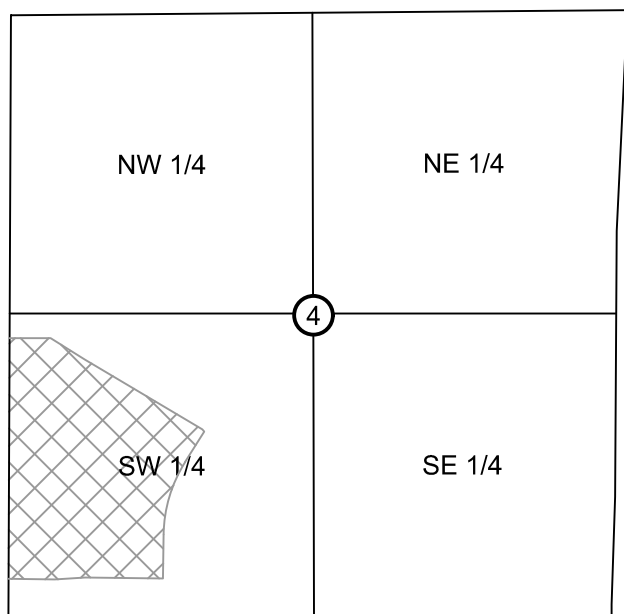


DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

FOR

LINE CREEK HOMES

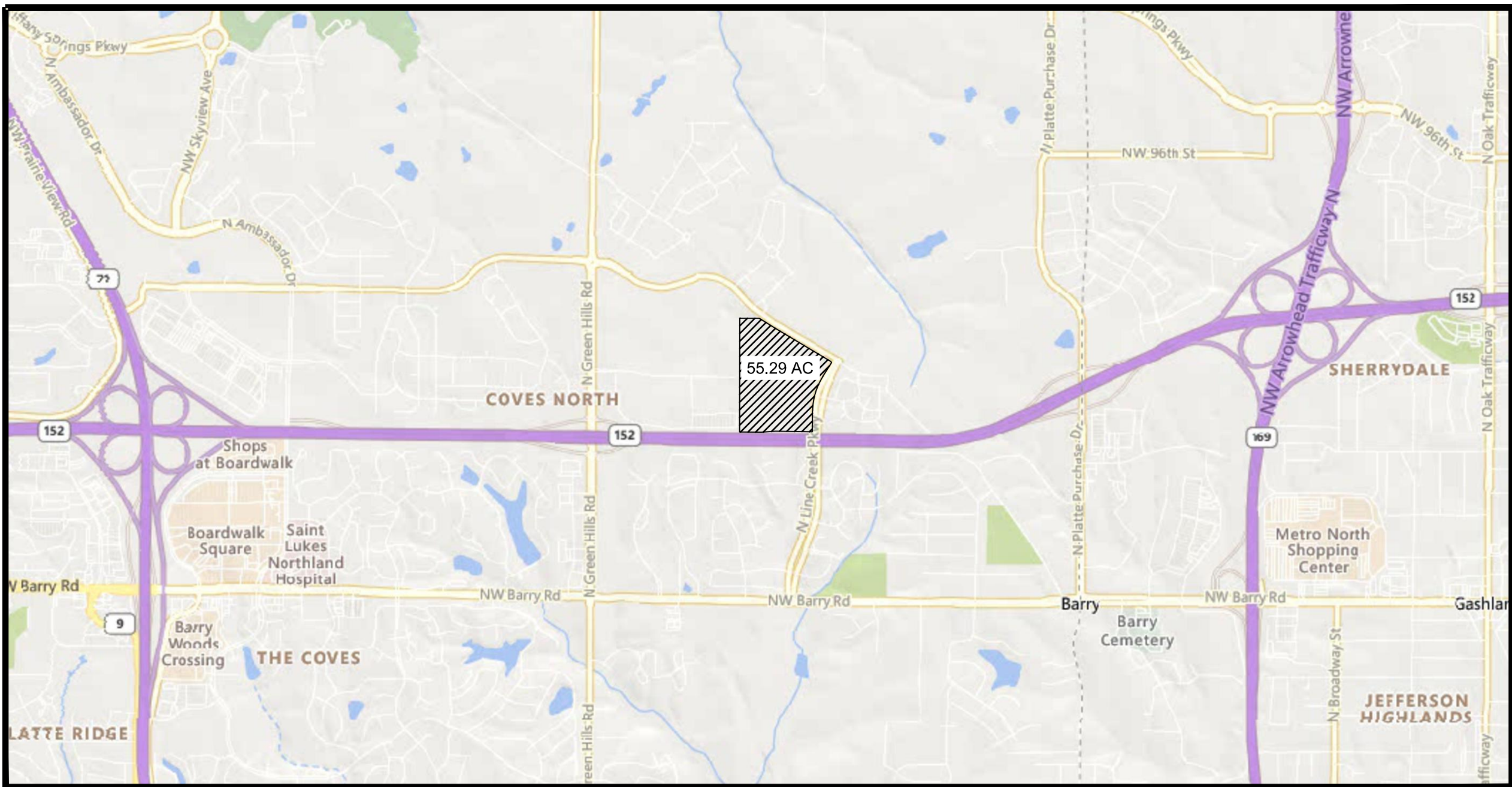
N LINE CREEK PKWY & NW OLD STAGECOACH RD
SECTION 4, TOWNSHIP 51N, RANGE 33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



VICINITY MAP
S4, T51N, R33W
N.T.S.

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER/DEVELOPER NEXT CHAPTER NEIGHBORHOODS 2500 EVANS TRADE CENTER DRIVE EVANS, GA 30809 CONTACT: ANDREW MALZER PHONE: 706.288.7672	UTILITY SERVICE NUMBERS NAME: KOMO WATER SERVICES PHONE: 816-513-2627 NAME: SPIRE PHONE: 816-513-2171 NAME: GOOGLE FIBER PHONE: 877-454-6959
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: DAVID EICKMAN PHONE: 816.361.1177 EMAIL: DEICKMAN@OLSSON.COM	NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM PHONE: 816-358-5360
SURVEYOR OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	

- ☒ NOT FOR CONSTRUCTION
- ☐ REVIEWED FOR CONSTRUCTION

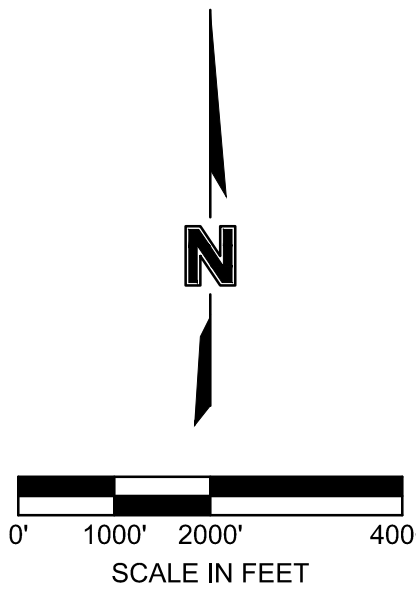


PROPERTY DESCRIPTION
BEGIN AT THE NW CORNER OF THE SW 1/4 OF SEC 4 T51 R33 THEN S 00-04-37W, 280.50' THENCE S 89-45-00E, 337.78'
THEN N 58-19-25W, 16.77'



City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2024-00169** on **1-15-2025**
CD-CPC-2024-00164
Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE PLAN
05	GRADING & UTILITY PLAN
06	PRELIMINARY STREAM BUFFER
07	TREE PRESERVATION PLAN
08	PUBLIC & PRIVATE STREET LIGHTING PLAN
09	LANDSCAPE PLAN
10	BUILDING ARCHITECTURE

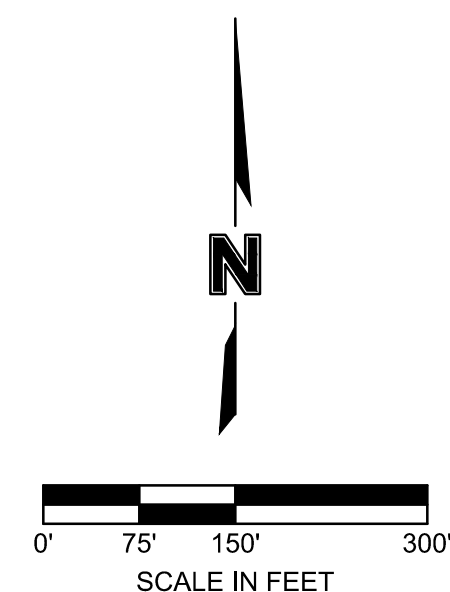
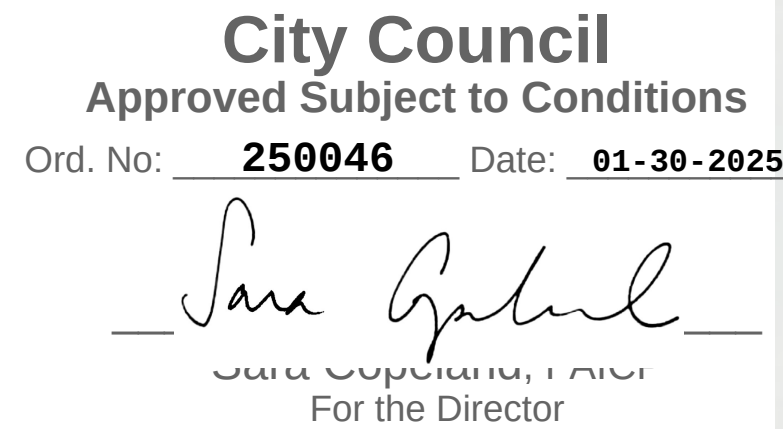
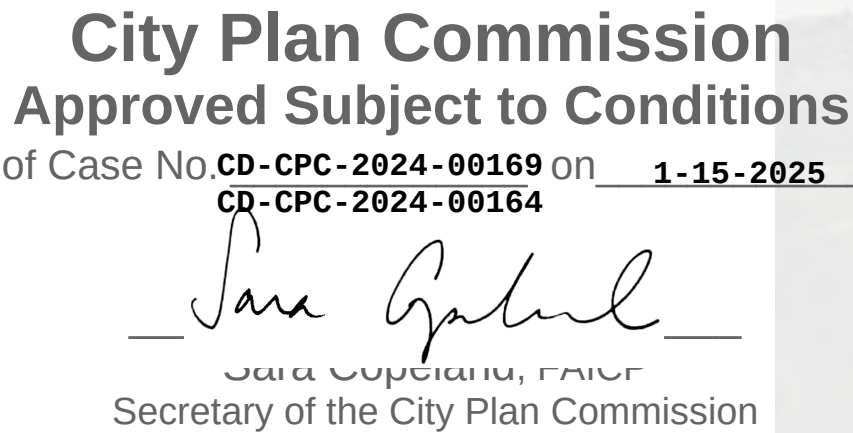


