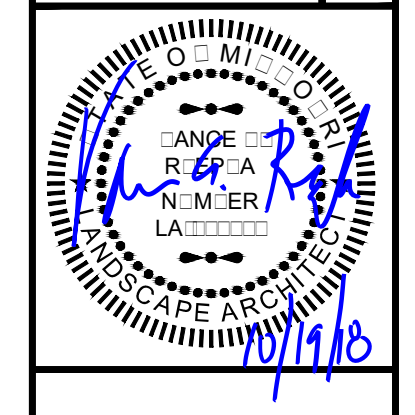




LANDSCAPING NOTES:

- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION
- NOT TO BE CONSIDERED REPRESENTATIVE OF LANDSCAPE DISCREPANCY
- ALL EXTERIOR ROADS TO BE WITHIN THE LIMITS OF THE CONTRACT. EXCEPT FOR SPACES OCCUPIED BY BUILDING STRUCTURES, PAVING AND ARE DIRECTED ON THE DRAWING AS INDICATED. ALL SHALL BE FILLED WITH 1/4" INCHES TOP OIL.
- ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE CODED. ALL CONFLICTS OF TREE TYPE TALLER THAN 10 FEET SHALL BE RAISED.
- QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
- REDDED HARDWOOD MULCH SHALL BE USED AT TREE INCH TOP DREINING IN ALL PLANTED AND AROUND ALL TREES IN THE TREE OR TRUNKS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE TRUNK OR LANDSCAPE ISLAND TREE PLANTING DETAIL.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING. IT IS TIME RELEASE FERTILIZER. (DO NOT RELEASE TABLET PELLETS)
- CLEANING OCCURRING IN ONE YEAR TREE SHALL BE REPLANTED. SEE PLANTING DETAIL.
- CONTRACTOR SHALL TAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PROPERTY. DETERMINING CONFLICTS WITH UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER ONCE IT IS A CONFLICT OCCURS. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATION AT NO ADDITIONAL COST.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL ROOTS ARE SETTLED INTO SOIL AND OTHER ARE OCCUPIED BY THE BUILDING.
- PROVIDE "WATER" TAGS ON ALL TREES. RECALL AND NECESSARY UNTIL OTHER OCCUPIES THE BUILDING.
- ALL TREES SHALL BE 1" CALIPER. EVERGREEN TREES SHALL BE 12" TALL AND DECIDUOUS SHALL BE 12" TALL AT TIME OF PLANTING.

CITE RECOMMITTAL CITE RECOMMITTAL	CITE RECOMMITTAL CITE RECOMMITTAL	CITE RECOMMITTAL CITE RECOMMITTAL	CITE RECOMMITTAL CITE RECOMMITTAL	CITE RECOMMITTAL CITE RECOMMITTAL	CITE RECOMMITTAL CITE RECOMMITTAL	CITE RECOMMITTAL CITE RECOMMITTAL	CITE RECOMMITTAL CITE RECOMMITTAL
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DSN	DSN	DSN	DSN	DSN	DSN	DSN	DSN
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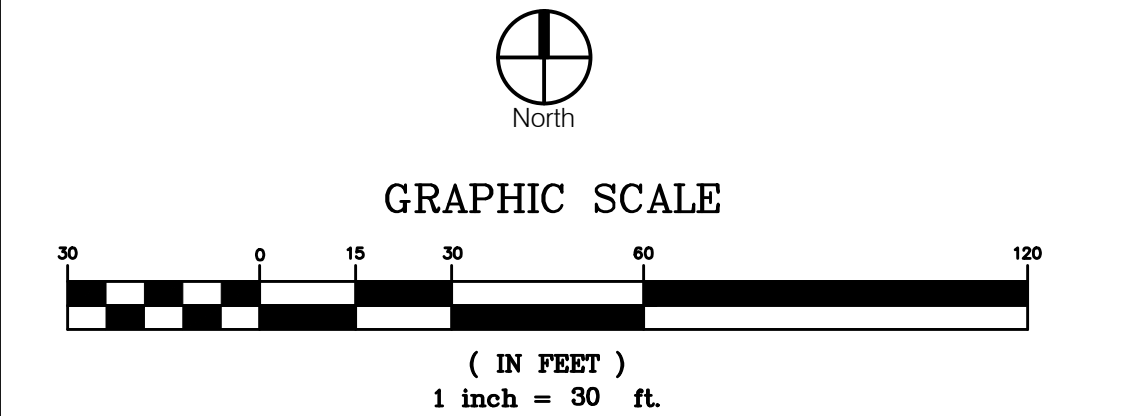
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00082L EXPIRES 12/31/18

