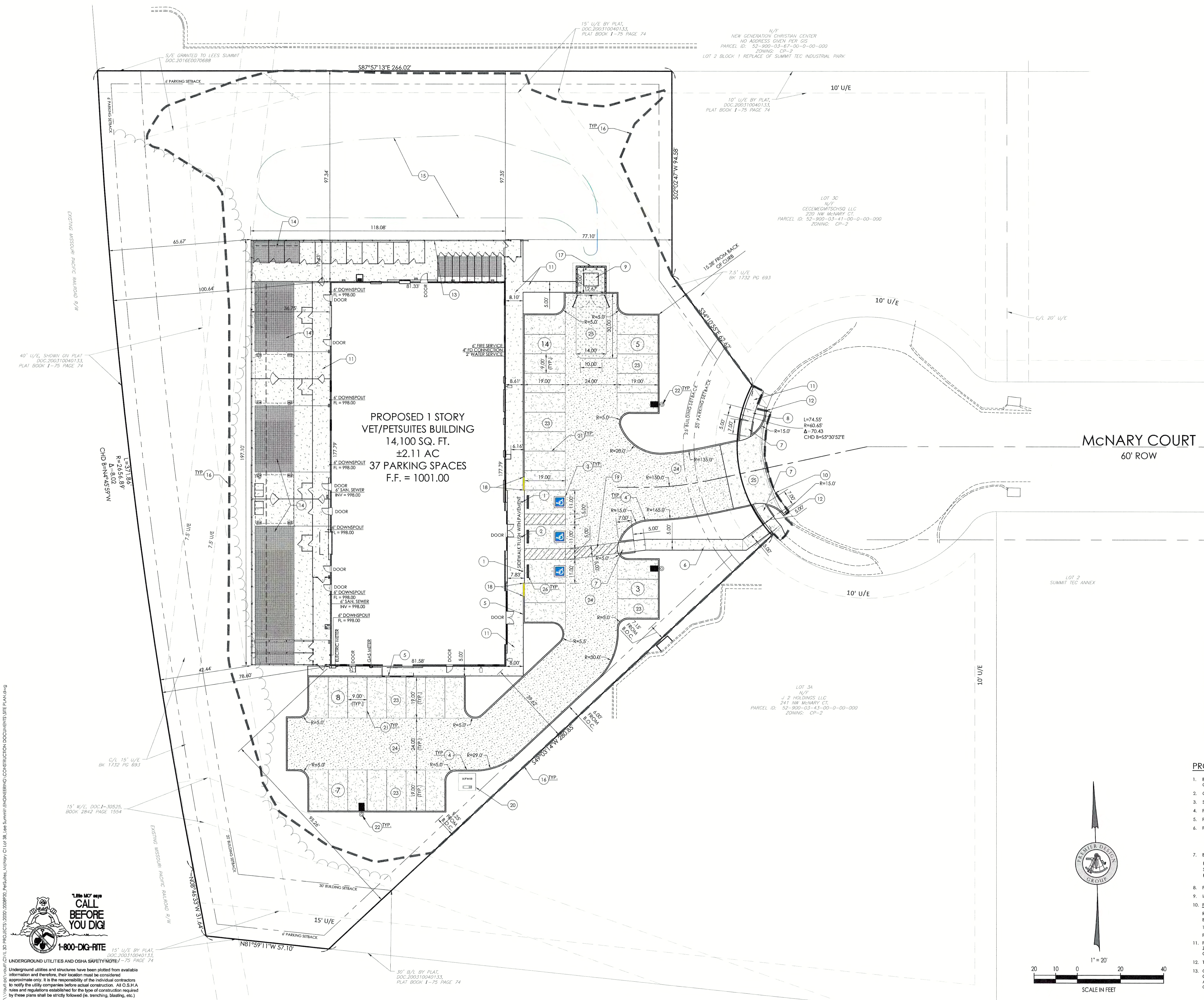


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UNDERGROUND UTILITIES AND OSHA SAFETY NOTES: - 75' PAGE 74

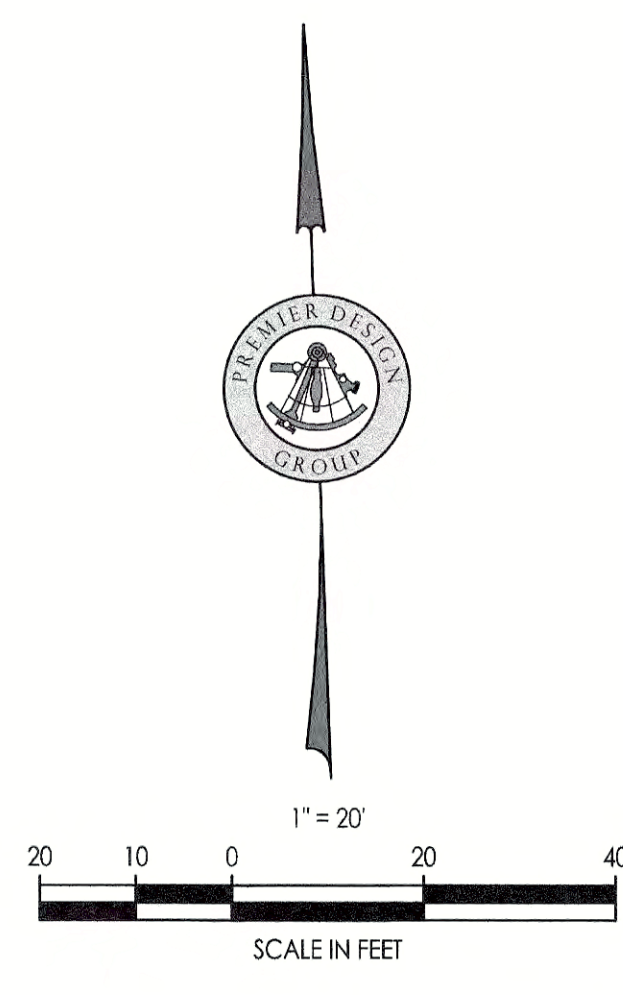
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established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



REFERENCE NOTES	
CODE	DESCRIPTION
1	PROPOSED ACCESSIBLE PARKING SIGN, REFERENCE DETAIL 13 ON SHEET C-700
2	PROPOSED VAN ACCESSIBLE PARKING SIGN, REFERENCE DETAIL 14 ON SHEET C-700
3	PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY, REFERENCE DETAIL 16 ON SHEET C-700
4	PROPOSED 6" VERTICAL CURB (CG-1), REFERENCE DETAIL 18 ON SHEET C-700
5	PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK, REFERENCE DETAIL 10 ON SHEET C-700
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' X 5' 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, REFERENCE DETAIL 07 ON SHEET C-700
12	SAWCUT AND MATCH EXISTING CURB AND/OR PAVEMENT ELEVATION AT NEAREST JOINT.
13	PROPOSED 6" TALL VINYL PLAY YARD FENCE - REFER TO ARCHITECTURAL PLANS FOR DESIGN, DETAILS, DIMENSIONS AND MANUFACTURER
