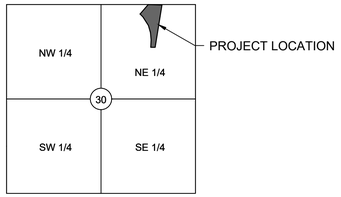
DOUGLAS COMMONS
REZONING & PRELIMINARY DEVELOPMENT PLAN

DOUGLAS COMMONS, LOTS 1-5

LEE'S SUMMIT, JACKSON COUNTY, MO

SECTION 30, T48N, R31W

LOCATION MAP
SECTION 30, TOWNSHIP 48N, RANGE 31W
JACKSON COUNTY, MISSOURI
SCALE=NTS



SHEET LIST

C001	COVER
C101	EXISTING CONDITIONS
C200	SITE PLAN
C201	DIMENSION PLAN
C300	GRADING PLAN
C400	UTILITY PLAN

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP - CALL BEFORE YOU DIG!

UTILITY CONTACTS:

WATER UTILITIES:
1200 SE HAMBLEN RD
LEE'S SUMMIT, MO 64063
PHONE: (816) 969-1900

STORMWATER:
CITY OF LEE'S SUMMIT, MO
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE: (816) 969-1800

PUBLIC ROADWAY:
CITY OF LEE'S SUMMIT, MO
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE: (816) 969-1800

NATURAL GAS:
SPIRE GAS ENERGY
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE: (816) 985-8888

POWER:
EVERGY
1300 SE HAMBLEN RD
LEE'S SUMMIT, MO 64081
PHONE: (816) 347-4320

TELECOMMUNICATIONS:
AT&T
PHONE: 800-286-8313
SPECTRUM
PHONE: 877-772-2253
GOOGLE FIBER
PHONE: 877-454-6959

WATERSHED: LITTLE CEDAR CREEK - LITTLE BLUE RIVER

FEMA FLOOD INFORMATION:

THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE (FIRM) MAP NUMBER 29095C0409G, REVISION DATE JANUARY 20, 2017.

OIL/GAS WELLS:

NO OIL OR GAS WELLS ARE LOCATED WITHIN PROJECT LIMITS. INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TTECHNICAL RESOURCE ASEESMENT TOOL (GEOSTRAT).

GENERAL NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.
6. CROSS-ACCESS RIGHTS THROUGH THE DEVELOPMENT WILL BE CONFERRED BY FINAL PLAT, COVENANTS AND RESTRICTIONS, OR SEPARATE DOCUMENT.
7. PROPOSED DETENTION FACILITIES SHALL BE CONSTRUCTED PRIOR TO THE DEVELOPMENT OF ANY PART OF THE SUBJECT DRAINAGE AREA.

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT, MO.
2. MOST CURRENT VERSION OF THE AMERICAN PUBLIC WORKS ASSOCIATION - KANSAS CITY METRO CHAPTER

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

N

1"=400'
400' 0 200' 400'

CIVIL ENGINEER:

OWN, INC.
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
EMAIL: JBARTZ@WEAREOWN.COM
PHONE: (816) 777-0400

DEVELOPER:

DAHMER BROTHERS INVESTMENT, LLC
8375 NIEMAN ROAD
LENEXA, KS 66214
CONTACT: DOUG DAHMER
EMAIL: DOUG.DAHMER60@GMAIL.COM

PREPARED AND SUBMITTED BY:

JEFFREY W. BARTZ, P.E. DATE
MISSOURI P.E. NO. 2012022594

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DOUGLAS COMMONS

SEC LEE'S SUMMIT RD & DOUGLAS ST
LEE'S SUMMIT, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25KC10016
DRAWN BY: PJB
CHECK BY: JWB
ISSUED DATE: 01/27/2026
FIELD BOOK:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED BY: JEFFREY BARTZ, PE
LICENSE NO: MO #2012022594

