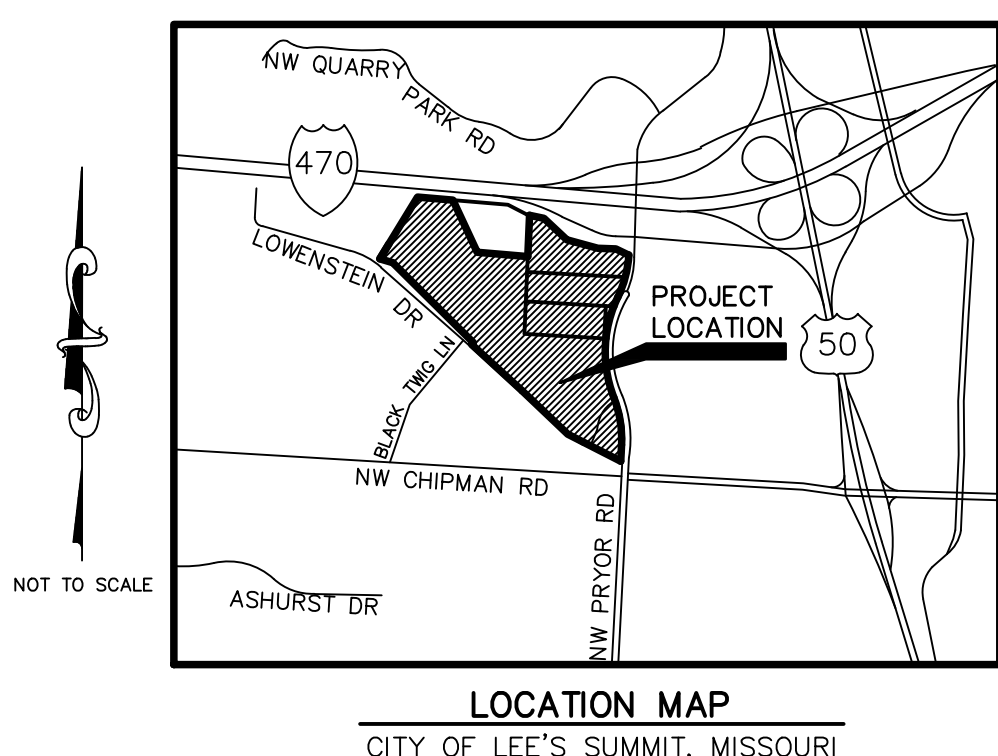


**FOR
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI**

JUNE 2018



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NOTES:

1. SUBJECT PROPERTY IS CURRENTLY ZONED P-MIX AND R-1.
2. PROPOSED USE OF LOTS: RETAIL, RESTAURANT, SINGLE FAMILY AND MULTI-FAMILY.

DATE PREPARED:
JUNE 2018

JUNE 2018

OWNER:

OWNER:
STREETS OF WEST PRYOR, LLC
12701 METCALF AVENUE
OVERLAND PARK, KS 66213
CONTACT: MATT PENNINGTON
email: matt@drokekc.com

DEVELOPER:

DEVELOPER:
DRAKE DEVELOPMENT, LLC
12701 METCALF AVENUE
OVERLAND PARK, KS 66213
AGENT: DAVID N. OLSON
email: daveolson@monarchprojectllc.com

PREPARED BY:

PREPARED BY:
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
JUNCTION CITY, KS 66441
785-762-5040
CONTACT: LEON D OSBOURN
EMAIL: ldo@kvena.com

DATUM BENCHMARK:

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD 88 ESTABLISHED USING ORIS PROJECTS ON PROJECT CONTROL

BENCHMARKS:

BENCHMARKS:
BM #1: CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK
PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05

BM #2: CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25'± EAST OF CURB
LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD.
ELEV=971.06



CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.



LEON D. OSBOURN
PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

LEON D. OSBOURN
ENGINEER
MO # 021726

KAW VALLEY

2319 N. JACKSON I.P.O. BOX 1304
JUNCTION CITY, KANSAS 66411
PH. (785) 762-5040 FAX. (785) 762-7744
jke@kvw.com | www.kvw.com

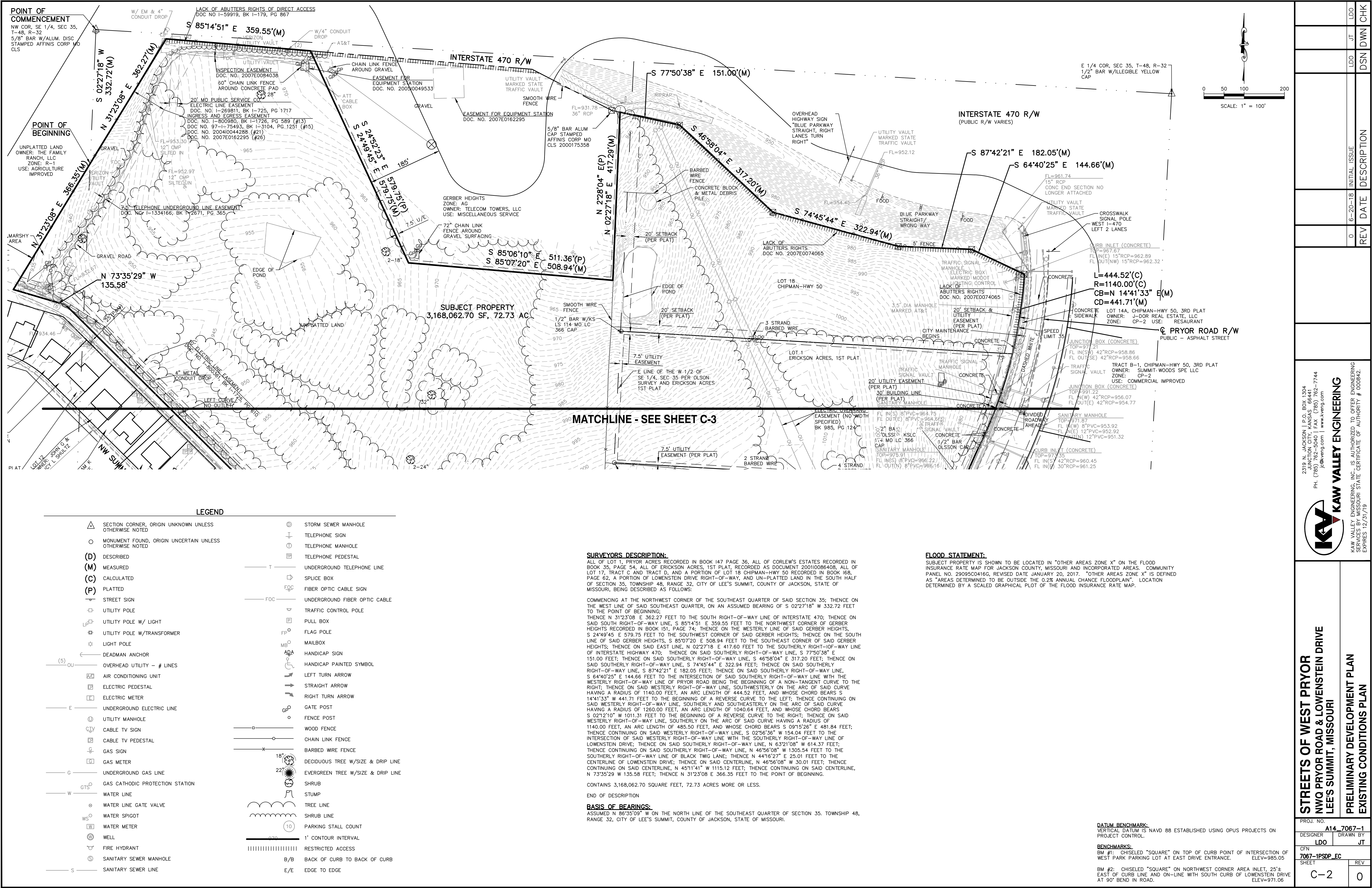
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING
SERVICES BY MISSOURI STATE. CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/18

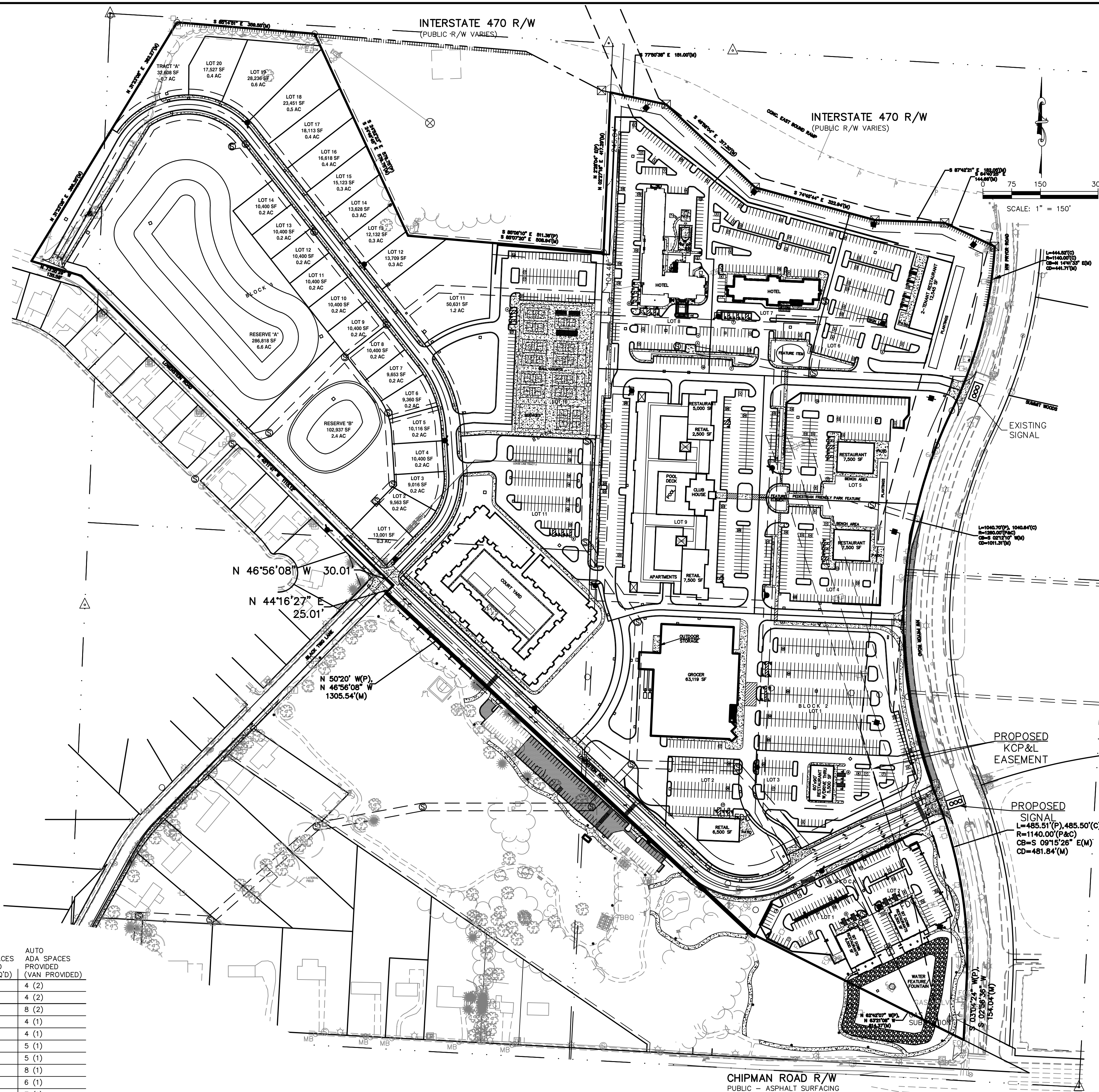
STREETS OF WEST PRYOR
NWQ PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN TITLE SHEET

