


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

 JULY 2019

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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-CALL 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 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.**

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.

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

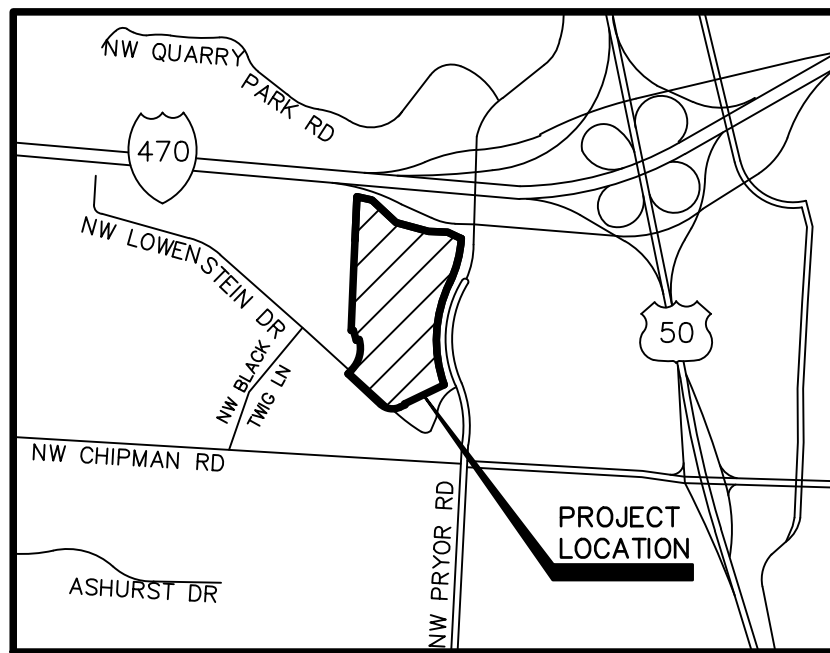


APPROVED THIS _____ DAY OF _____, _____

OWNER: MATT PENNINGTON

APPROVED THIS _____ DAY OF _____, _____

CITY APPROVAL



LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI

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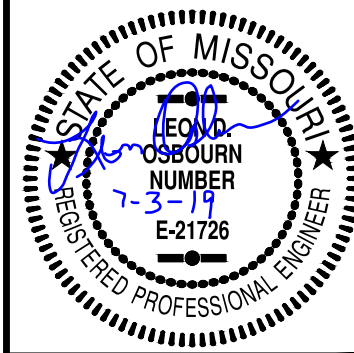
LIGHTING

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SE-2	SITE ELECTRICAL PLAN
SE-3	DIAGRAMS & DETAIL SHEET
SL-1	PHOTOMETRIC PLAN
SL-2	LIGHTING FIXTURE SCHEDULE & FIXTURE CUT SHEETS

LANDSCAPING
L 1.00

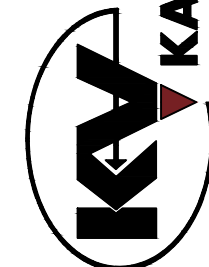
SIGNAGE LANDSCAPE PLAN

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/07/2020



LEON D. OSBOURN
ENGINEER
MO # 021726

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

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

PRIVATE ROAD PLANS
TITLE SHEET

PROJ. NO. **A14-7067-1**
DESIGNER **LDO** DRAWN BY **JT**

CFN
7067-1IR-TS
SHEET
C-1 REV
1

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

BENCHMARKS:

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

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=984.9'

ELEV=970.9'



07/07/2020

CONSTRUCTION NOTES:

- EXCESS EXCAVATION SHALL BE DEPOSITED IN AREAS AS DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SURFACING ON STREETS NEEDED TO BE TRAVELED UPON BY EQUIPMENT DURING CONSTRUCTION, AND IF DAMAGED, HE SHALL REPLACE THE SURFACING AND REPAIR THE STREET TO THE ORIGINAL CONDITION. NO TYPE OF EARTH MOVING EQUIPMENT WILL BE PERMITTED TO HAUL ON OR OVER ANY EXISTING STREET.
- 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.
- 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.
- 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 SEEDED WITHIN RIGHT-OF-WAY LIMITS, AND ON SLOPES OF EMBANKMENTS. AREAS SHALL BE SEEDED WITHIN 28 DAYS OF FINISH GRADING OR AS DIRECTED BY OWNER.
- 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.
- CONTRACTOR SHALL SUBMIT A JOINTING PLAN AND RECEIVE APPROVAL FROM THE ENGINEER AND CITY PRIOR TO CONCRETE PAVING OPERATIONS.
- 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".
- 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.
- PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
- 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.
- CONTRACTOR SHALL COMPLETE ROUGH SITE AND STREET GRADING PRIOR TO INSTALLATION OF UTILITIES.
- 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.
- 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.
- WHERE CURB AND GUTTER IS MONOLITHIC WITH THE STREET, THE CURVE SHALL BE POURED AT THE SAME DEPTH AS THE STREET.
- UNLESS SPECIFIED OTHERWISE, KCMMB 4K IS REQUIRED FOR ALL CONCRETE.
- 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.

1

LEGEND

	SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED		STORM SEWER MANHOLE
	MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED		TELEPHONE SIGN
	DESCRIBED		TELEPHONE MANHOLE
	MEASURED		TELEPHONE PEDESTAL
	CALCULATED		UNDERGROUND TELEPHONE LINE
	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
	OVERHEAD UTILITY - # LINES		HANDICAP SIGN
	AIR CONDITIONING UNIT		HANDICAP PAINTED SYMBOL
	ELECTRIC PEDESTAL		LEFT TURN ARROW
	ELECTRIC METER		STRAIGHT ARROW
	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
	UNDERGROUND GAS LINE		DECIDUOUS TREE W/SIZE & DRIP LINE
	GAS CATHODIC PROTECTION STATION		EVERGREEN TREE W/SIZE & DRIP LINE
	WATER LINE		SAPLING TREE
	WATER LINE GATE VALVE		SHRUB
	WATER SPIGOT		STUMP
	WATER METER		TREE LINE
	WELL		SHRUB LINE
	FIRE HYDRANT		PARKING STALL COUNT
	SANITARY SEWER MANHOLE		1' CONTOUR INTERVAL
	SANITARY SEWER LINE		RESTRICTED ACCESS
			BACK OF CURB TO BACK OF CURB
			EDGE TO EDGE

REV DATE DESCRIPTION



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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
GENERAL NOTES

PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	
7067-11R_GEN	
SHEET	REV
C-2	1

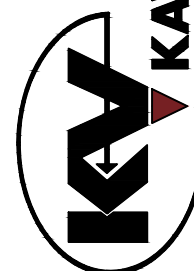
07/07/2020

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



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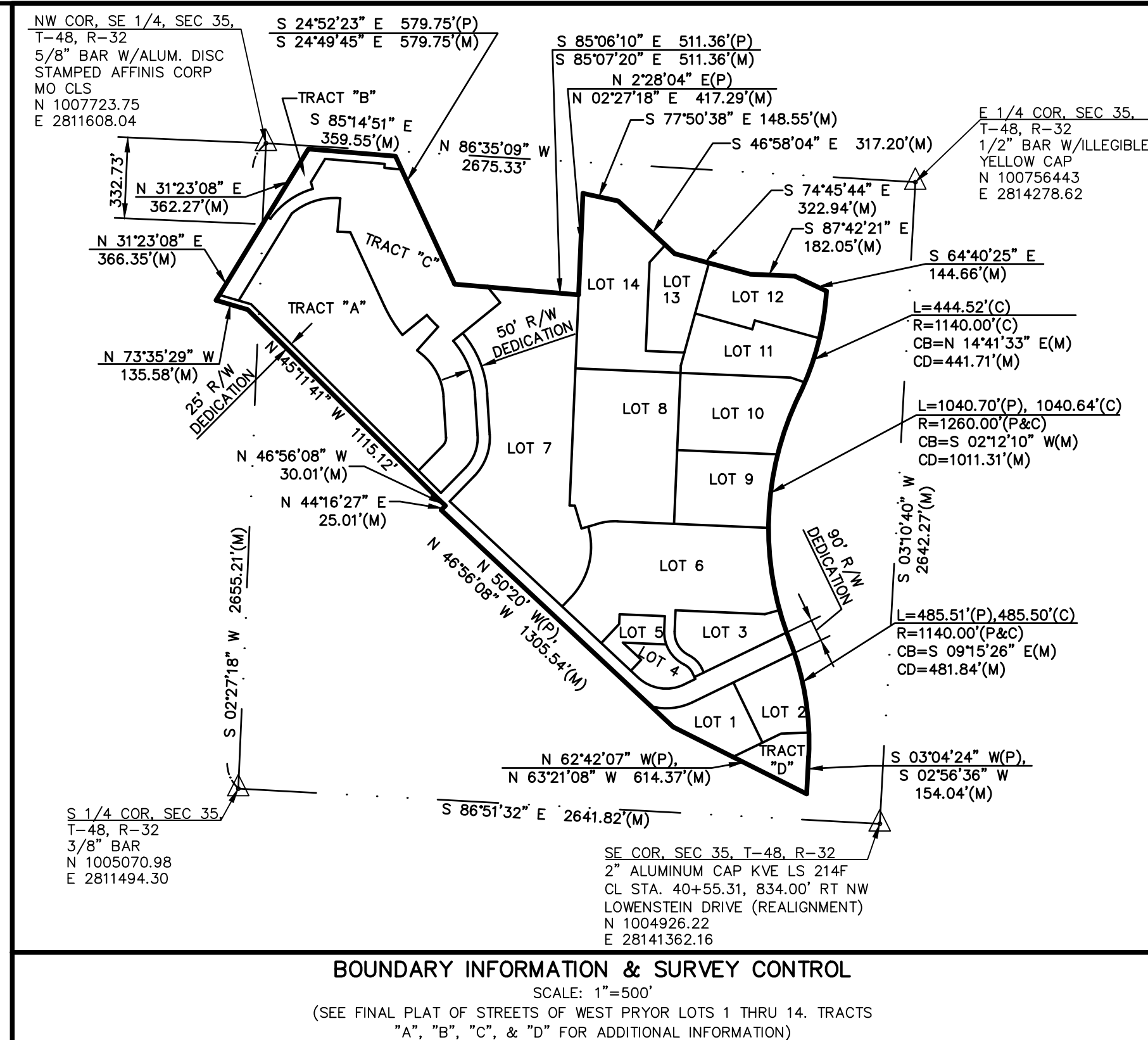


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DEVELOPMENT SERVICES IN THE STATE OF MISSOURI
EXPIRES 12/31/19

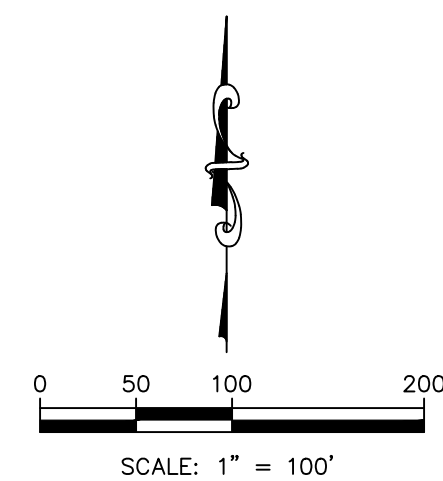
STREETS OF WEST PRYOR
NW&Q NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
GENERAL LAYOUT SHEET

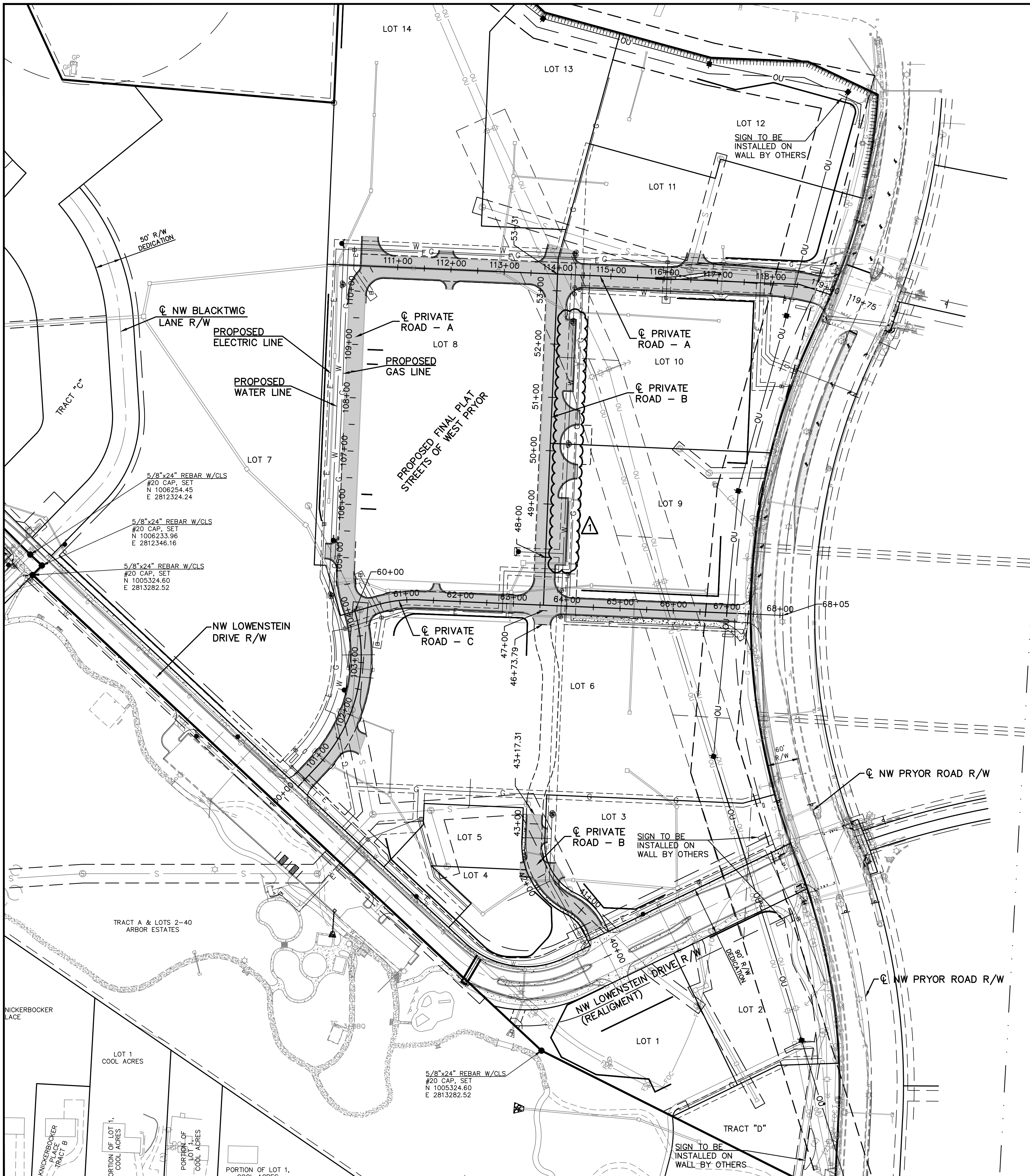
PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	
SHEET	7067-11R_GLS
REV	
C-3	1

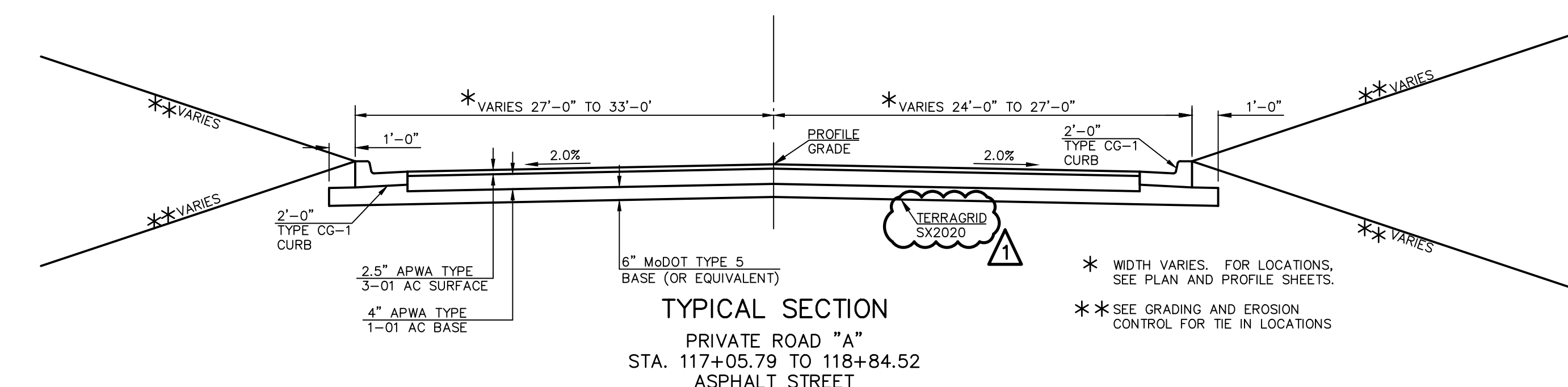
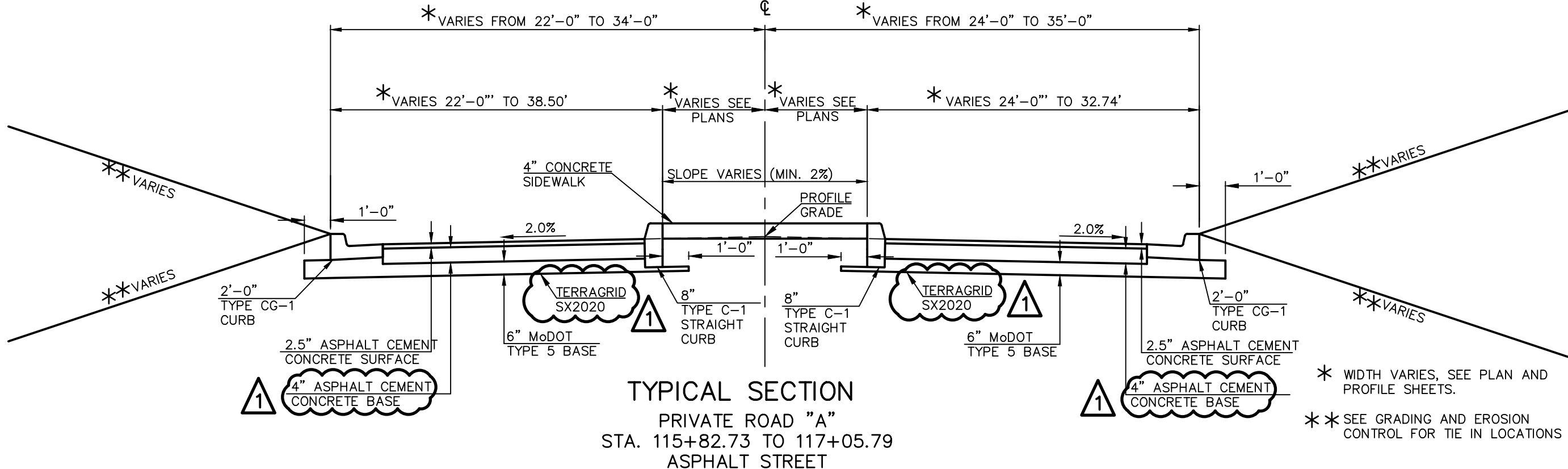
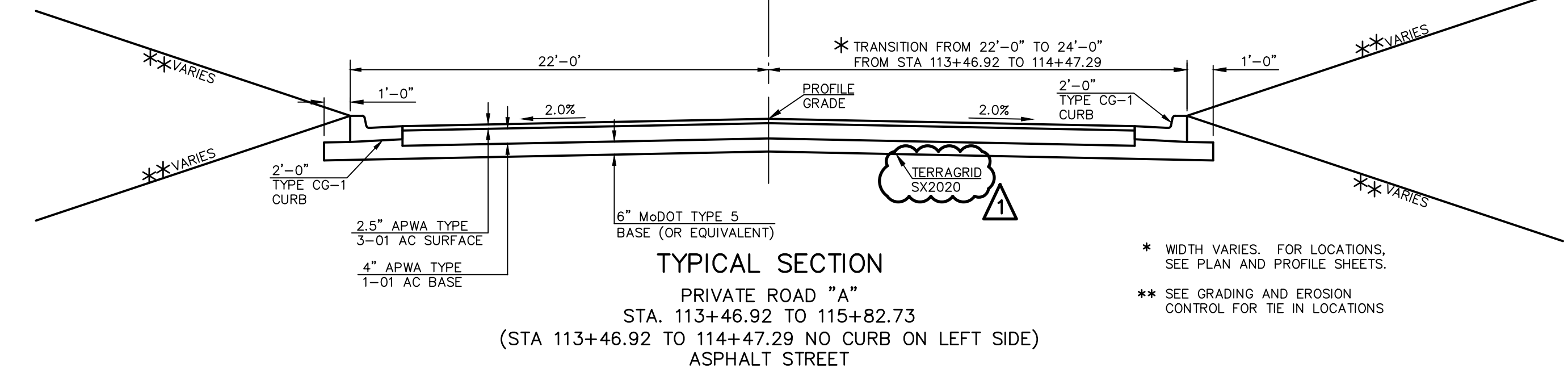
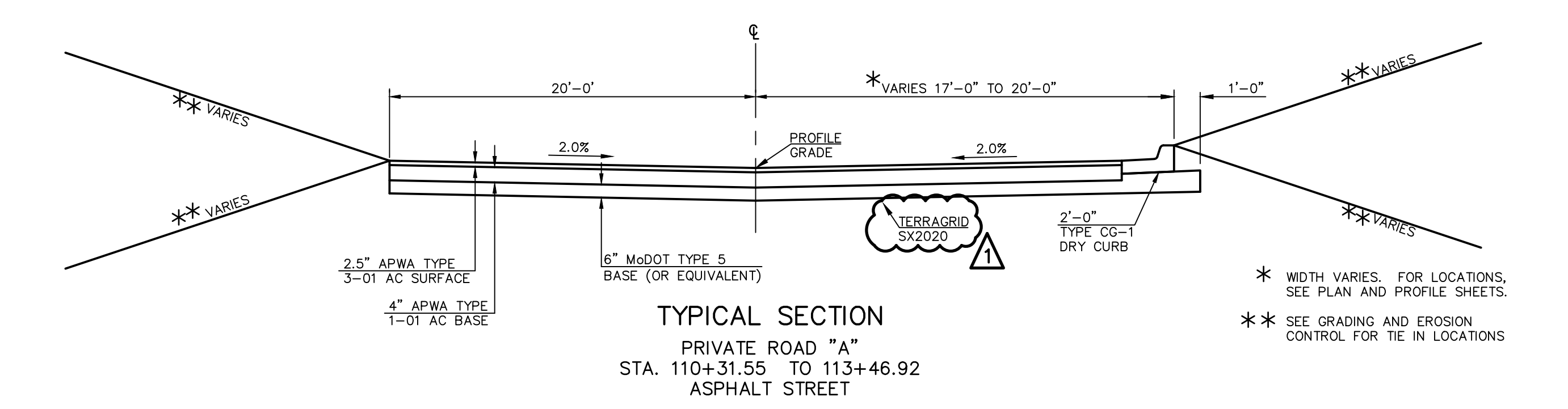
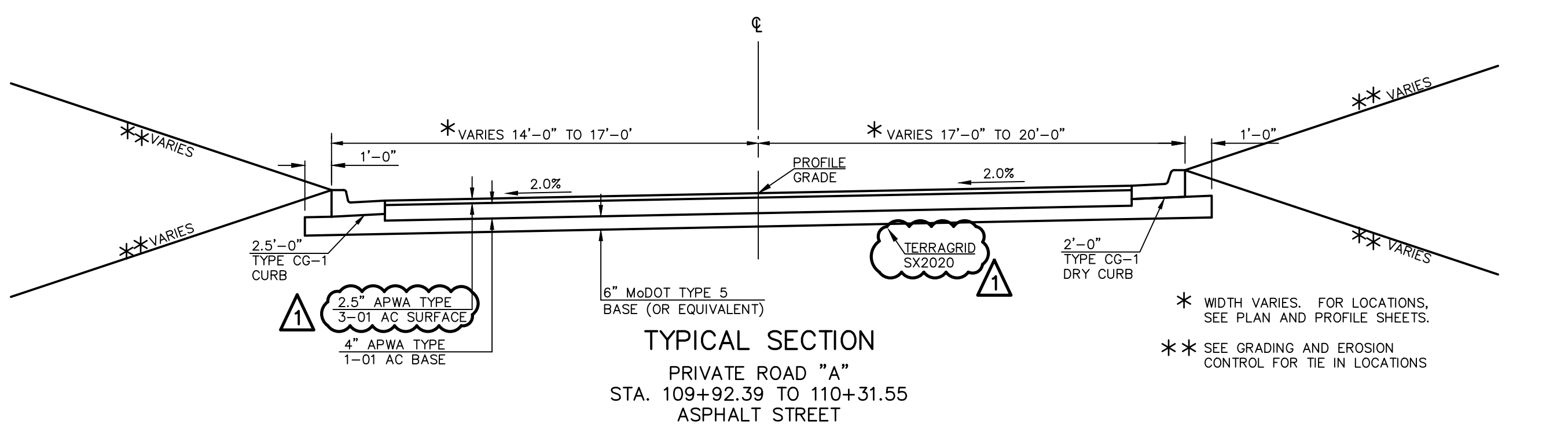
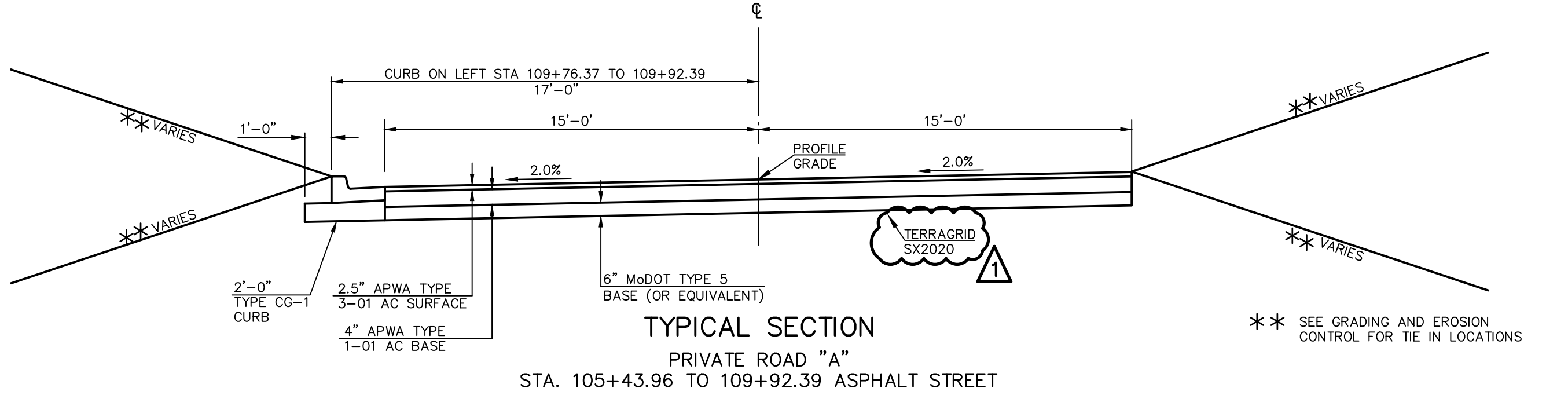
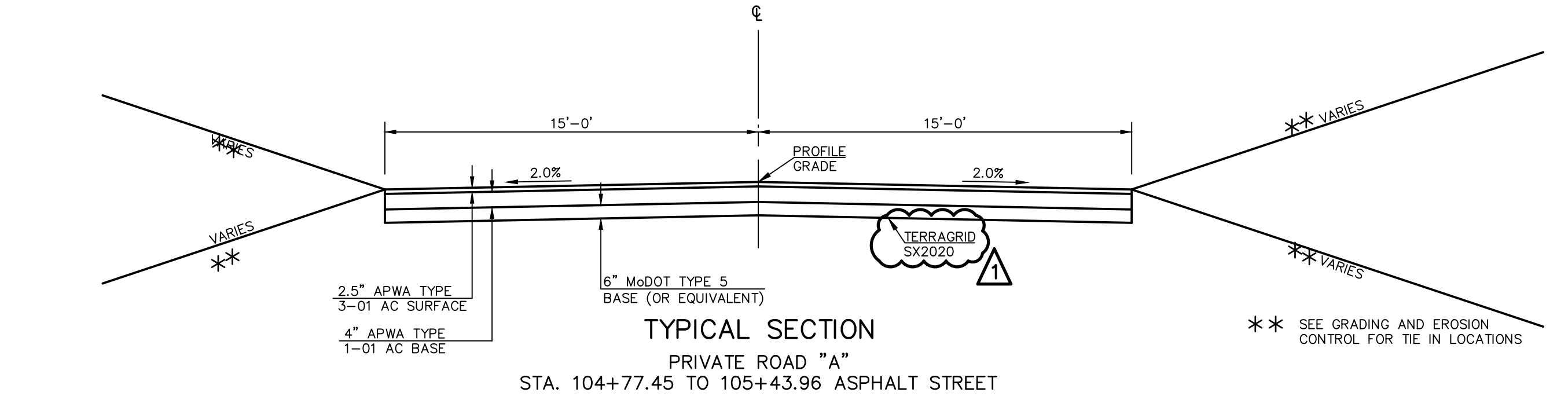
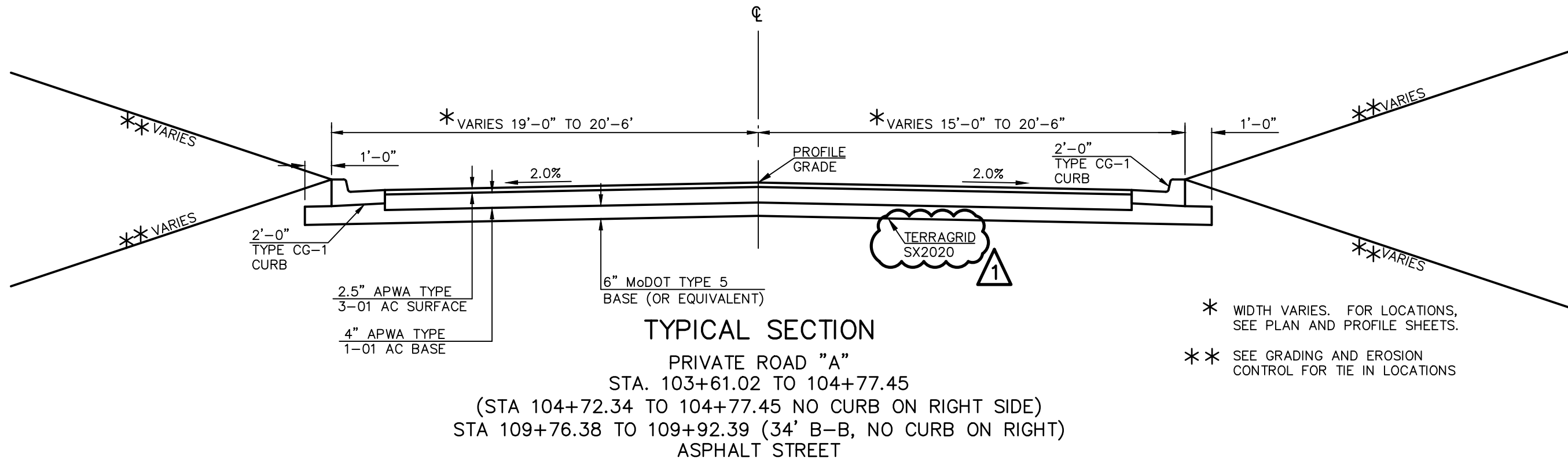
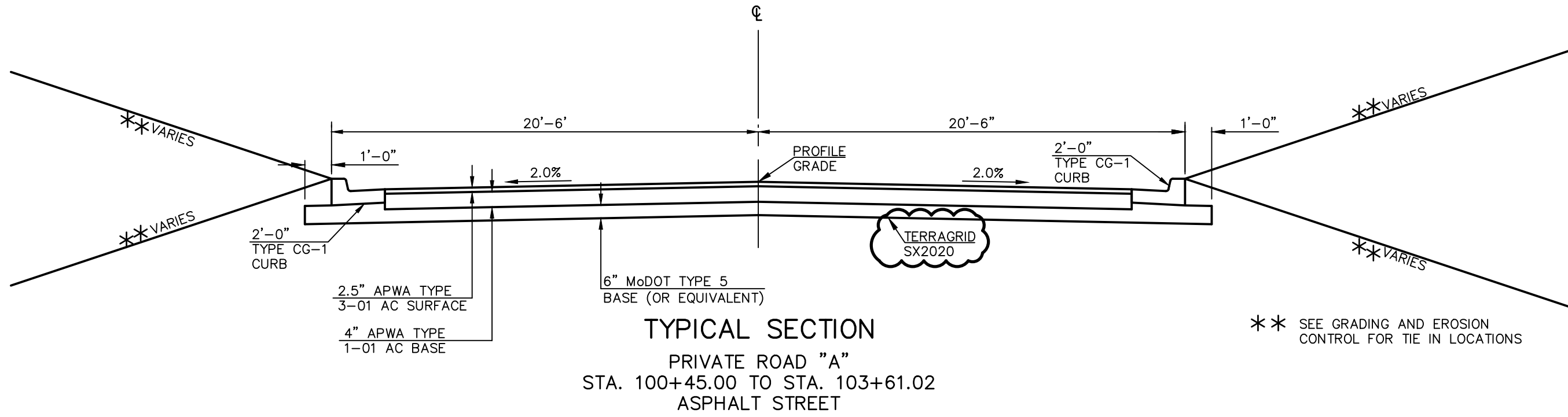


- PROPOSED LEGEND**
- S — SANITARY SEWER MAIN
 - G — UNDERGROUND GAS LINE
 - W — WATER MAIN
 - ⊙ — WATER VALVE
 - ⚡ — FIRE HYDRANT
 - OU — UNDERGROUND ELECTRIC LINE
 - E — OVERHEAD POWER (BY OTHERS)
 - — TRANSFORMER
 - — SECTIONALIZER
 - — RISER
 - — NEW POWER POLE



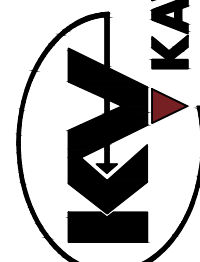
PUBLIC STREET, STORM & SANITARY
SEWER ARE BY SEPARATE PLANS





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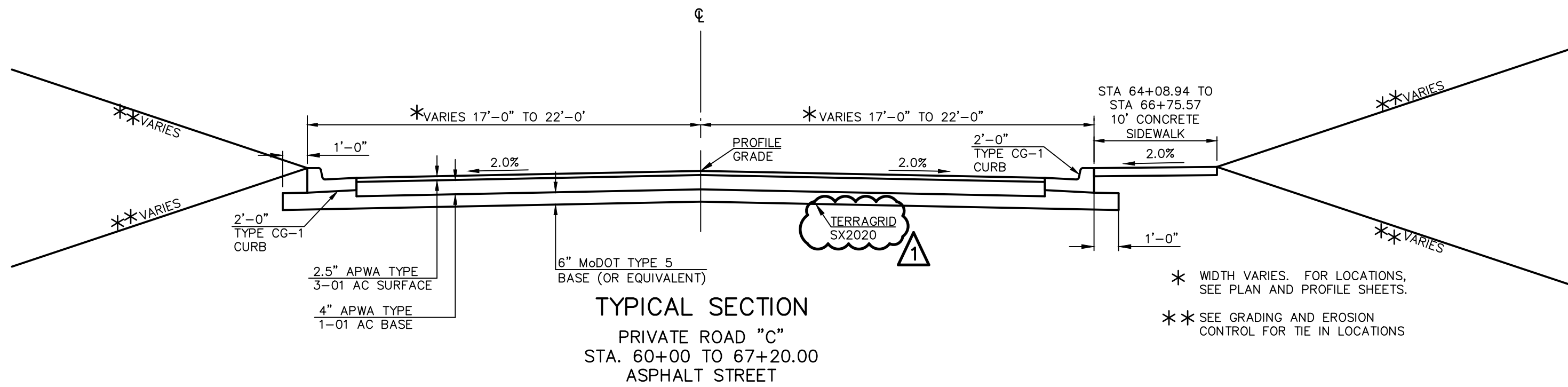
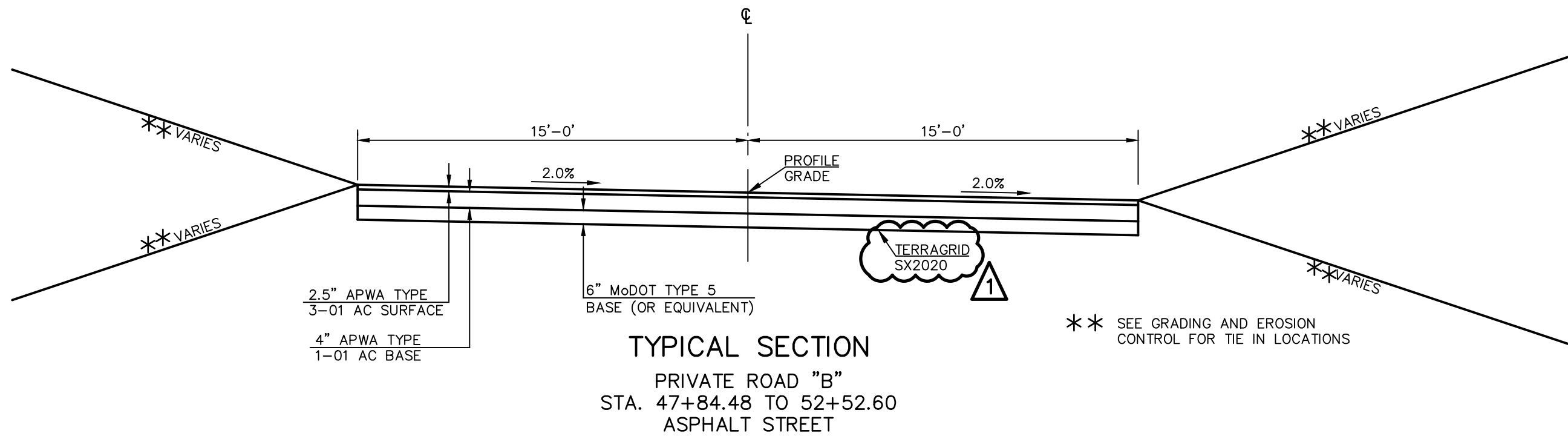
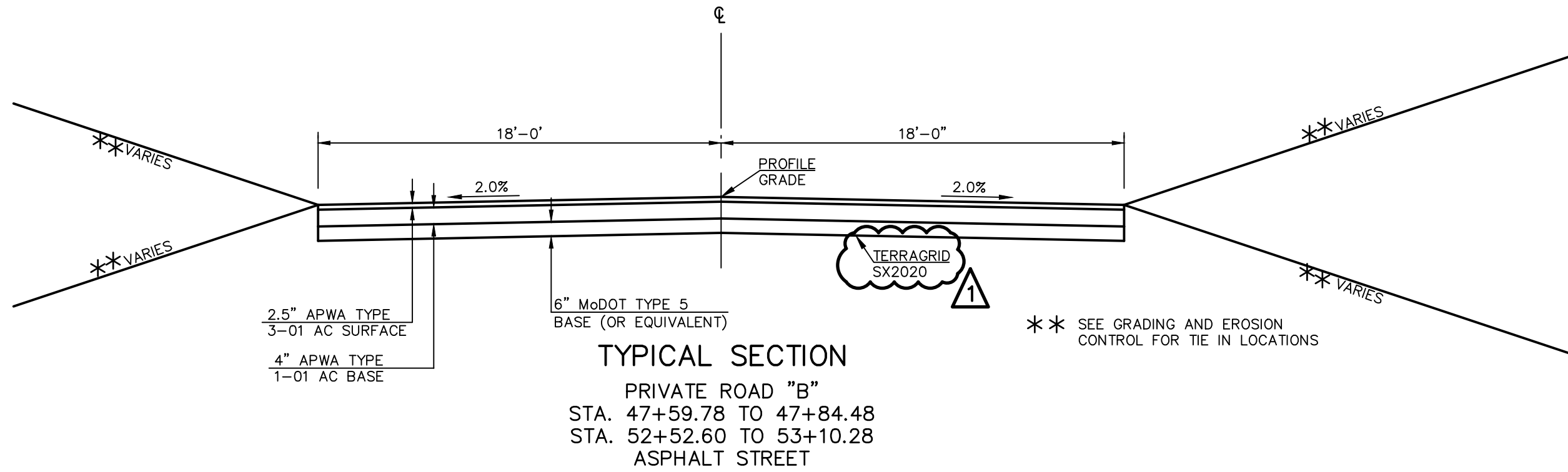
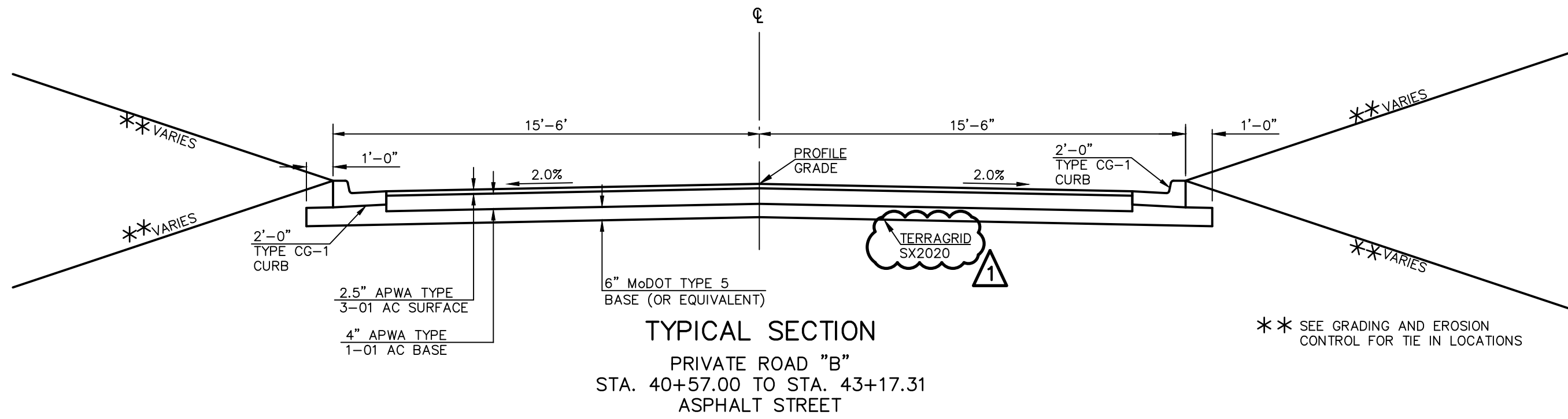