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

PRELIMINARY DEVELOPMENT PLAN

PROJ. NO.	DRAWN BY
CFN	KLS
SHEET	REV
1	0



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- LANDSCAPING NOTES:**
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION
 - NOTIFY OWNER REPRESENTATIVE OF ANY LANDSCAPE DISCREPANCY
 - ALL EXTERIOR ROADS TO BE WITHIN THE LIMITS OF THE CONTRACT. EXCEPT FOR SPACES OCCUPIED BY BUILDING STRUCTURES, PAVING AND ARE DIRECTED ON THE DRAWING AS INDICATED. ALL TO BE FILLED WITH INCHES OF TOP SOIL.
 - ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE MULCHED TO ALL CONTACT OF TREE TRUNKS. TALL TREES TO BE MULCHED TO THE OUTSIDE EDGE OF THE CANOPY OR LANDSCAPE ISLAND SEE PLANTING DETAIL.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING. IT TIME RELEASE FERTILIZER. (SEE RELEASE TABLE/Pellet)
 - LEANING OCCURRING IN ONE YEAR TREE SHALL BE RETAINED SEE PLANTING DETAIL.
 - CONTRACTOR SHALL TAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PROJECT. DETERMINING CONFLICTS WITH UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER AT ONCE IF ANY CONFLICT OCCURS. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATION AT NO ADDITIONAL COST.
 - CONTRACTOR RESPONSIBLE FOR WATERING ALL MATURED TREES UNTIL ROOTS ARE SETTLED INTO SOIL AND OWNER OCCUPIED THE BUILDING.
 - PROVIDE "WATER" TAP ON ALL TREES. REPAIR AS NEEDED UNTIL OWNER OCCUPIES THE BUILDING.
 - ALL TREES SHALL BE 1" CALIPER. EVERGREEN TREES SHALL BE 1" TALL AND 1" CALIPER. ALL TO BE SET AT TIME OF PLANTING.

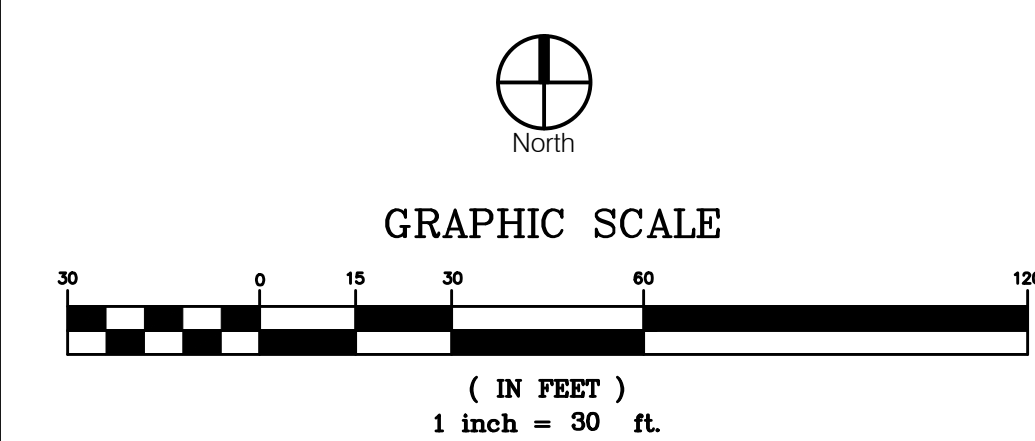
CITY: RECOMMENDATION CITY: RECOMMENDATION		DESCRIPTION	CHK
DATE	REV	DATE	DSN
<p>2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 jce@kveeng.com www.kveeng.com</p> <p>KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000892. EXPIRES 12/31/18</p>			
<p>STREETS OF WEST PRYOR NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI</p> <p>PRELIMINARY DEVELOPMENT PLAN</p>			
PROJ. NO.	DESIGNER	DRAWN BY	
	VSR	KLS	
SHEET	REV		

