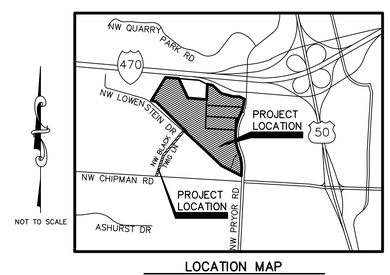
PRELIMINARY DEVELOPMENT PLAN
FOR
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

JUNE 2018

INDEX TO SHEETS:



LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI

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

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

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

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

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
REGISTERED PROFESSIONAL ENGINEER
8-9-18

LEON D. OSBOURN
PROFESSIONAL ENGINEER

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

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(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8–9–18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6–20–18	INITIAL ISSUE	LDO	JT	LDO

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING

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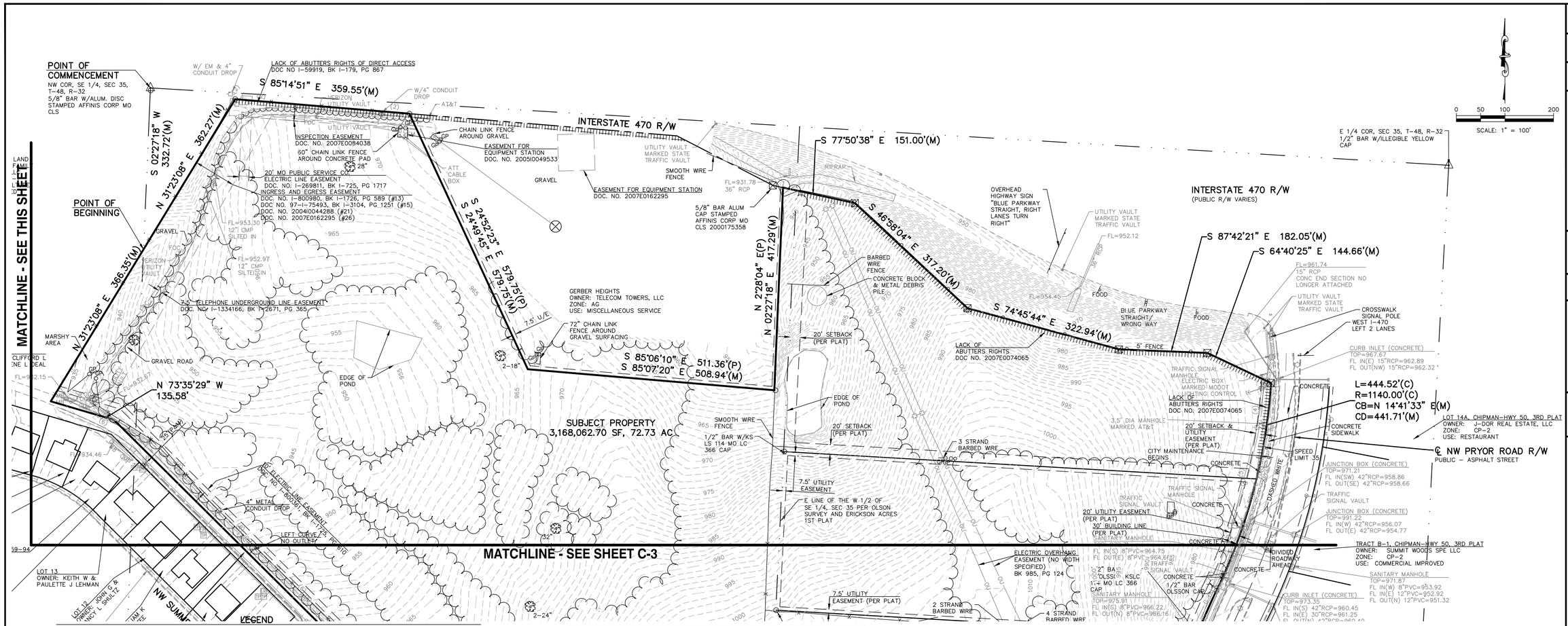
EXPIRES 12/31/18

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

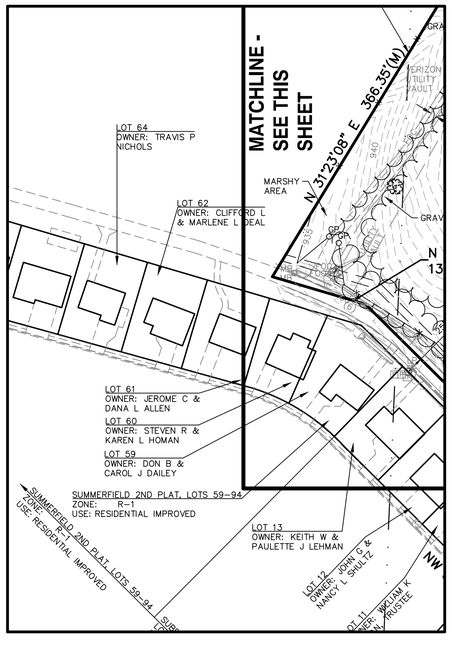
PRELIMINARY DEVELOPMENT PLAN
TITLE SHEET

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



LEGEND

- SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- (D) DESCRIBED
- (M) MEASURED
- (C) CALCULATED
- (P) PLATTED
- STREET SIGN
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/TRANSFORMER
- LIGHT POLE
- DEADMAN ANCHOR
- (5) OU — OVERHEAD UTILITY – # LINES
- AIR CONDITIONING UNIT
- ELECTRIC PEDESTAL
- ELECTRIC METER
- E — UNDERGROUND ELECTRIC LINE
- UTILITY MANHOLE
- CATV — CABLE TV SIGN
- CABLE TV PEDESTAL
- GAS SIGN
- GAS METER
- G — UNDERGROUND GAS LINE
- GTS — GAS CATHODIC PROTECTION STATION
- W — WATER LINE
- WATER LINE GATE VALVE
- WS — WATER SPIGOT
- WATER METER
- WELL
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- STORM SEWER MANHOLE
- TELEPHONE SIGN
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- T — UNDERGROUND TELEPHONE LINE
- SPLICE BOX
- FOC — FIBER OPTIC CABLE SIGN
- FOC — UNDERGROUND FIBER OPTIC CABLE
- TRAFFIC CONTROL POLE
- PULL BOX
- FP — FLAG POLE
- MB — MAILBOX
- ADA — HANDICAP SIGN
- HANDICAP PAINTED SYMBOL
- LEFT TURN ARROW
- STRAIGHT ARROW
- RIGHT TURN ARROW
- GP — GATE POST
- FENCE POST
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- 18" — DECIDUOUS TREE W/SIZE & DRIP LINE
- 22" — EVERGREEN TREE W/SIZE & DRIP LINE
- SHRUB
- STUMP
- TREE LINE
- SHRUB LINE
- 10 — PARKING STALL COUNT
- 970 — 1' CONTOUR INTERVAL
- RESTRICTED ACCESS
- B/B — BACK OF CURB TO BACK OF CURB
- E/E — EDGE TO EDGE



SURVEYORS DESCRIPTION:

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK 147 PAGE 36, ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 200100086408, ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK 168, PAGE 62, A PORTION OF LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING;
THENCE N 31°23'08 E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51 E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK I51, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45 E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20 E 508.94 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON SAID EAST LINE, N 02°27'18 E 417.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 77°50'38" E 151.00 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 46°58'04" E 317.20 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 74°45'44" E 322.94 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 87°42'21" E 182.05 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 64°40'25" E 144.66 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRYOR ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 444.52 FEET, AND WHOSE CHORD BEARS S 14°41'33" W 441.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 1040.64 FEET, AND WHOSE CHORD BEARS S 02°12'10" W 1011.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 485.50 FEET, AND WHOSE CHORD BEARS S 09°15'26" E 481.84 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 02°56'36" W 154.04 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWENSTEIN DRIVE; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 63°21'08" W 614.37 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 46°56'08" W 1305.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLACK TWIG LANE; THENCE N 44°16'27" E 25.01 FEET TO THE CENTERLINE OF LOWENSTEIN DRIVE; THENCE ON SAID CENTERLINE, N 46°56'08" W 30.01 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 45°11'41" W 1115.12 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 73°35'29 W 135.58 FEET; THENCE N 31°23'08 E 366.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,168,062.70 SQUARE FEET, 72.73 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35. TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

FLOOD STATEMENT:

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED DATE JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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 NW LOWENSTEIN DRIVE AT 90° BEND IN ROAD. ELEV=971.06

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KAW VALLEY ENGINEERING
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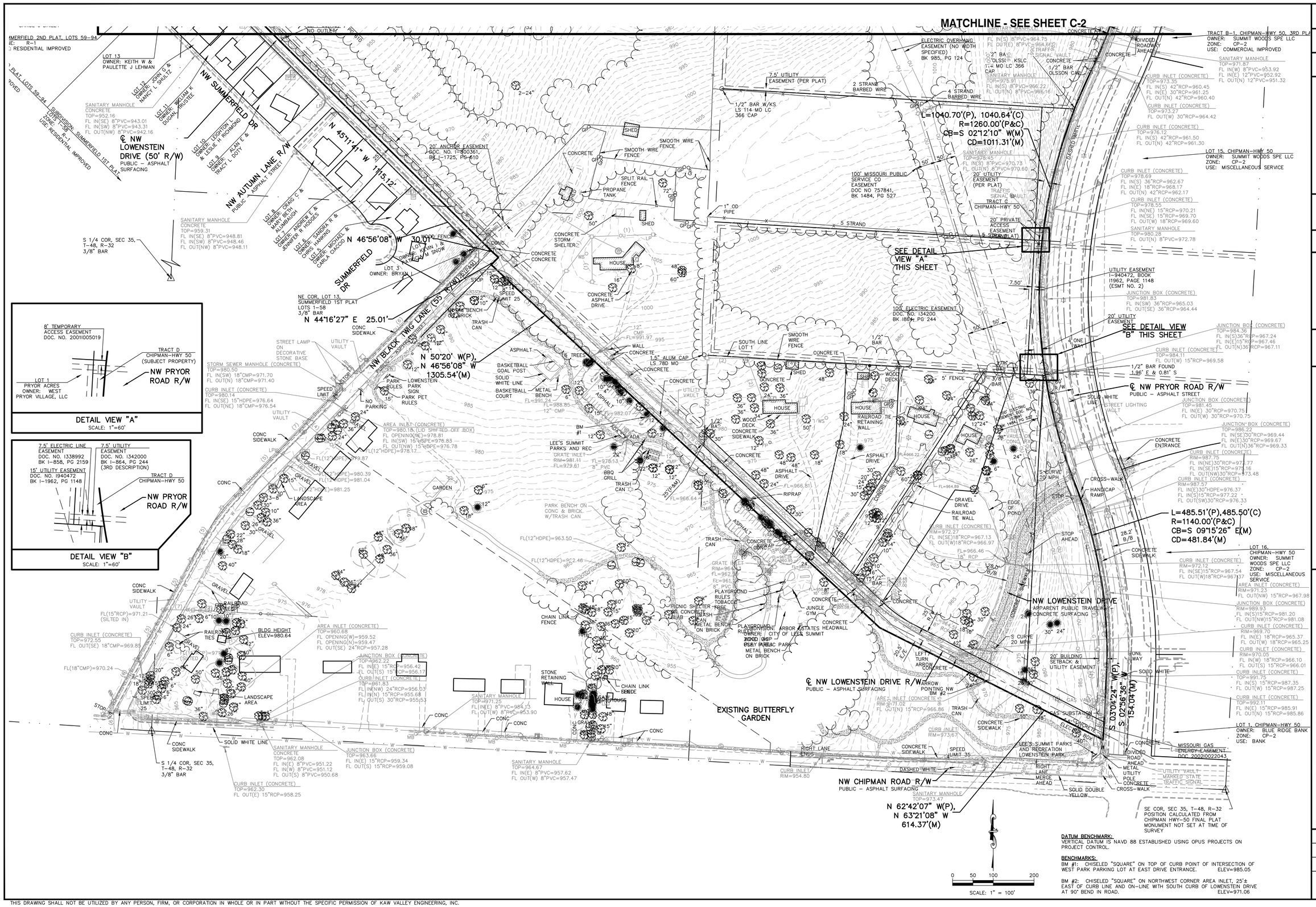
STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_EC
SHEET	C-2
REV	1



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2319 N. JACKSON | P.O. BOX 1304
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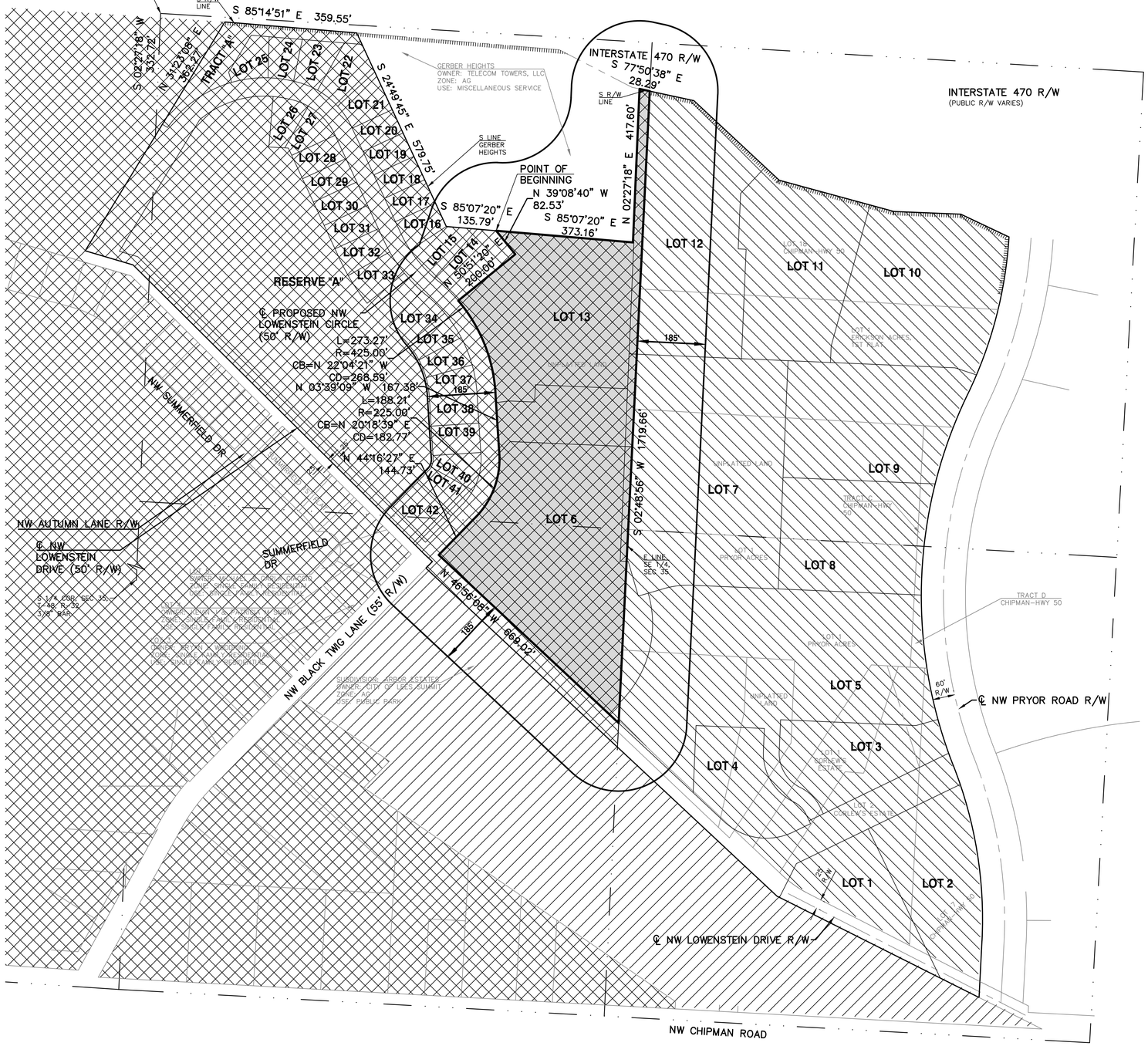
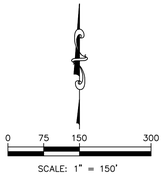
STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_EC
SHEET	C-3
REV	1





EXISTING ZONE

- SINGLE FAMILY RESIDENTIAL
- PLANNED MIXED USE
- AGRICULTURAL

PROPOSED ZONE

- PLANNED MIXED USE

DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET; THENCE N 31°23'08 E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51 E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK I51, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45 E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20 E 135.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE, S 85°07'20 E 373.16 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON SAID EAST LINE, N 02°27'18 E 417.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 77°50'38" E 28.29 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE ON SAID EAST LINE, S 02°48'56" W 1719.66 FEET; THENCE N 46°56'08" W 669.02 FEET; THENCE N 44°16'27" E 144.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY AND NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 188.21 FEET, AND WHOSE CHORD BEARS N 20°18'39" E 182.73 FEET; THENCE N 03°39'09" W 167.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHERLY AND NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 273.27 FEET, AND WHOSE CHORD BEARS N 22° 04'21" W 268.59 FEET; THENCE N 50°51'20" E 200.00 FEET; THENCE N 39°08'40" W 82.53 FEET TO THE POINT OF BEGINNING.