PROJ. NO.	
A14_7067-1	
DESIGNER	DRAWN BY
LDO	JT
CFN	
7067-1PSDP_TS	
SHEET	REV
C-1	0



THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



1. IFC 503.5.1— WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 300 FEET FROM A FIRE HYDRANT, OR A FIRE APPARATUS CONNECTION ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

2. AERIAL FIRE APPARATUS ACCESS ROADS
IFC D105.1, WHERE REQUIRED.
WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30.5 FEET (944 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR THE PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.
D105.2 WIDTH:
AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.
D105.3 PROXIMITY TO BUILDING:
AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572 MM) AND A MAXIMUM OF 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. ONE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
D105.4 OBSTRUCTIONS:
OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL.

3. IFC 503.3.— WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING—FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

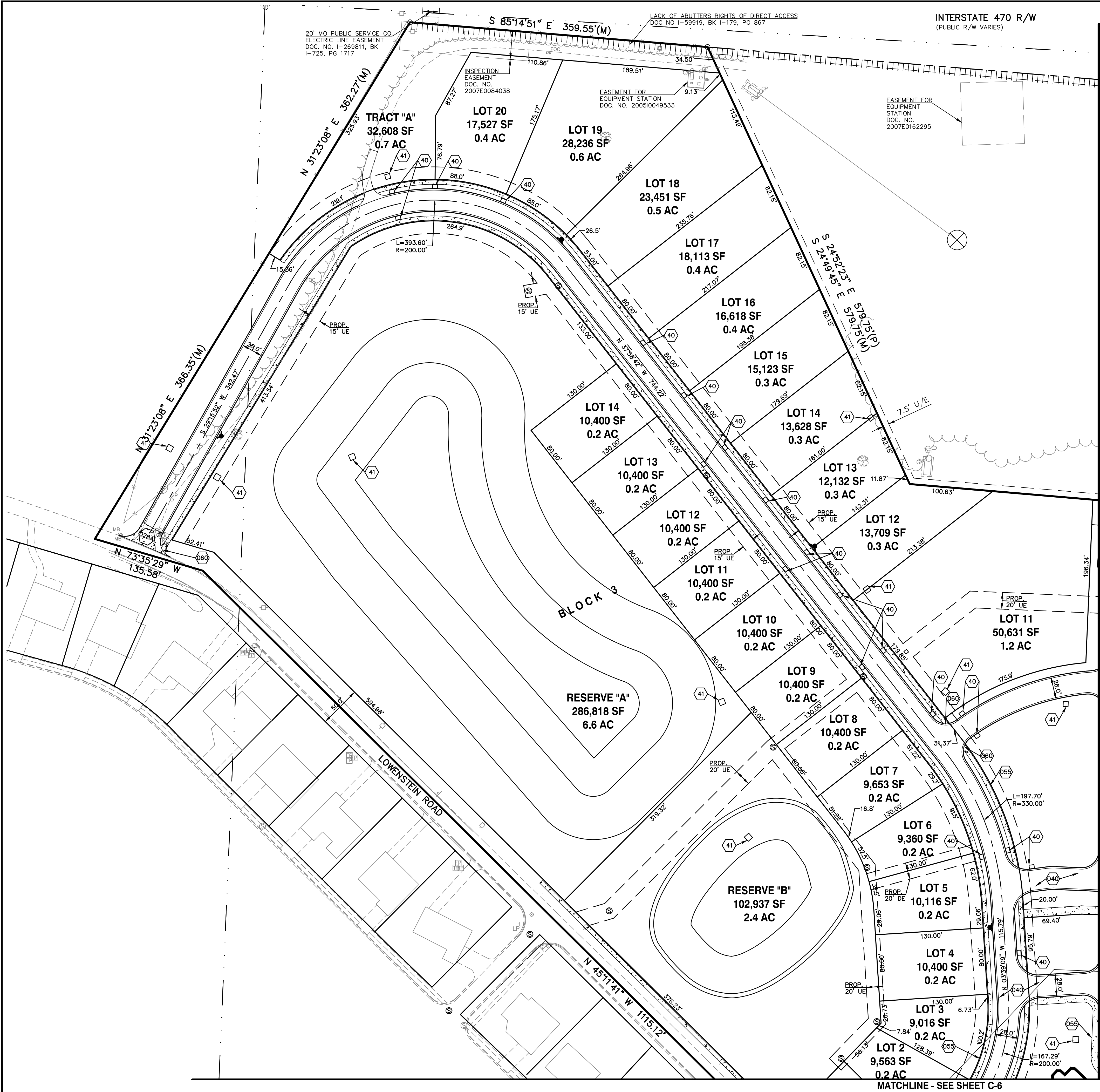
4. IFC 903.3.7.— FIRE DEPARTMENT CONNECTIONS, THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. SUCH CONNECTIONS SHALL BE A 4 INCH STORZ TYPE FITTING AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE CODE OFFICIAL.

SITE DATA				ORDINANCE REQUIREMENTS										
BLOCK #	LOT #	USE	LOT SF	LOT AC	FLOOR AREA SF (ENVELOPE)	FLOOR AREA RATIO (FAR)	# OF FLOORS	PARKING (a)	SPACES REQUIRED (b)	REQUIRED (c)	PROVIDED (d)	PARKING SPACES PROVIDED	AUTO ADA SPACES REQUIRED (VAN REQ'D)	AUTO ADA SPACES PROVIDED (VAN PROVIDED)
BLOCK 1	1	RESTAURANT (SIT-DOWN)	73,910	1.7	6,500	0.0879		-	91	-	-	92	4 (1)	4 (2)
	2	RESTAURANT (SIT-DOWN)	103,695	2.4	6,500	0.0627		-	91	-	-	91	4 (1)	4 (2)
BLOCK 2	1	GROCERY	316,565	7.3	63,119	0.1994		252	-	-	-	317	8 (1)	8 (2)
	2	RETAIL	66,380	1.5	6,500	0.1026		-	-	-	33	89	4 (1)	4 (1)
	3	RESTAURANT W/DRIVE THRU	76,395	1.8	5,500	0.0720		-	77	-	-	81	4 (1)	4 (1)
	4	RESTAURANT	119,922	2.8	7,500	0.0625		-	105	-	-	116	5 (1)	5 (1)
	5	RESTAURANT	145,710	3.3	7,500	0.0515		-	105	-	-	127	5 (1)	5 (1)
	6	RESTAURANT (2 TENANTS)	169,398	3.9	12,545	0.0741		-	176	-	-	149	5 (1)	8 (1)
	7	HOTEL (90 ROOMS) **	149,379	3.4	14,632	0.0980	4	-	-	135	-	168	6 (1)	6 (1)
	8	HOTEL (130 ROOMS) **	190,466	4.4	22,326	0.1172	4	-	-	195	-	203	7 (1)	7 (1)
	10	BALL COURTS *	173,267	4.0	-	-		-	-	-	-	111	4 (1)	4 (1)
TOTAL					152,622 SF									

NOTE: BUILDING HEIGHTS TO BE DETERMINED

*** 5 EMPLOYEES EACH SHIFT
****4 (1) SURFACE. 8 (3) IN STRUCTURE.

STREETS OF WEST PRYOR NWQ PRYOR ROAD & LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI		 KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18		2319 N. JACKSON P.O. BOX 1304 CHICAGO, ILL. 60642 PH. (785) 762-5040 FAX (785) 762-7744 jk@kveeng.com www.kveeng.com		LEON D. OSBOURN ENGINEER MO # 021726				0 6-20-18 INITIAL ISSUE		LDO JT LDO		DSN DWN CHK	
PROJ. NO. A14_7067-1		DESIGNER LDO		DRAWN BY JT		CFN		SHEET 7067-1PSPD_SP		REV		C-4		0	
PRELIMINARY DEVELOPMENT PLAN OVERALL SITE PLAN															



- NOTES:
- 001 2' CONCRETE CURB AND GUTTER
 - 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 017 CURB WALK/CURB (AT BUILDING)
 - 24B RETAINING WALL
 - 028A COMMERCIAL ENTRANCE DRIVE
 - 040 ASPHALT PAVEMENT
 - 40 CURB INLET
 - 41 GRATE INLET
 - 56 RELOCATED/NEW POWER POLE
 - 64 8-10' WIDE WALKING TRAIL
 - 055 5' CONCRETE SIDEWALK
 - 060 ACCESSIBLE RAMPS
 - 102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING W/ ACCESSIBLE SIGN
 - 700 LIGHT POLE BASE