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EXPIRES 12/31/19

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

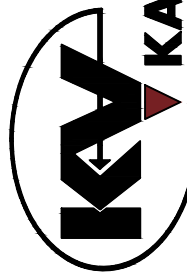
PROJ. NO.	A14-7067-1
DESIGNER	LDO
CFN	7067-1IR_TYP
SHEET	C-4
REV	1

07/07/2020



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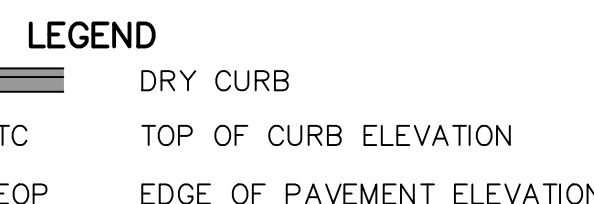
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
KAW VALLEY ENGINEERING
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EXPIRES 12/31/19

STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS
TYPICAL SECTIONS FOR PRIVATE ROAD - B & C

PROJ. NO. A14-7067-1
DESIGNER LDO DRAWN BY JT
CFN
7067-11R_TYP
SHEET C-5 REV 1



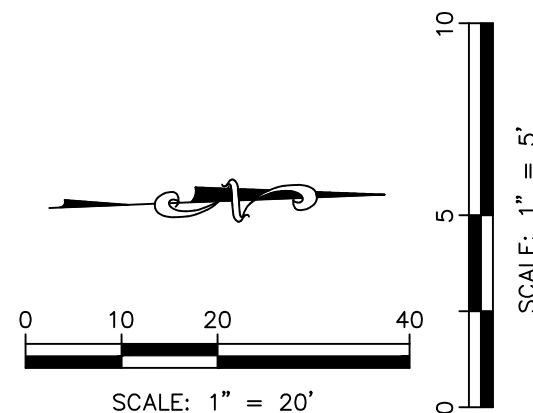
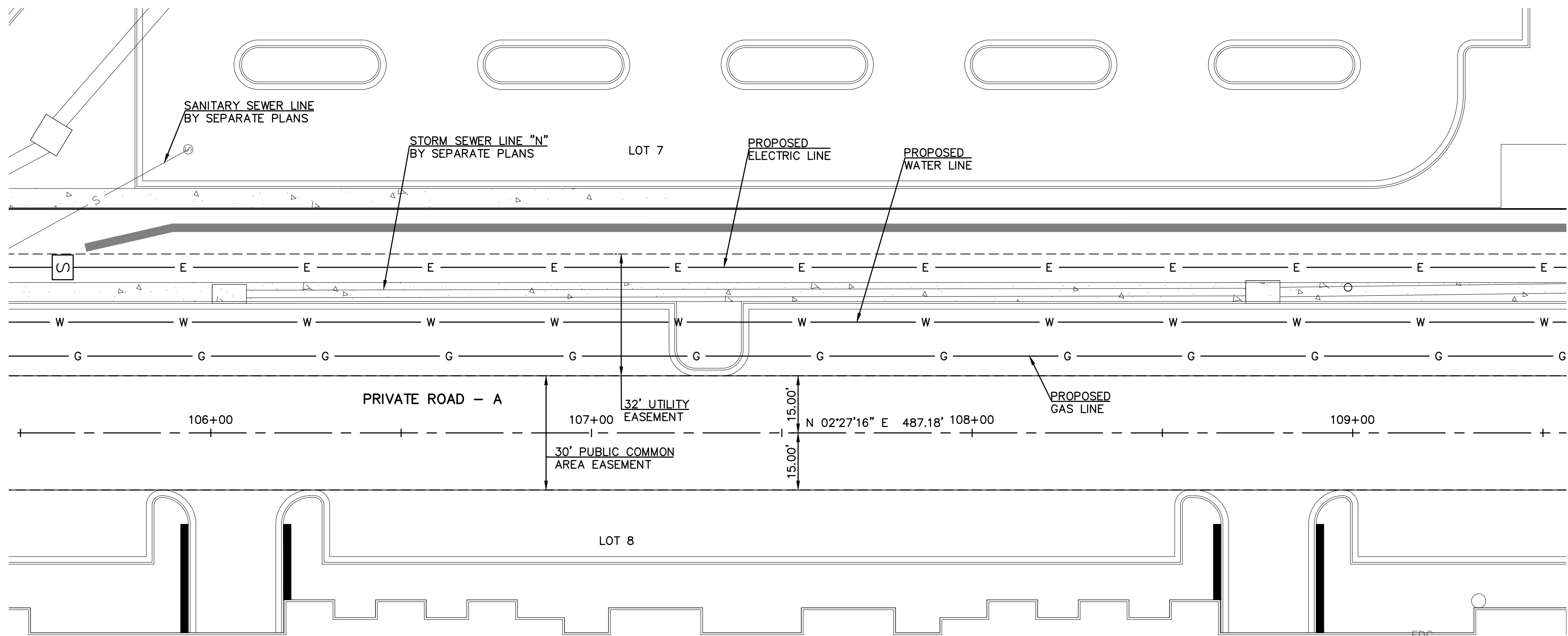
NG



PH. (816) 439-4400
KAW VALLEY ENGINEERING, INC.
SERVICES BY MISSOURI STATE
EXPIRES 12/31/19

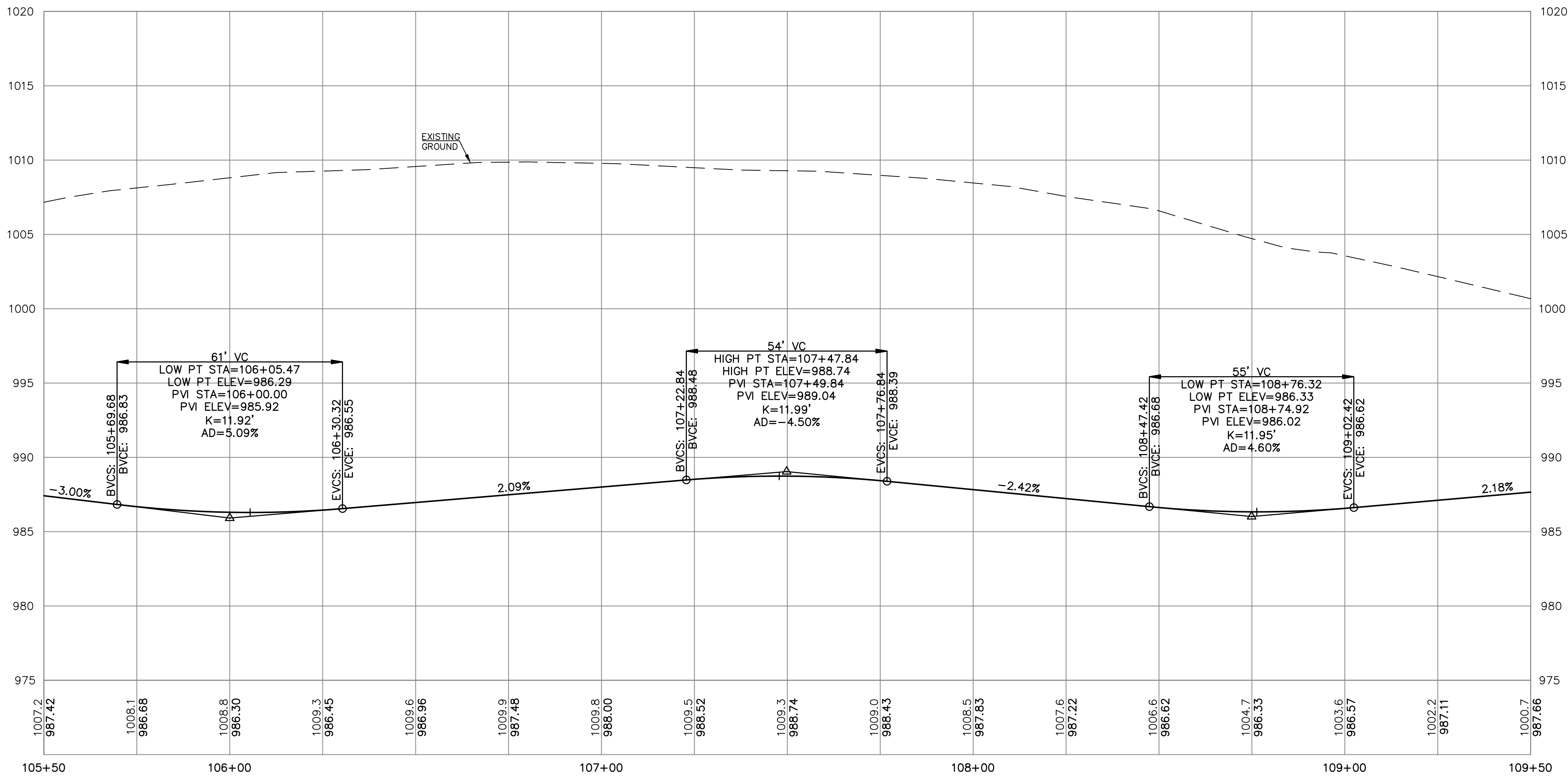
PROJ. NO.	
A14-7067-1	
DESIGNER	DRAWN BY
LDO	JT
CFN	
7067-1IR-STPP	
SHEET	REV
C-6	1

07/07/2020



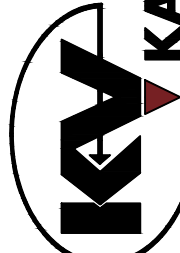
LEGEND

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



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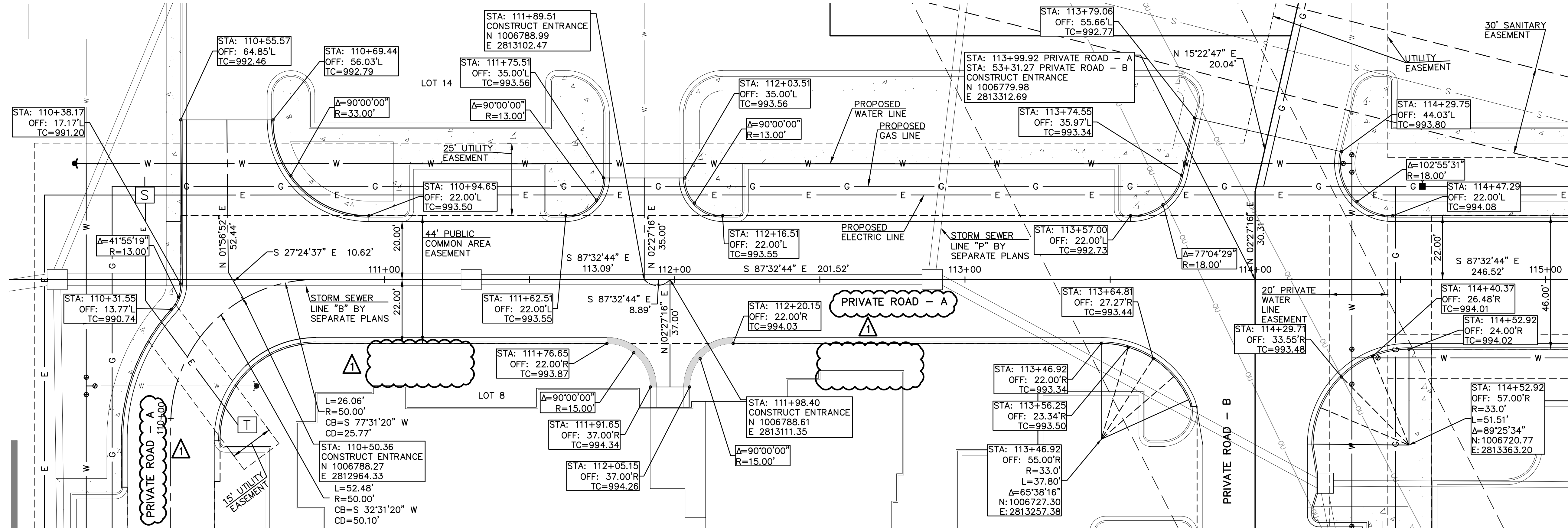


KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/19

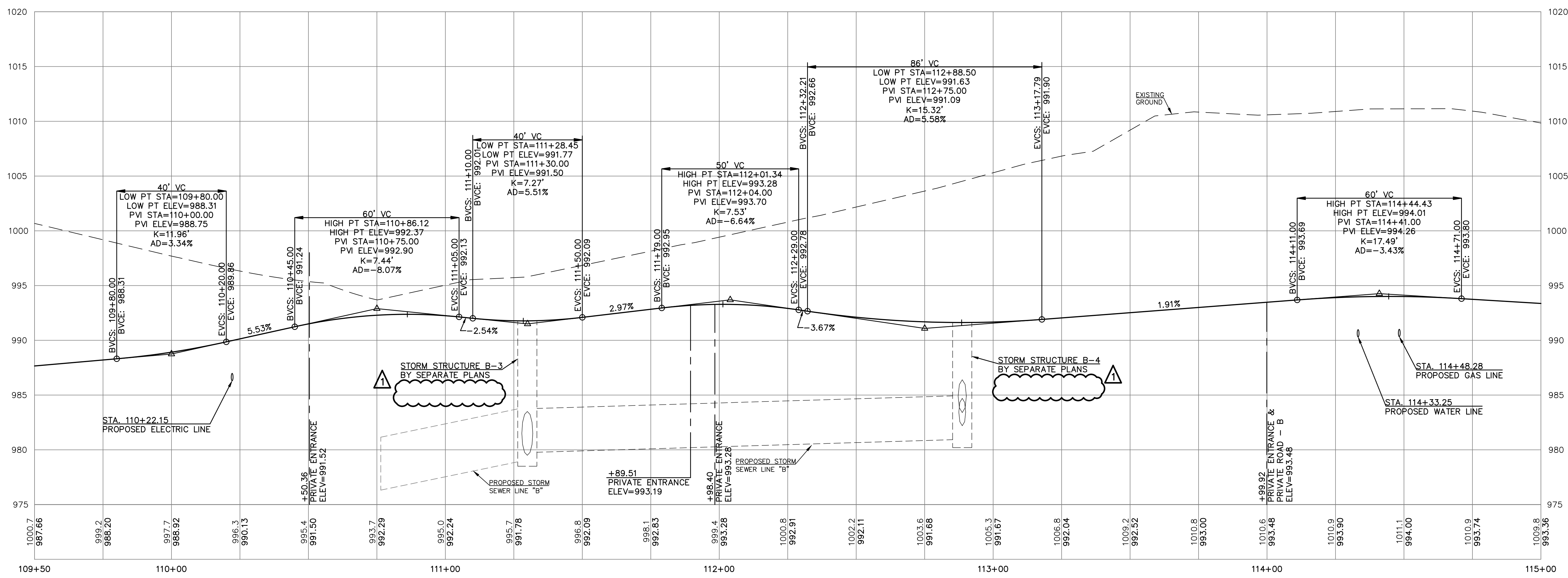
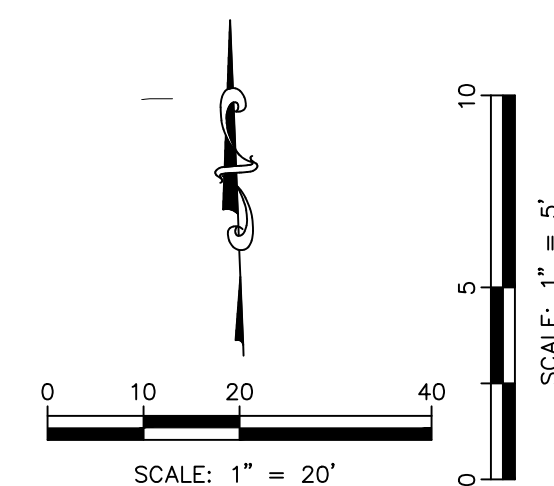
STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS
PRIVATE ROAD - A - PLAN & PROFILE

PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	CFN
SHEET	7067-11R-STPP
REV	C-7
REV	0

07/07/2020

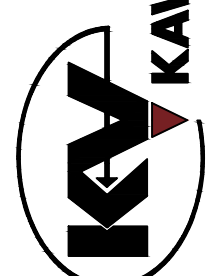


LEGEND
— DRY CURB
TC TOP OF CURB ELEVATION
EOP EDGE OF PAVEMENT ELEVATION



LEON D. OSBOURN
ENGINEER
MO # 021726

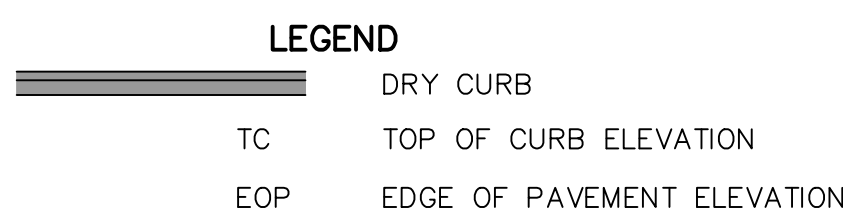
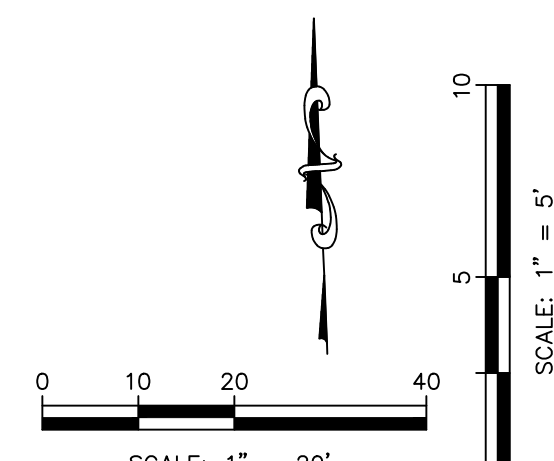
2319 N. JACKSON, P.O. BOX 304
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PH. (785) 762-5040 | FAX (785) 762-7744
joe@kvweng.com | www.kvweng.com



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DESIGN SERVICES IN THE STATE OF MISSOURI UNDER A 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 - A - PLAN & PROFILE


PROJ. NO. A14-7067-1
DESIGNER LDO DRAWN BY J
CFN
7067-11R-STPP
SHEET C-8 REV 1



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LEON D. OSBOURN
ENGINEER
MO # 021726

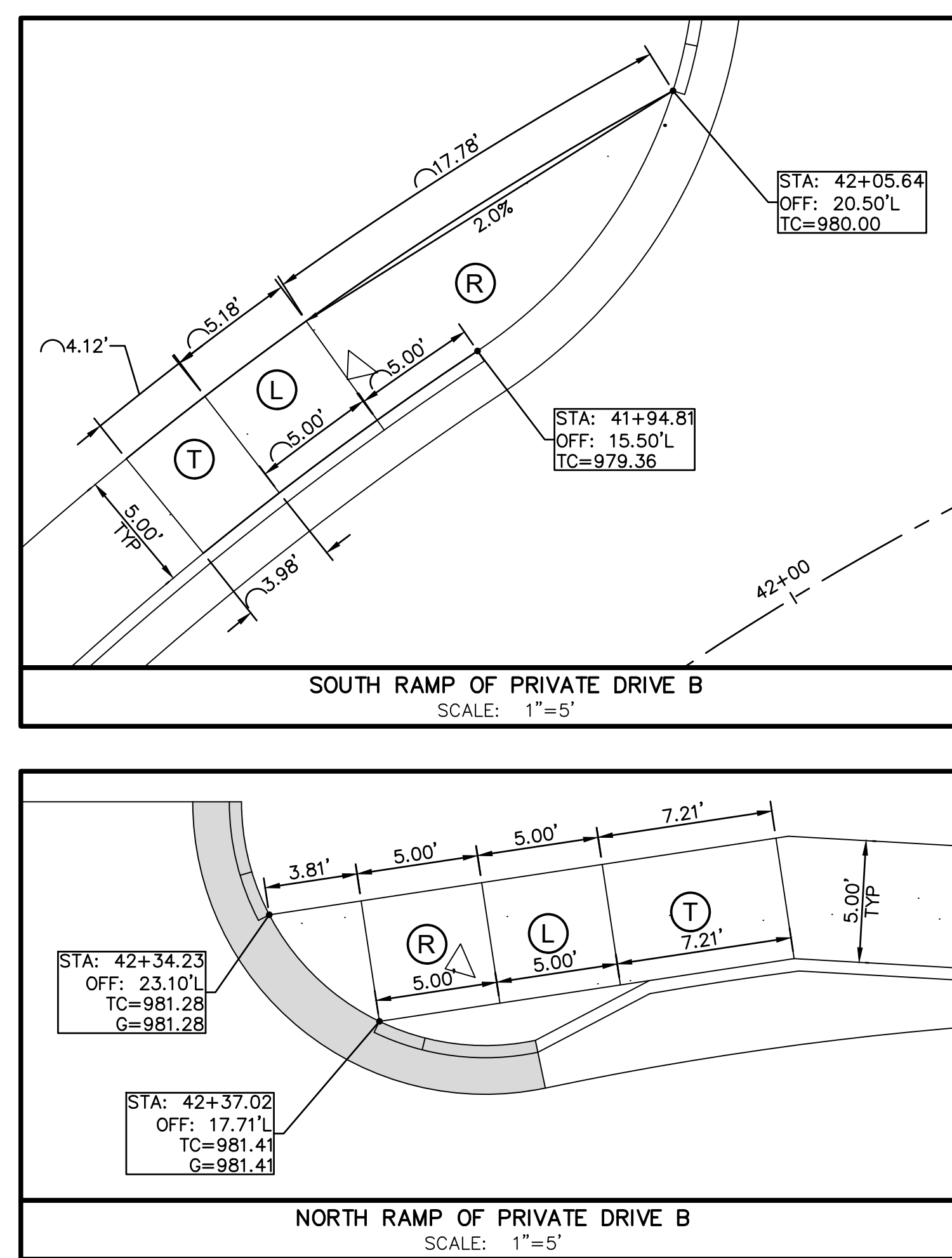
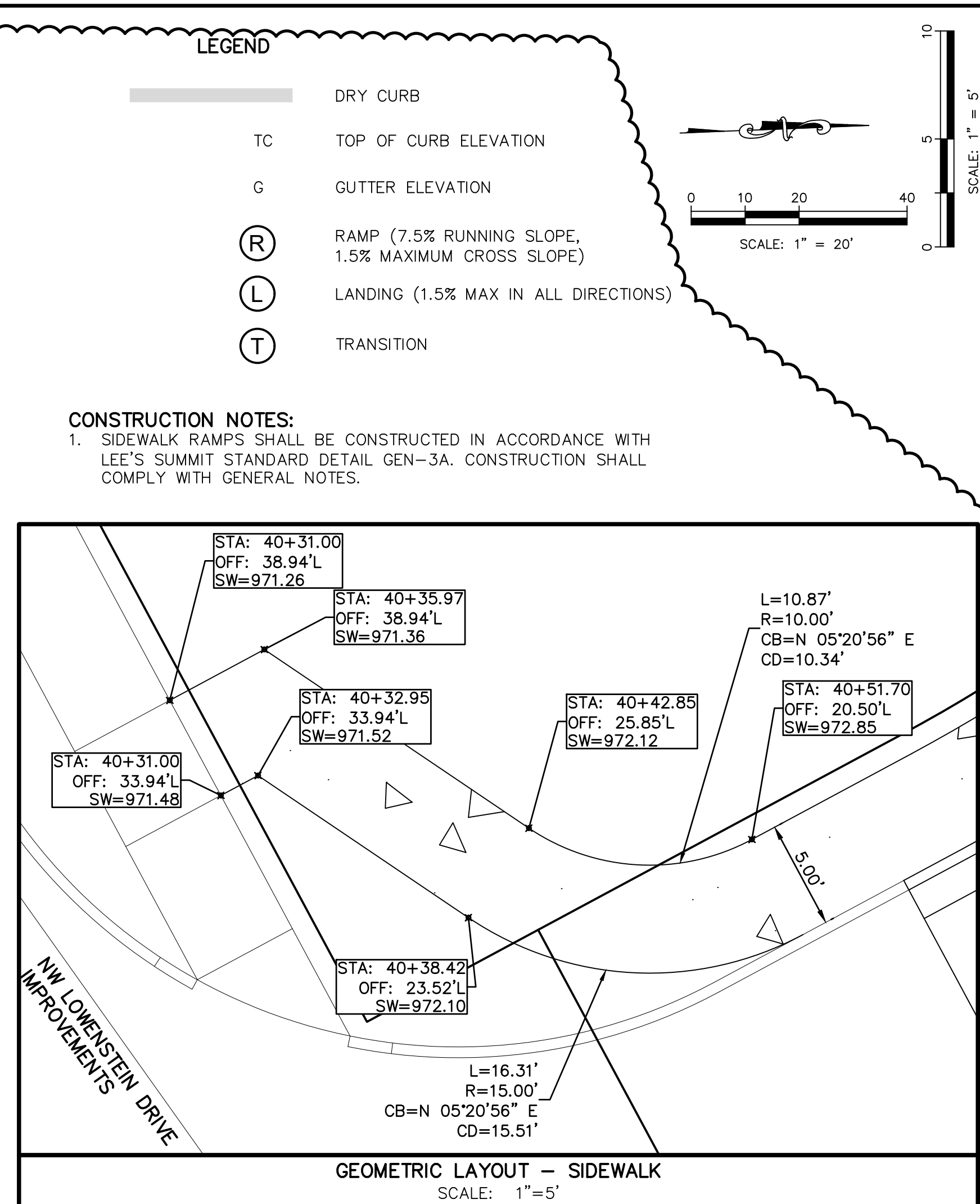
VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1304
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jck@veng.com | www.veng.com

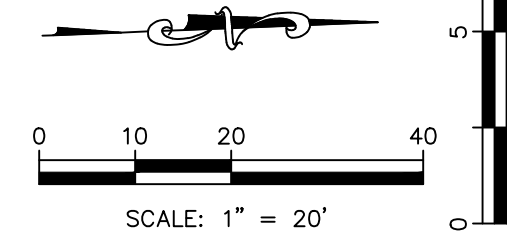
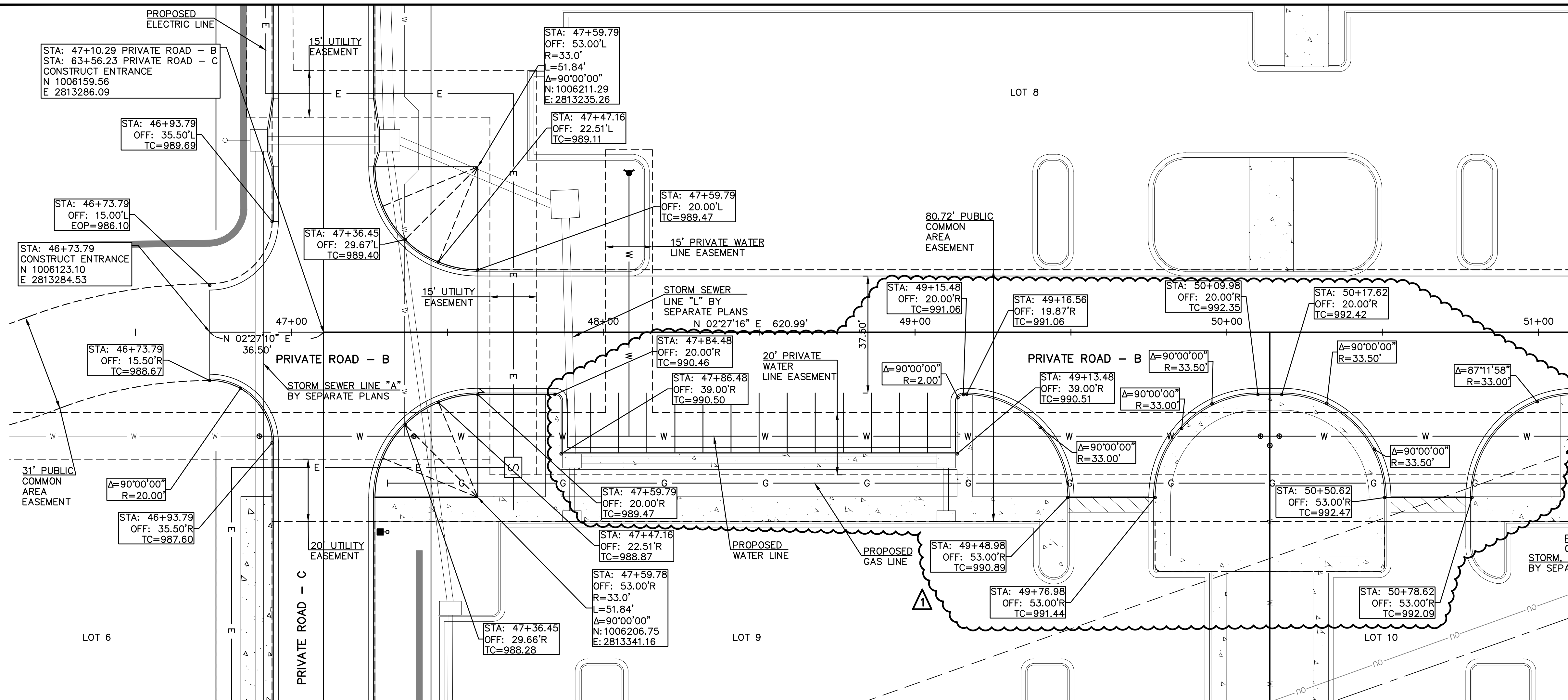


STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

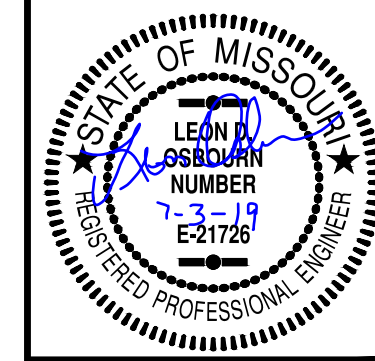
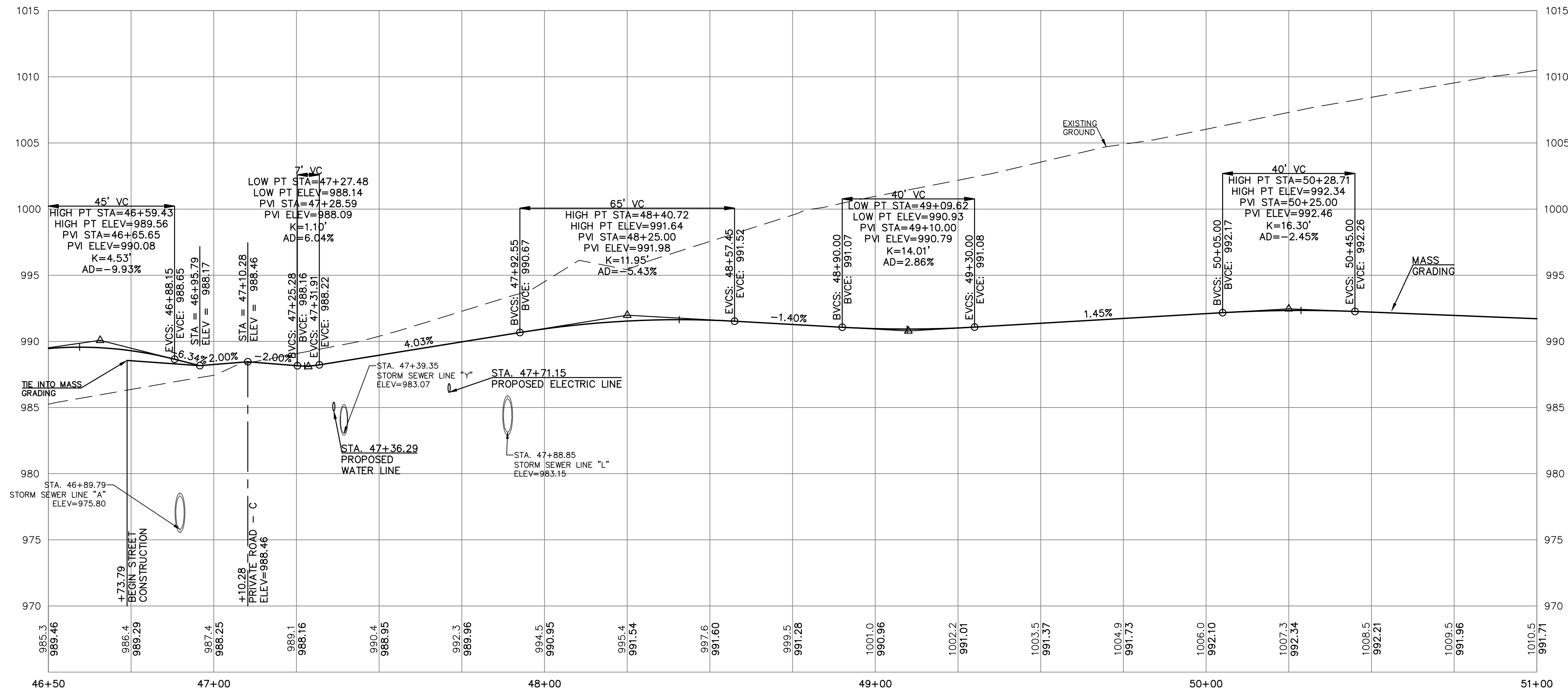
PRIVATE ROAD PLANS
PRIVATE ROAD, A PLAN & PROFILE

