

AN ORDINANCE APPROVING A COMMERCIAL PRELIMINARY DEVELOPMENT PLAN LOCATED AT 250 NW MCNARY COURT IN DISTRICT CP-2, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2020-243 submitted by Premier Design Group requesting approval of a commercial preliminary development plan in District CP-2 (Planned Community Commercial District) on land located at 250 NW McNary Court was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on January 7, 2021, and rendered a report to the City Council containing findings of fact and a recommendation that the preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on February 2, 2021, and approved a motion for a second ordinance reading to approve the preliminary development plan for said property; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District CP-2 on the following described property:

A tract of land being all of lot 3B, Summit Tec Annex – lots 3A, 3B, and 3C, a subdivision in Township 46 North, Range 31 West, in the City of 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 the City of Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the site plan dated October 30, 2020.
2. Development shall be in accordance with the grading and utility plan dated on November 25, 2020.
3. Development shall be in accordance with the landscape plan, dated August 8, 2020.
4. The architectural style and building materials for the proposed new building shall be consistent with the building elevations date issued November 5, 2020.

BILL NO. 21-19**ORDINANCE NO. 9072**

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 9th day of February, 2021.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri



William A. Baird
Mayor William A. Baird

APPROVED by the Mayor of said city this 10th day of February, 2021.

ATTEST:

Trisha Fowler Arcuri
City Clerk Trisha Fowler Arcuri

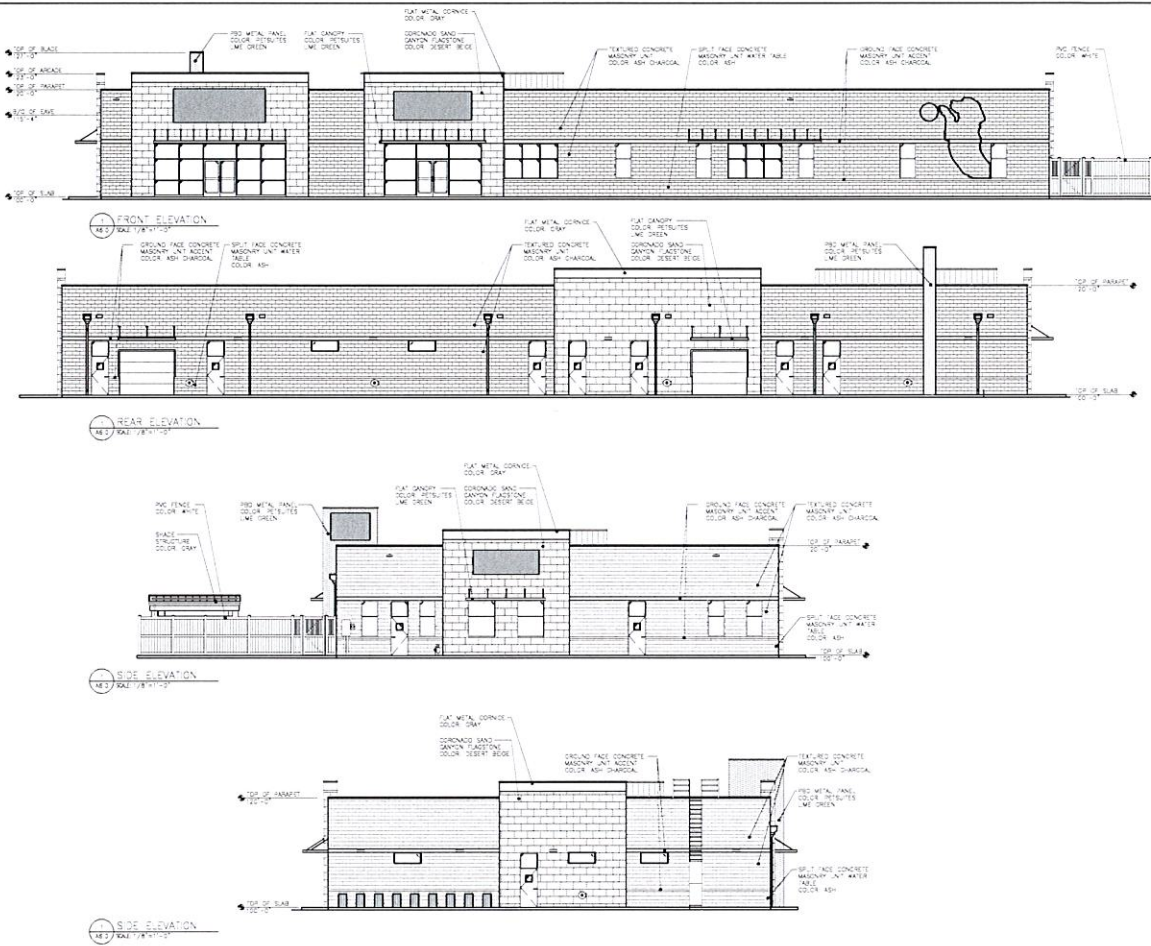


William A. Baird
Mayor William A. Baird

APPROVED AS TO FORM

Brian W. Head
City Attorney Brian W. Head





GPD GROUP
Professional Corporation
www.gpdgroup.com
3000 N. 10th Street, Suite 100
Olathe, KS 66061

