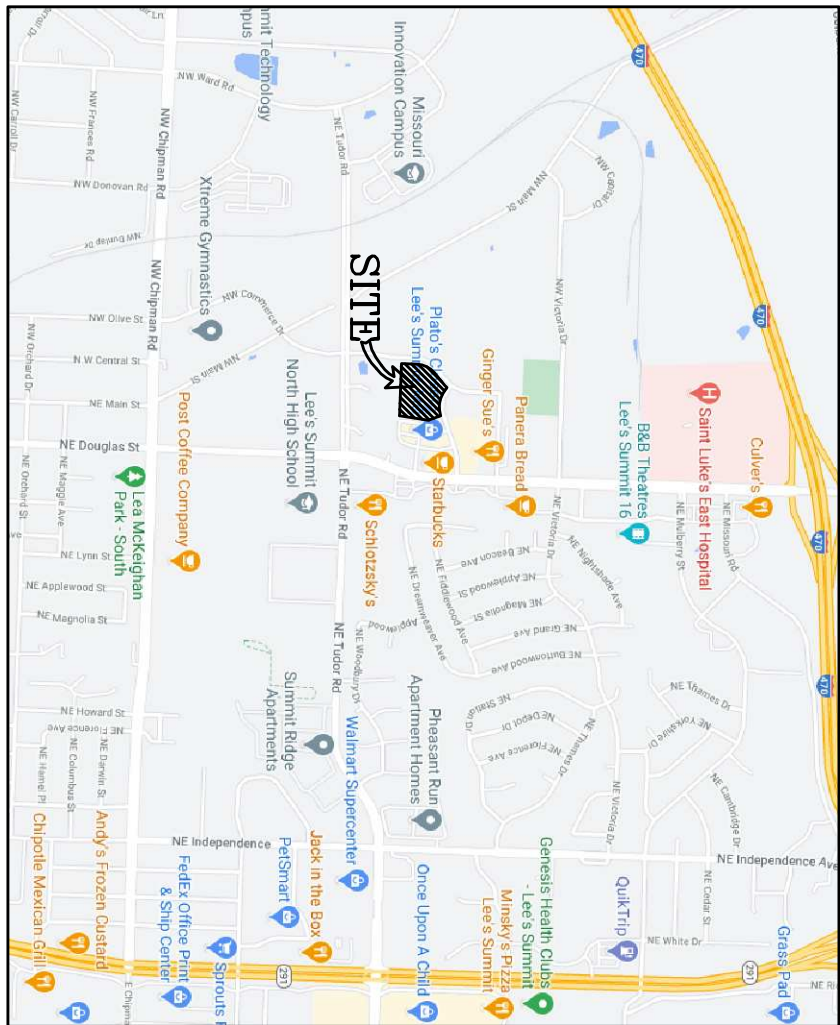


LINE LEGEND

PROPOSED	EXISTING
ST	ST
Sanitary Line	Sanitary Line
Water Line	Water Line
Building Line	Building Line
Easement Line	Easement Line
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	MH
Curb Inlet	Curb Inlet
Junction Box	Junction Box
Field Inlet	Field Inlet
Fired End Section	Fired End Section
Fire Hydrant	Fire Hydrant
Blow Off	Blow Off
Water Valve	Water Valve
Water Meter	Water Meter
Straddle	Straddle
Utility Pole	Utility Pole
Guy Wire	Guy Wire
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
Clean Out	Clean Out



FINAL 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 METCALVE AVENUE, ST. LOUIS, MO 63130
PHONE 573-424-5706

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

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 SYMBOLS ACCORDING TO APWA 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
- MODULAR RETAINING WALL RE: SEE SHEET C210
- SITE MONUMENT SIGN RE: SEE ARCHITECTURAL PLANS
- 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.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- LAYOUT ALL SIDEWALKS AND PAVEMENT APPROX. 1/4" BELOW FINISHED GRADE APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT

DEVELOPMENT NOTES:

- TOTAL LOT AREA = 275,755sf = 6.33ac
- TOTAL BUILDING FOOTAGE=74,472sf
- TOTAL UNITS:
 - 1-BUILDING TYPE "A"= 16 UNITS
 - 4-BUILDING TYPE "B"= 24 X 4 = 96 UNITS
 - 1-BUILDING TYPE "C"= 24 UNITS
 - 1-BUILDING TYPE "D"= 24 UNITS
 - TOTAL = 160 UNITS
- UNITS PER ACRE = 160 / 6.33 = 25.3 UNITS PER AC REQUIRED STALL = 2 PER UNIT = 320 STALLS
- TOTAL GREENS SPACE = 32%

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.

FINAL DEVELOPMENT PLAN

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	275,755 SF
IMPERVIOUS SURFACES	74,472SF
BUILDINGS (PORCHES) 74,472SF	
DRIVES/PARKING	
WALKS/MISC.	113,520SF
TOTAL	187,992SF
CALCULATIONS	
-/- = 68% IMPERVIOUS	

COPYRIGHT © 2021
7-8-21
REVISIONS
△
△
△

SHEET NO.
C200
JOB NO.
E21-305

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