PROJ. NO.		A14_7067-	
DESIGNER	LDO	DRAWN BY	J
CFN		7067-1IR_STP	
SHEET		RE	
C-9		1	





LEGEND
TC TOP OF CURB ELEVATION
EOP EDGE OF PAVEMENT ELEVATION



LEON D. OSBOURN
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MO # 021726

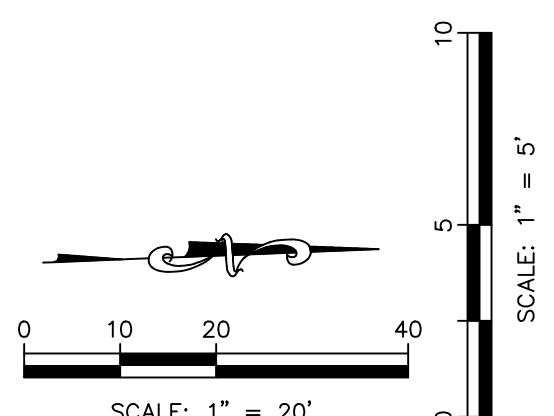
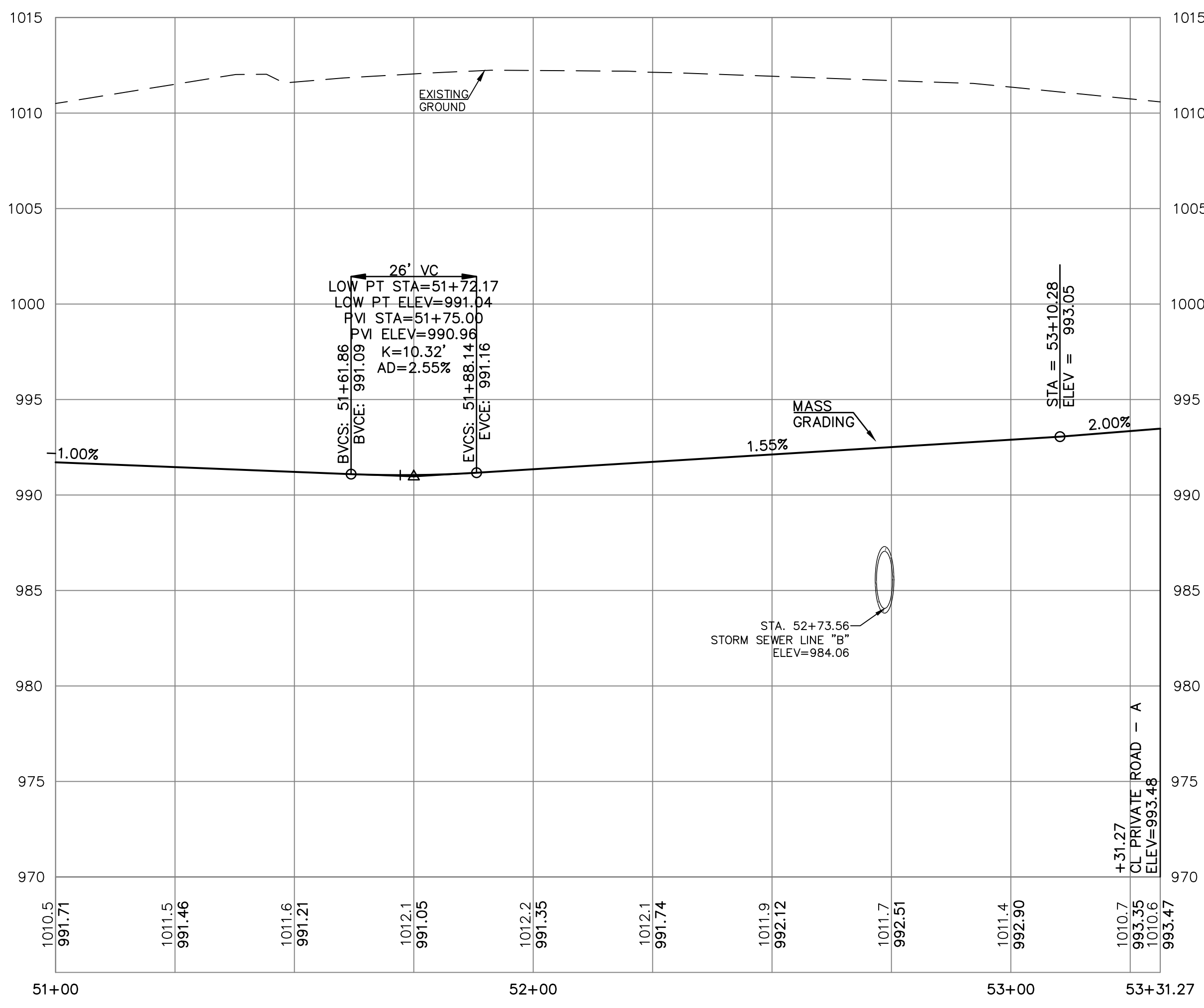
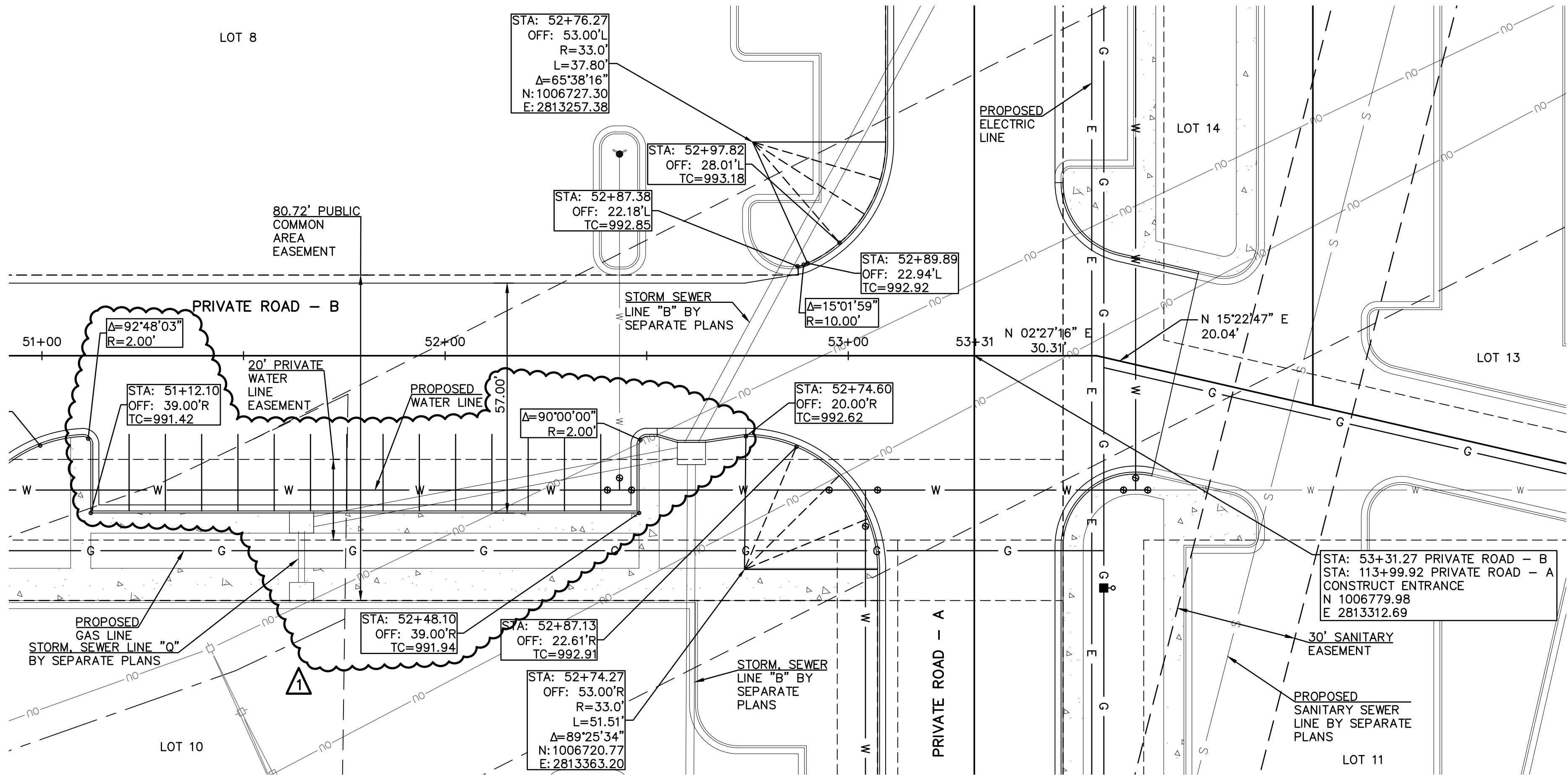
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joe@kveeng.com | www.kveeng.com



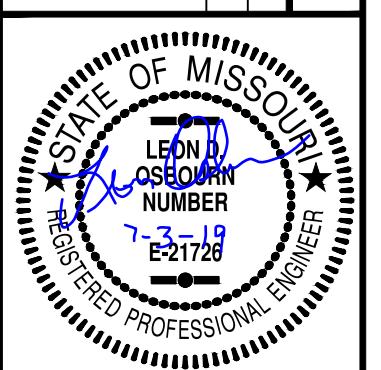
KAW VALLEY ENGINEERING
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DEVELOPMENT SERVICES UNDER A MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.
EXPIRES 12/31/19

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

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



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



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KAW VALLEY ENGINEERING

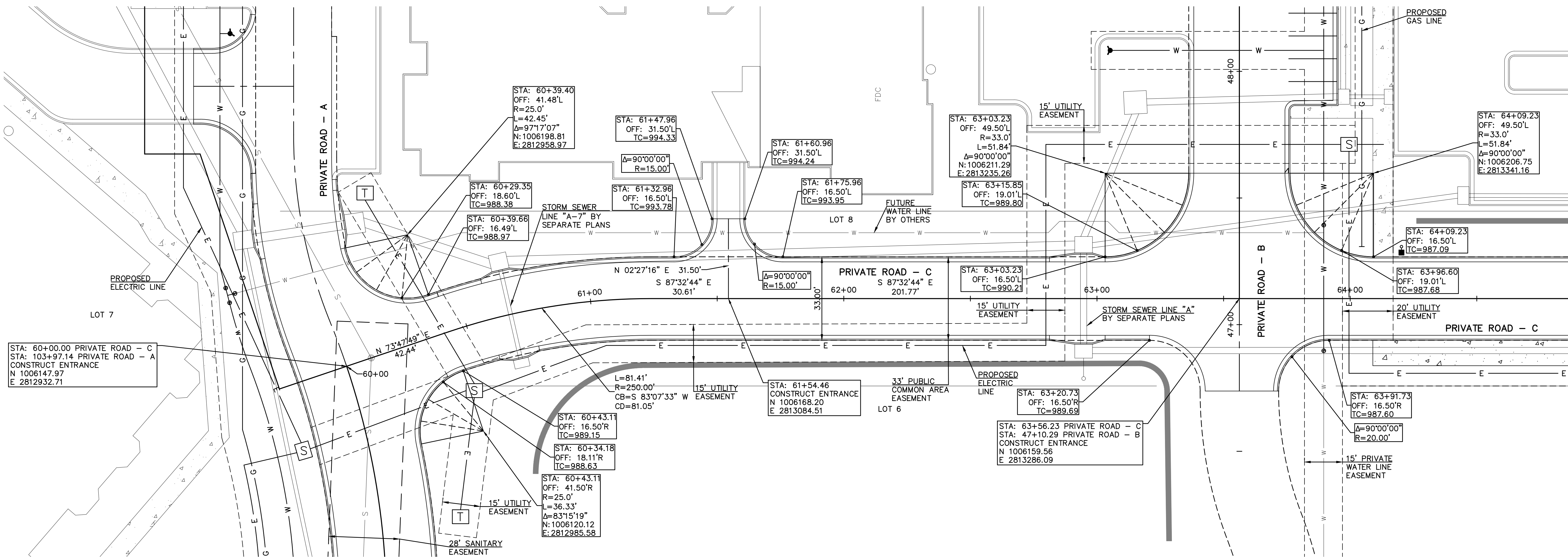
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STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
PRIVATE ROAD - B - PLAN & PROFILE

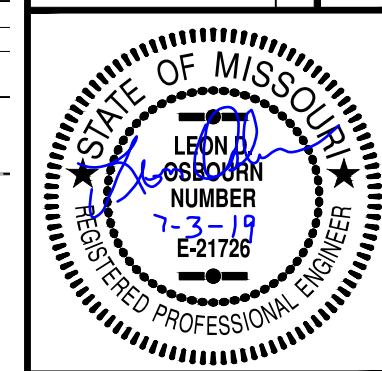
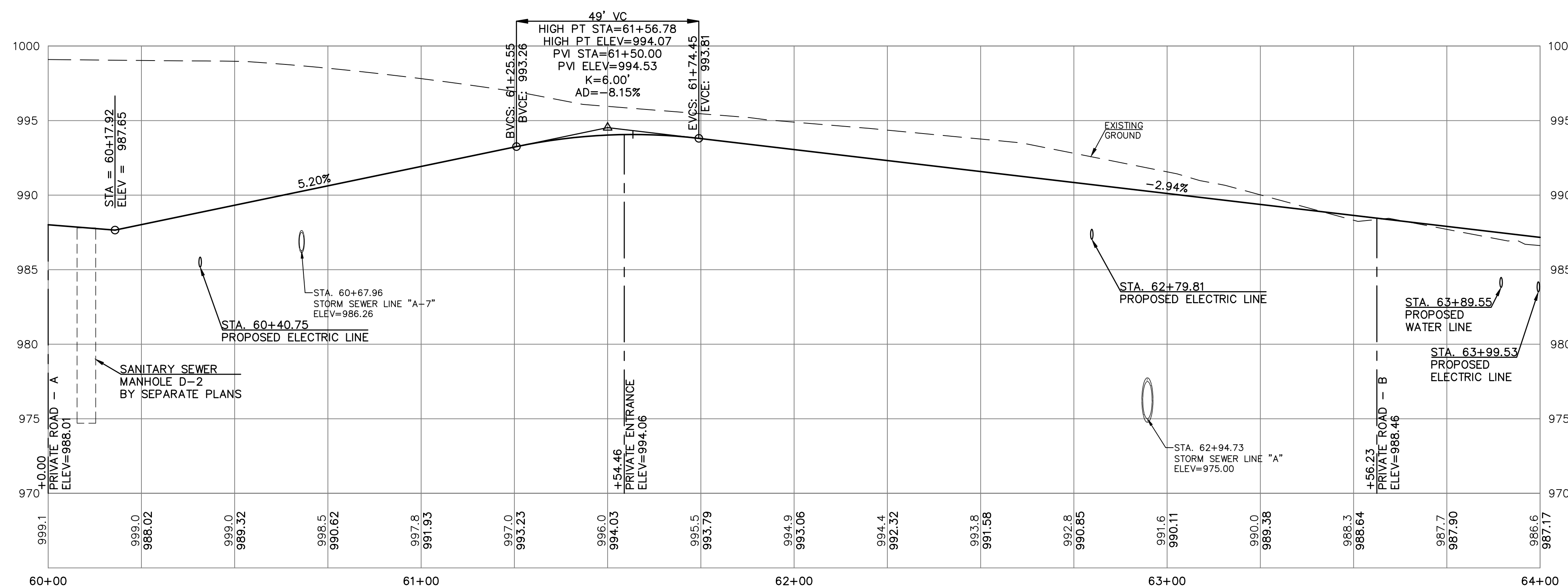
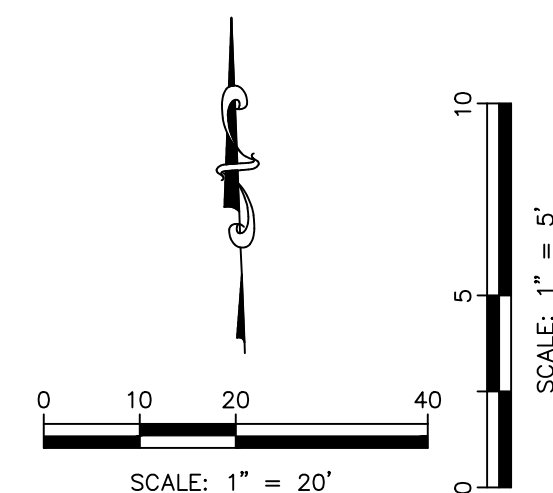
PROJ. NO.	A14-7067-1
DESIGNER	LDO
CFN	7067-11R-STPP
SHEET	REV
C-12	1

07/07/2020



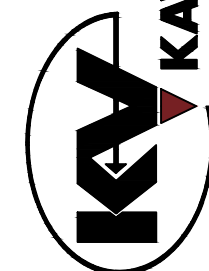
LEGEND

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



LEON D. OSBOURN
ENGINEER
MO # 021726

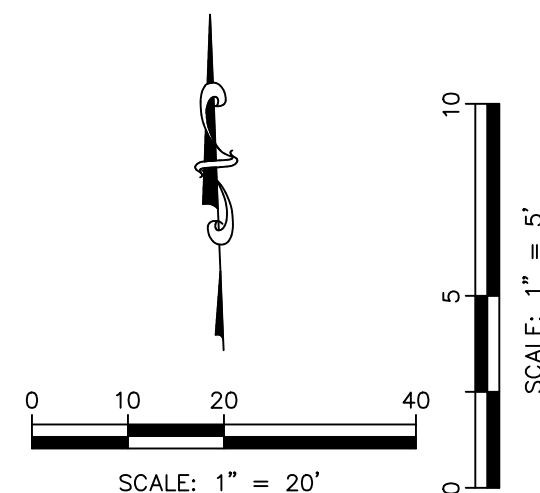
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EXPIRES 12/31/19

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

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



DRY

FOP EDGE OF PAVEMENT ELEVATION

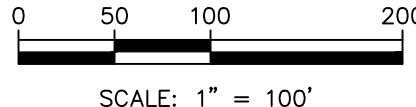


PRIVATE ROAD PLANS

PROJ. NO.	
A14_7067-	
DESIGNER	DRAWN BY
LDG	

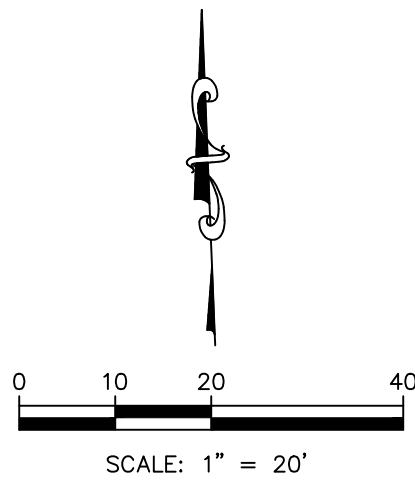
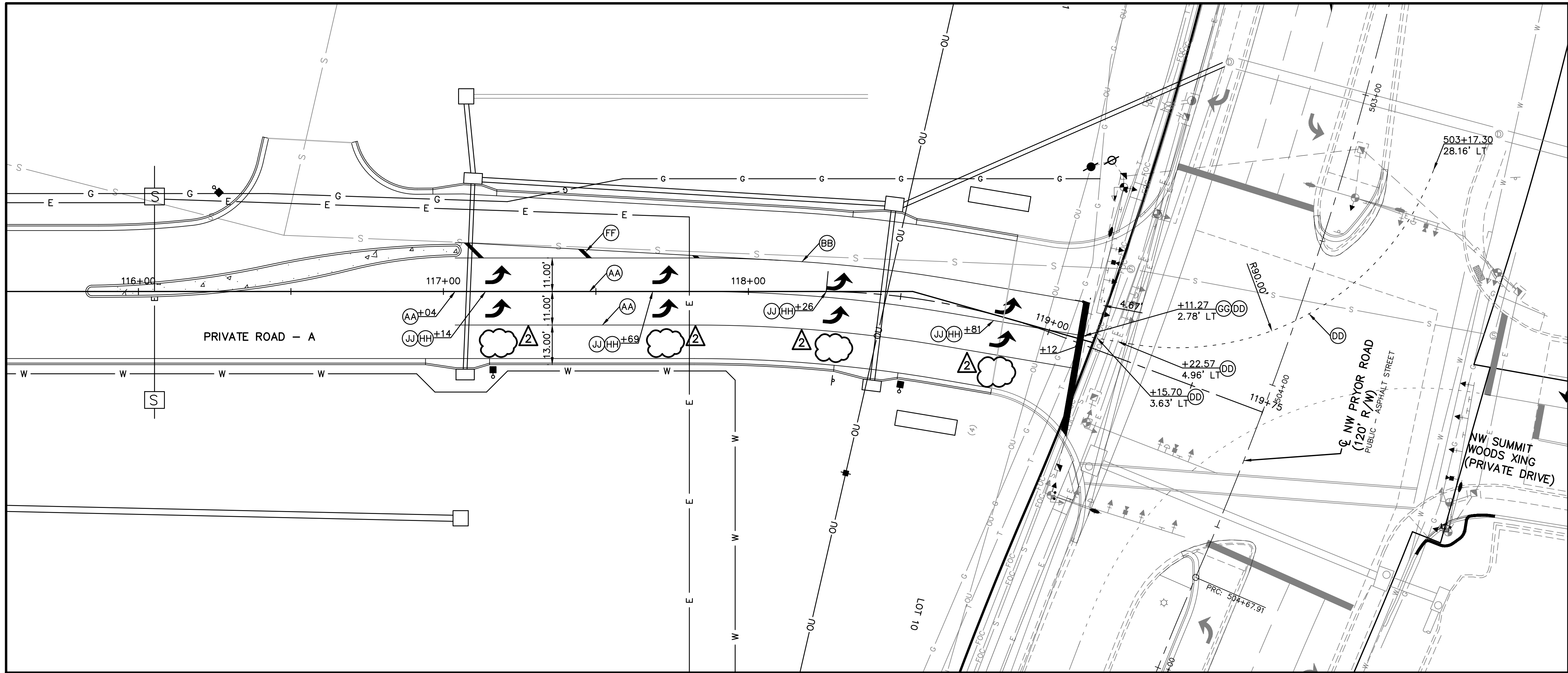
C-14	1
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PRIVATE ROAD PLANS
EROSION CONTROL PLAN

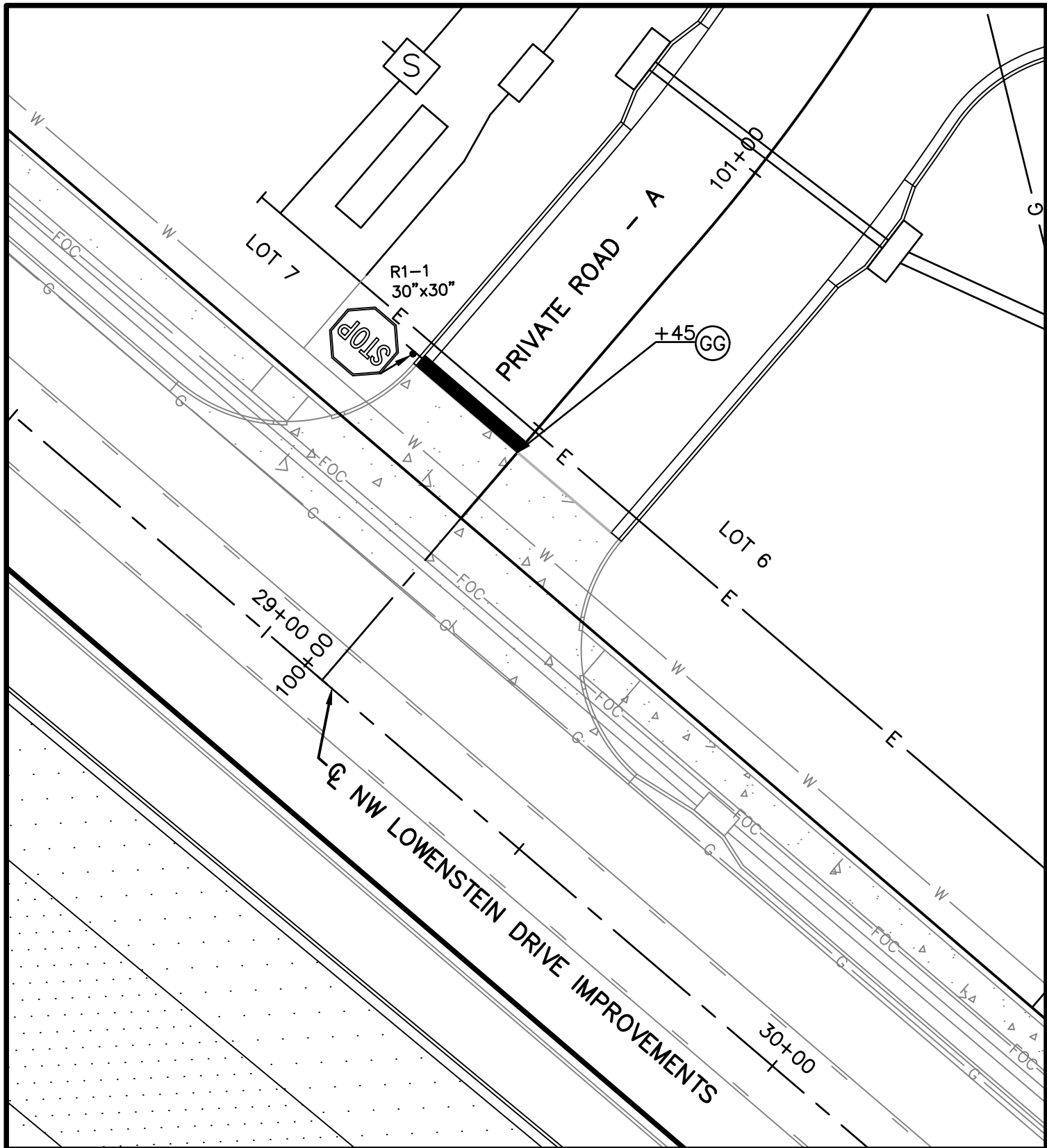
PROJ. NO.		A14_7067-1	
DESIGNER	LDO	DRAWN BY	JT
CFN			
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SHEET		REV	
C-15		0	



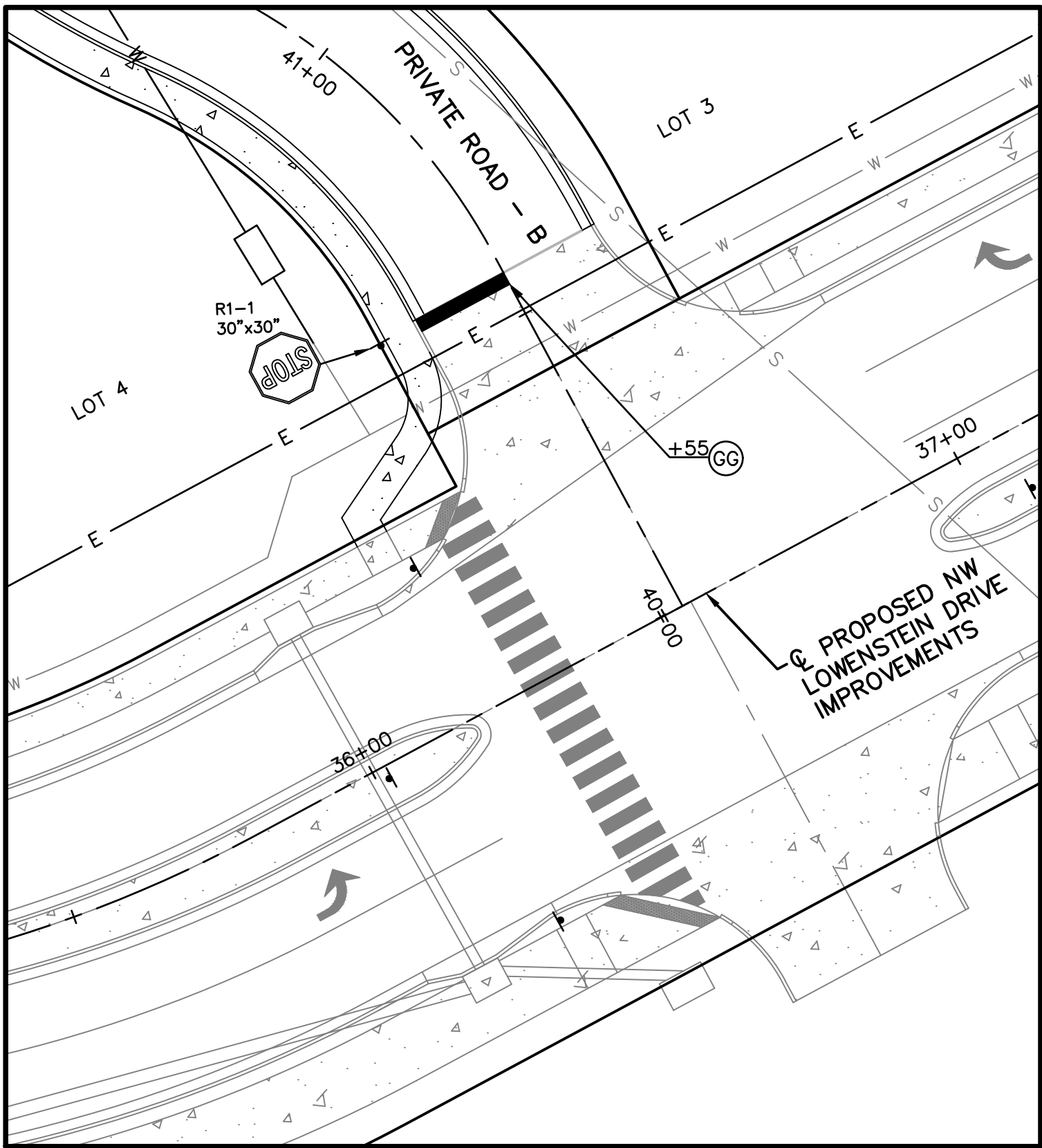
PRIVATE ROAD - A PAVEMENT MARKING

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

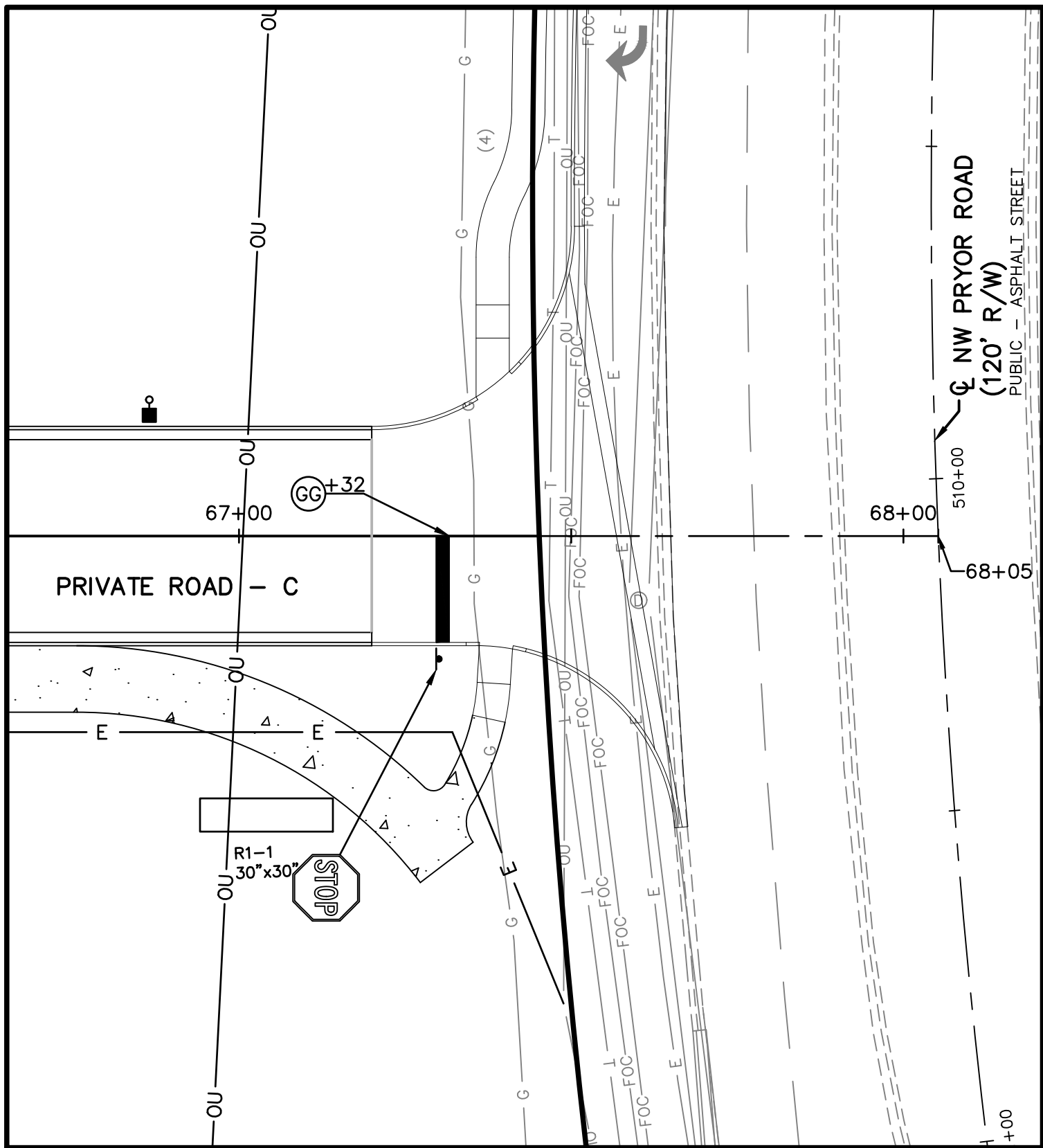
MARK	ITEM
AA	4" SOLID WHITE LINE (HIGH BUILD PAINT)
BB	4" DOUBLE YELLOW LINE (HIGH BUILD PAINT)
CC	NOT USED
DD	6" DASHED WHITE EXTENSION LINE (THERMOPLASTIC)
EE	NOT USED
FF	12" SOLID YELLOW LINE (THERMOPLASTIC)
GG	24" STOP BAR (THERMOPLASTIC)
HH	TURN ARROW WHITE (LEFT) (THERMOPLASTIC)
JJ	TURN ARROW WHITE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



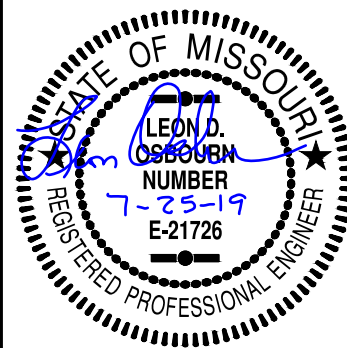
PRIVATE ROAD - A & NW LOWENSTEIN DRIVE
PAVEMENT MARKING



PRIVATE ROAD - B & NW LOWENSTEIN DRIVE
PAVEMENT MARKING

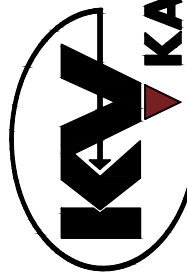


PRIVATE ROAD - C & NW LOWENSTEIN DRIVE
PAVEMENT MARKING



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KAW VALLEY ENGINEERING
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DEVELOPMENT SERVICES UNDER A 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

PRIVATE ROAD PLANS
PAVEMENT MARKING & SIGNING PLAN

PROJ. NO.	A14_7067-1
DESIGNER	LDO
CFN	CFN
7067-11R_PMP	REV
SHEET	2
C-16	2

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 WARRANT 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 72 HOURS BEFORE ANY EXCAVATION TO BE MADE TO EXISTING UTILITIES TO LOCATE THEM. IT SHALL BE 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)

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 ELECTRICAL – 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 ADDITION 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.

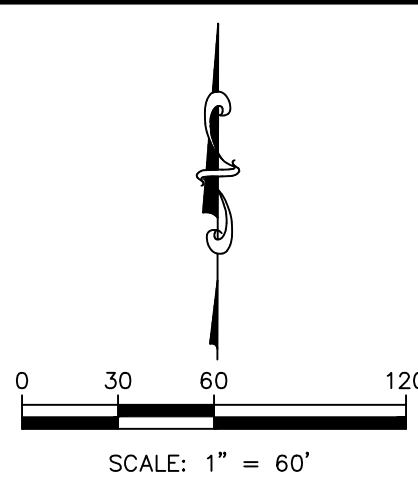
20H 8"x8"x8" TEE
20J 8"x8"x8"x8" TEE
59 6" SANITARY SEWER SERVICE LINE (BY CUT-IN, WYE (1% MIN))

PRIVATE ROAD PLANS
UTILITY PLAN

PROJ. NO.		A14-7067-1	
DESIGNER		DRAWN BY	
LDO		JT	
CFN			
7067-1IR_UP			
SHEET		REV	
C-17		2	



MATCH LINE - SHEET C-17



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))



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EXPIRES 12/31/19

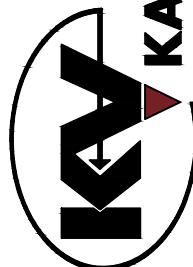
STREETS OF WEST PRYOR
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LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS
UTILITY PLAN

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



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MO # 021726

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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
DEVELOPMENT 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
PAVEMENT MARKING DETAIL SHEET

PROJ. NO. A14-7067-1
DESIGNER LDO DRAWN BY J
CFN
7067-1IR_DET
SHEET C-19 REV 0



CITY OF LEE'S SUMMIT
PUBLIC ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64041
PHONE (816) 895-1800 FAX (816) 899-1809

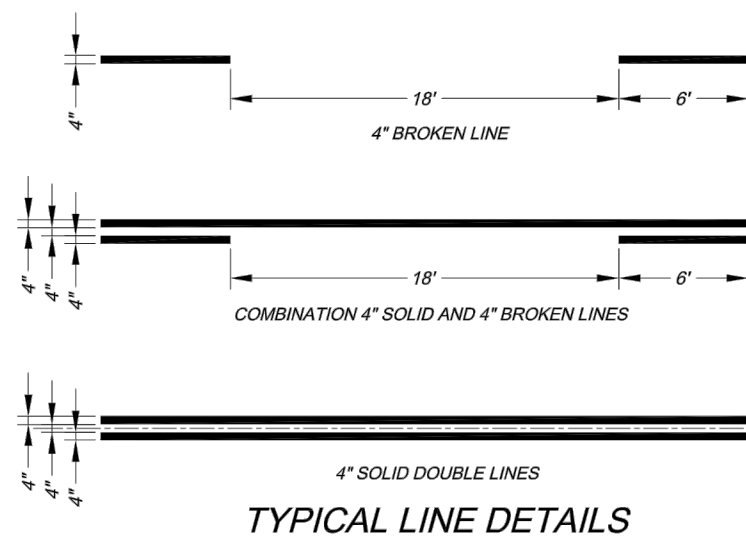
Project: ROADWAY MARKING DETAILS
Sheet Name: STANDARD DRAWING PM-1

Drawn By: AS
Checked By: JW
Date: 09/09/2009
Project: 1 OF 2

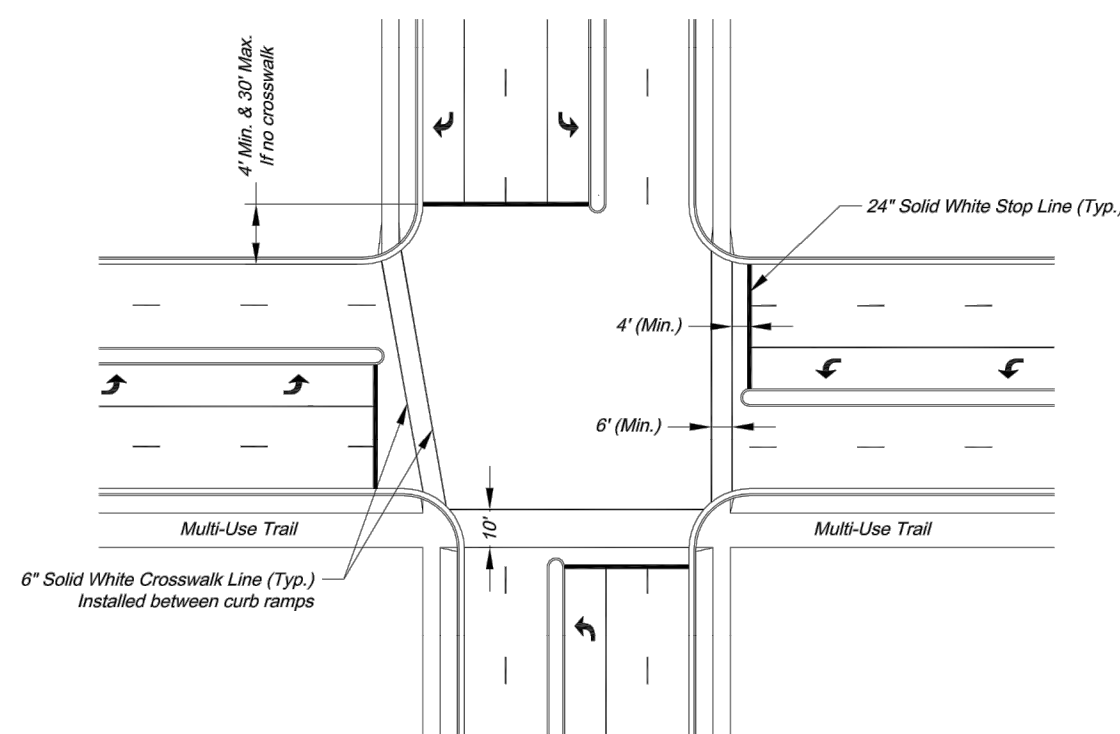


CITY OF LEE'S SUMMIT
PUBLIC ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64041
PHONE (816) 895-1800 FAX (816) 899-1809

Project: INTERSECTION MARKING DETAILS
Sheet Name: STANDARD DRAWING PM-2
Drawn By: AS
Checked By: JW
Date: 09/09/2009
Project: 2 OF 2

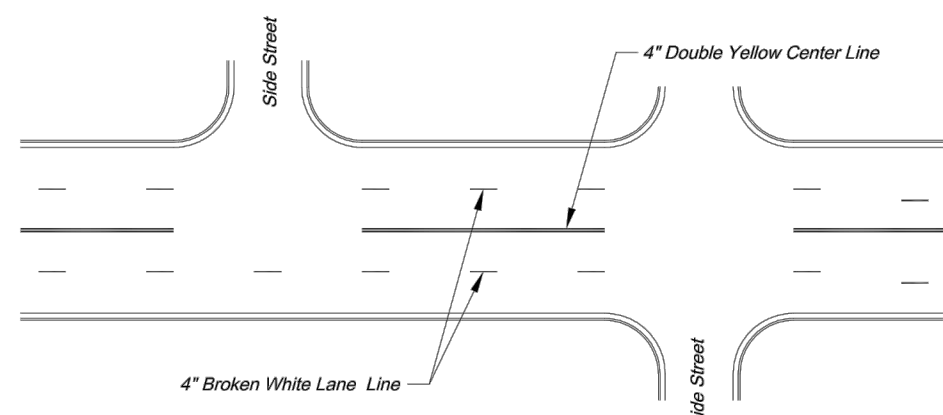


- NOTES:
1. All edge line, center line, and lane line pavement markings shall be 4" wide unless otherwise noted.
 2. Edge lines shall be continuous solid white or yellow lines. Right side edge lines shall be solid white. Median or left side edge lines on divided roadways are to be solid yellow. Edge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

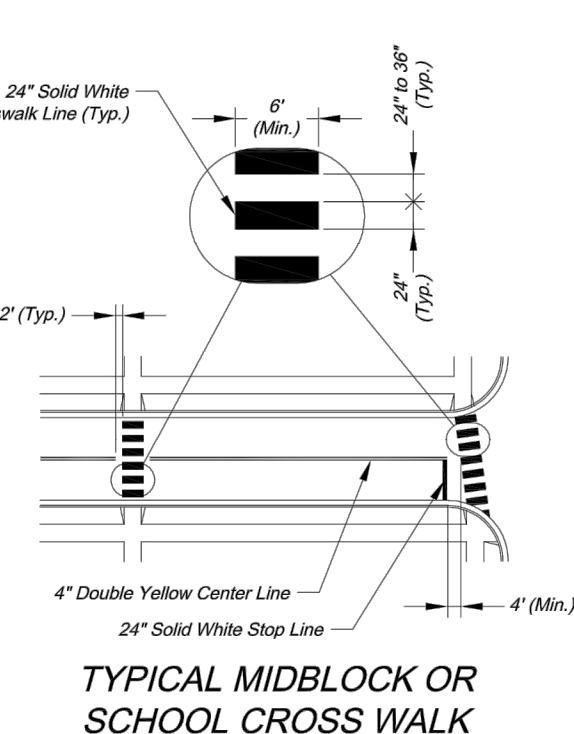


TYPICAL INTERSECTION MARKINGS

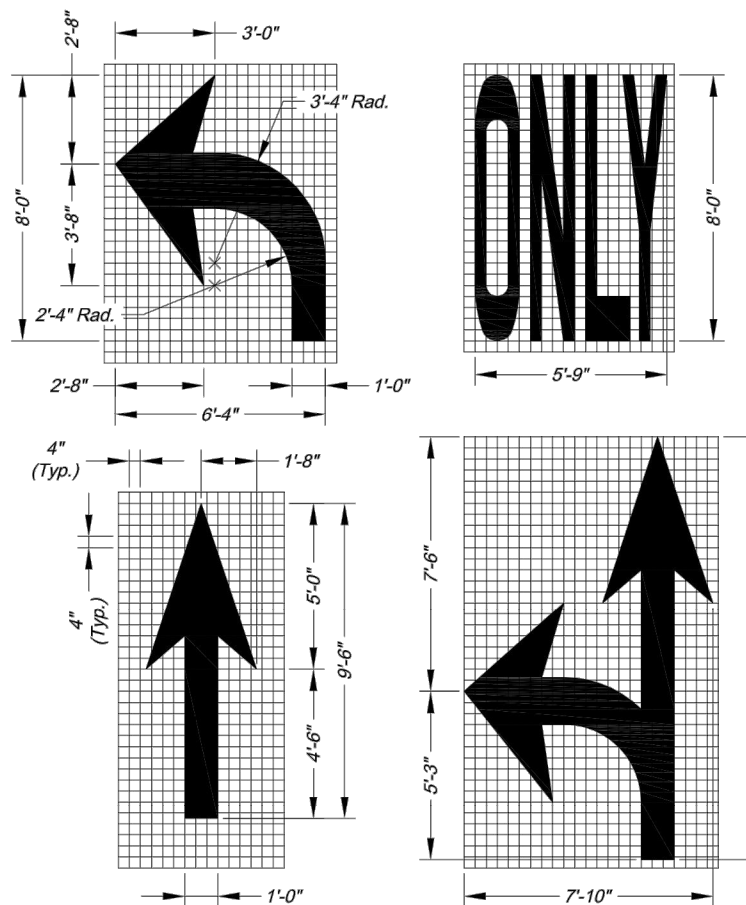
- NOTES:
1. Transverse crosswalk lines shall be installed such that the distance between lines is at least 6 or 10 feet.
 2. Stop lines are required at signalized intersections, on multi-lane stop controlled approaches, or in front of crosswalks at controlled intersections.