petsuites
STAY & PLAY

DATE	10/10/2015
BY	GPD
CHECKED	GPD
APPROVED	GPD

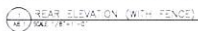
NOT FOR CONSTRUCTION

PETSUITES OF AMERICA
250 NW MAINWAY CT
LEE SUMMIT, MO 64086
EXTERIOR ELEVATIONS

REVISED FOR	
PERMIT	-
SET	-
CONSTRUCTION	-
ISSUED	-

DATE	10/10/2015
BY	GPD
CHECKED	GPD
APPROVED	GPD

2020155.27
A6.0





PRELIMINARY STORMWATER MANAGEMENT FACILITIES REPORT FOR



Site Address:

250 NW McNary Court
Lee's Summit, MO 64086

Developer:

TM Crowley

501 Pennsylvania Parkway Suite 160
Indianapolis, IN 46280
630-441-0165

Prepared By:



1100 LAND PARK DRIVE, WENTZVILLE, MO 63385
314.925.7444 | WWW.PREMIERCIVIL.COM



Dated: November 3, 2020

STORMWATER FACILITIES MANAGEMENT REPORT

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Introduction

The proposed improvements that are depicted on the Preliminary Development Plan provides the design for the proposed development for Petsuites located at 250 NW McNary court. The development will increase the impervious area of the site therefore changing the characteristics of the stormwater runoff. The information supplied in this report will provide evidence that the Post Developed Stormwater Runoff has been mitigated appropriately with the Best Management Practices proposed for this development.

Project Narrative

TM Crowley is developing the subject property for Petsuites of America. The property size is ± 2.11 acres and is located at the west end of the cul-de-sac on McNary Court. The proposed building will consist of a veterinary clinic and PetSuites for a total of 14,100 sq. ft. The overall drainage patterns of the existing area drain east to west towards the existing railroad.

FEMA Classification

This property is classified as Zone "X" areas outside the 100 year floodplain per 29095C0417G map effective date of 1/20/2017. There are no known flooding

issues. associated with this property.

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, A99
 - With BFE or Depth Zone AE, A2, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levees, See Notes, Zone F
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transsect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transsect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/29/2020 at 10:35 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Wetland and USACE Involvement

There are no wetlands listed associated with the national wetlands inventory.



National Wetlands Inventory Map



November 2, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Site Area Calculations

Property Size

2.11 Acres

Pre-Development Condition

2.11 Acres of Grass

CN=74

Post-Development Condition

0.69 Acres of Impervious Area (Buildings and Pavement)

CN=98

1.42 Acres of Pervious Area

CN=74

"CN" Value Weighted Average

CN=82

Methodology

The methodology used for the project is Hydro CAD 10.10-3a for determination of SCS TR-55 hydrographs. The hydraulics for the project will be determined using Autodesk Civil 3D 2020 Storm Sewer Analysis. To determine the Storm Intensity and Frequency the overall project pre-development condition and post development condition was determined by the SCS method using NOAA's precipitation intensity data from their website.

Existing Condition Analysis

The summary of comprehensive control requirements shall be per 5601.5.A.4. and 5608.4 the "Comprehensive Control" release rate strategy. Assumed time of concentration associated with the areas were used to due to the minimal area to discharge locations.

The default strategy of comprehensive protection of the 1% (100 year event), 10% (10 year event) and 50% (2 year event) is being provided with this development. Comprehensive controls shall be the following:

- 50% storm peak rate less than nor equal to 0.5 cfs per site acre
- 10% storm peak rate less than nor equal to 2.0 cfs per site acre
- 1% storm peak rate less than nor equal to 3.0 cfs per site acre

Existing Conditions Summary Table

ID	RUNOFF (cfs)	TC	IMPERVIOUS AREA (ac.)	PERVIOUS AREA (ac.)	Total Area (ac.)	COMPOSITE CN
AREA A						
2-Year	2.79	30	0.99	0.175	1.17	94
10-Year	4.43	30	0.99	0.175	1.17	94
100-Year	6.58	30	0.99	0.175	1.17	94
AREA B						
2-Year	0.12	5	0.00	0.05	0.05	74
10-Year	0.24	5	0.00	0.05	0.05	74
100-Year	0.42	5	0.00	0.05	0.05	74
AREA C						
2-Year	0.35	5	0.00	0.15	0.15	74
10-Year	0.73	5	0.00	0.15	0.15	74
100-Year	1.27	5	0.00	0.15	0.15	74
AREA D						
2-Year	0.14	5	0.00	0.06	0.06	74
10-Year	0.29	5	0.00	0.06	0.06	74
100-Year	0.51	5	0.00	0.06	0.06	74
AREA E						
2-Year	6.56	20	1.84	0.325	2.17	94
10-Year	10.38	20	1.84	0.325	2.17	94
100-Year	15.41	20	1.84	0.325	2.17	94
AREA F						
2-Year	3.57	10	0.00	1.89	1.89	74
10-Year	7.6	10	0.00	1.89	1.89	74
100-Year	13.44	10	0.00	1.89	1.89	74
AREA G						
2-Year	0.04	10	0.00	0.02	0.02	74
10-Year	0.08	10	0.00	0.02	0.02	74
100-Year	0.14	10	0.00	0.02	0.02	74
AREA H						
2-Year	0.02	10	0.00	0.01	0.01	74
10-Year	0.04	10	0.00	0.01	0.01	74
100-Year	0.07	10	0.00	0.01	0.01	74

