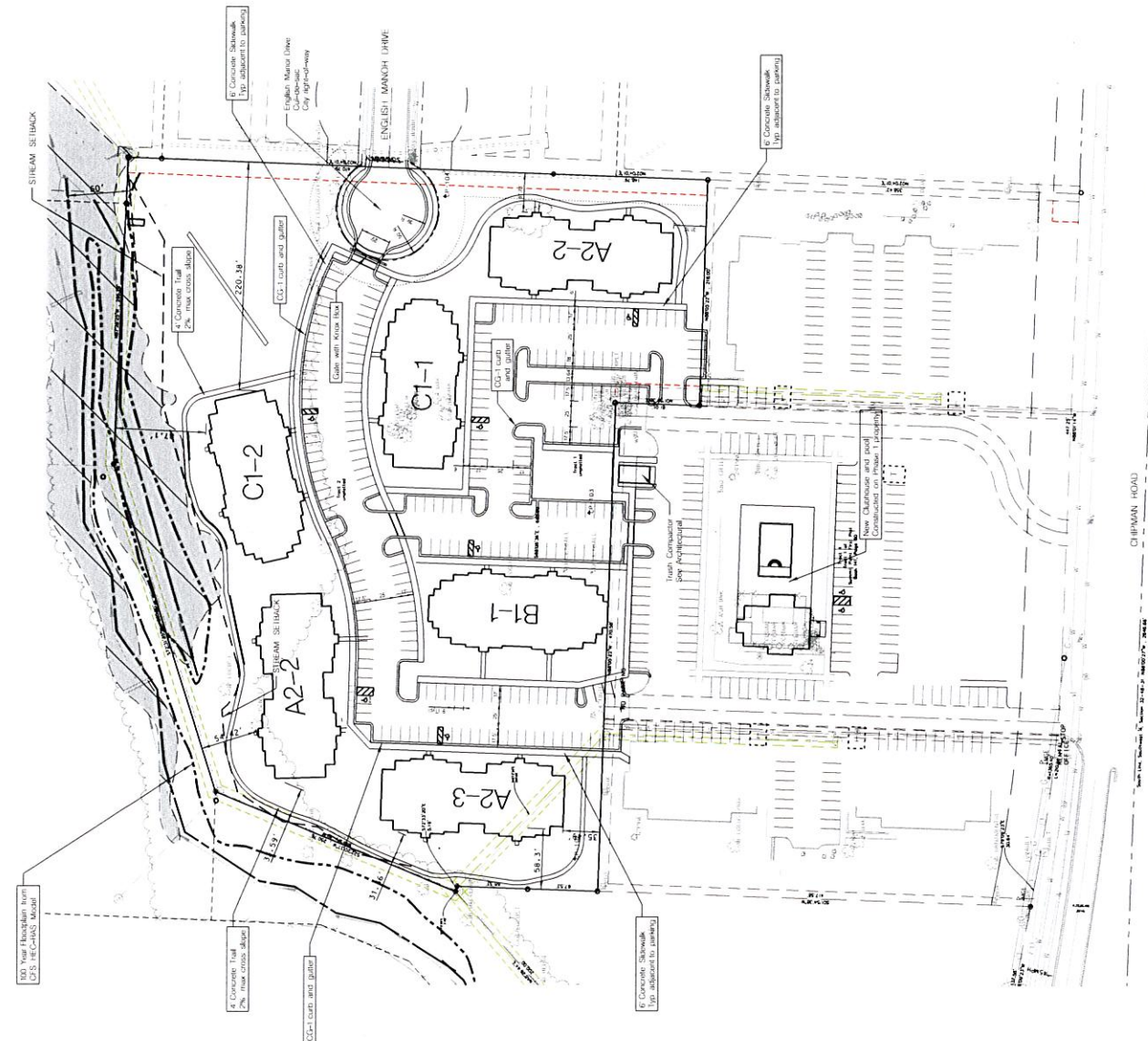
SCALE: 1" = 50'

SCALE

FEET

Sheet
reference
number:
C2

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



The logo for CFS ENGINEERS is located in the bottom right corner. It features the letters "CFS" in a large, bold, black serif font, with "ENGINEERS" in a smaller, black, sans-serif font directly below it. To the right of the text is a red square containing the white text "cfs.com" in a lowercase, sans-serif font.

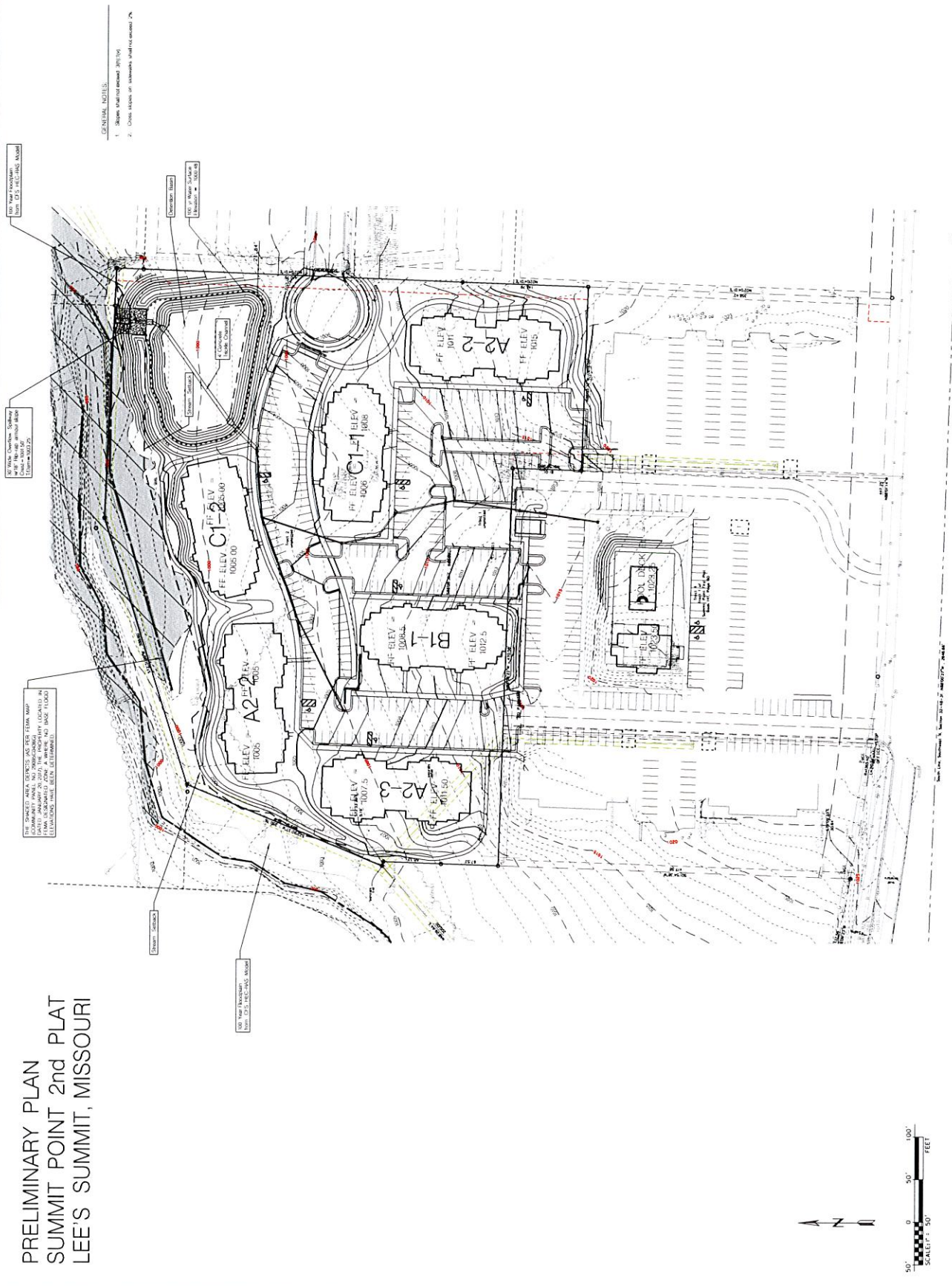
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SUMMIT POINT
504 N. CHRYSTEN ROAD
LEES SUMMIT, MISSOURI

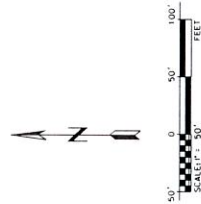
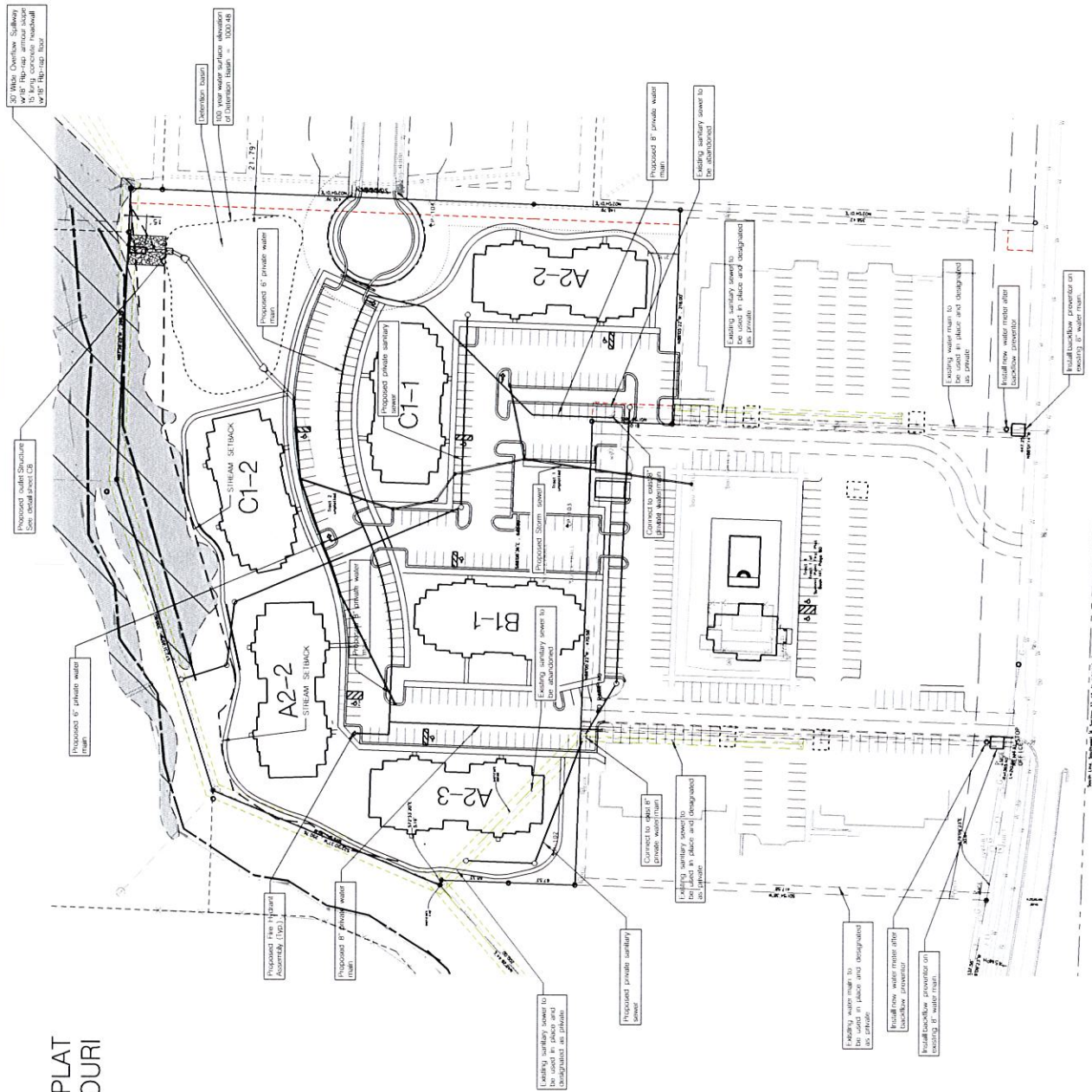
GRADING PLAN

