

**CONSTRUCTION PLANS
FOR
PRIVATE ROAD, WATER, GAS AND ELECTRIC
IMPROVEMENTS
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI**

^Δ JULY 2019

ELECTRIC- SERVICE
KCP&L
NATHAN MICHAEL
(913) 347-4310
Nathan.Michael@kcpl.com

COMMUNICATION SERVICE
AT&T
CARRIE CILKE
(816) 703-4386
cc3527@att.com

GAS SERVICE
SPIRE
KATIE DARNELL
(816) 969-2247
Katie.Darnell@spireenergy.com

COMMUNICATION SERVICE
TIME WARNER CABLE
STEVE BAXTER
(913) 643-1928
Steve.Baxter@charter.com

WATER, SANITARY/STORM SEWER SERVICE
CITY OF LEE'S SUMMIT
KENT MONTER
(816) 969-1900
Kent.Monter@cityofls.net

COMMUNICATION SERVICE
COMCAST
RYAN ALKIRE
(816) 795-2218
Ryan.Alkire@cable.comcast.com

COMMUNICATION SERVICE
GOOGLE FIBER
BECKY DAVIS
(913) 725-8745
KC-Google-UC@google.com
rebeccadavis@google.com



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

MISSOURI ONE CALL SYSTEM, INC.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALLED LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

CAUTION – NOTICE TO CONTRACTOR

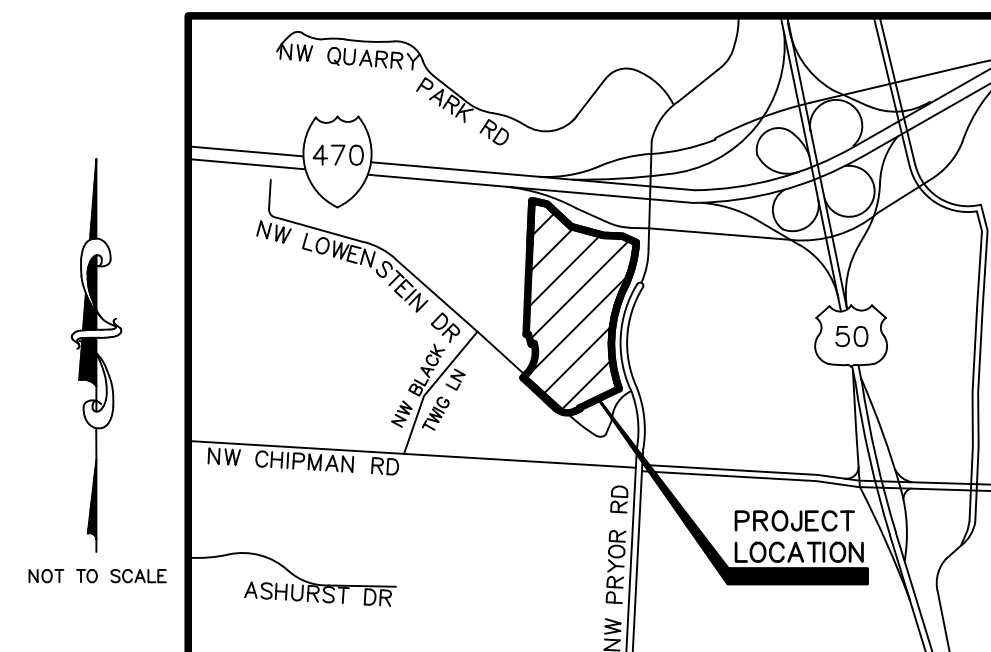
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.



LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI

	POSTED SPEED	DESIGN SPEED
PRIVATE ROAD "A", "B" & "C"	25	25

APPROVED THIS _____ DAY OF _____, _____

OWNER: MATT PENNINGTON

APPROVED THIS _____ DAY OF _____, _____

CITY APPROVAL

OWNER:
STREETS OF WEST PRYOR, LLC
7200 WEST 132ND STREET
OVERLAND PARK, KS 66213
CONTACT: MATT PENNINGTON
email: matt@drakekc.com

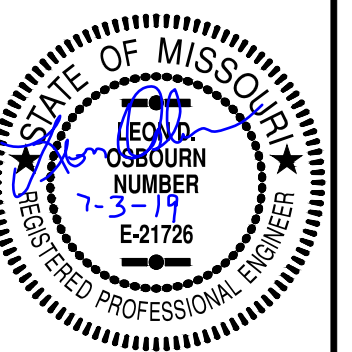
DEVELOPER:
STREETS OF WEST PRYOR, LLC
7200 WEST 132ND STREET
OVERLAND PARK, KS 66213
AGENT: DAVID N. OLSON
email: daveolson@monarchprojectllc.com

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

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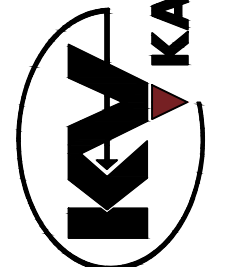
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C-2	GENERAL NOTES	
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SE-3	DIAGRAMS & DETAIL SHEET
SL-1	PHOTOMETRIC PLAN
SL-2	LIGHTING FIXTURE SCHEDULE & FIXTURE CUT SHEETS
LANDSCAPING	
L 1.00	SIGNAGE LANDSCAPE PLAN



LEON D. OSBOURN
ENGINEER
MO # 021726

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



KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/19

WEST PRYOR
R RD & NW LOWENSTEIN DR
MISSOURI

PRIVATE ROAD PLANS
TITLE SHEET

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

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. EXCESS EXCAVATION SHALL BE DEPOSITED IN AREAS AS DIRECTED BY THE OWNER

3. THE CONTRACTOR SHALL TAKE CARE IN PROTECTING EXISTING TREES AND SHRUBS OUTSIDE OF THE PROPOSED CONSTRUCTION. CARE SHALL BE TAKEN NOT TO DISTURB LAWNS OR EXISTING STRUCTURES OUTSIDE OF THE CONSTRUCTION LIMITS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

5. CONTRACTOR SHALL SEED ALL DISTURBED AREAS IN ACCORDANCE TO REQUIREMENTS OF TECHNICAL SPECIFICATIONS. BUILDING LOTS WILL NOT REQUIRE SEEDING BUT ALL SLOPES AND BACKFILL BEHIND CURBS SHALL BE SEEDDED WITHIN RIGHT-OF-WAY LIMITS, AND ON SLOPES OF EMBANKMENTS. AREAS SHALL BE SEEDDED WITHIN 28 DAYS OF FINISH GRADING OR AS DIRECTED BY OWNER.

6. JOINT SPACING FOR CONCRETE PAVEMENT SHALL BE MODIFIED TO MEET THE CONTRACTOR'S CONSTRUCTION EQUIPMENT AND METHODS OF POURING. CONTRACTOR TO DRILL AND INSERT EPOXY-COATED DOWEL BARS INTO CONSTRUCTION JOINTS AND HEADERS. CONTRACTOR TO SAW-CUT CLEAN VERTICAL EDGE AT JOINT LOCATION. SAWED CONTRACTION JOINTS SHALL BE REQUIRED ON MAXIMUM 12'-0" CENTERS.

7. CONTRACTOR SHALL SUBMIT A JOINTING PLAN AND RECEIVE APPROVAL FROM THE ENGINEER AND CITY PRIOR TO CONCRETE PAVING OPERATIONS.

8. ALL SANITARY SEWER, WATER MAINS AND STORM SEWER UNDER PAVEMENTS SHALL BE BACKFILLED WITH MODOT TYPE 5 AGGREGATE IN TRENCHES GREATER THAN 24" AND FLOWABLE IN TRENCHES LESS THAN 24".

9. CONTRACTOR SHALL INSTALL SILT FENCE TO PREVENT SEDIMENT FROM LEAVING CONSTRUCTION LIMITS. SILT FENCE IS REQUIRED AT BOTTOM OF SLOPE ON ALL EMBANKMENTS AND AT DISCHARGE POINTS OF STREETS, STORM SEWER INLETS AND PIPE END SECTIONS.

10. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

11. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON-SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

12. CONTRACTOR SHALL COMPLETE ROUGH SITE AND STREET GRADING PRIOR TO INSTALLATION OF UTILITIES.

13. EROSION CONTROL SEDIMENT FENCE SHALL BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT SHALL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

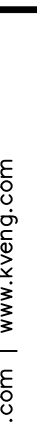
14. CUT AND FILL SECTIONS ARE TYPICAL ONLY. NEITHER ALTERNATE PAVEMENT TYPE IS SPECIFIED FOR EXCLUSIVE USE WITH CUT OR FILL SECTIONS. REFER TO SPECIFICATIONS FOR INFORMATION ON FLY ASH TREATED SUBGRADE, CRUSHED AGGREGATE BASE COURSE, AND PAVEMENT UNDERDRAINS.

15. WHERE CURB AND GUTTER IS MONOLITHIC WITH THE STREET, THE CURVE SHALL BE POURED AT THE SAME DEPTH AS THE STREET.

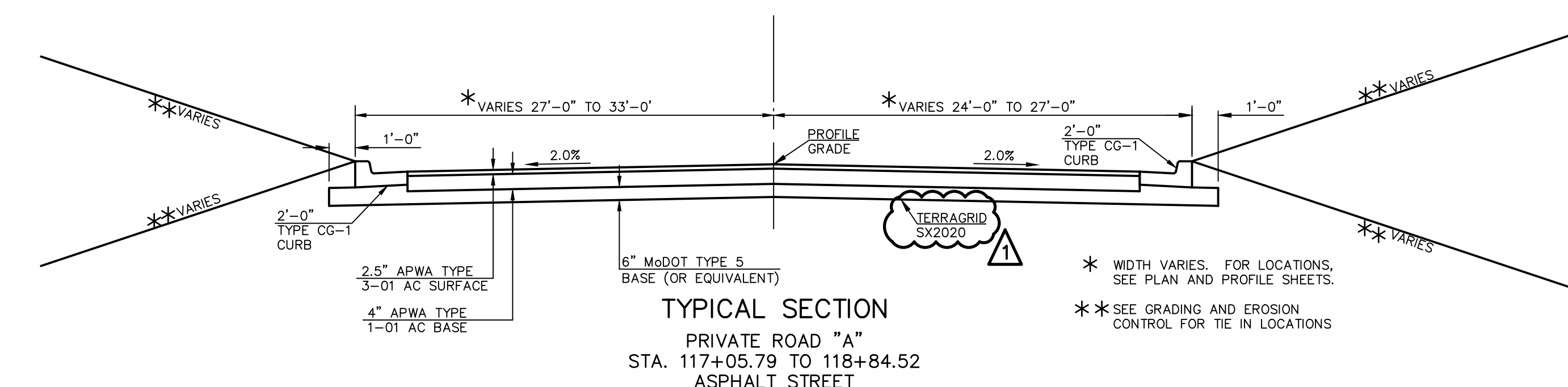
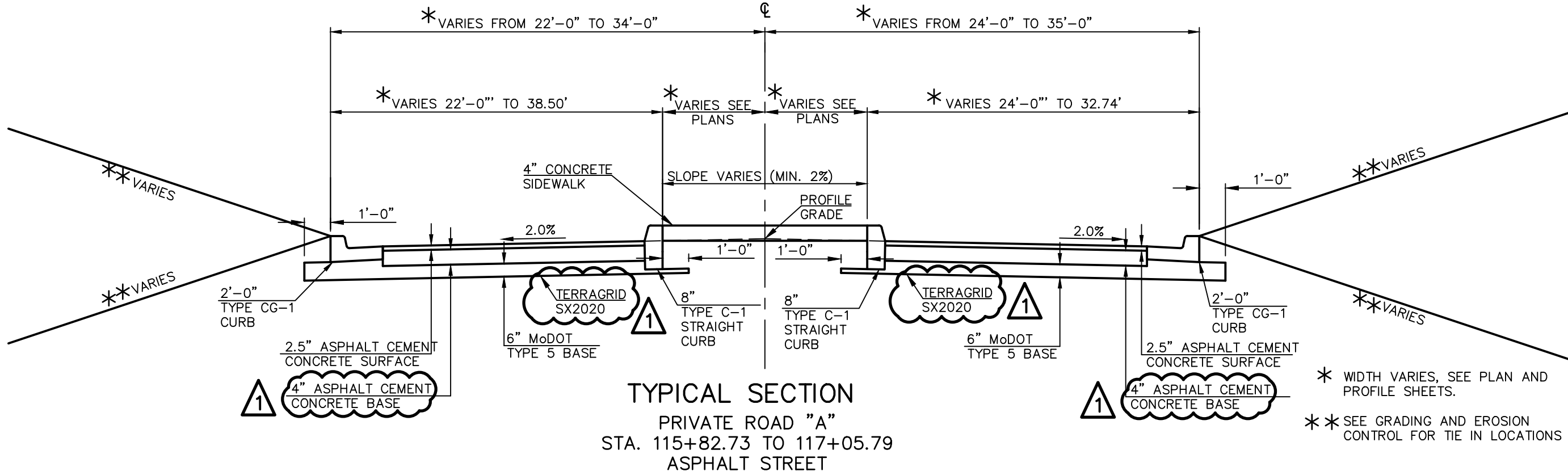
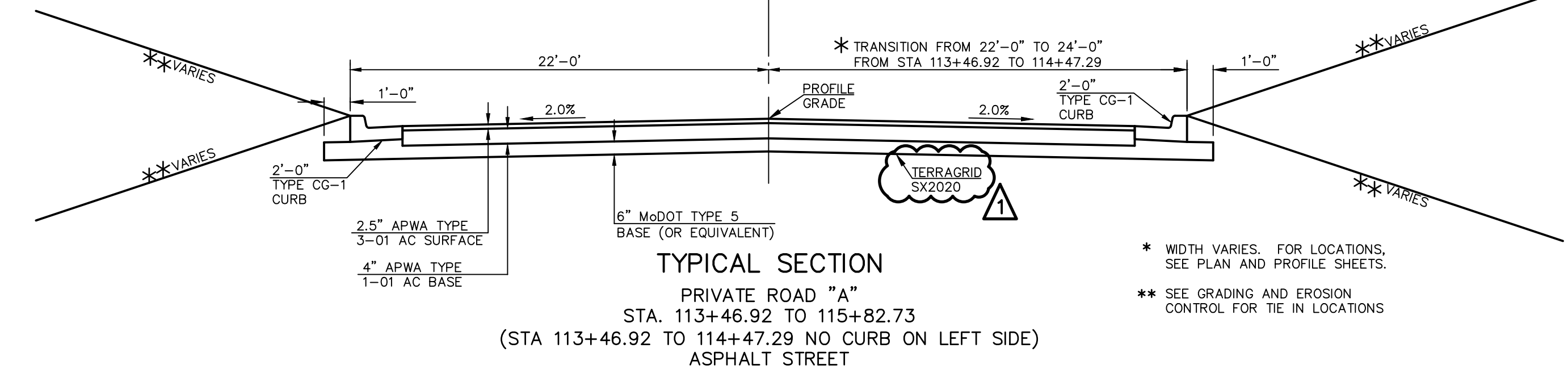
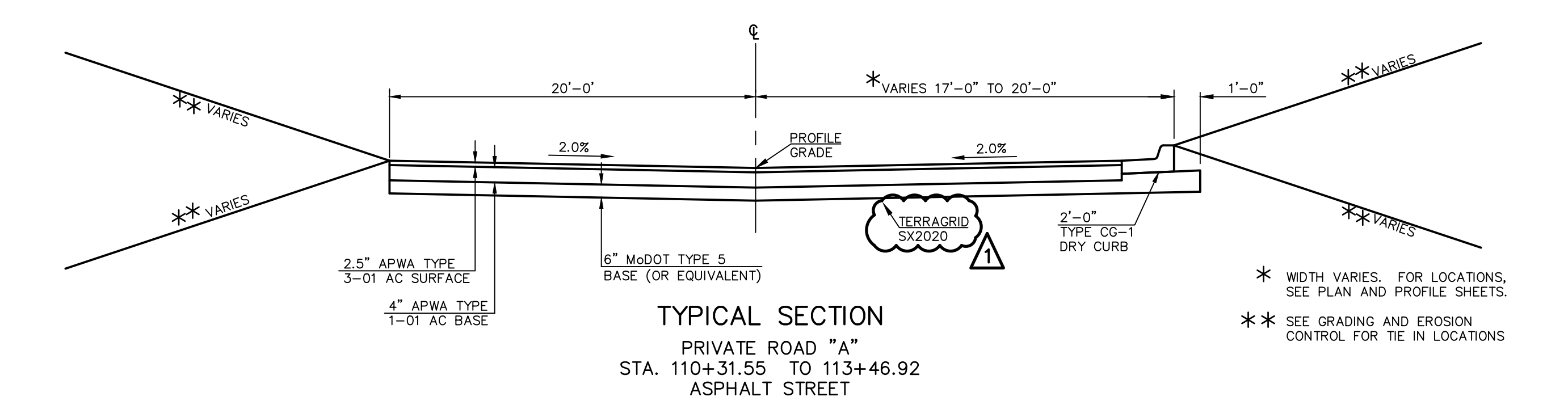
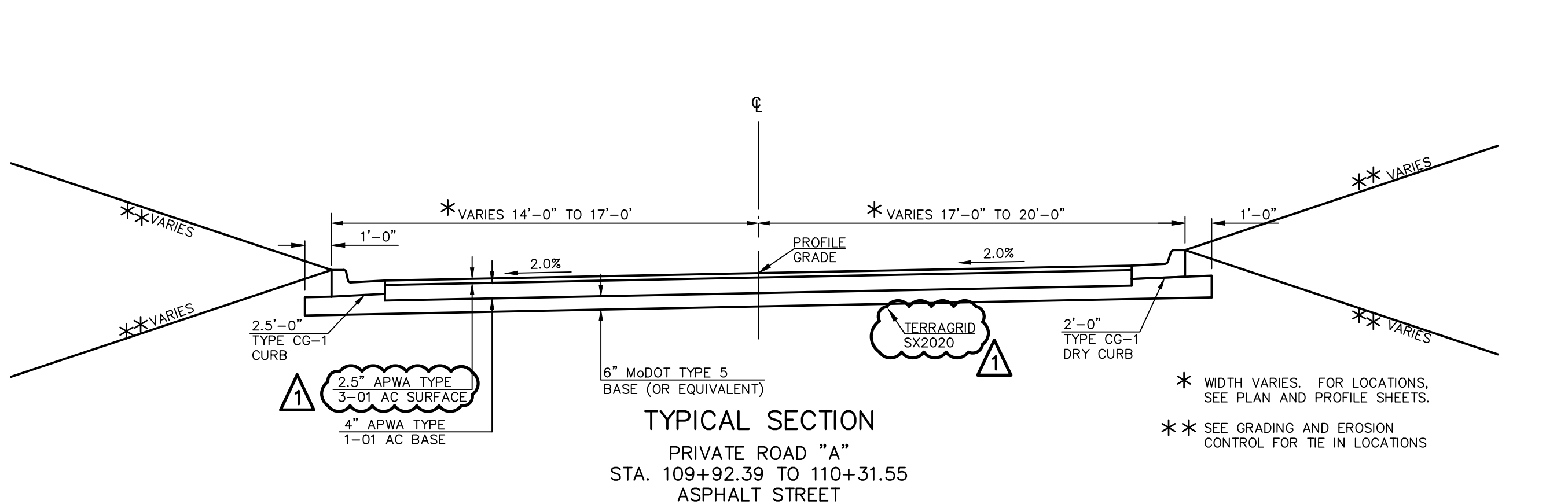
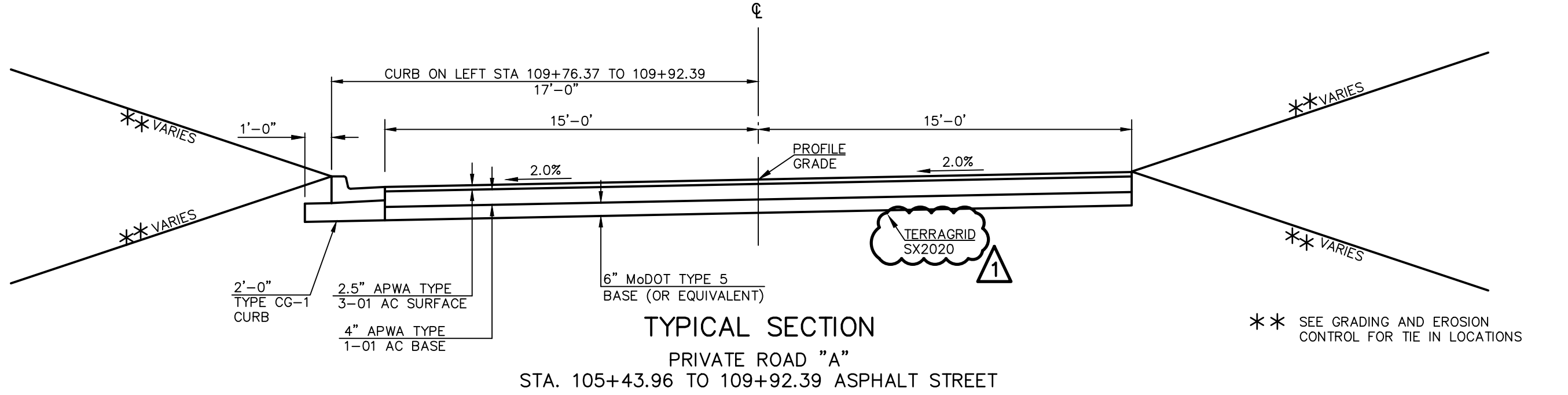
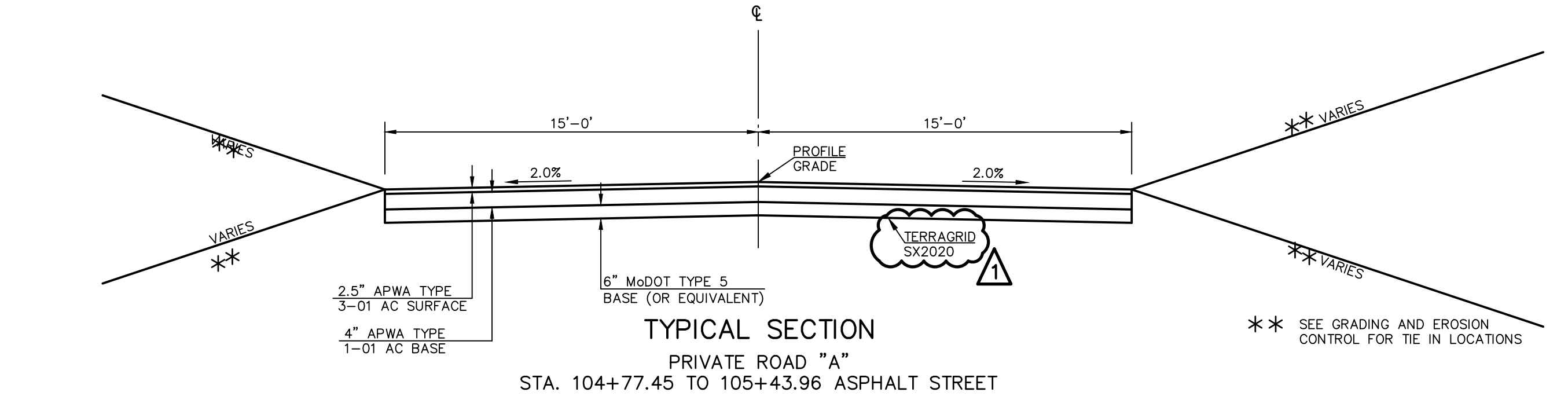
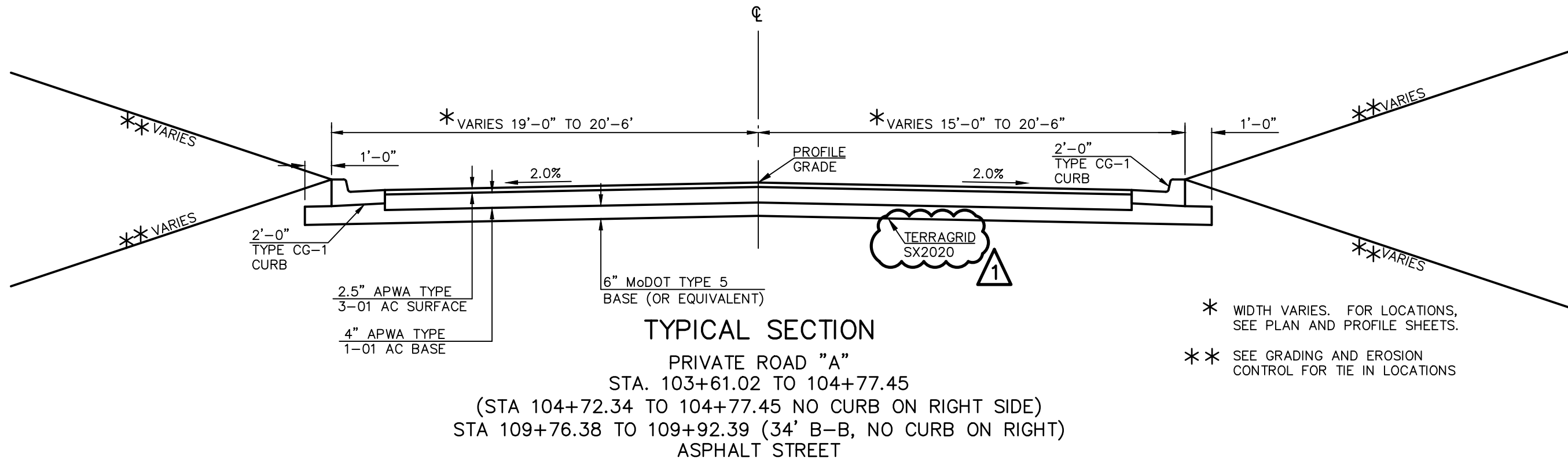
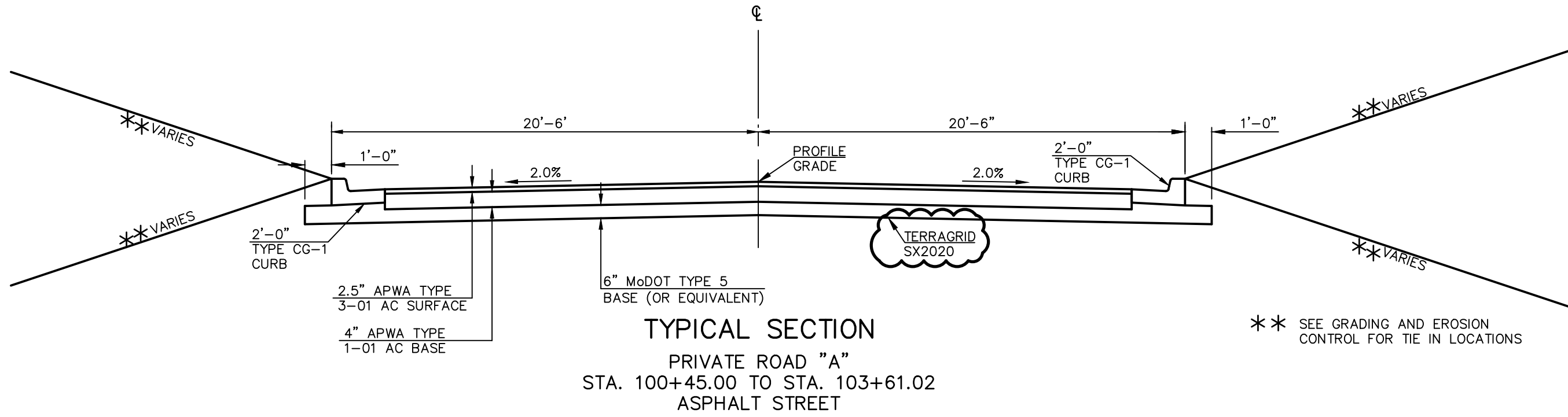
16. UNLESS SPECIFIED OTHERWISE, KCMMB 4K IS REQUIRED FOR ALL CONCRETE.

20. THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT AND SHALL GOVERN THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS FOR THIS PROJECT.

	SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED		STORM SEWER MANHOLE
	MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED		TELEPHONE SIGN
(D)	DESCRIBED		TELEPHONE MANHOLE
(M)	MEASURED		TELEPHONE PEDESTAL
(C)	CALCULATED		UNDERGROUND TELEPHONE LINE
(P)	PLATTED		SPLICE BOX
	STREET SIGN		FIBER OPTIC CABLE SIGN
	UTILITY POLE		UNDERGROUND FIBER OPTIC CABLE
	UTILITY POLE W/ LIGHT		TRAFFIC CONTROL POLE
	UTILITY POLE W/TRANSFORMER		PULL BOX
	LIGHT POLE		FLAG POLE
	DEADMAN ANCHOR		MAILBOX
(5)	OVERHEAD UTILITY - # LINES		HANDICAP SIGN
	AIR CONDITIONING UNIT		HANDICAP PAINTED SYMBOL
	ELECTRIC PEDESTAL		LEFT TURN ARROW
	ELECTRIC METER		STRAIGHT ARROW
E	UNDERGROUND ELECTRIC LINE		RIGHT TURN ARROW
	UTILITY MANHOLE		GATE POST
	CABLE TV SIGN		FENCE POST
	CABLE TV PEDESTAL		WOOD FENCE
	GAS SIGN		CHAIN LINK FENCE
	GAS METER		BARBED WIRE FENCE
G	UNDERGROUND GAS LINE		18" DECIDUOUS TREE W/SIZE & DRIP LINE
GTS	GAS CATHODIC PROTECTION STATION		22" EVERGREEN TREE W/SIZE & DRIP LINE
W	WATER LINE		SAPLING TREE
	WATER LINE GATE VALVE		SHRUB
WS	WATER SPIGOT		STUMP
	WATER METER		TREE LINE
	WELL		SHRUB LINE
	FIRE HYDRANT		10 PARKING STALL COUNT
S	SANITARY SEWER MANHOLE		1' CONTOUR INTERVAL
	SANITARY SEWER LINE		RESTRICTED ACCESS
			B/B BACK OF CURB TO BACK OF CURB
			E/E EDGE TO EDGE

STREETS OF WEST PRYOR NWQ NW PRYOR RD & NW LOWENSTEIN DR LEE'S SUMMIT, MISSOURI		 KAW VALLEY ENGINEERING 2319 N. JACKSON P.O. BOX 104 JACKSON, MO 64501 PH. (785) 762-5040 FAX. (785) 762-7744 jk@kve.com www.kve.com				
PRIVATE ROAD PLANS GENERAL NOTES		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/19		LEON D. OSBOURN ENGINEER MO # 021726		
PROJ. NO. A14-7067-1		DESIGNER LDO		REVISED PER CITY COMMENTS 07-02-19 5-16-19		LDO LDO LDO
C-2		SHEET		REV		DSN DWN CHK
1		1		DESCRIPTION		





REV	DATE	DESCRIPTION	CHK
1	07-02-19	REVISED PER CITY COMMENTS	LDO
0	5-16-19	INITIAL ISSUE	LDO
			DSN
			CHK

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

LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
joe@kve.com | www.kve.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING
SERVICES IN THE STATE OF MISSOURI. CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/19

