

# BUILDING RENOVATION

LOT 1, RAINTREE 150 CENTER  
A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI,  
AS SHOWN ON PLAT ENTITLED MINOR PLAT OF RAINTREE 150 CENTER,  
RECORDED APRIL 21, 2004 IN PLAT BOOK 181, PAGE 12 OF THE  
JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE  
FINAL DEVELOPMENT PLAN

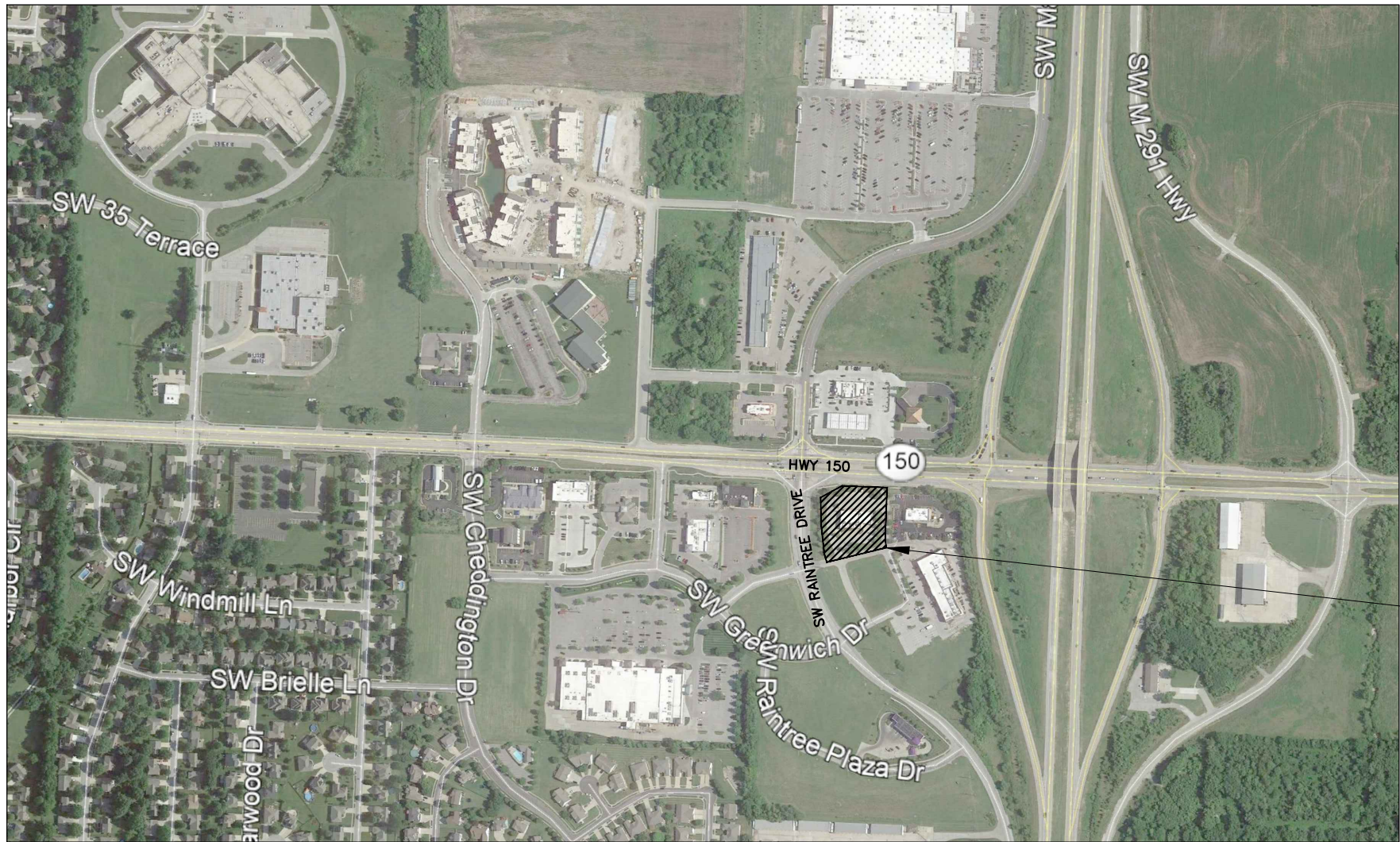
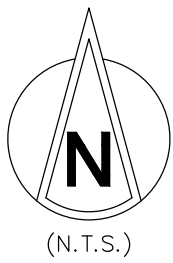
## CONSTRUCTION NOTES