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- LANDSCAPING NOTES:**
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION
 - NOTIFY OWNER REPRESENTATIVE OF ANY LANDSCAPE DISCREPANCIES
 - ALL EXTERIOR ROADS TO BE WITHIN THE LIMITS OF THE CONTRACT. EXCEPT FOR SPACES OCCUPIED BY BUILDINGS, DRIVEWAYS, DRIVEWAYS, AND DIRECTED ON THE DRAWING AS INDICATED. ALL SHALL BE FILLED WITH INCLUSIVE TOP SOIL.
 - ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE MULCHED OR ALL CONFLICT OF TREE TYPE SHALL BE REMOVED.
 - QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
 - REDDED HARDWOOD MULCH SHALL BE USED AROUND TREE INCORPORATED IN ALL PLANTING AND AROUND ALL TREES IN THE TREE OR TREE ROWS. ALL BE MULCHED TO THE OUTSIDE EDGE OF THE TRUNK OR LANDSCAPE ISLAND TREE PLANTING DETAIL.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING. IT IS TIME RELEASE FERTILIZER. (DO NOT RELEASE TABLET PELLETS)
 - LEANING OCCURRING IN ONE YEAR TREE SHALL BE REMOVED. SEE PLANTING DETAIL.
 - CONTRACTOR SHALL STATE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PROPERTY. DETERMINING CONFLICT WITH ROOTS, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROADS OR UTILITIES. NOTIFY ARCHITECT/ENGINEER AT ONCE IF ANY CONFLICT OCCURS. CONTRACTOR SHALL BE REQUIRED TO ADJUST PLANT LOCATION AT NO ADDITIONAL COST.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTS UNTIL ROOTS ARE ESTABLISHED AND OTHER ARE OCCUPIED BY THE BUILDING.
 - PROVIDE "WATER" TAP ON ALL TREES. REMOVE ALL NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
 - ALL TREES SHALL BE CALIPERED. EVERGREEN TREES SHALL BE 1 1/2" TALL AND DECIDUOUS SHALL BE 1 1/2" TALL AT TIME OF PLANTING.

CITY: RECOMMENDATION	DESCRIPTION	DATE	REV	DATE	DESCRIPTION	DSN	DWN	CHK
<p>2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 jce@kveeng.com www.kveeng.com</p> <p>KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000892. EXPIRES 12/31/18</p>								
<p>STREETS OF WEST PRYOR NW/4 NW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI</p> <p>PRELIMINARY DEVELOPMENT PLAN</p>								
<p>PROJ. NO. _____</p> <p>DESIGNER: VSR DRAWN BY: KLS</p> <p>CFN _____</p> <p>SHEET _____ REV _____</p>								



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LANDSCAPING NOTES:

- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION
- NOTIFY OWNER REPRESENTATIVE OF ANY LANDSCAPE DISCREPANCY
- ALL EXTERIOR ROADS TO BE WITHIN THE LIMITS OF THE CONTRACT EXCEPT FOR SPACES OCCUPIED BY BUILDING STRUCTURES, PAVING AND AREAS DIRECTED ON THE DRAWING AS INDICATED. ALL TO BE FILLED WITH INCLUSIVE TOP SOIL
- ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE MULCHED TO ALL CONTACT OF TREE TYPE TALLER THAN 6 FEET TO BE PLANTED
- QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN
- REDDED HARDWOOD MULCH SHALL BE USED AND TREE INCORPORATED INTO ALL PLANTING AND AROUND ALL TREES IN THE TREE OR TRIMMING SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE CURB OR LANDSCAPE ISLAND TREE PLANTING DETAIL
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING. IT IS TIME RELEASE FERTILIZER. (DO NOT RELEASE TABLET PELLETS)
- LEANING OCCURRING IN ONE YEAR TREE SHALL BE REPLANTED TREE PLANTING DETAIL
- CONTRACTOR SHALL TAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER ONCE IT IS AVOIDABLE. CONTRACTOR SHALL BE REQUIRED TO ADJUST PLANT LOCATION AT NO ADDITIONAL COST
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL MATURE TREES UNTIL ROOTS ARE ESTABLISHED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING
- PROVIDE WATER TAP ON ALL TREES. REPAIR AS NEEDED UNTIL OWNER OCCUPIES THE BUILDING
- ALL TREES SHALL BE 4 CALIPER OR GREATER TREES. ALL TREES SHALL BE PLANTED AT TIME OF PLANTING

