

PRELIMINARY DEVELOPMENT PLAN FOR LS INDUSTRIAL, LLC

Section 17-Township 47N-Range 31W City of Lee's Summit Jackson County, Missouri

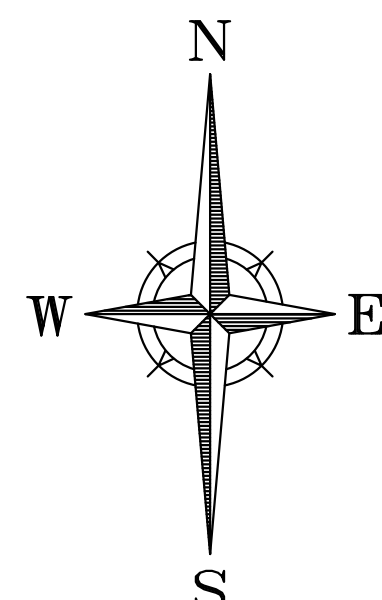
LEGAL DESCRIPTION

A tract of land being part of the Northeast and Northwest Quarters of Section 17, Township 47 North, Range 31 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, said tract more particularly described as follows:

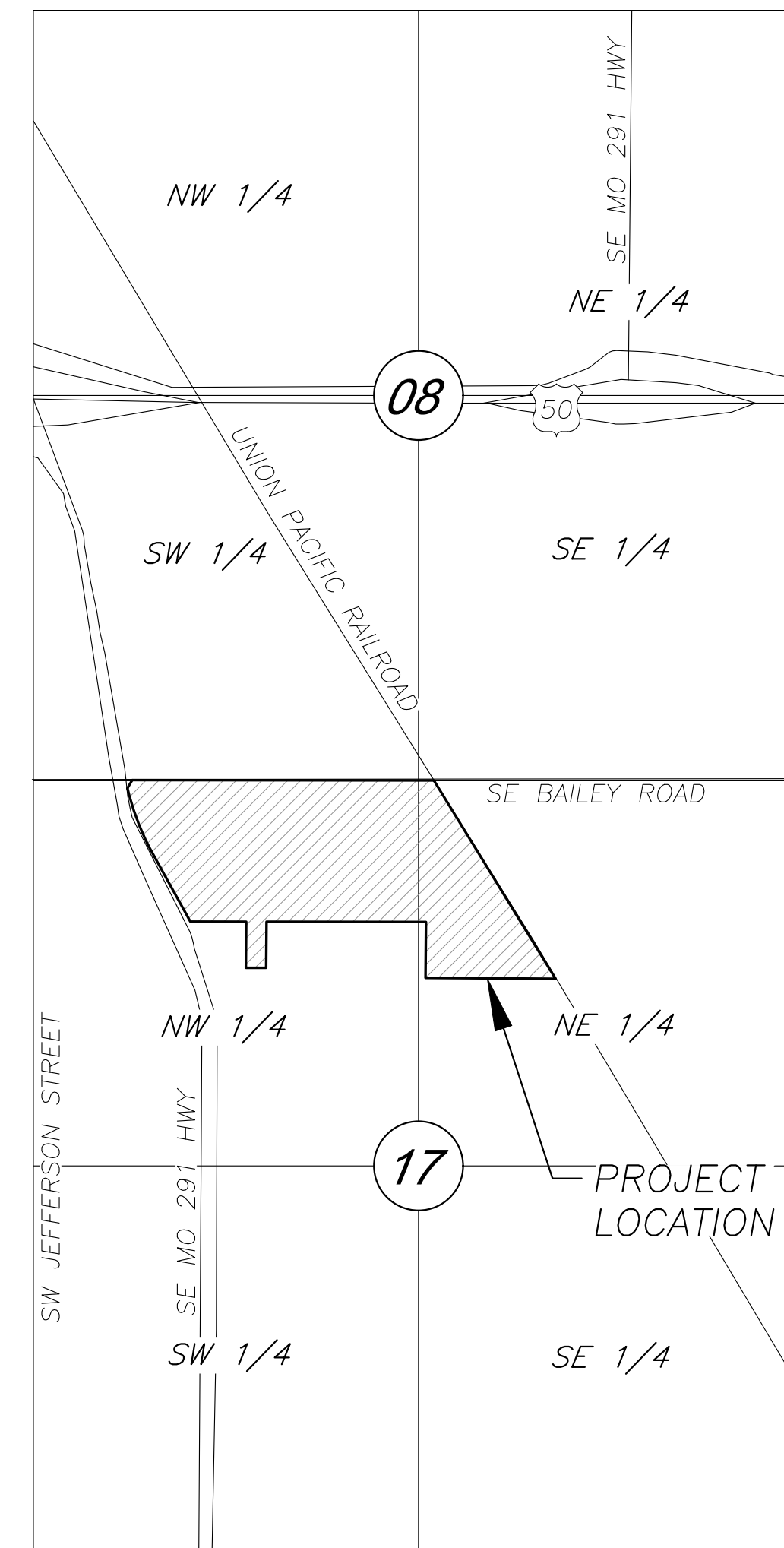
COMMENCING at the Northwest corner of said Northeast Quarter; thence South 87°43'34" East, along the North line of said Northeast Quarter, a distance of 42.89 feet; thence South 02°16'26" West, departing said North line, a distance of 49.92 feet, to the intersection of the South line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177 and the westerly line of Union Pacific Railroad (formerly Missouri Pacific Railroad Company) established by Special Warranty Deed recorded as Document Number 19710083905 in Book 1252 at Page 675, said intersection also being the POINT OF BEGINNING; thence South 29°25'44" East, along said westerly railroad line, a distance of 1,488.22 feet, to the intersection of said westerly railroad line with the North line of WATT ACRES, a subdivision of land in said city, county and state, recorded in Book 18, Page 93, said line also being the South line of the Northwest Quarter of said Northeast Quarter; thence North 87°32'47" West, departing said westerly railroad line, along said North line of WATT ACRES, and along said South line, a distance of 832.35 feet, to the Southwest corner of said North Northwest Quarter of the Northeast Quarter, said corner being on the East line of MADDIX ACRES, a subdivision in said city, county and state, recorded in Book 21, Page 55; thence North 02°35'45" East, departing said North line, along the West line of said Northwest Quarter of the Northeast Quarter, and along said East line, a distance of 358.32 feet, to the Northeast corner of said MADDIX ACRES; thence North 87°49'40" West, departing said West line, along the North line of said subdivision, a distance of 1,020.02 feet; thence South 02°34'12" West, departing said North line, a distance of 295.01 feet, to a point on the North Right-of-Way line of 16th Street, as now established; thence North 87°59'13" West, along said North Right-of-Way line, a distance of 130.00 feet; thence North 02°33'49" East, departing said North Right-of-Way line, a distance of 295.37 feet, to the North line of said MADDIX ACRES; thence North 87°49'40" West, along said North line a distance of 357.53 feet, to a point on the East Right-of-Way line of Missouri State Highway No. 291, as now established; thence North 26°18'22" West, along said East Right-of-Way line, a distance of 55.42 feet; thence North 02°59'35" West, along said East Right-of-Way line, a distance of 241.77 feet, thence continuing along said East Right-of-Way line, along a curve to the right having a radius of 1707.58 feet, a chord bearing of North 18°02'37" West, a central angle of 13°09'41", an arc length of 392.24 feet; thence North 32°13'27" East, a distance of 61.84 feet, to a point on the South Right-of-Way line of Bailey Road established by a Right-of-Way deed recorded as Instrument Number 2010E0113177; thence South 87°49'40" East, along said South Right-of-Way line, a distance of 1,930.59 feet, to the POINT OF BEGINNING, containing 2,171,545 square feet or 49.85 acres.

UTILITY CONTACTS

| | |
|---|---|
| <p>Sanitary Sewers</p> <p>Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1900 email: jeff.thorn@cityofLS.net</p> <p>Mr. Jeff Shook Little Blue Valley Sewer District 21101 East 78 Highway Independence, MO 64057 (816) 285-1522 email: jshook@lbvsd.net</p> <p>Water</p> <p>Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1900 email: jeff.thorn@cityofLS.net</p> <p>Electric Service</p> <p>Mr. Nathan Michael Kansas City Power & Light P.O. Box 418679 Kansas City, MO 64141 (816) 220-5210 Fax (816) 245-3623 email: Nathan.Michael@kcpl.com</p> | <p>Gas</p> <p>Mr. Donnie Richards Missouri Gas Energy 7500 E 35th Terrace Kansas City, MO 64129 (816) 472-9464 Fax (816) 472-3488 email: donnie.richards@sug.com</p> <p>Cable Television</p> <p>Mr. Greg Thomas Time Warner Cable 8221 W. 119th Street Overland Park, KS 66213 (913) 643-1950 email: greg.thomas@twcable.com</p> <p>Telephone</p> <p>Ms. Glenda Charles AT&T 1425 Oak Street Kansas City, MO 64106 (816) 365-1669 Fax (816) 275-1109 email: gc6954@att.com</p> |
|---|---|



Scale: 1"=1000'



VICINITY MAP
Section 17-T47N-R31W

Floodplain

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 2909SC0438G-PANEL 438 OF 625, EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

Disturbed Area

49.85 AC

INDEX OF SHEETS

| <u>Sht. No.</u> | <u>Description</u> |
|-----------------|----------------------------------|
| C1 | Cover Sheet |
| C2 | General Layout |
| C3 | Grading Plan |
| C4 | Dimension Plan |
| C5 | Utility Plan |
| C6 | Existing Conditions Drainage Map |
| C7 | Drainage Map |
| C8 | Drainage Calculations |
| L100-L103 | Landscape Plans |

PREPARED FOR:
GARY O'DELL
LS INDUSTRIAL, LLC
4 EAST FRANKLIN ST.
LIBERTY, MISSOURI 64068
816-803-7633

PREPARED & SUBMITTED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219-9745
CONTACT: CLINT LOUMASTER, PE
913-492-0400

PROJECT ENGINEER:

2/25/2022

DATE:

C:\13958.01\Civil\3D\Production Drawings\Site Plans\13958.01C0200.dwg Layout: C2 General Layout -- Friday, February 25, 2022, 10:47am -- Copyright 2022, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000269

GBA

9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

| | |
|---------------|-----------|
| DATE: | 2-25-2022 |
| DESIGN BY: | CEL |
| DRAWN BY: | DRV/KNJ |
| PROJECT NO.: | 13958.01 |
| SHEET NO.: | C2 |
| TOTAL SHEETS: | C8 |