City Council
Approved Subject to Conditions
Ord. No: **250046** Date: **01-30-2025**
Sara Copeland
Sara Copeland, FAICP
For the Director

REVISIONS	
REV. NO.	DESCRIPTION

TITLES	
TITLE SHEET	PRELIMINARY DEVELOPMENT PLANS LINE CREEK PARKWAY & OLD STAGECOACH ROAD KANSAS CITY, MISSOURI

drawn by: DB / CM
designed by: DE
project no.: 024-04599
date: 12.20.2024

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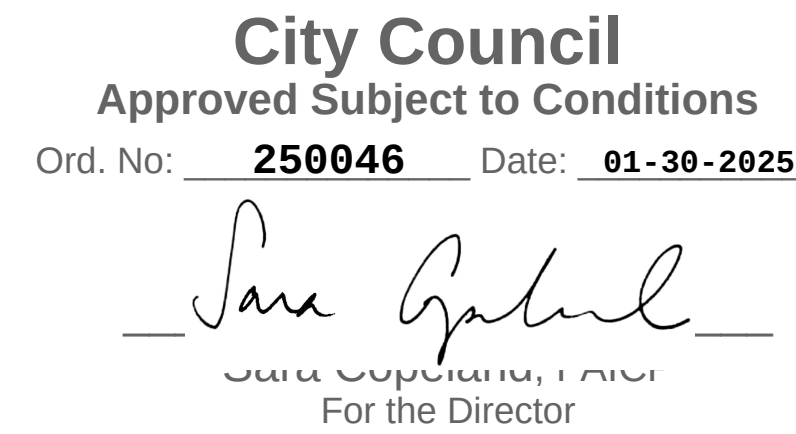
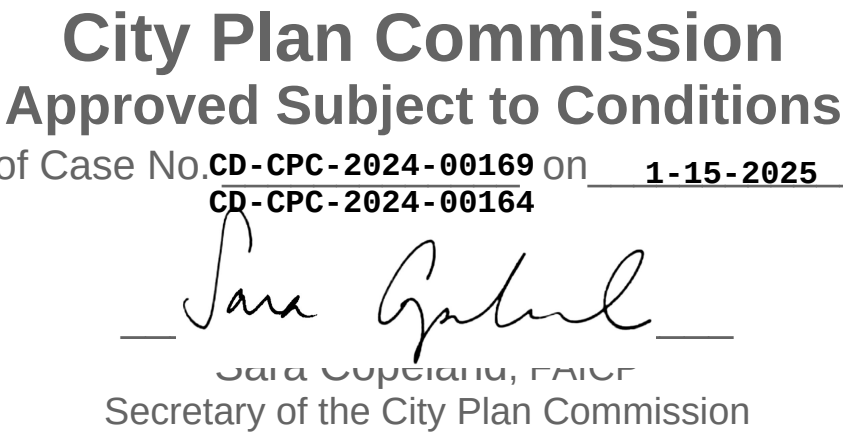
EXISTING CONDITIONS	PRELIMINARY DEVELOPMENT PLANS LINE CREEK PARKWAY & OLD STAGECOACH ROAD	KANSAS CITY, MISSOURI	2024
drawn by: _____ DB / QM designed by: _____ DE project no.: 024-04599 date: 12.20.2024			
SHEET 02			

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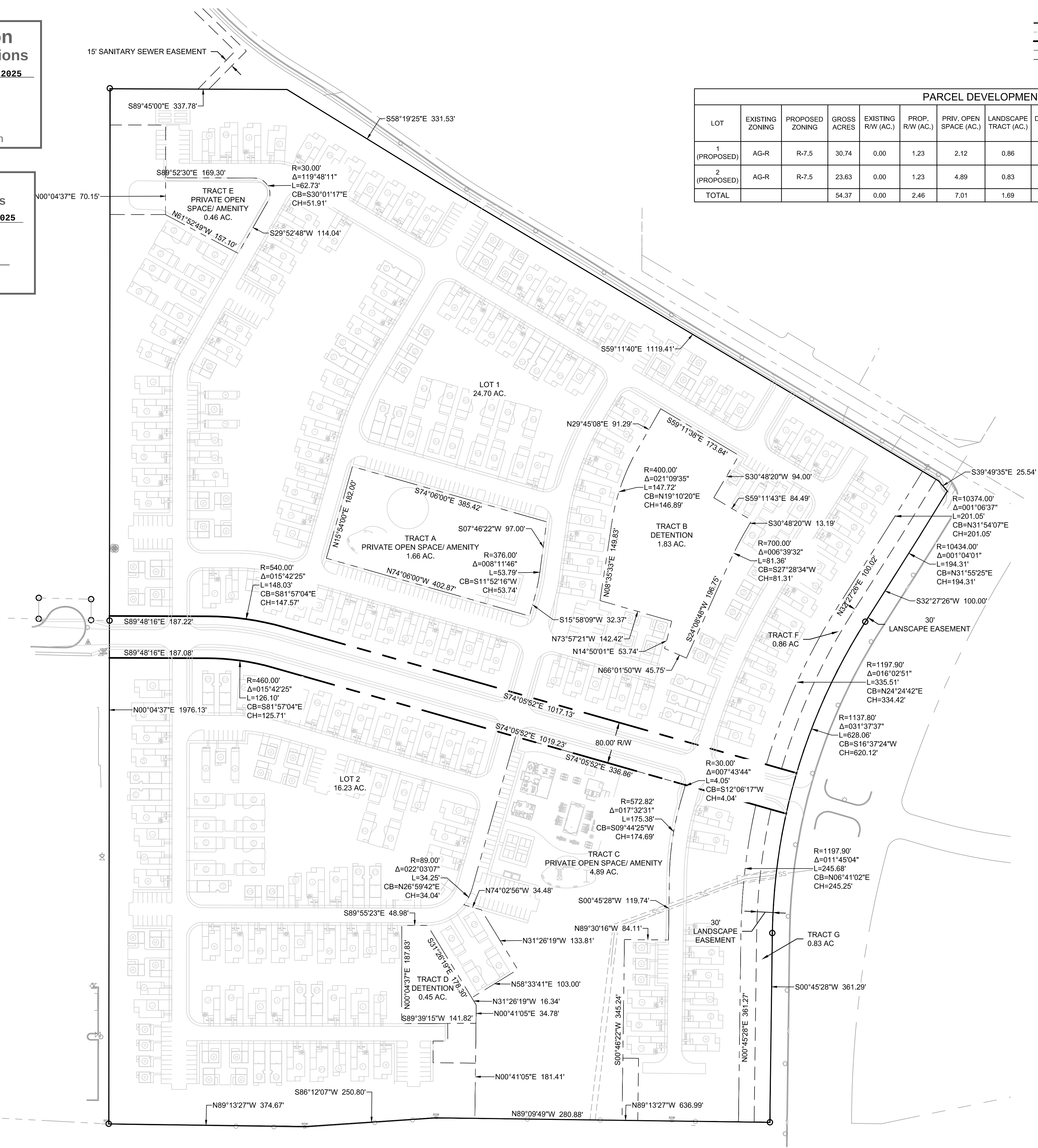
1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888

Olsson - Engineering
Missouri COA #001592



Parcel Development Data														
Lot	Existing Zoning	Proposed Zoning	Gross Acres	Existing R/W (Ac.)	Prop. R/W (Ac.)	Priv. Open Space (Ac.)	Landscape Tract (Ac.)	Detention (Ac.)	Net Acres	Number of Units	Avg. Net Du/Ac.	Avg. Gross Du/Ac.	Commence Date	Completion Date
1 (Proposed)	AG-R	R-7.5	30.74	0.00	1.23	2.12	0.86	1.83	24.70	168	6.80	5.47	SUMMER 2025	FALL 2026
2 (Proposed)	AG-R	R-7.5	23.63	0.00	1.23	4.89	0.83	0.45	16.23	115	7.09	4.87	SUMMER 2025	FALL 2026
TOTAL			54.37	0.00	2.46	7.01	1.69	2.28	40.93	283	6.91	5.21		

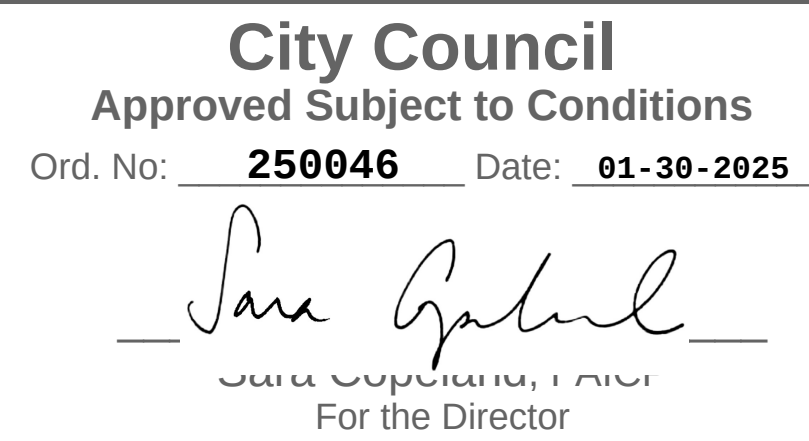
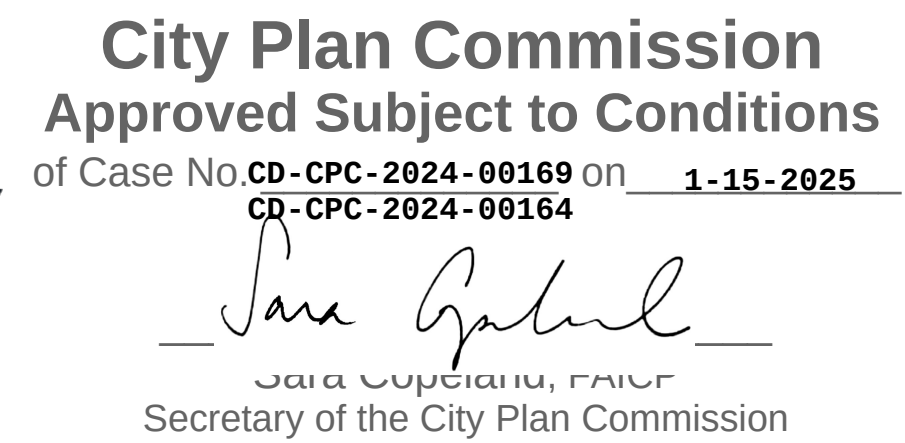
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PRELIMINARY PLAT	
PRELIMINARY DEVELOPMENT PLANS LINE CREEK PARKWAY & OLD STAGECOACH ROAD	
KANSAS CITY, MISSOURI	2024

drawn by: DB / QM
designed by: DE
project no.: 024-04599
date: 12.20.2024

SHEET
03

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DATE: Dec 29, 2024 6:37pm USER: jhodson



TREE MITIGATION CALCULATIONS		
88-424-07-A CATEGORY	QUANTITY	RUNNING TOTAL
1. CONTIGUOUS CANOPY COVER TO BE REMOVED	29.44 AC.	29.22 AC.
2. SUBTRACT UNDISTURBED AREAS OF STREAM BUFFER (SEE SHEET 07)	1.00 AC.	28.44 AC.
3. MULTIPLY BY 0.35	0.35	9.96
4. MULTIPLY BY 150 CALIPER INCHES	150	1,493 IN
5. SUBTRACT TOTAL CALIPER INCHES PROVIDED PER 88—425 (SEE SHEET 09)	568 CALIPER IN.	925 IN
6. FINAL RESULT: CALIPER INCHES REQUIRED FOR MITIGATION (SEE SHEET 09)	925 IN.	925 IN.