TYPICAL MARKINGS FOR FOUR-LANE UNDIVIDED ROADWAY



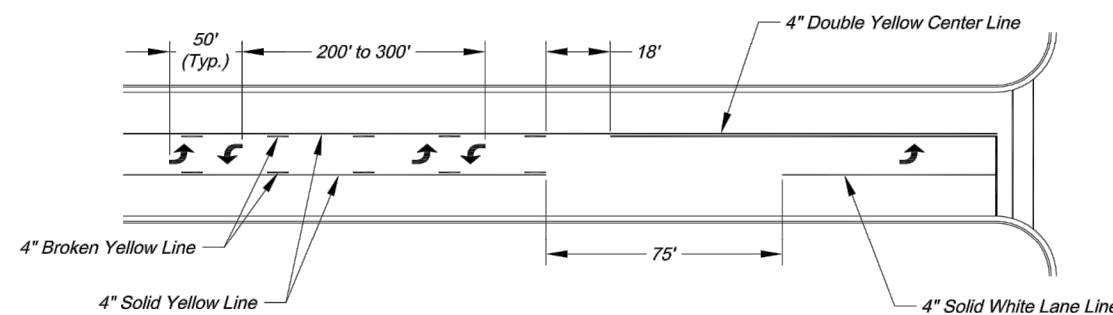
TYPICAL MIDBLOCK OR SCHOOL CROSS WALK



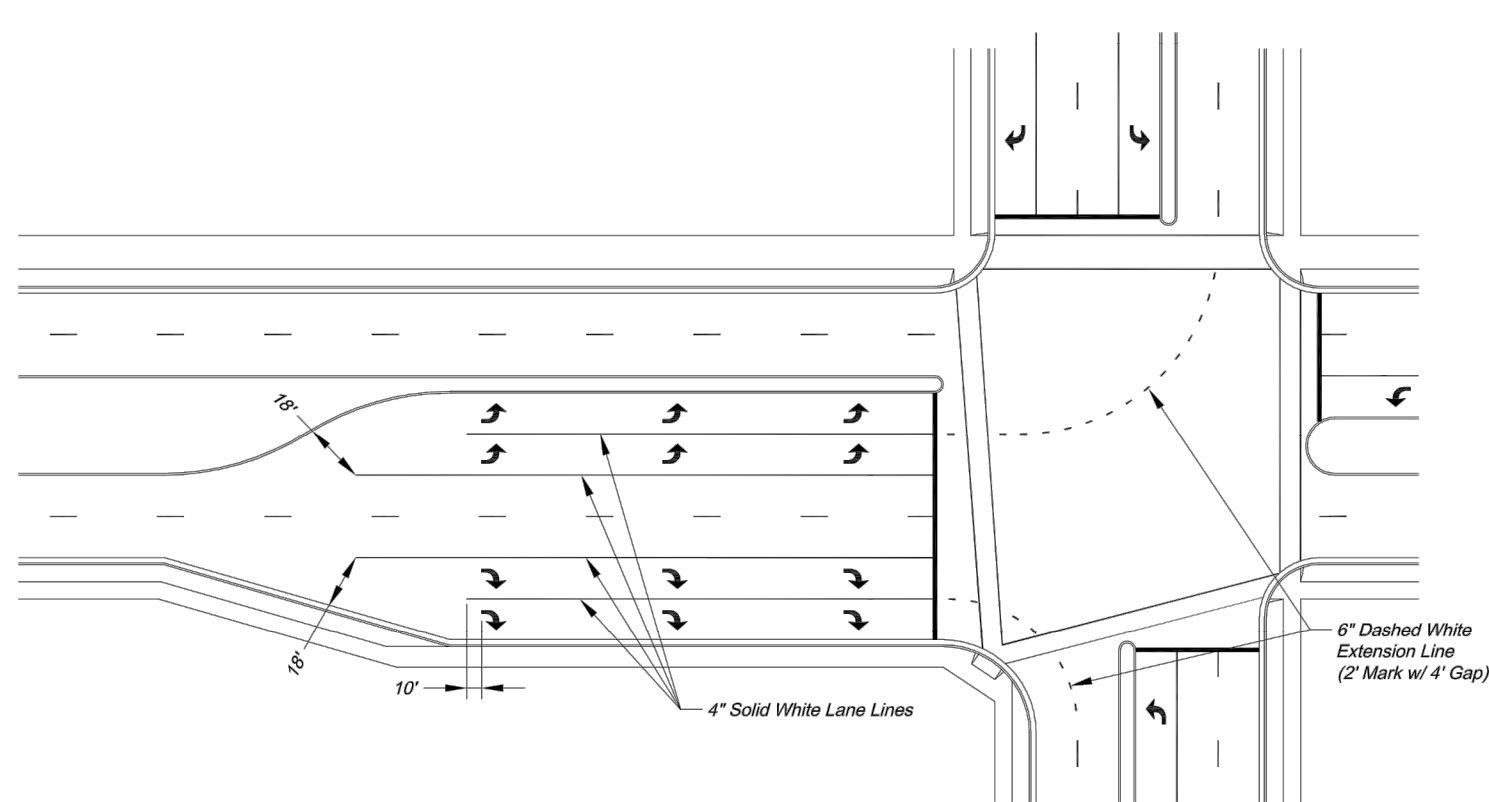
ARROW AND SYMBOL DETAILS

- 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.

- PAVEMENT MARKING GENERAL NOTES:
1. All pavement markings shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
 2. All words and symbols shall conform to the latest edition of Standard Alphabets for Highway Signs and Pavement Markings printed by the U.S. Department of Transportation, Federal Highway Administration.
 3. Pavement markings, either temporary or permanent are required at all times if the roadway is open to traffic.
 4. All pavement markings that conflict with the desired markings shall be completely removed. Removals shall not leave the road surface scarred with an image that misleads traffic. Any excess damage or scarring of pavement shall be repaired at the Contractor's expense.
 5. 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.
 6. 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.
 7. Edge lines shall be marked on all non-curbed streets.

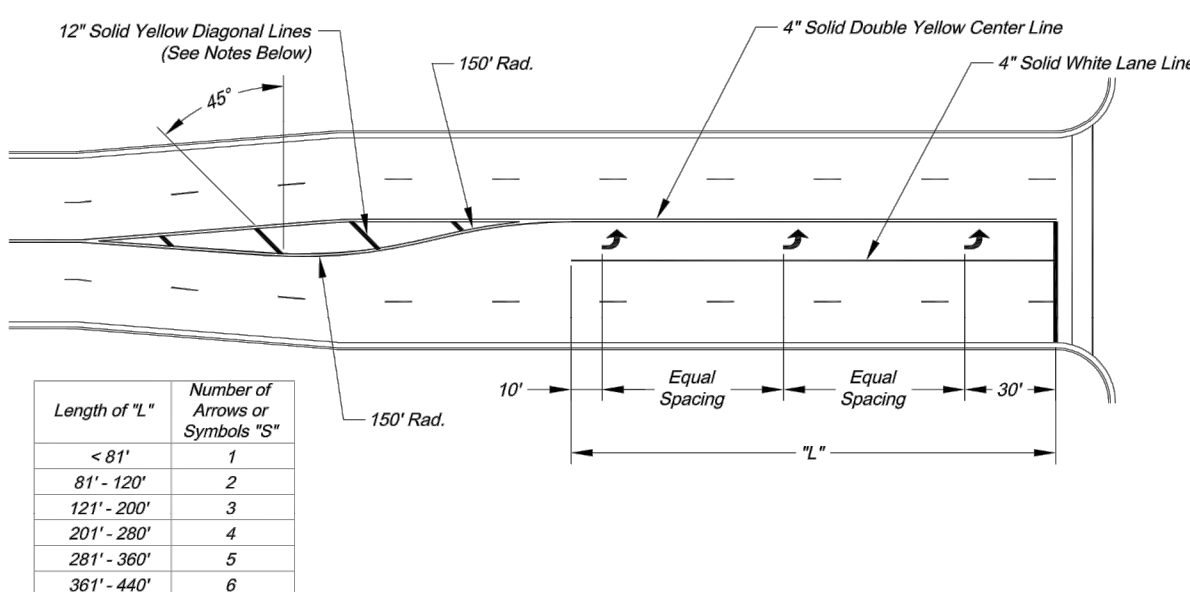


TYPICAL MARKINGS FOR TWO-WAY LEFT-TURN LANE



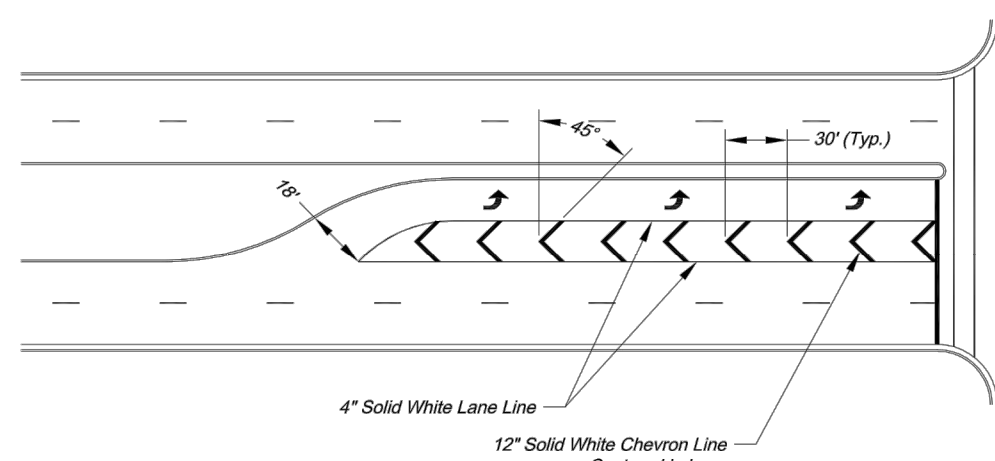
TYPICAL DUAL TURN LANE MARKINGS

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



TYPICAL TURN LANE MARKINGS

- 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 200'.
 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

07/07/2020

0 5-16-19 INITIAL ISSUE
REV DATE DESCRIPTION

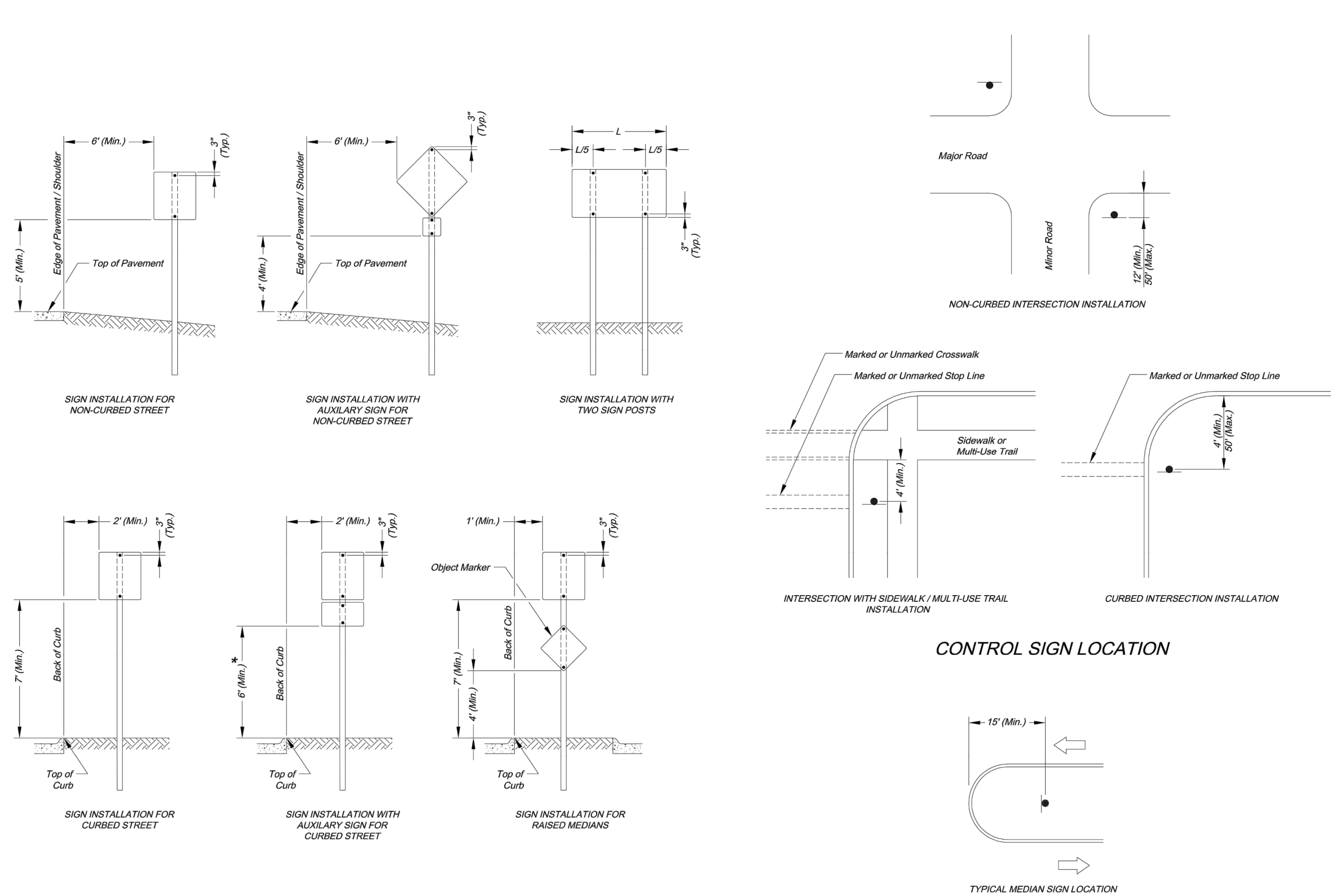
STATE OF MISSOURI
LEON D. OSBOURN
REGISTERED PROFESSIONAL ENGINEER
NUMBER 73-19
E21726

LEON D. OSBOURN
ENGINEER
MO # 021726

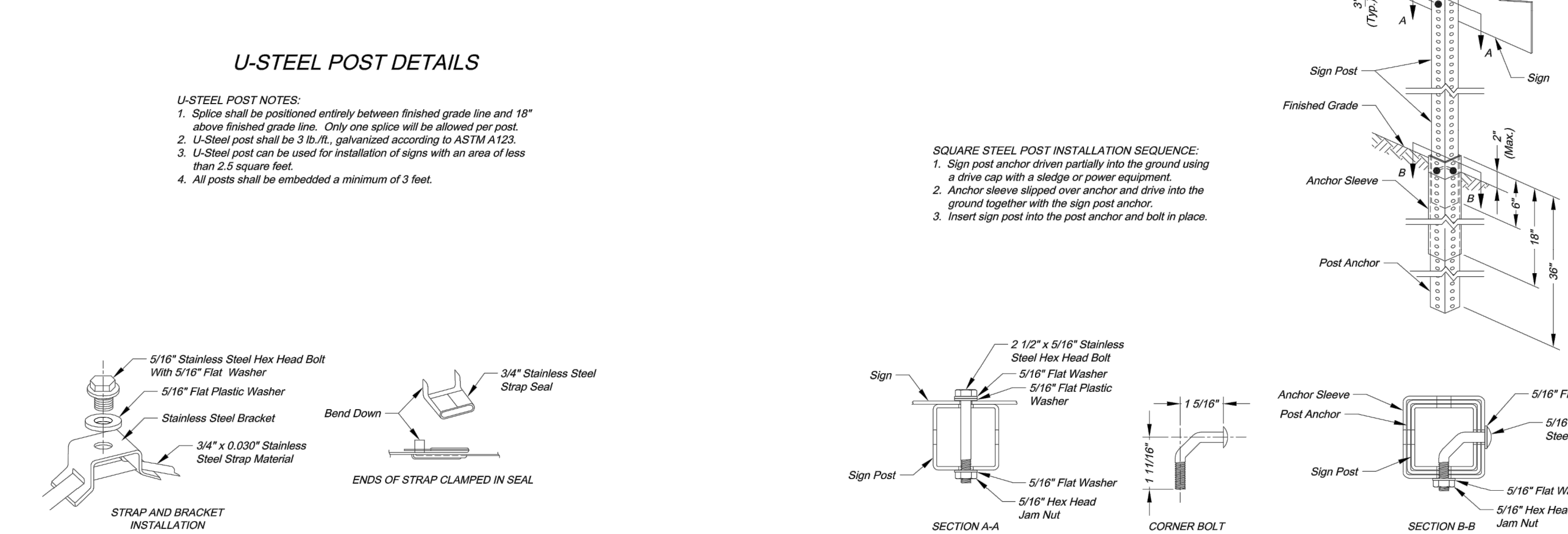
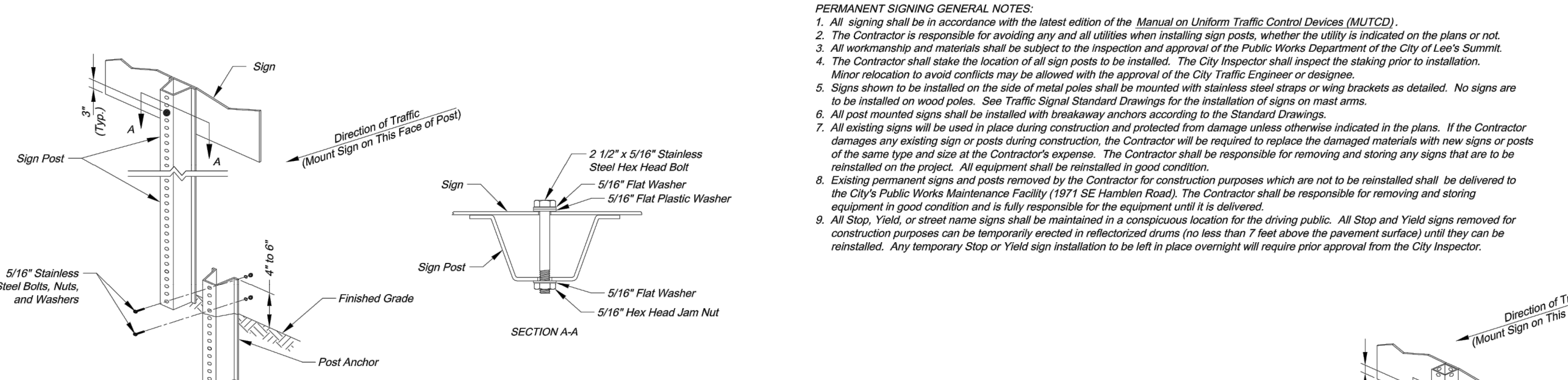
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DEVELOPMENT SERVICES
LEES SUMMIT, MISSOURI
EXPIRES 12/31/19

STREETS OF WEST PRYOR
NW QW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI
PRIVATE ROAD PLANS
SIGN AND TRAFFIC CONTROL DETAIL SHEET

PROJ. NO. A14-7067-1
DESIGNER LDO DRAWN BY J
CFN 7067-1IR_DET
SHEET C-20 REV 0

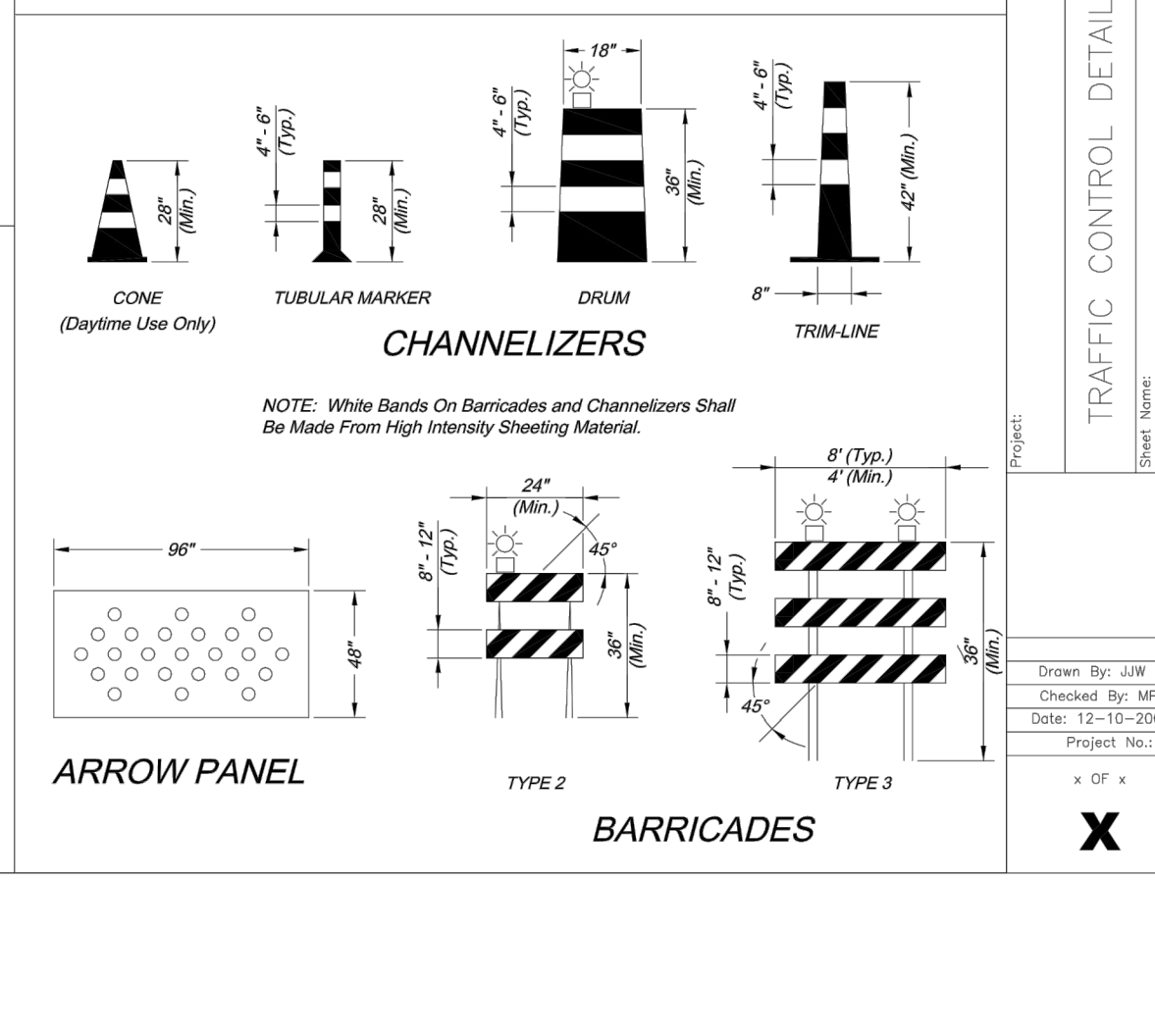
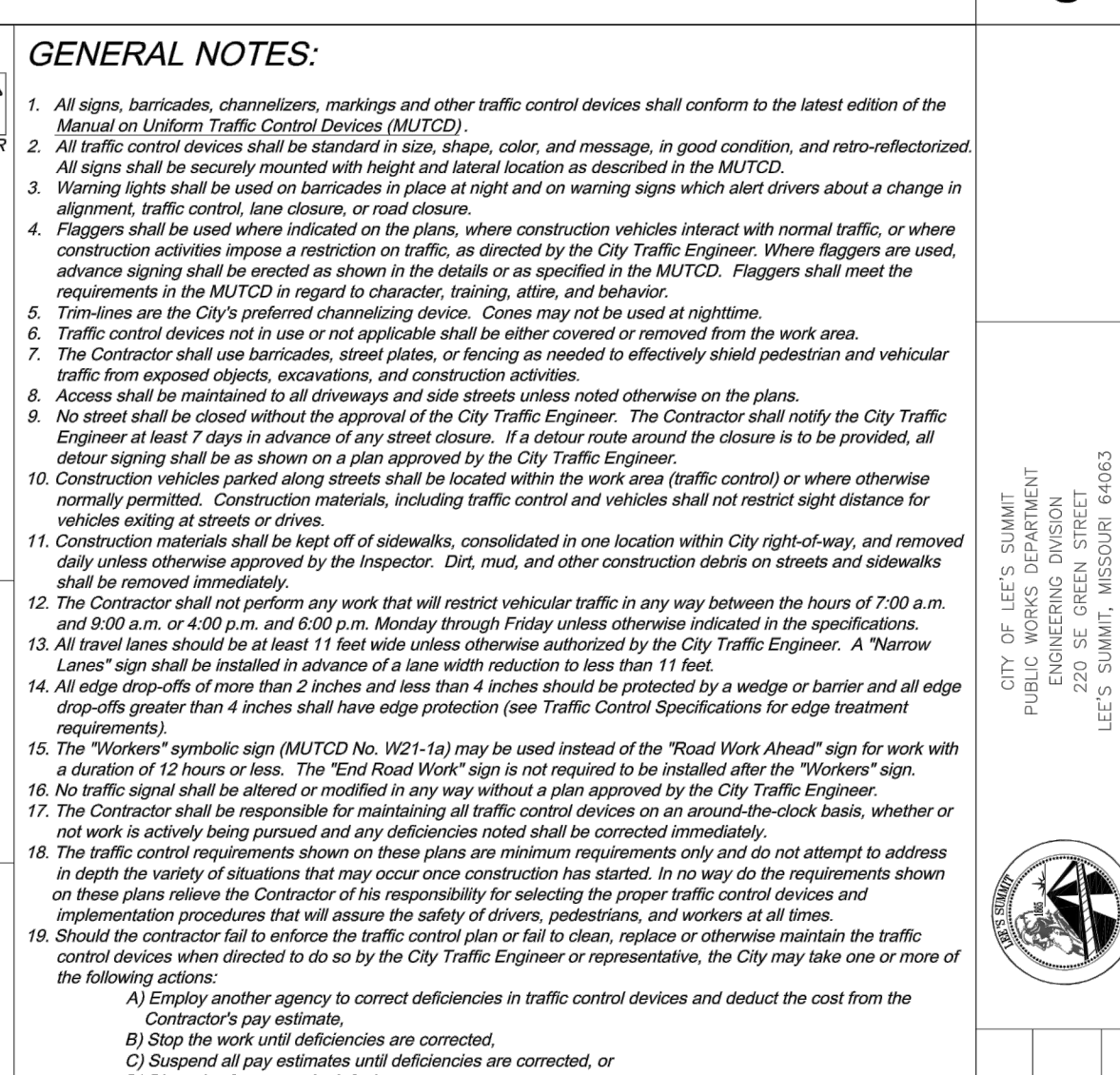
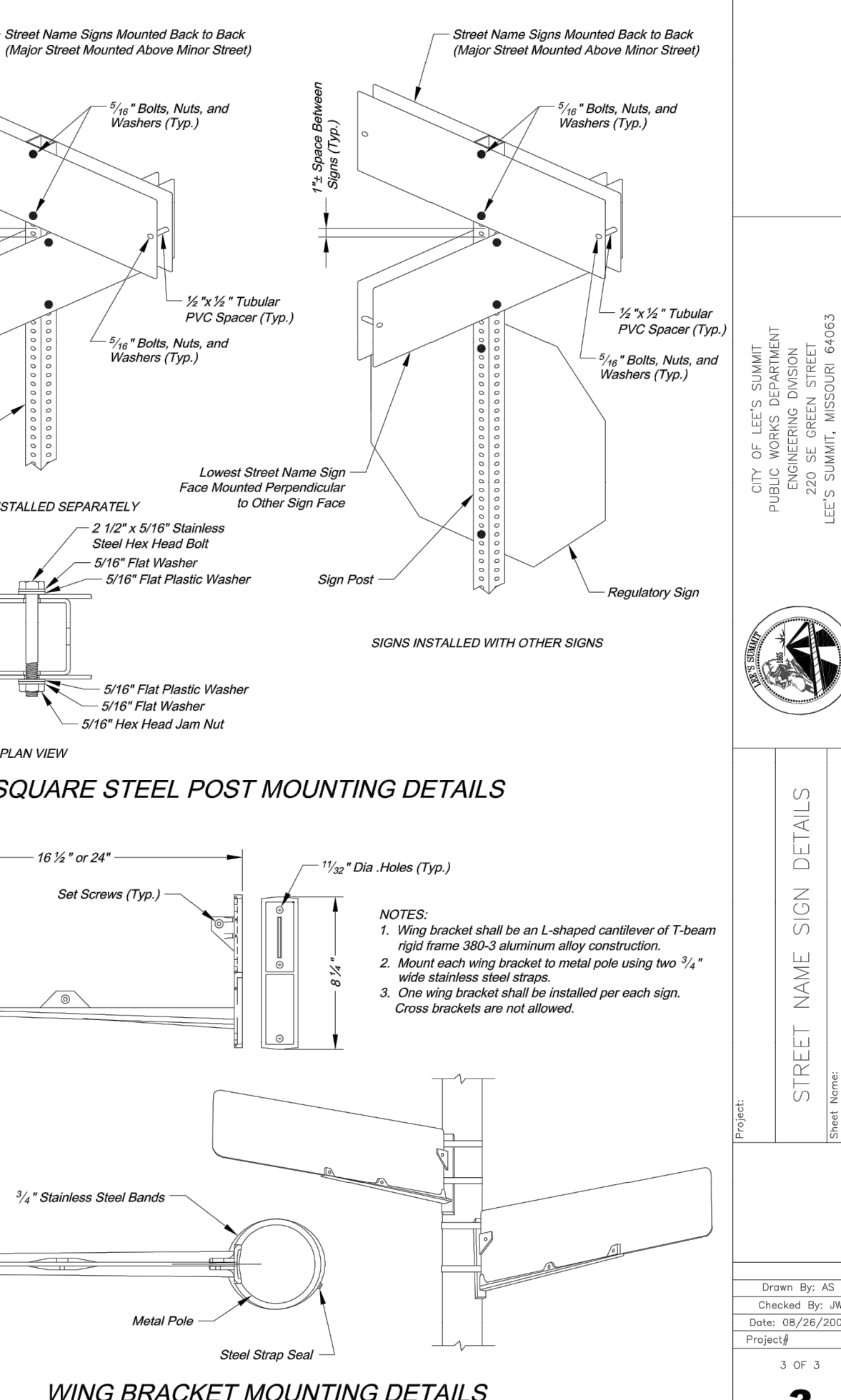
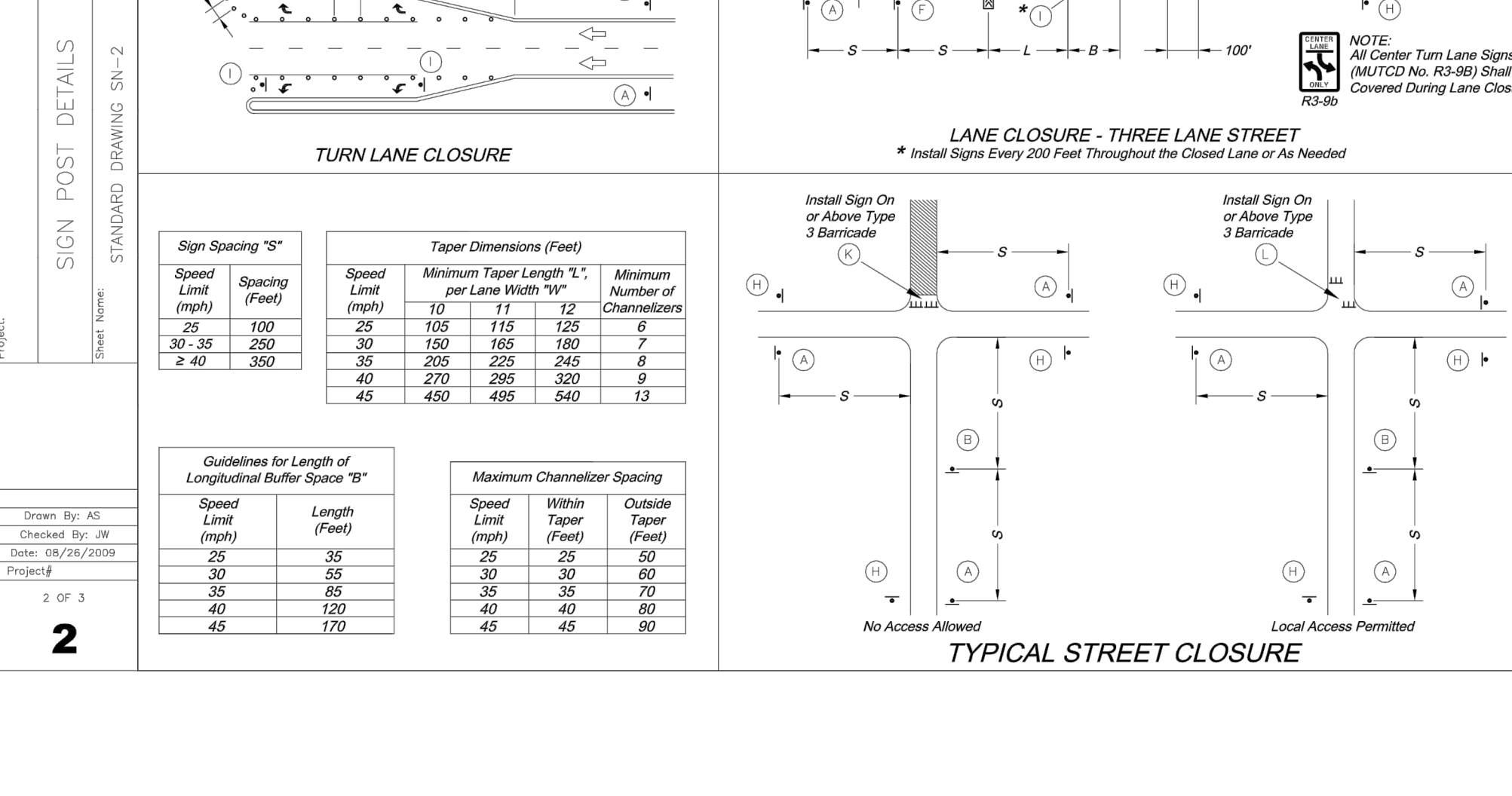
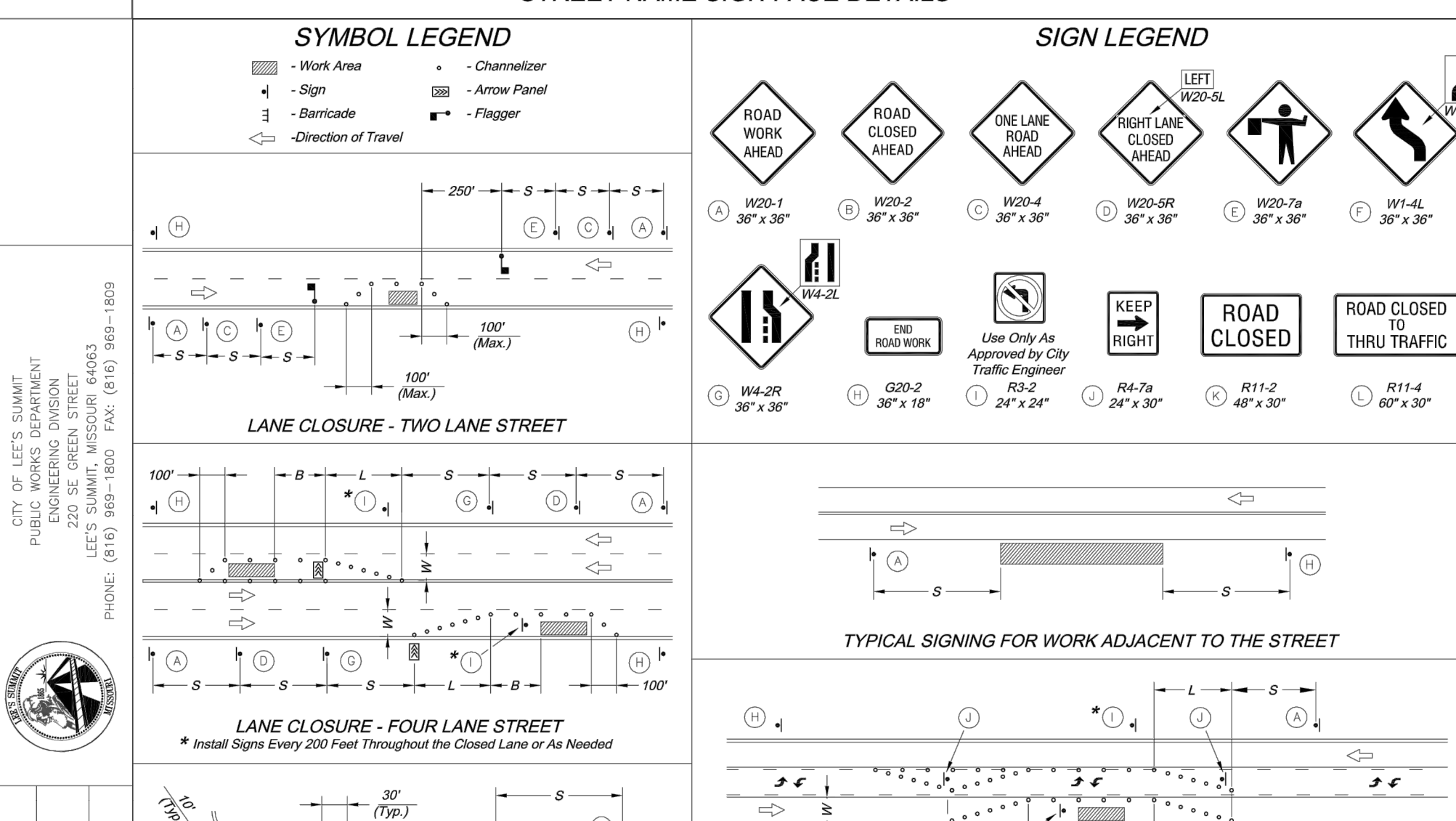
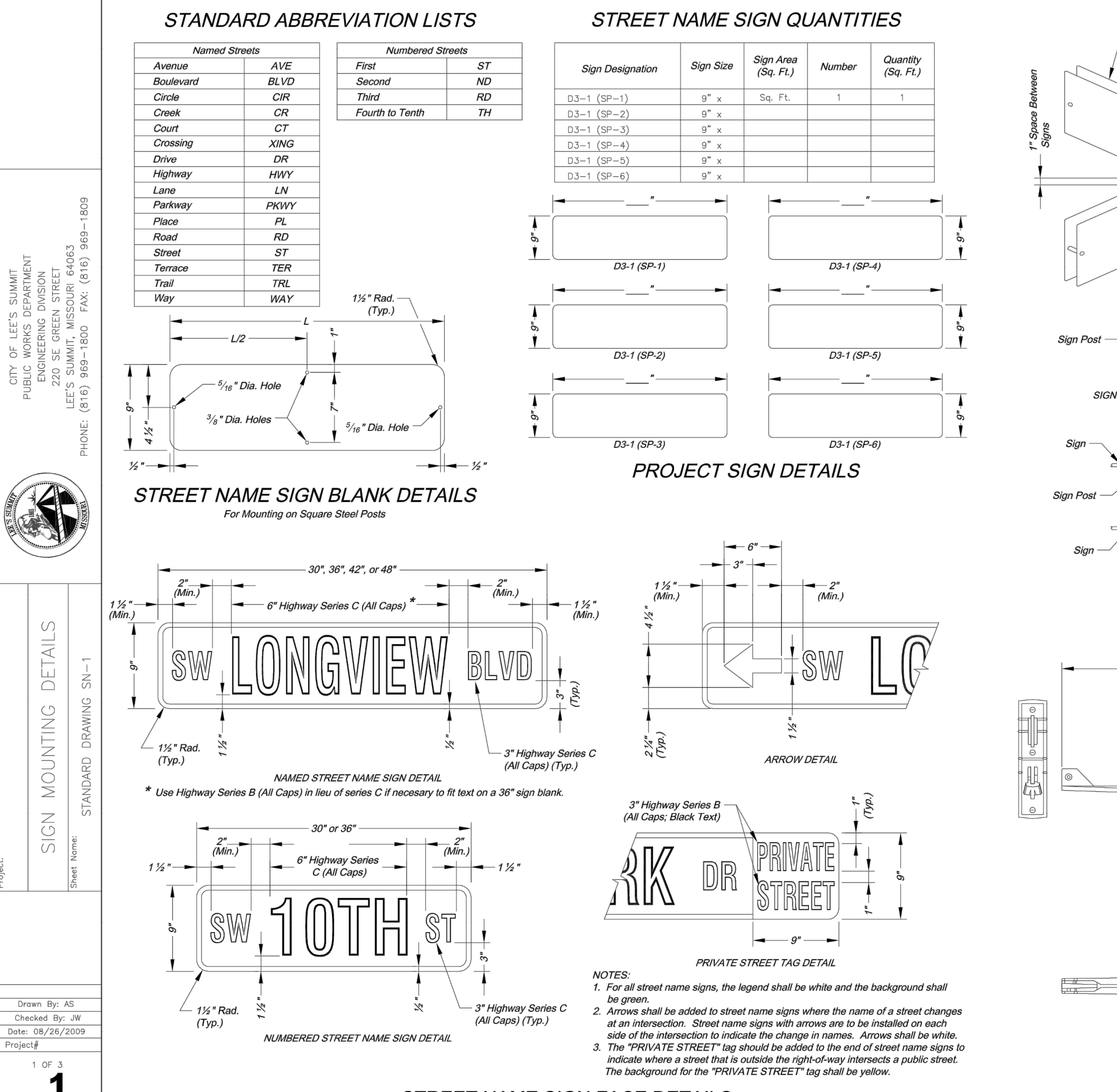