		LDO	CHK
		LDO	DWN
		DSN	
		INITIAL	ISSUE
		DATE	DESCRIPTION
0	6-20-18	REV	

LEON D. OSBOURN
ENGINEER
MO # 021726

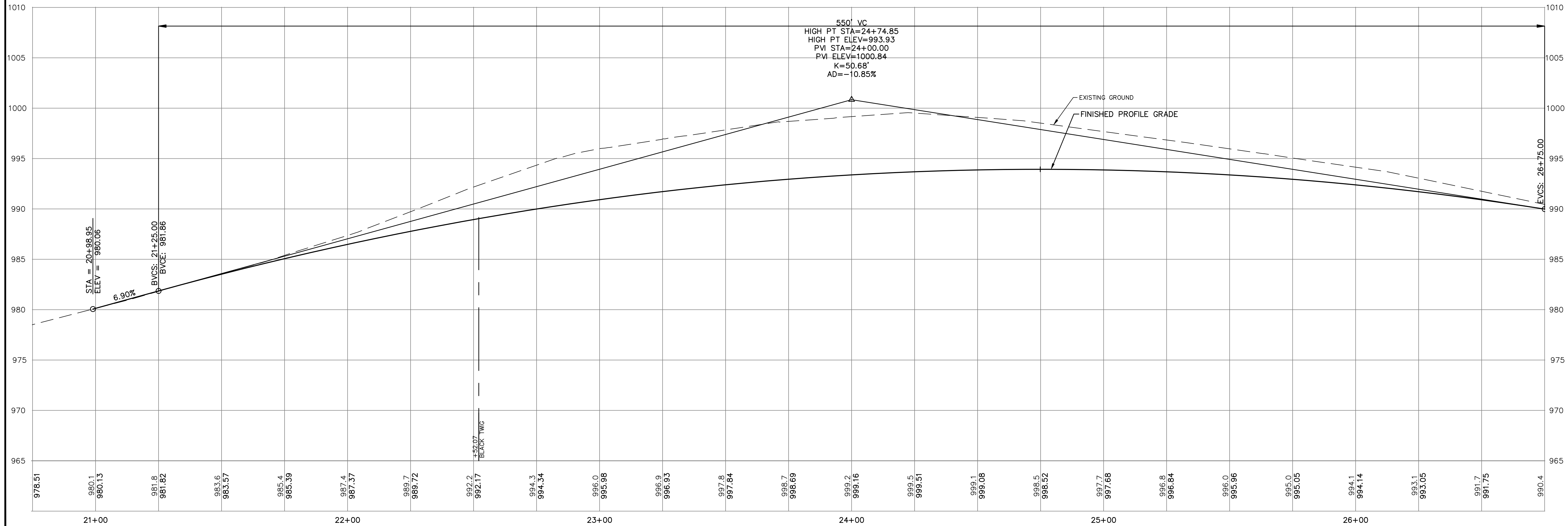
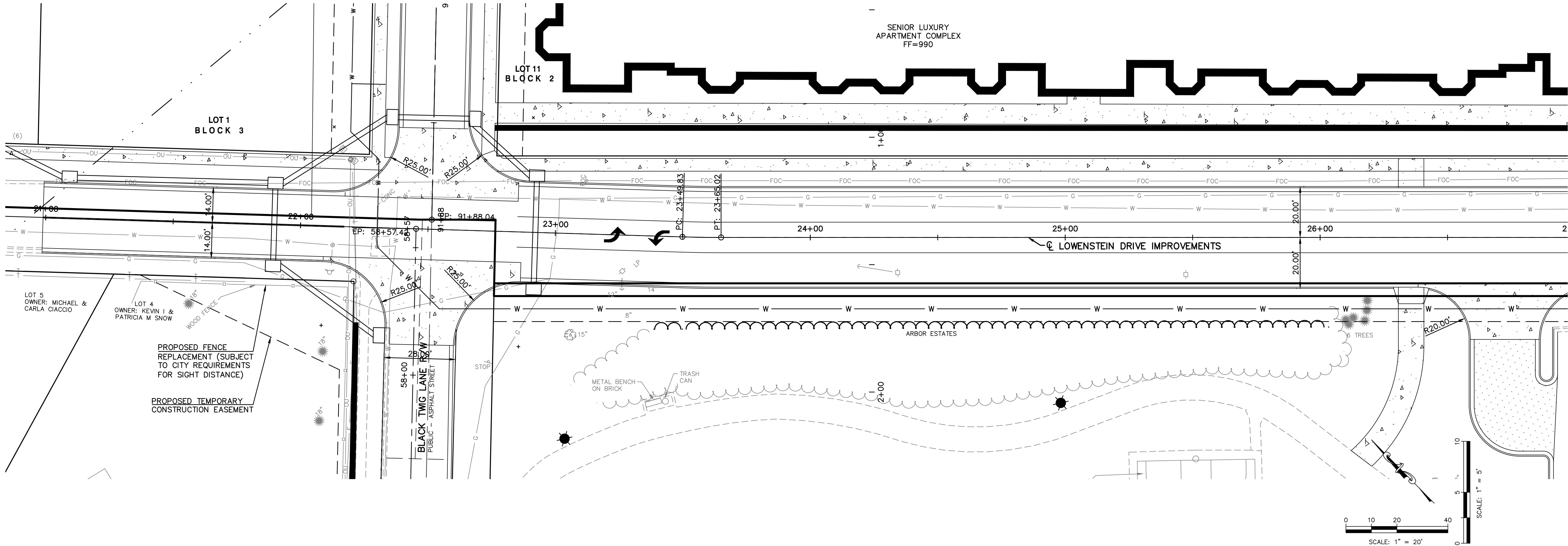
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jco@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/18

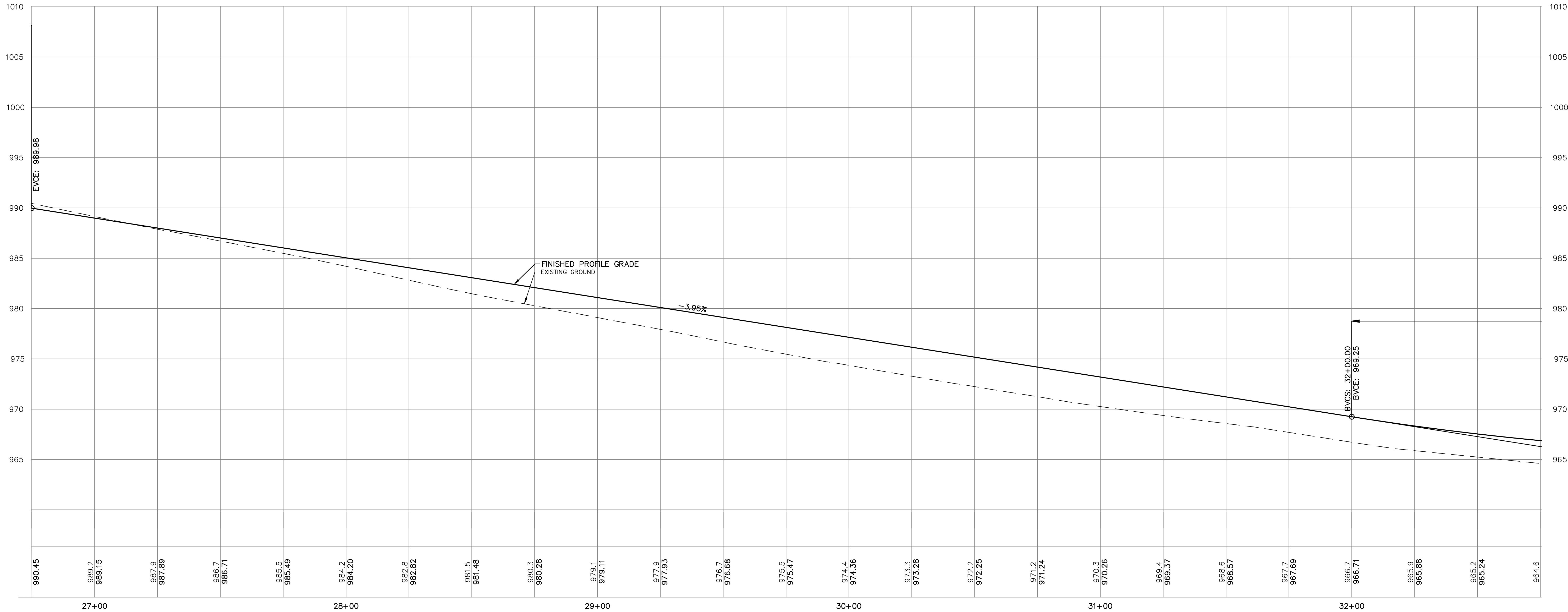
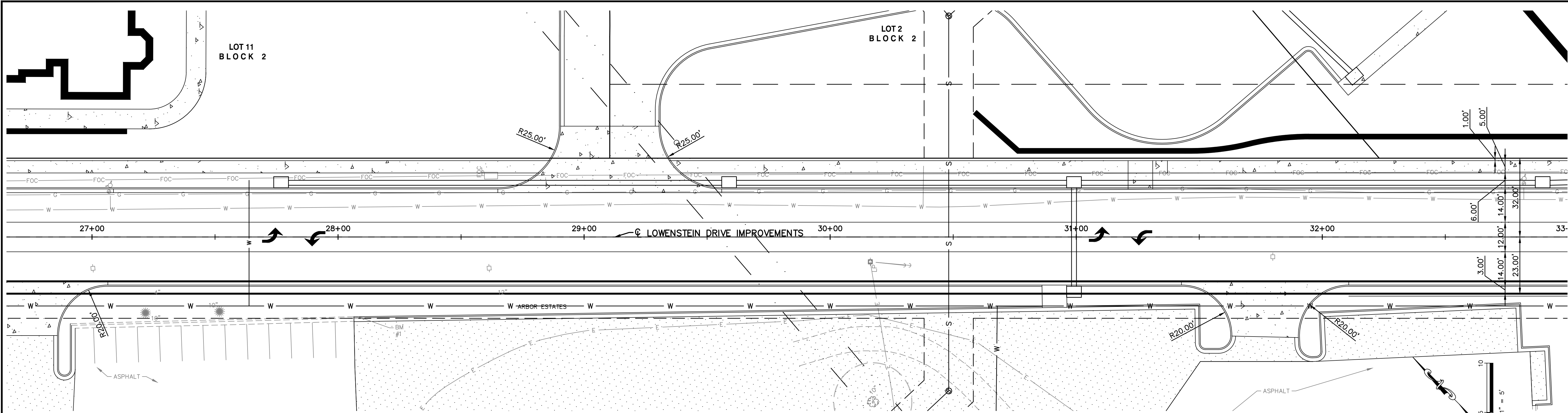
PRYOR LAKES
NW/4 PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN

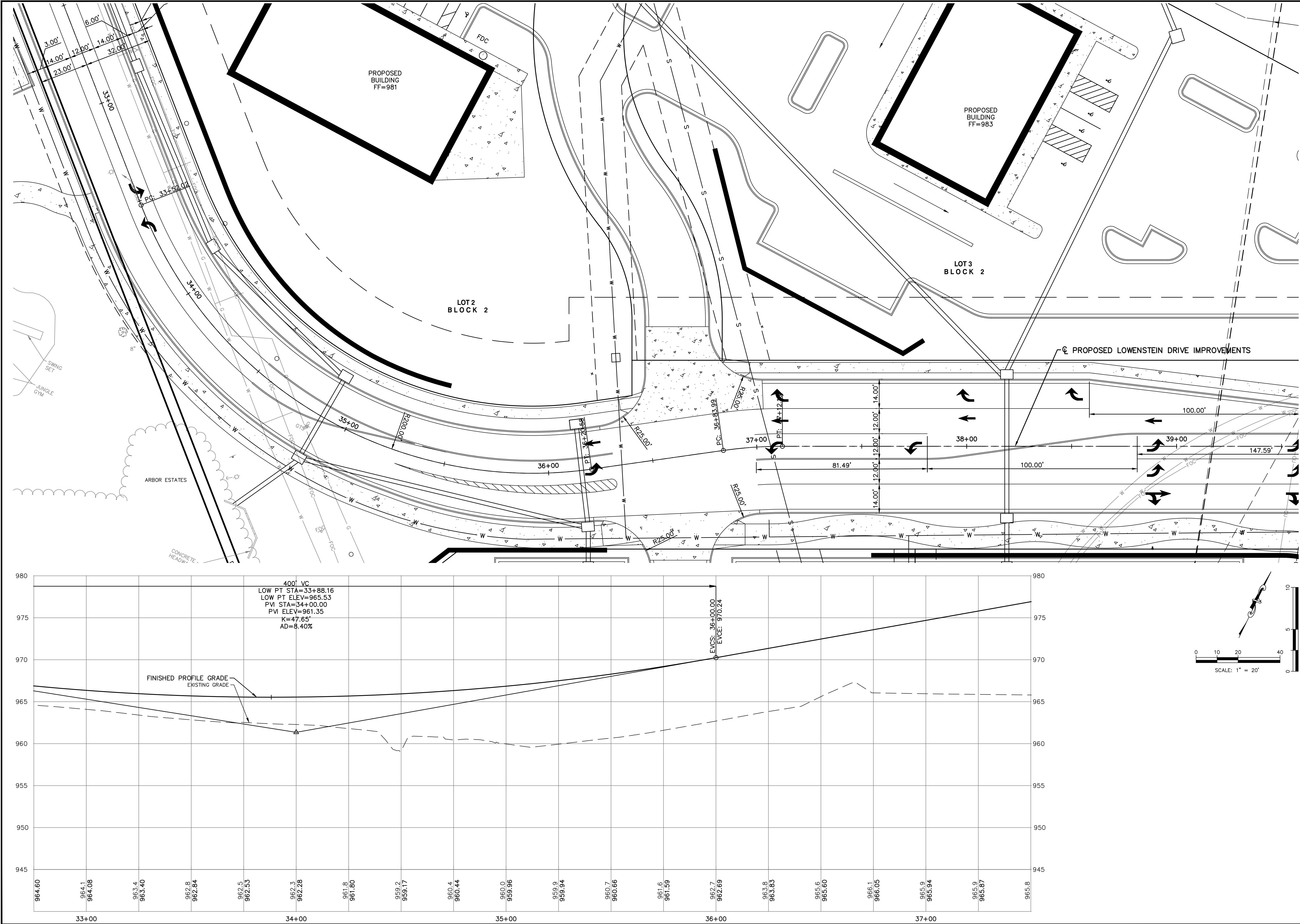
PROJ. NO. A14-7067-1	
DESIGNER LDO	DRAWN BY JT
CFN	
SHEET 7067-1P5DP-SP	
C-5	0



STATE OF MISSOURI LEON D. OSBOURN REGISTERED PROFESSIONAL ENGINEER NUMBER E-21726		REV	DATE	DESCRIPTION	LD0	JT	LD0	CHK
LEON D. OSBOURN ENGINEER MO # 021726		0	6-20-18	INITIAL ISSUE				
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 joe@kaveng.com www.kaveng.com		KAW VALLEY ENGINEERING						
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18		KAW VALLEY ENGINEERING						
STREETS OF WEST PRYOR NWQ PRYOR ROAD & LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI								
PRELIMINARY DEVELOPMENT PLAN LOWENSTEIN DRIVE PLAN & PROFILE								
PROJ. NO. A14-7067-1		DESIGNER LD0 DRAWN BY J						
CFN 7067-1PSPD_STPP		SHEET REV						
C-8		0						



STATE OF MISSOURI LEON D. OSBOURN REGISTERED PROFESSIONAL ENGINEER MO # 021726		REV	DATE	DESCRIPTION
0	6-20-18	INITIAL ISSUE		
LEON D. OSBOURN ENGINEER MO # 021726				
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH: (785) 762-5040 FAX: (785) 762-7744 jco@kveeng.com www.kveeng.com				
KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18				
STREETS OF WEST PRYOR NWQ PRYOR ROAD & LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI				
PRELIMINARY DEVELOPMENT PLAN LOWENSTEIN DRIVE PLAN & PROFILE				
PROJ. NO. A14-7067-1				
DESIGNER LDO		DRAWN BY ET		
CFN 7067-1P&DP-STPP				
SHEET C-9		REV 0		



REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	6-20-18	INITIAL ISSUE		LDO	LDO

LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH: (785) 762-5040 | FAX: (785) 762-7744
jdo@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/18