The site is an open field with a wooded area to the west. It is surrounded by commercial properties except the west which is railroad right of way. The existing runoff drains to the west. Due to the minimal TC and unknown relationship of discharge for the offsite basin we determined a 30 minute TC for Area A otherwise areas B, C and D were five minute time of concentrations. Area F, G, and H were given 10 minute time of concentrations representing the existing onsite conditions.

There are two points of interest associated with the existing conditions.

Existing Point of Interest #1

Point of Interest #1 – Existing Runoff to West of Site

This is in relationship to the property and the overland flow to the existing railway. The discharge associated with this is shown in Areas C, D, F, G and H. Area D drains offsite to the existing inlet at the street however its discharge associated with the project remains along with a small area of Area H that drains offsite however it is nominal of an area.

ID	↓ RUNOFF (cfs)	TC	IMPERVIOUS AREA (ac.)	PERVIOUS AREA (ac.)	Total Area (ac.)	COMPOSITE CN
AREA C						
2-Year	0.35	5	0.00	0.15	0.15	74
10-Year	0.73	5	0.00	0.15	0.15	74
100-Year	1.27	5	0.00	0.15	0.15	74
AREA D						
2-Year	0.14	5	0.00	0.06	0.06	74
10-Year	0.29	5	0.00	0.06	0.06	74
100-Year	0.51	5	0.00	0.06	0.06	74
AREA F						
2-Year	3.57	10	0.00	1.89	1.89	74
10-Year	7.6	10	0.00	1.89	1.89	74
100-Year	13.44	10	0.00	1.89	1.89	74
AREA G						
2-Year	0.04	10	0.00	0.02	0.02	74
10-Year	0.08	10	0.00	0.02	0.02	74
100-Year	0.14	10	0.00	0.02	0.02	74
AREA H						
2-Year	0.02	10	0.00	0.01	0.01	74
10-Year	0.04	10	0.00	0.01	0.01	74
100-Year	0.07	10	0.00	0.01	0.01	74
2-Year	4.12					
10-Year	8.74					
100-Year	15.43					

The values listed at the bottom of the table are the combined runoff for the storm events for the existing conditions for the runoff onsite that leads offsite or to the existing storm sewers.

Existing Point of Interest #2

This point of interest is in relationship with the neighboring stormwater runoff that is collected in what appears to be a water quality basin. This is noted as area A. A longer time of concentration was provided to address the ponding area and reduced release rate and timing. We considering this 30 minute TC as conservative and protects the proposed project from potentially overcompensating with a larger TC and our calculations would not handle to the correct amount of stormwater.

ID	RUNOFF (cfs)	TC	IMPERVIOUS AREA (ac.)	PERVIOUS AREA (ac.)	Total Area (ac.)	COMPOSITE CN
AREA A						
2-Year	2.79	30	0.99	0.175	1.17	94
10-Year	4.43	30	0.99	0.175	1.17	94
100-Year	6.58	30	0.99	0.175	1.17	94

Allowable Release Rate Calculation

Due to this project providing the comprehensive control strategy that is listed in the existing condition analysis, our storm peak rate is based from the Existing Point of Interest #1. Since our site area is larger than the area listed in Existing Point of Interest #1 a table has been provided of the allowed release rates.

	Release Rate Per Acre (ac per cfs)	Site Area (ac.)	Allowable release rate (c.f.s.)
2 Year	0.50	2.11	1.06
10 Year	2.00	2.11	4.22
100 Year	3.00	2.11	6.33