Sheet
reference
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C4



CONFIDENTIAL - SECURITY INFORMATION

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



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ENGINEERS
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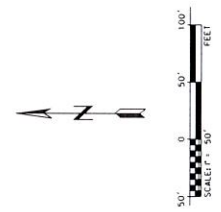
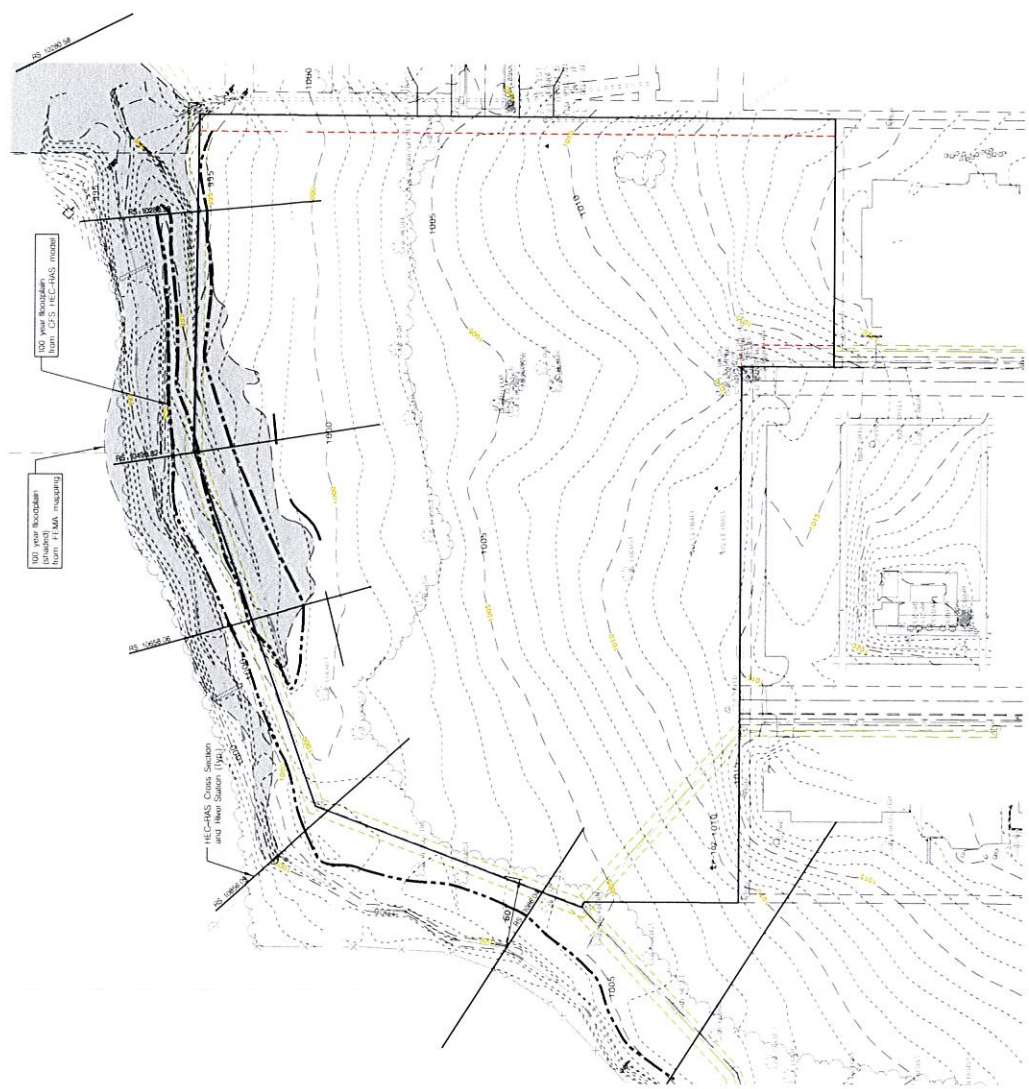
Year	Population	Area
1970	1,000,000	100,000
1980	1,200,000	120,000
1990	1,400,000	140,000
2000	1,600,000	160,000
2010	1,800,000	180,000

[illegible]

SUMMIT POINT 504 NE Childrens Road Lee's Summit, Missouri	Preliminary Development Plan
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FL000PLAIN EXHIBIT

Sheet
reference
number:
C6



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ENGINEERS
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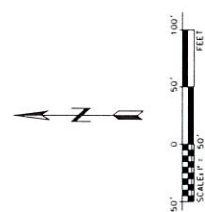
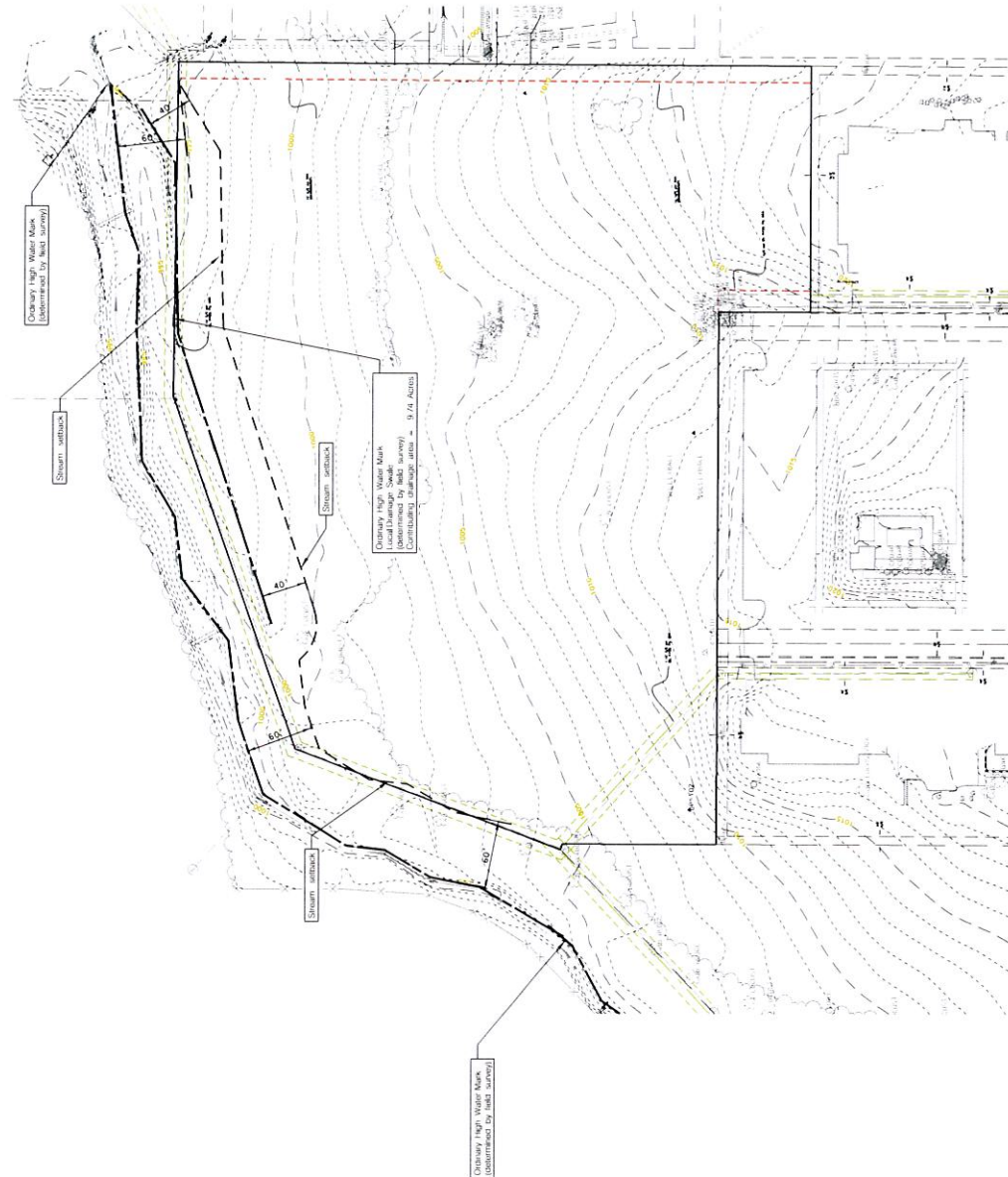
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City: 03/25/2021		Time: 14:00	
State: 03/25/2021		Time: 14:00	
Zip: 03/25/2021		Time: 14:00	
Phone: 03/25/2021		Time: 14:00	
Email: 03/25/2021		Time: 14:00	
Fax: 03/25/2021		Time: 14:00	
Web: 03/25/2021		Time: 14:00	
Notes: 03/25/2021		Time: 14:00	

SUMMIT POINT
504 NE Chilton Road
Leeds Summit, Missouri

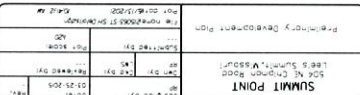
STREAM SETBACK EXHIBIT

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reference
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C7



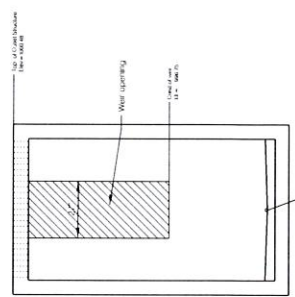
The logo for CFS Engineers, featuring the letters "CFS" in a large, bold, black serif font, with the word "ENGINEERS" in a smaller, black, sans-serif font below it. To the right of the text is a red square containing the letters "cfe" in white, lowercase, sans-serif font.

