

ANDERSON POINTE

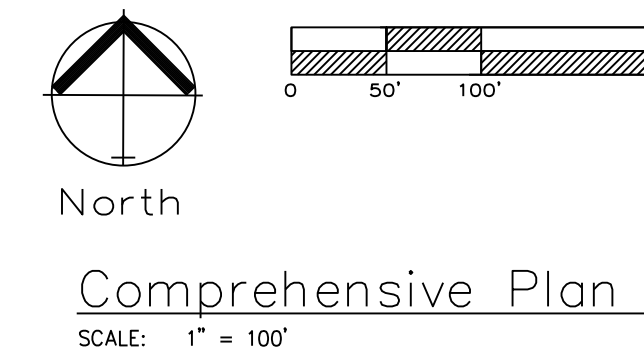
Comprehensive Plan Amendment

LOT 1-A, BIRCHWOOD LOT 1-A

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Current Plan Use Residential Category 1

Proposed Plan Use Residential Category 2



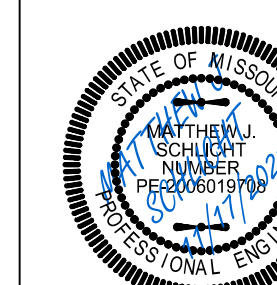
Comprehensive Plan Amendment
SCALE: 1" = 100'



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 62-4
Nebraska
Engineering CA2821

Project:
ANDERSON POINTE
Issue Date:
November 17, 2021

Comprehensive Plan Amendment
Preliminary Plans for:
ANDERSON POINTE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

REVISIONS

C.100

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 Area	23.73 Acres
Building	165,634 sq. ft.
Driveway	81,376 sq. ft.
Sidewalk	29,665 sq. ft.
Street	94,175 sq. ft.
Impervious Area	370,850 sq. ft. (35.87% of Site)
Total Units	86
Density	3.62 units per acre

Parking:

Provided
201 Standard (0 ADA Accessible)

Required
201 Standard (0 ADA Accessible)

BUILDING	1 PER UNIT = 86
Driveway	1 PER UNIT = 86
Garage	86 UNITS x 2 = 172
Total per Unit	29
Common/Visitor	29
Total Parking Spaces	201

LEGEND:

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

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON JAY 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:

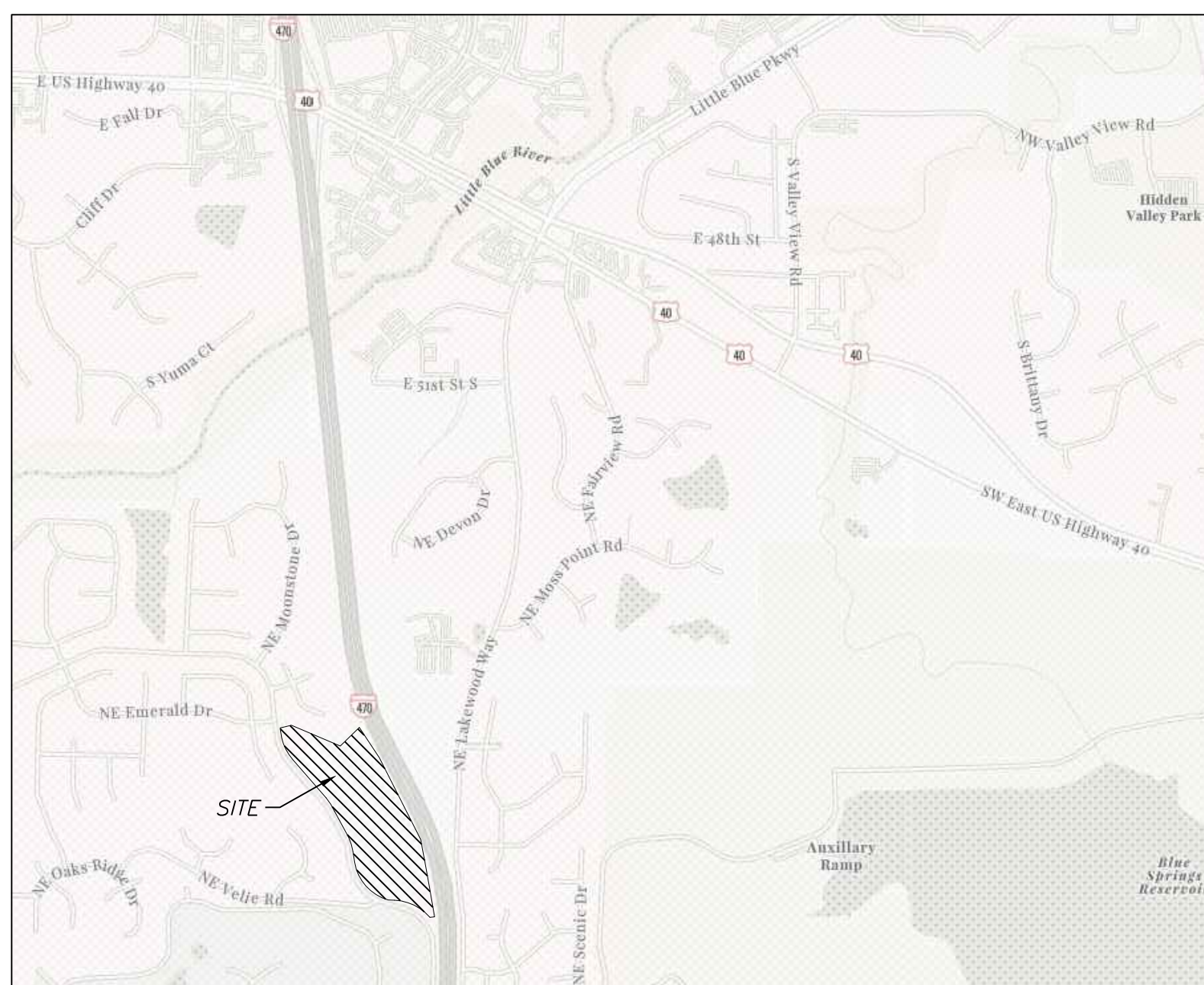
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL 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

