

# 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, 256.76 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, 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 116 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, 88.45 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;  
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  
(See Letter request for modification)

## PARKING PROVIDED

230 EXISTING  
245 NEW  
475 TOTAL SPACES PROVIDED

## PROJECT DENSITY (PHASES 1 & 2)

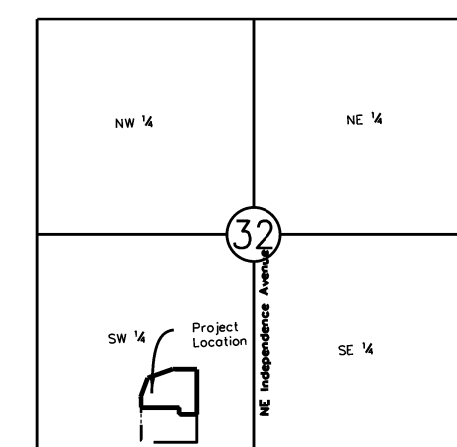
5 - EXISTING BUILDINGS (100 1 & 2 BR UNITS)  
3 - Type A Buildings (72 2 BR UNITS)  
1 - Type B Building (12 1BR UNITS & 12 3BR UNITS)  
2 - Type C Building (36 1BR UNITS & 12 3BR UNITS)  
244 TOTAL UNITS EXISTING AND PROPOSED  
100 UNITS ON EXISTING PROPERTY (PHASE I)  
144 UNITS ON NORTH PROPERTY (PHASE 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



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	LRW 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:

- PROJECT SHALL BE CONSTRUCTED IN ONE PHASE AND BE PLATTED IN ONE LOT.
- CONSTRUCTION SHALL COMMENCE SPRING 2021
- CONSTRUCTION COMPLETE FALL 2022
- 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:

- REDUCTION OF GUEST PARKING REQUIREMENTS FROM 122 TO 97
- INCREASE OF PROJECT DENSITY TO 17.48 UNITS PER ACRE

## OIL & GAS WELLS

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

We have also made a review of the file "Oil and Gas Permits Database" found at <https://mr.no.gov/geology/geoservices/olandgas.htm> and find no permits for oil and gas wells on 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 110  
SANTA CRUZ, CA 95062  
831.480.6339  
ATTN: GARY RAUSCHER

## OWNER:

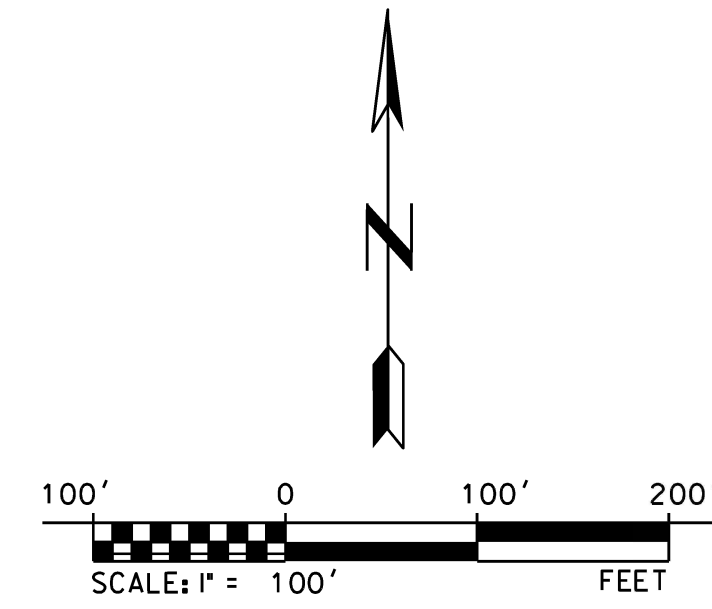
SUMMIT POINT PHASE II LLC  
331 SOQUEL AVENUE, SUITE 110  
SANTA CRUZ, CA 95062  
831.480.6339  
ATTN: GARY RAUSCHER

## ENGINEER:

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

## ARCHITECT:

JIM SKINNER RESIDENTIAL PLANS  
21212 W. 82ND STREET  
LENEXA, KS 66220  
913-268-3154  
ATTN: JIM SKINNER



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- ES-1 Site Lighting Plan



Rev.	Date	Description	Appr.
05/11/21	05/11/21	REVISED PER COMMENTS	
04/15/21	04/15/21	REVISED PER COMMENTS	
03/22/21	03/22/21	REVISED PER COMMENTS	
02/16/21	02/16/21	CITY SUBMITTAL	

Designed by:	Drawn by:	Checked by:	Submitted by:	Plot Scale:	Plot Info:	Rev.
RP	RP	LMS	---	1/4"=1'-0"	File: m:\m2\2020\51-SM-E-Existing_Conditions.dwg Rev: 04/16/21/2/2021	05/25/21

Project Name	Project Location	Project Description
SUMMIT POINT	504 NE Chipman Road Lee's Summit, Missouri	Preliminary Development Plan

## INDEX AND SITE DATA

Sheet reference number:
CI

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

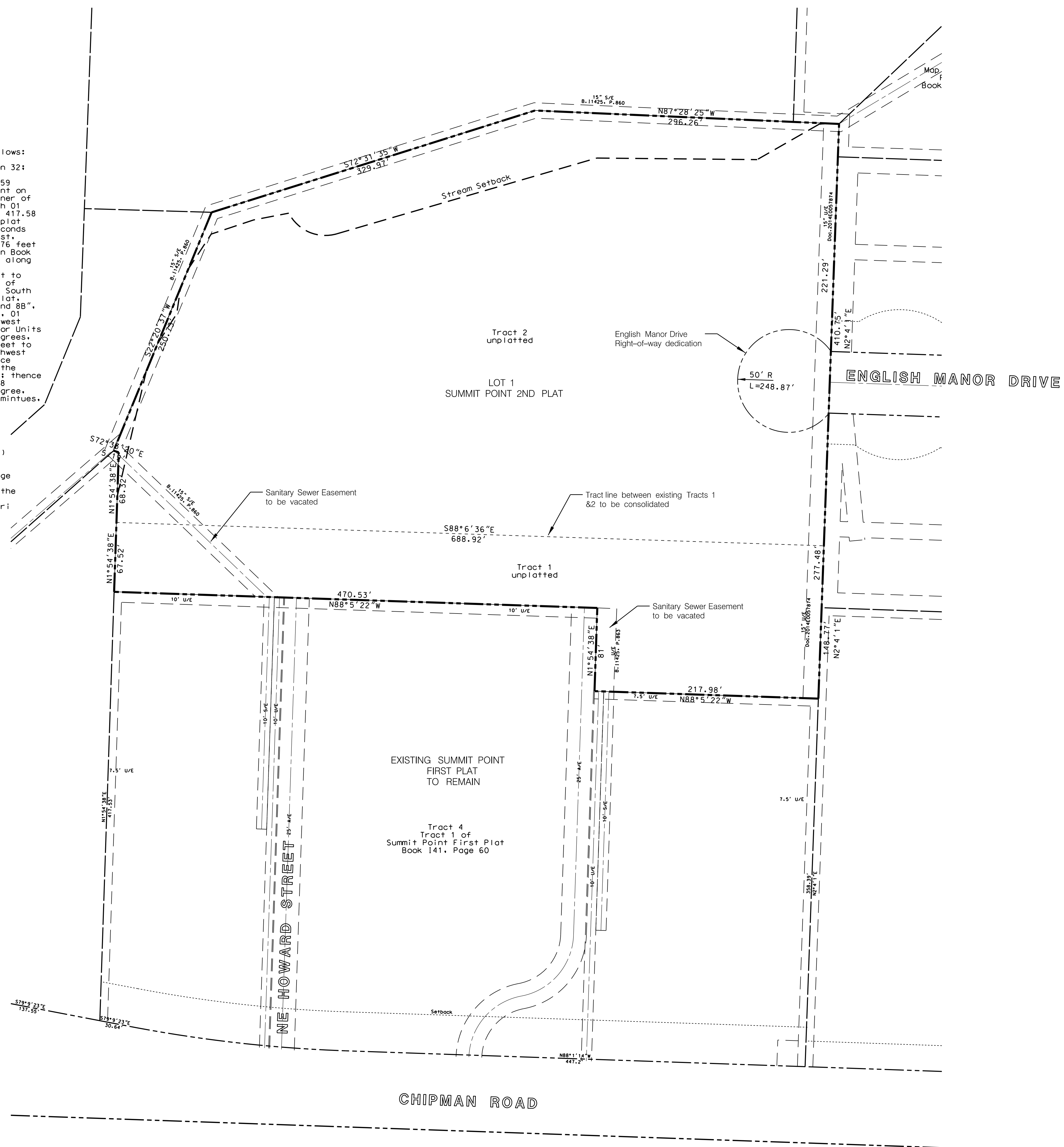
## LEGAL DESCRIPTION:

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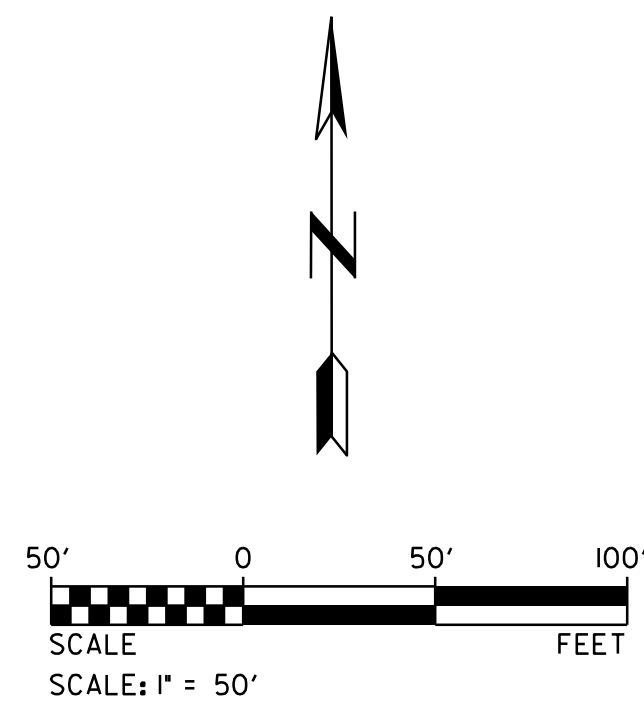
## GENERAL NOTES:

- The subject property lies within a Flood Zones Designated Zone (X) and Zone (A) per FEMA Map Community Panel Number 29095C04366, 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.
- 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



Rev.	Date	Description	Appr.
1	05/11/21	REVISED PER COMMENTS	
2	04/15/21	REVISED PER COMMENTS	
3	03/22/21	REVISED PER COMMENTS	
4	03/11/21	CITY SUBMITTAL	

Designed by:	Checked by:	Reviewed by:	Plot Scale:
RP	LWS	---	1/50

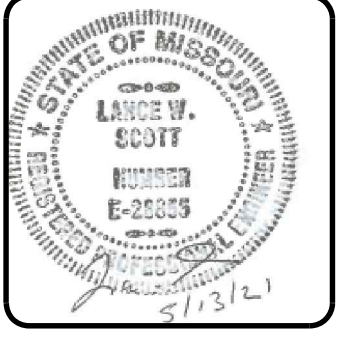
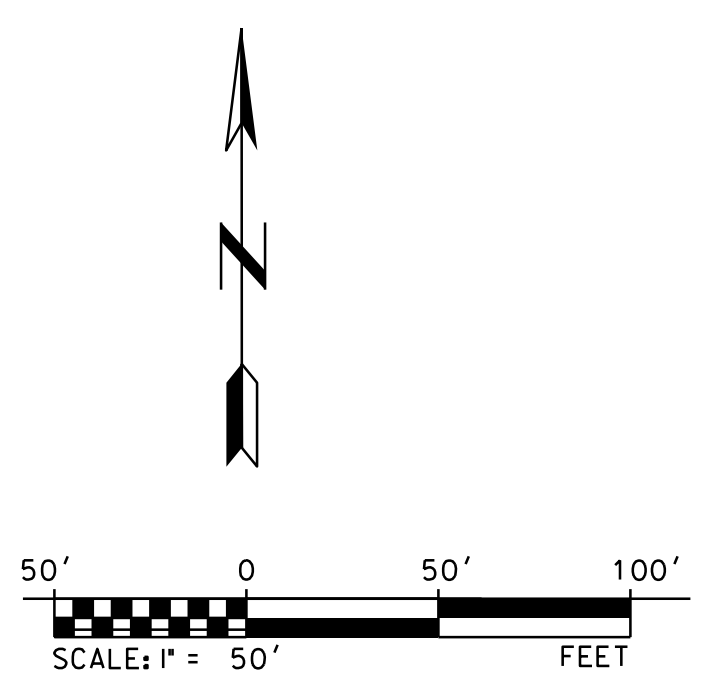
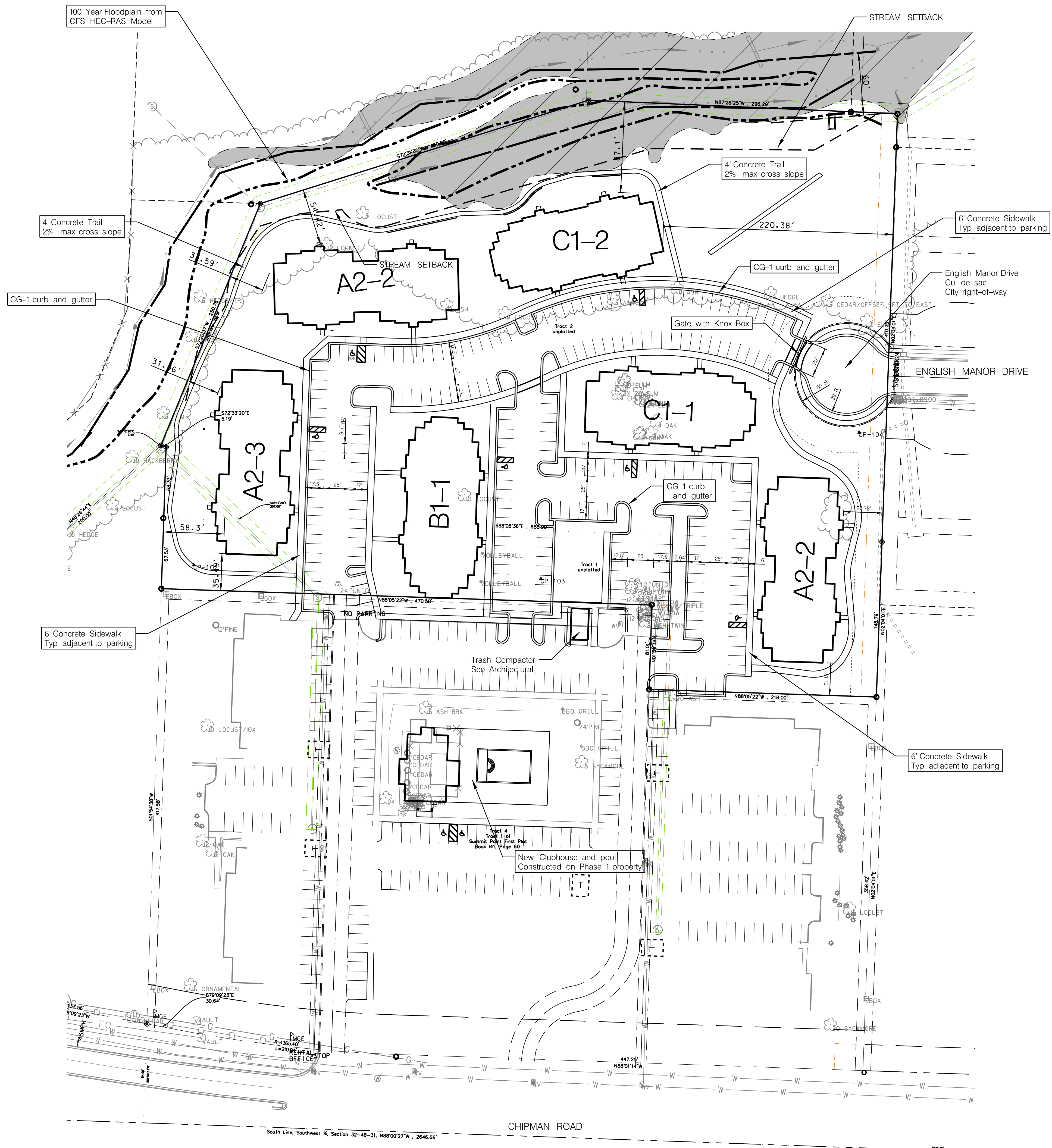
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Plot date: 05/22/2020

**SUMMIT POINT**  
504 NE Chipman Road  
Lee's Summit, Missouri  
Preliminary Development Plan

Preliminary Plat

Sheet reference number:  
**C2**

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



Rev.	Description	Date	Appr.
1	CITY SUBMITTAL	03/11/21	
2	REVISED PER COMMENTS	04/15/21	
3	REVISED PER COMMENTS	05/11/21	

Designed by:	03-25-2015	Rev.	
Dwn by:	PKD	Reviewed by:	
Submitted by:	LWS	Plot scale:	1/8" = 1'-0"
File name:	20200527-SM-SitePlan.dwg	Sheet:	AM
Plot:	03/11/21		

**SUMMIT POINT**  
 504 NE Chipman Road  
 Lee's Summit, Missouri  
 Preliminary Development Plan

**SITE PLAN**

Sheet reference number:  
**C3**

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

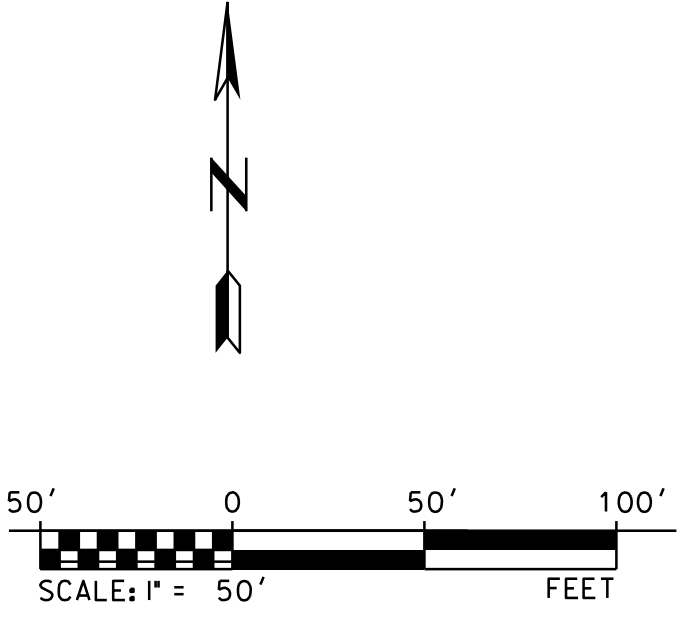
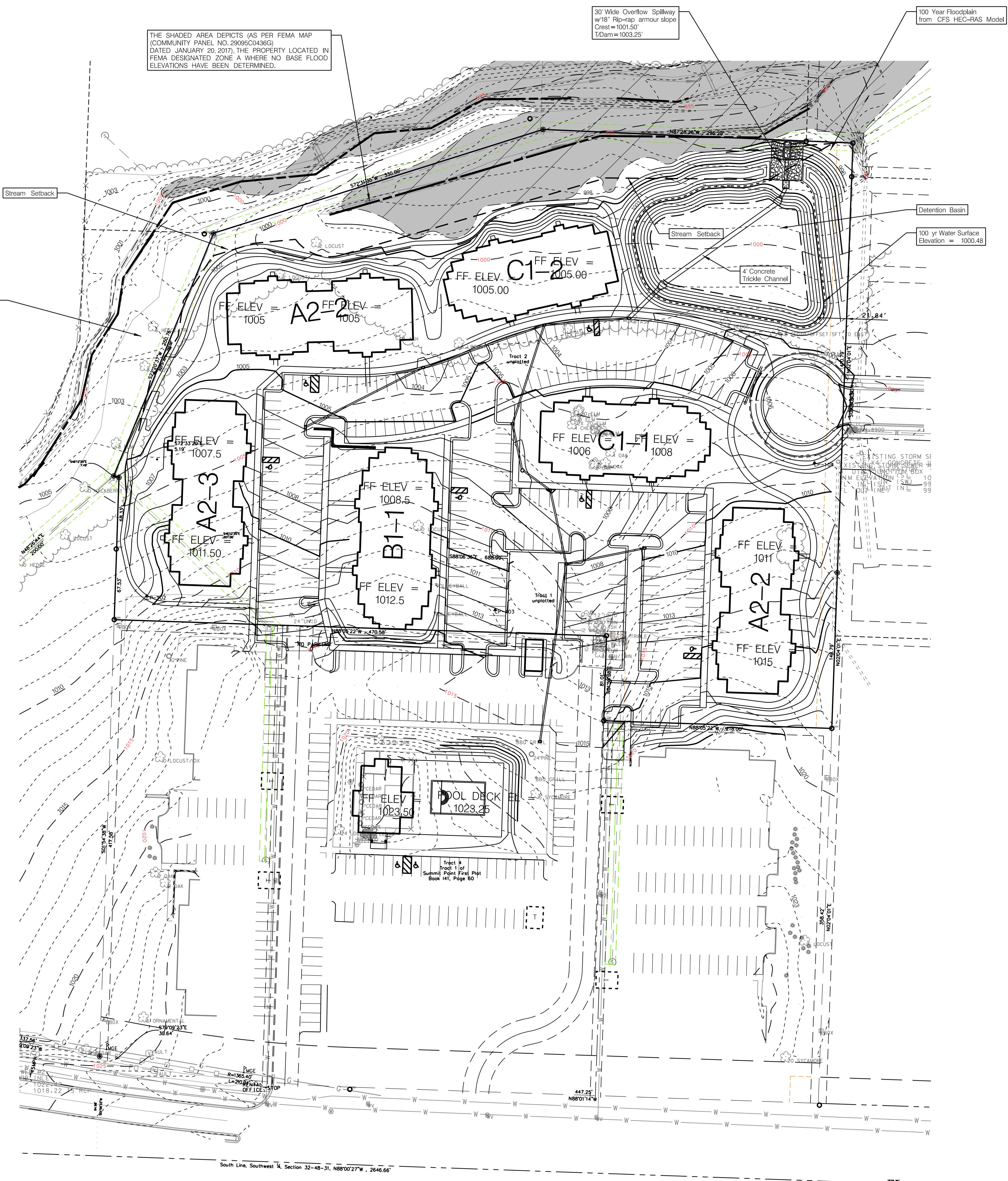
THE SHADED AREA DEPICTS (AS PER FEMA MAP (COMMUNITY PANEL NO. 2909500436G) DATED JANUARY 20, 2017), THE PROPERTY LOCATED IN FEMA DESIGNATED ZONE A WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

30' Wide Overflow Spillway w/18" Rip-rap armour slope  
Crest = 1001.50'  
T.Dam = 1003.25'

100 Year Floodplain from CFS HEC-RAS Model

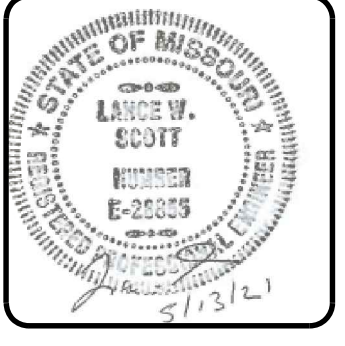
- GENERAL NOTES:
- Slopes shall not exceed 3(h):1(v).
  - Cross slopes on sidewalks shall not exceed 2%.