CONTAINS 475,984.56 SQUARE FEET, 10.93 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35. TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
MO # 021726

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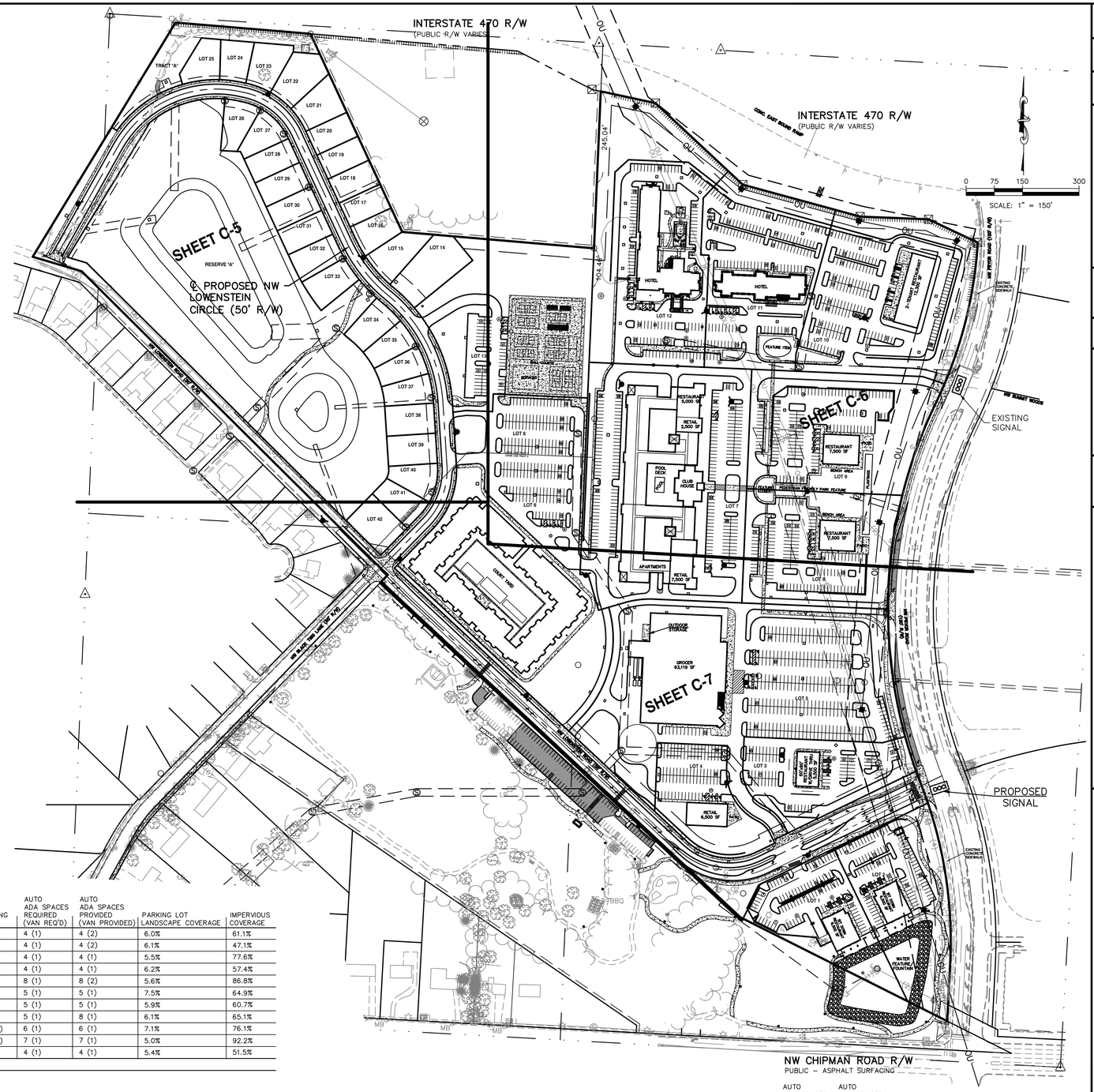
STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
REZONING MAP

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_REZONE
SHEET	C-3A
REV	0



NOTES:
1. ALL PAVING, CURB AND GUTTER AND ACCESSIBILITY REQUIREMENTS SHALL MEET THE CITY OF LEE'S SUMMIT UNIFIED DEVELOPMENT ORDINANCE AND/OR THE DESIGN AND CONSTRUCTION MANUAL.

PHASING SCHEDULE

PHASE #	LOT/BLOCK	START	END
I	LOTS 1, 2 & 3, NW LOWENSTEIN CONSTRUCTION, SANITARY AND WATER ON LOTS 1, 2 & 3 INCLUDING ASSOCIATED OFF-SITE SANITARY MAIN EXTENSIONS AND 12" WATER MAIN UPGRADE ON LOWENSTEIN, DETENTION PONDS IN RESERVE A AND ON LOTS 1 & 2, AND STORM SEWER TRUNK LINE TO SERVE LOTS 1, 2 & 3		
II	LOTS 10, 11 & 12		
III	LOTS 7, 8, & 9		
IV	LOTS 6 & 13		
V	LOTS 14–42 & NW LOWENSTEIN CIRCLE		

ORDINANCE REQUIREMENTS

SITE DATA

LOT #	USE	LOT SF	LOT AC	FLOOR AREA SF (ENVELOPE)	FLOOR AREA RATIO (FAR)	# OF FLOORS	PARKING SPACES REQUIRED (a)	(b)	(c)	(d)	PARKING SPACES PROVIDED	SHARED PARKING	AUTO ADA SPACES REQUIRED (VAN REQ'D)	AUTO ADA SPACES PROVIDED (VAN PROVIDED)	PARKING LOT LANDSCAPE COVERAGE	IMPERVIOUS COVERAGE
1	RESTAURANT (SIT-DOWN)	73,910	1.7	6,500	0.0879		–	91	–	–	92	–	4 (1)	4 (2)	6.0%	61.1%
2	RESTAURANT (SIT-DOWN)	103,695	2.4	6,500	0.0627		–	91	–	–	91	–	4 (1)	4 (2)	6.1%	47.1%
3	RESTAURANT W/DRIVE THRU	76,395	1.8	5,500	0.0720		–	77	–	–	81	–	4 (1)	4 (1)	5.5%	77.6%
4	RETAIL	61,347	1.4	6,500	0.1060		–	–	–	33	89	–	4 (1)	4 (1)	6.2%	57.4%
5	GROCERY	316,565	7.3	63,119	0.1994		252	–	–	–	300	–	8 (1)	8 (2)	5.6%	86.8%
8	RESTAURANT	119,922	2.8	7,500	0.0625		–	105	–	–	130	–	5 (1)	5 (1)	7.5%	64.9%
9	RESTAURANT	145,710	3.3	7,500	0.0515		–	105	–	–	142	–	5 (1)	5 (1)	5.9%	60.7%
10	RESTAURANT (2 TENANTS)	169,398	3.9	12,300	0.0741		–	173	–	–	173	–	5 (1)	8 (1)	6.1%	65.1%
11	HOTEL (80 ROOMS) **	138,694	3.2	14,632	0.1055	4	–	–	120	–	163	278 (REQUIRED)	6 (1)	6 (1)	7.1%	76.1%
12	HOTEL (105 ROOMS) **	201,150	4.6	22,326	0.1110	4	–	–	158	–	116	279 (PROVIDED)	7 (1)	7 (1)	5.0%	92.2%
13	BALL COURTS *	164,385	3.8	–	–		–	–	–	–	55	–	4 (1)	4 (1)	5.4%	51.5%
TOTAL				152,107 SF												

(a) OFFICE: & GROCERY STORE: 4 / 1,000 SF GFA
(b) RESTAURANT FAST FOOD AND SIT DOWN: 14 / 1,000 SF GFA
(c) HOTEL: 1.5 / ROOM
(d) RETAIL: 5 / 1000 SF GFA
MULTI-FAMILY RESIDENCE 1 / EFFICIENCY OR STUDIO UNIT
1.5 / 1 OR 2 BEDROOM UNIT
2 / 3 OR MORE BEDROOM UNIT
0.5 / UNIT FOR VISITOR PARKING
RETIREMENT COMMUNITY 1 / DWELLING UNIT
1 / EMPLOYEE ON MAX SHIFT

* OUTDOOR RECREATION FACILITY – TO BE DETERMINED BY DIRECTOR AT PLAN APPROVAL
** POTENTIAL TO BE MORE THAN 4 STORIES

NOTE: BUILDING HEIGHTS TO BE DETERMINED

RESIDENTIAL DATA

LOT #	USE	LOT SF	LOT AC	FLOOR AREA SF (ENVELOPE)	FLOOR AREA RATIO (FAR)	# OF DWELLING UNITS	DWELLING UNITS PER AC	# OF FLOORS	STUDIO 1 BDRM	1 BDRM	2 BDRM	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	AUTO ADA SPACES REQUIRED (VAN REQ'D)	AUTO ADA SPACES PROVIDED (VAN PROVIDED)	PARKING LOT LANDSCAPE COVERAGE	IMPERVIOUS COVERAGE
6	SENIOR LIVING ***	297,278	6.8	68,679	0.2310	165	24.2	4	–	–	–	170	188	5 (1)	5 (1)	5.3%	87.0%
7	APARTMENTS	302,051	6.9	54,900	–	250	36.2	4	–	187	63	375	516 (208 SURFACE, 308 IN LOWER LEVEL GARAGE)	12 (2)	12 (2) ****	6.2%	80.4%
	RETAIL			10,000	–	–	–	–	–	–	–	50					
	RESTAURANT			5,000	–	–	–	–	–	–	–	70					
				69,900 (TOTAL LOT 7)	0.2314							495 (TOTAL LOT 7)					
14–42	SINGLE FAMILY RESIDENTIAL (R-1)	296,466 Δ 755,450 ΔΔ	6.8 Δ 17.3 ΔΔ	–	–	28	4.1 Δ 1.6 ΔΔ	–	–	–	–	–	–	–	–	–	–

*** 5 EMPLOYEES EACH SHIFT
**** 4 (1) SURFACE. 8 (3) IN LOWER LEVEL GARAGE.
Δ EXCLUDES COMMON AREA
ΔΔ INCLUDES COMMON AREA

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
8-9-18
REGISTERED PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
MO # 021726

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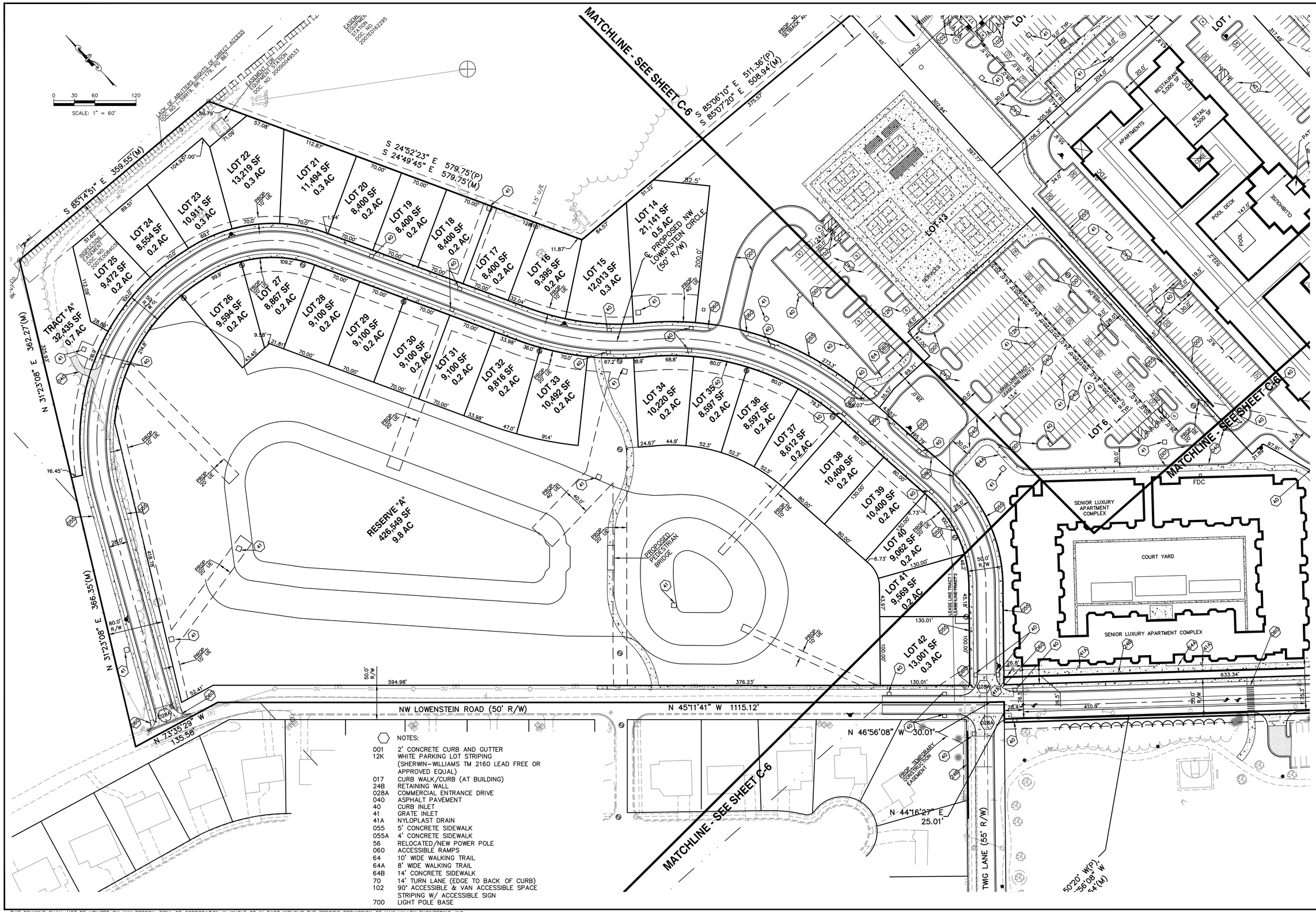
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/18

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

PRELIMINARY DEVELOPMENT PLAN
OVERALL SITE PLAN

PROJ. NO. A14_7067-1
DESIGNER LDO
DRAWN BY JT
CFN 7067-1PSDP_SP
SHEET C-4
REV 1



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
41A	NYLOPLAST DRAIN
055	5' CONCRETE SIDEWALK
055A	4' CONCRETE SIDEWALK
56	RELOCATED/NEW POWER POLE
060	ACCESSIBLE RAMPS
64	10' WIDE WALKING TRAIL
64A	8' WIDE WALKING TRAIL
64B	14' CONCRETE SIDEWALK
70	14' TURN LANE (EDGE TO BACK OF CURB)
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING W/ ACCESSIBLE SIGN
700	LIGHT POLE BASE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8–9–18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6–20–18	INITIAL ISSUE	LDO	JT	LDO