SHEET TITLE

COVER

SHEET NUMBER

C001

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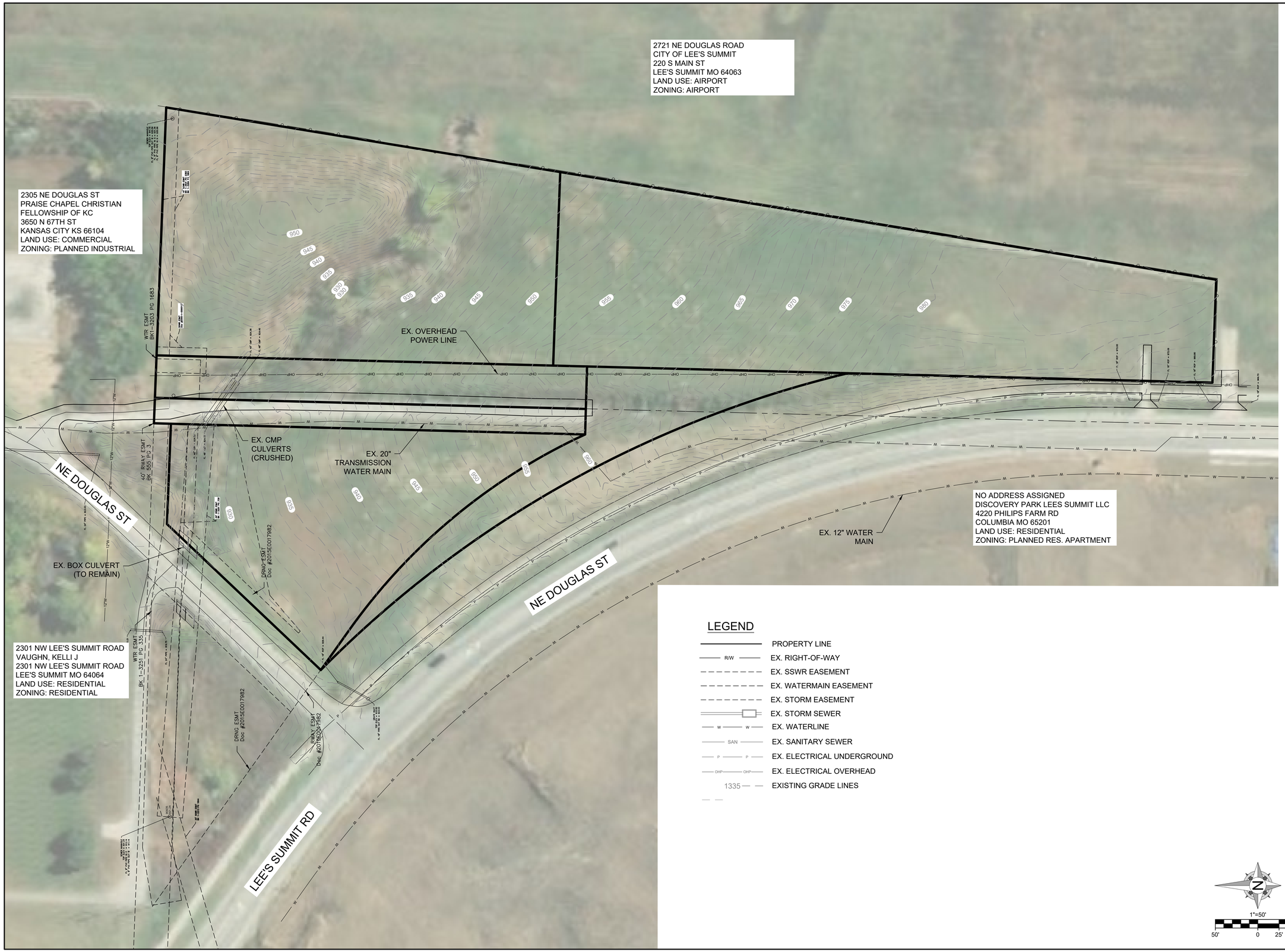