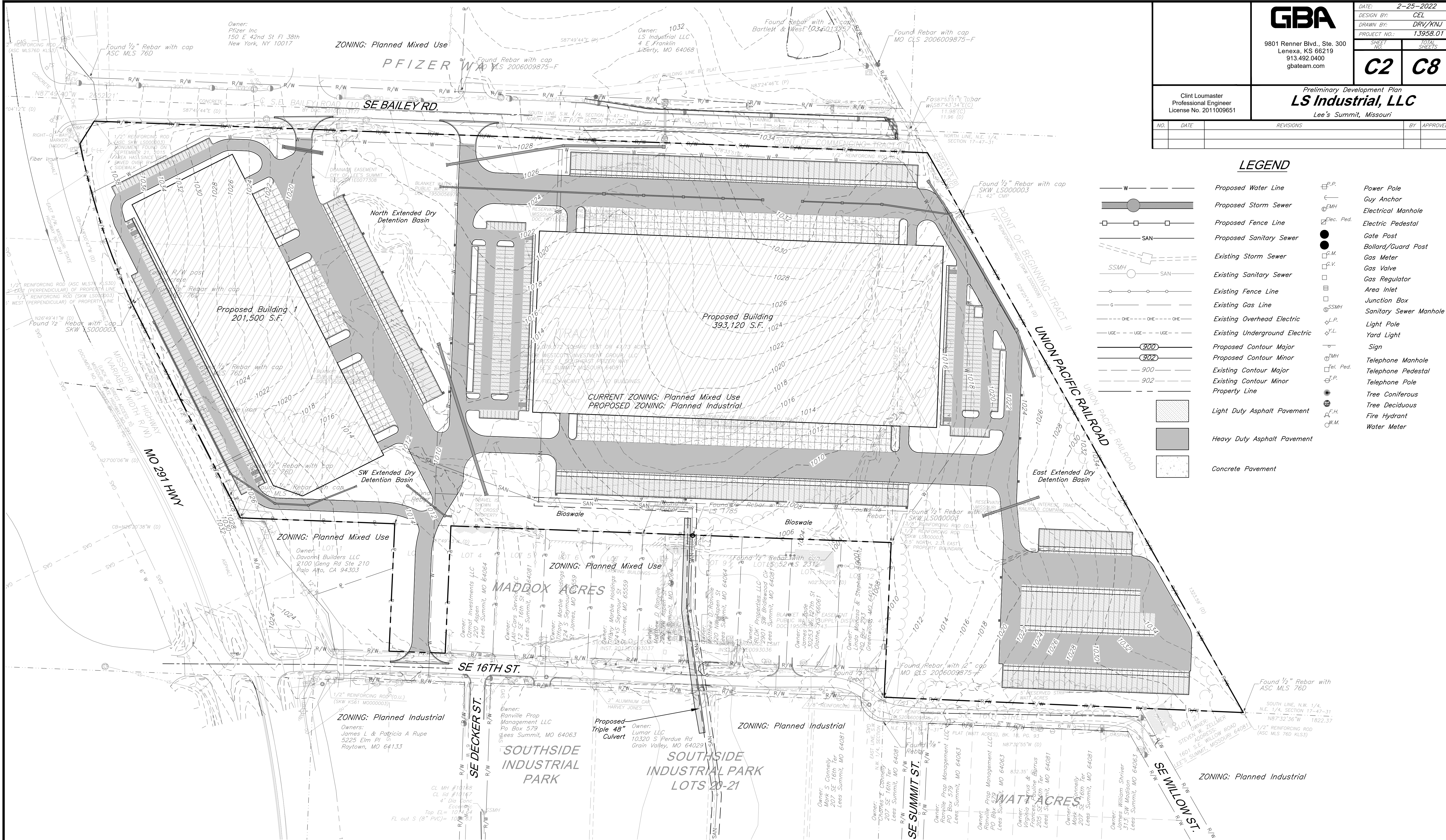
Clint Loumaster
Professional Engineer
License No. 2011009651

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

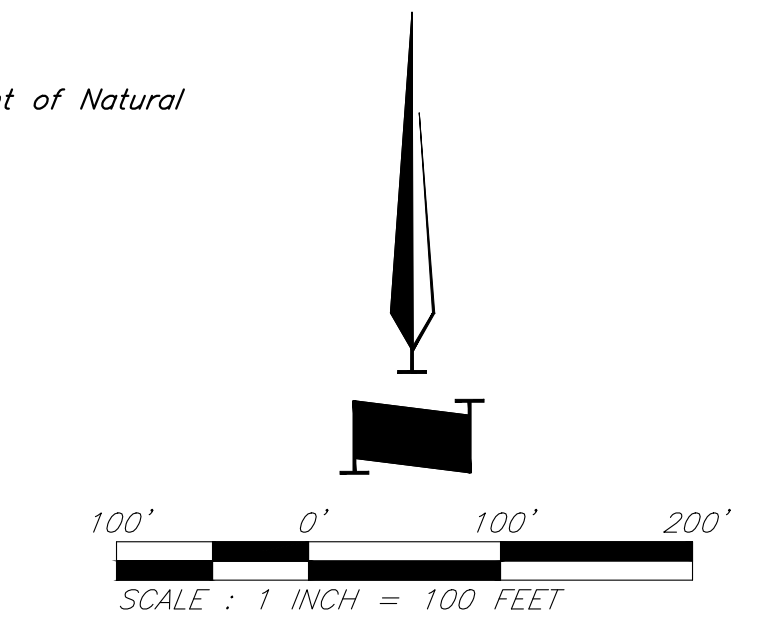
| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |

LEGEND

- Proposed Water Line
- Proposed Storm Sewer
- Proposed Fence Line
- Proposed Sanitary Sewer
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Fence Line
- Existing Gas Line
- Existing Overhead Electric
- Existing Underground Electric
- Proposed Contour Major
- Proposed Contour Minor
- Existing Contour Major
- Existing Contour Minor
- Property Line
- Light Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Concrete Pavement
- Power Pole
- Guy Anchor
- Electrical Manhole
- Electric Pedestal
- Gate Post
- Bollard/Guard Post
- Gas Meter
- Gas Valve
- Gas Regulator
- Area Inlet
- Junction Box
- Sanitary Sewer Manhole
- Light Pole
- Yard Light
- Sign
- Telephone Manhole
- Telephone Pedestal
- Telephone Pole
- Tree Coniferous
- Tree Deciduous
- Water Meter



NOTE:
No oil or gas wells are present on this property per Missouri Department of Natural Resources online mapping.



General Layout

C:\13958.01\Civil\3D\Production Drawings\Site Plans\13958.01\0700.dwg Layout: C3 Grading Plan -- Friday, February 25, 2022, 10:48am -- Copyright 2022, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000269

GBA

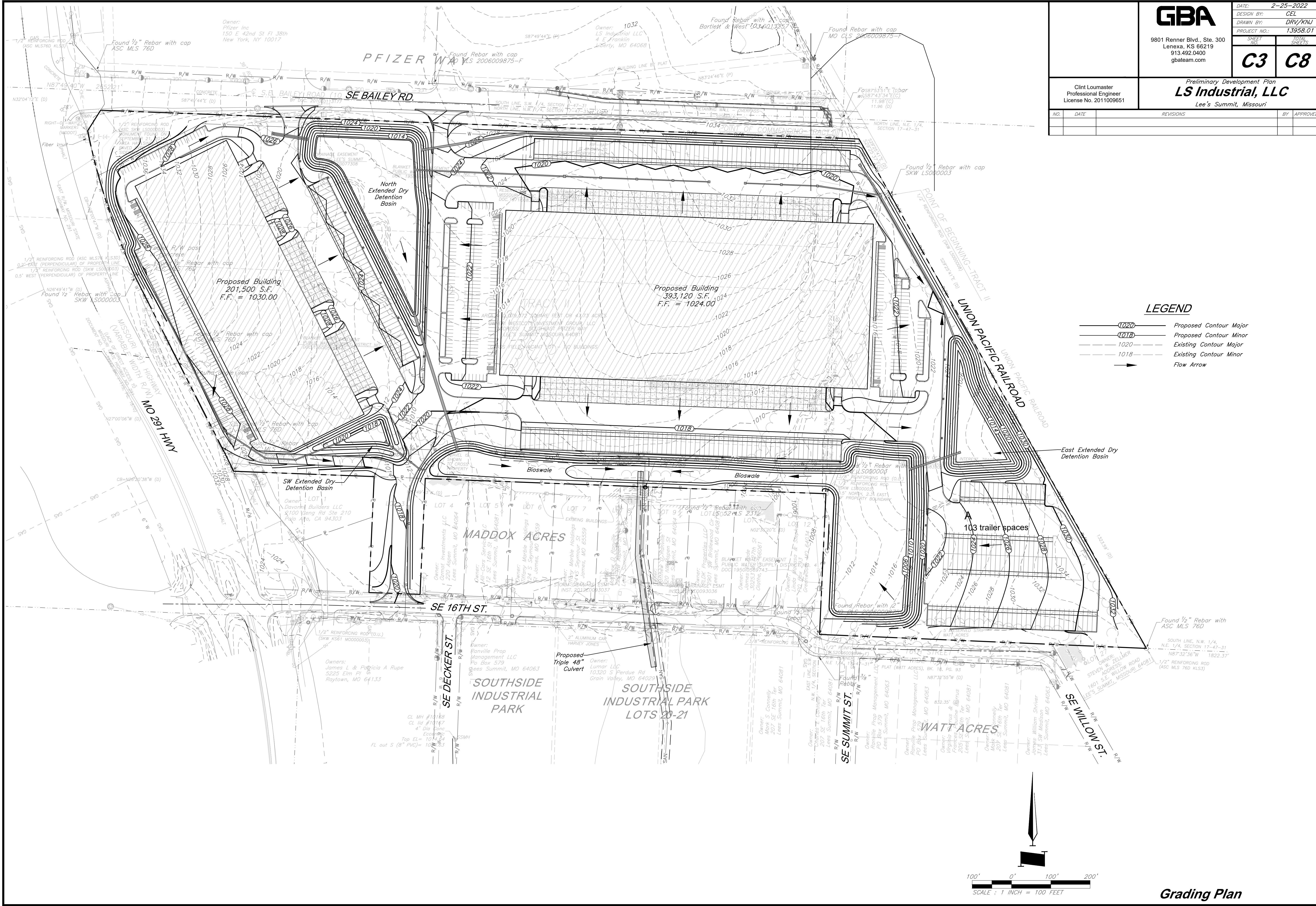
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

| | |
|--------------|--------------|
| DATE: | 2-25-2022 |
| DESIGN BY: | CEL |
| DRAWN BY: | DRV/KNJ |
| PROJECT NO.: | 13958.01 |
| SHEET NO.: | TOTAL SHEETS |
| C3 | C8 |

Clint Loumaster
Professional Engineer
License No. 201100951

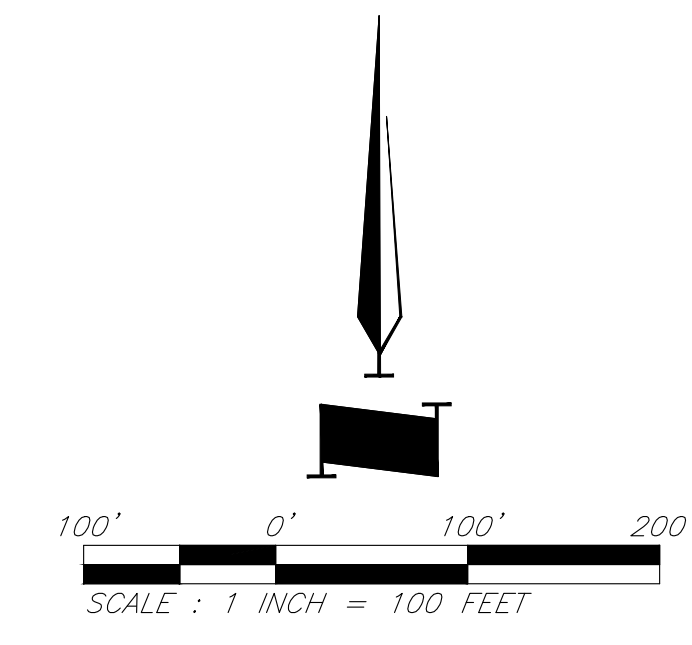
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |



LEGEND

- Proposed Contour Major
- Proposed Contour Minor
- Existing Contour Major
- Existing Contour Minor
- Flow Arrow



Grading Plan

C:\13958.01\Civil\3D\Production Drawings\Site Plans\13958.01C0800.dwg Layout: C4 Dimension Plan -- Friday, February 25, 2022, 10:49am -- Copyright 2022, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000269

GBA

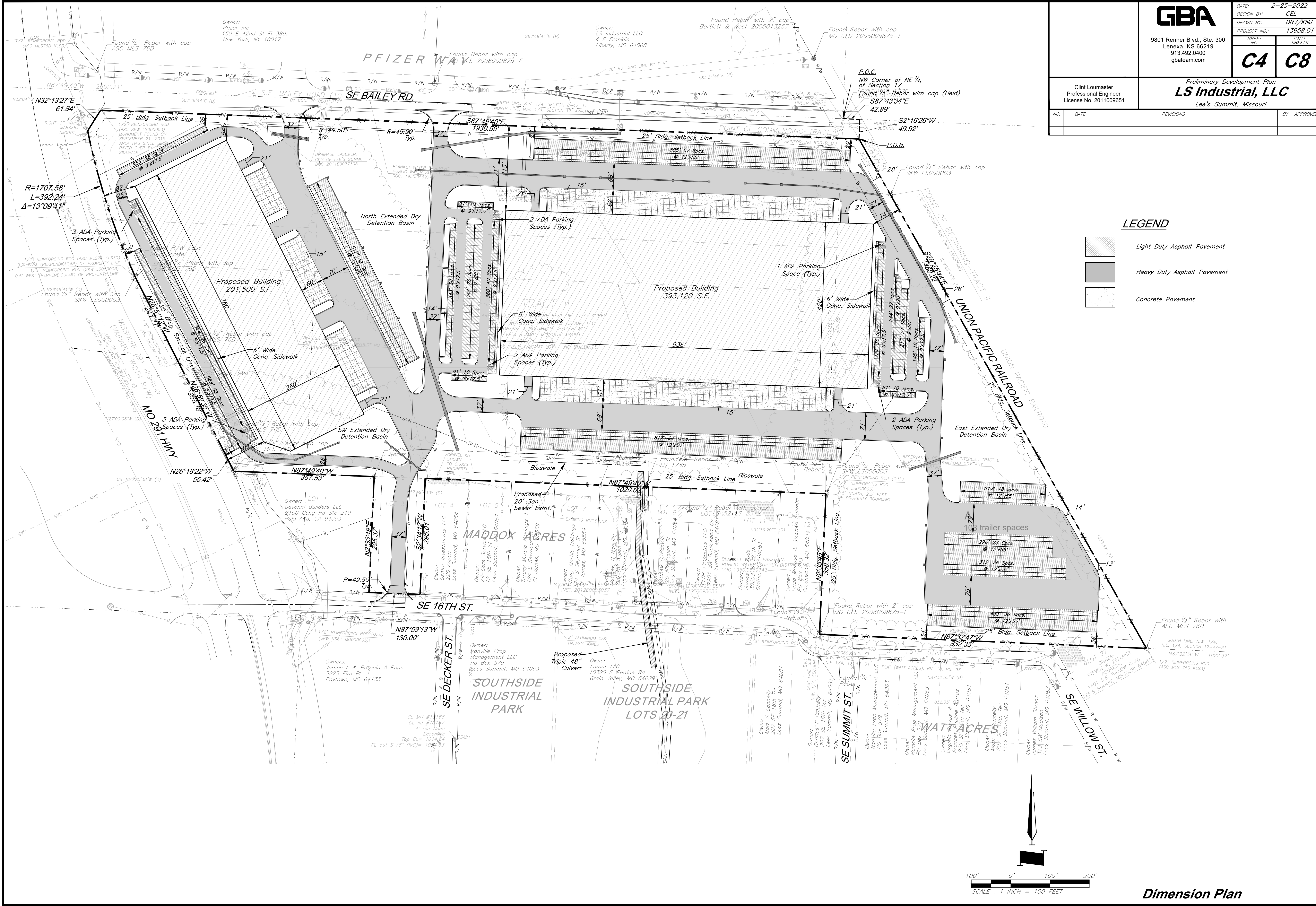
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

| | |
|--------------|--------------|
| DATE: | 2-25-2022 |
| DESIGN BY: | CEL |
| DRAWN BY: | DRV/KNJ |
| PROJECT NO.: | 13958.01 |
| SHEET NO.: | TOTAL SHEETS |
| C4 | C8 |




Clint Loumaster
Professional Engineer
License No. 2011009551

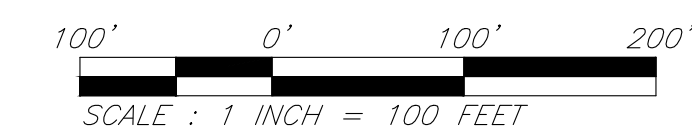
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |



LEGEND

-  Light Duty Asphalt Pavement
-  Heavy Duty Asphalt Pavement
-  Concrete Pavement



Dimension Plan

C:\13958.01\Civil\3D\Production Drawings\Site Plans\13958.01\02000.dwg Layout: C5 Utility Plan -- Friday February 25, 2022, 10:49am -- Copyright 2022, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000269

GBA

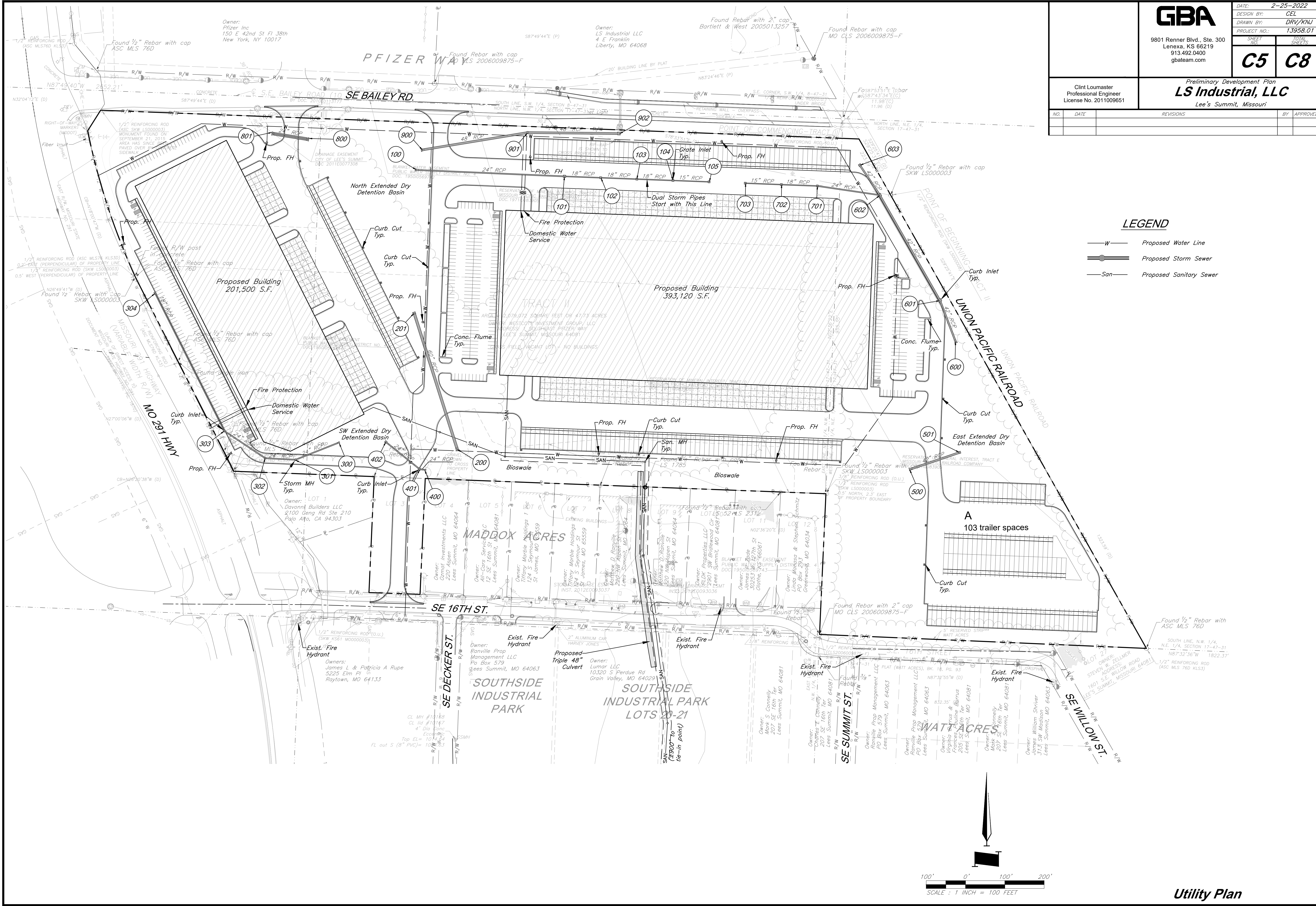
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

| | |
|--------------|--------------|
| DATE: | 2-25-2022 |
| DESIGN BY: | CEL |
| DRAWN BY: | DRV/KNJ |
| PROJECT NO.: | 13958.01 |
| SHEET NO.: | TOTAL SHEETS |
| C5 | C8 |

Clint Loumaster
Professional Engineer
License No. 201100951

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |
| | | | | |



LEGEND

- W— Proposed Water Line
- SS— Proposed Storm Sewer
- SAN— Proposed Sanitary Sewer

Utility Plan

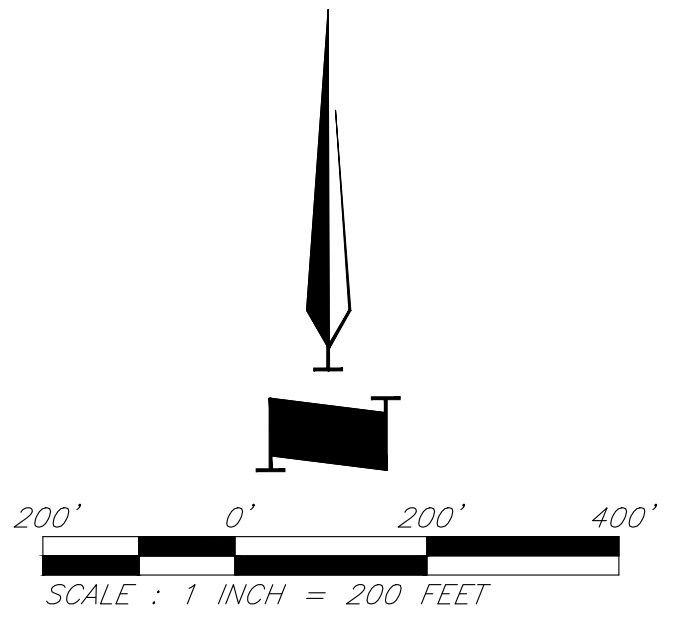
C:\13958.01\Civil 3D\Production Drawings\Preliminary Site Plans\13958.01C2000.dwg Layout: C6 Existing Conditions Drainage Map -- Friday, February 25, 2022, 10:50am -- Copyright 2022, George Butler Associates, Inc./Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059



| | | | | |
|--|---|-----------|----|----------|
| GBA 9801 Renner Blvd., Ste. 300 Lenexa, KS 66219 913.492.0400 gbateam.com | DATE: 2-25-2022 | | | |
| | DESIGN BY: CEL | | | |
| | DRAWN BY: DRV/KNJ | | | |
| PROJECT NO.: 13958.01 | | | | |
| SHEET NO. C6 | TOTAL SHEETS C8 | | | |
| Clint Loumaster Professional Engineer License No. 2011009651 | Preliminary Development Plan LS Industrial, LLC Lee's Summit, Missouri | | | |
| NO. | DATE | REVISIONS | BY | APPROVED |
| | | | | |

