

Raintree Animal Health Center

3820 SW Ward Road, Lee's Summit, Missouri

an expansion and renovation for

client:

Keith Placke
Raintree Animal Health Center
3820 SW Ward Road
Lee's Summit, Missouri 64082

architect:

Powell Minnis, RA
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390 f: 913.451.9391

civil engineer:

Matthew J. Schlicht, PE
Engineering Solutions
50 SE 30th Street
Lee's Summit, Missouri 64082
p: 816.626.9888

structural engineer:

Logan K. Chamberlin, PE
Apex Engineers, Inc.
1625 Locust St
Kansas City, Missouri 64108

mechanical engineer:

Mark Miller
Henry Miller Mechanical, LLC
6609 Royal Street, Ste 104
Pleasant Valley, Missouri 64068
p: 816.582.7065

plumbing engineer:

Mark Bessmer
Henry Miller Mechanical, LLC
6609 Royal Street, Ste 104
Pleasant Valley, Missouri 64068
p: 816.582.7065

electrical engineer:

Ernie Cota
KASA Electric LLC
1206 NW Valley Ridge Dr.
Grain Valley, Missouri 64029
p: 816.228.4886

design-build contractor:

Rothwell Construction, Inc.
1500 N. 7Hwy, Ste 100
Blue Springs, Missouri 64014
p: 816.228.8808 f: 816.228.8843

sheet index:

A0.0	cover sheet
C.001	civil coversheet
C100	civil site plan
C200	grading plan
C201	spot elevations
L1.0	landscape plan
A2.1	renovation floor plan
A2.2	building footprint
A2.3	roof plan
A3.1	exterior elevations & materials

code review:

governing municipality: Lee's Summit, Missouri
governing code: 2018 IBC, 2018 IMC, 2018 IPC
2017 NEC, 2018 IFC, 2018 IFGC, ADA

Property Description: SEC-36 TWP-47 RNG-32---PT NE 1/4
DAF: BEG E LI SEC 36 1329.79' N OF SE COR NE 1/4 TH
W 990' MOL TH N 220.81' TH E 990' MOL TH S 220.81' TO
POB(EX PT IN WARD RD).

zoning: AG/ M-150 Corridor Overlay

parking ratio: 2.5 spaces / 1,000 sq. ft.
parking required: 17 spaces
parking provided: 37 (2 h.c.) spaces

construction: V-B

stories: 1-story

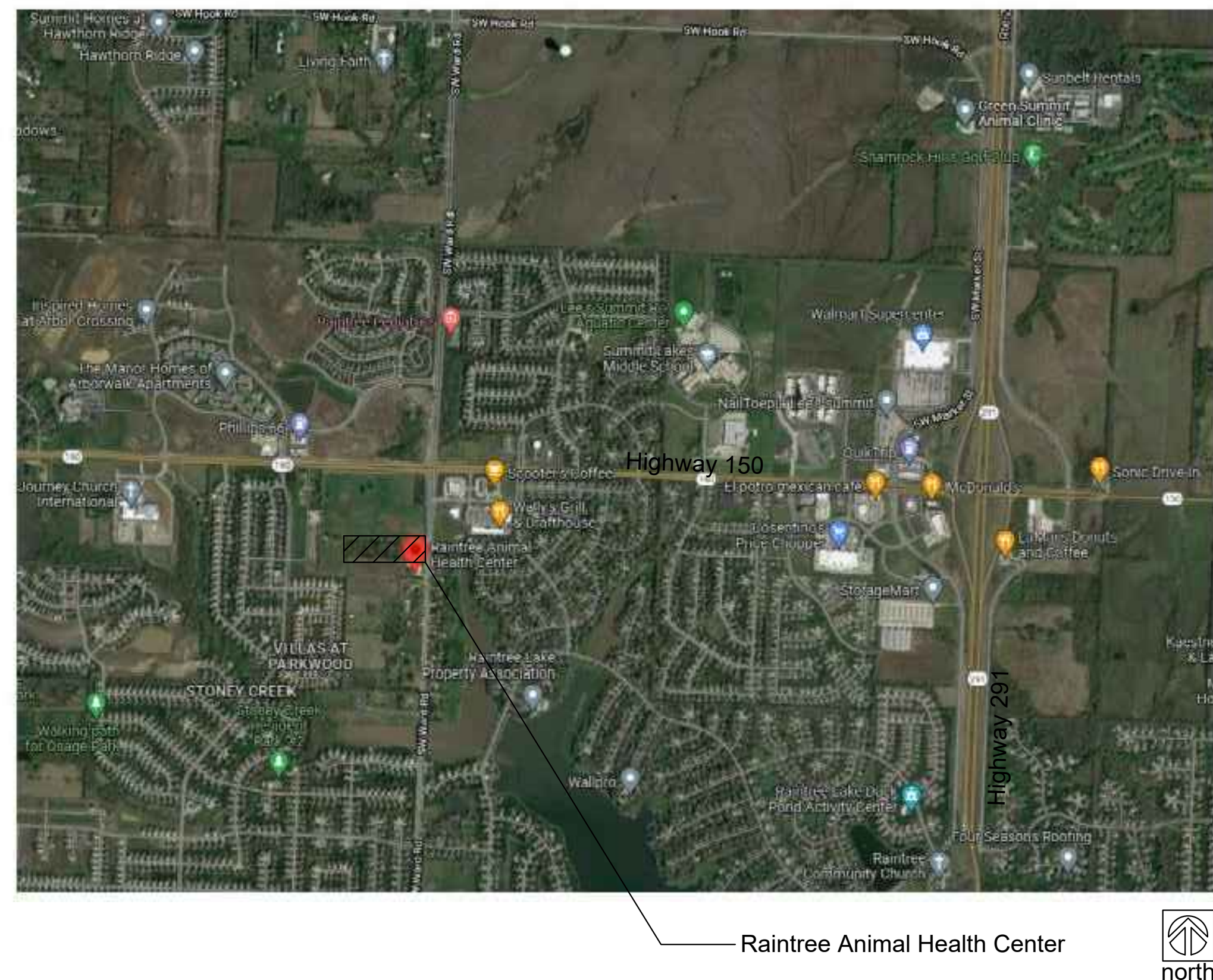
building height: 37'-0" max.

fire suppression: no

total bldg. area: 6,580 s.f.
(3,950 s.f. existing + 2,630 s.f. new)

occupancy group: Business Group B (Outpatient Clinic)

vicinity map:



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project description:

Expansion and renovation of Raintree Animal Health Center.

submittal dates:

tracking number	
preliminary development plan submittal:	September 17, 2021
planning submittal:	pending
planning resubmittal:	pending
planning approval:	pending
permit submittal:	pending
permit approval:	pending