- | Year | Q1 | Q2 | Q3 | Q4 |
|---------|-----|-----|-----|-----|
| 2008/08 | | | | |
| 2008/09 | 5.1 | 5.2 | 5.3 | 5.4 |
| 2008/10 | 5.1 | 5.2 | 5.3 | 5.4 |
| 2008/11 | 5.1 | 5.2 | 5.3 | 5.4 |
| 2008/12 | 5.1 | 5.2 | 5.3 | 5.4 |



DETAILS

OUTLET STRUCTURE DETAIL
(N T S)



OUTLET STRUCTURE DETAIL
(N T S)

DATE	DESCRIPTION	BY	APP
10/15/2017	10/15/2017	10/15/2017	10/15/2017
10/15/2017	10/15/2017	10/15/2017	10/15/2017
10/15/2017	10/15/2017	10/15/2017	10/15/2017
10/15/2017	10/15/2017	10/15/2017	10/15/2017
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10/15/2017	10/15/2017	10/15/2017	10/15/2017
10/15/2017	10/15/2017	10/15/2017	10/15/2017

Prepared by: J. Smith
Checked by: J. Smith
Date: 10/15/2017
Scale: 1" = 30'-0"

Primary Development Plan
SUNMIT POINT
504 N. Chippewa Road
Leek Summit, Wisconsin
Submitted by: J. Smith
Date: 10/15/2017
Scale: 1" = 30'-0"

LANDSCAPE PLAN (NORTH)

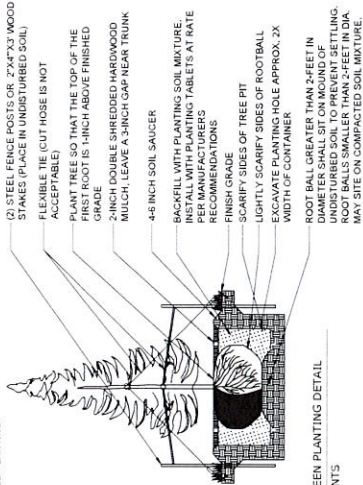
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Landscape Notes:

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LOCATIONS PRIOR TO PLANTING AND SHALL PROVIDE ADEQUATE PROTECTION TO ALL UTILITIES. ANY IMPROVEMENTS CAUSED BY THE CONTRACTOR OR WILL BE REPAIRED AT NO COST TO THE OWNER. REFER TO CIVIL AND MECHANICAL DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS AND EXTERIOR LIGHTING LOCATIONS.
- THE CONTRACTOR SHALL KEEP ROOT BALLS INTACT PRIOR TO PLANTING. 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 REMOVE ROOT BALLS FROM THE SITE UNTIL THEY ARE PLANTED. REMOVE ROOT BALLS FROM THE ENTIRE TOP AND 2/3 OF SIDES OF ROOT BALLS PRIOR TO INSTALLATION.
- 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.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.
- ALL PLANT MATERIAL MUST CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION. PLANT MATERIAL SHALL BE PLANTED WITHIN THE SPECIFIED GUIDELINE SPECIFICATIONS AND WILL BE THE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
- LARGER-SIZED PLANT MATERIALS OR THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S. SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED FREE OF CHARGE.
- 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.
- THE LOCATION OF PLANT MATERIAL IS CRITICAL AND SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. STAKE OR MARK SHALL BE PLACED AT THE LOCATION OF THE PLANT MATERIAL. OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF ALL MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS DIFFERENTIAL TO GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- 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.
- ALL SOIL SURFACES NOT DESIGNATED FOR PLANTING OF TREES, SHRUBS, AND/OR GROUNDCOVERS PER THIS PLAN ARE TO BE SOODED WITH A TURF-TYPE TALL FESCUE BLEND.
- SOD ALL DISTURBED AREAS. INSTALL BERMUDA GRASS IN SUNNY AREAS AND A FESCUE BLEND SOD IN SHADY AREAS.
- THE LANDSCAPE CONTRACTOR SHALL PROPOSED PLANTING

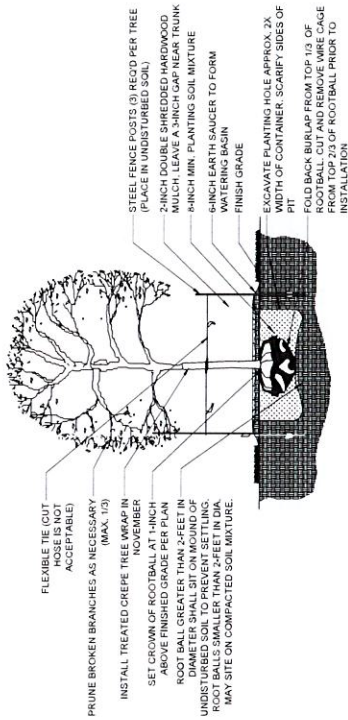
- AREAS FOR SOIL NUTRIENT DEFICIENCIES AND UNDESIRABLE WEEDS SHALL BE IDENTIFIED AND TREATED PRIOR TO THIS TESTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INCORPORATE SOIL CONDITIONING MATERIALS (IE FERTILIZER, SAND, COMPOST, ETC.) AS NECESSARY TO DEVELOP ADEQUATE SOIL NUTRIENT LEVELS AND ADEQUATE SOIL STRUCTURE. MATERIALS: PEAT IS NOT ACCEPTABLE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE ALL ROCK GREATER THAN 1-INCH AND ALL DEBRIS IN THE AREAS OF PROPOSED NEW PLANTINGS.
- FINAL GRADE OF PLANTER SOIL SURFACES ARE TO BE 3 INCHES BELOW ADJACENT CURBING, WALKS, PAVEMENTS AND TURF AREAS TO ACCOMMODATE A TOP DRESSING OF MULCH AND 1-INCH FOR SOD AREAS.
- REMOVE AND DISPOSE OF ALL PLANT MATERIAL ON PROJECT AREA INCLUDING BUT NOT LIMITED TO: TURF, SHRUBS, AND GROUND COVER.
- DAMAGED TURF AREAS ADJACENT TO PLANTING AREAS SHALL BE RESTORED AND SOODED TO MATCH EXISTING ADJACENT TOPOGRAPHY AND TURF TYPE.
- 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 WOOD.
- THE TERMS AND CONDITIONS OF A WARRANTY PERIOD COMMENCING THE SURVIVAL OF THE PLANTS OF THIS PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. THE MAINTENANCE OF PLANTINGS PER THIS PLAN COMMENCING WITH THE END OF THE WARRANTY PERIOD.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS OF GROWTH THAT HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND UTILITIES PRIOR TO ACCEPTANCE OF THE WORK BY THE LANDSCAPE CONTRACTOR AND OWNER. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, WATERING, MULCHING, SPRAYING, WEEDING, AND FERTILIZING PLANTING AND TURF AREAS.
- PLANTING SCHEDULE
TREE PLANTING: MARCH 15 - JUNE 15 OR SEPTEMBER 15 - OCTOBER 15
SHRUB PLANTING: APRIL 15 - JUNE 15 OR AUGUST 15 - OCTOBER 15
SOODED PLANTING: DECEMBER 15 - JANUARY 15 OR SEPTEMBER 15 - NOVEMBER 15
- METAL EDGER - STEEL EDGING, SIZE 3/16-INCH WIDE BY 4-INCH DEEP, 15-INCH LONG STAKES, FINISH: GREEN POWDERCOATED, RUSSELL J.D. COMPANY (THE) ON SUN-LOG EDGING CORPORATION.
- SEE TREE PLANTING DETAILS FOR TREE MYCORRHIZAL FUNGUS/ SOIL CONDITIONER APPLICATION REQUIREMENTS.
- ALL PLANTING METHODS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS.



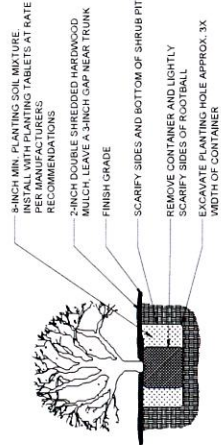
2 EVERGREEN PLANTING DETAIL
SCALE: NTS

Tree Planting Notes:

- EXCAVATE A PIT WHICH IS AT LEAST THREE TIMES THE DIAMETER OF THE ROOTBALL AND THE SAME DEPTH AND DEEPER. HANDLE THE TREE BY THE ROOT BALL, NOT THE TRUNK. BE SURE THE ROOT BALL RESTS ON SOLID GROUND.
- DO NOT ALLOW THE TRUNK OF THE TREE TO STAIN, CRACK, OR OTHERWISE DAMAGE. ROOT BALLS SHALL BE REJECTED.
- BACKFILL WITH PLANTING SOIL.
- INSTALL ONE (1) 3 OUNCE PACKET PER CALIPER OF TREE. ACCEPTABLE MANUFACTURERS INCLUDE BEBACON SEAGARD CORPORATION, PIC TREE SAVER OR SATURATE THE ENTIRE BACKFILL SOIL WITH WATER. ADD MORE SOIL IF NEEDED TO COMPENSATE FOR SETTLING.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- DO NOT ALLOW THE TRUNK OF THE TREE TO STAIN, CRACK, OR OTHERWISE DAMAGE. ROOT BALLS SHALL BE REJECTED.
- COLLAR PLANE IS LEVEL OR SLIGHTLY ABOVE (1" MAX) ADJACENT UPHILL GRADE.
- COVER SMOOTHED SOIL WITH 2 INCHES OF MULCH. LEAVE MULCH FOR THE TRUCK. KEEP MULCH NEEDED. REPLACE AS NEEDED.
- PRUNE ONLY BROKEN OR BADLY DEFORMED BRANCHES TO RETAIN SHAPE OF THE SPECIES. PRUNE OUT SECONDARY LEADER. BEGIN A REGULAR PRUNING PROGRAM THE SECOND YEAR AFTER PLANTING.
- CHIPPING GUARDS REMOVE GUARDS AS SOON AS THE TREE STANDS ALONE ABOUT 3 MONTHS OR LONGER IF NEEDED.
- WATER THOROUGHLY FOLLOWING PLANTING.



