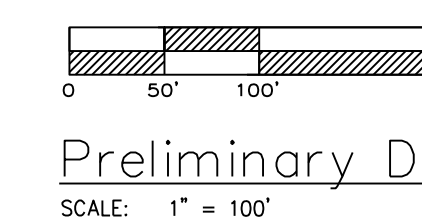
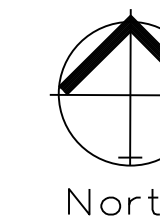


# ANDERSON POINTE

## Preliminary Development Plan

### LOT 1-A, BIRCHWOOD LOT 1-A

#### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



**INDEX OF SHEETS:**  
 C.100 ~ OVERALL SITE PLAN  
 C.101 ~ NORTH SITE PLAN  
 C.102 ~ SOUTH SITE PLAN  
 C.200 ~ GRADING PLAN  
 C.300 ~ UTILITY PLAN

**PROPERTY DESCRIPTION**

LOT 1-A, BIRCHWOOD LOT 1-A

**Site Impervious Area**

|                 |                                    |
|-----------------|------------------------------------|
| Total Area      | 23.73 acres (1,033,784.75 sq. ft.) |
| Proposed Site   | 23.73 Acres                        |
| Building        | 163,634 sq. ft.                    |
| Driveway        | 81,376 sq. ft.                     |
| Sidewalk        | 29,665 sq. ft.                     |
| Street          | 94,125 sq. ft.                     |
| Impervious Area | 370,800 sq. ft. (35.87% of Site)   |

|             |                     |
|-------------|---------------------|
| Total Units | 86                  |
| Total Lots  | 76                  |
| Density     | 3.62 units per acre |

|        |  |
|--------|--|
| Tracts | 5                                      |
| A      | 5,395.29 sf (Parking / Pool)           |
| B      | 269,381.90 sf (Open Space / Detention) |
| C      | 68,751.19 sf (Detention)               |
| D      | 3,345.62 sf (Parking)                  |
| E      | 4,601.01 sf (Parking / Play Set)       |

**Parking:**

|                      |                                 |
|----------------------|---------------------------------|
| Required             | 172 Standard (0 ADA Accessible) |
| Provided             |                                 |
| Driveway             | 1 PER UNIT = 86                 |
| Garage               | 1 PER UNIT = 86                 |
| Total per Unit       | 86 UNITS x 2 = 172              |
| Common/Visitor       | 28                              |
| Total Parking Spaces | 201                             |

**Site Improvement Notes**

- Sanitary Sewer Improvements**  
 - The site will utilize the existing sanitary sewer on the west side of NE Anderson Drive
- Water Main Improvements**  
 - The existing 20" water main located on south property line on the north side of NE Akin Drive
- Storm Sewer**  
 - Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**  
 - The site will utilize the existing regional detention facility
- Common Area**  
 - HOA will be responsible for all maintenance

**LEGEND:**

|                                |                       |     |
|--------------------------------|-----------------------|-----|
| Existing Underground Power     | UGP                   | UGP |
| Existing Conc. Curb & Gutter   | =====                 |     |
| Existing Wood Fence            | -X-X-X-               |     |
| Existing Gas Main              | -----GAS-----         |     |
| Existing Water Main            | -X-W/M-----X-W/M----- |     |
| Existing Storm Sewer           | -X-STM-----X-STM----- |     |
| Existing Sanitary Sewer        | -X-SAN-----X-SAN----- |     |
| Existing Underground Telephone | UGT                   | UGT |
| Existing Overhead Power        | OHE                   |     |
| Proposed Storm Sewer           | -----STM-----         |     |
| Proposed Sanitary Sewer        | -----SAN-----SAN----- |     |
| Proposed Underground Power     | UGT                   | UGT |
| Proposed Gas Service           | -----gas-----         |     |
| Proposed 8" D.I.P. Water       | -----W/M-----W/M----- |     |
| Proposed Electrical Service    | UGP                   | UGP |

**OIL - GAS WELLS**  
 ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

**SURVEY AND PLAT NOTES:**  
 THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0313G EFFECTIVE DATE: JANUARY 20, 2017.

