SUBSTITUTE BILL NO. 18-214 ORDINANCE NO. 8531

AN ORDINANCE APPROVING A REZONING FROM DISTRICT R-1 TO DISTRICT PMIX AND PRELIMINARY DEVELOPMENT PLAN LOCATED AT THE NORTHWEST CORNER OF NW PRYOR ROAD AND NW LOWENSTEIN DRIVE, PROPOSED THE STREETS OF WEST PRYOR IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2018-098 submitted by Drake Development, LLC requesting approval of a rezoning from District R-1 (Single-Family Residential) to PMIX (Planned Mixed Use) and preliminary development plan on land located at the northwest corner of NW Pryor Road and NW Lowenstein Drive was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and 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 consideration of the rezoning and preliminary development plan on November 8, 2018, and rendered a report to the City Council recommending that the rezoning and 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 December 4, 2018, and rendered a decision to approve the rezoning and preliminary development plan for said property.

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

SECTION 1. That the following property is hereby rezoned to District PMIX.

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.

SECTION 2. That a preliminary development plan which is referenced in Section 3 is hereby approved in District PMIX on the following described property:

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK I47 PAGE 36, ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 2001I0086408, ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK I68, 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-IOF-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.

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.

SECTION 3. Development on the property referenced in Section 2 shall be in accordance with the preliminary development plan that is date stamped October 19, 2018 and which is attached to this ordinance and incorporated herein by reference.

SECTION 4. That the following conditions of approval apply:

1. A modification shall be granted to the 20' parking lot setback from right-of-way, to allow a 4' parking lot setback along the northwest property lines of Lots 1 & 2, adjacent to NW Lowenstein Dr.
2. The development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated October 30, 2018.
3. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated October 30, 2018. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorder' Office.
4. The proposed monument and shopping center/character identification signs shall be approved as shown as part of the preliminary development plan, dated October 19, 2018.

5. The development shall be in accordance with the preliminary development plan, dated October 19, 2018. Development standards (e.g. setbacks, lot area, etc.) shall be as shown on the plan. The proposed lots, corresponding uses, and design standards shall be developed as listed in the following table:

Lot #	Proposed District/Use	Proposed Square Footage	Proposed Density or FAR	Proposed Setbacks	Height
1	Restaurant (Sit-Down)	6,500	0.15	Front:15 Side:10/0 Rear: 20	40' (4 stories)
2	Restaurant (Sit-Down)	6,500	0.09	"	"
3	Restaurant Drive-Thru or Retail	5,500	0.07	"	"
4	Medical Office	6,500	0.20	"	"
4A	Restaurant Drive-Thru Only	707	0.02	"	"
5	Grocery	63,119	0.20	"	"
6	Senior Living Apartments and Pickle Ball Courts	274,716	24.2	Front (adjacent to NW Lowenstein Dr. – 20", Front (adjacent to NW Black Twig Ln., 15' Rear: 20	60' (4 stories)
7	Apartments/Retail/Restaurant	264,600 apartment 10,000 retail 5,000 restaurant	36.2 unit/acre	Front:20' Side:10' Rear: 20'	"
8	Restaurant (Two-Tenants) or Retail	7,500	0.06 units/acre	Front:15 Side:10/0 Rear: 20	Height
9	Restaurant (Two-Tenants) or Retail	9,500	0.07	"	40' (3 stories)
10	Restaurant	7,500	0.07	"	"
10A	Restaurant (Sit-Down)	7,500	0.07	"	"
11	Restaurant (Sit-Down)	7,500	0.09	"	"

12	Hotel (105 rooms)	53,864	0.06	"	60' (4 stories)

6. The architectural character of the commercial buildings, including, but not limited to: retail, medical office, sit-down restaurant, and drive-thru restaurant, shall incorporate a variety of distinct building designs such as:
   A. A variation in length;
   B. A variation in the footprint of the building;
   C. A distinct variation in color and use of materials; or
   D. A distinct variation in building height and roof form.

7. Additional architectural elements shall be added to the proposed commercial buildings, to include, but not limited to:
   A. variations in roof form and parapet heights;
   B. pronounced recesses and projections;
   C. distinct changers in texture and color of wall surfaces; and
   D. vertical accents or focal points

SECTION 5. 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 6. 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 7. 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 8th day of January, 2019.

Mayor *William A.* Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 11th day of January, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

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

JUNE 2018

INDEX TO SHEETS:

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C-2	EXISTING CONDITIONS PLAN
C-3	EXISTING CONDITIONS PLAN
C-3A	REZONING MAP
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C-5	SITE PLAN
C-6	SITE PLAN
C-7	SITE PLAN
C-7A	FIRE DEPARTMENT PLAN
C-7B	PEDESTRIAN CONNECTION PLAN
C-8 THRU C-11	NW LOWENSTEIN DRIVE PLAN & PROFILE
C-12	LOWENSTEIN PARK & NW BLACK TWIG LANE IMPROVEMENT PLAN
C-13	OVERALL GRADING PLAN
C-14	GRADING PLAN
C-15	GRADING PLAN
C-16	GRADING PLAN
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C-18A	SANITARY SEWER LINE "C", "D", & "E" PLAN
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C-21	UTILITY PLAN
C-22	UTILITY PLAN
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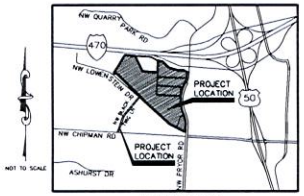
SL100	OVERALL PLAN
SL101-SL103	PHOTOMETRIC PLAN
SL200	LIGHTING FIXTURE SCHEDULE
SL201	FIXTURE CUT SHEETS
LANDSCAPING	
L 1.00	OVERALL LANDSCAPE PLAN
L 2.01-L 2.08	ENLARGED LANDSCAPE PLAN



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@ccdevec.com

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

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
NUMBER
021726
PROFESSIONAL ENGINEER

LEON D. OSBOURN
PROFESSIONAL ENGINEER

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MISSOURI ONE CALL SYSTEM, INC.

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REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

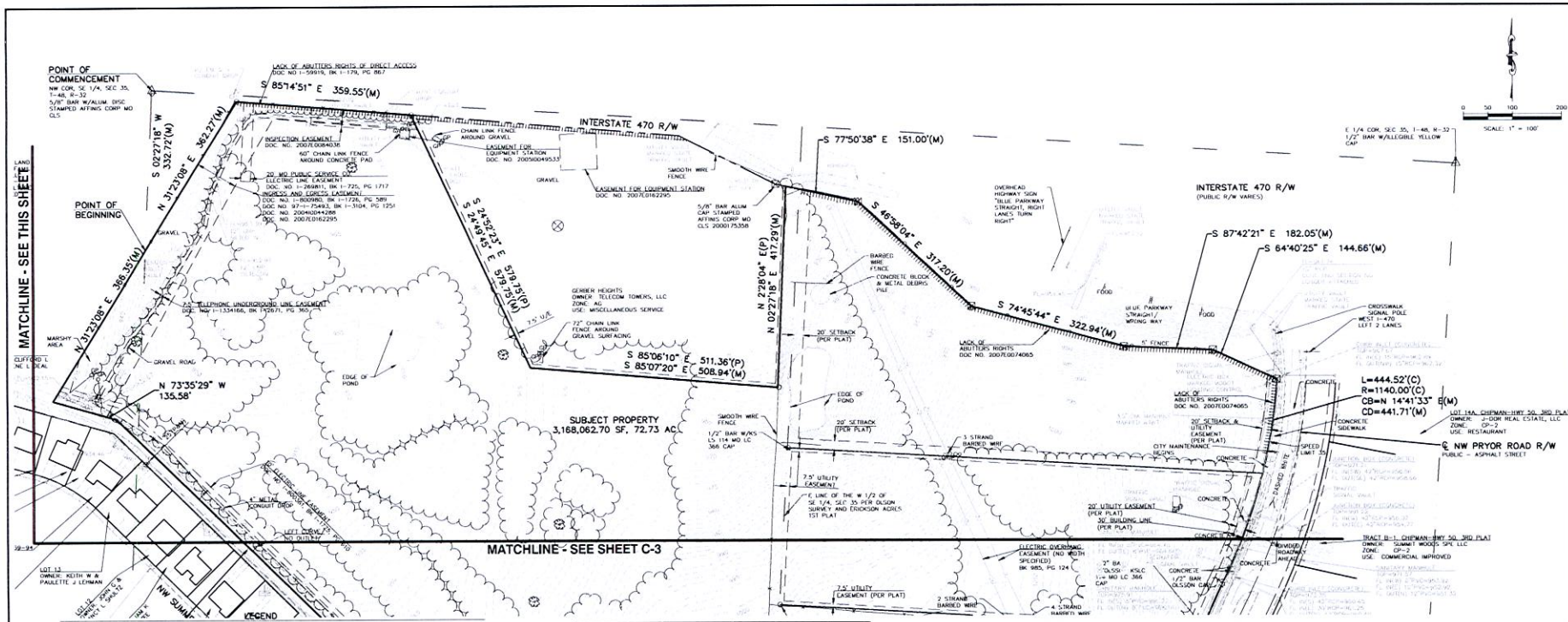
LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
Ph. (785) 762-5040 | FAX (785) 762-7744
ldo@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS. STATE CERTIFICATE OF AUTHORITY # E-00042
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 2



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 200100066468, 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:

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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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1	8-29-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-22-18	INITIAL ISSUE	LDO	JT	LDO

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY #2003042 EXPIRES 12/31/19
2319 N. JACKSON, P.O. BOX 1324 LEE'S SUMMIT, MISSOURI 64063
PH: (816) 524-5040 | FAX: (816) 524-7744
admin@kvengineering.com

STREETS OF WEST PRYOR
NWO 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 3

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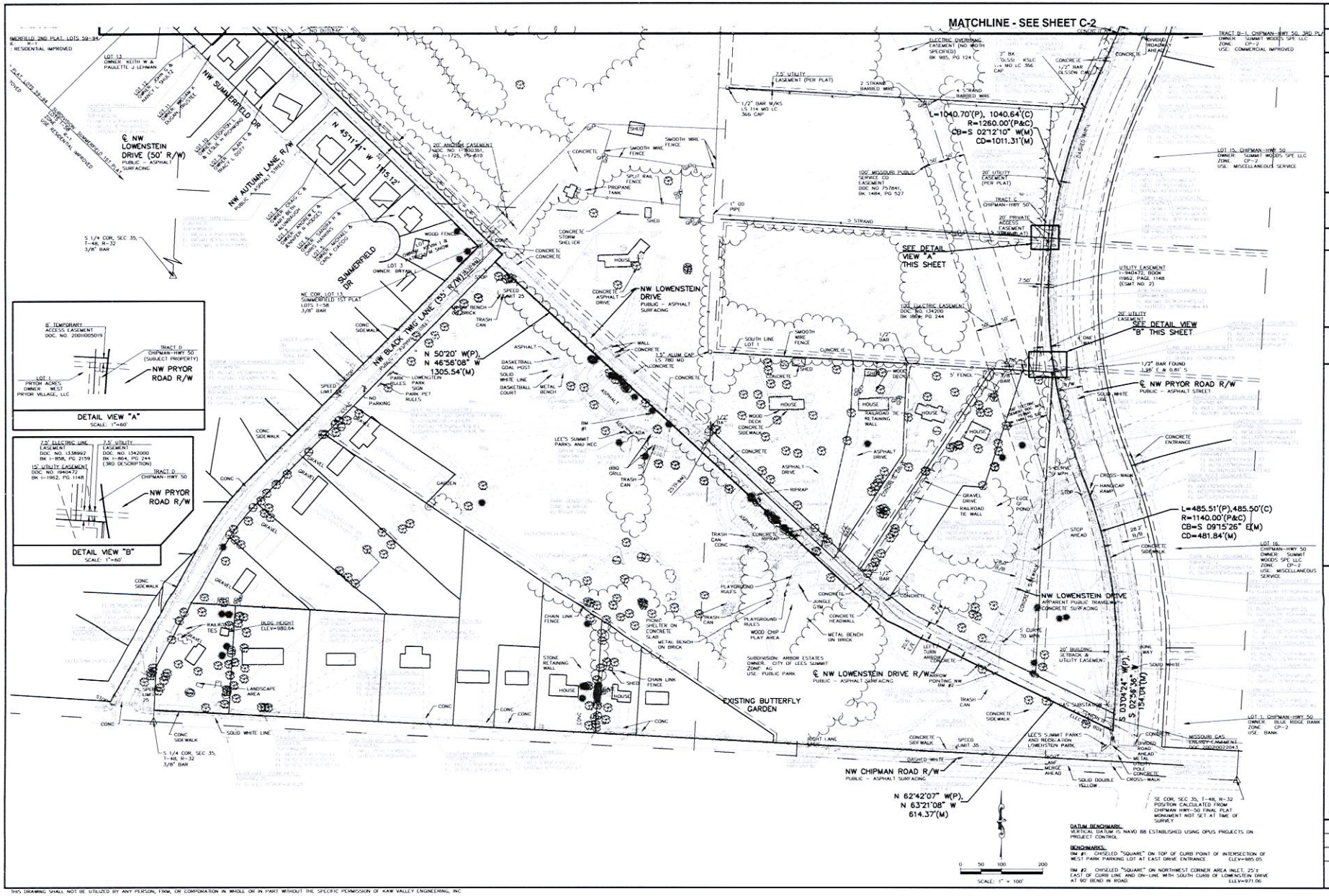

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER STATE CERTIFICATE OF AUTHORITY # 000042
EXPIRES 12/31/19

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
DFN 7067-1PSDP_EC
SHEET C-3 | REV 3

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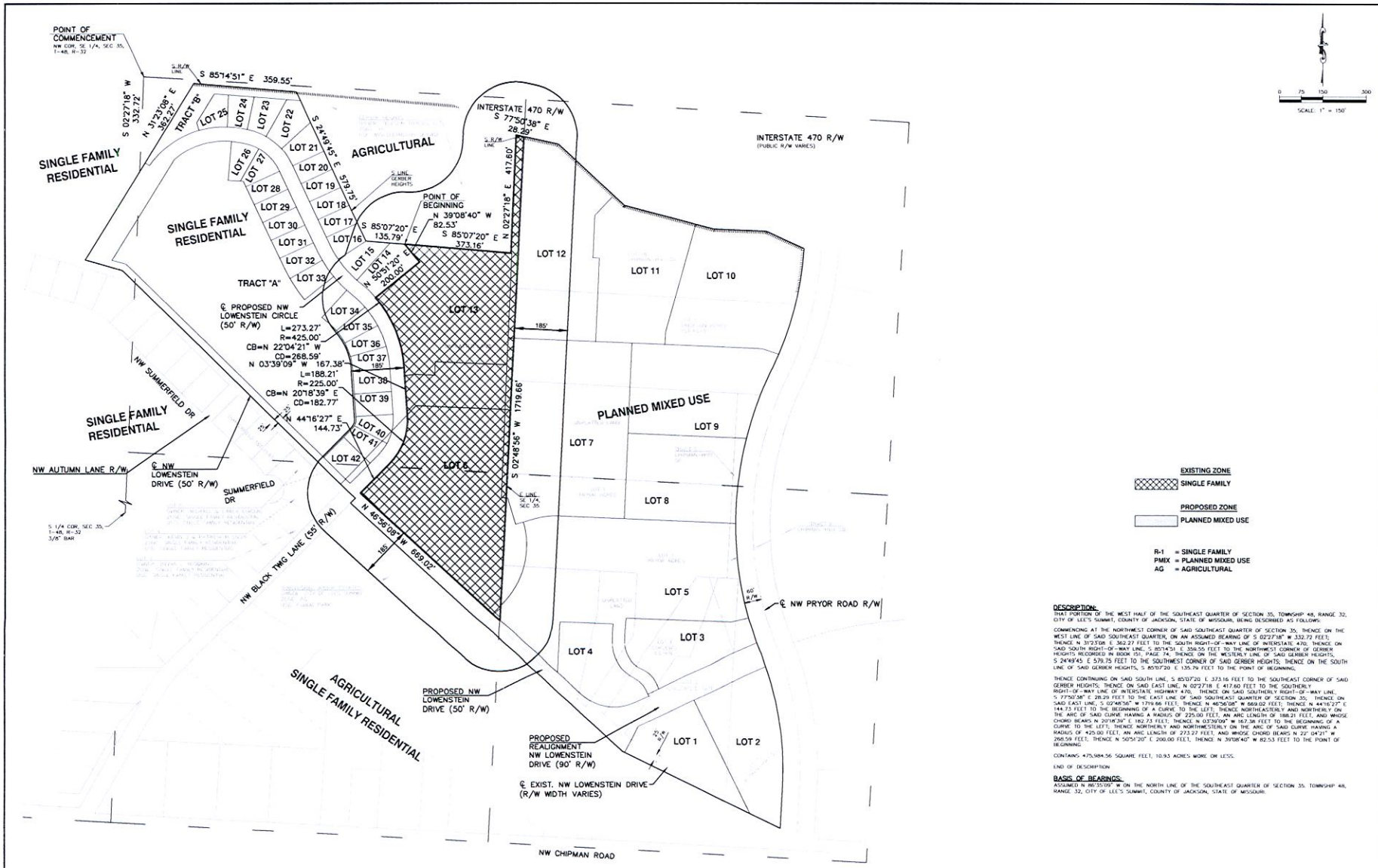

EXISTING ZONE

SINGLE FAMILY

PROPOSED ZONE

PLANNED MIXED USE

R-1 = SINGLE FAMILY
PMIX = PLANNED MIXED USE
AG = AGRICULTURAL

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 134, 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
2	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
1	9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER 021726
PROFESSIONAL ENGINEER
10/21/19

LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 1304
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KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER STATE CERTIFICATE OF AUTHORITY # 2000242
EXPIRES 12/31/19

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 2

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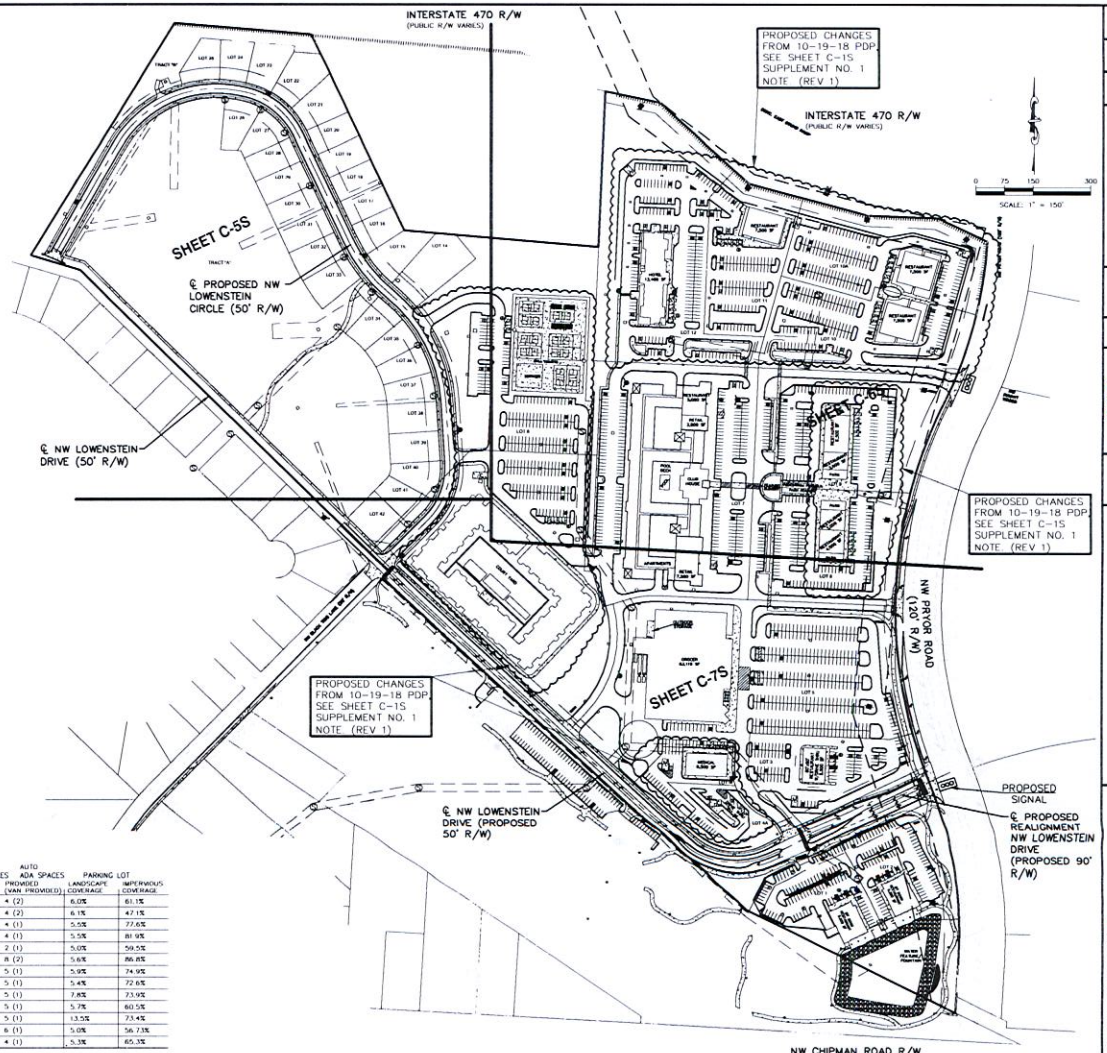

NOTES:

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 THRU 5, NW LOWENSTEIN CONSTRUCTION. SANITARY AND WATER ON LOTS 1 THRU 5 INCLUDING ASSOCIATED OFF-SITE SANITARY MAIN EXTENSIONS AND 12" WATER MAIN UPGRADE ON LOWENSTEIN, DETENTION PONDS IN TRACT "A" AND ON LOTS 1 & 2, AND STORM SEWER TRUNK LINE TO SERVE LOTS 1 THRU 5		
II	LOTS 10, 10A, 11 & 12		
III	LOTS 7, 8, & 9		
IV	LOT 6		
V	LOTS 14-42 & NW LOWENSTEIN CIRCLE		