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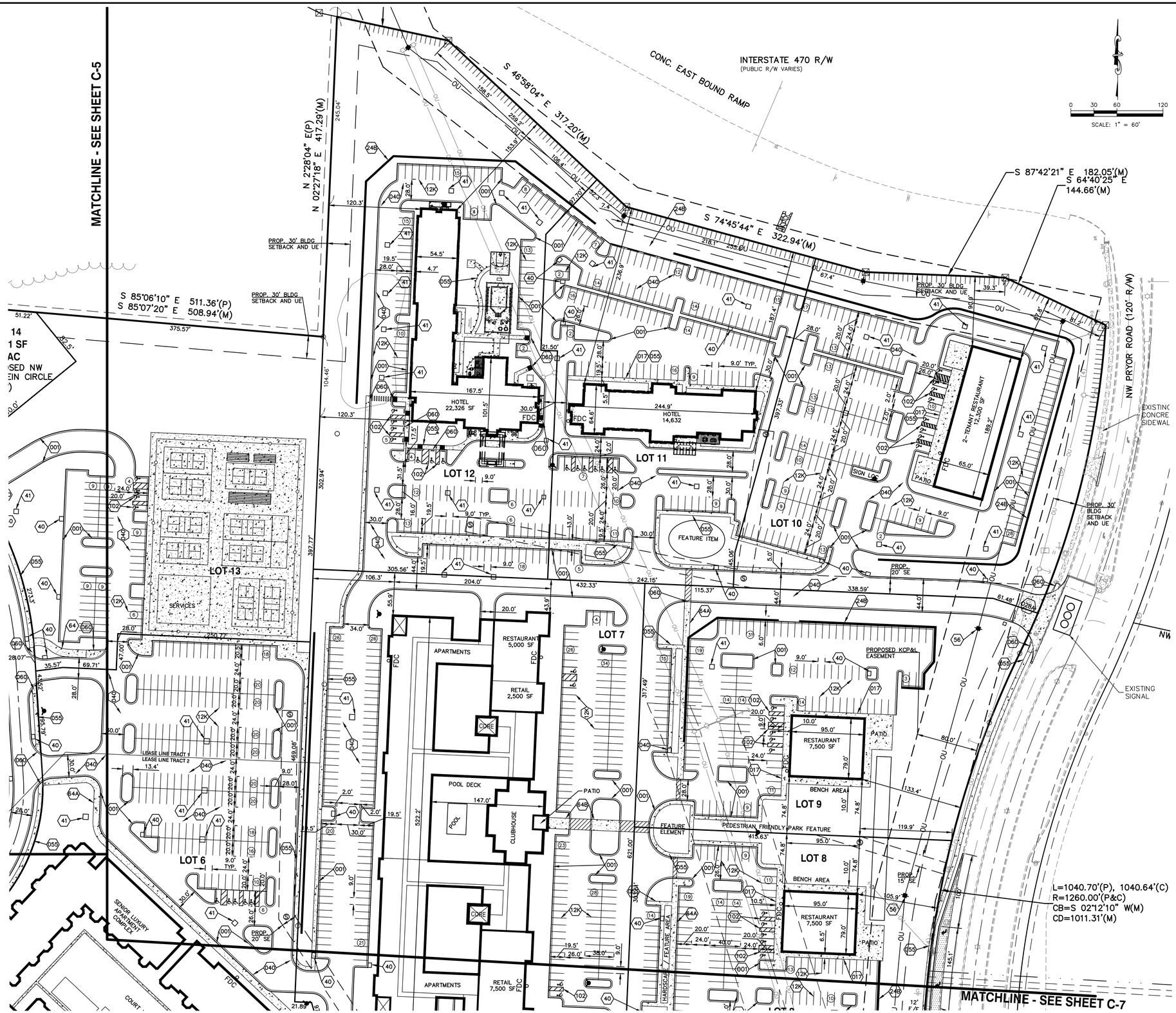
STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN

PROJ. NO.	A14_7067–1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067–1PSDP_SP
SHEET	C–5
REV	1



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40	CURB INLET
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055A	4' CONCRETE SIDEWALK
56	RELOCATED/NEW POWER POLE
060	ACCESSIBLE RAMPS
64	10' WIDE WALKING TRAIL
64A	8' WIDE WALKING TRAIL
64B	14' CONCRETE SIDEWALK
70	14' TURN LANE (EDGE TO BACK OF CURB)
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING W/ ACCESSIBLE SIGN
700	LIGHT POLE BASE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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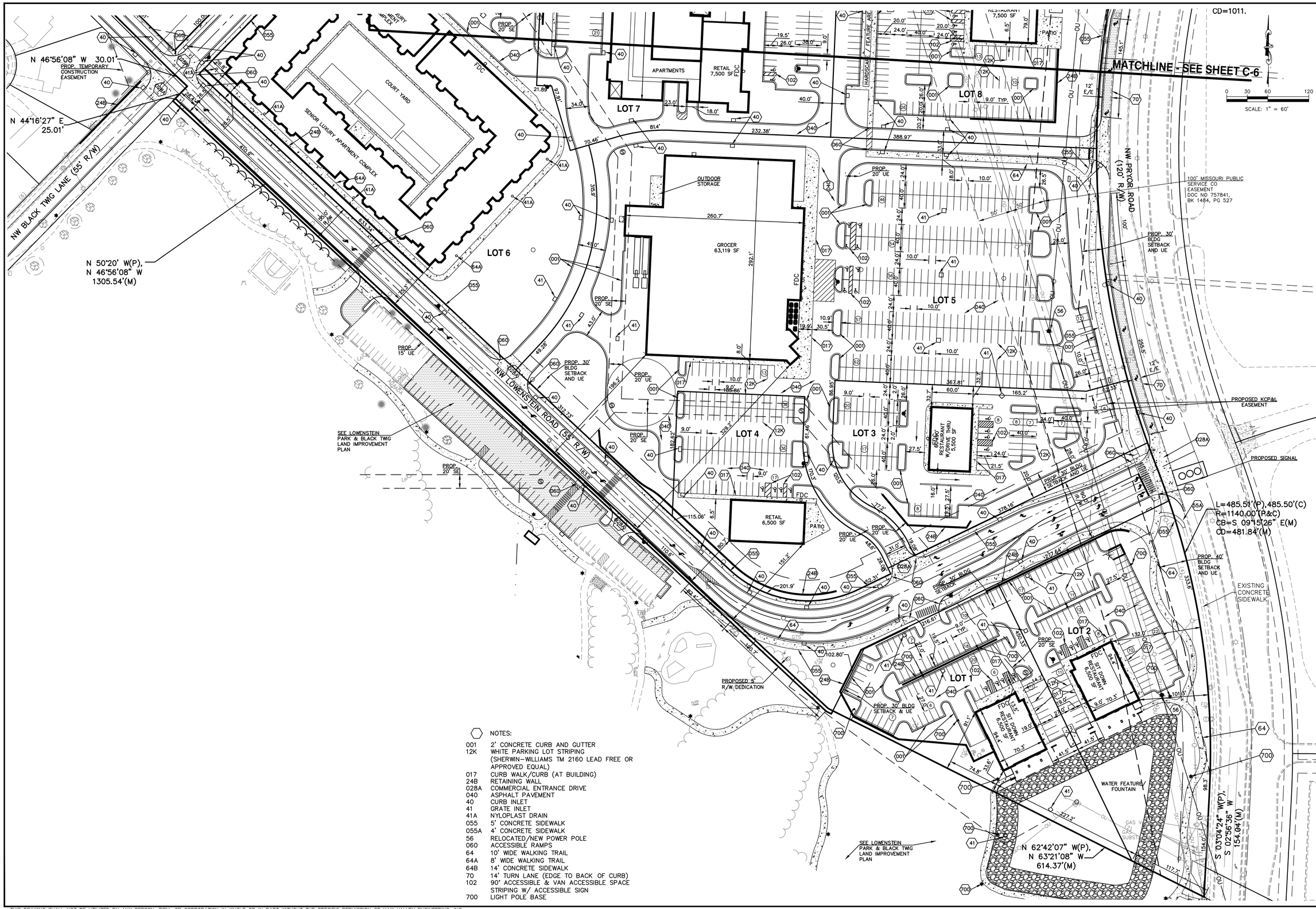
STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN

PROJ. NO.	A14_7067–1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067–1PSDP_SP
SHEET	C–6
REV	1



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055A	4' CONCRETE SIDEWALK
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64A	8' WIDE WALKING TRAIL
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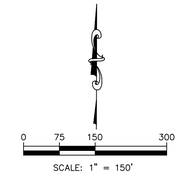
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN

PROJ. NO.	A14_7067–1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067–1PSDP_SP
SHEET	C–7
REV	1



FIRE DEPARTMENT NOTES:

1. IFC 507.5.1– WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 300 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS 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 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR 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. THE SIDE 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. 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.

5. ALL REQUIRED FIRE LANES SHALL SUPPORT 75,000 POUNDS.

LEGEND

AERIAL FIRE APPARATUS ACCESS ROAD

FDC FIRE DEPARTMENT CONNECTION

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

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8-9-18

LEON D. OSBOURN
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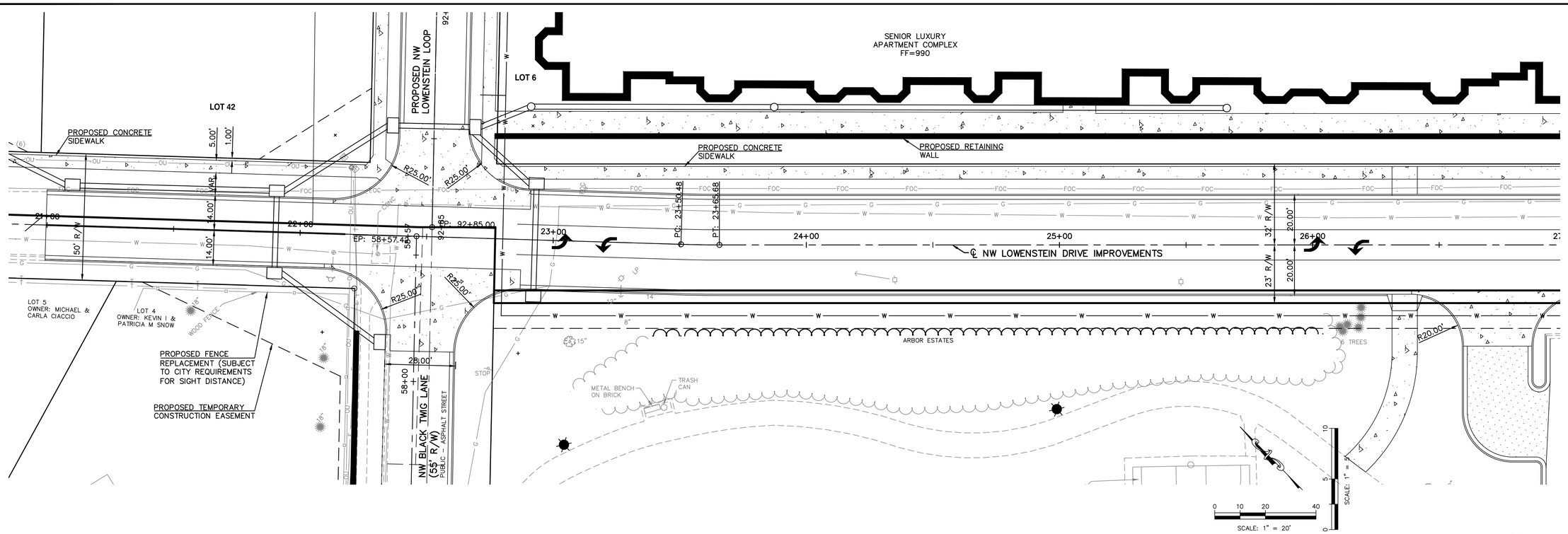
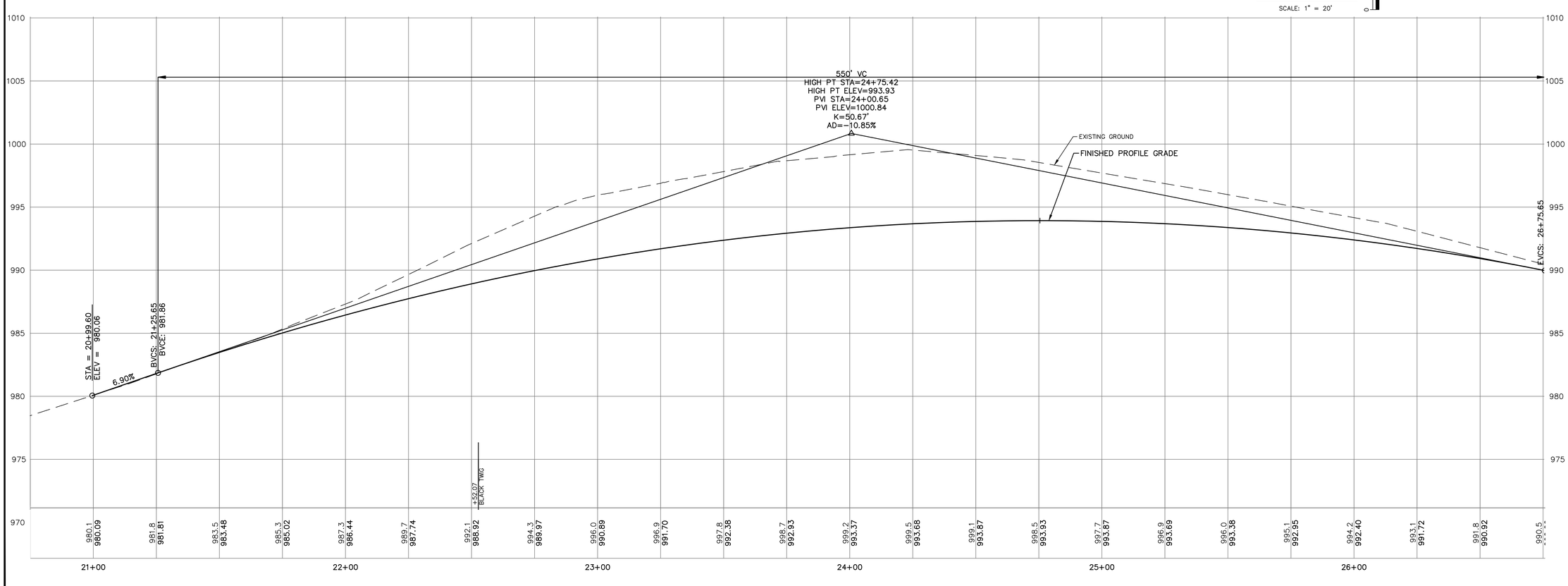
EXPIRES 12/31/18

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

PRELIMINARY DEVELOPMENT PLAN
FIRE DEPARTMENT PLAN

PROJ. NO.	A14_7067
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_FIRE
SHEET	C-7A
REV	0





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0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

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LEON D. OSBOURN
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REGISTERED PROFESSIONAL ENGINEER
8-9-18