**UTILITY COMPANIES:**

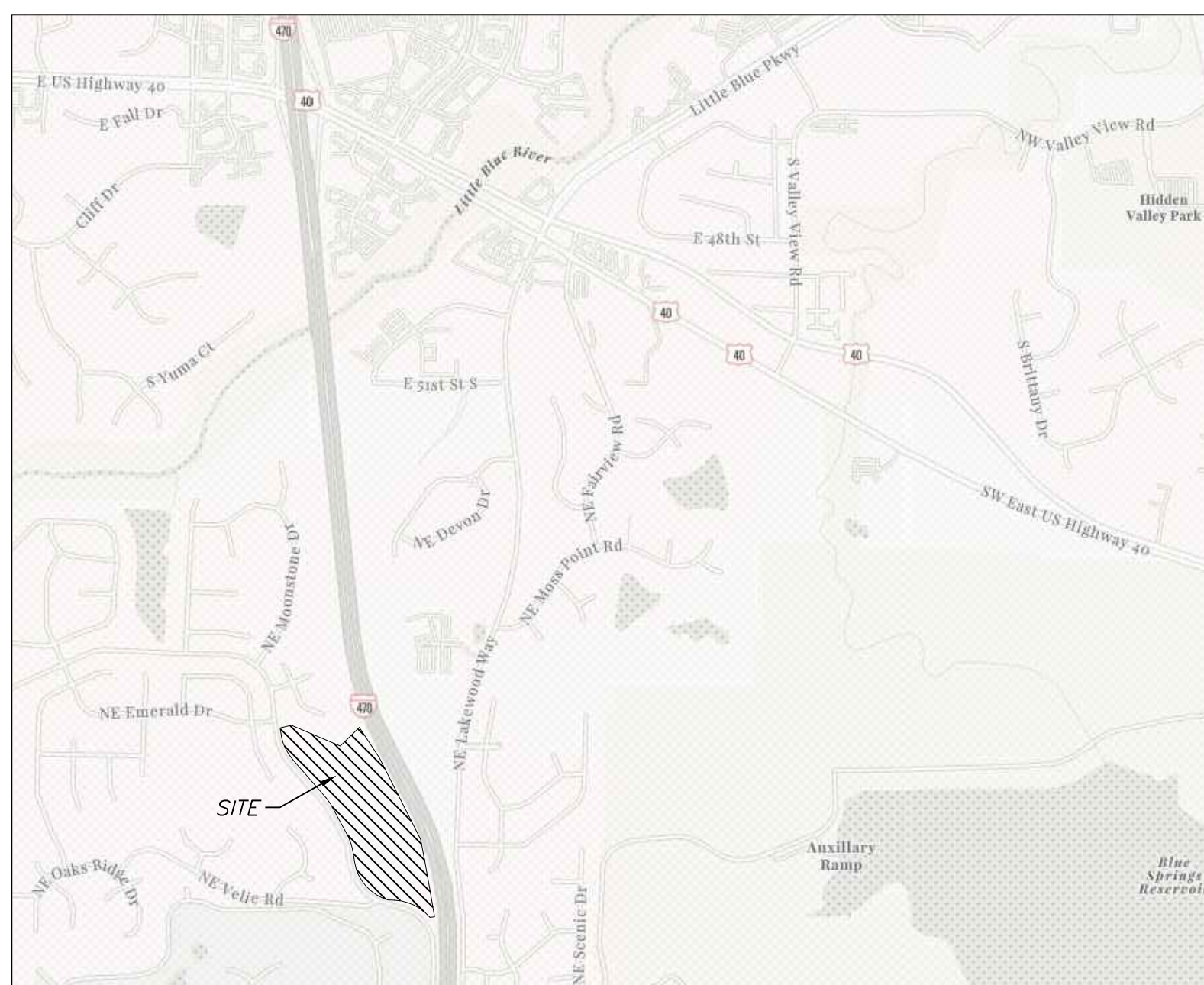
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.823.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

ENERGY - 288-1196  
 MISSOURI GAS ENERGY - 786-5261  
 SOUTHWESTERN BELL TELEPHONE - 761-5011  
 COMCAST CABLE - 795-1100  
 WILLIAMS PIPELINE - 422-6300  
 CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800  
 CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800  
 CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900  
 MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

**GENERAL NOTES:**

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.823.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

Current Zoning: AG  
 Proposed Zoning: RP-3



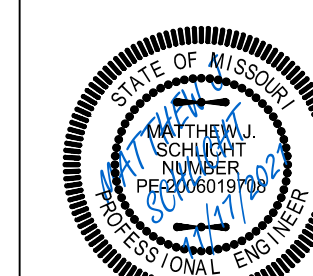
Vicinity Map



Professional Registration  
 Missouri  
 Engineering 2005002188-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 ANDERSON POINTE  
 Issue Date:  
 November 17, 2021

PRELIMINARY DEVELOPMENT PLAN  
 Preliminary Plans for:  
 ANDERSON POINTE  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

REVISIONS

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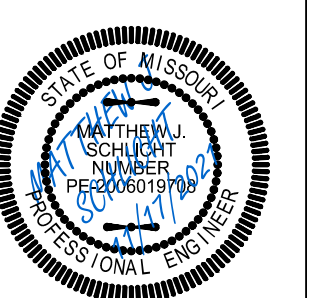


Professional Registration  
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 Kansas  
 Engineering E-1895  
 Surveying LS-218  
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Project:  
 ANDERSON POINTE  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