100 Year Floodplain from CFS HEC-RAS Model



South Line, Southwest 1/4, Section 32-48-31, N88°00'27"W, 2646.66'

**CFS ENGINEERS**  
cfe.com  
1421 E. 10th Street, Ste. 100, KC, MO 64131  
816-333-4477 F 816-333-6688



Work	Description	Date	Appr.
	REVISION PER COMMENTS	07/17/21	
	REVISION PER COMMENTS	04/15/21	
	REVISION PER COMMENTS	03/22/21	
	CITY SUBMITTAL	02/18/21	

Revised by:	Checked by:	Designed by:	Date:	Rev.
RP	RP	RP	03-25-2015	1
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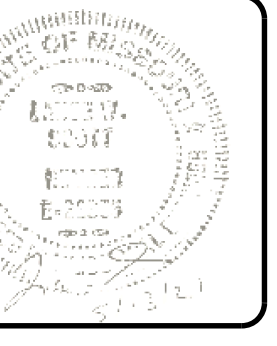
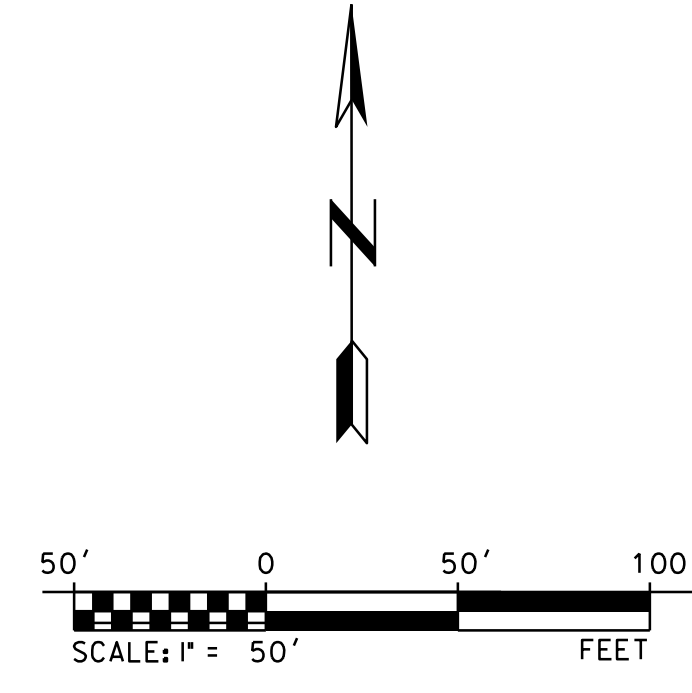
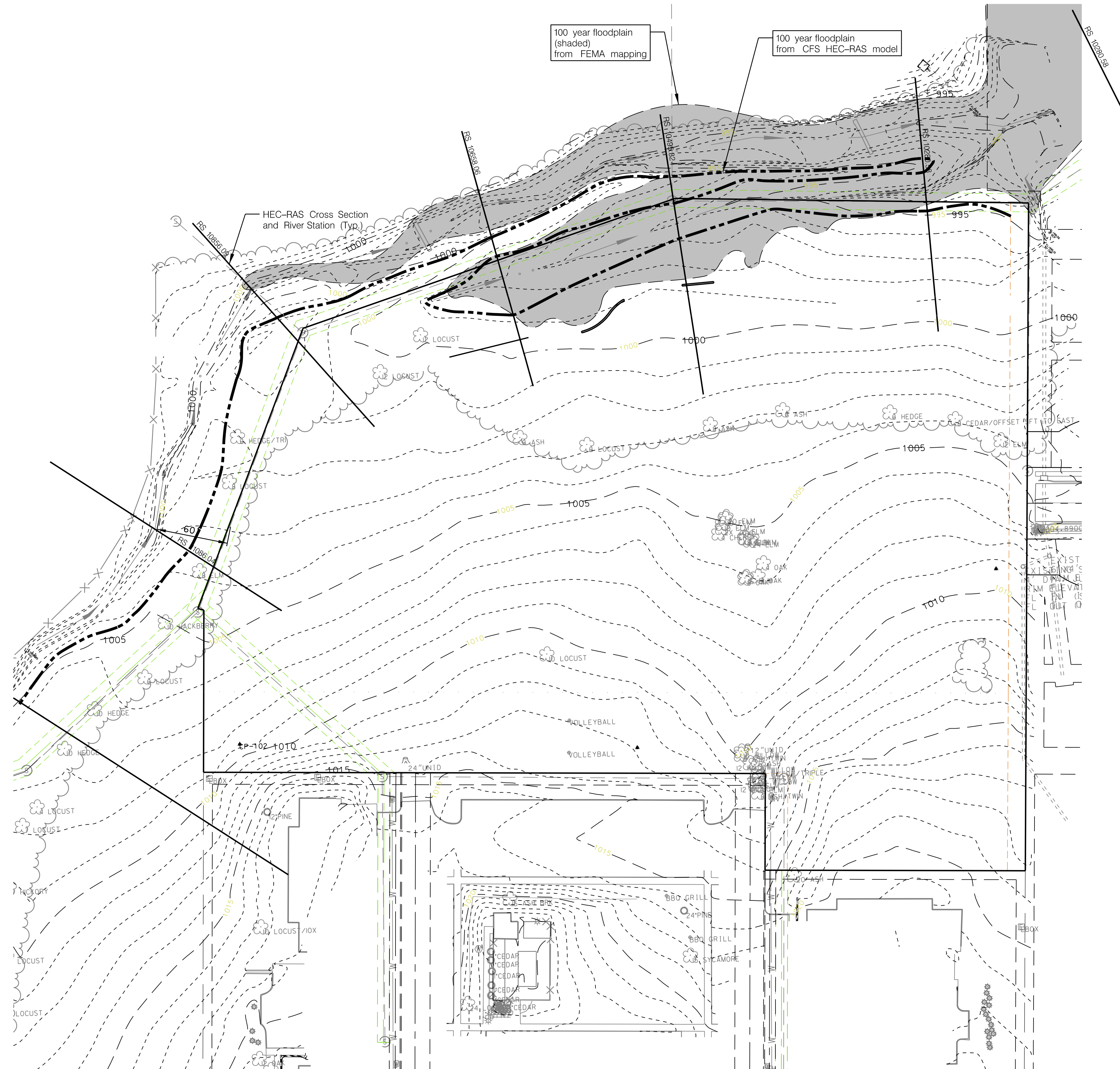
<b>SUMMIT POINT</b> 504 NE Chipman Road Lee's Summit, Missouri	Preliminary Development Plan
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GRADING PLAN

Sheet reference number:  
**C4**



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



Rev.	Date	Description
1	05/11/21	REVISED PER COMMENTS
2	04/15/21	REVISED PER COMMENTS
3	03/22/21	REVISED PER COMMENTS
4	02/17/21	CITY SUBMITTAL

Order:	05-25-2015	Rev.:	-
Designed by:	RP	Reviewed by:	---
Dwnl. by:	RP	PKG. BY:	EMS
Submitted by:	---	Submitted by:	---
Plot:	1/50	Plot:	1/50
File name:	Summit Point Floodplain exhibit.dwg	Plot:	02/18/21/2021
Plot:	02/18/21/2021	Plot:	02/18/21/2021

<b>SUMMIT POINT</b> 504 NE Chipman Road Lee's Summit, Missouri	Preliminary Development Plan
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FLOODPLAIN EXHIBIT

Sheet reference number:  
**C6**

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



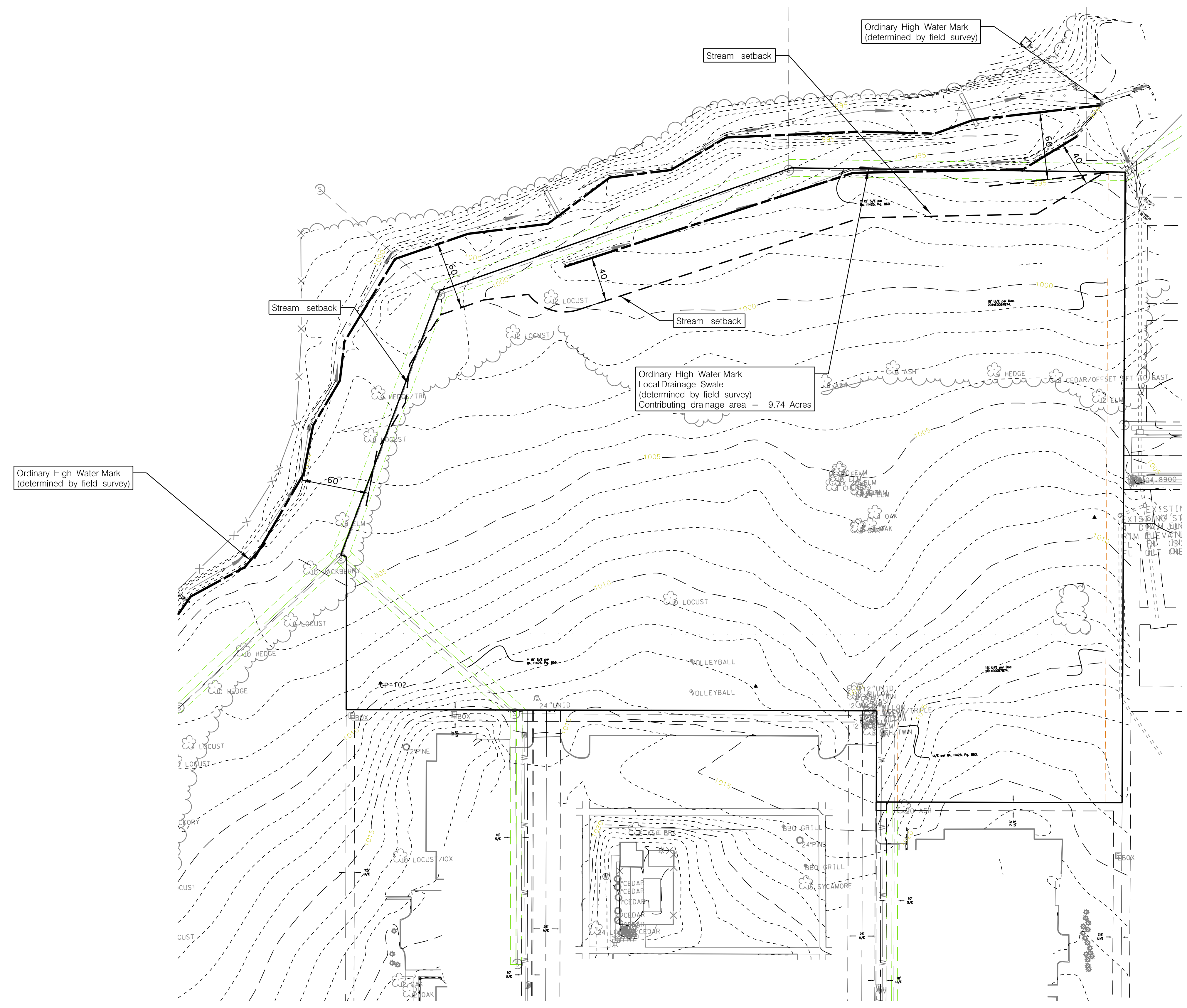
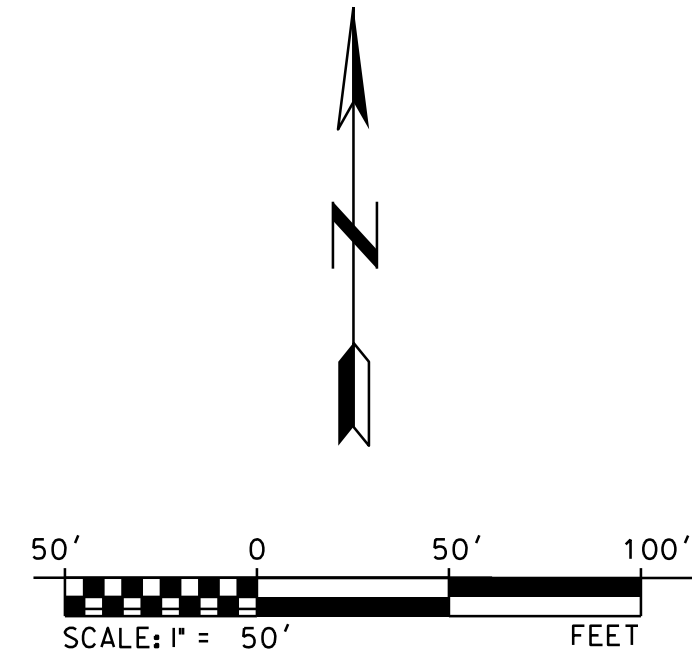
Rev.	Date	Description	Appr.
01	05/11/21	REVISED PER COMMENTS	
02	04/15/21	REVISED PER COMMENTS	
03	03/22/21	REVISED PER COMMENTS	
04	02/17/21	CITY SUBMITTAL	

Designed by:	03-25-2015	Rev.	-
Drawn by:	PKG BY: EWS	Reviewed by:	---
Submitted by:	---	Plot:	AC010
File name:	Summit Point Stream Setback Exhibit.dwg	Plot:	03-25-15

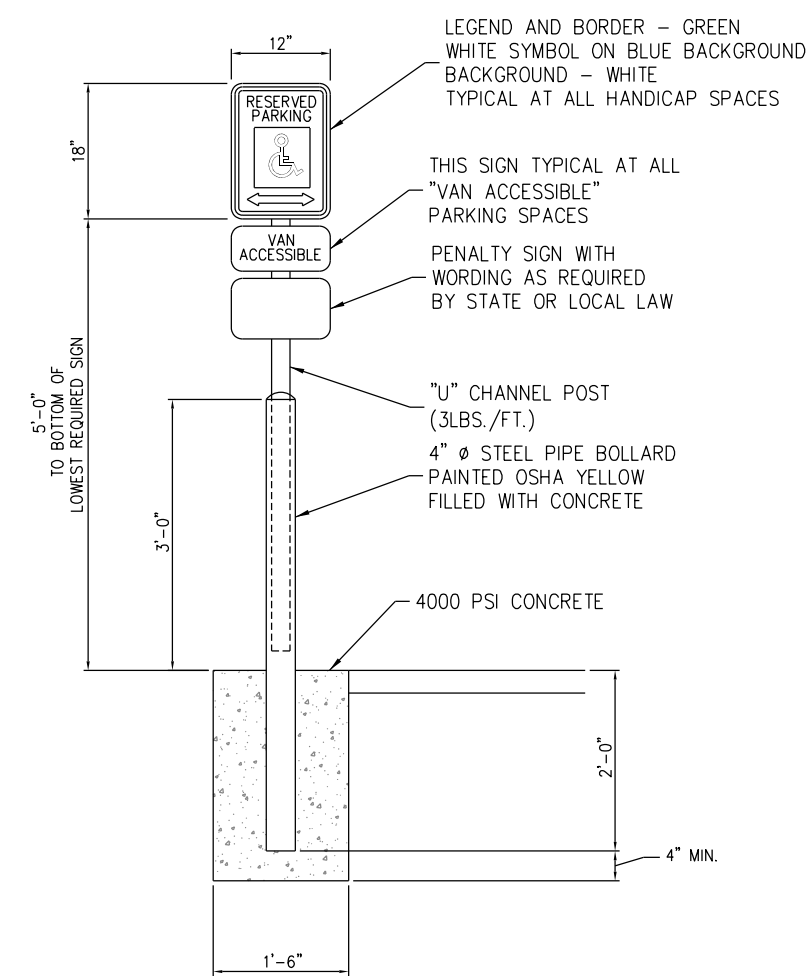
<b>SUMMIT POINT</b> 504 NE Chipman Road Lee's Summit, Missouri	Preliminary Development Plan
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STREAM SETBACK EXHIBIT

