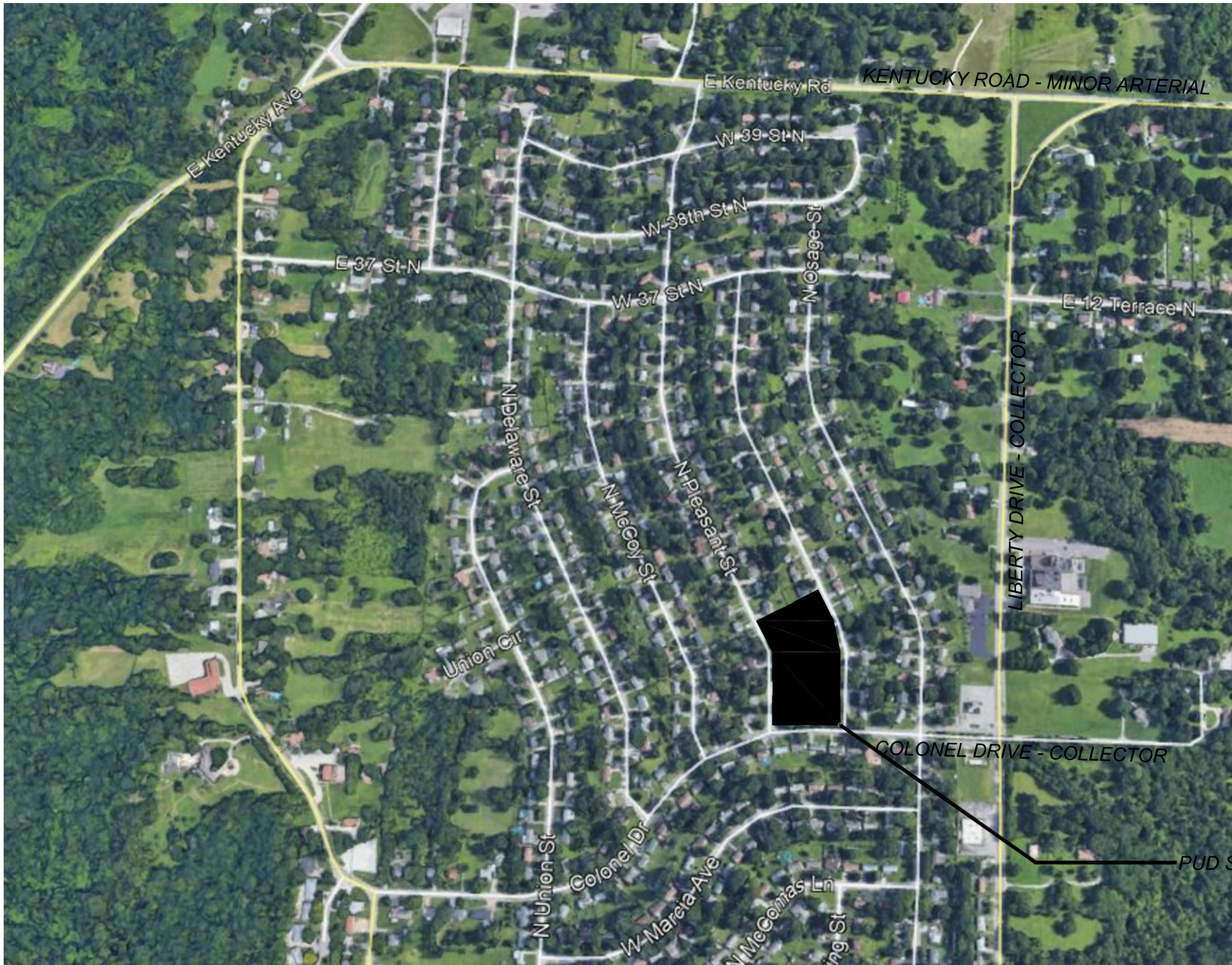


C:\Users\scaton~c\Google Drive\2018 Caton Architectural Design\Isosceles Properties\site plan5.dwg    Layout: Sections - SP1    --    Friday August 14, 2020, 11:07am    Copyright 2020, Caton Architectural Design LLC