- GRADING:
- ALL CONTOURS SHOWN ON THESE PLANS ARE BASED ON U.S.G.S. DATA.
  - ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE GRADE TO THE DESIGN ELEVATIONS.
  - NO SLOPES SHALL BE GRADED STEEPER THAN 3:1 (HORIZONTAL : VERTICAL), AND SHALL BE SEEDED AND MULCHED.
  - ONLY THE DESIGNATED CONSTRUCTION ACCESS ROUTE MAY BE USED TO MOVE EQUIPMENT IN AND OUT. NO OTHER ACCESS POINT WILL BE PERMITTED.
  - ALL SILTATION MEASURES MUST BE IN PLACE BEFORE ANY OPERATIONS THAT DISTURB THE NATURAL GRADE COMMENCES. THIS INCLUDES GRUBBING OR STUMP REMOVAL. THE CITY OF LEE'S SUMMIT SHALL BE NOTIFIED UPON COMPLETION OF ALL SILTATION AND EROSION FACILITIES AND SHALL INSPECT AND APPROVE SUCH FACILITIES PRIOR TO THE COMMENCEMENT OF ANY CLEARING OR GRADING ACTIVITIES.
  - SILTATION AND EROSION FACILITIES MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THIS INCLUDES REMOVAL OF MUD FROM SILTATION BASINS AND REPLACEMENT OF THE CITY OF LEE'S SUMMIT APPROVED EROSION CONTROL DEVICES. MUD SHALL NOT BE PERMITTED TO MIGRATE OFF THE SITE. DAMAGE OR FAILURE OF SILTATION AND EROSION CONTROL FACILITIES SHALL BE REPAIRED. DAMAGE OR FAILURE OF SILTATION AND EROSION CONTROL FACILITIES SHALL BE REPAIRED IMMEDIATELY BUT NOT LONGER THAN 24 HOURS AFTER NOTIFICATION. IF PROPOSED MEASURES FAIL TO ADEQUATELY PROTECT THE ADJOINING PROPERTY ADDITIONAL FACILITIES SHALL BE INSTALLED AS DIRECTED.
  - THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR TO PROTECT OFF-SITE PROPERTY FROM EROSION OR SILTATION. THE ENGINEER SHALL NOT BE LIABLE FOR DAMAGE CAUSED BY EROSION OR SILTATION DUE TO DEFECTIVE SILTATION CONTROL DEVICES.
  - MUD WILL NOT BE PERMITTED TO BE CARRIED OFF SITE ONTO PUBLIC STREETS. A TEMPORARY WASH FACILITY SHALL BE PROVIDED TO REMOVE MUD FROM VEHICLE TIRES BEFORE ENTERING THE PUBLIC STREETS.
  - MEASURES SHALL BE TAKEN TO CONTROL DUST AS NECESSARY.
  - IT SHALL BE THE GRADING CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE SOILS ENGINEER OF WORK IN PROGRESS AND TO COMPLY WITH SPECIFICATIONS SET BY THE SOILS ENGINEER WITH REGARD TO COMPACTION, SURFACE PREPARATION AND PLACEMENT OF FILL.
  - ALL STUMPS, LIMBS, AND OTHER DEBRIS ARE TO BE REMOVED FROM THE SITE.
  - ALL DRAINAGE SWALES SHALL BE SODDED.
  - ALL FILL AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES, PUBLIC RIGHT-OF-WAY, AND PAVED AREAS, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST", (A.S.T.M. D- 1557) UNLESS OTHERWISE REQUIRED IN THE SOILS REPORT FOR THIS PROJECT.