Issue Date:  
 November 17, 2021

PRELIMINARY DEVELOPMENT PLAN  
 Preliminary Plans for:  
 ANDERSON POINTE  
 LEES SUMMIT, JACKSON COUNTY, MISSOURI



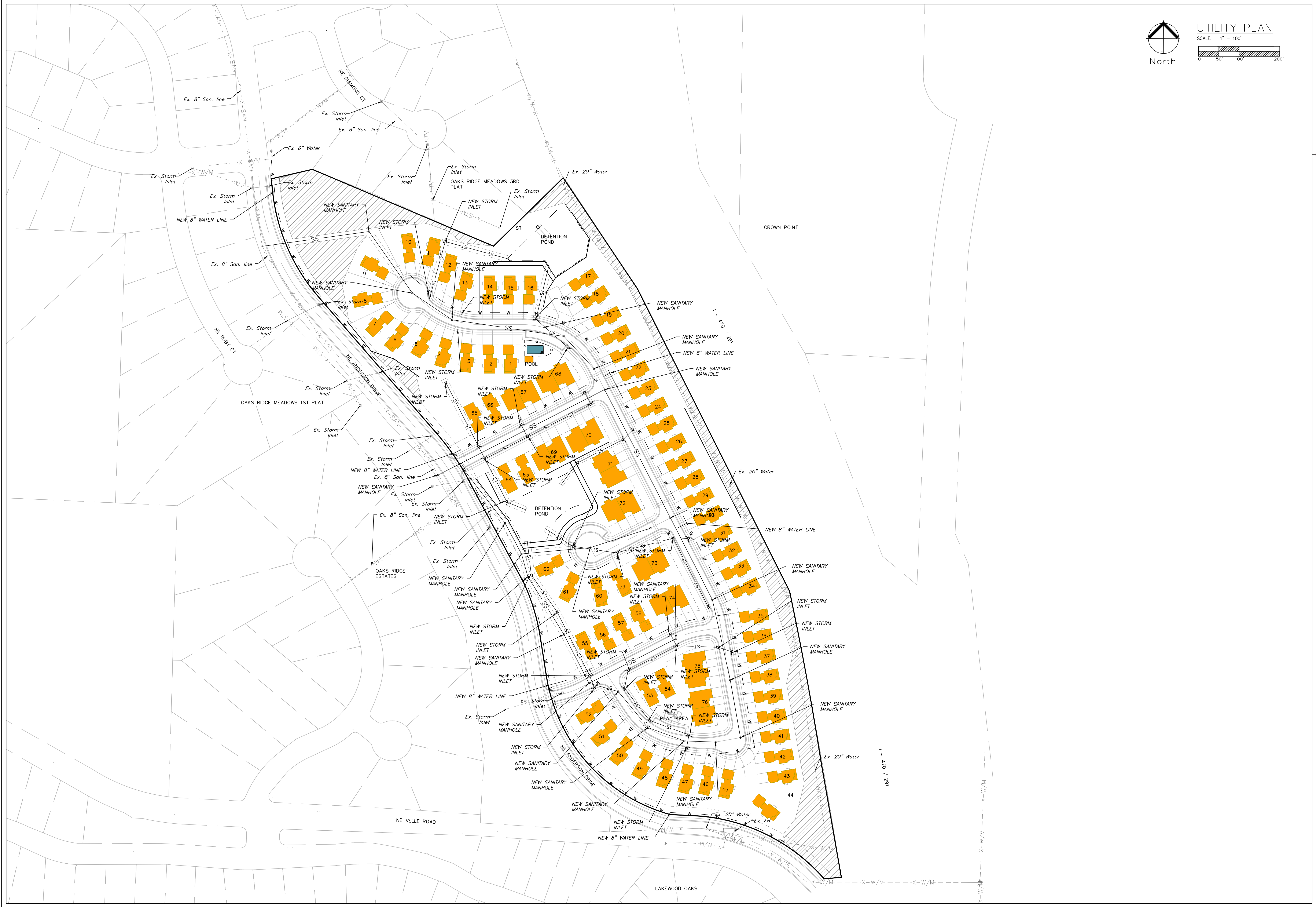
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

REVISIONS

| No. | Description |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |







UTILITY PLAN  
SCALE: 1" = 100'  
0 50' 100' 200'



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
3817 & 4001 SE M 291 HWY  
LEES SUMMIT MO 64082  
SEC-32 TWP-47 RNG-31  
Lots 1 thru 56 & Tracts A-F  
South Lee's Summit  
Lee's Summit, Jackson County, Missouri

Project:  
291 AND 150 HWY  
Issue Date:  
February 7, 2020

Utility Plan  
Preliminary Development Plans for:  
Lots 1 thru 56 & Tracts A-F Multi-Family  
291 AND 150 HWY  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

|            |                 |
|------------|-----------------|
| 4-14-20    | City Comments   |
| 5-26-20    | Revised         |
| 8/24/2020  | REV. 8/24/2020  |
| 10/02/2020 | REV. 10/02/2020 |
| 10/21/2020 | REV. 10/21/2020 |