SITE DATA / ORDINANCE REQUIREMENTS

LOT #	USE	LOT SF	LOT AC	FLOOR AREA SF (ENVELOPE)	FLOOR AREA RATIO (FAR)	# OF FLOORS	PARKING SPACES REQUIRED (a)	(b)	(c)	(d)	(e)	(f)	PARKING SPACES PROVIDED	AUTO ADA SPACES REQUIRED (VAN REQ'D)	AUTO ADA SPACES PROVIDED (VAN PROVIDED)	PARKING LOT LANDSCAPE COVERAGE	IMPERVIOUS COVERAGE
1	RESTAURANT (SIT-DOWN)	62,022	1.4	6,500	0.1048	1	–	91	–	–	–	–	92	4 (1)	4 (2)	6.0%	61.1%
2	RESTAURANT (SIT-DOWN)	71,216	1.6	6,500	0.0913	1	–	91	–	–	–	–	91	4 (1)	4 (2)	6.1%	47.1%
3	RESTAURANT W/DRIVE THRU	76,395	1.8	5,500	0.0720	1	–	77	–	–	–	–	79	4 (1)	4 (1)	5.5%	77.6%
# 4	MEDICAL	32,821	0.8	6,500	0.1980	1	–	–	–	33	–	–	38	2 (1)	4 (1)	5.5%	81.9%
# 4A	RESTAURANT DRIVE THRU ONLY	33,424	0.8	707	0.0212	1	–	–	–	–	–	7	17	1 (1)	2 (1)	5.0%	59.5%
5	GROCERY	311,868	7.2	63,119	0.1994	1	252	–	–	–	–	–	300	8 (1)	8 (2)	5.6%	86.8%
# 8	RESTAURANT (2 TENANTS)	119,922	2.8	7,500	0.0625	1	–	105	–	–	–	–	144	5 (1)	5 (1)	5.9%	74.9%
# 9	RESTAURANT (2 TENANTS)	145,710	3.3	9,500	0.0652	1	–	133	–	–	–	–	166	5 (1)	5 (1)	5.4%	72.6%
# 10	RESTAURANT	111,008	2.5	7,500	0.0676	1	–	105	–	–	–	–	131	5 (1)	5 (1)	7.8%	73.9%
# 10A	RESTAURANT (SIT-DOWN)	108,275	2.5	7,500	0.0693	1	–	105	–	–	–	–	134	5 (1)	5 (1)	5.7%	80.5%
# 11	RESTAURANT (SIT-DOWN)	81,134	1.9	7,500	0.0924	1	–	105	–	–	–	–	106	5 (1)	5 (1)	13.5%	73.4%
# 12	HOTEL (105 ROOMS) **	208,812	4.8	13,466	0.0645	4	–	–	158	–	–	–	173	6 (1)	6 (1)	5.0%	56.73%
# 6	BALL COURTS *	466,437	10.7	–	–		–	–	–	–	–	–	55	4 (1)	4 (1)	5.3%	65.3%
TOTAL				141,792 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
(e) MEDICAL: 5 / 1000 SF GFA
(f) RESTAURANT DRIVE THRU ONLY: 2 + 1 / EACH EMPLOYEE ON MAX SHIFT
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

# DENOTES PROPOSED CHANGES FROM 9-18-18 PDP, SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE.

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 ***	466,437	10.7	68,679	0.1472	165	24.2	4	–	–	–	170	186	5 (1)	5 (1)	5.3%	65.3%
7	APARTMENTS	268,862	6.2	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)	0.2600							495 (TOTAL LOT 7)				
14-42	SINGLE FAMILY RESIDENTIAL (R-1)	293,424 Δ 750,450 ΔΔ	6.7 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

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REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	10-19-18	REVISED PER CITY COMMENT	LDO	JT	WK
0	9-25-18	INITIAL ISSUE	LDO	JT	WK

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER 021726
PROFESSIONAL ENGINEER
10-19-18

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING
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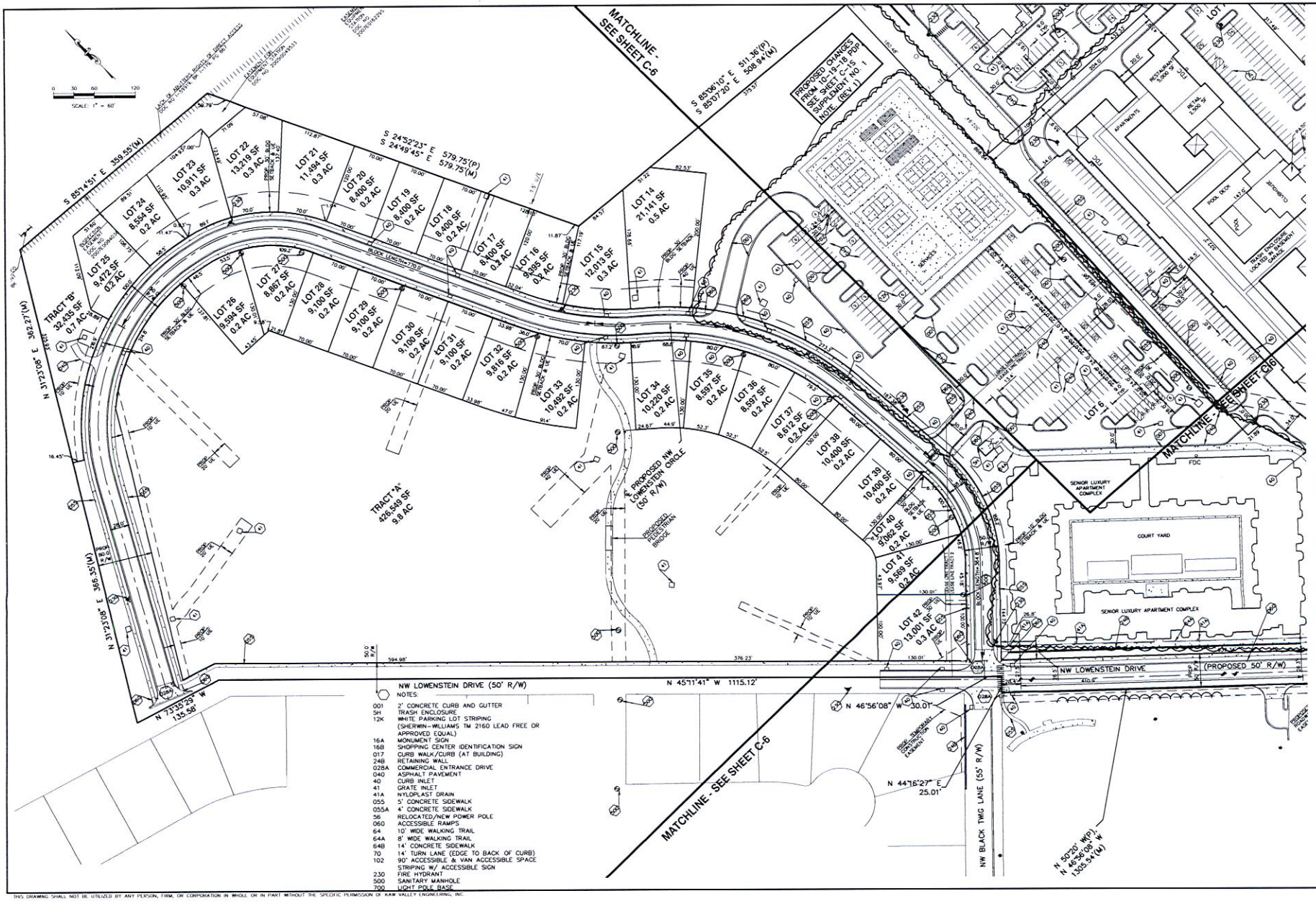
STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
OVERALL SITE PLAN - SUPPLEMENT NO. 1

PROJ. NO. A14_7067-1
DESIGNER LDO
DRAWN BY JT
CFN 7067-1PSP_SUP1_SP
SHEET C-4S
REV 1



NOTES:

001	2' CONCRETE CURB AND GUTTER
5H	TRASH ENCLOSURE
12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
16A	MONUMENT SIGN
16B	SHOPPING CENTER IDENTIFICATION SIGN
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
230	FIRE HYDRANT
500	SANITARY MANHOLE
700	LIGHT POLE BASE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	10-19-18	REVISED PER CITY COMMENT	LDO	JT	WH
0	9-25-18	INITIAL ISSUE	LDO	JT	WH

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER 021726
PROFESSIONAL ENGINEER
10-26-18

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
SITE PLAN - SUPPLEMENT NO. 1

PROJ. NO. A14_7067-1
DESIGNER LDO
DRAWN BY JT
CFN 7067-PSP SUP1_SP
SHEET C-5S
REV 1

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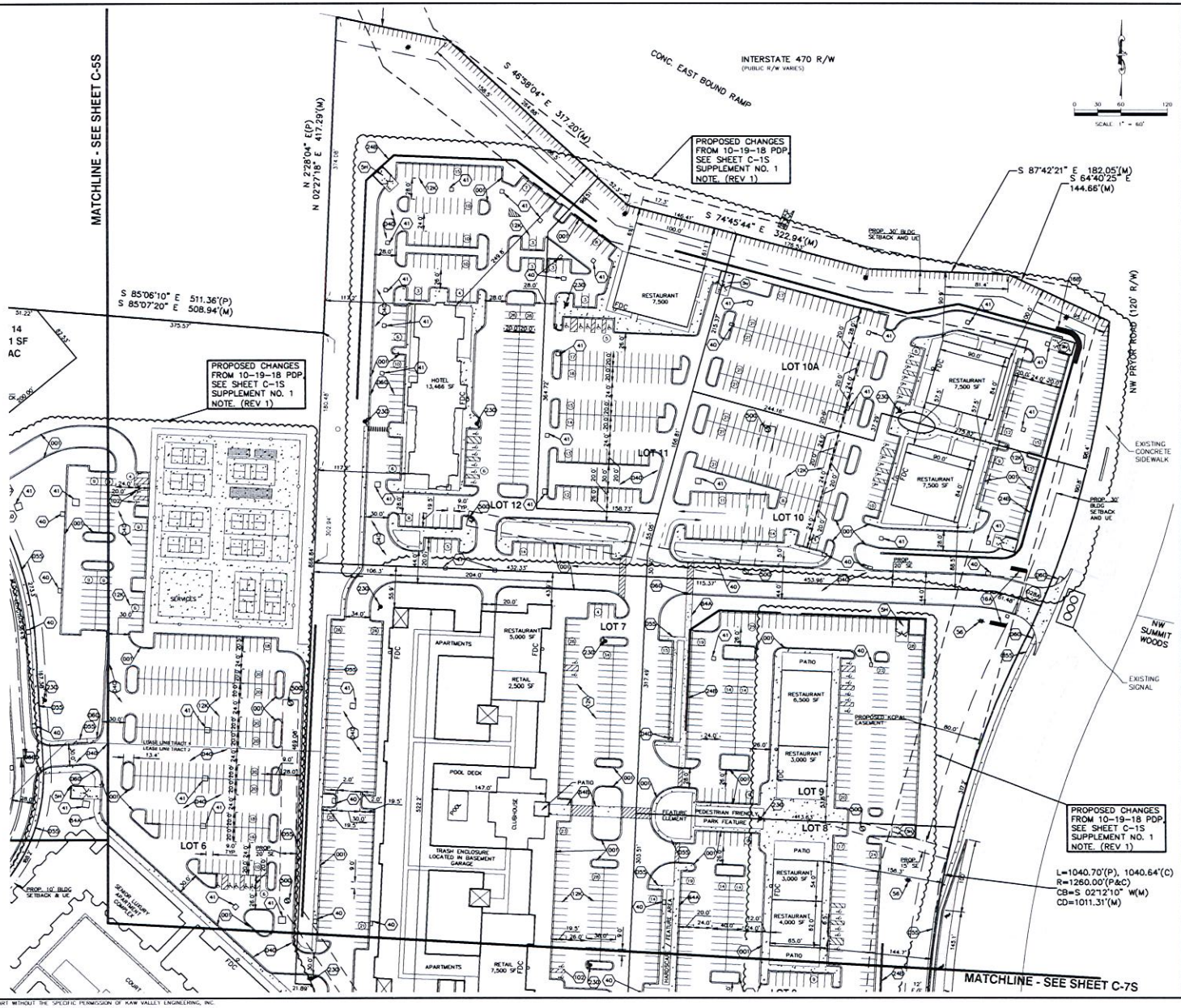

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12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
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56	RELOCATED/NEW POWER POLE
060	ACCESSIBLE RAMPS
64	10' WIDE WALKING TRAIL
64A	8' WIDE WALKING TRAIL
64B	14' CONCRETE SIDEWALK
70	14' TURN LANE (EDGE TO BACK OF CURB)
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING W/ ACCESSIBLE SIGN
230	FIRE HYDRANT
500	SANITARY MANHOLE
700	LIGHT POLE BASE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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0	9-25-18	INITIAL ISSUE	LDO	JT	WH

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
PE-2004000321
REGISTERED PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2004000321. EXPIRES 12/31/18

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN - SUPPLEMENT NO. 1

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-PSP_SUP1_SP
SHEET	C-6S
REV	1

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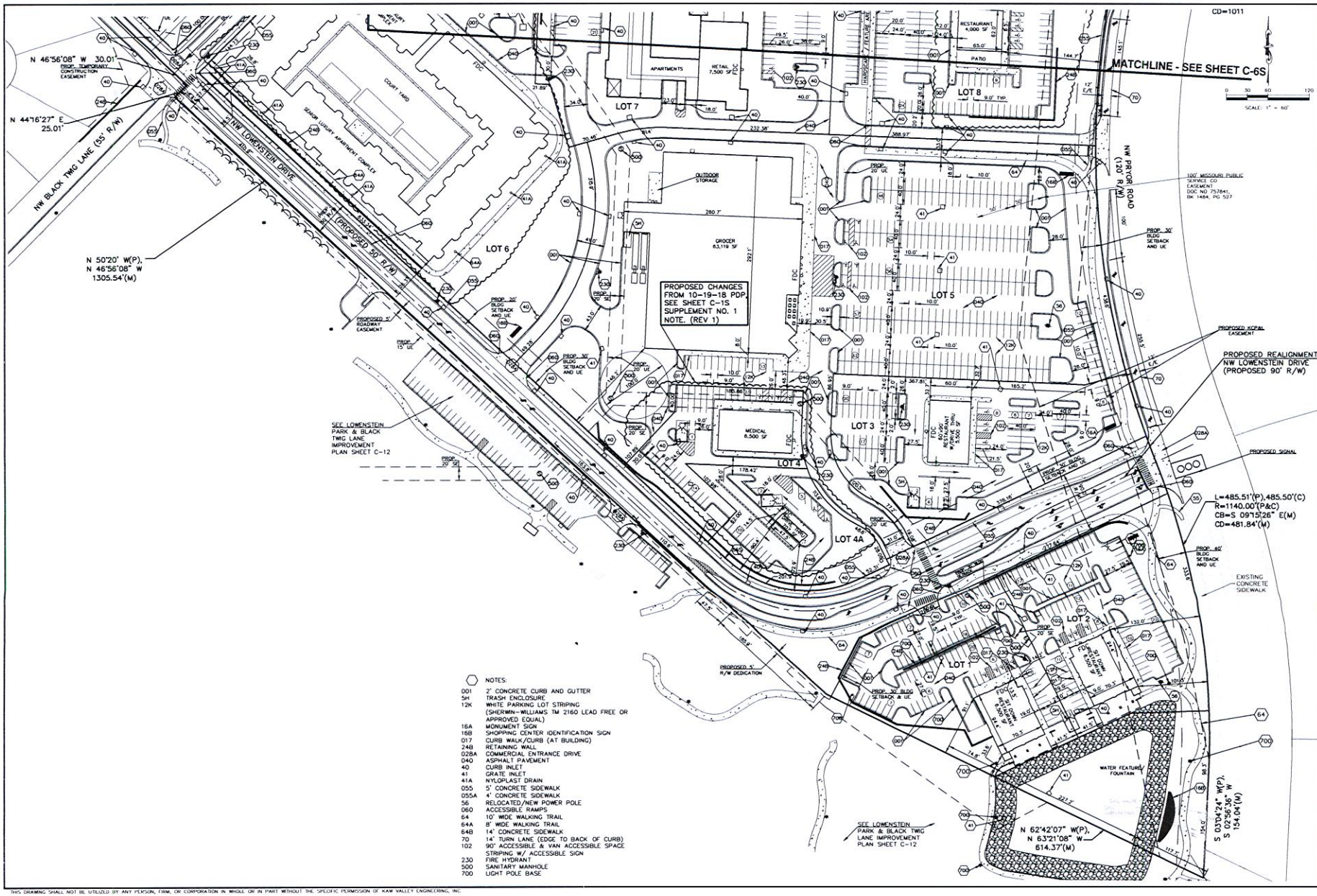

NOTES:

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REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	10-19-18	REVISED PER CITY COMMENT	LDO	JT	WH
0	8-28-18	INITIAL ISSUE			

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000453
EXPIRES 12/31/18

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN - SUPPLEMENT NO. 1

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-SPSP_SUP1_SP
SHEET	C-7S
REV	1

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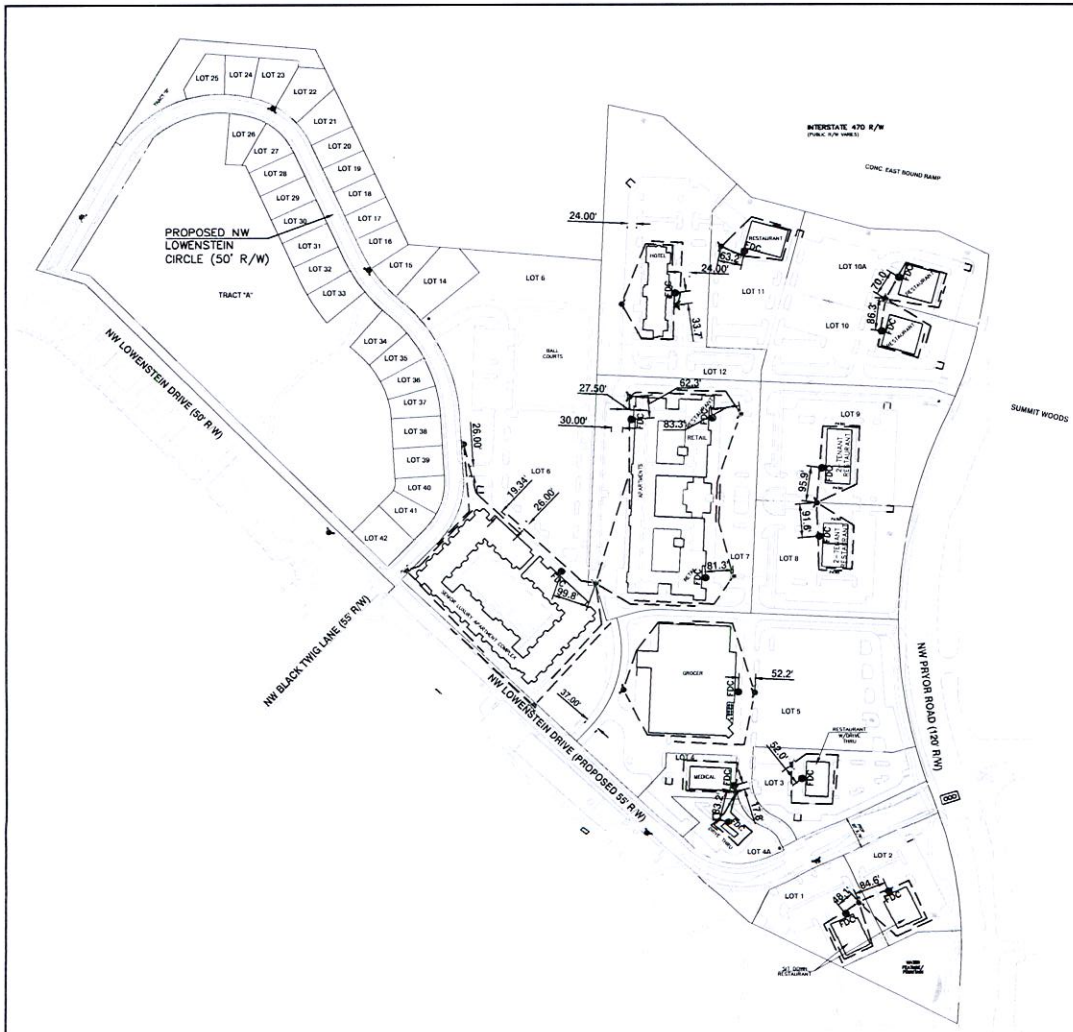

FIRE DEPARTMENT NOTES:

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
- PROPOSED FIRE HYDRANT
- FIRE HOSE LENGTH (MAX 300')

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	9-25-18	INITIAL ISSUE	LDO	JT	WK

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
021726
PROFESSIONAL ENGINEER
9-25-18

LEON D. OSBOURN
ENGINEER
MO # 021726

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2319 N. JACKSON | P.O. BOX 1304
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JOB@kvengineer.com | www.kvengineer.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2006021. EXPIRES 12/31/18

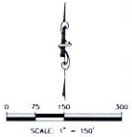
STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
FIRE DEPARTMENT PLAN - SUPPLEMENT NO. 1

PROJ. NO.	A14_7067
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-IPSDP_SUP1_FRE
SHEET	C-7AS
REV	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.