CITY: RECOMMENDATION CITY: RECOMMENDATION	DESCRIPTION	DSN	DWN	CHK
REV	DATE			
<p>2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH: (785) 762-5040 FAX: (785) 762-7744 jce@kveeng.com www.kveeng.com</p> <p>KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000892, EXPIRES 12/31/18</p>				
<p>STREETS OF WEST PRYOR NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI</p> <p>PRELIMINARY DEVELOPMENT PLAN</p>				
PROJ. NO.				
DESIGNER	VSR	DRAWN BY	KLS	
SHEET				
REV				

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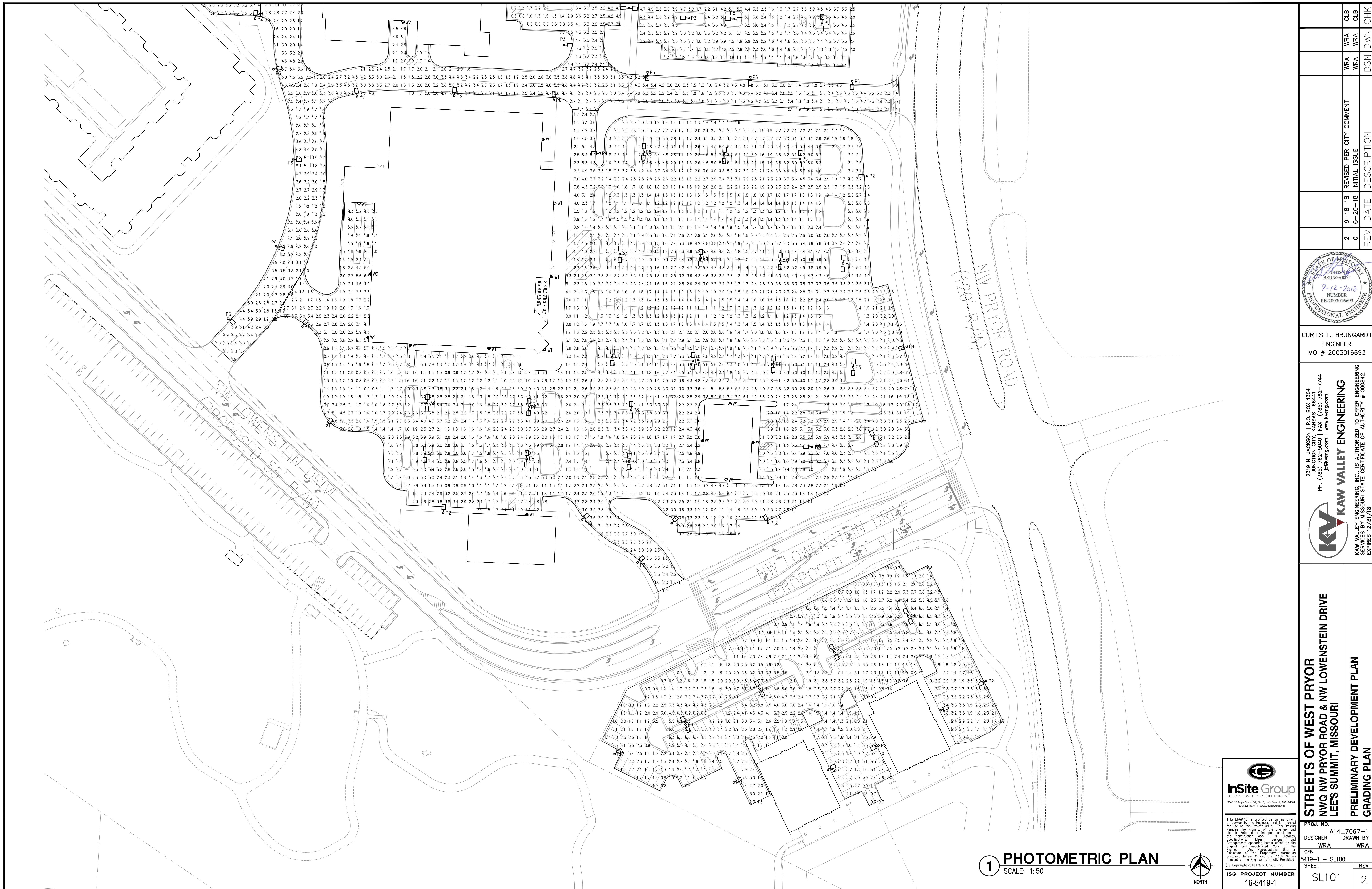


