



L 30 PRO JECTS (2020) 2008992



"Little MO" says
**CALL
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YOU DIG!**
1-800-DIG-RITE



N/F
NEW GENERATION CHRISTIAN CENTER
NO ADDRESS GIVEN PER GIS
PARCEL ID: 52-900-03-67-00-0-00-000
ZONING: CP-2
LOT 2 BLOCK 1 REPLAC OF SUMMIT TEC INDUSTRIAL PARK

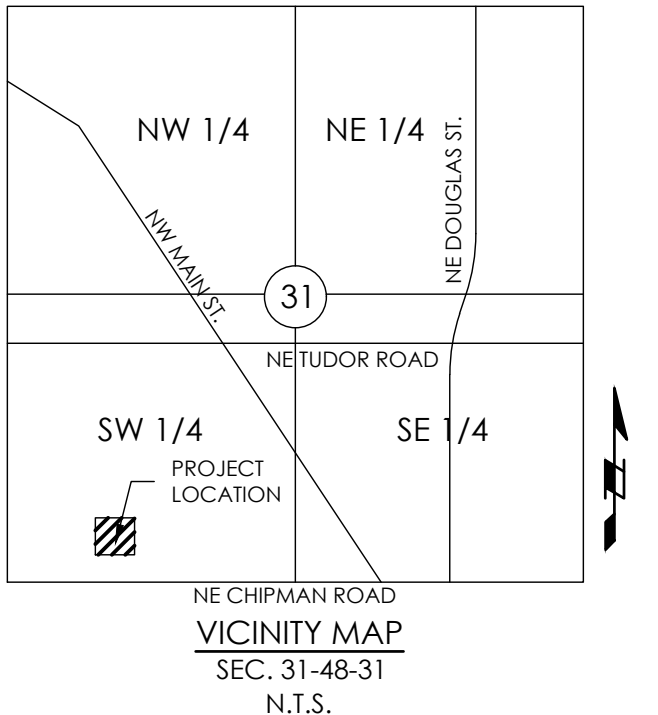
LOT 3C
N/F
CECEMEGMITSHSO LLC
220 NW McNARY CT.
PARCEL ID: 52-900-03-41-00-0-00-00
ZONING: CP-2

LOT 3A
N/F
J 2 HOLDINGS LLC
241 NW McNARY CT.
PARCEL ID: 52-900-03-43-00-0-00-000
ZONING: CP-2

<u>PROPERTY DATA</u>	
OVERALL SITE ACREAGE	±2.11 ACRES
ADDRESS	250 NW MCNARY CT..
PARCEL ID#	52-900-03-42-00-0-00-000
EXISTING ZONING	CP-2
CURRENT LAND USE	VACANT COMMERCIAL PROPERTY
PROPOSED LAND USE	PET SERVICES AND VETERINARY CLINIC

LEGAL DESCRIPTION:

ALL OF LOT 3B, SUMMIT TEC ANNEX-LOTS 3A, 3B, AND 3C, A
SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI,
ACCORDING TO THE RECORDED PLAT THEREOF, BEING A REPLAT OF
LOT 1 AND TRACT A OF BLOCK 3 OF SUMMIT TEC INDUSTRIAL PARK, A
SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