RAINTREE ANIMAL HEALTH CENTER

PRELIMINARY DEVELOPMENT PLAN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36-T.47N-R.32W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:
KEITH PLACKE
PLACKE INVESTMENTS LLC
3820 SW WARD RD
LEES SUMMIT, MO 64082
Phone: (816) 623-3960

PROPERTY DESCRIPTION

All of Lot 1, Placke Estates, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri

Land Use Schedule

- | | |
|---|---|
| a. Total floor area | Existing 3,950 sq. ft.
Proposed 2,630 sq. ft.
Total 6,580 sq. ft. |
| b. Number of dwelling units | N/A |
| c. Land area | 207,309 sq. ft., 4.76 acres |
| d. Number of required and Existing parking spaces | 2.5 Spaces per 1000 sq. ft. = 7 x 2.5 = 18 Spaces
35 Standard / 2 Handicap |
| e. Impervious coverage | 14,309 sq. ft. |
| Ex. Parking/Sidewalk | 2,160 sq. ft. |
| New Parking/Sidewalk | 3,950 sq. ft. |
| Existing Building | 2,630 sq. ft. |
| New Building Addition | 23,049 sq. ft. (11% of Site) |
| f. Floor Area Ratio (FAR) | 3.17% |
| g. Dwelling units per acre, with and without common area: | N/A |
| h. Land use | Animal Health Center |

Current Zoning: AG - Agricultural

Proposed Zoning: AG - Agricultural

Sanitary Sewer Service

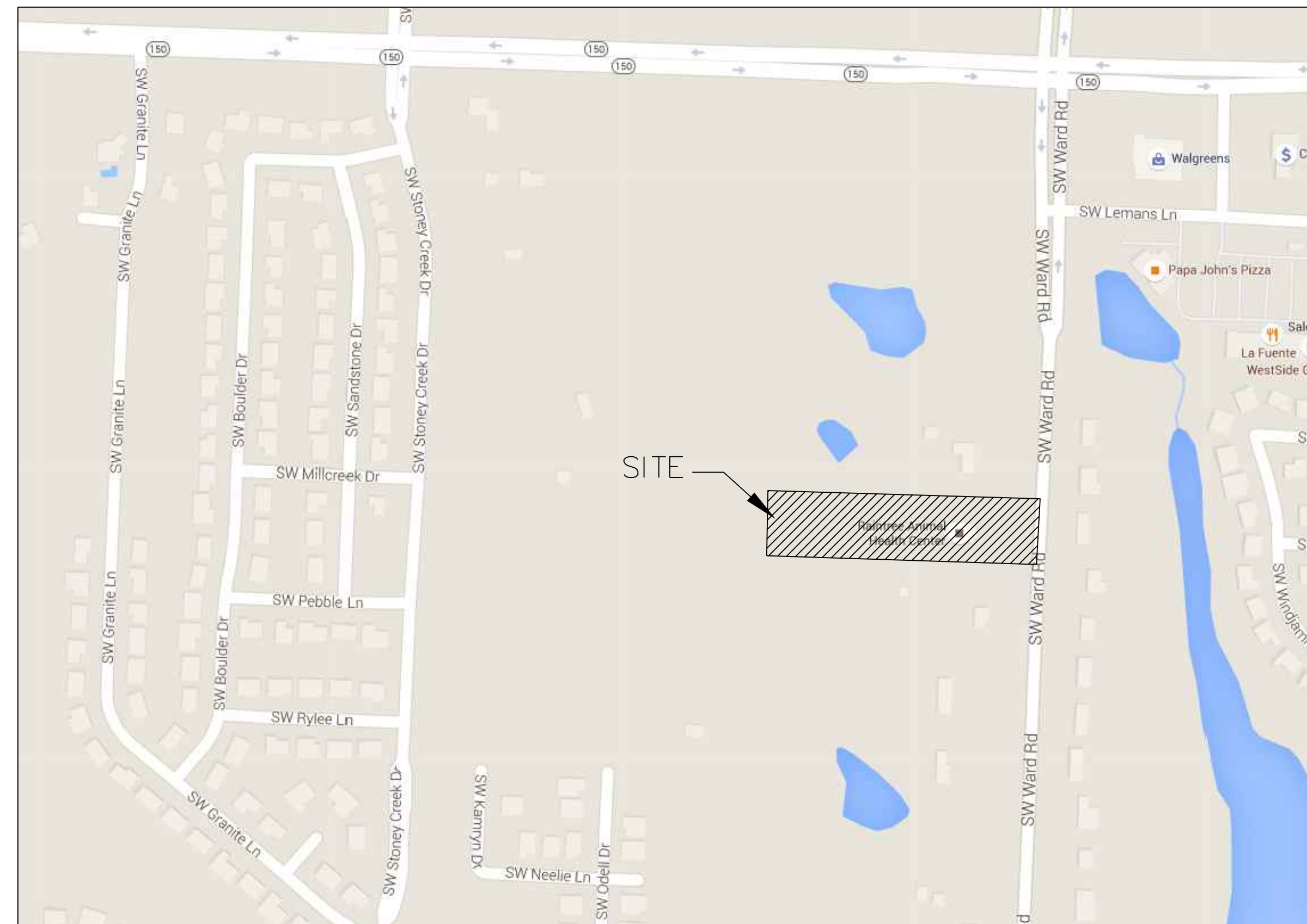
Sanitary Sewer service is connected to the main line being on the east of the development.

Water Service

Water Service is to the existing City of Lee's Summit water along the east side of the development.

Storm Sewer

N/A



VICINITY MAP - NOT TO SCALE

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0532G, dated January 20, 2017

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY - 298-1196
SPIRE - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

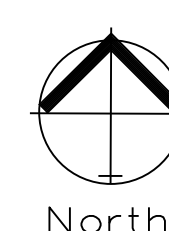
Donald Keith & Modina Lane
3811 SW Ward Rd
Zoned R-1 Single Family

Johnny L. & Gwen Anderson
3815 SW Ward Road
Zoned R-1 Single Family

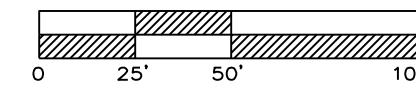
Charles P. & Debra A Volz
3819 SW Ward Road
Zoned R-1 Single Family