SIGN MOUNTING DETAILS
* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.
NOTE:
1. Generally, the sign mounting height should not be more than 1" greater than the minimum mounting height.



STRAP TYPE SIGN SUPPORT DETAILS
METAL POLE SIGN MOUNTING NOTES:
1. Signs on metal poles shall be attached with two brackets and stainless steel bands.
2. Holes in sign for attachment to the mounting brackets shall be offset a minimum of 2 inches from the edge of the sign.
3. Holes in sign shall be located such that the sign is level.
4. All strap, bracket, and seal materials should be Type 201 stainless steel.

SQUARE STEEL POST DETAILS
SQUARE STEEL POST NOTES:
1. Square steel sign posts and break-away anchor shall consist of the following materials:
Sign Post - 14 Ga. 2" x 2" Square Steel Post
Post Anchor - 12 Ga. 2 1/2" x 2 1/2" x 36" Square Steel Post
Anchor Sleeve - 12 Ga. 2 1/2" x 2 1/2" x 18" Square Steel Post
2. 14 Gauge posts must meet a certified minimum yield strength of 60,000 psi.
3. In all installations the first hole above the finished grade line on the sign post, anchor, and anchor sleeve must be in line for the insertion of the corner bolt.
4. The maximum area for one sign post is 9.0 square feet. A sign or combination of signs with an area greater than 9.0 square feet will require two posts. Also, signs with a width greater than 36" (not including 36" x 36" diamond shaped signs) will require two posts.



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LEON D. OSBOURN
ENGINEER
MO # 021726

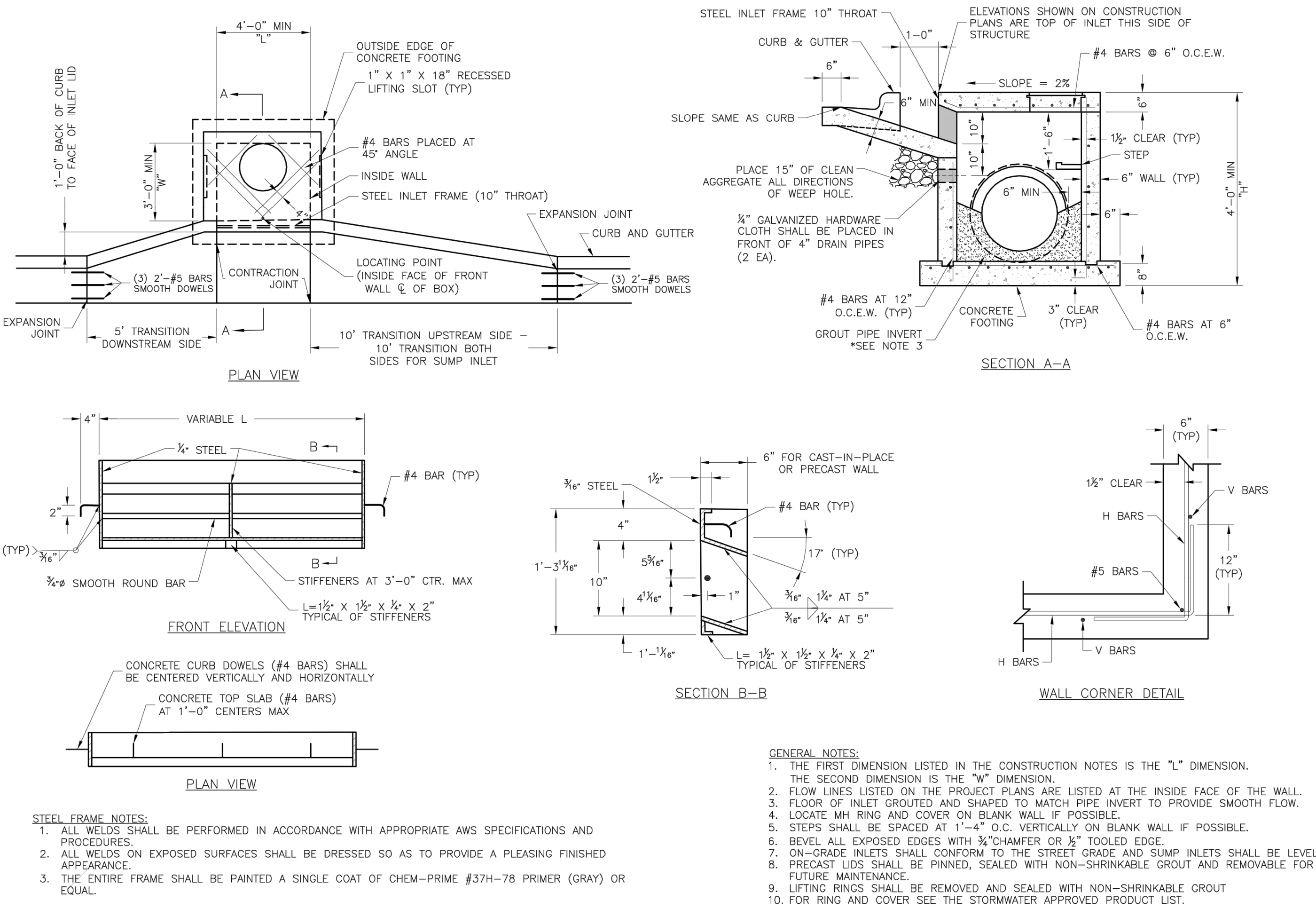
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EXPIRES 12/31/19

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

PRIVATE ROAD PLANS
STORM SEWER DETAIL SHEET

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



LEE'S SUMMIT
MISSOURI

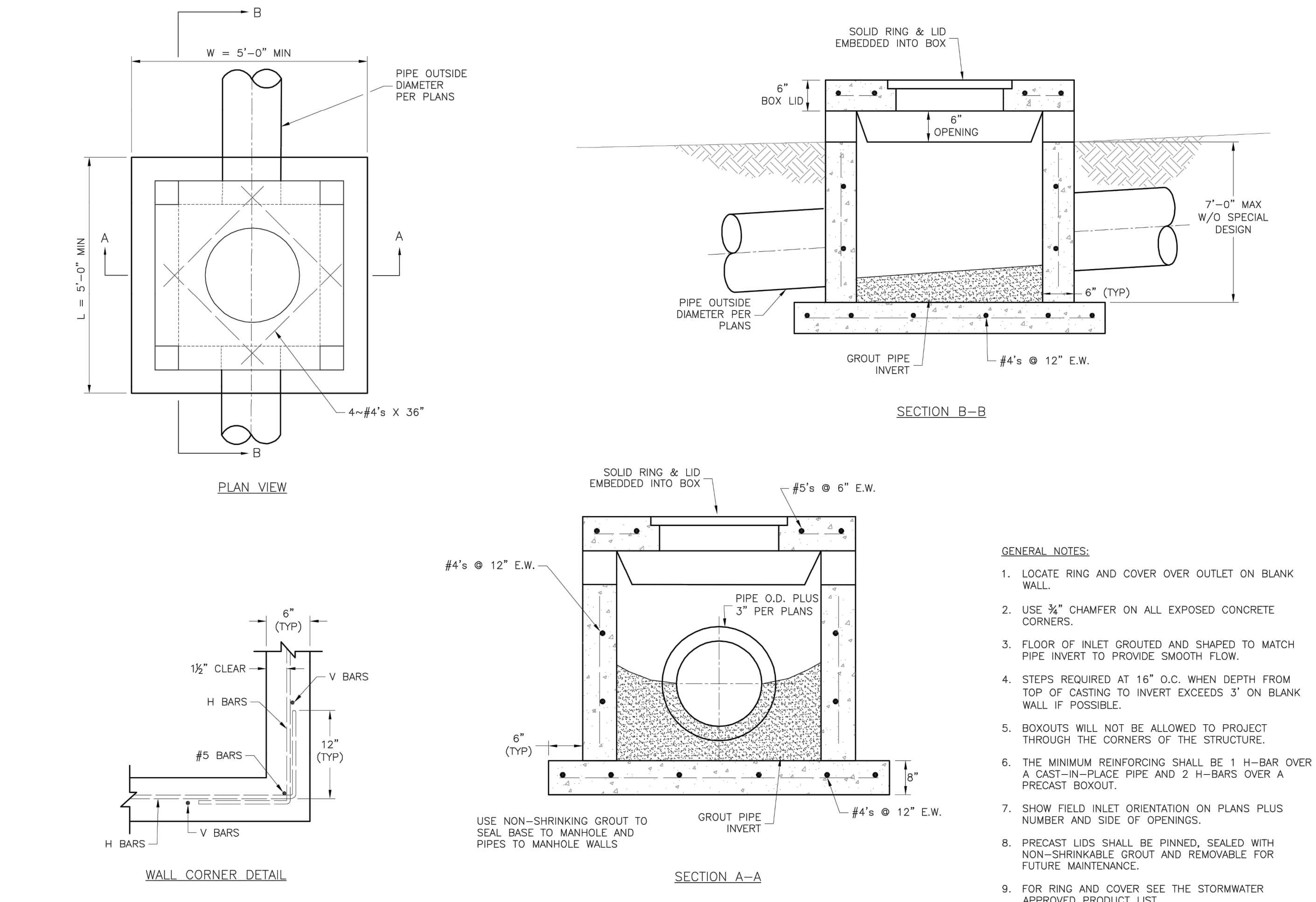
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

CURB INLET DETAIL

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

STM-1



LEE'S SUMMIT
MISSOURI

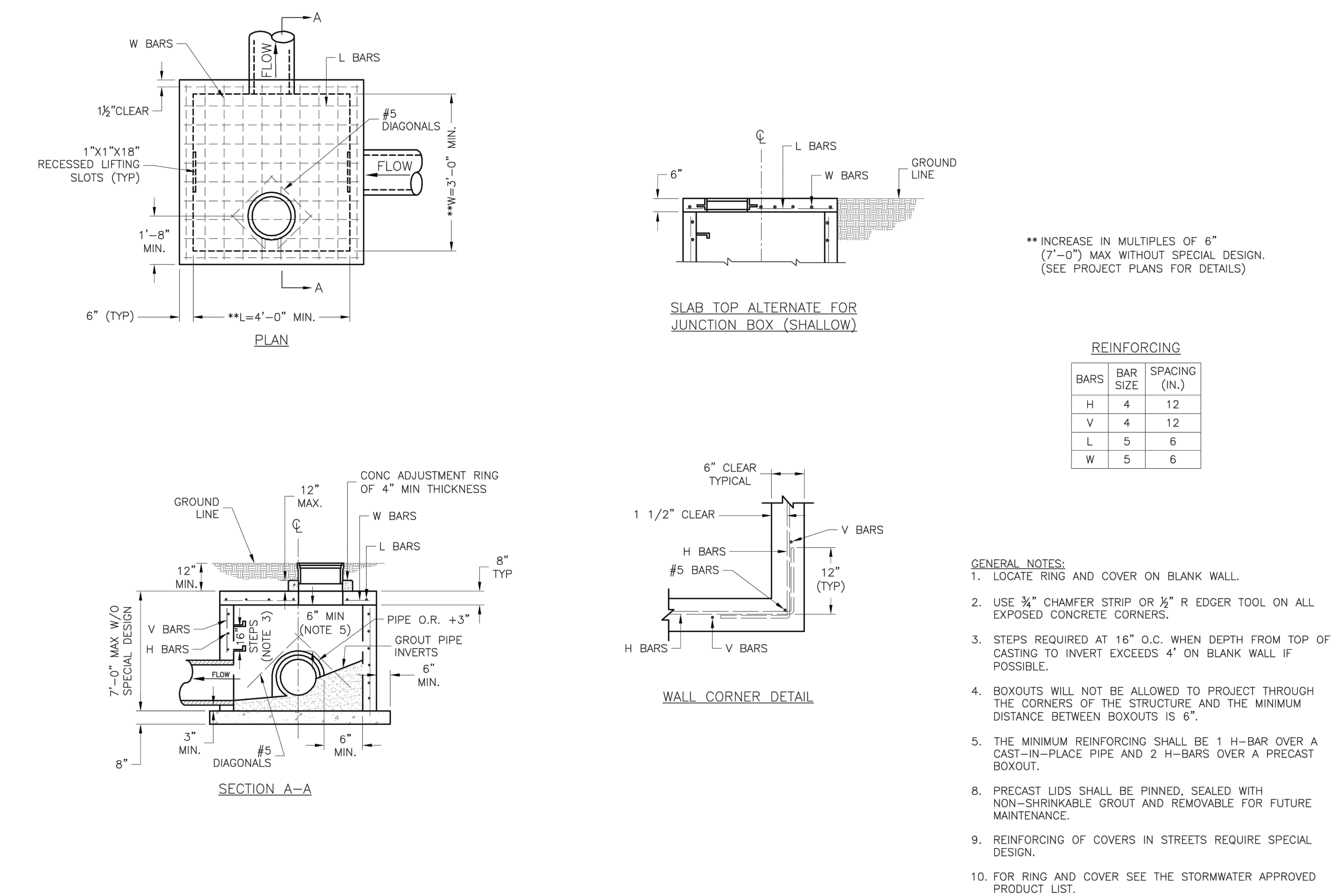
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

FIELD INLET DETAIL

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

STM-2



LEE'S SUMMIT
MISSOURI

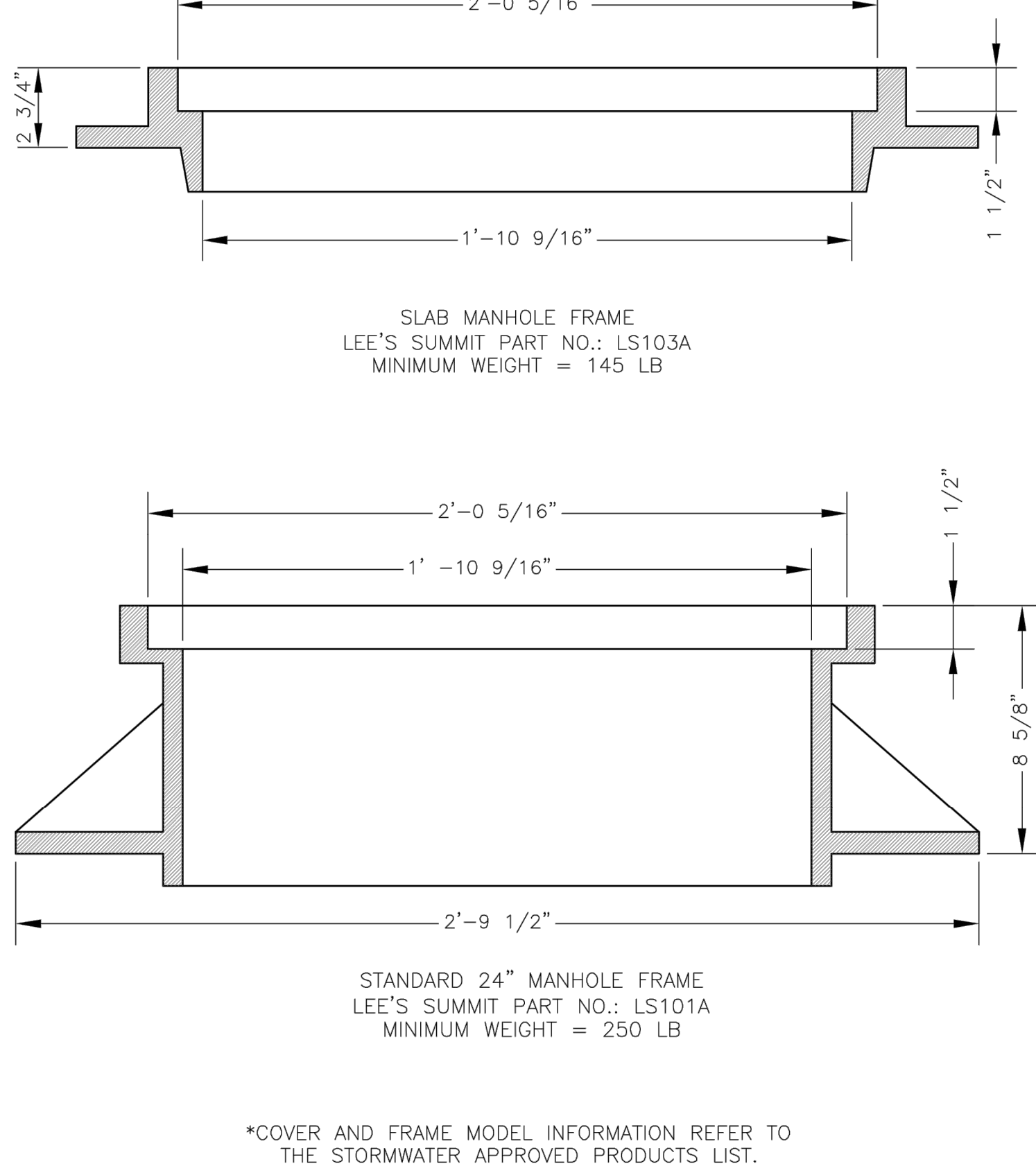
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

JUNCTION BOX DETAIL

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

STM-3

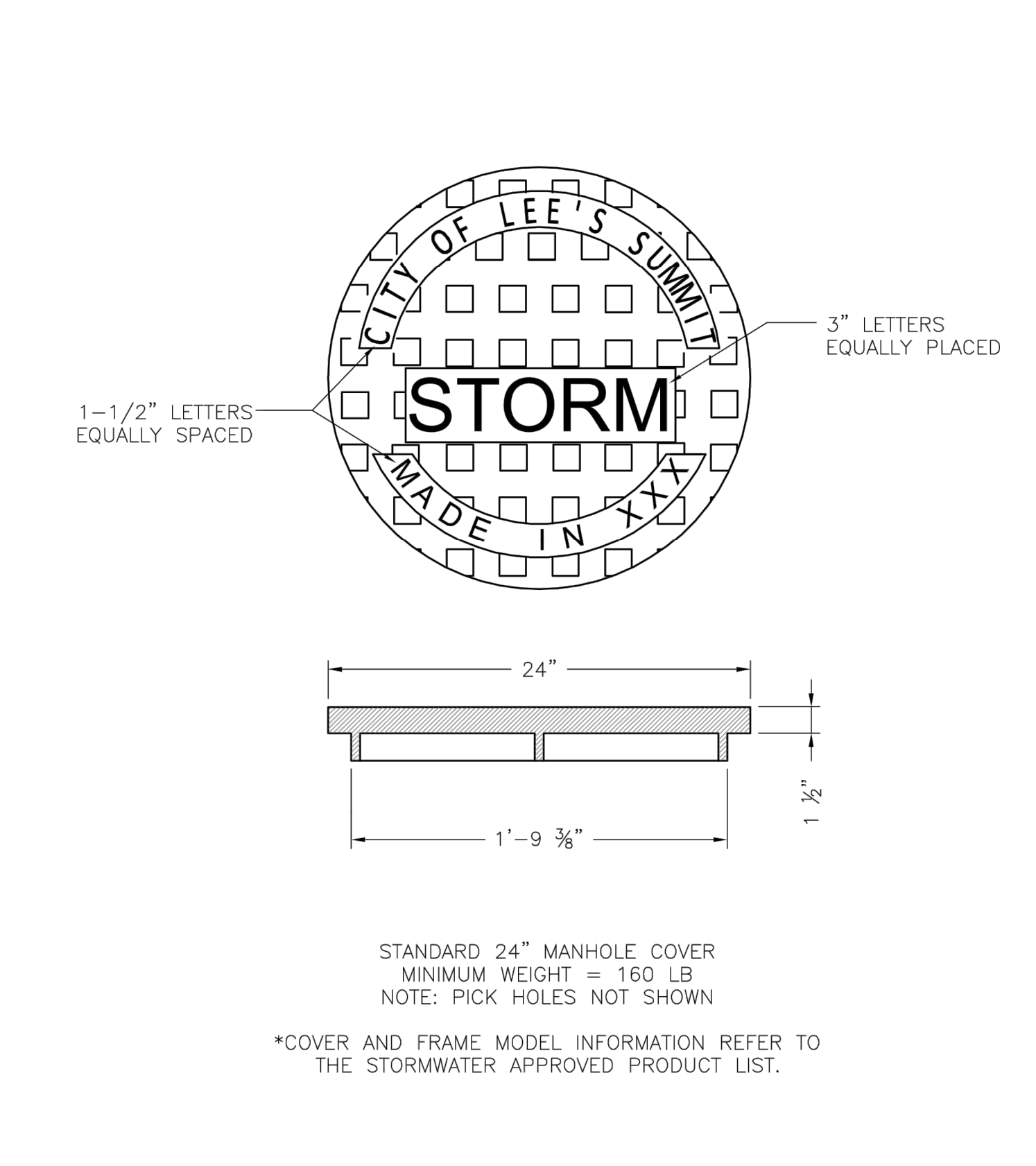


LEE'S SUMMIT
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

STM-7



LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE COVER DETAIL

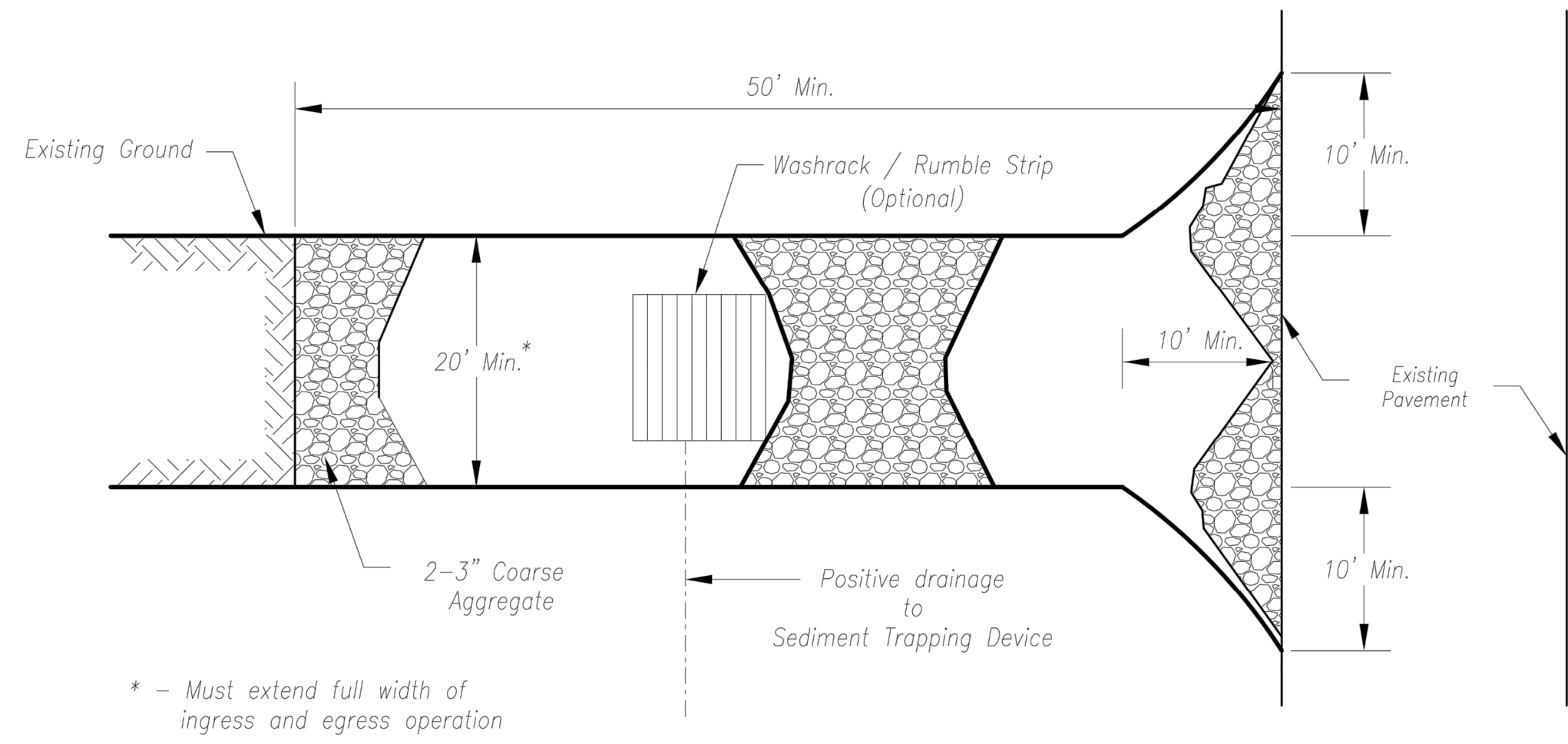
STM-6

LEE'S SUMMIT
MISSOURI

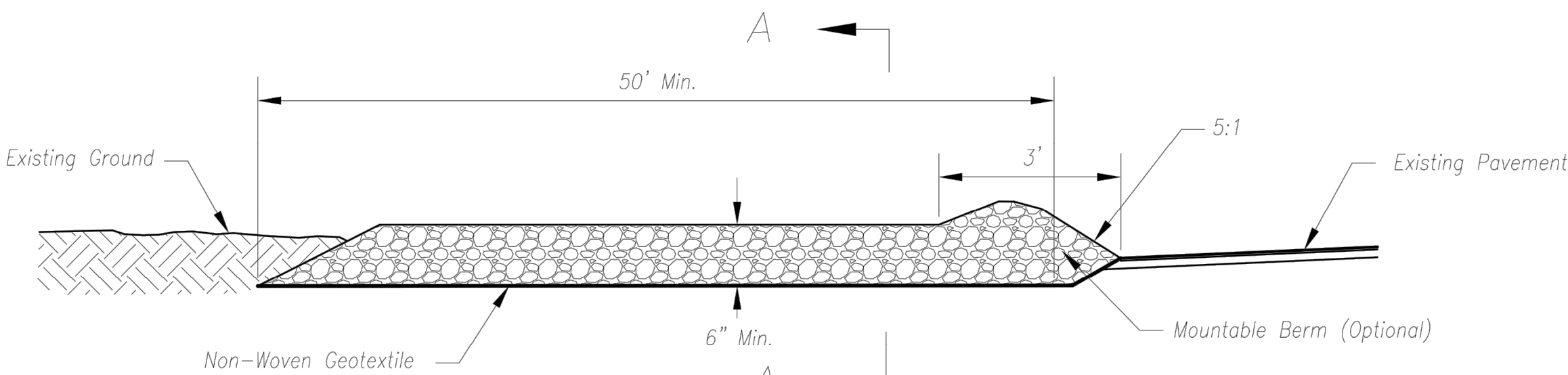
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE COVER DETAIL

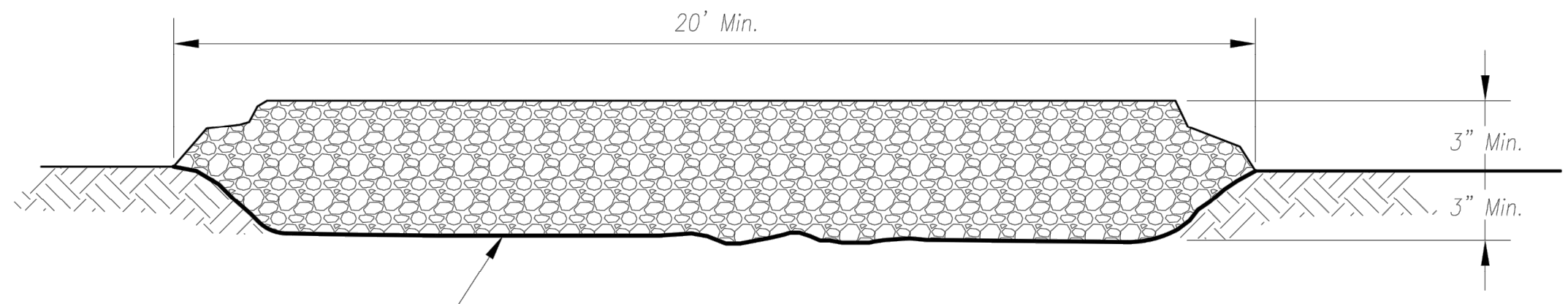
STM-6



Plan View
Not to Scale



Side Elevation
Not to Scale



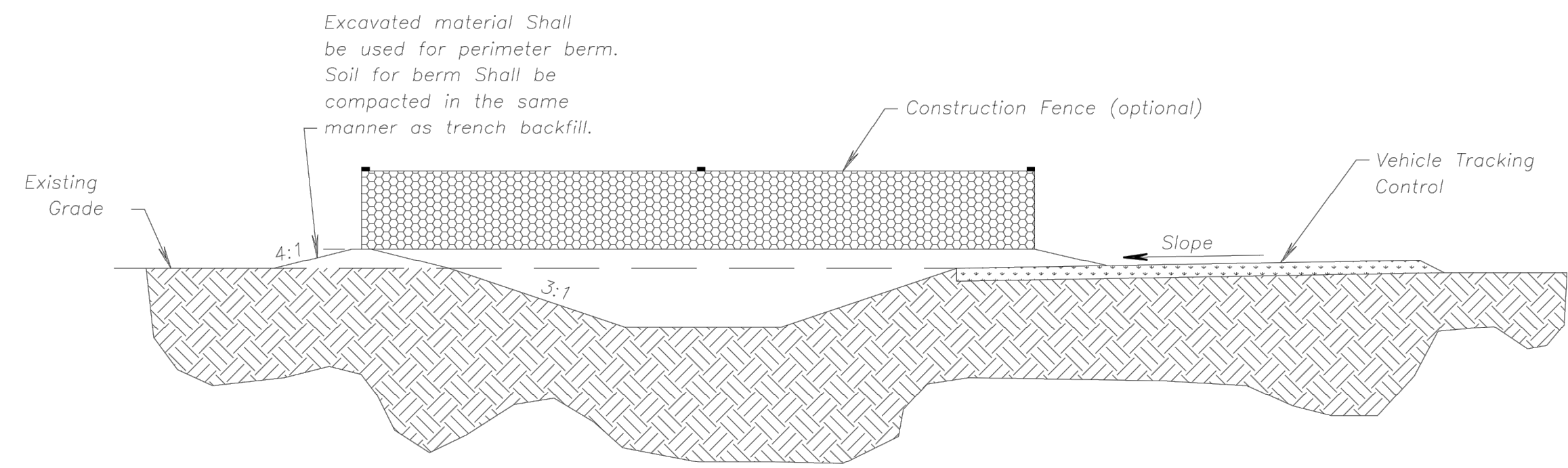
Section A-A
Not to Scale

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. 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.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. 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.
5. 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:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. 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.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. 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

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. 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.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