## TABLE OF ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS USED

AI	AREA INLET	N	NORTH
ASPH	ASPHALT	NE	NORTHEAST
ATG	ADJUST TO GRADE	NW	NORTHWEST
BC	BOTTOM OF CURB ELEVATION	PB	PLAT BOOK
BFP	BACKFLOW PREVENTER	PERM	PERMANENT
BLDG	BUILDING	PG	PAGE
BM	BENCHMARK	PGS	PAGES
BOT	BOTTOM	PL	PROPERTY LINE
BS	BOTTOM OF SLOPE ELEVATION	PR	PROPOSED
BW	BOTTOM OF WALL ELEVATION	PVC	POLYVINYL CHLORIDE
C	CURB	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS
CO	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	REC	RECORD
DB	DEED BOOK	ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
DS	DOWNSPOUT	S	SOUTH
E	EAST	SE	SOUTHEAST
ELEV	ELEVATION	SF	SQUARE FEET
EM	ELECTRIC METER	SURV	SURVEY
EOP	EDGE OF PAVEMENT	SW	SOUTHWEST
ESMT	EASEMENT	TBR	TO BE REMOVED
EX	EXISTING	TC	TOP OF CURB ELEVATION
FF	FINISHED FLOOR ELEVATION	TFP	TRANSFORMER PAD
FL	FLOW LINE ELEVATION	TS	TOP OF SLOPE ELEVATION
FO	FIBER OPTIC	TW	TOP OF WALL ELEVATION
GEN	GENERATOR	TYP	TYPICAL
GTI	GRATE TOP INLET	UNGO	UNDERGROUND FIBER OPTIC LINE
HC	HANDICAPPED	UIP	USE IN PLACE
HHE	ELECTRIC HAND HOLE	VCP	VITRIFIED CLAY PIPE
HHTS	TRAFFIC SIGNAL HAND HOLE	W	WEST
HHSL	SIGNAL LIGHT HAND HOLE		
ICVR	IRRIGATION CONTROL VALVE RECLAIMED		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT		



## PERTINENT INFORMATION

PROPERTY ADDRESS:	155 SW M-150 HIGHWAY
ZIP CODE:	64082
MUNICIPALITY:	CITY OF LEE'S SUMMIT
STATE:	MISSOURI
TOTAL SITE AREA:	1.405 ACRES (61,187± SF)
AREA OF DISTURBANCE:	0.499 ACRES (21,741± SF)
CURRENT ZONING:	CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT
INTENDED USE:	CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT
PARCEL ID:	70-820-03-02-00-0-00-000

## SHEET INDEX

C0.0 - COVER

C1.0 - DEMOLITION PLAN

C2.0 - SITE & UTILITY PLAN

C3.0 - GRADING PLAN

C4.0 - SITE DETAILS

C4.1 - SITE DETAILS

C4.2 - SITE DETAILS

C5.0 - EROSION & SEDIMENT CONTROL PLAN

C5.1 - EROSION & SEDIMENT CONTROL DETAILS

## LEGEND OF SYMBOLS

EXISTING	PROPOSED

## PROJECT CONTACTS

### DEVELOPERS:

EQUITY  
4653 TRUENAM BOULEVARD  
HILLIARD, OH 43026  
(614) 586-3303  
NPALMER@EQUITY.NET

MIDLAND PROPERTIES OF ILLINOIS, LLC  
716 WINDSOR ROAD  
LOVES PARK, IL 61111  
(815) 988-9600  
BRENT@MIDLANDGENERALCONTRACTORS.COM