Proposed Development Analysis

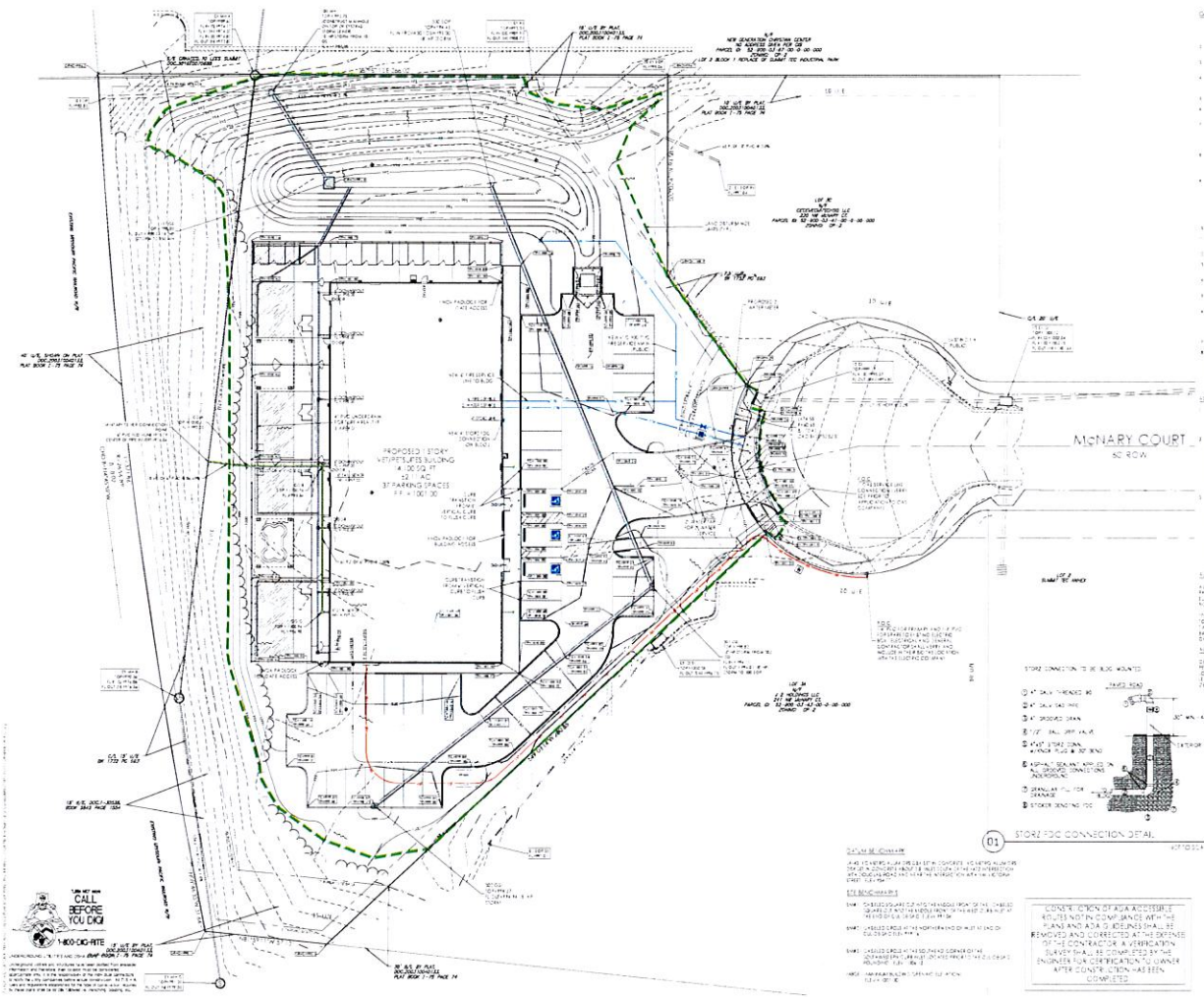
The proposed project will change the existing stormwater runoff by the increase of impervious area. The bypass areas have been mitigated to the maximum extent practical and the detention has accommodated for such areas. There is an overall reduction in the total runoff based on the proposed conditions as referenced in the Differential Runoff Table. The table was derived per the event tables from HydroCAD.

The proposed project will increase the impervious surface however it will reduce the runoff for the overall disturbed area per APWA 5600. This project proposes that areas that will route through the detention will meet the allowable release rate. The bypass areas consist of existing woodlands that will remain in place therefore to meet the requirements we would have to remove the existing vegetation in place.

Due to the orifice size for the WQv event designed at 1.5" the full water volume design cannot be obtained unless the orifice size is reduced to 0.67". Most municipalities in the Midwest with extended detention or channel protection requirements do not allow an orifice size less than 1.5". While we have a larger orifice size than the calculations state for the 40 hour extended detention, we are within 0.07 cfs of meeting the release rate.

Proposed Drainage Conditions Analysis

The proposed drainage area map that is referenced in the attachments provide a visual indicator for the runoff of each drainage area map. The proposed project will change the existing stormwater runoff by the increase of impervious area. The bypass areas have been mitigated to the maximum extent practical and the detention has accommodated for such areas. There is an overall reduction in the total runoff based on the proposed conditions as referenced in the Differential Runoff Table. The table was derived per the event tables from HydroCAD.