STREETS OF WEST PRYOR
NW/4 NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
TYPICAL SECTIONS FOR PRIVATE ROAD - A

PROJ. NO.
A14-7067-1

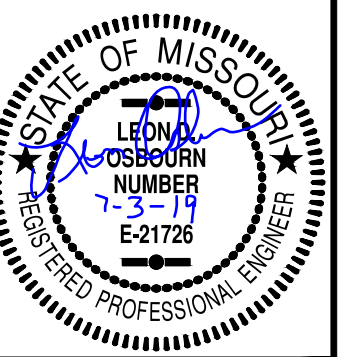
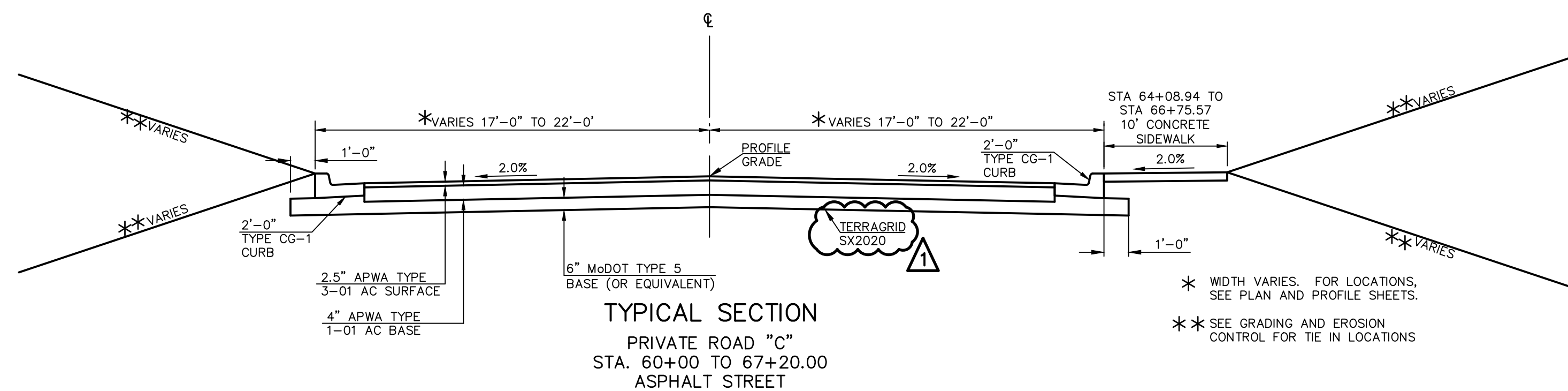
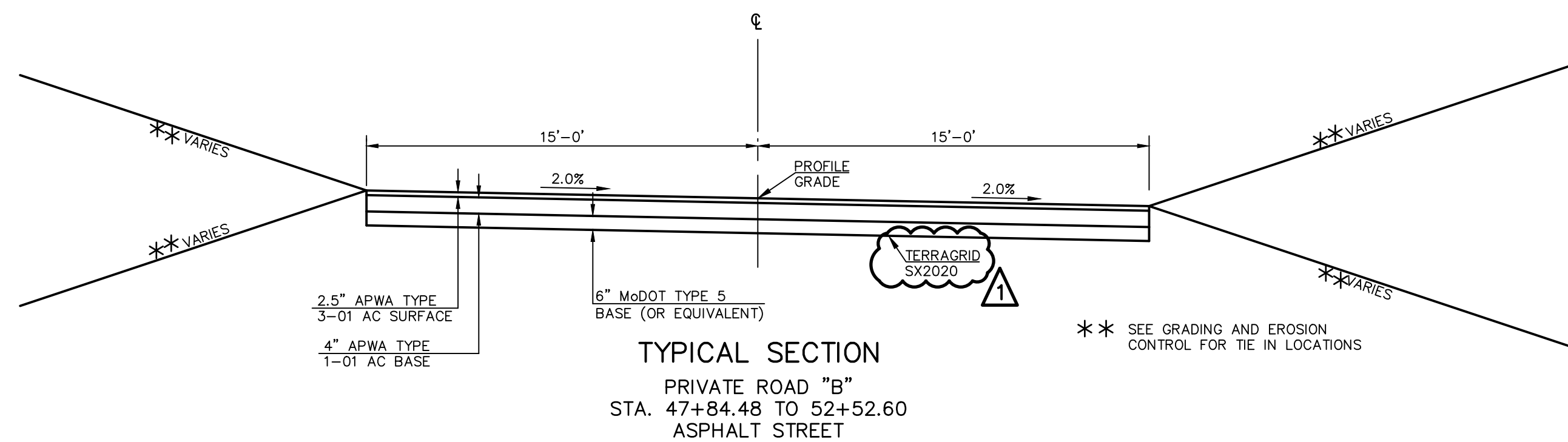
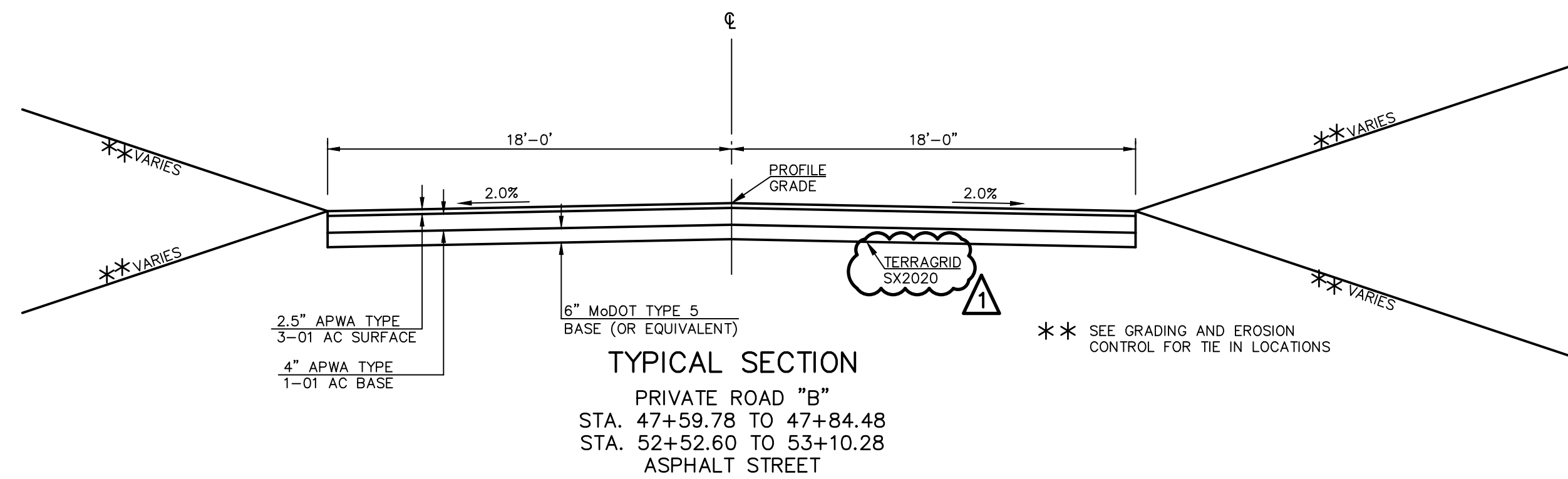
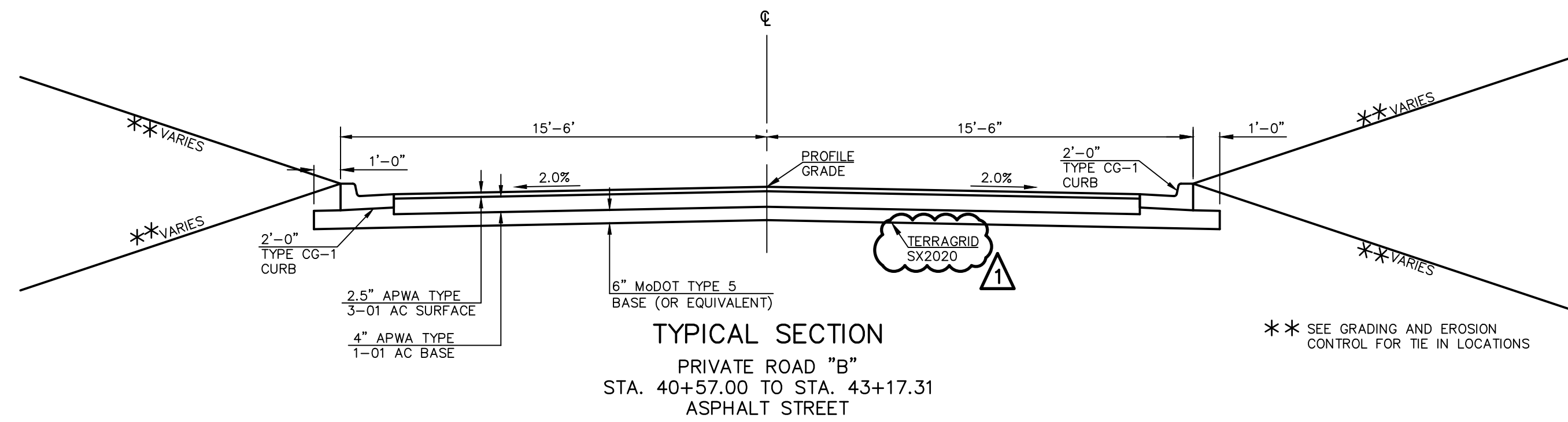
DESIGNER
LDO

CN
7067-1IR_TYP

SHEET
C-4

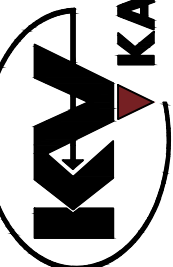
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REV
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EON D. OSBOURN
ENGINEER
MO # 021726

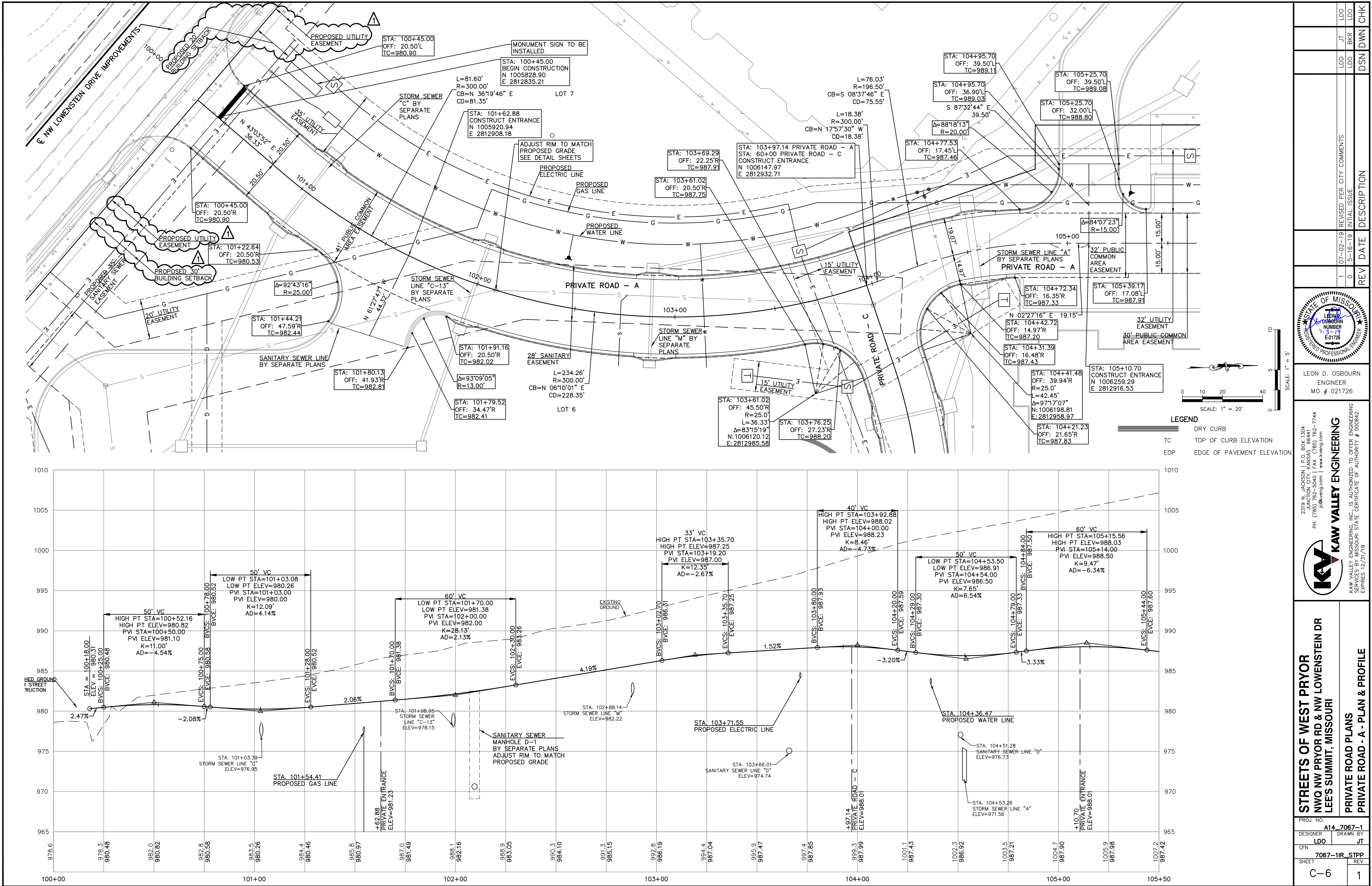
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PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com



SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/19

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PROJ. NO.		A14_7067-1	
DESIGNER		DRAWN BY	
LDO		JT	
CFN			
067-1IR_TYP			
SHEET		REV	
C-5		1	



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REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	07-02-19	REVISED PER CITY COMMENTS	LDO	JT	LDO
0	5-16-19	INITIAL ISSUE	LDO	BKR	LDO

LEON D. OSBOURN
ENGINEER
MO # 021726

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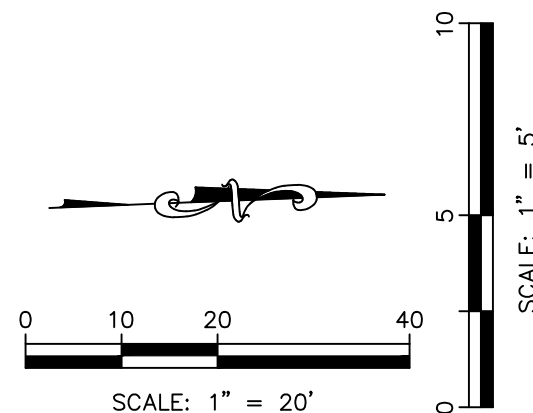
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. EXPIRES 12/31/19.

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
PRIVATE ROAD - A - PLAN & PROFILE

PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	
SHEET	7067-11R-STPP
C-6	1



	DRY CURB
TC	TOP OF CURB ELEVATION
EOP	EDGE OF PAVEMENT ELEVATION

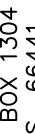


PROJ. NO.		A14_7067-1	
DESIGNER	LDO	DRAWN BY	JT
CFN		7067-1IR_STPP	
SHEET		REV	
C-7		0	

	0	5-16-19	INITIAL ISSUE DATE DESCRIPTION	LDO	BKR	LDO
	REV		DWN	CHK		



LEON D. OSBOURN
ENGINEER
MO # 021726

 **KAW VALLEY ENGINEERING**

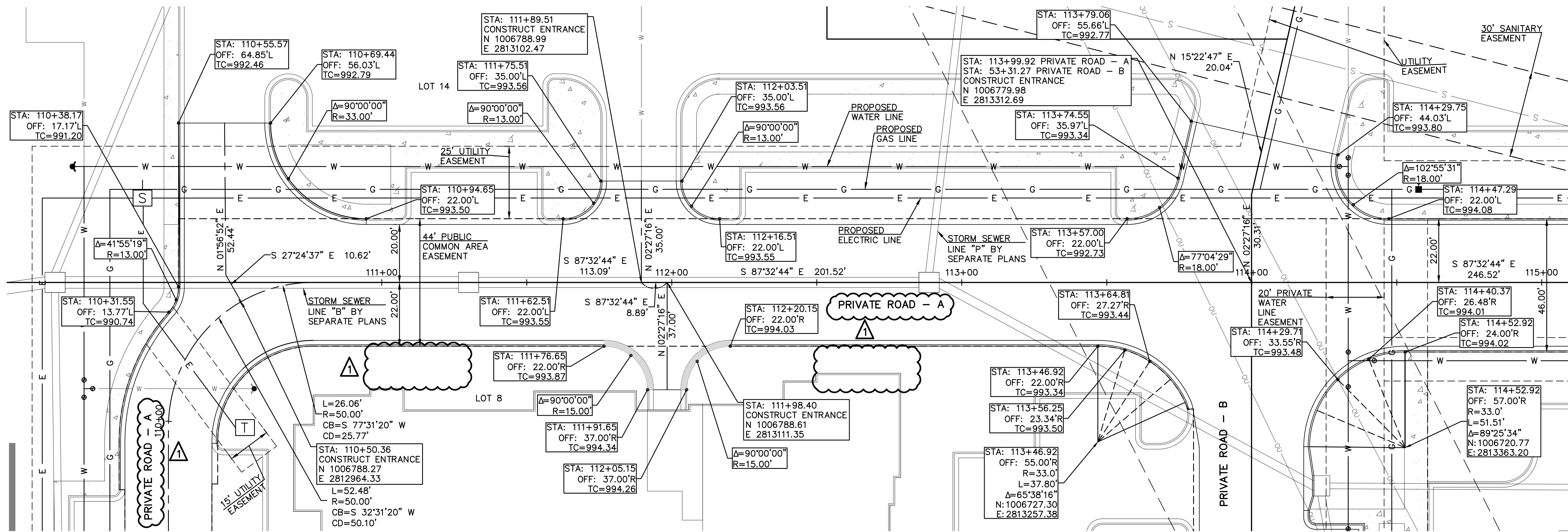
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STREETS OF WEST PRYOR
NW/Q NW PRYOR RD & NW LOWENSTEIN DR
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PRIVATE ROAD PLANS
PRIVATE ROAD - A - PLAN & PROFILE

PROJ. NO.		A14_7067-1	
DESIGNER	LDO	DRAWN BY	JT
CFN		7067-1IR_STPP	
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C-7		0	

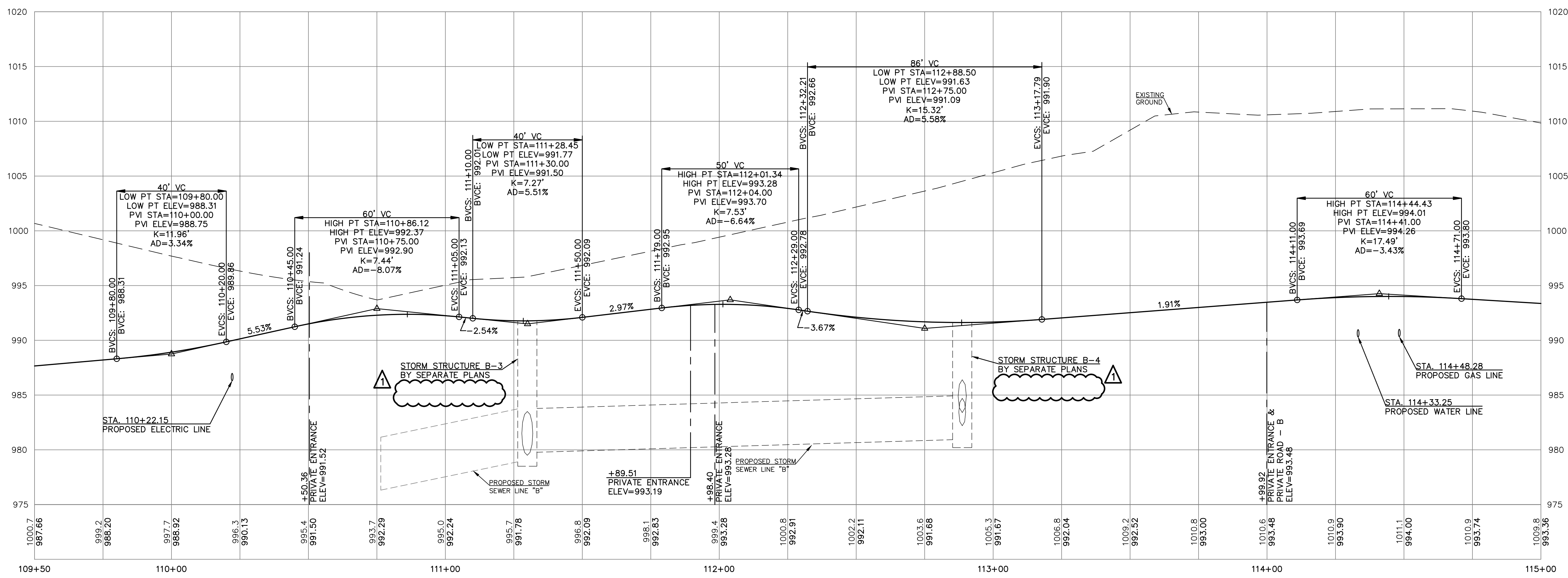
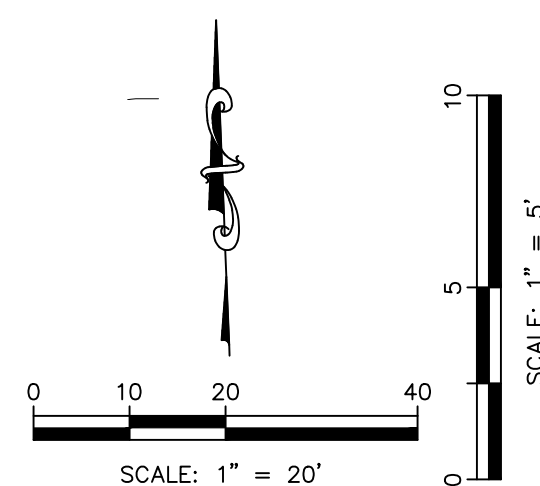


LEGEND

DRY CURB

TC TOP OF CURB ELEVATION

EOP EDGE OF PAVEMENT ELEVATION



1	07-02-19	REVISED PER CITY COMMENTS	LD	JD	LD
0	5-16-19	INITIAL ISSUE	LD	BK	LD
			DS	DN	CHK

STATE OF MISSOURI
LEON D. OSBOURN
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NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

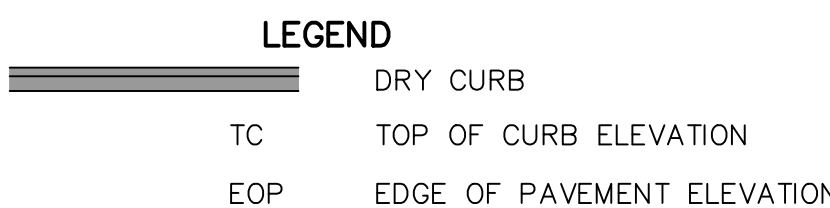
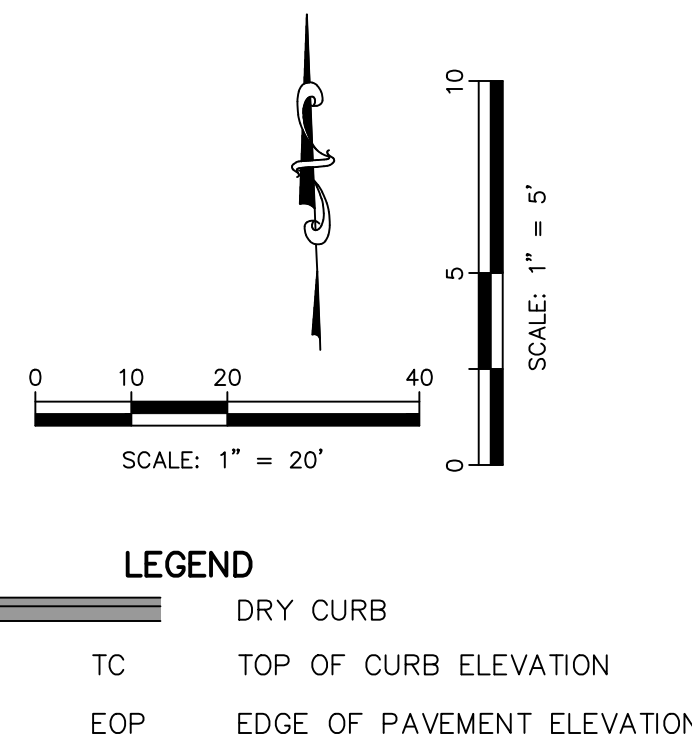
PRIVATE ROAD PLANS
PRIVATE ROAD - A - PLAN & PROFILE

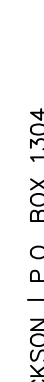
PROJ. NO. **A14-7067-1**

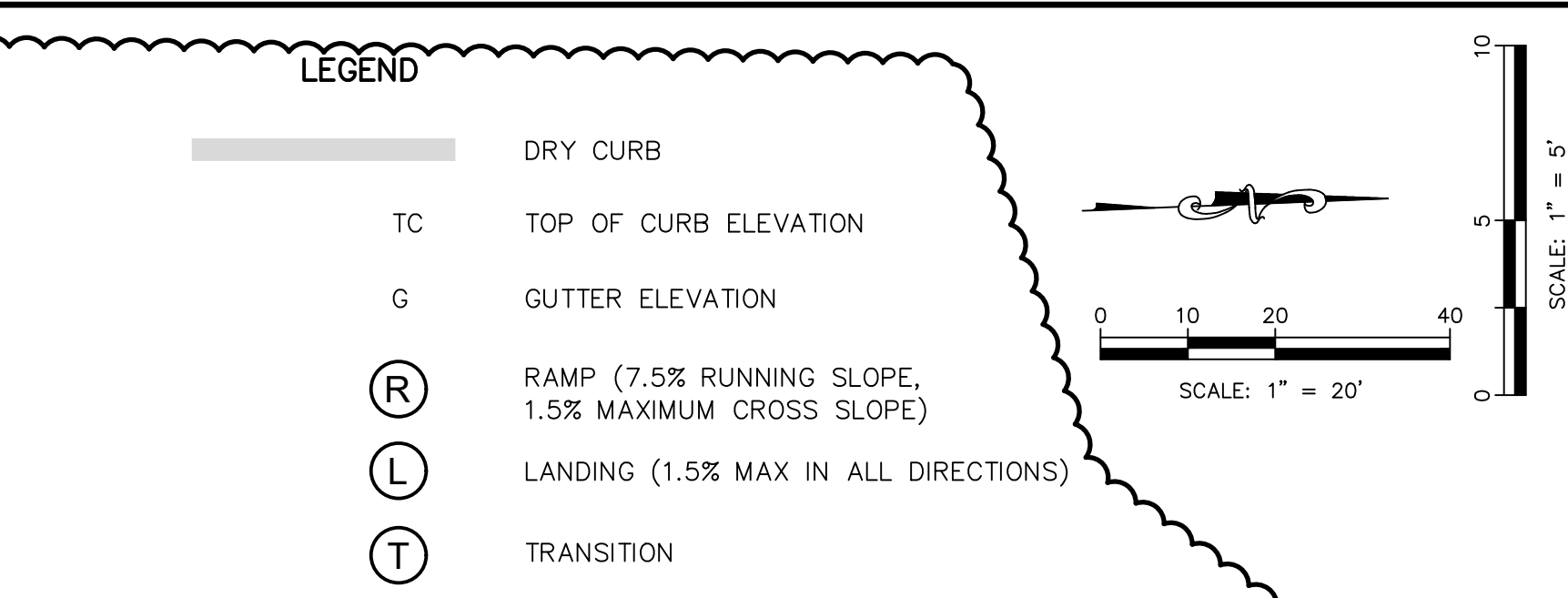
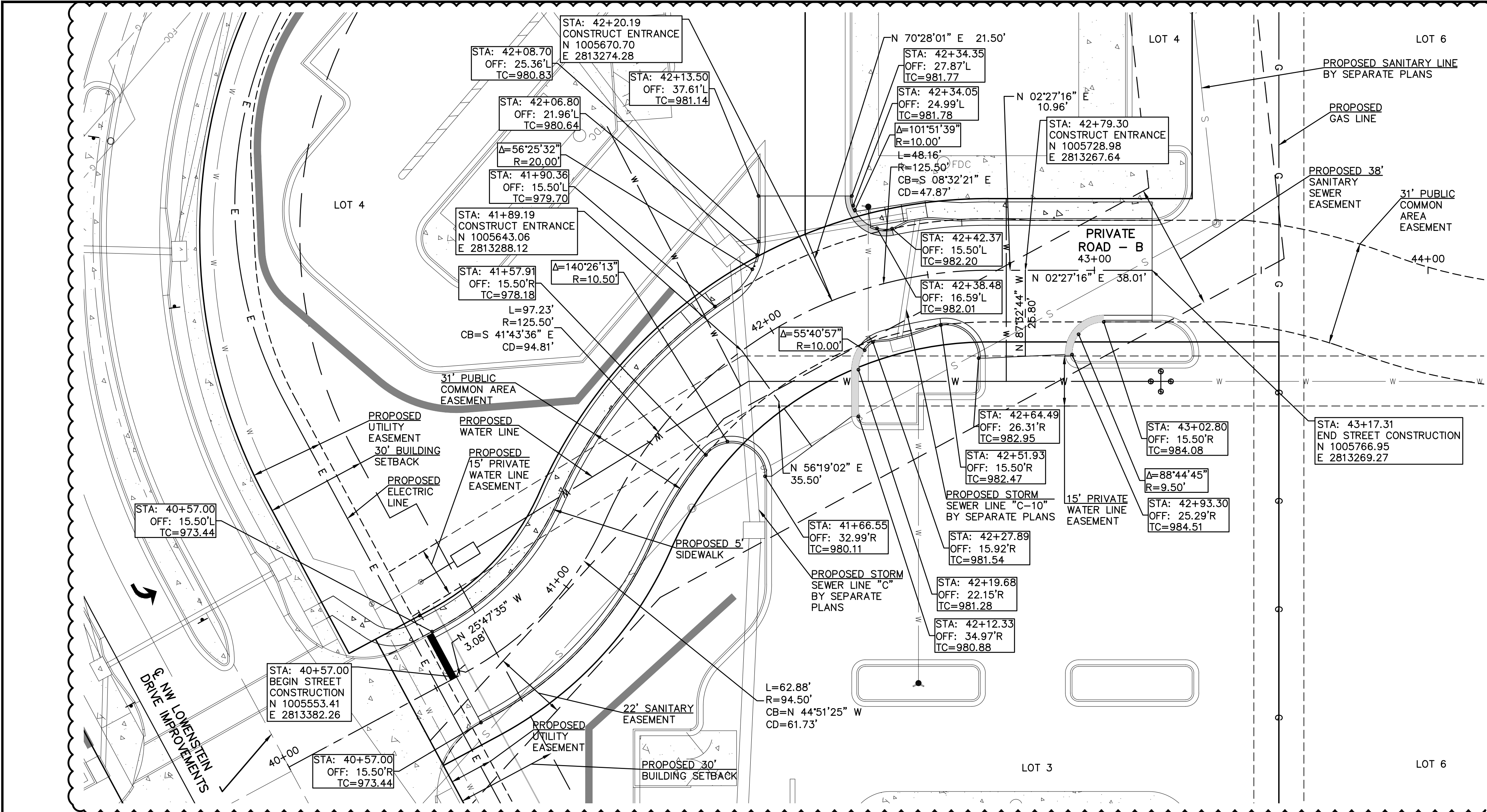
DESIGNER **LD** DRAWN BY **LD**

CFN **7067-11R-STPP**

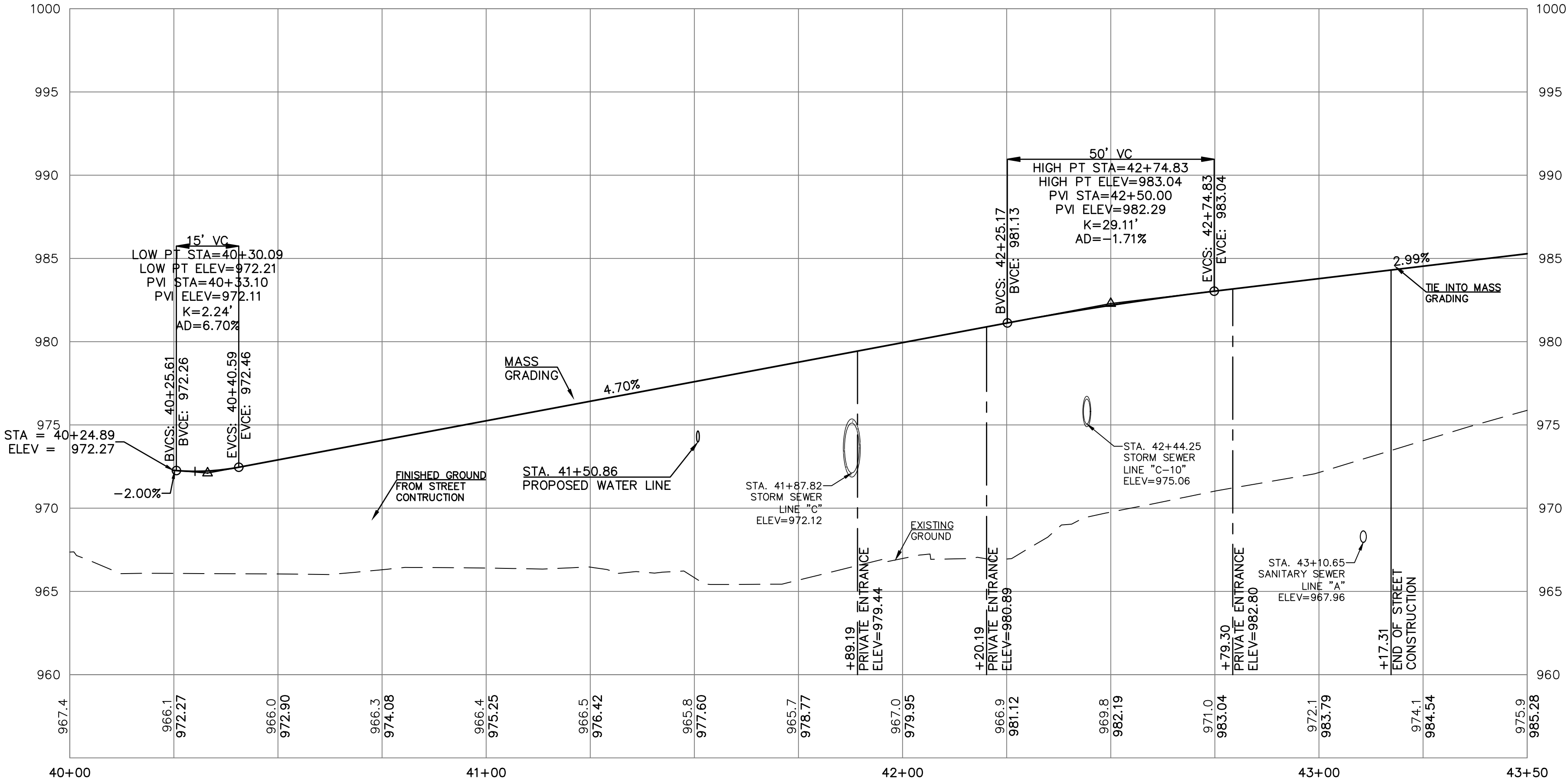
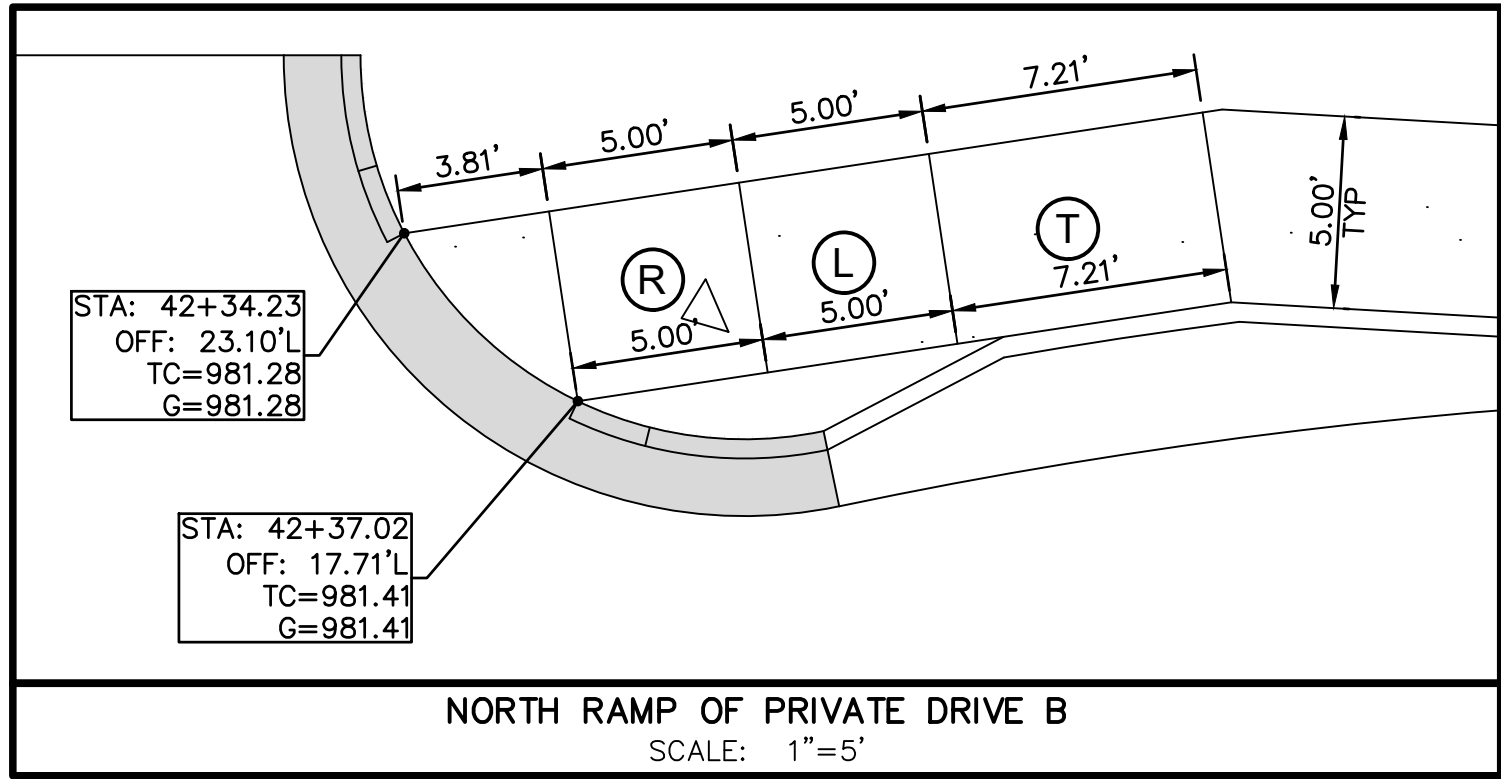
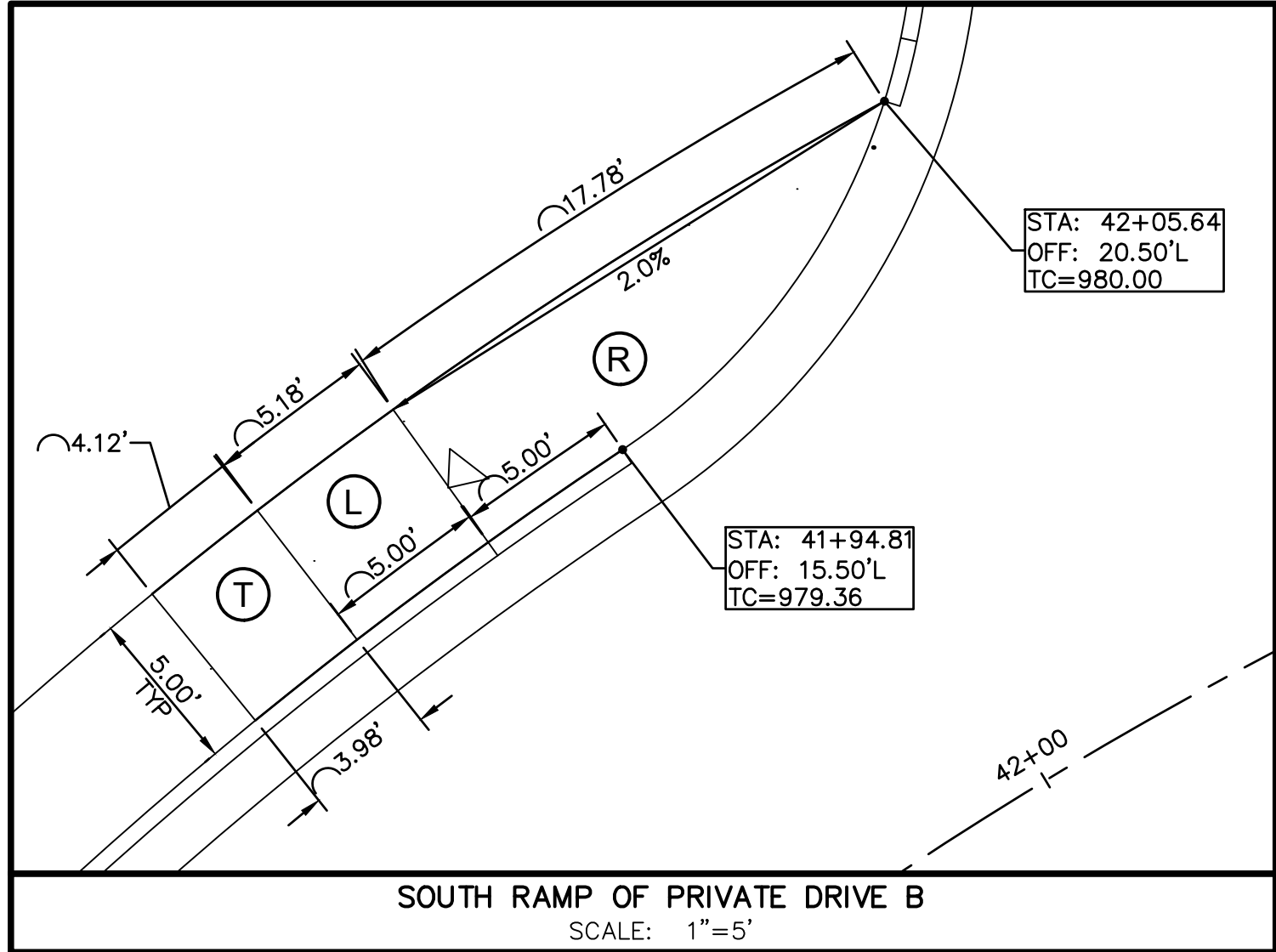
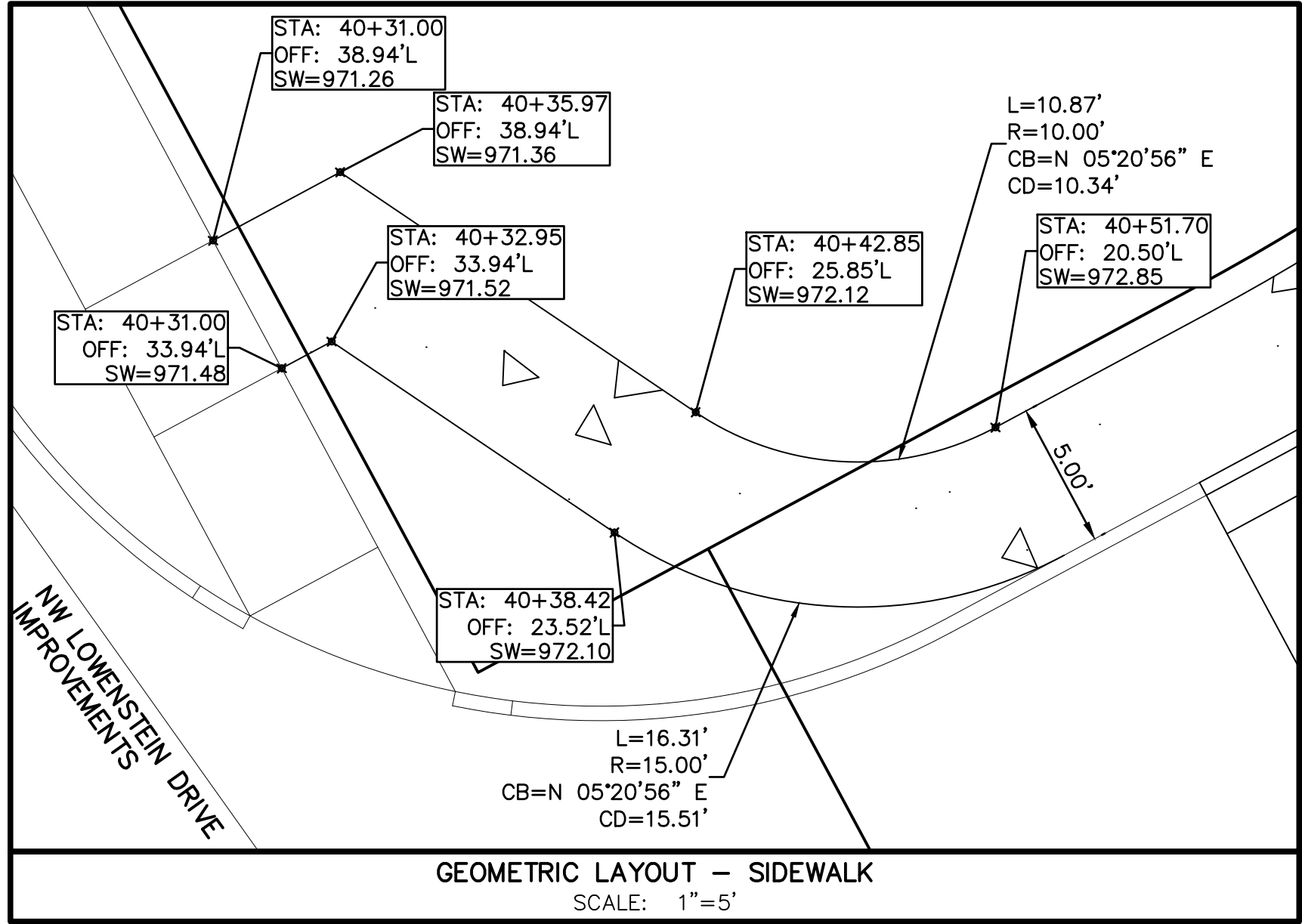
SHEET **C-8** REV **1**