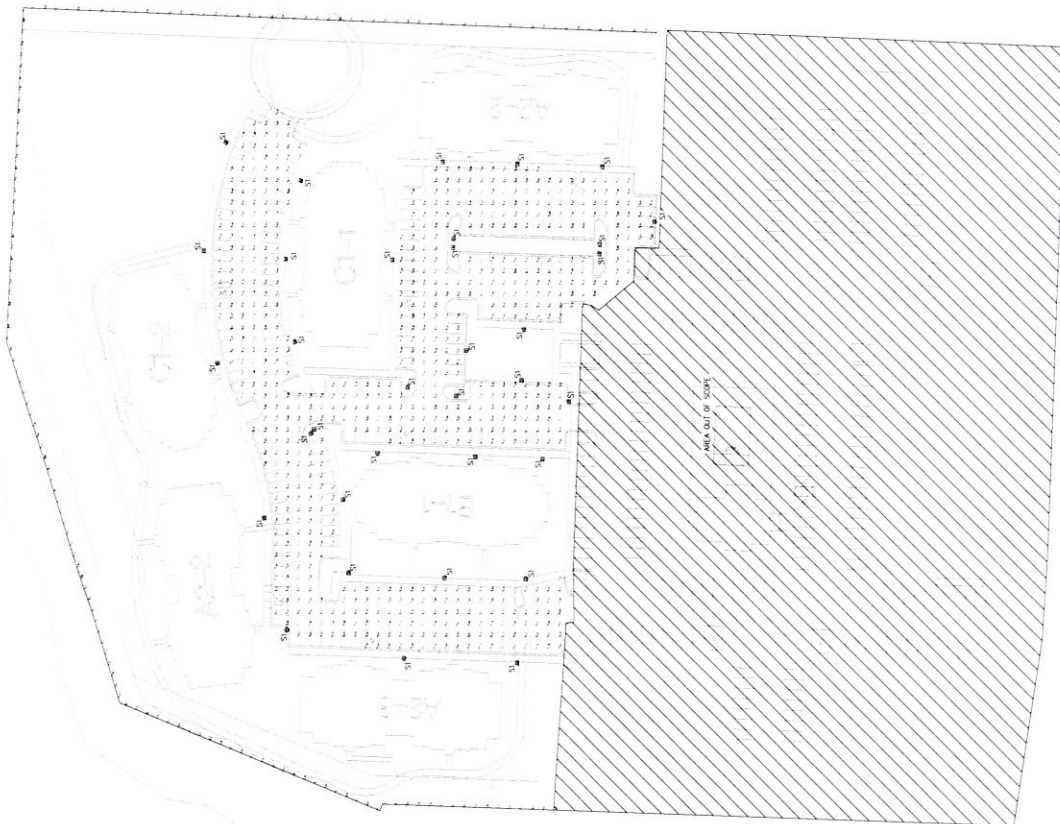
1 TREE PLANTING DETAIL
SCALE: NTS



3 SHRUB PLANTING DETAIL
SCALE: NTS

Planting Bed Installation Notes:

- ALL PLANTATION BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF COTTON ROLL COMPOST PER 1000 SQUARE FEET. FILL COTTON ROLL COMPOST WITH 1/2 INCH OF MULCH. MULCH SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING. AT A RATE OF 50 POUNDS PER 2000 SQ. FT.
- AFTER PLANTING HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE COVERED WITH 2 INCHES OF PRE-EMERGENT HERBICIDE PRIOR TO MULCH OR ROCK APPLICATION.
- PLANT PIT BACKFILL FOR SHRUBS SHALL BE 25% COTTON ROLL COMPOST AND 75% TOP SOIL AND 50% EXISTING SOIL. TOP SOIL SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING. THE AREAS SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, DO NOT ALLOW THE TRUNK OF THE TREE TO STAIN, CRACK, OR OTHERWISE DAMAGE. ROOT BALLS SHALL BE REJECTED.
- PLANTING TABLETS: INSTALL MANUFACTURER GRO-POWER, INC. PRODUCT GRO-POWER TABLETS, SIZE 7-GRAM TABLETS PER 3-CALOR CONTAINER AND 7 TABLETS PER 5-GALLON CONTAINER.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE SMOOTH CURVES. SHARP EDGES OR SHARP ANGLES SHOULD BE AVOIDED.



SITE LIGHTING PLAN

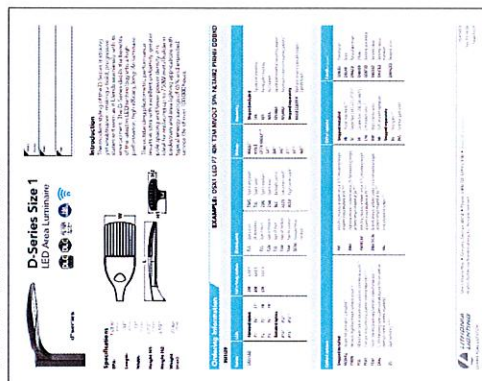
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Calculation Summary				
Label	Units	Avg	Max	Min
Parking_Lot	FC	1.63	4.29	0.23
Property_Line	FC	0.00	0.0	0.0
				N.A.

CALCULATION SUMMARY

SCALE: NONE

Luminaire Schedule				
Symbol	Label	Arrangement†	Total Lamp Lumens	LLF
□	DSX1 LED P1 40K T3M MVOLT	SINGLE	6,763	0.900



LIGHT FIXTURE SPECS

SCALE: NONE

SPECIFICATIONS

- 1) ALL CONDUCTORS SHALL BE THIN COPPER ABOVE GRADE, XHHW-2 BELOW GRADE, UNLESS NOTED.
- 2) ALL WIRING EXPOSED TO WEATHER OR BELOW GRADE SHALL BE IN RIGID CONDUIT, UNLESS NOTED OTHERWISE.
- 3) ALL OTHER WIRING SHALL BE IN PVC, SCH. 40 PVC OR MC CABLE, UNLESS PROTECTED AND ENCLOSED WITHIN BUILDING MATERIALS, IN WHICH CASE THIS MC CABLE MAY BE USED.
- 4) THE ENTIRE SYSTEM SHALL BE ELECTRICALLY CONTINUOUS AND PROPERLY GROUNDED. EARTHING EARTH AND BATTERY CONDUIT SHALL HAVE COAT. DUTY DRAIN INSULATED GROUNDING CONDUCTOR.

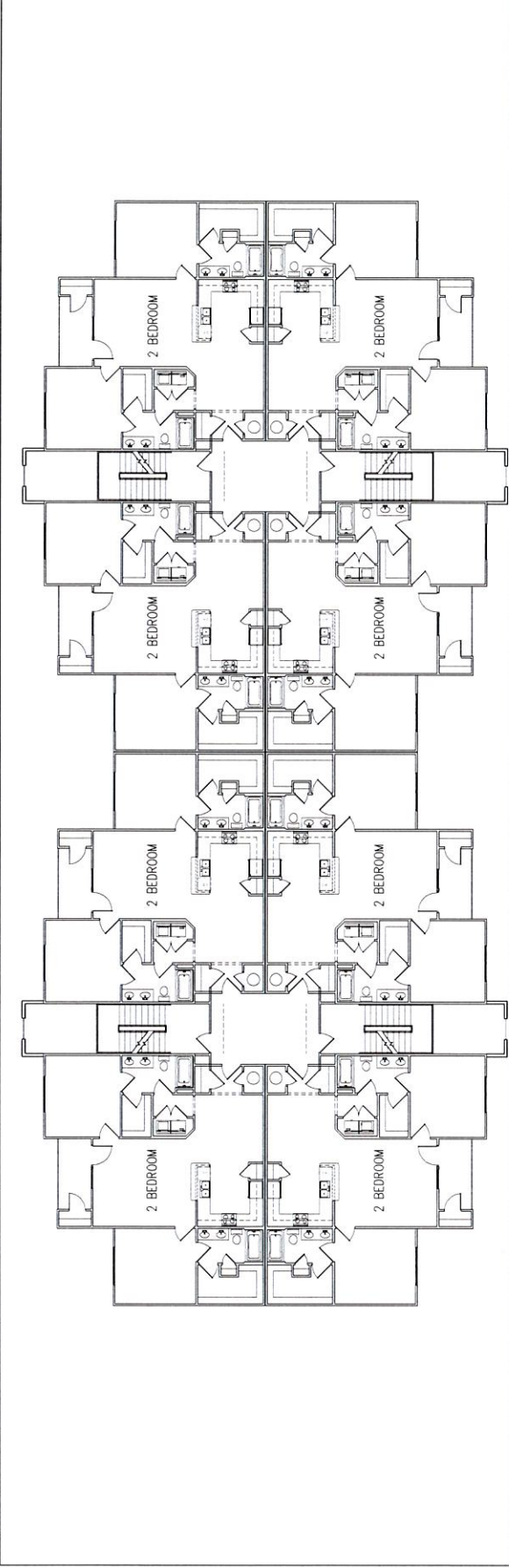


BCS Design, Inc.
A Full Service
Architectural Firm
19920 West 161st Street
Suite 100, Overland Park, KS 66207
Phone: (913) 786-4820
Fax: (913) 786-5088

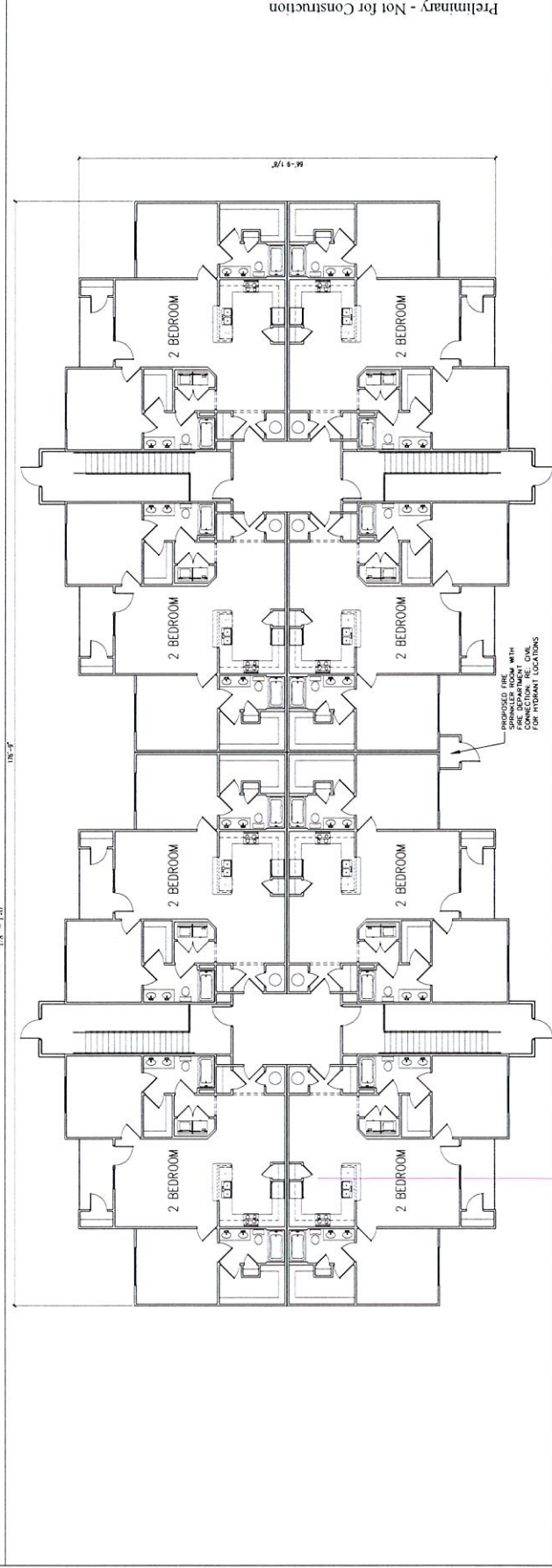
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

PROJECT NO. 2021-08
DATE 02/17/2021
DRAWN BY BCS STAFF
REVIEWED BY
REVISED MARCH 19, 2021

Sheet No. **A104**
Scale: 1/8" = 1'-0"