14	PROPOSED TURF AREAS WITH UNDERDRAIN. REFERENCE ARCHITECTURAL PLANS FOR DETAIL OF TURF AREA SHEET C-300 FOR UNDERDRAIN DETAIL
15	PROPOSED DETENTION BASIN LIMITS
16	LAND DISTURBANCE LIMITS
17	4' WIDE OPENINGS AT THE FIRST COURSE OF THE TRASH ENCLOSURE FOR DRAINAGE
18	TRANSITION CURB FROM 6" TALL TO FLUSH CURB, REFERENCE DETAIL 08 ON SHEET C-700
19	PROPOSED CROSS STRIPING, REFERENCE DETAIL 15 ON SHEET C-700
20	TRANSFORMER PAD AND BOLLARDS SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR PER EVERY SPECIFICATIONS
21	PARKING STALL STRIPING SHALL BE WHITE 4" ROLLED STRIPE DOUBLE PAINTED
22	PROPOSED LIGHT STANDARD, REFERENCE SHEET C-700 FOR LIGHTING BASE DETAILS. VERIFY BASE CENTER AND DIAMETER TO BACK OF CURB LOCATION. LIGHT STANDARD/POLE SHALL BE PLACED 3.0' THE BACK OF CURB TO THE EDGE OF SONOTUBE.
23	LIGHT DUTY ASPHALT PAVEMENT, REFERENCE DETAIL 06 ON SHEET C-700
24	MEDIUM DUTY ASPHALT PAVEMENT, REFERENCE DETAIL 05 ON SHEET C-700
25	HEAVY DUTY CONCRETE PAVEMENT, REFERENCE DETAIL 04 ON SHEET C-700
26	PRECAST WHEEL STOP, REFERENCE DETAIL 09 ON SHEET C-700

