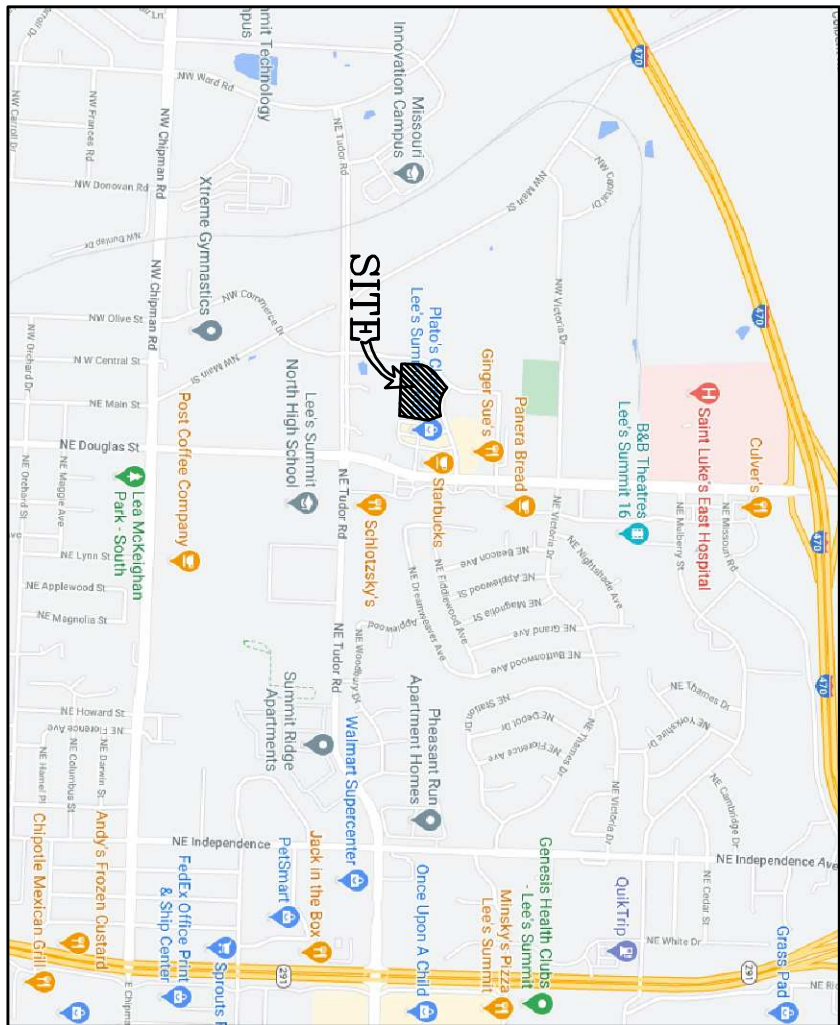


LINE LEGEND

PROPOSED	EXISTING
ST	ST
SAW	SAW
VTR	VTR
237 BL	BL
Building Line	BL
Easement Line	BL
4' Sidewalk	---
2' Curb	---
Contour	840
Tree Line	---
Fence Line	---
Gas Line	---
Overhead Telephone Line	---
Underground Telephone Line	---
Overhead Electrical Line	---
Underground Electrical Line	---

SYMBOL LEGEND

PROPOSED	EXISTING
MH ●	MH ○
CL	CL
JB	JB
F	F
FES ▲	FES ▲
FH ●	FH ●
BO ●	BO ●
WV ●	WV ●
WMO	WMO
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
Clean Out	Clean Out



N.T.S.

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 A FEMA LIMITS OF THE 1% ANNUAL  
CHANCE OF FLOOD. CURRENT FEMA  
MAP NUMBER 2309500417D  
MAO REVISED  
JANUARY 20, 2017

PLAN NOTES:

1. HEAVY ASPHALT PAVEMENT RE. SEE SHEET C210
2. LIGHT ASPHALT PAVEMENT RE. SEE SHEET C210
3. STRAIGHT BACK CURB (DRY) RE. SEE SHEET C210
4. STRAIGHT BACK CURB (WET) RE. SEE SHEET C210
5. PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APWA PAVEMENT MARKING STANDARDS. RE. SEE SHEET C210
6. INSTALL ACCESSIBLE PARKING SIGN "TYPE B"
7. STRIPE PAINTING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS. RE. SEE SHEET C210
8. HEAVY CONCRETE PAVEMENT RE. SEE SHEET C210
9. CURB WALK RE. SEE SHEET C210
10. SITE SIDEWALK RE. SEE SHEET C210
11. SITE ADA RAMP RE. SEE SHEET C210
12. TRASH ENCLOSURE RE. SEE ARCHITECTURAL PLANS
13. MAIL BOX KIOSK AREA RE. SEE ARCHITECTURAL PLANS
14. SITE MONUMENT SIGN RE. SEE ARCHITECTURAL PLANS
15. MODULAR RETAINING WALL RE. SEE SHEET C210
16. PLAY GROUND AREA RE. SEE ARCHITECTURAL PLANS
17. GAZEO RE. SEE ARCHITECTURAL PLANS
18. CONCRETE COMMERCIAL DRIVE RE. SEE CITY DETAILS
19. 5' CITY SIDEWALK RE. SEE CITY DETAILS
20. CITY ADA RAMP RE. SEE CITY DETAILS
21. 6' CITY SIDEWALK BACK OF CURB RE. SEE CITY DETAILS