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LEE'S SUMMIT, MISSOURI

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LICENSE NO: MO #2012022594

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C101

2 OF 6

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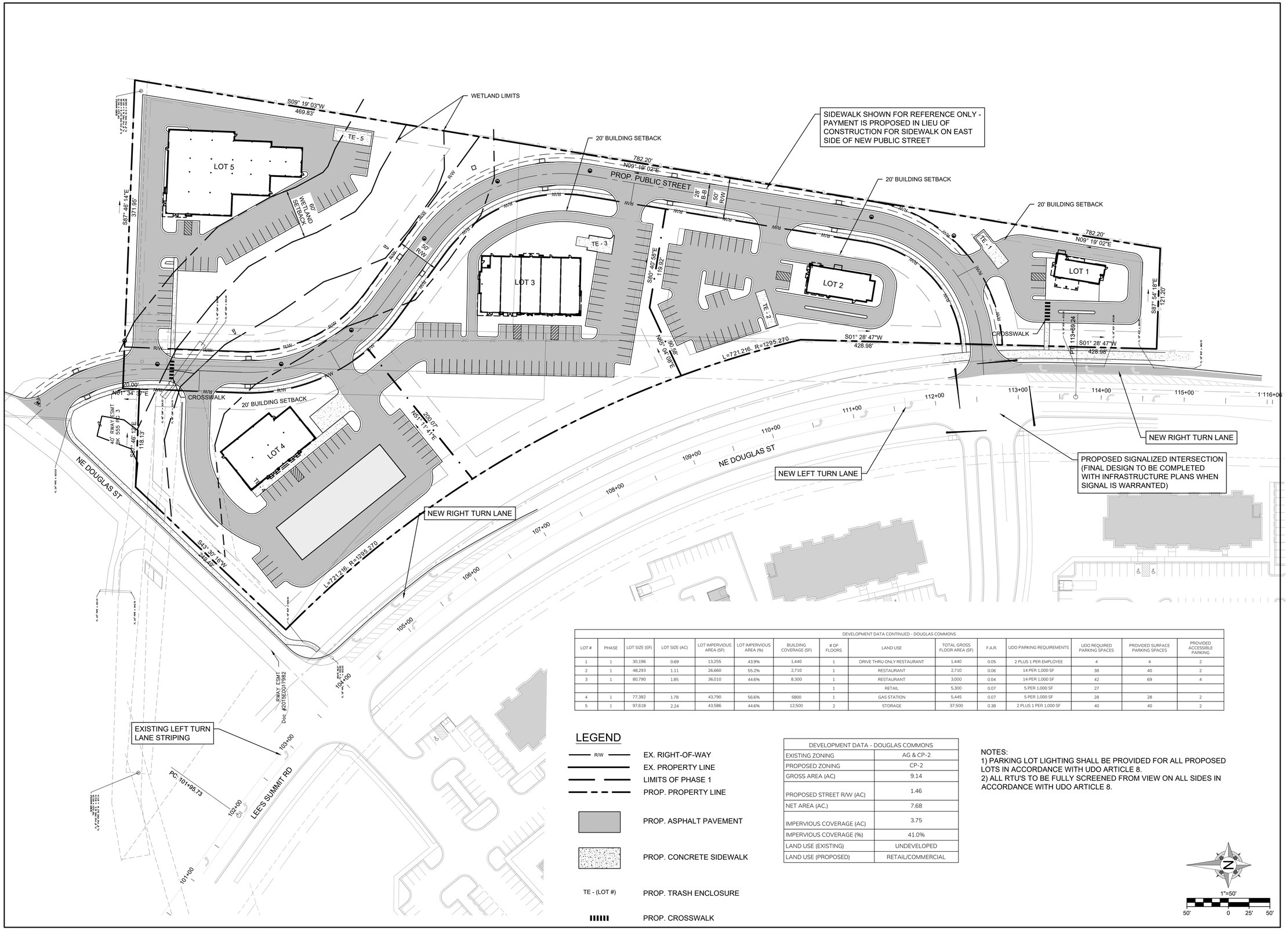