LEGEND

- Existing Drainage Boundary
- Existing Contour Major
- Existing Contour Minor



Existing Conditions Drainage Map

C:\13958.01\Civil 3D\Production Drawings\ Preliminary Site Plans\ 13958.01C2000.dwg Layout: C7 Drainage Map -- Friday February 25, 2022, 10:52am -- Copyright 2022, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000269

GBA

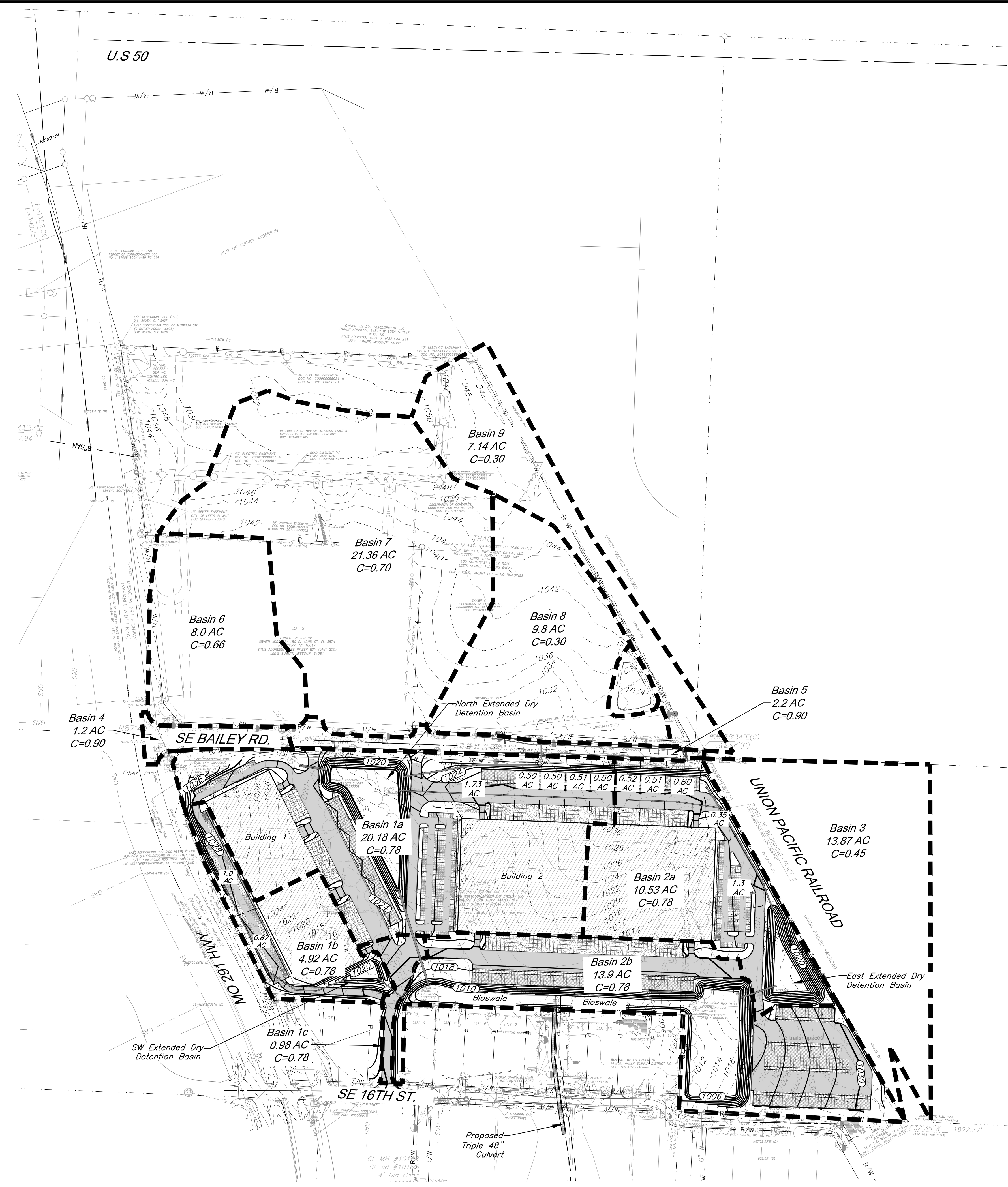
9801 Renner Blvd., Ste. 300
 Lenexa, KS 66219
 913.492.0400
 gbateam.com

| | |
|---------------|-----------|
| DATE: | 2-25-2022 |
| DESIGN BY: | CEL |
| DRAWN BY: | DRV/KNJ |
| PROJECT NO.: | 13958.01 |
| SHEET NO.: | C7 |
| TOTAL SHEETS: | C8 |

Clint Loumaster
 Professional Engineer
 License No. 2011009651

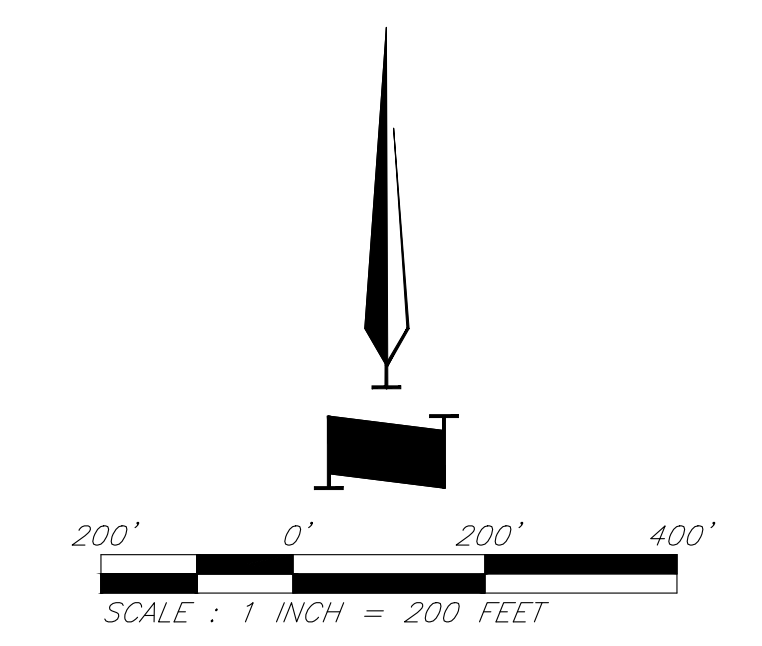
Preliminary Development Plan
LS Industrial, LLC
 Lee's Summit, Missouri

| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |



LEGEND

| | |
|--|--------------------------------------|
| | Proposed Drainage Boundary |
| | Proposed Sub-Basin Drainage Boundary |
| | Proposed Contour Major |
| | Proposed Contour Minor |
| | Existing Contour Major |
| | Existing Contour Minor |



Drainage Map

C:\13958.01\Civil 3D\Production Drawings\Drawings\Site Plans\13958.01\2000.dwg Layout: C8 Drainage Calculations -- Friday February 25, 2022, 10:52am -- Copyright 2022, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059



9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE: 2-25-2022
DESIGN BY: CEL
DRAWN BY: DRV/KNJ
PROJECT NO.: 13958.01
SHEET NO.:
TOTAL SHEETS:

C8 **C8**

Clint Loumaster
Professional Engineer
License No. 2011009651

Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

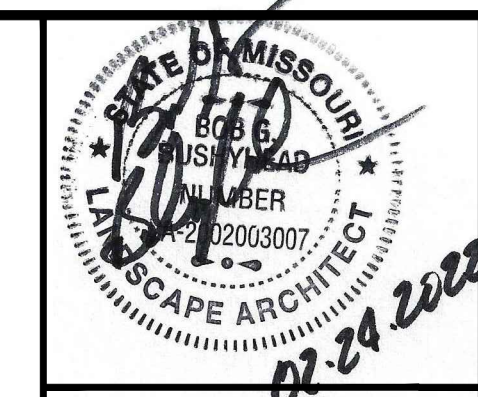
| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |

| 10 Year Storm | | | | | | | | | | Pipe Design | | | | | | | | | | Design Checks | | | | | | | | | | | |
|---------------|-----|---------------------|----------------|-------------------|------|-------|----------|-----------------|-------------------|----------------|-------------|---------------------|---------------------|---------------|-------------------|--------------|---------------|---------------|--------------|---------------|----------------|-------------------------|--------------------------|---------------------|-------------------|---------------------|-----------------|----------------------------|------------------------------------|-----------------------------|--|
| Structures | | Runoff Calculations | | | | | | Pipe Design | | | | | | | | | | Design Checks | | | | | | Comments | | | | | | | |
| From | To | Direct Area (acre) | Line In (acre) | Total Area (acre) | C | K | Tc (min) | Flow Time (min) | Intensity (in/hr) | Design Q (cfs) | Description | Pipe length (in ft) | Pipe Slope Slope, % | Pipe dia (in) | Manning's n Value | Q full (cfs) | Pipe Area, sf | V full fps | Design V fps | Hw/D | outlet head, H | HW, Inlet Control, (ft) | HW, Outlet Control, (ft) | Inlet Top Elevation | Upstream flowline | Downstream flowline | Inlet Drop (ft) | Downstream Water Elevation | Hydraulic Grade Elev. (Calculated) | Hydraulic Grade (Allowable) | Comments |
| 105 | | 0.50 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 3.3 | End Section | | | | | | | | | | | | | 1019.50 | | | | | 1018.31 | 1019.00 | |
| | 104 | | | 0.50 | 0.90 | 1.00 | 5.00 | 0.31 | 7.35 | 3.3 | RCP | 92.00 | 0.50 | 15 | 0.013 | 4.58 | 1.23 | 3.73 | 5.00 | 0.9 | 0.67 | 1017.67 | 1018.31 | 1019.50 | 1016.54 | 1016.08 | | 1017.64 | 1017.64 | 1019.00 | |
| 104 | | 0.51 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 3.4 | Grate Inlet | | | | | | | | | | | | | 1019.50 | | | | | 1017.64 | 1019.00 | |
| | 103 | | | 1.01 | 0.90 | 1.00 | 5.31 | 0.31 | 7.26 | 3.3 | RCP | 92.00 | 0.50 | 18 | 0.013 | 7.45 | 1.77 | 4.21 | 5.00 | 0.8 | 0.27 | 1017.03 | 1017.64 | 1019.50 | 1015.88 | 1015.42 | | 1017.38 | 1017.38 | 1019.00 | Dual 18" RCP. Calculation Shown for One Pipe |
| 103 | | 0.50 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 1.7 | Grate Inlet | | | | | | | | | | | | | 1019.50 | | | | | 1017.38 | 1019.00 | |
| | 102 | | | 1.51 | 0.90 | 1.00 | 5.61 | 0.31 | 7.17 | 4.9 | RCP | 92.00 | 0.50 | 18 | 0.013 | 7.45 | 1.77 | 4.21 | 5.00 | 0.9 | 0.58 | 1016.53 | 1017.38 | 1019.50 | 1015.22 | 1014.76 | | 1016.80 | 1016.80 | 1019.00 | Dual 18" RCP. Calculation Shown for One Pipe |
| 102 | | 0.50 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 1.7 | Grate Inlet | | | | | | | | | | | | | 1019.50 | | | | | 1016.80 | 1019.00 | |
| | 101 | | | 2.01 | 0.90 | 1.00 | 5.92 | 0.31 | 7.08 | 6.4 | RCP | 92.00 | 0.50 | 18 | 0.013 | 7.45 | 1.77 | 4.21 | 5.00 | 1.0 | 1.00 | 1016.09 | 1016.80 | 1019.50 | 1014.56 | 1014.10 | | 1015.80 | 1015.80 | 1019.00 | Dual 18" RCP. Calculation Shown for One Pipe |
| 101 | | 1.73 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 5.7 | Grate Inlet | | | | | | | | | | | | | 1019.50 | | | | | 1015.80 | 1019.00 | |
| | 100 | | | 3.74 | 0.90 | 1.00 | 6.23 | 1.27 | 6.99 | 11.8 | RCP | 380.34 | 0.50 | 24 | 0.013 | 16.04 | 3.14 | 5.11 | 5.00 | 0.9 | 2.53 | 1015.80 | 1015.53 | 1019.50 | 1013.90 | 1012.00 | | 1013.00 | 1013.00 | 1019.00 | Dual 24" RCP. Calculation Shown for One Pipe |
| 305 | | 1.00 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 6.6 | Area Inlet | | | | | | | | | | | | | 1027.00 | | | | | 1026.49 | 1026.50 | |
| | 304 | | | 1.00 | 0.90 | 1.00 | 5.00 | 1.31 | 7.35 | 6.6 | RCP | 391.73 | 0.50 | 18 | 0.013 | 7.45 | 1.77 | 4.21 | 5.00 | 1.0 | 3.69 | 1024.73 | 1026.49 | 1027.00 | 1023.17 | 1021.21 | | 1022.79 | 1022.79 | 1025.50 | |
| 304 | | 0.67 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 4.4 | Area Inlet | | | | | | | | | | | | | 1026.00 | | | | | 1022.79 | 1025.50 | |
| | 303 | | | 1.67 | 0.90 | 1.00 | 6.31 | 0.41 | 6.97 | 10.5 | RCP | 124.38 | 0.50 | 24 | 0.013 | 16.04 | 3.14 | 5.11 | 5.00 | 0.9 | 0.80 | 1022.79 | 1022.75 | 1027.00 | 1021.01 | 1020.39 | | 1021.96 | 1021.96 | 1026.50 | |
| 302 | | 0.00 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 0.0 | Area Inlet | | | | | | | | | | | | | 1027.00 | | | | | 1021.96 | 1026.50 | |
| | 301 | | | 1.67 | 0.90 | 1.00 | 6.72 | 0.26 | 6.86 | 10.3 | RCP | 77.35 | 0.50 | 24 | 0.013 | 16.04 | 3.14 | 5.11 | 5.00 | 0.9 | 0.56 | 1021.96 | 1021.92 | 1027.00 | 1020.19 | 1019.80 | | 1021.36 | 1021.36 | 1025.00 | |
| 301 | | 0.00 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 0.0 | Area Inlet | | | | | | | | | | | | | 1025.50 | | | | | 1021.36 | 1025.00 | |
| | 300 | | | 1.67 | 0.90 | 1.00 | 6.98 | 0.40 | 6.79 | 10.2 | RCP | 120.35 | 0.50 | 24 | 0.013 | 16.04 | 3.14 | 5.11 | 5.00 | 0.9 | 0.74 | 1021.36 | 1020.74 | 1027.00 | 1019.60 | 1019.00 | | 1020.00 | 1020.00 | 1025.00 | |
| 402 | | 4.92 | | 0.78 | 1.00 | 16.00 | | | 5.01 | 19.2 | Curb Inlet | | | | | | | | | | | | | 1020.00 | | | | | 1018.10 | 1019.50 | |
| | 401 | | | 4.92 | 0.78 | 1.00 | 16.00 | 0.37 | 5.01 | 19.2 | RCP | 110.71 | 1.00 | 24 | 0.013 | 22.68 | 3.14 | 7.22 | 5.00 | 1.4 | 2.47 | 1016.22 | 1018.10 | 1020.00 | 1013.38 | 1012.28 | | 1015.64 | 1015.64 | 1019.50 | |
| 401 | | 0.98 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 6.5 | Curb Inlet | | | | | | | | | | | | | 1018.00 | | | | | 1015.64 | 1017.50 | |
| | 400 | | | 5.90 | 0.80 | 1.00 | 16.37 | 0.05 | 4.97 | 23.5 | RCP | 15.13 | 0.50 | 24 | 0.013 | 16.04 | 3.14 | 5.11 | 5.00 | 1.8 | 1.40 | 1015.64 | 1014.40 | 1018.00 | 1012.08 | 1012.00 | | 1013.00 | 1013.00 | 1017.50 | |
| 603 | | 7.14 | | 0.30 | 1.00 | 26.67 | | | 4.01 | 8.6 | Area Inlet | | | | | | | | | | | | | 1019.75 | | | | | 1015.55 | 1019.25 | |
| | 602 | | | 7.14 | 0.30 | 1.00 | 26.67 | 0.33 | 4.01 | 8.6 | RCP | 100.34 | 0.50 | 36 | 0.013 | 47.29 | 7.07 | 6.69 | 5.00 | 0.7 | 0.06 | 1015.55 | 1014.93 | 1019.75 | 1013.48 | 1012.97 | | 1014.86 | 1014.86 | 1019.25 | |
| 602 | | 0.35 | 13.87 | 0.90 | 1.00 | 5.00 | | | 7.35 | 2.3 | Area Inlet | | | | | | | | | | | | | 1019.75 | | | | | 1014.86 | 1019.25 | |
| | 601 | | | 21.36 | 0.12 | 1.00 | 27.00 | 1.00 | 3.98 | 9.8 | RCP | 299.25 | 0.50 | 36 | 0.013 | 47.29 | 7.07 | 6.69 | 5.00 | 0.7 | 0.18 | 1014.86 | 1013.43 | 1019.75 | 1012.77 | 1011.28 | | 1013.25 | 1013.25 | 1019.50 | |
| 601 | | 1.30 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 8.6 | Area Inlet | | | | | | | | | | | | | 1020.00 | | | | | 1013.25 | 1019.50 | |
| | 600 | | | 22.66 | 0.16 | 1.00 | 28.00 | 0.39 | 3.91 | 14.2 | RCP | 115.66 | 0.50 | 36 | 0.013 | 47.29 | 7.07 | 6.69 | 5.00 | 0.7 | 0.19 | 1013.25 | 1012.19 | 1020.00 | 1011.08 | 1010.50 | | 1012.00 | 1012.00 | 1019.50 | |
| 703 | | 0.52 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 3.4 | Area Inlet | | | | | | | | | | | | | 1019.75 | | | | | 1018.39 | 1019.25 | |
| | 702 | | | 0.52 | 0.90 | 1.00 | 5.00 | 0.31 | 7.35 | 3.4 | RCP | 92.00 | 0.75 | 15 | 0.013 | 5.61 | 1.23 | 4.57 | 5.00 | 0.9 | 0.72 | 1017.59 | 1018.39 | 1019.75 | 1016.44 | 1015.75 | | 1017.67 | 1017.67 | 1019.25 | |
| 702 | | 0.51 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 3.4 | Area Inlet | | | | | | | | | | | | | 1019.75 | | | | | 1017.67 | 1019.25 | |
| | 701 | | | 1.03 | 0.90 | 1.00 | 5.31 | 0.31 | 7.26 | 6.7 | RCP | 92.00 | 0.75 | 18 | 0.013 | 9.12 | 1.77 | 5.16 | 5.00 | 1.1 | 1.10 | 1017.13 | 1017.67 | 1019.75 | 1015.55 | 1014.86 | | 1016.56 | 1016.56 | 1019.25 | |
| 701 | | 0.80 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 5.3 | Area Inlet | | | | | | | | | | | | | 1019.75 | | | | | 1016.56 | 1019.25 | |
| | 700 | | | 1.83 | 0.90 | 1.00 | 5.61 | 0.55 | 7.17 | 11.8 | RCP | 165.86 | 1.00 | 24 | 0.013 | 22.68 | 3.14 | 7.22 | 5.00 | 1.0 | 1.26 | 1016.56 | 1015.26 | 1019.75 | 1014.66 | 1013.00 | | 1014.00 | 1014.00 | 1019.25 | |
| 902 | | 9.80 | | 0.90 | 1.00 | 18.78 | | | 4.71 | 41.5 | Area Inlet | | | | | | | | | | | | | 1028.00 | | | | | 1024.15 | 1027.50 | |
| | 901 | | | 9.80 | 0.90 | 1.00 | 18.78 | 0.77 | 4.71 | 41.5 | RCP | 232.46 | 0.50 | 48 | 0.013 | 101.84 | 12.57 | 8.10 | 5.00 | 0.8 | 0.63 | 1024.15 | 1023.10 | 1028.00 | 1021.03 | 1019.87 | | 1022.47 | 1022.47 | 1026.50 | |
| 901 | | 0.00 | | 0.90 | 1.00 | 5.00 | | | 7.35 | 0.0 | Manhole | | | | | | | | | | | | | 1027.00 | | | | | 1022.47 | 1026.50 | |
| | 900 | | | 9.80 | 0.90 | 1.00 | 19.55 | 0.91 | 4.63 | 40.8 | RCP | 274.32 | 0.50 | 48 | 0.013 | 101.84 | 12.57 | 8.10 | 5.00 | 0.8 | 0.69 | 1022.47 | 1020.69 | 1028.00 | 1019.37 | 1018.00 | | 1020.00 | 1020.00 | 1026.50 | |

Architect: 000112 - Professional Engineer: 0001111 - Professional Land Designer: 000090