Randall G & Laurie J Spalding
PO Box 1421
Zoned AG Undeveloped

Placke Investments LLC
3820 SW Ward Road
Zoned AG Single Family Residence

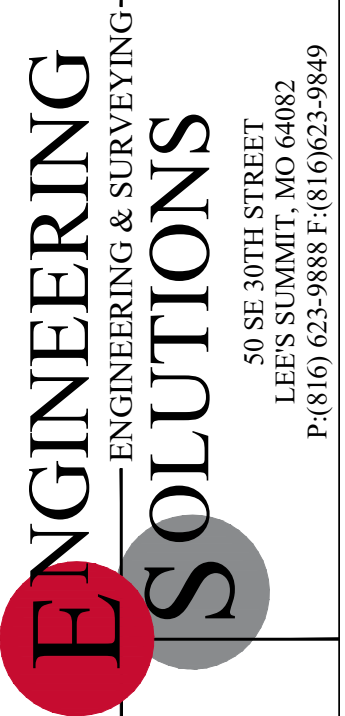


GRAPHIC SCALE



Cover Sheet

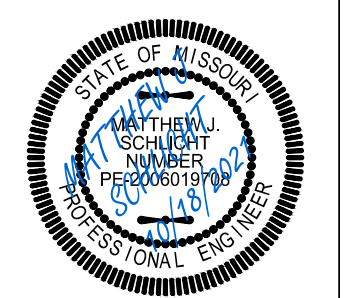
SCALE: 1" = 50'



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

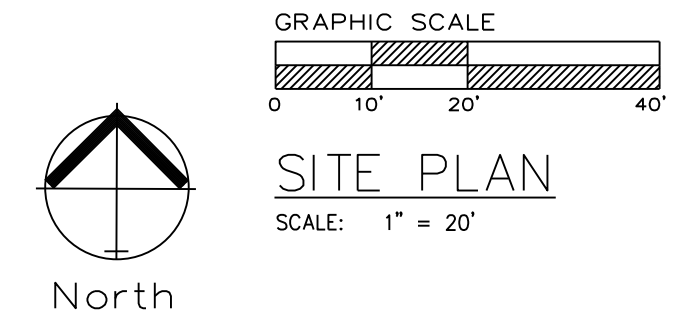
Project: RAIN TREE ANIMAL HEALTH CENTER
Issue Date: September 17, 2021
Raintree Animal Health Center
Lee's Summit, Jackson County, Missouri

COVER SHEET
Preliminary Development Plans for:
Raintree Animal Health Center
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