LEGEND

-
- PROJECT PROPERTY BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

BY _____

DESCRIPTION

DATE _____

REV.
NO

REVISIONS

TREE PRESERVATION PLAN

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

2024

drawn by: _____ DB / QM
designed by: _____ DE
project no.: _____ 024-04599
date: _____ 12.20.2024

SHEET
06



City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2024-00169** on **1-15-2025**
CD-CPC-2024-00164
Sara Capelana, Mayor
Sara Capelana, Mayor
Secretary of the City Plan Commission



City Council
Approved Subject to Conditions
Ord. No: **250046** Date: **01-30-2025**
Sara Capelana, Mayor
Sara Capelana, Mayor
For the Director

ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.4	0.3	0	0.3	21.43%	0.00	
MIDDLE ZONE	0	0.00	0.00	0.00		0.00	
STREAMSIDE ZONE	0.08	0.00	0.00	0.00	0.00%	0.00	0.00
FINAL OUTER ZONE	1.1						

- STREAM BUFFER NOTES:
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
 2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

LEGEND

OUTER ZONE

STREAMSIDE ZONE

EDGE OF STREAM

PROJECT PROPERTY BOUNDARY

NO BUILD ZONE

DETERMINED OUTER ZONE

DETERMINED OUTER ZONE

OUTER ZONE DISTURBANCE

MATURE RIPARIAN VEGETATION

999 EXISTING MAJOR CONTOUR

999 EXISTING MINOR CONTOUR

999 PROPOSED MAJOR CONTOUR

999 PROPOSED MINOR CONTOUR

FP 100 YEAR FLOODPLAIN



SCALE IN FEET

PRELIMINARY STREAM BUFFER

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

BY

DESCRIPTION

DATE

REV. NO.

2024

REVISIONS

drawn by: DB / CM

designed by: DE

project no.: 024-04599

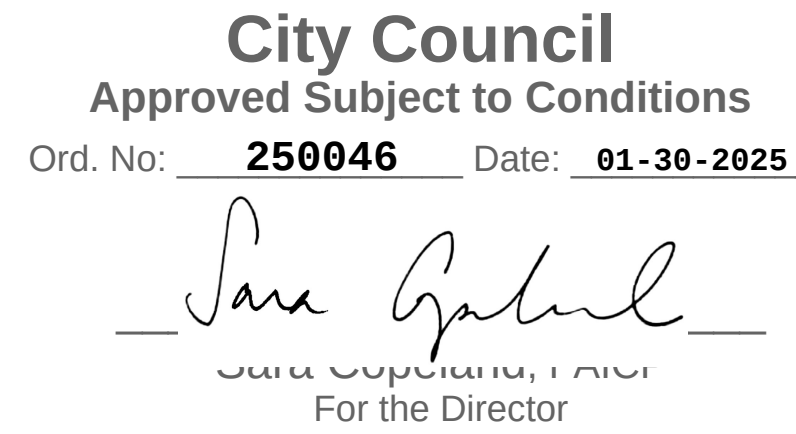
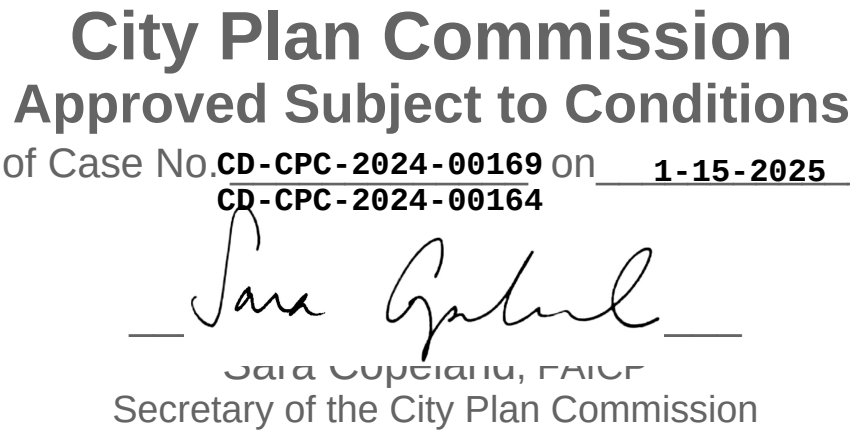
date: 12.20.2024

SHEET

07

1301 Burlington Street
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Olsson - Engineering
Missouri COA #001592



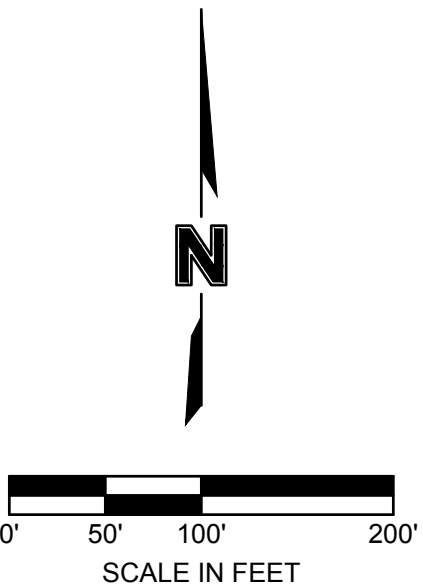
PROJECT PROPERTY BOUNDARY



PROPOSED STREET LIGHT

NOTES:

STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS
SECTION 2800 STREET LIGHTING.



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North Kansas City, MO 64116

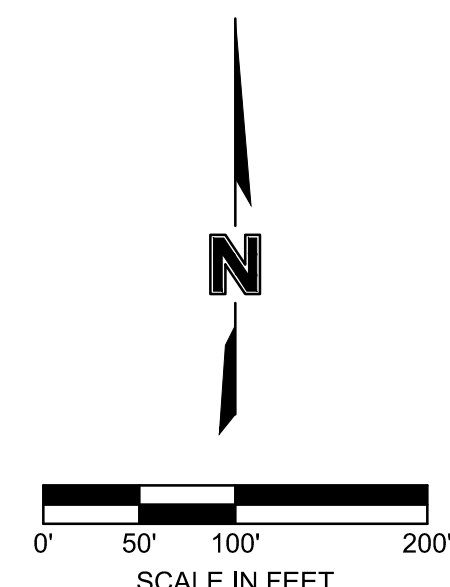
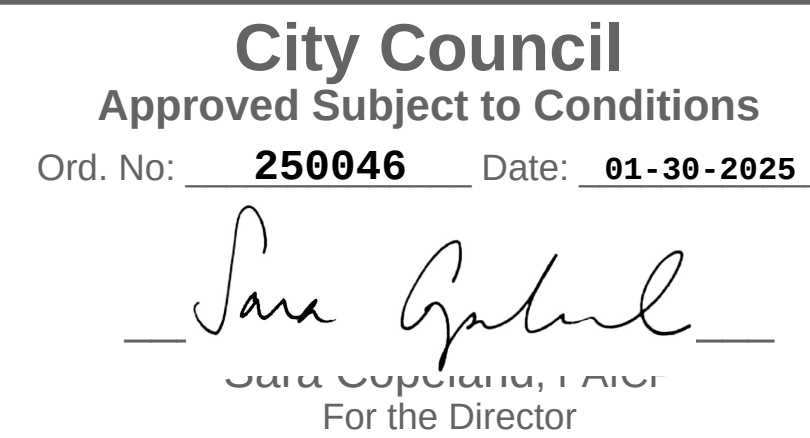
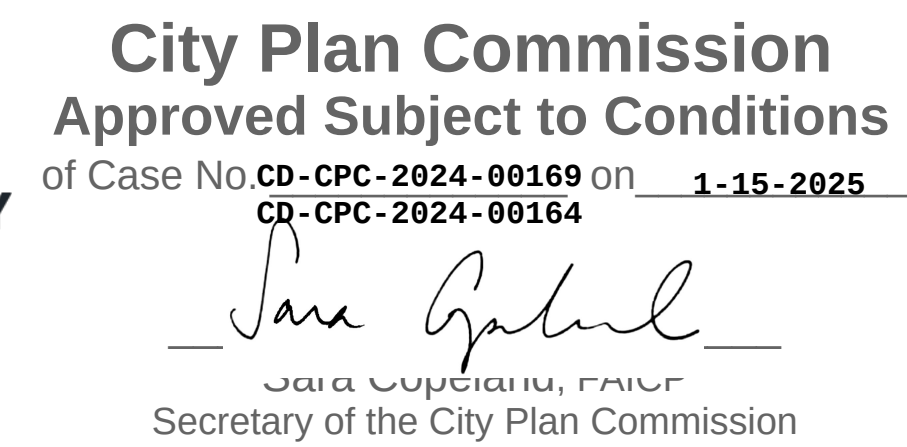
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Olsson - Engineering
Missouri COA #001592

[illegible]

