

LOCATION MAP

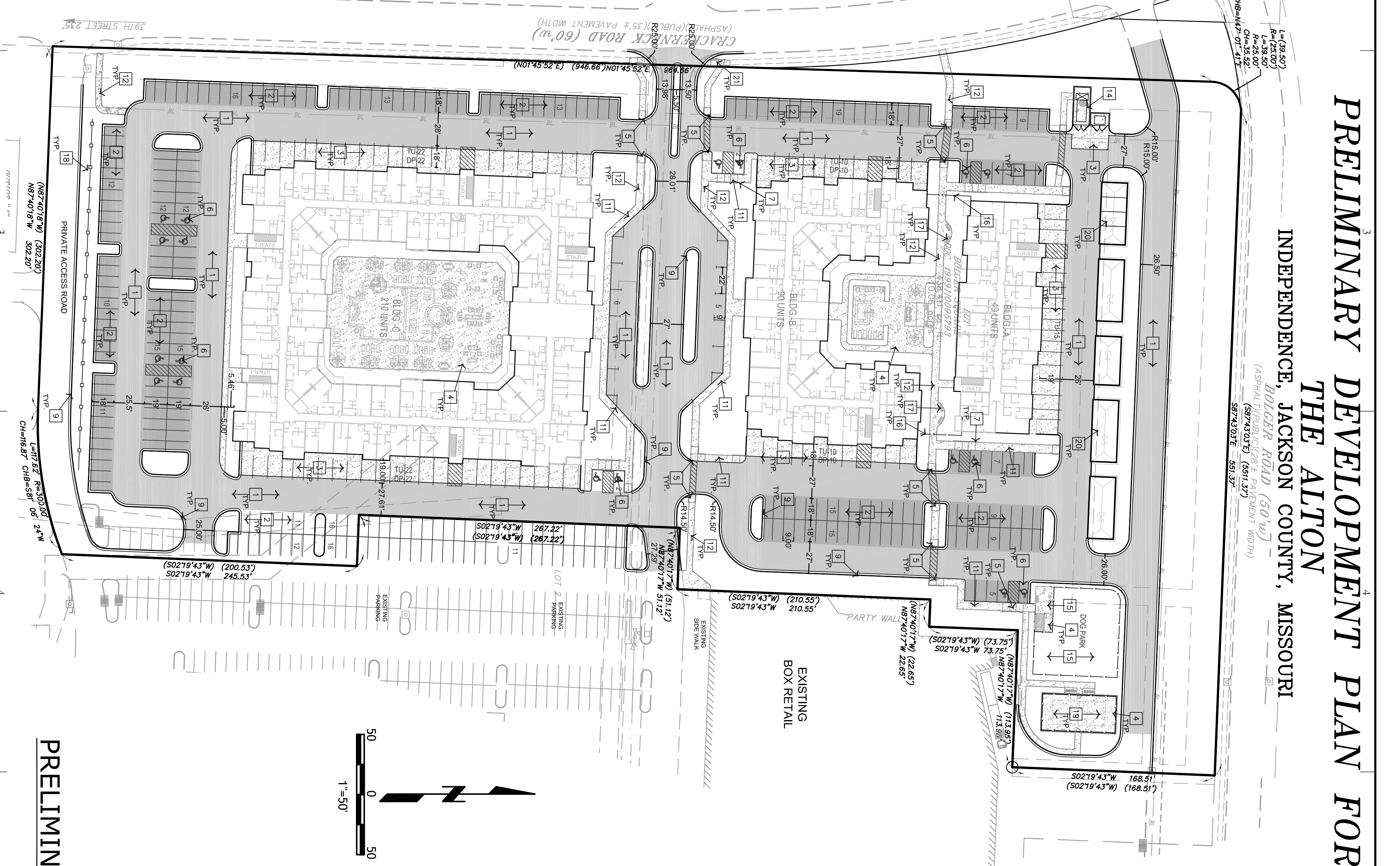


SYMBOL LEGEND

PROPOSED	EXISTING
MH	MHO
Manhole	Manhole
Curb Inlet	Curb Inlet
Junction Box	Junction Box
Fired Inlet	Fired Inlet
Fire Station	Fire Station
Fire Hydrant	Fire Hydrant
Water Valve	Water Valve
Water Meter	Water Meter
Standards	Standards
Utility Pole	Utility Pole
Day Wire	Day Wire
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Code Pedestal	Code Pedestal
Clear Out	Clear Out

LINE LEGEND

PROPOSED	EXISTING
Stam. Line	Stam. Line
Survey Line	Survey Line
Water Line	Water Line
Building Line	Building Line
Eminent Line	Eminent Line
4" Schedule	4" Schedule
2" Curb	2" Curb
Center	Center
Trim Line	Trim 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



