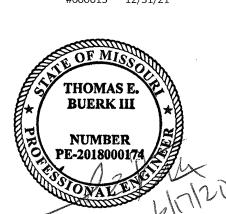
BUILDING RENOVATION

A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, RECORDED APRIL 21, 2004 IN PLAT BOOK 181, PAGE 12 OF THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE

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



License NO. PE-2018000174

Expiration Date 12/31/20 Drawn By/Checked By: MEB/TEB Project Number Permit Date 06-17-20



CONSTRUCTION NOTES

- 1. ALL CONTOURS SHOWN ON THESE PLANS ARE BASED ON U.S.G.S. DATA.
- 2. 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.
- 4. NO SLOPES SHALL BE GRADED STEEPER THAN 3:1 (HORIZONTAL: VERTICAL), AND SHALL BE SEEDED AND MULCHED.
- 5. ONLY THE DESIGNATED CONSTRUCTION ACCESS ROÙTE MAY BE USED TO MOVE EQUIPMENT IN AND OUT. NO OTHER ACCESS POINT 6. 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
- 7. SILTATION AND CONTROL 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.
- 8. 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.
- 9. 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. 10. MEASURES SHALL BE TAKEN TO CONTROL DUST AS NECESSARY
- 11. 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. 12. ALL STUMPS, LIMBS, AND OTHER DEBRIS ARE TO BE REMOVED FROM THE SITE.
- 13. ALL DRAINAGE SWALES SHALL BE SODDED. 14. 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 AASHO T-180 COMPACTION TEST", (A.S.T.M. D- 1557) UNLESS OTHERWISE REQUIRED IN THE SOILS REPORT FOR THIS PROJECT.

TABLE OF ABBREVIATIONS

AI AREA INLET N 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 BOTTOM OF SLOPE ELEVATION PR PROPERTY LINE BS BOTTOM OF SLOPE ELEVATION PR PROPOSED BW BOTTOM OF WALL ELEVATION PVC POLYVINYL CHLORIDE CI CURB INLET 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 DIP DUCTILE IRON PIPE R/W RIGHT OF WAY ELEV ELEVATION SF SQUARE FEET EM ELECTRIC METER EM ELECTRIC METER ESMT SE SOUTHHAST ESMT SS SOUTH ESMT EASEMENT TBR TO BE REMOVED EXTENDED FOR ELEVATION FF FINISHED FLOOR ELEVATION TS TOP OF CURB ELEVATION FI FINISHED FLOOR ELEVATION FI GRATE TOP INLET UGFO UNDERGROUND FIBER OPTIC HC HANDICAPPED UIP USE IN PLACE HHTS TRAFFIC SIGNAL HAND HOLE HTS IRRAFTIC SIGNAL HAND HOLE HTS IRRAFTIC SIGNAL HAND HOLE HHTS IRRAFTIC SIGNAL HAND HOLE IVEN IRRIGATION CONTROL VALVE RECLAIMED	IADLL OI	ADDREVIATIONS		
ASPH ASPHALT ATG ADJUST TO GRADE BC BOTTOM OF CURB ELEVATION BFP BACKFLOW PREVENTER BLDG BUILDING BM BENCHMARK BOT BOTTOM OF SLOPE ELEVATION BW BOTTOM OF WALL ELEVATION BW BOTTOM OF		NOTE: NOT ALL ABBREVIATIONS USED		
MAX MAXIMUM	ASPH ATG BC BFP G BBM T BSW C CO O D D S E LEW P T E C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C C D D D S E LEW P T E C C C C D D D S E LEW P T E C C C C D D D S E LEW P T E C C C C D D D S E LEW P T E C C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C D D D S E LEW P T E C C C C D D D S E LEW P T E C C C C C D D D S E LEW P T E C C C C C C D D D S E C C C C C C C C C C C C C C C C C C C	AREA INLET ASPHALT ADJUST TO GRADE BOTTOM OF CURB ELEVATION BACKFLOW PREVENTER BUILDING BENCHMARK BOTTOM BOTTOM OF SLOPE ELEVATION BOTTOM OF WALL ELEVATION CURB INLET CORRUGATED METAL PIPE CLEAN OUT CONCRETE DEED BOOK DUCTILE IRON PIPE DOWNSPOUT EAST ELEVATION ELECTRIC METER EDGE OF PAVEMENT EXISTING FINISHED FLOOR ELEVATION FLOW LINE ELEVATION FIBER OPTIC GENERATOR GRATE TOP INLET HANDICAPPED ELECTRIC HAND HOLE TRAFFIC SIGNAL HAND HOLE SIGNAL LIGHT HAND HOLE IRRIGATION CONTROL VALVE RECLAIMED	NE NW PB PEG S PC T PC P P P P P P P P P P P P P P P P P P	NORTHEAST NORTHWEST PLAT BOOK PERMANENT PAGE PAGES PROPERTY LINE PROPOSED POLYVINYL CHLORIDE PAVEMENT RADIUS REINFORCED CONCRETE PIPE RECORD RIGHT OF WAY RIGHT OF WAY SOUTH SOUTHEAST SQUARE FEET SURVEY SOUTHWEST TO BE REMOVED TOP OF CURB ELEVATION TRANSFORMER PAD TOP OF SLOPE ELEVATION TOP OF WALL ELEVATION TYPICAL UNDERGROUND FIBER OPTIC USE IN PLACE VITRIFIED CLAY PIPE