STREETS OF WEST PRYOR
NWQ PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

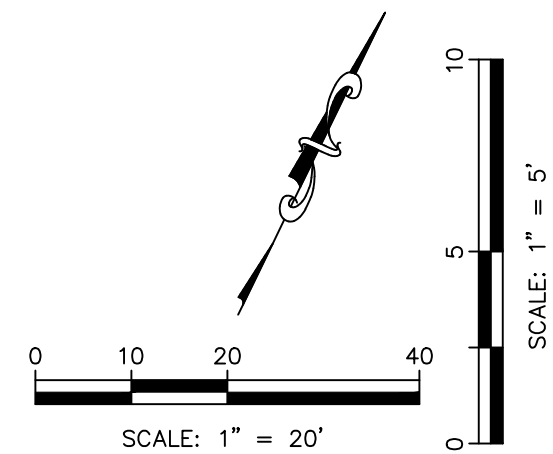
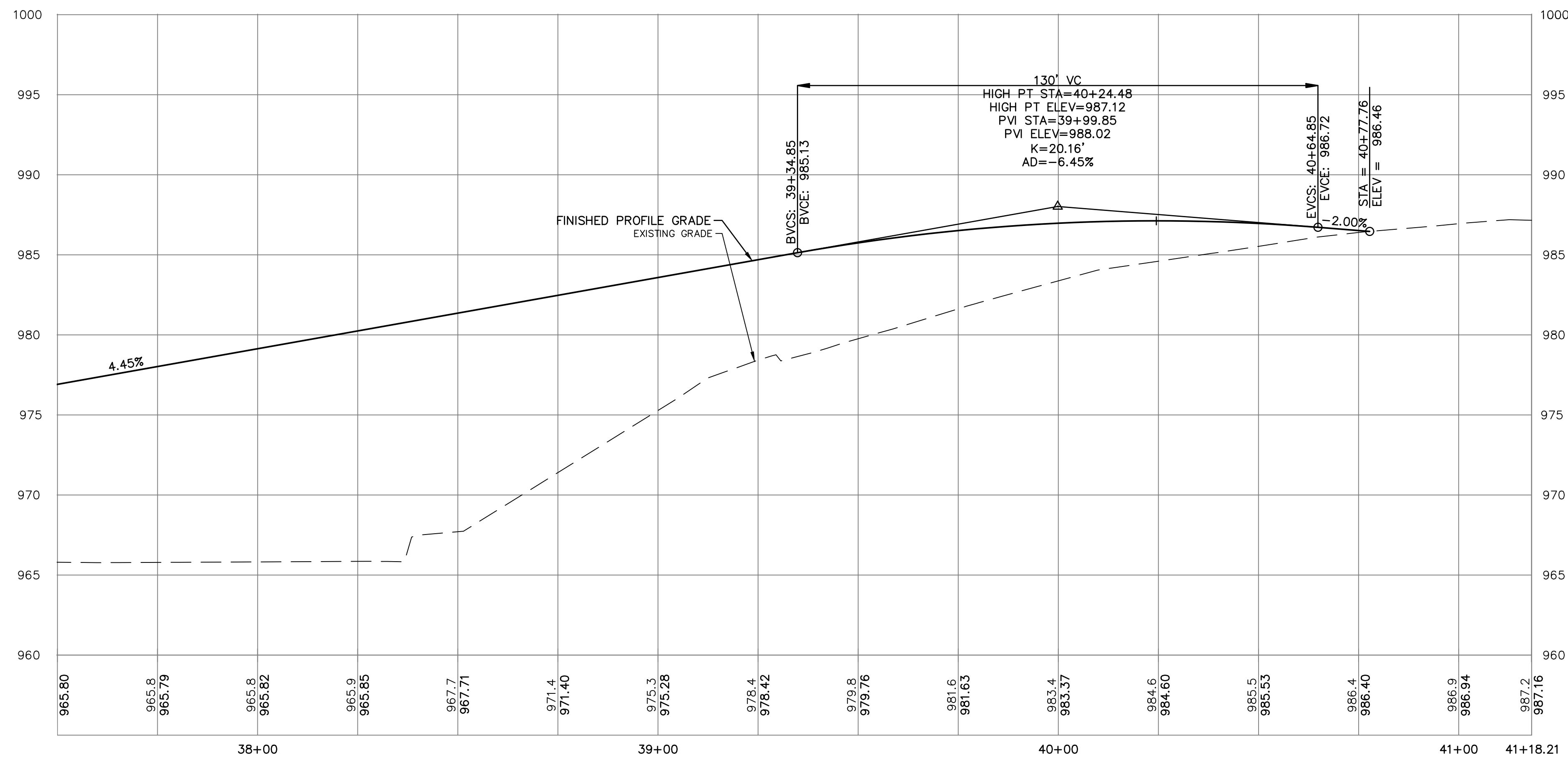
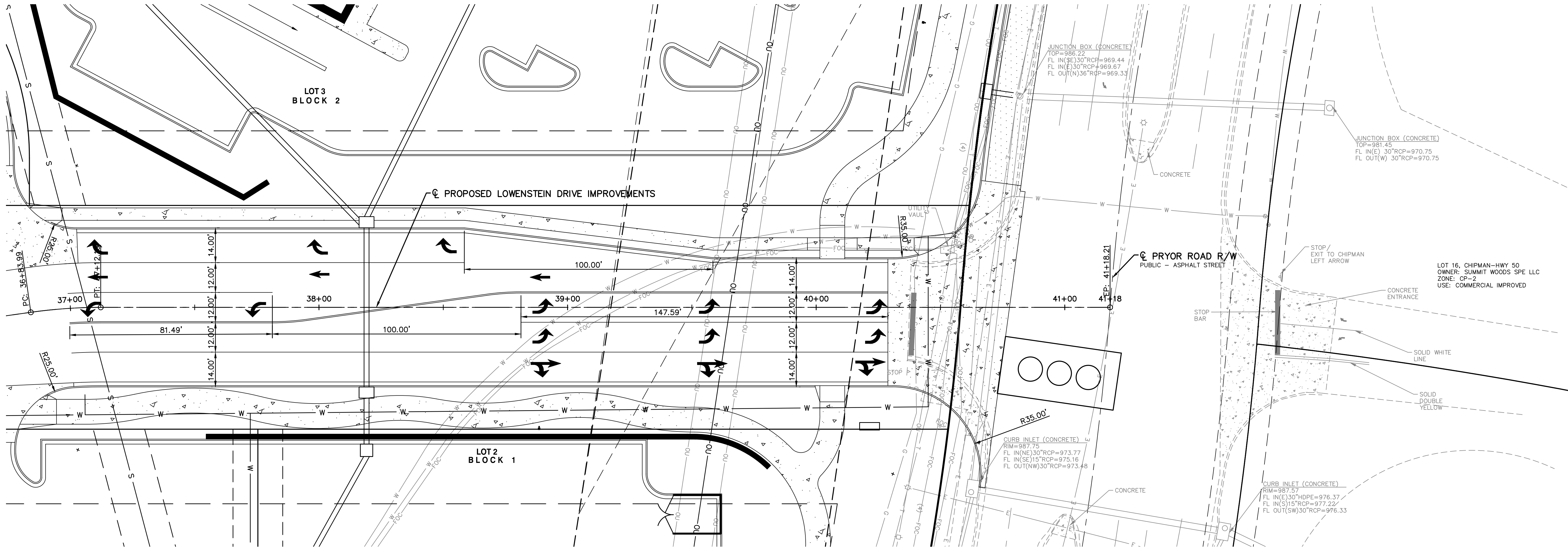
**PRELIMINARY DEVELOPMENT PLAN
LOWENSTEIN DRIVE PLAN & PROFILE**

PROJ. NO. **A14-7067-1**

DESIGNER	DRAWN BY
LDO	JT

CFN
7067-1PSP-STPP

SHEET	REV
C-10	0



STREETS OF WEST PRYOR
NWQ PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LOWENSTEIN DRIVE PLAN

PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	1
CFN	
SHEET	7067-1PSPD_STPP
C-11	0

KAW VALLEY ENGINEERING

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH: (785) 762-5040 | FAX: (785) 762-7744
jc@kveg.com | www.kveg.com

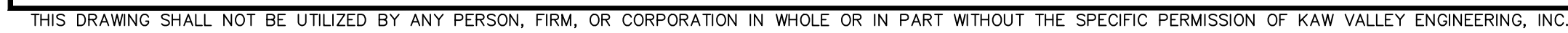
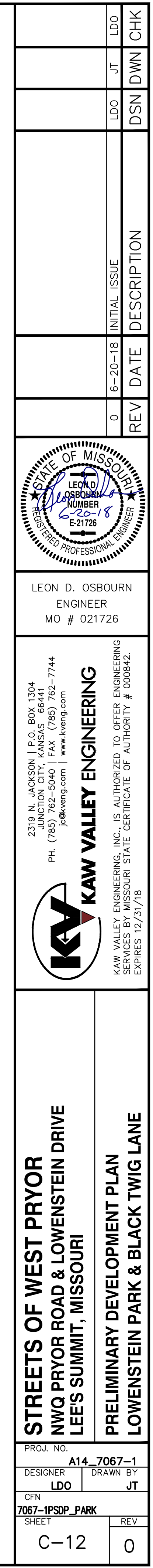
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EXPIRES 12/31/18

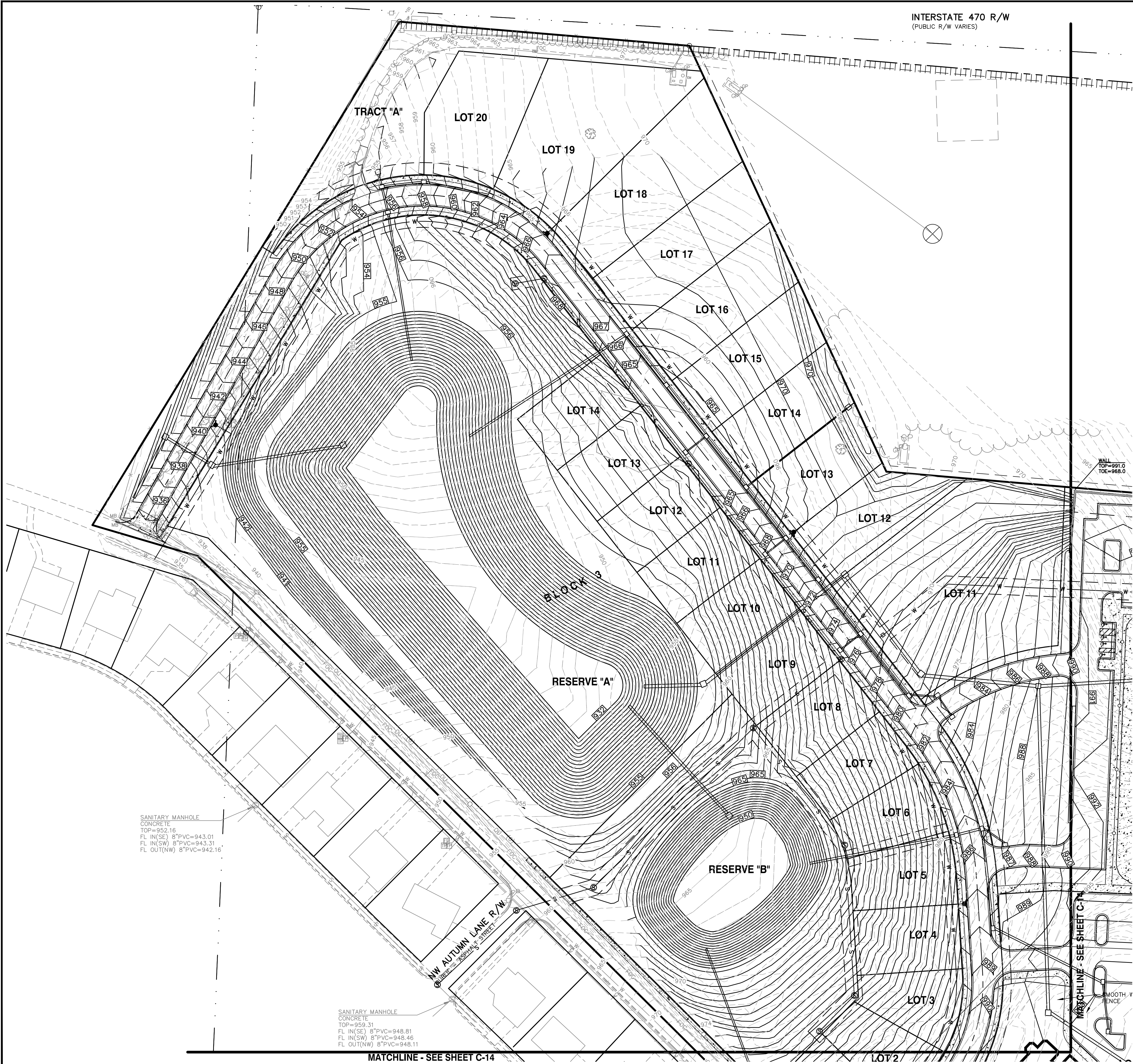


LEON D. OSBOURN
ENGINEER
MO # 021726

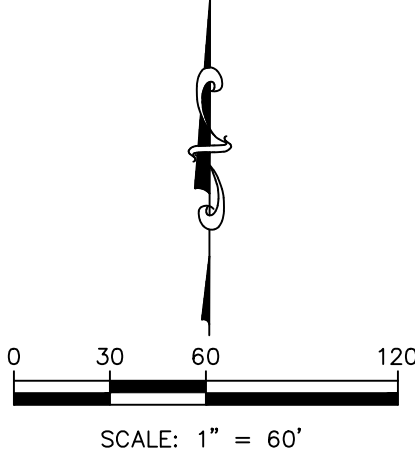
REV	DATE	DESCRIPTION
0	6-20-18	INITIAL ISSUE