PUBLIC & PRIVATE STREET LIGHTING PLAN	
PRELIMINARY DEVELOPMENT PLANS LINE CREEK PARKWAY & OLD STAGECOACH ROAD	
KANSAS CITY, MISSOURI	2024

drawn by: DB / QM
designed by: DE
project no.: 024-04599
date: 12.20.2024

SHEET
08



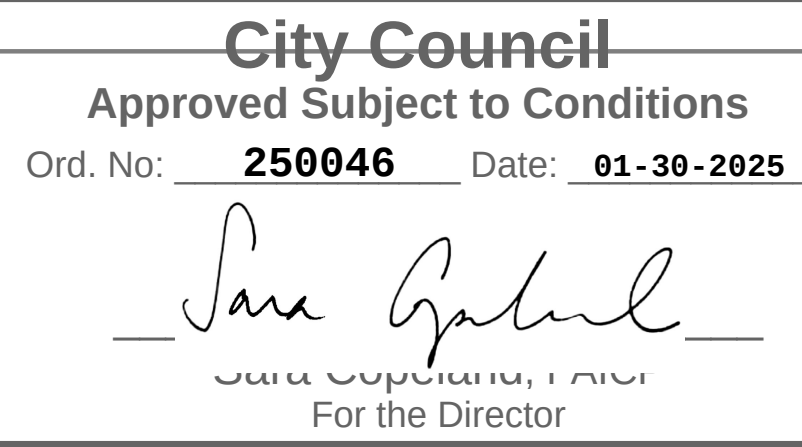
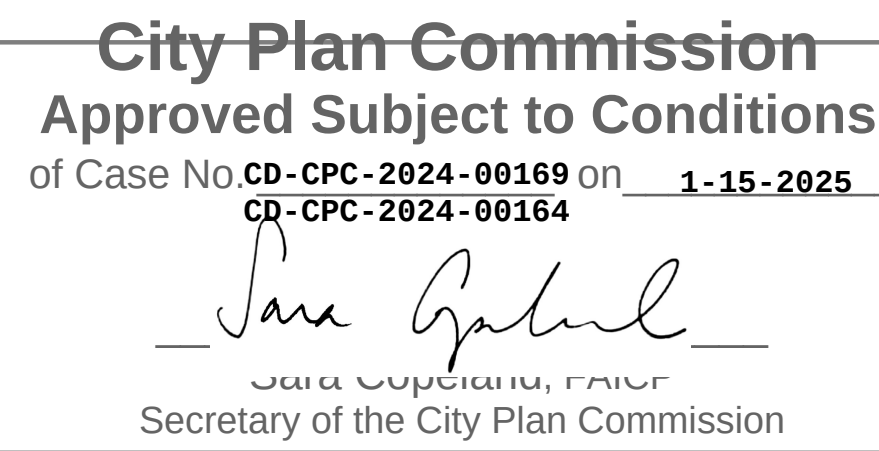
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	75	75	NO	N/A
88-425-04 GENERAL	2	2 +	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS	CONTINUOUS SCREEN	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	60'	60'	NO	N/A
SHRUBS/BERM/FENCE/WALL	LANDSCAPE BUFFER	50 + TREES & SHRUBS	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	22,192 SF	22,192 SF	NO	N/A
TREES	115	115	NO	N/A
SHRUBS	573	573	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

	<u>DECIDUOUS TREES (2.5 CAL.)</u>	284
	<u>EVERGREEN TREES (2.5 CAL.)</u>	253
	<u>STREET TREES (2.0 CAL.)</u>	75

TREE MITIGATION & LANDSCAPE CALCULATIONS		
88-425-07-A & 88-425 CATEGORY	QUANTITY	
	TREES	CALIPERS (IN.)
1. REQUIRED TREES PER LANDSCAPE REQUIREMENTS (SEE TABLE 4)	242	568 IN.
2. REQUIRED TREES PER MITIGATION REQUIREMENTS (SEE SHEET 06)	370	925 IN.
3. TOTAL PROVIDED TREES	612	1,493 IN.

LEGEND

	PROJECT PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE



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[illegible]

BUILDING ARCHITECTURE

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

Drawn by: _____ DB / QM
Designed by: _____ DE
Project no.: _____ 024-04599
Date: _____ 12.20.2024

HEET
10

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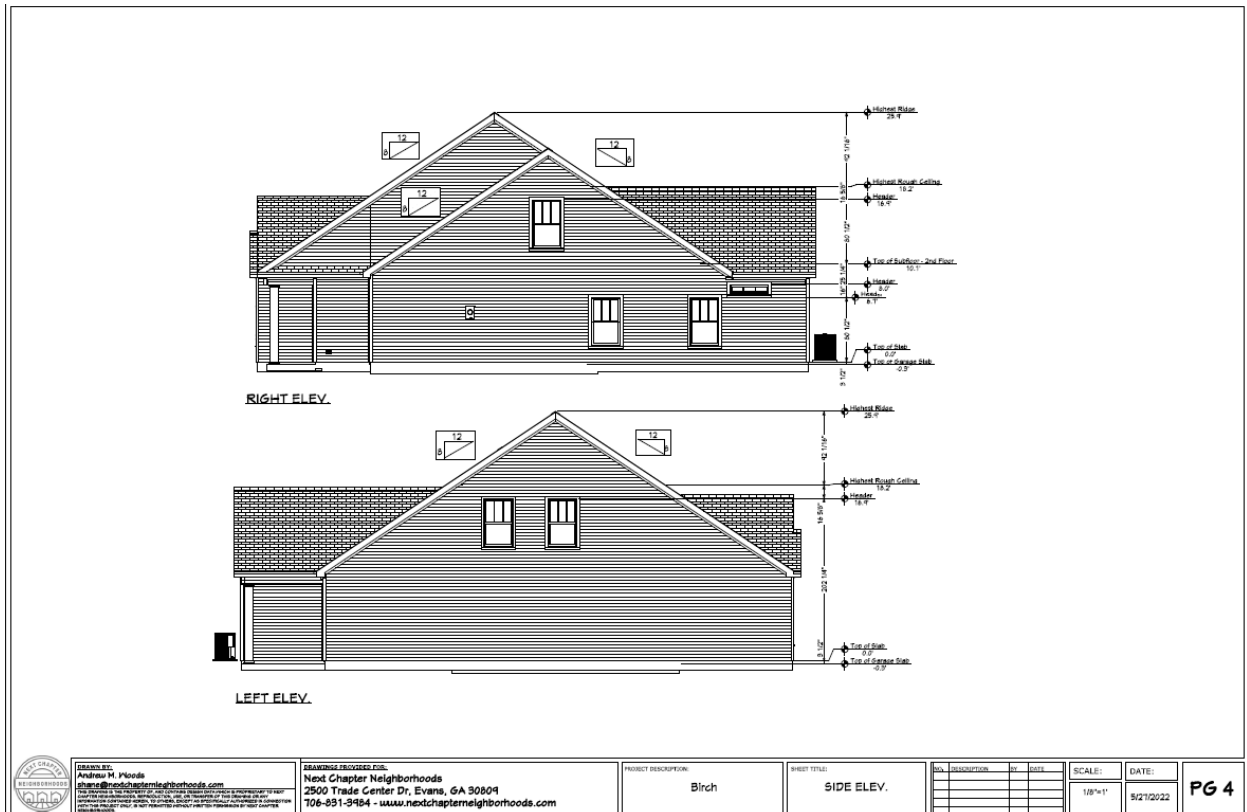
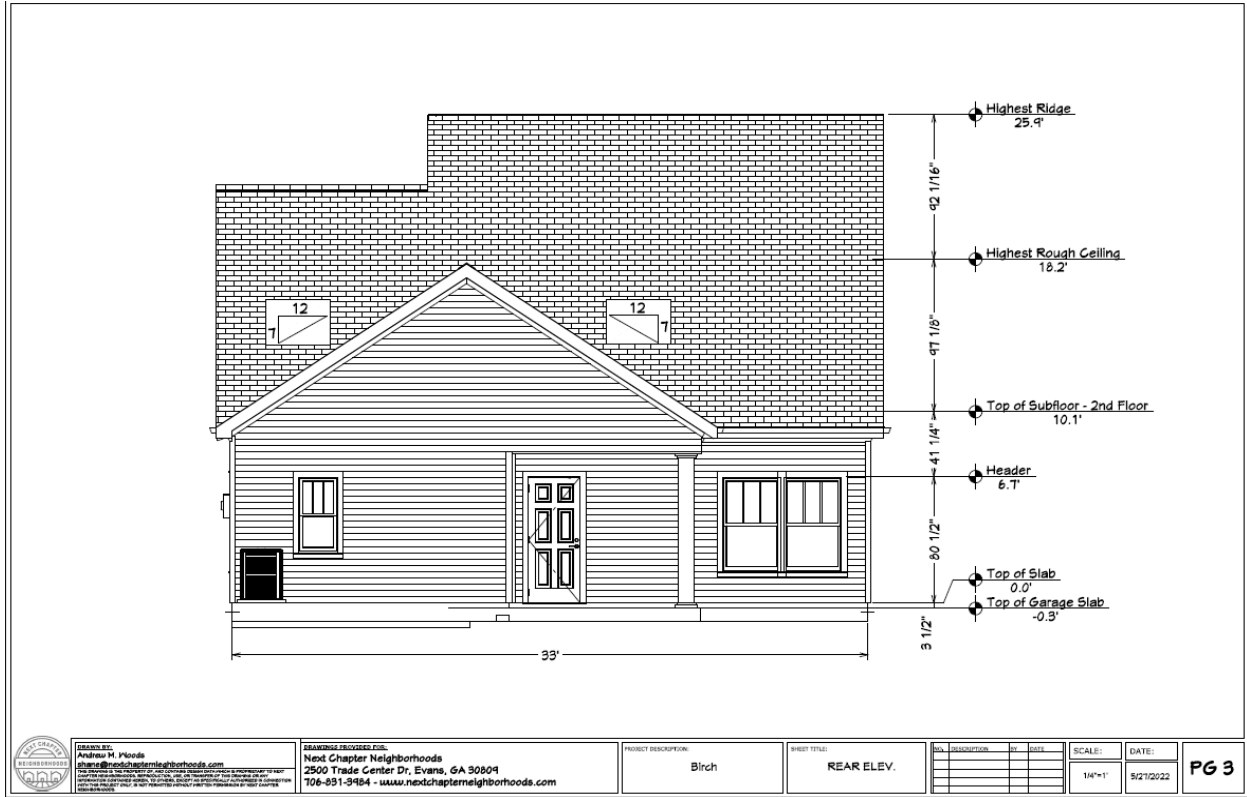
Birch



ESTIMATED SQUARE FOOTAGE
TOTAL HTD- 1,826 SQFT
GARAGE - 247 SQFT
PORCH - 137 SQFT
FOOTPRINT - 1,677 SQFT
TOTAL FRAMING - 2,211 SQFT
MONO SLAB CONC. - 38 CuYd
ROOFING- 28 SQ
SIDING- 30 SQ
FLOORING- 1,826 SQFT
DRYWALL- 9,798 SQFT