- GRADING NOTES:**
1. EXISTING GRADE SHOWN BY DOTTED LINES. PROPOSED GRADE SHOWN BY SOLID LINES.
 2. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL UNLESS OTHERWISE NOTED.
 3. MINIMUM FINISH GRADE OVER ANY EXISTING UTILITY SHALL BE 1.0'.
 4. MINIMUM FINISH GRADE OVER ANY EXISTING FOUNDATION SHALL BE 1.0'.
 5. MINIMUM FINISH GRADE OVER ANY EXISTING CURB SHALL BE 1.0'.
 6. MINIMUM FINISH GRADE OVER ANY EXISTING DRIVEWAY SHALL BE 1.0'.
 7. MINIMUM FINISH GRADE OVER ANY EXISTING SIDEWALK SHALL BE 1.0'.
 8. MINIMUM FINISH GRADE OVER ANY EXISTING BIKEWAY SHALL BE 1.0'.
 9. MINIMUM FINISH GRADE OVER ANY EXISTING PARKWAY SHALL BE 1.0'.
 10. MINIMUM FINISH GRADE OVER ANY EXISTING TRAILWAY SHALL BE 1.0'.
 11. MINIMUM FINISH GRADE OVER ANY EXISTING FENCE SHALL BE 1.0'.
 12. MINIMUM FINISH GRADE OVER ANY EXISTING WALL SHALL BE 1.0'.
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 20. MINIMUM FINISH GRADE OVER ANY EXISTING WALL SHALL BE 1.0'.
- CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE INTERNATIONAL FIRE CODE (IFC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SWEET'S CATALOG AND THE INTERNATIONAL SPECIFICATIONS FOR ARCHITECTURAL MATERIALS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR CONSTRUCTION MATERIALS.
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 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR HEATING.
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR COOLING.
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR POWER.
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR TELECOMMUNICATIONS.
 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR SECURITY.
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR ACCESSIBILITY.
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR SUSTAINABILITY.
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR QUALITY.
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SPECIFICATIONS FOR SAFETY.
- LEGEND:**
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LEE'S SUMMIT MISSOURI

DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: December 18, 2020
SUBMITTAL DATE: November 9, 2020
APPLICATION #: PL2020243
PROJECT NAME: PETSUITES OF AMERICA

CONDUCTED BY: Michael K Park, PE, PTOE
PHONE: 816.969.1800
EMAIL: Michael.Park@cityofls.net
PROJECT TYPE: Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT *(Streets, Developments)*

The proposed development is located northwest of the NW Chipman Road and NW Main Street intersection and zoned commercial. The site is bordered by commercial development to the north, east and south. The west side of the property abuts train tracks with additional commercial development west of the tracks.

ALLOWABLE ACCESS

The property is located at the end of a cul-de-sac, NW McNary Court, which intersects NW Commerce Drive. Due to the nature of cul-de-sacs, the property will have one access point for entrance and exit. In addition to the proposed driveway to this property, the cul-de-sac is shared with both neighboring business' drive entrances.

EXISTING STREET CHARACTERISTICS *(Lanes, Speed limits, Sight Distance, Medians)*

NW McNary Court is a two-lane access street with a 25 mph posted speed limit. Since there is no through traffic along NW McNary Court, the use of this road is minimal, primarily used only for vehicles accessing the businesses along the road. NW Commerce Drive is a two-lane commercial collector with a 25 mph posted speed limit. There are no sight distance issues at any of the proposed or existing intersections.

ACCESS MANAGEMENT CODE COMPLIANCE?

YES ☒

NO ☐

All intersection spacing, turn lanes and other applicable criteria required by the Access Management Code have been satisfied and/or will be compliant as shown on the PDP.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	454	227	227
A.M. Peak Hour	39	30	9
P.M. Peak Hour	50	14	36

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐

NO ☒

The proposed development will not likely generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies.

LIVABLE STREETS (*Resolution 10-17*)

COMPLIANT ☒

EXCEPTIONS ☐

The proposed development includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

RECOMMENDATION:

APPROVAL ☒

DENIAL ☐

N/A ☐

STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed development.



Petsuites

Lee's Summit, MO
Sign Package

11-30-2020

APPROVED

By KELLIE GUERRIERE at 4:39 pm, Dec 07, 2020

Corporate Color Standards

Corporate Color Standards



PetSuites Plum
PMS 2617 C
CMYK 84/100/0/13
RGB 74/13/102



PetSures Gray
PMS Cool Gray 7
CMYK 42/35/35/
RGB 153/153/154



PeriSuites Lite
PMS 375 C
CMYK 45/0/100/0
RGB 149/214/0

Paint Colors



Murex Purple (MP 03563)
Matthews Pant



Green (MP 77527)
Matthews Paint - Se

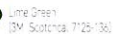


Grey Shark (MP 13914)
Matthews Paint

Translucent Vinyl Colors



Plum Purple
[3M Scotchcal 3630-128]



Lime Green
[3M Scotchcal, 7125-136]

Trim Cap Colors



Gerrard - Purple (2287)