	LDO	CHK
	LDO	DWN





INTERSTATE 470 R/W
(PUBLIC R/W VARIES)



SANITARY MANHOLE
CONCRETE
TOP=952.16
FL IN(SE) 8"PVC=943.01
FL IN(SW) 8"PVC=943.31
FL OUT(NW) 8"PVC=942.16

SANITARY MANHOLE
CONCRETE
TOP=959.31
FL IN(SE) 8"PVC=948.81
FL IN(SW) 8"PVC=948.46
FL OUT(NW) 8"PVC=948.11

MATCHLINE - SEE SHEET C-14

LEGEND (PROPOSED)

TW=983.6 TOP OF RETAINING WALL
GR=983.1 GROUND ELEVATION ● WALL

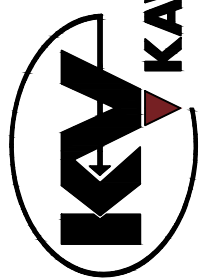
→ FLOW DIRECTION

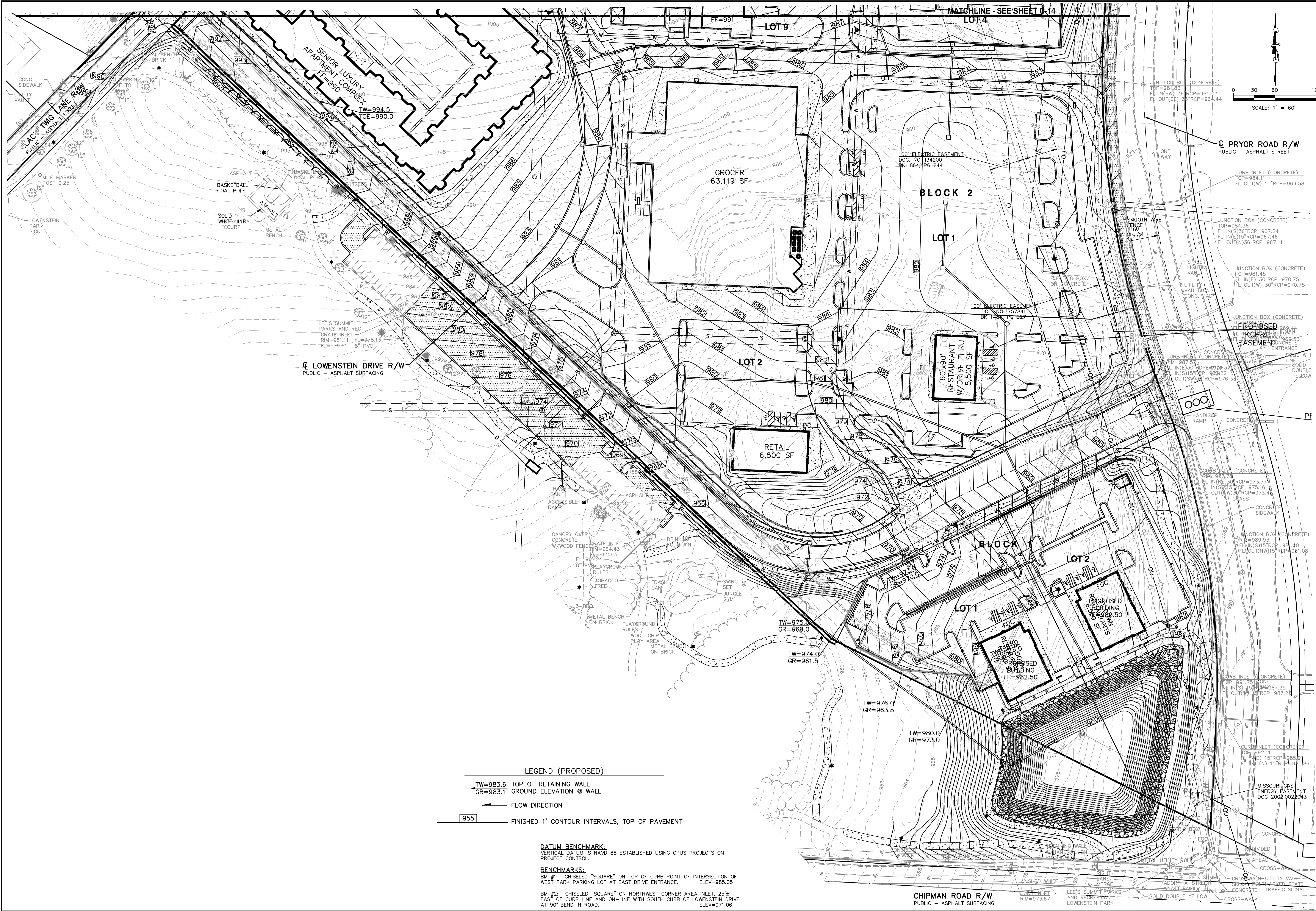
955 FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD 88 ESTABLISHED USING OPUS PROJECTS ON
PROJECT CONTROL.

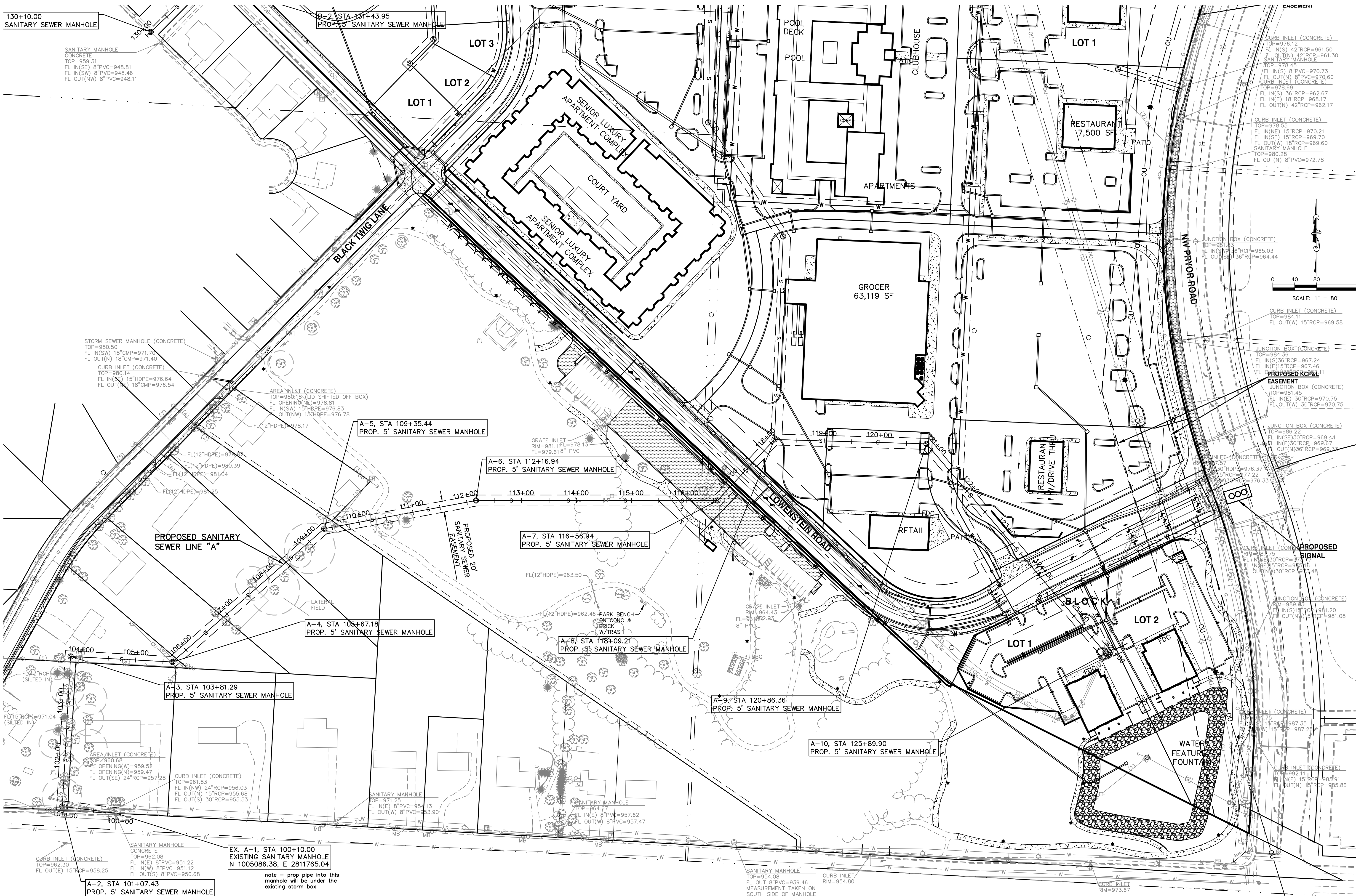
BENCHMARKS:
BM #1: CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF
WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05

BM #2: CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25'±
EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE
AT 90° BEND IN ROAD. ELEV=971.06