2 BUILDING A - SECOND LEVEL (THIRD SIMILAR)



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

Preliminary - Not for Construction



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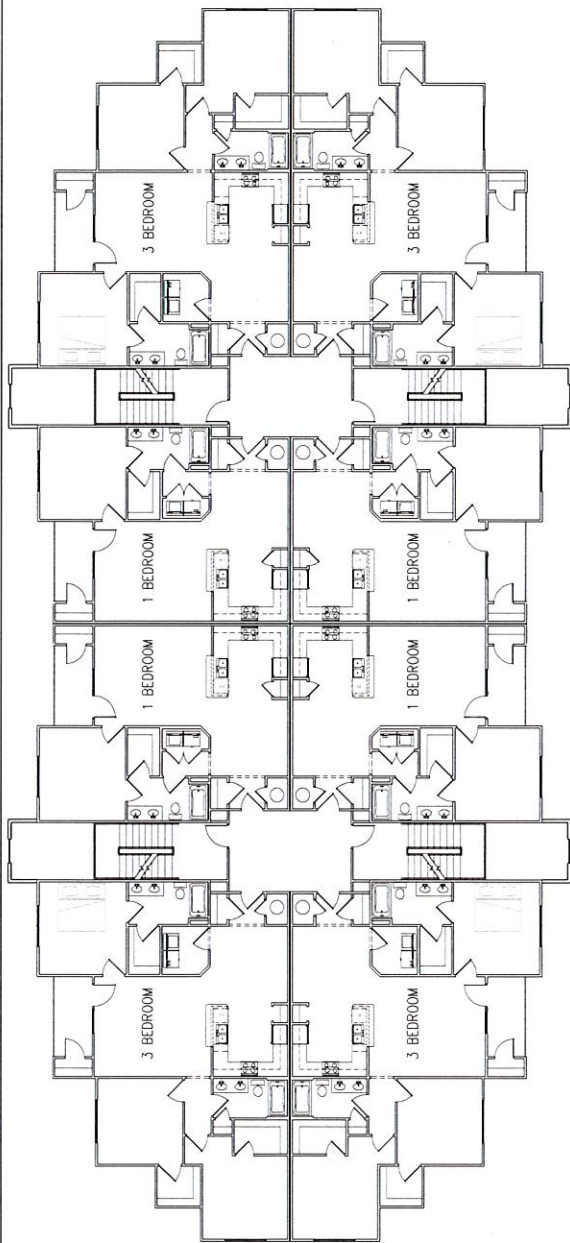
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

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

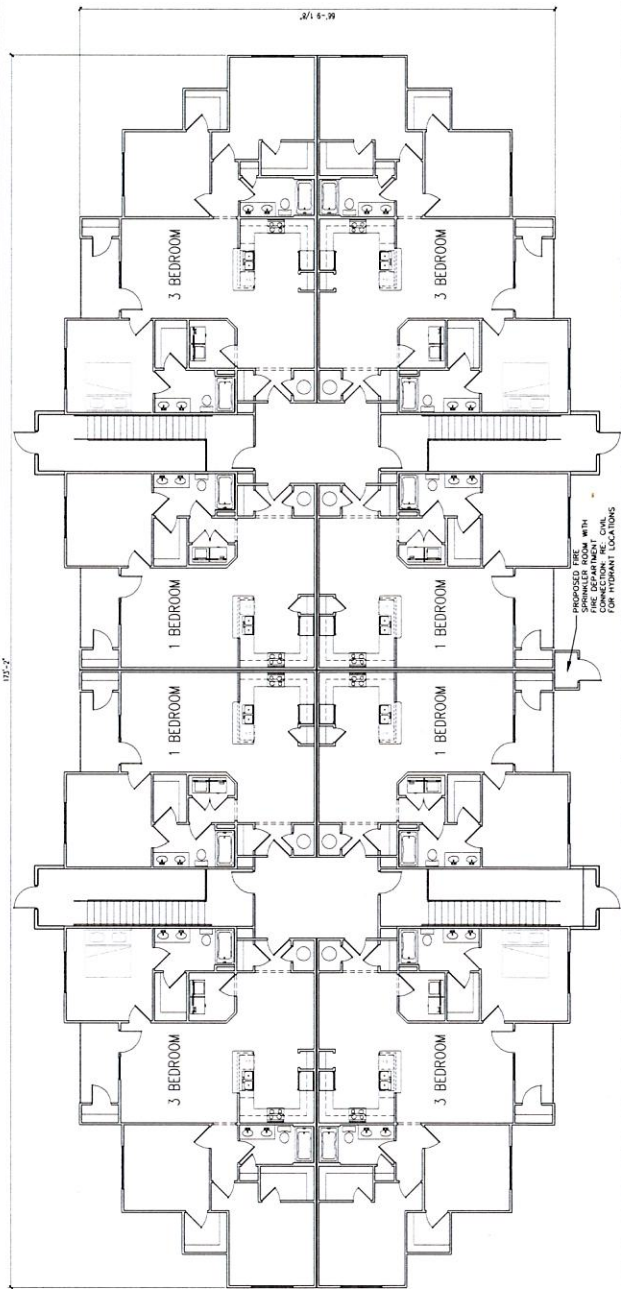
PROJECT NO. 2021-008
DATE 02/17/2021
DRAWN BY BCS ST/AF
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REVISED MARCH 19, 2021

SHEET NO.
A105

10,500 SQUARE FEET



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

Preliminary - Not for Construction



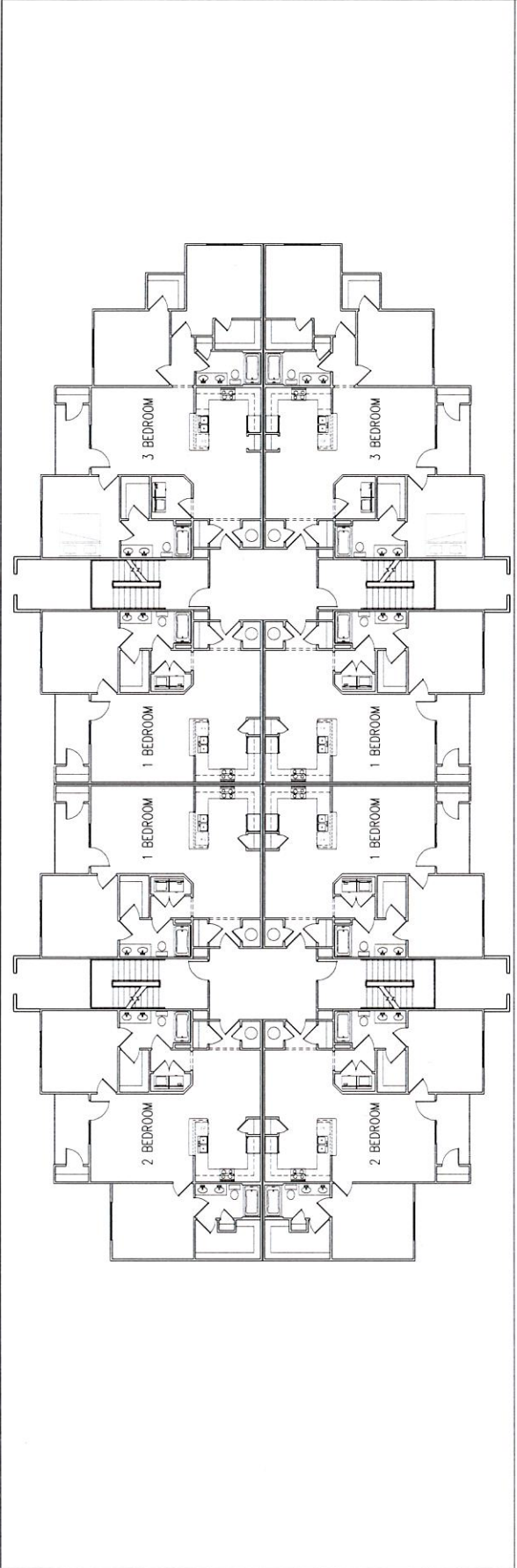
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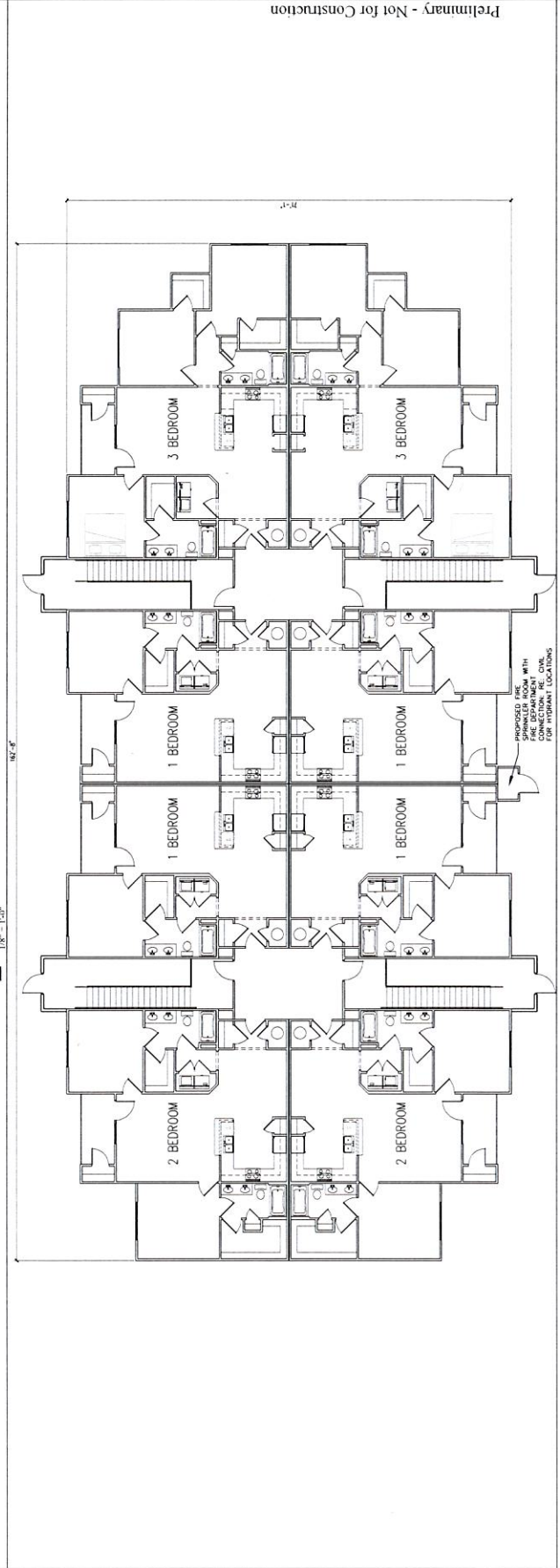
BUILDING TYPE C - (12) 1BEDROOM UNITS (6) 2 BEDROOM (6) 3 BEDROOM

PROJECT NO. 2021-008
DATE 02.17.2021
DRAWN BY BCS STAFF
REVIEWED BY
REVISED MARCH 19, 2021

A106
SHEET NO.