Sheet reference number:  
**C7**

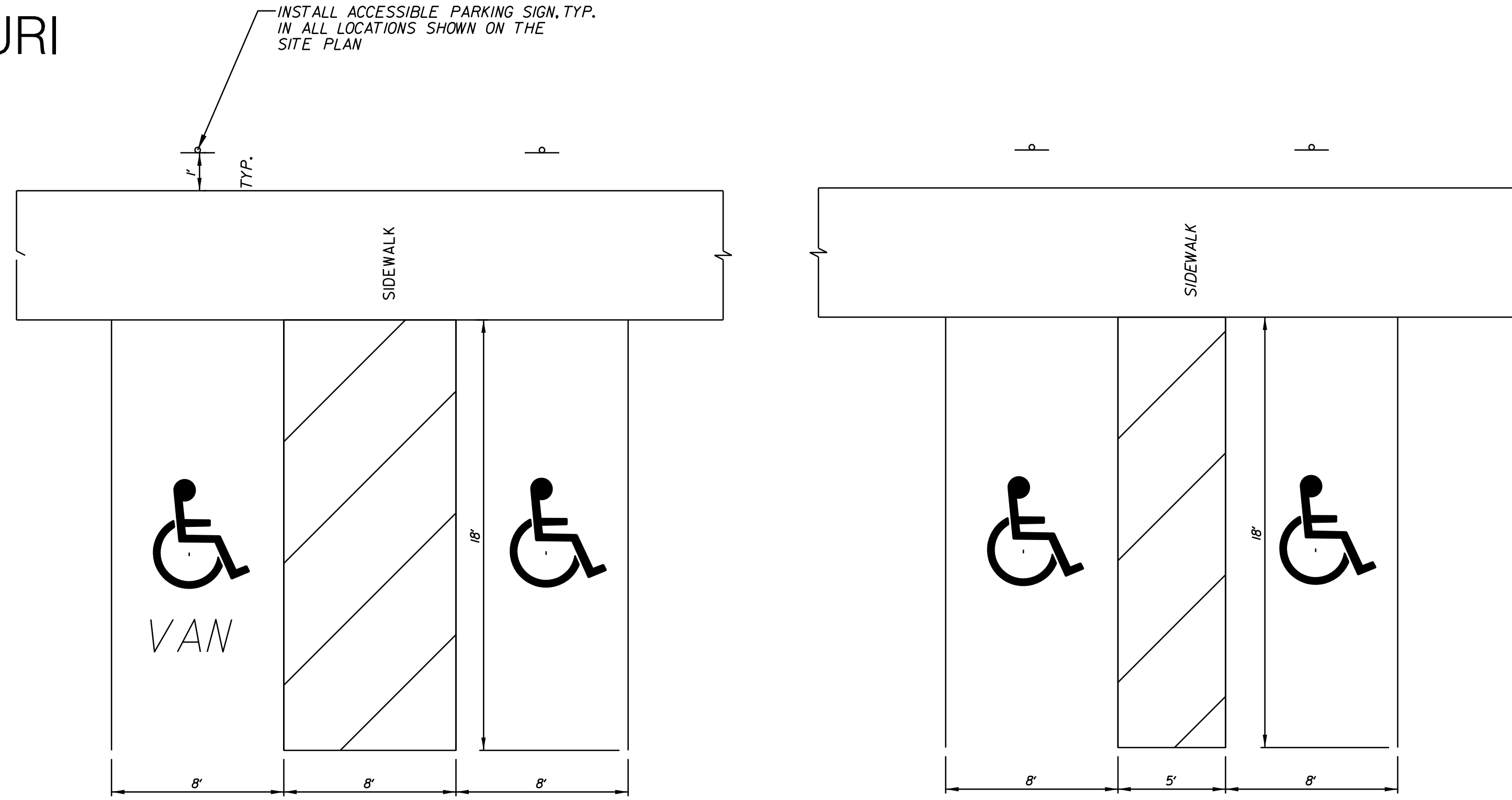


# PRELIMINARY PLAN SUMMIT POINT 2nd PLAT LEE'S SUMMIT, MISSOURI



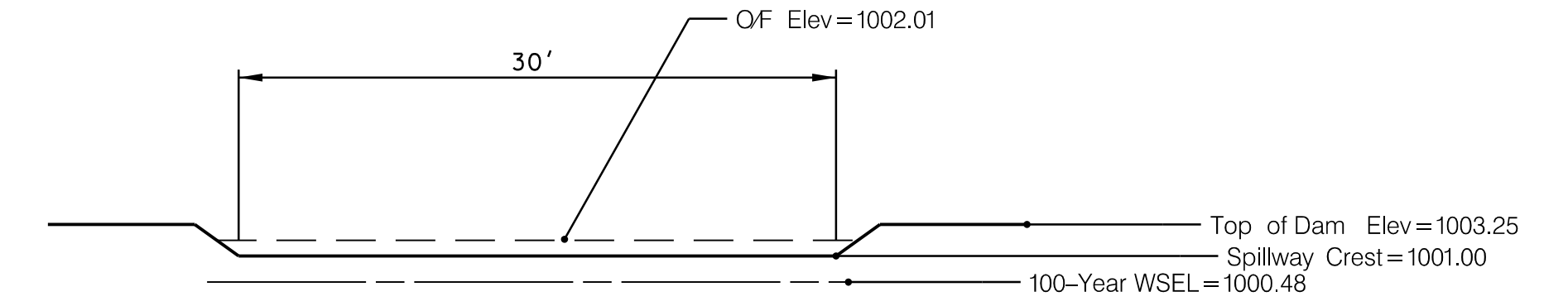
- NOTES**
- ONE SIGN AT EACH HANDICAP SPACE.
  - WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES.

### HANDICAP PARKING SIGN

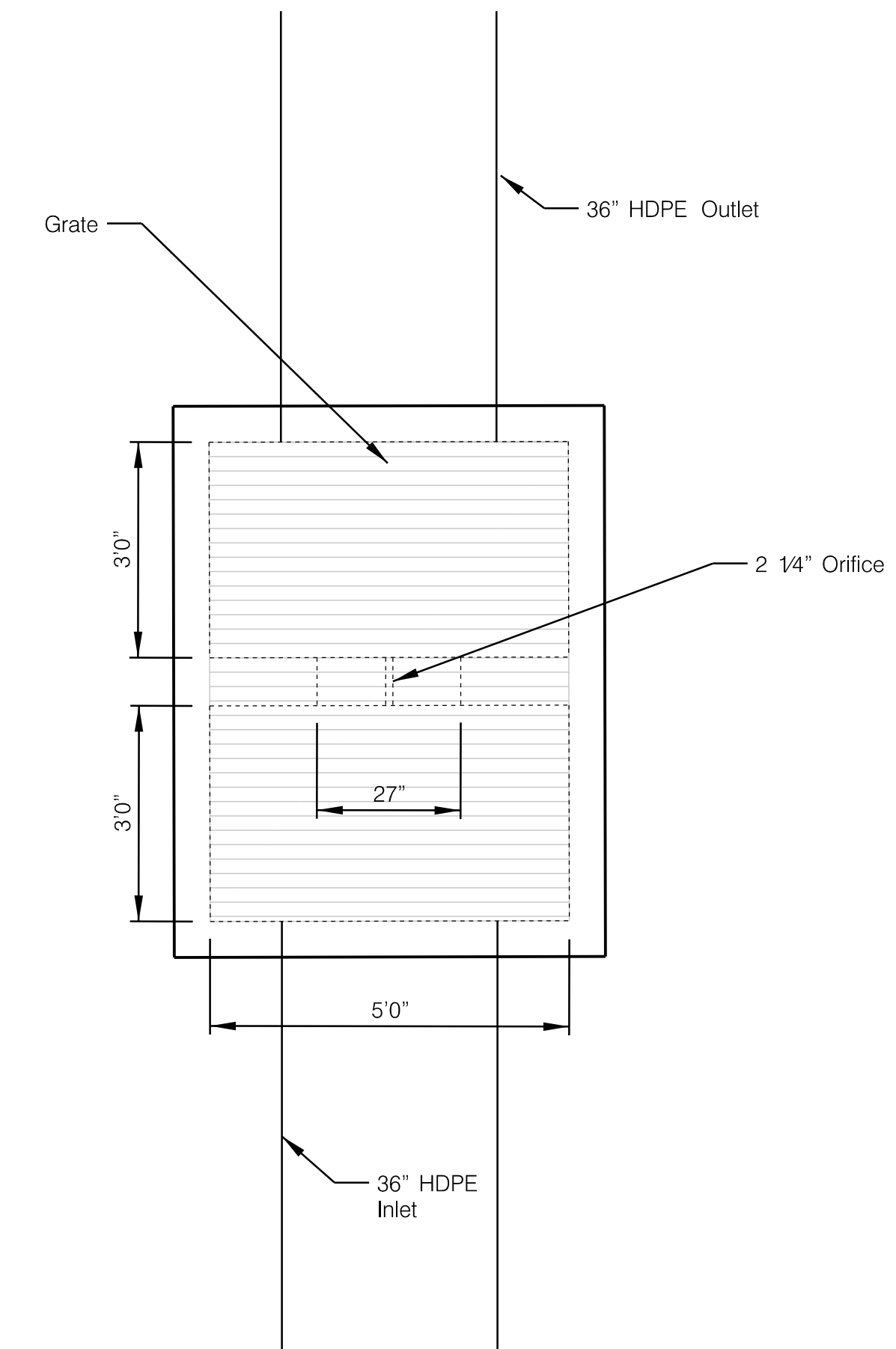


**VAN ACCESSIBLE PARKING SPACES**  
NOT TO SCALE

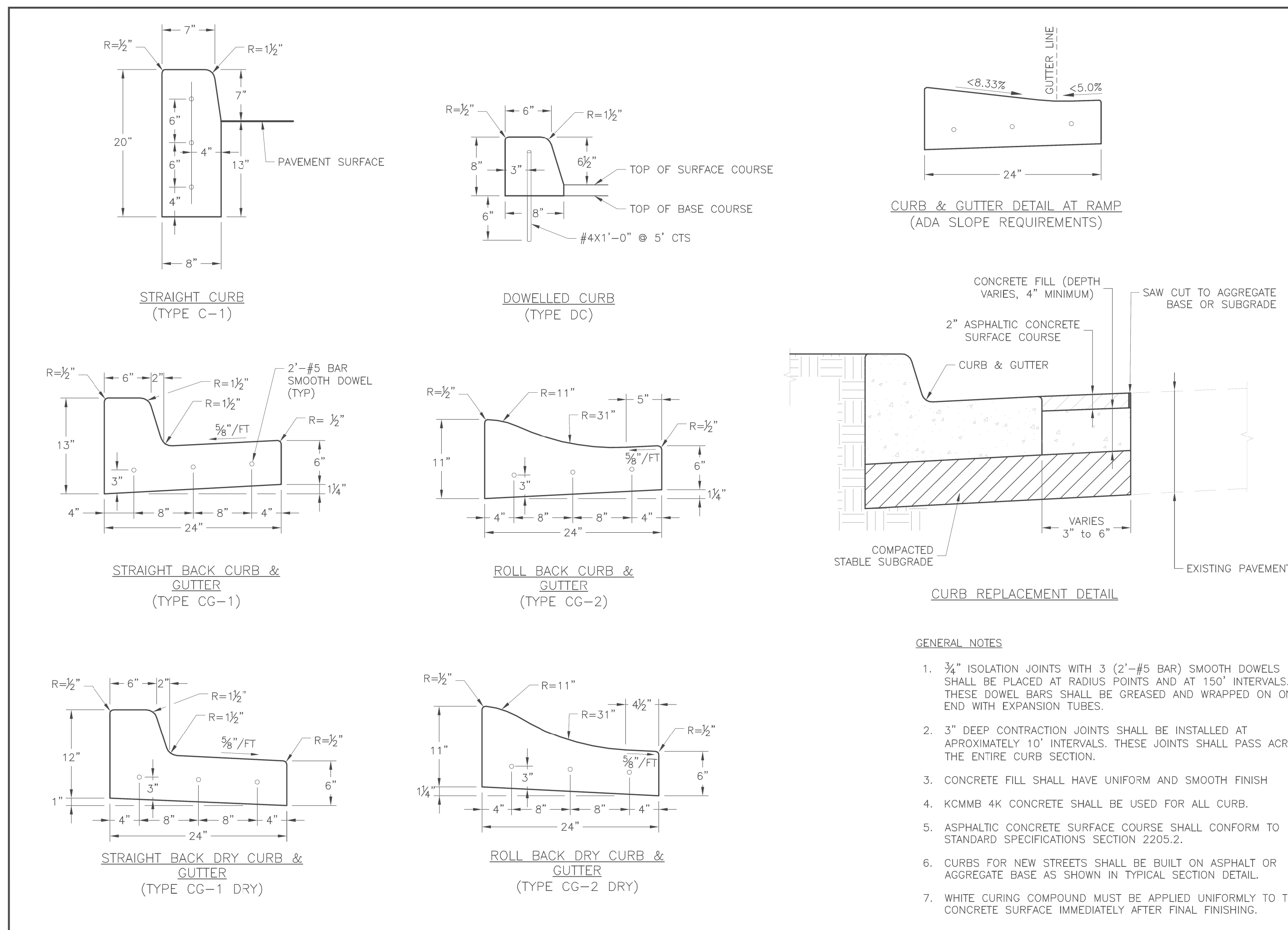
**STANDARD ACCESSIBLE PARKING SPACES**  
NOT TO SCALE



**EMERGENCY SPILLWAY DETAIL**  
(NTS)



**OUTLET STRUCTURE DETAIL**  
(NTS)



- GENERAL NOTES**
- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
  - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
  - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
  - KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
  - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
  - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
  - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 S. GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MAF  
Checked By: DL  
Date: 09/17  
Page: 4  
**GEN-4**

**CFS ENGINEERS**  
cfe.com  
142 E. 104th Street Ste. 100 KCMO 64131  
913-353-4477 F 913-353-6688



Rev.	Date	Description	Appr.
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03	03/22/21	REVISED PER COMMENTS	
04	03/16/21	CITY SUBMITTAL	

Designed by:	03-25-2015	Rev.	
Drawn by:	MAF	Reviewed by:	
Submitted by:	MAF	Plot:	AC00F
File name:	20250527-SH-Detail.dwg	Scale:	AM
Plot:	03/16/21		

**SUMMIT POINT**  
504 NE Chipman Road  
Lee's Summit, Missouri  
Preliminary Development Plan

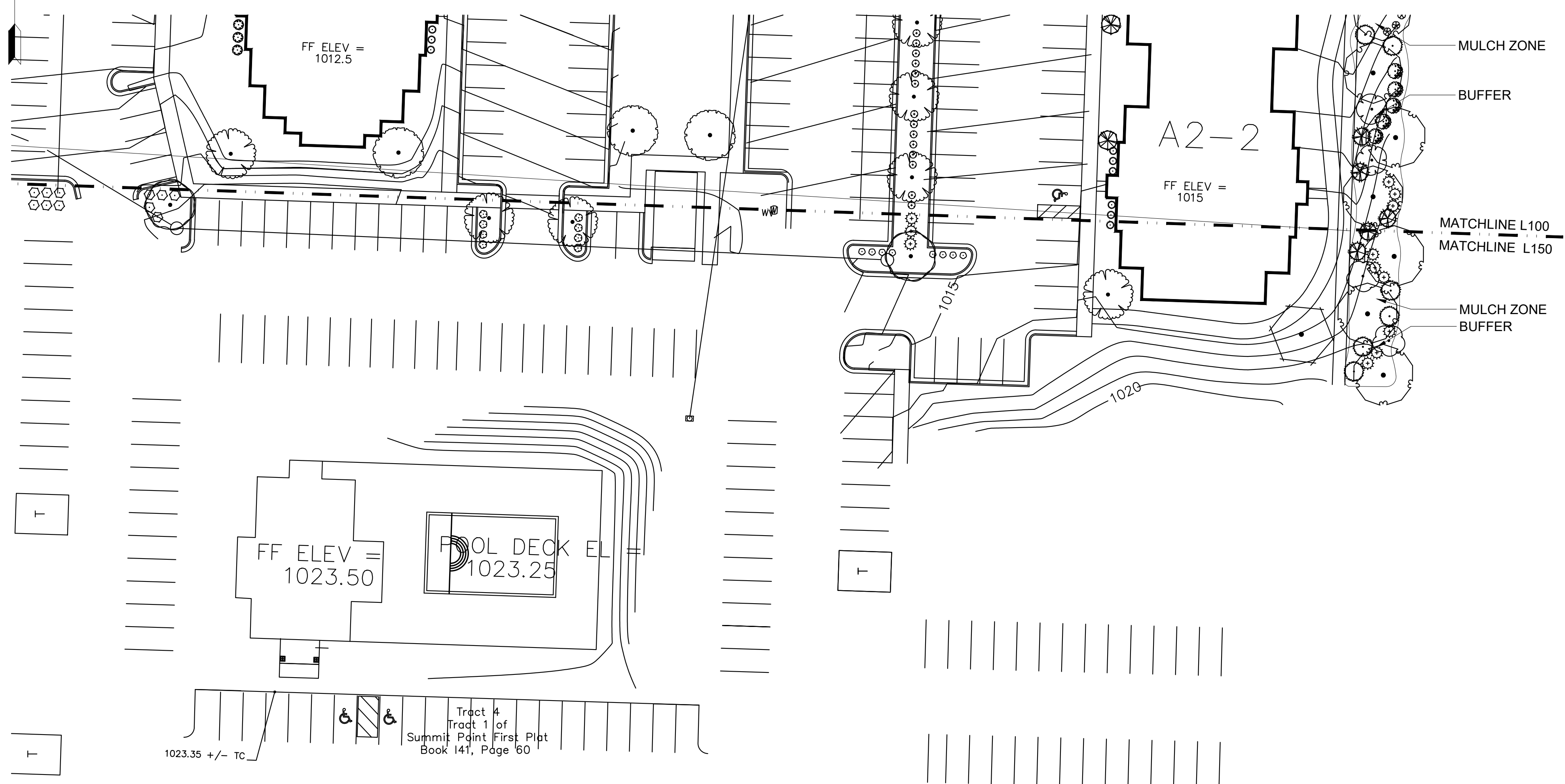
**DETAILS**

Sheet reference number:  
**C8**





**1 PLANTING PLAN**  
SCALE: 1" = 30'-0"



**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' / Canaertii 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 'PILAG-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)

Rev.	Date	Description
1	03-22-2021	Initial Design
2	04-15-2021	Revised per comments
3	07-01-2021	Final Design

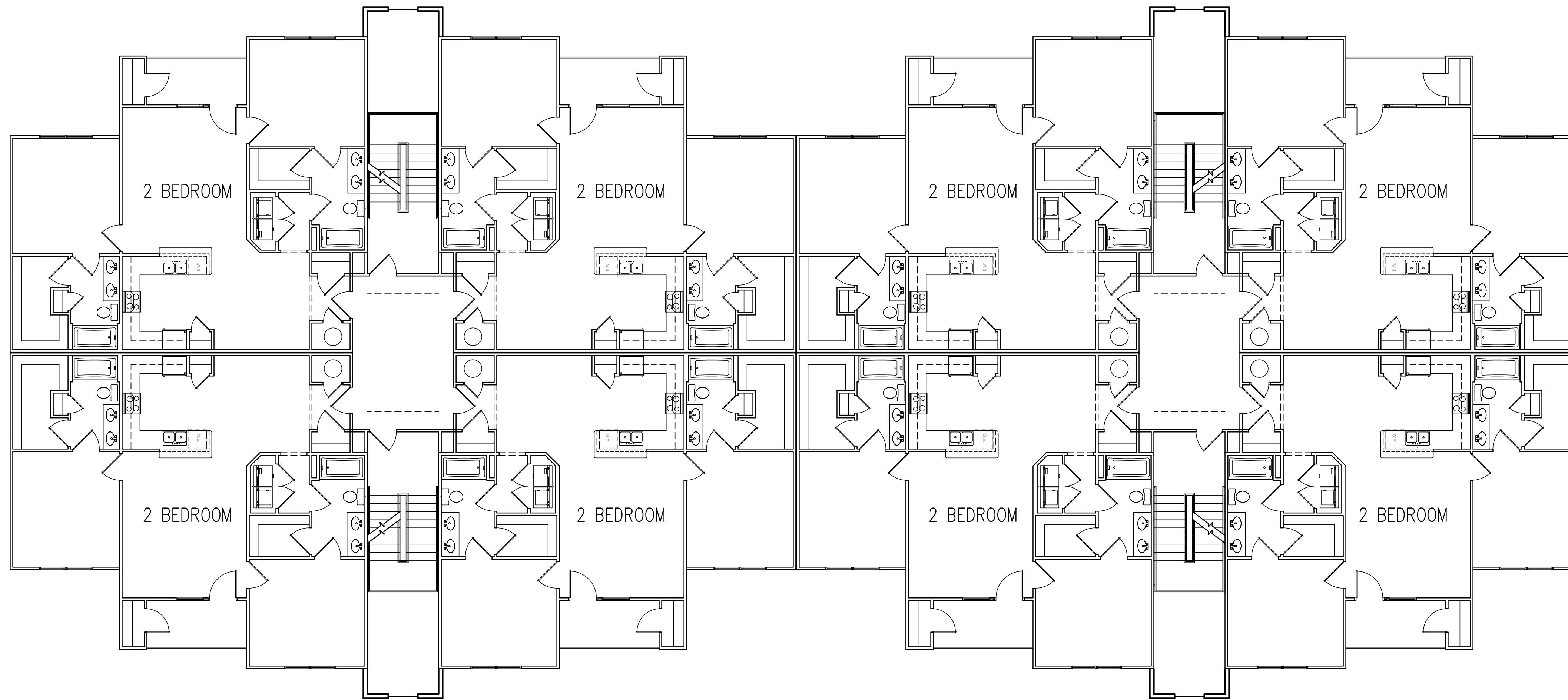
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**SUMMIT POINT**  
504 NE Chipmunk Road  
Lee's Summit, Missouri