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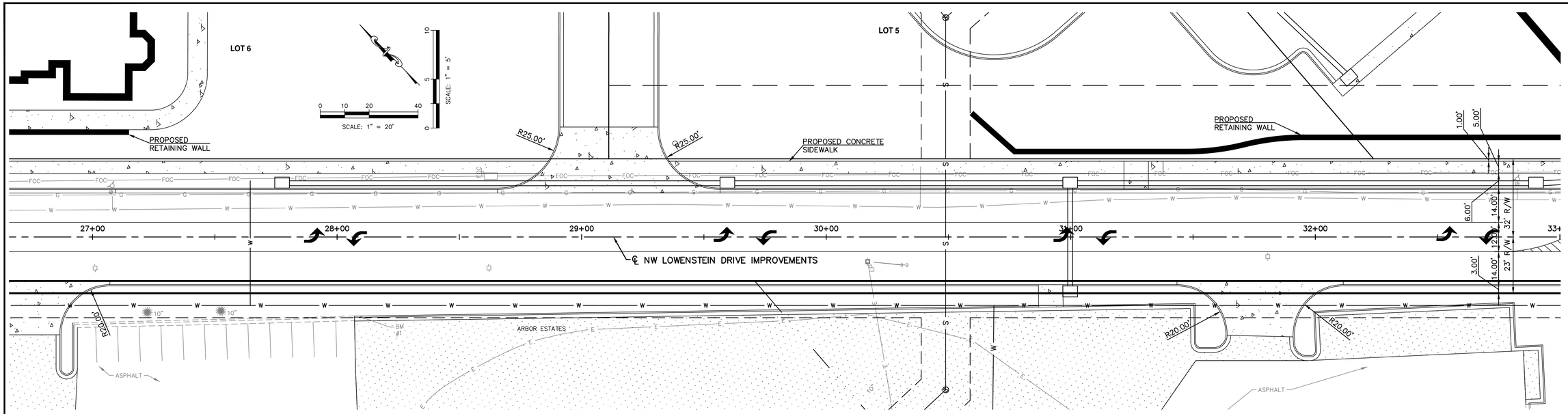
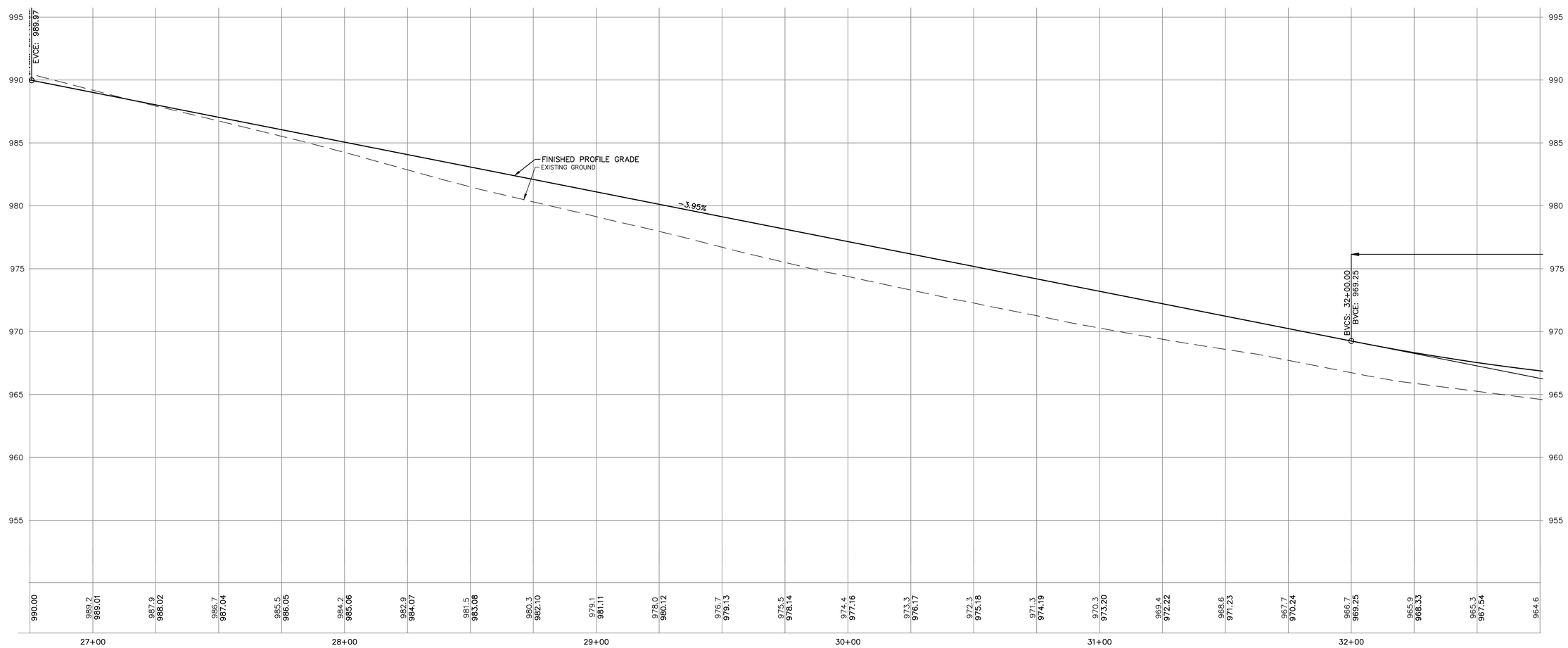
EXPIRES 12/31/18

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

PRELIMINARY DEVELOPMENT PLAN
LOWENSTEIN DRIVE PLAN & PROFILE

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_STPP
SHEET	C-8
REV	1





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

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8-9-18

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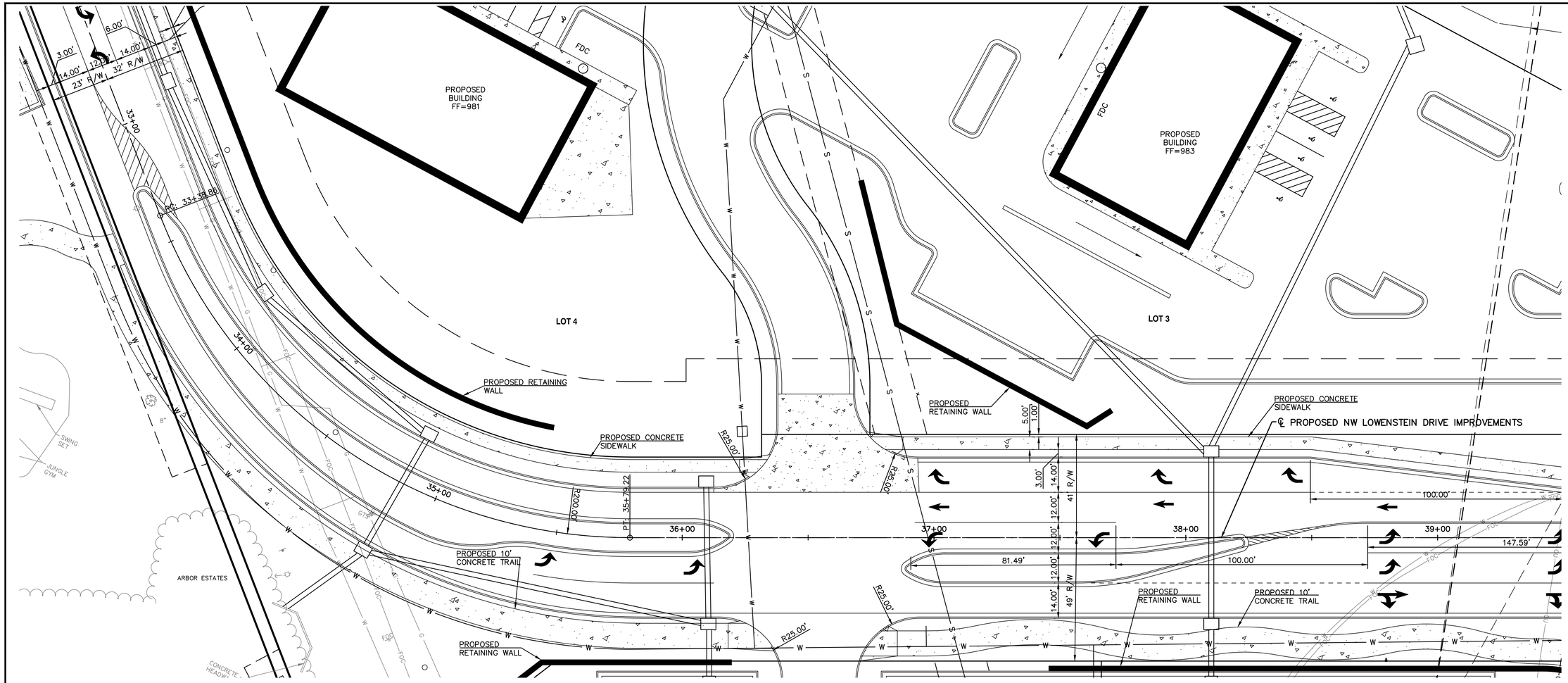
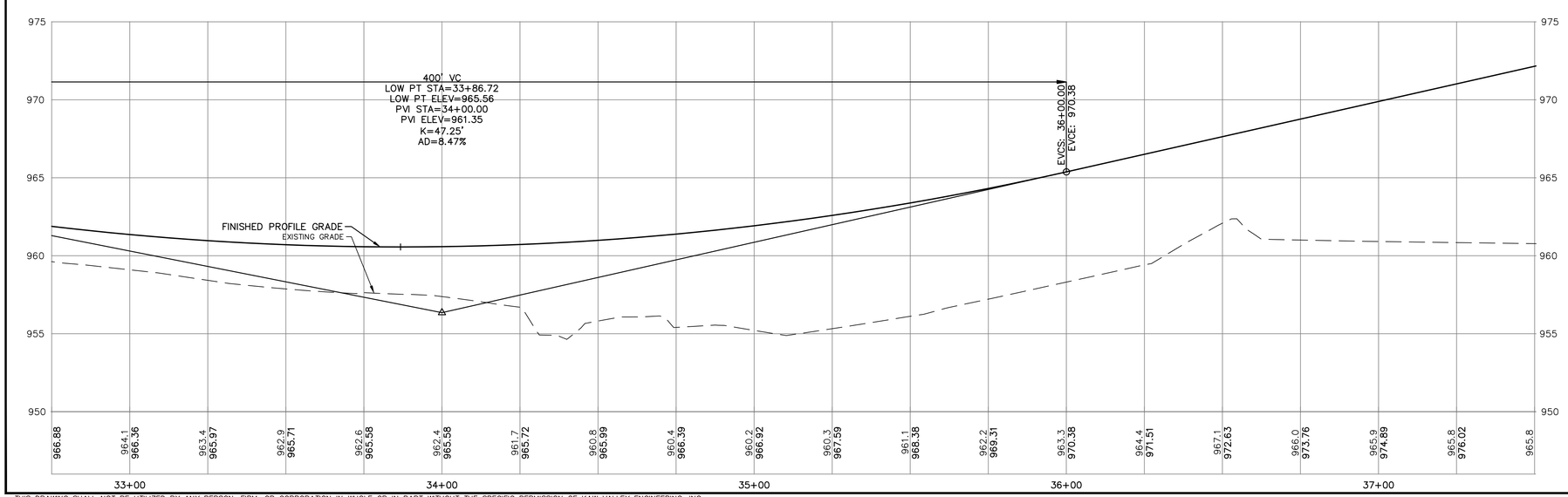
STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LOWENSTEIN DRIVE PLAN & PROFILE

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_STPP
SHEET	C-9
REV	1





SCALE: 1" = 20'

SCALE: 1" = 5'

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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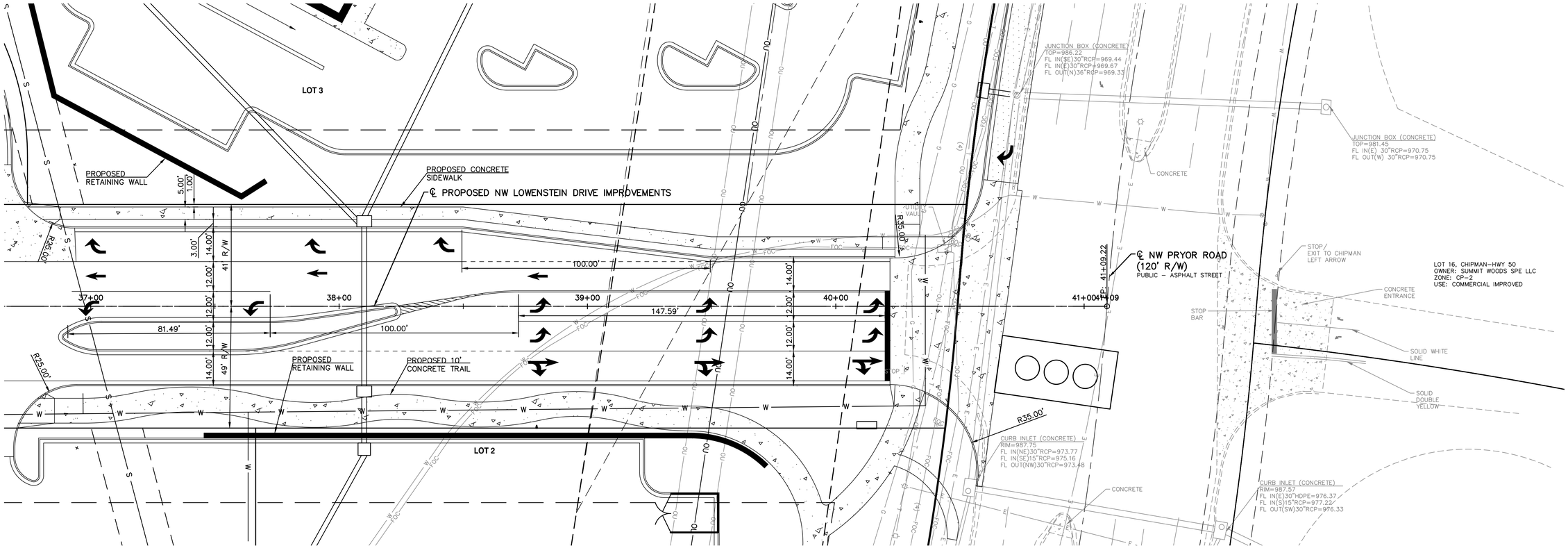
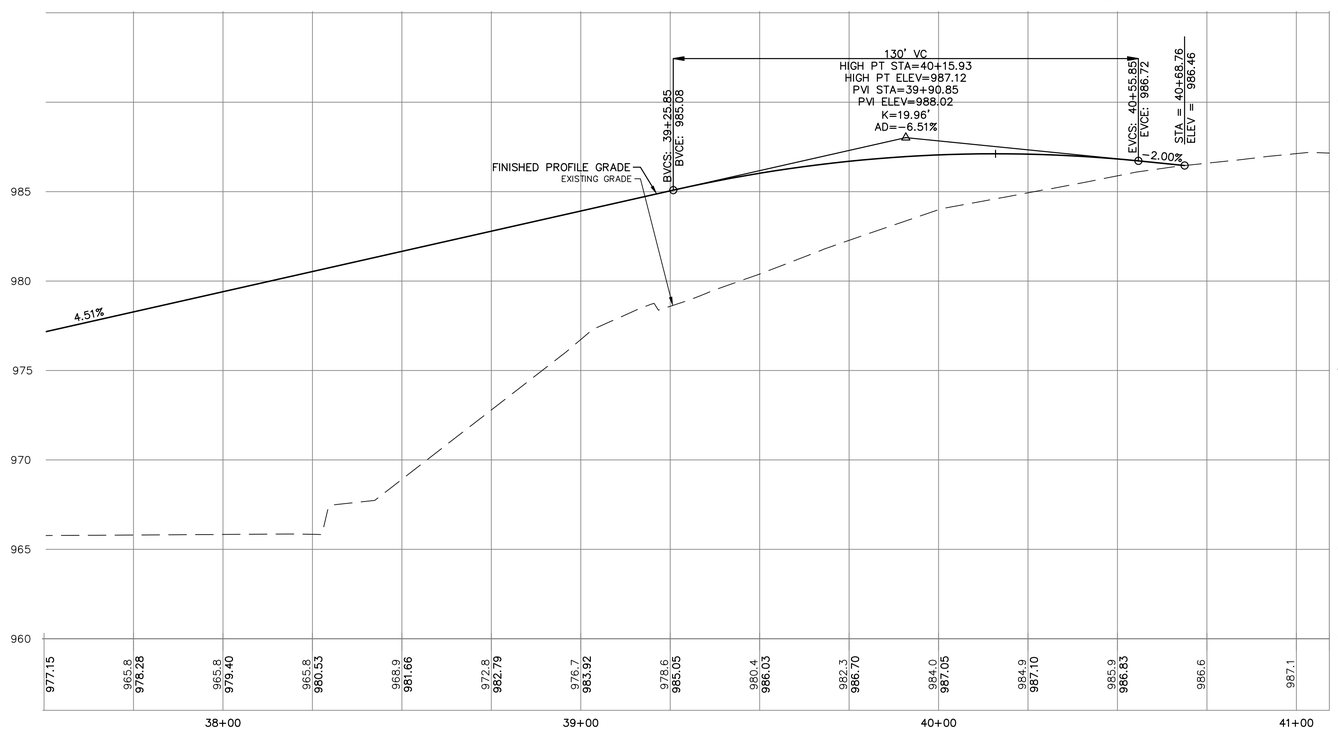
STREETS OF WEST PRYOR