### BUILDING DESIGN:

CASCO DIVERSIFIED CORPORATION  
12 SUNNEN DR., SUITE 100  
ST. LOUIS, MO 63143  
(314) 821-1100

### CIVIL ENGINEER:

CASCO CIVIL  
12 SUNNEN DR., SUITE 100  
ST. LOUIS, MO 63143  
(314) 821-1100  
TOM.BUERK@CASCOCORP.COM

### ELECTRIC:

KANSAS CITY POWER & LIGHT  
(888) 471-5275

### STORM:

LEE'S SUMMIT PUBLIC WORKS  
220 SE GREEN  
LEE'S SUMMIT, MO 64063  
(816) 969-1800

### GAS:

SPIRE  
(816) 756-5252

### SANITARY & WATER:

LEE'S SUMMIT WATER UTILITIES  
12 SE HAMLEN ROAD  
LEE'S SUMMIT, MO 64081  
(816) 969-1900

### FIRE DEPARTMENT:

LEE'S SUMMIT FIRE STATION 5  
3650 SW WINDEMERE ROAD  
LEE'S SUMMIT, MO 64062  
PHONE

## GENERAL NOTES

- THE SITEWORK ON THIS PROJECT SHALL MEET OR EXCEED ALL STANDARDS AND SPECIFICATIONS REQUIRED BY THE CITY OF LEE'S SUMMIT.
- CASCO DIVERSIFIED CORPORATION HAS NOT PERFORMED ANY INVESTIGATION REGARDING UNDERGROUND CONDITIONS, HAZARDOUS WASTES, OR UTILITIES AFFECTING THE SITE SHOWN HEREIN.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS OUTSIDE OF PAVEMENT AND BUILDING PAD AREAS SHALL RECEIVE 4" OF SUITABLE TOPSOIL. CONTRACTOR SHALL SEED, MULCH, FERTILIZE, AND MAINTAIN ALL DISTURBED AREAS OUTSIDE OF PAVEMENT UNTIL SUFFICIENT VEGETATIVE GROWTH HAS BEEN ESTABLISHED PER THE SWPPP. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS REQUIRED TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MISSOURI AT THE CONTRACTOR'S OWN EXPENSE.
- ALL TRENCHES EXCAVATED UNDERNEATH AREAS TO BE PAVED SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL AND COMPACTED TO MEET REQUIREMENTS OF THE GEOTECHNICAL REPORT AND CITY OF LEE'S SUMMIT REQUIREMENTS.
- CONTRACTOR SHALL INSTALL ALL UNDERGROUND PIPING AND CONDUITS PER THE REQUIREMENTS OF THE RESPECTIVE MANUFACTURERS AND THE CITY OF LEE'S SUMMIT.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL SAFETY MEASURES AND REGULATIONS. CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS AND SAFETY MEETING REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY AND SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PROPERTY AND PERSONS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING, AND IMPLEMENTING ALL SAFETY DEVICES AND PRACTICES DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE WORK. CONTRACTOR SHALL EXERCISE DUE CARE AND CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. CONTRACTOR SHALL REPLACE OR RESTORE TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL CONDITION AT THE CONTRACTOR'S OWN EXPENSE. ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE AREA OF WORK WHICH ARE NOT DESIGNATED FOR REMOVAL OR ADJUSTMENT AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S ACTIONS.
- CONTRACTOR SHALL CONTINUALLY MONITOR JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT THAN THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING PRESENCE AND LOCATIONS (VERTICALLY AND HORIZONTALLY) OF ALL UTILITIES. IN NO WAY DOES THE ENGINEER OR THE OWNER SUGGEST, IMPLY, OR CONFIRM THAT UTILITIES SHOWN ARE INCLUSIVE OF ALL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING IN PLACE ALL UTILITIES. ANY DAMAGE OR LOSS TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SHOULD ANY DAMAGE OCCUR AS A RESULT OF THE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGES TO THE FULL SATISFACTION OF THE UTILITY OWNER AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR SHALL AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY AND ALL DAMAGES OR LOSS.

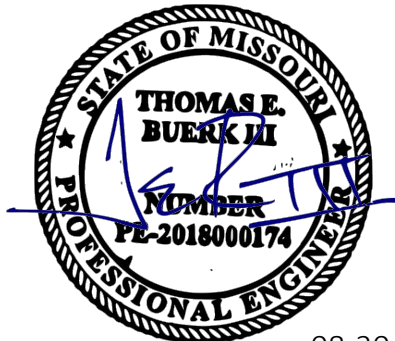
## BUILDING RENOVATION

155 SW M-150 HIGHWAY  
LEE'S SUMMIT, MO 64082

## CONSTR. DOC. & REVISIONS

No.	Description	Date
DP	Development Plan Response	06-17-20
CC	City Comments	06-30-20
DP2	Development Plan Response 2	07-15-20
O3	Owner Revision 3	07-20-20
4	Clarification	07-31-20
6	Owner Revision	08-20-20

CASCO DIVERSIFIED CORPORATION  
CERTIFICATE OF AUTHORITY  
#000613 12/31/21



08-20-20

## PROFESSIONAL OF RECORD

Buerk III, Thomas F.  
License NO. PE-2018000174  
Expiration Date 12/31/20

Drawn By/Checked By: MEB/TEB

Project Number 320488

Permit Date 06-17-20

## COVER

C0.0



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