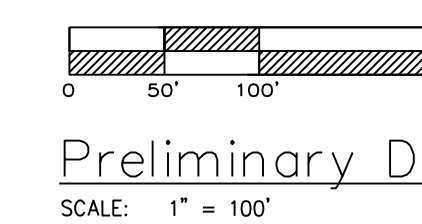
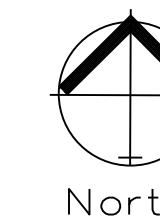


ANDERSON POINTE

Preliminary Development Plan

LOT 1-A, BIRCHWOOD LOT 1-A

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Preliminary Development Plan

SCALE: 1" = 100'

INDEX OF SHEETS:

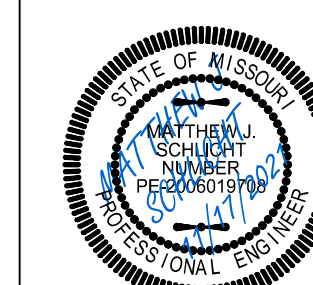
- C.100 ~ OVERALL SITE PLAN
- C.101 ~ NORTH SITE PLAN
- C.102 ~ SOUTH SITE PLAN
- C.200 ~ GRADING PLAN
- C.300 ~ UTILITY PLAN



Professional Registration
 Missouri
 Engineering 2005002188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 ANDERSON POINTE
 Issue Date:
 November 17, 2021

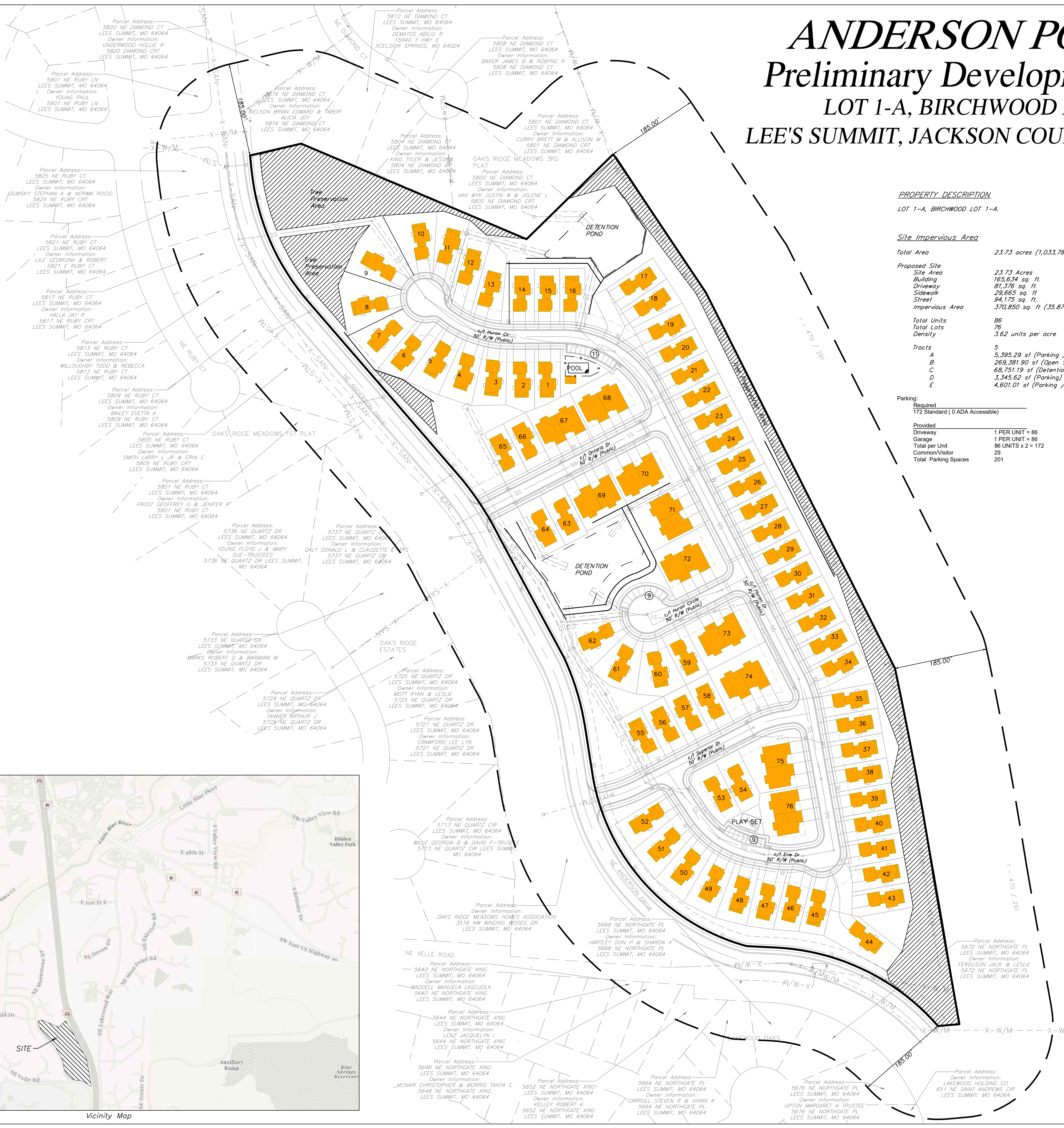
PRELIMINARY DEVELOPMENT PLAN
 Preliminary Plans for:
 ANDERSON POINTE
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