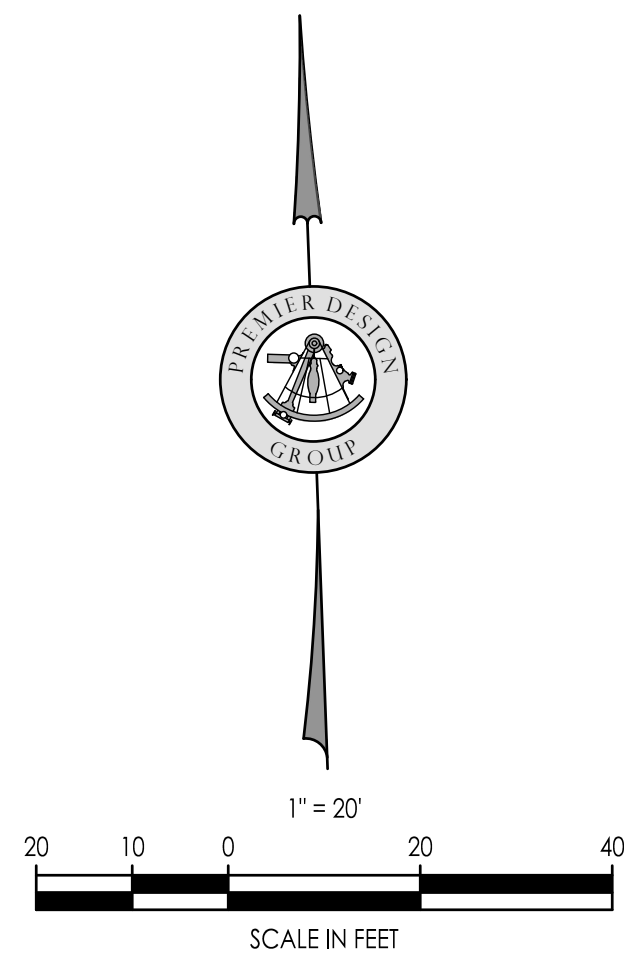
REFERENCE NOTES	
CODE	DESCRIPTION
1	PROPOSED ACCESSIBLE PARKING SIGN
2	PROPOSED VAN ACCESSIBLE PARKING SIGN
3	PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY
4	PROPOSED 6" VERTICAL CURB
5	PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK
6	PROPOSED SIDEWALK CONNECTION TO RIGHT OF WAY. PROPOSED WALK SHALL NOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE.
7	PROPOSED ADA ACCESSIBLE RAMP. RAMP SHALL NOT EXCEED 2% CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE.
8	PROPOSED ACCESSIBLE LANDING. LANDING SHALL BE 5'X5' AT THE TOP OF THE RAMP.
9	PROPOSED TRASH ENCLOSURE - REFER TO ARCHITECTURAL PLANS FOR DESIGN AND DETAILS.
10	PROPOSED STREET SAWCUT PER JURISDICTIONAL REQUIREMENTS
11	PROPOSED CONCRETE SIDEWALK
12	SAWCUT AND MATCH EXISTING CURB AND/OR PAVEMENT ELEVATION AT NEAREST JOINT.
13	PROPOSED PLAY YARD FENCE - REFER TO ARCHITECTURAL PLANS FOR DESIGN, DETAILS, DIMENSIONS AND MANUFACTURER
14	PROPOSED TURF AREAS WITH UNDERDRAIN
15	PROPOSED DETENTION BASIN LIMITS
16	LAND DISTURBANCE LIMITS
17	4' WIDE OPENING AT THE FIRST COURSE OF THE TRASH ENCLOSURE FOR DRAINAGE
18	PROPOSED CROSS STRIPING
19	TRANSITION CURB FROM 6" TALL TO FLUSH CURB

PROJECT NOTES:

1. BASIS OF BEARINGS: THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANNING COORDINATE SYSTEM, NAD 1983 - WEST ZONE
2. CURRENT ZONING: CP-2
3. SITE AREA = 42.11 ACRES
4. PROPOSED USE - PETUSITES AND VETERINARY CLINIC
5. PROPOSED BUILDING HEIGHT - REFER TO ARCHITECTURAL PLANS
6. PARKING SECTAB:
 - 20' MINIMUM FROM NW HIGHWAY COURT
 - 6' MINIMUM FROM SIDE AND REAR YARDS
7. BUILDING SECTAB:
 - FRONT BUILDING SECTAB: 30'
 - SIDE BUILDING SECTAB: NONE - ABUTTING COMMERCIAL
 - REAR BUILDING SECTAB: 20'
8. FLOOR AREA RATIO - $14,100/92,014 = 0.15$ FAR
9. IMPERVIOUS COVERAGE - SITE = 33%
10. PARKING AND LOADING REQUIREMENTS
 - REQUIRED PARKING: TWO AND A HALF (2.5) SPACES PER 1,000 SQ. FT. OF BUILDING AREA
 - $14,100 / 1,000 = 14.1 \times 2.5 = 35.25$ OR 36 PARKING SPACE REQUIRED
 - PROVIDED PARKING = 36 PARKING SPACES
11. PER FEMA FIRM PANEL #290952C0417C, EFFECTIVE ON 01/20/2017 THE PROPERTY IS IN FLOOD ZONE 1 (UNSHARED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. THIS PROPERTY IS LOCATED WITHIN THE LITTLE CEDAR CREEK WATERSHED.