2 BUILDING C - SECOND LEVEL (THIRD SIMILAR)



1 BUILDING C - 3 STORY (12) 1 BEDROOM UNITS (6) 3 BEDROOM (6) 2 BEDROOM
118' - 0" 142' - 0" 10,500 SQUARE FEET

Preliminary - Not for Construction



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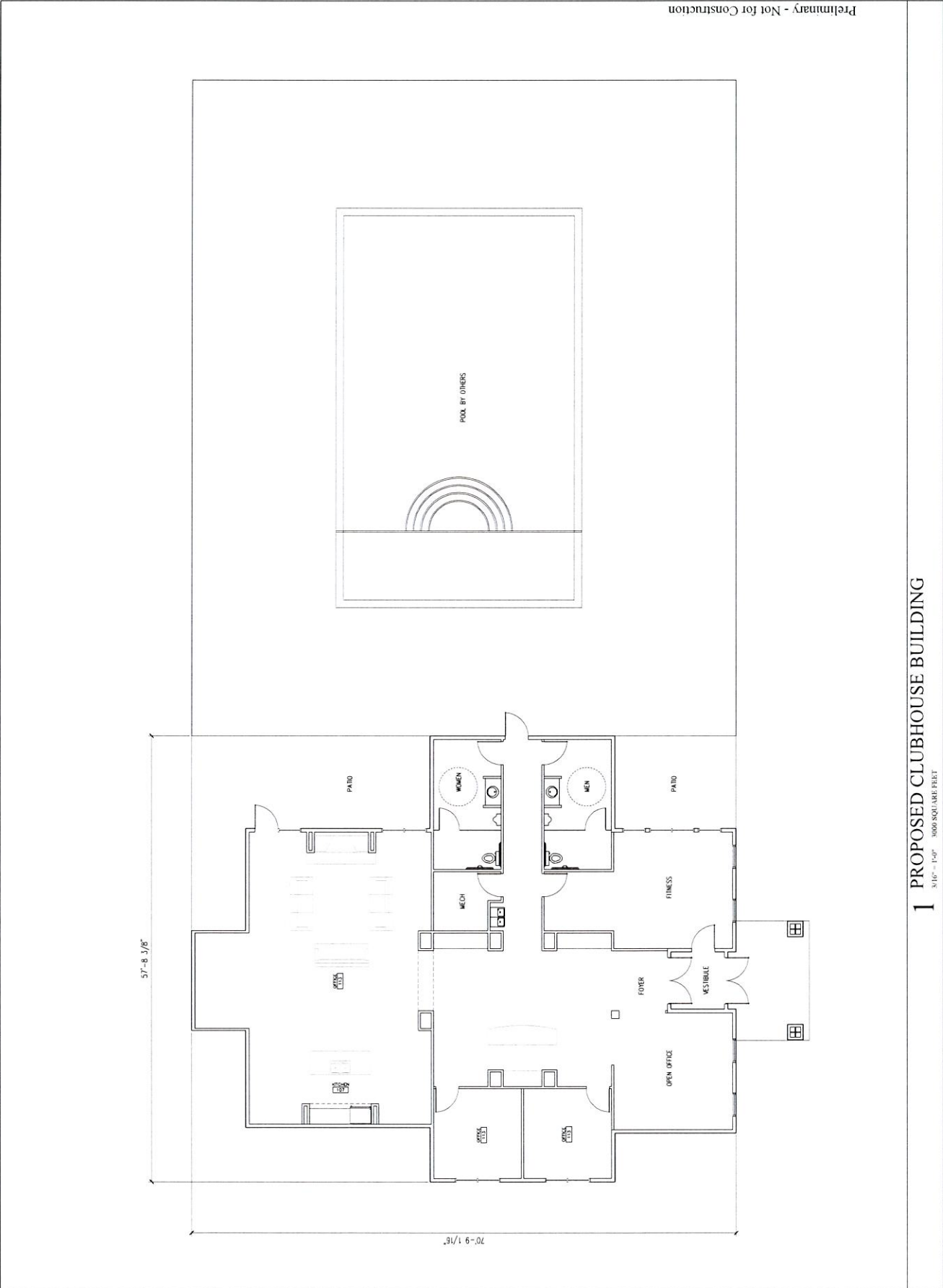
Summit Point Apartments Phase II
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CLUBHOUSE BUILDING

PROJECT NO. 2021-008
DATE 02.17.2021
DRAWN BY BCS STAFF
REVIEWED BY
REVISED

Sheet No. A107

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



Preliminary - Not for Construction



ASH ENCLOSURE

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

GRAM-A-LOT TRASH ENCLOSURE

PROJECT NO.	2021-08
DATE	02/17/2021
DRAWN BY	BCS STAFF
REVIEWED BY	
REVISED	03/19/2021

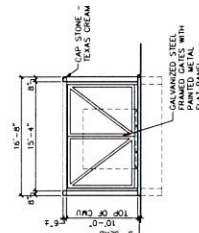
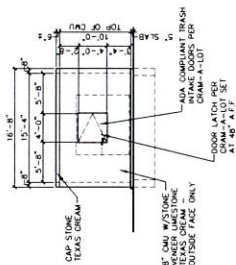
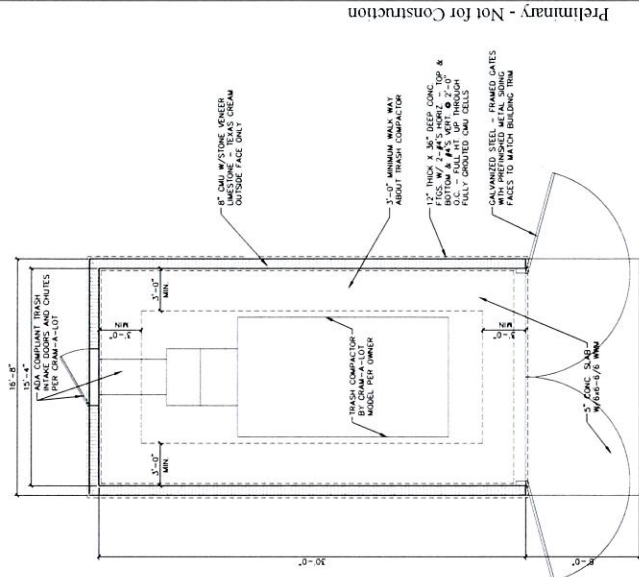
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1 CRAM-A-LOT TRASH ENCLOSURE

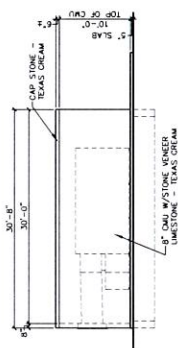
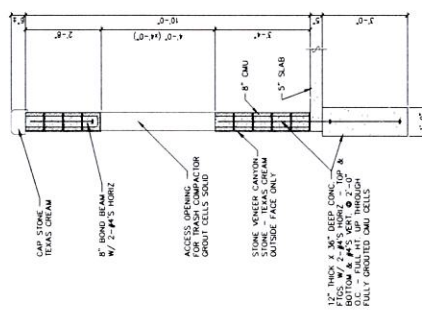
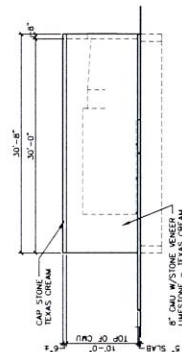
2 FRONT ELEVATION

3 RIGHT ELEVATION

6 WALL SECTION



4 BACK ELEVATION

5 LEFT ELEVATION
1/8" = 1'-0"

[illegible][illegible]



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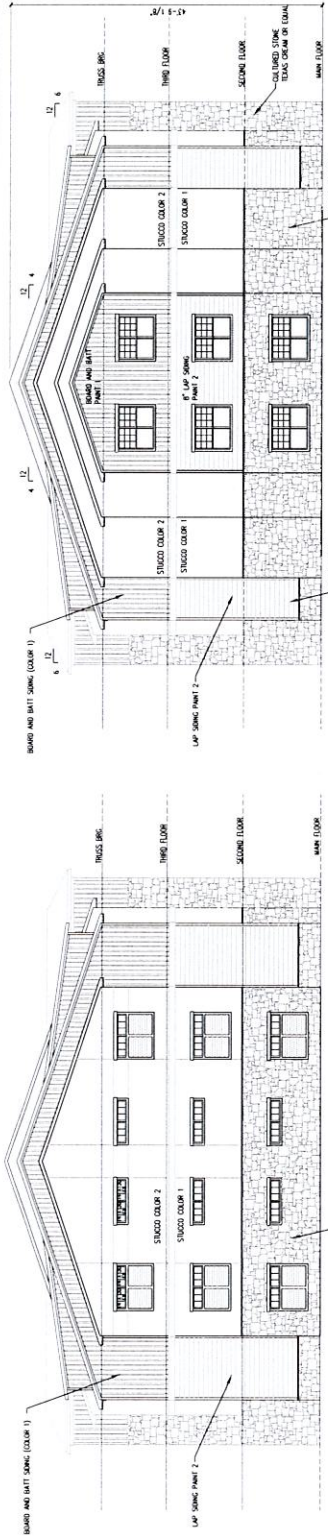
Summit Point Apartments Phase II
504 NE Chipman Road
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BUILDING TYPE C1-1 TYPICAL ELEVATIONS