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
3. ALL PARKING STALLS SHALL BE MARKED WITH A 4" WIDE STRIPE. PARKING STRIPES TO BE PAINTED ACCORDING TO SPECIFICATIONS.
4. CONSTRUCT ALL SIDEWALKS WITH 2% MAX. GROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
5. PLACE EXPANSION JOINTS IN SIDEWALKS AT AND WHEN ADJACENT TO BUILDINGS.
6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. LAYOUT ALL SIDEWALKS AND PAVEMENT APPROVAL BY LEE'S SUMMIT AND FINAL APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT

DEVELOPMENT NOTES:

1. TOTAL LOT AREA = 275,755sf = 6.33ac
2. TOTAL BUILDING FOOTAGE=74,472sf
3. 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
4. UNITS PER ACRE = 160 / 6.33 = 25.3 UNITS PER AC
5. PARKING STALLS REQUIRED STALL = 1.5 PER 2 BR UNITS (128 UNITS) = 192 STALLS 2. PER 3 BR UNITS (32 UNITS) = 64 STALLS PLUS 0.5 PER UNIT FOR GUEST (160 UNITS) = 80 STALLS TOTAL REQUIRED = 336 STALLS
- PROPOSED STALLS STANDARD 18'X9' STALLS = 239 STALLS ADA 19'X8.5' STALL WITH 5' ISLE = 8 STALLS ADA VAN 19'X8.5' STALL WITH 8' ISLE = 2 STALLS TOTAL = 252 STALLS (SEE PROPOSED ALTERNATE PARKING LETTER)
6. TOTAL GREENS SPACE = 32%
7. PHASE 1 WILL INCLUDE BUILDINGS 4, 5, 6, & COMMUNITY BUILDING TOTAL UNITS = 72 TOTAL PARKING = 90 STALLS

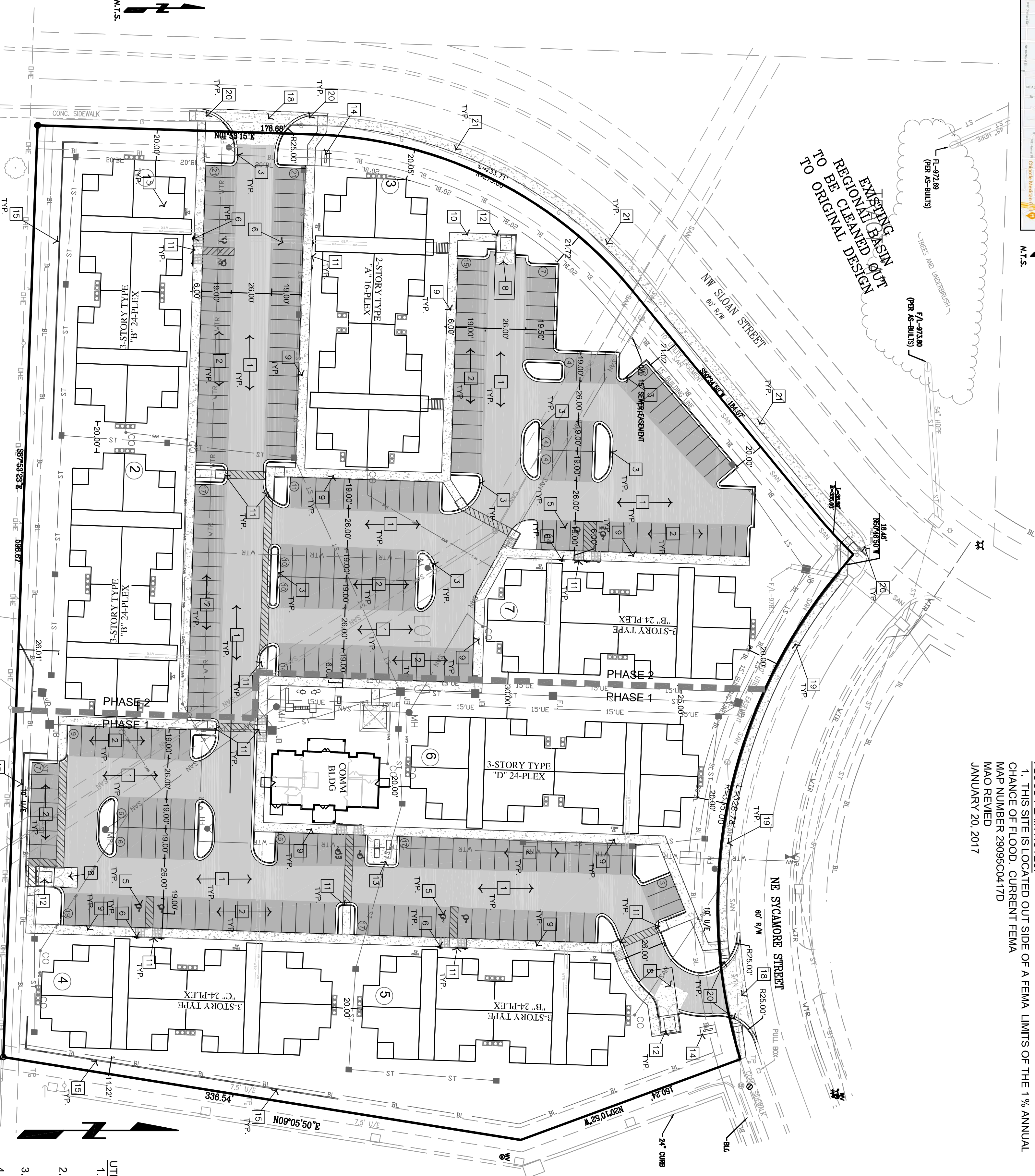
UTILITY NOTES:

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

PROJECT CONTACTS: ROBERT WALQUIST, F.E.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
Phone: (816) 550-5675



N.T.S.



PRELIMINARY DEVELOPMENT PLAN

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

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

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7-8-21
REVISIONS
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SHEET NO.
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