DEVELOPMENT DATA CONTINUED - DOUGLAS COMMONS													
LOT #	PHASE	LOT SIZE (SF)	LOT SIZE (AC)	LOT IMPERVIOUS AREA (SF)	LOT IMPERVIOUS AREA (%)	BUILDING COVERAGE (SF)	# OF FLOORS	LAND USE	TOTAL GROSS FLOOR AREA (SF)	F.A.R.	UDO PARKING REQUIREMENTS	UDO REQUIRED PARKING SPACES	PROVIDED SURFACE PARKING SPACES	PROVIDED ACCESSIBLE PARKING
1	1	30,196	0.69	13,255	43.9%	1,440	1	DRIVE THRU ONLY RESTAURANT	1,440	0.05	2 PLUS 1 PER EMPLOYEE	4	4	2
2	1	48,293	1.11	26,660	55.2%	2,710	1	RESTAURANT	2,710	0.06	14 PER 1,000 SF	38	40	2
3	1	80,790	1.85	36,010	44.6%	8,300	1	RESTAURANT	3,000	0.04	14 PER 1,000 SF	42	69	4
							1	RETAIL	5,300	0.07	5 PER 1,000 SF	27		
4	1	77,382	1.78	43,790	56.6%	5800	1	GAS STATION	5,445	0.07	5 PER 1,000 SF	28	28	2
5	1	97,618	2.24	43,586	44.6%	12,500	2	STORAGE	37,500	0.38	2 PLUS 1 PER 1,000 SF	40	40	2

LEGEND

- R/W — EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- LIMITS OF PHASE 1
- PROP. PROPERTY LINE
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- TE - (LOT #) — PROP. TRASH ENCLOSURE
- PROP. CROSSWALK

DEVELOPMENT DATA - DOUGLAS COMMONS	
EXISTING ZONING	AG & CP-2
PROPOSED ZONING	CP-2
GROSS AREA (AC)	9.14
PROPOSED STREET R/W (AC)	1.46
NET AREA (AC.)	7.68
IMPERVIOUS COVERAGE (AC)	3.75
IMPERVIOUS COVERAGE (%)	41.0%
LAND USE (EXISTING)	UNDEVELOPED
LAND USE (PROPOSED)	RETAIL/COMMERCIAL

NOTES:
1) PARKING LOT LIGHTING SHALL BE PROVIDED FOR ALL PROPOSED LOTS IN ACCORDANCE WITH UDO ARTICLE 8.
2) ALL RTU'S TO BE FULLY SCREENED FROM VIEW ON ALL SIDES IN ACCORDANCE WITH UDO ARTICLE 8.

1"=50'
50' 0 25' 50'

