



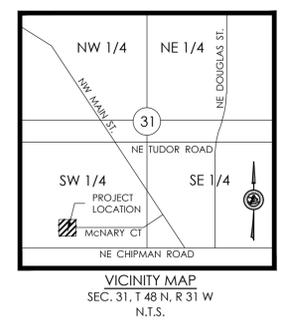
**PROPERTY DATA**

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.

**UTILITY/SERVICE PROVIDERS**

WATER SERVICE:	CITY OF LEE'S SUMMIT	816-969-1900
SANITARY SEWER:	CITY OF LEE'S SUMMIT	816-969-1900
ELECTRIC SERVICE:	EVERGY MISSOURI WEST	888-471-5275
NATURAL GAS:	SPIRE	816-869-2200
TELEPHONE:	AT&T	888-958-1067
INTERNET:	SPECTRUM	866-874-2389
FIRE DEPARTMENT:	LEE'S SUMMIT FIRE DEPT.	816-969-1316
SCHOOL DIST.:	LEE'S SUMMIT R7	816-986-1000



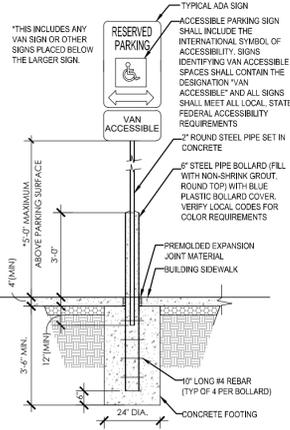
**REFERENCE NOTES**

CODE	DESCRIPTION
1	PROPOSED ACCESSIBLE PARKING SIGN
2	PROPOSED VAN ACCESSIBLE PARKING SIGN
3	PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY
4	PROPOSED 6" VERTICAL CURB (CG-1)
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	TRANSITION CURB FROM 6" TALL TO FLUSH CURB
19	PROPOSED CROSS STRIPING
20	WHEEL STOP

**McNARY COURT**  
60' ROW

- PROJECT NOTES:**
- BASIS OF BEARINGS: THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 - WEST ZONE
  - CURRENT ZONING: CP-2
  - SITE AREA = ±2.11 ACRES
  - PROPOSED USE - PETSUITES AND VETERINARY CLINIC
  - PROPOSED BUILDING HEIGHT - REFER TO ARCHITECTURAL PLANS
  - PARKING SETBACK:
    - 20' MINIMUM FROM NW MCNARY COURT
    - 6' MINIMUM FROM SIDE AND REAR YARDS
  - BUILDING SETBACKS:
    - FRONT BUILDING SETBACK: 25'
    - SIDE BUILDING SETBACK: NONE - ABUTTING COMMERCIAL
    - REAR BUILDING SETBACK: 20'
  - FLOOR AREA RATIO - 14,100/92,014 = 0.15 FAR
  - IMPERVIOUS COVERAGE - SITE = 33%
  - 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 SPACES REQUIRED
    - PROVIDED PARKING= 36 PARKING SPACES
  - PER FEMA FIRM PANEL #2905C0417G, EFFECTIVE ON 01/20/2017 THE PROPERTY IS ZONE X (HIGHHAZARD). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THIS PROPERTY IS LOCATED WITHIN THE LITTLE CEDAR CREEK WATERSHED.
  - OIL AND GAS WELL LOCATIONS: BASED ON MCDNR 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.

NOTE: SIGNAGE SHOWN IS AN EXAMPLE, FOR REFERENCE ONLY. SIGN VENDOR SHALL VERIFY ALL SIGN TEXT, COLORS, DIMENSIONS, ETC. WITH LOCAL CODES, TYPICAL.



01 ADA REGULAR/VAN ACCESSIBLE SIGN DETAIL  
NOT TO SCALE

**COORDINATE DATA:**  
 PER ST. JACKSON COUNTY REGULATIONS, COORDINATE VALUE ARE SHOWN IN U.S. FEET AND ALL BEARINGS ARE GRID BEARINGS. ALL DISTANCES ARE GRID DISTANCES.  
 N: X.XXX.XXX XXX USF. (IN U.S. FEET)  
 E: XXX.XXX.XXX USF. (IN U.S. FEET)  
 PER MISSOURI COORDINATE SYSTEM 1983, WEST ZONE (ZONE NO. 2403)  
 GRID FACTORS = 0.9999184

**BEARINGS ADOPTED:**  
 BASIS OF BEARINGS FOR THIS DEVELOPMENT WERE ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

**ELEVATION ADOPTED:**  
 THE ELEVATIONS WERE ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.

- PAVEMENT NOTES**
- 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
    - HEAVY 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

**SHEET INDEX**

C-100	PRELIMINARY DEVELOPMENT PLAN
C-200	GRADING AND UTILITY PLAN
C-300	EXISTING DRAINAGE AREA MAP
C-301	STORMWATER MANAGEMENT PLAN
L-100	LANDSCAPE PLAN



ENGINEERS AUTHENTICATION  
 The responsibility for professional engineering actions 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 authorized revisions after the date stated hereunder.  
 STEVEN D. MARION, P.E.  
 PROFESSIONAL ENGINEER  
 PE 200607195

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: PRELIMINARY DEVELOPMENT PLAN  
 Date: 8-19-2020

#	Revision Date	DESCRIPTION OF CHANGES
1	11.03.2020	REV. PER CITY COMMENTS

Sheet No. C-100

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

NOT RELEASED FOR CONSTRUCTION

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE  
 Undergound 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.)

1-800-DIG-RITE  
 CALL BEFORE YOU DIG!