PAVEMENT NOTES

- I. PAVEMENT THICKNESS SHALL BE AS FOLLOWS:**
(UNLESS NOTED OTHERWISE ON PLAN)
- LIGHT DUTY ASPHALT PAVEMENT**
- 1' 2" TYPE "C" ASPHALT SURFACE COURSE
6" TYPE "X" ASPHALT BASE COURSE
8" MODOT TYPE 5 AGGREGATE BASE
- HEAVY DUTY ASPHALT PAVEMENT (DRIVE AISLE)**
- 2" TYPE "C" ASPHALT SURFACE COURSE
6" TYPE "X" ASPHALT BASE COURSE
8" MODOT TYPE 5 AGGREGATE BASE
- HEAVY DUTY CONCRETE PAVEMENT**
(ENHANCES AND TRASH ENCLOSURE PAD)
- 6" NON-REINFORCED PORTLAND CEMENT CONCRETE
6" MODOT TYPE 5 AGGREGATE BASE
6" COMPACTED PAVEMENT SUBGRADE
- CONCRETE SIDEWALKS**
- 4" MODOT TYPE 5 AGGREGATE CONCRETE
4" MODOT TYPE 5 AGGREGATE BASE



ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2006007195

PETSUITES OF AMERICA
LEE'S SUMMIT, MO
 250 NW MCNARY CT.
 LEE'S SUMMIT, MO 64086
 TM CROWLEY
 501 PENNSYLVANIA PARKWAY SUITE 160
 INDIANAPOLIS, IN 46280

Project _____
Date 8-19-2020

[illegible]

PRELIMINARY DEVELOPMENT PLAN

C-100

Project No.	2008920
Drawn By	A. JONES
Checked By	M.FOGARTY

NOT RELEASED FOR CONSTRUCTION



GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN UNLESS OTHERWISE NOTED.
3. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED TO PREVENT EROSION.
4. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIGHER BID WORK, IDENTIFYING THE EXISTENCE AND LOCATION OF TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
6. SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. SEE SILTATION CONTROL PLAN AND DETAILS.
7. ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN FEAT, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BRICK, MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE EROSION AND SEDIMENT CONTROL PLAN AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF BELLEVILLE. SHOULD THE EROSION CONTROL PLAN PROVE TO BE INSUFFICIENT.
9. CARE SHALL BE EXERCISED IN CONNECTION OF BACKFILLS MATERIALS OVER THE EXISTING PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND OVER THE PIPES AND STRUCTURES. THEREFORE, COMPACTING AND PLACING OF BACKFILL AND FILL SHALL BE SUPERVISED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND. NO SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PREVENT THE LAYER UNDER PLACEMENT TO FREEZE.
10. CITY, COUNTY AND STATE ROAD SHALL BE KEPT FREE OF DIRT DUMP.
11. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
12. PROPOSED CONTOURS SHALL BE FINISHED ELEVATIONS ON ALL AREAS.
13. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF LEES SUMMIT STANDARDS.
14. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF LEES SUMMIT STANDARDS.
15. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
16. ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES AND OPERATORS, PUBLIC AND VISITORS SHALL BE PROVIDED AND SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE OBSTRUCTION WHERBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HANDMADE ROADWAY AND DRIVEWAY CONSTRUCTION.
17. ANY DISTURBED SIDEWALK AREAS SHALL BE FULL SLAB REPLACEMENT.
18. THE SURVEYOR THAT PERFORMS CONSTRUCTION STAKING SERVICES SHALL INCLUDE IN HIS/BIS BID SUFFICIENT FEES TO CONFIRM COMPLIANCE WITH ADA AND ADEQUATE TO PROVIDE THE NECESSARY STAKING FOR CURBS, SIDEWALKS, AND FINAL ASPHALT PAVING. THE SURVEY FIRM RESPONSIBLE FOR CONSTRUCTION STAKING SHALL ALSO BE RESPONSIBLE FOR FINAL CERTIFICATION TO VERIFY THAT THE ADA ACCESSIBLE ROUTES ARE IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS.