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LICENSE NO: MO #2012022594

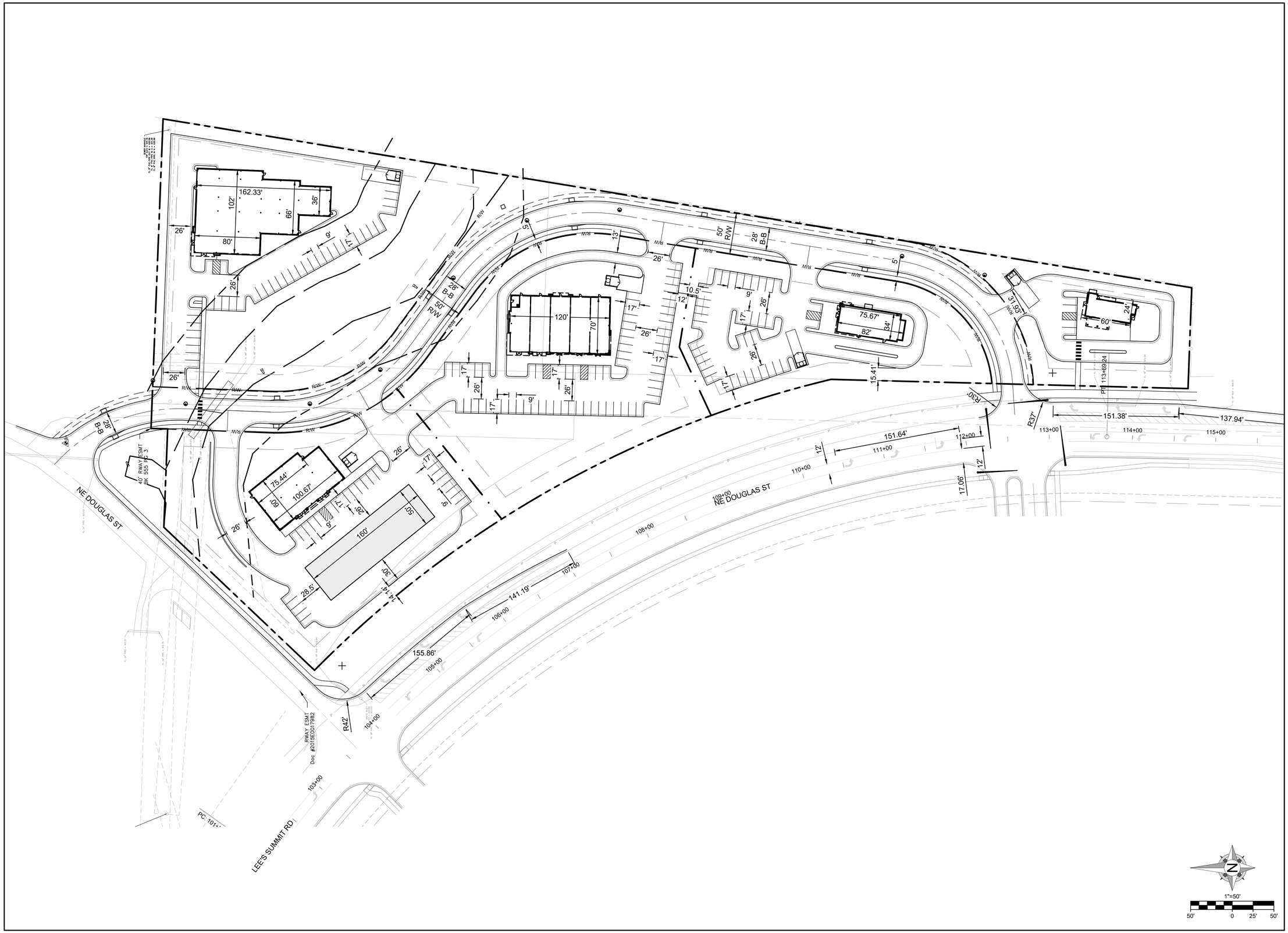
SHEET TITLE

SITE PLAN

SHEET NUMBER

C200

3 OF 6



