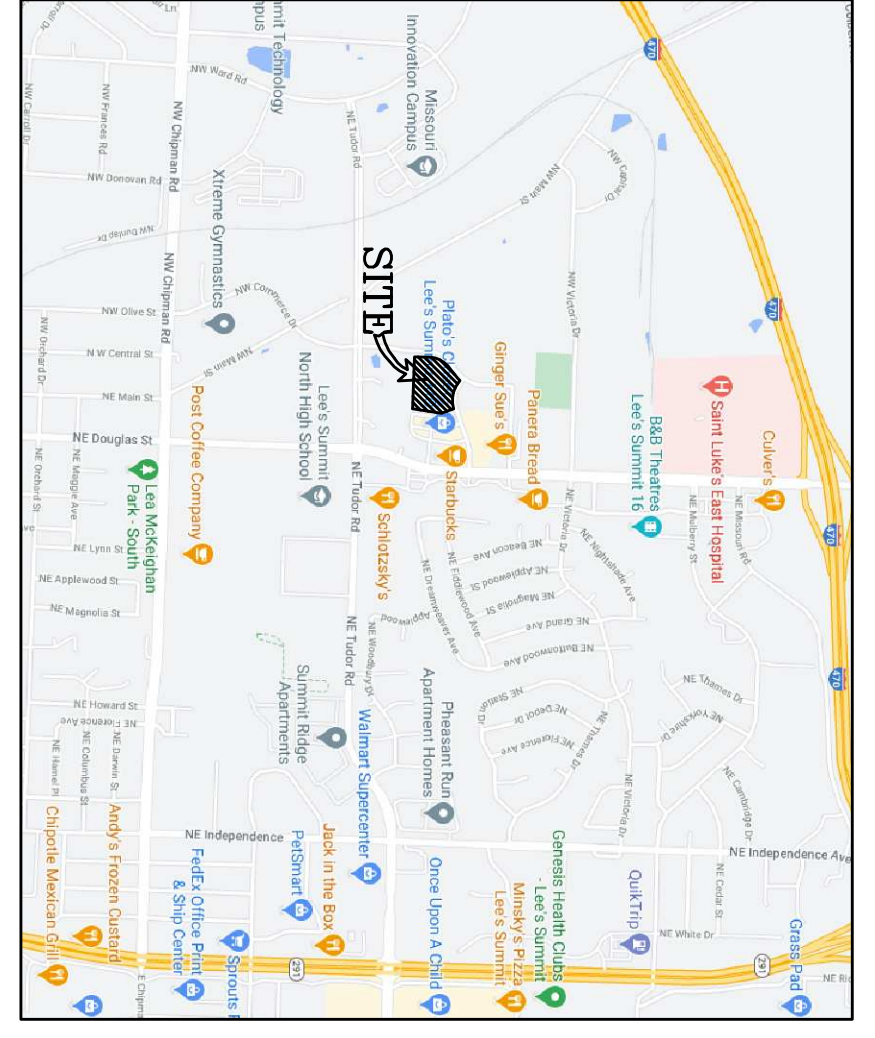


LINE LEGEND

PROPOSED	EXISTING
ST	ST
SAW	SAW
WTR	WTR
29"BL	29"BL
4" Sidewalk	4" Sidewalk
2' Curb	2' Curb
Contour	Contour
Tree Line	Tree Line
Fence Line	Fence Line
Gas Line	Gas Line
Overhead Telephone Line	Overhead Telephone Line
Underground Telephone Line	Underground Telephone Line
Overhead Electrical Line	Overhead Electrical Line
Underground Electrical Line	Underground Electrical Line

SYMBOL LEGEND

PROPOSED	EXISTING
MH	MHO
CL	CL
JB	JB
F	F
FESA	FESA
FH	FH
BO	BO
WV	WV
WM	WM
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
Clean Out	Clean Out



PRELIMINARY DEVELOPMENT PLAN
DOUGLAS STATION APARTMENTS
 ON LOT 10 OF "DOUGLAS STATION COMMERCIAL PARK"
 NE 1/4 SECTION 31, TOWNSHIP 48, RANGE 31
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:
 CAVE STATE DEVELOPMENT,
 509 MELVILLE AVENUE, ST LOUIS, MO 63130
 PHONE 973-424-3780

LEGAL DESCRIPTION:
 LOTS 10A & 10B OF "MINOR PLAT OF DOUGLAS STATION COMMERCIAL PARK LOTS 10A & 10B" A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

OIL AND GAS WELLS NOTES:
 1. NO OIL OR GAS WELLS WHERE FOUND ON THIS SITE.
FLOOD PLAIN NOTES:
 1. THIS SITE IS LOCATED OUTSIDE OF FEMA LIMITS OF THE 1% ANNUAL CHANCE OF FLOOD. CURRENT FEMA MAP NUMBER 230950A17D
 MAO REVISED JANUARY 20, 2017



PERVIOUS VS IMPERVIOUS CALCULATIONS
 LOT SIZE 275,755 SF
 IMPERVIOUS SURFACES 69,572 SF
 BUILDINGS (PORCHES) 69,572 SF
 DRIVES/PARKING 113,520 SF
 WALKWAYS 183,092 SF
 TOTAL 34% PERVIOUS (GREEN)