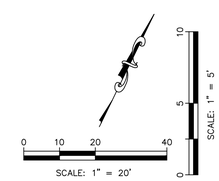
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LOWENSTEIN DRIVE PLAN & PROFILE

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_STPP
SHEET	C-10
REV	1







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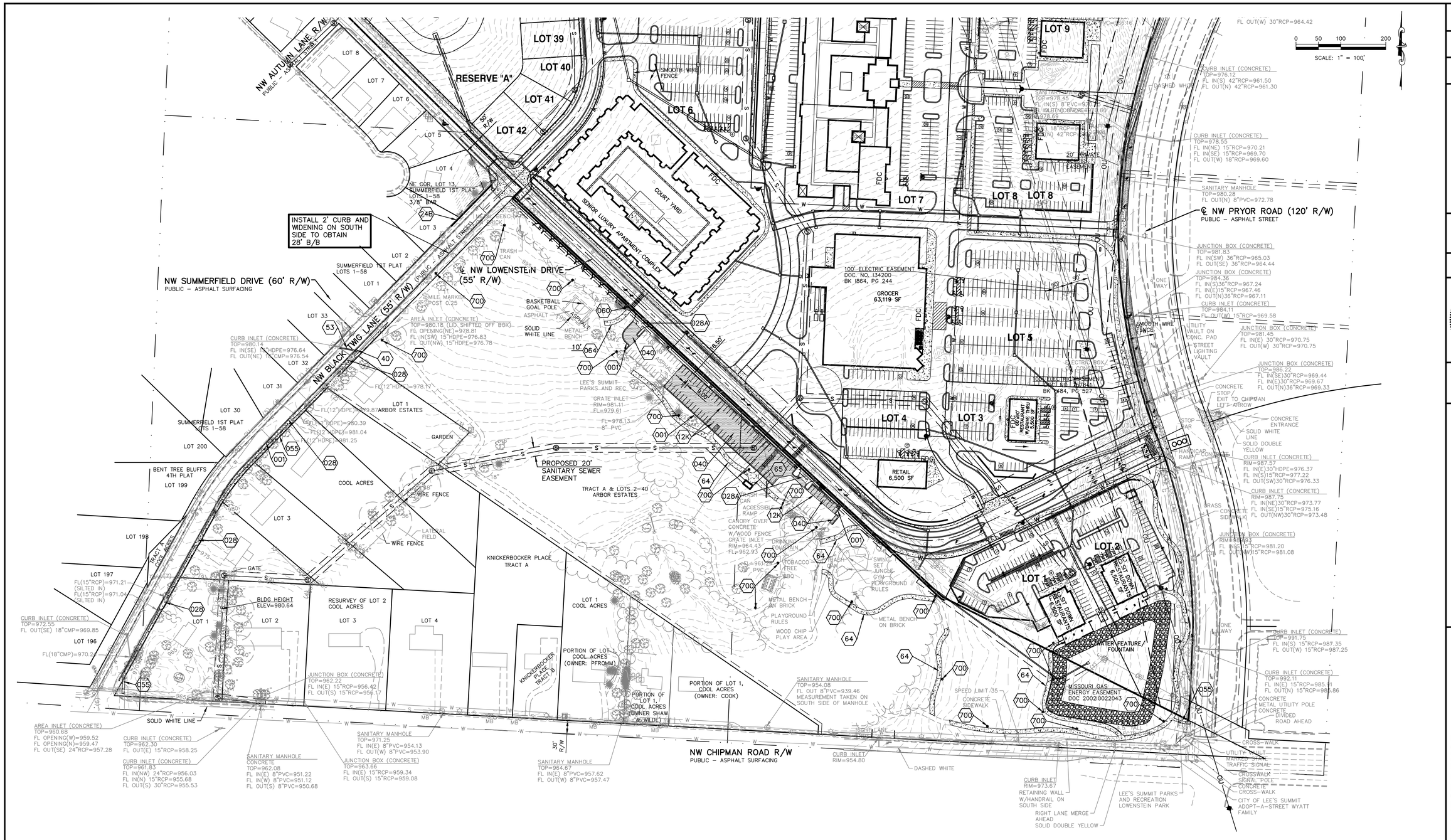
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LOWENSTEIN DRIVE PLAN

PROJ. NO.	A14_7067–1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067–1PSDP_STPP
SHEET	C–11
REV	1



NOTES:

001	2' CONCRETE CURB AND GUTTER
12K	WHITE PARKING LOT STRIPING (SHERWIN–WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
24B	RETAINING WALL
028	DRIVE ENTRANCE
028A	COMMERCIAL ENTRANCE DRIVE
040	ASPHALT PAVEMENT
40	CURB INLET
53	STORM SEWER PIPE
055	5' CONCRETE SIDEWALK
060	ACCESSIBLE RAMPS
64	10' WIDE WALKING TRAIL
65	RESTROOM BUILDING
700	LIGHT POLE BASE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	7–2–18	REVISED PER CLIENT REQUEST	LDO	JT	LDO
0	6–20–18	INITIAL ISSUE	LDO	JT	LDO

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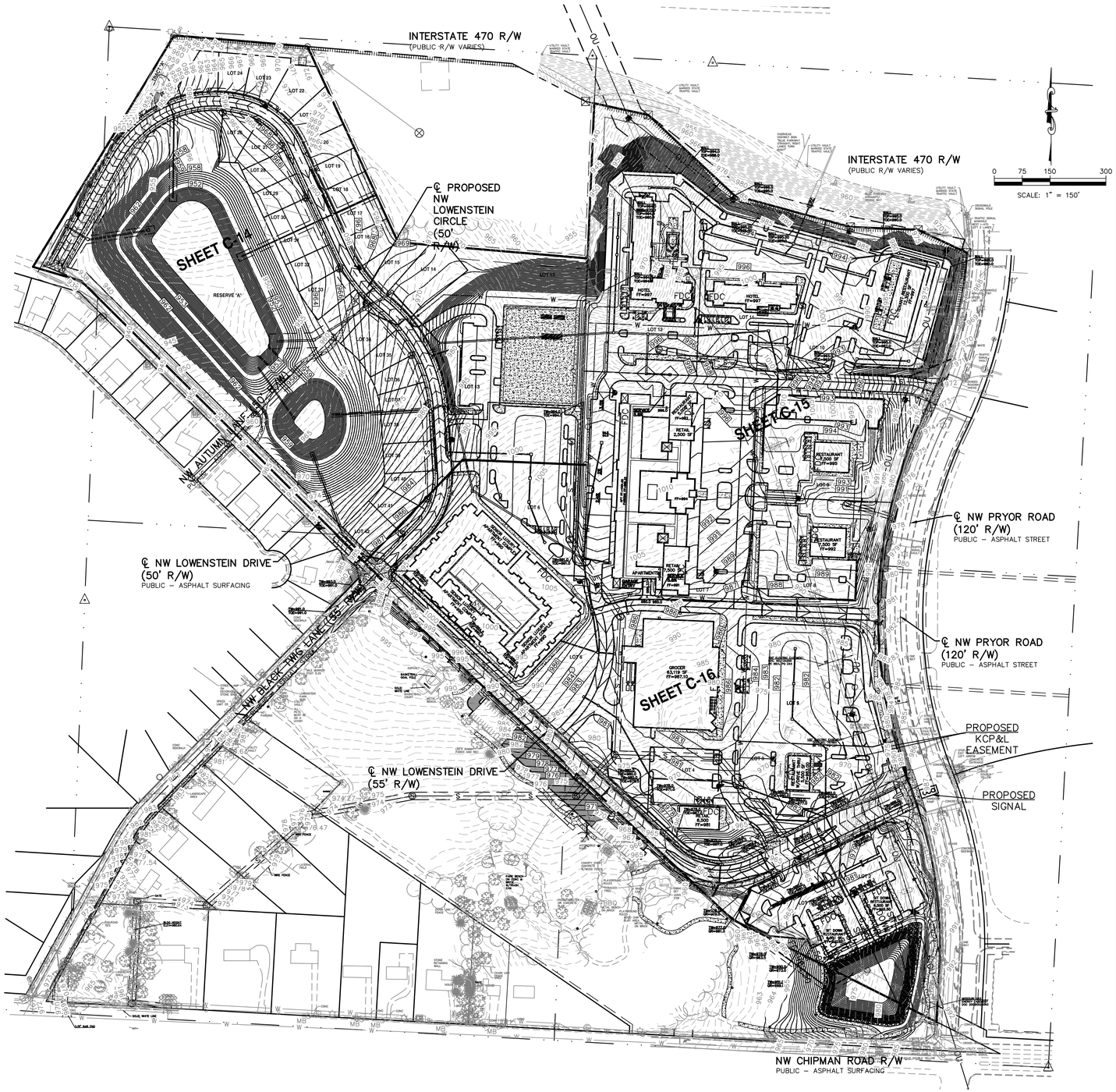
STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LOWENSTEIN PARK & NW BLACK TWIG LANE

PROJ. NO.	A14_7067–1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067–1PSDP_PARK
SHEET	C–12
REV	0



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 NW LOWENSTEIN DRIVE AT 90° BEND IN ROAD. ELEV=971.06

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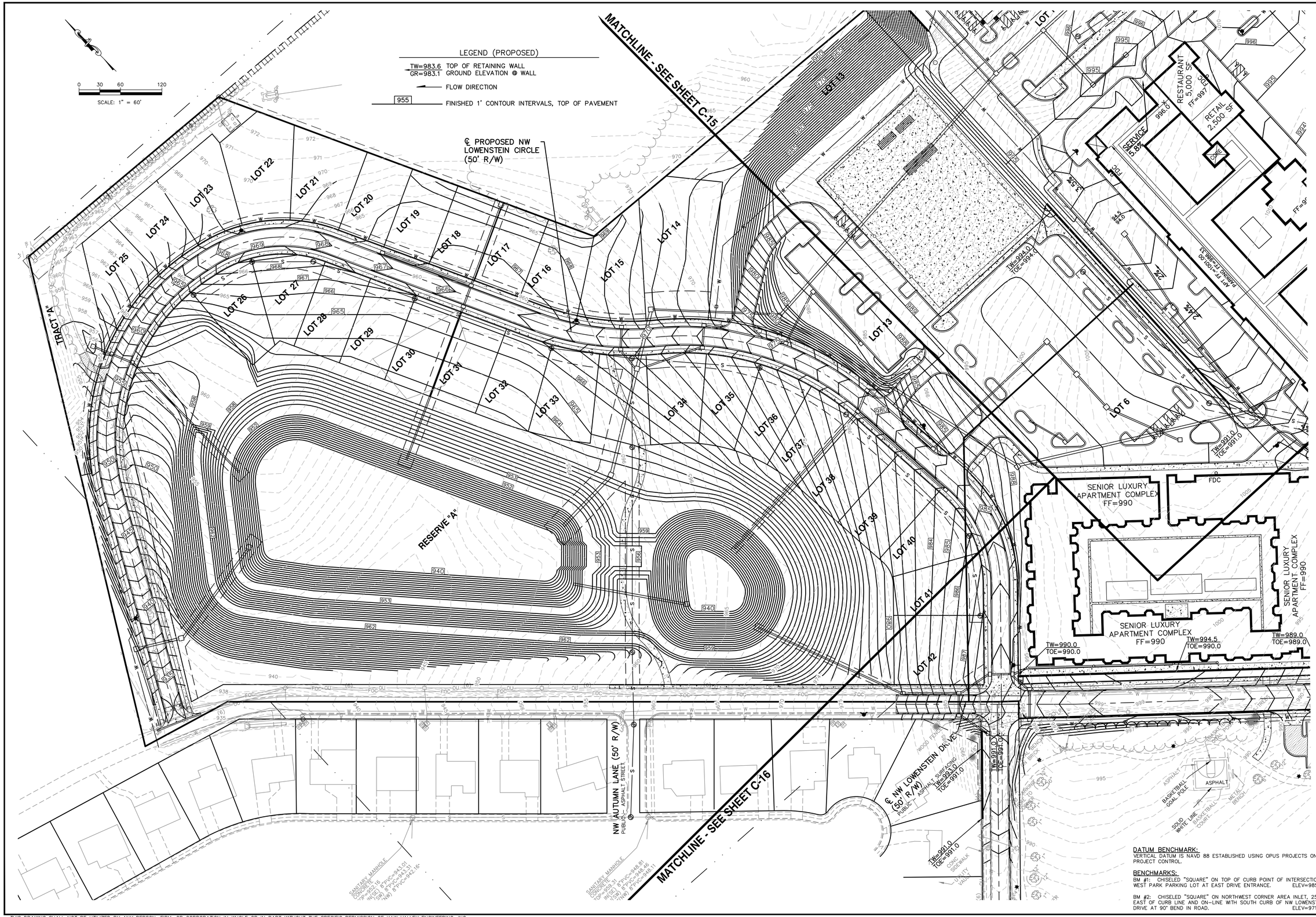
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
OVERALL GRADING PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_GP
SHEET	C-13
REV	1



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 NW LOWENSTEIN DRIVE AT 90° BEND IN ROAD. ELEV=971.06

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
8-9-18
REGISTERED PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 1304
JOPLIN, MISSOURI 64801 | KANSAS 66441
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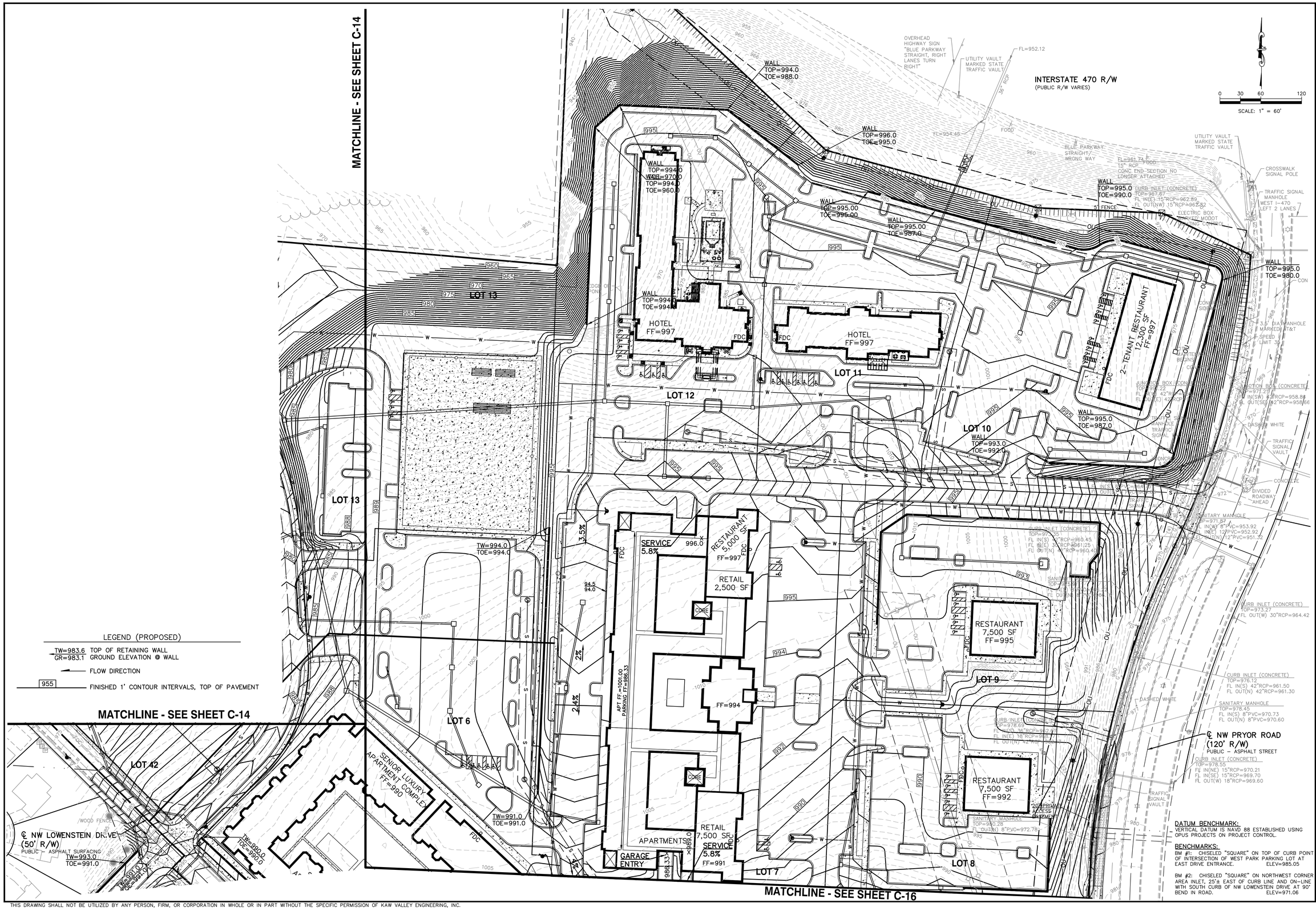
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_GP
SHEET	C-14
REV	1