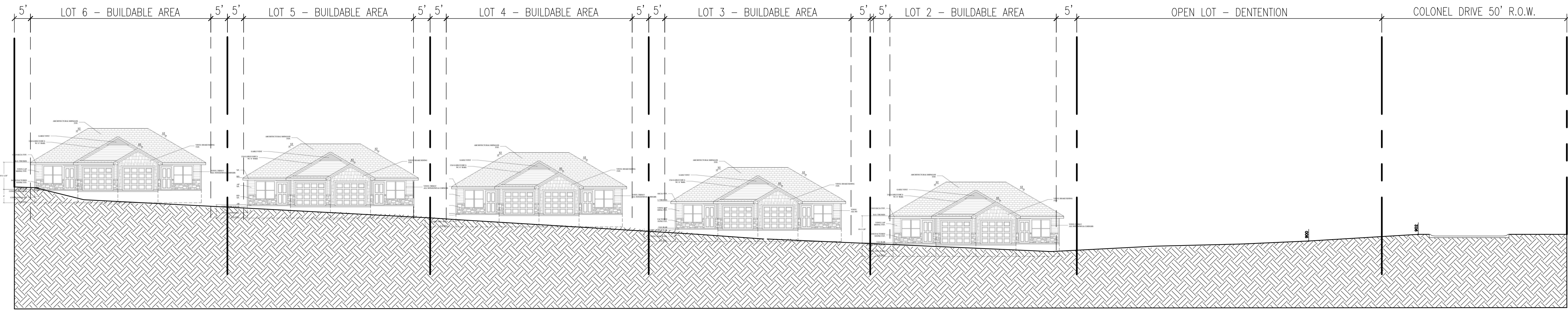


**LANDSCAPE PLAN**  
SCALE : 1"=50'-0"

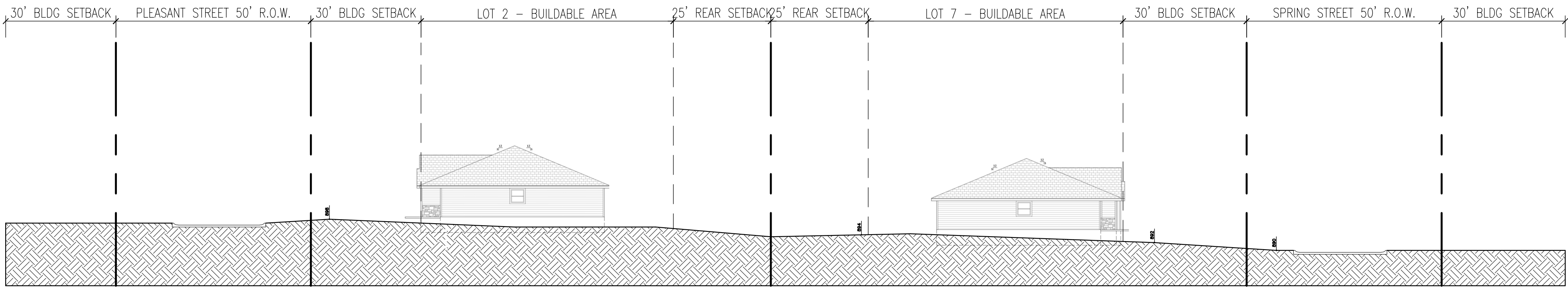
| PLANT SCHEDULE            |     |                         |                          |              |
|---------------------------|-----|-------------------------|--------------------------|--------------|
| ABV.                      | NO. | COMMON NAME             | BOTANICAL NAME           | SIZE         |
| <u>SHADE TREES</u>        |     |                         |                          |              |
| RSM                       | 20  | RED SUNSET MAPLE        | ACER RUBRUM 'RED SUNSET' | 2-2 1/2" B&B |
| <u>EXISTING</u>           |     |                         |                          |              |
|                           | 10  | VARIOUS TYPES AND SIZES |                          |              |
| <u>EXISTING 5 REMOVED</u> |     |                         |                          |              |
| <u>EVERGREEN TREES</u>    |     |                         |                          |              |
| AP                        | 3   | AUSTRIAN PINE           | PIRUS NIGRA              | 7'-8" HT.    |
| NS                        | 5   | NORWAY SPRUCE           | PICEA ABIES              | 7'-8" HT.    |