STREETS OF WEST PRYOR NWQ NW PRYOR RD & NW LOWENSTEIN DR LEE'S SUMMIT, MISSOURI		 KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/19		2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX. (785) 762-7744 jck-engineering.com www.kvweng.com									
PRIVATE ROAD PLANS PRIVATE ROAD - A - PLAN & PROFILE													
PROJ. NO. A14-7067-1 DESIGNER LDO DRAWN BY JT CFN 7067-11R-STPP SHEET C-9 REV 1													



CONSTRUCTION NOTES:
1. SIDEWALK RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH LEE'S SUMMIT STANDARD DETAIL GEN-3A. CONSTRUCTION SHALL COMPLY WITH GENERAL NOTES.



REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	07-02-19	REVISED PER CITY COMMENTS	LDO	JT	LDO
0	5-16-19	INITIAL ISSUE	LDO	BKR	LDO

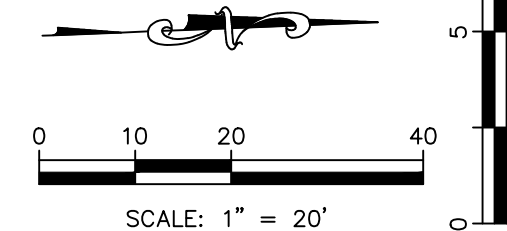
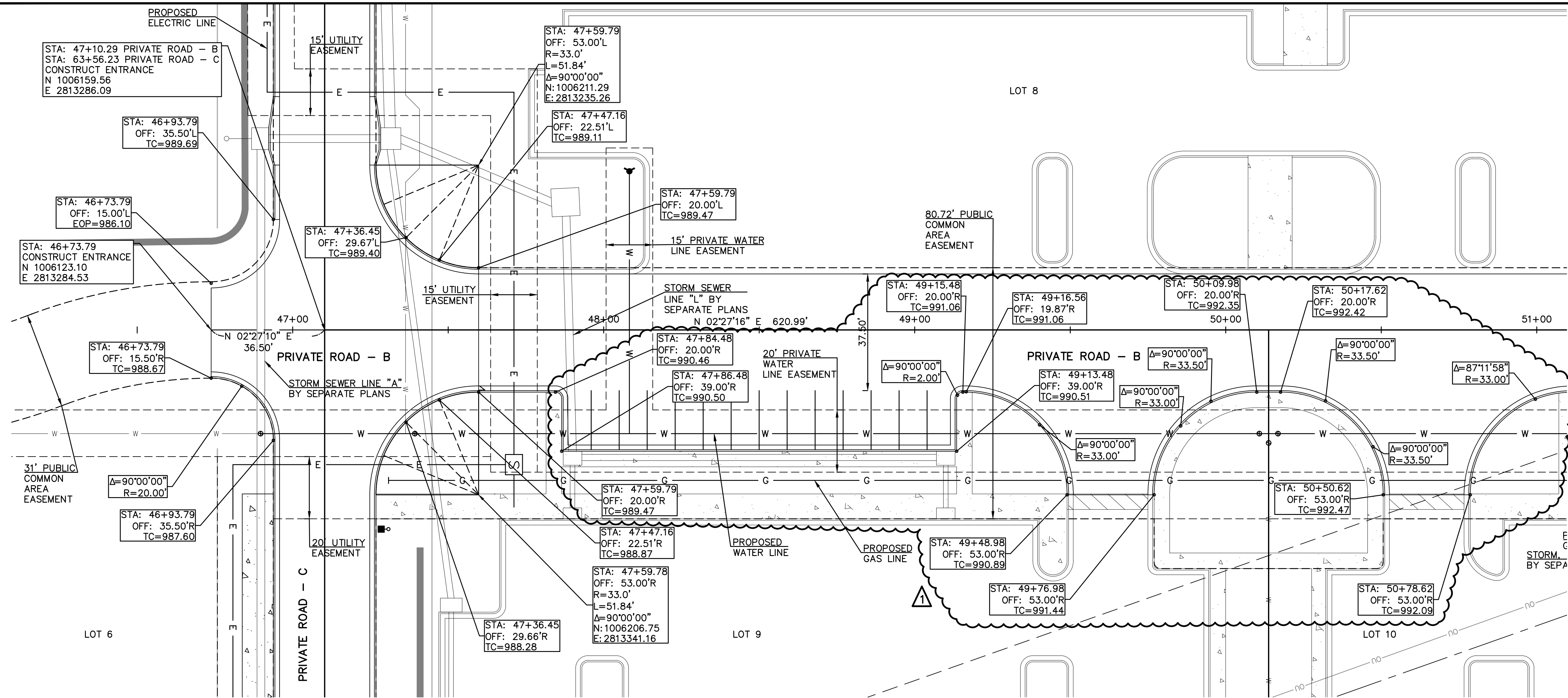
LEON D. OSBOURN
ENGINEER
MO # 021726

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

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

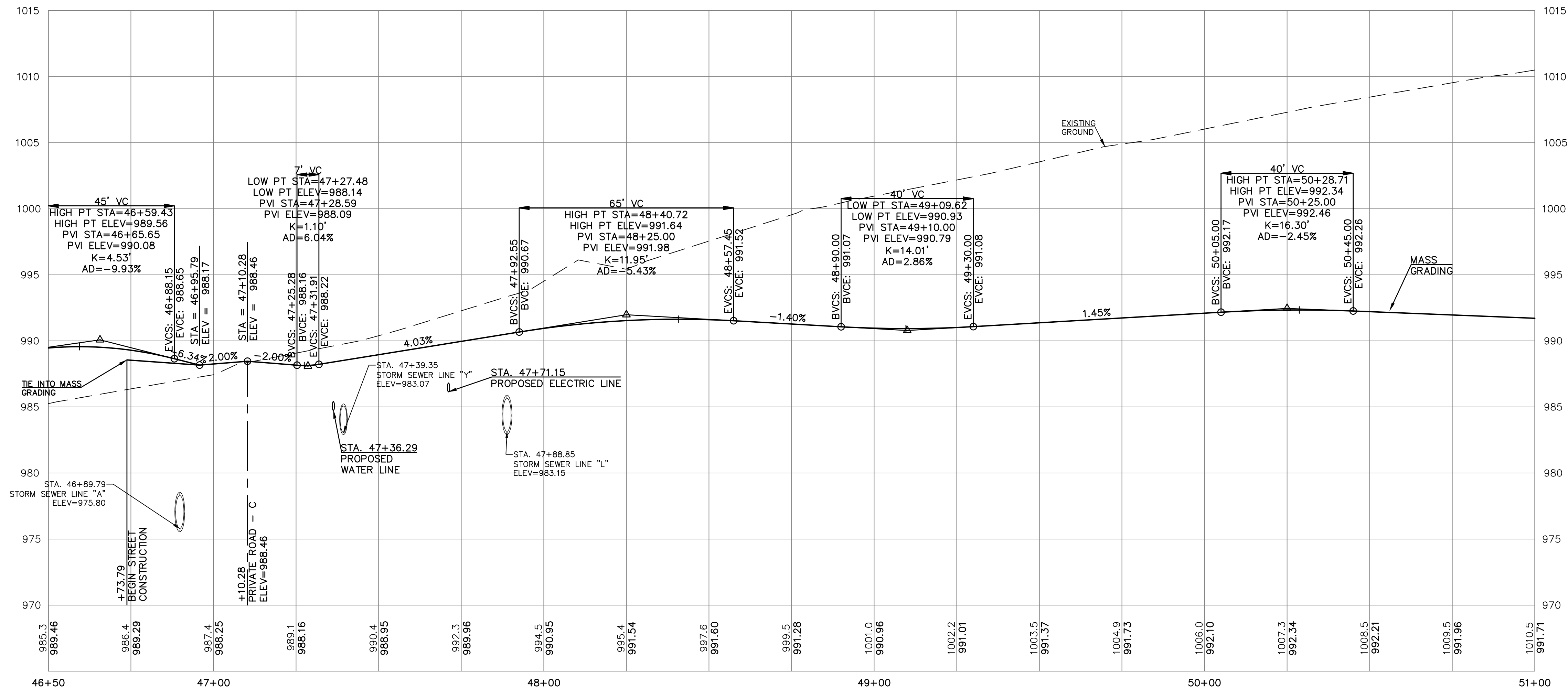
PRIVATE ROAD PLANS
PRIVATE ROAD - B - PLAN & PROFILE

PROJ. NO. **A14-7067-1**
DESIGNER **LDO** DRAWN BY **LT**
CFN
SHEET **7067-11R-STPP**
C-10



LEGEND

- DRY CURB
- TC TOP OF CURB ELEVATION
- EOP EDGE OF PAVEMENT ELEVATION



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

REV	DATE	DESCRIPTION
1	07-02-19	REVISED PER CITY COMMENTS
0	5-16-19	INITIAL ISSUE

CHK	DSN	DWN	LDO	BR	LDO	LT
CHK						

STATE OF MISSOURI
LEON D. OSBOURN
REGISTERED PROFESSIONAL ENGINEER
NUMBER 133728

LEON D. OSBOURN
ENGINEER
MO # 021726

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

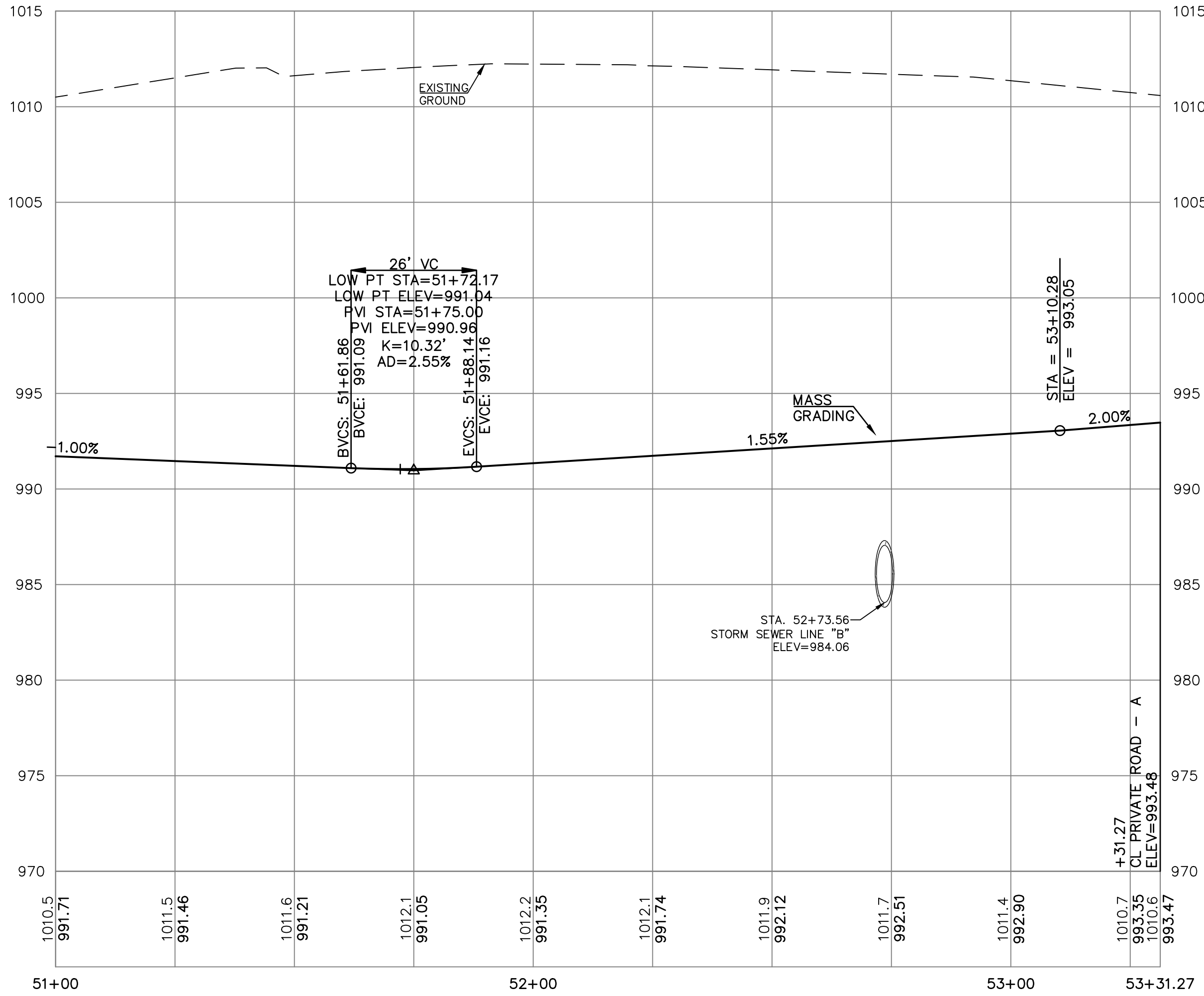
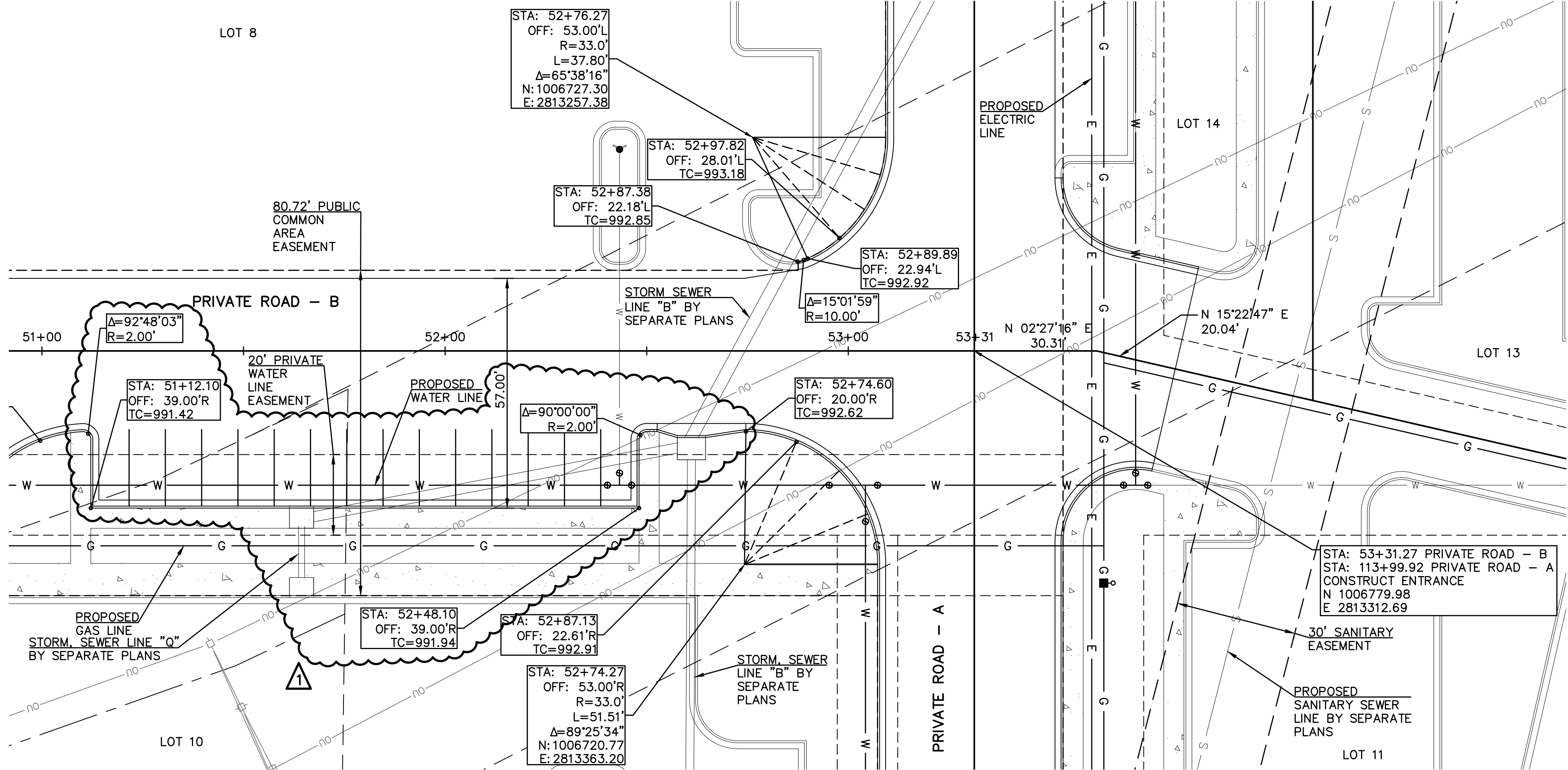
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING
SERVICES IN THE STATE OF MISSOURI UNDER CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/19

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
PRIVATE ROAD - B - PLAN & PROFILE

PROJ. NO.	DESIGNER	DRAWN BY
A14-7067-1	LDO	LT

SHEET	REV
C-11	1



SCALE: 1" = 20'

SCALE: 1" = 5'

LEGEND

- DRY CURB
- TOP OF CURB ELEVATION
- EDGE OF PAVEMENT ELEVATION

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	07-02-19	REVISED PER CITY COMMENTS	LDO	JT	LDO
0	5-16-19	INITIAL ISSUE	LDO	BKR	LDO

STATE OF MISSOURI
LEON D. OSBOURN
ENGINEER
MO # 021726

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

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/19.

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

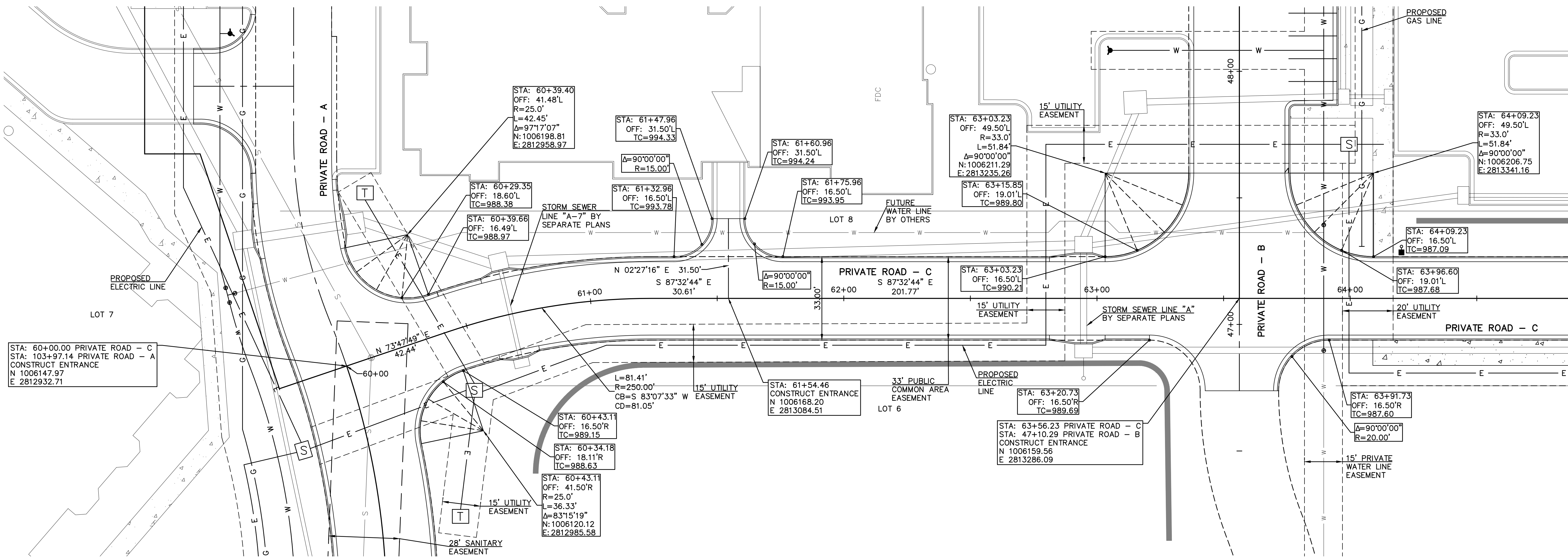
PRIVATE ROAD PLANS
PRIVATE ROAD - B - PLAN & PROFILE

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

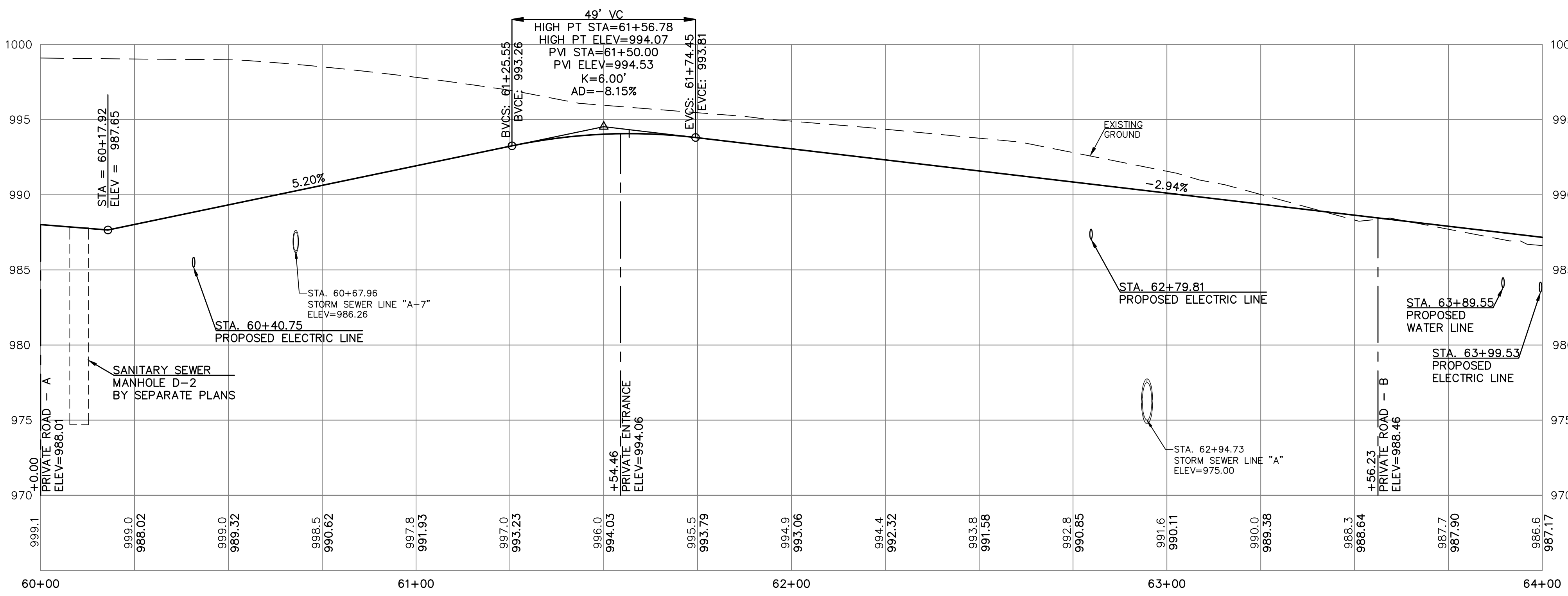
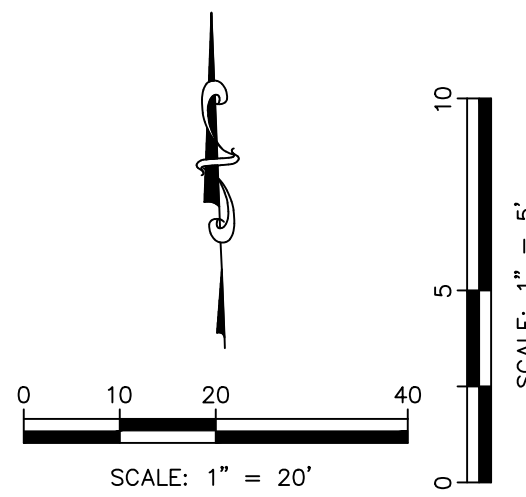
DESIGNER **LDO** DRAWN BY **JT**

CFN **7067-11R-STPP**

SHEET **C-12** REV **1**



LEGEND
— DRY CURB
TC TOP OF CURB ELEVATION
EOP EDGE OF PAVEMENT ELEVATION



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PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	1
CFN	
SHEET	7067-11R-STPP
C-13	0

REV	0	5-16-19	INITIAL	ISSUE	DATE	DESCRIPTION
LDO	DSN	BKR	DWN	CHK		

STATE OF MISSOURI
LEON D. OSBOURN
REGISTERED PROFESSIONAL ENGINEER
NUMBER 73174
EXPIRES 12/31/19

LEON D. OSBOURN
ENGINEER
MO # 021726

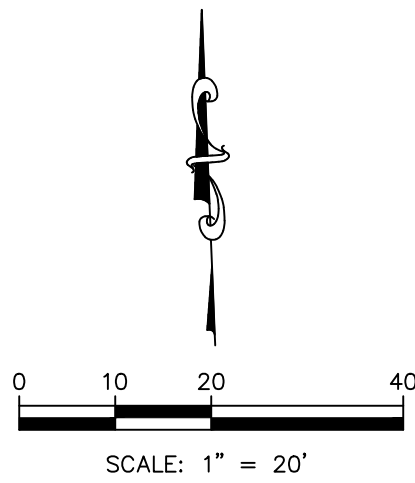
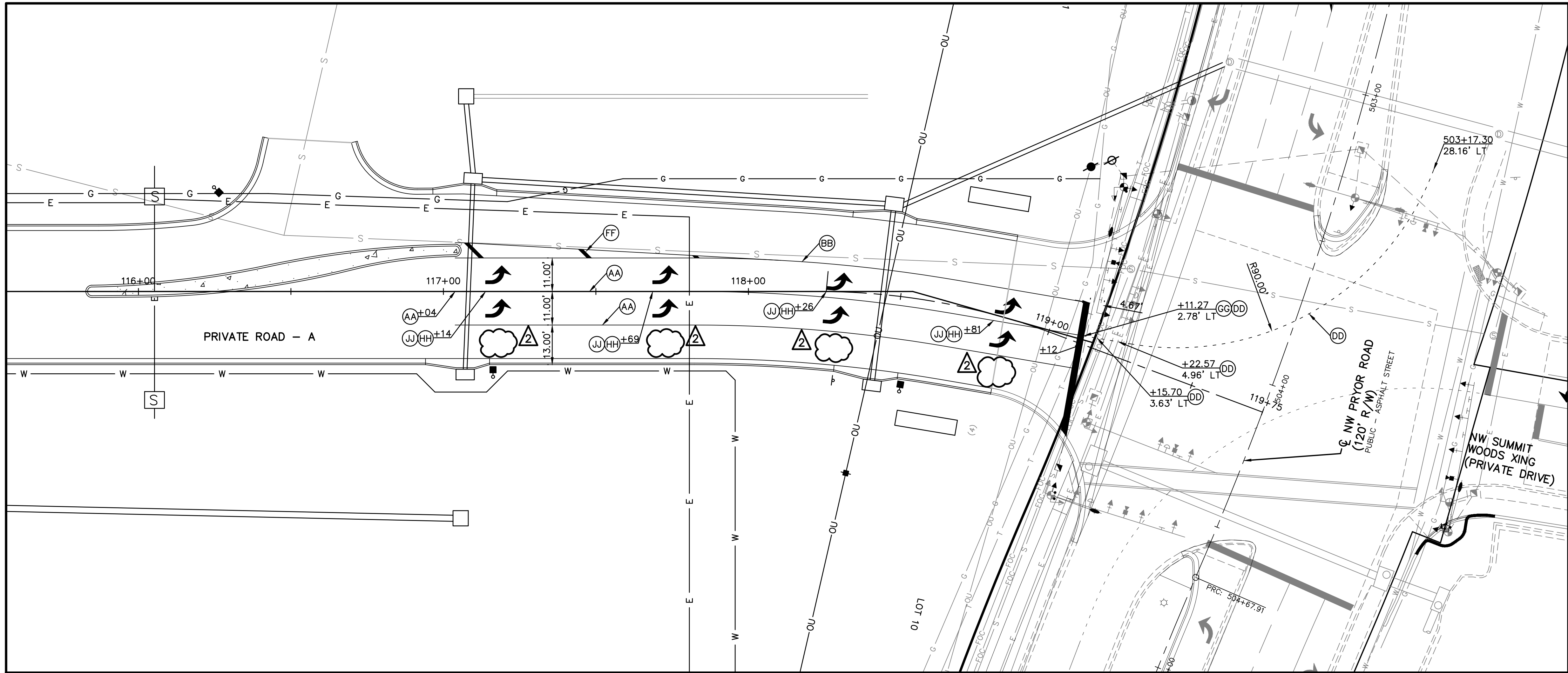
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JUNCTION CITY, KANSAS 66441
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KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI
EXPIRES 12/31/19

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
PRIVATE ROAD - C - PLAN & PROFILE