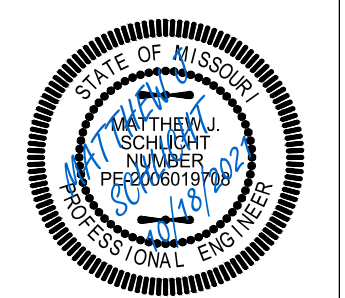
REVISIONS
REV. 10/18/2021



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
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Project: RAIN TREE ANIMAL HEALTH CENTER
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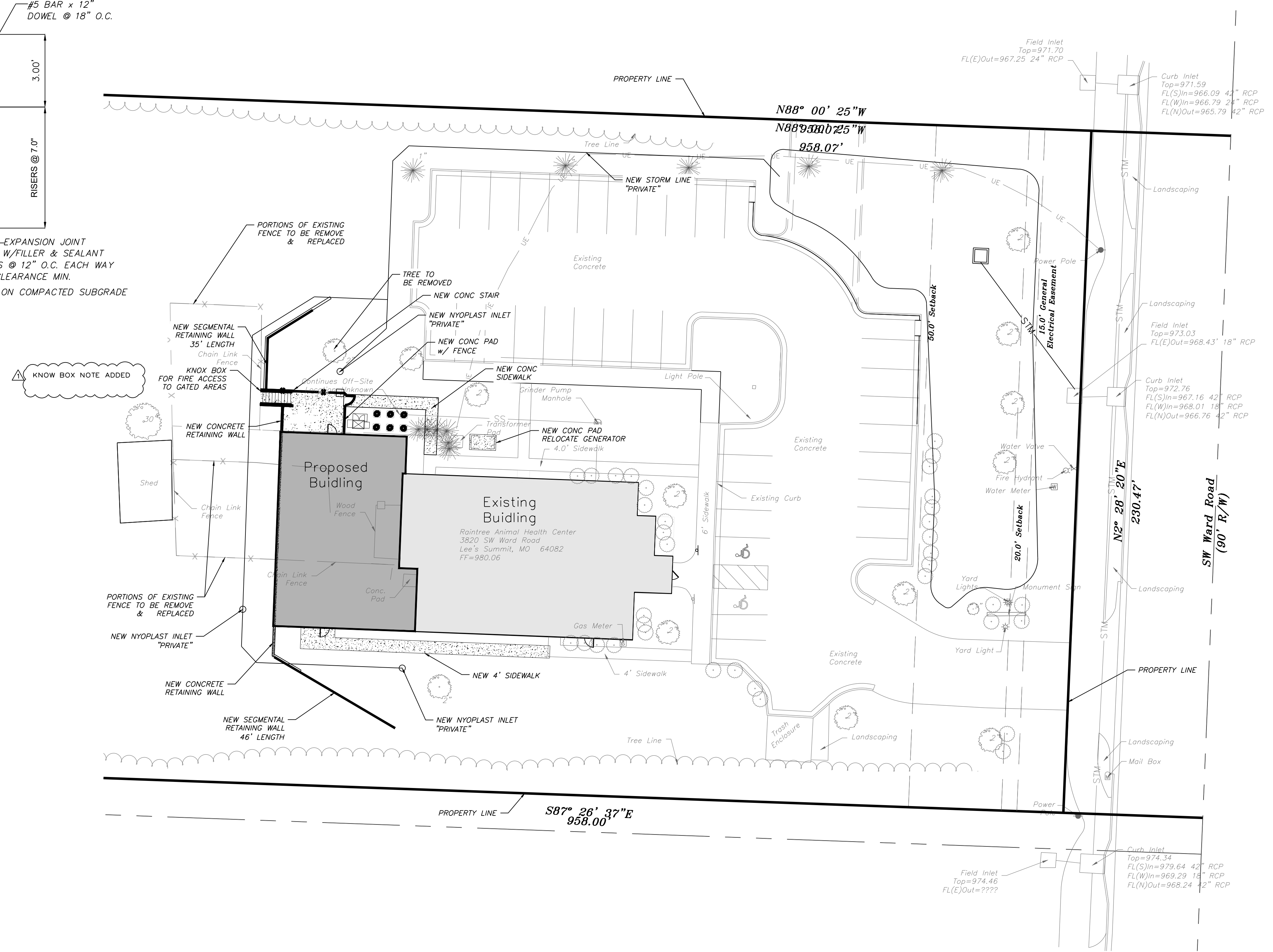
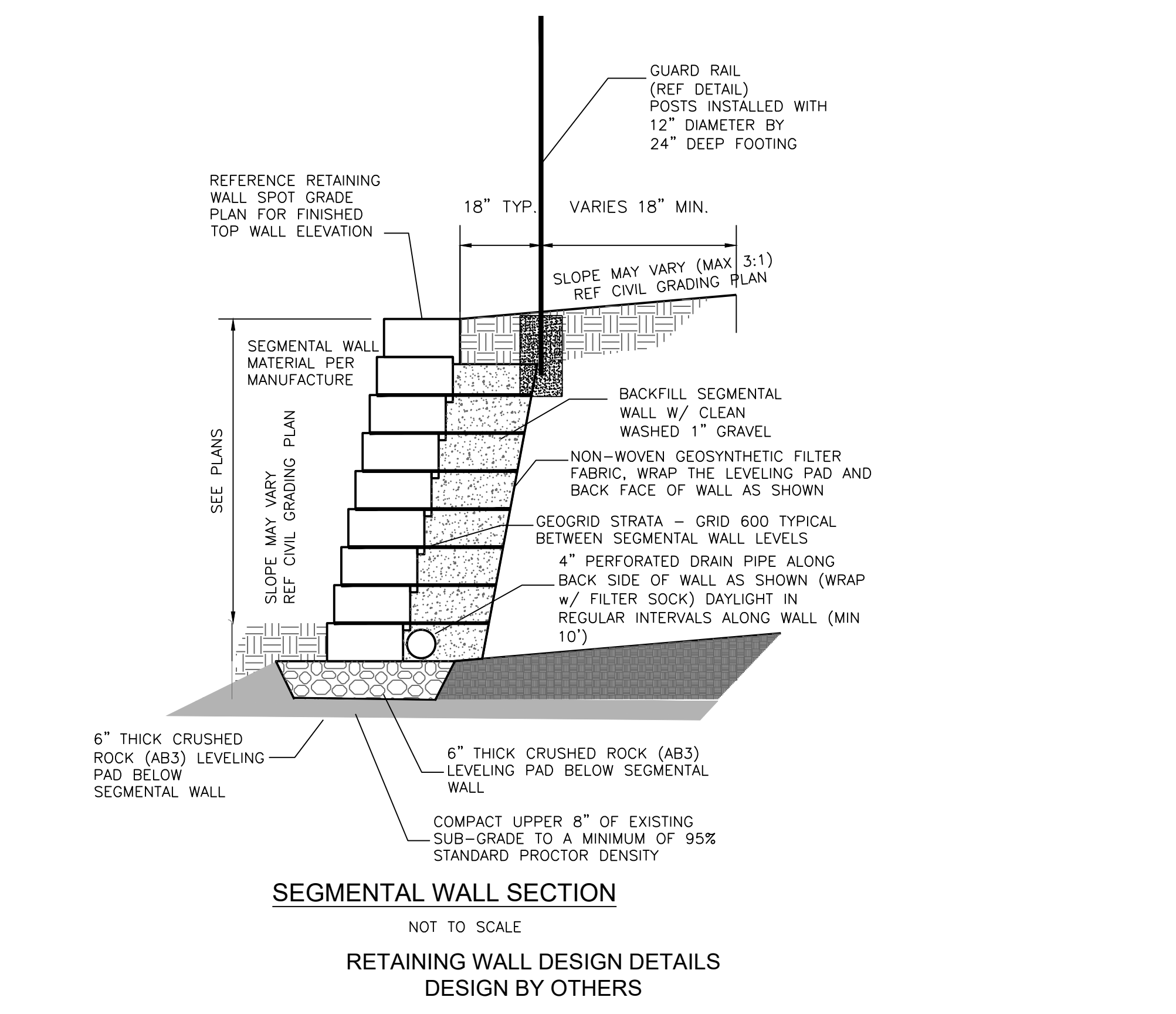
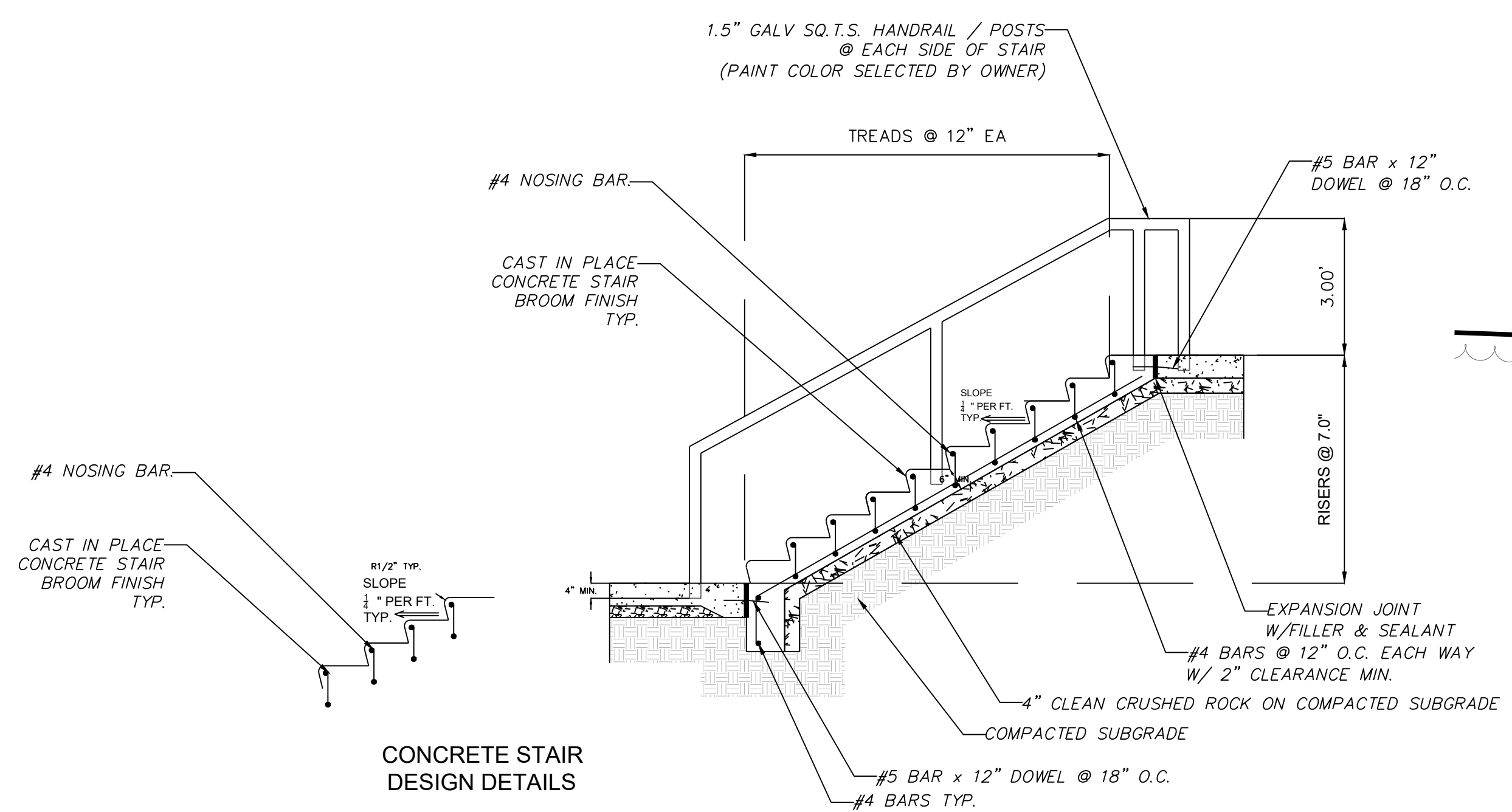
Site Plan
 Preliminary Development Plans for:
 Raintree Animal Health Center
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