**GENERAL LOCATION MAP**  
SCALE : NO SCALE



**NORTH-SOUTH SECTION**  
SCALE : 1" = 20'-0"



**EAST-WEST SECTION**  
SCALE : 1" = 20'-0"



Caton  
Architectural  
Design LLC

6320 Marion Avenue  
Kansas City, MO 64133

www.caton4design.com  
913-515-3384

Kentucky Place  
3206 N. Spring St.  
Independence, MO

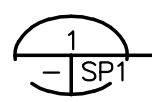
DESIGNER: S.CATON  
DRAWN BY: SEC  
JOB NO.: 03052018  
DATE: 08/13/2020

PROJECT REVISIONS

SHEET NUMBER

SP1

C:\Users\scaton~c\Google Drive\2018 Caton Architectural Design\Isosceles Properties\Spring Street\SP2-Existing Conditions.dwg    Layout: Existing Site -- SP2 --    Thursday, August 13, 2020, 3:00pm    --    Copyright 2020, Caton Architectural Design LLC



**SITE PLAN - EXISTING CONDITIONS**

SCALE : 1" = 40'-0"    TOTAL LAND AREA = 110,430 S.F. (2.54 ACRES)



**Caton  
Architectural  
Design** LLC

6320 Marion Avenue  
Kansas City, MO 64133

www.caton4design.com  
913-515-3384

**KENTUCKY PLACE**

3206 N. Spring St.  
Independence, MO

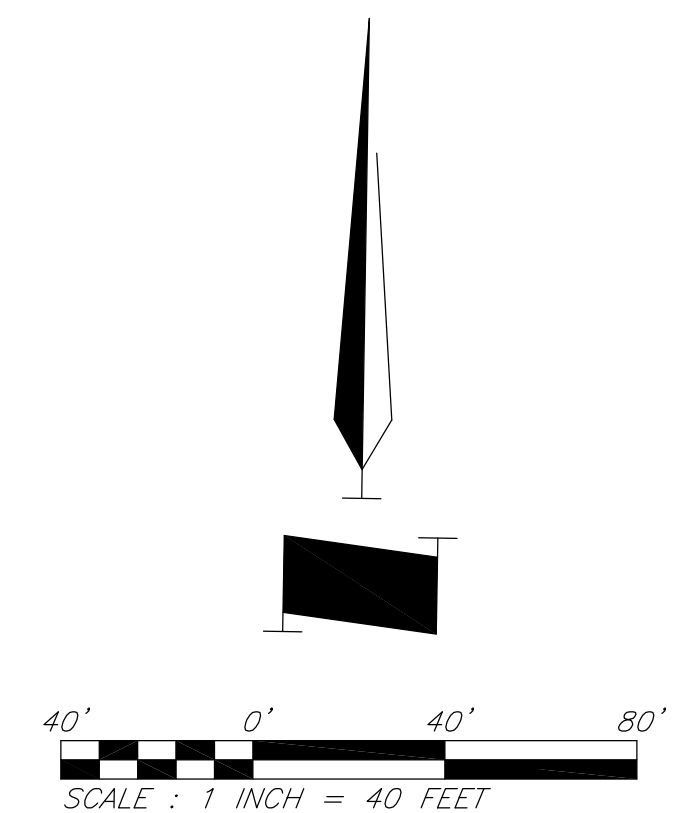
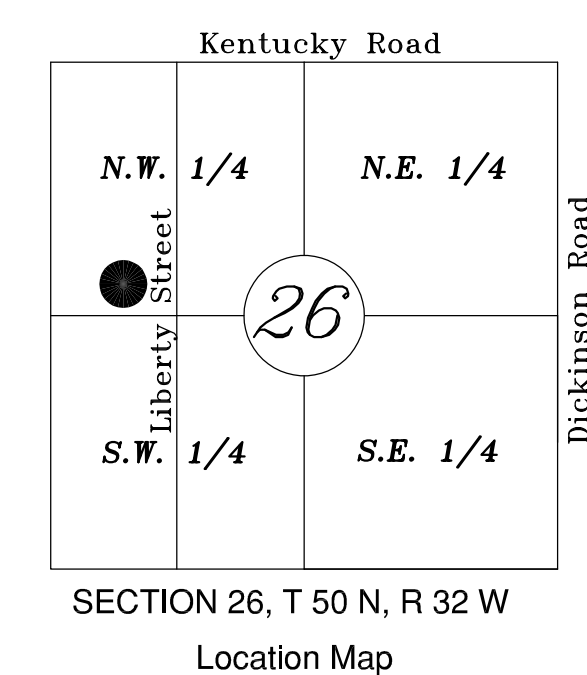
DESIGNER: S.CATON  
DRAWN BY: SEC  
JOB NO.: 03052018  
DATE: 07/13/2020