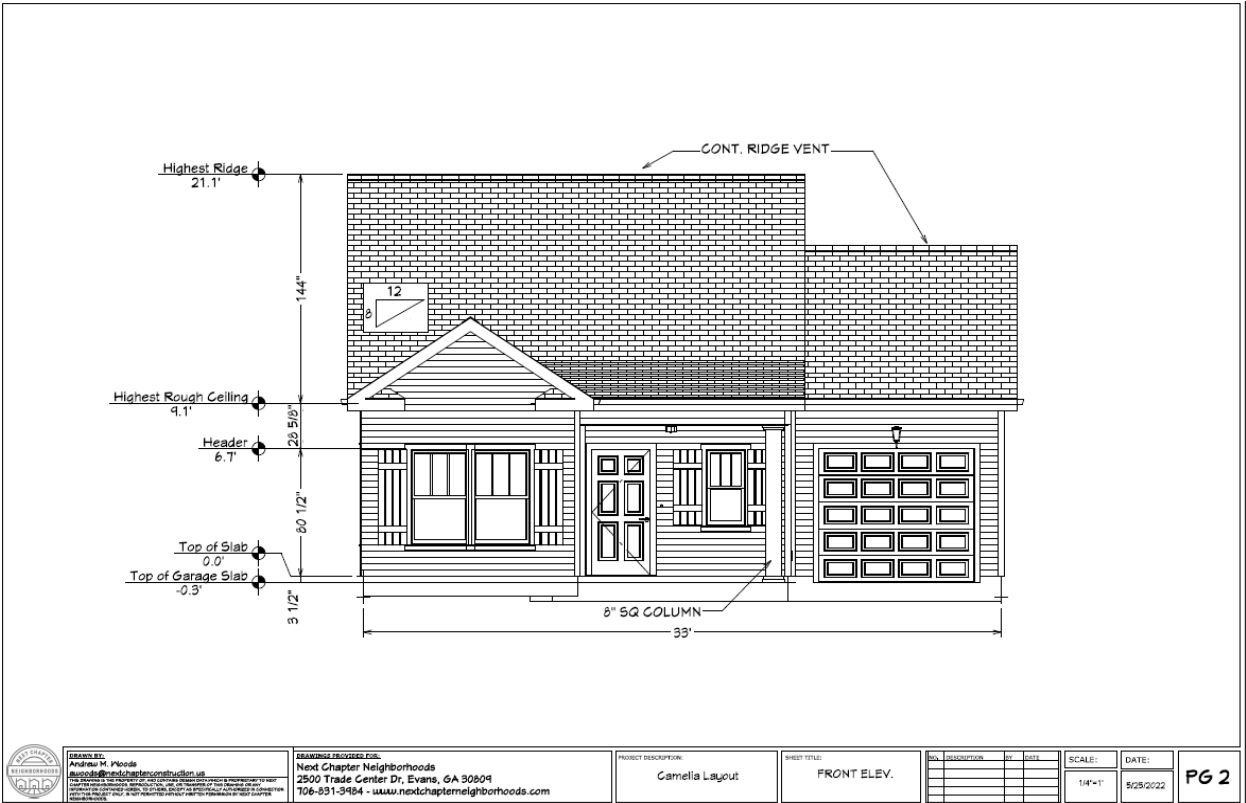
Birch (Cont'd)



Camelia



ESTIMATED SQUARE FOOTAGE
TOTAL HTD- 1,419 SQFT
GARAGE - 247 SQFT
PORCH - 137 SQFT
FOOTPRINT - 1,803 SQFT
TOTAL FRAMING - 1,803 SQFT
MONO SLAB CONC.- 39 CuYd
ROOFING- 30 SQ
SIDING- 26 SQ
FLOORING- 1,350 SQFT
DRYWALL- 7,080 SQFT



Cherry



FRONT ELEV. RENDERING
NO SCALE



FRONT ELEV
1/4" = 1'



SIDE ELEV
1/8" = 1'





DESIGNED BY:

Shane H. Hales

shane@nextchapterneighborhoods.com

DRAWING PROVIDED FOR:

Next Chapter Neighborhoods

2500 Trade Center Dr, Evans, GA 30804

706-831-3404 - www.nextchapterneighborhoods.com

PROJECT DESCRIPTION:

Cherry-Garage Right

SHEET TITLE:

Elevations

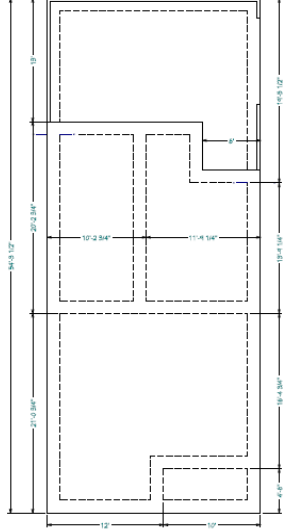
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SCALE:

DATE:

11/19/2024

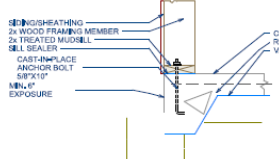
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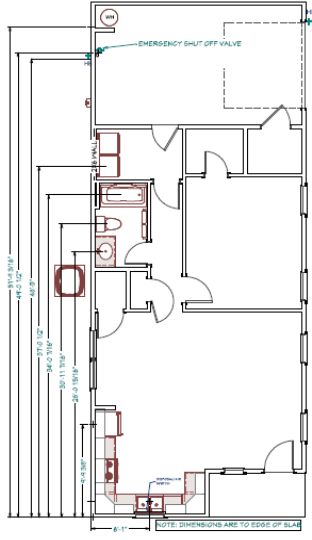
FOUNDATION LAYOUT

GARAGE CURB MUST MEASURE 8'-3"

ESTIMATED SQUARE FOOTAGE	
TOTAL HTD.	839 SQFT
GARAGE	247 SQFT
PORCH	46 SQFT
FOOTPRINT	1,172 SQFT
TOTAL FRAMING	1,172 SQFT



Monolithic Slab Detail



PLUMBING LAYOUT



DESIGNED BY:

Shane H. Hales

shane@nextchapterneighborhoods.com

DRAWING PROVIDED FOR:

Next Chapter Neighborhoods

2500 Trade Center Dr, Evans, GA 30804

706-831-3404 - www.nextchapterneighborhoods.com

PROJECT DESCRIPTION:

Cherry-Garage Right

SHEET TITLE:

SLAB/PLUMBING

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:

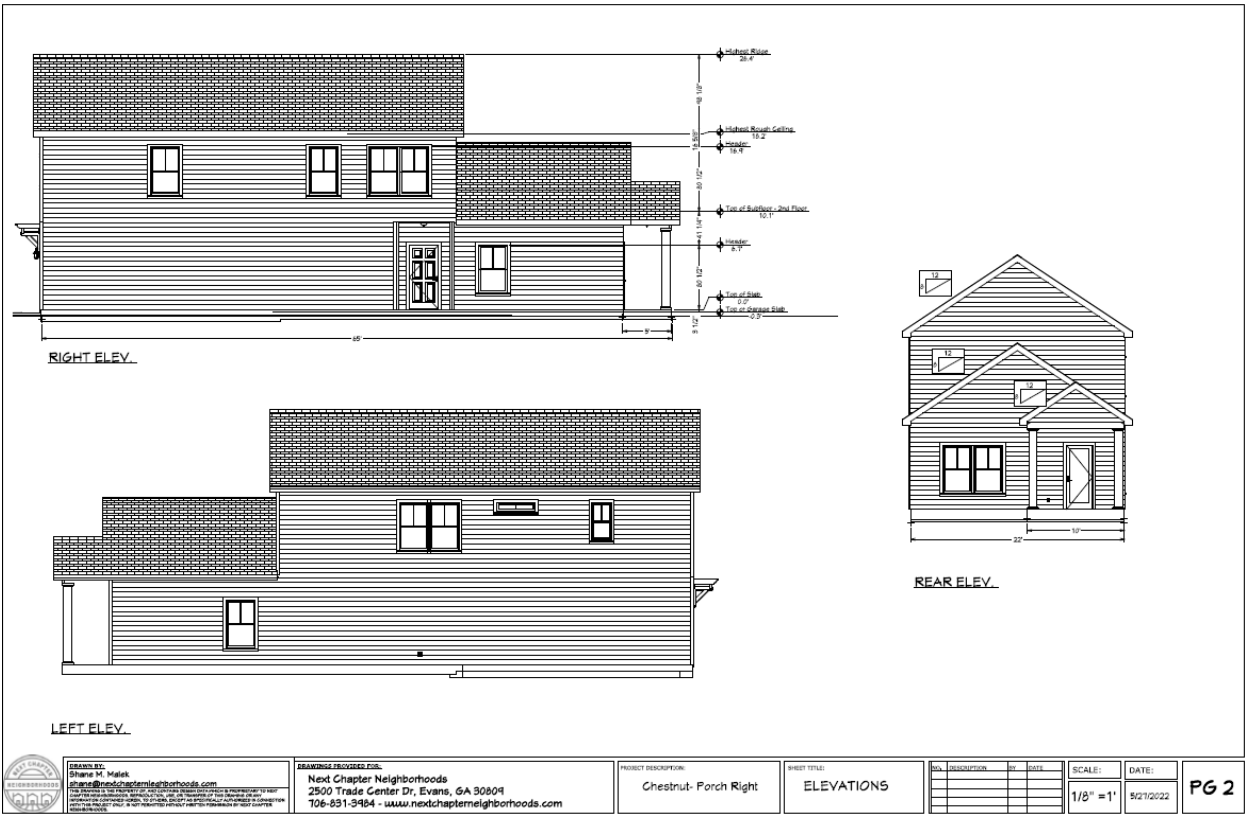
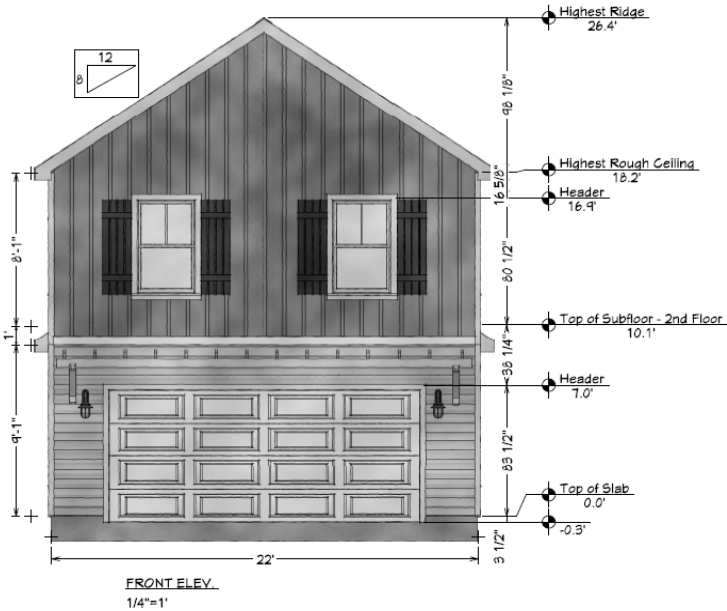
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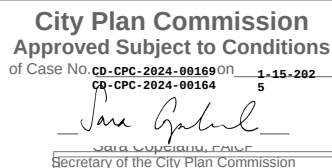
11/19/2024

PG 2

Chestnut

ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 780 SQFT
2ND FLR HTD- 888 SQFT
TOTAL HTD- 1,668 SQFT
GARAGE - 496 SQFT
PORCH - 46 SQFT
FOOTPRINT - 1,370 SQFT
TOTAL FRAMING - 2,258 SQFT







City Council

Approved Subject to Conditions

Ord. No.: 250046 Date: 01-30-2025



Sara Cepeda, Mayor
For the Director



<u>ESTIMATED SQUARE FOOTAGE</u>
1ST FLR HTD- 452 SQFT
2ND FLR HTD- 632 SQFT
TOTAL HTD- 1,082 SQFT
GARAGE - 222 SQFT
PORCH - 95 SQFT
FOOTPRINT - 784 SQFT
TOTAL FRAMING - 1,291 SQFT