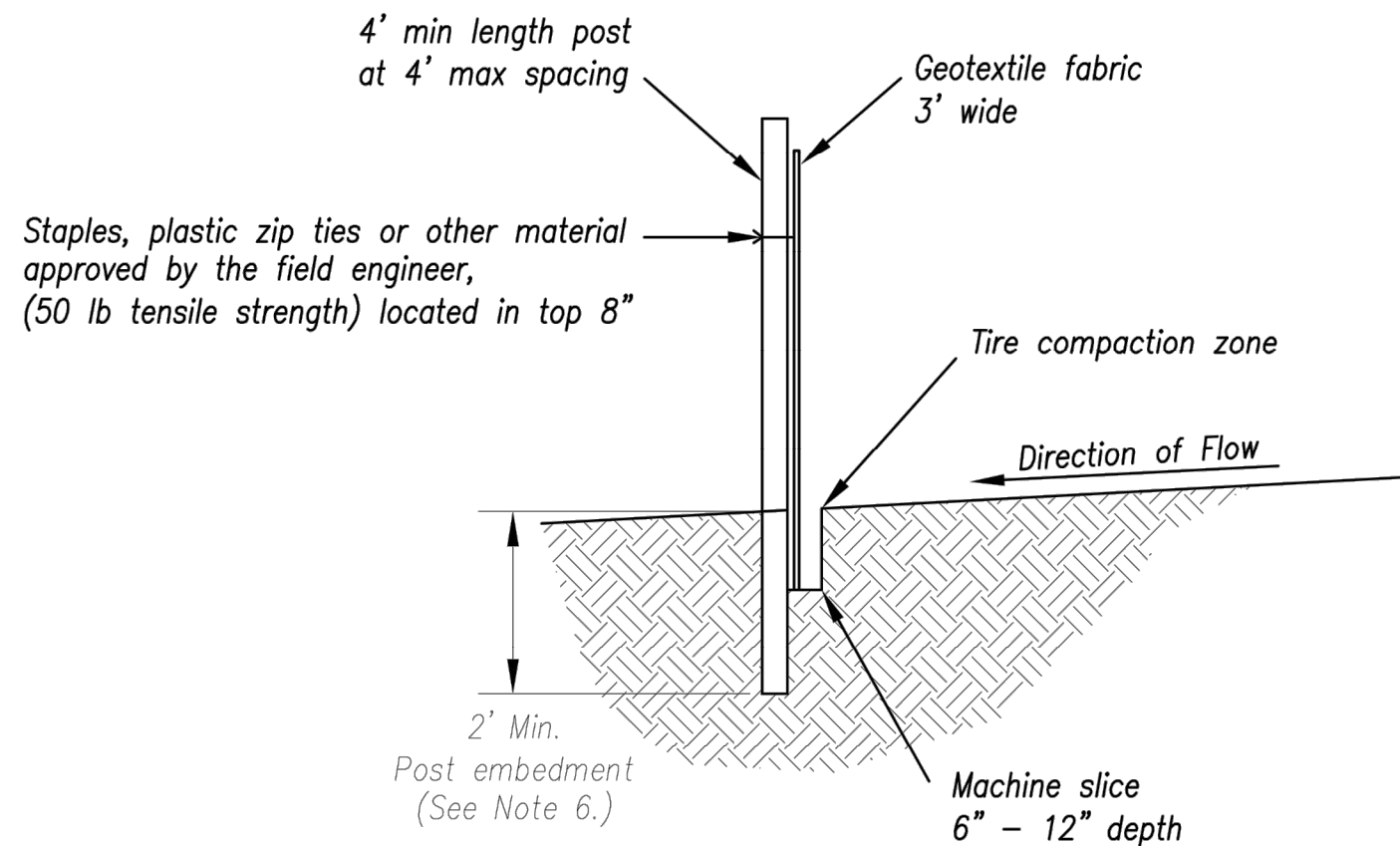
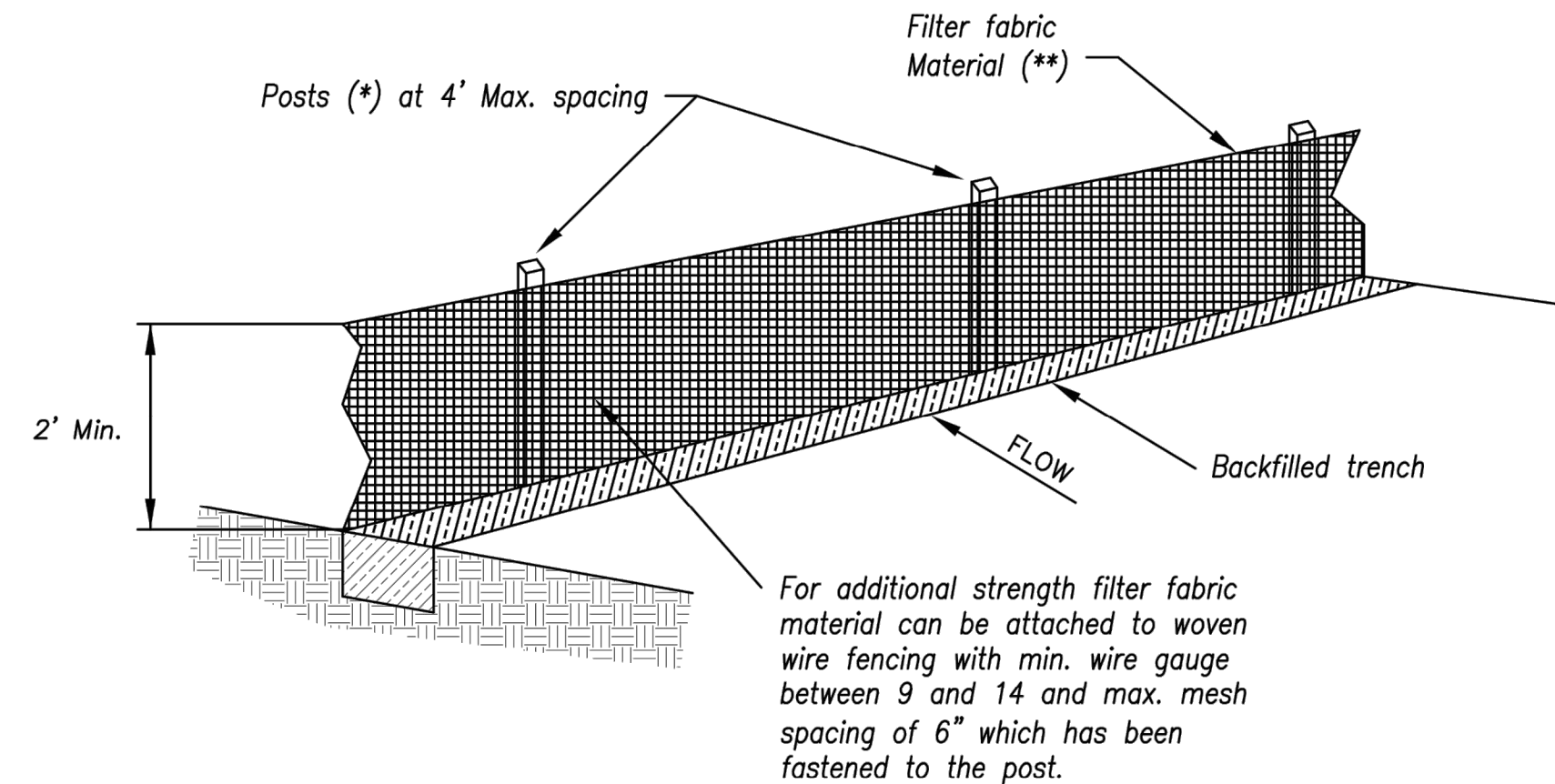
1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
STANDARD DRAWING NUMBER ESC-01
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-23 REV 0



(*) POSTS

- MIN. LENGTH 4'
- HARDWOOD 1 $\frac{3}{16}$ " x 1 $\frac{3}{16}$ "
- NO.2 SOUTHERN PINE 2 $\frac{5}{16}$ " x 2 $\frac{5}{16}$ "
- STEEL 1.33 LB/FT

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

SILT FENCE DETAILS

Not to Scale

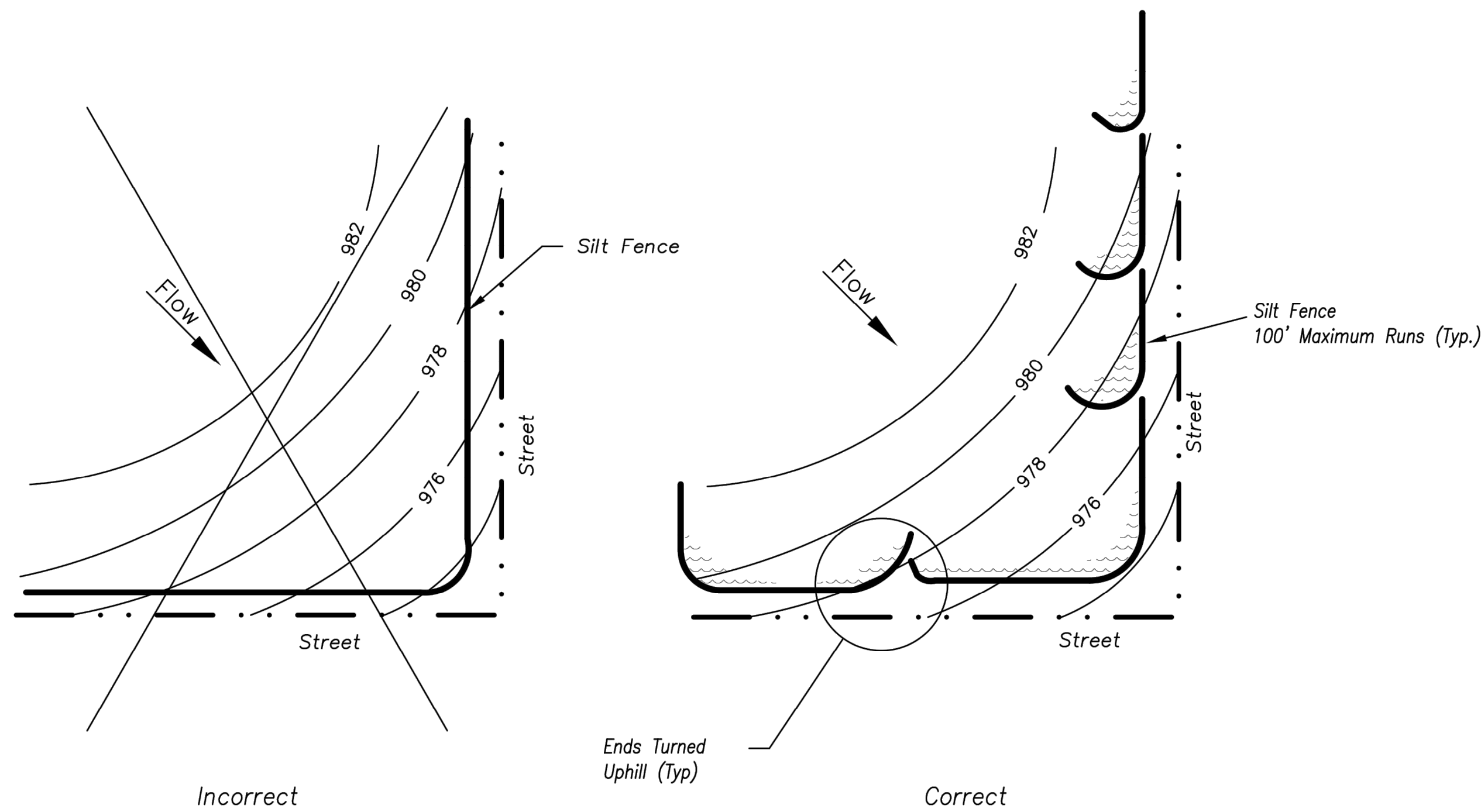
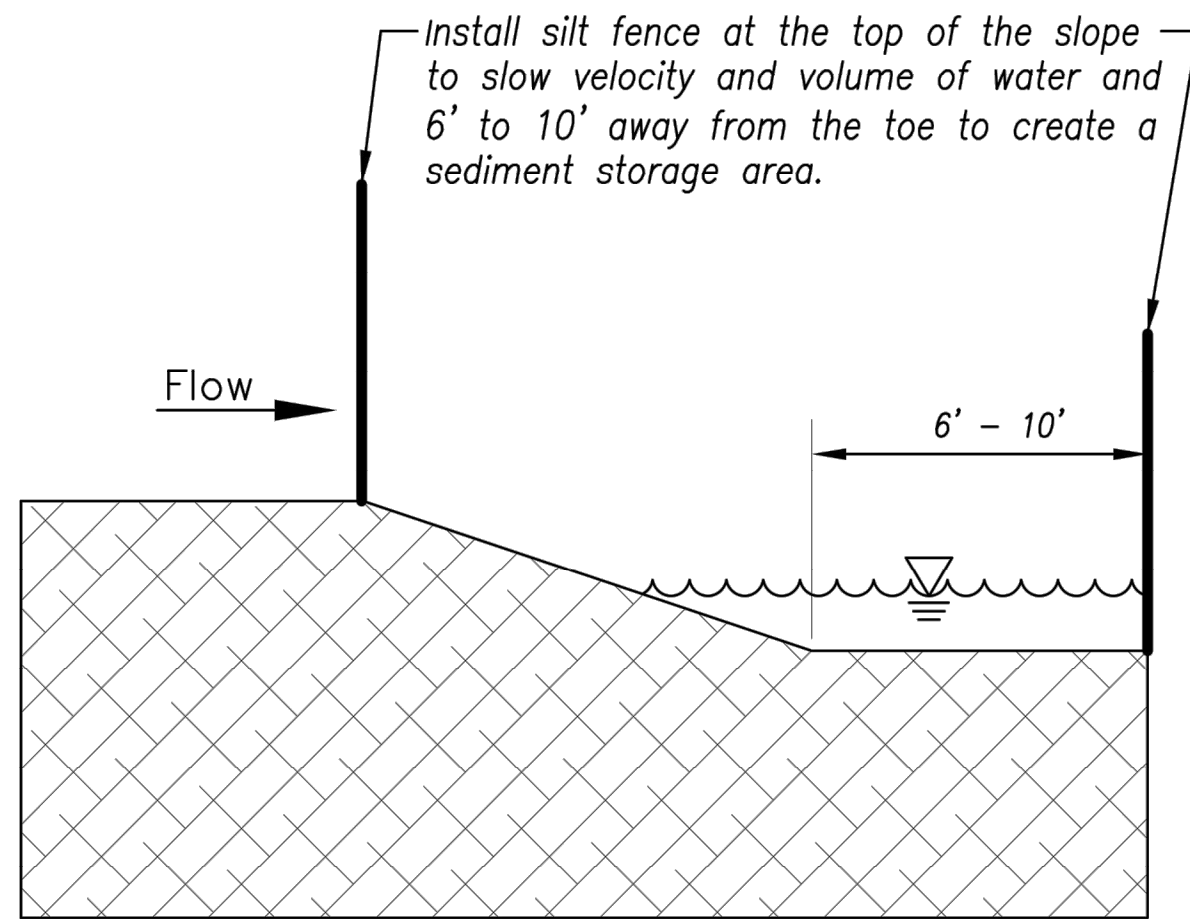


Figure A

SILT FENCE LAYOUT

Not to Scale

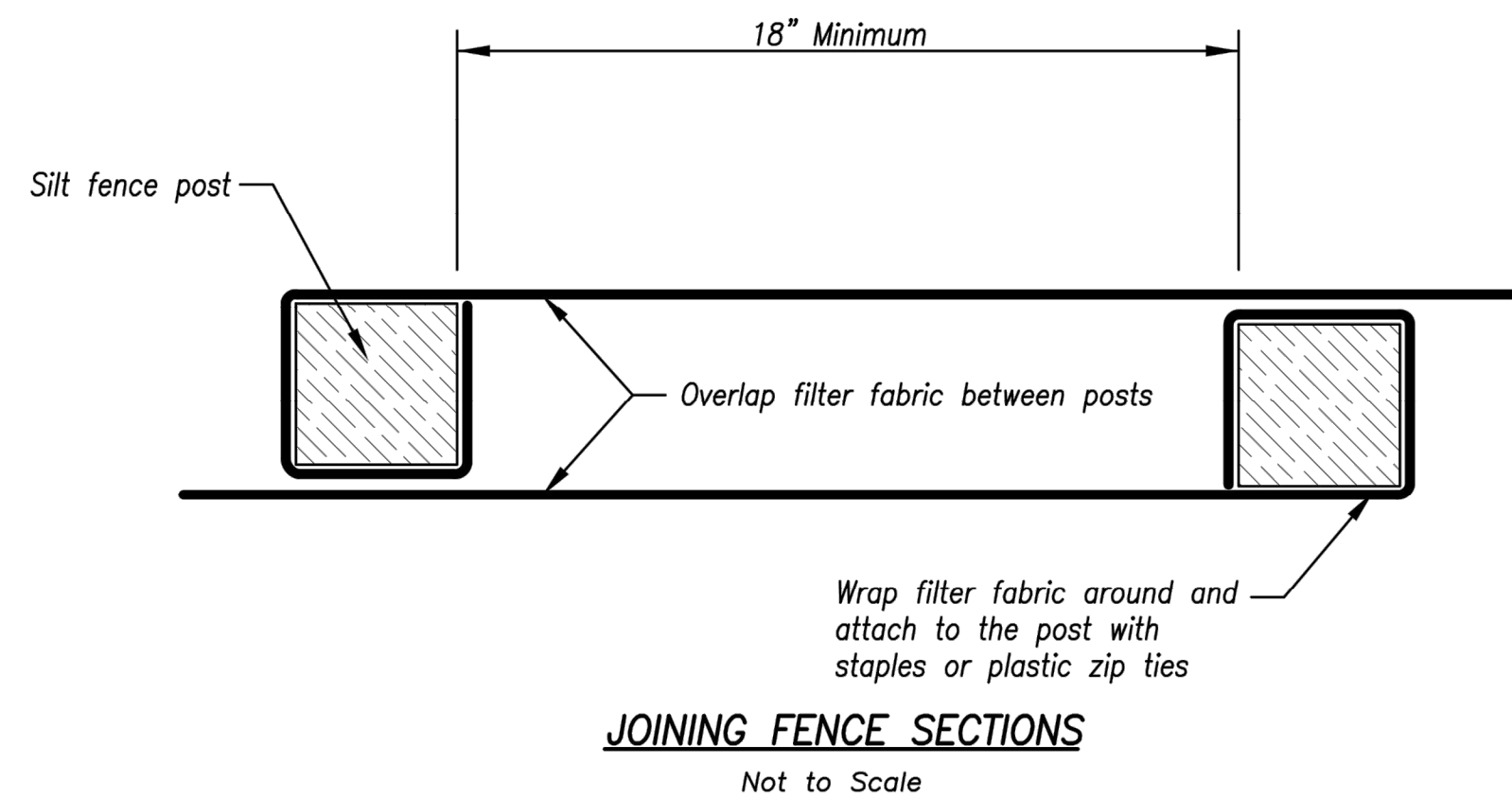


Notes:

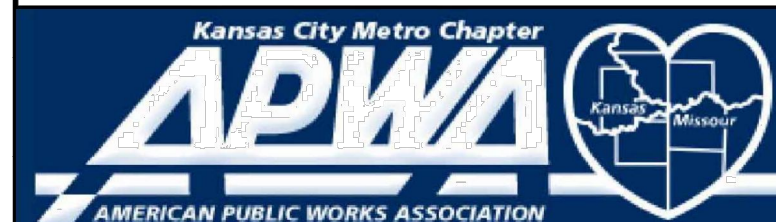
1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts 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.

Maintenance:

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.



AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY
METRO CHAPTER

SILT FENCE

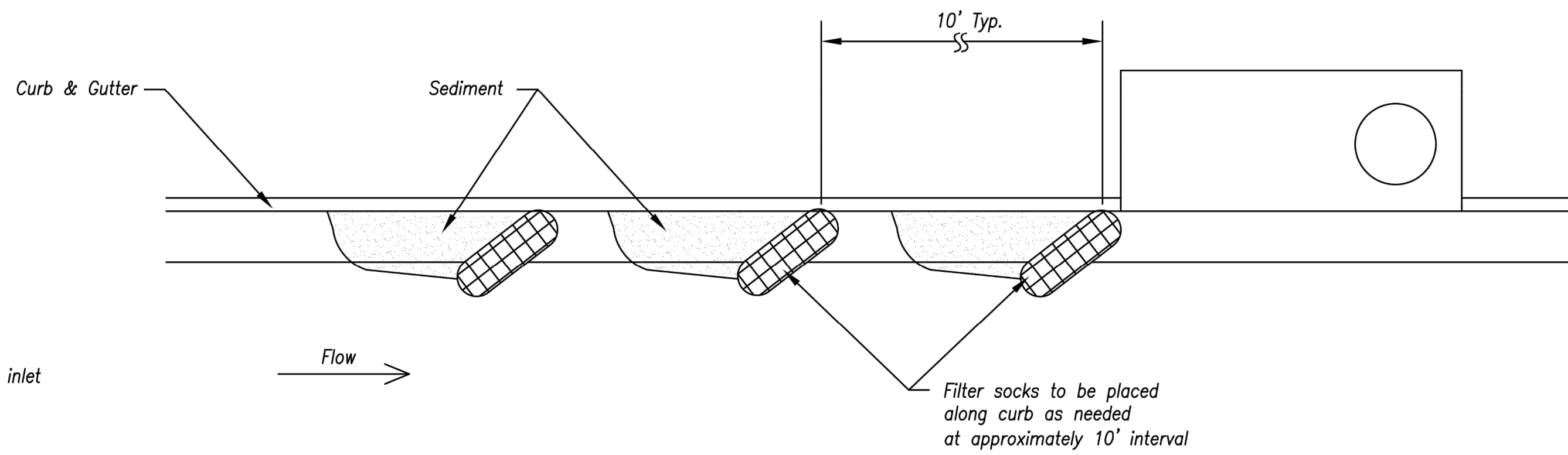
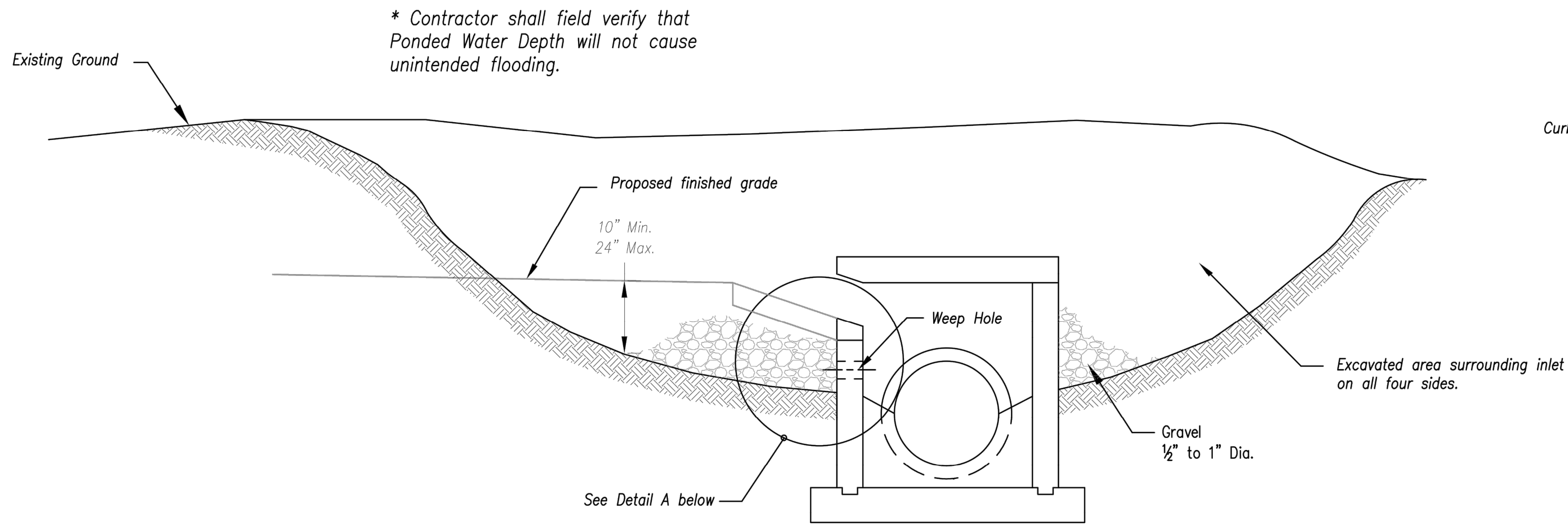
STANDARD DRAWING
NUMBER ESC-03

ADOPTED:
10/24/2016

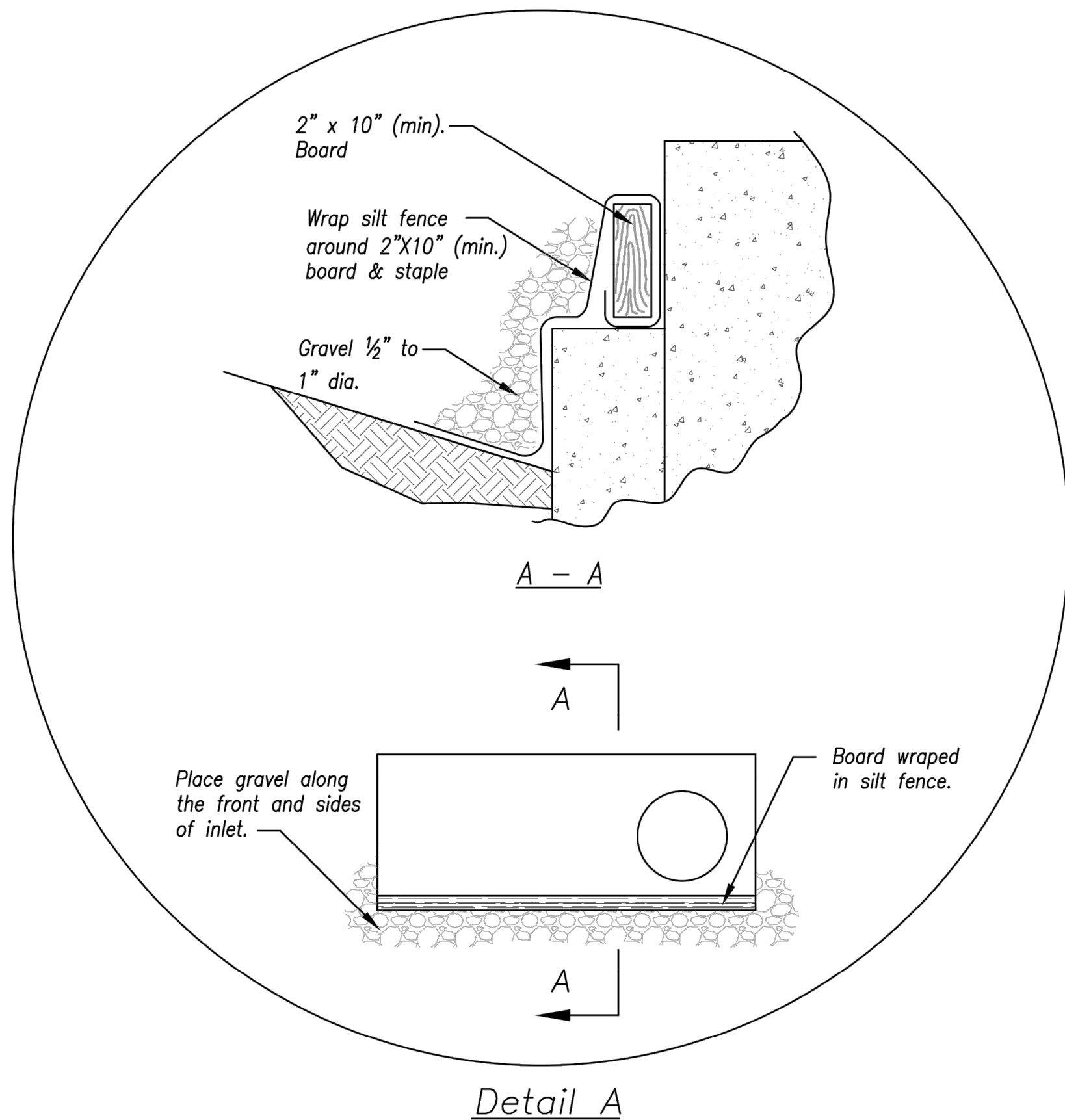
STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
EROSION CONTROL DETAIL SHEET

PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1IR_DET
SHEET	REV
C-24	0



On Grade Curb Inlet Protection



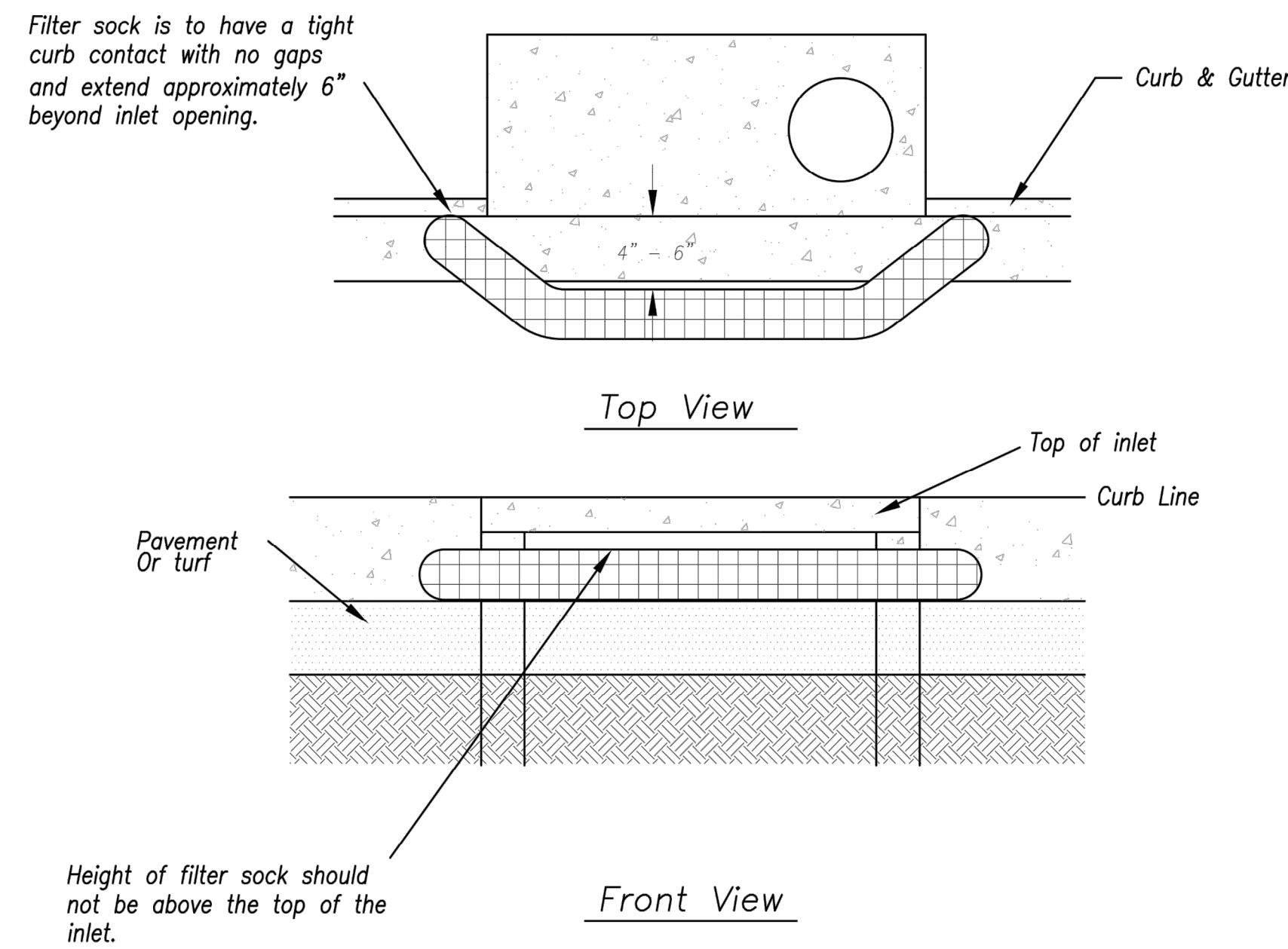
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring
Curb and Inlet Throat)

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:

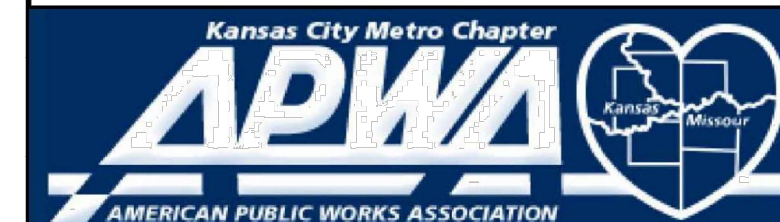
1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



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

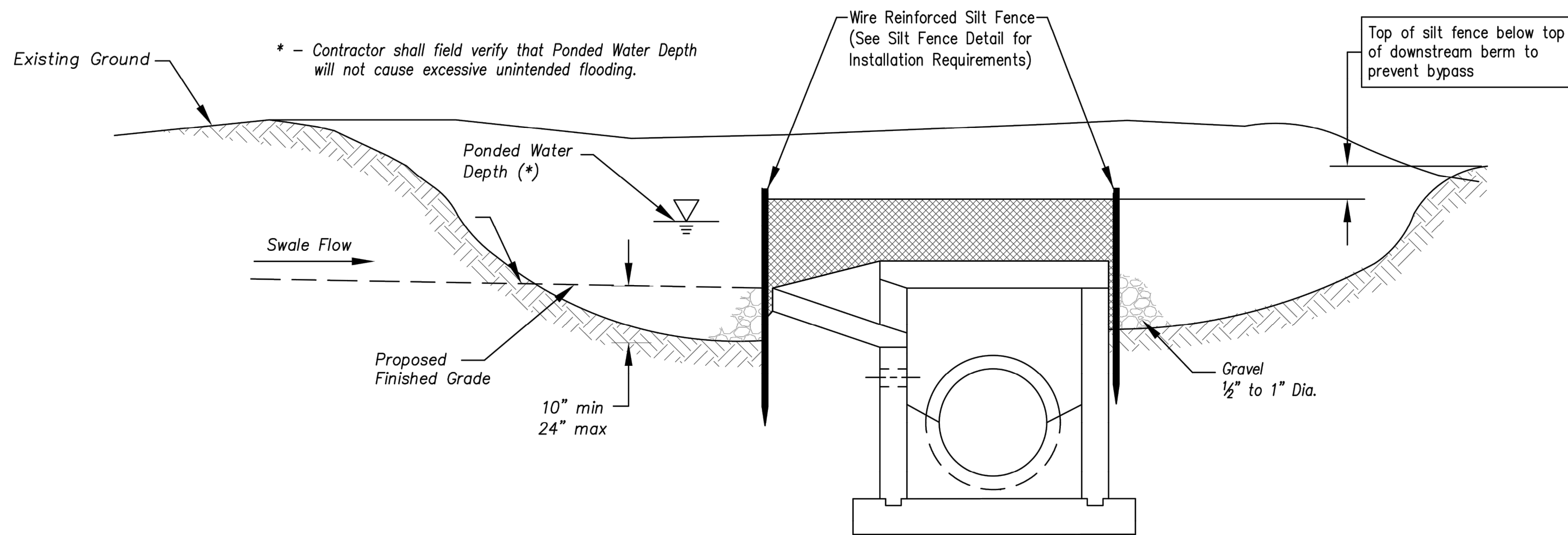
STANDARD DRAWING
NUMBER ESC-06

ADOPTED:
10/24/2016

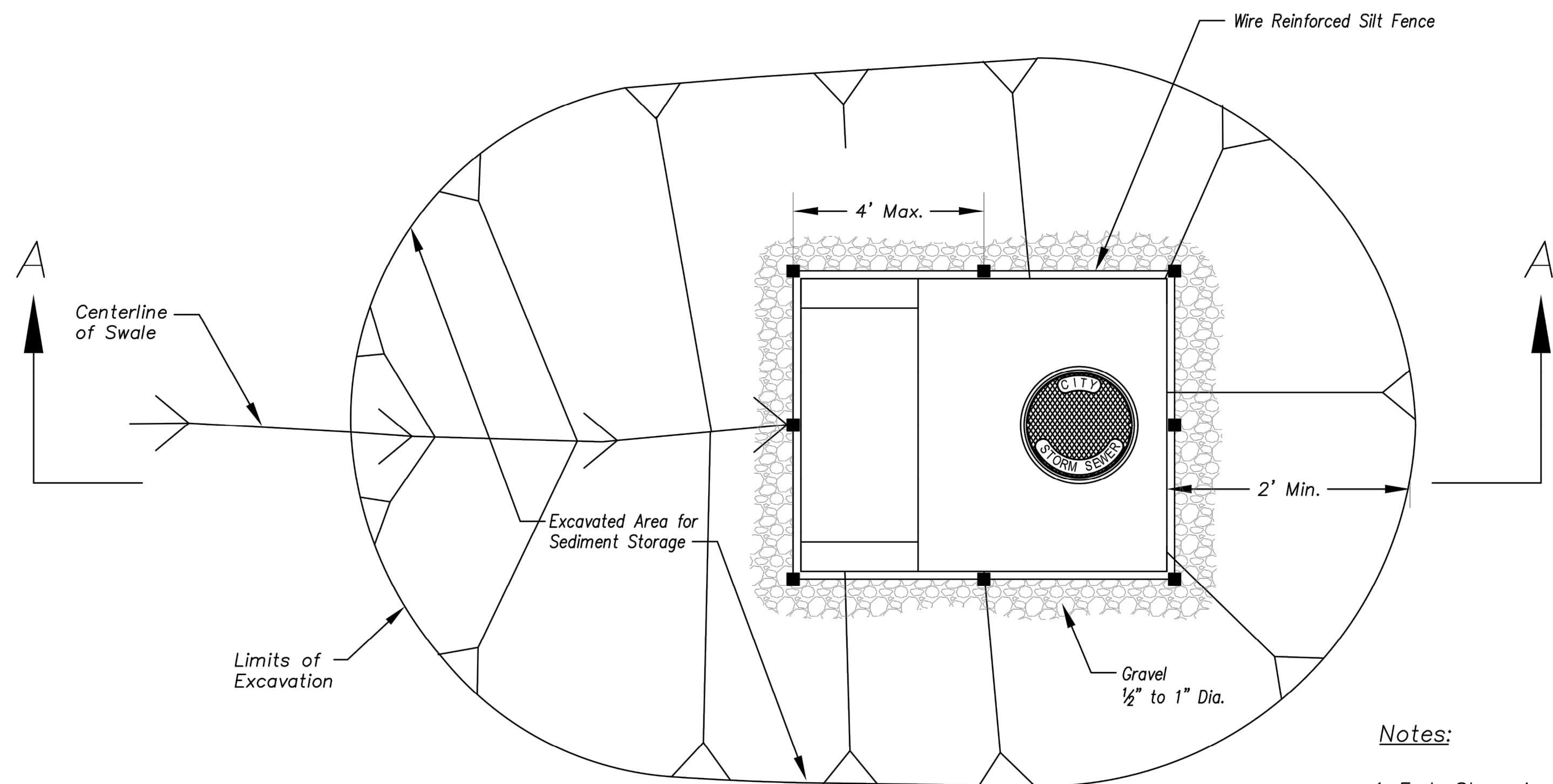
STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
EROSION CONTROL DETAIL SHEET