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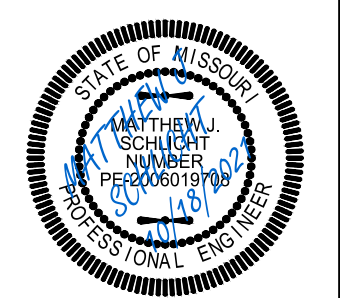




Contractor to Re-grade Detention Basin to meet storm volume required by Storm Study

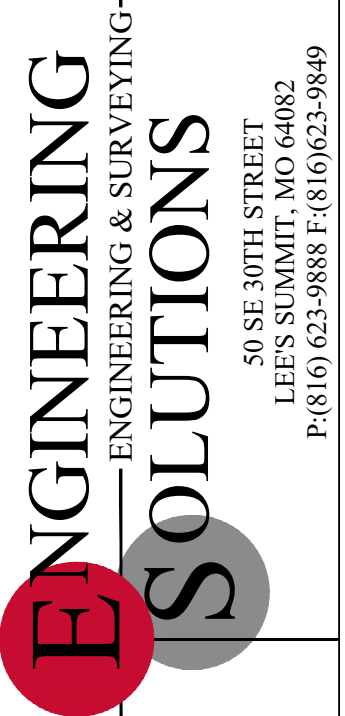
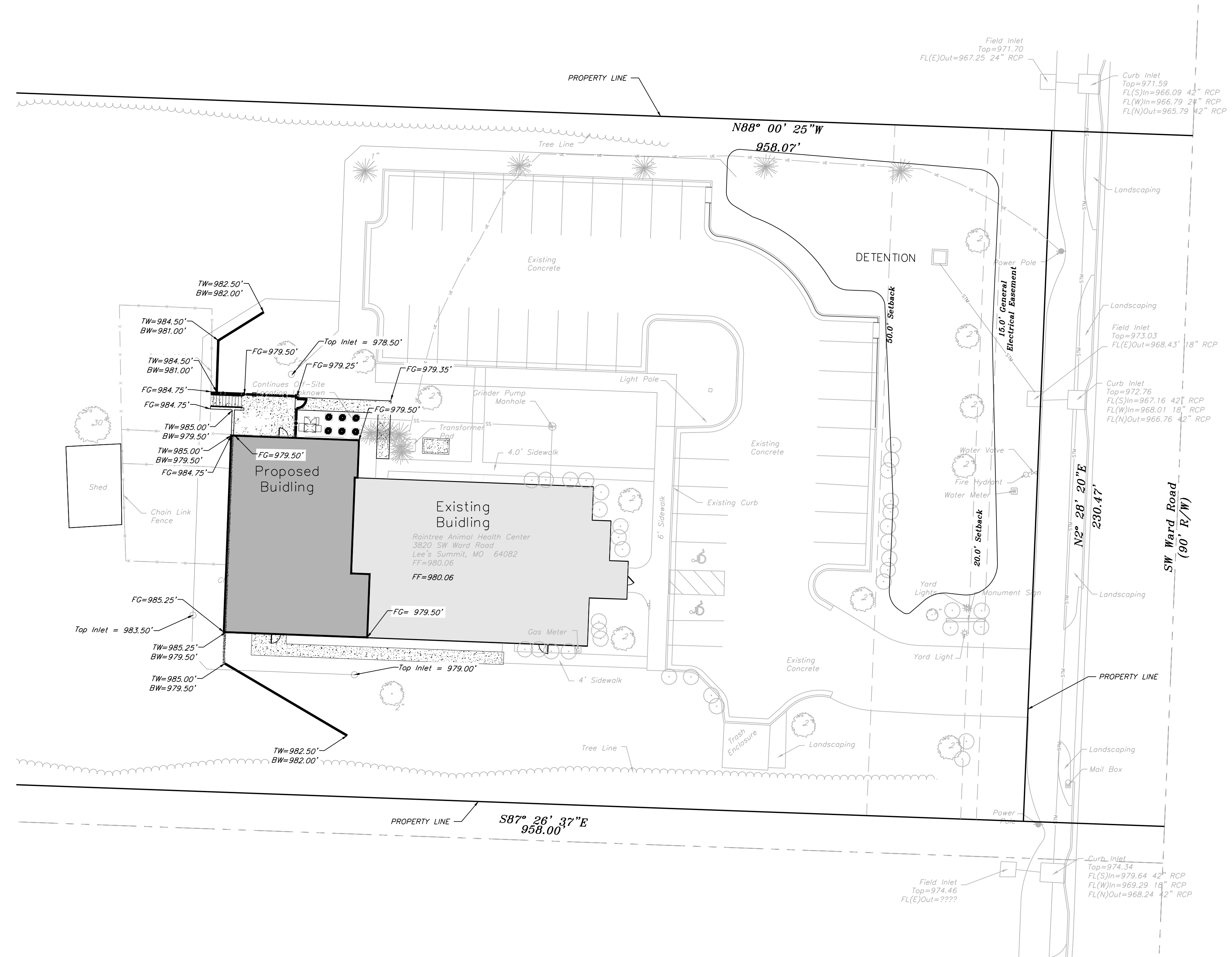
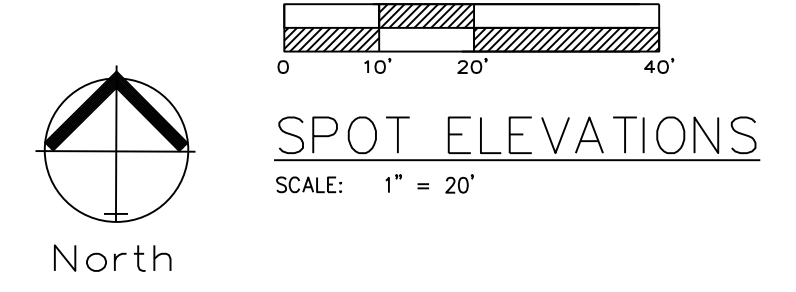
Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

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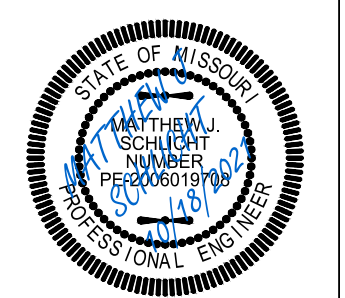


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 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
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Spot Elevations
 Preliminary Development Plans for:
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 Lee's Summit, Jackson County, Missouri