LEGEND

EXISTING SIDEWALK

PROPOSED SIDEWALK

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
1	9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
PROFESSIONAL ENGINEER
10-19-19

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
PEDESTRIAN CONNECTION PLAN

PROJ. NO.	A14-7067
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1PSDP_PED
SHEET	C-7B
REV	2

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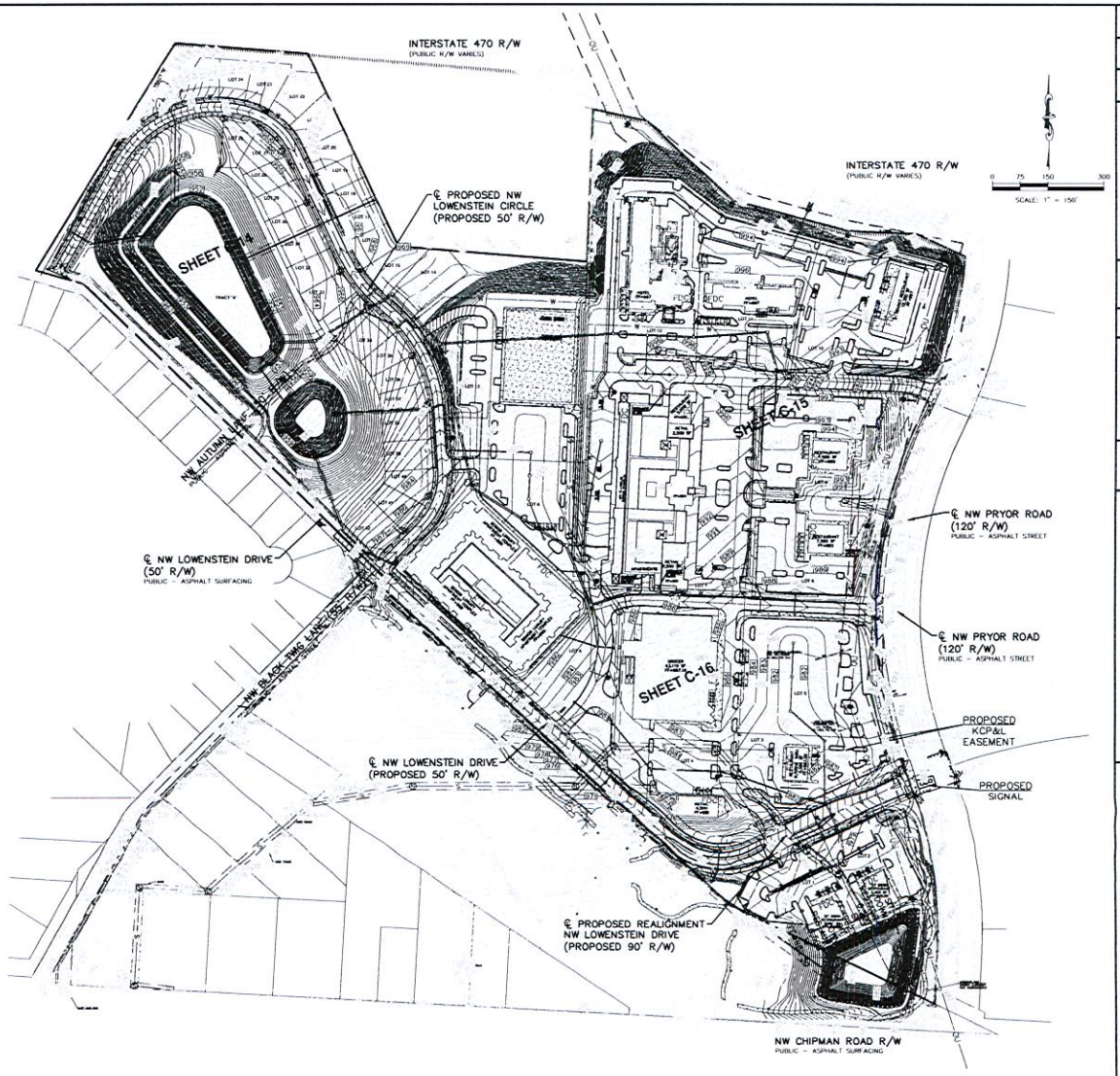

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD 88 ESTABLISHED USING OPUS PROJECTS ON PROJECT CONTROL

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
3	10-19-18	REVISED PER CITY COMMENT	LDO	JT	LDO
2	9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO
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
PROFESSIONAL ENGINEER
10-19-18

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER STATE CERTIFICATE OF AUTHORITY # 2000116
EXPIRES 12/31/18

STREETS OF WEST PRYOR
NWO 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	3

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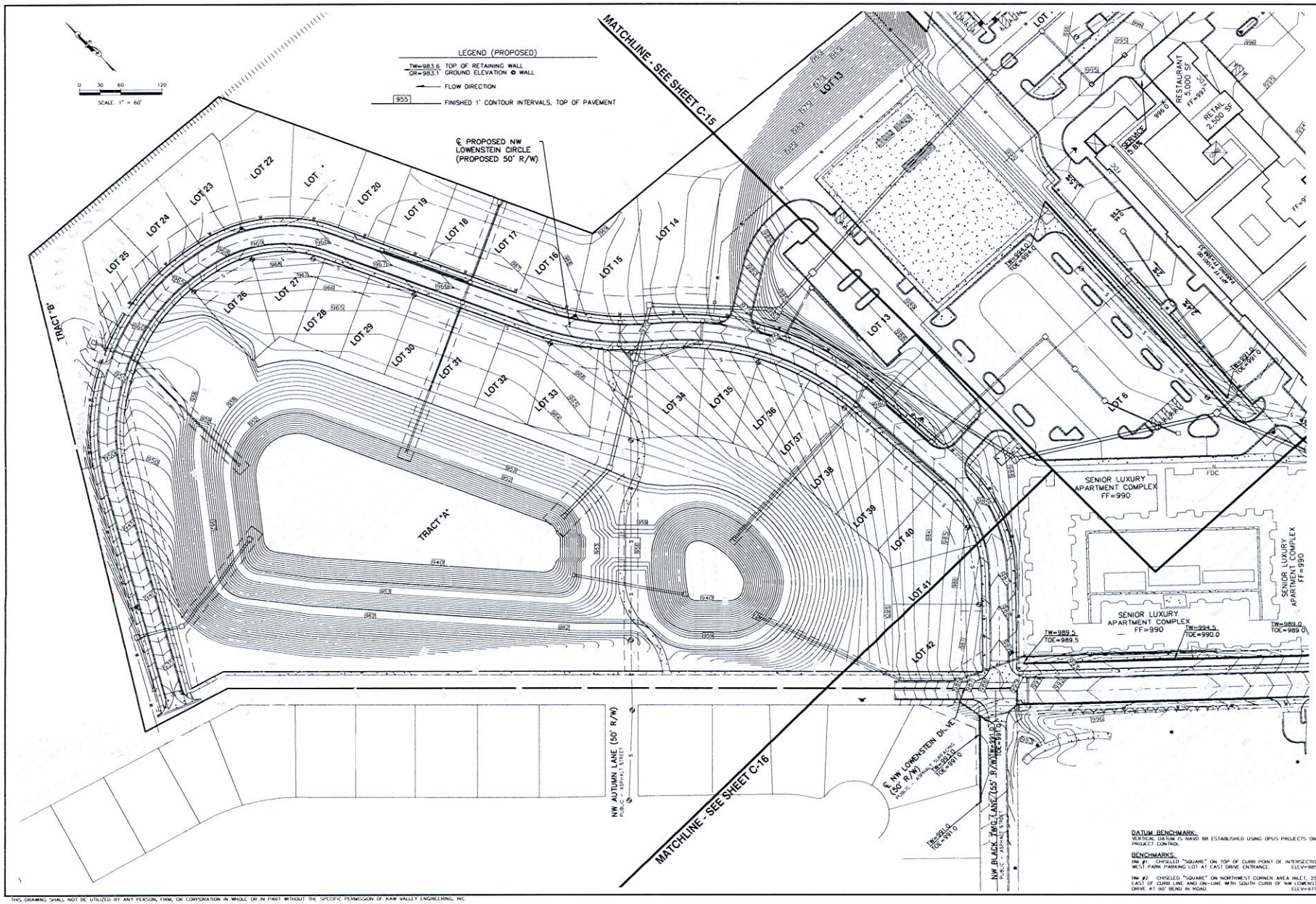

REV	DATE	DESCRIPTION	DSN	DWN	CHK
3	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
2	9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

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

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2006026
EXPIRES 12/31/19

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 3

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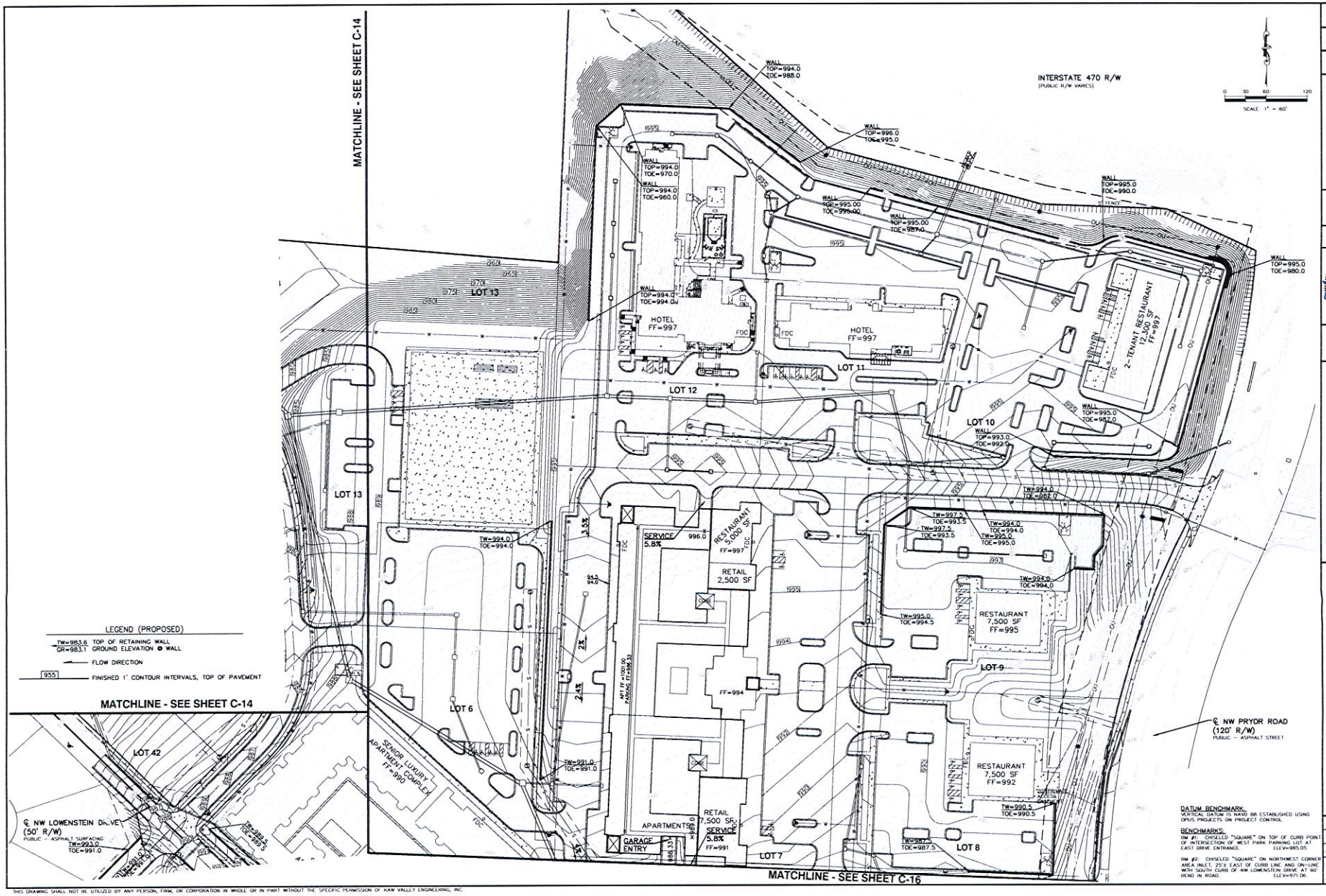

REV	DATE	DESCRIPTION	DSN	DWN	CHK
3	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
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1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
0	6-20-18	INITIAL ISSUE	LDO	JT	LDO

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER STATE CERTIFICATE OF AUTHORITY # 2000242
EXPIRES 12/31/19

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-15
REV	3

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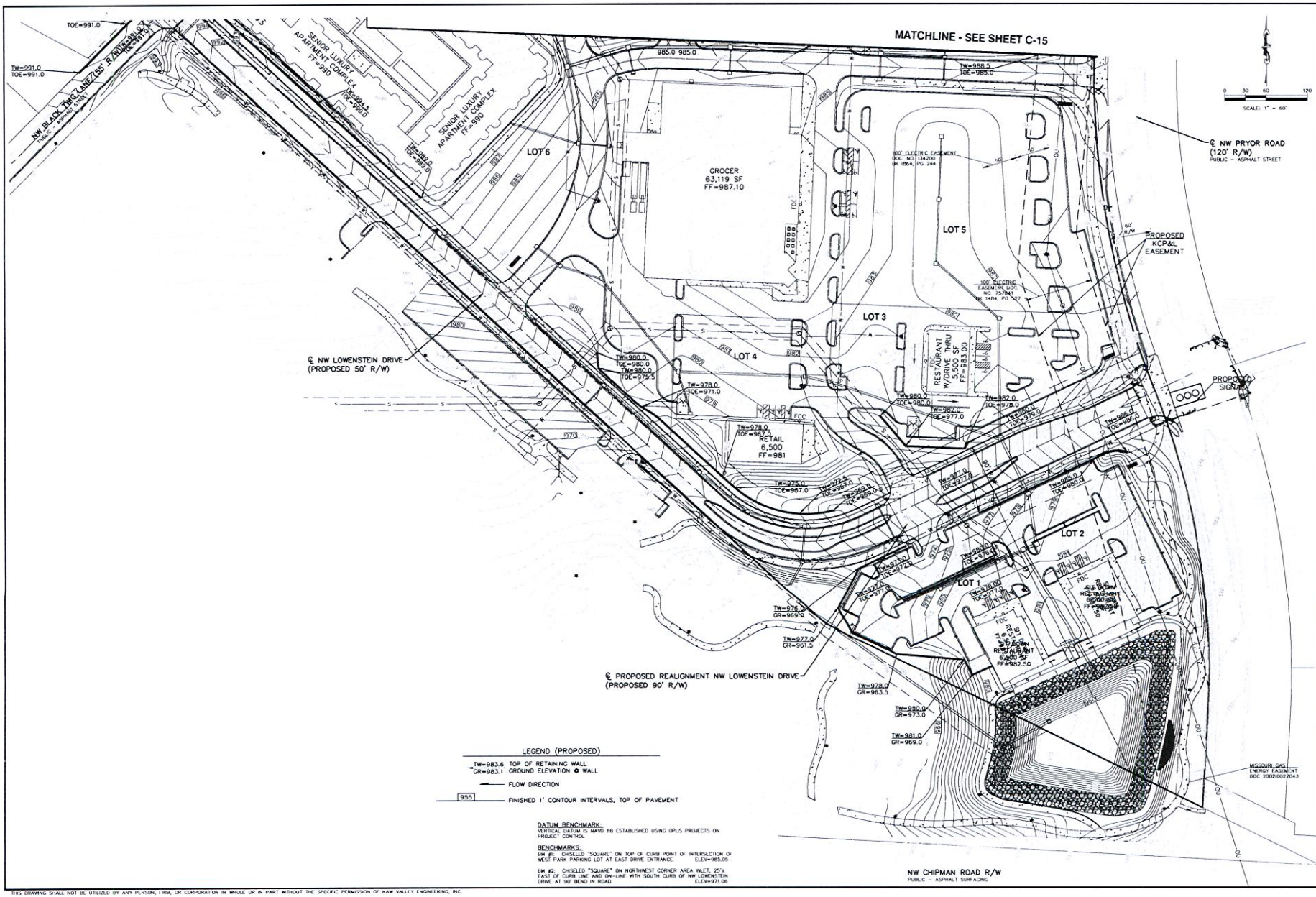

LEGEND (PROPOSED)

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

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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 021726
PROFESSIONAL ENGINEER
10-25-19

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000645
EXPIRES 12/31/19

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 3

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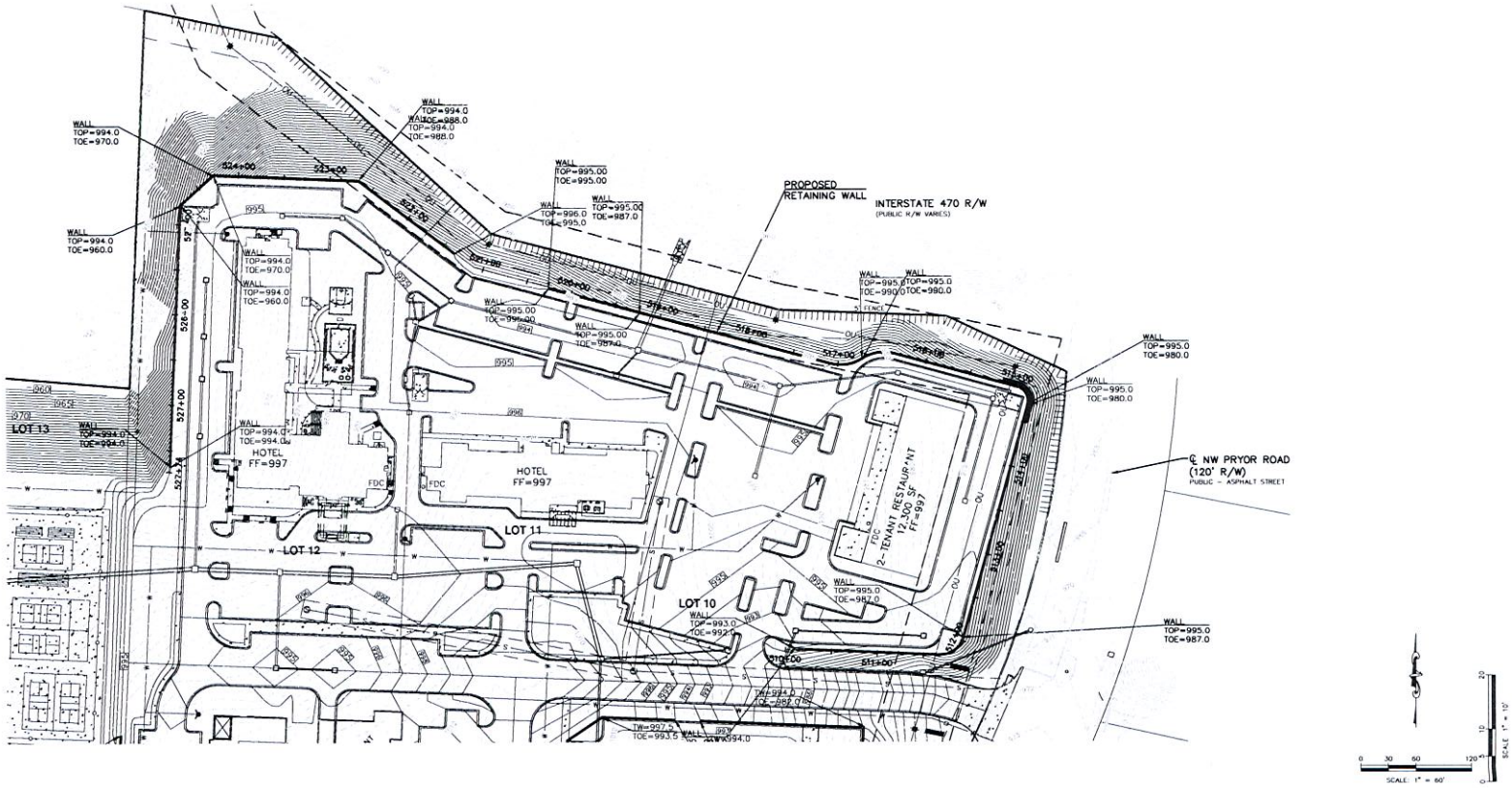

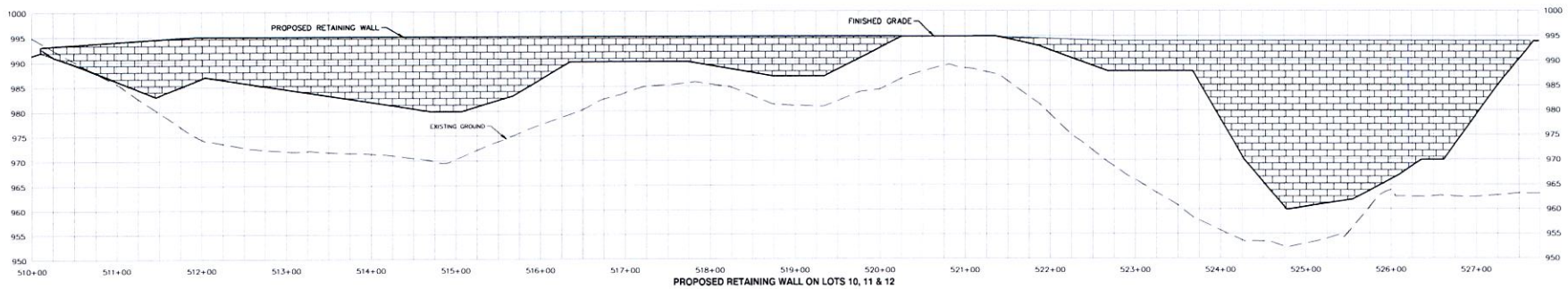

PROPOSED RETAINING WALL ON LOTS 10, 11 & 12

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER 021726
REGISTERED PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
MO # 021726

2339 N. JACKSON | P.O. BOX 1304
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KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000845. 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 10, 11 & 12

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

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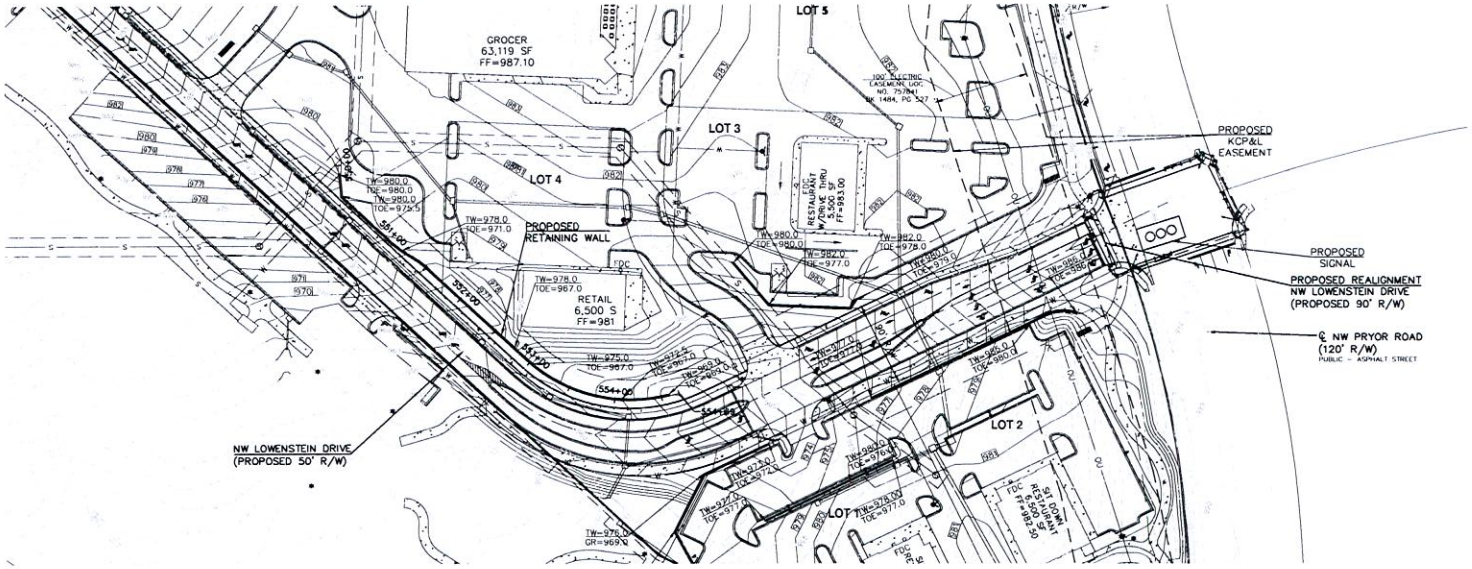

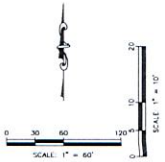

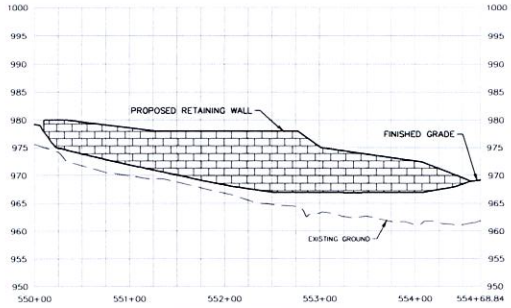

PROPOSED RETAINING WALL LOT 4

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
0	8-9-18	INITIAL ISSUE	LDO	JT	LDO

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
PE-2003000
PROFESSIONAL ENGINEER

LEON D. OSBOURN
ENGINEER
MO # 021726

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2004034
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 LOT 4

PROJ. NO.	
A14_7067-1	
DESIGNER: LDO	DRAWN BY: JT
DFN: 7067-PSP_RWALLP	
SHEET: C-16B	REV: 1

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DRAKE
DEVELOPMENT

Via: Email
November 2, 2018

Dawn Bell
Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816.969.1242

Email: Dawn.Bell@cityofls.net

RE: Streets of West Pryor
Pryor and I-470
Lee's Summit, MO

Dear Dawn:

The following is provided as the formal Uniform Development Code modification request on the behalf of Streets of West Pryor, LLC for the Streets of West Pryor preliminary development plan application number PL2018098. The modifications requested are as follows:

2. Parking Lot Right of Way Setback Lots 1 and 2: The development ordinance requires a 20 feet setback from the right of way line to the back of curb. A modification of this requirement is requested on the north and south sides of Lowenstein Drives for a limited distance on lots 1 and 2. The reduced setback is due to the number of lanes required for Lowenstein Drive and the incorporation of the 10 feet wide meandering walking trail on the south side of Lowenstein Drive. The requested setback requirement is 4 feet. The request is further supported by the following:

    a. The request will allow approximately 357 feet of lots 1 and 2, combined, to be reduced to 4 feet. The request is due to providing additional right of way width in order to provide the 10 feet wide meandering walking trail within a 17 feet wide green area of right of way. The right of way green space combined with the 4 feet setback will provide 21 feet of separation between the Lowenstein Drive curb and the Lot 1 and 2 parking lot curb.

    b. The grading of Lots 1 and 2 will require the use of retaining walls and railings along Lowenstein. The grading and retaining walls will elevate the parking area above the Lowenstein roadway and provide a visual barrier between the roadway and the parking area.