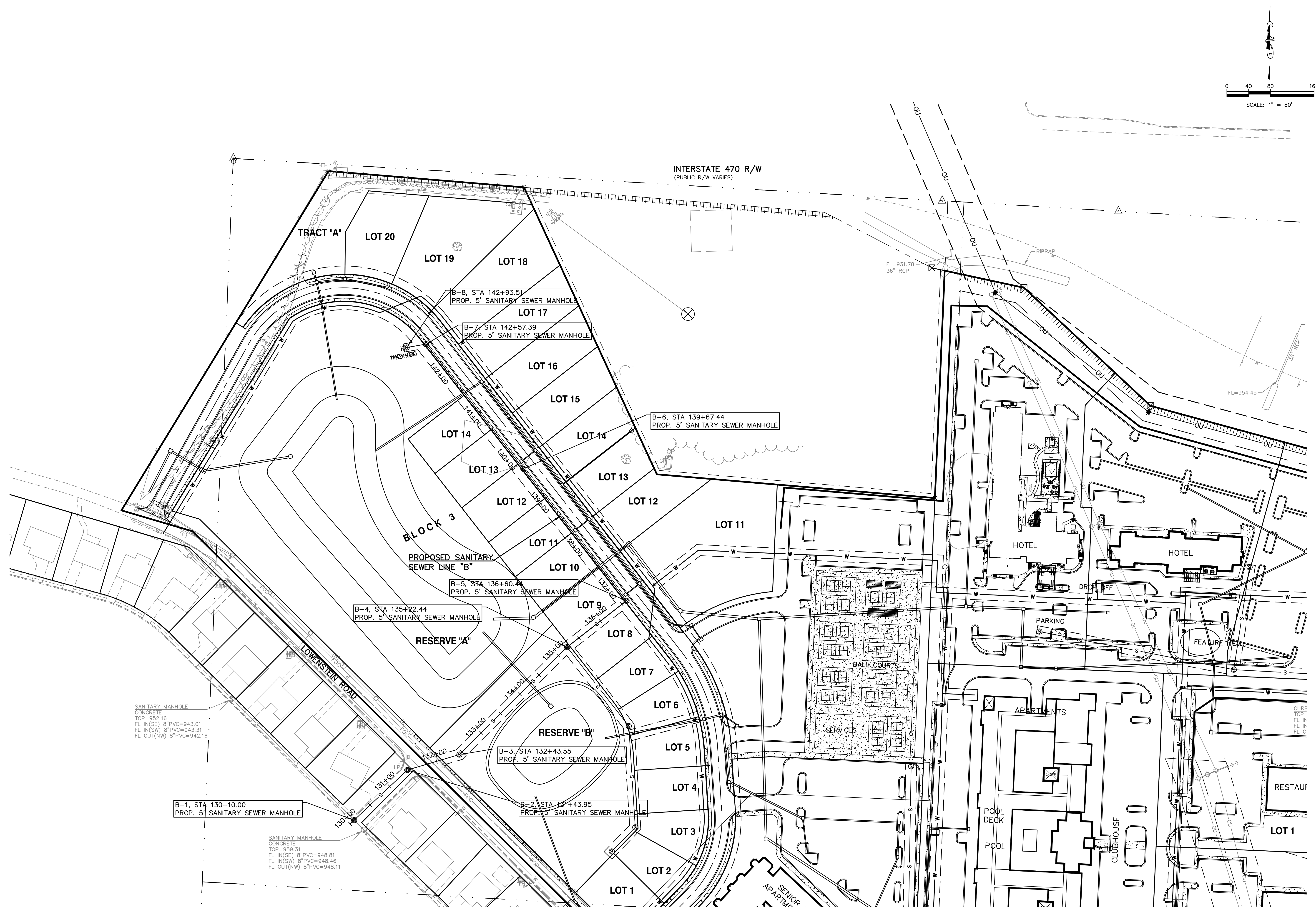
STATE OF MISSOURI LEON D. OSBOURN REGISTERED PROFESSIONAL ENGINEER NUMBER 6225-18 E-21726		REV	DATE	INITIAL	ISSUE	DESCRIPTION
0	6-20-18					
LEON D. OSBOURN ENGINEER MO # 021726						
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 jc@kveeng.com www.kveeng.com						
 KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18						
STREETS OF WEST PRYOR NWQ PRYOR ROAD & LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI						
PRELIMINARY DEVELOPMENT PLAN GRADING PLAN						
PROJ. NO. A14-7067-1						
DESIGNER LDO						
DRAWN BY JT						
CFN 7067-1PSDP-CP						
SHEET						
C-14						
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LEON D. OSBOURN ENGINEER MO # 021726		LEON D. OSBOURN ENGINEER MO # 021726	
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH (785) 762-5040 FAX (785) 762-7744 joe@kveeng.com www.kveeng.com		KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. STATE CERTIFICATE OF AUTHORITY # 00842. EXPIRES 12/31/18	
STREETS OF WEST PRYOR NWQ PRYOR ROAD & LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI		PRELIMINARY DEVELOPMENT PLAN GRADING PLAN	
PROJ. NO. A14-7067-1		DESIGNER LDO	
DRAWN BY JT		CFN	
7067-1P5DDP-GP		SHEET	
C-16		0	
LDO		JIT	
DSN		CHK	
6-20-18		DATE	
0		REV	
INITIAL		DESCRIPTION	
LDO		JIT	
LDO		CHK	



REV	DATE	INITIAL	ISSUE	DESCRIPTION
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STREETS OF WEST PRYOR NWQ PRYOR ROAD & LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI		2319 N. JACKSON P.O. BOX 1304 COLUMBIA, MISSOURI 65201 PH. (785) 782-5040 FAX (785) 762-7744 js@kveg.com www.kveg.com				0 6-20-18 LDO LDO		DSN DWN CHK	
PRELIMINARY DEVELOPMENT PLAN SANITARY SEWER LINE "B" PLAN		KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18		REV DATE DESCRIPTION		0 6-20-18 LDO LDO		DSN DWN CHK	
PROJ. NO. A14-7067-1		DESIGNER LDO		DRAWN BY JT		0 6-20-18 LDO LDO		DSN DWN CHK	
CFN		SHEET C-18		REV		0 6-20-18 LDO LDO		DSN DWN CHK	

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
joe@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/18

STREETS OF WEST PRYOR
NWQ PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
SANITARY SEWER LINE "B" PLAN

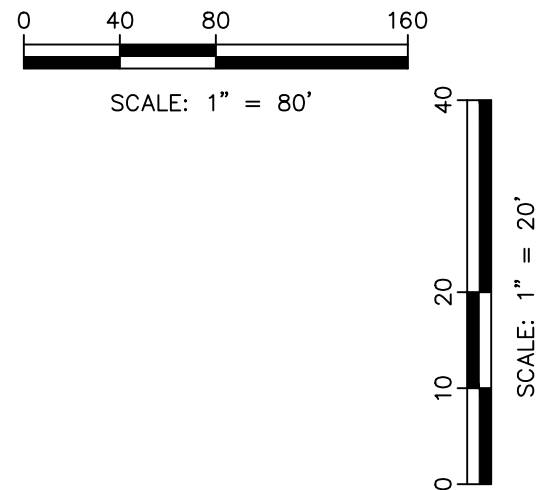
PROJ. NO.		A14_7067-1	
DESIGNER	LDO	DRAWN BY	JT
CFN		7067-1PSPD_SPP	
SHEET		REV	
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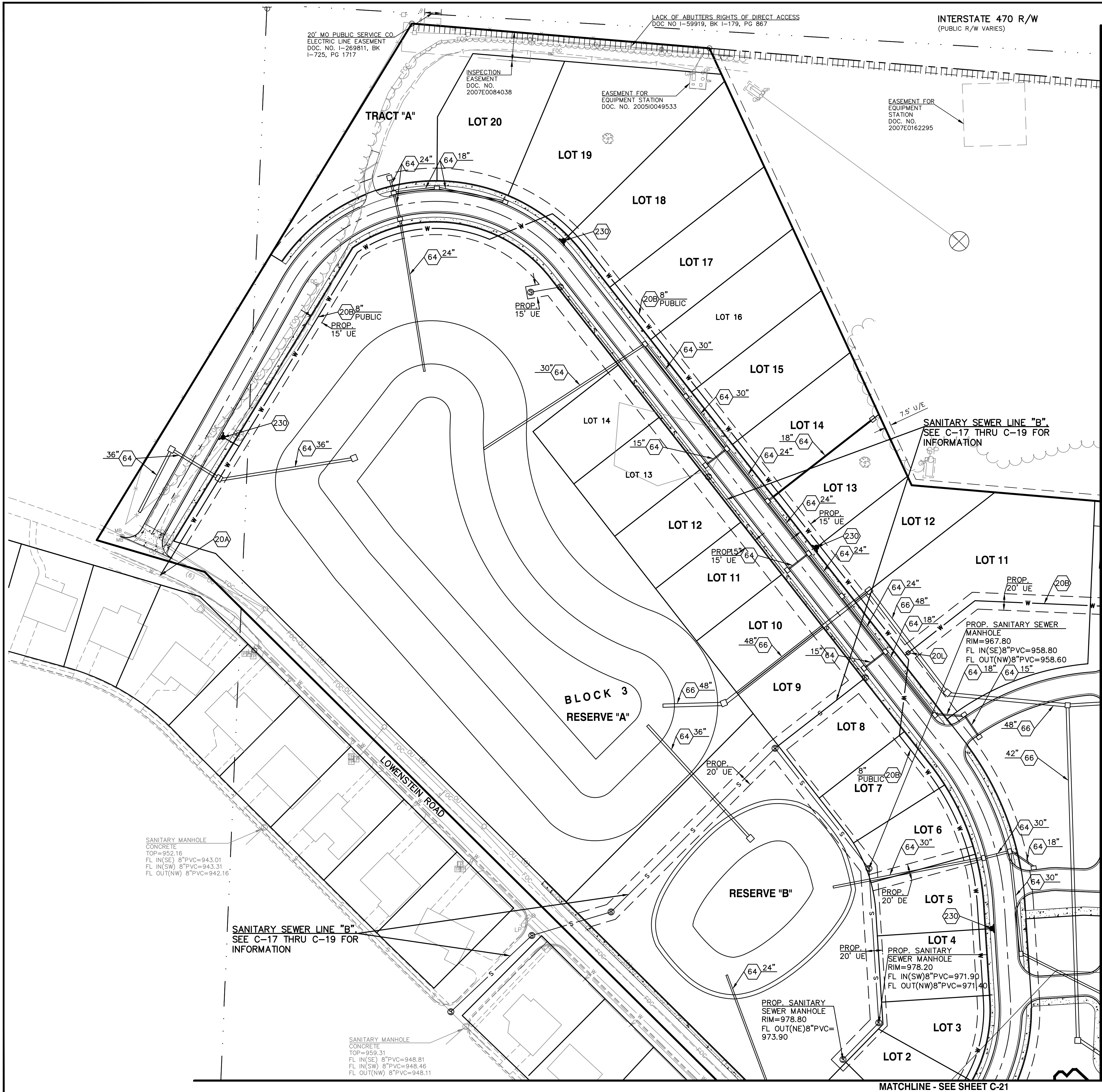
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18