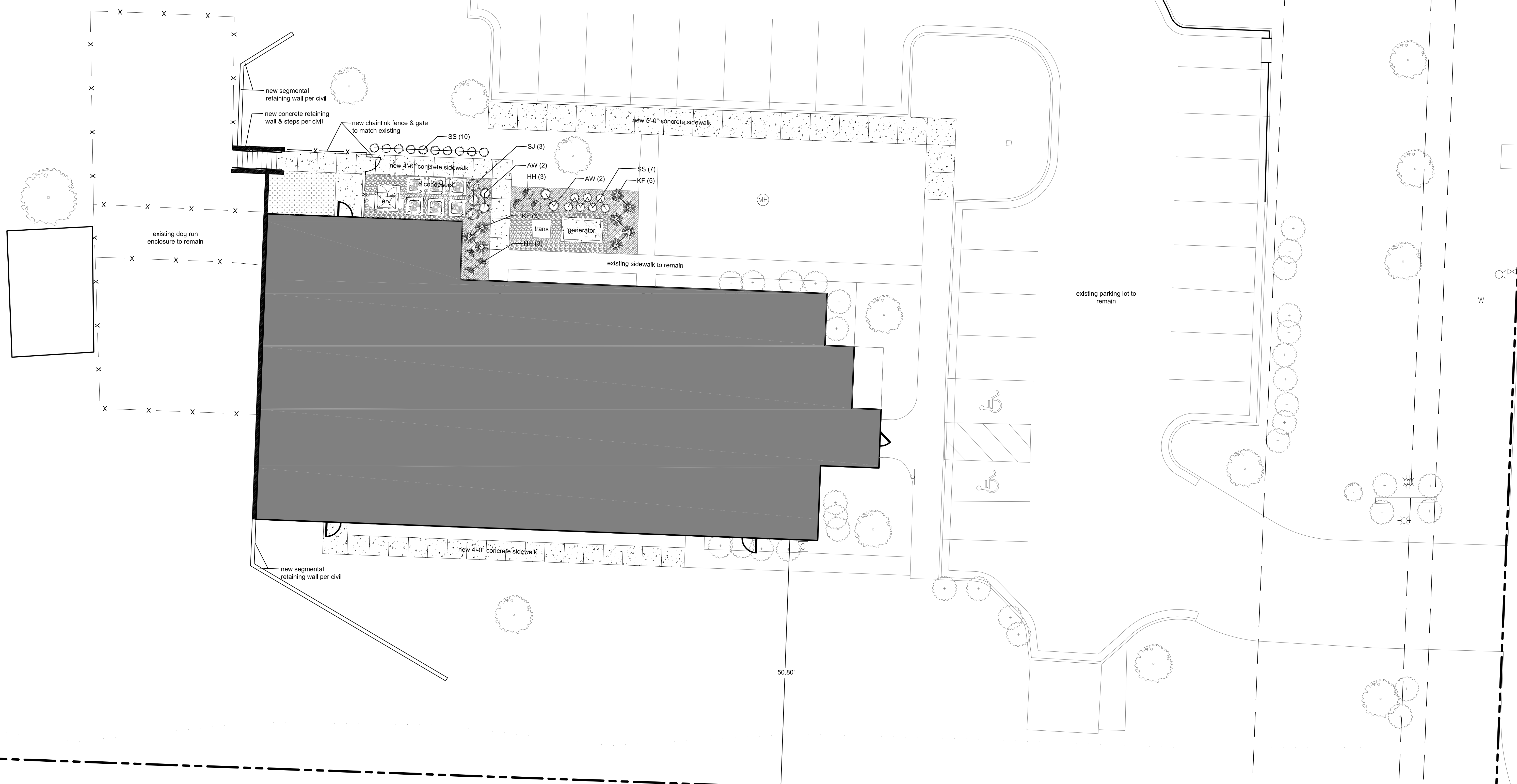
Matthew J. Schlicht
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 KS PE 19071
 OK PE 25226
 NE PE E-14335

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△ REV. 10/18/2021	

Planting Legend

Sym.	Item	Qty	Botanical Name	Common Name	Size	Cond.	Mature Ht.	Units	Ttl Units
Deciduous Shrubs									
○	AW	Qty	Spirea x bumalda 'Anthony Waterer'	'Anthony Waterer' Spirea	3 - 5 gallon	Cont.	2' - 3'	N/A	4
○	HH	Qty	Hypericum x 'Hidcote'	'Hidcote' St. Johns Wort	5 gallon	Cont.	2' - 4'	N/A	6
Evergreen Shrubs									
○	SJ	Qty	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5 gallon	Cont.	15' - 20'	N/A	3
Grasses									
○	KF	Qty	Calamagrostis x acutiflor 'Karl Forester'	Karl Forester Grass	#2	Cont.	3' - 6'	N/A	8
○	SS	Qty	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gallon	Cont.	3' - 4'	N/A	17
Ground Covers									
■	121 SF	Festuca arundinacea 'Watersaver Blend'	Watersavign blend of tall fescue	sod	sod	N/A	121 SF		
Mulch									
■	300 SF	Double Ground Hardwood Mulch 3" depth					300 SF		
Decorative Rock & Gravel									
■	186 SF	¾" - 1½" Colorado River Rock with weed barrier					186 SF		



N88° 00' 25"W
958.07'

S87° 26' 37"E
958.00'



4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.8330
fax: 913.451.8381
www.davidsonae.com



09.17.2021

PDP

an expansion and renovation for
Raintree Animal Health Center
3820 S.W. Ward Road
Lee's Summit, Missouri