3. Lowenstein Drive Right of Way Width: The existing Lowenstein Drive right of way width is 50 feet. It has been requested that Lowenstein Drive be reconstructed as a Commercial Collector for the full length of Lowenstein Park. The roadway can be constructed within the 50 feet of right of way but will require an additional five feet of green space for water main construction along Lowenstein Park frontage. It has been requested that the Park Board dedicate 5 Feet of right of way to provide the green space required for the water main construction.

DRAKE
DEVELOPMENT

4. Sign Modification Request: A sign modification request dated October 17, 2018 has been submitted and is attached for reference.

Thank you for your assistance. If you have any questions, please contact me.

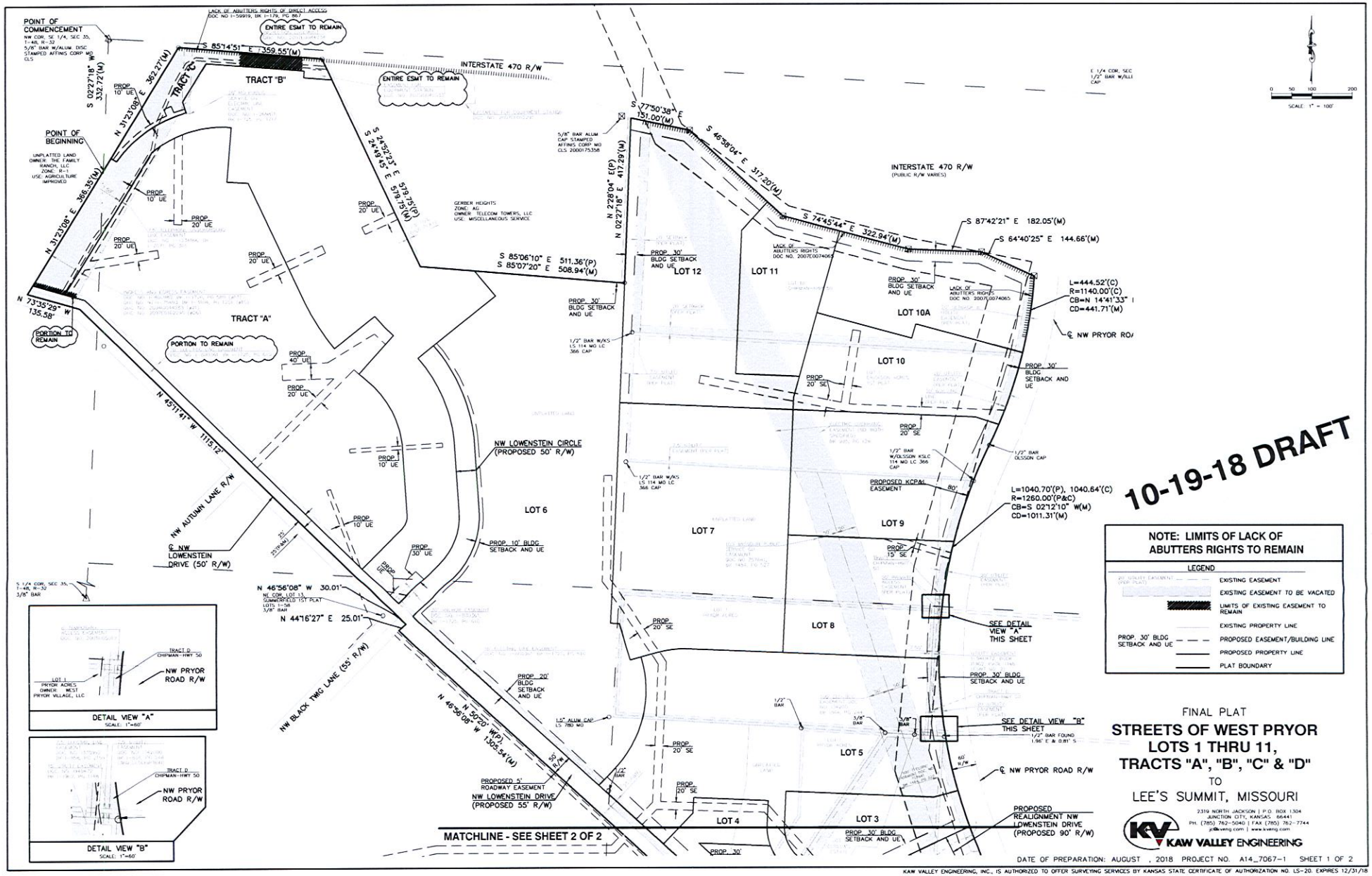
Sincerely,

David N. Olson
Monarch Acquisitions, LLC

Matt Pennington
Streets of West Pryor, LLC

Enclosures: Reference Traffic Study

cc: Drake Project File w/ 1 set enclosures



10-19-18 DRAFT

NOTE: LIMITS OF LACK OF ABUTTERS RIGHTS TO REMAIN

LEGEND

- EXISTING EASEMENT
- EXISTING EASEMENT TO BE VACATED
- LIMITS OF EXISTING EASEMENT TO REMAIN
- EXISTING PROPERTY LINE
- PROP. 30' BLDG SETBACK AND UE — PROPOSED EASEMENT/BUILDING LINE
- PROPOSED PROPERTY LINE
- PLAT BOUNDARY

FINAL PLAT

STREETS OF WEST PRYOR LOTS 1 THRU 11, TRACTS "A", "B", "C" & "D"

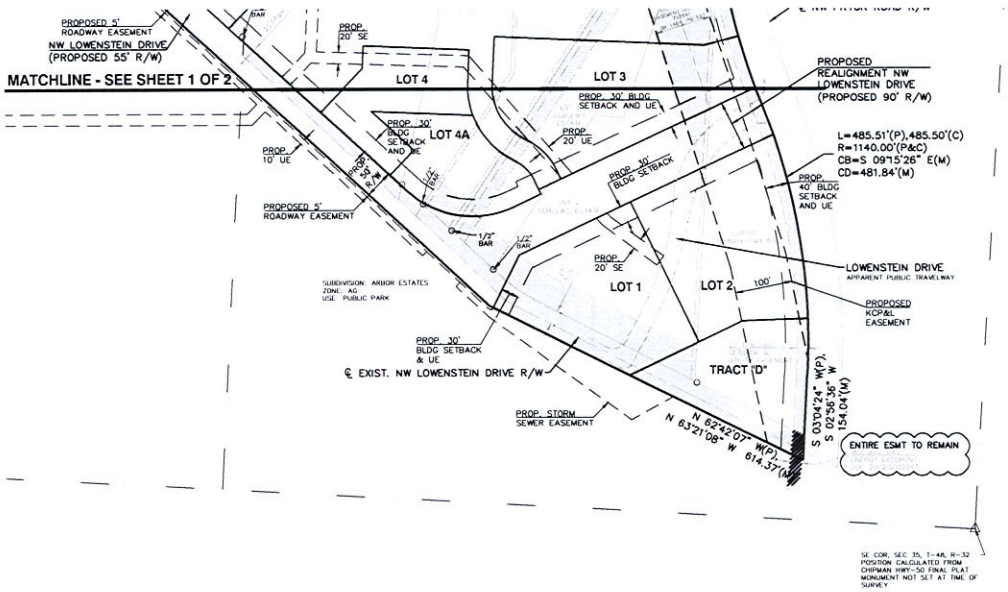
TO

LEE'S SUMMIT, MISSOURI

KAW VALLEY ENGINEERING
2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
job@kaveng.com | www.kaveng.com

DATE OF PREPARATION: AUGUST , 2018 PROJECT NO. A14_7067-1 SHEET 1 OF 2

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18



SURVEYORS DESCRIPTION:

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK I47 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 I66, 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°50'36" 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°12'07" 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 115.12 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 88°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.

9-18-18 DRAFT

FINAL PLAT

STREETS OF WEST PRYOR
LOTS 1 THRU 11,
TRACTS "A", "B", "C" & "D"

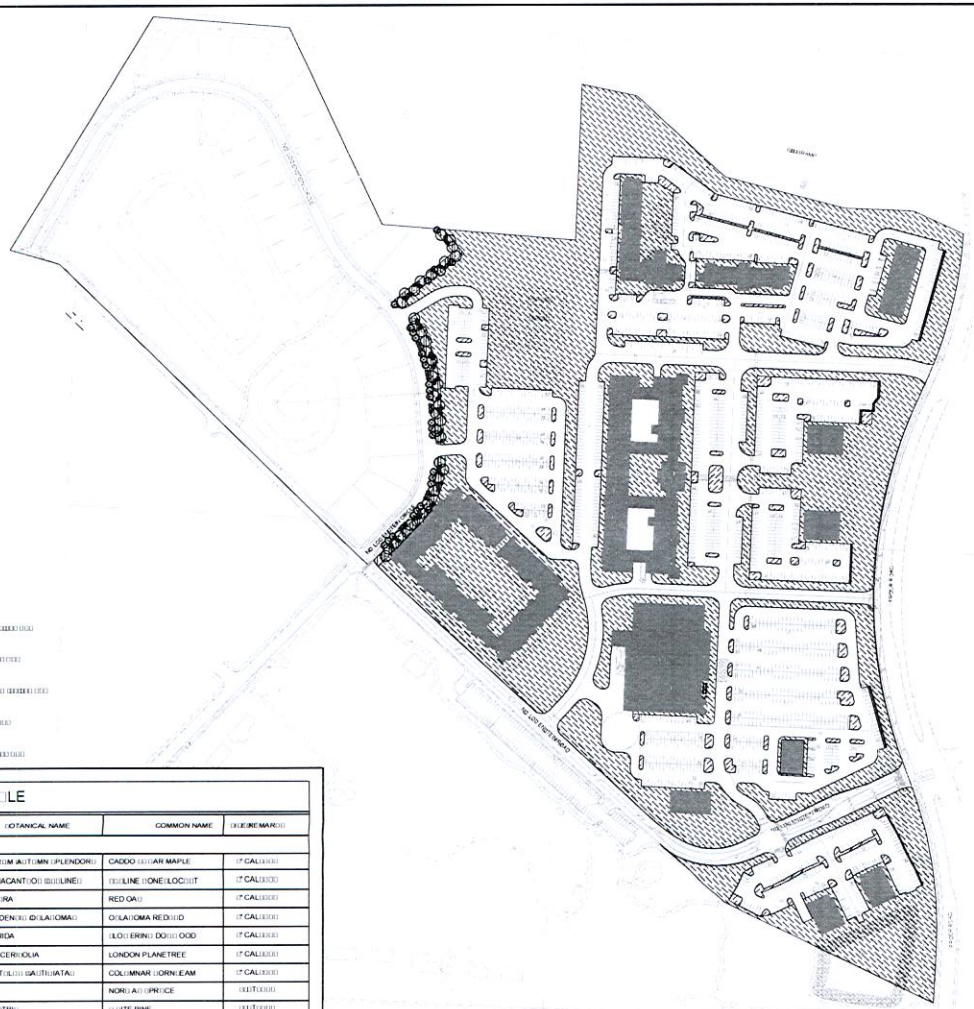
TO

LEE'S SUMMIT, MISSOURI

KAW VALLEY ENGINEERING
2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jd@kveng.com | www.kveng.com

DATE OF PREPARATION: AUGUST , 2018 PROJECT NO. A14_7067-1 SHEET 2 OF 2

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/18



LEGEND

- OPEN SPACE
- BUILDING
- PARKING & LANDS
- WATER
- LOT LINE

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
TREES				
3	CSM	ACER SACCHARUM 'BALSPLENDOR'	CADDO SUGAR MAPLE	2" CAL. B&B
3	GL	GLEDITSIA TRIACANTHOS INERMIS	SHOLINE HONEYLOCUST	2" CAL. B&B
3	RO	QUERCUS ROBURA	RED OAK	2" CAL. B&B
3	RS	CERCIS CANADENSIS DIVARICATA	OKLAHOMA REDBUD	2" CAL. B&B
3	SD	CORNUS FLORIDA	FLORIDA DOGWOOD	2" CAL. B&B
3	LP	PLATANUS ACERIFOLIA	LONDON PLANETREE	2" CAL. B&B
3	CB	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	2" CAL. B&B
3	NS	PICEA ABIES	NORWAY SPRUCE	8' HT. B&B
3	LP	PINUS FLEXILIS	LIMBER PINE	8' HT. B&B
3	PJ	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	8' HT. B&B
3	EG	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8' HT. B&B
3	NS	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	8' HT. B&B
SHRUBS/ORNAMENTAL GRASSES				
30		EUONYMUS ALATUS	DWARF BURNING BUSH	24" HT. B&B
20		CORNUS SERICEA	REDTWIG DOGWOOD	24" HT. B&B
20		JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT. B&B
10		TAXUS MEDIA 'DENSIFORMIS'	DENSIFORM YEW	24" HT. B&B
20		BUXUS SEMPERVIRENS 'GARLEY'	GREAN SPRUCE BOXWOOD	24" HT. B&B
20		ITEA VIRGINICA 'SENNICHOLS'	VIRGINIA SWEETSPIRE	24" HT. B&B
30		ROSA 'NOCONOT'	NOCONOT ROSE	24" HT. B&B

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.

GRAPHIC SCALE

North

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE 24 HOURS PRIOR TO DISTURBANCE.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT SHALL BE STRIPPED OF TOP SOIL AND SHALL BE FINISHED WITH ALL SEEDED OR SODDED TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF TURF TYPE TALL FESCUE SEED.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
6. SEEDED GRASS SOD MULCH ALL SEEDED AND STREET INCLUDES TOPDRESSING IN ALL PLANTED AREAS AND AROUND ALL TREES. UNLESS TREE FOR OTHERWISE INDICATED ALL SEEDED MULCHED TO THE SIDE EDGE OF PAVEMENT OR LANDSCAPE ISLAND. SEE PLANTING DETAILS.
7. CERTIFICATE ALL PLANTS AT THE TIME OF PLANTING. DO TIME RELEASE CERTIFICATES. DO NOT RELEASE TAGS TO PELLETS.
8. CLEANING OCCURS WITHIN ONE YEAR. TREES ALL SEEDED SEE PLANTING DETAILS.
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCKS. TILTING ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR TILTING. NOTIFY ARCHITECT. ENGINEER. OWNER AT ONCE IF ANY CONFLICT OCCURS. CONTRACTOR SHALL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR SHALL RESPONSIBLE FOR WATERING ALL SODDING UNTIL ROOTS HAVE SUNITED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE WATER BAGS ON ALL TREES. REMOVE ALL NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 1.7" CALIPER. EVERGREEN TREES SHALL BE 8' TALL AND SHRUBS SHALL BE 18" DEPTH AT TIME OF PLANTING.

IRRIGATION PERFORMANCE SPECIFICATION:

THE GALLON PER MINUTE CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEMS.

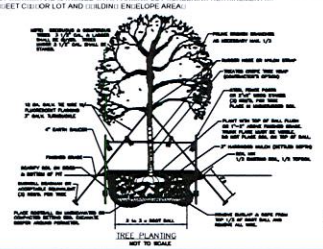
1. GENERAL IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUBS BEDS AND ADJACENT TO BUILDINGS. SPRAY HEADS IN THE PARKING ISLANDS AND ROTORS AROUND THE PERIMETER OF THE PARKING LOT. LEAD LINES SHALL TRIBOLA ALARM FROM BUILDING AND AVOID SPRAYING OTHER BUILDINGS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATER LINE TYPE SIZE LOCATION PRESSURE AND FLOW SHALL BE VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK. FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE SPECIFIED RATED USED BY THE MANUFACTURER.
6. WALK IN AREA AND SPRINKLERED SHALL BE ON SEPARATE CIRCUIT.
7. PROVIDE WATER TAP METER METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SYSTEM ALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY REQUIRED AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL SPARE KEYS TOOLS REWIRE AND ADJUSTING TOOLS NECESSARY TO MAINTAIN ACCESSIBILITY AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE FOR DRAINING THE TO THE OWNER (OR REPRESENTATIVE) AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SENSOR OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SOLENOID VALVE SPICE VALVES UNDER ALL CURBS PAVING AND SIDEWALKS VALVES TO BE TO ACCESS THE VALVE IT CONTROLS.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS PROVIDE SUFFICIENT COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY BLOWING OUT OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH 12" AND MAIN DEPTH 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING GALLONS AND ANTICIPATED PRESSURE AT SUPPLY LEAD.
20. AS BUILT CADD DRAWING ALL PROVIDED TO THE OWNER THE CONTRACTOR AND ALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING
    - A) CONSTRUCTED LOCATION OF ALL COMPONENTS
    - COMPONENT NAME MANUFACTURER MODEL INFORMATION SIZE AND QUANTITY
    - PIPE SIZE AND QUANTITY
    - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    - CIRCUIT IDENTIFICATION SYSTEM
    - DETAILED METHOD OF INTERFACING SYSTEM

SUBMIT ASBUILT DRAWING IN BOTH SIZE DRAWING FORMAT AS WELL AS PDF ELECTRONIC FORMAT BY SCANNING FULL SIZE COPY OF PLAN TO ACCEPTABLE SUITABLE CAN BE PRINTED TO SCALE.

LANDSCAPE BORDER SHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED DESIGNING AND NEW LANDSCAPE
Trees	[illegible]	[illegible]	[illegible]
Trees	[illegible]	[illegible]	[illegible]
Trees Prior Rd	[illegible]	[illegible]	[illegible]
Prior Rd	[illegible]	[illegible]	[illegible]
Trees Rd	[illegible]	[illegible]	[illegible]
Rd	[illegible]	[illegible]	[illegible]
Trees Rd	[illegible]	[illegible]	[illegible]
Prior Rd	[illegible]	[illegible]	[illegible]
LOT Trees	[illegible]	[illegible]	[illegible]
LOT Trees	[illegible]	[illegible]	[illegible]
LOT Rd	[illegible]	[illegible]	[illegible]
Rd	[illegible]	[illegible]	[illegible]
Rd	[illegible]	[illegible]	[illegible]
Rd	[illegible]	[illegible]	[illegible]
Trees LOT Rd	[illegible]	[illegible]	[illegible]

STREET CORRIDORS ARE DETERMINED WITH PARKING LOT SCREENING REQUIREMENTS.
BUILDING FEET OUTSIDE LOT AND BUILDING ENVELOPE AREA.



TREE PLANTING
NOT TO SCALE

SHRUB PLANTING
NOT TO SCALE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY REVISIONS			
		CITY REVISIONS			

KAW VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1324
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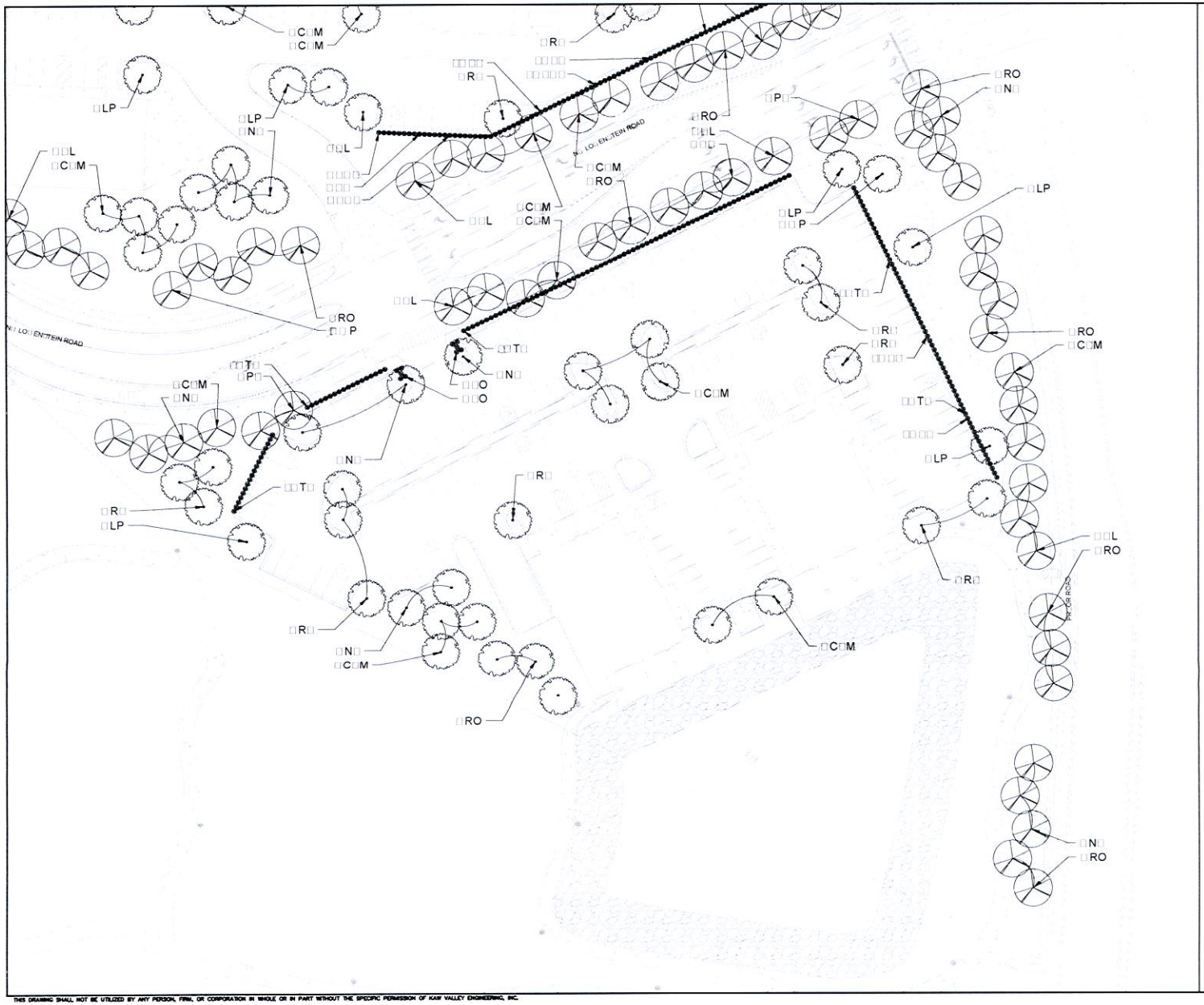
jobs@kvengineering.com | www.kvengineering.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES ONLY. TITLE, CERTIFICATE OF AUTHORITY / BOARD EXPIRES 12/31/16

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.
DESIGNER VSR
DRAWN BY KLS
CHK
SHEET L
REV



LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND SHALL BE WITHIN THE LIMITS OF THE CONTRACT EXCEPT FOR RIGHT OF WAY OCCUPIED BY BUILDING STRUCTURES, PARKING AND AS DIRECTED ON THE DRAWINGS AND INDICATED BY SHADED AREAS. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF MIXTURE TYPE TALL FESCUE SEED. RAKE SEED.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLANS.
6. SHREDDED HARDWOOD MULCH SHALL BE APPLIED AT THREE INCHES (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES WITHIN TREE RINGS OR GROUPINGS. ALL BED MULCHED TO THE OUTSIDE EDGE OF WALKER OR LANDSCAPE ISLAND. SEE PLANTING DETAILS.
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER SPIKES (LOW RELEASE TABLETS, PELLETS).
8. IF LEANING OCCURS WITHIN ONE YEAR, TREE SHALL BE RESTAKED. SEE PLANTING DETAILS.
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTED. WATER SHOULD BE LIMITED INTO SOIL AND OWNER SHALL BE CONSIDERED THE WATER SOURCE.
11. PROVIDE "WATER BAGS" ON ALL TREES DURING ALL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 2" CALIPER DECIDUOUS TREES OR 6' TALL AND BE SHIPPED AT TIME OF PLANTING.