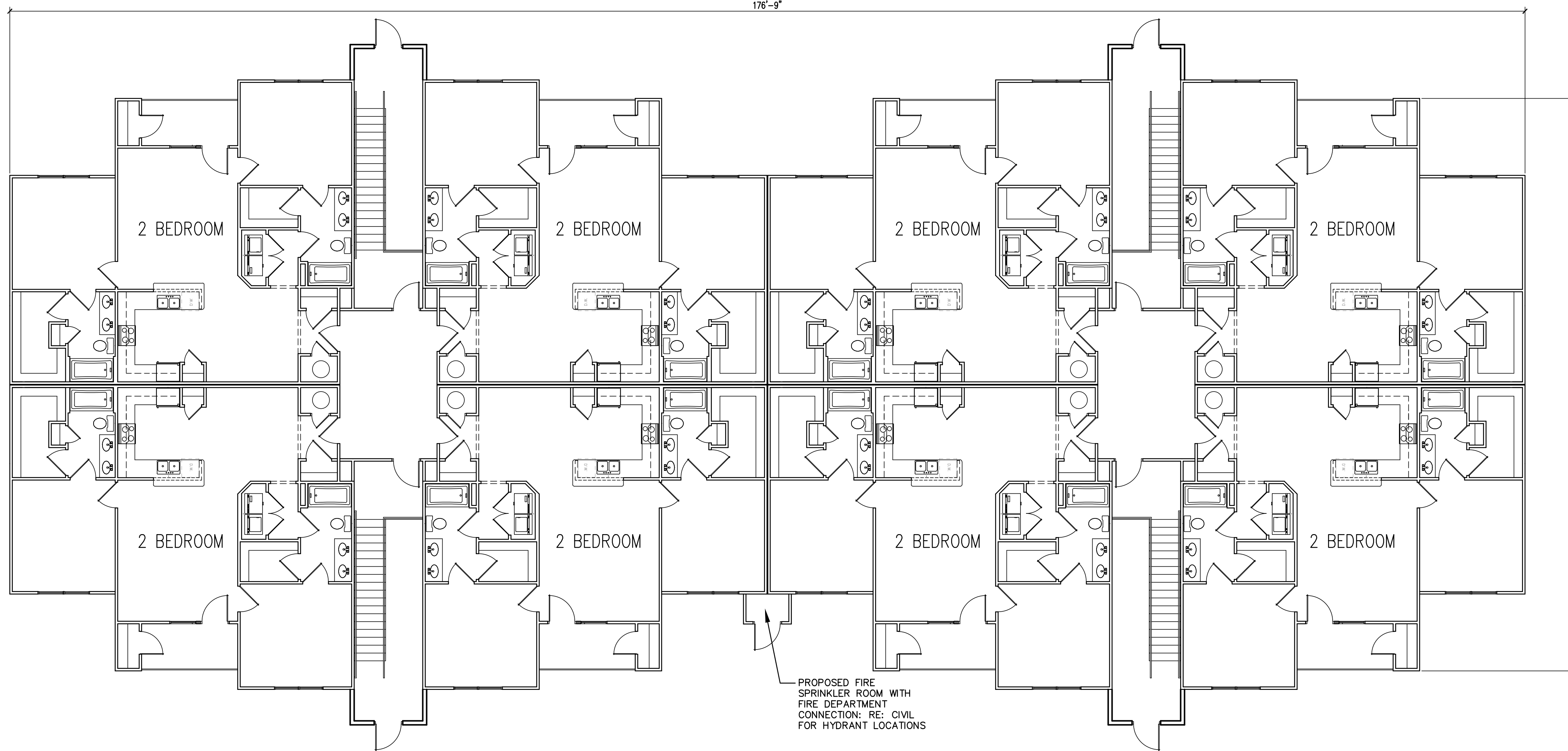
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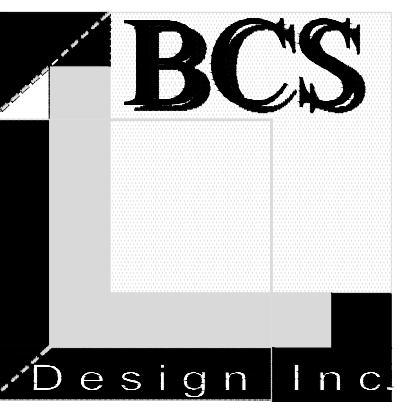




**2 BUILDING A - SECOND LEVEL (THIRD SIMILAR)**  
 1/8" = 1'-0"



**1 BUILDING A - 3 STORY (24) 2 BEDROOM UNITS**  
 1/8" = 1'-0" 11,300 S.F.



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BUILDING TYPE A - 3 (24 2 BEDROOM UNITS)

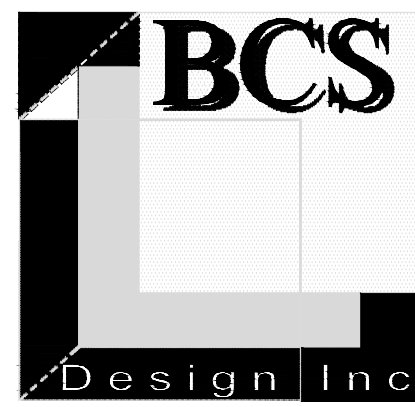
**Summit Point Apartments Phase II**  
 504 NE Chipman Road  
 Lee's Summit, Missouri 64063

Preliminary - Not for Construction

PROJECT NO. : 2021-08  
 DATE : 02.17.2021  
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 REVISED: MARCH 19, 2021

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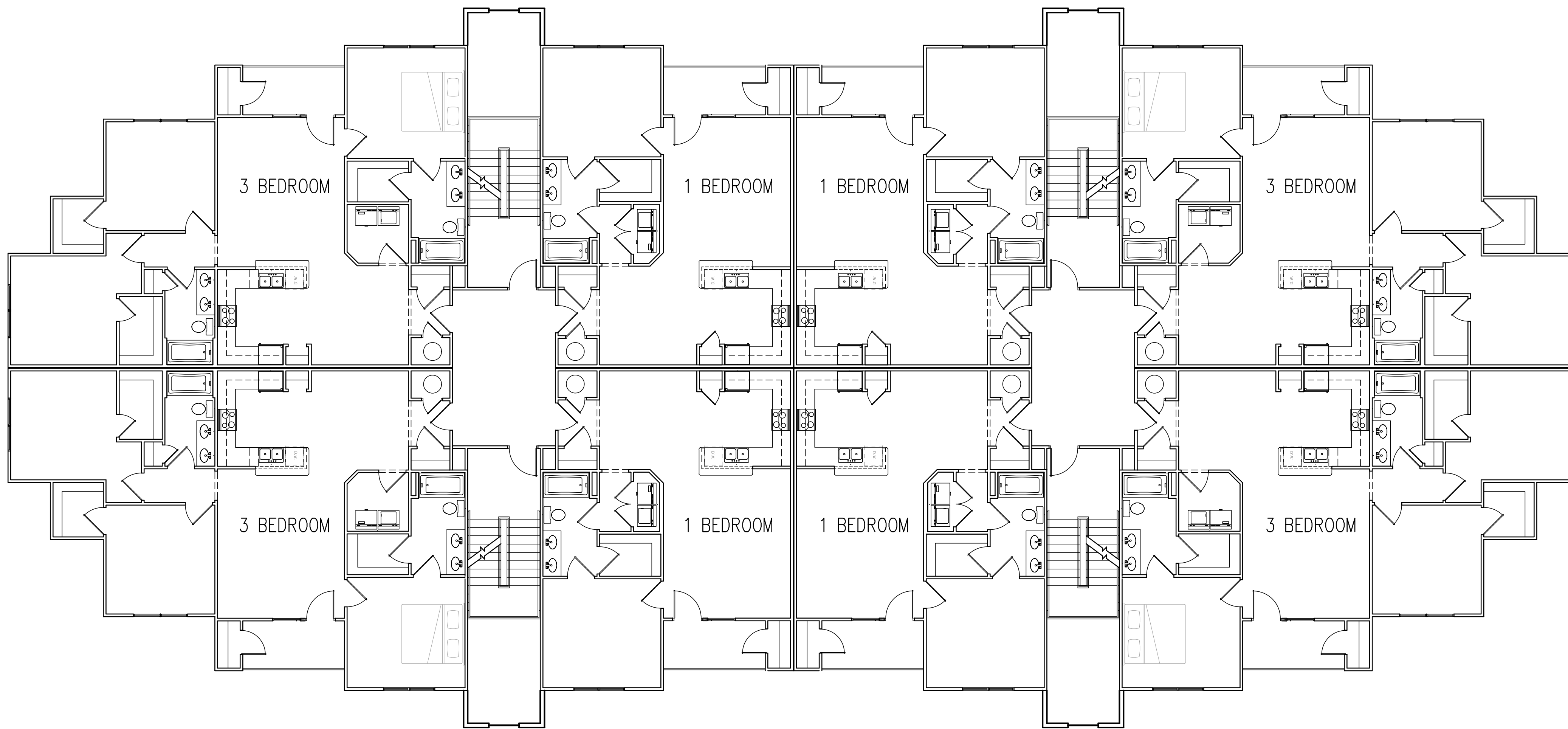


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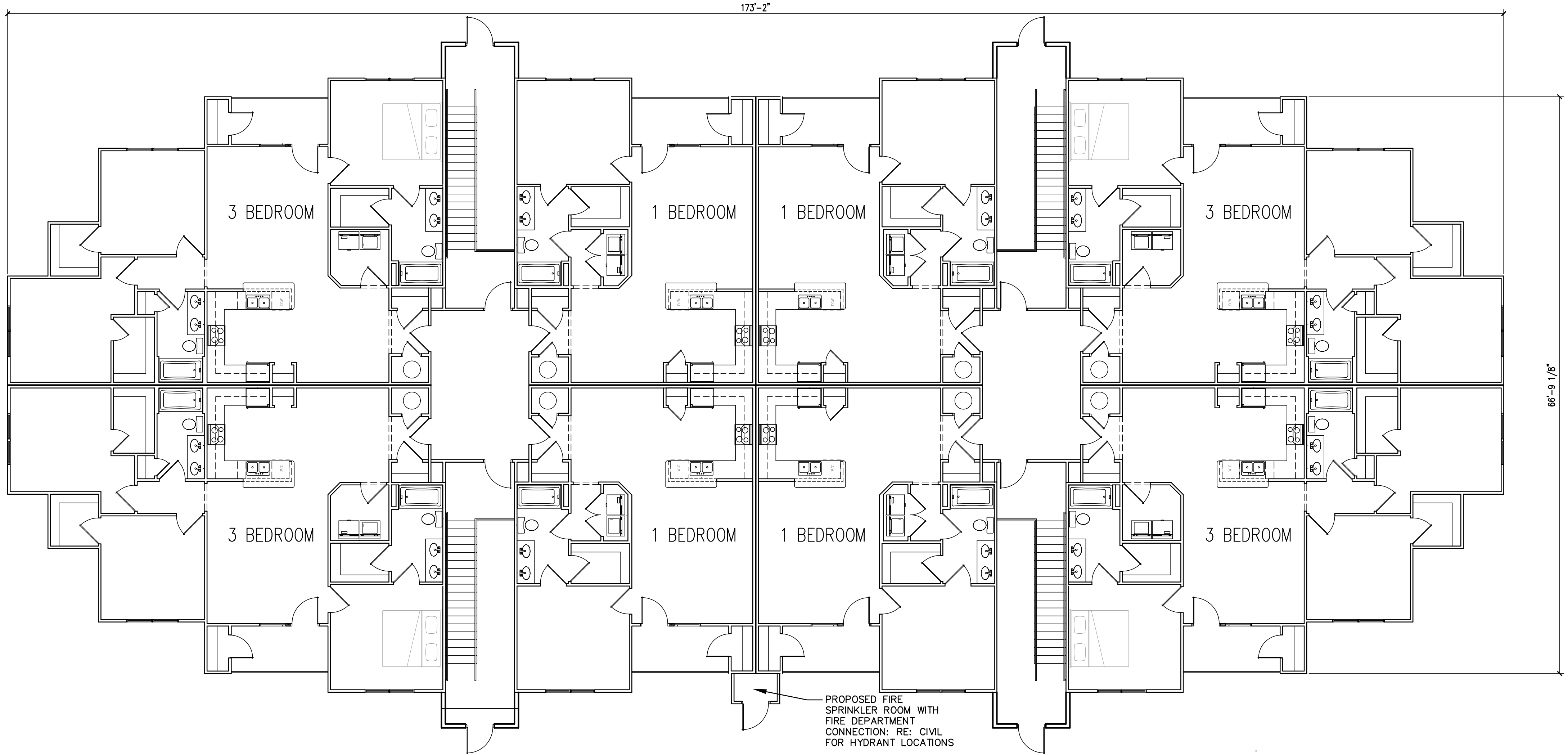
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BUILDING TYPE B - (12) 3BEDROOM UNITS (12) 1 BEDROOM UNITS

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



**2 SECOND LEVEL (THIRD LEVEL SIMILAR)**  
1/8" = 1'-0"



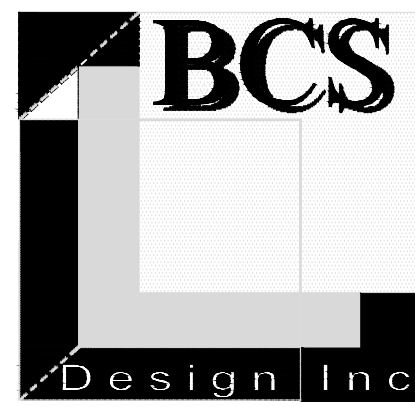
**1 BUILDING B- 3 STORY (12) 3 BEDROOM UNITS (12) 1 BEDROOM UNITS**  
1/8" = 1'-0" 10,500 SQUARE FEET

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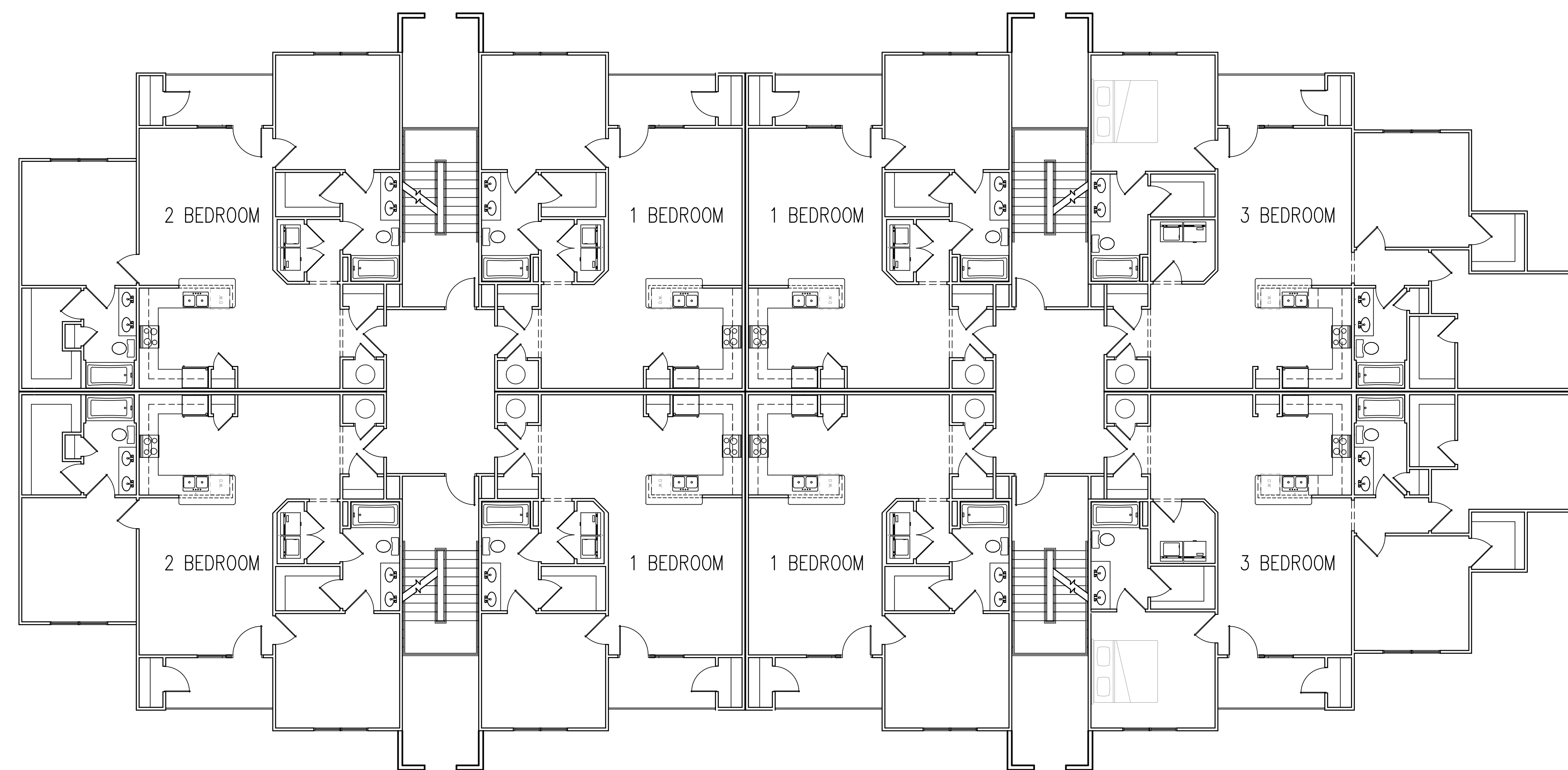
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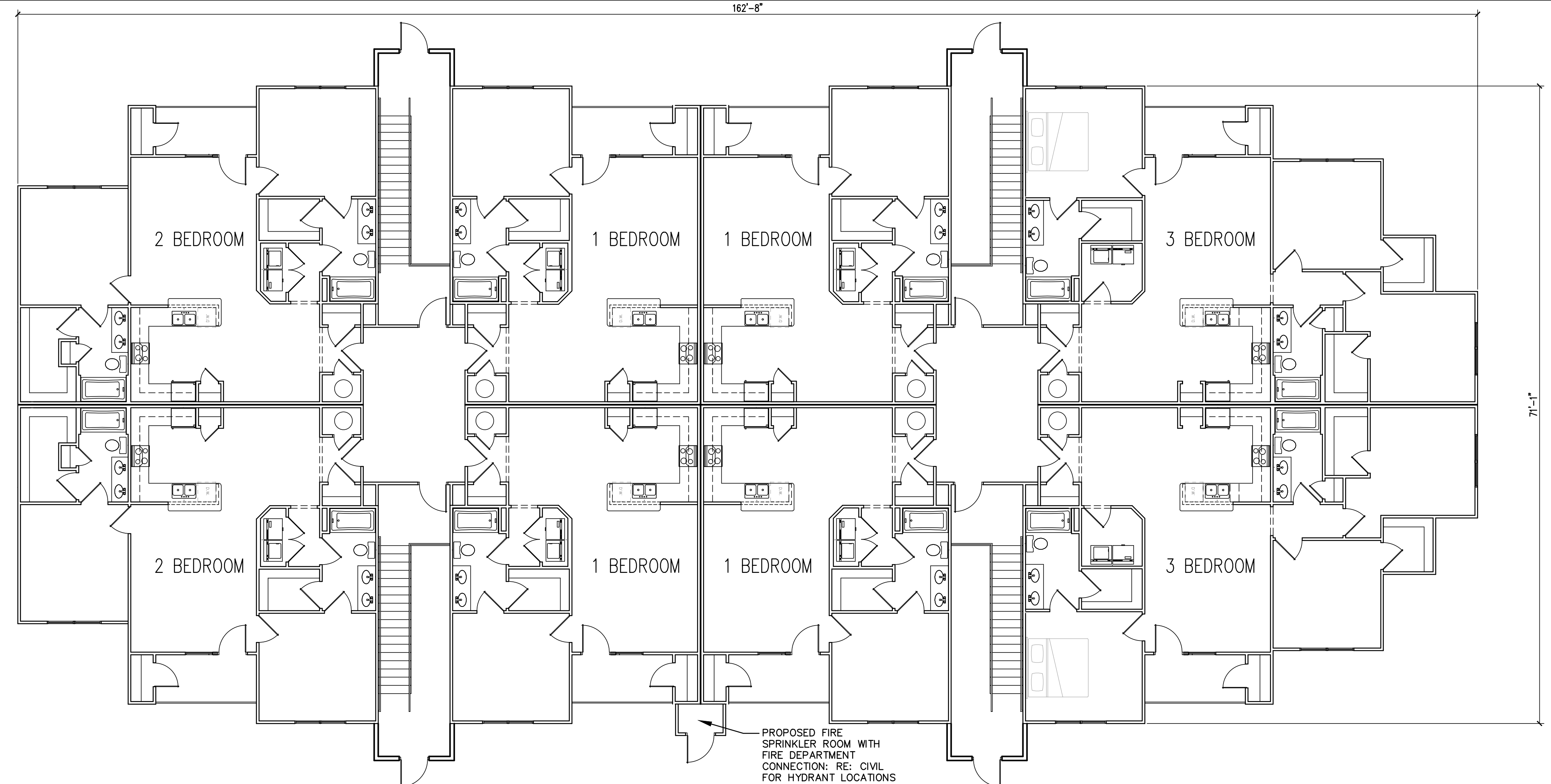
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**2 BUILDING C - SECOND LEVEL (THIRD SIMILAR)**  
 1/8" = 1'-0"