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



Section A-A
Not to Scale

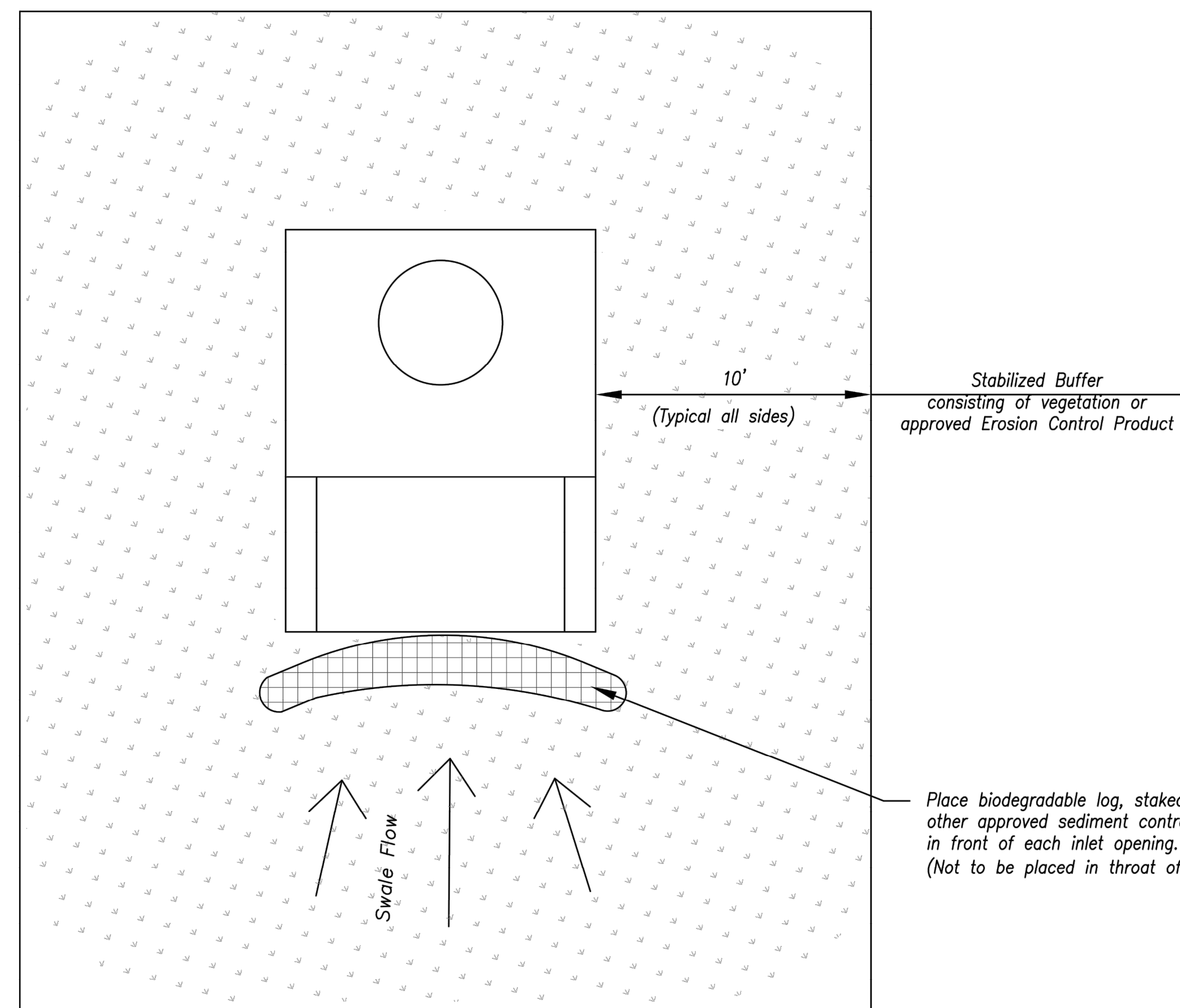


Plan
Not to Scale

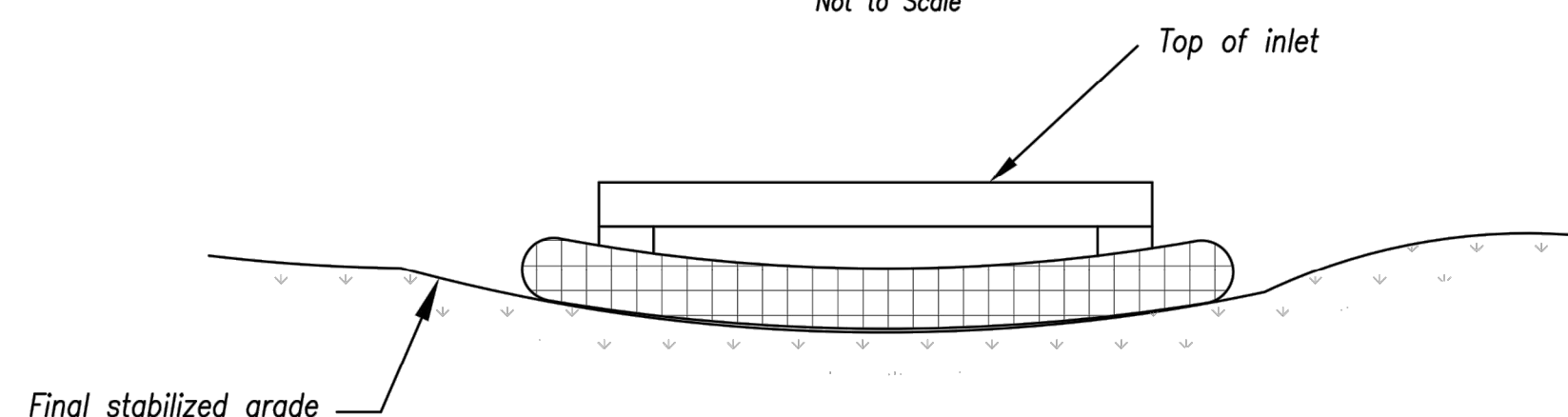
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

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



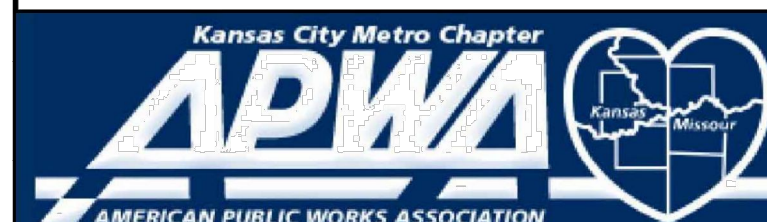
Front View
Not to Scale

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

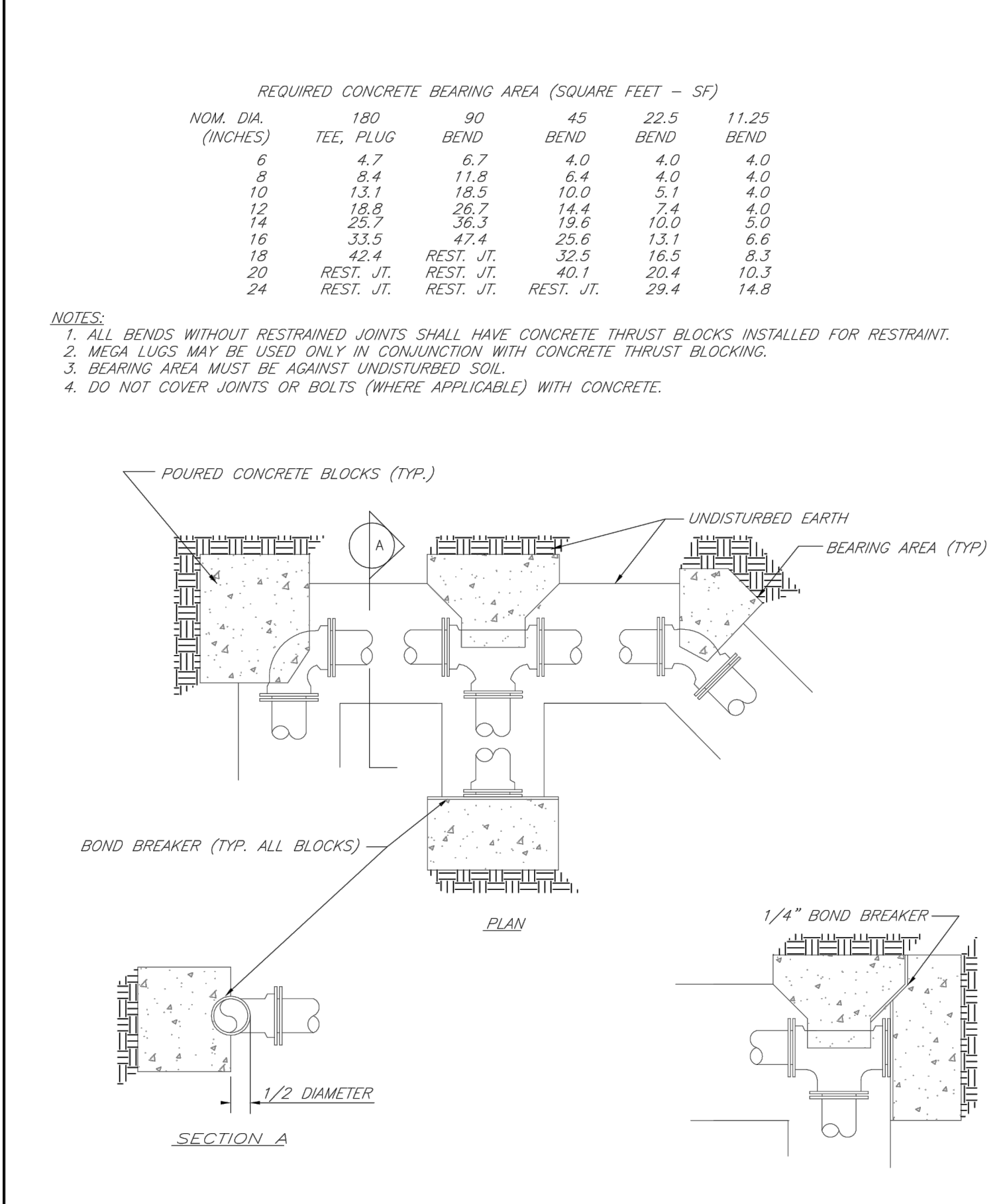
STANDARD DRAWING
NUMBER ESC-07

ADOPTED:
10/24/2016

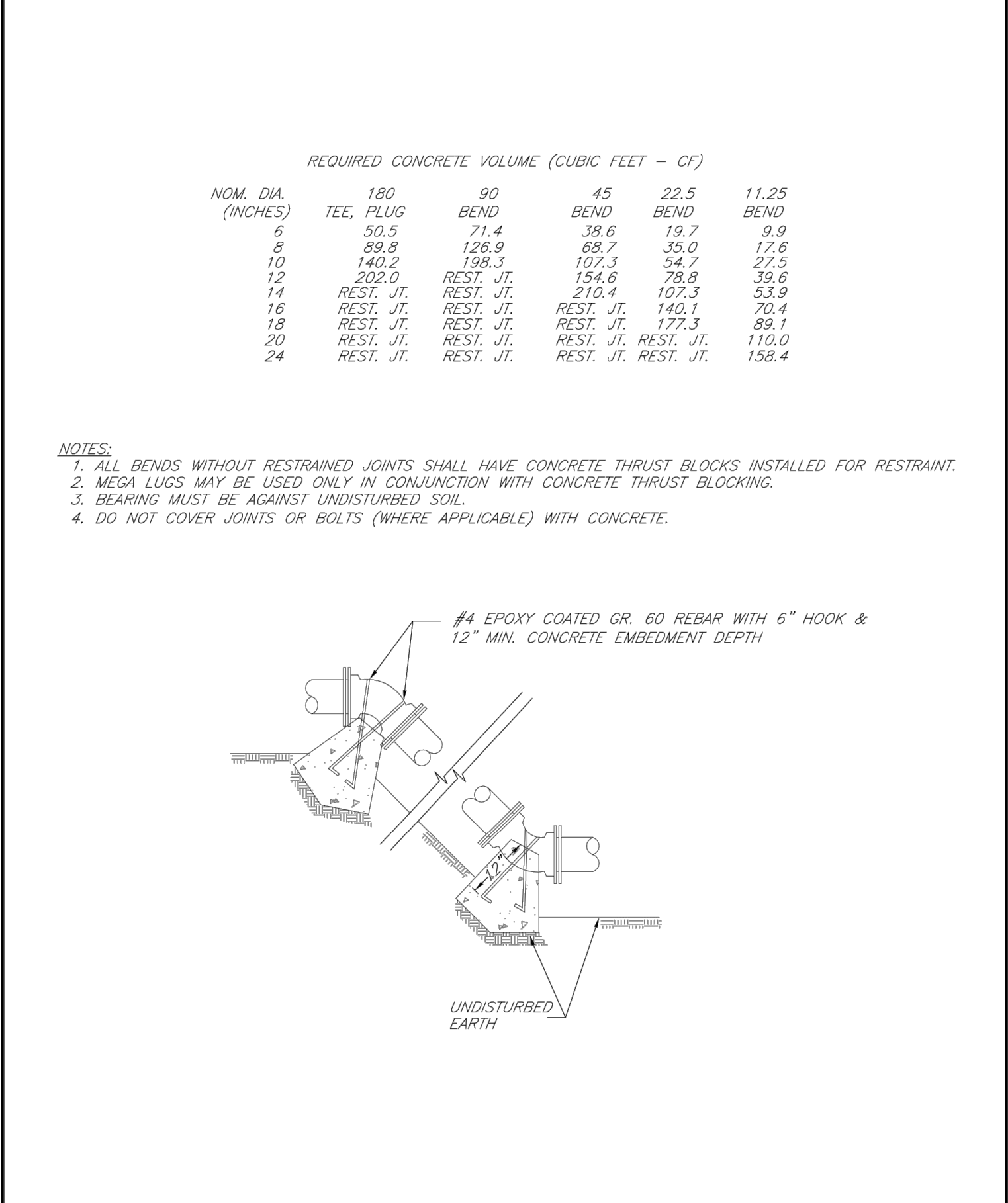
STREETS OF WEST PRYOR
NWQ NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI


PRIVATE ROAD PLANS
EROSION CONTROL DETAIL SHEET

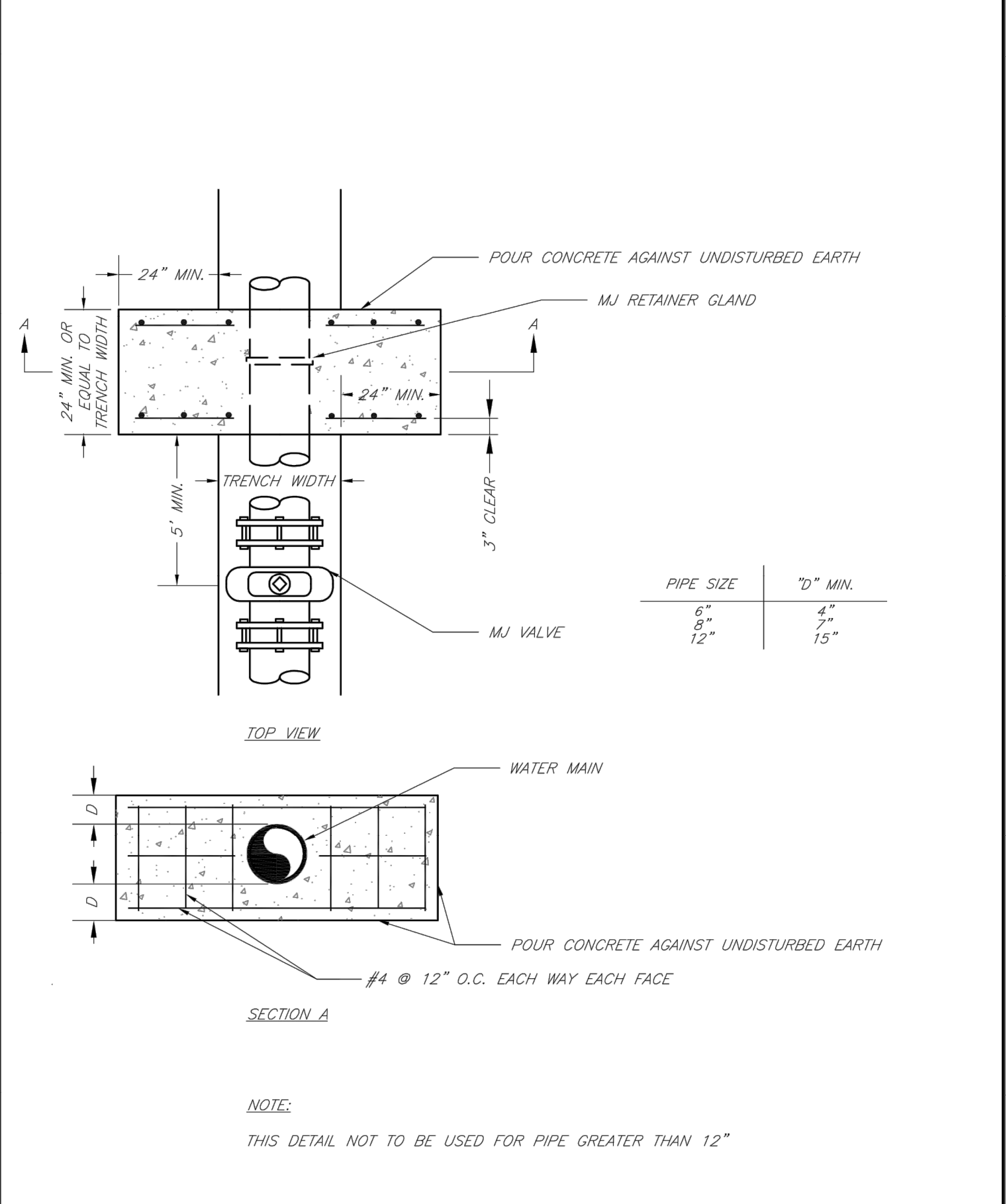
PROJ. NO.	A14-7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1IR_DET
SHEET	REV
C-26	0




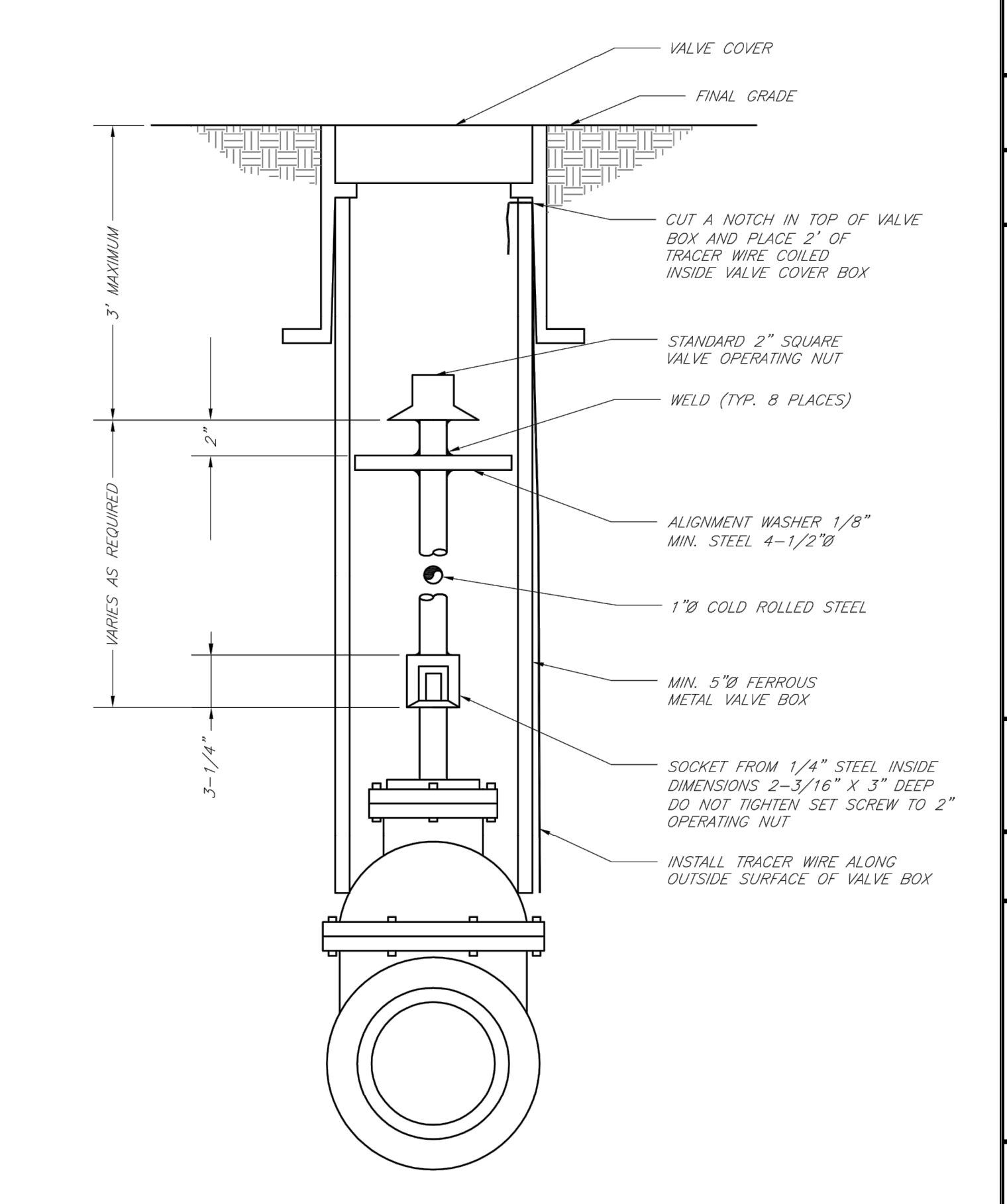
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		Drawn By: JN
	HORIZONTAL THRUST BLOCKS	Checked By: DL
		FILE: WAT-1
		Rev: 1/14
		Rev:



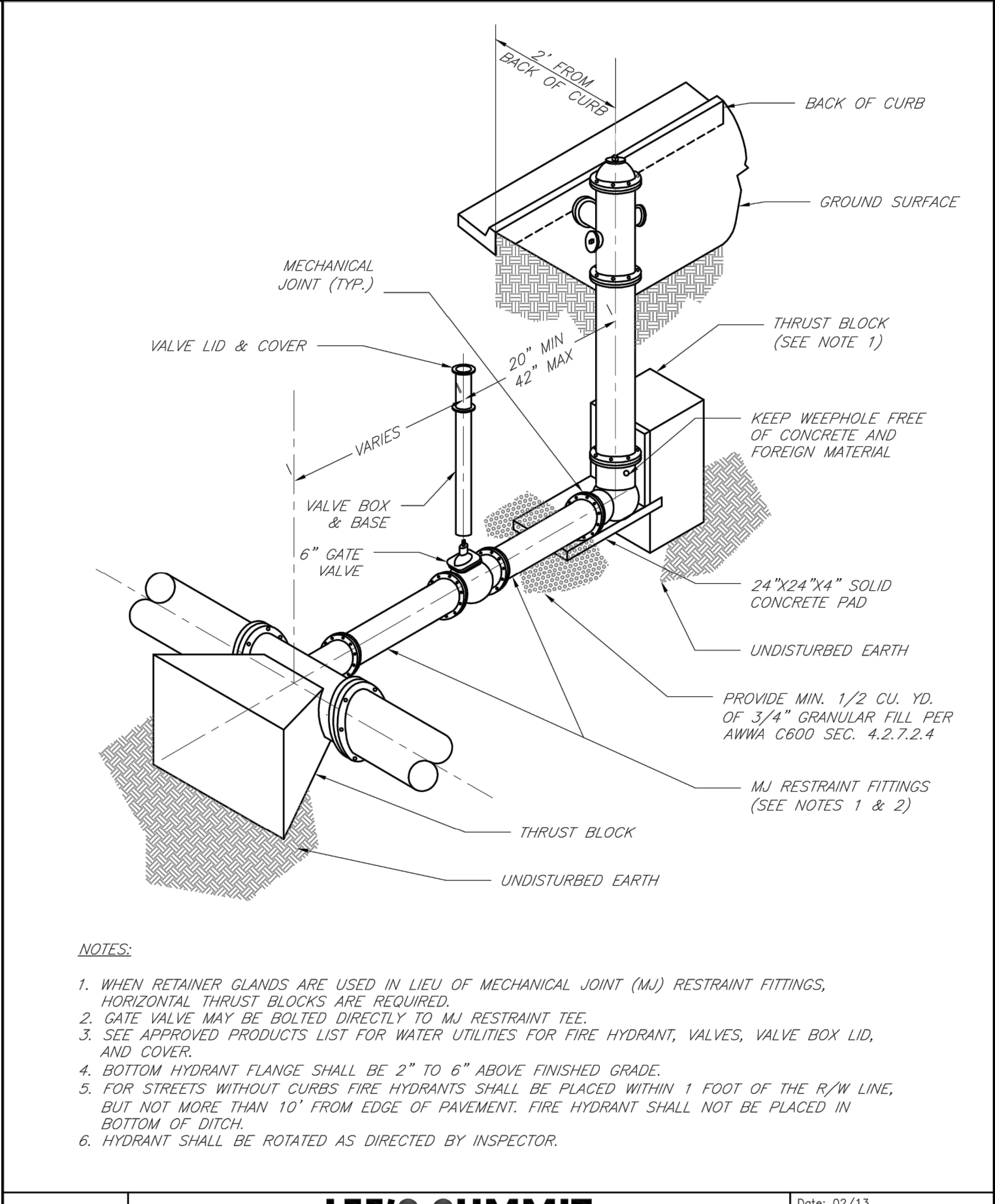
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		FILE: WAT-2
		Rev: 1/14
		Rev:



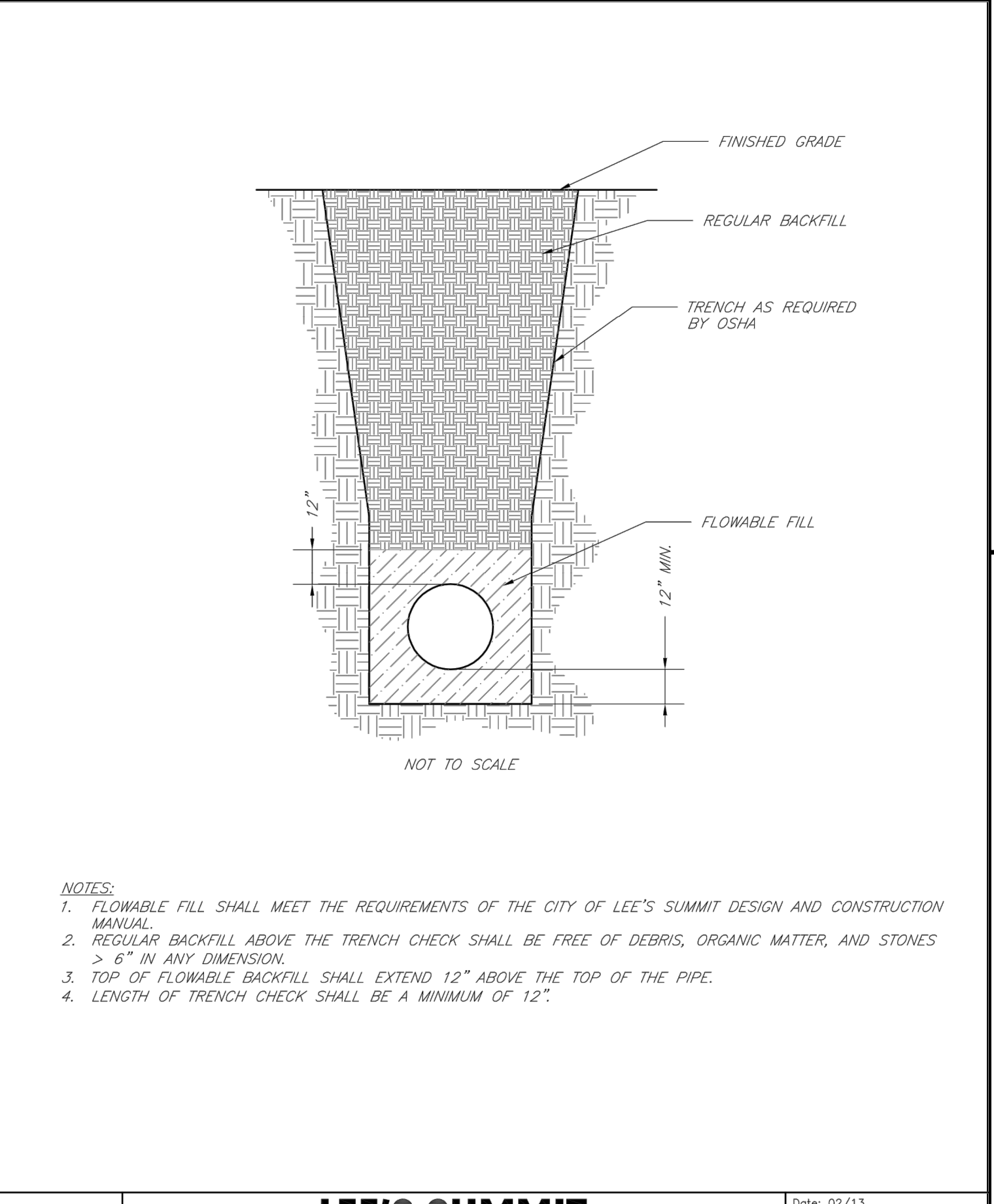
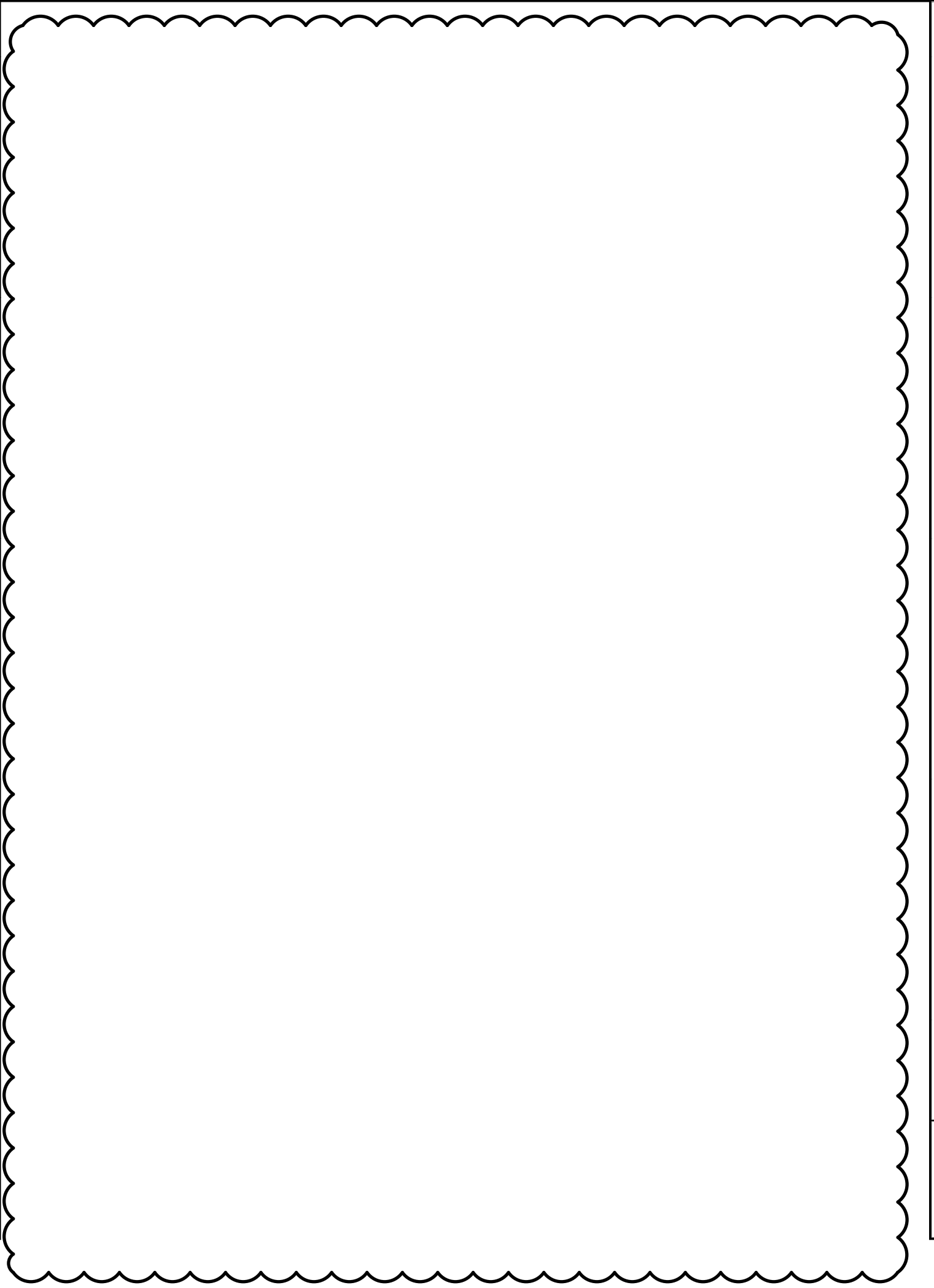
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		Drawn By: JN
		Checked By: DL
		FILE: WAT-3
STRADDLE BLOCK		Rev: 1/14
		Rev:



	<div>LEE'S SUMMIT</div> <div>MISSOURI</div> <div>PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</div>	Date: 02/13
		Drawn By: JN
	<div>VALVE STEM EXTENSION AND VALVE BOX</div>	Checked By: DL
		FILE: WAT-9
		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	
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Checked By: DL	
		FILE: WAT-7	
HYDRANT INSTALLATION - STRAIGHT SET		Rev: 1/14	
		Rev:	



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

1	7-25-19	REVISED PER CITY COMMENTS	1	DATE	DESCRIPTION
0	5-16-19	INITIAL ISSUE	0	DATE	DESCRIPTION

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DESIGN SERVICES UNDER THE KANSAS PROFESSIONAL ENGINEERING ACT
EXPIRES 12/31/19

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

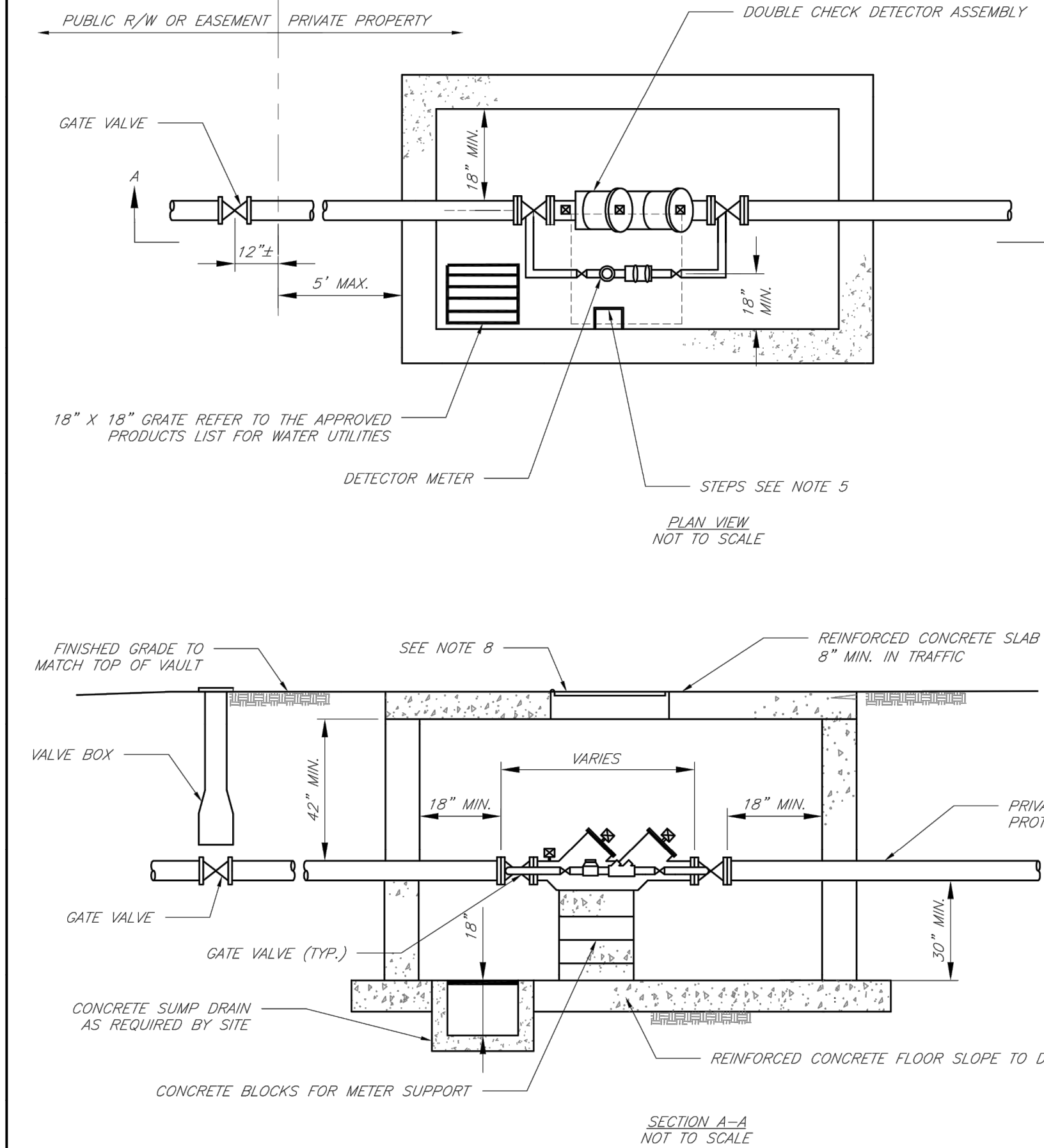
PRIVATE ROAD PLANS
WATER DETAILS

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

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

CFN **7067-1IR_DET**

SHEET **C-27** REV **1**



- GENERAL NOTES:
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
 2. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
 3. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 4. ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
 5. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
 6. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816-969-1900.
 7. ALL VALVES SHALL HAVE RISING STEMS.
 8. MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" Ø HOLE DRILLED FOR A TOUCH/READ DEVICE.
 9. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APERTURNANCES, ETC.
 10. CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
200 E. GREEN STREET
LEE'S SUMMIT, MO 64041



STANDARD DRAWINGS
WALL FOR DOUBLE CHECK DETECTOR CHECK

Drawn By: AS
Checked By: DL
Date: 11/14
Rev: 1/15
OF
WAT-12



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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 **LT**
CFN
7067-11R_DET
SHEET **C-28** REV **0**

07/07/2020

CLB
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AWN
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CHK

CONSTRUCTION DOCUMENTS

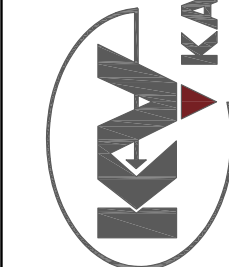
DESCRIPTION

6-28-19
REV
DATE



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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 SE-1
REV A

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.