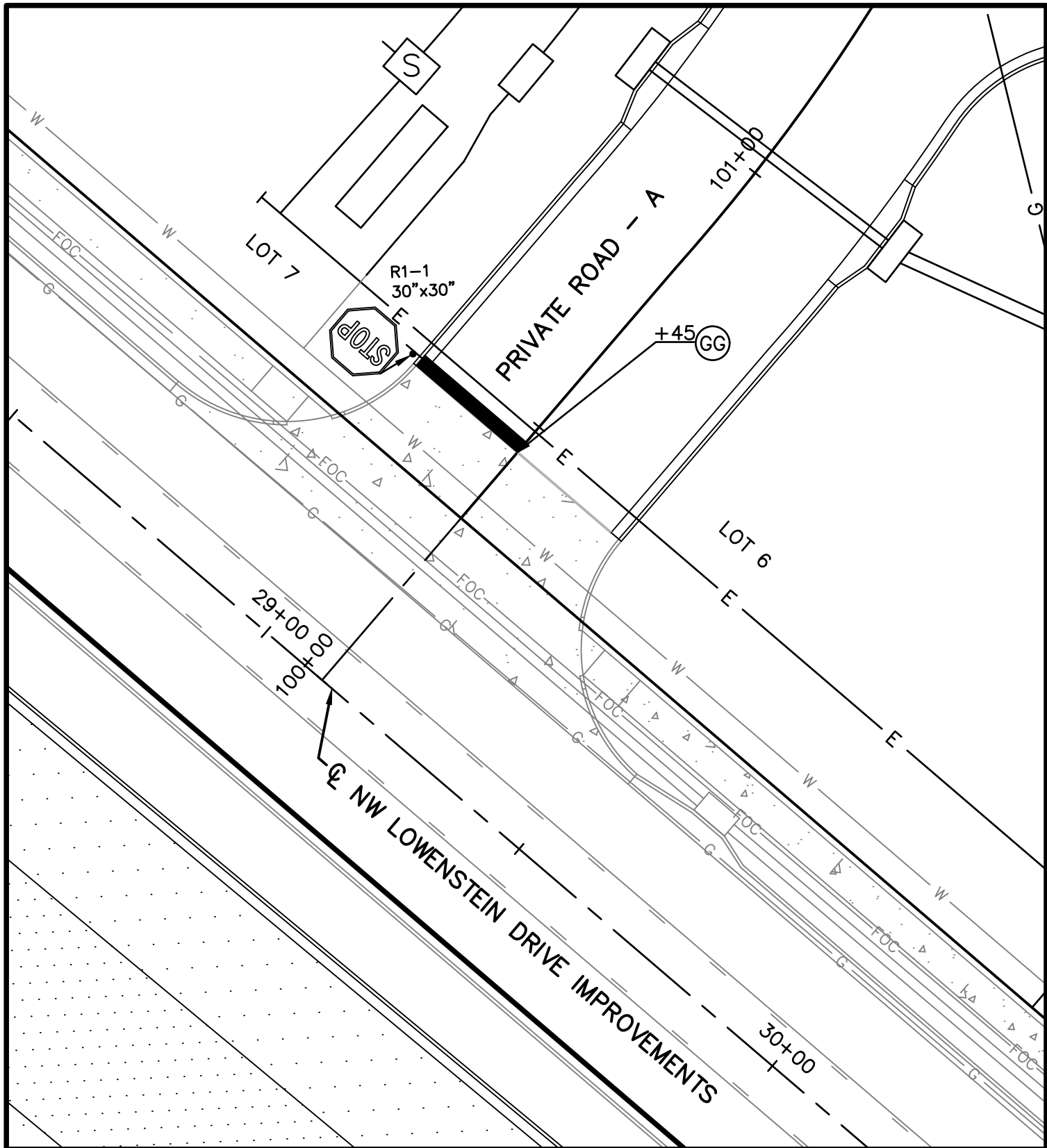




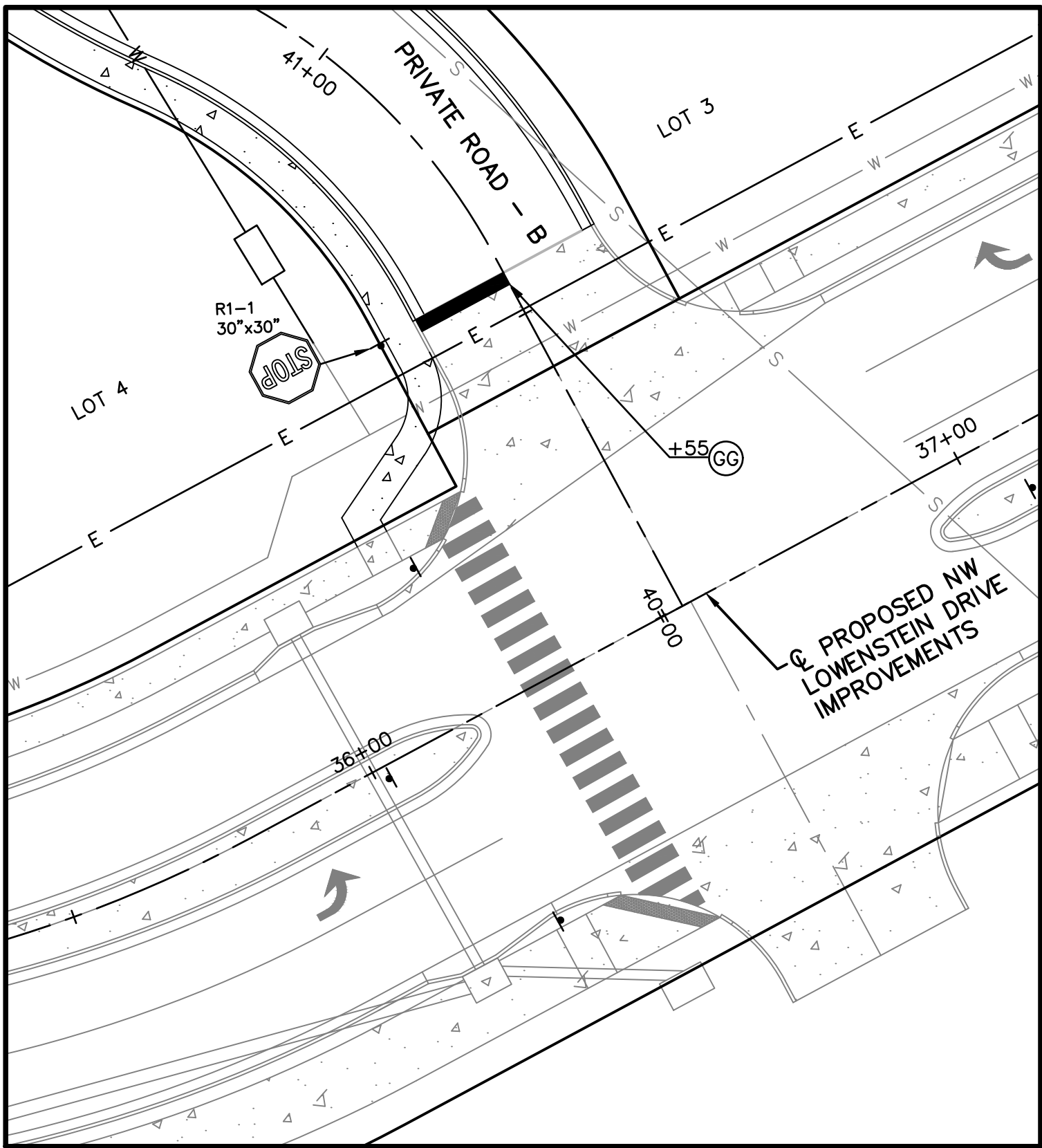
PRIVATE ROAD - A PAVEMENT MARKING

NOTE:
1. PAVEMENT MARKING SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PAVEMENT MARKING STANDARDS.

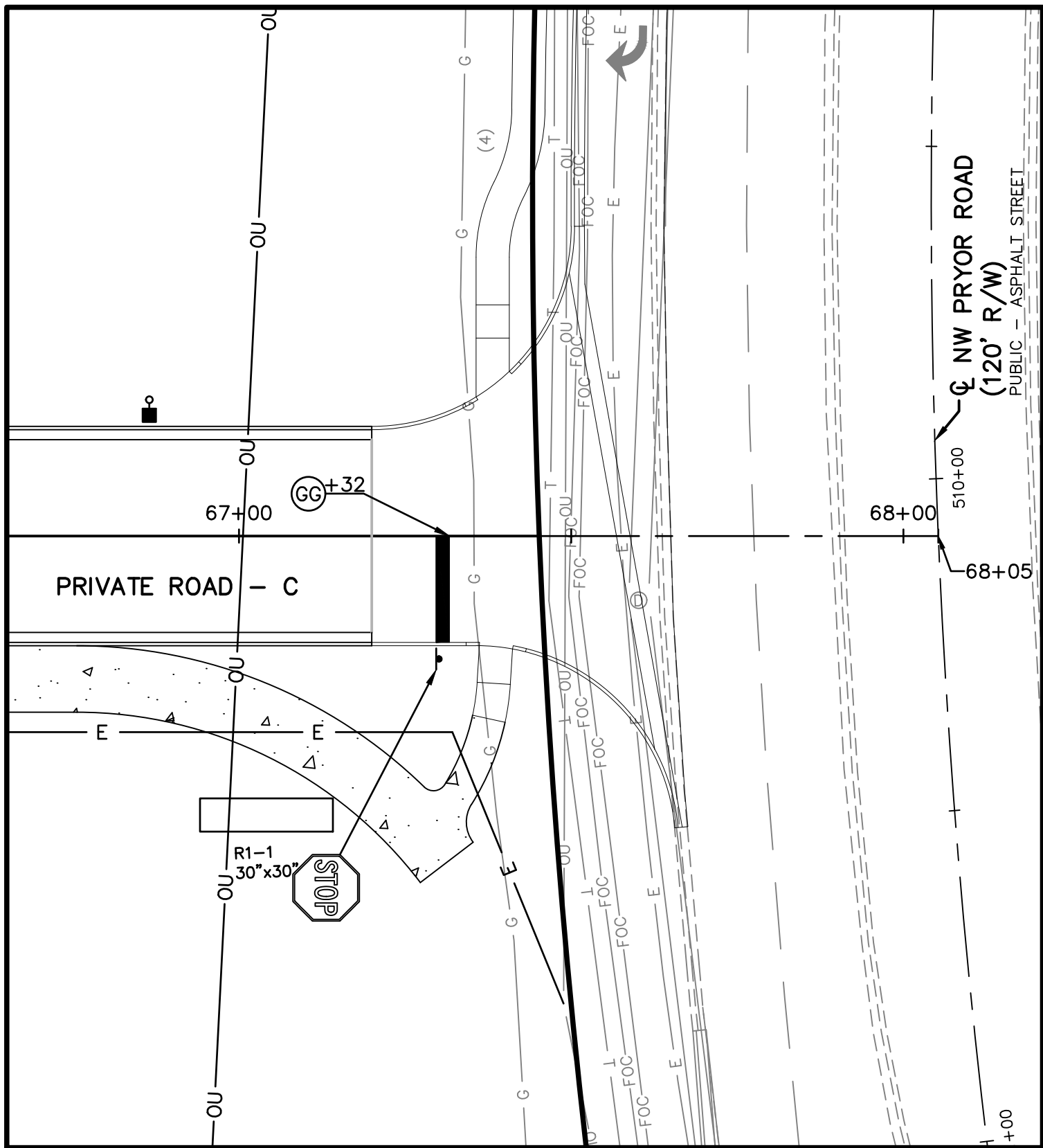
LIST OF PAVEMENT MARKING	
MARK	ITEM
AA	4" SOLID WHITE LINE (HIGH BUILD PAINT)
BB	4" DOUBLE YELLOW LINE (HIGH BUILD PAINT)
CC	NOT USED
DD	6" DASHED WHITE EXTENSION LINE (THERMOPLASTIC)
EE	NOT USED
FF	12" SOLID YELLOW LINE (THERMOPLASTIC)
GG	24" STOP BAR (THERMOPLASTIC)
HH	TURN ARROW WHITE (LEFT) (THERMOPLASTIC)
JJ	TURN ARROW WHITE (RIGHT) (THERMOPLASTIC)
KK	NOT USED



PRIVATE ROAD - A & NW LOWENSTEIN DRIVE PAVEMENT MARKING



PRIVATE ROAD - B & NW LOWENSTEIN DRIVE PAVEMENT MARKING



PRIVATE ROAD - C & NW LOWENSTEIN DRIVE PAVEMENT MARKING

	2	7-25-19	REVISED PER CITY COMMENTS	LDO	LDO
	1	07-02-19	REVISED PER CITY COMMENTS	LDO	LDO
	0	5-16-19	INITIAL ISSUE	LDO	BKR
				DSN	DWN
LEON D. OSBOURN ENGINEER MO # 021726		REV		DATE	DESCRIPTION
STREETS OF WEST PRYOR NWQ NW PRYOR RD & NW LOWENSTEIN DR LEE'S SUMMIT, MISSOURI PRIVATE ROAD PLANS PAVEMENT MARKING & SIGNING PLAN					
PROJ. NO. A14-7067-1 DESIGNER LDO DRAWN BY JF CFN 7067-11R_PMP SHEET C-16 REV 2					

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

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/19

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE OWNER.

2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. KAW VALLEY ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE CITY WATER DEPARTMENT. CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.

6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

7. CONTRACTOR TO INSTALL TRACING WIRE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

9. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

☐ DETAILS – SEE DETAIL SHEETS
FOR THE FOLLOWING DETAILS

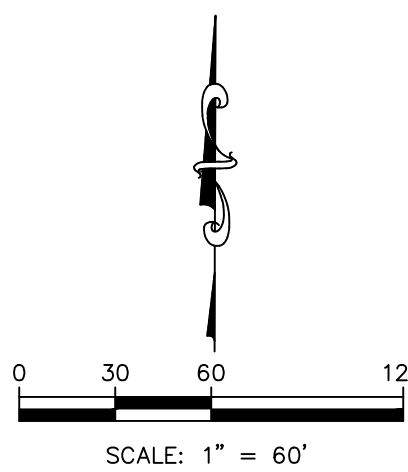
WAT-7	HYDRANT INSTALLATION - STRAIGHT SET W/LINEAR FOOT OF 6" PVC C-900
WAT-9	WATER LINE (CITY OF LEE'S SUMMIT) VALVE STEM EXTENSION AND VALVE BOX (CITY OF LEE'S SUMMIT)
WAT-12	VAULT FOR DOUBLE CHECK DETECTOR CHECK (CITY OF LEE'S SUMMIT)
GEN-5	TRENCHING/PATCHING ROADWAY (CITY OF LEE'S SUMMIT)

NOTES:

17A POINT OF CONNECTION - GAS SERVICE
17B GAS SERVICE (BY GAS COMPANY)
17D INSTALL CAP FOR GAS SERVICE
19A POINT OF CONNECTION - ELECTRIC SERVICE
19B UNDERGROUND POWER PER LOCAL POWER COMPANY
19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
19D CONDUIT STUB FOR FUTURE EXTENSION - ELECTRIC
19E INSTALL TRANSFORMER - PER KCP&L STANDARD SPECIFICATIONS
19F INSTALL SECTIONALIZER - PER KCP&L STANDARD SPECIFICATIONS
19G CONSTRUCT RISER - PER KCP&L STANDARD SPECIFICATIONS
20A POINT OF CONNECTION - WATER
20B 8" PVC C-900 WATER LINE WITH LINEAR FEET
20C 8"x8"x8" TEE
20D INSTALL 8" WATER VALVE. SEE DETAIL WAT-9.
20E INSTALL 8" BACKFLOW PREVENTION DETECTOR ASSEMBLY IN 8'x6" VAULT (INSIDE DIAMETER) OR AS REQUIRED PER CLEARANCE. SEE DETAIL WAT-12.
20F CONNECT TO EXISTING MAIN WITH 12"x12"x8" TEE
20G DIRECTIONAL BORE 114.6 LF AND INSTALL 138.9 LF OF 8" PVC C-900 PIPE WITH RESTRAINED JOINTS.

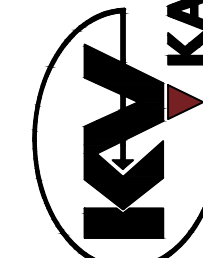
20H 8"x8"x6" TEE
20J 8"x8"x8"x8" TEE
59 6" SANITARY SEWER SERVICE LINE (BY CUT-IN WYE (1% MIN))

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.



LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 1304
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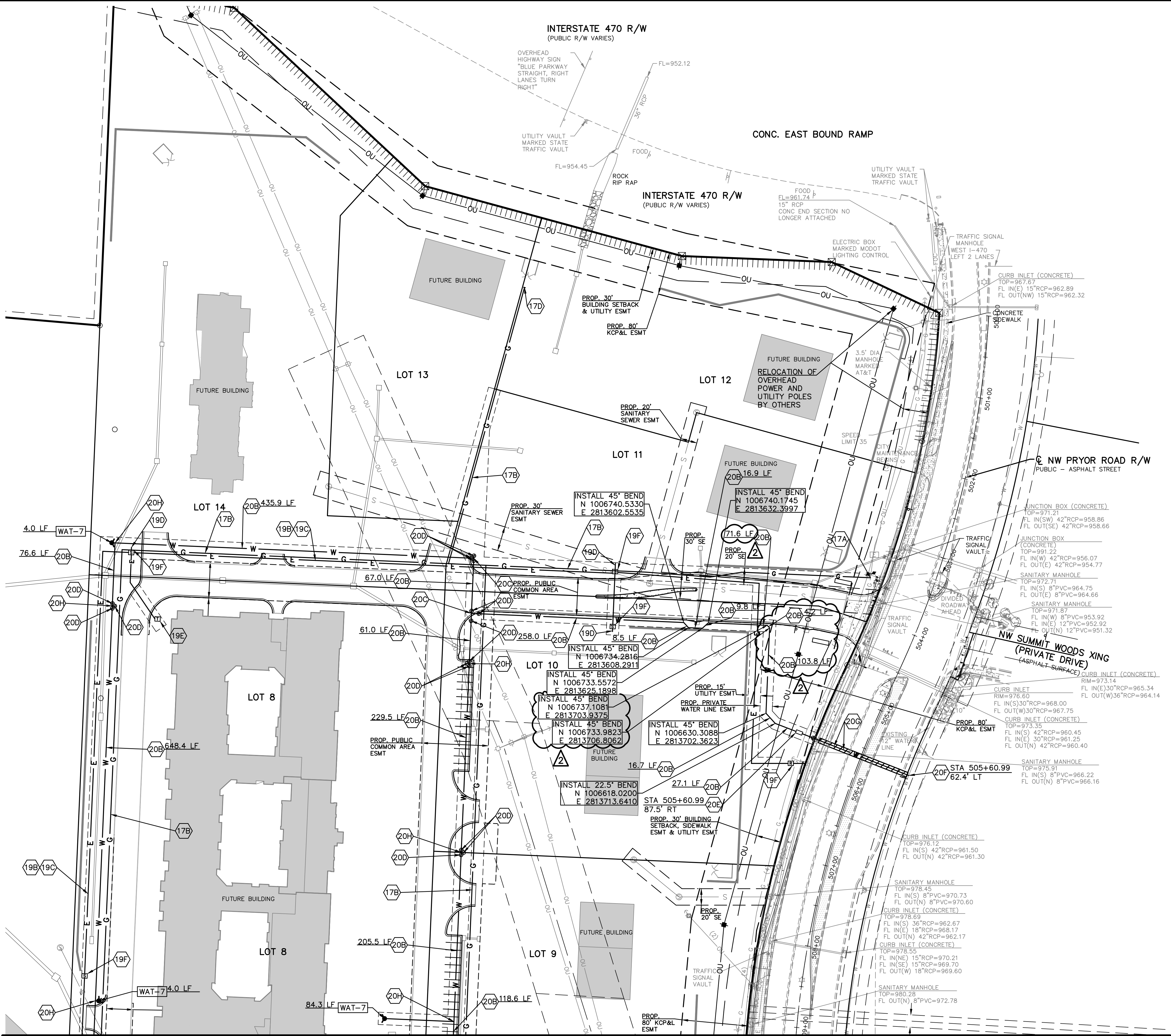


KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.

STREETS OF WEST PRYOR
NNWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
UTILITY PLAN

PROJ. NO.		A14_7067-1	
DESIGNER	LDO	DRAWN BY	JT
CFN			
7067-1IR_UP			
SHEET		REV	
C-17		2	



- DETAILS - SEE DETAIL SHEETS FOR THE FOLLOWING DETAILS
- WAT-7 HYDRANT INSTALLATION - STRAIGHT SET W/LINEAR FOOT OF 6" PVC C-900 WATER LINE (CITY OF LEE'S SUMMIT)
 - WAT-9 VALVE STEM EXTENSION AND VALVE BOX (CITY OF LEE'S SUMMIT)
 - WAT-12 VAULT FOR DOUBLE CHECK DETECTOR CHECK (CITY OF LEE'S SUMMIT)
 - GEN-5 TRENCHING/PATCHING ROADWAY (CITY OF LEE'S SUMMIT)
- NOTES:
- 17A POINT OF CONNECTION - GAS SERVICE
 - 17B GAS SERVICE (BY GAS COMPANY)
 - 17D INSTALL CAP FOR GAS SERVICE
 - 19A POINT OF CONNECTION - ELECTRIC SERVICE
 - 19B UNDERGROUND POWER PER LOCAL POWER COMPANY
 - 19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
 - 19D CONDUIT STUB FOR FUTURE EXTENSION - ELECTRIC
 - 19E INSTALL TRANSFORMER - PER KCP&L STANDARD SPECIFICATIONS
 - 19F INSTALL SECTIONALIZER - PER KCP&L STANDARD SPECIFICATIONS
 - 19G CONSTRUCT RISER - PER KCP&L STANDARD SPECIFICATIONS
 - 20A POINT OF CONNECTION - WATER
 - 20B 8" PVC C-900 WATER LINE WITH LINEAR FEET
 - 20C 8"x8"x8" TEE
 - 20D INSTALL 8" WATER VALVE. SEE DETAIL WAT-9.
 - 20E INSTALL 8" BACKFLOW PREVENTION DETECTOR ASSEMBLY IN 8'x6' VAULT (INSIDE DIAMETER) OR AS REQUIRED PER CLEARANCE. SEE DETAIL WAT-12.
 - 20F CONNECT TO EXISTING MAIN WITH 12"x12"x8" TEE
 - 20G DIRECTIONAL BORE 114.6 LF AND INSTALL 138.9 LF OF 8" PVC C-900 PIPE WITH RESTRAINED JOINTS.
 - 20H 8"x8"x8" TEE
 - 20J 8"x8"x8"x8" TEE
 - 59 6" SANITARY SEWER SERVICE LINE (BY CUT-IN WYE (1% MIN))

MATCH LINE - SHEET C-17

REV	DATE	DESCRIPTION	CHK
1	07-02-19	REVISED PER CITY COMMENTS	LDO
2	7-25-19	REVISED PER CITY COMMENTS	LDO
3	5-16-19	INITIAL ISSUE	LDO
4			DSN
5			DWN
6			CHK

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

LEON D. OSBOURN
ENGINEER
MO # 021726

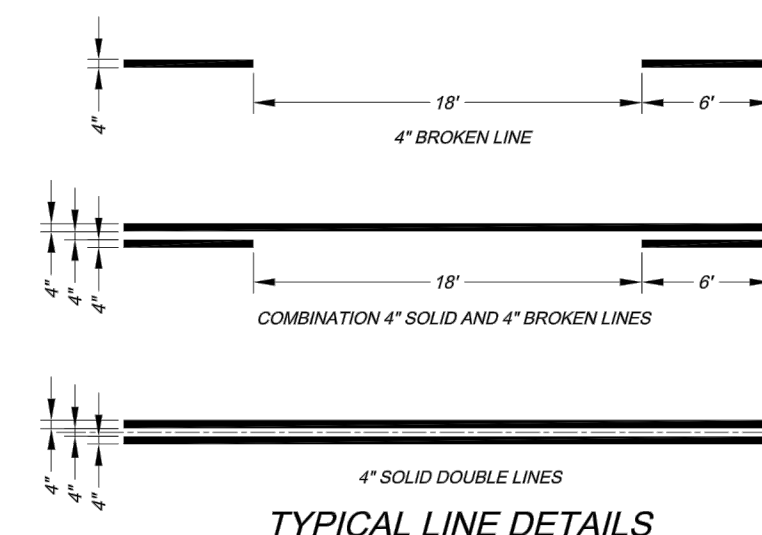
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EXPIRES 12/31/19

STREETS OF WEST PRYOR
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LEE'S SUMMIT, MISSOURI

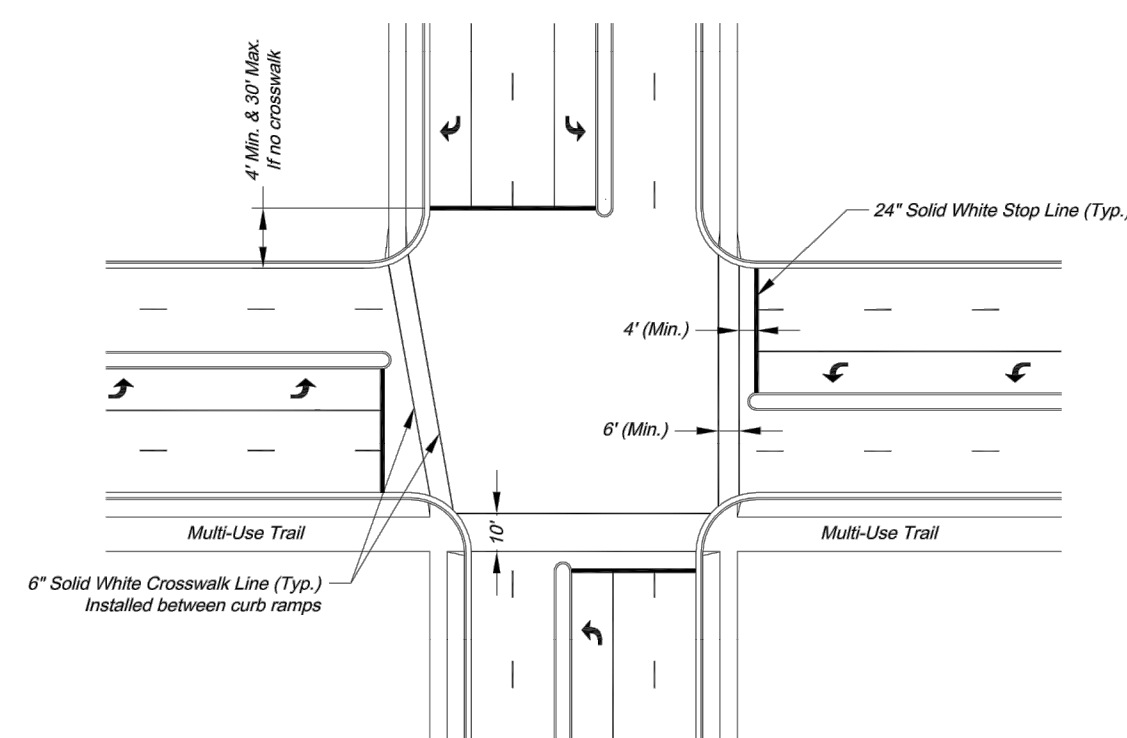
PRIVATE ROAD PLANS
UTILITY PLAN

PROJ. NO. **A14-7067-1**
DESIGNER **LDO** DRAWN BY **LT**
CFN **7067-11R_UP**
SHEET **C-18** REV **2**

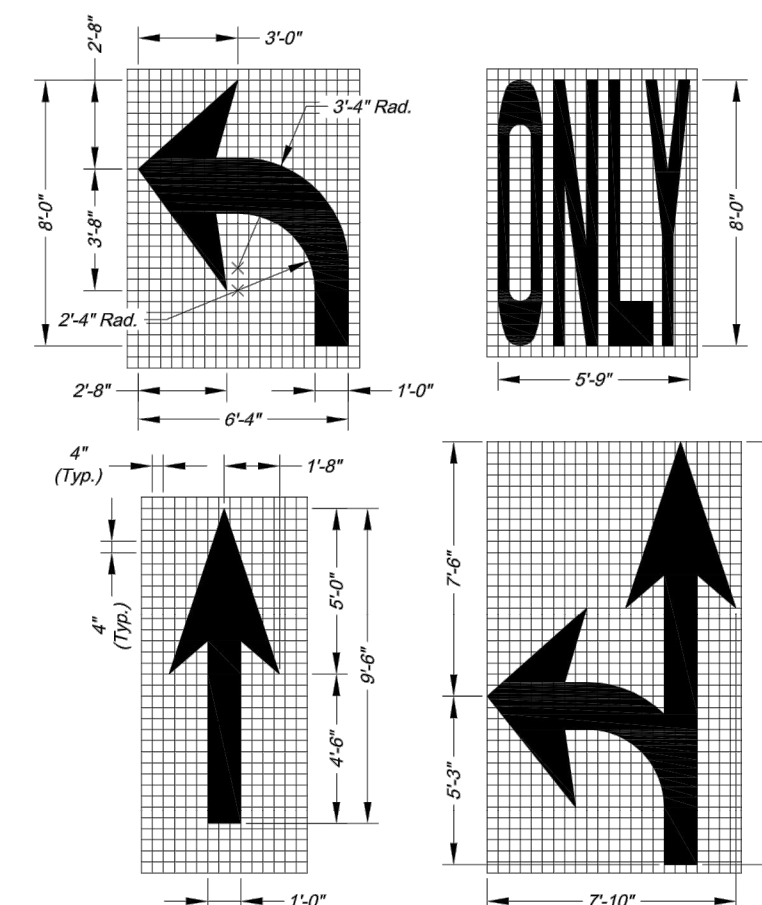
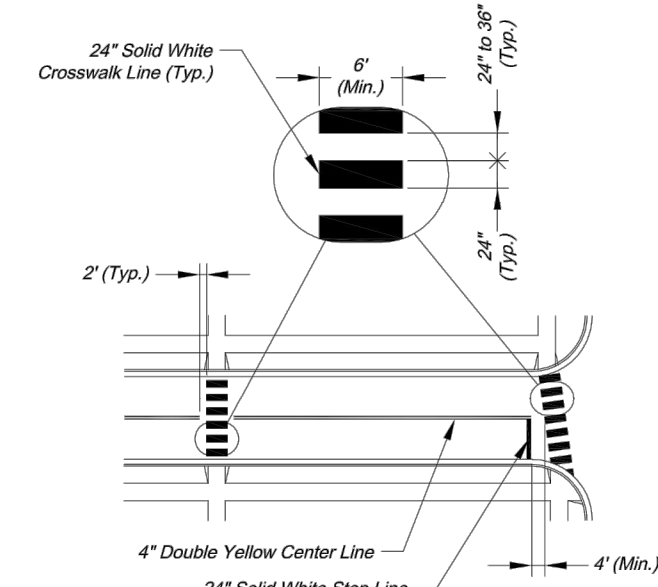


NOTES:

1. All edge line, center line, and lane line pavement markings shall be 4" wide unless otherwise noted.
2. Edge lines shall be continuous solid white or yellow lines. Right side edge lines shall be solid white. Median or left side edge lines on divided roadways are to be solid yellow. Edge lines and center lines shall be continuous across driveways.

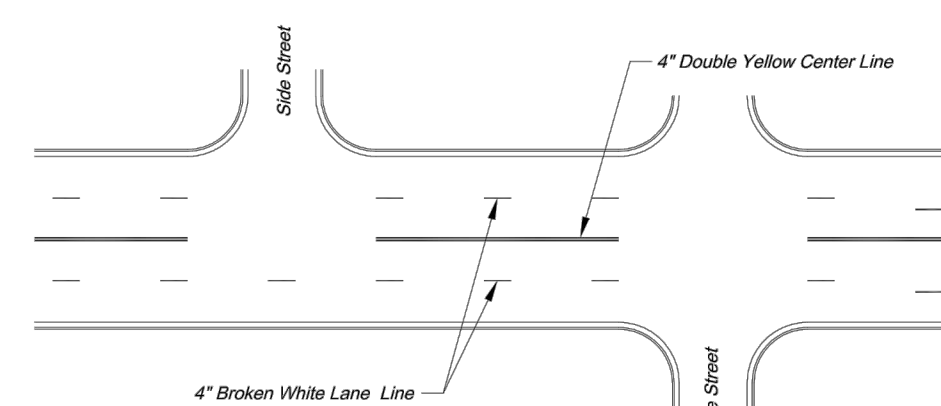


TYPICAL INTERSECTION MARKINGS

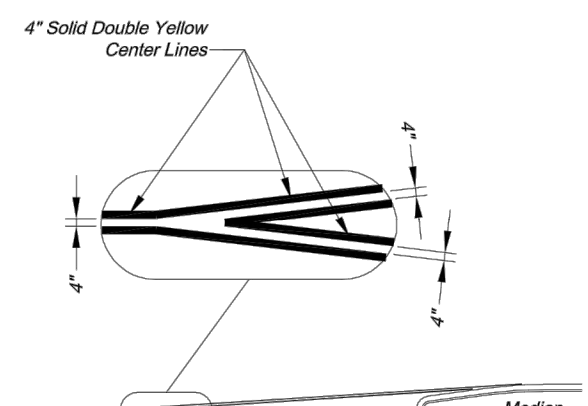


NOTES:

1. All arrow and symbol markings shall be white, and shall be centered in their respective traffic lanes.
2. Right-turn and combination right-turn/straight arrows are reverse of arrows shown.