PAVEMENT NOTES	
1. PAVEMENT THICKNESS SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)	
	LIGHT DUTY ASPHALT PAVEMENT 1.5" TYPE "C" ASPHALT SURFACE COURSE 4" TYPE "X" ASPHALT BASE COURSE 6" MODOT TYPE 5 AGGREGATE WITH GEGRID OR/ 6" MODOT TYPE 5 AGGREGATE WITH 6" STABILIZED BASE
	MEDIUM DUTY ASPHALT PAVEMENT (DRIVE AISLE) 1.5" TYPE "C" ASPHALT SURFACE COURSE 5" TYPE "X" ASPHALT BASE COURSE 6" MODOT TYPE 5 AGGREGATE WITH GEGRID OR/ 6" MODOT TYPE 5 AGGREGATE WITH 6" STABILIZED BASE
	HEAVY DUTY CONCRETE PAVEMENT (ENTRANCES AND TRASH ENCLOSURE PAD) 6" NON-REINFORCED PORTLAND CEMENT CONCRETE 4" MODOT TYPE 5 AGGREGATE BASE
	CONCRETE SIDEWALKS 4" PORTLAND CEMENT CONCRETE 4" MODOT TYPE 5 AGGREGATE BASE

- PROJECT NOTES:**
1. BASIS OF BEARINGS: THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 - WEST ZONE
 2. CURRENT ZONING: CP-2
 3. SITE AREA = ±2.11 ACRES
 4. PROPOSED USE - PETSUITES AND VETERINARY CLINIC
 5. PROPOSED BUILDING HEIGHT - REFER TO ARCHITECTURAL PLANS
 6. PARKING SETBACK:
20' MINIMUM FROM NW MCNARY COURT
6' MINIMUM FROM SIDE AND REAR YARDS
 7. BUILDING SETBACKS:
FRONT BUILDING SETBACK: 25'
SIDE BUILDING SETBACK: NONE - ABUTTING COMMERCIAL
REAR BUILDING SETBACK: 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 x 2.5 = 35.25 OR 36 PARKING SPACE REQUIRED
PROVIDED PARKING= 37 PARKING SPACES
 11. PER FEMA FIRM PANEL #2909SCD417G, EFFECTIVE ON 01/20/2017 THE PROPERTY IS ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 12. THIS PROPERTY IS LOCATED WITHIN THE LITTLE CEDAR CREEK WATERSHED.
 13. OIL AND GAS WELL LOCATIONS: BASED ON MIDCON STATE OIL AND GAS COUNCIL, THERE ARE NO ACTIVE WELLS AS OF JUNE 2, 2020. ALL EXISTING OIL AND GAS WELLS FOR THIS SECTION TOWNSHIP-RANGE HAVE BEEN ABANDONED OR PLUGGED.



ENGINEERS' AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically includes revisions after this date unless reauthorized.
STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 200607195

Project: PETSUITES OF AMERICA
LEES SUMMIT, MO
250 NW MCNARY CT.
LEES SUMMIT, MO 64086
TM CROWLEY
501 PENNSYLVANIA PARKWAY SUITE 160
INDIANAPOLIS, IN 46260