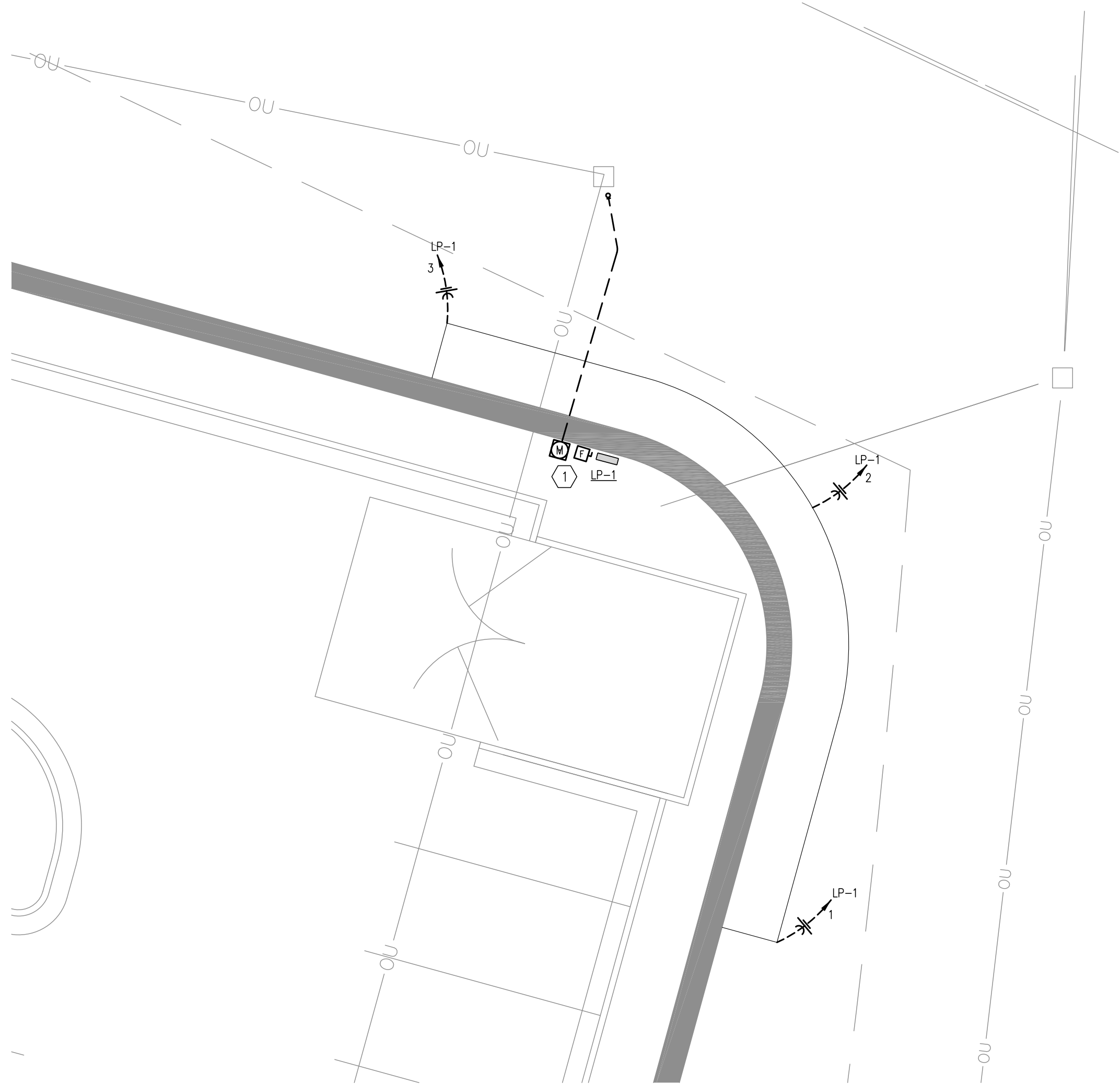
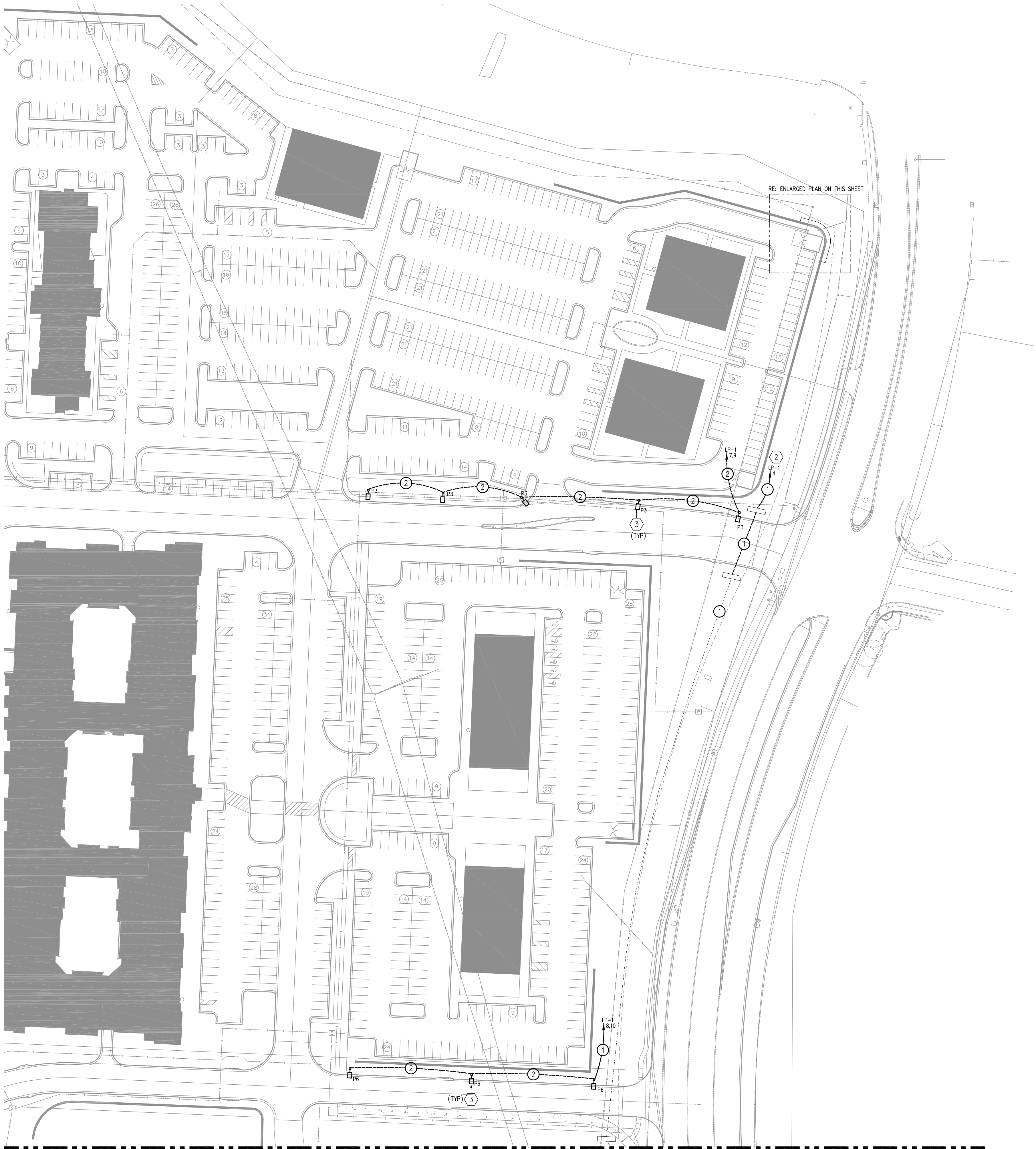
2 ENLARGED ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



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ISG PROJECT NUMBER
16-5419-3



1 SITE ELECTRICAL PLAN

SCALE: 1:60



RE: SHEET SE-2 FOR CONTINUATION

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

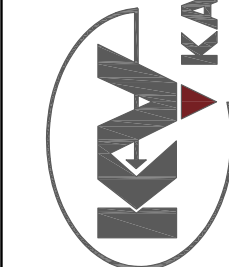
GENERAL NOTES:

- 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.



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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

07/07/2020

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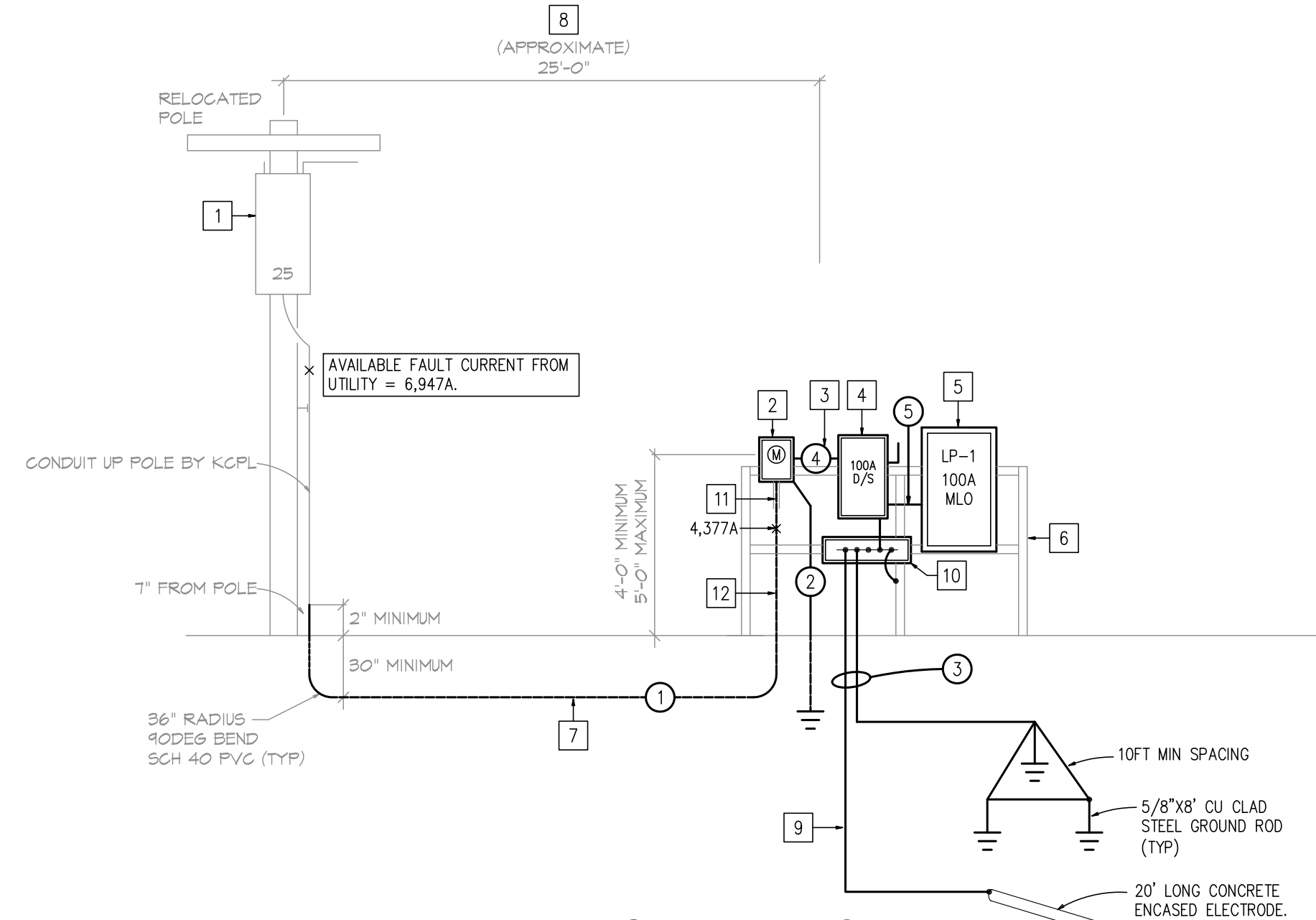
AWN

ELECTRICAL SYMBOLS

- ① BRANCH CIRCUIT OR FEEDER - SEE WIRING LEGEND FOR CONDUCTOR & CONDUIT QUANTITY & SIZE
- UNDER FLOOR/GRADE CONDUIT
- PANELBOARD
- NON-FUSED DISCONNECT SWITCH.
- FUSED DISCONNECT SWITCH.
- JUNCTION BOX.
- PLAN NOTE DESIGNATION.
- DIAGRAM NOTE DESIGNATION.
- × F=XXXA XXX = CALCULATED 3-PHASE FAULT CURRENT

ELECTRICAL NOTATIONS

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



MAIN RISER DIAGRAM

NOT TO SCALE

DIAGRAM NOTES:

- EXISTING RELOCATED UTILITY POLE AND POLE MOUNTED TRANSFORMERS. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS.
- 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.
- CONDUIT FROM METER SHALL BE 1-1/4" RIGID METALLIC CONDUIT.
- PROVIDE AND INSTALL NEW SERVICE RATED, NEMA 3R, 100A FUSED 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.
- PROVIDE AND INSTALL NEW 100A, 120/240V, 1PH, 3W MAIN LUG ONLY PANEL. PANEL SHALL BE RATED FOR 35,000 AIC.
- 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.
- 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 SLIP 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.
- 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 EXACT DISTANCE.
- CONNECT GROUNDING ELECTRODE CONDUCTOR TO AVAILABLE CONCRETE ENCASED ELECTRODE (I.E. RETAINING WALL AND SIGN). PROVIDE GROUNDING TO AVAILABLE CONNECTIONS PER NEC 250.
- PROVIDE AND INSTALL NEW COPPER GROUND BAR IN NEMA 3R WIREWAY FOR CONNECTIONS TO GROUNDING ELECTRODE SYSTEM.
- CONTRACTOR SHALL PROVIDE SLIP AND JOINT AND INSULATED BUSHINGS PER KCPL REQUIREMENTS.
- CONTRACTOR SHALL TRANSITION TO SCHEDULE 80 PVC AT OR BELOW GRADE. PROVIDE CLAMP AT FINISH GRADE TO UNISTRUT SYSTEM. LEAVE CLAMP LOOSE TO ALLOW SLIP JOINT TO WORK.

FEEDER SCHEDULE:

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

PANELBOARD SCHEDULE: LP-1 (NORTH ENTRANCE)

N000	PANELBOARD TYPE	1	PHASE		MAIN BREAKER		FEEDER ENTRANCE:		PANEL LOCATION:
120/240	VOLTAGE	3	WIRE		MAIN LUGS		X TOP		NORTH ENTRANCE
100	AMP MAIN BUS								FEEDER CABLE:
3R	NEMA ENCLOSURE		200% NEUT.		FEED THRU LUGS				SEE ONE-LINE DIAGRAM
10,000	RMS SYMMETRICAL AMPS @		240 VOLTS		SUB-FEED BREAKER		X SURFACE		SOURCE:
6/28/19	DATE		X COPPER BUSS		SOLID NEUTRAL				UTILITY

POLE #	SERVICE	VA LOAD	LOAD TYPE	WIRE SIZE	C.B. TRIP	POLE	C.B. TRIP	WIRE SIZE	LOAD TYPE	VA LOAD	SERVICE	POLE #
1	NORTH SIGN #1	500	L	12	20	1	20	1	L	500	NORTH SIGN #2	2
3	NORTH SIGN #3		L	12	20	1	20	1	L	500	MIDDLE AREA SIGNS	4
5	SOUTH SIGN #1	500	L	12	20	1	20	1	L	500	SOUTH SIGN #2	6
7	NORTH ENTRANCE	415	L	8	20	2	20	2	L	249	SOUTH ENTRANCE	8
9	LIGHTS		L	8					L		LIGHTS	10
11	SPARE				20	2	20	2			SPARE	12
13	SPARE				20	2	20	2			SPARE	14
15	SPARE				20	2	20	2			SPARE	16
17	SPARE				20	1	20	1			SPARE	18
19	SPARE				20	1	20	1			SPARE	20
21	SPARE				20	1	20	1			SPARE	22
23	SPARE				20	1	20	1			SPARE	24
25	SPARE										SPARE	26
27	SPARE										SPARE	28
29	SPARE										SPARE	30

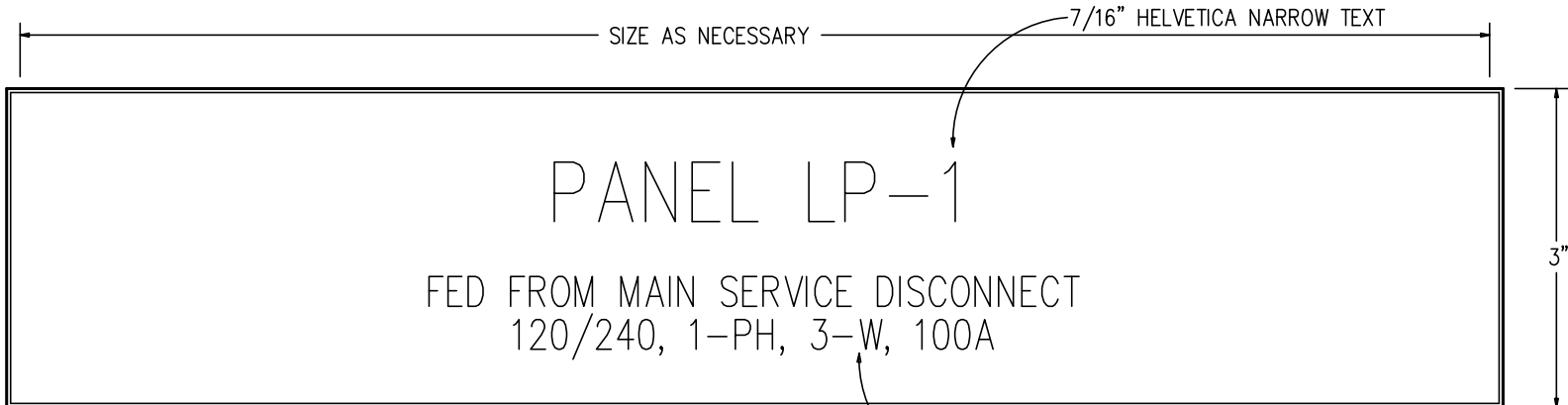
		1415	915							749	1249	
		CONNECTED VA/PH (LESS FEED THRU & SUB FEED)			L1 -	2164	L2 -	2164				
		CONNECTED VA/PH FROM FEED THRU AND SUB FEED			L1 -	2164	L2 -	2164				
		TOTAL CONNECTED VA/PH			L1 -	2164	L2 -	2164				
LOAD TYPE	CODE DEMAND REQUIREMENTS	CONNECTED VA			DEMAND VA		MIN. CODE VA (1.25 x CONT.)					
		THIS PANEL	SUB PANELS	TOTAL								
LIGHTING (NEC 220-11)	100%	4328		4328	4328		5410					
RECEPTACLES (NEC 220-13)	1st 10,000VA + 1/2 x REMAINING	0	0	0	0	0	0					
LARGEST MOTOR (NEC 430-24)	1.25 x LARGEST FLA	0	0	0	0	0	0					
REMAINING MOTORS (NEC 430-24)	100% REMAINING MOTORS	0	0	0	0	0	0					
HEATING (NEC 220-15)	100%	0	0	0	0	0	0					
KITCHEN EQUIPMENT (NEC 220-20)	VARIES (SEE CODE SECTION)	0	0	0	0	0	0					
WATER HEATER	100%	0	0	0	0	0	0					
MISC.	100%	0	0	0	0	0	0					
SPARE	0.25 x CODE MIN.VA						1353					
TOTAL LOADS		4328		4328	4328		6763					
SIZING LOAD				28 AMPS								

- Notes:
- IF WIRE SIZE IS NOT SHOWN, REFERENCE ONELINE OR SITE PLANS.



SERVICE ENTRANCE DISCONNECT SWITCH NAMEPLATE

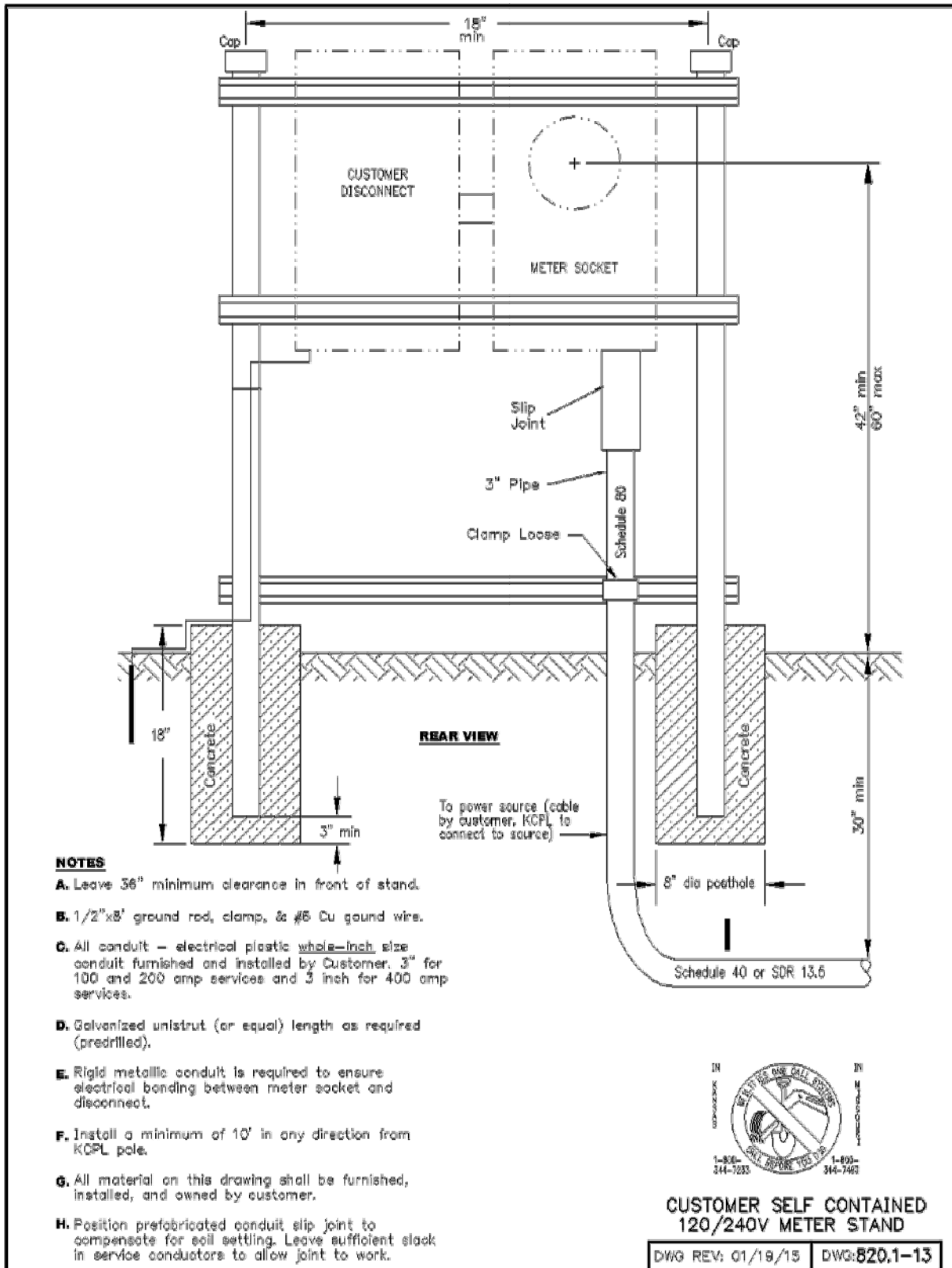
NOT TO SCALE



MAIN PANEL NAMEPLATE

NOT TO SCALE

Customer Self Contained 120/240V Meter Stand



KCPL METER STAND

NOT TO SCALE



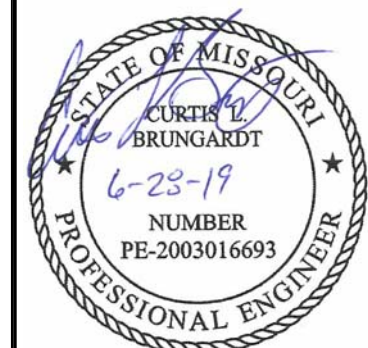
1 NEW POLE MOUNTED LIGHT FIXTURE SHALL BE INSTALLED IN APPROXIMATE LOCATION SHOWN
RE: LIGHTING FIXTURE SCHEDULE ON SHEET SL-2.

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

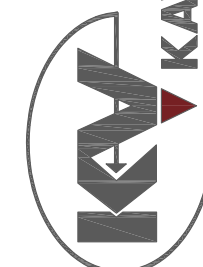
NOTES
1) N/A

	0	6-28-19	CONSTRUCTION DOCUMENTS
	REV	DATE	DESCRIPTION



CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693

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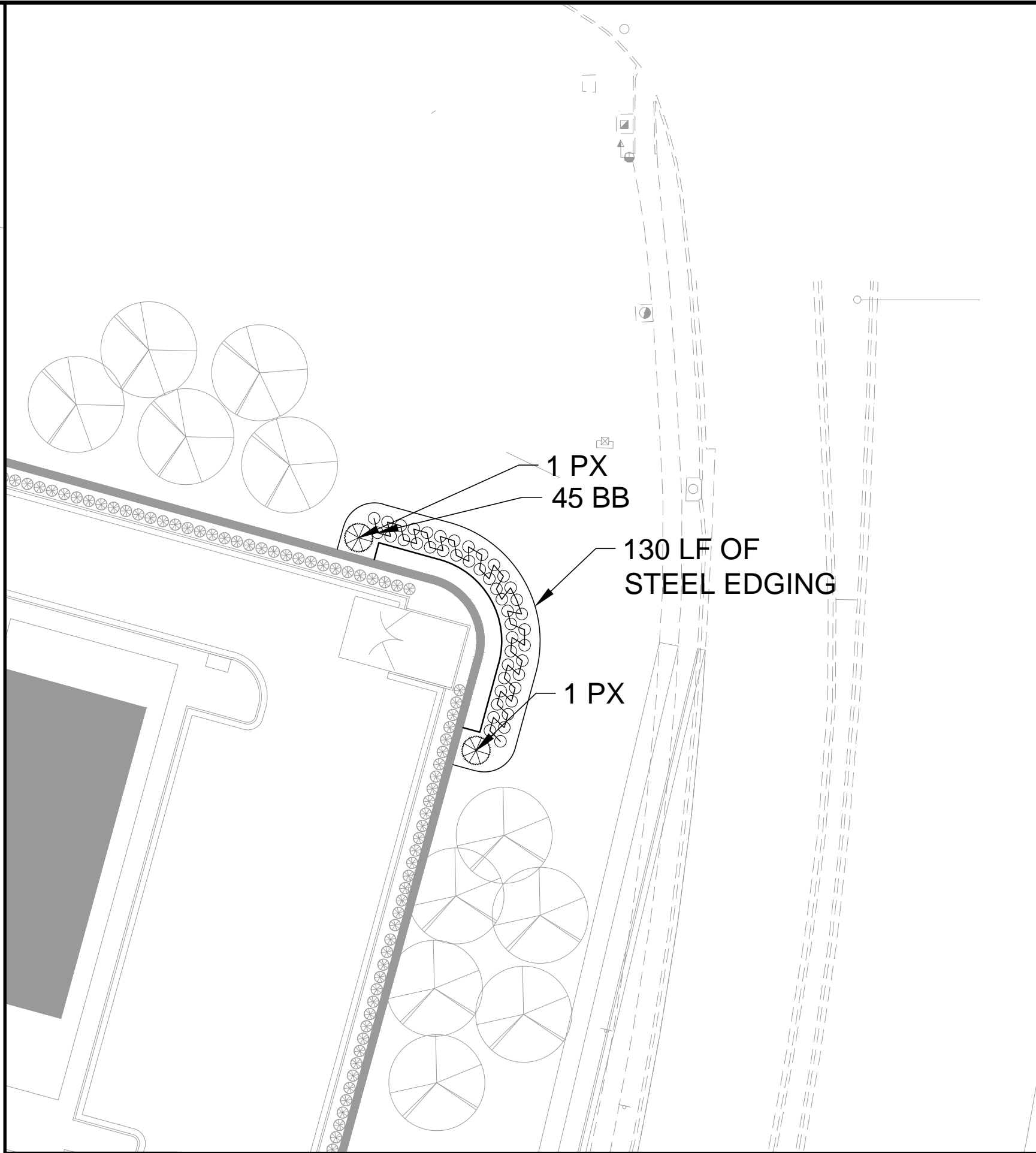
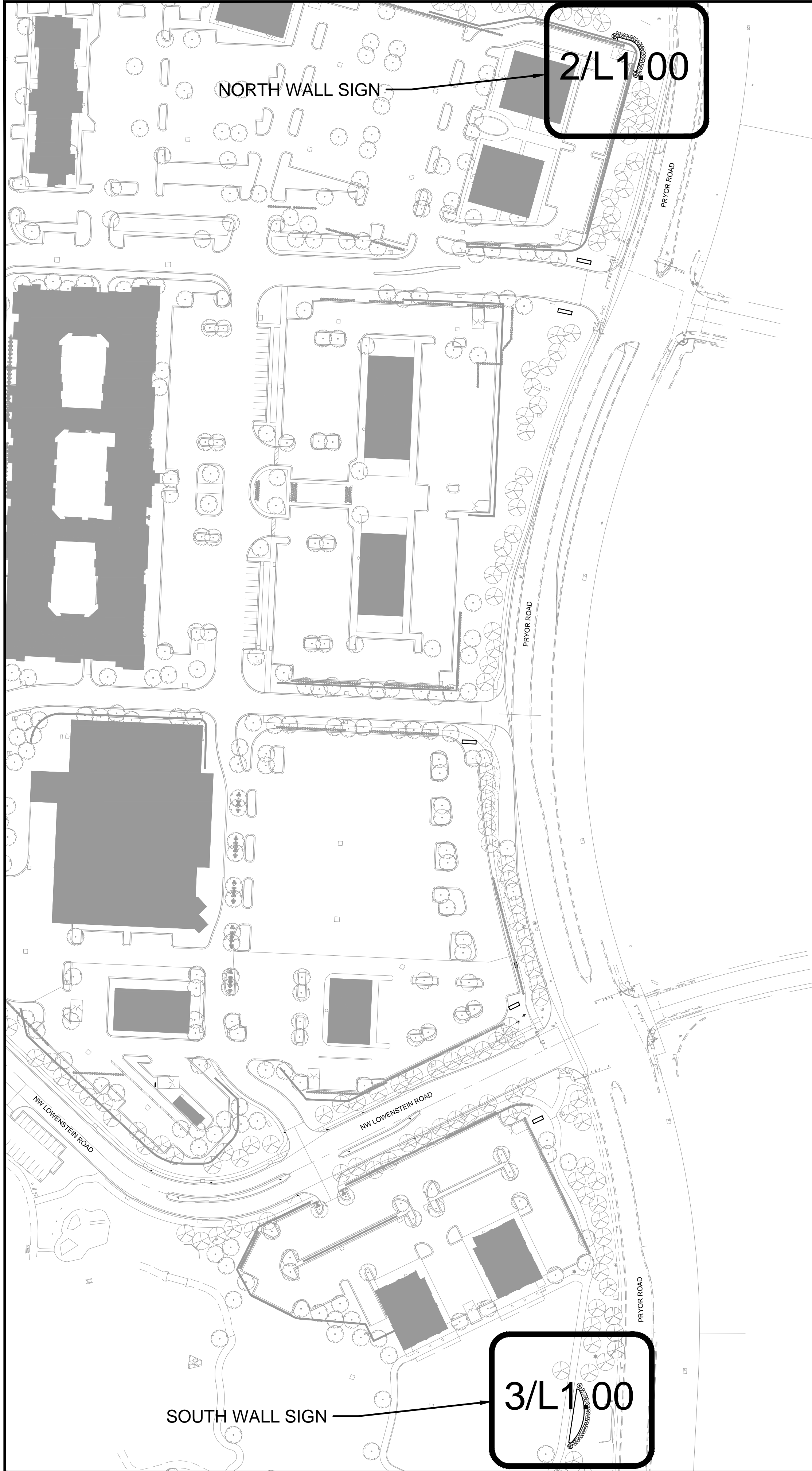
STREETS OF WEST PRYOR
NW/4 NW PRYOR RD & NW LOWENSTEIN DR
LEE'S SUMMIT, MISSOURI

PRIVATE ROAD PLANS
SITE LIGHTING

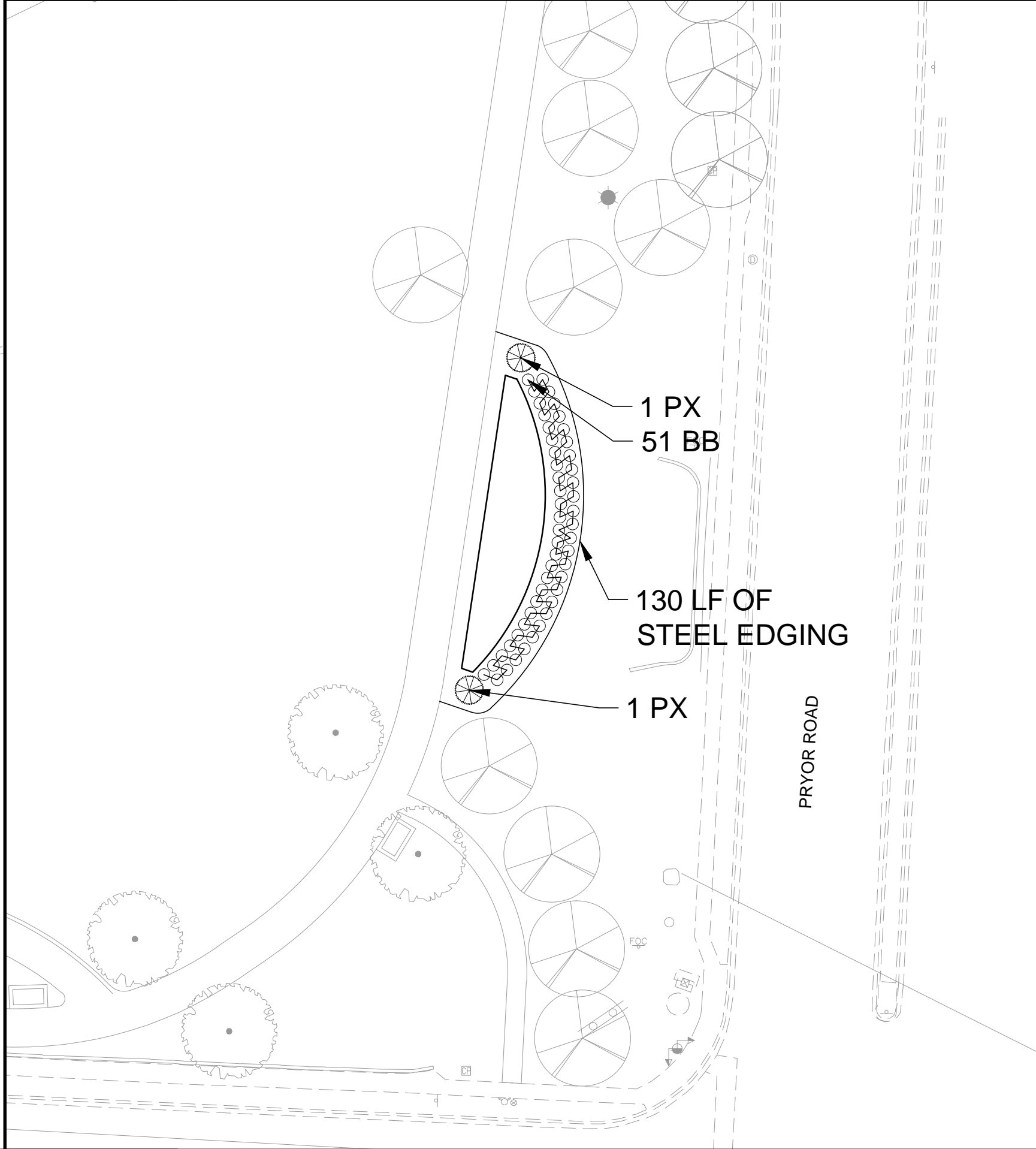
PROJ. NO.	
A14_7067-1	
DESIGNER	DRAWN BY
AWN	AWN
CFN	

SHEET	REV
SL-1	A





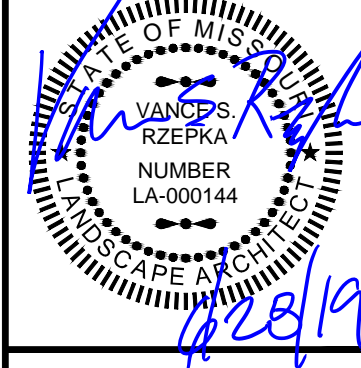
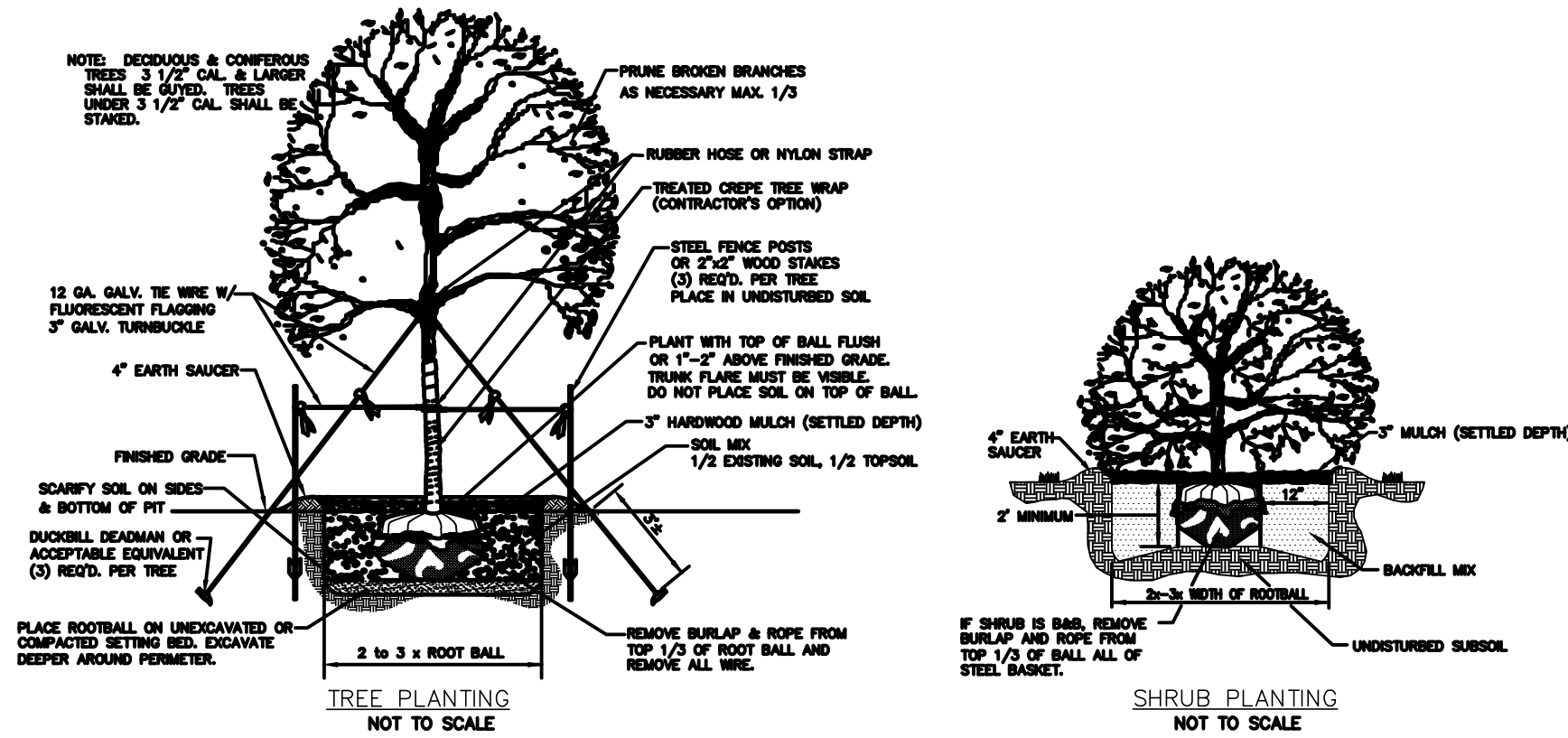
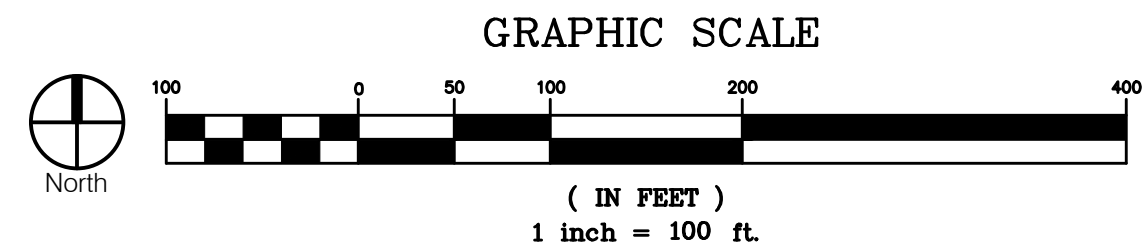
2 SOUTH WALL SIGN
SCALE: 1" = 30'-0"



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/GROUNDCOVER				
BB	96	EUONYMUS ALATUS	DWARF BURNING BUSH	5 GAL/18" HT. MIN.



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DESIGN SERVICES UNDER 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

SIGNAGE LANDSCAPE PLAN

PROJ. NO.
DESIGNER VSR
DRAWN BY KLS
CFN

SHEET
L 1.00

REV

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**

07/07/2020