North

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY RESUBMITTAL			
		CITY RESUBMITTAL			

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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI BY AUTHORITY OF COA#000822. EXPIRES 12/31/18

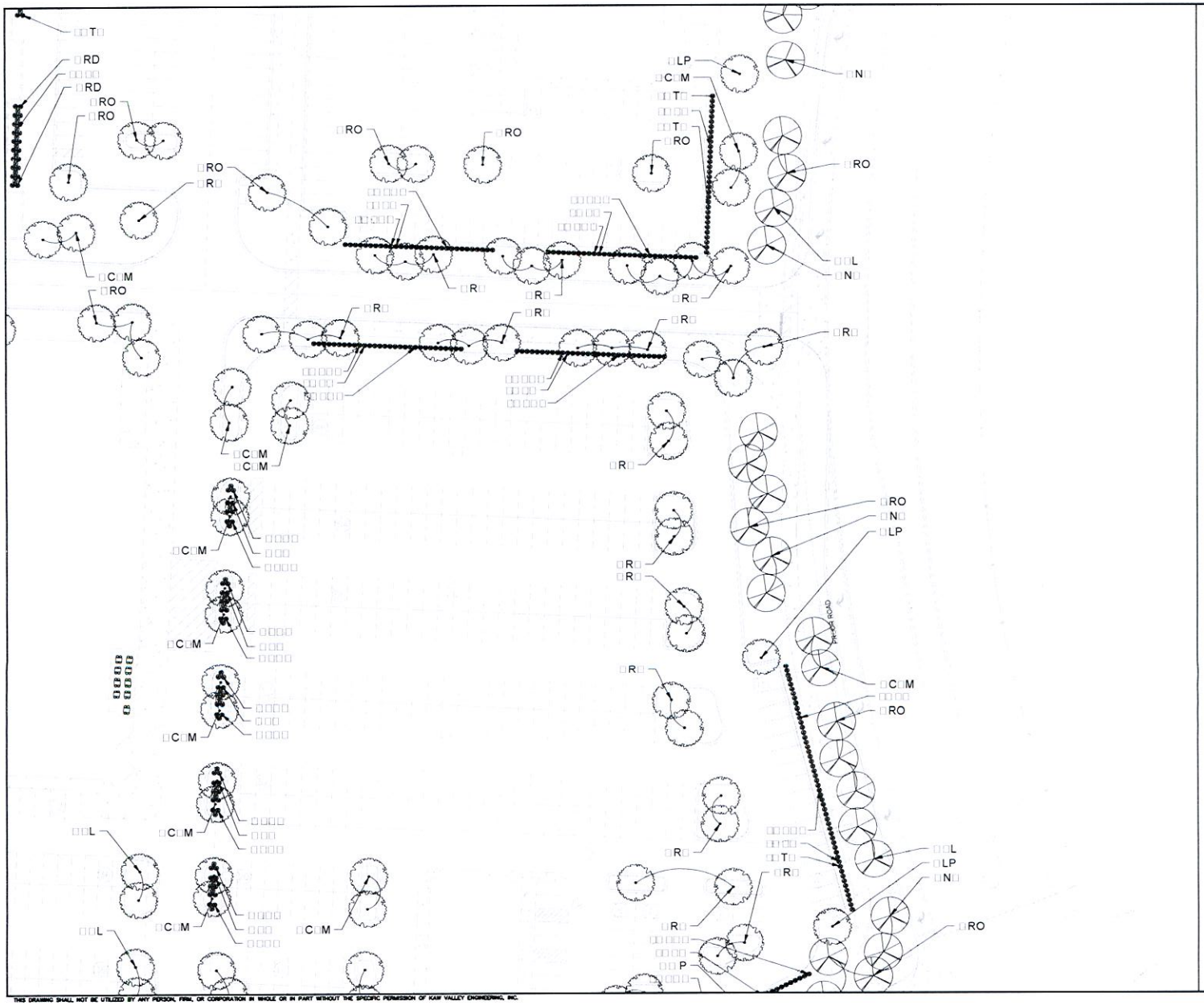
STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.	
DESIGNER VSR	DRAWN BY KLS
CPN	
SHEET L	REV

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.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING AND AS DIRECTED ON THE DRAWINGS, AS INDICATED, SHALL BE SODDED, INCLUDING TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF THICK, TALL GROWING BERMUDA GRASS.
5. ANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLANS.
6. SHREDDED HARDWOOD MULCH SHALL BE SPREAD AROUND ALL TREES, INCLUDING TREES FOR SURVIVAL, IN ALL PLANTED AND AROUND ALL TREES, INCLUDE TREES FOR SURVIVAL, SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE PLANTING AREA OR LANDSCAPE ISLAND (SEE PLANTING DETAIL).
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING. SLOW TIME RELEASE FERTILIZER (60% SLOW RELEASE TABLETS PELLETS).
8. FLEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE REMOVED (SEE PLANTING DETAILS).
9. CONTRACTOR SHALL TAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCKS, UTILITIES, ETC. IF NO PLANTS CAN BE PLANTED DIRECTLY ON ROCKS OR UTILITIES, NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE. IF ANY CONFLICTS OCCUR, CONTRACTOR SHALL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE UNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE STAKING ON ALL TREES IF REQUIRED ALL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 2" CALIPER, EVERGREEN TREES SHALL BE 6' TALL AND SHRUBS SHALL BE 18" HIGH AT TIME OF PLANTING.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		01-REVISIONS MADE PER CITY COMMENTS			
		02-PRELIMINARY			

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kaw@kaw.com | www.kaw.com
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000562. EXPIRES 12/31/18

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.	
DESIGNER VSR	DRAWN BY KLS
CHK	
SHEET L	REV

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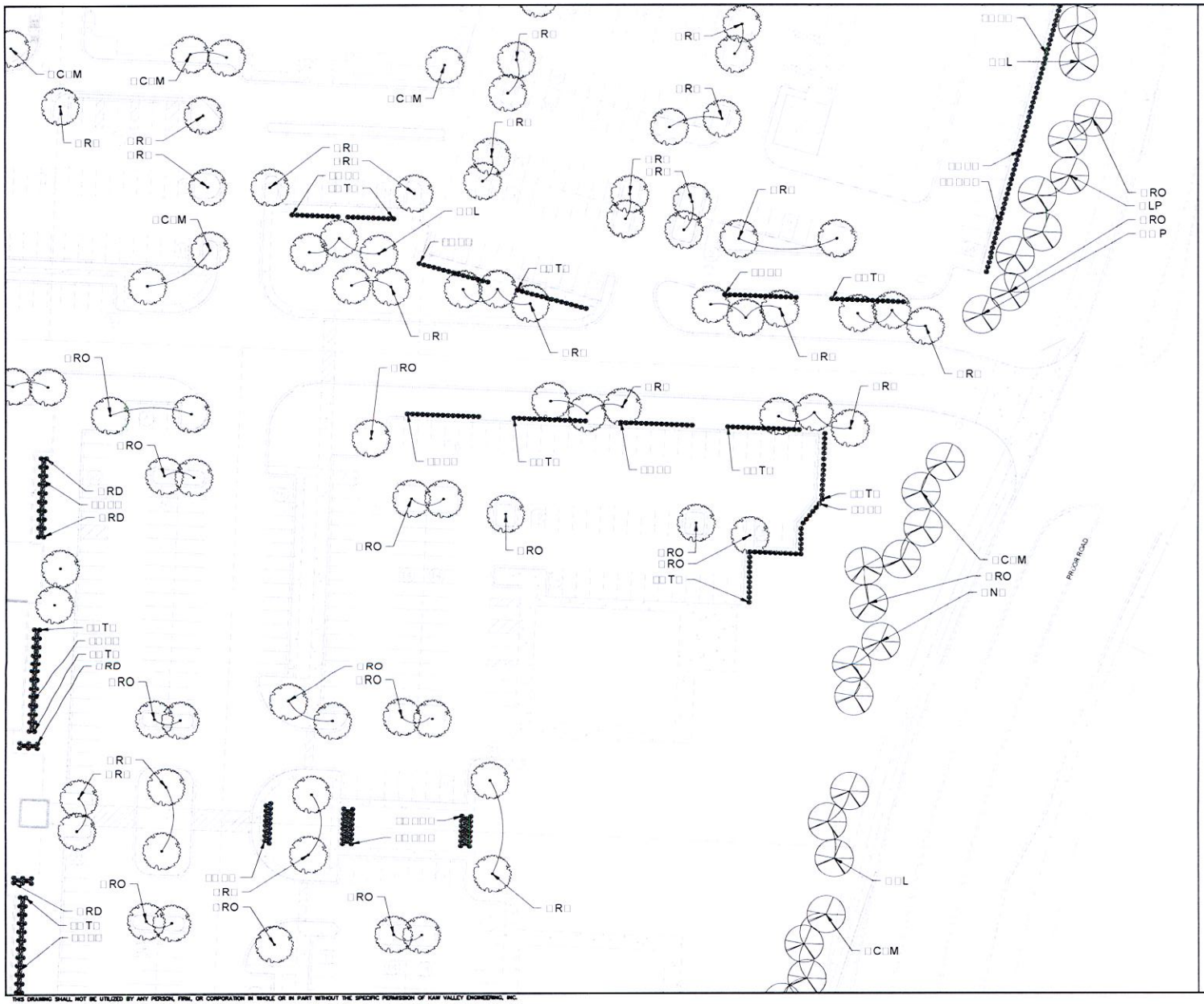

LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND UNDER THE LIMITS OF THE CONTRACT EXCEPT FOR SPACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWING, SHALL BE SODDED, SEEDED, OR SPRIGGED (TOPSOIL).
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. ALL CONDUIT OVER TURF TYPE TALL FESCUE SOD SHALL BE GRASS.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
6. SHREDDED HARDWOOD MULCH SHALL BE USED AROUND TREES INCLUDING TOP DRESSING IN ALL PLANTED AREAS AND AROUND ALL TREES EXCEPT SINGLE TREES FOR DISTANCE OF ALL DISTURBED TO THE OUTSIDE EDGE OF WALKER OR LANDSCAPE BEDS. SEE PLANTING DETAILS.
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING. THE TIME RELEASE FERTILIZER BALLS SHALL BE TABLETS PELLETS.
8. BEFORE CLEANING OCCURS WITHIN ONE YEAR TREES OF ALL DESTAKED. SEE PLANTING DETAILS.
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCKS, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCKS OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTED. PACE INSTITUTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE STAKING ON ALL TREES IF WILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 2" CALIPER EVERGREEN TREES SHALL BE 6' TALL AND SHRUBS SHALL BE 18" HEIGHT AT TIME OF PLANTING.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY REVISIONS			
		CITY REVISIONS			

KAW VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1304
JOPLIN, MISSOURI 64802
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job@kvengi.com | www.kvengi.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2000142.
EXPIRES 12/31/08

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

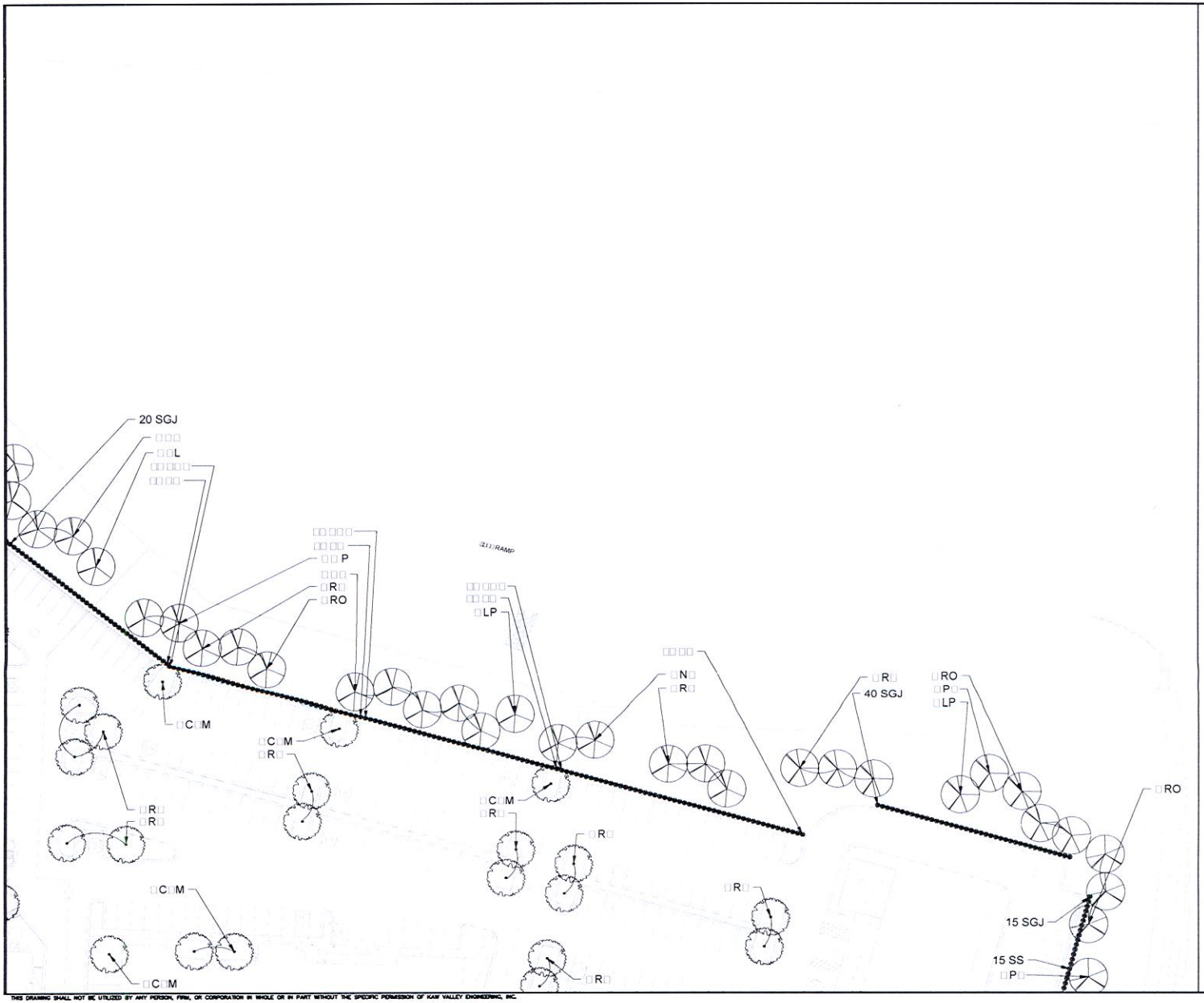
PROJ. NO.

DESIGNED	DRAWN BY
VSR	KLS

CFN

SHEET L REV

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.



LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND SHOWN WITHIN THE LIMITS OF THE CONTRACT SHALL EXCEPT FOR BUILDING SPACE OCCUPIED BY BUILDING STRUCTURES, PAVING AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE SEEDED WITH BERMUDA SEED WITH TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD FOR ALL CONDITIONS SHALL BE TYPE TALL FESCUE SEED MIXTURE.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES ACTUALLY INSTALLED ON THE PLAN.
6. SHREDDED HARDWOOD MULCH SHALL BE ADDED AT TREE INSTALLATION TO PROVIDE 3 IN. IN ALL PLANT BEDS AND AROUND ALL TREES WITHIN THE TREE PIT OR DRIPLINE OF ALL THE MULCHED TO THE OUTSIDE EDGE OF PLACER OR LANDSCAPE ISLAND SEE PLANTING DETAIL.
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER SUCH AS LOW RELEASE TABLET PELLETS.
8. FOLLOWING OCCUR WITHIN ONE YEAR: TREES OR ALL THE REGISTERED SEE PLANTING DETAILS.
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK UTILITIES, ETC. NO PLANT CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR REPONSIBLE FOR WATERING ALL SOD UNTIL ROOTED. SALE SHITTED INTO SOIL AND OTHER GRAS OCCUPIED THE BUILDING.
11. PROVIDE "GATOR" BAGS ON ALL TREES REQUIRING AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES OF ALL THE CALIPER EVERGREEN TREES ALL THE STALL AND REQUIRED ALL THE SHRUBS AT TIME OF PLANTING.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY RESUBMITTAL CITY RESUBMITTAL			

KAW VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1304
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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2006012. EXPIRES 12/31/08

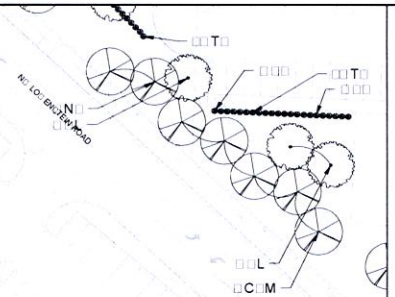
STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.	
DESIGNER VGR	DRAWN BY KLS
CPN	
SHEET L	REV

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.



LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES AND ANY OTHER LANDSCAPE CONSTRUCTION BEFORE BEGINNING.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND SHALL BE WITHIN THE LIMITS OF THE CONTRACT EXCEPT FOR DISPLACED OCCUPIED BUILDINGS, STRUCTURES, PAVING AND AS DIRECTED ON THE DRAWINGS AND UNDISTURBED LOCALS DESIGNED TO BE INCLUDED WITHIN TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD ALL CONSTRUCTION STRIPS TO PETALUMA CLEAR LINE BRAND.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
6. SHREDDED HARDWOOD MULCH SHALL BE ALL SHREDDED AUTUMN INCLUDING TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES WITHIN LIVE TREE FOR SHRUBS. ALL SHREDDED MULCH TO THE OUTSIDE EDGE OF WALKER OR LANDSCAPE ISLAND SEE PLANTING DETAILS.
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER SUCH AS OSMOCOTE RELEASE TABLET PELLETS.
8. FOLLOWING OCCUPANCY WITHIN ONE YEAR TREES AND ALL RESTAKED SEE PLANTING DETAILS.
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROOT UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROOT OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SODDING UNTIL ROOTED. WATER SHOULD BE PERMITTED INTO SOIL AND OWNER SHALL OCCUPIED THE BUILDING.
11. PROVIDE "WATER" BAGS ON ALL TREES TO REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 2" CALIPER BEFORE GREEN TREES SHALL BE 6' TALL AND DEFINED ALL BE 12' BEFORE AT TIME OF PLANTING.

North

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY RESUBMITTAL CITY RESUBMITTAL			

KAW VALLEY ENGINEERING
2336 N. JACKSON | P.O. BOX 1304
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KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2006024. EXPIRES 12/31/08

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.