REVISIONS

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	23.73 Acres
Site Area	163,634 sq. ft.
Building	81,376 sq. ft.
Driveway	29,665 sq. ft.
Sidewalk	94,173 sq. ft.
Street	370,850 sq. ft. (35.87% of Site)
Impervious Area	
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)

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
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 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:

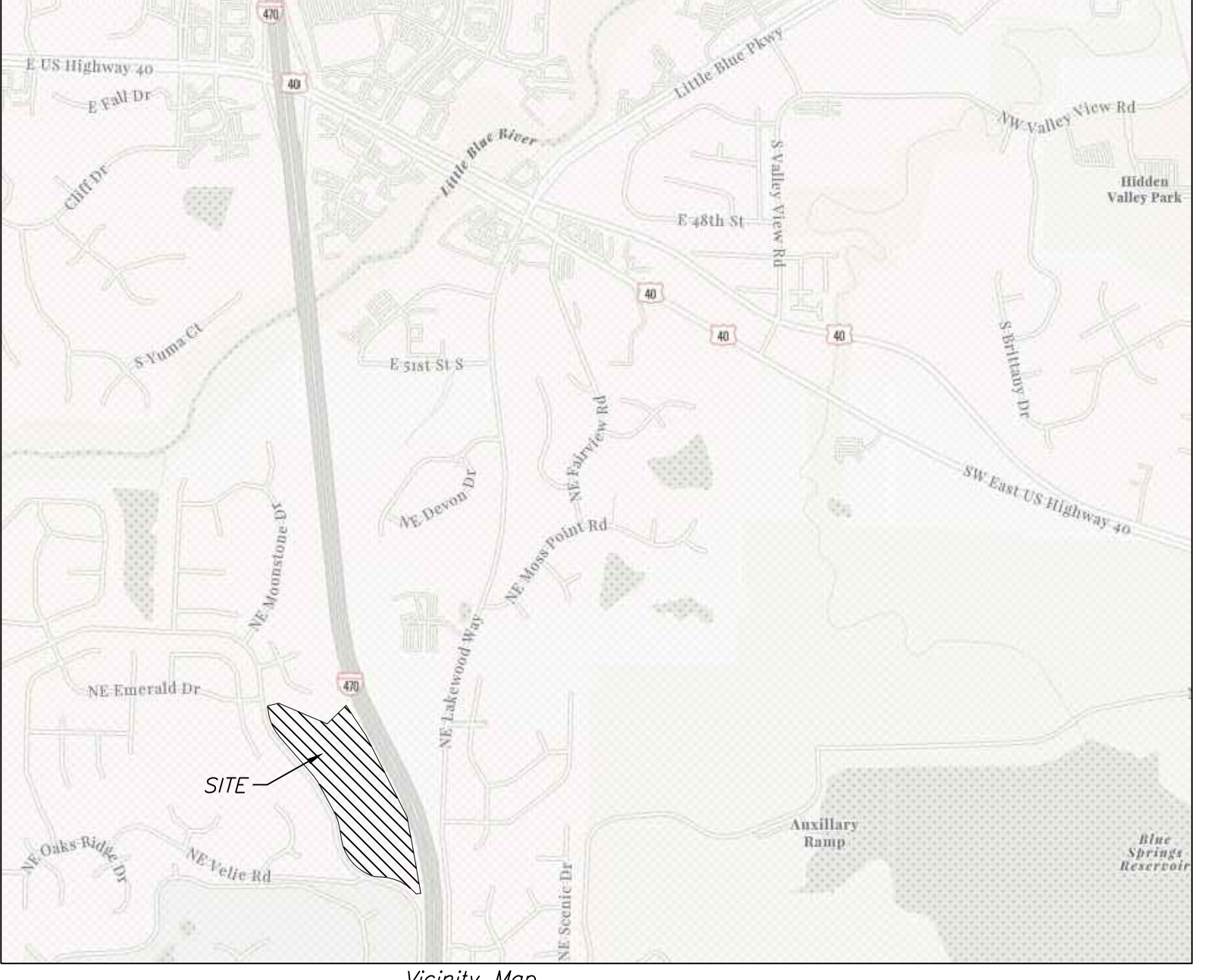
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL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