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

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REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
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E-21726
8-9-18
REGISTERED PROFESSIONAL ENGINEER

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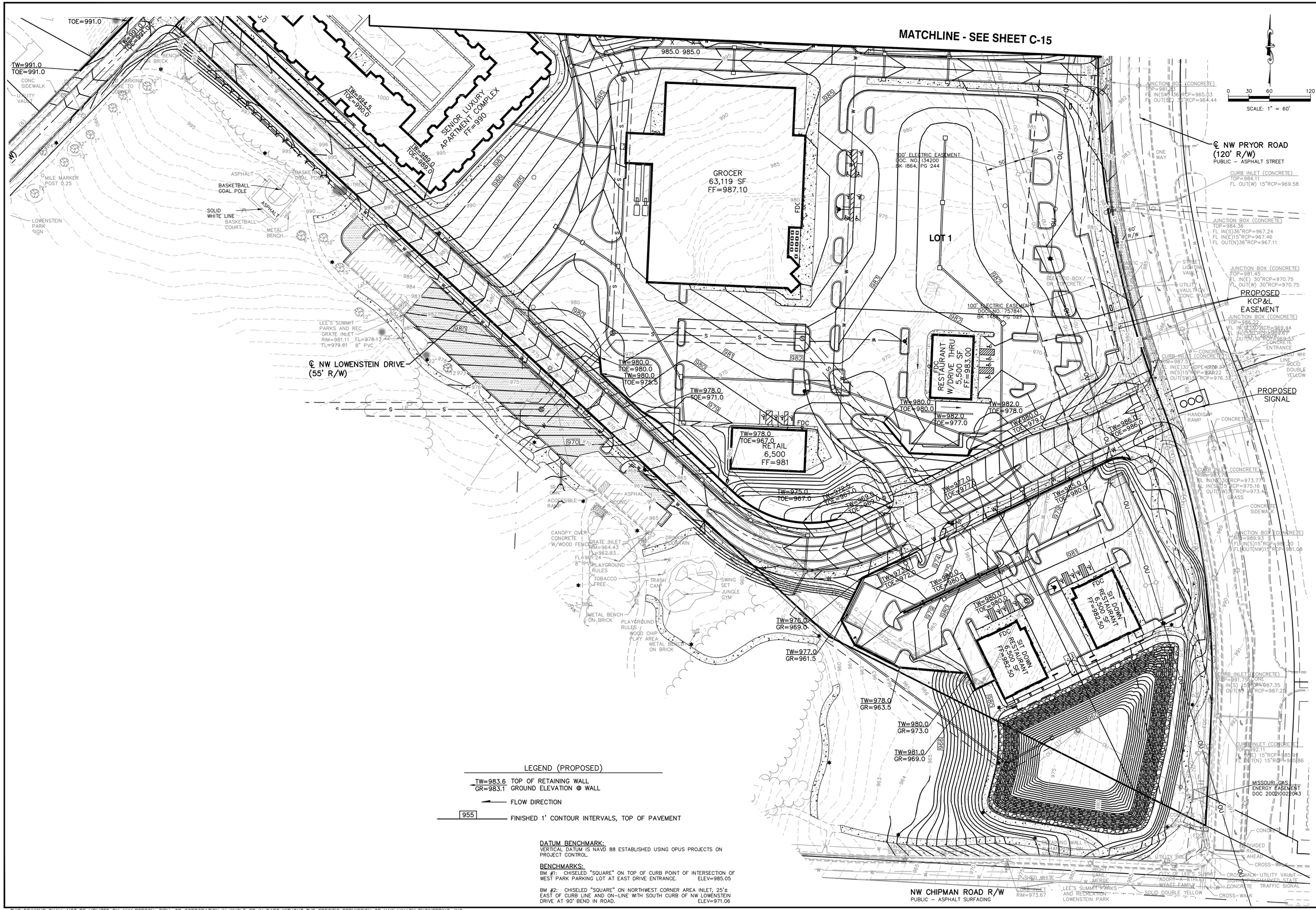
EXPIRES 12/31/18

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO.	A14_7067-1	
DESIGNER	DRAWN BY	
LDO	JT	
CFN		
7067-1PSDP_GP		
SHEET	REV	
C-15	1	



REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
8-9-18
REGISTERED PROFESSIONAL ENGINEER

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MO # 021726

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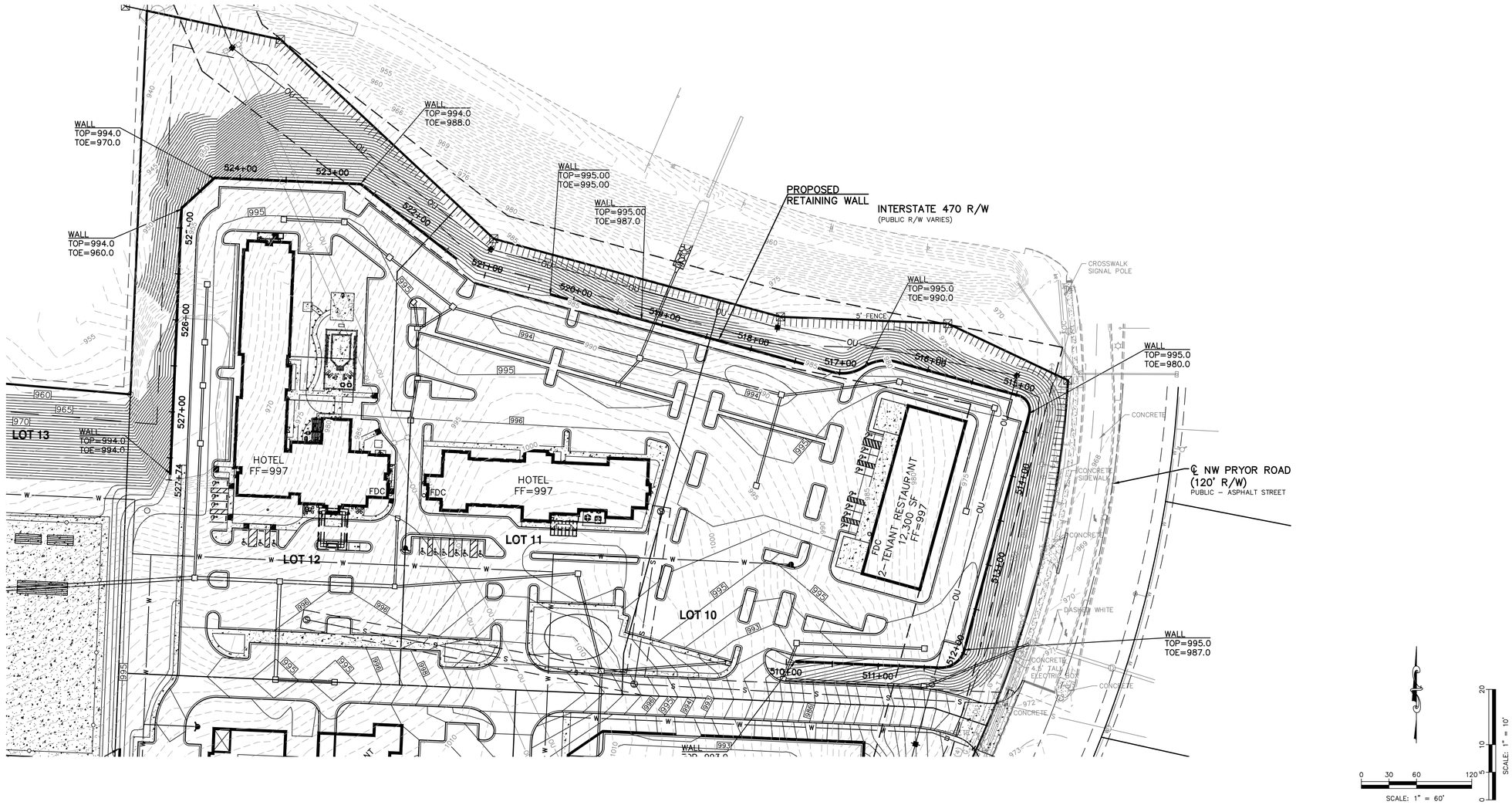
EXPIRES 12/31/18

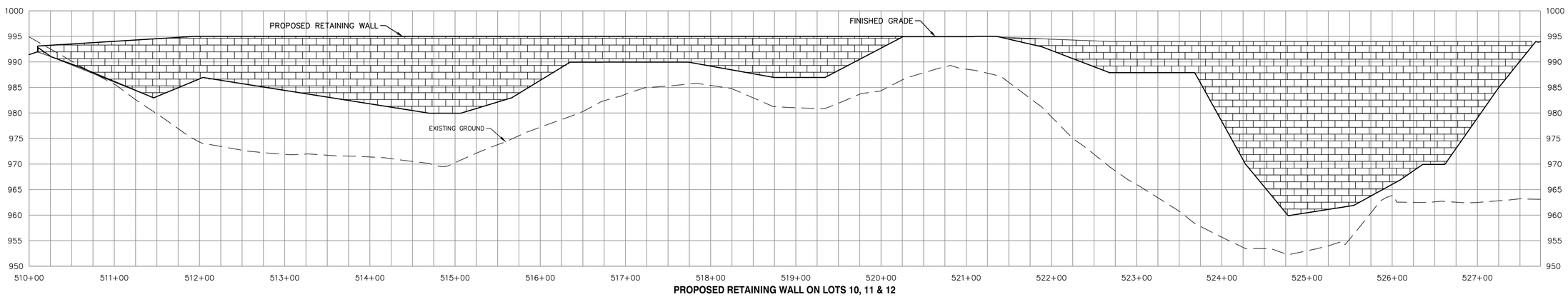
STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_GP
SHEET	C-16
REV	1





PROPOSED RETAINING WALL ON LOTS 10, 11 & 12

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
PROFESSIONAL ENGINEER
8-9-18

LEON D. OSBOURN
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MO # 021726

2319 N. JACKSON | P.O. BOX 1304
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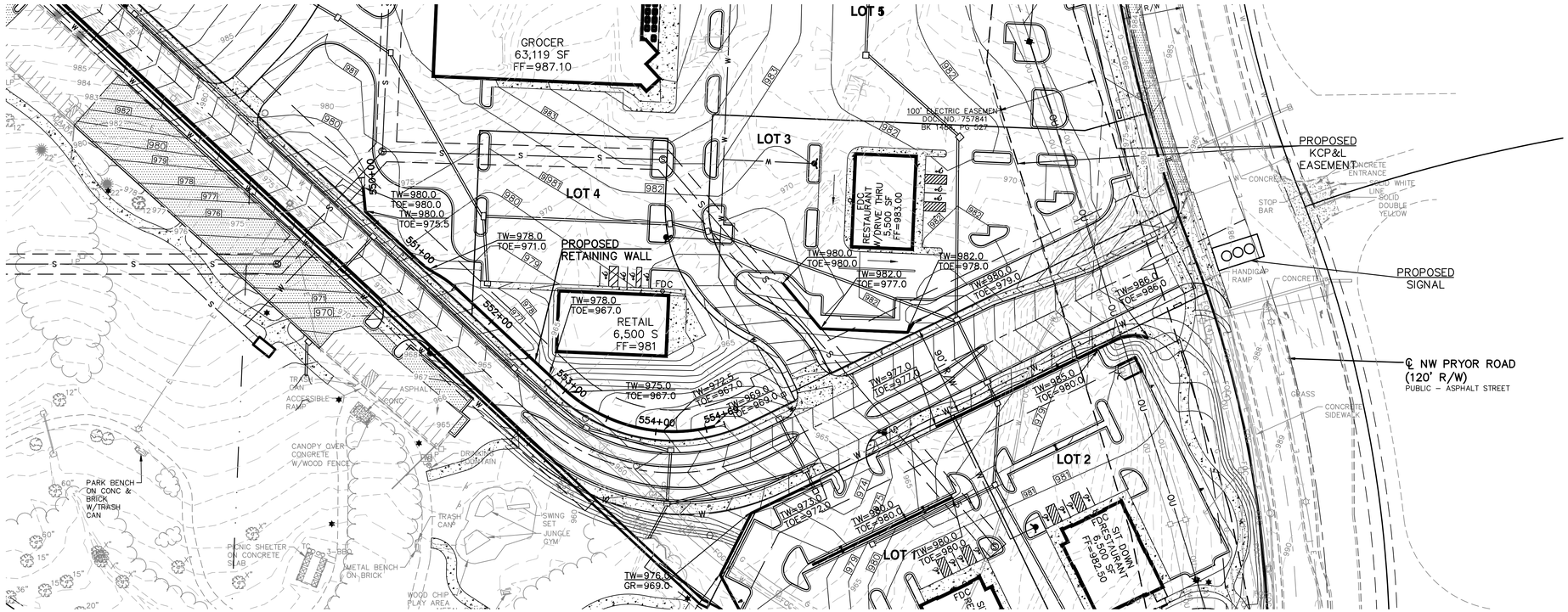
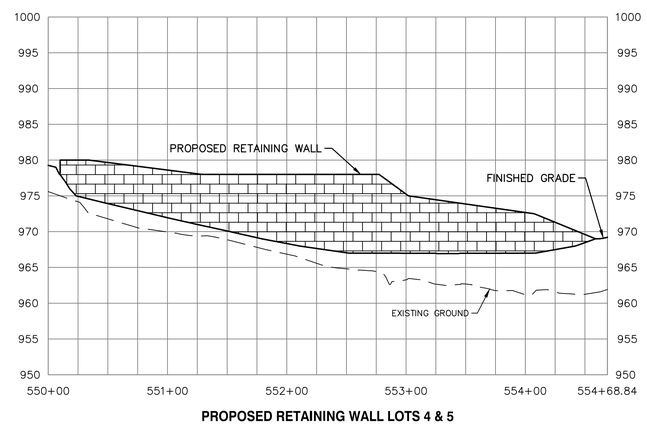
STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
PROPOSED RETAINING WALL PROFILE ON LOTS 10, 11 & 12

PROJ. NO.	
A14_7067-1	
DESIGNER: LDO	DRAWN BY: JT
CFN: 7067-1PSDP_RWALLPP	
SHEET: C-16A	REV: 1





PROPOSED RETAINING WALL LOTS 4 & 5

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
PROFESSIONAL ENGINEER
8-9-18