317 SE MAIN
LEE'S SUMMIT, MO 64063
816.207.6019

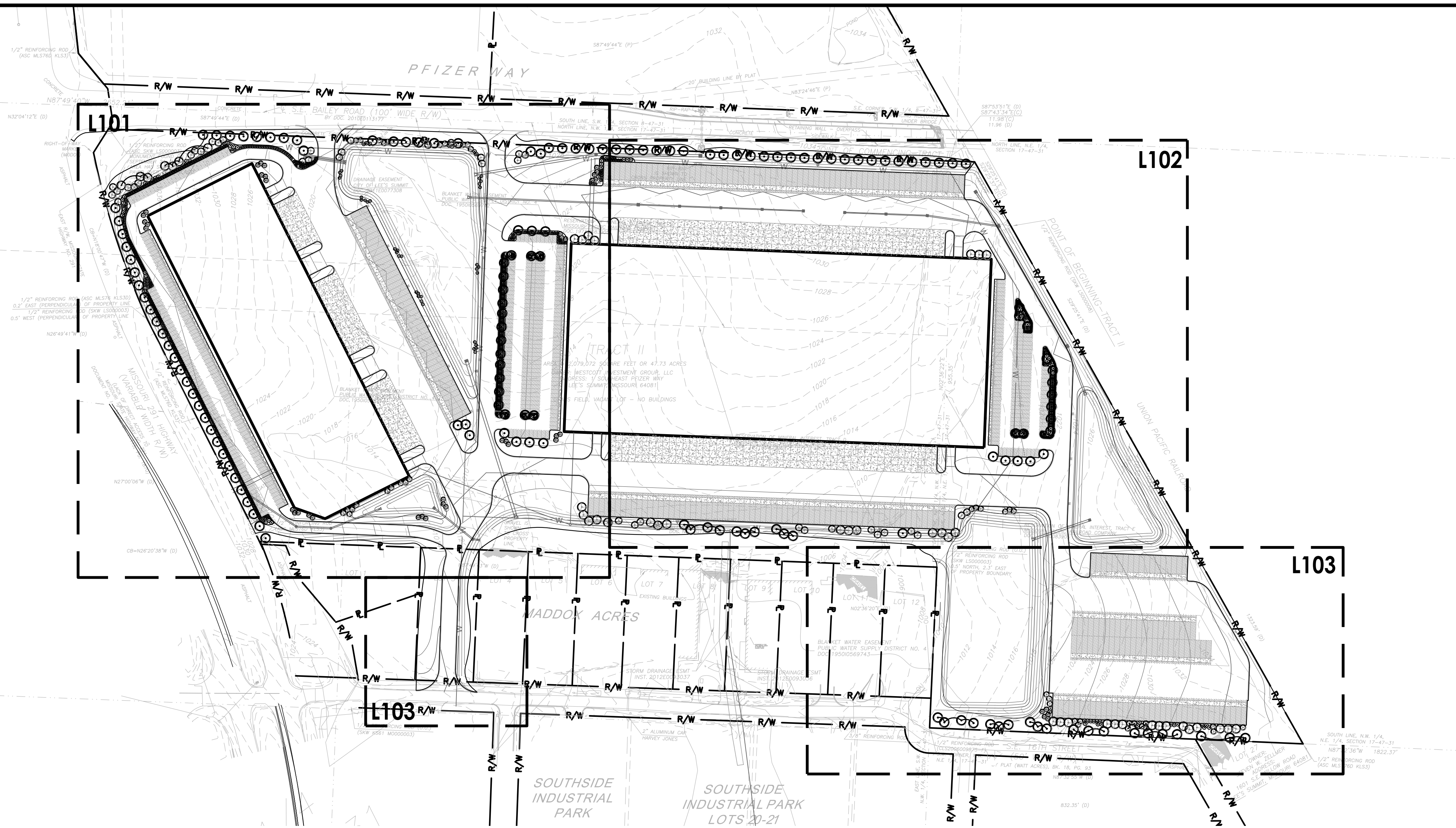


GBA

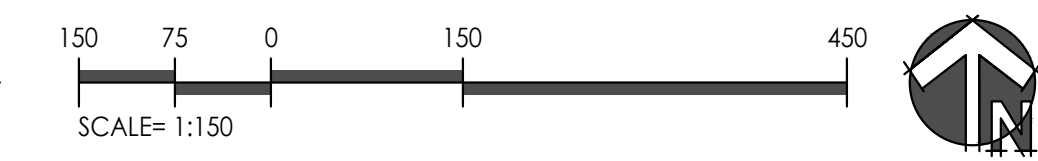
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

| | |
|--------------|-----------|
| DATE: | 2-25-2022 |
| DESIGN BY: | |
| DRAWN BY: | |
| PROJECT NO.: | |
| SHEET NO. | L100 |
| TOTAL SHEETS | L103 |

| | | | |
|--|------|---|-------------|
| LAND3 Studio - Landscape Architect MO LA Corp# 2008001860 | | Preliminary Development Plan LS Industrial, LLC Lee's Summit, Missouri | |
| NO. | DATE | REVISIONS | BY APPROVED |
| | | | |

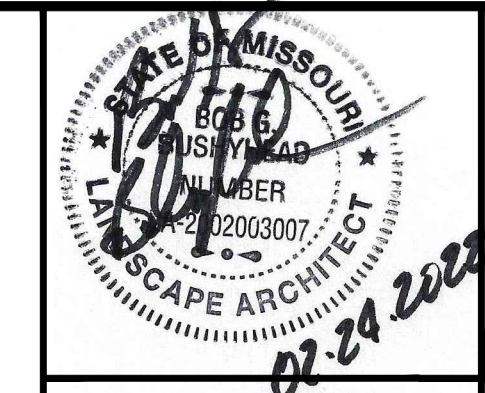


1 KEY PLAN
Scale: 1:150



LANDSCAPE REQUIREMENTS - The Grove - Preliminary Development Plan
CITY: LEE'S SUMMIT, MISSOURI

| Code | Requirement | Location | Dimension | Required | Provided | Additional Notes |
|---|--|---|--------------------------------------|-------------------------------------|---|---|
| 8.790.A.1 Street Frontage Trees | One (1) tree shall be planted for each 30lf of street frontage | SE Bailey Road MO 291 Hwy SE 16th Street | 1930 LF 945 LF 592 LF | 64 Trees 32 Trees 20 Trees | 64 62 20 | |
| 8.790.A.2 Street Frontage Green Strip | Any parking or loading visible from a street shall be separated with a 20 ft wide landscape strip | SE Bailey Road, MO-291 Hwy, & SE 16th Street | | 20 FT | 20 FT | Refer to site plan. |
| 8.790.A.3 Street Frontage Shrubs | One (1) shrub shall be provided for each 20ft of street frontage | SE Bailey Road MO 291 Hwy SE 16th Street | 1930 LF 945 LF 592 LF | 64 Shrubs 32 Shrubs 20 Shrubs | 64 32 20 | |
| 8.790.B.1 Open Yard Areas | Provide two (2) shrubs per 5,000 square feet of total lot area excluding building footprint area. | Property Limits | 1,577,664 SF | 631 Shrubs | 631 | 2,172,284 SF of lot area 594,620 SF building footprint |
| 8.790.B.2 Open Yard Areas | All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. | Property Limits | N/A | | | Refer to site landscape plan. |
| 8.790.B.3 Open Yard Areas | In addition to trees required based upon street frontage, provide one (1) tree for every 5,000 square feet of lot area not covered by buildings/structures. | Property Limits | 1,577,664 SF | 316 Trees | 316 | 2,172,284 SF of lot area 594,620 SF building footprint |
| 8.810.A Parking Lot Landscaping & Trees | Landscape islands, strips or other planting areas shall constitute 5% of the entire area devoted to parking spaces, aisles and driveways. | Parking Lots | N/A | | | Industrial zoned properties, PI and CS, shall be exempt from this requirement. |
| 8.810.B Parking Lot Landscaping & Trees | Landscape island shall be located at the end of every parking bay. The island shall be planted in trees, shrubs, grass, or ground cover. | Parking Lots | N/A | | | Refer to site landscape plan. |
| 8.810.C Parking Lot Landscaping & Trees | Tree planting areas shall be no less than ten (10) feet in width. No tree shall be located less than four (4) feet from the back of curb. | Parking Lots | N/A | | | Refer to site landscape plan. |
| 8.820.A-E Screening, Parking lot | Screening to a height of 2.5ft must be provided along the edge of the parking lot or loading area closest to and parallel to the street. | SE Bailey Road, MO-291 Hwy, & SE 16th Street | N/A | | 1. Planting beds provided | Screening may be provided in the following ways: 1. Planted only; 2. Earthen berm; 3. Wall; 4. Combination. |
| 8.870 Buffer/Screen; Where required | Buffer/screen between development of differing land uses adjoining one another or separated from one another by only a street or ally shall comply with Table 8.890. | North Property Line South & East Property Line West Property Line | PI - PMIX PI - PI PI - PI/CP-2 | | Parking screen None Required Parking screen | Property being rezoned to PI |



GBA
 9801 Renner Blvd., Ste. 300
 Lenexa, KS 66219
 913.492.0400
 gba-team.com

DATE: 2-25-2022
 DESIGN BY:
 DRAWN BY:
 PROJECT NO.:
 SHEET NO.: L101
 TOTAL SHEETS: L103

Preliminary Development Plan
LS Industrial, LLC
 Lee's Summit, Missouri

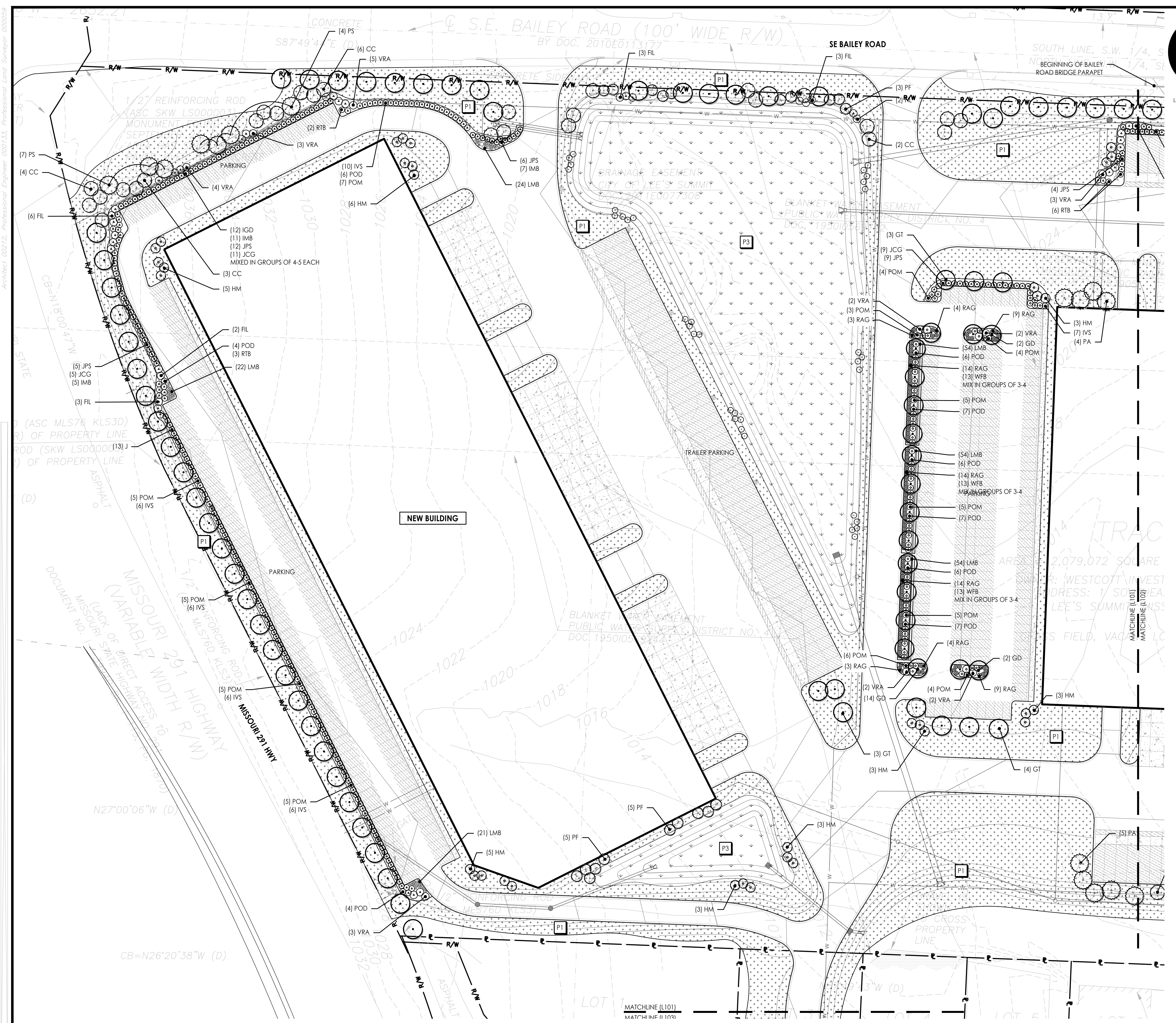
| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |

PLANTING SCHEDULE

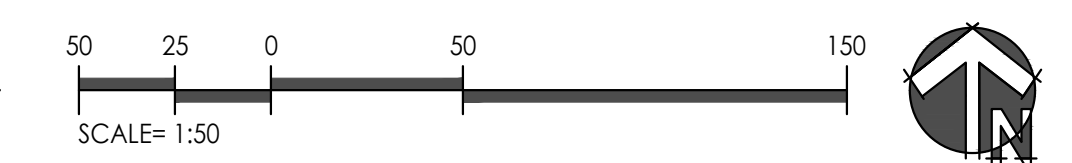
| SYM. | KEY | COMMON NAME BOTANICAL NAME | SIZE & REMARKS | |
|---------------------|--|--|---|---------------|
| ● | SHADE/STREET TREES | | | |
| | GD | Espresso Kentucky Coffeetree <i>Gymnocladus dioica</i> 'Espresso' | 2.5' cal. | |
| | NS | Black Gum <i>Nyssa sylvatica</i> | 2.5' cal. | |
| | QB | Swamp-white Oak <i>Quercus bicolor</i> | 2.5' cal. | |
| | QI | Shingle Oak <i>Quercus imbricaria</i> | 2.5' cal. | |
| | QS | Shumardii Oak <i>Quercus shumardii</i> | 2.5' cal. | |
| | UF | Frontier Elm <i>Ulmus x 'Frontier'</i> | 2.5' cal. | |
| | ● | ORNAMENTAL TREE | | |
| | | CC | White Bud <i>Cercis canadensis f. alba 'Royal White'</i> | 6-7' ht. |
| | | HM | Seven Son Tree <i>Hepfocodium miconioides</i> | 6-7' ht. |
| ● | EVERGREEN TREE | | | |
| | PA | Norway Spruce <i>Picea abies</i> | 6-7' ht. | |
| | PF | Vanderwolf Pine <i>Pinus flexilis 'Vanderwolf's Pyramid'</i> | 6-7' ht. | |
| | PS | Eastern White Pine <i>Pinus strobus</i> | 6-7' ht. | |
| ● | EVERGREEN SHRUB | | | |
| | IGD | Densa Inkberry Holly <i>Ilex glabra 'Densa'</i> | #5 cont. | |
| | IMB | Blue Princess Holly <i>Ilex x meserveae 'Blue Princess'</i> | 18" ht. B&B | |
| | JCC | Gold Lace Juniper <i>Juniperus chinensis 'Gold Lace'</i> | #5 cont. | |
| | JPS | Sea Green Juniper <i>Juniperus x pfitzeriana 'Sea Green'</i> | #5 cont. | |
| | JVG | Grey Owl Juniper <i>Juniperus virginiana 'Grey Owl'</i> | #5 cont. | |
| | ● | DECIDUOUS SHRUBS & PERENNIALS | | |
| | | FIL | Lynwood Gold Forsythia <i>Forsythia x intermedia 'Lynwood Var'</i> | 24-36"ht. B&B |
| IVS | | Henry's Garnet Sweetspire <i>Itea virginica 'Henry's Garnet'</i> | #3 cont. | |
| LMB | | Big Blue Liriope <i>Liriope muscari 'Big Blue'</i> | #1 cont. | |
| POD | | Little Devil Ninebark <i>Physocarpus opulifolius 'Donna May'</i> | #3 cont. | |
| POM | | Copperfina Ninebark <i>Physocarpus opulifolius 'Mindia'</i> | #5 cont. | |
| RAG | | Gro-Low Sumac <i>Rhus aromatica 'Gro-Low'</i> | #3 cont. | |
| RTB | | Tiger-Eye Sumac <i>Rhus typhina 'Baltiger'</i> | #5 cont. | |
| VRA | | Allegheny Viburnum <i>Viburnum rhytidaphylloides 'Allegheny'</i> | 24-36"ht B&B | |
| WFB | | Fine Wine Weigela <i>Weigela florida 'Bramwell'</i> | #3 cont. | |
| SEED / GROUND COVER | | | | |
| P1 | Turf type tall fescue blend sod (RE: Specifications) | | | |
| P2 | Hydromulched turf type tall fescue seed (RE: Specifications) | | | |
| P3 | Hydromulched native seed mix (RE: Specifications) | | | |

PLANTING NOTES

- THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO SECTION 329300 - PLANTS AND SECTION 329200 - TURF AND GRASSES FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
- CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND/ OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
- LOCATIONS OF PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.



1 LANDSCAPE SITE PLAN
 Scale: 1:50





PLANTING NOTES

1. THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO SECTION 329300 - PLANTS AND SECTION 329200 - TURF AND GRASSES FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND/OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
3. LOCATIONS OF PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING, EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.



LANDSCAPE ARCHITECT

02-24-2022

9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE: 2-25-2022

DESIGN BY:

DRAWN BY:

PROJECT NO.:

SHEET NO. **L102** TOTAL SHEETS **L103**

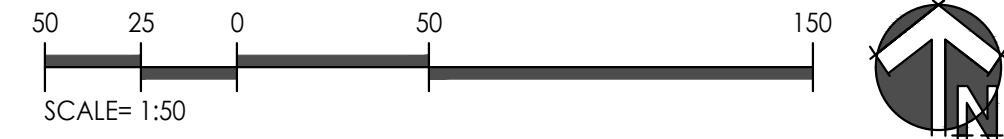
Preliminary Development Plan
LS Industrial, LLC
Lee's Summit, Missouri

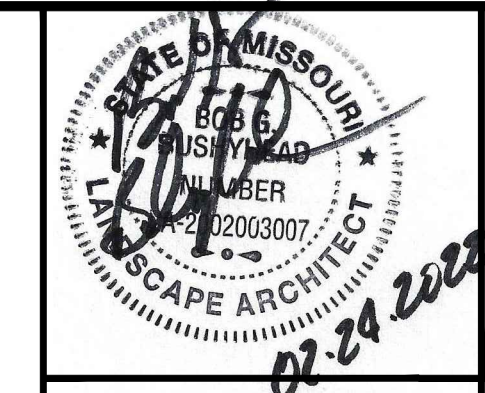
| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |

PLANTING SCHEDULE

| SYM. | KEY | COMMON NAME BOTANICAL NAME | SIZE & REMARKS |
|--|-----|---|----------------|
| SHADE/STREET TREES | | | |
| GD | | Espresso Kentucky Coffeetree <i>Gymnocladus dioica</i> 'Espresso' | 2.5' cal. |
| NS | | Black Gum <i>Nyssa sylvatica</i> | 2.5' cal. |
| QB | | Swamp-white Oak <i>Quercus bicolor</i> | 2.5' cal. |
| QI | | Shingle Oak <i>Quercus imbricaria</i> | 2.5' cal. |
| QS | | Shumardii Oak <i>Quercus shumardii</i> | 2.5' cal. |
| UF | | Frontier Elm <i>Ulmus x 'Frontier'</i> | 2.5' cal. |
| ORNAMENTAL TREE | | | |
| CC | | White Bud <i>Cercis canadensis</i> f. <i>alba</i> 'Royal White' | 6-7' ht. |
| HM | | Seven Son Tree <i>Heptacodium miconioides</i> | 6-7' ht. |
| EVERGREEN TREE | | | |
| PA | | Norway Spruce <i>Picea abies</i> | 6-7' ht. |
| PF | | Vanderwolf Pine <i>Pinus flexilis</i> 'Vanderwolf's Pyramid' | 6-7' ht. |
| PS | | Eastern White Pine <i>Pinus strobus</i> | 6-7' ht. |
| EVERGREEN SHRUB | | | |
| IGD | | Densa Inkberry Holly <i>Ilex glabra</i> 'Densa' | #5 cont. |
| IMB | | Blue Princess Holly <i>Ilex x meserveae</i> 'Blue Princess' | 18" ht. B&B |
| JCG | | Gold Lace Juniper <i>Juniperus chinensis</i> 'Gold Lace' | #5 cont. |
| JPS | | Sea Green Juniper <i>Juniperus x pfitzeriana</i> 'Sea Green' | #5 cont. |
| JVG | | Grey Owl Juniper <i>Juniperus virginiana</i> 'Grey Owl' | #5 cont. |
| DECIDUOUS SHRUBS & PERENNIALS | | | |
| FIL | | Lynwood Gold Forsythia <i>Forsythia x intermedia</i> 'Lynwood Var' | 24-36"ht. B&B |
| IVS | | Henry's Gamet Sweetspire <i>Itea virginica</i> 'Henry's Gamet' | #3 cont. |
| LMB | | Big Blue Liriope <i>Liriope muscari</i> 'Big Blue' | #1 cont. |
| POD | | Little Devil Ninebark <i>Physocarpus opulifolius</i> 'Donna May' | #3 cont. |
| POM | | Coppertina Ninebark <i>Physocarpus opulifolius</i> 'Mindia' | #5 cont. |
| RAG | | Gro-Low Sumac <i>Rhus aromatica</i> 'Gro-Low' | #3 cont. |
| RTB | | Tiger-Eye Sumac <i>Rhus typhina</i> 'Balltiger' | #5 cont. |
| VRA | | Allegheny Viburnum <i>Viburnum rhytidophyloides</i> 'Allegheny' | 24-36"ht B&B |
| WFB | | Fine Wine Weigela <i>Weigela florida</i> 'Bramwell' | #3 cont. |
| SEED / GROUND COVER | | | |
| P1 | | Turf type tall fescue blend sod (RE: Specifications) | |
| P2 | | Hydromulched turf type tall fescue seed (RE: Specifications) | |
| P3 | | Hydromulched native seed mix (RE: Specifications) | |

1 LANDSCAPE SITE PLAN
Scale: 1:50





GBA
 9801 Renner Blvd., Ste. 300
 Lenexa, KS 66219
 913.492.0400
 gbateam.com

DATE: 2-25-2022

DESIGN BY: [Redacted]

DRAWN BY: [Redacted]