PROJECT NO. 2023-008
DATE: 02/17/2021
DRAWN BY: BCS STAFF
REVIEWED BY:
REVISED: 03/19/2021

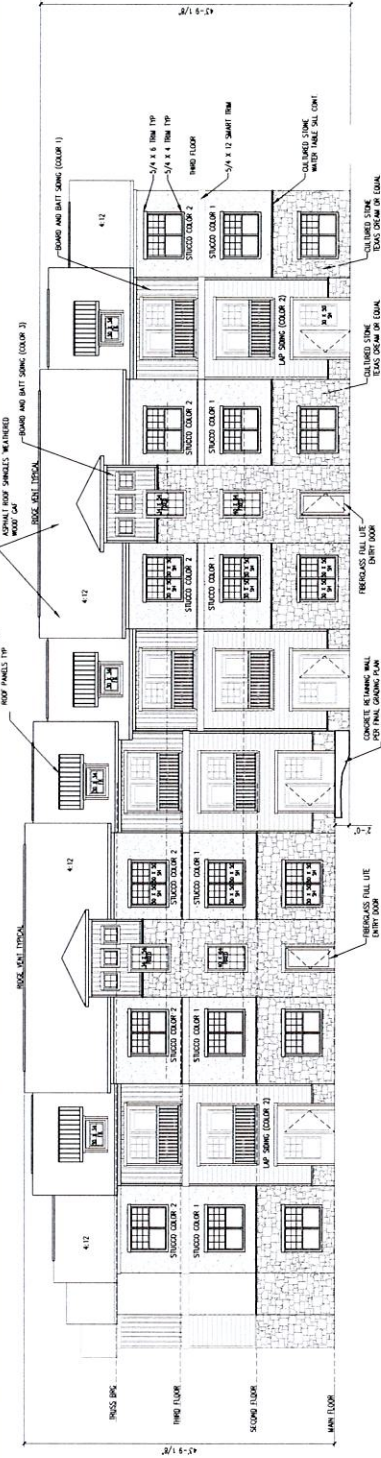
SHEET NO. A201

NOT TO SCALE
FOR CONSTRUCTION
FOR CONSTRUCTION

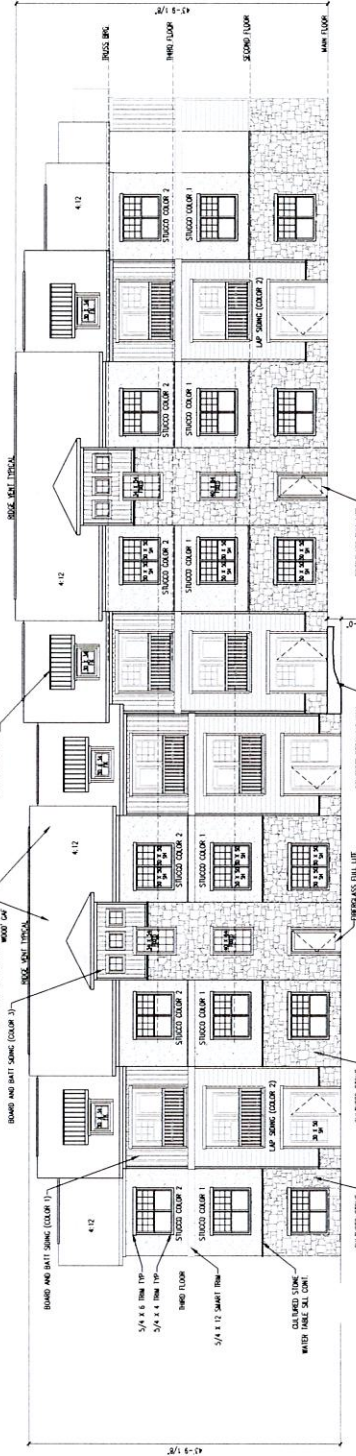


3 BUILDING C1-1 EAST ELEVATION
1/8" = 1'-0"

4 BUILDING C1-1 WEST ELEVATION
1/8" = 1'-0"



2 BUILDING C1-1 NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING C1-1 SOUTH ELEVATION
1/8" = 1'-0"

Preliminary - Not for Construction



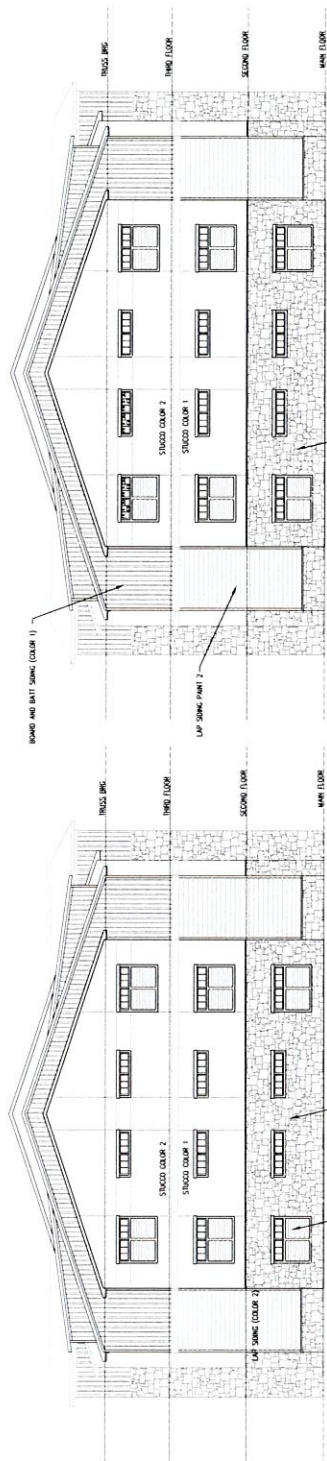
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Summit Point Apartments Phase II
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BUILDING TYPE A2-1 TYPICAL ELEVATIONS