PROJECT REVISIONS

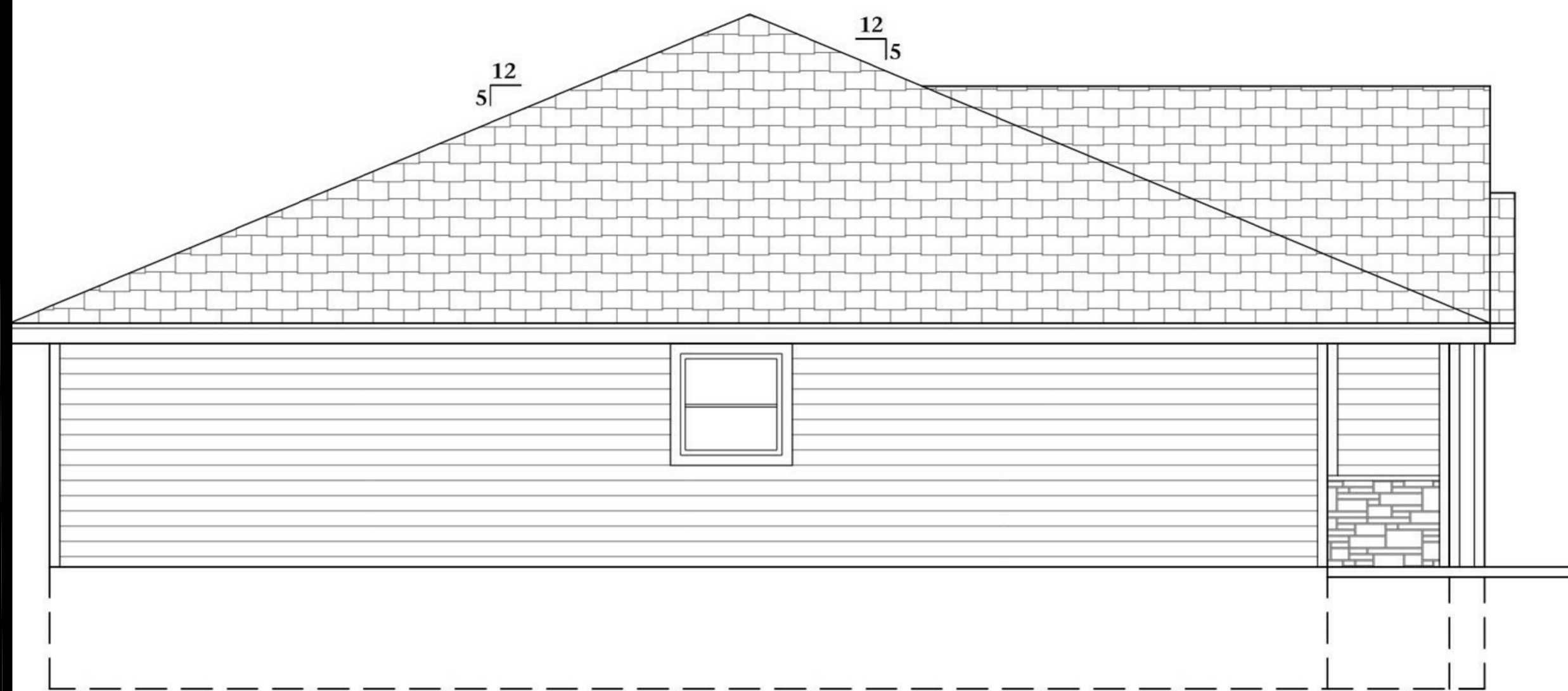
SHEET NUMBER

**SP2**

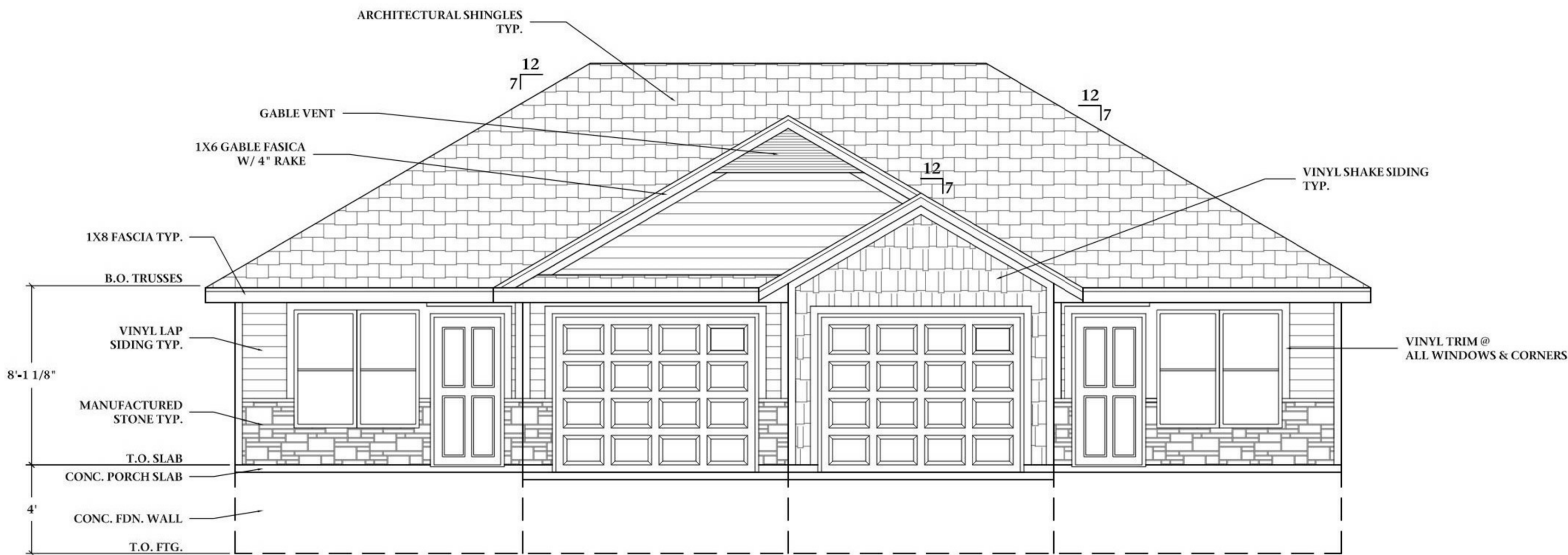
# SP3



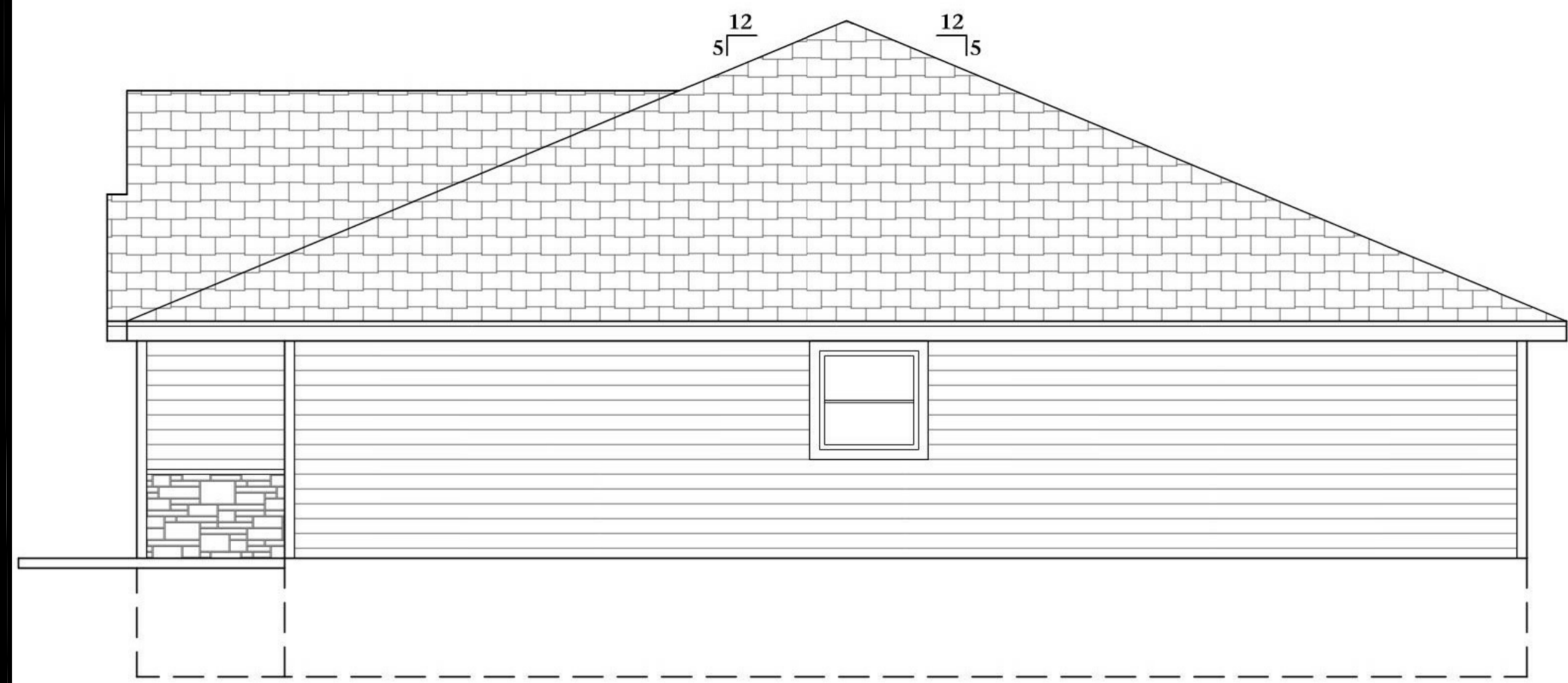