PLAN NOTES:

- HEAVY ASPHALT PAVEMENT RE: SEE SHEET C210
- LIGHT ASPHALT PAVEMENT RE: SEE SHEET C210
- STRAIGHT BACK CURB (DRY) RE: SEE SHEET C210
- STRAIGHT BACK CURB (WET) RE: SEE SHEET C210
- PAINT ACCESSIBLE PARKING SPACES ACCORDING TO ADA PAVEMENT MARKING STANDARDS. RE: SEE SHEET C210
- INSTALL ACCESSIBLE PARKING SIGN "TYPE B" RE: SEE SHEET C210
- STRIPES PAINTING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS. HEAVY CONCRETE PAVEMENT RE: SEE SHEET C210
- CURB WALK RE: SEE SHEET C210
- SITE SIDEWALK RE: SEE SHEET C210
- SITE ADA RAMP RE: SEE SHEET C210
- TRASH ENCLOSURE RE: SEE ARCHITECTURAL PLANS
- MAIL BOX KIOSK AREA RE: SEE ARCHITECTURAL PLANS
- SITE MONUMENT SIGN RE: SEE ARCHITECTURAL PLANS
- MODULAR RETAINING WALL RE: SEE SHEET C210
- PLAY GROUND AREA RE: SEE ARCHITECTURAL PLANS
- GAZEBO RE: SEE ARCHITECTURAL PLANS
- CONCRETE COMMERCIAL DRIVE RE: SEE CITY DETAILS
- 5' CITY SIDEWALK RE: SEE CITY DETAILS
- CITY ADA RAMP RE: SEE CITY DETAILS
- 6' CITY SIDEWALK BACK OF CURB RE: SEE CITY DETAILS

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL IMPROVEMENTS ARE IN PLACE.
- ALL PARKING STALLS SHALL BE MARKED WITH A 4" WIDE STRIPE. PARKING STRIPES TO BE PAINTED ACCORDING TO SPECIFICATIONS.
- CONSTRUCT ALL SIDEWALKS WITH 2% MAX. GROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
- PLACE EXPANSION JOINTS IN SIDEWALKS AT AND WHEN ADJACENT TO BUILDINGS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- LABOUR ALL SIDEWALKS AND PAVEMENT APPROXIMATELY 10% BELOW FINISH APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT.

DEVELOPMENT NOTES:

- TOTAL LOT AREA = 275,755sf = 6.33ac
- TOTAL BUILDING FOOTAGE=69,572sf
- TOTAL UNITS
 - BUILDING TYPE "A" = 16 UNITS
 - BUILDING TYPE "B" = 24 X 4 = 72 UNITS
 - MODIFIED BUILDING TYPE "B" = 12 X 1 = 12 UNITS
 - BUILDING TYPE "C" = 24 UNITS
 - BUILDING TYPE "D" = 24 UNITS
- UNITS PER ACRE = 148 / 6.33 = 23.38 UNITS PER AC
- PARKING STALLS

PROPOSED STALLS
 STANDARD 19'X9' STALLS = 280 STALLS
 ADA 19'X8.5' STALL WITH 8' ISLE = 8 STALLS
 ADA VAN 19'X8.5' STALL WITH 8' ISLE = 2 STALLS
 TOTAL=290 STALLS
 1.82 STALLS PER UNIT
- TOTAL GREENS SPACE = 30%
- PHASE 1 WILL INCLUDE BUILDINGS 4, 5, 6, & COMMUNITY BUILDING
- TOTAL UNITS = 72
- TOTAL PARKING = 290 STALLS

UTILITY NOTES:

- STORM WATER WILL BE COLLECTED BY A UNDERGROUND STORM CONVEYANCE SYSTEM TO BE ROUTED TO THE EXISTING REGIONAL DETENTION BASIN.
- THE EXISTING REGIONAL DETENTION BASIN WILL BE CLEANED OUT AND VERIFIED TO BE HAVE THE ORIGINAL DESIGN VOLUME AND OUTFALL STRUCTURE.
- SANITARY SEWER MAIN EXTENSION SHOWN SHALL PRIVATE AND BE BUILT TO CITY STANDARDS.
- WATER MAIN EXTENSION WILL BE A PRIVATE SYSTEM WITH PRIVATE FIRE HYDRANTS.

PRELIMINARY DEVELOPMENT PLAN

1"=40'

Quist Engineering, Inc
 Civil Engineering for Residential & Commercial Site Development
 821 NE Columbus St.
 Lee's Summit, Missouri 64063
 Phone: (816) 550-5675
 email: rwa@quistengineering.com

DOUGLAS STATION APARTMENTS
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

C200
 SHEET NO.
 JOB NO. E21-305

REVISIONS

DATE	DESCRIPTION
7-8-21 <td>ISSUE</td>	ISSUE
8-30-21 <td>REVISED</td>	REVISED
9-21-21 <td>REVISED</td>	REVISED
11-22-21 <td>REVISED</td>	REVISED
12-22-21 <td>REVISED</td>	REVISED