DESIGNER	DRAWN BY
VSR	KLS

CPN

SHEET L 0000 REV

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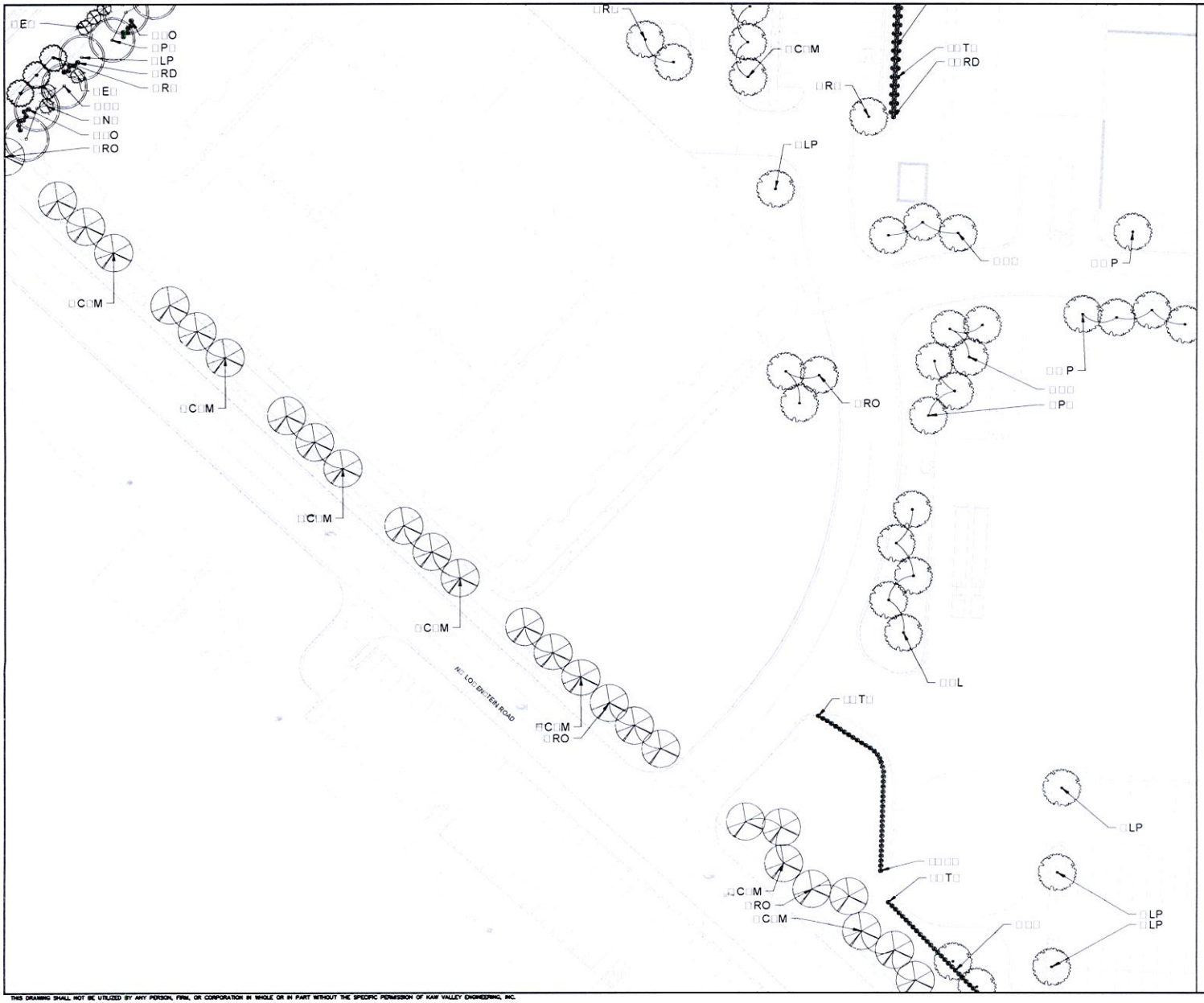


LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND LIGHTING TO BE WITHIN THE LIMITS OF THE CONTRACT EXCEPT FOR SURFACE OCCUPIED BY BUILDING STRUCTURE, PARKING AND ACCESS DIRECTED ON THE DRAWING. ALL INSTALLED LIGHTING BELOW GROUND SHALL BE INSTALLED WITHIN TOP SOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING OR ALL DECIDUOUS TREES SHALL BE SODDED. ALL CONSTRUCTION TURF TYPE TALL FESCUE MIXTURE.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES ACTUALLY ILLUSTRATED ON THE PLAN.
6. MULCHED BEDS AND GROUND MULCH SHALL BE SHREDDED HARDWOOD MULCH. ALL TREE RINGS SHALL BE MULCHED WITH TOP DRESSING IN ALL PLANTED BEDS AND AROUND ALL TREES WITHIN THE TREE RINGS OR SURFACES. ALL TREE MULCHED TO THE OUTSIDE EDGE OF THE SURFACE OR LANDSCAPE ISLAND. SEE PLANTING DETAILS.
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER SUCH AS OSMOCOTE TABLETS OR PELLETS.
8. FOLLOWING OCCUR WITHIN ONE YEAR: TREES AND ALL DEAD REPLACED. SEE PLANTING DETAILS.
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT, ENGINEER, OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COSTS.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTED, BASE INSTALLED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE "WATER BAGS" ON ALL TREES WHERE ALL AREAS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE 2" CALIPER DECIDUOUS TREES. ALL SHALL BE INSTALLED AND GROWING. ALL SHALL BE INSPECTED AT TIME OF PLANTING.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY REVISION			
		CITY REVISION			

KAW VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1324
JACKSON, MISSOURI 63755
PH. (573) 243-2300 | FAX (573) 243-2380
www.kaveng.com

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

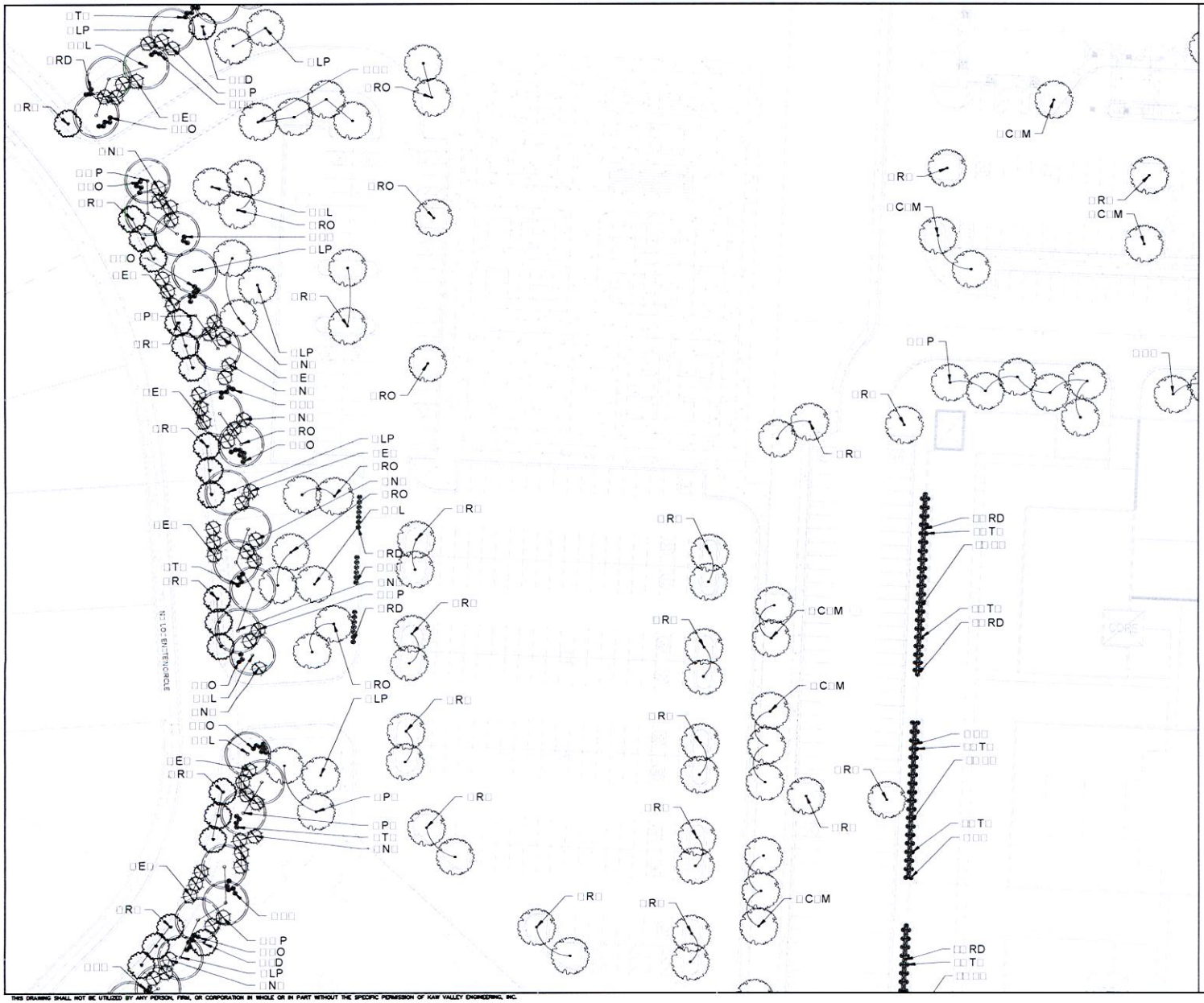
STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.
DESIGNER VSR
DRAWN BY KLS
CHK
SHEET L
REV

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.



LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT EXCEPT FOR SURFACE OCCUPIED BY BUILDING STRUCTURES, PAVING AND AS DIRECTED ON THE DRAWINGS AS INDENTURED BELOW, ALL LESSELLATED WITH INCIDENTAL TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING TO BE SODDED FOR ALL CONDITIONS TREATED PER TALL SEQUENCE OF ORDERA.
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLANS.
6. SHREDDED HARDWOOD MULCH IS ALLOWED AS TREE INCLUDING TOP DRESSING IN ALL PLANTINGS AND AROUND ALL TREES, INCLUDE TREES FOR DURATION ALL DE MULCHED TO THE OUTSIDE EDGE OF ALCER OR LANDSCAPE ISLAND BEDS PLANTING DETAILS.
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER PELLETS FOR RELEASE TALLET PELLETS.
8. FOLLOWING OCCUR WITHIN ONE YEAR TREE ALL DE RESTAKED SEE PLANTING DETAILS.
9. CONTRACTOR SHALL TAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCKS UTILITIES ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCKS OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COSTS.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTED. WATER INSTALLED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
11. PROVIDE "WATER" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
12. ALL TREES SHALL BE STAKED PER GREEN TREES SHALL BE INSTALLED AND FOR SHRUBS ALL BE INSTALLED AT TIME OF PLANTING.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY RESUBMITTAL			
		CITY RESUBMITTAL			

KAW VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1324
JOPLIN, MISSOURI 64802-1324
PH. (785) 782-5040 | FAX (785) 782-2744
jk@kaveng.com | www.kaveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER THE CERTIFICATE OF AUTHORITY / LICENSE EXPIRES 12/31/18

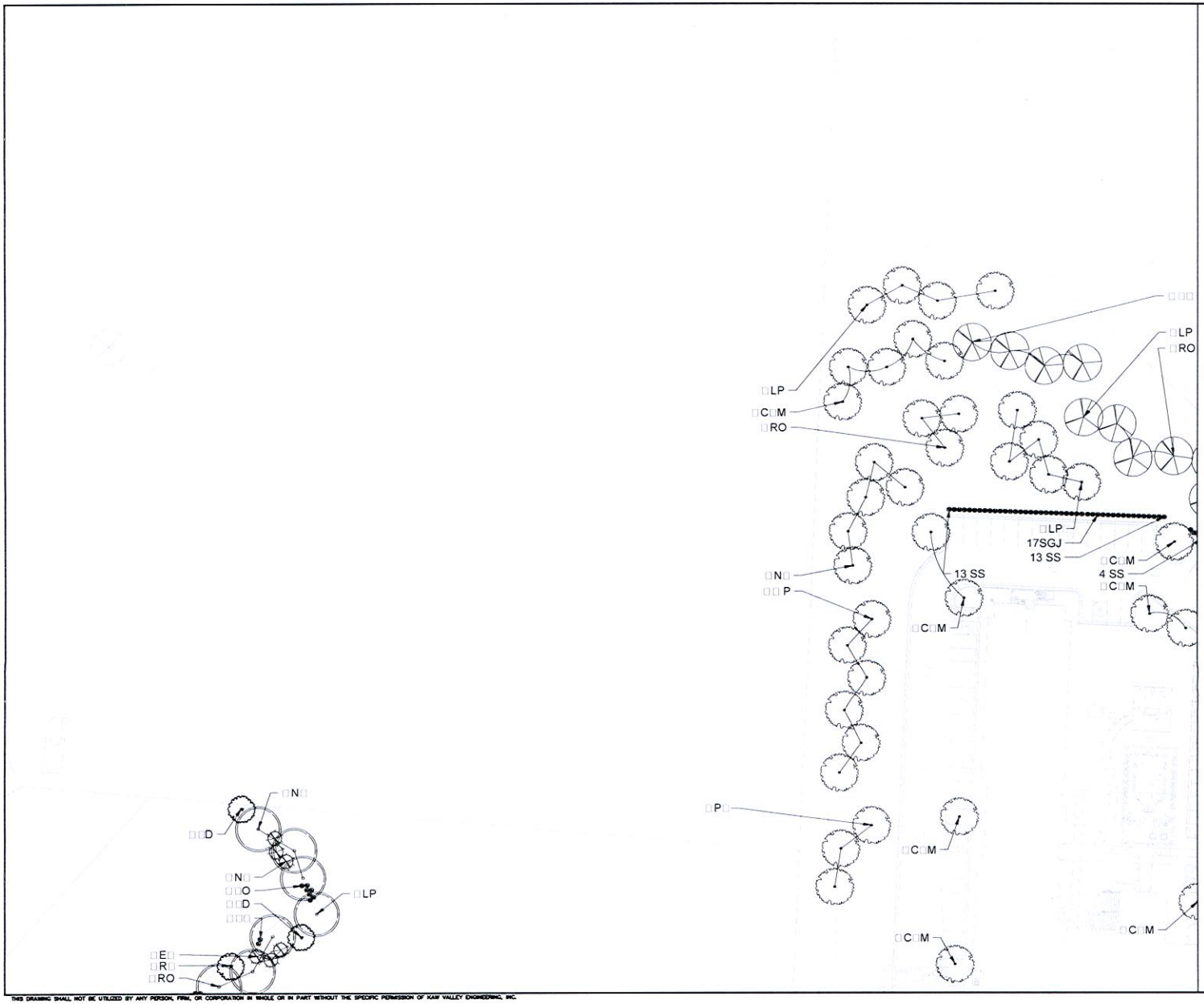
STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.	
DESIGNER VSR	DRAWN BY KLS
CHK	
SHEET L	REV

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.



LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR BUILDING FOOTPRINT AND AS DIRECTED ON THE DRAWING, SHALL BE SODDED, SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL ACCEPTANCE BY OWNER. TOPSOIL
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD ALL CONSTRUCTION STRIPS. TYPE TALL FESCUE MIX. RAKE
5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
6. SHREDDED HARDWOOD MULCH SHALL BE USED AT TREE INSTALLATION. TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES WITHIN THE TREE FOR GRADES ALL BE MULCHED TO THE OUTSIDE EDGE OF LANDSCAPE LANDSCAPE PLANTING DETAIL
7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING. SLOW RELEASE FERTILIZER SHALL BE RELEASE TABLET PELLET
8. WRAPPING OCCURS WITHIN ONE YEAR. TREES ALL BE RESTAKED UPON PLANTING DETAIL
9. CONTRACTOR SHALL STAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICT OCCURS. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COSTS.
10. CONTRACTOR RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTED. GALE SUBMITTED INTO FOAL AND OWNER HAS OCCURRED THE BUILDING.
11. PROVIDE "WATER" BAGS ON ALL TREES REWILL AS NECESSARY UNTIL OWNER OCCURRED THE BUILDING.
12. ALL TREES ALL BE 2" CALIPER EVERGREEN TREES ALL BE INSTALL AND FOR ALL BE LIVE BOUT AT TIME OF PLANTING.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
		CITY RESUBMITTAL CITY RESUBMITTAL			

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2006024. EXPIRES 12/31/10

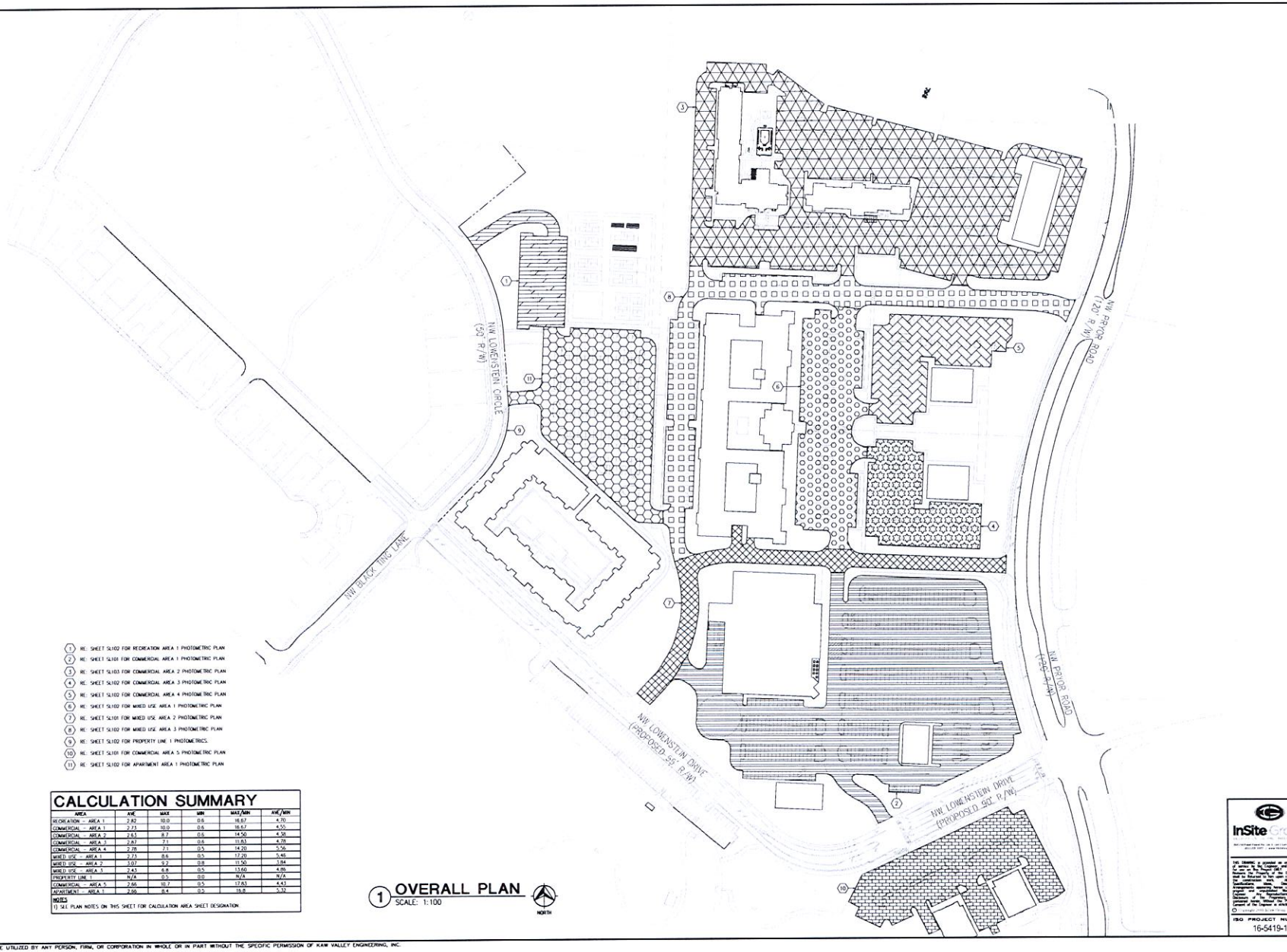
STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.
DESIGNED VSR
DRAWN BY KLS
CHK
SHEET L
REV

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. RE: SHEET SL102 FOR RECREATION AREA 1 PHOTOMETRIC PLAN
2. RE: SHEET SL101 FOR COMMERCIAL AREA 1 PHOTOMETRIC PLAN
3. RE: SHEET SL103 FOR COMMERCIAL AREA 2 PHOTOMETRIC PLAN
4. RE: SHEET SL102 FOR COMMERCIAL AREA 3 PHOTOMETRIC PLAN
5. RE: SHEET SL102 FOR COMMERCIAL AREA 4 PHOTOMETRIC PLAN
6. RE: SHEET SL102 FOR MIXED USE AREA 1 PHOTOMETRIC PLAN
7. RE: SHEET SL101 FOR MIXED USE AREA 2 PHOTOMETRIC PLAN
8. RE: SHEET SL102 FOR MIXED USE AREA 3 PHOTOMETRIC PLAN
9. RE: SHEET SL102 FOR PROPERTY LINE 1 PHOTOMETRICS.
10. RE: SHEET SL101 FOR COMMERCIAL AREA 5 PHOTOMETRIC PLAN
11. RE: SHEET SL102 FOR APARTMENT AREA 1 PHOTOMETRIC PLAN

CALCULATION SUMMARY

AREA	AVE	MAX	MIN	MAX/MIN	AVE/MIN
RECREATION – AREA 1	2.82	10.0	0.6	16.67	4.70
COMMERCIAL – AREA 1	2.73	10.0	0.6	16.67	4.55
COMMERCIAL – AREA 2	2.63	8.7	0.6	14.50	4.38
COMMERCIAL – AREA 3	2.87	7.1	0.6	11.83	4.78
COMMERCIAL – AREA 4	2.78	7.1	0.5	14.20	5.56
MIXED USE – AREA 1	2.73	8.6	0.5	17.20	5.46
MIXED USE – AREA 2	3.07	9.2	0.8	11.50	3.84
MIXED USE – AREA 3	2.43	6.8	0.5	13.60	4.86
PROPERTY LINE 1	N/A	0.5	0.0	N/A	N/A
COMMERCIAL – AREA 5	2.66	10.7	0.5	17.83	4.43
APARTMENT – AREA 1	2.66	8.4	0.5	16.8	5.32

NOTES
1) SEE PLAN NOTES ON THIS SHEET FOR CALCULATION AREA SHEET DESIGNATION

1 OVERALL PLAN
SCALE: 1:100

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	9-18-18	REVISED PER CITY COMMENT	WRA	WRA	GLB
0	8-20-18	INITIAL ISSUE	WRA	WRA	GLB

STATE OF MISSOURI
CURTIS L. BRUNGARDT
NUMBER
PE-2003016693
9-12-2018
PROFESSIONAL ENGINEER

CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

KAW VALLEY ENGINEERING
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jobmail@kve.com | www.kve.com
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

InSite Group

ISO PROJECT NUMBER
16-5419-1

PROJ. NO. A14_7067-1
DESIGNER WRA
DRAWN BY WRA
CFN 5419-1 – SL100
SHEET SL100
REV 2

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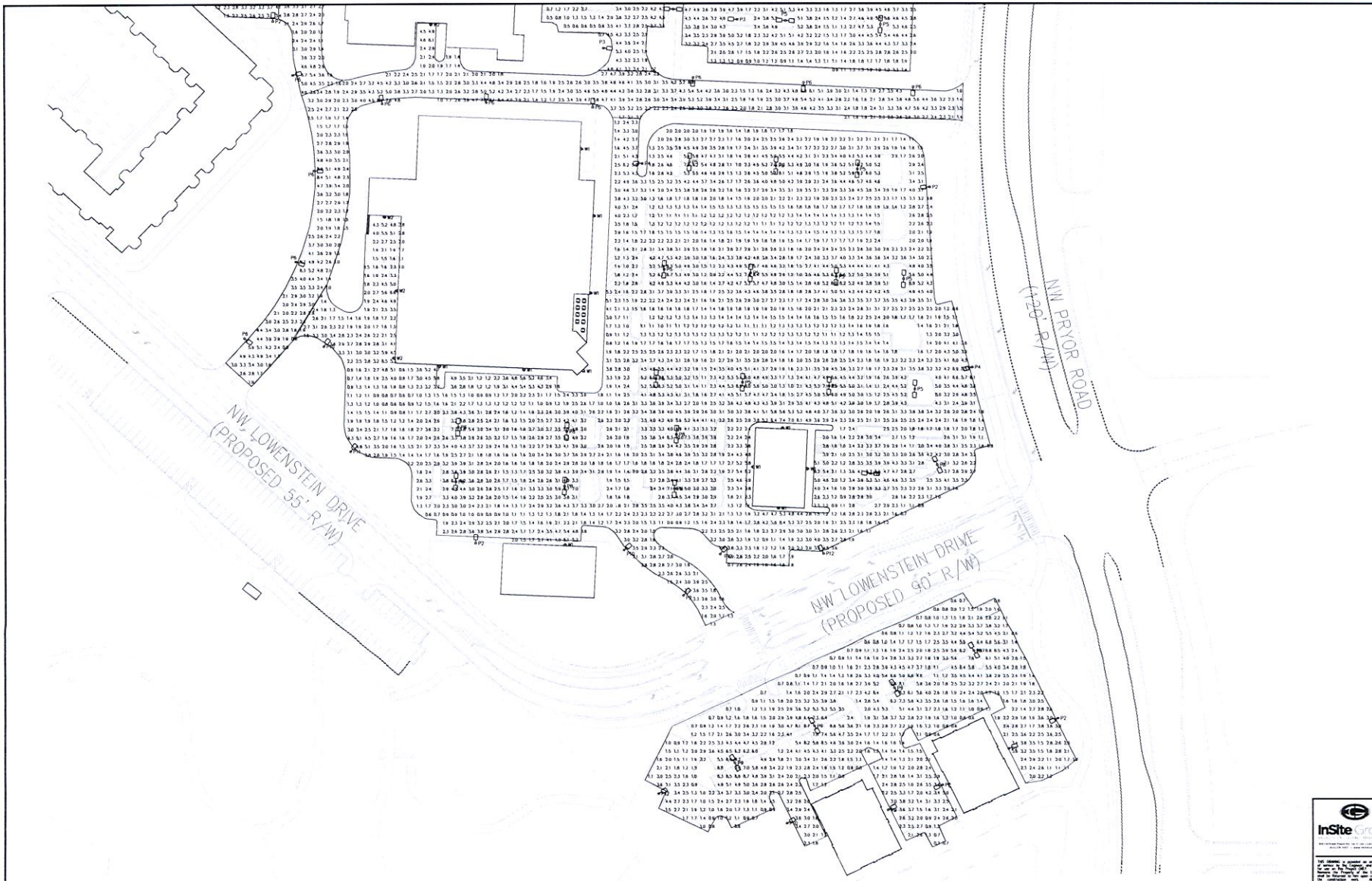