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Property Owner

Petsuites

Petsuites
Lee's Summit, MO

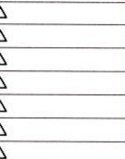
Project Address
250 NW McNary Ct.
Lee's Summit, MO 64086

02304

Drawn By B Becraft	Approved By
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Original Drawing Date
11/25/20

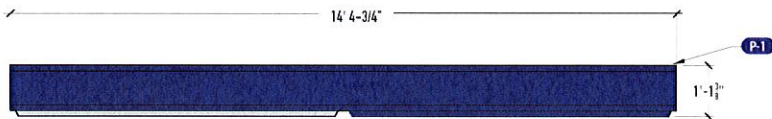
Standard Deviations



Drawing title

Materials and Colors

002



3 PLAN VIEW
Scale 3/8" = 1'-0"



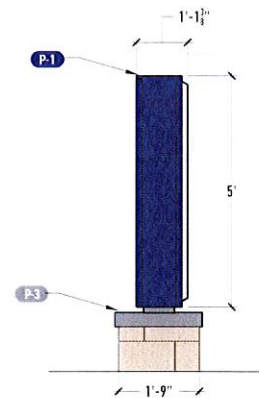
1 FRONT VIEW
Scale 3/8" = 1'-0"

Sign Face Area

71.97 Sq. Ft.

Total Sign Area

92.07 Sq. Ft.



2 SIDE VIEW
Scale 3/8" = 1'-0"



INTEGRATED SIGN & GRAPHIC, INC.
5831 Kingsport Court
Levittown, NY 10805
Toll Free 800 755 7956
Office 857 263 2800
Online integratedsign.com

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Project Name

Petsuites

Name of Project

**Petsuites
Lee's Summit, MO**

Project Address

250 NW McNary Ct.
Lee's Summit, MO 64086

ISG Project Number

02304

Drawn By

B Becraft

Original Drawing Date

11.25.20

Client Feedback

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Monument Design

003



INTEGRATED SIGN & GRAPHIC, INC.
5800 Kingswell Court
Lexington, KY 40509
Toll Free 800 755 7196
Office 859 263 2800
Online integratedsign.com

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Property Owner:

Petsuites

Name of Project:

Petsuites

Lee's Summit, MO

Project Address:

250 NW McNary Ct.
Lee's Summit, MO 64086

ISG Project Number:

02304

Drawn By:

B. Brackbill

Approved By:

Original Drawing Date:

11.25.20

Issued Revisions:

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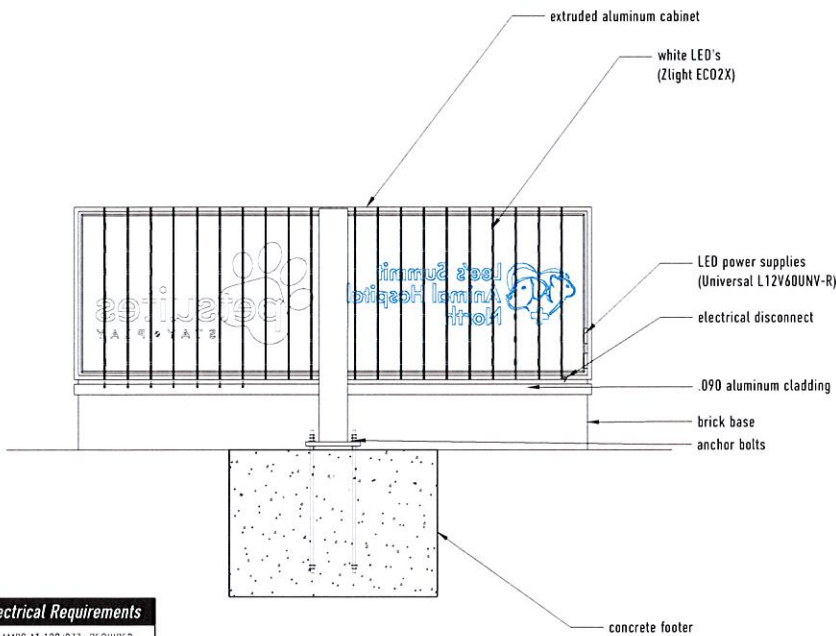
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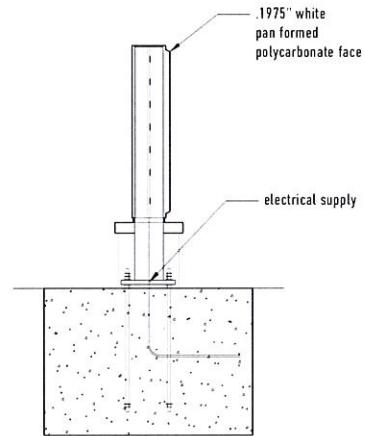
Monument
Section Views

004



1 SECTION VIEW

Scale: 1/4" = 1'



2 SECTION VIEW

Scale: 1/4" = 1'