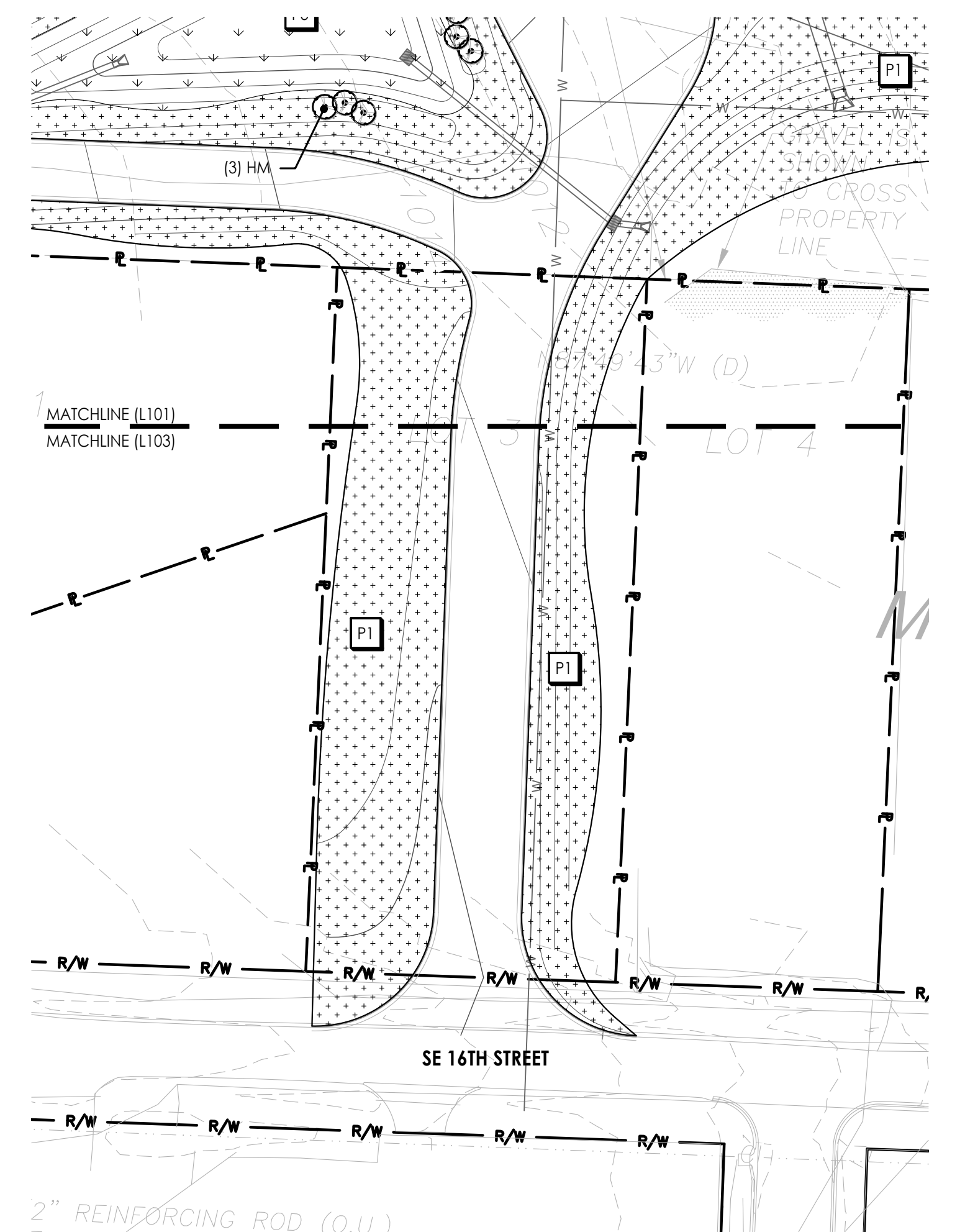
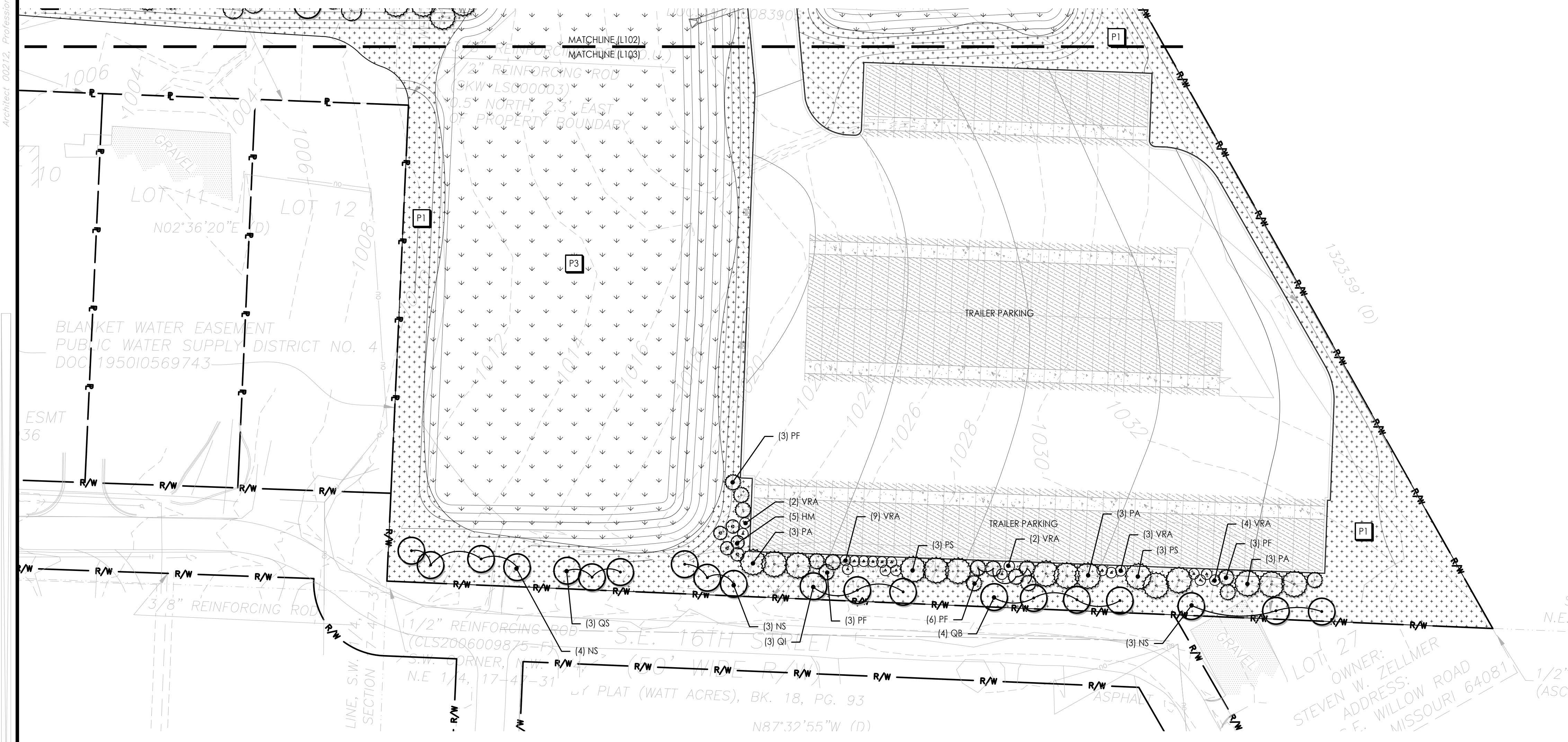
PROJECT NO.: [Redacted]

| | |
|-----------|--------------|
| SHEET NO. | TOTAL SHEETS |
| L103 | L103 |

Preliminary Development Plan
LS Industrial, LLC
 Lee's Summit, Missouri

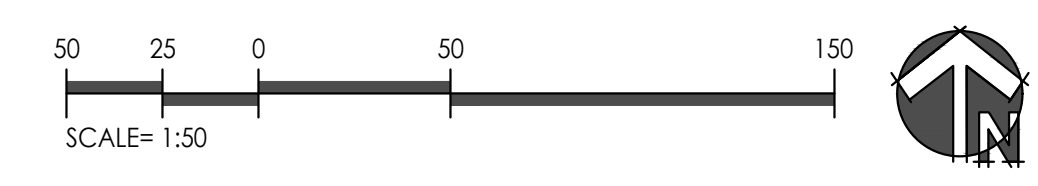
LAND3 Studio - Landscape Architect
 MO LA Corp# 2008001960

| NO. | DATE | REVISIONS | BY | APPROVED |
|-----|------|-----------|----|----------|
| | | | | |



1 LANDSCAPE SITE PLAN
 Scale: 1:50

2 LANDSCAPE SITE PLAN
 Scale: 1:50



PLANTING SCHEDULE

| SYM. | KEY | COMMON NAME BOTANICAL NAME | SIZE & REMARKS |
|------|--------------------|--|----------------|
| ● | SHADE/STREET TREES | | |
| | GD | Espresso Kentucky Coffeetree <i>Gymnocladus dioica</i> 'Espresso' | 2.5" cal. |
| | NS | Black Gum <i>Nyssa sylvatica</i> | 2.5" cal. |
| | QB | Swamp-white Oak <i>Quercus bicolor</i> | 2.5" cal. |
| | QI | Shingle Oak <i>Quercus imbricaria</i> | 2.5" cal. |
| | QS | Shumardii Oak <i>Quercus shumardii</i> | 2.5" cal. |
| | UF | Frontier Elm <i>Ulmus x 'Frontier'</i> | 2.5" cal. |
| ○ | ORNAMENTAL TREE | | |
| | CC | White Bud <i>Cercis canadensis</i> f. <i>alba</i> 'Royal White' | 6-7 ht. |
| | HM | Seven Son Tree <i>Hepacodium miconioides</i> | 6-7 ht. |

| | | | |
|---|-----------------|---|-------------|
| ● | EVERGREEN TREE | | |
| | PA | Norway Spruce <i>Picea abies</i> | 6-7 ht. |
| | PF | Vanderwolf Pine <i>Pinus flexilis</i> 'Vanderwolf's Pyramid' | 6-7 ht. |
| | PS | Eastern White Pine <i>Pinus strobus</i> | 6-7 ht. |
| ● | EVERGREEN SHRUB | | |
| | IGD | Densa Inkberry Holly <i>Ilex glabra</i> 'Densa' | #5 cont. |
| | IMB | Blue Princess Holly <i>Ilex x meserveae</i> 'Blue Princess' | 18" ht. B&B |
| | JCG | Gold Lace Juniper <i>Juniperus chinensis</i> 'Gold Lace' | #5 cont. |
| | JPS | Sea Green Juniper <i>Juniperus x pfitzeriana</i> 'Sea Green' | #5 cont. |
| | JVG | Grey Owl Juniper <i>Juniperus virginiana</i> 'Grey Owl' | #5 cont. |

| | | | |
|---------------------|--|---|----------------|
| ○ | DECIDUOUS SHRUBS & PERENNIALS | | |
| | FIL | Lynwood Gold Forsythia <i>Forsythia x intermedia</i> 'Lynwood Var' | 24-36" ht. B&B |
| | IVS | Henry's Garnet Sweetspire <i>Itea virginica</i> 'Henry's Garnet' | #3 cont. |
| | LMB | Big Blue Liriope <i>Liriope muscari</i> 'Big Blue' | #1 cont. |
| | POD | Little Devil Ninebark <i>Physocarpus opulifolius</i> 'Donna May' | #3 cont. |
| | POM | Coppertina Ninebark <i>Physocarpus opulifolius</i> 'Mindia' | #5 cont. |
| | RAG | Gro-Low Sumac <i>Rhus aromatica</i> 'Gro-Low' | #3 cont. |
| | RTB | Tiger-Eye Sumac <i>Rhus typhina</i> 'Baltiger' | #5 cont. |
| | VRA | Allegheny Viburnum <i>Viburnum rhytidophyloides</i> 'Allegheny' | 24-36" ht B&B |
| | WFB | Fine Wine Weigela <i>Weigela florida</i> 'Bramwell' | #3 cont. |
| SEED / GROUND COVER | | | |
| P1 | Turf type tall fescue blend sod (RE: Specifications) | | |
| P2 | Hydromulched turf type tall fescue seed (RE: Specifications) | | |
| P3 | Hydromulched native seed mix (RE: Specifications) | | |

PLANTING NOTES

- THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO SECTION 329300 - PLANTS AND SECTION 329200 - TURF AND GRASSES FOR SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
- CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND/OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
- LOCATIONS OF PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.