Date: 1-27-2021

Revision Date: _____

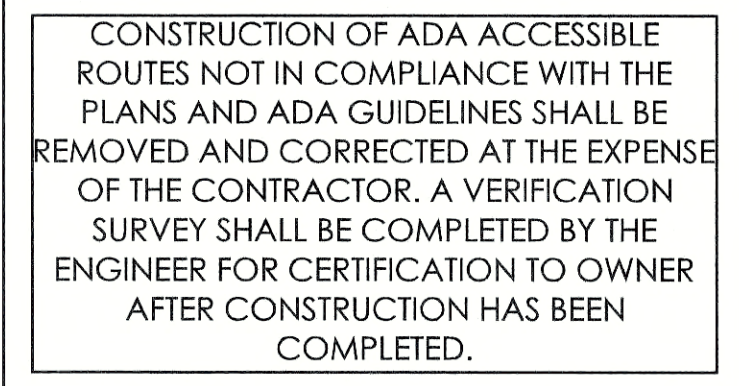
Disruption of Changes: _____

Sheet Title: SITE PLAN

Sheet Number: C-100

Project No.: 2008920
Drawn By: Z. KUNTZ/A. JONES
Checked By: M. FOGARTY

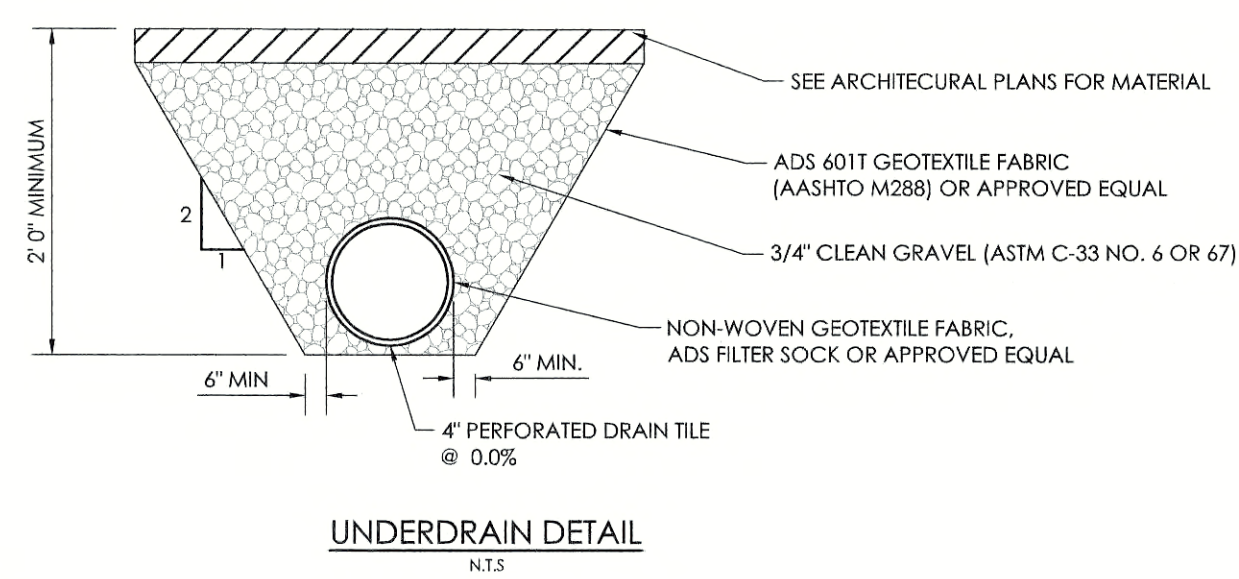
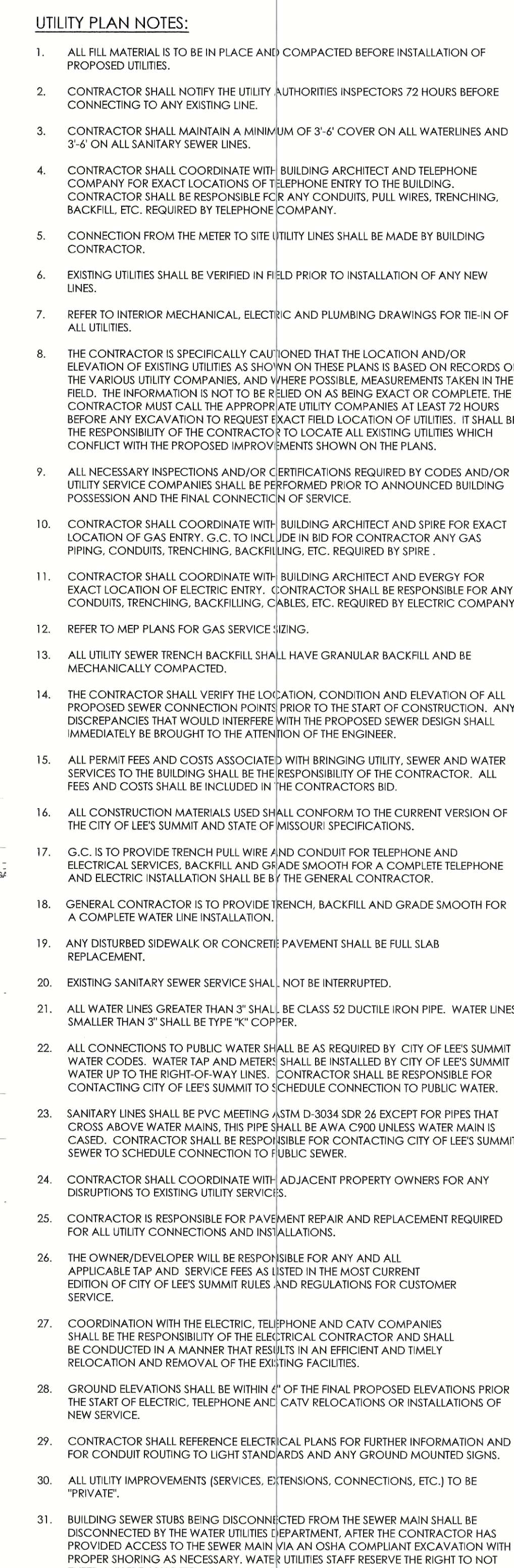
NOT RELEASED FOR CONSTRUCTION