**1 BUILDING C - 3 STORY (12) 1 BEDROOM UNITS (6) 3 BEDROOM (6) 2 BEDROOM**  
 1/8" = 1'-0" 10,300 SQUARE FEET

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

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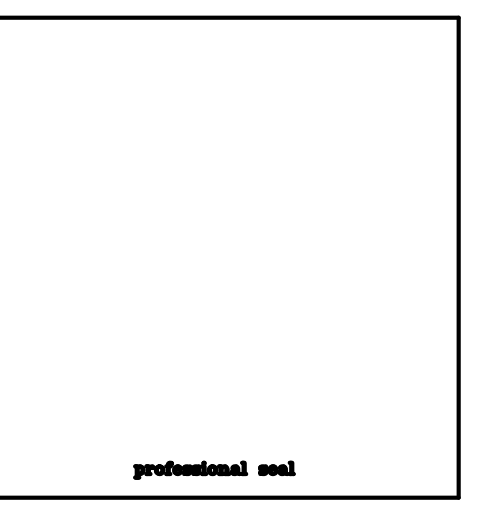
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**CLUBHOUSE BUILDING**  
**Summit Point Apartments Phase II**  
 504 NE Chipman Road  
 Lee's Summit, Missouri 64063

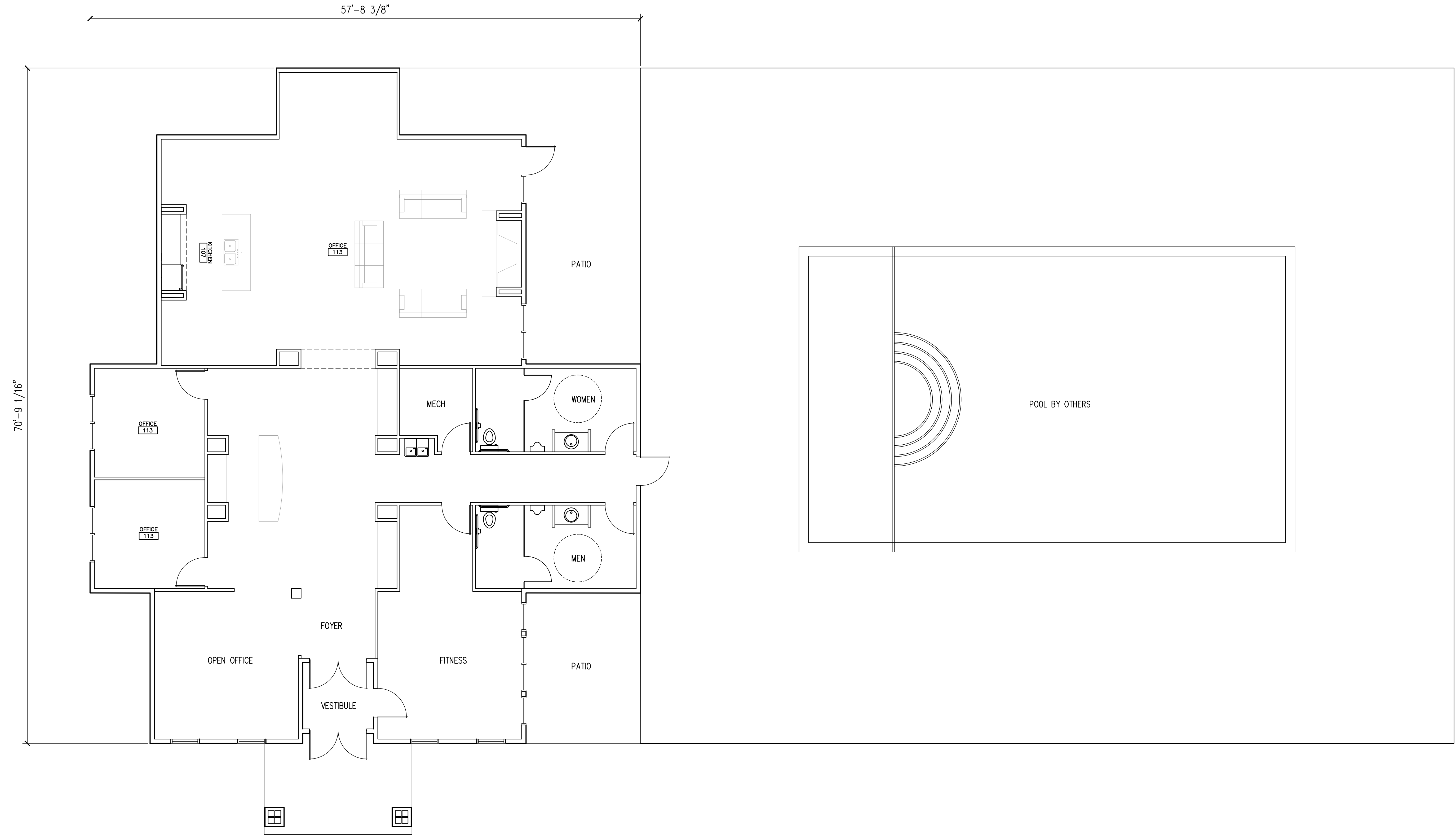


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**1 PROPOSED CLUBHOUSE BUILDING**

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

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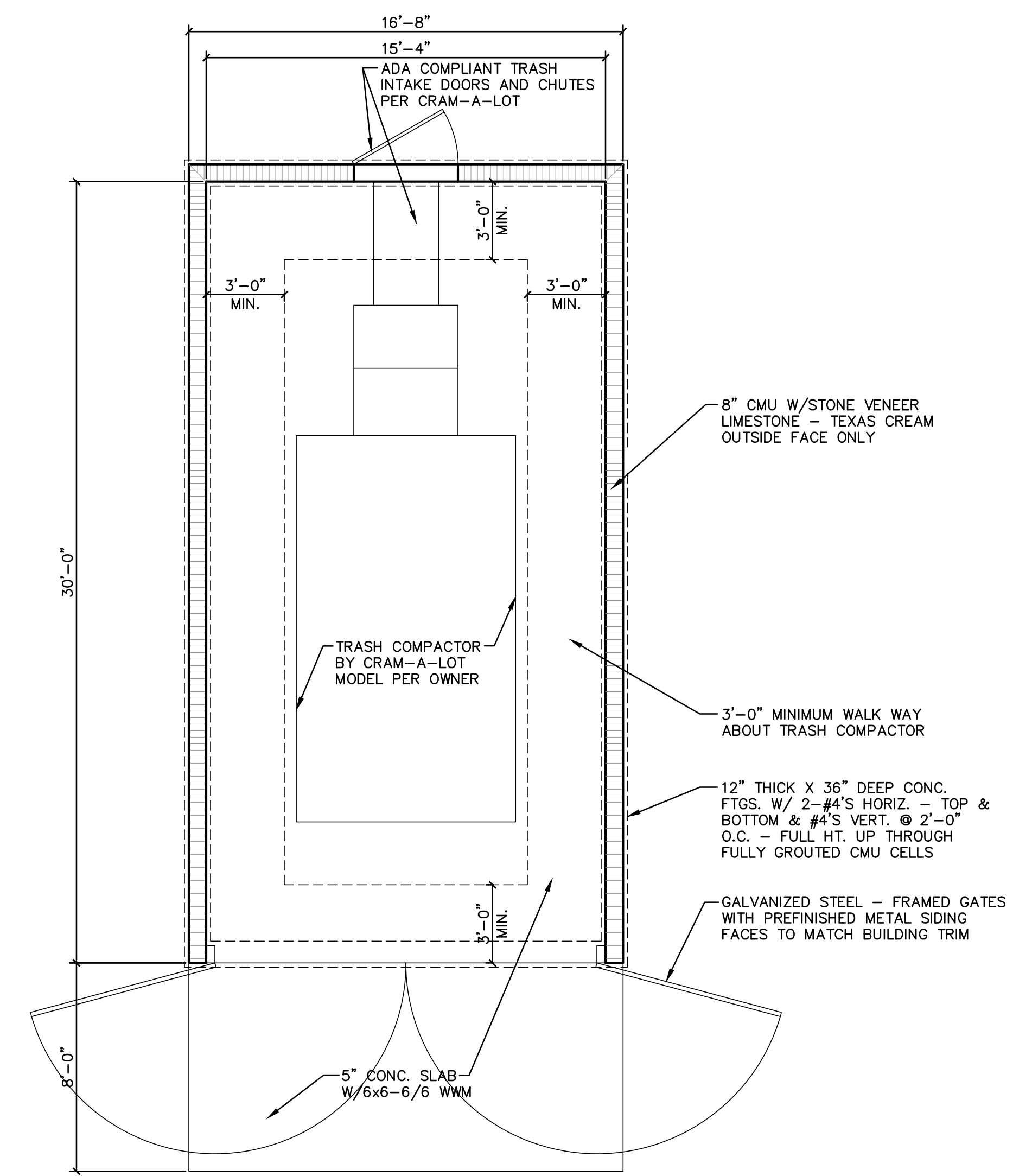


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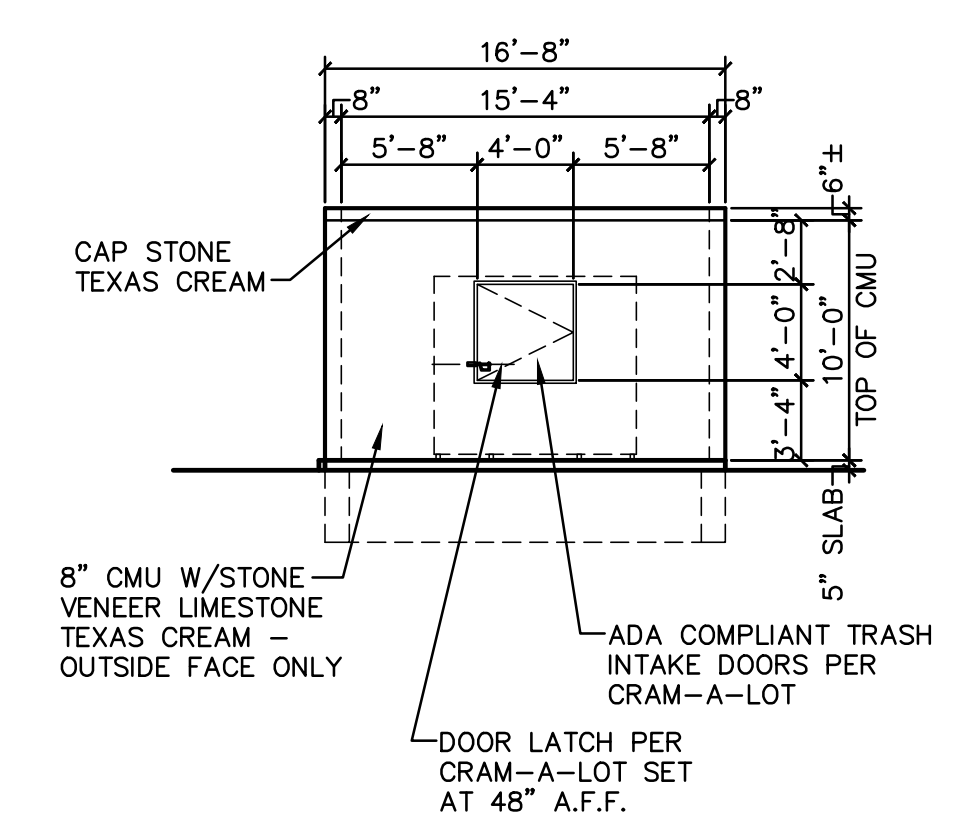
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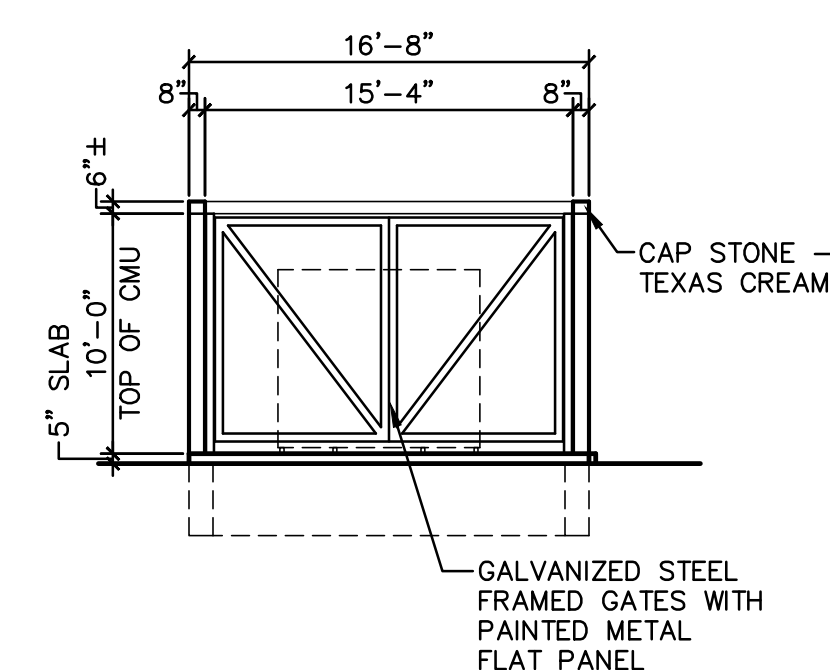
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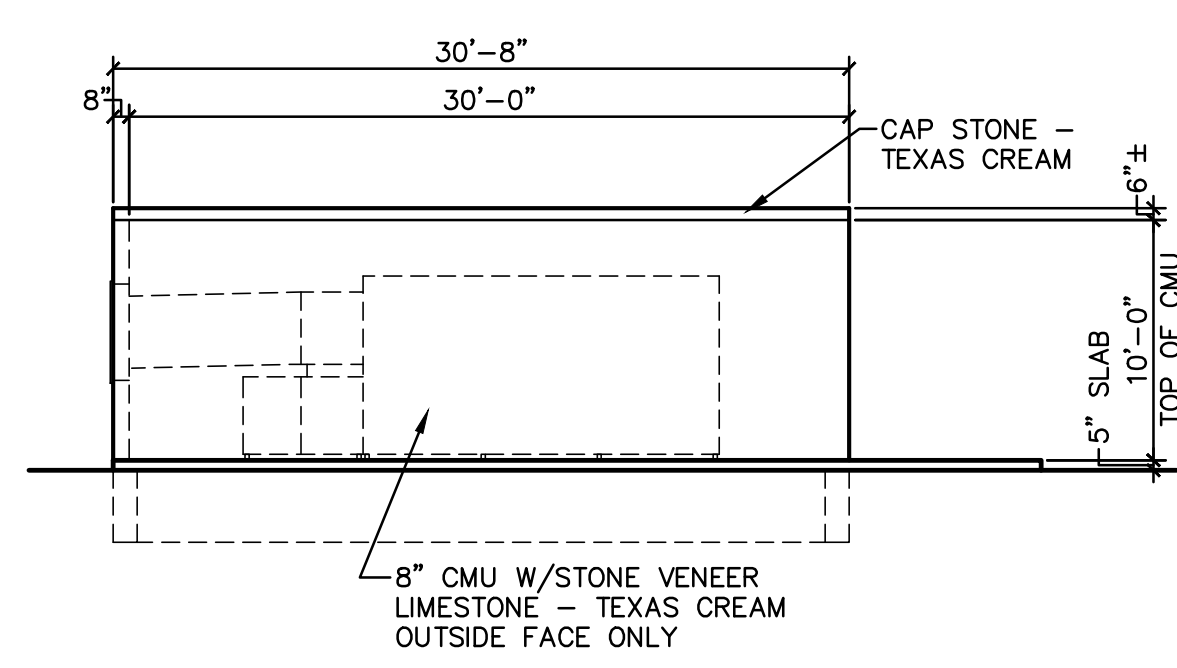
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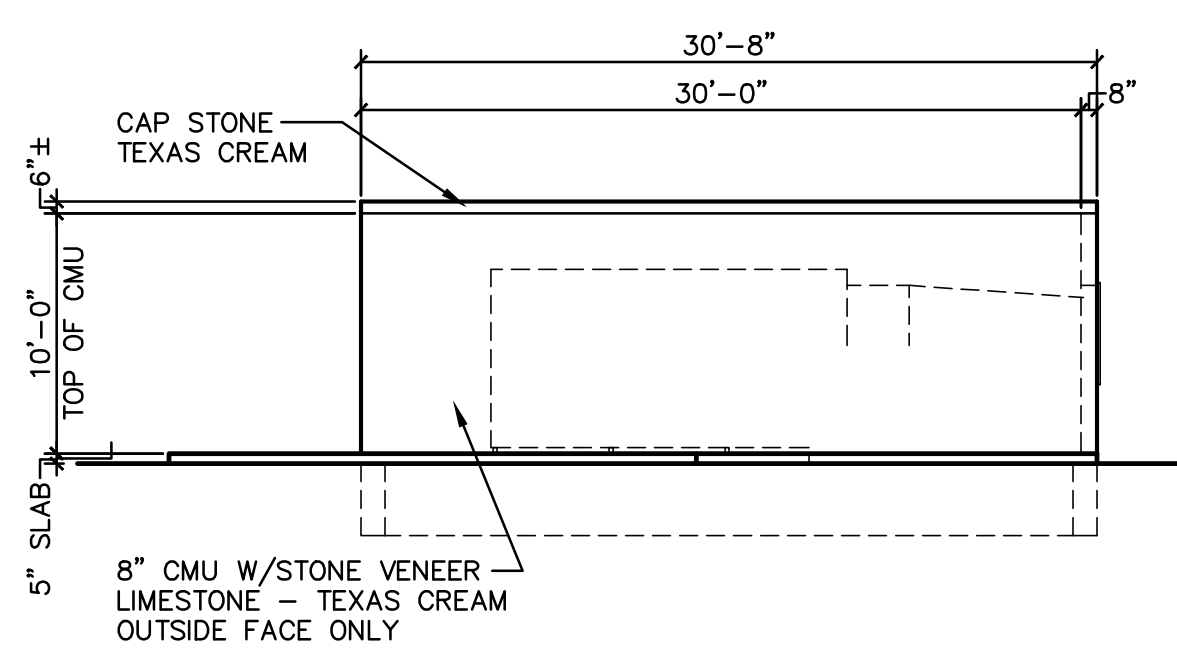
**4 BACK ELEVATION**  
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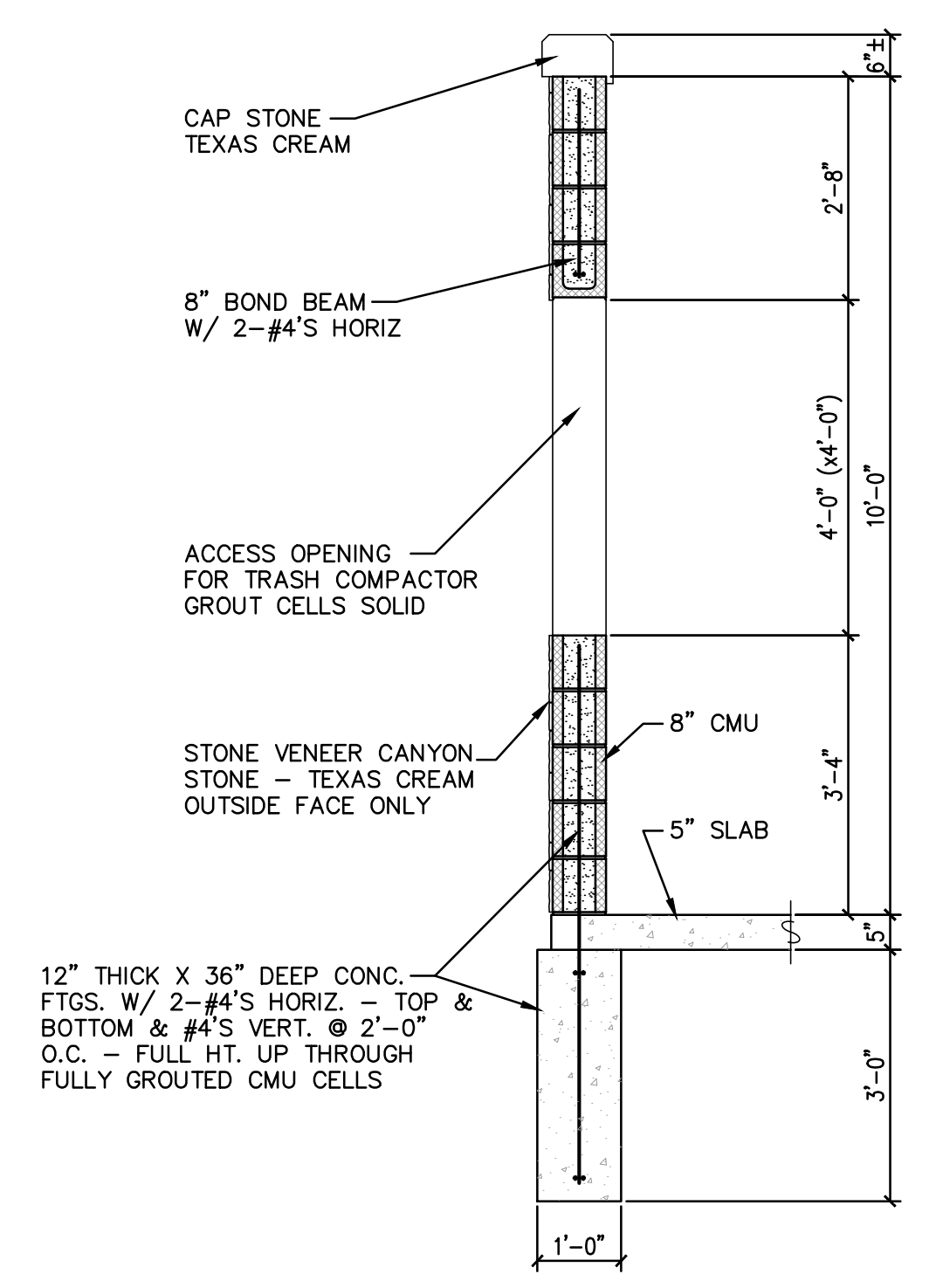
**2 FRONT ELEVATION**  
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**5 LEFT ELEVATION**  
 1/8" = 1'-0"