DRAWN BY:
Andrew M. Woods
awoods@mcclatchyconstruction.us

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Next Chapter Neighborhoods
2500 Trade Center Dr, Evans, GA 30809
706-831-3984 - www.nextchapterneighborhoods.com

PROJECT DESCRIPTION:

Cypress Layout Garage Right

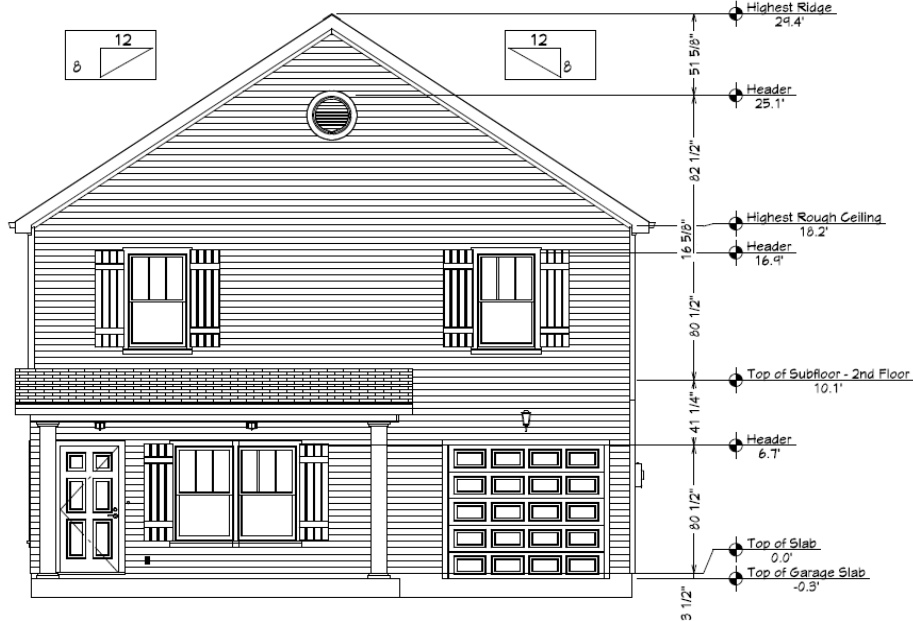
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COVER PAGE

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:
NO SCALE	6/13/2022

PG 1



DRAWN BY:
Andrew M. Woods
awoods@nexuschapterconstruction.us

DRAWINGS PROVIDED FOR:
Next Chapter Neighborhoods
2500 Trade Center Dr, Evans, GA 30809
706-831-3984 - www.nextchapterneighborhoods.com

PROJECT DESCRIPTION:

Cypress Layout Garage Right

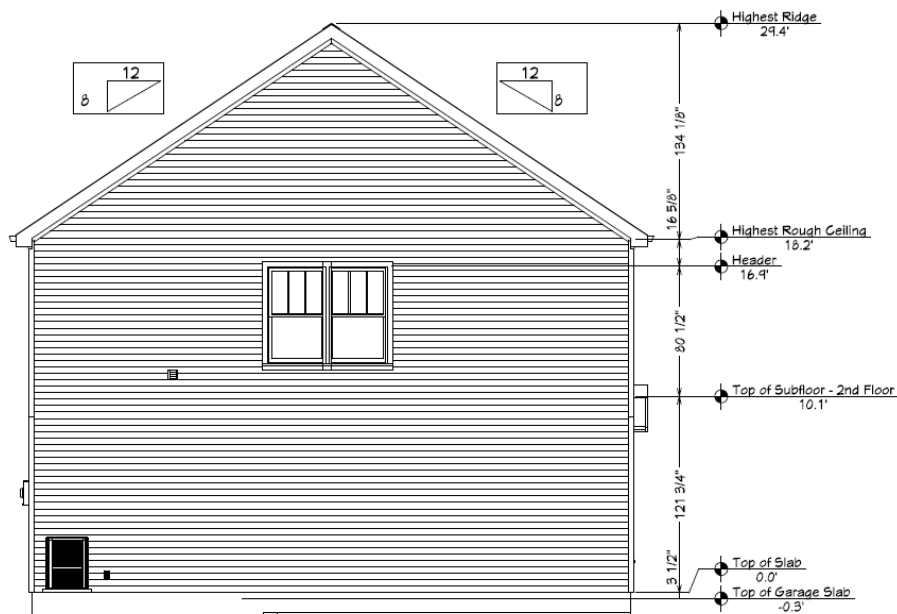
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FRONT ELEV

NO.	DESCRIPTION	BY	DATE

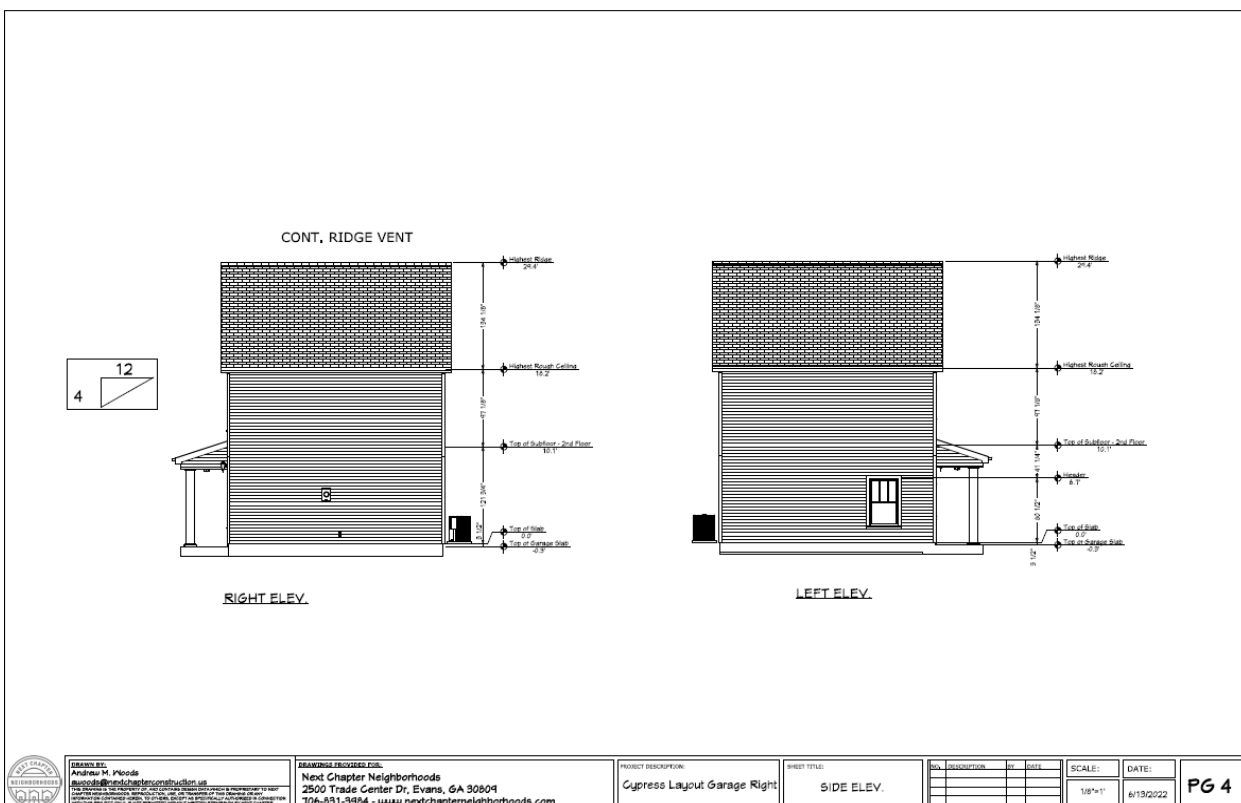
SCALE:	DATE:
1/4"=1'	6/13/2022

PG 2

Cypress (Cont'd)



	DESIGNED BY: Andrew M. Woods awoods@nextchapterconstruction.com	ENGINEERING PROVIDED FOR: Next Chapter Neighborhoods 2500 Trade Center Dr, Evans, GA 30804 706-331-3484 - www.nextchapterneighborhoods.com	PROJECT DESCRIPTION: Cypress Layout Garage Right	SHEET TITLE: REAR ELEV.	<table><tr><th>REV.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV.	DESCRIPTION	BY	DATE																	<table><tr><th>SCALE:</th><th>DATE:</th></tr><tr><td>1/4"=1'</td><td>6/13/2022</td></tr></table>	SCALE:	DATE:	1/4"=1'	6/13/2022	PG 3
	REV.	DESCRIPTION	BY	DATE																											
SCALE:	DATE:																														
1/4"=1'	6/13/2022																														



	DESIGNED BY: Andrew M. Woods awoods@nextchapterconstruction.com	ENGINEERING PROVIDED FOR: Next Chapter Neighborhoods 2500 Trade Center Dr, Evans, GA 30804 706-331-3484 - www.nextchapterneighborhoods.com	PROJECT DESCRIPTION: Cypress Layout Garage Right	SHEET TITLE: SIDE ELEV.	<table><tr><th>REV.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV.	DESCRIPTION	BY	DATE																	SCALE: 1/8"=1'	DATE: 6/13/2022	PG 4
	REV.				DESCRIPTION	BY	DATE																					
THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI. MY LICENSE NO. IS 0000000000. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THESE PLANS.																												

Hickory



ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 412 SQFT
2ND FLR HTD- 345 SQFT
TOTAL HTD- 757 SQFT
PORCH - 156 SQFT
FOOTPRINT - 596 SQFT
TOTAL FRAMING - 1,192 SQFT



DESIGNED BY:
Andrew M. Woods
awoods@nextchapterneighborhoods.com

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2500 Trade Center Dr, Evans, GA 30804
706-891-9404 - www.nextchapterneighborhoods.com

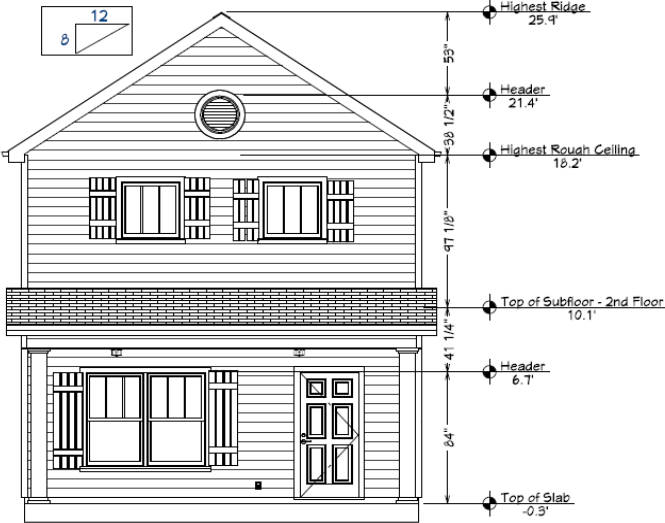
PROJECT DESCRIPTION:
The Hickory

SHEET TITLE:
COVER PAGE

REV.	DESCRIPTION	BY	DATE

SCALE:	DATE:
NO SCALE	8/28/2025

PG 1



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Andrew M. Woods
awoods@nextchapterneighborhoods.com

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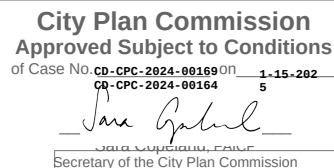
PROJECT DESCRIPTION:
The Hickory

SHEET TITLE:
FRONT ELEV.