METROPOLITAN ST. LOUIS SEWER DISTRICT

GENERAL NOTES

CONSTRUCTION.

1. THE SITEWORK ON THIS PROJECT SHALL MEET OR EXCEED ALL STANDARDS AND SPECIFICATIONS REQUIRED BY THE CITY OF LEE'S 2. CASCO DIVERSIFIED CORPORATION HAS NOT PERFORMED ANY INVESTIGATION REGARDING UNDERGROUND CONDITIONS, HAZARDOUS

LINE

- WASTES, OR UTILITIES AFFECTING THE SITE SHOWN HEREIN. 3. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED. 4. 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. 5. 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. 6. 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. 7. CONTRACTOR SHALL INSTALL ALL UNDERGROUND PIPING AND CONDUITS PER THE REQUIREMENTS OF THE RESPECTIVE MANUFACTURERS AND THE CITY OF LEE'S SUMMIT
- 8. 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
- 9. 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.
- 10. CONTRACTOR SHALL CONTINUALLY MONITOR JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT THAN THAT SHOWN ON ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- 11. 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.

LOT 1, RAINTREE 150 CENTER AS SHOWN ON PLAT ENTITLED MINOR PLAT OF RAINTREE 150 CENTER

FINAL DEVELOPMENT PLAN



PERTINENT INFORMATION

155 SW M-150 HIGHWAY MUNICIPALITY: CITY OF LEE'S SUMMIT TOTAL SITE AREA:

INTENDED USE: PARCEL ID:

1.405 ACRES (61,187± SF) AREA OF DISTURBANCE: 0.496 ACRES (21,592± SF) CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT 70-820-03-02-00-0-00-000

SHEET INDEX

CO.O - COVER

C1.0 - DEMOLITION PLAN

C2.0 - SITE & UTILITY PLAN

C3.0 — GRADING PLAN

C4.0 - SITE DETAILS

C5.0 - EROSION & SEDIMENT CONTROL PLAN

C5.1 - EROSION & SEDIMENT CONTROL DETAILS

LAND DISTURBANCE NOTE

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK: (816) 969-1200

FLOOD ZONE NOTE

ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29095C0532G ZONE X. FLOOD ZONE X IS DETERMINED TO BE AN AREA OF MINIMAL SOLID GROUND ENVIRONMENTAL DATED MAY 12, 2020. FLOOD HAZARD, OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

TITLE DESCRIPTION

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

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-401470620A-NC, FIRST AMENDMENT, EFFECTIVE DATE. EFFECTIVE DATE: JUNE 26, 2019.