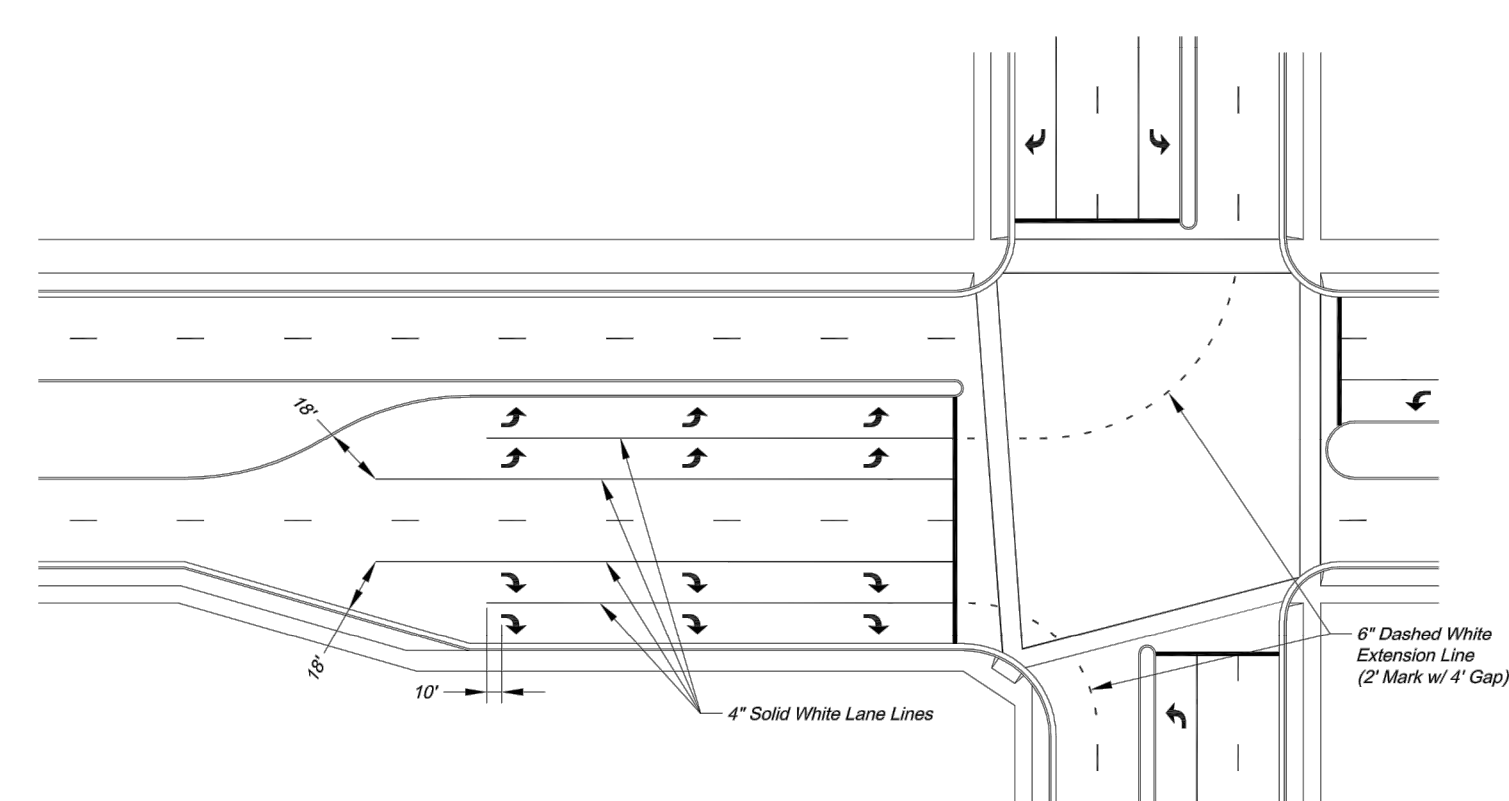
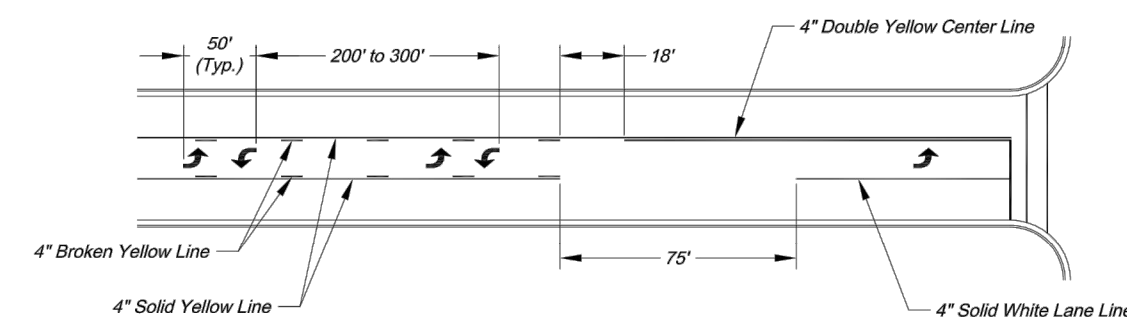
TYPICAL MARKINGS FOR FOUR-LANE
UNDIVIDED ROADWAY



TYPICAL MEDIAN NOSE
CENTER LINE DETAIL

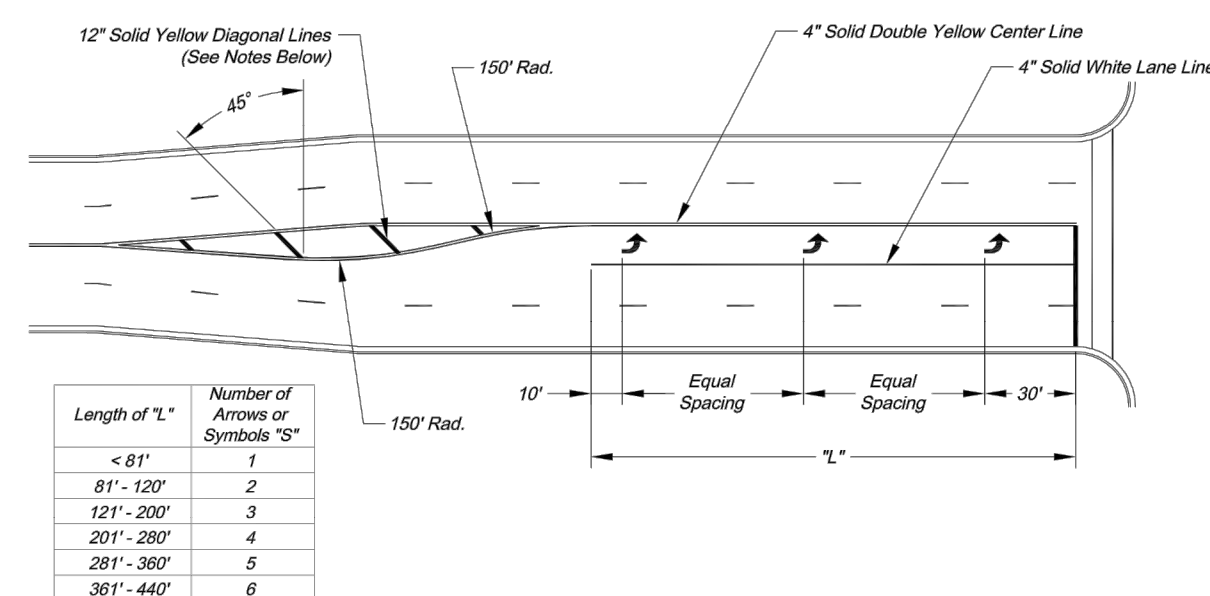
PAVEMENT MARKING GENERAL NOTES:

- All pavement markings shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- All words and symbols shall conform to the latest edition of Standard Alphabets for Highway Signs and Pavement Markings issued by the Department of Transportation, Federal Highway Administration.
- Pavement markings, either temporary or permanent are required at all times if the roadway is open to traffic.
- All pavement markings that conflict with the desired markings shall be completely removed. Removals shall not leave the road surface scored with an image that misleads traffic. Any excess damage or scarring of pavement shall be repaired at the Contractor's expense.
- The proposed permanent markings shall be laid out by the Contractor in advance of the marking installation. Markings shall not be applied until the layout has been approved by the City Traffic Engineer.
- Center lines shall be marked on all undivided arterial streets, and any other undivided street with more than two lanes and/or a speed limit of 30 mph or more.
- Edge lines shall be marked on all non-urban streets.



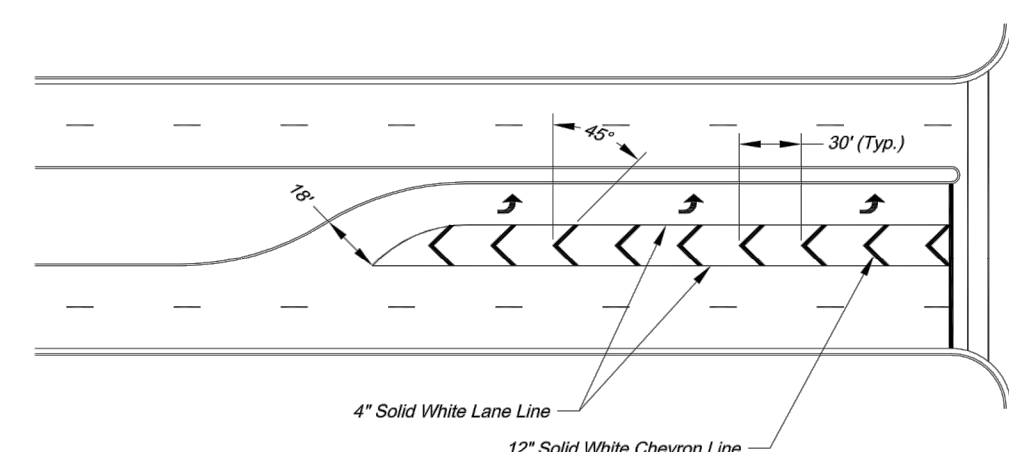
TYPICAL DUAL TURN LANE MARKINGS

NOTE:
1. Dashed extension lines shall not extend through crosswalks.



NOTES:

1. *Diagonal lines are required between centerlines if the width of the area between the center lines is greater than 12' and/or the length of the area between center lines is greater than 250'.*
2. *Diagonal lines should be spaced at 5' increments, equal to the posted speed limit.*
3. *Equal Spacing is calculated as $(L - 40') / (S - 1)$.*
4. *When a through lane of traffic terminates as a mandatory turn lane, Arrow and "ONLY" symbols should be marked in the turn lane, in alternating order. The first and last symbols should be Arrows.*



TYPICAL STRIPED OUT TURN LANE MARKINGS



Project: _____
 Street Name: _____
 ROADWAY MARKING DETAILS

Project:	RO,	Sheet Name:
----------	-----	-------------

Drawn By: AS
Checked By: JW
Date: 09/09/200
Project#
1 OF 2
1



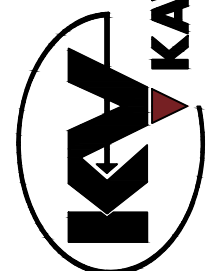
object: INTERSECTION MARKING DETAILS
sheet Name:

Project: _____
 Drawn By: AS
 Checked By: JW
 Date: 09/09/2009
 Project# _____



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
j@kveng.com | www.kveng.com



KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.

STREETS OF WEST PRYOR
NNWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

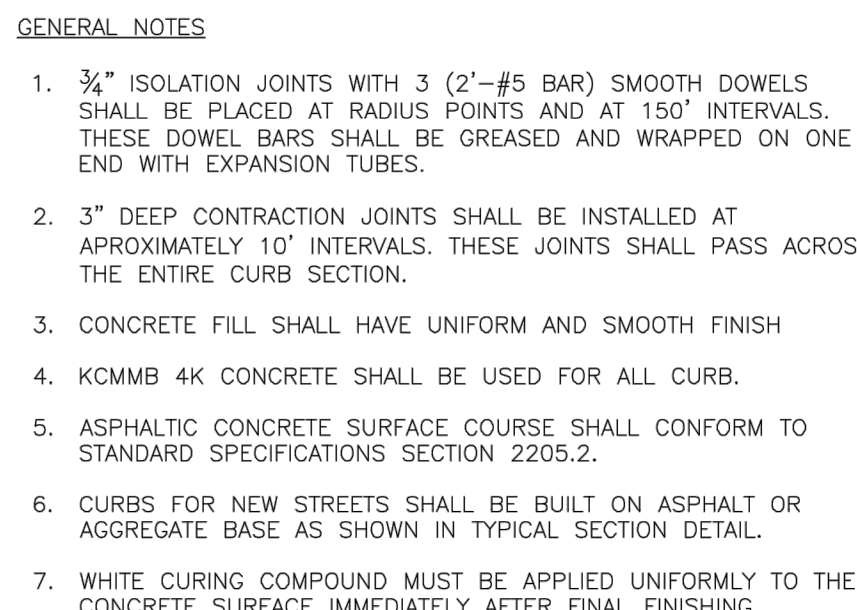
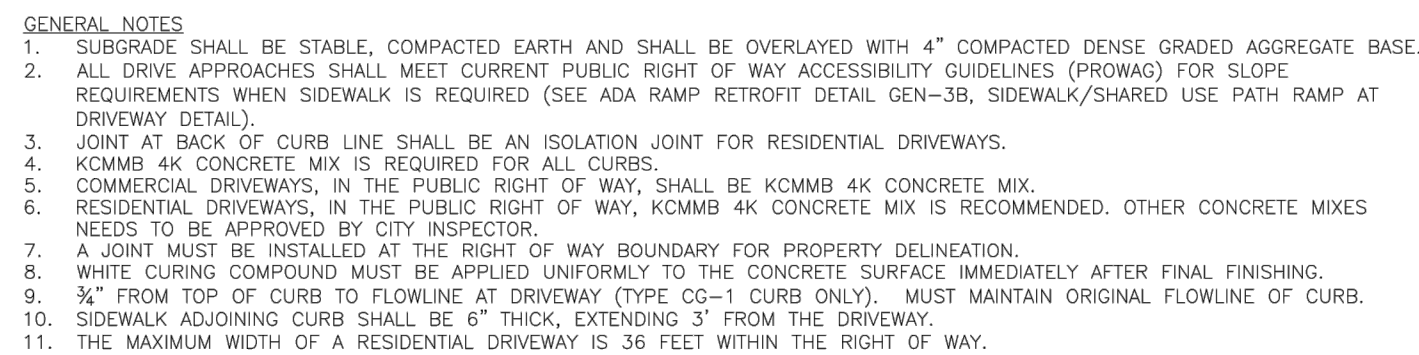
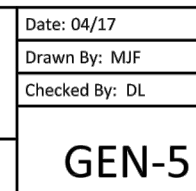
PRIVATE ROAD PLANS PAVEMENT MARKING DETAIL SHEET

PROJ. NO.		A14-7067-	
DESIGNER	LDO	DRAWN BY	J
CFN		067-11R_DET	
SHEET		REV	
C-19		C	

REV	DATE	DESCRIPTION
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REV	DATE	DESCRIPTION
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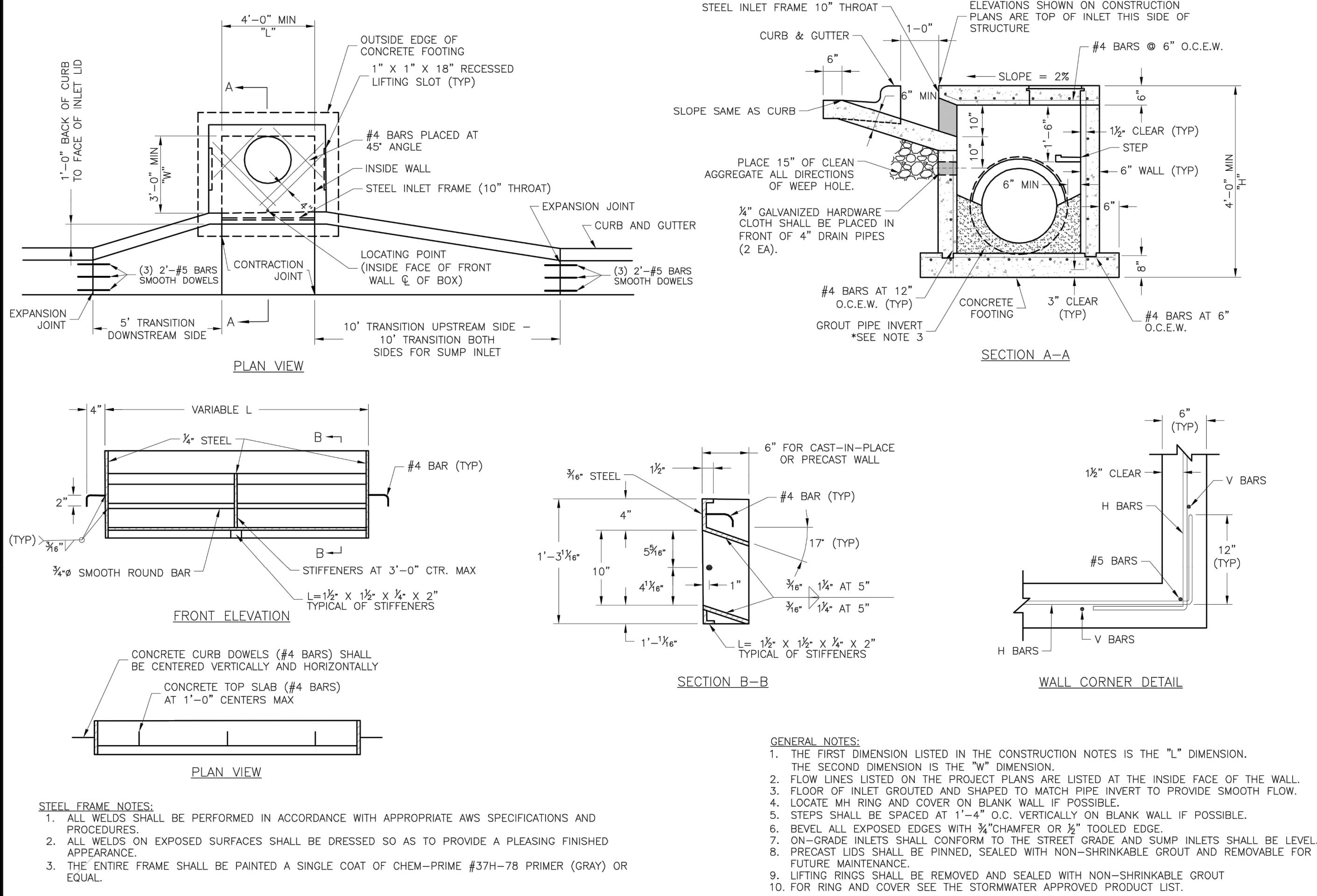
EDS	DWN	CHK
EDS	DSN	



GEN-4

PROJ. NO.	
A14_7067-1	
DESIGNER	DRAWN BY
LDO	JT
CFN	
7067-1IR_DET	
SHEET	REV
C-21	0

0	5-16-19	INITIAL ISSUE				
REV	DATE	DESCRIPTION				
					LDO	BKR
					DSN	DWN
						CHK
						LDO



LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
Checked By: DL
Date: 06/17
Proj. #: STM-1

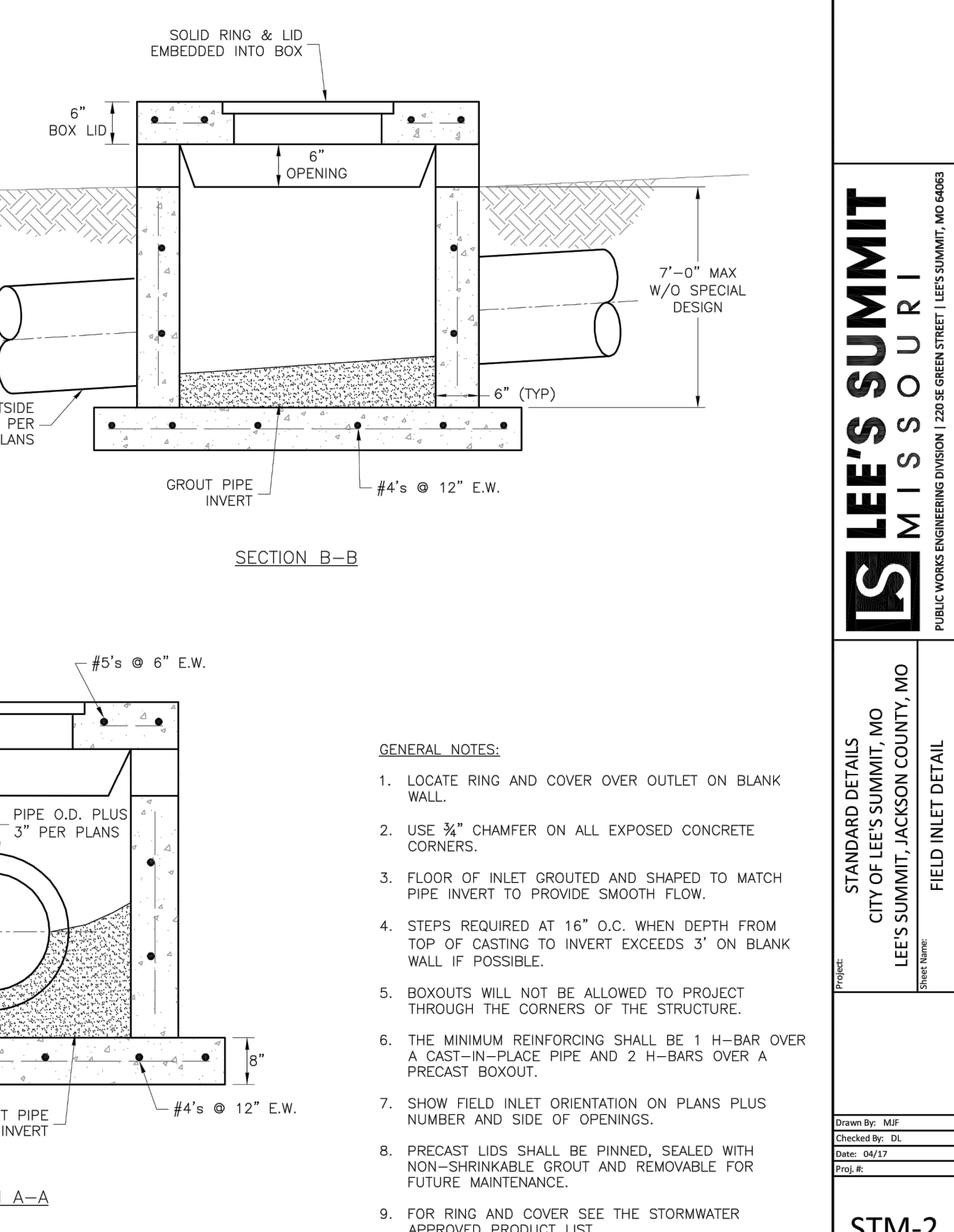
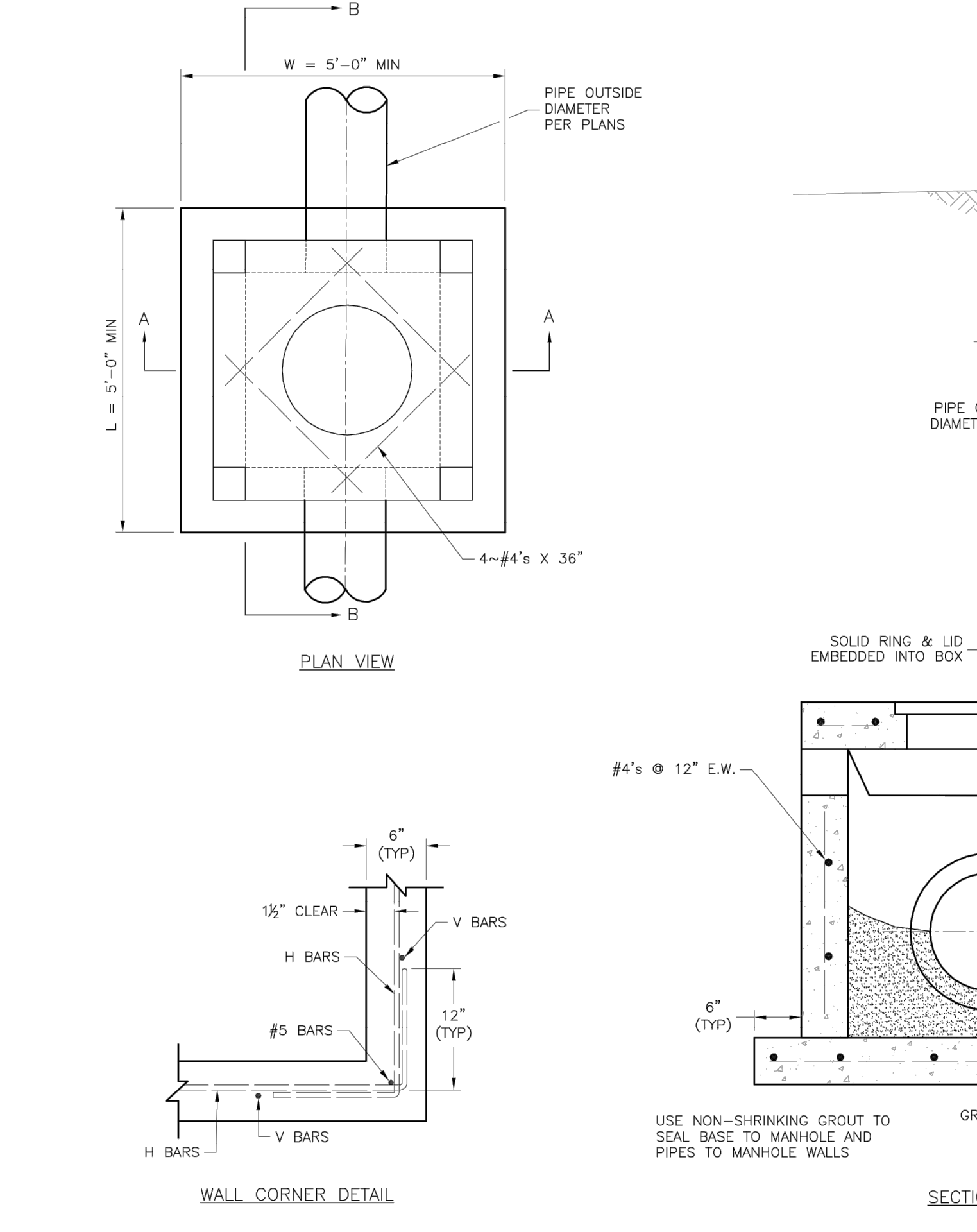
STM-1

LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
Checked By: DL
Date: 06/17
Proj. #: STM-3

STM-3

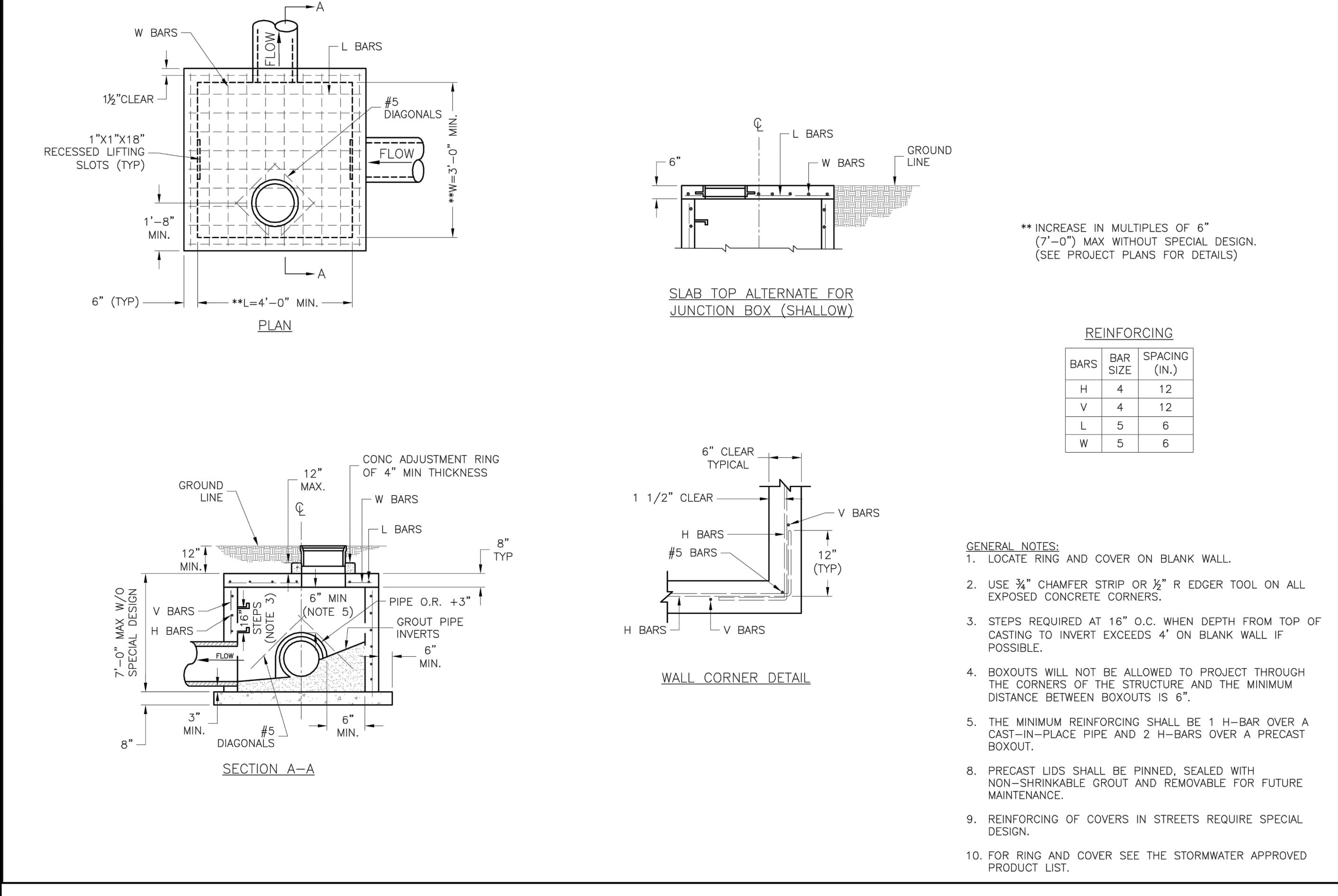


LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
Checked By: DL
Date: 06/17
Proj. #: STM-2

STM-2

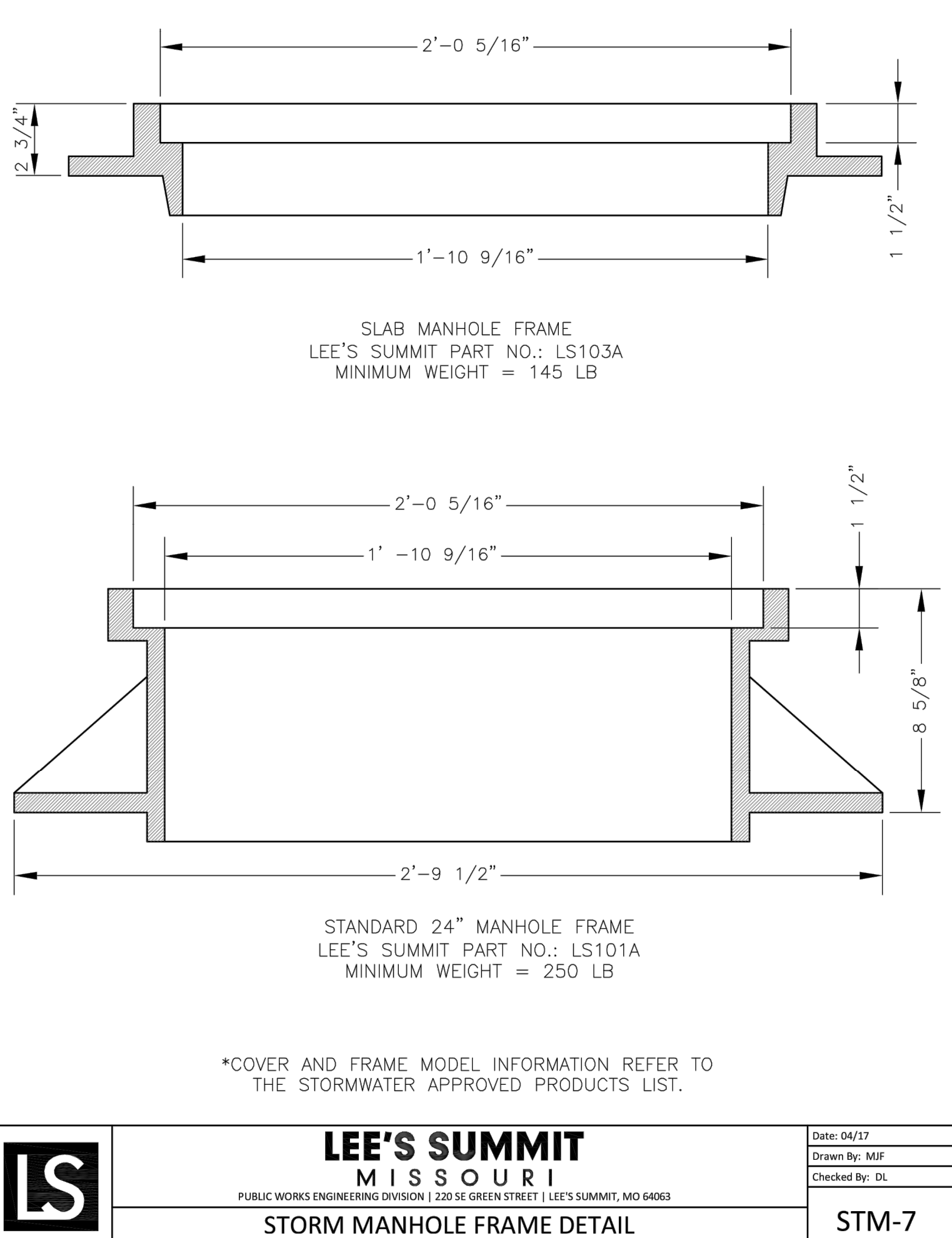


LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
Checked By: DL
Date: 06/17
Proj. #: STM-3

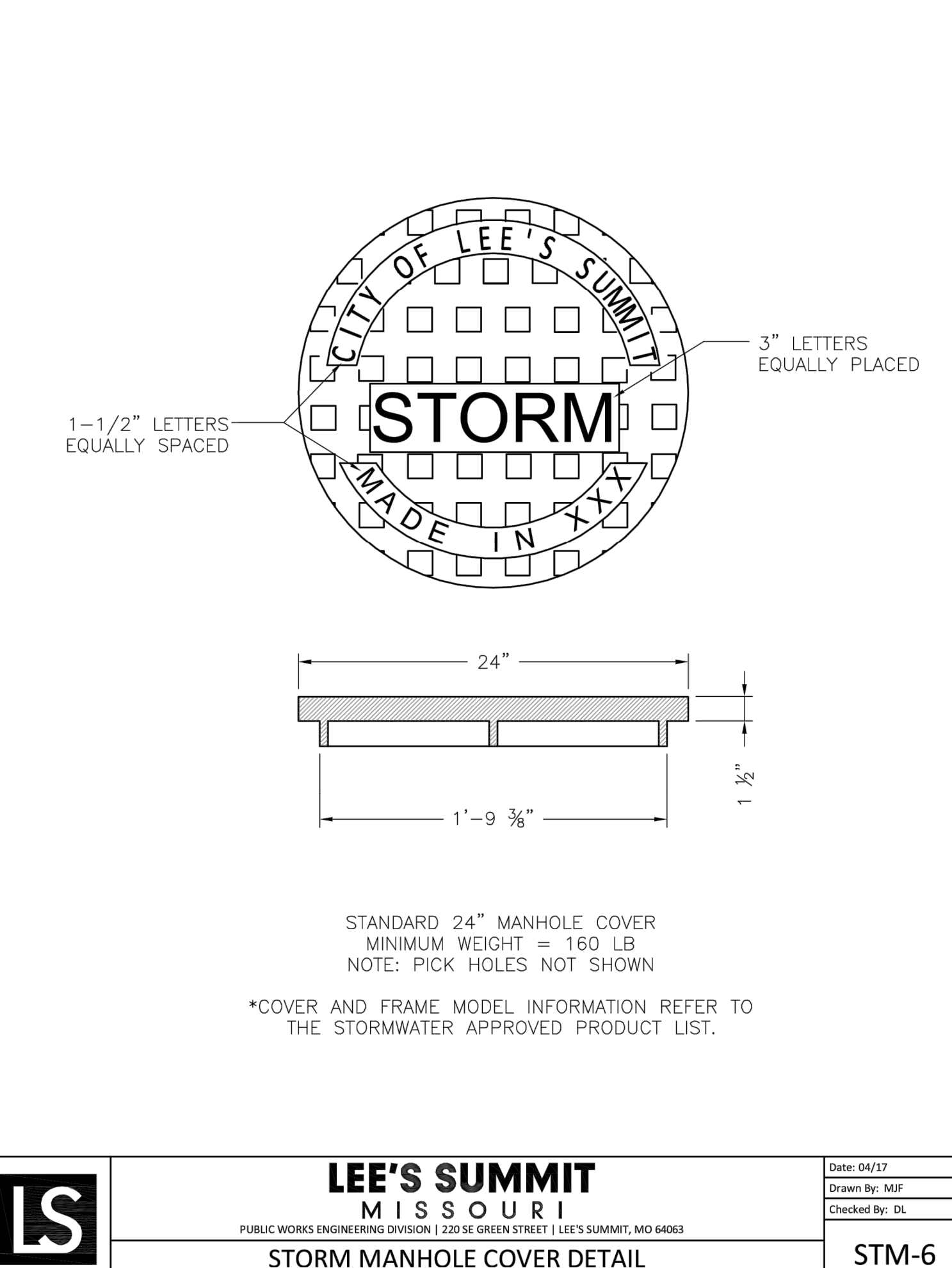
STM-3



LEE'S SUMMIT MISSOURI

STORM MANHOLE FRAME DETAIL

STM-7



LEE'S SUMMIT MISSOURI

STORM MANHOLE COVER DETAIL

STM-6

PROJ. NO.	A14-7067-1	DESIGNER	LDO	DRAWN BY	JT
STREETS OF WEST PRYOR	NWQ NW PRYOR RD & NW LOWENSTEIN DR	LEE'S SUMMIT, MISSOURI	PRIVATE ROAD PLANS	STORM SEWER DETAIL SHEET	
DATE	5-16-19	INITIAL	ISSUE	REV	0
DESCRIPTION	DATE	REV	0	5-16-19	INITIAL
CHK	DWN	LSN	BKR	LDO	LDO