**3 RIGHT ELEVATION**  
 1/8" = 1'-0"



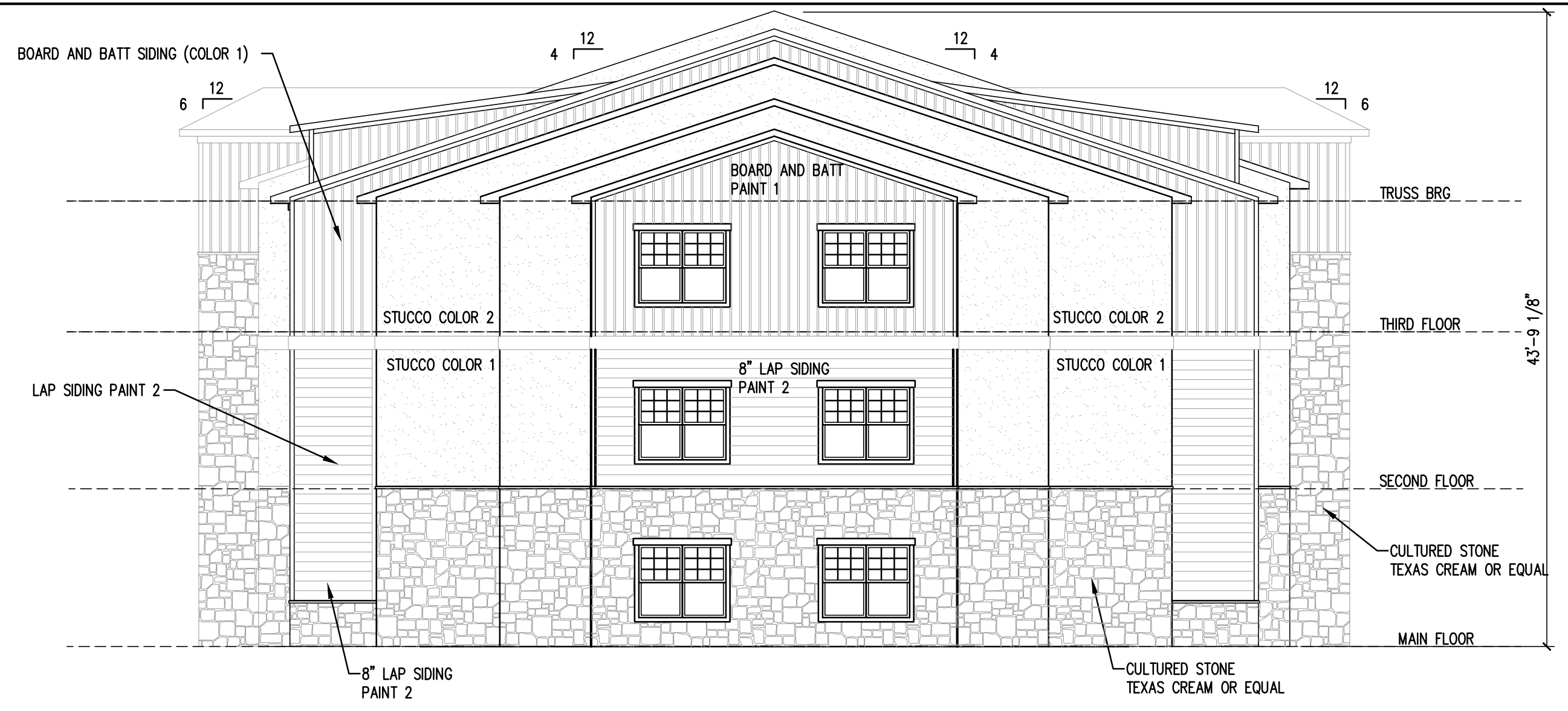
**6 WALL SECTION**  
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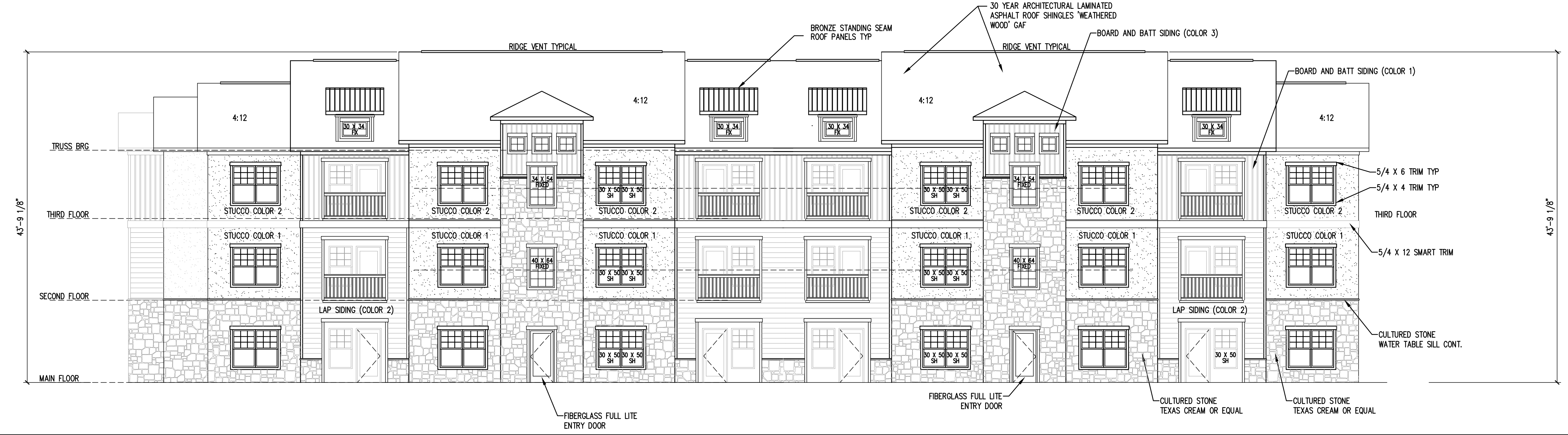
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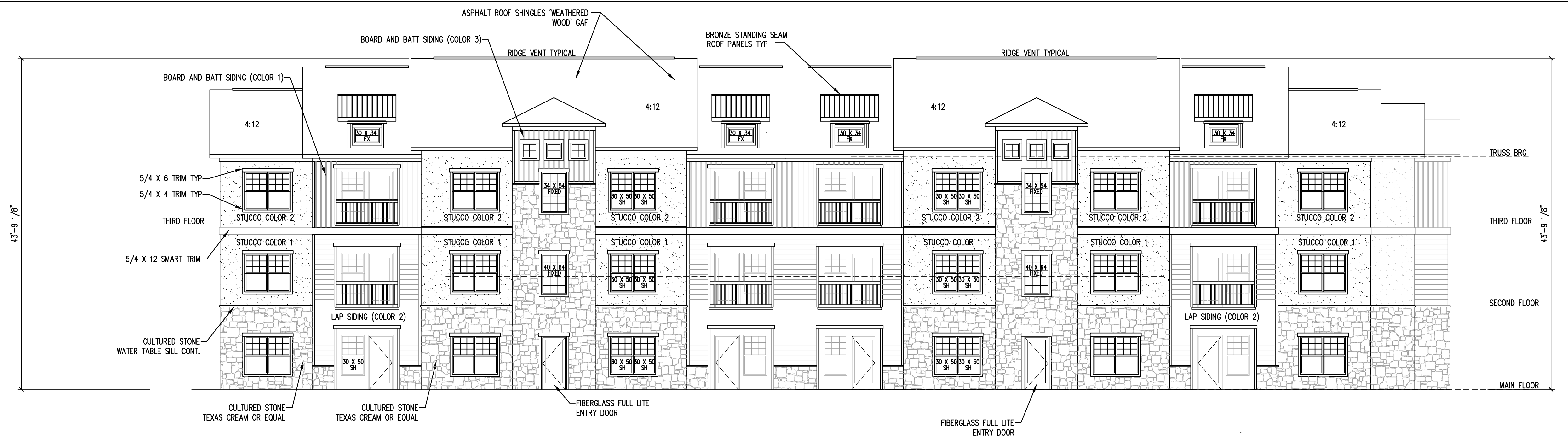
**4 BUILDING C1-2 EAST ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING C1-2 WEST ELEVATION**  
 1/8" = 1'-0"



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



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

BUILDING TYPE C1-2 TYPICAL ELEVATIONS

**Summit Point Apartments Phase II**  
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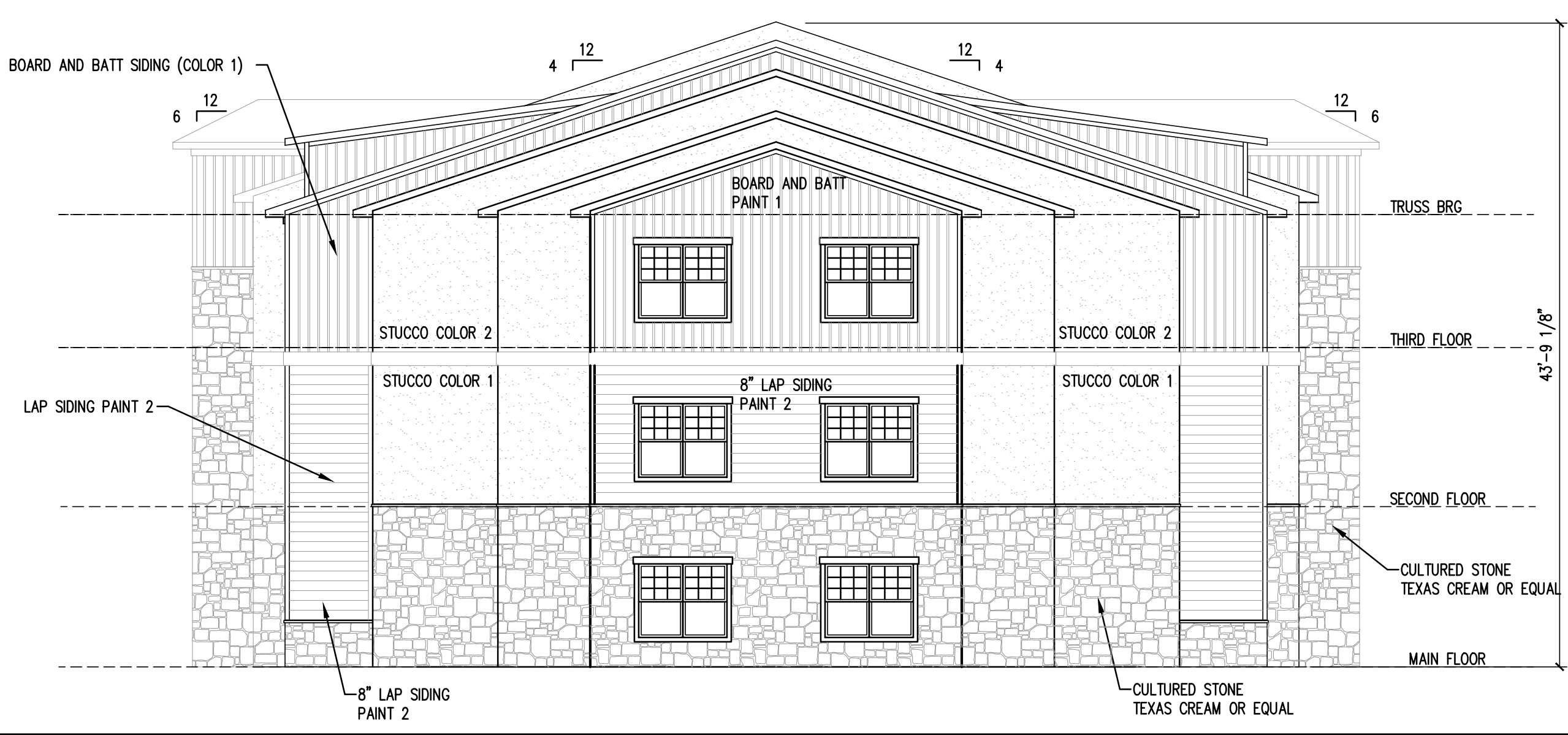
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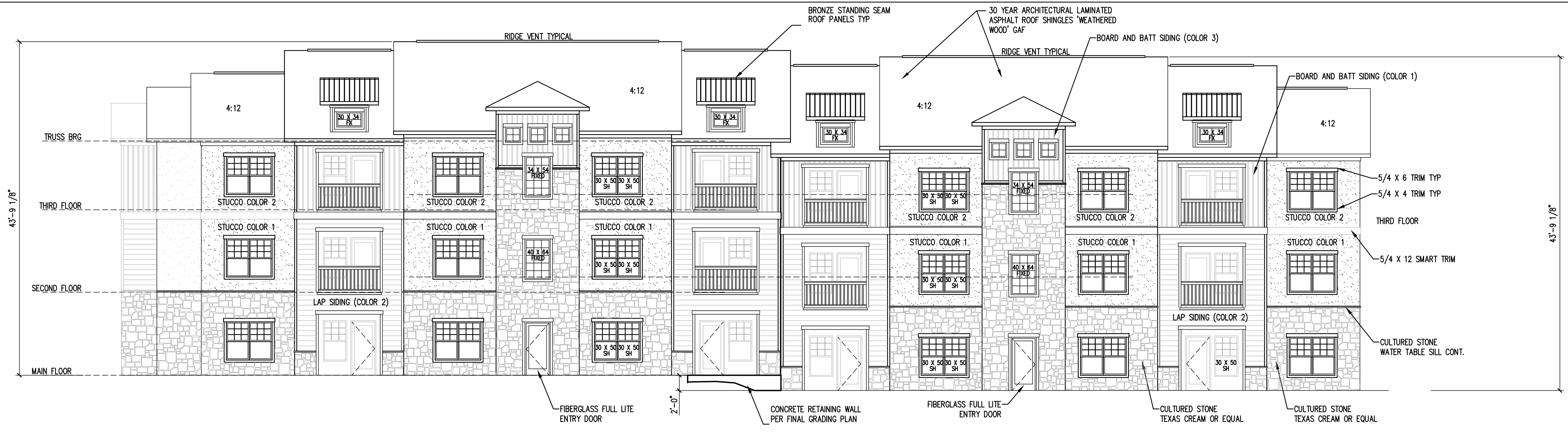
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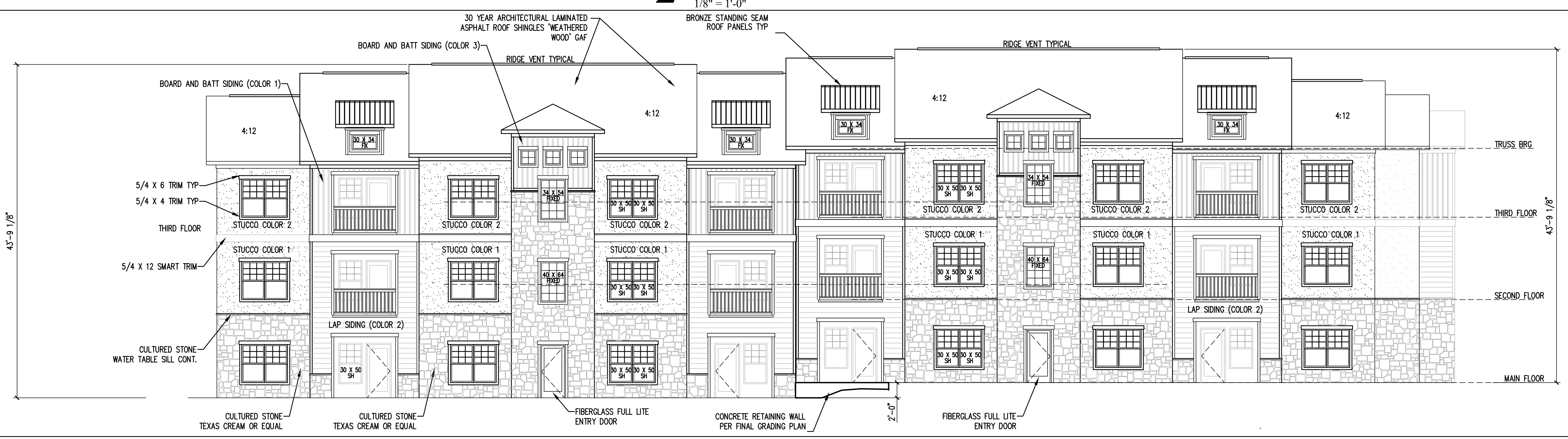
**4 BUILDING C1-1 WEST ELEVATION**  
 1/8" = 1'-0"



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



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



**1 BUILDING C1-1 SOUTH ELVATION**  
 1/8" = 1'-0"

BUILDING TYPE C1-1 TYPICAL ELEVATIONS

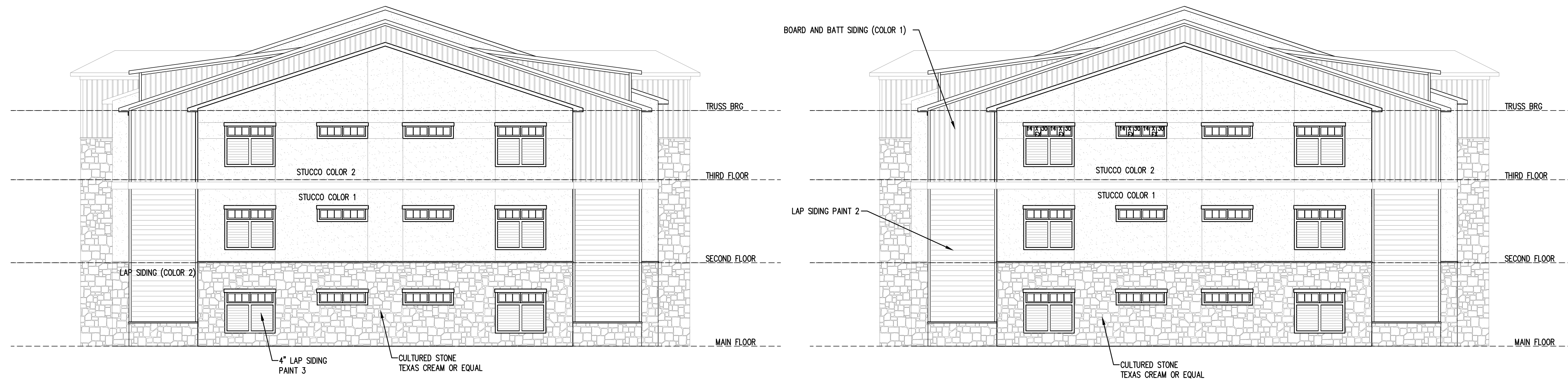
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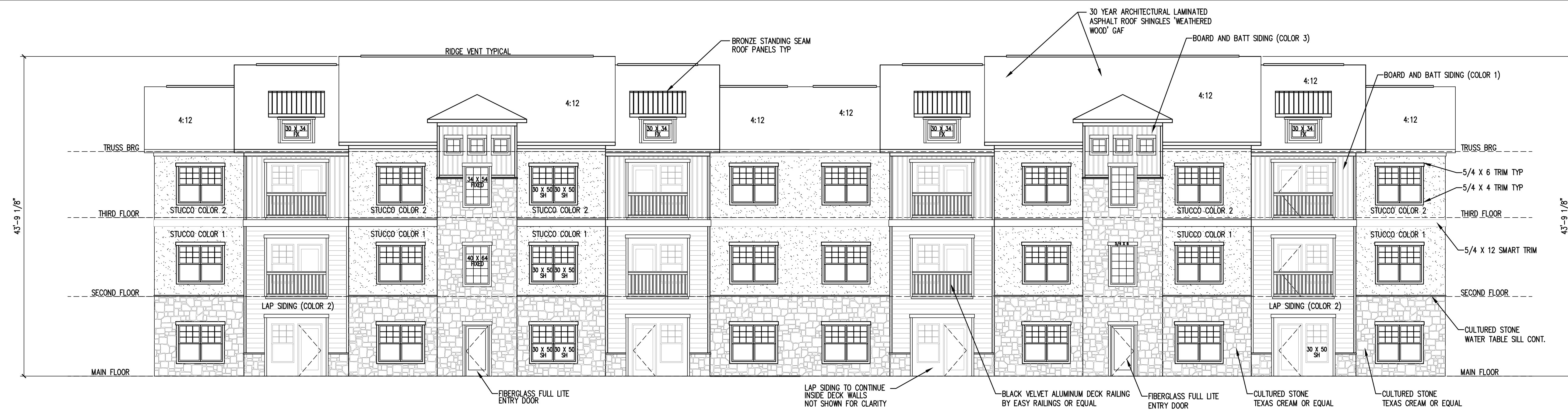
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**4 BUILDING A2-1 WEST ELEVATION**  
1/8" = 1'-0"