LEON D. OSBOURN
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MO # 021726

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KAW VALLEY ENGINEERING

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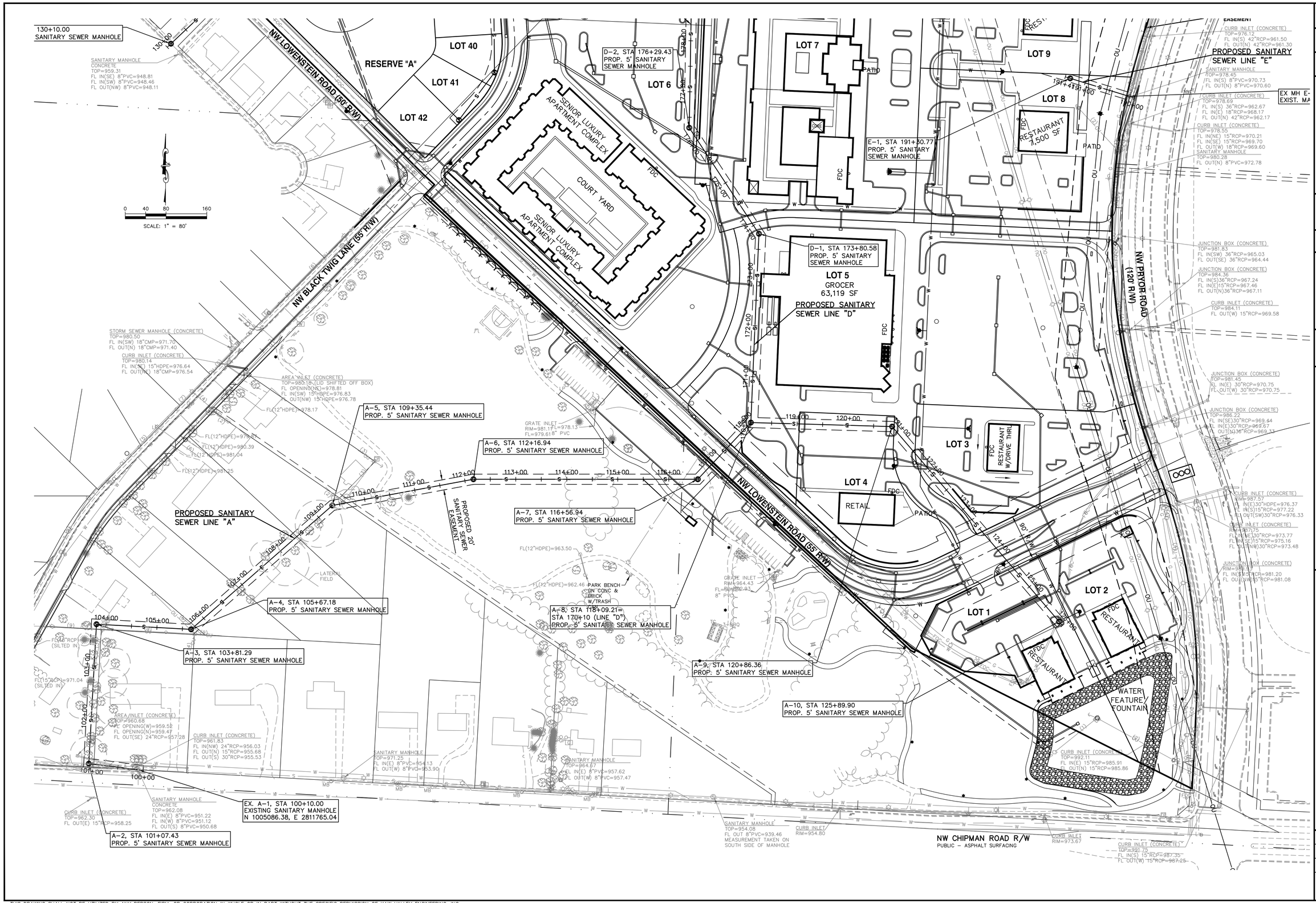
EXPIRES 12/31/18

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

PRELIMINARY DEVELOPMENT PLAN
PROPOSED RETAINING WALL PROFILE ON LOTS 4 & 5

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_RWALLPP
SHEET	C-16B
REV	1



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

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
REGISTERED PROFESSIONAL ENGINEER

LEON D. OSBOURN
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KAW VALLEY ENGINEERING

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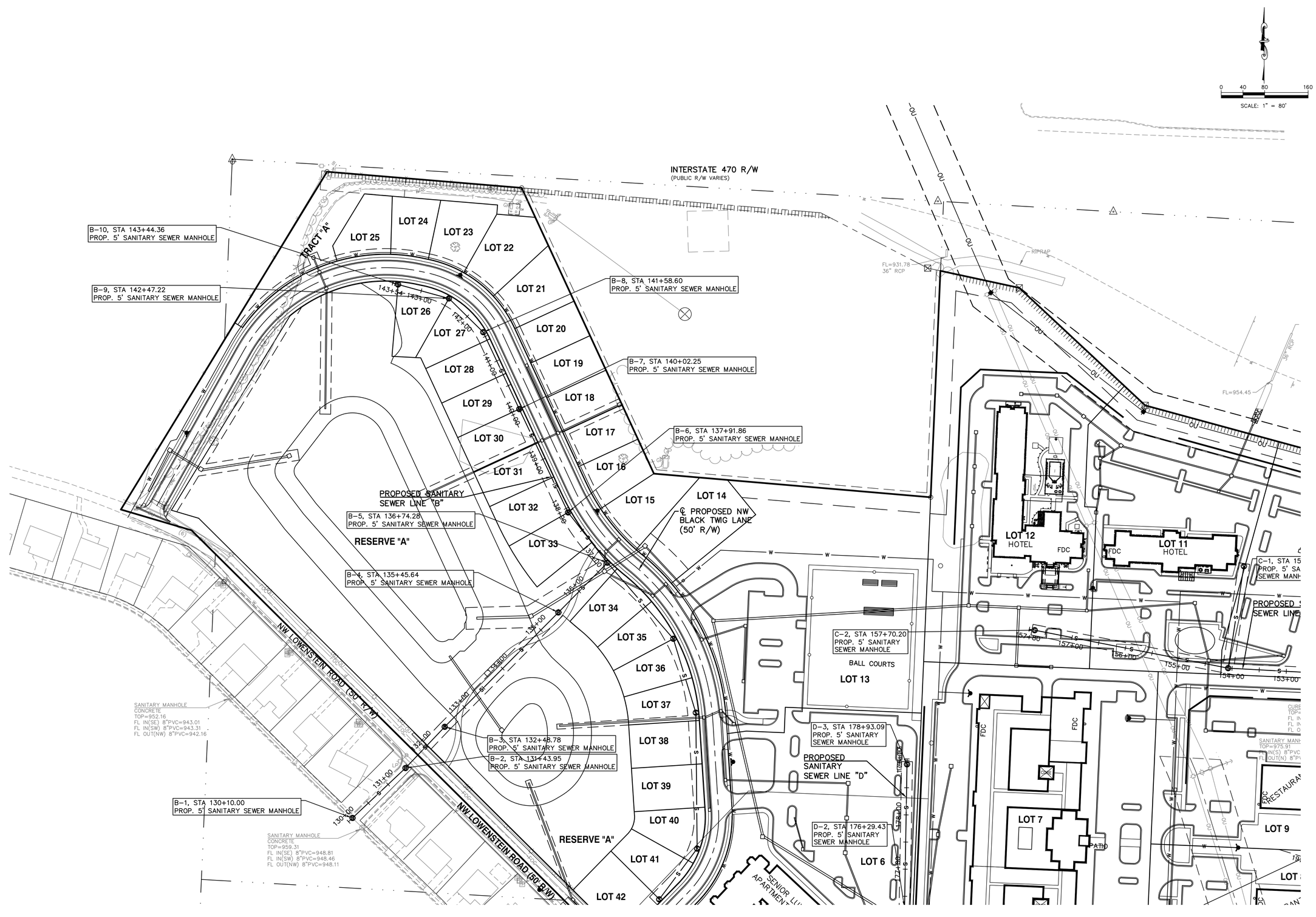
EXPIRES 12/31/18

STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
SANITARY SEWER LINE "A" PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_SPP
SHEET	C-17
REV	0



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

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
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KAW VALLEY ENGINEERING
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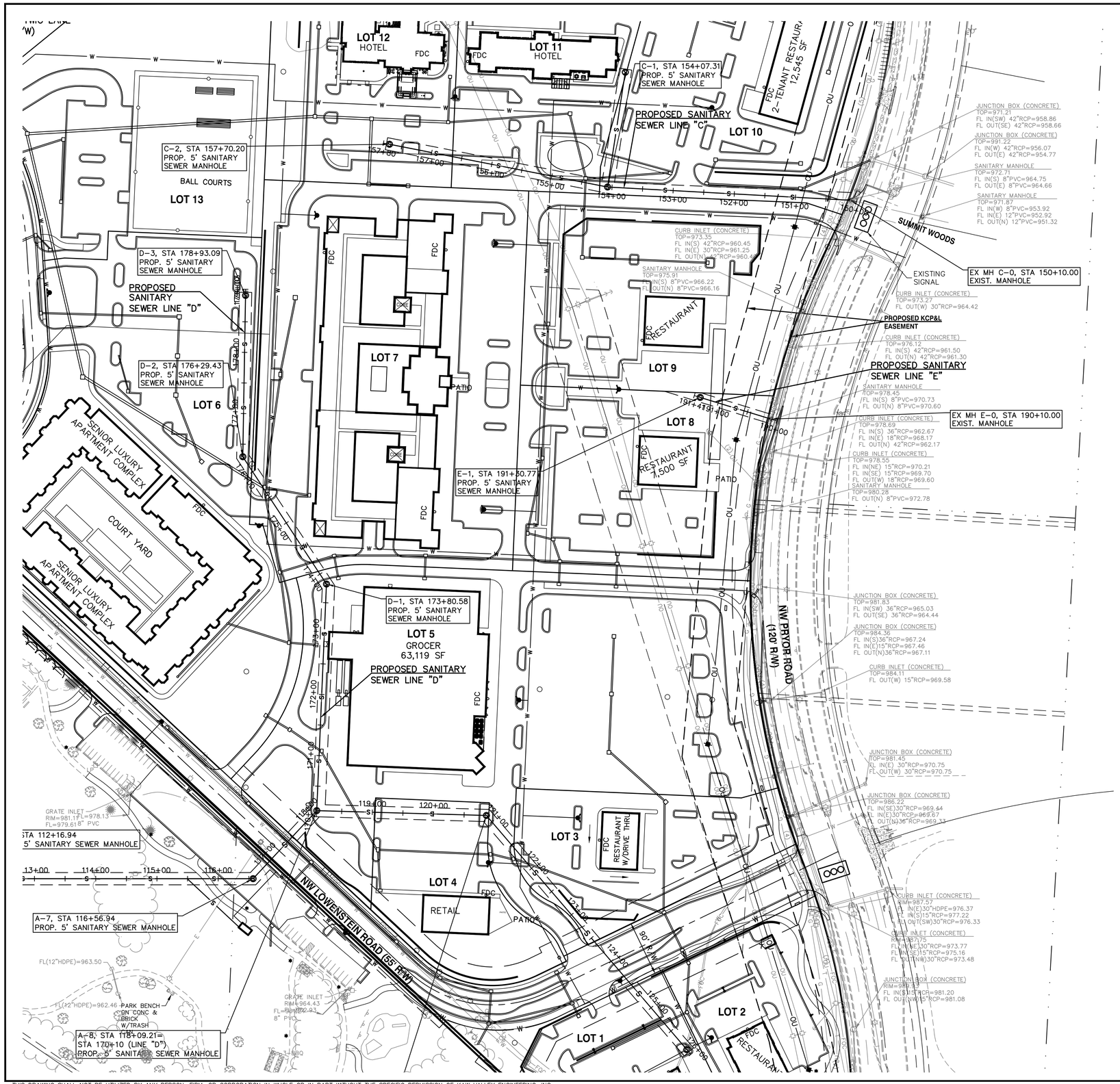
STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW 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	7067-1PSDP_SPP
SHEET	C-18
REV	0



0 40 80 160
SCALE: 1" = 80'

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
8-9-18
REGISTERED PROFESSIONAL ENGINEER

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KAW VALLEY ENGINEERING

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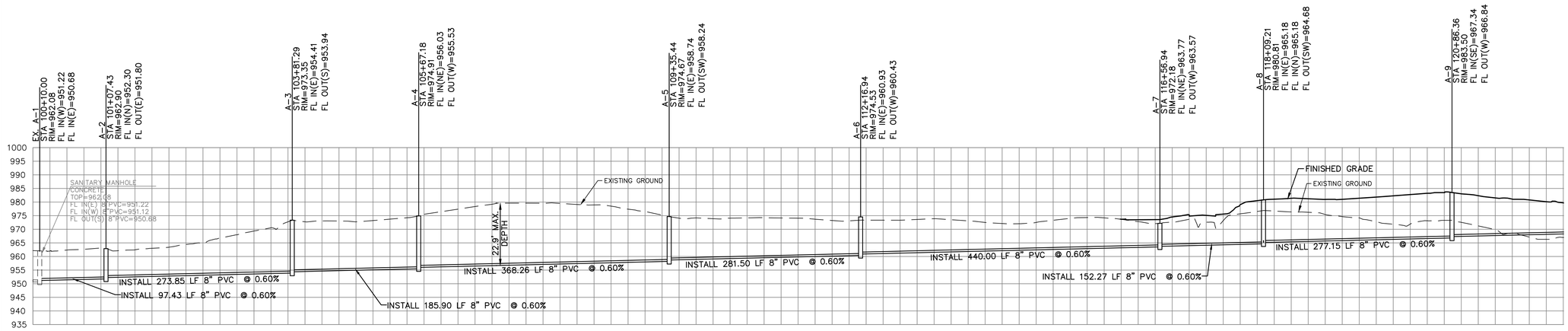
EXPIRES 12/31/18

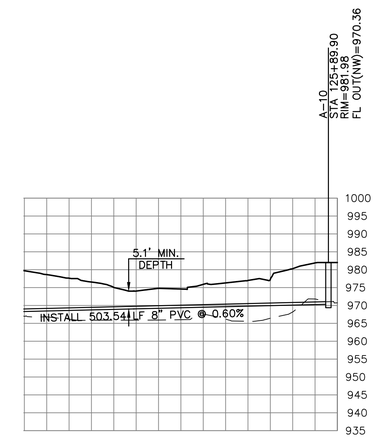
STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

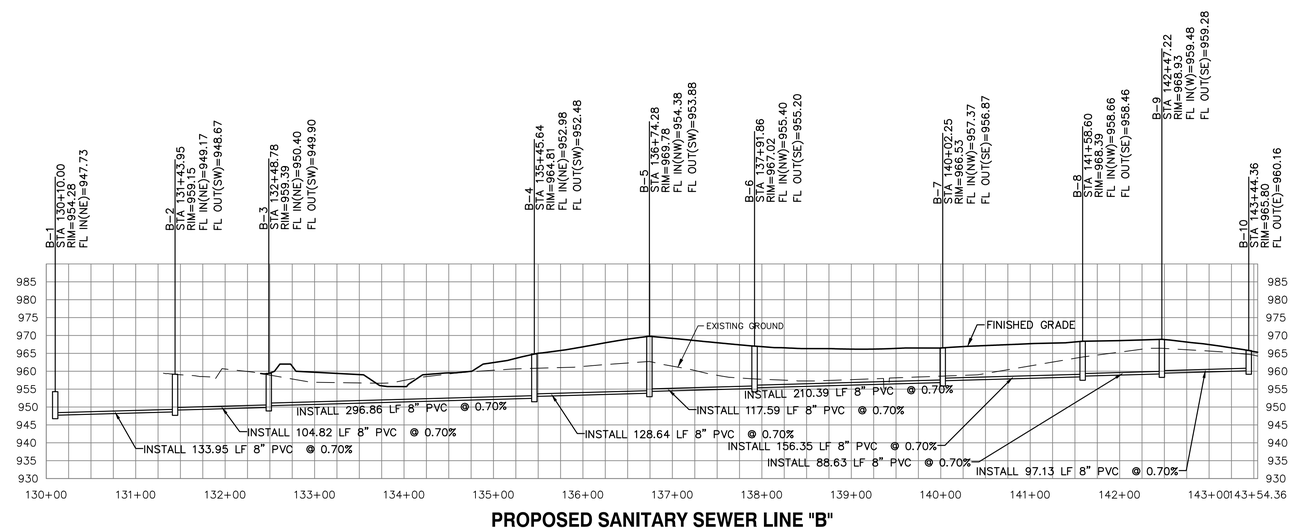
PRELIMINARY DEVELOPMENT PLAN
SANITARY SEWER LINE "C", "D", & "E" PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_SPP
SHEET	C-18A
REV	



PROPOSED SANITARY SEWER LINE "A"





PROPOSED SANITARY SEWER LINE "B"