date
09.17.2021
drawn by
DAE
checked by
DAE
revisions

sheet number
L1.0
drawing type
preliminary
project number
21061



09.17.2021

PDP

Raintree Animal Health Center

3820 S.W. Ward Road
 Lee's Summit, Missouri

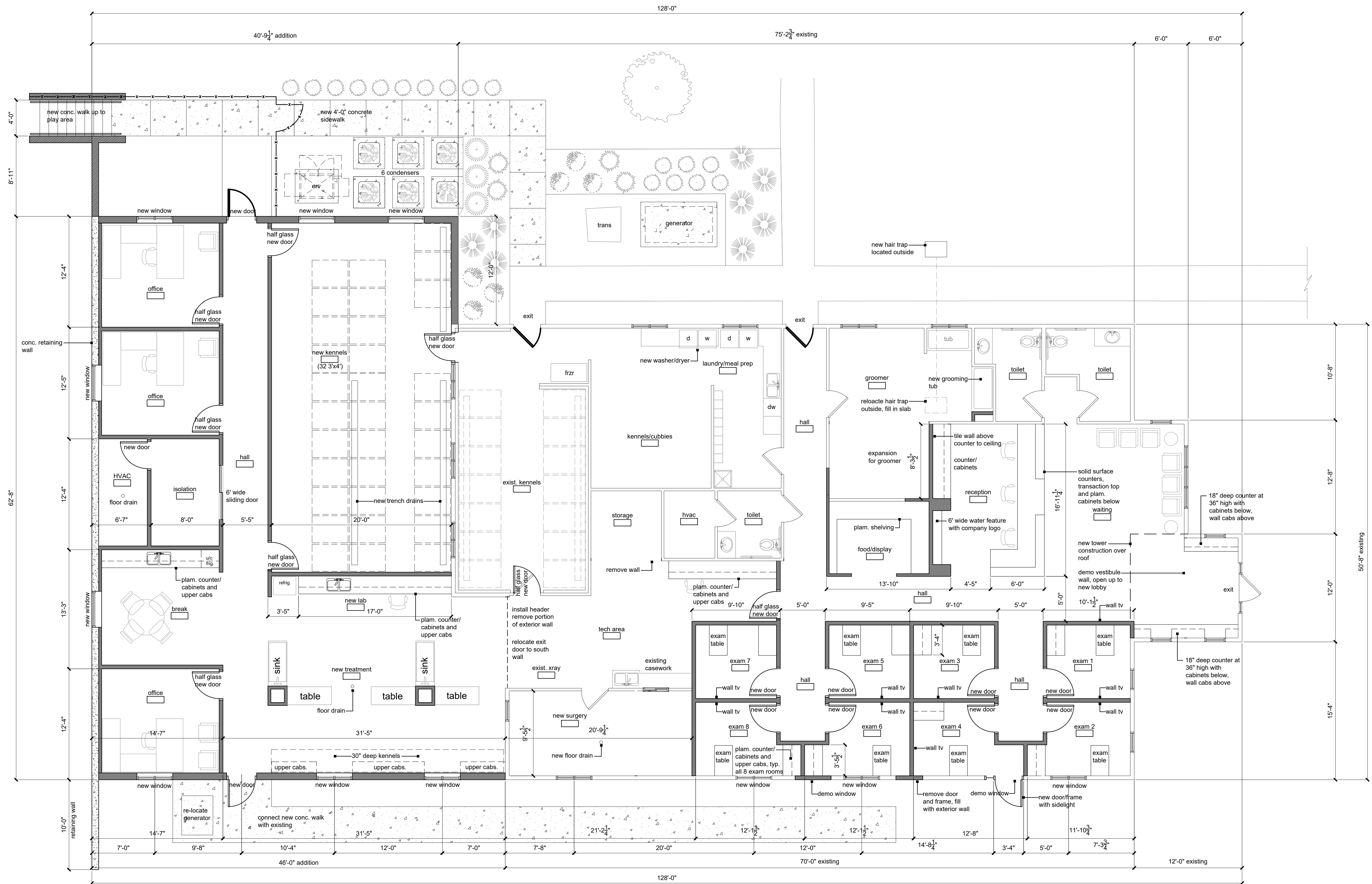
an expansion and renovation for

date 09.17.2021
 drawn by DAE
 checked by DAE
 revisions

sheet number

A2.1

drawing type preliminary
 project number 21061



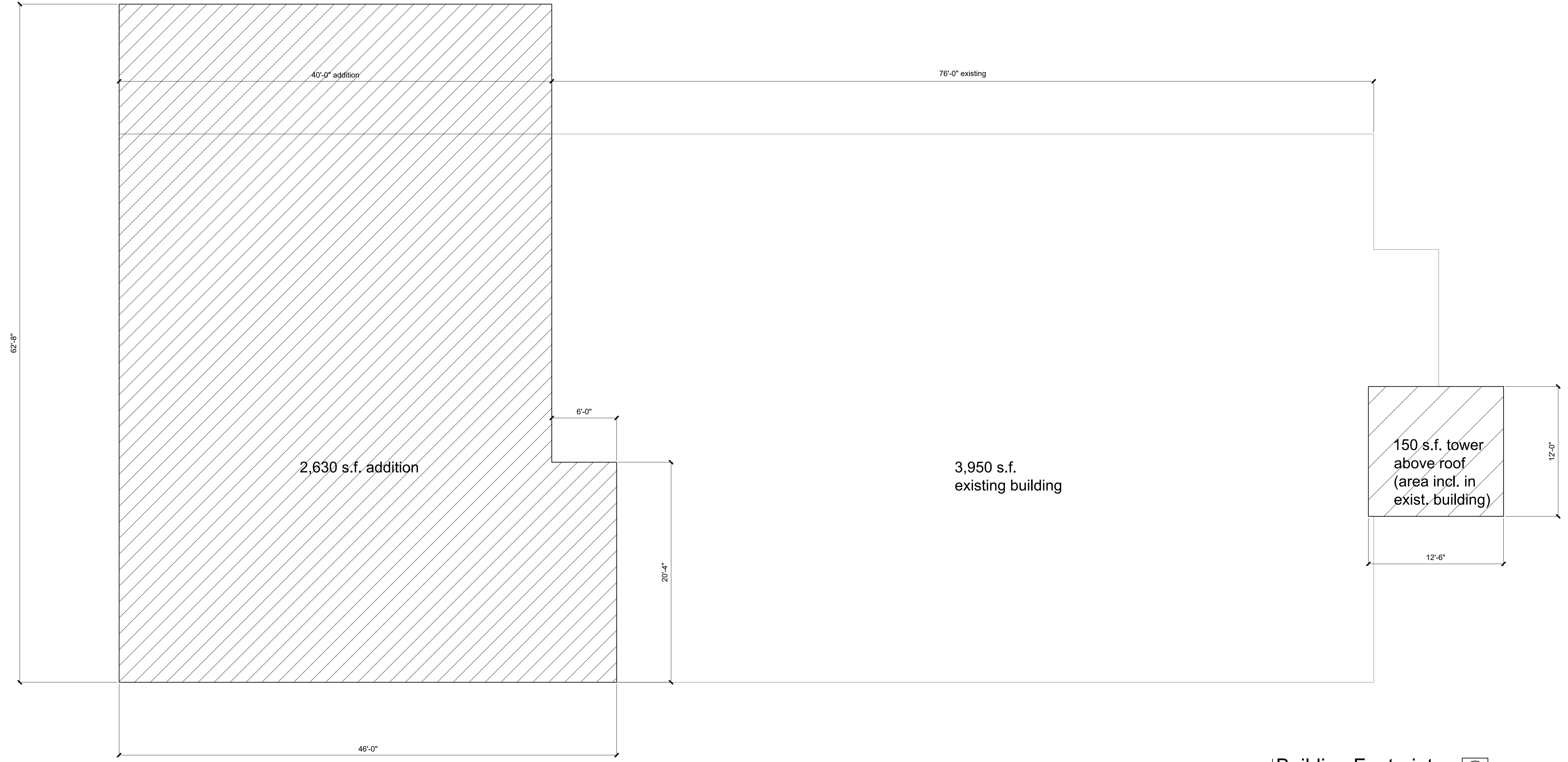
1 Renovation Floor Plan
 scale: 3/16" = 1'-0"