PROJECT NO 2021-008
DATE 02/17/2021
DRAWN BY BCS STAFF
REVIEWED BY
REVISED 03/19/2021

A202



4 BUILDING A2-1 WEST ELEVATION
1/8" = 1'-0"

3 BUILDING A2-1 EAST ELEVATION
1/8" = 1'-0"

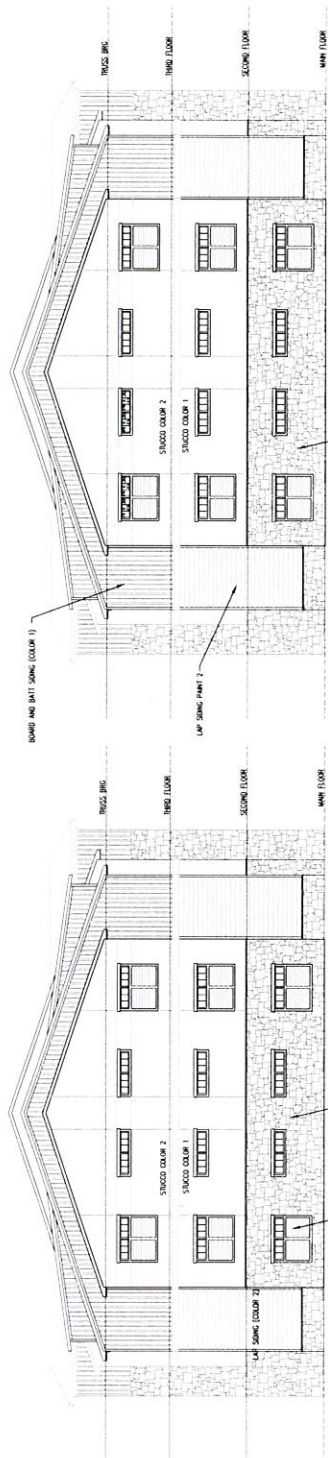


2 BUILDING A2-1 NORTH ELEVATION
1/8" = 1'-0"

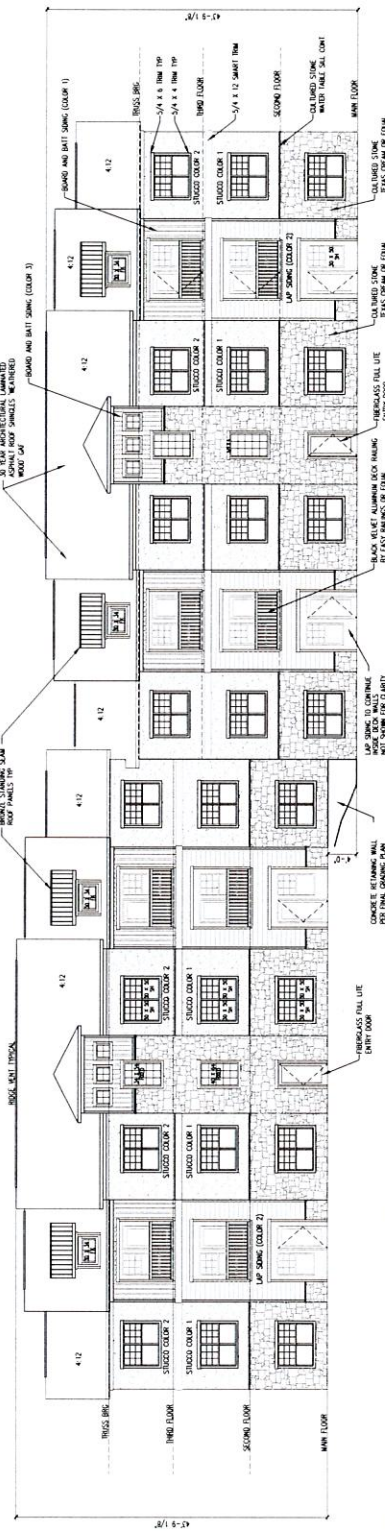


1 BUILDING A2-1 SOUTH ELEVATION
1/8" = 1'-0"

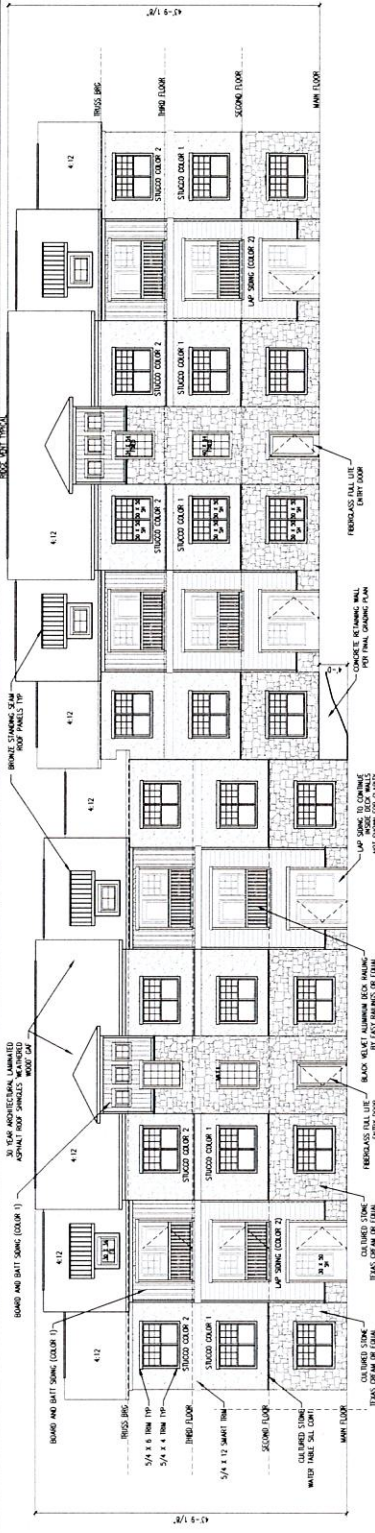
Preliminary - Not for Construction

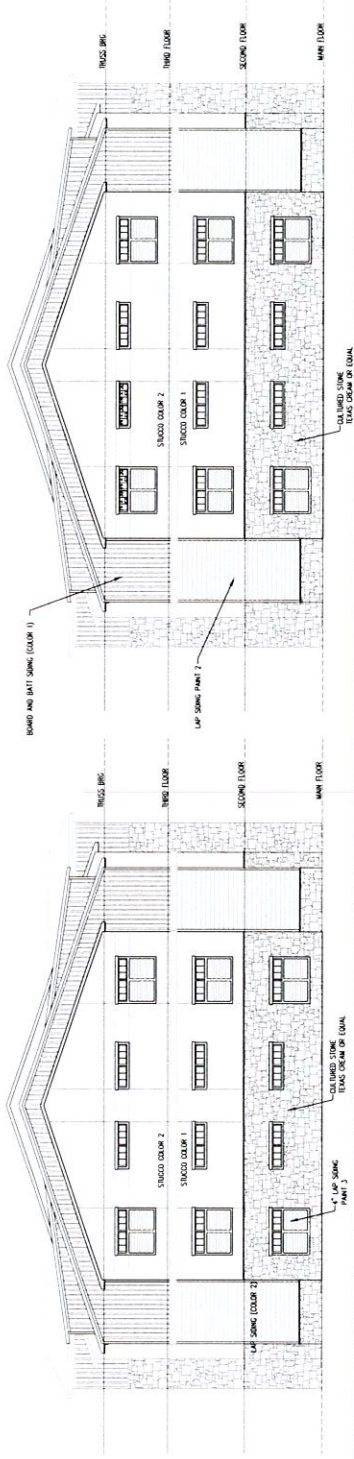


3 BUILDING A2-2 NORTH ELEVATION

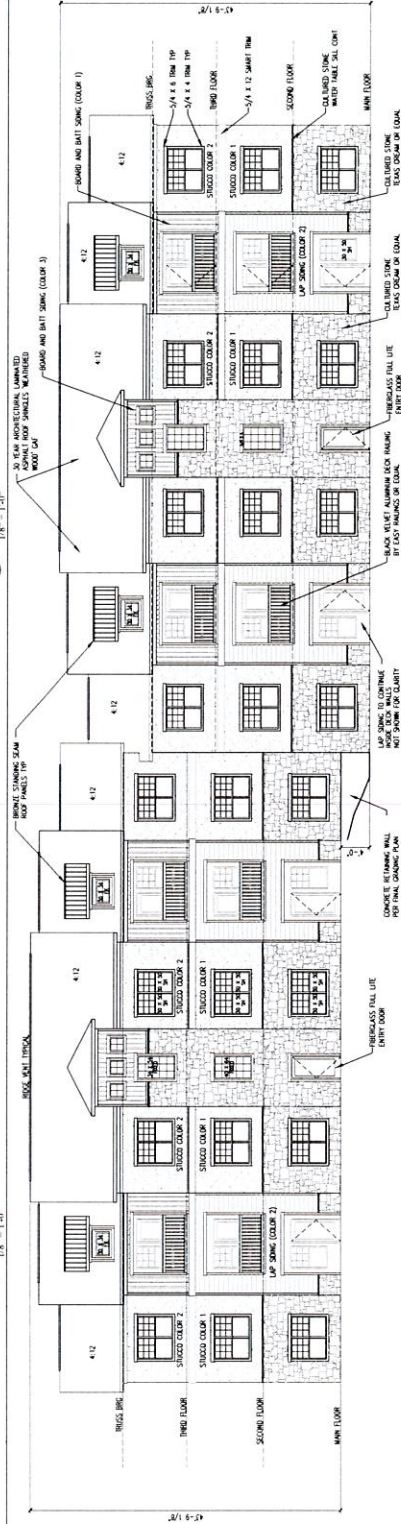


2 BUILDING A2-2 EAST ELEVATION

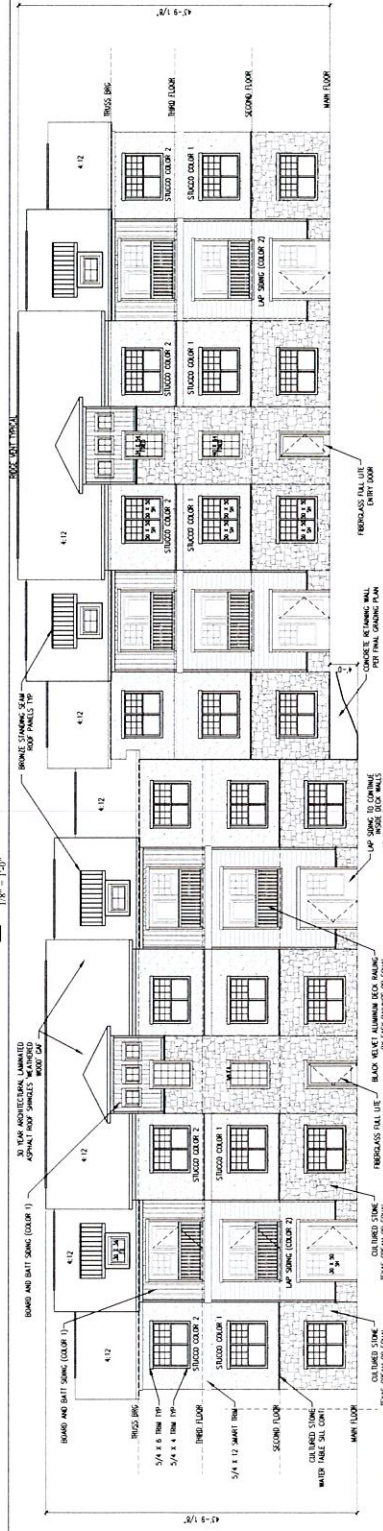




4 BUILDING A2-3 SOUTH ELEVATION



2 BUILDING A2-3 EAST ELEVATION



1 BUILDING A2-3 WEST ELEVATION
NOT SHOWN FOR CLARITY
1/8" = 1'-0"

Preliminary - Not for Construction



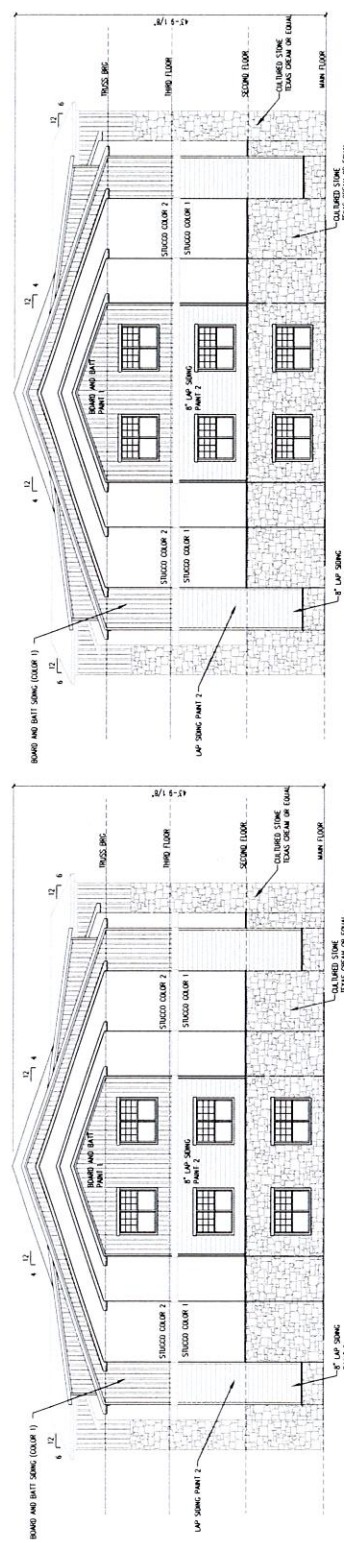
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BUILDING TYPE B1-1 TYPICAL ELEVATIONS

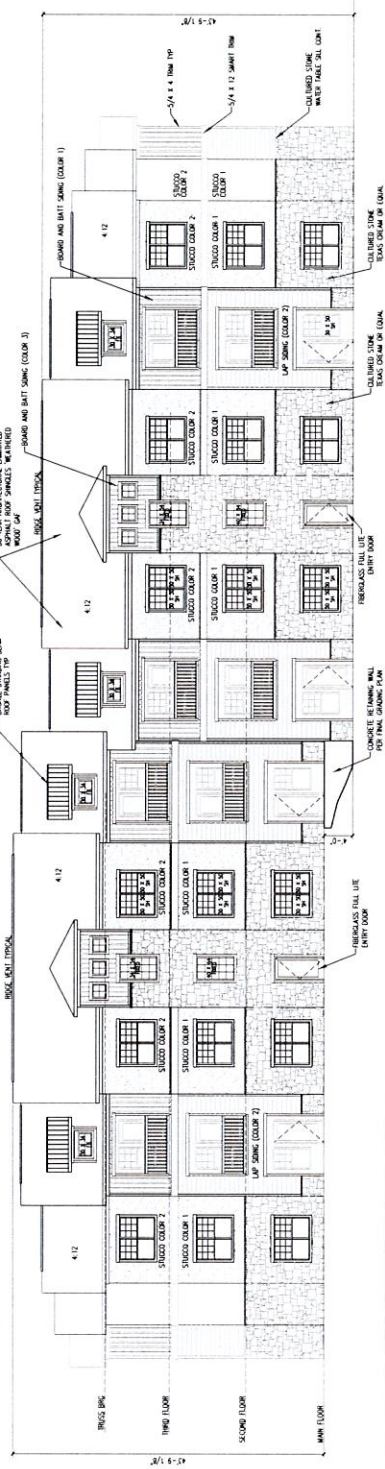
PROJECT NO. 2021-008
DATE 02/17/2021
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REVISED 04/19/2021

A205

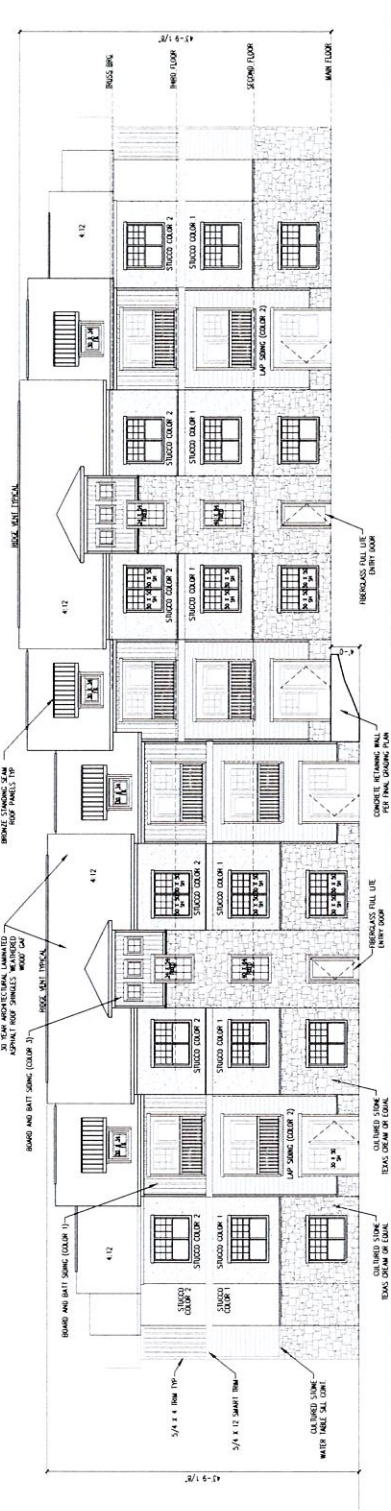


3 BUILDING B1-1 NORTH ELEVATION
1/8" = 1'-0"

4 BUILDING B1-1 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING B1-1 EAST ELEVATION
1/8" = 1'-0"



1 BUILDING B1-1 WEST ELEVATION
1/8" = 1'-0"

Preliminary - Not for Construction



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Summit Point Apartments Phase II
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PROJECT NO. 2021-08
DATE: 02/17/2021
DESIGNED BY: BCS STAFF
REVIEWED BY:
REVISED: 04/19/2021

A207
SHEET NO.

4 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"

3 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"

2 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"

1 CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"

Preliminary - Not for Construction



FRONT ELEVATION

SUMMIT POINT APARTMENTS

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

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