REV.	DESCRIPTION	BY	DATE

SCALE:	DATE:
1/4"=1'	8/28/2025

PG 2

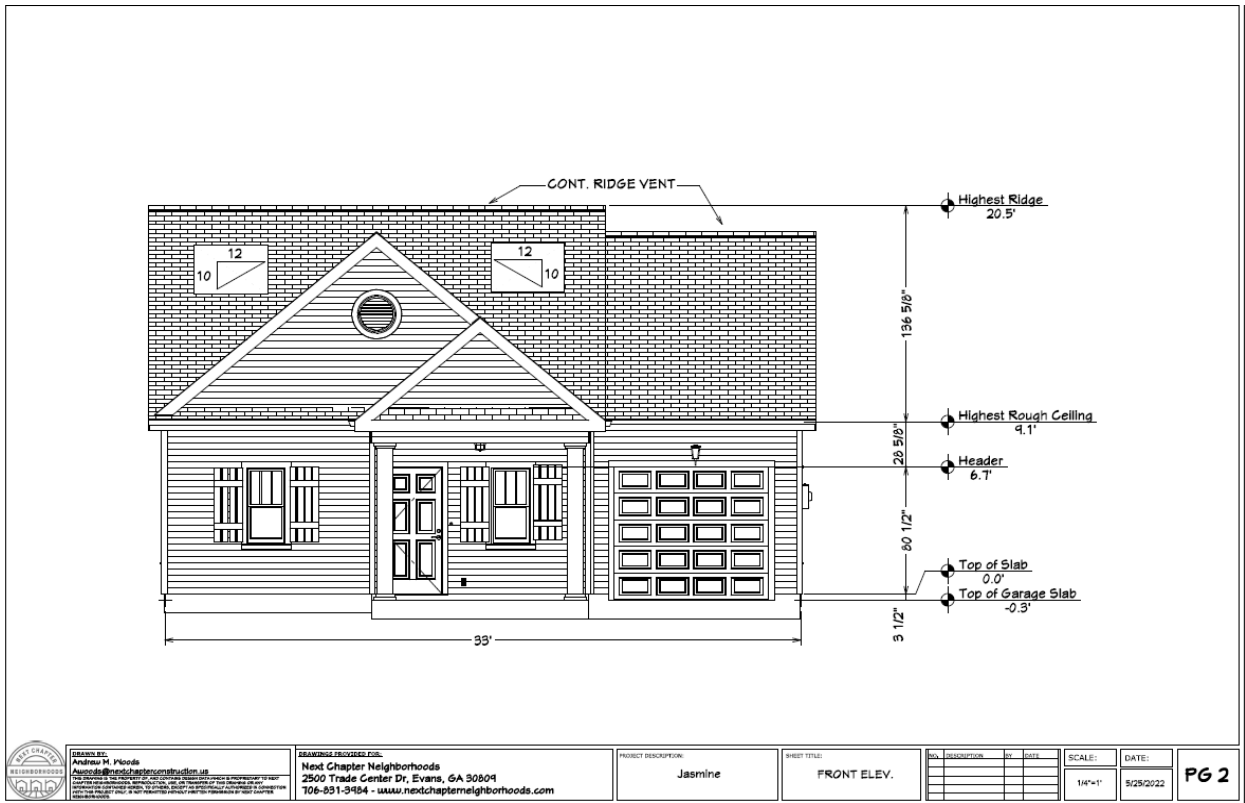


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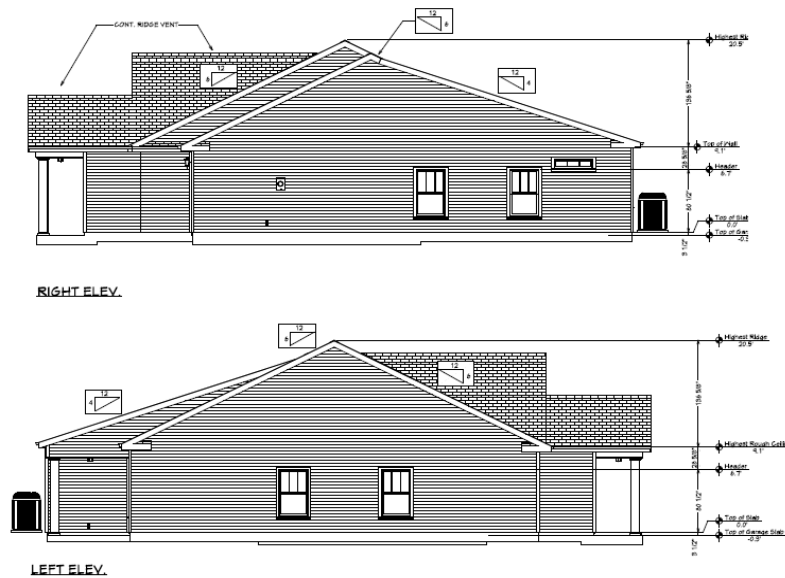
Jasmine



ESTIMATED SQUARE FOOTAGE	
TOTAL HTD-	1,288 SQFT
GARAGE -	247 SQFT
PORCH -	137 SQFT
FOOTPRINT -	1,538 SQFT
TOTAL FRAMING -	1,675 SQFT
MONO SLAB CONC.-	38 CuYd
ROOFING-	27 SQ
SIDING-	23 SQ
FLOORING-	1,288 SQFT
DRYWALL-	6,618 SQFT



Jasmine (Cont'd)





City Plan Commission

Approved Subject to Conditions

of Case No. CD-CPC-2024-00169 on 1-15-202
CD-CPC-2024-00164 5


Sara Cupstien, FPCR
Secretary of the City Plan Commission

Lilac



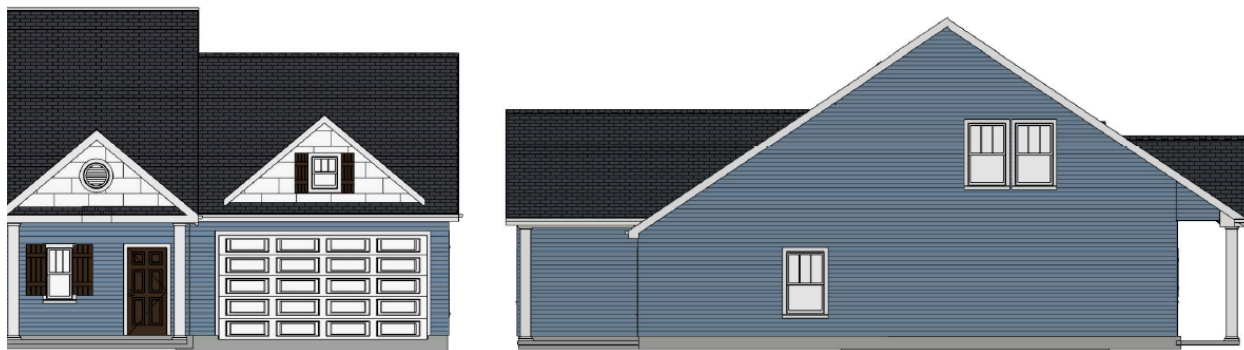
City Council

Approved Subject to Conditions

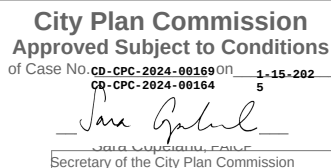
Ord. No: 250046 Date: 01-30-2025


Sara Cupstien, FPCR
For the Director

The Lilac



1,541 Heated SQFT



City Council
Approved Subject to Conditions
 Ord. No: **250046** Date: **01-30-2025**

 Sara Gabriel
 For the Director



<u>ESTIMATED SQUARE FOOTAGE</u>
1ST FLR HTD- 452 SQFT
2ND FLR HTD- 410 SQFT
TOTAL HTD- 862 SQFT
GARAGE - 222 SQFT
PORCH - 95 SQFT
FOOTPRINT - 784 SQFT
TOTAL FRAMING - 1,291 SQFT



DRAWN BY:
Andrew M. Woods
awoods@mx2chapterconstruction.us

DRAWINGS PROVIDED FOR:
Next Chapter Neighborhoods
2500 Trade Center Dr, Evans, GA 30809
706-831-3984 - www.nextchapterneighborhoods.com

PROJECT DESCRIPTION:

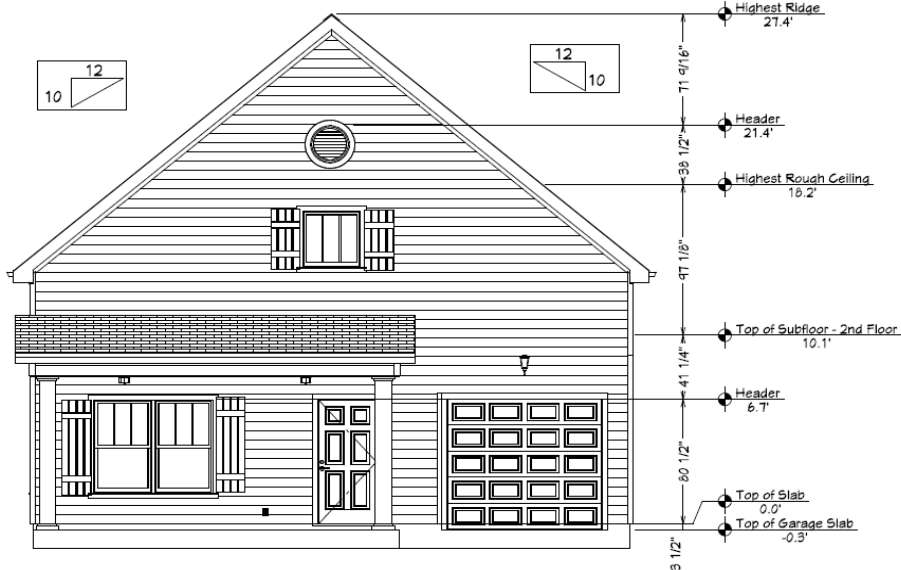
Maple Plan Right

SHEET TITLE:
COVER PAGE

[illegible]

SCALE:	DATE:
NO SCALE	6/9/2022

PG 1



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awoods@nashcharterconstruction.us
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PROJECT DESCRIPTION:

Maple Plan Right

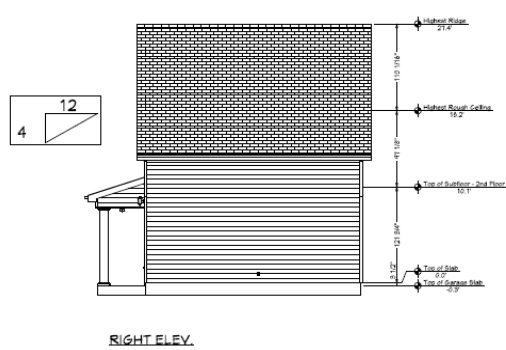
SHEET TITLE:
FRONT ELEV.