Electrical Requirements

20 AMPS AT 120/277V REQUIRED

All electrical components used

are UL listed and approved for wet locations

The data is verified by the manufacturer and the requirements of the

authority having jurisdiction are followed. The data is verified by the

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Project Name

Petsuites

Name of Project

**Petsuites
Lee's Summit, MO**

Project Address

250 NW McNary Ct
Lee's Summit, MO 64086

ISG Project Number

02304

Drawn By

B Becraft

Approved By

Original Drawing Date

11.25.20

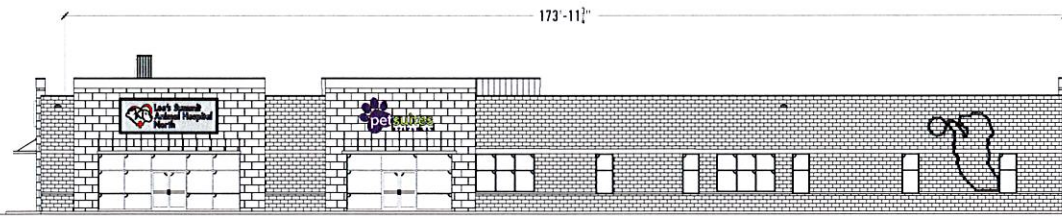
Client Comments

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Drawing Title

**Wall Mounted Logo
Building Elevations**

005



1 FRONT ELEVATION

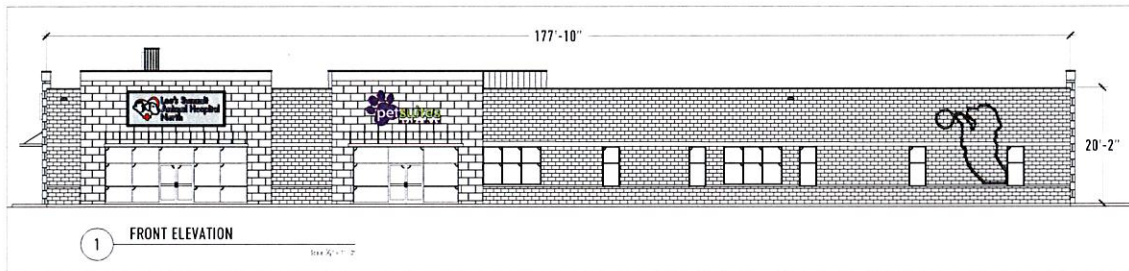
Scale: 1/4" = 1'-0"



1 LOGO DETAILS

Scale: 1/4" = 1'-0"

101.6 Sq. Ft.



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Property Owner

Petsuites

Name of Project

Petsuites

Lee's Summit, MO

Project Address

250 NW McNary Ct
Lee's Summit, MO 64086

ISG Project Number

02304

Drawn By

B Becraft

Approved By

Original Drawing Date

11.25.20

Used Materials

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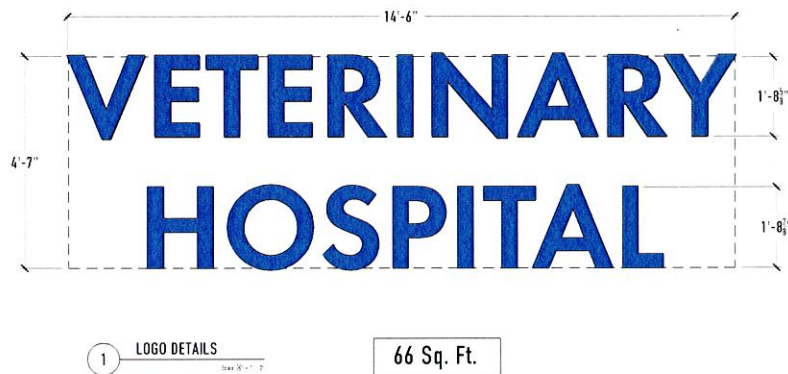
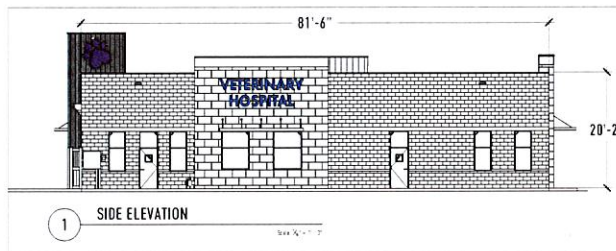
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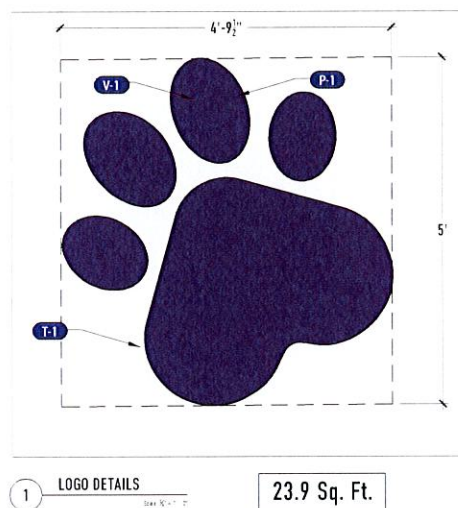
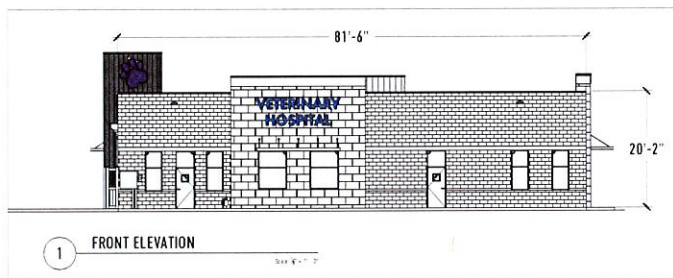
Drawing Title