1" = 20'

20 10 0 20 40

SCALE IN FEET

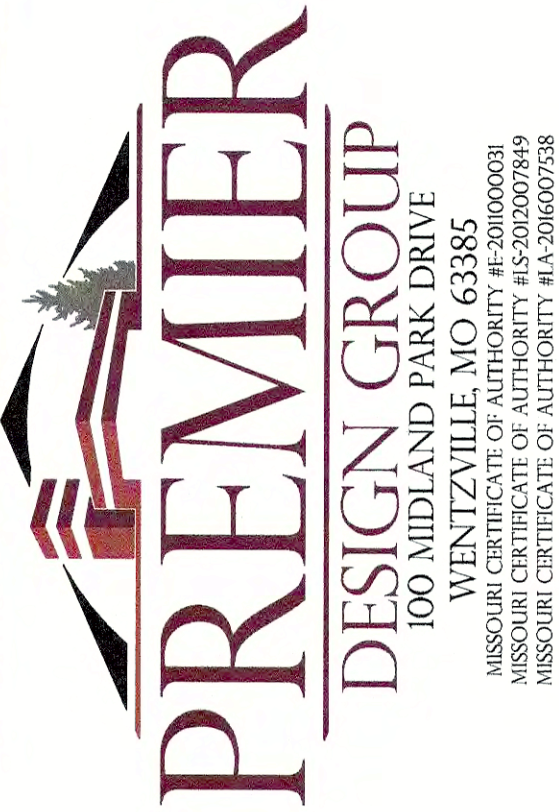


THIS PLAN IS FOR DRAINAGE PURPOSES AND
REFERENCE ONLY. DO NOT USE FOR
CONSTRUCTION.

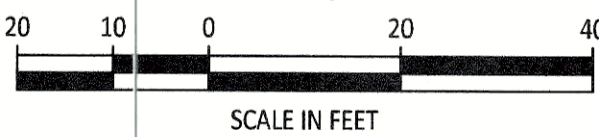
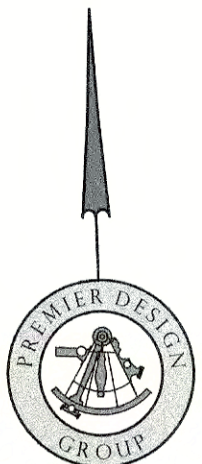
MINIMUM TIME OF CONCENTRATION = 5 MINUTES
EXISTING SOILS TYPE = C
CN PVT = 98
CN GRASS = 74
CN COMMERCIAL AREAS = 94

MASTER DRAINAGE PLAN NOTES

1. MBOE - (MINIMUM BUILDING OPENING ELEVATION)
ELEV = 1001.00
2. THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE
OR OBSTRUCT THE OVERALL DRAINAGE FLOW LINES OR
PATHS ON THE LOT AS SHOWN ON THE MASTER
DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS
MADE AND APPROVED BY THE CITY ENGINEER.



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STEVEN D. MARION P.E.
PROFESSIONAL ENGINEER
PE 2008007195



EXISTING RUNOFF TABLE

ID	EXISTING Q (CFS)
AREA A	
2-Year	2.79
10-Year	4.43
100-Year	6.58
AREA B	
2-Year	0.12
10-Year	0.24
100-Year	0.42
AREA C	
2-Year	0.35
10-Year	0.73
100-Year	1.27
AREA D	
2-Year	0.14
10-Year	0.29
100-Year	0.51
AREA E	
2-Year	6.56
10-Year	10.38
100-Year	15.41
AREA F	
2-Year	3.57
10-Year	7.6
100-Year	13.44
AREA G	
2-Year	0.04
10-Year	0.08
100-Year	0.14
AREA H	
2-Year	0.02
10-Year	0.04
100-Year	0.07

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TLC CROWLEY
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INDIANAPOLIS, IN 46280