c:\Users\scaton-c\Google Drive\2018 Caton Architectural Design\Isosceles Properties\Site plan5.dwg Layout: Existing Site - SP2 -- Friday August 14, 2020, 11:03am -- Copyright 2020, Caton Architectural Design, LLC



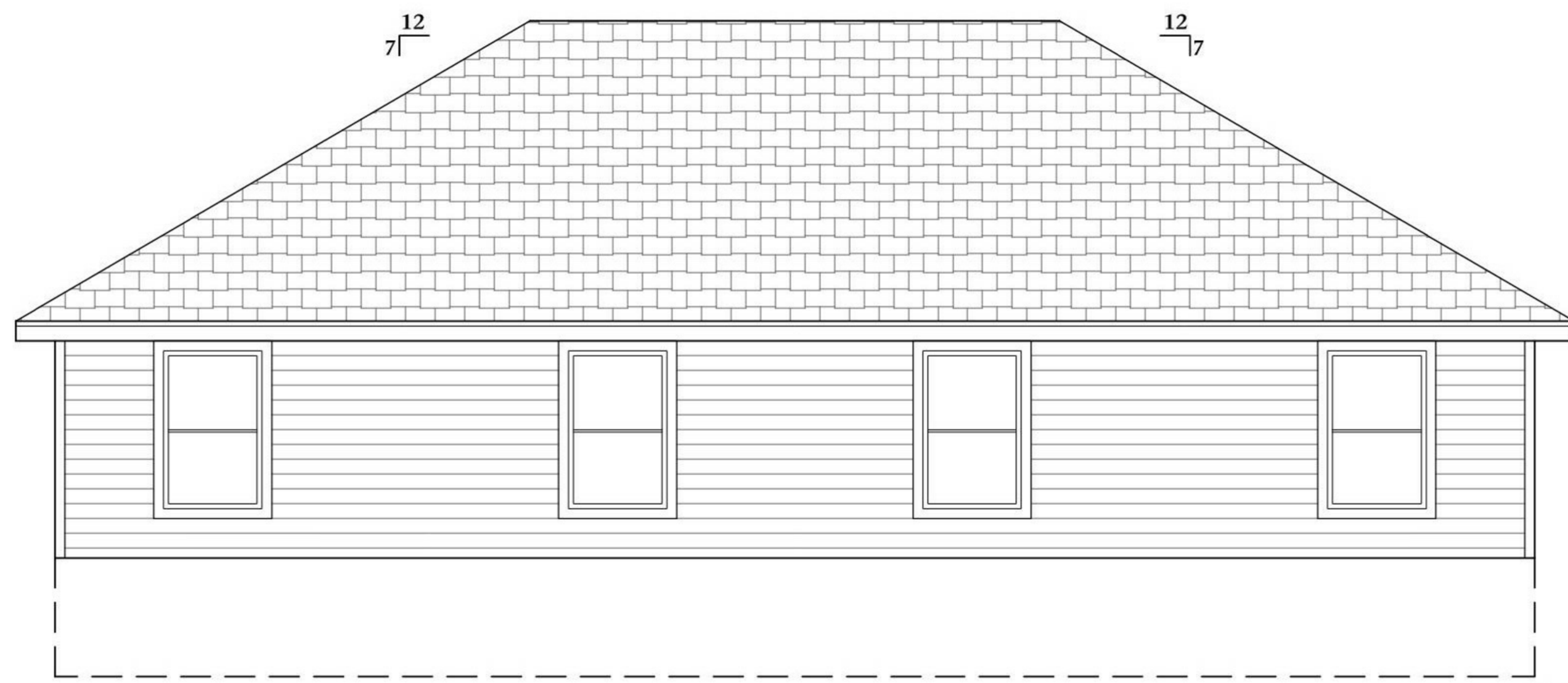
**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