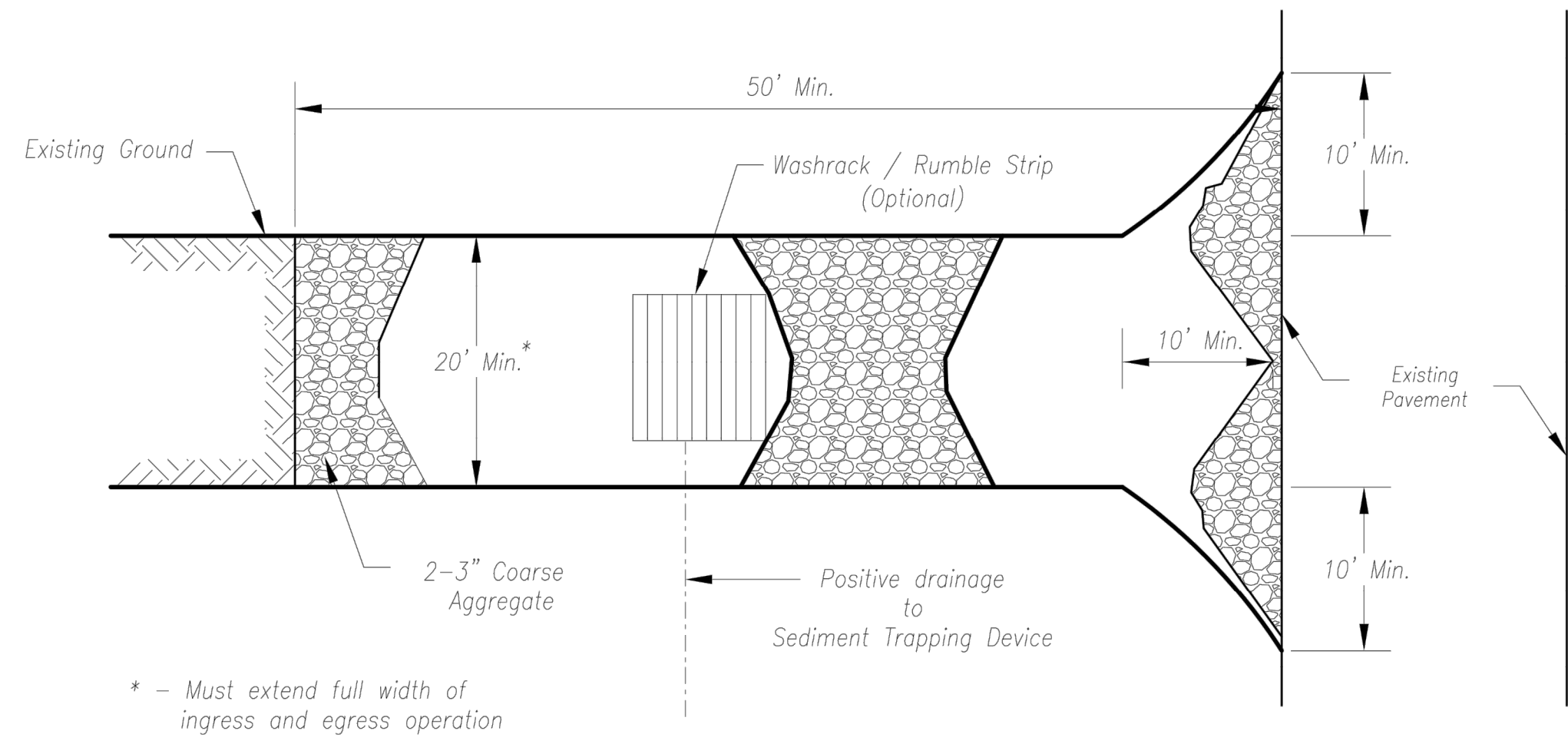
STATE OF MISSOURI

LEON D. OSBOURN
ENGINEER
MO # 021726

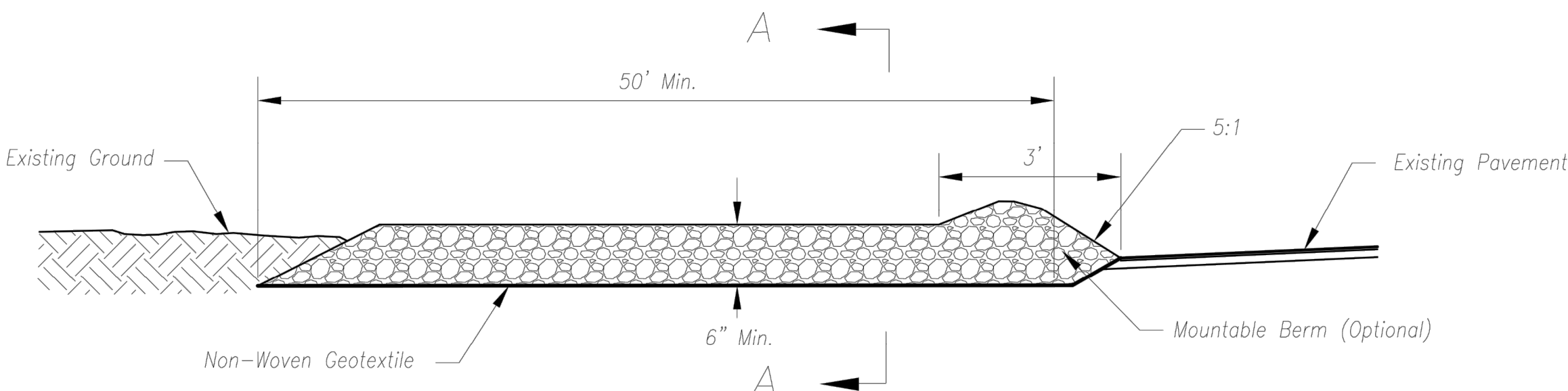
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
j@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING

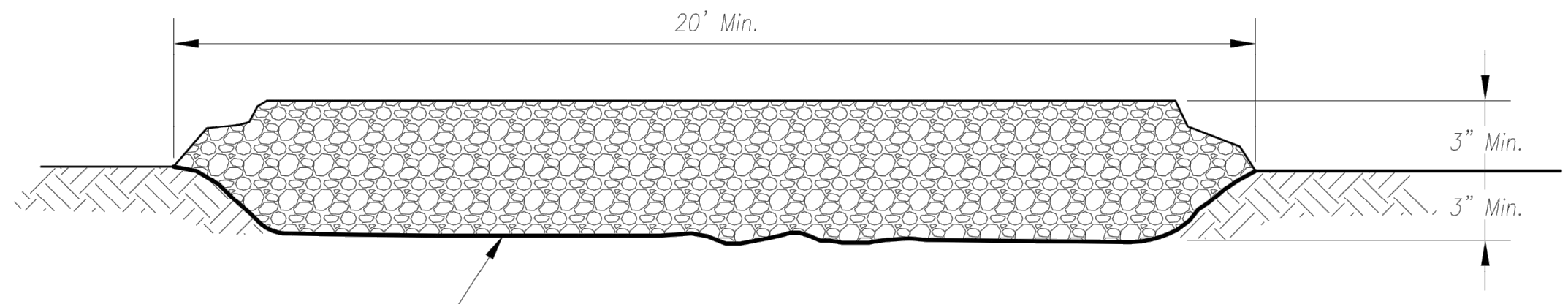
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING EXPIRES 12/31/19



Plan View
Not to Scale



Side Elevation
Not to Scale



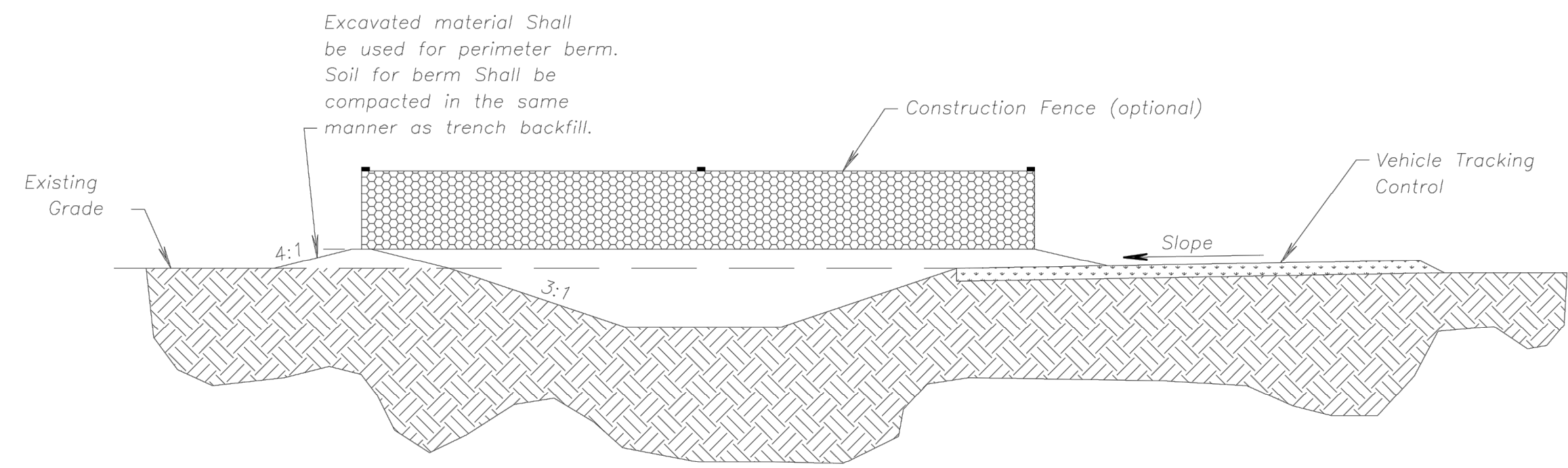
Section A-A
Not to Scale

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
- A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
- Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY
METRO CHAPTER

CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

STANDARD DRAWING
NUMBER ESC-01
ADOPTED:
10/24/2016

Notes for Construction Entrance:

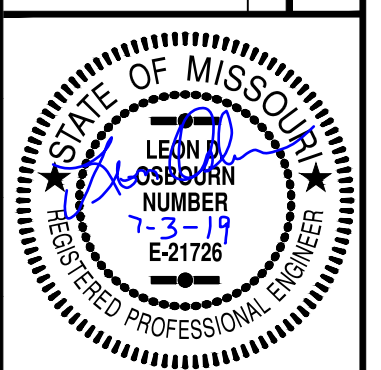
- Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage ditches along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



LEON D. OSBOURN
ENGINEER
MO # 021726

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

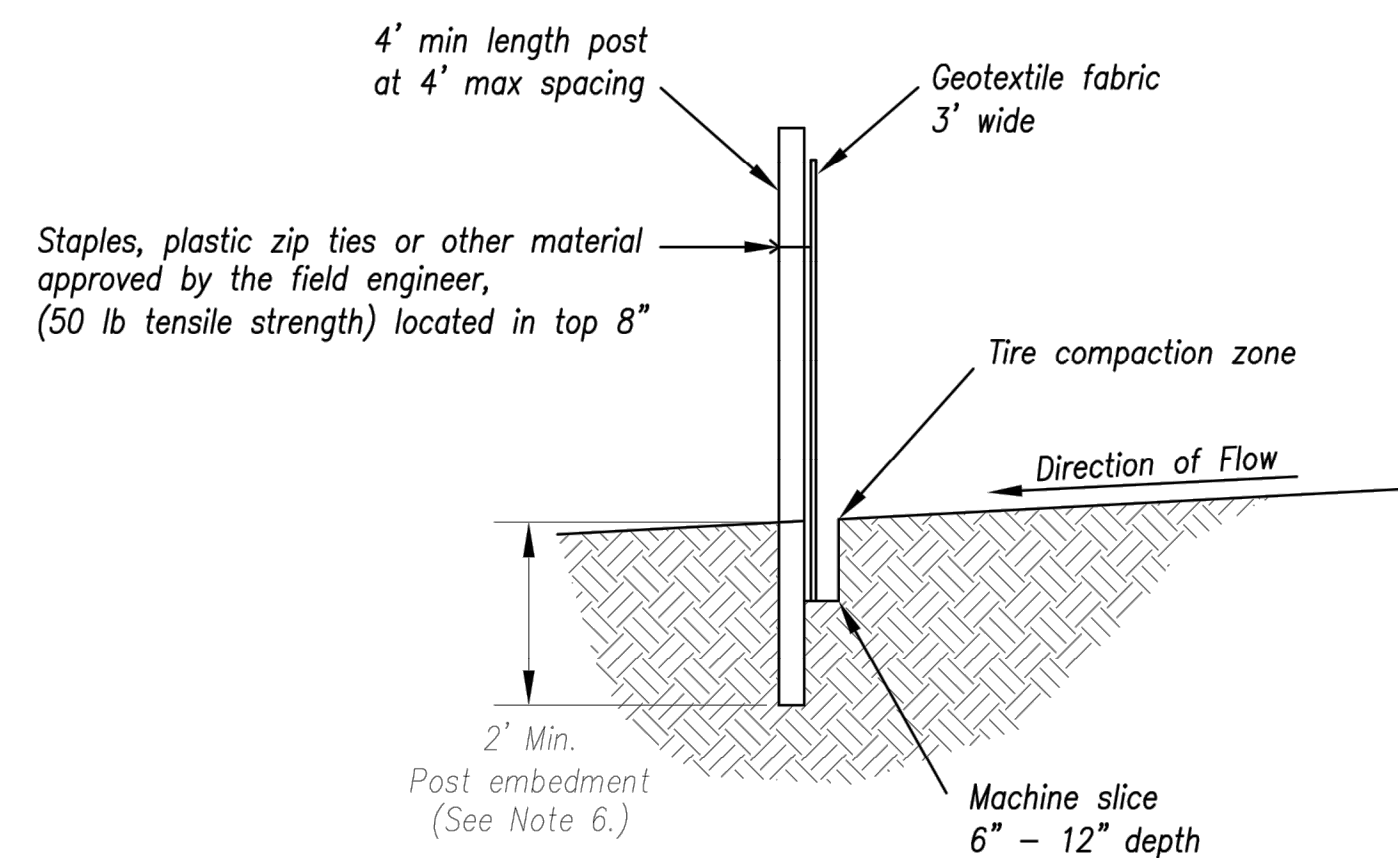
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI
EXPIRES 12/31/19

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

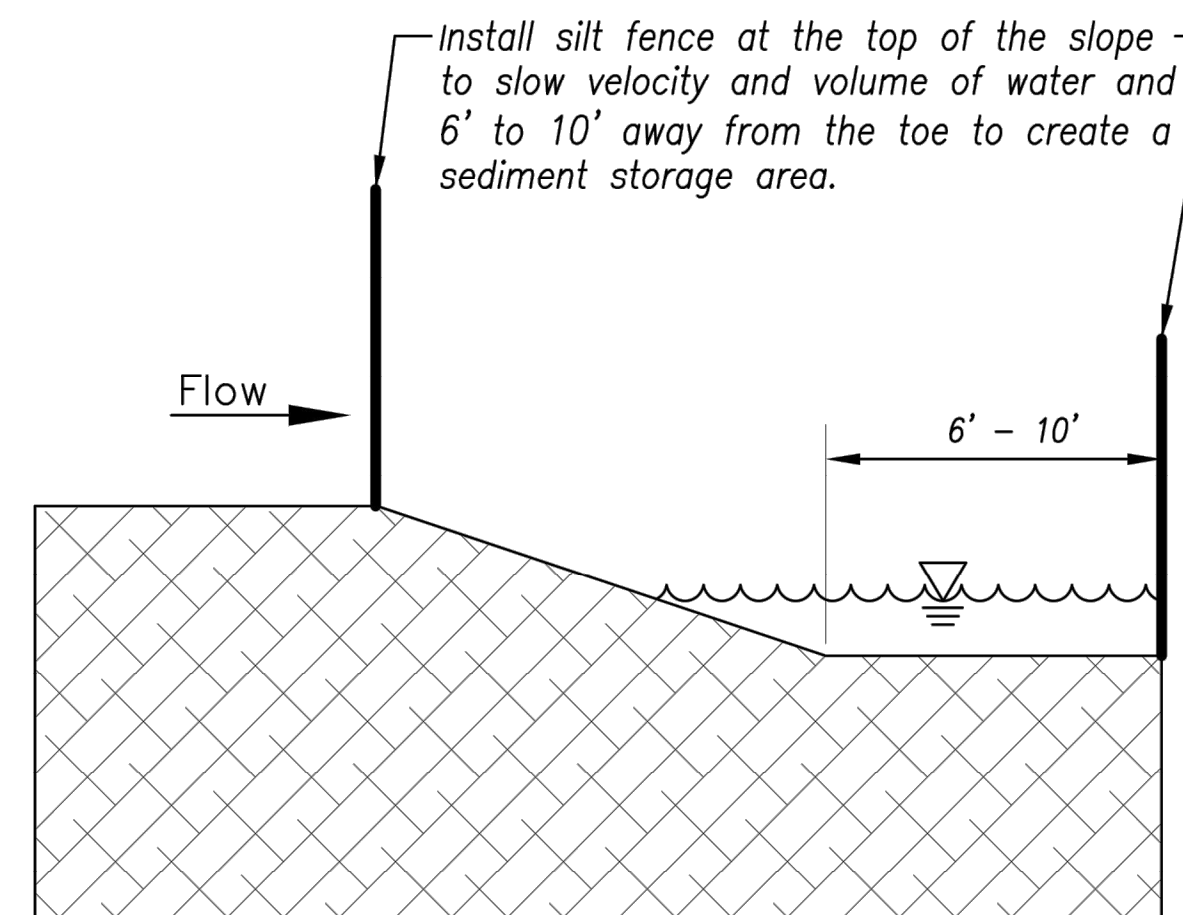
PRIVATE ROAD PLANS
EROSION CONTROL DETAIL SHEET

PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1IR_DET
SHEET	REV
C-23	0



- (**) - Geotextile Fabric shall meet the requirements of AASHTO M288

Not to Scale

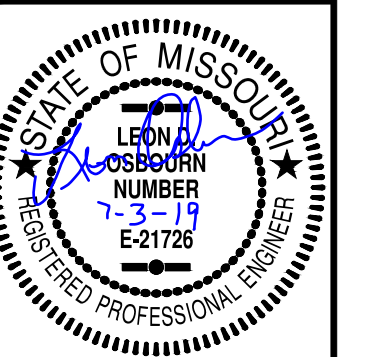
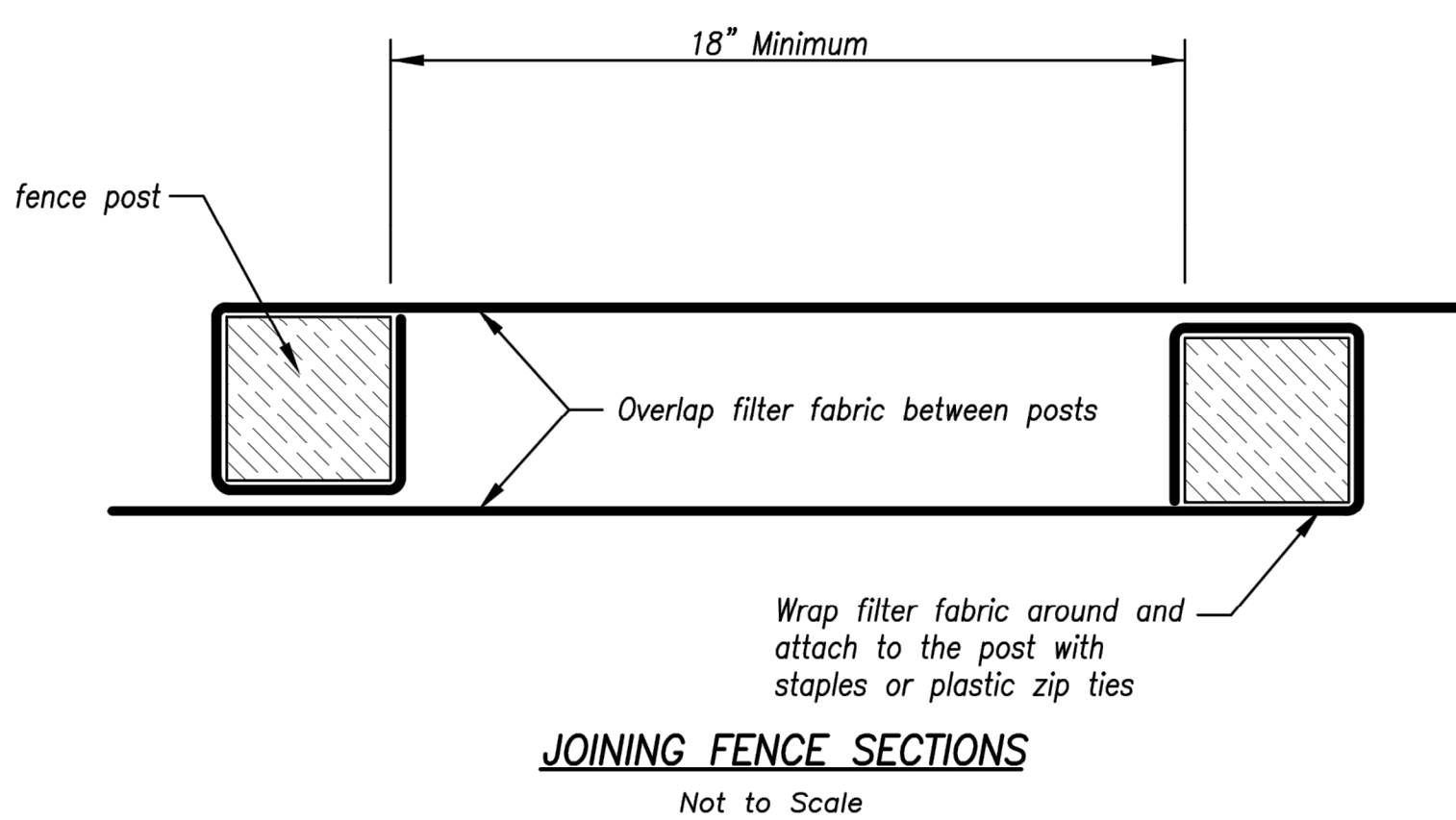


Not to Scale

Not to Scale

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts at a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

1. Remove and dispose of sediment deposits when the deposit approaches $\frac{1}{3}$ the height of silt fence.
2. Repair as necessary to maintain function and structure.

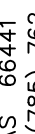


LEON D. OSBOURN
ENGINEER
MO # 021726

KAW VALLEY ENGINEERING

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EXPIRES 12/31/19

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

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS

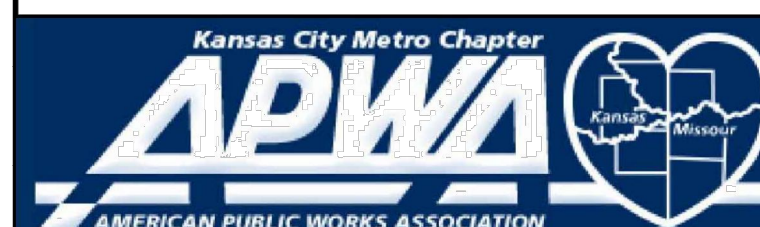
PRIVATE ROAD PLANS
EROSION CONTROL DETAIL SHEET

PROJ. NO.	
A14_7067-1	
DESIGNER	DRAWN BY
LDO	JT
CFN	
067-11R_DET	
SHEET	REV
C-24	0

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Modified from 2015 Overland Park Standard Details
for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION

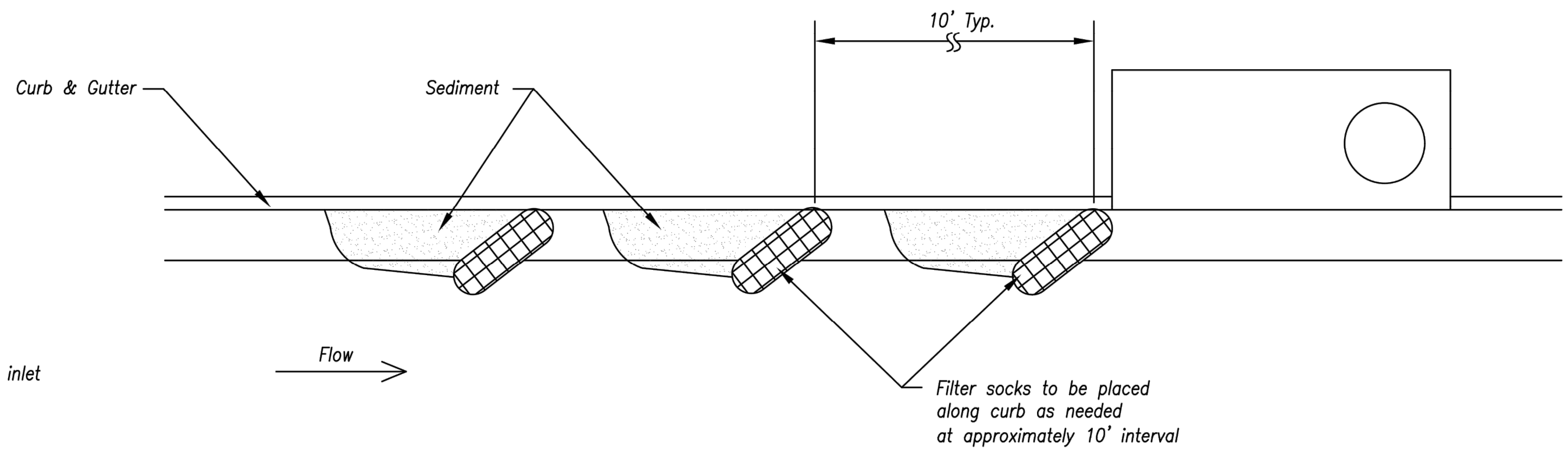
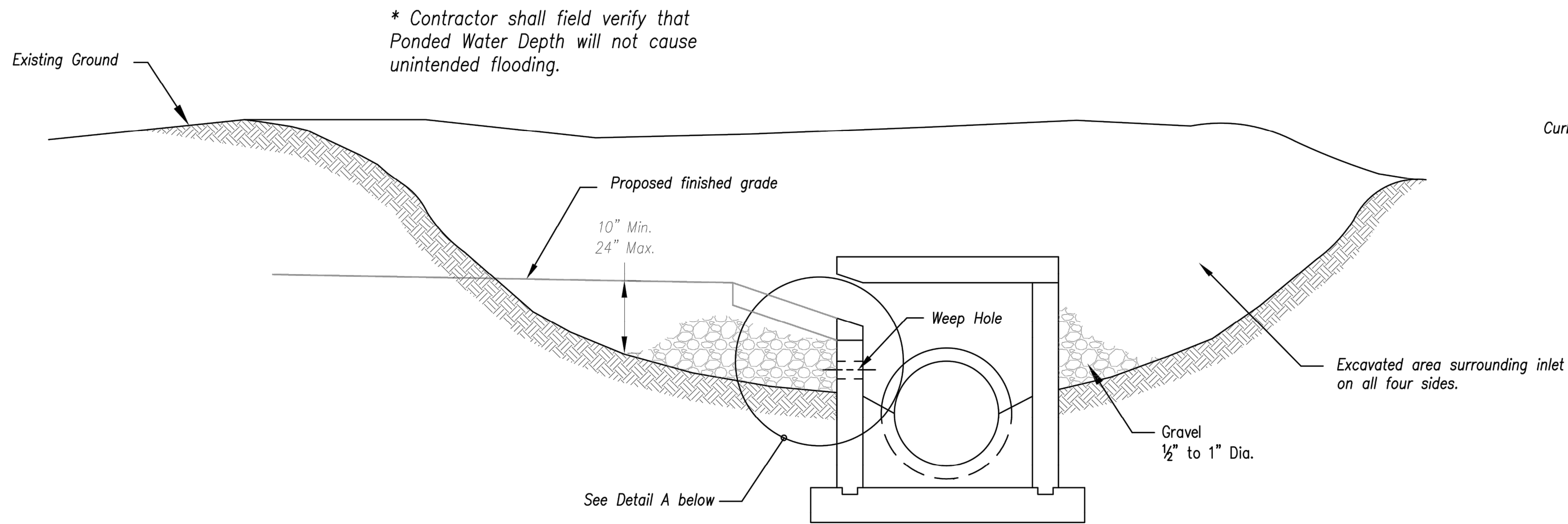


KANSAS CITY
METRO CHAPTER

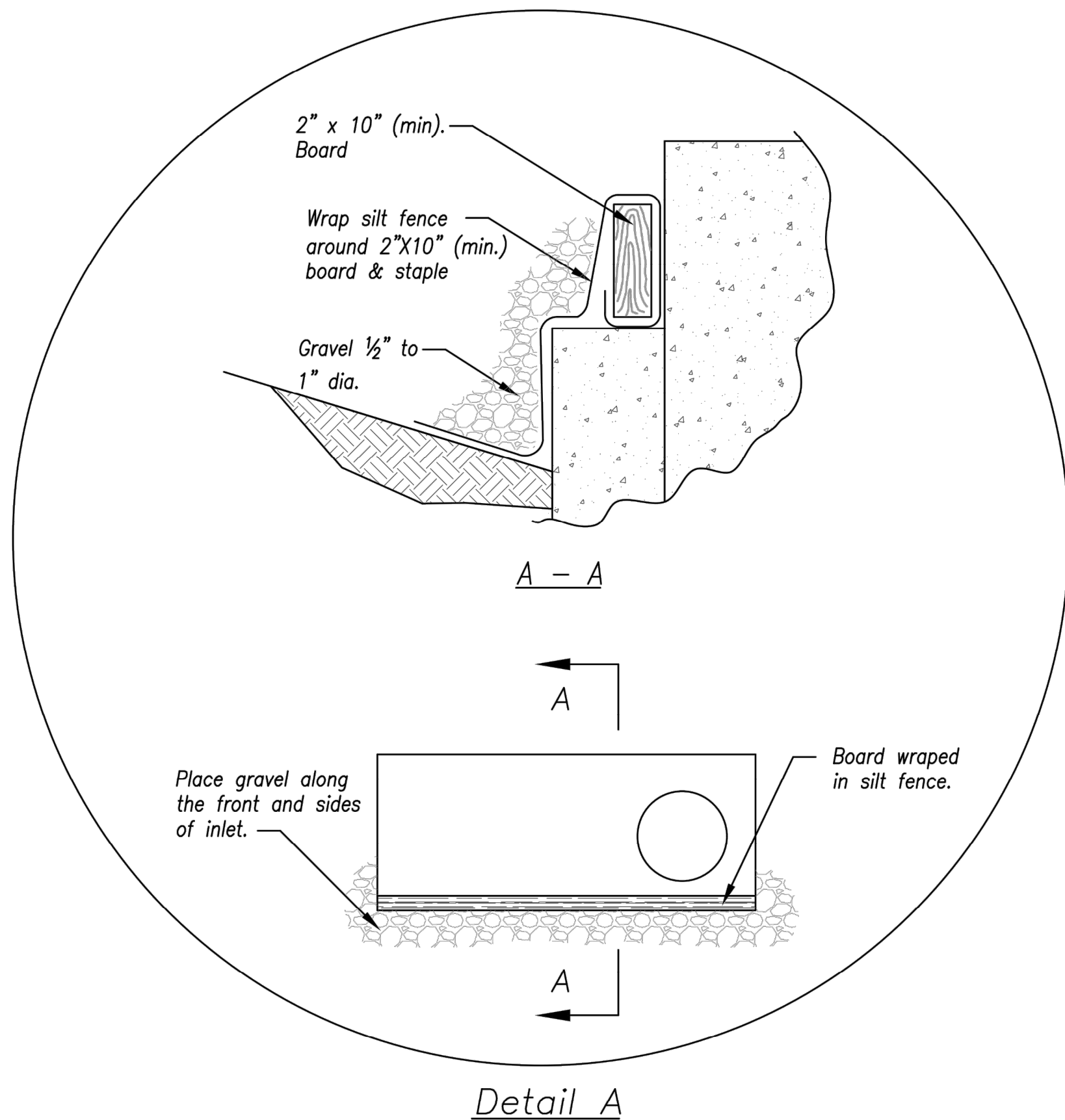
SILT FENCE

STANDARD DRAWING NUMBER ESC-03

10/24/2016



On Grade Curb Inlet Protection



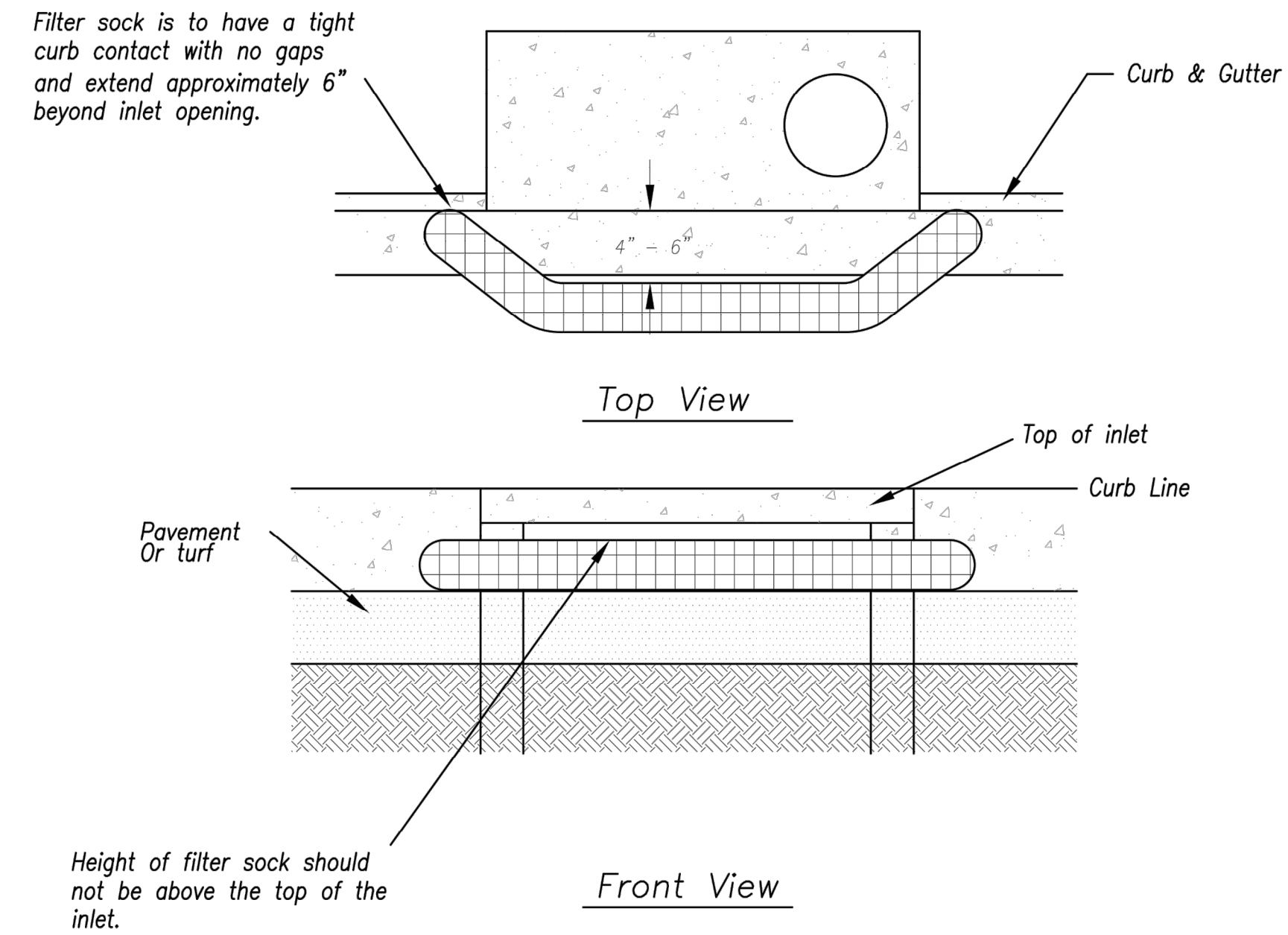
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION

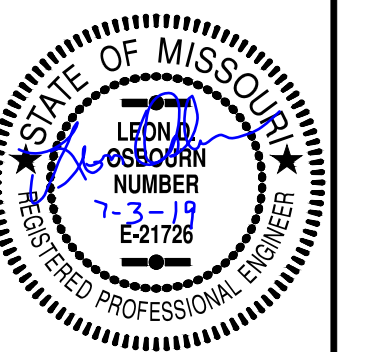


KANSAS CITY
METRO CHAPTER

CURB INLET PROTECTION

STANDARD DRAWING
NUMBER ESC-06

ADOPTED:
10/24/2016



LEON D. OSBOURN
ENGINEER
MO # 021726

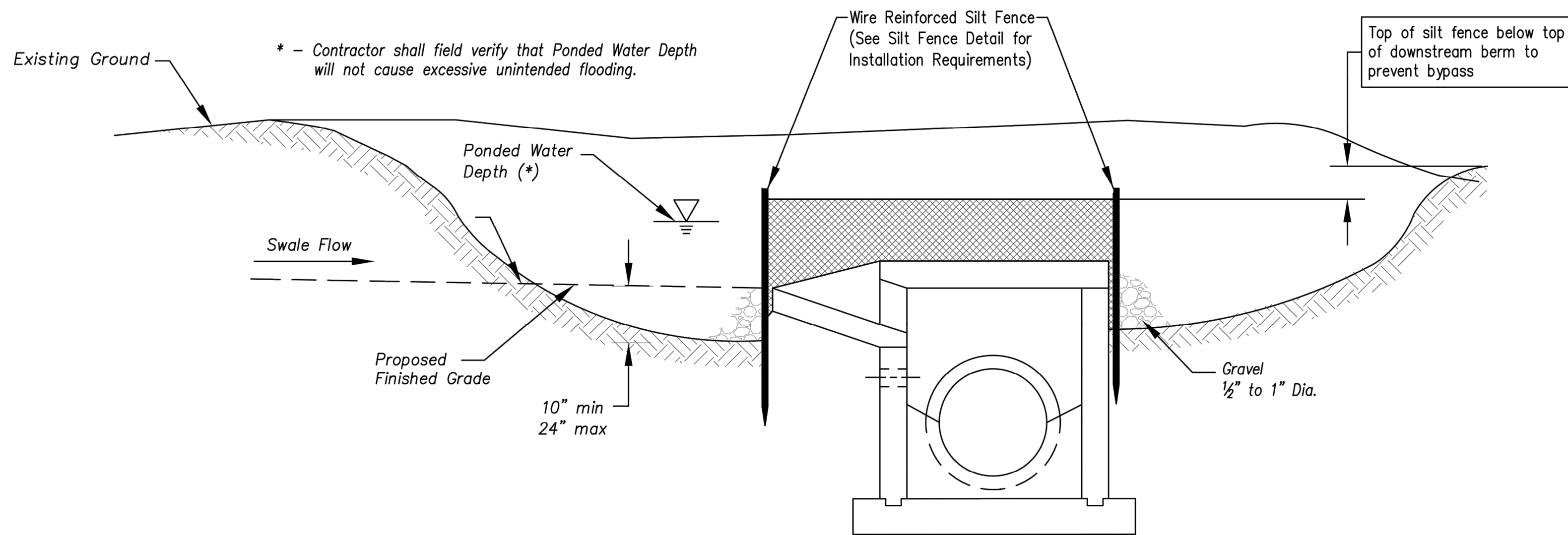
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
joe@kveeng.com | www.kveeng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/19

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

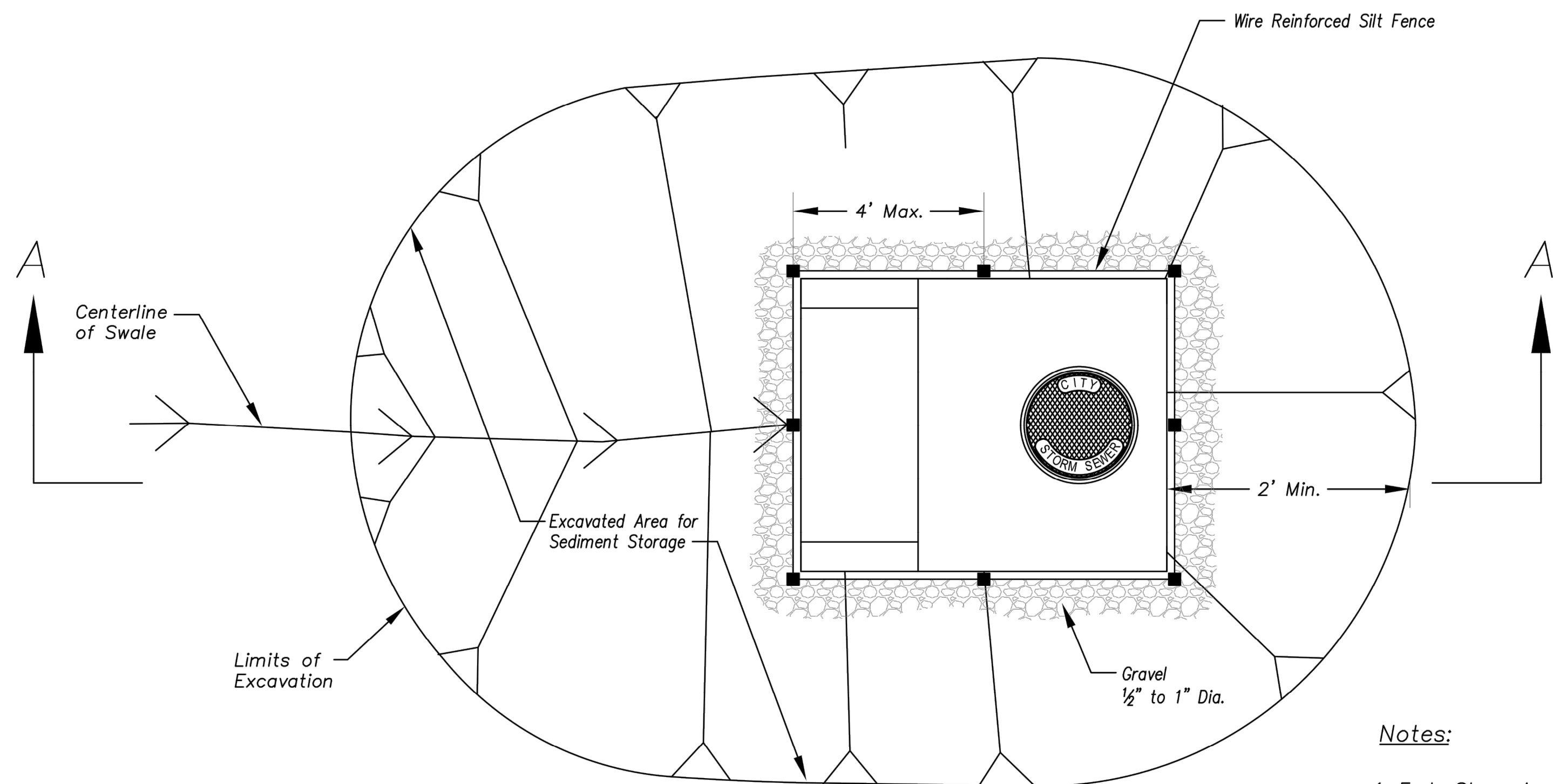
PRIVATE ROAD PLANS
EROSION CONTROL DETAIL SHEET

PROJ. NO. A14-7067-1
DESIGNER LDO DRAWN BY JT
CFN 7067-1IR_DET
SHEET REV
C-25 0

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



Section A-A
Not to Scale

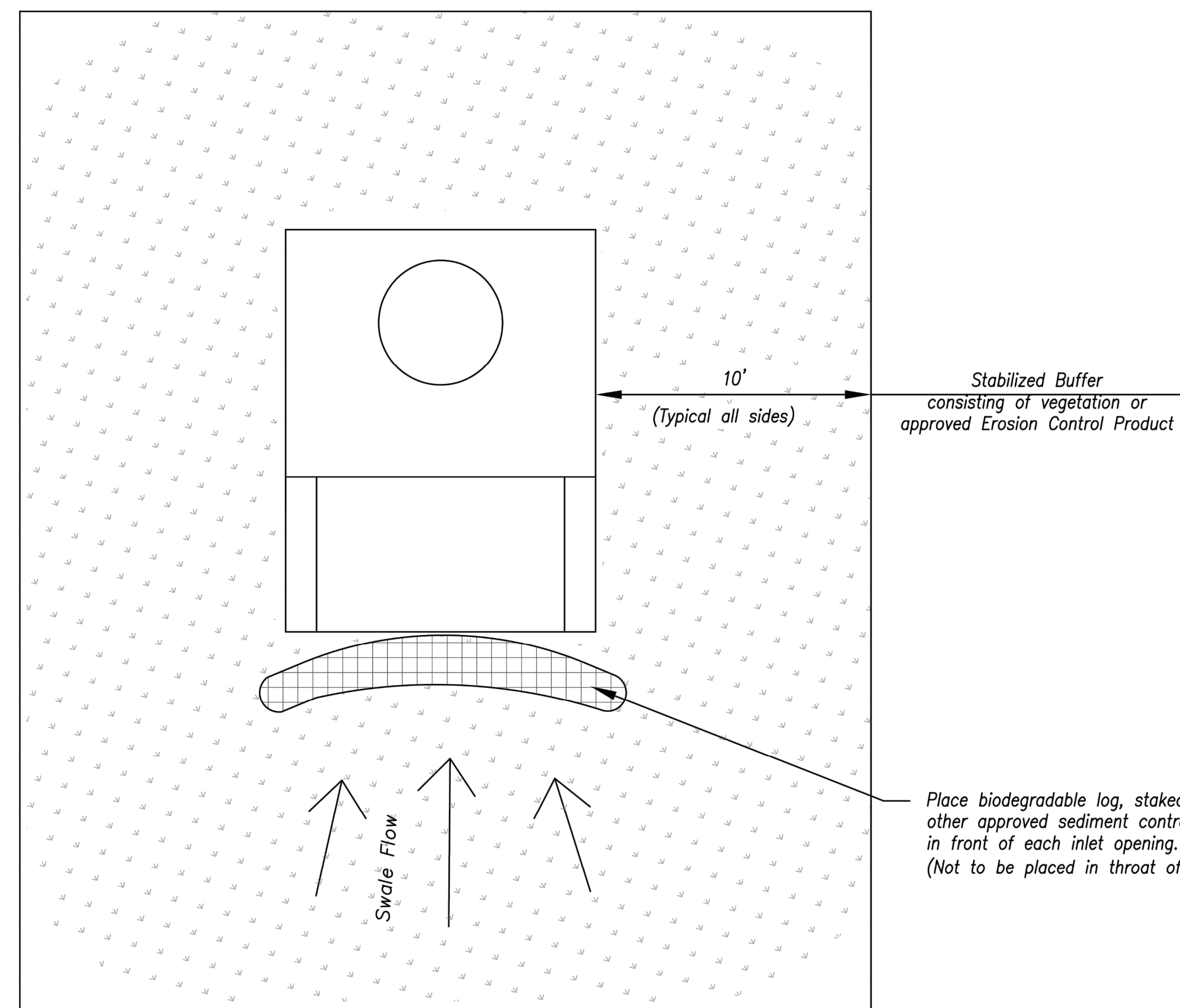


Plan
Not to Scale

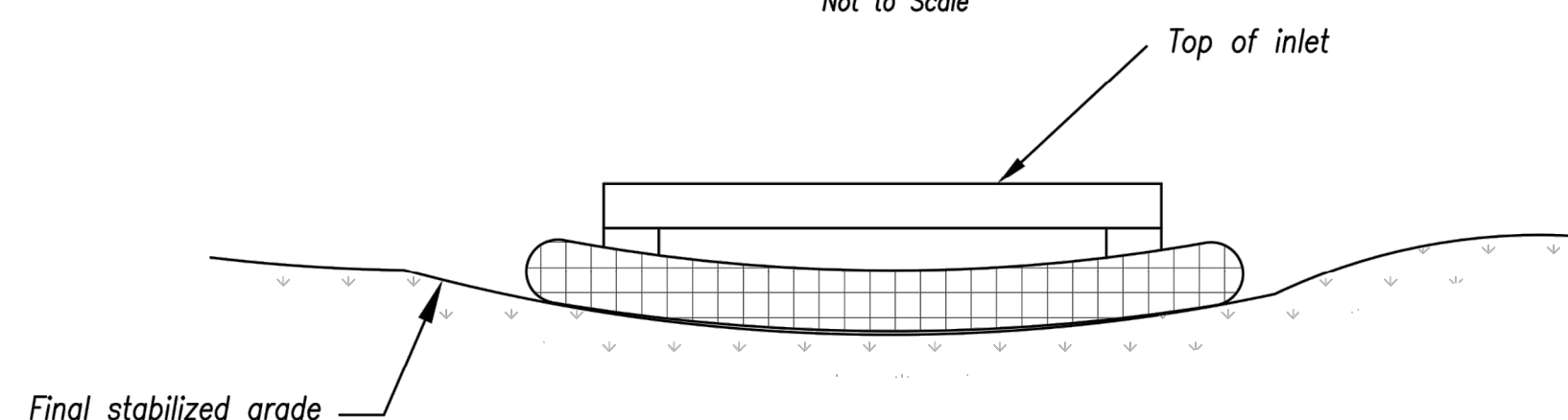
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



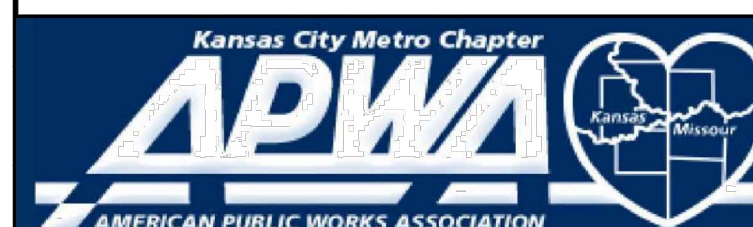
Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY
METRO CHAPTER

AREA INLET AND
JUNCTION BOX PROTECTION

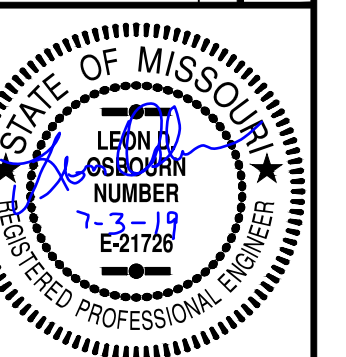
STANDARD DRAWING
NUMBER ESC-07

ADOPTED:
10/24/2016

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
EROSION CONTROL DETAIL SHEET

PROJ. NO. A14-7067-1
DESIGNER LDO DRAWN BY JT
CFN 7067-1IR_DET
SHEET C-26 REV 0



LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
joe@kveeng.com | www.kveeng.com
KAW VALLEY ENGINEERING
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REV 0 5-16-19 INITIAL ISSUE DATE DESCRIPTION

LDO BKR LDO DSN LDO CHK

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)						
NOM. DIA. (INCHES)	180	90	45	22.5	11.25	
	TEE, PLUG	BEND	BEND	BEND	BEND	BEND
6	50.5	71.4	38.6	19.7	9.9	
8	89.8	126.9	68.7	35.0	17.6	
10	140.2	198.3	107.3	54.7	27.5	
12	202.0	285.7	154.6	78.8	39.6	
14	REST. JT.	REST. JT.	210.4	107.3	53.9	
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4	
18	REST. JT.	REST. JT.	REST. JT.	REST. JT.	89.3	
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0	
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4	

#4 EPOXY COATED GR. 60 REBAR WITH 6" HOOK &
12" MIN. CONCRETE EMBEDMENT DEPTH

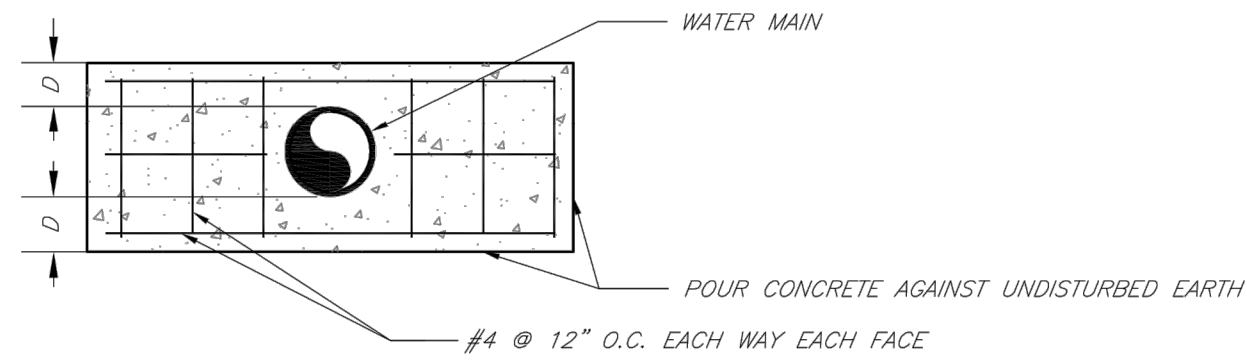
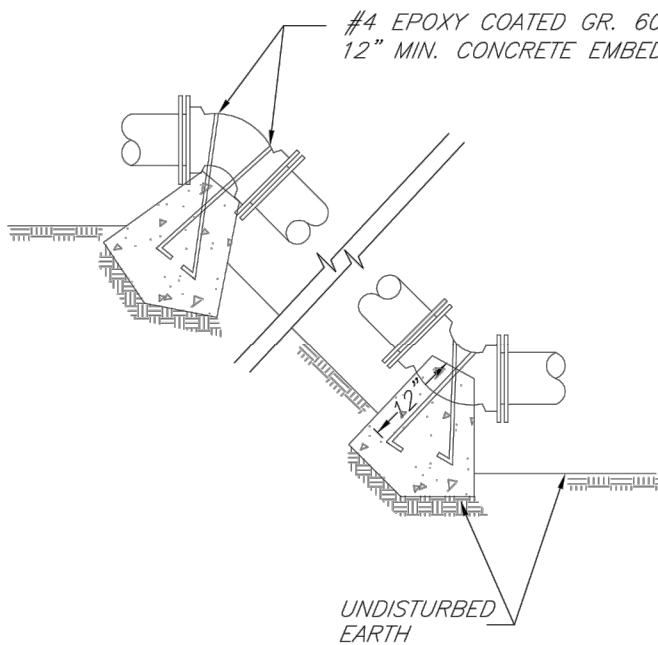


Diagram illustrating the assembly of a valve cover box and operating nut, showing dimensions and components:

- VALVE COVER
- FINAL GRADE
- CUT A NOTCH IN TOP OF VALVE BOX AND PLACE 2' OF TRACER WIRE COILED INSIDE VALVE COVER BOX
- STANDARD 2" SQUARE VALVE OPERATING NUT
- WELD (TYP. 8 PLACES)
- ALIGNMENT WASHER 1/8" MIN. STEEL 4-1/2" Ø
- 1" Ø COLD ROLLED STEEL
- MIN. 5" Ø FERROUS METAL VALVE BOX
- SOCKET FROM 1/4" STEEL INSIDE DIMENSIONS 2-3/16" X 3" DEEP DO NOT TIGHTEN SET SCREW TO 2" OPERATING NUT
- INSTALL TRACER WIRE ALONG OUTSIDE SURFACE OF VALVE BOX
- 3" MAXIMUM
- VARIES AS REQUIRED
- 2"
- 3-1/4"

STATE OF MISSOURI
 LEON D. OSBOURN
 LICENSE NUMBER
 7-25-19
 E-21726
 REGISTERED PROFESSIONAL ENGINEER

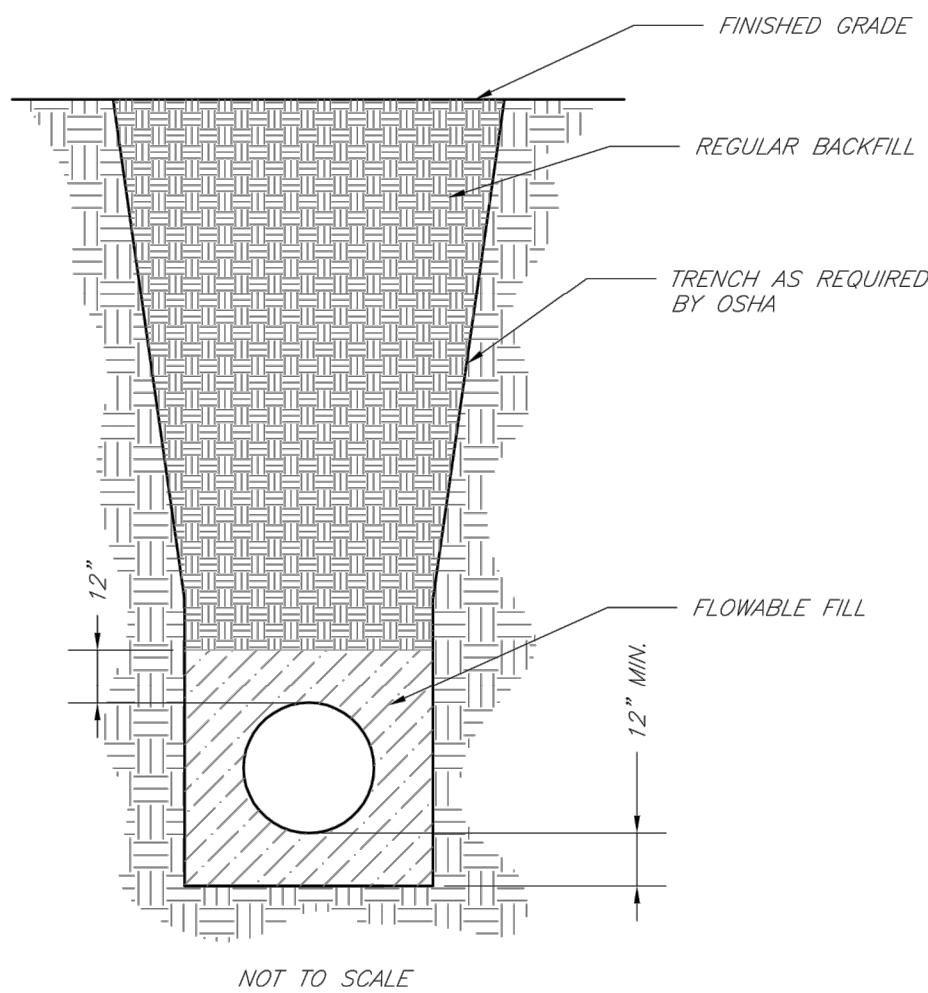
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JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 FAX (785) 762-7744
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EXPIRES 12/31/19

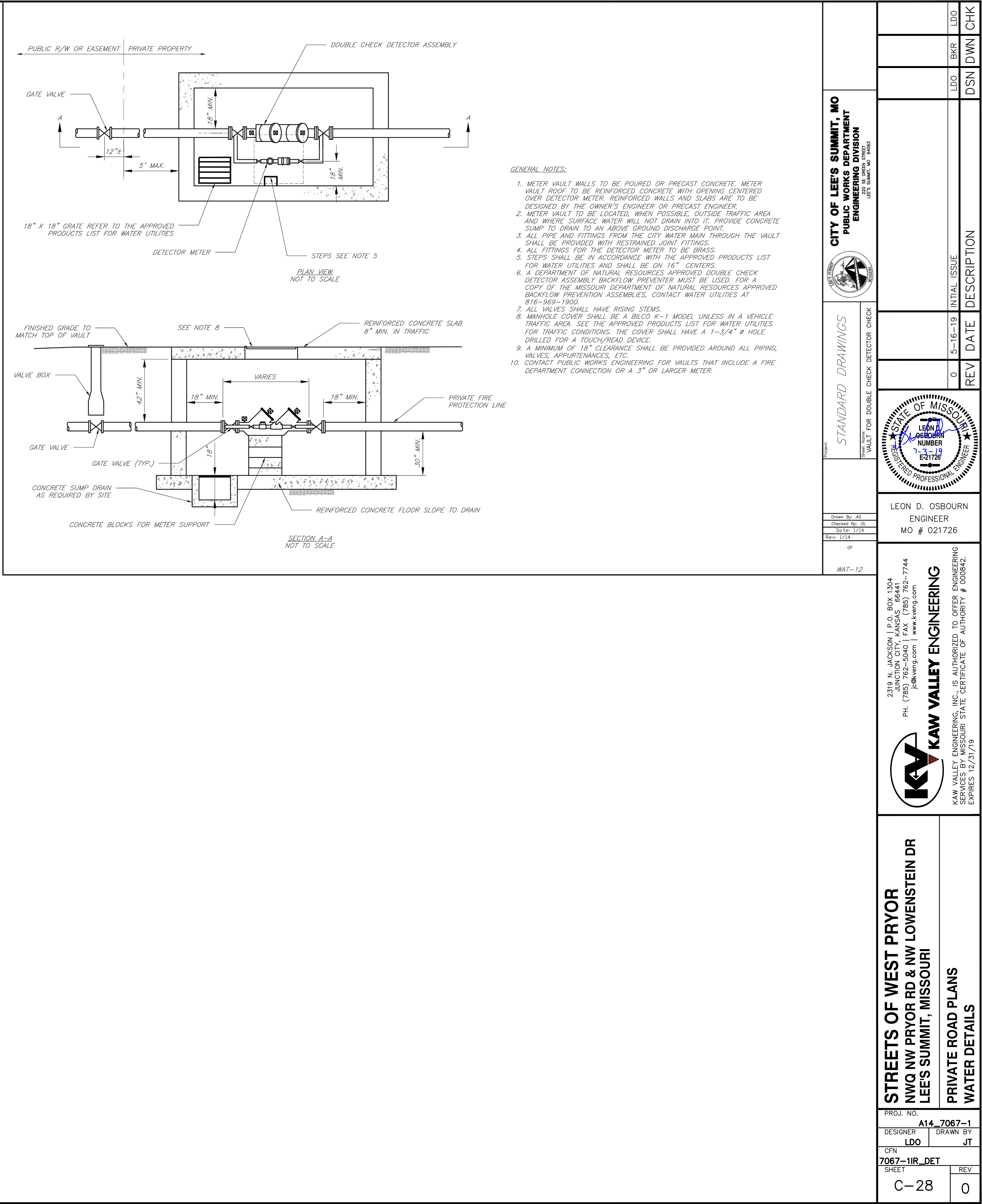
STREETS OF WEST PRYOR NWQ NW PRYOR RD & NW LOWENSTEIN DR LEE'S SUMMIT, MISSOURI		PRIVATE ROAD PLANS WATER DETAILS	
PROJ. NO. A14 - 7067-1			
DESIGNER LDO	DRAWN BY JT		
CFN	7067-1IR_DET		
SHEET C-27	REV 1		

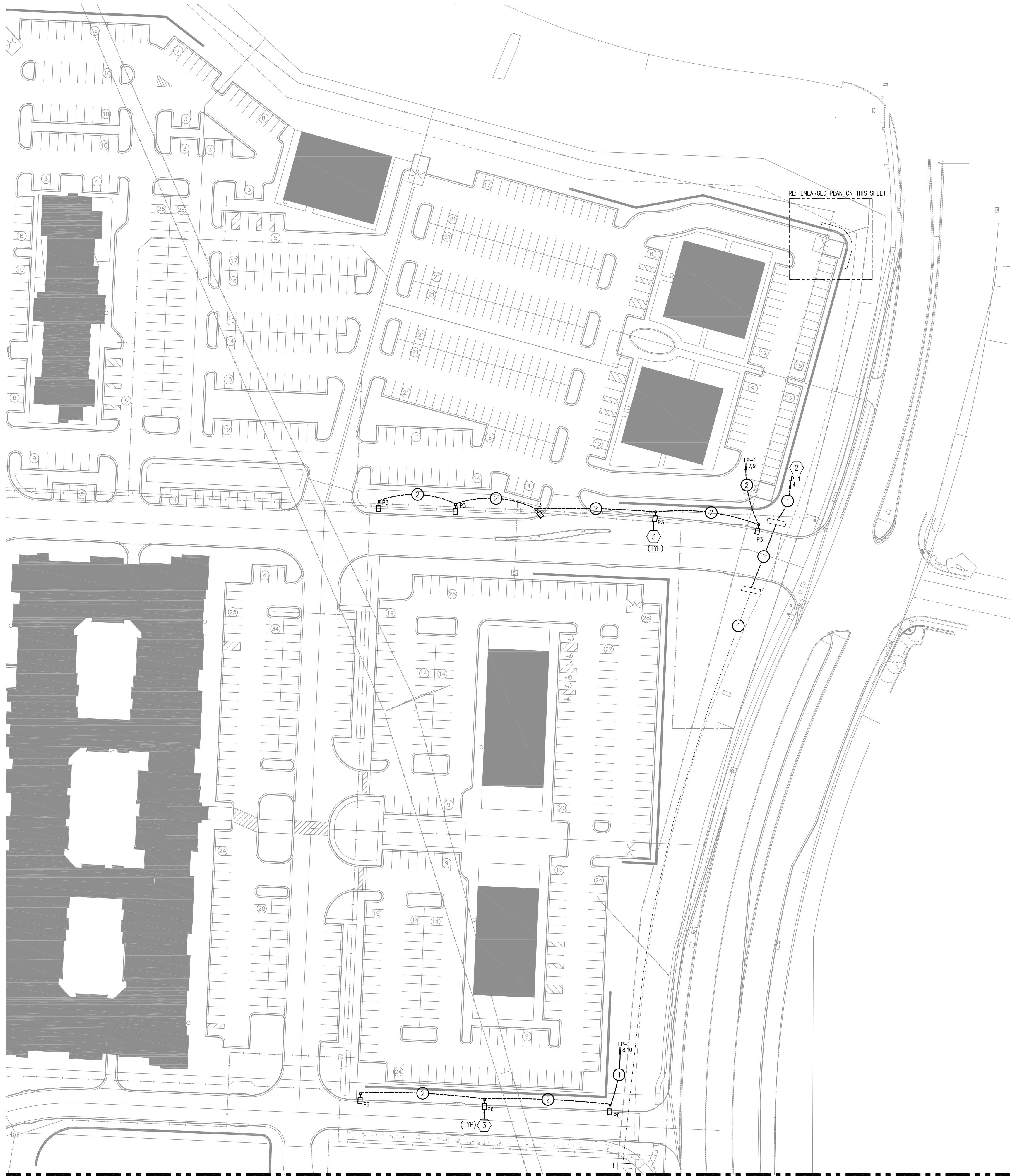
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 02/13 Drawn By: JN Checked By: DL FILE: WAT-9
	VALVE STEM EXTENSION AND VALVE BOX		Rev: 1/14 Rev:



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 02/13 Drawn By: JN Checked By: DL FILE: WAT-6
	TRENCH CHECK		Rev: 1/14 Rev:

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 120 SE GREEN STREET CHECKED BY: DL PUBLIC WORKS, MO 64063		Date: 02/13 Drawn By: JN Checked By: DL FILE: WAT-7
	HYDRANT INSTALLATION – STRAIGHT SET		Rev: 1/14 Rev:





1 SITE ELECTRICAL PLAN
SCALE: 1:60

RE: SHEET SE-2 FOR CONTINUATION



NORTH

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PLAN NOTES:

- 1 PROVIDE NEW ELECTRICAL SERVICE ENTRANCE PER KCPL STANDARDS. COORDINATE WITH KCPL. RE: SHEET SE-3 FOR ADDITIONAL INFORMATION.
- 2 CONDUCTORS SHALL BE INCREASED BASED ON VOLTAGE DROP. CONTRACTOR SHALL COORDINATE FINAL ENTRANCE SIGN WATTAGE WITH CONDUCTOR SIZES. PROVIDE NEMA 3R DISCONNECTING MEANS AT EACH ENTRANCE SIGN.
- 3 CONTRACTOR SHALL PROGRAM LIGHT FIXTURES TO DIM TO 50% PER CITY STANDARDS. COORDINATE WITH LIGHTING MANUFACTURER FOR ADDITIONAL INFORMATION.