**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"

BUILDING TYPE A2-1 TYPICAL ELEVATIONS

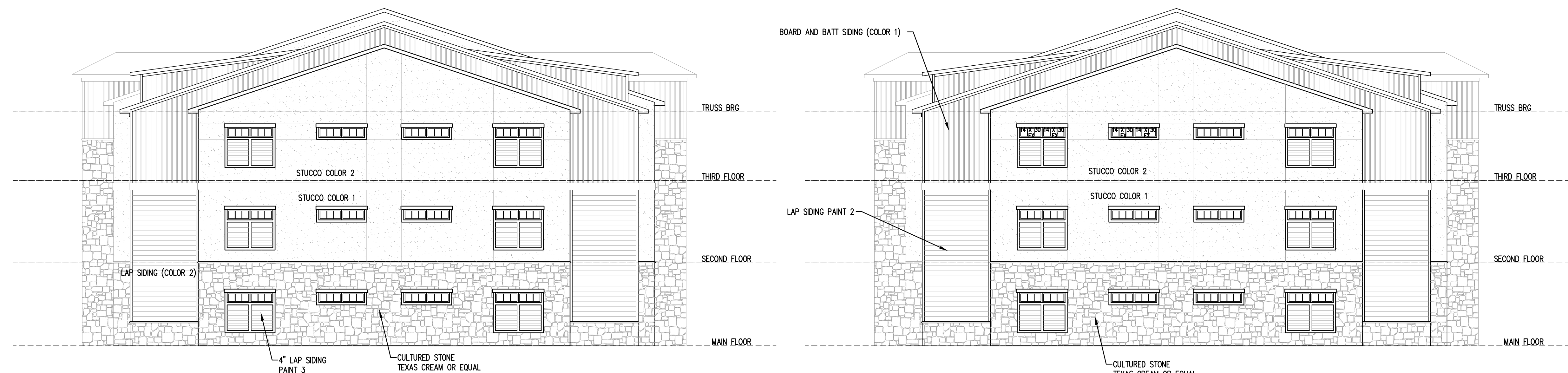
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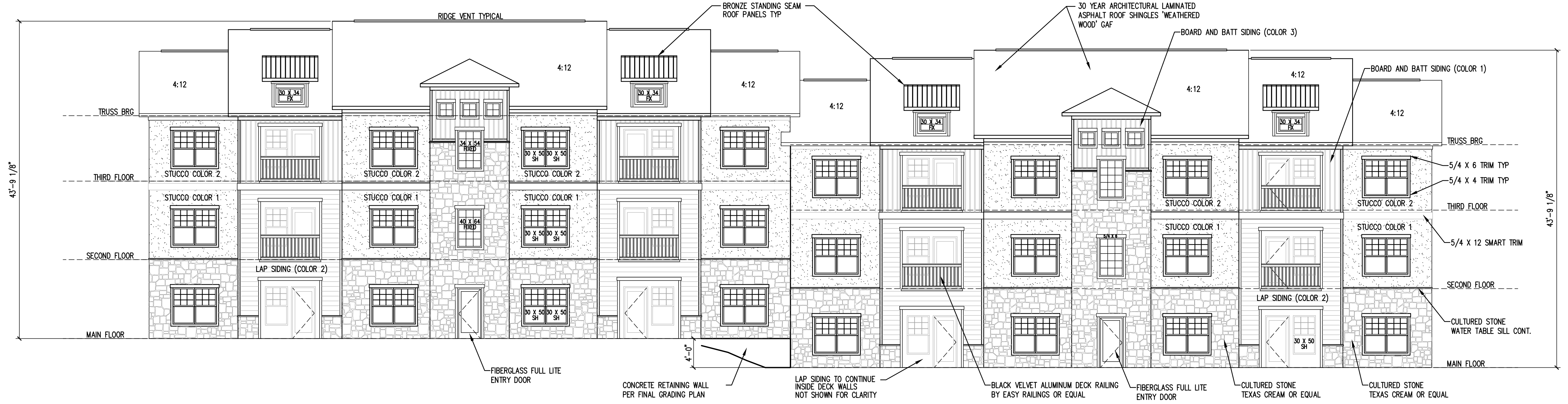
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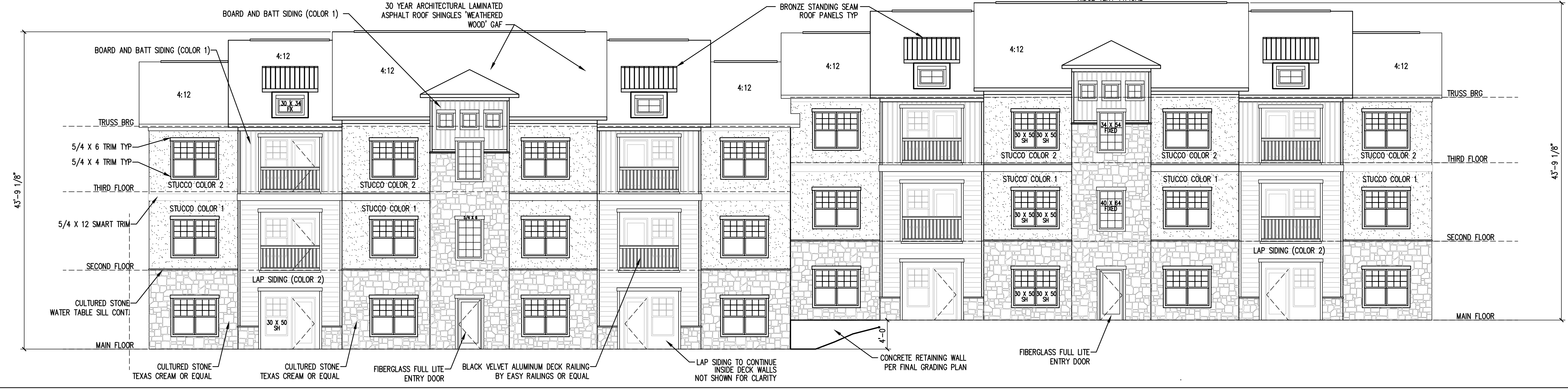


**4 BUILDING A2-2 SOUTH ELEVATION**  
 1/8" = 1'-0"

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



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



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

BUILDING TYPE A2-2 TYPICAL ELEVATIONS

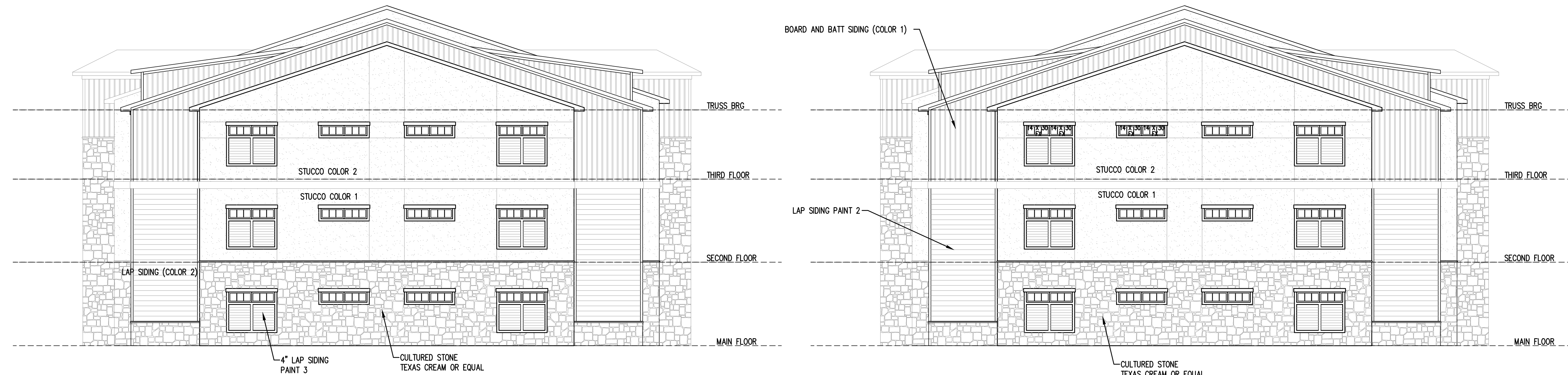
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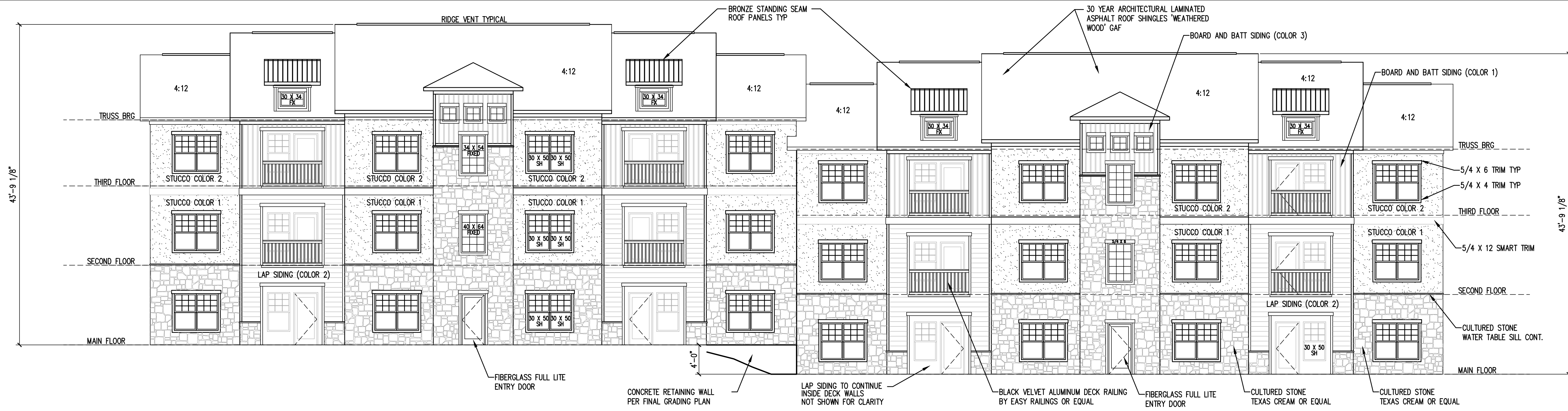
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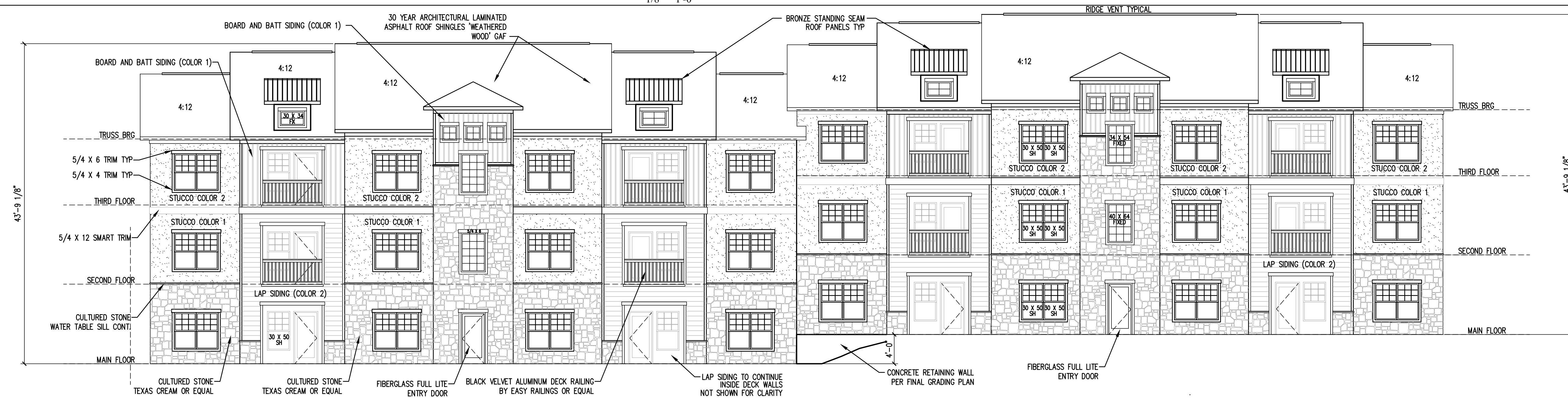


**4 BUILDING A2-3 SOUTH ELEVATION**  
1/8" = 1'-0"

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



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



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

BUILDING TYPE A2-3 TYPICAL ELEVATIONS

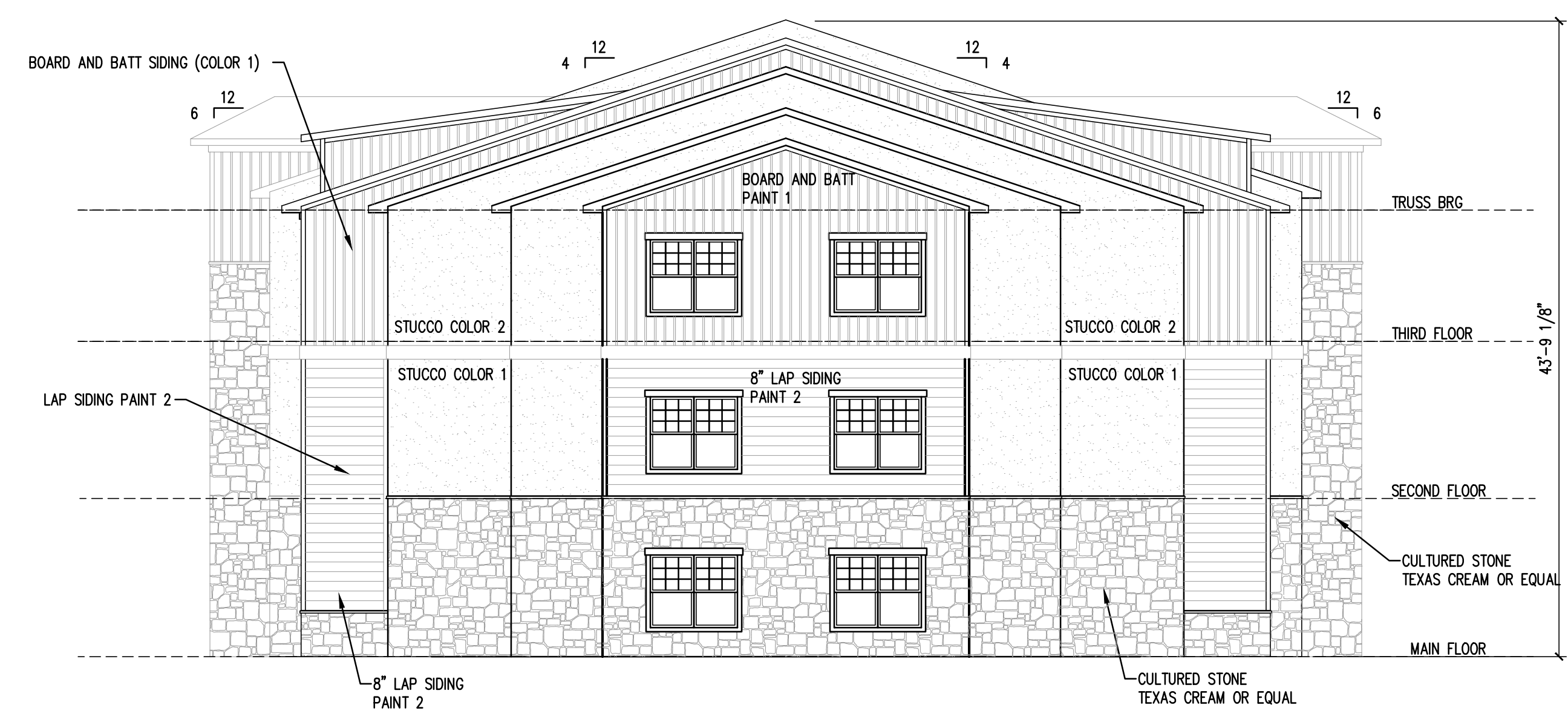
**Summit Point Apartments Phase II**  
504 NE Chipman Road  
Lee's Summit, Missouri 64063

Preliminary - Not for Construction

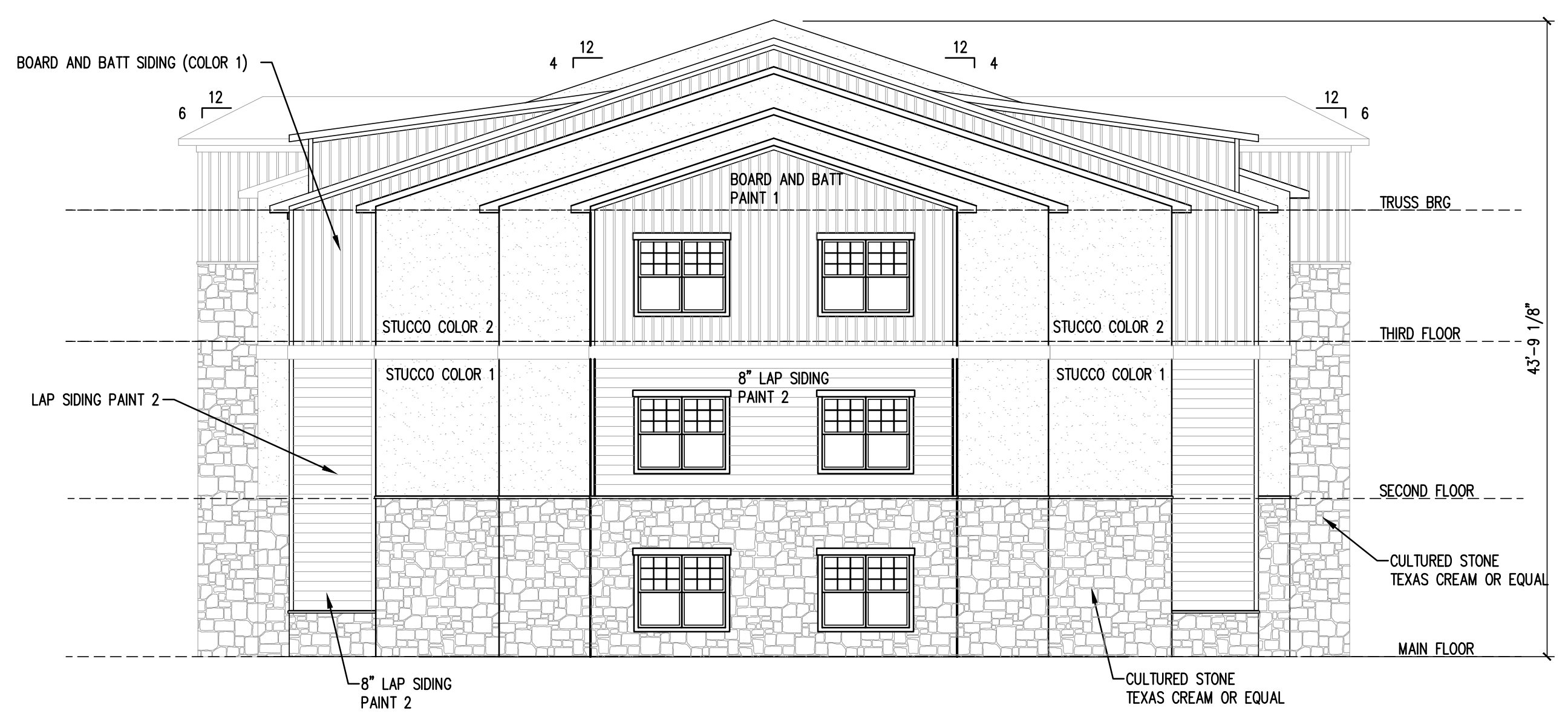
PROFESSIONAL SEAL  
PROJECT NO. : 2021-08  
DATE : 02.17.2021  
DRAWN BY : BCS STAFF  
REVIEWED BY :  
REVISED: 03.19.2021