NO.	DESCRIPTION	BY	DATE

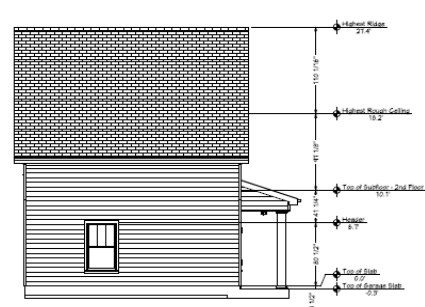
SCALE:	DATE:
1/4"=1'	6/9/2022

PG 2

Maple (Cont'd)



RIGHT ELEV.



LEFT ELEV.

Pecan



ESTIMATED SQUARE FOOTAGE	
1ST FLR HTD-	840 SQFT
2ND FLR HTD-	765 SQFT
TOTAL HTD-	1,605 SQFT
PORCHES -	130 SQFT
FOOTPRINT -	970 SQFT
TOTAL FRAMING -	1,735 SQFT
MONO SLAB CONC.-	19 CuYd
SHINGLES.-	14 SQ
SIDING- 20 SQ	
DRYWALL- 6,360 SQFT	



REGISTERED
ANDREW H. WOODS
REGISTERED PROFESSIONAL ENGINEER
NO. 0000000000
EXPIRATION DATE 12/31/2025
STATE OF MISSOURI

REGISTERED ARCHITECT
Next Chapter Neighborhoods
2500 Trade Center Dr, Evans, GA 30804
706-831-3484 - www.nextchapterneighborhoods.com

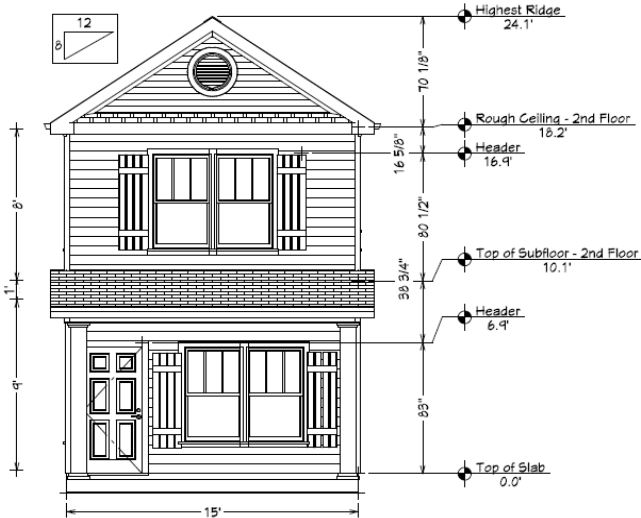
PROJECT DESCRIPTION:
Pecan Layout

SHEET TITLE:
COVER PAGE

REV.	DESCRIPTION	BY	DATE

SCALE:	DATE:
NO SCALE	5/21/2022

PG 1



FRONT ELEV.
1/4"=1'



REAR ELEV.
1/4"=1'



REGISTERED
ANDREW H. WOODS
REGISTERED PROFESSIONAL ENGINEER
NO. 0000000000
EXPIRATION DATE 12/31/2025
STATE OF MISSOURI

REGISTERED ARCHITECT
Next Chapter Neighborhoods
2500 Trade Center Dr, Evans, GA 30804
706-831-3484 - www.nextchapterneighborhoods.com

PROJECT DESCRIPTION:
Pecan Layout

SHEET TITLE:
ELEVATIONS

REV.	DESCRIPTION	BY	DATE

SCALE:	DATE:
1/4"=1'	5/21/2022

PG 2



City Plan Commission
 Approved Subject to Conditions
 of Case No. **CD-CPC-2024-00169** on **1-15-202**
 CD-CPC-2024-00164 **5**

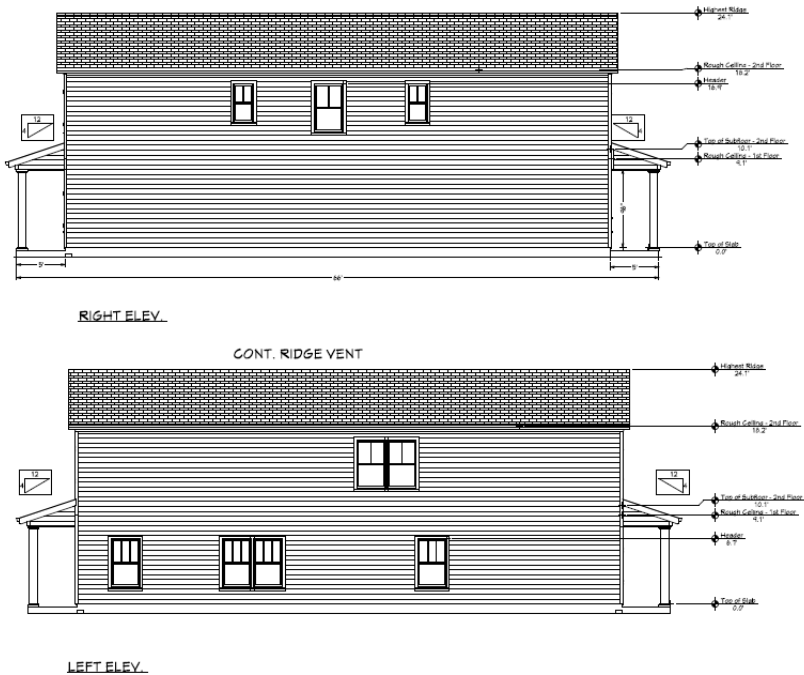
Sara Gabriel
 Sara Caporale, F.A.S.T.
 Secretary of the City Plan Commission



City Council
 Approved Subject to Conditions
 Ord. No: **250046** Date: **01-30-2025**

Sara Gabriel
 Sara Caporale, F.A.S.T.
 For the Director

Pecan (Cont'd)

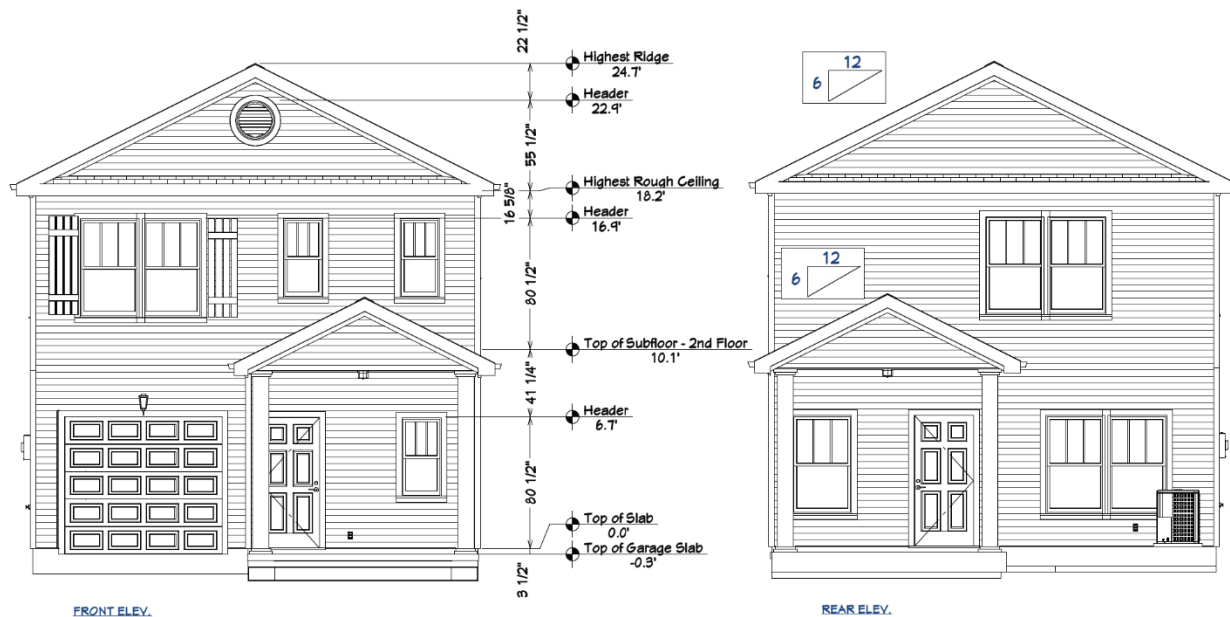


Sycamore



ESTIMATED SQUARE FOOTAGE

1ST FLR HTD- 585 SQFT
2ND FLR HTD- 824 SQFT
TOTAL HTD- 1,409 SQFT
GARAGE - 231 SQFT
PORCH - 140 SQFT
FOOTPRINT - 964 SQFT
TOTAL FRAMING - 1,640 SQFT





City Plan Commission

Approved Subject to Conditions

of Case No. CD-CPC-2024-00169 on 1-15-202

CD-CPC-2024-00164 5



Sara Cupstian, FAICP
Secretary of the City Plan Commission



City Council

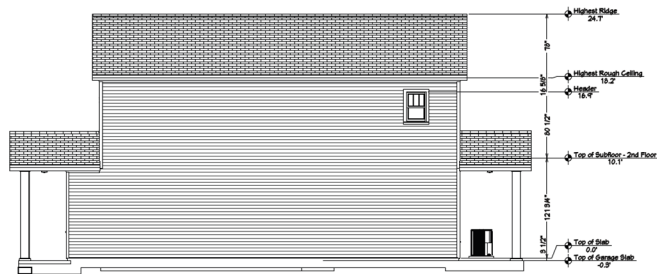
Approved Subject to Conditions

Ord. No: 250046 Date: 01-30-2025

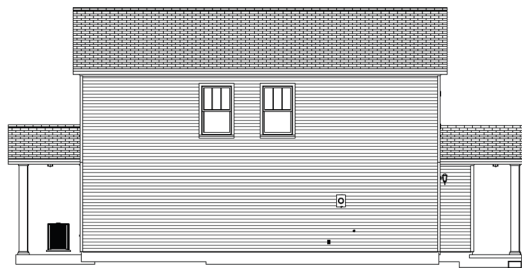


Sara Cupstian, FAICP
For the Director

Sycamore (Cont'd)



RIGHT ELEV.



LEFT ELEV.