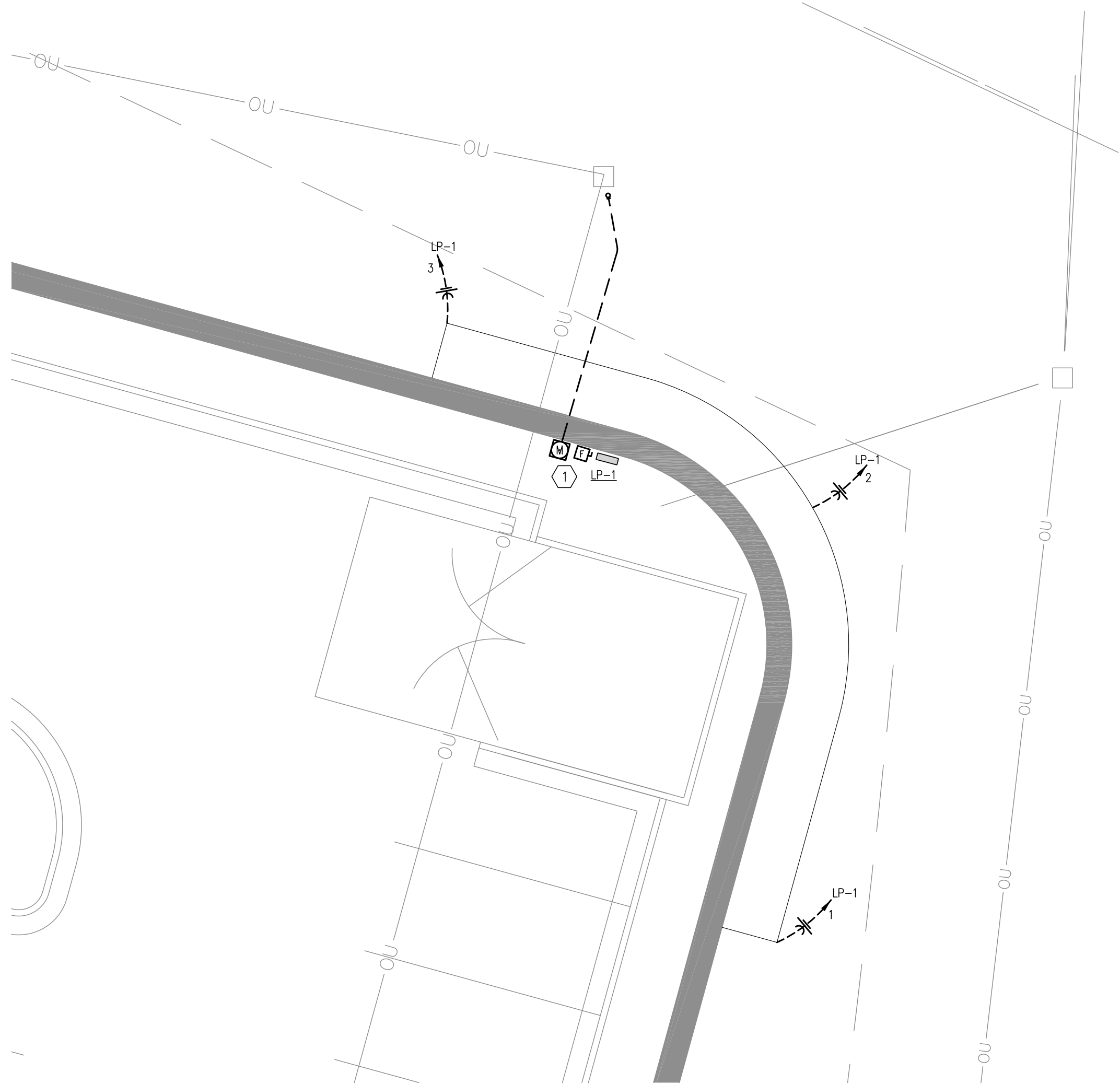
FEEDER SCHEDULE:

- 1 (2) #4 AWG, (1) #4 AWG GROUND IN 1-1/4" PVC CONDUIT
- 2 (2) #8 AWG, (1) #8 AWG GROUND IN 1" PVC CONDUIT
- 3 (2) #10 AWG, (1) #10 AWG GROUND IN 1" PVC CONDUIT
- 4 (1) 3" PVC CONDUIT WITH TWO HOMERUNS, EACH WITH: (2) #1 AWG, (1) #1 AWG GROUND

GENERAL NOTES:

- 1) RE: SHEET SE-3 FOR GENERAL NOTES, SYMBOLS AND ANNOTATIONS.
- 2) RE: SHEET SE-3 FOR PANEL SCHEDULE.
- 3) UNDERGROUND POWER CIRCUITS AND FEEDERS SHALL BE IN PVC CONDUIT WITH WET RATED THHN/THWN INSULATED WIRING. RE: SHEET SE-3 FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.

RE: ENLARGED PLAN ON THIS SHEET



2 ENLARGED ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



NORTH



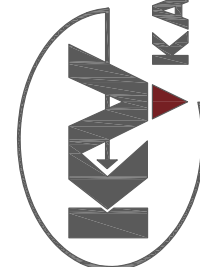
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ISG PROJECT NUMBER
16-5419-3



CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

2310 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jcb@kveeng.com | www.kveeng.com



STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS
SITE LIGHTING

PROJ. NO. A14-7067-1
DESIGNER AWN
DRAWN BY AWN

SHEET SE-1
REV A

REV	DATE	DESCRIPTION	AWN	CLB
0	6-28-19	CONSTRUCTION DOCUMENTS	AWN	CLB

RE: SHEET SE-1 FOR CONTINUATION



PLAN NOTES:

- ① CONDUCTORS SHALL BE INCREASED BASED ON VOLTAGE DROP. CONTRACTOR SHALL COORDINATE FINAL ENTRANCE SIGN WATTAGE WITH CONDUCTOR SIZES. PROVIDE NEMA 3R DISCONNECTING MEANS AT EACH ENTRANCE SIGN.

FEEDER SCHEDULE:

- ① (2) #4 AWG, (1) #4 AWG GROUND IN 1-1/4" PVC CONDUIT
② (2) #8 AWG, (1) #8 AWG GROUND IN 1" PVC CONDUIT
③ (2) #10 AWG, (1) #10 AWG GROUND IN 1" PVC CONDUIT
④ (2) 3" PVC CONDUIT WITH TWO HOMERUNS, EACH WITH: (2) #2/0 AWG, (1) #2/0 AWG GROUND

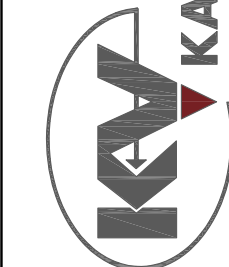
GENERAL NOTES:

- 1) RE: SHEET SE-3 FOR GENERAL NOTES, SYMBOLS AND ANNOTATIONS.
2) RE: SHEET SE-3 FOR PANEL SCHEDULE.
3) UNDERGROUND POWER CIRCUITS AND FEEDERS SHALL BE IN PVC CONDUIT WITH WET RATED THHN/THWN INSULATED WRING. RE: SHEET SE-3 FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.



CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

2310 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jce@kveeng.com | www.kveeng.com



STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS
SITE LIGHTING



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ISG PROJECT NUMBER
16-5419-3

PROJ. NO.	A14-7067-1
DESIGNER	AWN
DRAWN BY	AWN
CFN	
SHEET	REV
SE-2	A

1 SITE ELECTRICAL PLAN
SCALE: 1:60
NORTH



- 1 EXISTING RELOCATED UTILITY POLE AND POLE MOUNTED TRANSFORMERS. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS.
- 2 PROVIDE AND INSTALL NEW KCPL APPROVED METER SOCKET. NEW METER SHALL BE INSTALLED AT 4'-0" MINIMUM AND A MAXIMUM OF 5'-0" (CENTER OF SOCKET). INSTALL PER UTILITY COMPANY REQUIREMENTS.
- 3 CONDUIT FROM METER SHALL BE 1-1/4" RIGID METAL CONDUIT.
- 4 PROVIDE AND INSTALL NEW SERVICE RATED, NEMA 3R, 100A FUSES DISCONNECT SWITCH WITH 100A FUSES. DISCONNECT SHALL HAVE LUGS AND BAR FOR SERVICE GROUNDING. DISCONNECT SWITCH FUSES SHALL BE RATED FOR 100,000 AIC. CONTRACTOR SHALL TAG 100A DISCONNECT WITH PERMANENT LABEL.
- 5 PROVIDE AND INSTALL NEW 100A, 120/240V, 1PH, 3W MAIN LUG ONLY PANEL. PANEL SHALL BE RATED FOR 35,000 AIC.
- 6 PROVIDE NEW UNISTRUT SUPPORT SYSTEM FOR SERVICE ENTRANCE. CONTRACTOR SHALL INSTALL PER KCPL STANDARDS SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL GROUND UNISTRUT SYSTEM TO MAIN SYSTEM GROUNDING WITH A #6 AWG CONDUCTOR.
- 7 PROVIDE NEW SERVICE CONDUIT AND CONDUCTORS. CONTRACTOR SHALL SUPPLY PULL STRING IN CONDUIT. CONDUIT SHALL EXTEND CONDUIT UP UTILITY AT A MINIMUM OF 2". PROVIDE SLP JOINTS AT CONNECTIONS. CONTRACTOR SHALL PROVIDE ADDITIONAL LENGTH OF SERVICE CONDUCTORS TO ALLOW FOR KCPL TO INSTALLATION TO UTILITY TRANSFORMER. COORDINATE WITH KCPL FOR CONNECTION TO MAIN SERVICE DISCONNECT. RE: FEEDER SCHEDULE.
- 8 APPROXIMATE HORIZONTAL DISTANCE FROM UTILITY POLE TO BUILDING SERVICE ENTRANCE. CONTRACTOR SHALL CONFIRM LENGTH REQUIRED TO GET CONDUIT BELOW RETAINING WALL FIELD. VERIFY EXACT LOCATION OF EXISTING UTILITY POLE AND VERIFY EXISTING DISTANCE.
- 9 CONNECT GROUNDING ELECTRODE CONDUCTOR TO AVAILABLE CONCRETE ENCASED ELECTRODE (I.E. RETAINING WALL AND SIGN). PROVIDE GROUNDING TO AVAILABLE CONNECTIONS PER NEC 250.
- 10 PROVIDE AND INSTALL NEW COPPER GROUND BAR IN NEMA 3R WIREWAY FOR CONNECTIONS TO GROUNDING ELECTRODE SYSTEM.
- 11 CONTRACTOR SHALL PROVIDE SLP AND JOINT AND INSULATED BUSINGS PER KCPL REQUIREMENTS.
- 12 CONTRACTOR SHALL TRANSITION TO SCHEDULE 80 PVC AT OR BELOW SLIP JOINT TO CLAMP AT FINISH GRADE TO UNISTRUT SYSTEM. LEAVE CLAMP LOOSE TO ALLOW SLIP JOINT TO WORK.

- ① #1 AWG. COPPER CONDUCTORS, IN 3" PVC CONDUIT. CONDUCTORS BY CONTRACTOR, COORDINATE WITH KCPCL.
- ② #6 SOLID BARE TINNED COPPER GROUND TO 1/2"x8FT COPPER CLAD STEEL GROUND ROD PER UTILITY REQUIREMENTS.
- ③ #6 AWG SOLID BARE TINNED COPPER GROUND TO GROUND ROD, BUILDING STEEL, ENCASED ELECTRODE, ETC PER NEC 250.
- ④ #1 AWG. COPPER CONDUCTORS, IN 1-1/4" RIGID METAL CONDUIT.
- ⑤ (2) #1 AWG, (1) #6 AWG SOLID, COPPER CONDUCTORS, IN 1-1/4" RIGID CONDUIT.



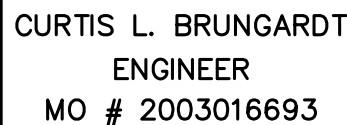
- 1) THESE DRAWINGS ARE SCHEMATIC IN NATURE AND INTENDED TO DEPICT GENERAL SCOPE OF WORK. ALL WORK SHALL BE PERFORMED PER LOCAL AND STATE REQUIREMENTS.
- 2) COORDINATE POWER REQUIREMENTS AND FINAL LOCATIONS OF ALL EQUIPMENT, DEVICES, ETC. WITH FINAL EQUIPMENT SELECTION AND INSTALL ALL NECESSARY SERVICES ALLOWING FOR END TERMINATION/CONNECTIONS.
- 3) ALL WIRING SHALL BE IN PVC CONDUIT BELOW GRADE AND RIGID METAL CONDUIT ABOVE GRADE.
- 4) UPDATE ALL PANELBOARD SCHEDULES.
- 5) FURNISH, INSTALL AND CONNECT ALL WIRE, WIREWAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY SHOWN OR SPECIFIED EQUIPMENT SHALL BE INSTALLED PER CODE REQUIREMENTS PROVIDING A SOUND, SECURE AND COMPLETE INSTALLATION.
- 6) RE: THIS SHEET FOR ELECTRICAL SYMBOLS/NOTATIONS.
- 7) RE: THIS SHEET FOR PANEL SCHEDULES.
- 8) PROVIDE COPPER CONDUCTORS FOR LISTED APPLICATIONS AS FOLLOWS:

UNDERGROUND POWER CIRCUITS AND FEEDERS: TYPE THHN/THWN, 600 VOLT, 75 DEGREE C (167 F) WET RATING AND 90 DEGREE C (194 F) DRY RATED TERMIJATING IN FILLED INSULATING CABLE.

MAIN AND BRANCH CIRCUIT WIRE SIZE IS #12AWG UNLESS NOTED OTHERWISE.
- 9) ALL ELECTRICAL RATED ASSEMBLIES SHALL BE MAINTAINED. CAULK AROUND ELECTRICAL PENETRATIONS TO MAINTAIN FIRE RESISTANCE RATING OF THE FIRE RATED ASSEMBLY.
- 10) INSTALL ALL EQUIPMENT WHILE MAINTAINING ALL CLEARANCES PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND PER LOCAL CODES.
- 11) THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, CONSTRUCTION SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM HIS/HER WORK.
- 12) DRAWINGS ARE DESIGNED FOR THE MANUFACTURER'S MATERIALS, EQUIPMENT, SERVICES NAMED ON PLANS AND ANY CHANGES AND THEIR ASSOCIATED COSTS, REQUIRED TO ACCOMMODATE OTHER APPROVED EQUIVALENT MATERIAL OR EQUIPMENT AS WELL AS SPACE REQUIREMENTS FOR THE OTHER APPROVED EQUIVALENT MATERIAL OR EQUIPMENT, MUST BE ASSUMED BY THE CONTRACTOR IN HIS/HER BID.
- 13) CONTRACTOR SHALL CONTACT THE LOCAL ELECTRICAL UTILITY COMPANY AND ARRANGE FOR ELECTRIC SERVICE AS INDICATED ON DRAWINGS. INCLUDE ALL COSTS, CHARGES, FEES, ETC., INCURRED BY LOCAL AUTHORITIES INTO BID. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR ELECTRIC SERVICE TERMINATION. ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.

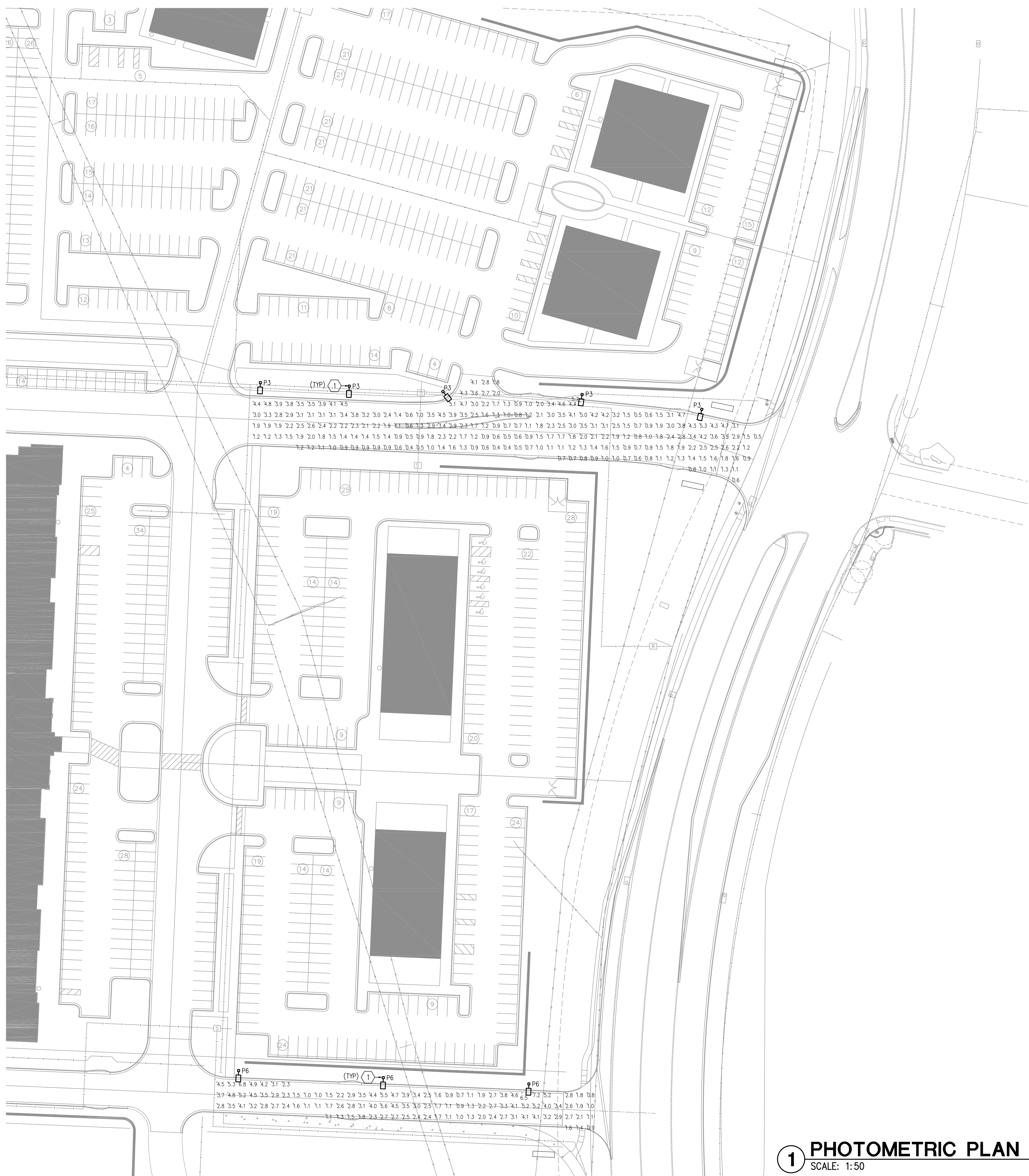


A	AMPS
AG	ABOVE COUNTER, GROUND FAULT
G	INDICATES GROUND FAULT
W	INDICATES WEATHERPROOF
UNO	UNLESS NOTED OTHERWISE
TYP	TYPICAL
RE:1E2	REFERENCE DESIGNATION
1	SHEET NUMBER
2	DETAIL/PLAN NUMBER



PRIVATE ROAD PLANS SITE LIGHTING

SHEET	REV
SE-3	A



PLAN NOTES:

1 NEW POLE MOUNTED LIGHT FIXTURE SHALL BE INSTALLED IN APPROXIMATE LOCATION SHOWN.
RE: LIGHTING FIXTURE SCHEDULE ON SHEET SL-2.

CALCULATION SUMMARY

AREA	AVE	MAX	MIN	MAX/MIN	AVE/MIN
ENTRANCE - NORTH	2.05	5.7	0.4	14.25	5.13
ENTRANCE - SOUTH	2.85	7.2	0.7	10.29	4.07

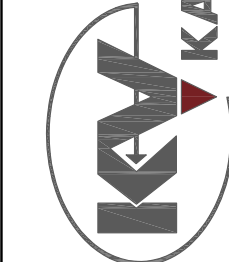
NOTES

1) N/A



CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

2310 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
j@kveeng.com | www.kveeng.com



STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS
SITE LIGHTING

PROJ. NO. A14-7067-1
DESIGNER AWN
DRAWN BY AWN

CFN

SHEET SL-1
REV A

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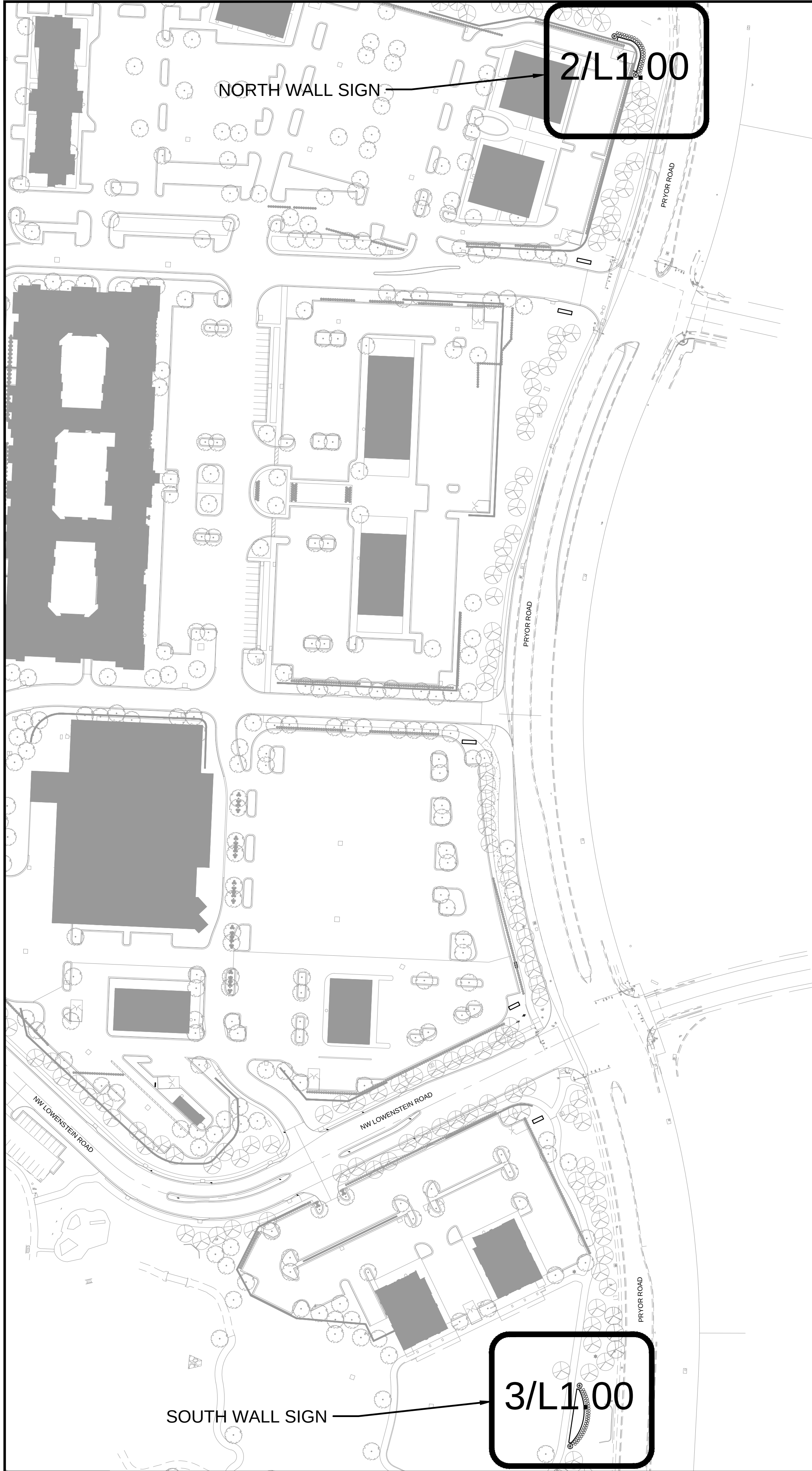
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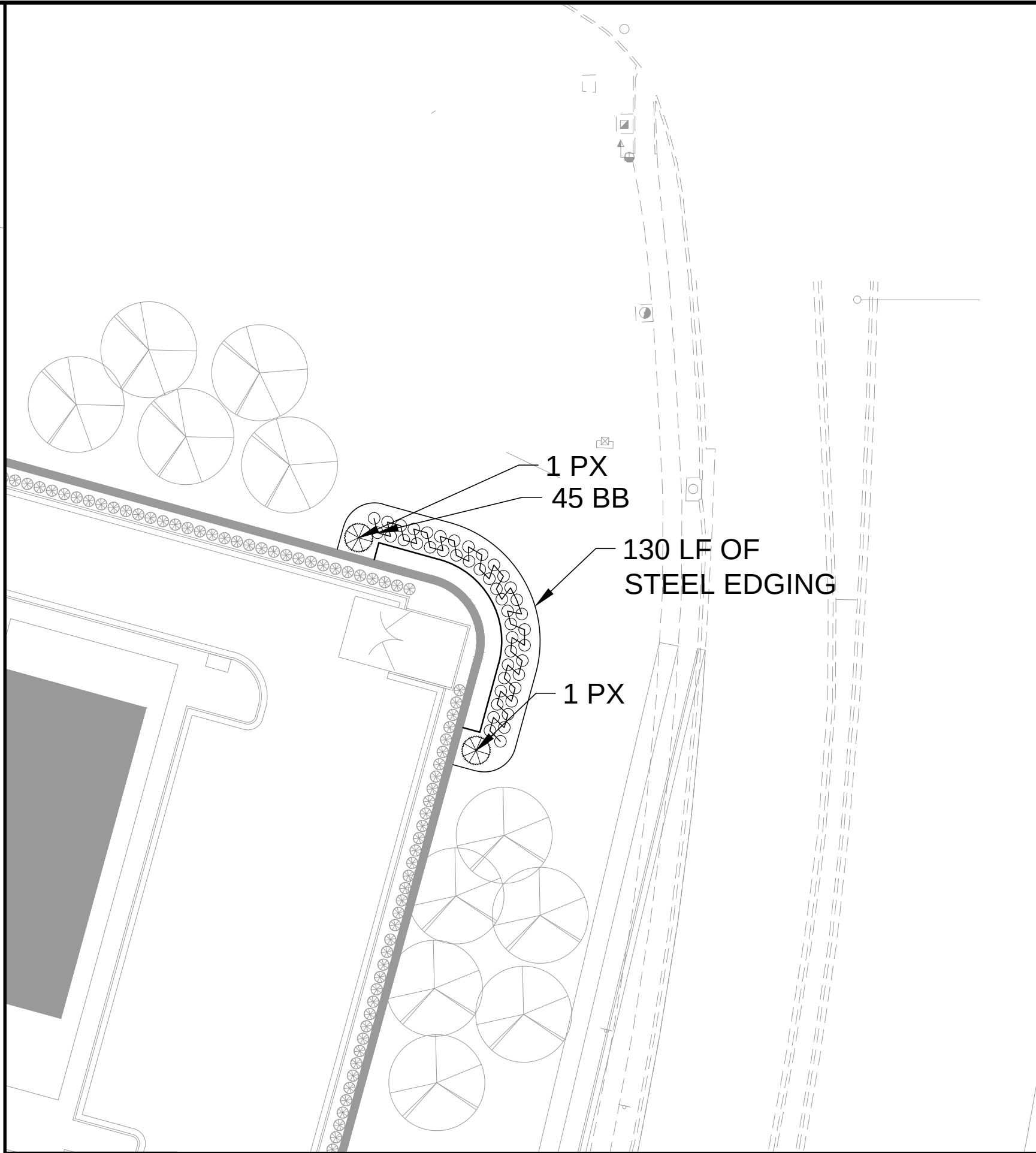
1 PHOTOMETRIC PLAN

SCALE: 1:50

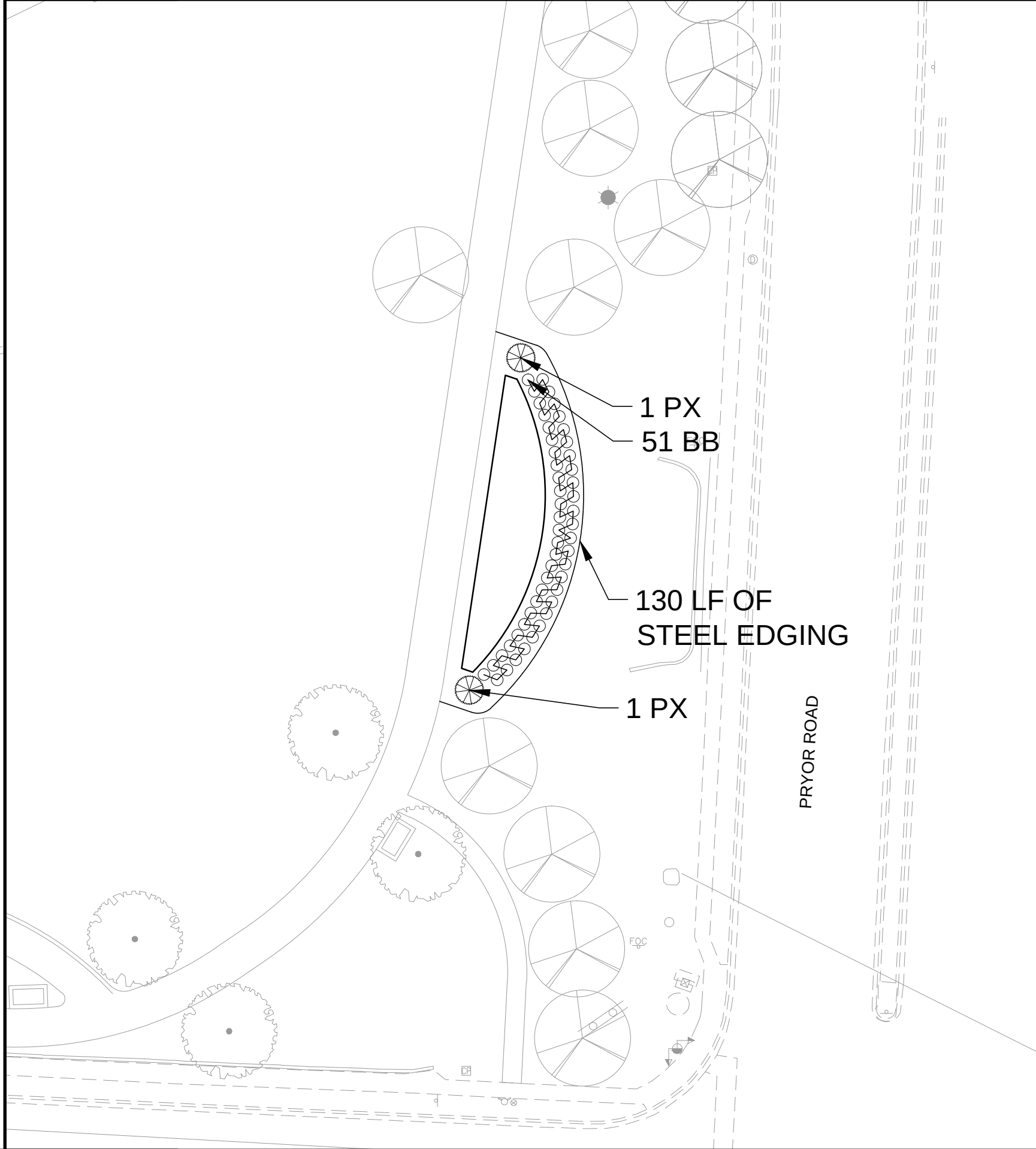




1 OVERALL SITE PLAN
SCALE: 1" = 100'-0"



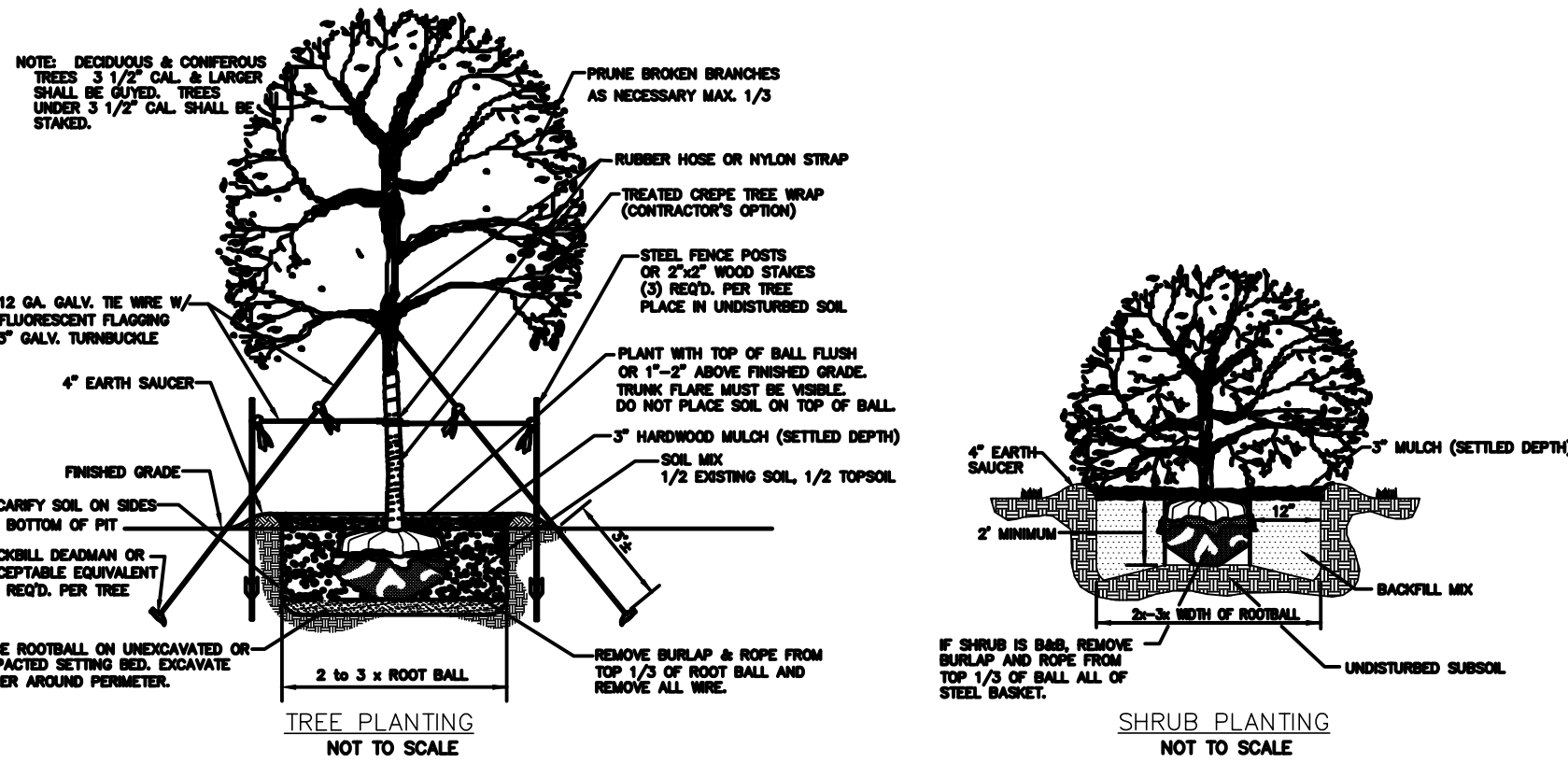
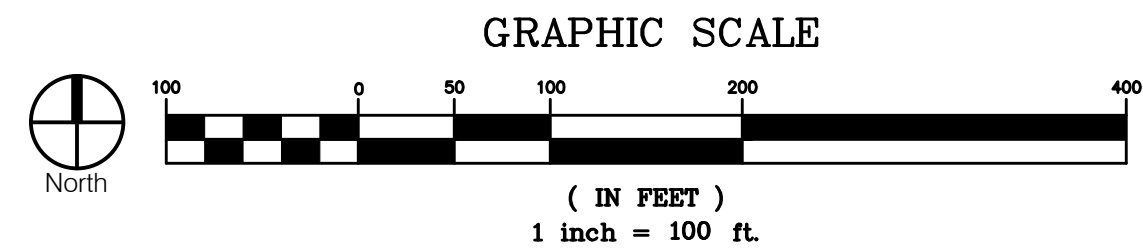
2 SOUTH WALL SIGN
SCALE: 1" = 30'-0"



3 SOUTH WALL SIGN
SCALE: 1" = 30'-0"

- 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 UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
 4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
 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 USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
 7. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER(3-4 SLOW-RELEASE TABLETS/PELLETS).
 8. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (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 COST.
 10. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
 11. PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
 12. ALL TREES SHALL BE 3" CALIPER, EVERGREEN TREES SHALL BE 8' TALL AND SHRUBS SHALL BE 18" HEIGHT AT TIME OF PLANTING

PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
PX	4	TAXUS X MEDIA 'PERFECTA'	PERFECTA YEW	5 GAL/18" HT. MIN.
SHRUBS/GRASSES/GROUND COVER				
BB	96	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL/18" HT. MIN.



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

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EXPIRES 12/31/18

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

SIGNAGE LANDSCAPE PLAN

PROJ. NO.
DESIGNER
CFN

DRAWN BY
KLS

SHEET
L 1.00

REV

CHK

DWN

DSN

DESCRIPTION

DATE

REV