1 PHOTOMETRIC PLAN

SCALE: 1:50

NORTH

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	9-18-18	REVISED PER CITY COMMENT	WRA	WRA	CLB
0	6-20-18	INITIAL ISSUE	WRA	WRA	CLB

STATE OF MISSOURI
CURTIS L. BRUNGARDT
NUMBER
PE-2003016693
PROFESSIONAL ENGINEER
9-18-2018

CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

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KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2006036. EXPIRES 12/31/18

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

InSite Group

ISG PROJECT NUMBER
16-5419-1

PROJ. NO.	A14_7067-1
DESIGNER	WRA
DRAWN BY	WRA
CFN	5419-1 - SL100
SHEET	SL101
REV	2

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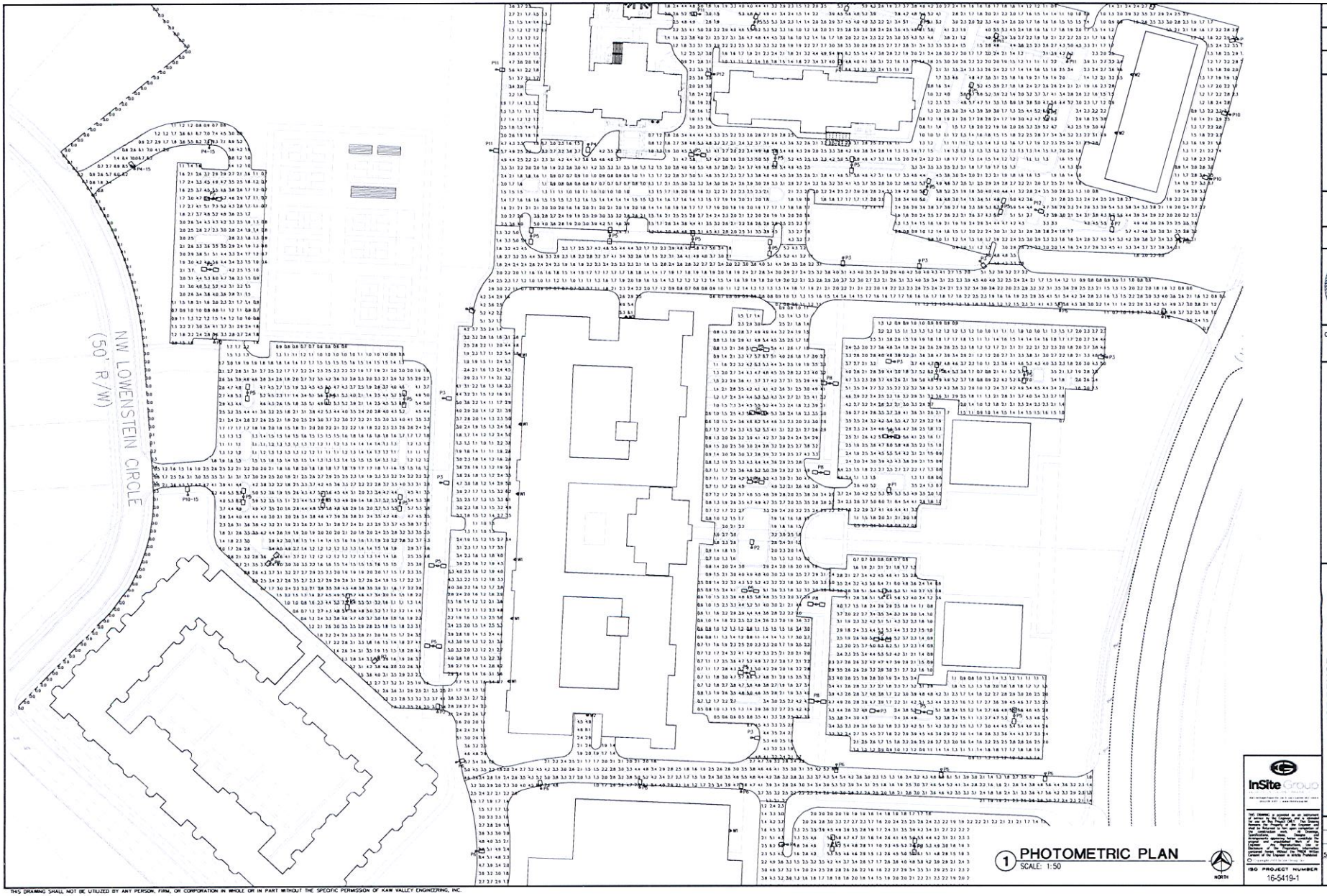

1 PHOTOMETRIC PLAN
SCALE: 1:50

NORTH

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	9-18-18	REVISED PER CITY COMMENT	WRA	WRA	CLB
0	8-20-18	INITIAL ISSUE	WRA	WRA	CLB

STATE OF MISSOURI
CONTRACT
CURTIS L. BRUNGARDT
9-12-2018
NUMBER
PE-2003016693
PROFESSIONAL ENGINEER

CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

2319 N. JACKSON | P.O. BOX 1304
LEE'S SUMMIT, MISSOURI 64086
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KAW VALLEY ENGINEERING
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EXPIRES 12/31/18

STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

InSite group

PROJ. NO.	A14_7067-1
DESIGNER	WRA
DRAWN BY	WRA
CFN	5419-1 - SL100
SHEET	SL102
REV	2
ISO PROJECT NUMBER	16-5419-1

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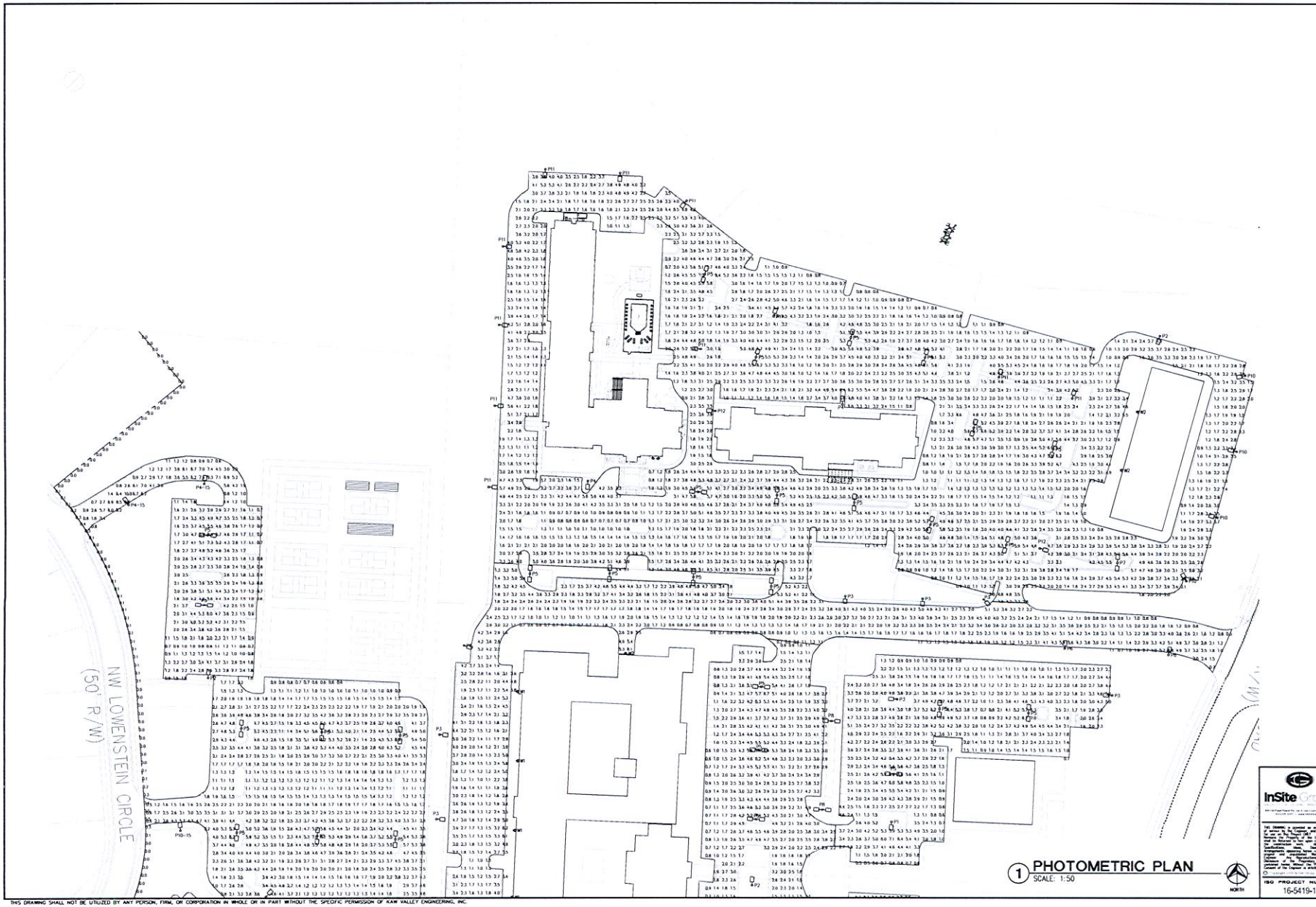

1 PHOTOMETRIC PLAN
SCALE: 1:50

NORTH

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	9-18-18	REVISED PER CITY COMMENT	WRA	WRA	CLB
0	8-20-18	INITIAL ISSUE	WRA	WRA	CLB

STATE OF MISSOURI
CURTIS L. BRUNGARDT
NUMBER
PE-2003016693
PROFESSIONAL ENGINEER
9-18-2018

CURTIS L. BRUNGARDT
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STREETS OF WEST PRYOR

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

InSite group

ISG PROJECT NUMBER
16-5419-1

PROJ. NO.	A14_7067-1
DESIGNER	WRA
DRAWN BY	WRA
CFN	5419-1 – SL100
SHEET	SL103
REV	2

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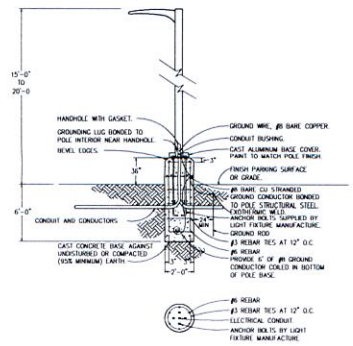
LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER *	FIXTURE DESCRIPTION	MODEL NUMBER	MOUNTING	COLOR	LAMP QTY	LAMP TYPE	LAMP CODE	DRIVE CURRENT (QUANTITY/TYPE)	VOLTS	WATTS PER/POLE	NOTES
P1	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-04-LED-E1-T3	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	225	1-3
P2	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-02-LED-E1-SL2	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	113	1-3
P3	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-03-LED-E1-SL4-BZ	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	166	1-3
P4	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-03-LED-E1-SL2	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	166	1-3
P4-15	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 15FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-03-LED-E1-SL2	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	166	1-3
P5	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES, 2 FIXTURES ORIENTED AT 180 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: 2-GLEON-AF-03-LED-E1-SL4	POLE	4000K	2 PER POLE (AT 180deg)	LED	-	(1) 1000mA (PER FIXTURE)	MVOLT	332	1-3
P6	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-03-LED-E1-SL3	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	166	1-3
P7	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES, 2 FIXTURES ORIENTED AT 180 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: 2-GLEON-AF-03-LED-E1-SL3	POLE	4000K	2 PER POLE (AT 180deg)	LED	-	(1) 1000mA (PER FIXTURE)	MVOLT	332	1-3
P8	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES, 2 FIXTURES ORIENTED AT 180 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: 2-GLEON-AF-02-LED-E1-SL2-BZ	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA (PER FIXTURE)	MVOLT	226	1-3
P9	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES, 2 FIXTURES ORIENTED AT 180 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: 2-GLEON-AF-04-LED-E1-SL4	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA (PER FIXTURE)	MVOLT	450	1-3
P10	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-02-LED-E1-SL4	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	113	1-3
P10-15	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 15FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-02-LED-E1-SL4	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	113	1-3
P11	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-03-LED-E1-T4FT	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	166	1-3
P12	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES AND 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-AF-02-LED-E1-SL3	POLE	4000K	1 PER POLE	LED	-	(1) 1000mA	MVOLT	113	1-3
W1	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE, WITH WALL MOUNT AT 90 DEGREES AND 15FT MOUNTING HEIGHT	FIXTURE: GWC-AF-02-LED-E1-T3	WALL	4000K	1	LED	-	(1) 1000mA	MVOLT	113	1-3
W2	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE, WITH WALL MOUNT AT 90 DEGREES AND 15FT MOUNTING HEIGHT	FIXTURE: GWC-AF-02-LED-E1-T4FT	WALL	4000K	1	LED	-	(1) 1000mA	MVOLT	113	1-3

NOTES
1) CONTRACTOR SHALL COORDINATE FINAL FIXTURE/POLE COLORS WITH OWNER
2) CONTRACTOR SHALL PROVIDE SQUARE POLE PER INFORMATION PROVIDED IN SCHEDULE.
3) CONTRACTOR SHALL COORDINATE SITE LIGHTING FIXTURE VOLTAGE WITH FINAL DESIGN PACKAGE.
* OR PRIOR APPROVED EQUAL



1 LIGHT POLE BASE DETAIL
NO SCALE

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	9-18-18	REVISED PER CITY COMMENT	WRA	WRA	CLB
0	6-20-18	INITIAL ISSUE	WRA	WRA	CLB

STATE OF MISSOURI
CURTIS L. BRUNGARDT
NUMBER
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PROFESSIONAL ENGINEER
9-12-2018

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MO # 2003016693

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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
GRADING PLAN

InSite Group

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ISG PROJECT NUMBER
16-5419-1

PROJ. NO.	A14_7067-1
DESIGNER	WRA
DRAWN BY	WRA
CFN	5419-1 - SL100
SHEET	SL200
REV	2

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McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary surge protection module designed to withstand 10kV of transient line surge. The Galleon LED Luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table found pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-3/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Most sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length *	Weight with Arm (lbs.)	EPA with Arm * (Sq. Ft.)
1-4	15 1/2" (394mm)	7' (1829mm)	10' (3048mm)	115 (52 kgs.)	0.98
5-6	21 5/8" (549mm)	7' (1829mm)	10' (3048mm)	127 (57 kgs.)	1.20
7-8	27 5/8" (702mm)	7' (1829mm)	12' (3658mm)	141 (64 kgs.)	1.37
9-10	33 3/4" (857mm)	7' (1829mm)	15' (4572mm)	155 (70 kgs.)	1.52

NOTES: 1) Exclude length of pole because when mounting two fixtures at 90° or 3 at 120° pole. 2) EPA calculated with nominal 24" length.

DRILLING PATTERN

TYPE "M"

EATON
Powering Business Worldwide

www.designlights.org

CERTIFICATION DATA
UL, CUL Wet Location Listed
ISO 9001
LM79 + LM80 Compliant
UL Volunteer Fleet +
IP66 Rated
Energy Lights Consortium® Qualified

ENERGY DATA
Delivered LED Driver
Full Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V & 480V 60Hz
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approx. Gross Net Weight:
27 lbs. (12.2 kgs.)

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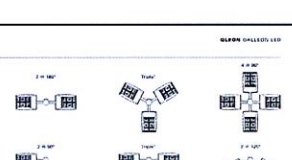
GLEON GALLEON LED

ARM MOUNTING REQUIREMENTS

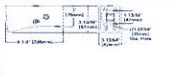
Configuration	90° Apart	120° Apart
GLEON-AF-01	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-02	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-03	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-04	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-05	10' Extended Arm (Required)	7' Arm (Standard)
GLEON-AF-06	10' Extended Arm (Required)	7' Arm (Standard)
GLEON-AF-07	12' Extended Arm (Required)	12' Extended Arm (Required)
GLEON-AF-08	12' Extended Arm (Required)	12' Extended Arm (Required)
GLEON-AF-09	15' Extended Arm (Required)	15' Extended Arm (Required)
GLEON-AF-10	15' Extended Arm (Required)	15' Extended Arm (Required)



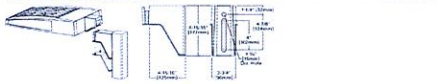
NOTES: 1) Fixtures are at 0° "A" Lamp plane, and at 90° & 180° of the arm axis. 2) Trunn = Trunnion

STANDARD WALL MOUNT

MAST ARM MOUNT

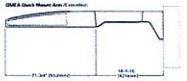


QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)

QMEA Quick Mount Arm (Extension)



QUICK MOUNT ARM DATA

Number of Light Squares *	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15 1/2" (394mm)	35 (16.0 kgs.)	38 (17.2 kgs.)	
5-6 *	21 5/8" (549mm)	46 (20.9 kgs.)	49 (22.2 kgs.)	1.31
7-8	27 5/8" (702mm)	58 (26.4 kgs.)	59 (26.8 kgs.)	

NOTES: 1) 1000 watt ceramic arm. 2) Right square on the pole is 4.5" (114mm) on a side with 1-4 light square only. 3) QMA Aluminum cast black housing cast based on 70 pounds weight.

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Jackson, TN 38301-6928
United States
877 ETN EASY
www.eatonlights.com

Technical assistance
Jackson: 1-800-321-8456
Orange, Jeffersonville

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GLEON GALLEON LED

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-SR-DM

Product Family *	Light Engine	Number of Light Squares *	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AF=Area Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10 *	LED=Light Emitting Diodes	E1=120-277V E2=277V ** E3=480V **	T1=Type 1 T2=Type II Roadway T3=Type III T4M=Type IV Roadway T5W=Type V Forward Throw T5VS=Type V Wide T5S=Type V Square T5MQ=Type V Square Medium T5WQ=Type V Square Wide SL1=Type 1 w/ Spill Control SL2=Type II w/ Spill Control SL3=Type III w/ Spill Control SL4=Type IV w/ Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type3 AFL=Automotive Flagship	AP=Grey DP=Dark Platinum BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White GN=Green *	(Blank)=Arm for Round or Square Pole SA=Square Arm * MA=Mast Arm Adapter * QM=Quick Mount Arm (Includes Fixture Adapter) QMEA=Quick Mount Arm Extension (Length) **

Options (Add as Suffix)

T525=T3 CRI 2500K *	
T527=T3 CRI 2700K *	
T530=T3 CRI 3000K *	
T540=T3 CRI 4000K *	
BRR=Drive Current Factory Set to 600mA	
BRW=Drive Current Factory Set to 800mA	
PIR=Single Fused (120, 277 or 347V) Short Circuit Protection	
PIRHS=Single Fused (120, 277 or 347V) Short Circuit, Voltage Specific	
PIW=Double Fused (208, 240 or 480V) Short Circuit Protection	
DMG=0-10V Dimming * *	
DMG=DALI Driver * *	
HA=50°C High Ambient * *	
SPL=Splice Housing * *	
CSR=Cast Shorting Cap Back Box * * *	
CSRE=Cast Shorting Cap and Back Box * * *	
P=Button Type Photocontrol (120, 208, 240 or 277V Short Specific Voltage)	
R=NEMA Twistlock Photocontrol Receptacle *	
PERL/ACSR=7-Pin Twistlock Photocontrol Receptacle *	
HSS120=Motion Sensor Only, 1 Hours *	
HSS240=Motion Sensor Only, 4 Hours *	
HSS480=Motion Sensor Only, 8 Hours *	
HSS960=Motion Sensor Only, 8 Hours *	
MS-L1R=Motion Sensor for On/Off Operation * * *	
LMR=Lumitech Motion Sensor, Mounting Height * *	
LMR-LR=Lumitech Motion Sensor, Wide Lens Field - 16' Mounting Height * *	
LMR-LR-L=Lumitech Motion Sensor, Narrow Lens for 16' - 42' Mounting Height * *	
LMR=Quick Release 90° Left	
RMR=Quick Release 90° Right	
SF=Single Square Tom Pole Fitted to Mast Housing * *	
MSQ=Single Square Tom Pole Fitted to Mast Housing * *	
HSQ=Factory Installed House Side Shield * *	
EE-LS=Marine and Small Terminal Block * *	

NOTES:
1. Through Light Gasket, Lens* Housed. Refer to www.designlights.org/QuickTest for electrical, Lumenate Family Matrix for details.
2. Two light square and 4 EPA or 3 EPA cannot be mounted at 90°. (EPA = 0.75 area).
3. Photocontrol cannot be field installed. Factory Installed photocontrol only available on 120/277V.
4. Photocontrol receptacle (NEMA or Twistlock) is not rated for photocontrol. Photocontrol receptacle is rated for 120/277V only.
5. Photocontrol receptacle (NEMA or Twistlock) is not available with Short Circuit Protection (PIR or PIW) or Shorting Cap (CSR or CSRE).
6. Voltage Drop of 277V Phase Control Dimmed for greater than 50 feet.
7. Lumitech Motion Sensor - Refer to Page 6 for "LMR" part number and Lumitech Catalog for more details.
8. Lumitech Motion Sensor - Refer to Page 6 for "LMR" part number and Lumitech Catalog for more details.
9. Not available with PIR or PIW.
10. Not available with Short Circuit Protection (PIR or PIW).
11. Low voltage or mechanical dimmer not supported.
12. Only available in 0-10V dimmable light out of factory.
13. Only available with 0-10V dimmable light square. Not available on single light square only. Contact for Short Series.
14. Not available with SL1, SL2, SL3, SL4, SRR, SRW, SLL or SLR options. Contact for Short Series.
15. Operation of a light full capacity only. Full capacity options (120/277, 277, 480 or 347V) corresponds to 277V, 480 or 347V respectively.
16. Not available with Short Circuit Protection (PIR or PIW) or Shorting Cap (CSR or CSRE).
17. Photocontrol cannot be field installed. Factory Installed photocontrol only available on 120/277V.
18. The 277V Short Circuit protection is required in addition to photocontrol and dimming with low inertia, synthetic, or hybrid ballasts. Contact your lighting representative or Eaton for more information.
19. Photocontrol receptacle (NEMA or Twistlock) is not rated for photocontrol.
20. Lumitech Motion Sensor - Refer to Page 6 for "LMR" part number and Lumitech Catalog for more details.
21. Not available with Short Circuit Protection (PIR or PIW) or Shorting Cap (CSR or CSRE).
22. Only available with 0-10V dimmable light out of factory. One light square or single fused (PIR or PIW) option available.
23. Not available with SL1, SL2, SL3, SL4, SRR, SRW, SLL or SLR options. Contact for Short Series.
24. Only available with 0-10V dimmable light square.