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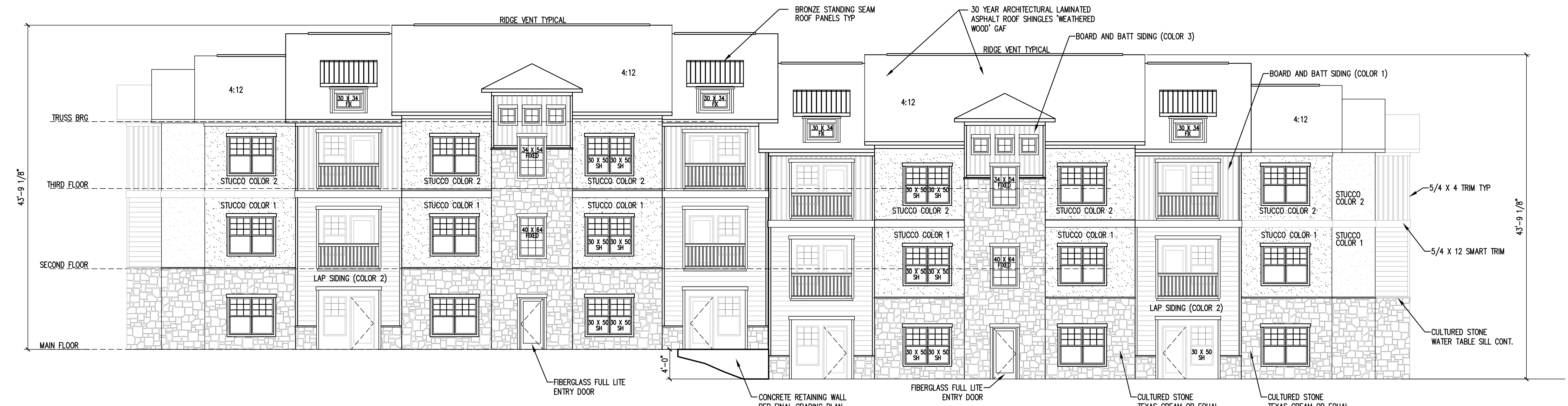
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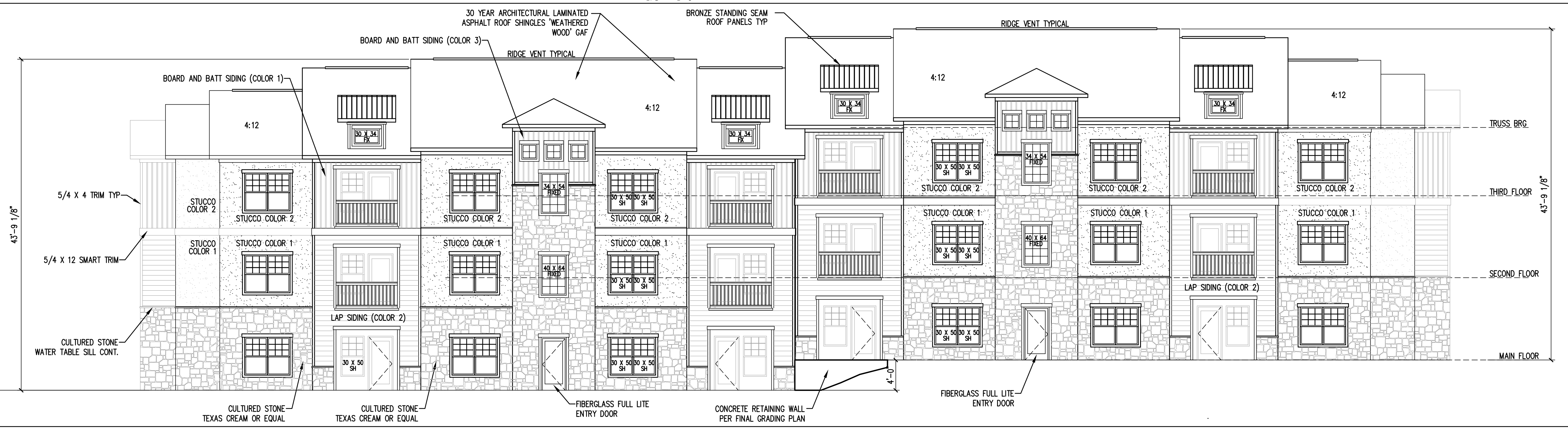
**4 BUILDING B1-1 SOUTH ELEVATION**  
 1/8" = 1'-0"



**3 BUILDING B1-1 NORTH 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"

BUILDING TYPE B1-1 TYPICAL ELEVATIONS

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

Preliminary - Not for Construction

PROFESSIONAL SEAL  
 PROJECT NO. : 2021-08  
 DATE : 02.17.2021  
 DRAWN BY : BCS STAFF  
 REVIEWED BY :  
 REVISED : 03.19.2021

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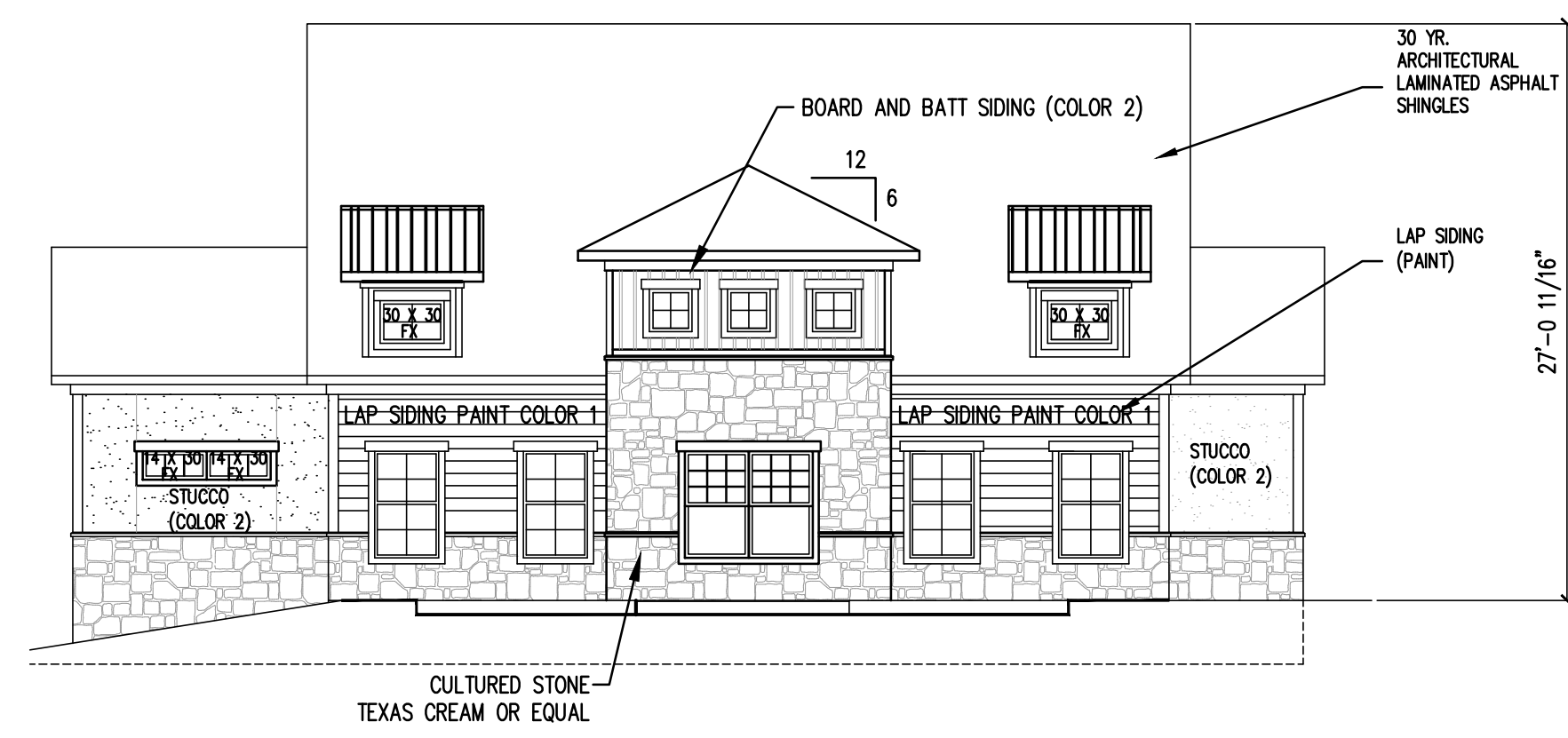
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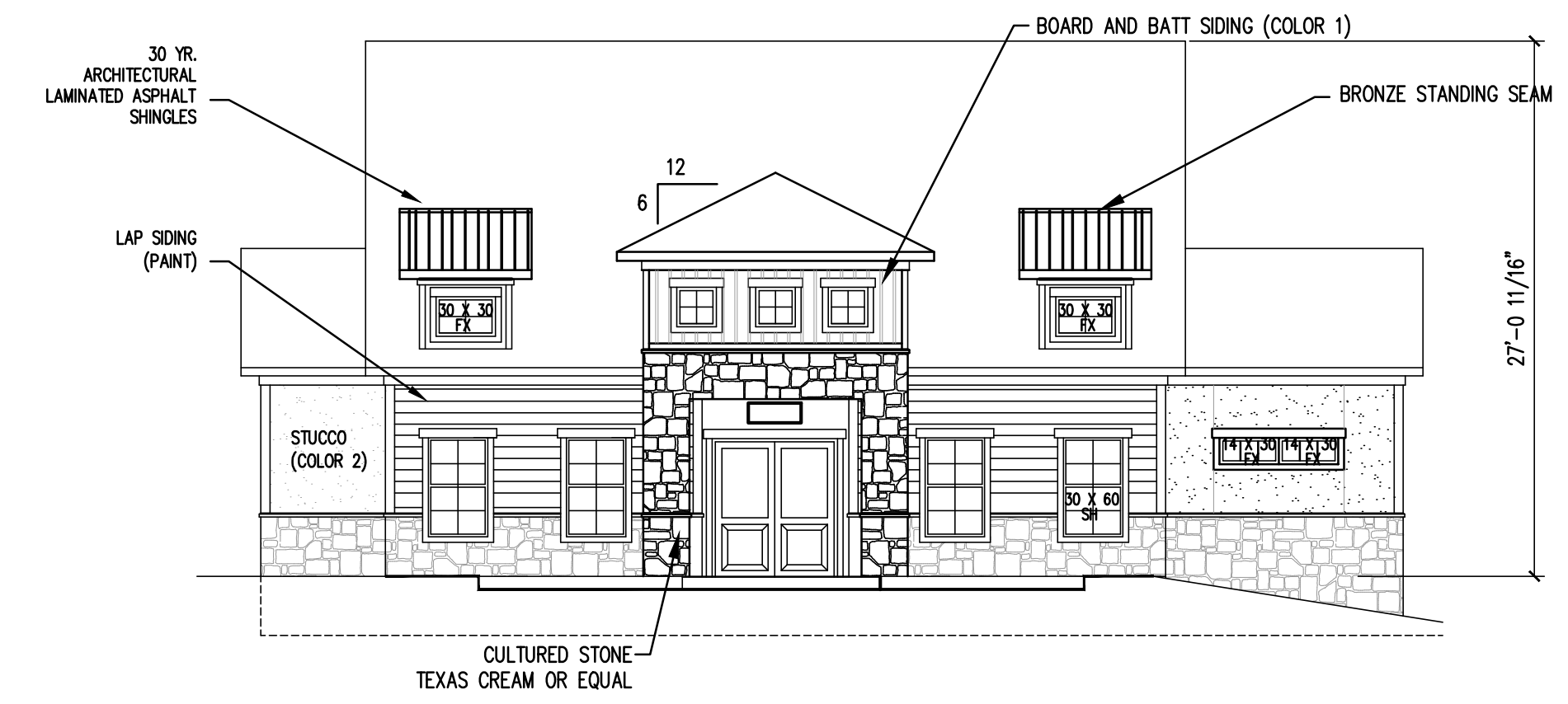
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Fax: (913) 780-5088

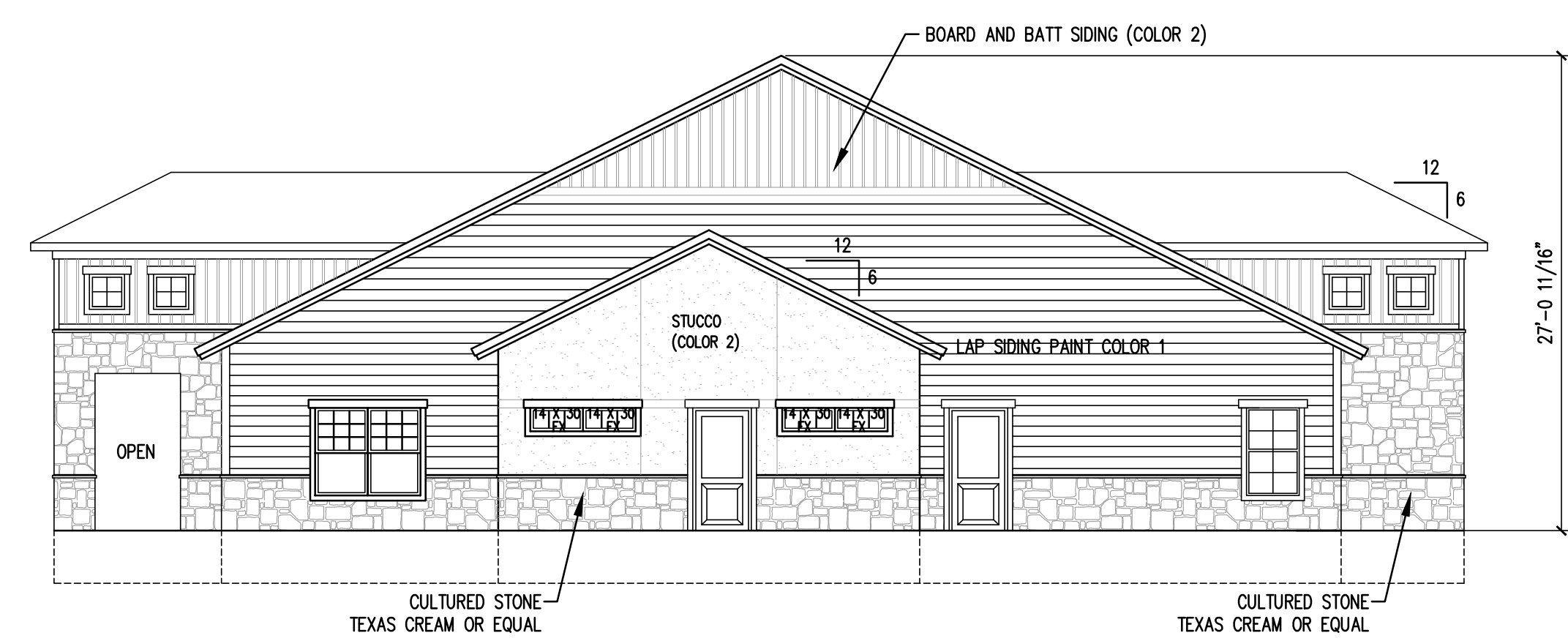
CLUBHOUSE TYPICAL ELEVATIONS  
**Summit Point Apartments Phase II**  
504 NE Chipman Road  
Lee's Summit, Missouri 64063



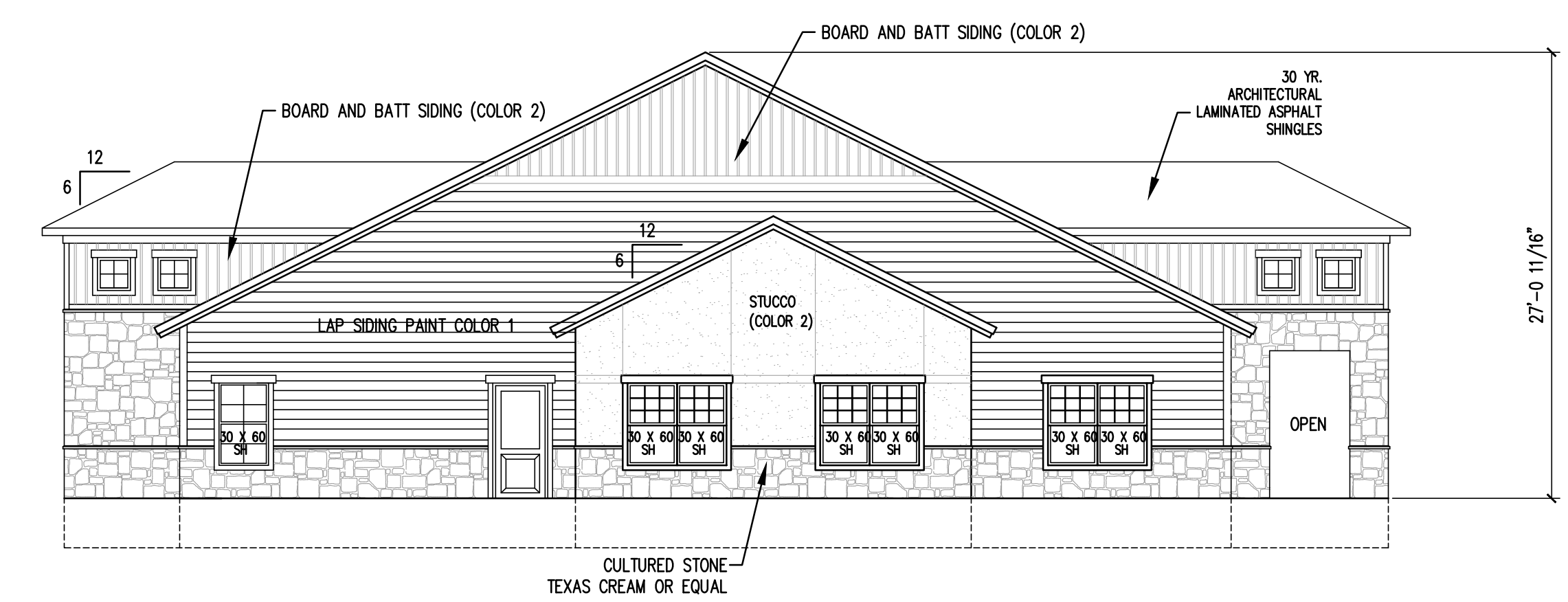
**4 CLUBHOUSE NORTH ELEVATION**  
1/8" = 1'-0"



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

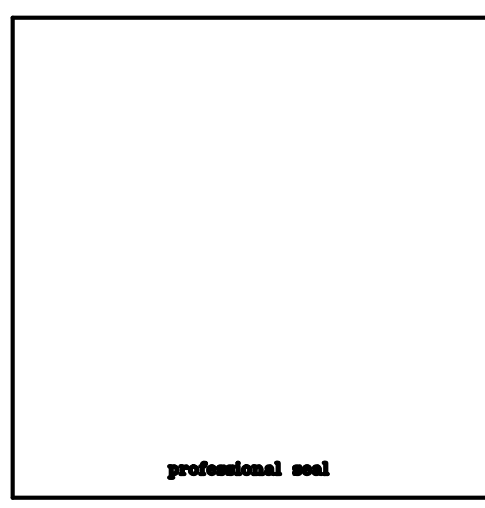


**2 CLUBHOUSE EAST ELEVATION**  
1/8" = 1'-0"



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

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FRONT ELEVATION

SUMMIT POINT APARTMENTS

Building 'A'

504 NE Chipman Road

Lee's Summit, Missouri 64063