09.17.2021

PDP



3,950 s.f. existing building
 2,630 s.f. addition
 6,580 s.f. total

1 Building Footprint
 scale: 3/16" = 1'-0"



an expansion and renovation for

Raintree Animal Health Center

3820 S.W. Ward Road
 Lee's Summit, Missouri

date
 09.17.2021
 drawn by
 DAE
 checked by
 DAE
 revisions



sheet number

A2.2

drawing type
 preliminary
 project number
 21061



09.17.2021

PDP

Raintree Animal Health Center

3820 S.W. Ward Road
Lee's Summit, Missouri

an expansion and renovation for

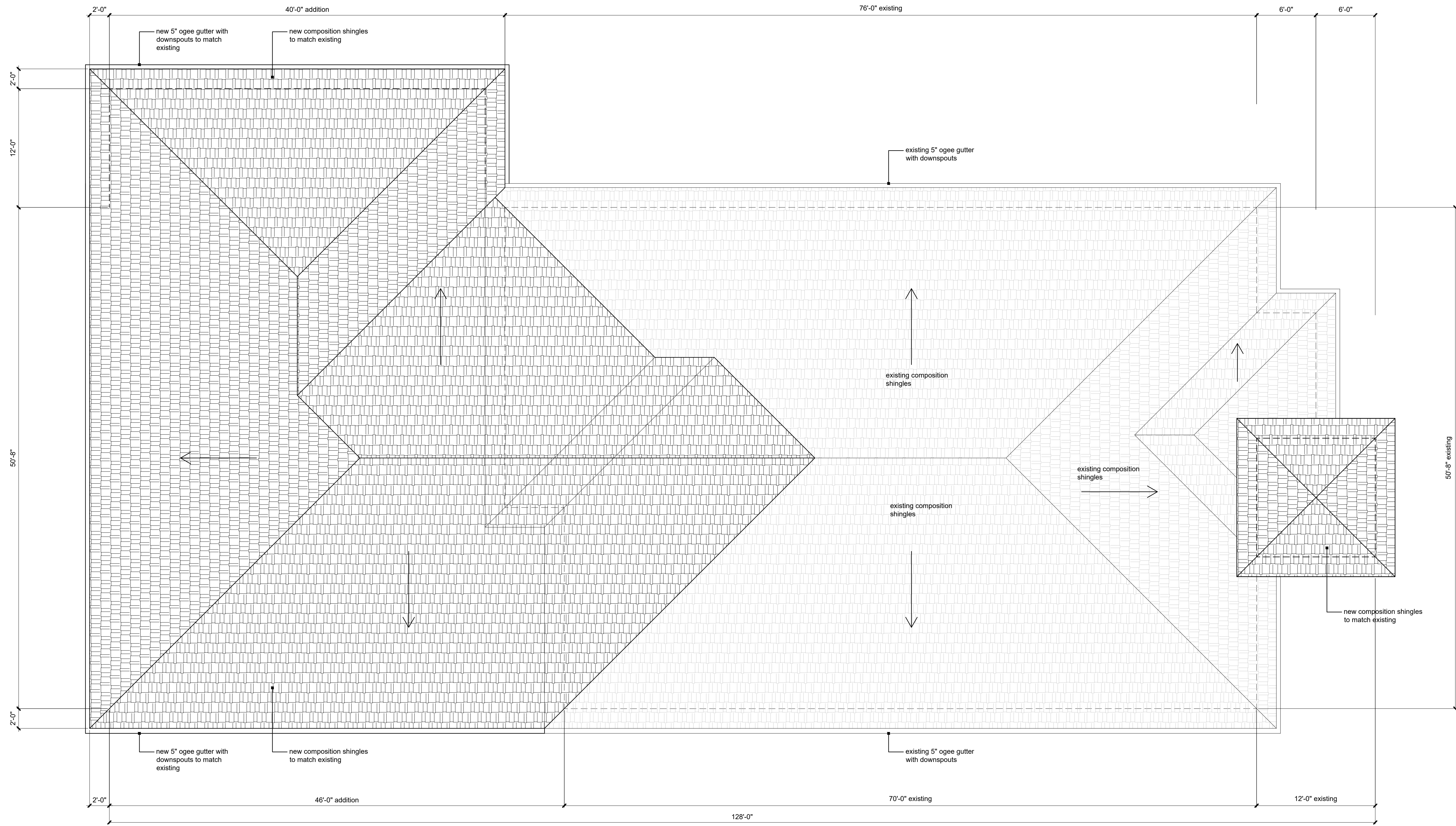
date: 09.17.2021
drawn by: DAE
checked by: DAE
revisions:

sheet number

A2.3

drawing type
preliminary

project number
21061



1 Roof Plan
scale: 3/16" = 1'-0"





09.17.2021

PDP

an expansion and renovation for
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 3820 S.W. Ward Road
 Lee's Summit, Missouri

date
 09.17.2021
 drawn by
 DAE
 checked by
 DAE
 revisions

sheet number
A3.1
 drawing type
 preliminary
 project number
 21061

Exterior Material Finish Legend

<p>Composition Shingles Basis-of-Design: GAF www.gaf.com Timberline Ultra HD Shingles with StainGuard Plus Color: Match Existing</p>	<p>Fiber Cement Soffit Panel Basis-of-Design: Allura of Plycem www.alluraUSA.com Style: Traditional Ventilated Soffit Color: Finish Paint - Sherwin Williams - Cotton White SW 7104</p>
<p>Portland Cement Stucco Basis-of-Design: Sto Corp www.stocorp.com StoPowerwall Color: Benjamin Moore - Kendall Charcoal HC-166 Texture: Fine Textured Finish</p>	<p>Pre-finished Gutters and Downspouts Size: 6" K-line to match existing Color: Match trim and soffit color - Sherwin Williams - Cotton White SW 7104</p>
<p>Fiber Cement Trim Basis-of-Design: Allura of Plycem www.alluraUSA.com Style: 1/2" Reversible Trim Color: Trim Finish Paint - Sherwin Williams - Cotton White SW 7104</p>	<p>Pre-finished Downspout Size: 6" x 8" Open Faced Color: Match trim and soffit color - Sherwin Williams - Cotton White SW 7104</p>
<p>Vinyl Windows - Awning Basis-of-Design: Lindsay Window & Door, LLC www.lindsaywindows.com Earthwise Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E</p>	<p>Vinyl Windows - Casement Basis-of-Design: Lindsay Window & Door, LLC www.lindsaywindows.com Earthwise Exterior Color: White Interior Color: White Glazing Tint: Clear Insulated Low-E</p>