Date 1-27-2021

Description of Changes

Revision Date

Sheet Number

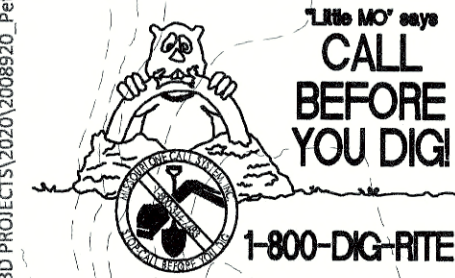
C-500

Project No. 2008920
Drawn By Z. KUNTZ/A. JONES
Checked By M. FOGARTY

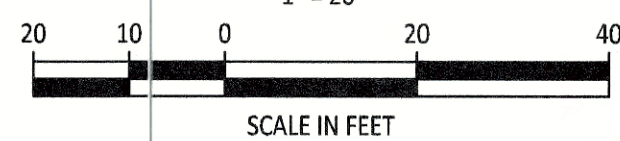
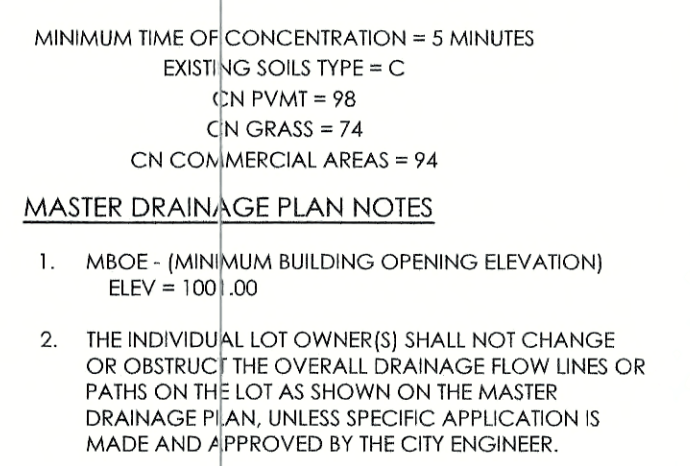
NOT RELEASED FOR CONSTRUCTION

EXISTING DRAINAGE AREA MAP

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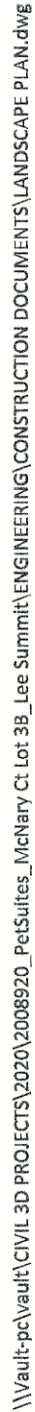


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Row Labels	Peak Runoff (cfs)	Impervious Area	Pervious Area	Total Area	Composite CN	TQ
AREA 1						
2-Year	0.94	0.15	0.06	0.21	91	5
10-Year	1.52	0.15	0.06	0.21	91	5
100-Year	2.29	0.15	0.06	0.21	91	5
AREA 2						
2-Year	1.04	0.16	0.08	0.24	90	5
10-Year	1.71	0.16	0.08	0.24	90	5
100-Year	2.6	0.16	0.08	0.24	90	5
AREA 3						
2-Year	1.51	0.16	0.28	0.44	83	5
10-Year	2.73	0.16	0.28	0.44	83	5
100-Year	4.37	0.16	0.28	0.44	83	5
AREA 4						
2-Year	1.69	0.33	0	0.33	98	5
10-Year	2.57	0.33	0	0.33	98	5
100-Year	3.74	0.33	0	0.33	98	5
AREA 5						
2-Year	0.38	0.05	0.05	0.1	86	5
10-Year	0.66	0.05	0.05	0.1	86	5
100-Year	1.04	0.05	0.05	0.1	86	5
AREA 6						
2-Year	1.36	0.06	0.45	0.51	77	5
10-Year	2.7	0.06	0.45	0.51	77	5
100-Year	4.59	0.06	0.45	0.51	77	5
AREA 7						
2-Year	0.22	0.02	0.05	0.07	81	5
10-Year	0.41	0.02	0.05	0.07	81	5
100-Year	0.68	0.02	0.05	0.07	81	5
AREA TO AI 11						
2-Year	0.05	0	0.02	0.02	74	5
10-Year	0.1	0	0.02	0.02	74	5
100-Year	0.17	0	0.02	0.02	74	5
OFFSITE TO CI 12						
2-Year	6.56	1.844	0.325	2.17	94	20
10-Year	10.38	1.844	0.325	2.17	94	20
100-Year	15.41	1.844	0.325	2.17	94	20

[illegible]



LANDSCAPE PLAN