SIGN NOTE

ALL PROPOSED SIGNS SHALL COMPLY WITH THE UDO REQUIREMENTS, AND SIGNS WILL BE APPROVED BY SEPARATE

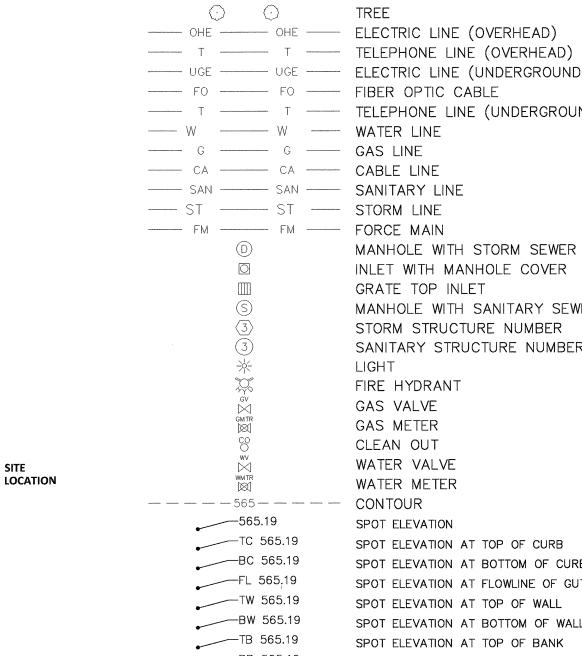
SURVEY NOTE

ACTUAL FIELD CONDITIONS ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.

OIL AND GAS NOTE

THERE ARE NO OIL AND/OR GAS WELLS PRESENT WITHIN THE DATED JANUARY 20, 2017, THIS DEVELOPMENT IS LOCATED IN FLOOD (SUBJECT PROPERTY PER THE ENVIRONMENTAL REPORT PREPARED BY)

> THE TOPOGRAPHIC INFORMATION IN THIS PLAN SET IS BASED OFF A SURVEY PROVIDED BY AYLETT SURVEYING & ENGINEERING ON MAY 13, 2020 AND A BOUNDARY SURVEY PROVIDED BY COMMERCIAL DUE DILIGENCE SERVICES ON MARCH 25, 2020.



EXISTING

GAS METER CLEAN OUT WATER VALVE WATER METER CONTOUR 565.19 SPOT ELEVATION TC 565.19 SPOT ELEVATION AT TOP OF CURB BC 565.19 SPOT ELEVATION AT BOTTOM OF CURB FL 565.19 SPOT ELEVATION AT FLOWLINE OF GUTTER TW 565.19 SPOT ELEVATION AT TOP OF WALL BW 565.19 SPOT ELEVATION AT BOTTOM OF WALL ____TB 565.19 SPOT ELEVATION AT TOP OF BANK ____BB 565.19 SPOT ELEVATION AT BOTTOM OF BANK

LIGHT

FIRE HYDRANT

GAS VALVE

LEGEND OF SYMBOLS

MANHOLE WITH STORM SEWER

INLET WITH MANHOLE COVER

STORM STRUCTURE NUMBER

SANITARY STRUCTURE NUMBER

MANHOLE WITH SANITARY SEWER

GRATE TOP INLET

UTILITY POLE GUY WIRE

> 565.19 ____TC 565.19 BC 565.19 FL 565.19 ____TW 565.19 BW 565.19 ____TB 565.19 ____BB 565.19

PROPOSED

PROJECT CONTACTS DEVELOPERS: 4653 TRUEMAN 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 KANSAS CITY POWER & LIGHT (888) 471-5275

LEE'S SUMMIT PUBLIC WORKS 220 SE GREEN LEE'S SUMMIT, MO 64063 (816) 969-1800 (816) 756-5252 SANITARY & WATER: LEE'S SUMMIT WATER UTILITIES 12 SE HAMBLEN 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

CALL BEFORE YOU DIG - DRILL - BLAST 1-800-344-7483

MISSOURI ONE-CALL SYSTEM, INC.

COVER