Accessories (Order Separately)

GA/RA1013=Photocontrol Shorting Cap	
GA/RA1014=Photocontrol Shorting Cap Tab 105-285V	
GA/RA1015=NEMA Photocontrol - 347V	
GA/RA1016=NEMA Photocontrol - 480V	
GA/RA2=Twist Lock Circuit Module Requirement	
MH/HS/KS=Ship Separate Back Box (Must Specify Color)	
EBR-100=Wireless Configuration Tool for Occupancy Sensor * *	
LB/HSS=Field Installed House Side Shield * *	

EATON
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Technical assistance
Jackson: 1-800-321-8456
Orange, Jeffersonville

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McGraw-Edison

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount uplight housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation, secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

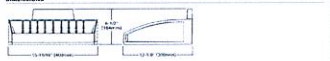
Warranty
Five-year warranty.

GWC GALLEON WALL

1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

DIMENSIONS



HOOK-N-LOCK MOUNTING

BATTERY BACKUP AND THRU-BRANCH BACK BOX

EATON
Powering Business Worldwide

www.designlights.org

CERTIFICATION DATA
UL, CUL Wet Location Listed
ISO 9001
LM79 + LM80 Compliant
IP66 Rating
Energy Lights Consortium® Qualified

ENERGY DATA
Delivered LED Driver
Full Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V & 480V 60Hz
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approx. Gross Net Weight:
27 lbs. (12.2 kgs.)

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March 14, 2018 2:08 PM

GWC GALLEON WALL

ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-SM

Product Family *	Light Engine	Number of Light Squares *	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=Area Current	01=1 02=2	LED=Solid State Light Emitting Diodes	E1=120-277V E4=347V ** E5=480V **	T3=Type III T5=Type V T4W=Type IV Forward Throw T5W=Type V Wide SL1=Type 1 w/ Spill Control SL2=Type II w/ Spill Control SL4=Type IV w/ Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right SQ=Type V Square Narrow SMQ=Type V Square Medium SWQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White GN=Green *	(BLANK)=Surface Mount

Options (Add as Suffix)

T525=T3 CRI 2500K *	
T527=T3 CRI 2700K *	
T530=T3 CRI 3000K *	
T540=T3 CRI 4000K *	
BRR=Drive Current Factory Set to 600mA	
BRW=Drive Current Factory Set to 800mA	
PIR=Single Fused (120, 277 or 347V) Short Circuit Protection	
PIRHS=Single Fused (120, 277 or 347V) Short Specific Voltage	
PIW=Double Fused (208, 240 or 480V) Short Specific Voltage	
DMG=0-10V Dimming * *	
DMG=DALI Driver * *	
HA=50°C High Ambient * *	
SPL=Splice Housing * *	
CSR=Cast Shorting Cap Back Box * * *	
CSRE=Cast Shorting Cap and Back Box * * *	
P=Button Type Photocontrol (120, 208, 240 or 277V Short Specific Voltage)	
R=NEMA Twistlock Photocontrol Receptacle *	
PERL/ACSR=7-Pin Twistlock Photocontrol Receptacle *	
HSS120=Motion Sensor Only, 1 Hours *	
HSS240=Motion Sensor Only, 4 Hours *	
HSS480=Motion Sensor Only, 8 Hours *	
HSS960=Motion Sensor Only, 8 Hours *	
MS-L1R=Motion Sensor for On/Off Operation * * *	
LMR=Lumitech Motion Sensor, Mounting Height * *	
LMR-LR=Lumitech Motion Sensor, Wide Lens Field - 16' Mounting Height * *	
LMR-LR-L=Lumitech Motion Sensor, Narrow Lens for 16' - 42' Mounting Height * *	
LMR-QL=Quick Release 90° Left	
LMR-QR=Quick Release 90° Right	
SF=Single Square Tom Pole Fitted to Mast Housing * *	
MSQ=Single Square Tom Pole Fitted to Mast Housing * *	
HSQ=Factory Installed House Side Shield * *	
EE-LS=Marine and Small Terminal Block * *	

NOTES:
1. Through Light Gasket, Lens* Housed. Refer to www.designlights.org/QuickTest for electrical, Lumenate Family Matrix for details.
2. Two light square and 4 EPA or 3 EPA cannot be mounted at 90°. (EPA = 0.75 area).
3. Photocontrol cannot be field installed. Factory Installed photocontrol only available on 120/277V.
4. Photocontrol receptacle (NEMA or Twistlock) is not rated for photocontrol. Photocontrol receptacle is rated for 120/277V only.
5. Photocontrol receptacle (NEMA or Twistlock) is not available with Short Circuit Protection (PIR or PIW) or Shorting Cap (CSR or CSRE).
6. Voltage Drop of 277V Phase Control Dimmed for greater than 50 feet.
7. Lumitech Motion Sensor - Refer to Page 6 for "LMR" part number and Lumitech Catalog for more details.
8. Lumitech Motion Sensor - Refer to Page 6 for "LMR" part number and Lumitech Catalog for more details.
9. Not available with PIR or PIW.
10. Not available with Short Circuit Protection (PIR or PIW).
11. Low voltage or mechanical dimmer not supported.
12. Only available in 0-10V dimmable light out of factory.
13. Only available with 0-10V dimmable light square. Not available on single light square only. Contact for Short Series.
14. Not available with SL1, SL2, SL3, SL4, SRR, SRW, SLL or SLR options. Contact for Short Series.
15. Operation of a light full capacity only. Full capacity options (120/277, 277, 480 or 347V) corresponds to 277V, 480 or 347V respectively.
16. Not available with Short Circuit Protection (PIR or PIW) or Shorting Cap (CSR or CSRE).
17. Photocontrol cannot be field installed. Factory Installed photocontrol only available on 120/277V.
18. The 277V Short Circuit protection is required in addition to photocontrol and dimming with low inertia, synthetic, or hybrid ballasts. Contact your lighting representative or Eaton for more information.
19. Photocontrol receptacle (NEMA or Twistlock) is not rated for photocontrol.
20. Lumitech Motion Sensor - Refer to Page 6 for "LMR" part number and Lumitech Catalog for more details.
21. Not available with Short Circuit Protection (PIR or PIW) or Shorting Cap (CSR or CSRE).
22. Only available with 0-10V dimmable light out of factory. One light square or single fused (PIR or PIW) option available.
23. Not available with SL1, SL2, SL3, SL4, SRR, SRW, SLL or SLR options. Contact for Short Series.
24. Only available with 0-10V dimmable light square.

EATON
Powering Business Worldwide

Eaton
1121 Highway 45 South
Jackson, TN 38301-6928
United States
877 ETN EASY
www.eatonlights.com

Technical assistance
Jackson: 1-800-321-8456
Orange, Jeffersonville

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March 14, 2018 2:08 PM

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	9-18-18	REVISED PER CITY COMMENT	WRA	WRA	CLB
0	6-20-18	INITIAL ISSUE	WRA	WRA	CLB

STATE OF MISSOURI
CURTIS L. BRUNGARDT
NUMBER
PE-2003016693
PROFESSIONAL ENGINEER
9-12-2018

CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

2319 N. JACKSON | P.O. BOX 1304
LEE'S SUMMIT, MISSOURI 64063
• Ph (785) 782-5040 | FAX (785) 782-7744
jdk@kwvg.com | www.kwvg.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER THE FOLLOWING STATE CERTIFICATE OF AUTHORITY # 000542
EXPIRES 12/31/18

InSite Group

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO.	A14_7067-1
DESIGNER	WRA
DRAWN BY	WRA
CFN	5419-1 – SL100
SHEET	SL201
REV	2

ISO PROJECT NUMBER
16-5419-1

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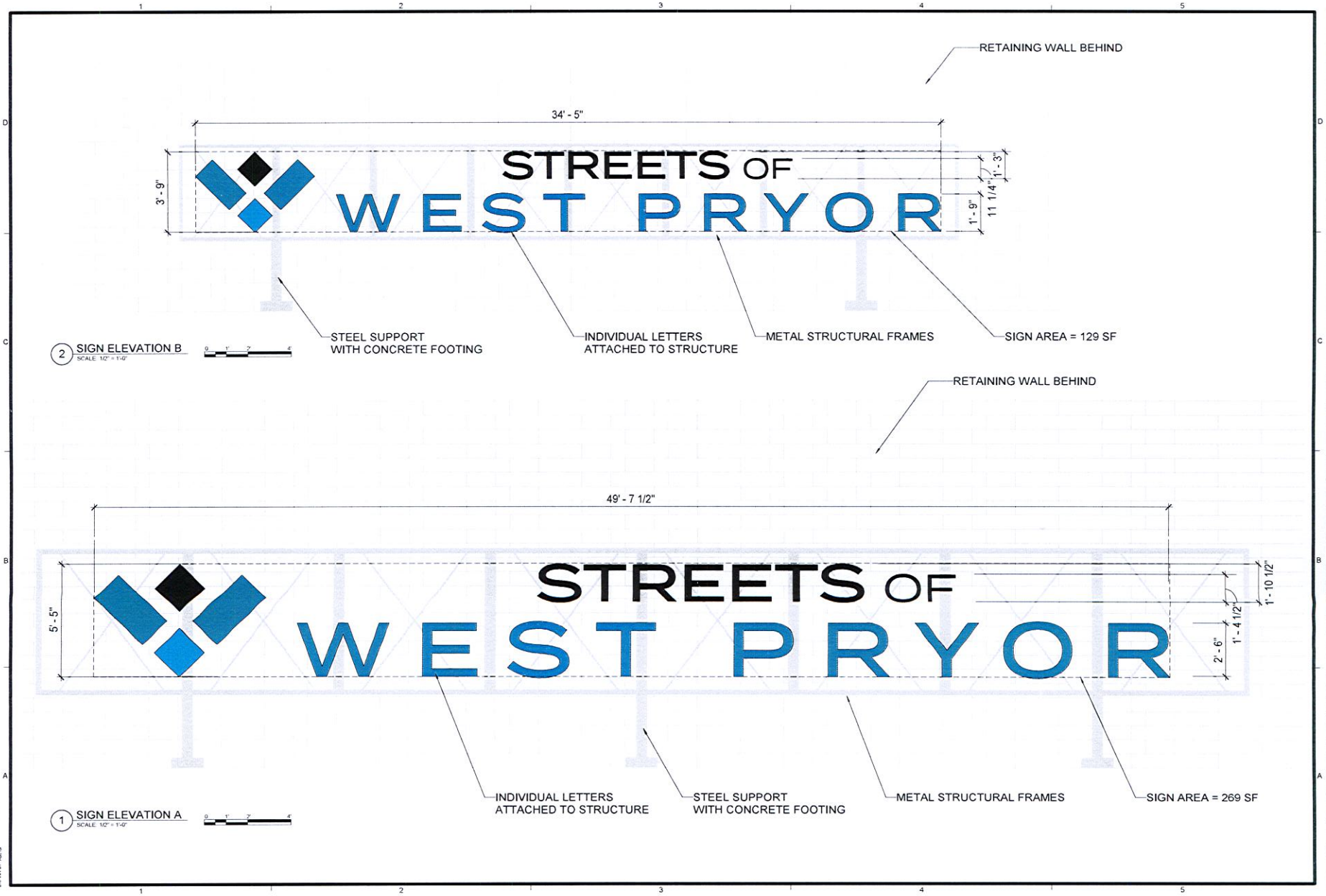

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DATE: 10/19/2016 4:21:56 PM
DRAWN BY: AJhe

schwerdt design group
architecture | interiors | planning
2211 southwest wanamaker rd. suite 200
topeka, kansas 66614-4275
phone 785.273.7548
fax 785.273.7576
500 north broadway, suite 2100
oklahoma city, ok 73102
phone 405.231.3105
fax 405.231.3115

PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 00/00/00

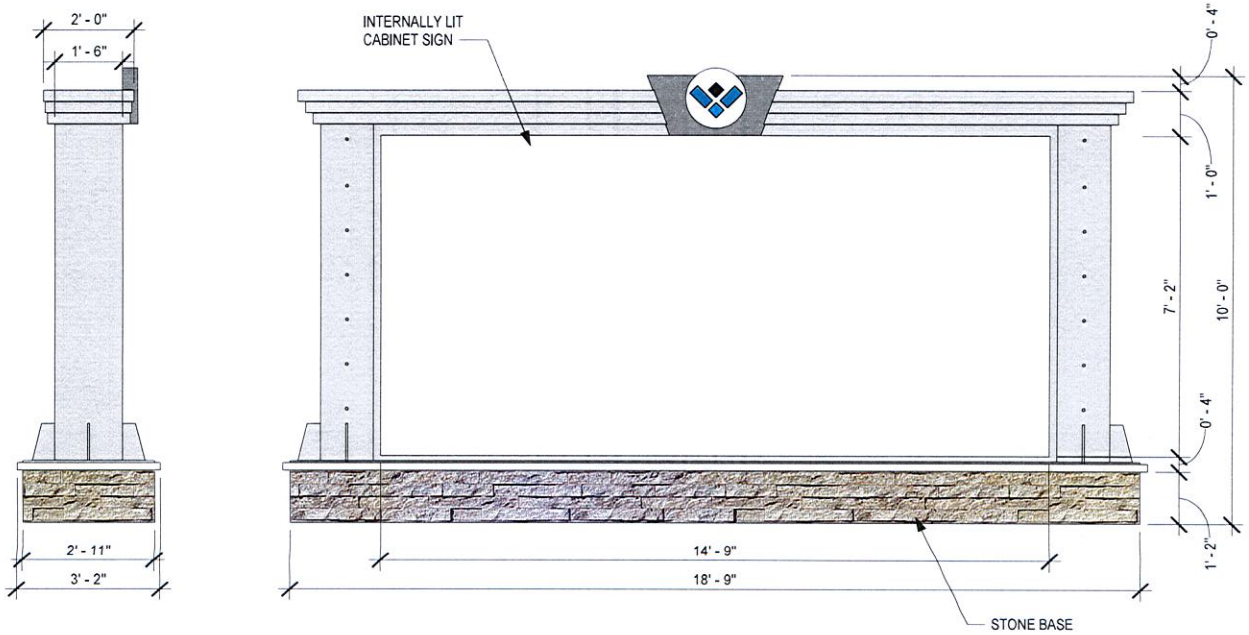
STREETS OF WEST PRYOR
SHOPPING CENTER SIGNS
LEE'S SUMMIT, MO

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
SIGN EXHIBIT

PROJECT NUMBER
171057

SHEET NUMBER
A-603



1 MONUMENT SIGN
SCALE: 3/8" = 1'-0"

schwerdt design group
architecture | interiors | planning

DATE

MONUMENT SIGN
STREETS OF WEST PRYOR
LEE'S SUMMIT, MO

DRAKE
DEVELOPMENT

Via: Email
October 19, 2018

Dawn Bell
Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816.969.1242

Email: Dawn.Bell@cityofls.net

RE: Streets of West Pryor
Pryor and I-470
Lee's Summit, MO

Dear Dawn:

The following is provided as the formal sign code modification request on the behalf of Streets of West Pryor, LLC for the Streets of West Pryor preliminary development plan application number PL2018098. As you are aware, Section 13.210 of the City of Lee's Summit sign code permits one free standing sign per lot. In summary, the sign code requires the following:

1. Free standing signs must be provided with a 25 square feet landscape area at the base of the sign.
2. Free standing signs must be located a minimum of 75 feet from any adjacent free standing signs.
3. There is no right of way setback requirement other than the sign is not permitted to be located within a utility easement or sight triangle.
4. Bottom of sign face shall be no more than 4 feet above ground.
5. Masonry sign base of at least 2/3 the width of the sign face.
6. Sign face is the area of sign copy and is limited to 72 square feet.
7. Sign structure is the area of the overall sign and is limited to 96 square feet and 12 feet in height.

The request is due to the following site constraints that are unique to the Streets of West Pryor development. Those constraints are summarized as follows:

1. The development plans includes relocation of the Kansas City Power and Light overhead 161KV electric transmission lines. KCPL will not permit any lighting or signage higher than 10 feet above grade with the easement area due to safety concerns.
2. Site layout results in lots not having frontage to Pryor. Signage visibility from Pryor Road is essential to the viability of the users located on lots that do not have lot frontage on Pryor Road.

We are requesting to consolidate the permitted one sign per lot or a total of 8 free standing signs. The request is as follows:

1. Permit free stranding signs to be located within the Kansas City Power and Light overhead 161KV electric transmission line easement.

DRAKE
DEVELOPMENT

2. Limit the Senior Living and Residential lot areas to sign code limits described above or as otherwise restricted by the UDO.
3. Combine two permitted free standing signs into one 106 (copy area) square feet free standing sign for the two restaurant lots on the south side of Lowenstein.
4. Combine three permitted free standing signs into one 106 square feet (copy area) free standing sign placed along Pryor for the small freestanding buildings north of Lowenstein and south of the grocery.
5. Allow one free standing sign of 106 square feet (copy area) free standing sign placed along Pryor for the grocery lot.
6. Combine three permitted free standing signs into one 106 square feet each (copy area) free standing signs placed along Pryor for the two commercial lots and apartment lot situated between the right in right out entry and signalized entry from Pryor Road.
7. Combine four permitted free standing signs into one 106 square feet each (copy area) free standing sign placed along Pryor for the four commercial lots situated north of the signalized Pryor entrance.
8. Allow one 269 square feet shopping center identification and characterization sign mounted to the retaining wall located at Interstate 470 and Pryor Road intersection.
9. Allow one 129 square feet shopping center identification and characterization sign to be situated along the water feature near the water feature at the intersection of Pryor Road and Chipman.
10. Each sign is provided with a masonry base and architectural metal to create proportions and a presentation style that is consistent with the design character of the shopping center buildings and the surrounding commercial developments.
11. The proposed total number of signs is 7 compared to an allowable number of 13. The total proposed sign area is 928 square feet (including the shopping center identification signs) compared to an allowable square footage of the permitted 13 signs totaling 936 square feet of total area if each lot were permitted an individual sign of 72 square feet. This request does not include the senior living and residential lot areas as those areas are proposed to conform to the standard UDO restrictions.

The proposed sign locations are shown on the PDP. Attached are elevations of the proposed signs. Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

David N. Olson
Monarch Acquisitions, LLC

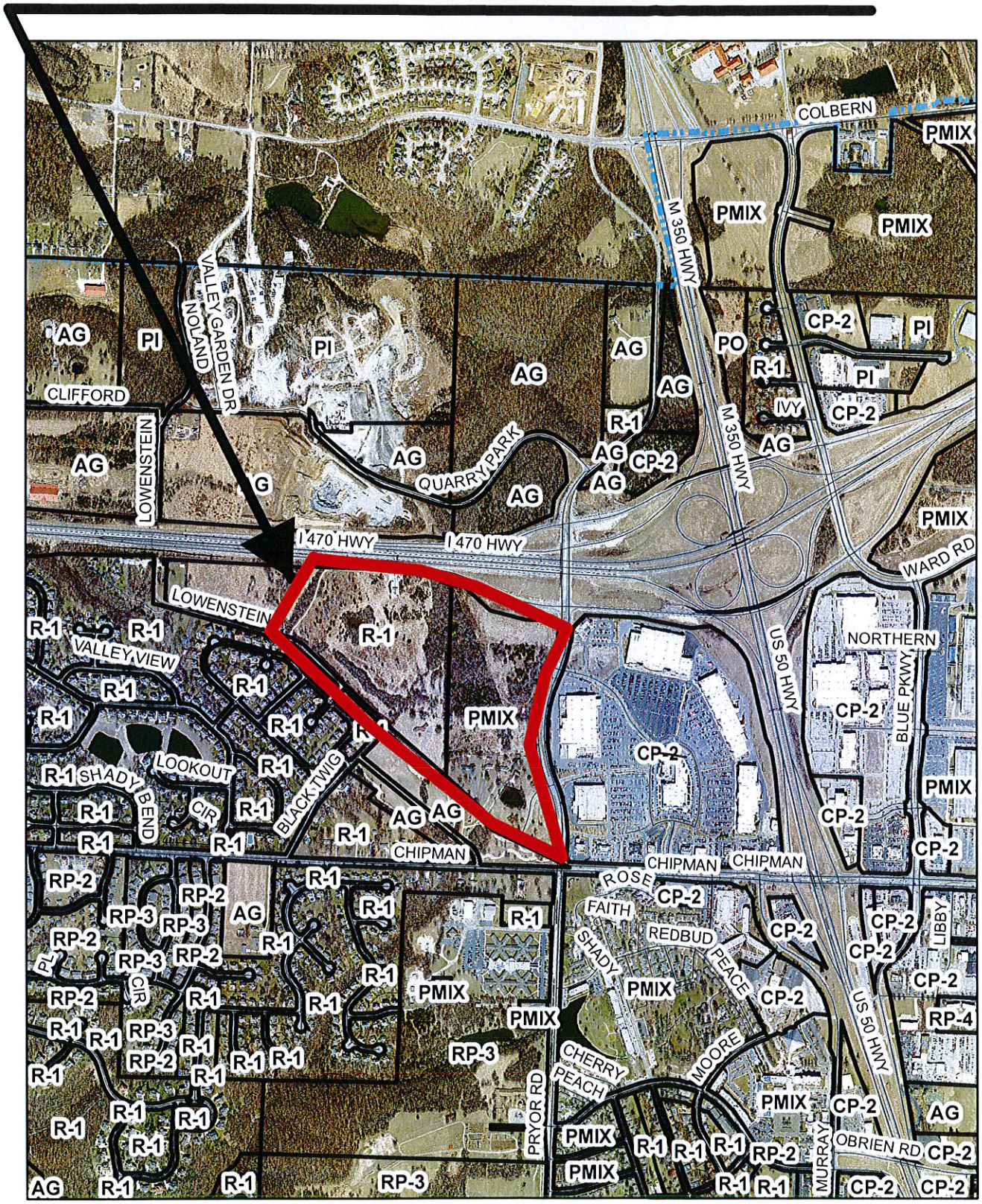
Matt Pennington
Streets of West Pryor, LLC

Enclosures: Sign Location Plan (see PDP site plan)
Shopping Center Identification Sign Elevations
Monument Sign Elevations

cc: Drake Project File w/ 1 set enclosures

12701 Metcalf Avenue, Suite 100, Overland Park, KS 66213 | Telephone: (913) 662-2630

PL#2018-098- REZONING AND PRELIMINARY DEV PLAN
STREETS OF WEST PRYOR
DRAKE DEVELOPMENT, APPL.



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