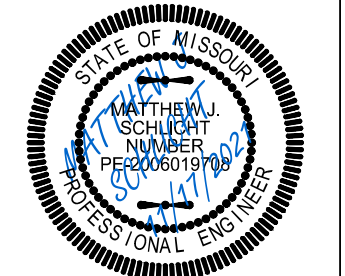
Vicinity Map



Professional Registration
 Missouri
 Engineering 2005602188-D
 Surveying 200506319-D
 Kansas
 Engineering E-1895
 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
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 KS PE 19071
 OK PE 25226
 REVISIONS



North

0 20 40 80'

Preliminary Development Plan

SCALE: 1" = 40'



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 20050318-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 ANDERSON POINTE
 Issue Date:
 November 17, 2021

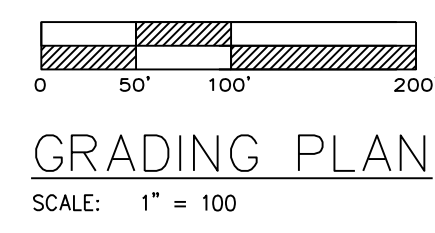
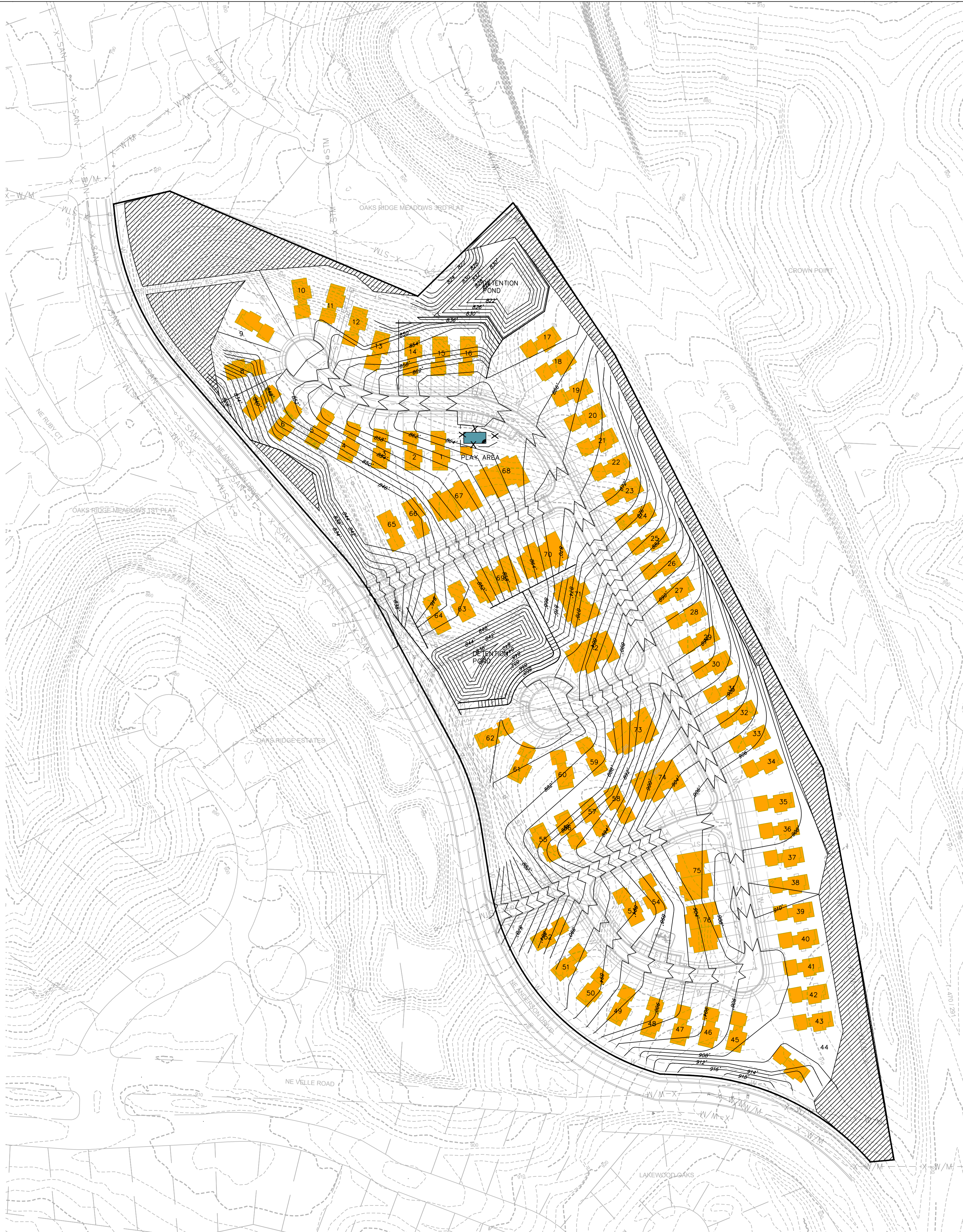
PRELIMINARY DEVELOPMENT PLAN
 Preliminary Plans for:
 ANDERSON POINTE
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Professional Registration
 Missouri
 Engineering 2006019708
 KS PE 19071
 OK PE 25226

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



REVISIONS



GRADING PLAN
SCALE: 1" = 100'

Notes

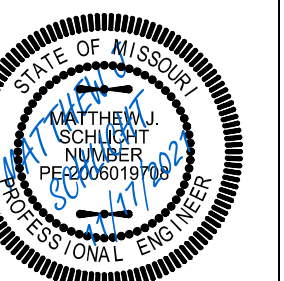
1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

ANDERSON POINTE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

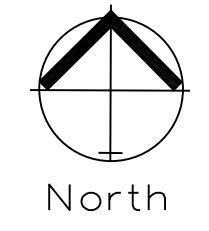
Project:
ANDERSON POINTE
Issue Date:
November 17, 2021

Grading 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



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