Wall Mounted Logo
Building Elevations

006



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Property Owner

Petsuites

Name of Project

Petsuites

Lee's Summit, MO

Project Address

250 NW McNary Ct.
Lee's Summit, MO 64086

Job Number

02304

Drawn By

B Becraft

Approved By

Original Drawing Date

11/25/20

Issued Revisions

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- △
- △
- △
- △
- △
- △

Drawing Title

Wall Mounted Logo
Building Elevations

008



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Petsuites

Project Address
250 NW McNary Ct.
Lee's Summit, MO 64086

56 Project Number
02304

Drawn by
R. Berraff

Original Drawing Date
11.25.20

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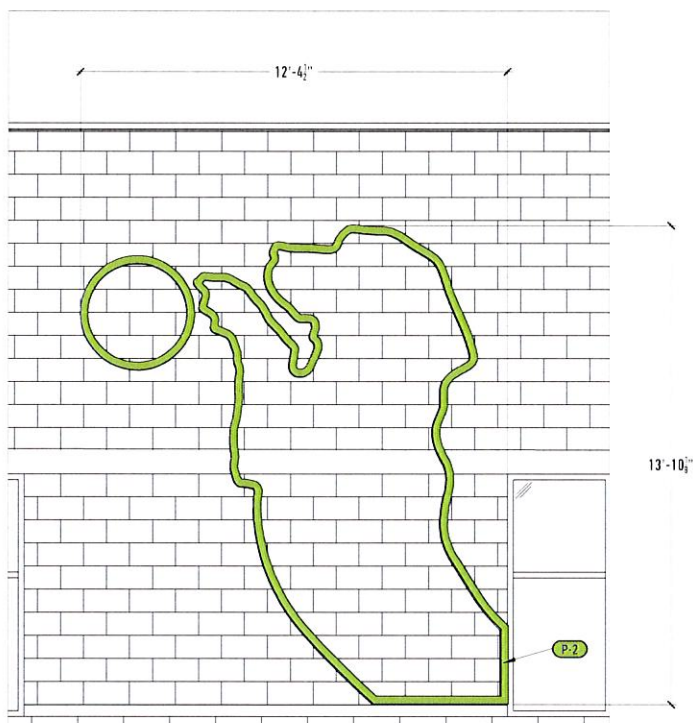
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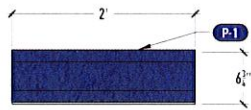
Wall Mounted Logo
Building Elevations

009

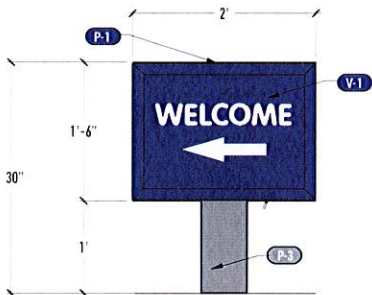


 FRONT ELEVATION

131.5 Sq. Ft.

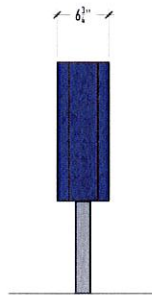


3 PLAN VIEW Scale 1" = 1'-0"

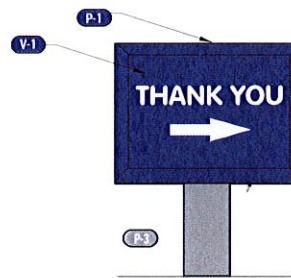


1 FRONT VIEW Scale 1" = 1'-0"

3 Sq. Ft.



2 SIDE VIEW Scale 1" = 1'-0"



4 FRONT VIEW Scale 1" = 1'-0"



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Property Owner

Petsuites

Name of Project

**Petsuites
Lee's Summit, MO**

Project Address

250 NW McNary Ct.
Lee's Summit, MO 64086

Job Project Number

02304

Drawn By

B. Beccraft

Original Drawing Date

11.25.20

Used Materials

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Welcome & Thank
You Sign Designs

010



PL2020-243 Preliminary Development Plan

250 NW McNary Court