PRELIMINARY DEVELOPMENT PLAN FOR THE ALTON

INDEPENDENCE, JACKSON COUNTY, MISSOURI

DEVELOPER/OWNER:
RW BOLGER SQUAR LLC
353 WEST LANCASTER AVE,
WAYNE PA 19087
PHONE: 610-713-2399

- PLAN NOTES:**
- HEAVY ASPHALT PAVEMENT RE. SEE SHEET C210
 - LIGHT ASPHALT PAVEMENT RE. SEE SHEET C210
 - HEAVY CONCRETE PAVEMENT RE. SEE SHEET C210
 - LIGHT CONCRETE PAVEMENT RE. SEE SHEET C210
 - ACCESSIBILITY RAMP RE. SEE SHEET C210
 - PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO ADA PAVEMENT MARKING STANDARDS. RE. SEE SHEET C210
 - INSTALL ACCESSIBLE PARKING SIGN "TYPE B" RE. SEE SHEET C210
 - "V" VEE CURBS & PLANT ACCORDING TO ADA PAVEMENT MARKING STANDARDS.
 - STRAIGHT BACK CURB & GUTTER (WET) RE. SEE SHEET C210
 - STRAIGHT BACK CURB & GUTTER (DRY) RE. SEE SHEET C210
 - CURB WALK RE. SEE SHEET C210
 - SITE SIDEWALK RE. SEE SHEET C210
 - RETAINING WALL RE. SEE SHEET C210
 - RASH COMPACTOR AND ENCLOSURE RE. SEE ARCHITECTURAL PLANS
 - DOG PARK AREA W/ FENCE RE. SEE ARCHITECTURAL PLANS
 - DECORATIVE FENCE RE. SEE ARCHITECTURAL PLANS
 - BENCH RE. SEE ARCHITECTURAL PLANS
 - PIECE BALL COURT RE. SEE ARCHITECTURAL PLANS
 - ENCLOSED GARAGES RE. SEE ARCHITECTURAL PLANS
 - CITY ADA RAMP RE. SEE CITY DETAILS
 - CITY ADA RAMP RE. SEE CITY DETAILS
 - CITY ADA RAMP RE. SEE CITY DETAILS
 - CITY SIDEWALK RE. SEE CITY DETAILS
 - CITY SIDEWALK RE. SEE CITY DETAILS

- UTILITY NOTES:**
- EXISTING EASEMENT THAT CONFLICT WITH BUILDING SHALL BE VACATED PRIOR TO CONSTRUCTION.
 - SAINTMARY SEWER MAIN SHALL BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY ALONG WITH A 15" UTILITY EASEMENT IF REQUIRED.
 - WATER MAIN SHALL BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY ALONG WITH A 15" UTILITY EASEMENT IF REQUIRED.
- STORM NOTES:**
- WE HAVE PROPOSED TO REDUCE THE PERCENT OF IMPERVIOUS AREA TO REDUCE THE RUNOFF FROM THE SITE.
 - NO DETENTION IS PROPOSED WITH THIS DEVELOPMENT.

- NOTE:**
- EXISTING ZONING = C-2
 - PROPOSED ZONING = R-30 PUD
 - TOTAL AREA = 10,064^{ac}
 - TOTAL LOTS = 1
 - TOTAL UNITS = 348 UNITS
 - UNITS PER ACRE = 34.7 UNITS / ACRE
 - PERCENT OF IMPERVIOUS = 56%
 - OFF STREET PARKING REQUIRED
 - 1.0 PER UNIT
 - TOTAL REQUIRED = 382 STALLS
 - PROPOSED
 - INTERIOR GARAGE = 96
 - DETACHED GARAGE = 28
 - REGULAR PARKING STALLS = 321
 - ADA PARKING STALLS = 10
 - TOTAL PARKING STALLS = 455 STALLS
 - STALLS PER UNIT = 1.19
- EXISTING PERVIOUS VS IMPERVIOUS CALCULATIONS**
- EXISTING**
- | | |
|-------------------------------------|------------|
| PERVIOUS SURFACES | 438,406 SF |
| BUILDINGS | 122,806 SF |
| PARKING LOT, DRIVE LANES, SIDEWALKS | 221,226 SF |
| TOTAL | 354,032 SF |
- PROPOSED PERVIOUS VS IMPERVIOUS CALCULATIONS**
- | | |
|---------------------|------------|
| LOT SIZE | 438,406 SF |
| IMPERVIOUS SURFACES | 86,262 SF |
| BUILDINGS | 20,022 SF |
| HEAVY CONCRETE | 30,552 SF |
| HEAVY ASPHALT | 107,388 SF |
| LIGHT ASPHALT | 57,987 SF |
| TOTAL | 281,985 SF |
- CALCULATIONS**
- +/- = 64% IMPERVIOUS
36% PERVIOUS (GREEN)

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
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PRELIMINARY DEVELOPMENT PLAN

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SHEET NO. **C200**

JOB NO. E22-328

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THE ALTON

INDEPENDENCE, JACKSON COUNTY, MISSOURI