SIDING VARIATIONS TO BE USED WITH MULTIPLE COLOR PALLETES

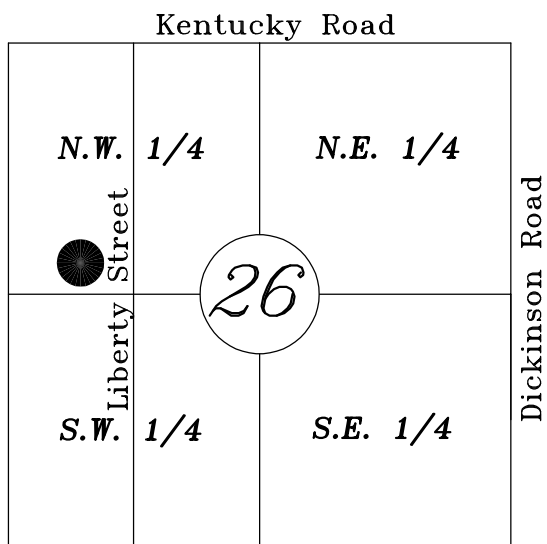


**Caton  
Architectural  
Design** LLC  
6320 Marion Avenue  
Kansas City, MO 64133  
www.caton4design.com  
913-515-3384

**KENTUCKY PLACE**  
3206 N. Spring St.  
Independence, MO

|                   |            |
|-------------------|------------|
| DESIGNER:         | S.CATON    |
| DRAWN BY:         | SEC        |
| JOB NO.:          | 03052018   |
| DATE:             | 08/05/2020 |
| PROJECT REVISIONS |            |
|                   |            |
|                   |            |
|                   |            |
|                   |            |
| SHEET NUMBER      |            |
| A101              |            |

C:\Land Projects\2004\3206 Spring St. Ind. Mo\dwg\3206 Spring St.dwg 9/30/2018 4:53:48 PM CST



SECTION 26, T 50 N, R 32 W

Location Map

# PRELIMINARY PLAT

## KENTUCKY PLACE

### A REPLAT OF LOT 1, SOLID ROCK ADDITION

### A SUBDIVISION IN THE CITY OF INDEPENDENCE

### JACKSON COUNTY, MISSOURI

#### PLAT DESCRIPTION:

Lot 1, SOLID ROCK ADDITION, a subdivision in Independence, Jackson County, Missouri.

#### DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "KENTUCKY PLACE."

#### BUILDING LINES

Building lines or setback lines are hereby established as shown hereon and no buildings or portion thereof shall be built between this line and the street line.

#### EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Isosceles Properties, LLC

By: Ryan Rader, member

STATE OF MISSOURI )  
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me a Notary Public in and for said County and State, came \_\_\_\_\_ who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires: \_\_\_\_\_

Notary Public

#### APPROVALS

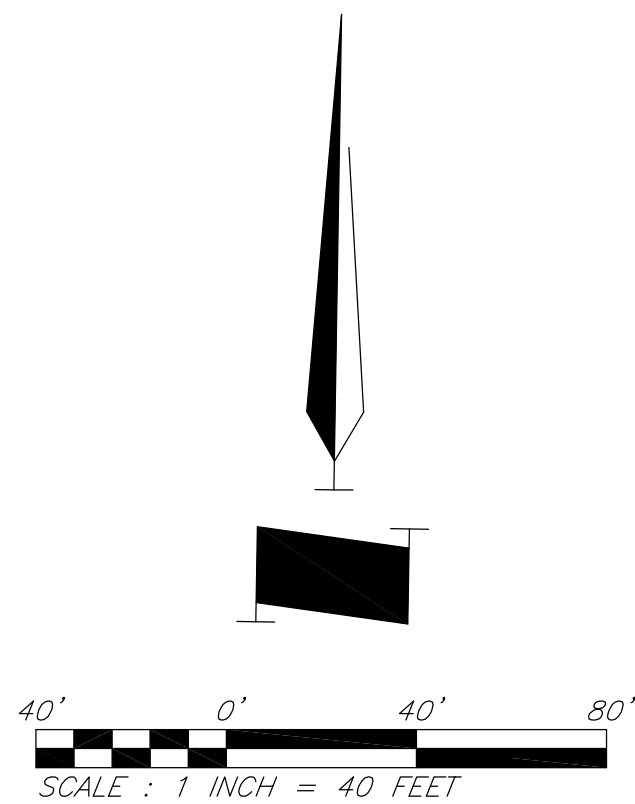
Approved by the City Council and Mayor of the City of Independence, Missouri pursuant to Ordinance No. \_\_\_\_\_

Sarah Carnes-Lemp, City Clerk Date

Tim Gramling, Director of Public Works Date

Planning Director Date

County Assessor Date



#### LEGEND

- Set 1/2" x 18" solid rebar w/cap #PLS-2008016658 Unless otherwise noted.
- Found Monument
- Deed
- Utility Easement
- Telephone Pedestal
- Guy Wire
- Power Pole
- Fire Hydrant
- Water Valve
- Field/Area Inlet

#### Notes.

This survey meets the accuracy standards of an Urban Survey.

Coordinates and bearings are from GPS observations, Missouri State Plane, West Zone, NAD83, referencing the MoDot GPS RTK Network. Distances are U.S. Survey feet in ground plane (CAF=0.99989721). This combined grid factor has been derived from the published latitude, longitude and elevation of Independence RM 4.

Subject property Zone X, area of minimal flood hazard, according to the Federal Emergency Management Agency's FIRM Map No. 29095C0281G, January 1, 2017.

Property corners will be set after grading is complete. All property corners to be set with 1/2" rebar with plastic cap.

Building setback lines are 5 feet between Lots 1 and 2, Lots 2 and 3, Lots 3 and 4, Lots 5 and 6 and Lots 6 and 7.

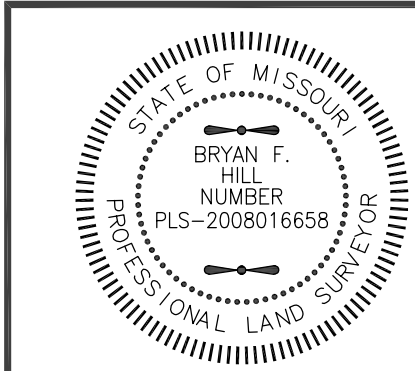
There are no observable Sanitary Sewer manholes on the site.

None of the adjacent Curb Inlets have manholes for access to pipe sizes and flowline inverts.

I hereby declare that the plat of Kentucky Place is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards for property boundary surveys as established by the Missouri Board For Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further declare that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Bryan F. Hill, Missouri PLS-2008016658

Prepared for:  
Isosceles Properties LLC  
1308 NE Windsor Dr.  
Lee's Summit, Mo 64086



Bryan F. Hill  
Professional Land Surveyor  
MO LS 2008016658

SECTION 26, TWP 50 N, RANGE 32 W  
INDEPENDENCE, JACKSON COUNTY, MISSOURI  
FIELD WORK COMPLETED ON: \_\_-\_\_-2018

Bryan Hill, PLS

186 Elm Street | Peculiar, Mo. 64078 | 816.739.0157