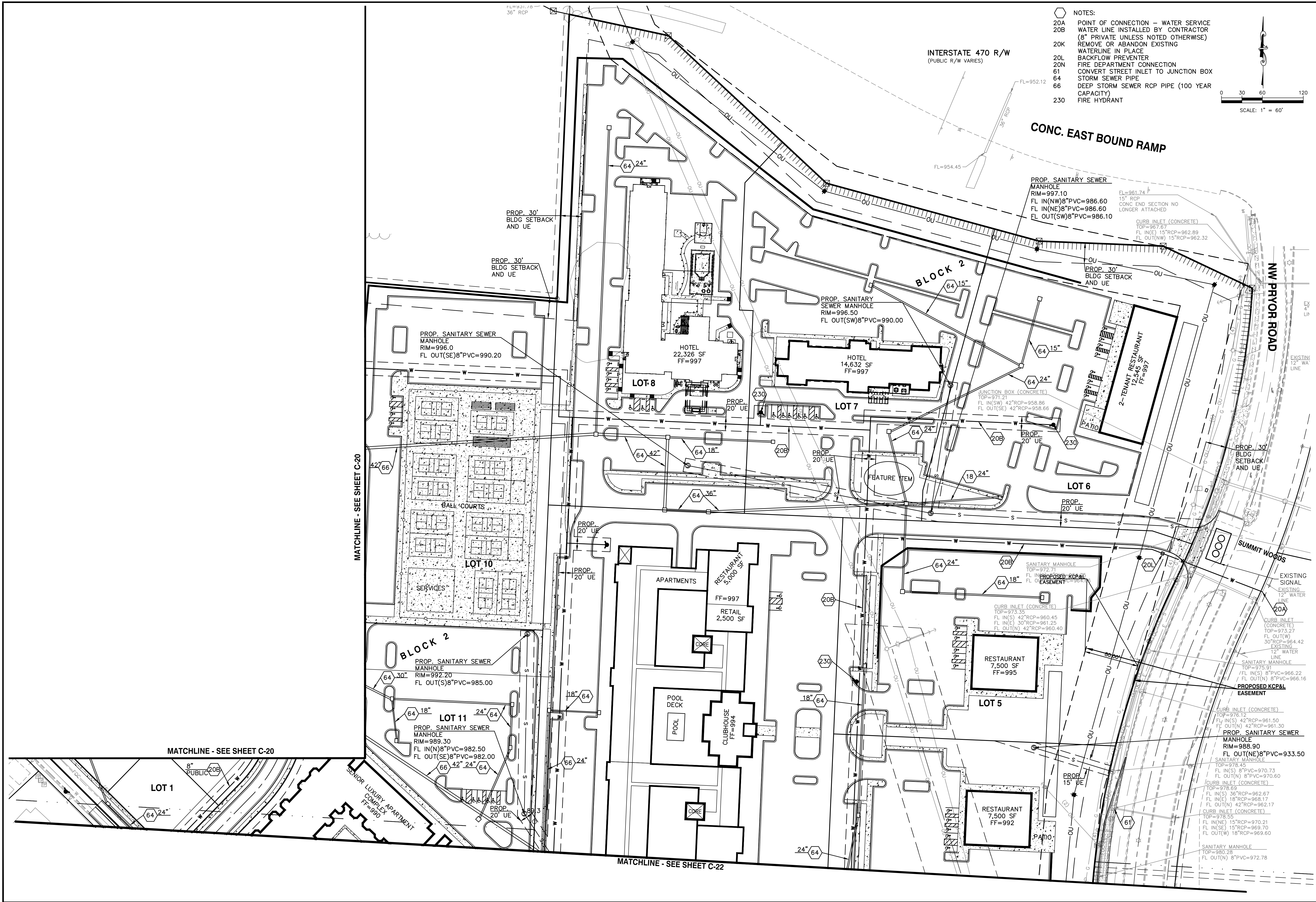


STREETS OF WEST PRYOR
NWQ PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

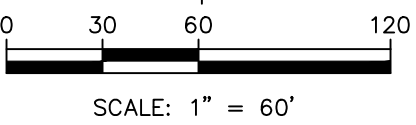
PRELIMINARY DEVELOPMENT PLAN
SANITARY SEWER LINE "A" & "B" PROFILES

PROJ. NO.	
A14_7067-1	
DESIGNER	DRAWN BY
LDO	JT
CFN	
7067-1PSDP_SPP	
SHEET	REV
C-19	0

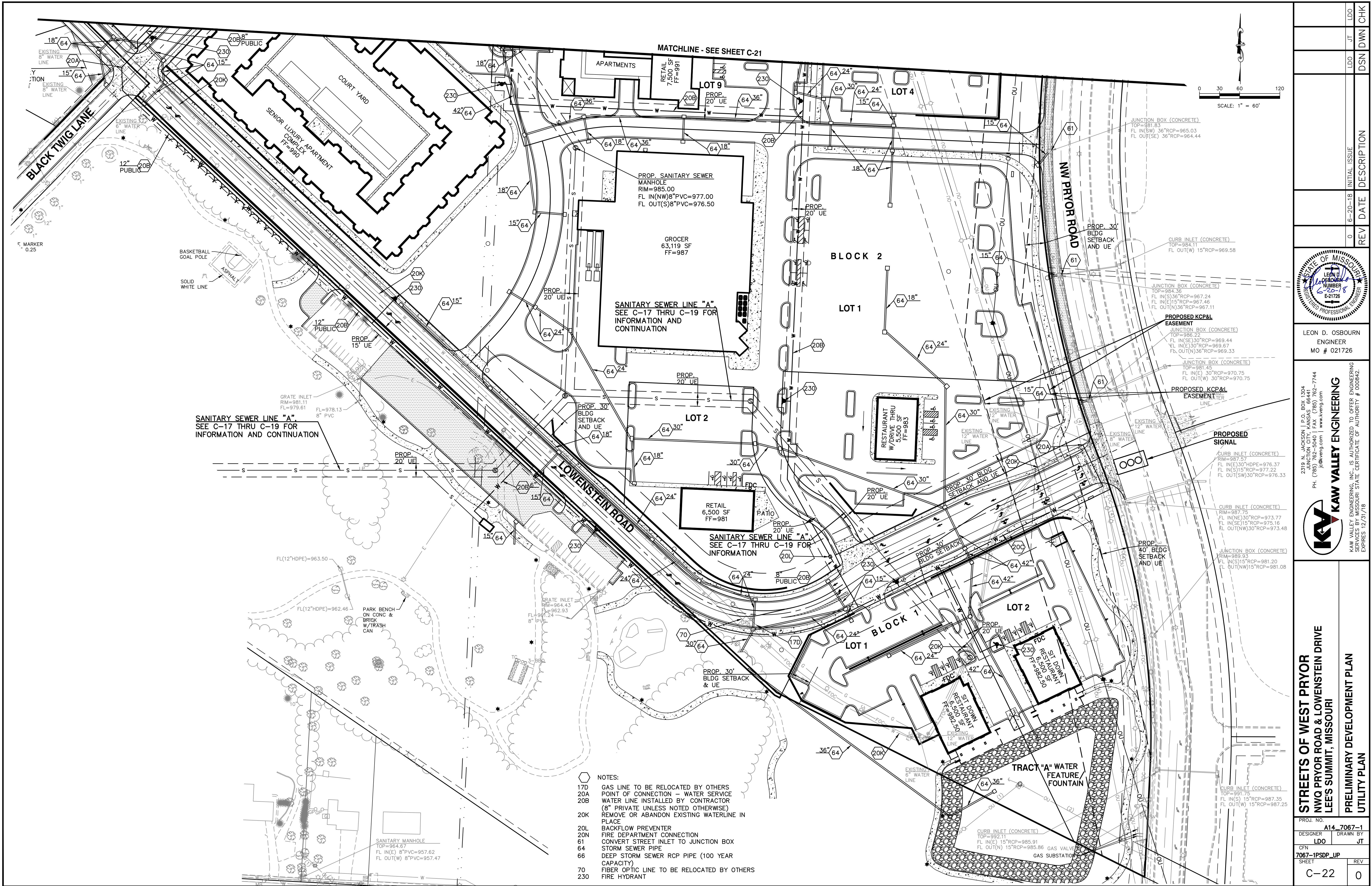




- NOTES:
- 20A POINT OF CONNECTION - WATER SERVICE
 - 20B WATER LINE INSTALLED BY CONTRACTOR
 - 20K (8" PRIVATE UNLESS NOTED OTHERWISE)
 - 20L REMOVE OR ABANDON EXISTING
 - 20N WATERLINE IN PLACE
 - 61 BACKFLOW PREVENTER
 - 66 FIRE DEPARTMENT CONNECTION
 - 230 CONVERT STREET INLET TO JUNCTION BOX
 - FL IN(E) 15"RCP=962.89
 - FL OUT(NW) 15"RCP=962.32
 - FL IN(E) 15"RCP=962.89
 - FL OUT(NW) 15"RCP=962.32
 - 230 DEEP STORM SEWER RCP PIPE (100 YEAR CAPACITY)
 - 230 FIRE HYDRANT



STATE OF MISSOURI LEON D. OSBOURN REGISTERED PROFESSIONAL ENGINEER NO. 021726		0	6-20-18	REV	DATE	INITIAL	ISSUE	0	JD	CHK
LEON D. OSBOURN ENGINEER MO # 021726										
KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. EXPIRES 12/31/18										
STREETS OF WEST PRYOR NWQ PRYOR ROAD & LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI										
PRELIMINARY DEVELOPMENT PLAN UTILITY PLAN										
PROJ. NO. A14-7067-1										
DESIGNER LDO		DRAWN BY JT								
CFN		SHEET								
7067-1PSDP-UP		REV								
C-21		0								



THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

REV	DATE	DESCRIPTION
0	6-20-18	INITIAL ISSUE
1		DSN
2		DWN
3		CHK

LEON D. OSBOURN
ENGINEER
MO # 021726

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. EXPIRES 12/31/18.

STREETS OF WEST PRYOR
NWQ PRYOR ROAD & LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN

PROJ. NO. A14-7067-1
DESIGNER LDO
DRAWN BY JT
CFN 7067-IPSDP-UP
SHEET C-22
REV 0