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

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
REGISTERED PROFESSIONAL ENGINEER

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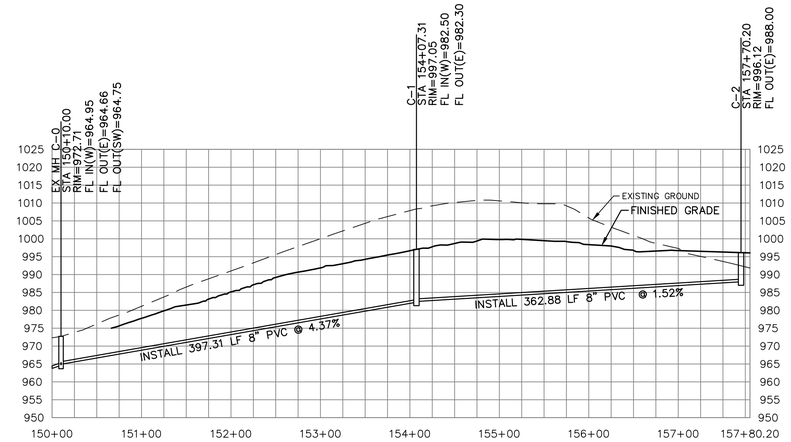
EXPIRES 12/31/18

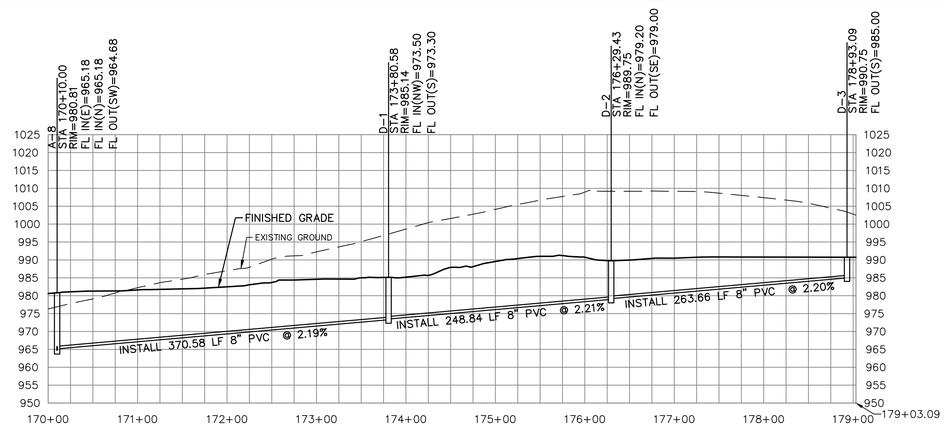
STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

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

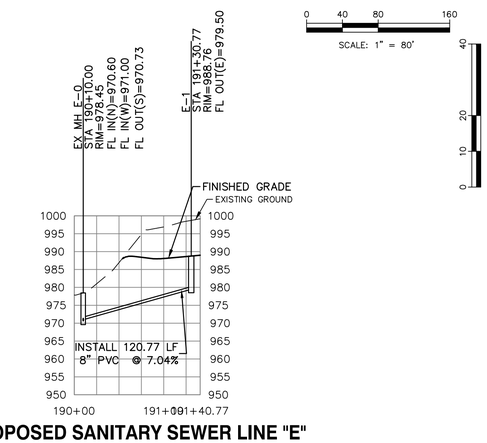
PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_SPP
SHEET	C-19
REV	0



PROPOSED SANITARY SEWER LINE "C"



PROPOSED SANITARY SEWER LINE "D"



PROPOSED SANITARY SEWER LINE "E"

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
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NUMBER
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REGISTERED PROFESSIONAL ENGINEER

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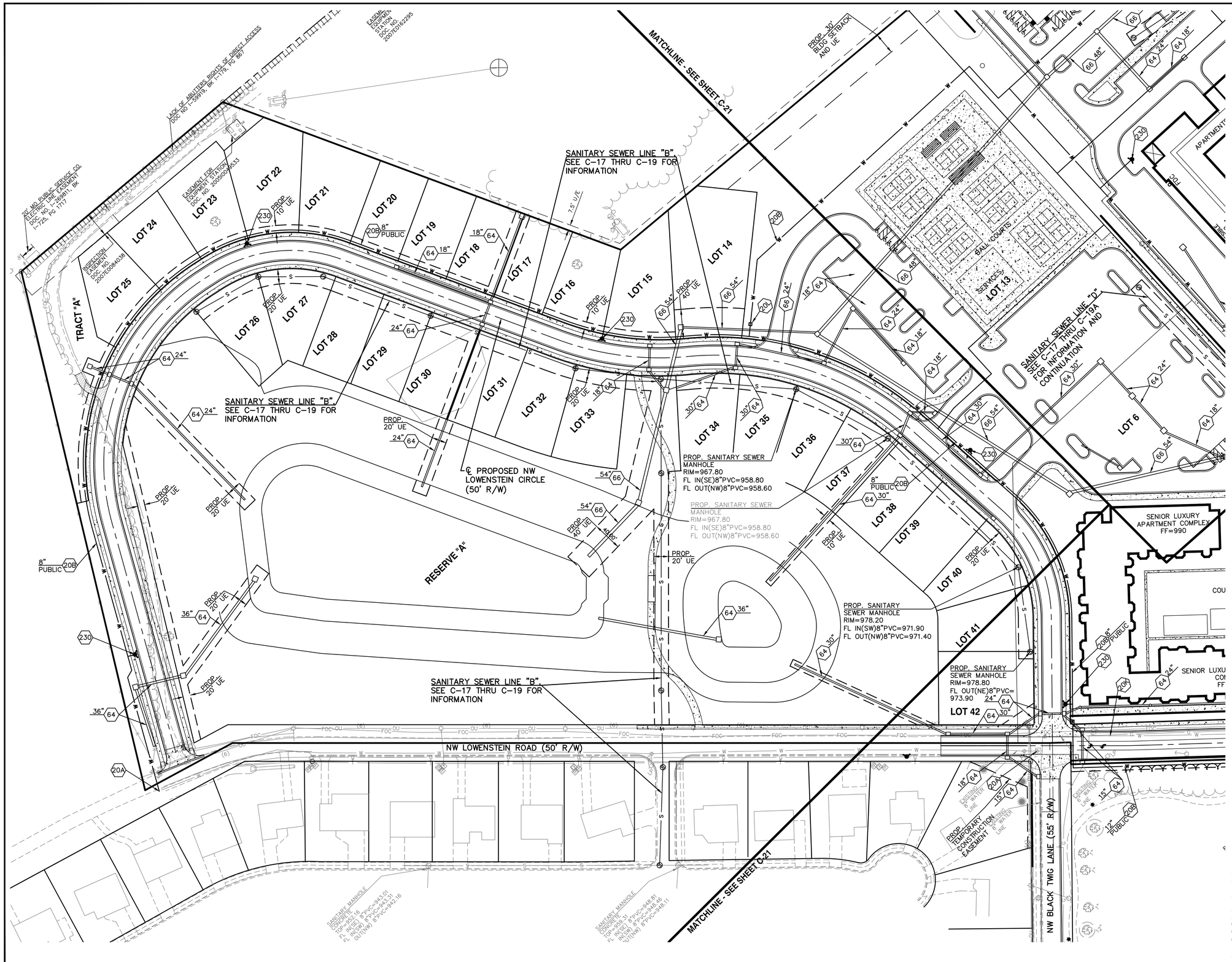
EXPIRES 12/31/18

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
SANITARY SEWER LINE "C", "D", & "E" PROFILES

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



NOTES:

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

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

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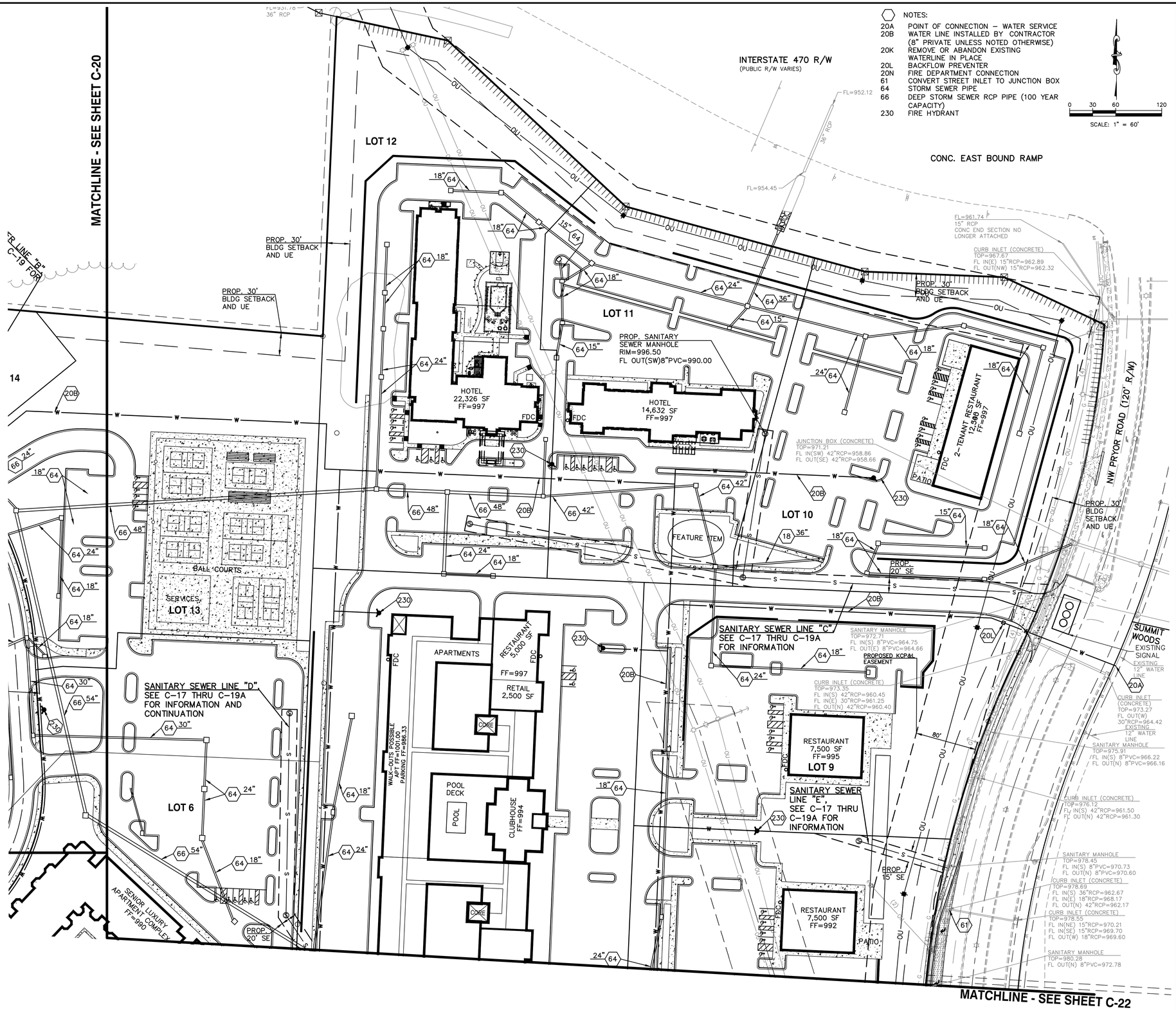
STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_UP
SHEET	C-20
REV	1



NOTES:

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

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
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REGISTERED PROFESSIONAL ENGINEER

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MO # 021726

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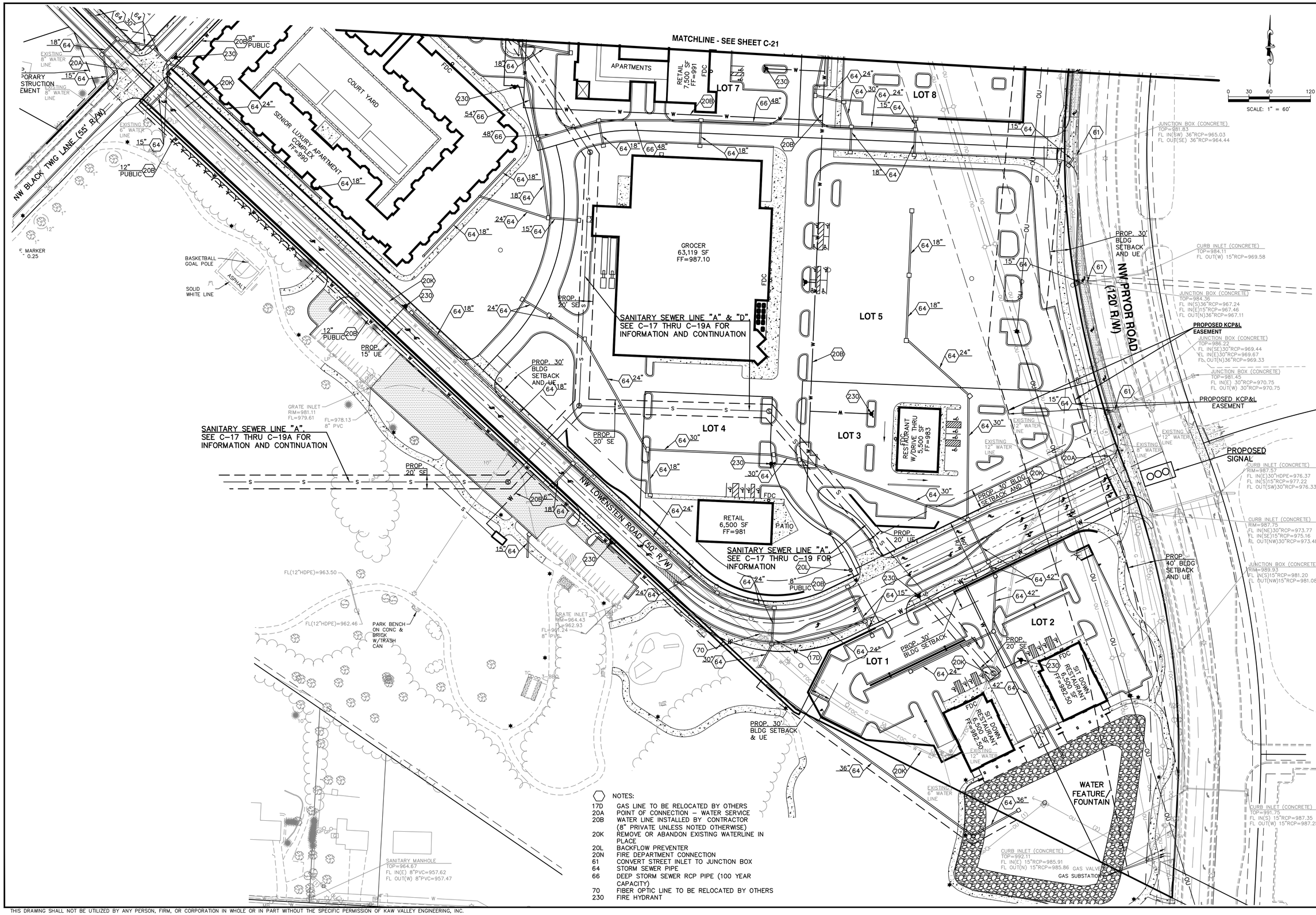
EXPIRES 12/31/18

STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_UP
SHEET	C-21
REV	1



NOTES:

17D	GAS LINE TO BE RELOCATED BY OTHERS
20A	POINT OF CONNECTION – WATER SERVICE
20B	WATER LINE INSTALLED BY CONTRACTOR (8" PRIVATE UNLESS NOTED OTHERWISE)
20K	REMOVE OR ABANDON EXISTING WATERLINE IN PLACE
20L	BACKFLOW PREVENTER
20N	FIRE DEPARTMENT CONNECTION
61	CONVERT STREET INLET TO JUNCTION BOX
64	STORM SEWER PIPE
66	DEEP STORM SEWER RCP PIPE (100 YEAR CAPACITY)
70	FIBER OPTIC LINE TO BE RELOCATED BY OTHERS
230	FIRE HYDRANT

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
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8-9-18

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STREETS OF WEST PRYOR

NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_UP
SHEET	C-22
REV	1