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SHEET TITLE

DIMENSION PLAN

SHEET NUMBER

C201

4 OF 6

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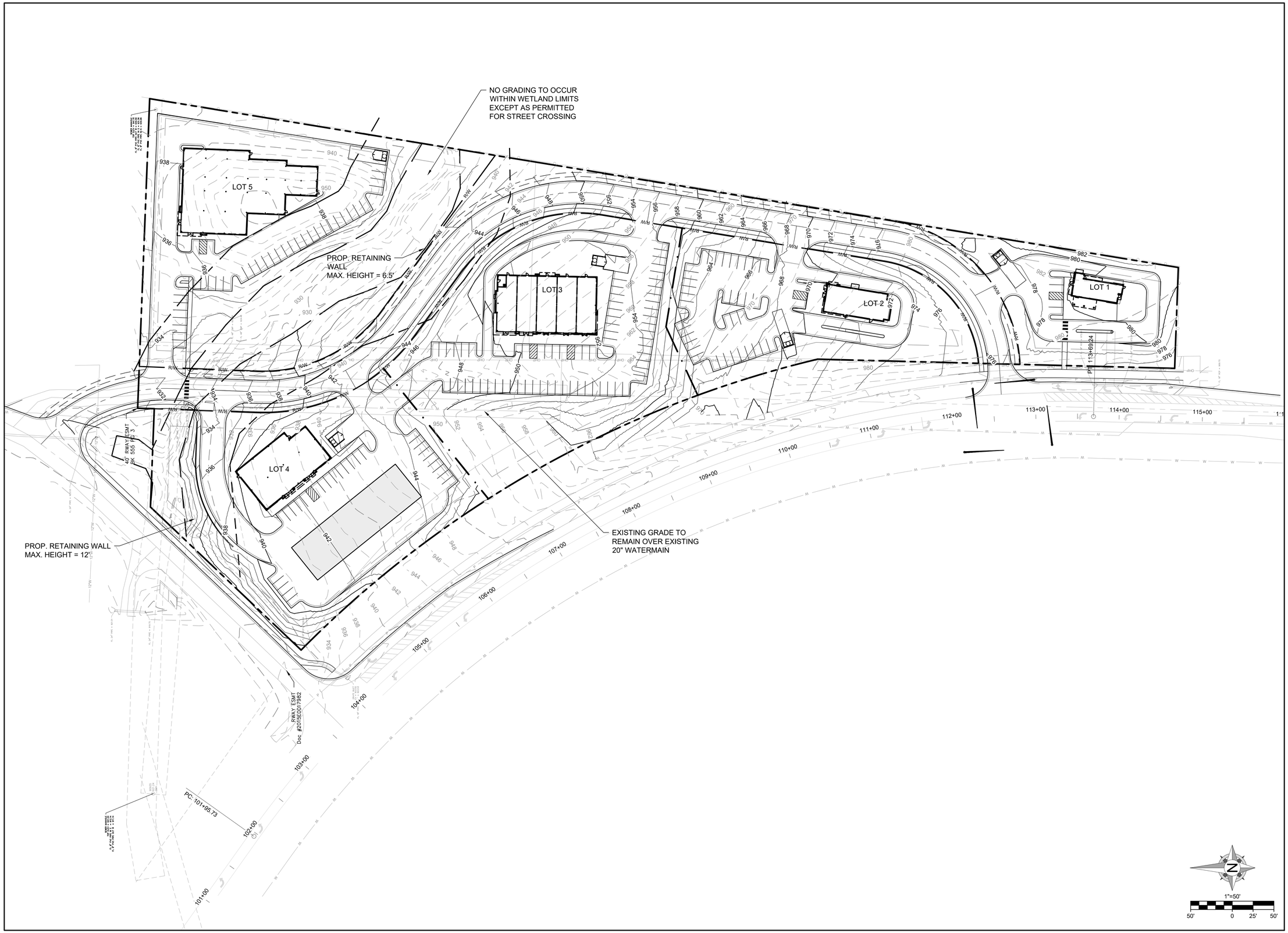