ADA GENERAL NOTES:

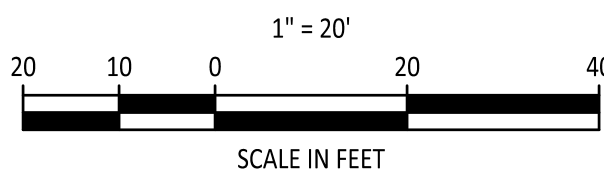
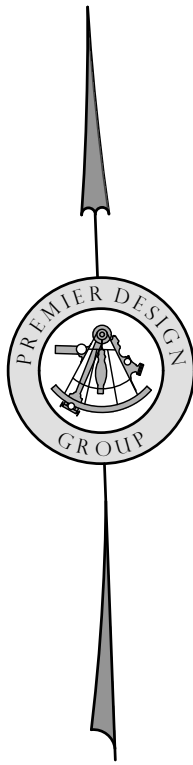
1. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE SLOPES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
2. CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SLOPE ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10 FEET AND AT ALL CORNERS AND MIDPOINTS OF ALL SLOPES. A MAXIMUM [5%] SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SLOPE ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE ASILES TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED. CORNER DIRECTIONAL TRAVEL INFORMATION SHALL BE PROVIDED. A MINIMUM OF 2 WEEKS BEFORE STORE TURNOVER.
3. THE GENERAL AND CONCRETE CONTRACTOR SHALL FIELD VERIFY ADA SLOPES DURING CONCRETE POUR. A 2" SMART LEVEL WITH AN ACCURACY TO .02% PER FOOT SHALL BE USED FOR VERIFYING SLOPES. ANY SLOPES IN THE ADA AREAS THAT EXCEED A 2% CROSS SLOPE ALONG THE BUILDING, ADA STALLS AND SIDEWALK, .5% RAMPING SLOPES, SIDEWALKS AWAY FROM THE PROPOSED ADVANCE AUTO PARTS BUILDING, AND EXCEED 8.3% ON RAMPS SHALL BE REMOVED AND REPLACED AT THE CONCRETE CONTRACTOR'S EXPENSE. THE SURVEYOR FOR STAKING CAN PROVIDE A REFERENCE FOR ELEVATION. NO CONFIRMATION IS REQUIRED BY SLOPE LEVEL DURING CONSTRUCTION.

ABBREVIATIONS:

ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:

APPLICABLE REPORTS:

GEOTECHNICAL EXPLORATION
PETSUITES
LOT 38 NW McNARY COURT
LEE'S SUMMIT, MISSOURI
GEOTECHNOLOGY PROJECT NO: J036943.01



ENGINEERS AUTHENTICATION

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250 NW MCNARY CT.
LEE'S SUMMIT, MO 64086
TM CROWLEY
1501 PENNSYLVANIA PARKWAY SUITE
INDIANAPOLIS, IN 46280

Project

Da

8-19-2020


Description of Changes

Revision Date

Sheet Number

Project No.	2008920
Drawn By	A. JONES
Checked By	M.FOGARTY

NOT RELEASED FOR CONSTRUCTION



PREMIER

DESIGN GROUP

100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385

MISSOURI CERTIFICATE OF AUTHORITY #1-2010000039
MISSOURI CERTIFICATE OF AUTHORITY #1-2010000039
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MISSOURI CERTIFICATE OF AUTHORITY #1-2010000039

GRADING AND UTILITY PLAN

C-200





Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

LANDSCAPE PLAN