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LICENSE NO: MO #2012022594

SHEET TITLE

GRADING PLAN

SHEET NUMBER

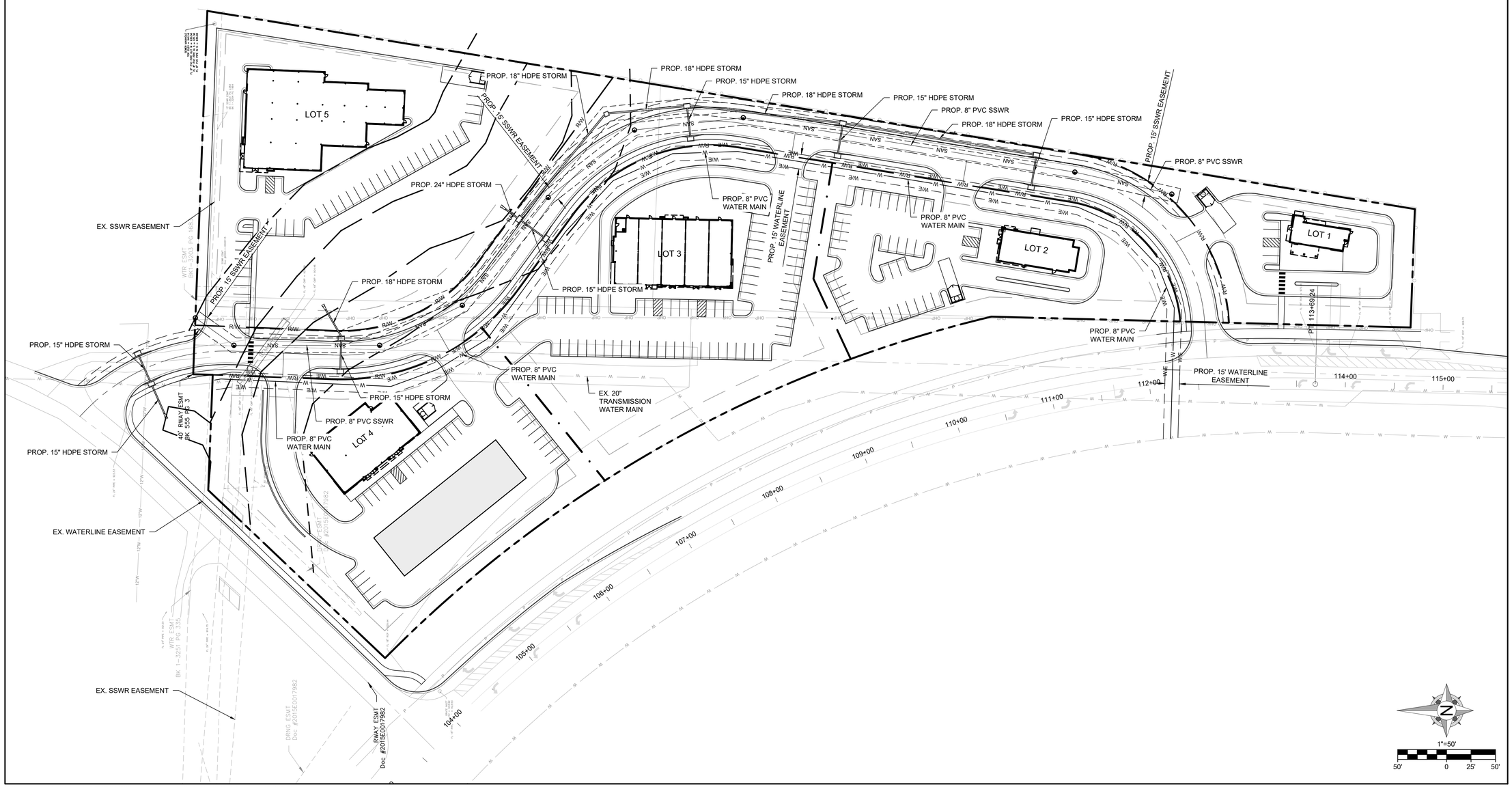
C300

5 OF 6

LEGEND

W	EX. WATERMAIN
SAN	EX. SSWR MAIN
	EX. STORM SEWER
W	PROP. WATERMAIN
WS	PROP. DOM. WATER SERVICE
FP	PROP. FIRE SERVICE
SAN	PROP. SSWR MAIN
SS	PROP. SSWR SERVICE
STM	PROP. PRIVATE STORM SEWER
W/E	PROP. 15' WATERLINE EASEMENT
	PROP. 15' SSWR EASEMENT

NOTES:
1) FINAL DOMESTIC WATER AND FIRE SERVICE LINE SIZING TO BE COMPLETED BY MEP ENGINEER DURING FINAL DEVELOPMENT PLANNING PROCESS.
2) FIRE DEPARTMENT CONNECTION SHALL BE A 4 INCH STORZ TYPE FITTING LOCATED WITHIN 100 FT OF A FIRE HYDRANT.
3) NO CONNECTION WILL BE ALLOWED TO THE EXISTING 20 INCH TRANSMISSION WATER MAIN.



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SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C400

6 OF 6

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