LANDSCAPING NOTES:

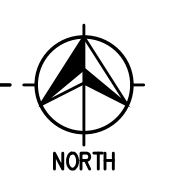
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION
- NOTIFY OWNER REPRESENTATIVE OF ANY LANDSCAPE DISCREPANCY
- ALL EXTERIOR ROADS TO BE LIMITED TO THE CONTRACTOR'S EXCEPT FOR SPACES OCCUPIED BY BUILDING STRUCTURES, PAVING AND DIRECTED ON THE DRAWING AS INDICATED. ALL TO BE FILLED WITH INCHES TOP SOIL
- ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE RESEEDED AND ALL CONFLICTS TO BE TYPED TALLER SPECIES OR SPECIES
- QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN
- RESEEDED HARDWOOD MULCH SHALL BE USED AT TREE INCHES TOP DRAINAGE IN ALL PLANTED AND AROUND ALL TREES IN THE TREE OR TO BE MULCHED TO THE OUTSIDE EDGE OF CURB OR LANDSCAPE ISLAND
- SEE PLANTING DETAIL
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING TO TIME RELEASE FERTILIZER (DO NOT RELEASE TABLET PELLETS)
- LEANING OCCUR ON ONE NEAR TREE SHALL BE RE-TAILED SEE PLANTING DETAIL
- CONTRACTOR SHALL TAKE ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE PROJECT TO DETERMINE CONFLICTS WITH ROOTS, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROADS OR UTILITIES. NOTIFY ARCHITECT/ENGINEER ONCE ONCE IN A CONFLICT OCCURS. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATION AT NO ADDITIONAL COST
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL POD UNTIL ROOTS ARE ESTABLISHED INTO SOIL AND OWNER OCCUPIES THE BUILDING
- PROVIDE "WATER" TAGS ON ALL TREES. RE-ILL AS NEEDED UNTIL OWNER OCCUPIES THE BUILDING
- ALL TREES SHALL BE 1" CALIPER. EVERGREEN TREES SHALL BE 1" TALL AND 1" CALIPER. ALL TO BE SET AT TIME OF PLANTING

PROJ. NO.	DESIGNER	DRAWN BY	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
	VSR	KLS								
<p>STREETS OF WEST PRYOR NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI</p> <p>PRELIMINARY DEVELOPMENT PLAN</p>										
<p>2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 jce@kveeng.com www.kveeng.com</p> <p>KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000942. EXPIRES 12/31/18</p>										
<p>PROF. SEAL: [Signature] LICENSE NO. [Number] EXPIRES [Date]</p>										

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1 PHOTOMETRIC PLAN
SCALE: 1:50



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

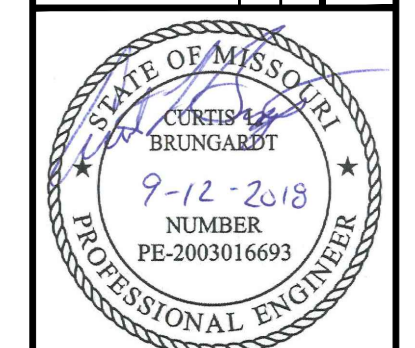
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO. A14-7067-1
DESIGNER WRA
DRAWN BY WRA
CFN 5419-1 - SL100
SHEET REV
SL101 2

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

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CURTIS L. BRUNGARDT
ENGINEER
MO # 2003016693



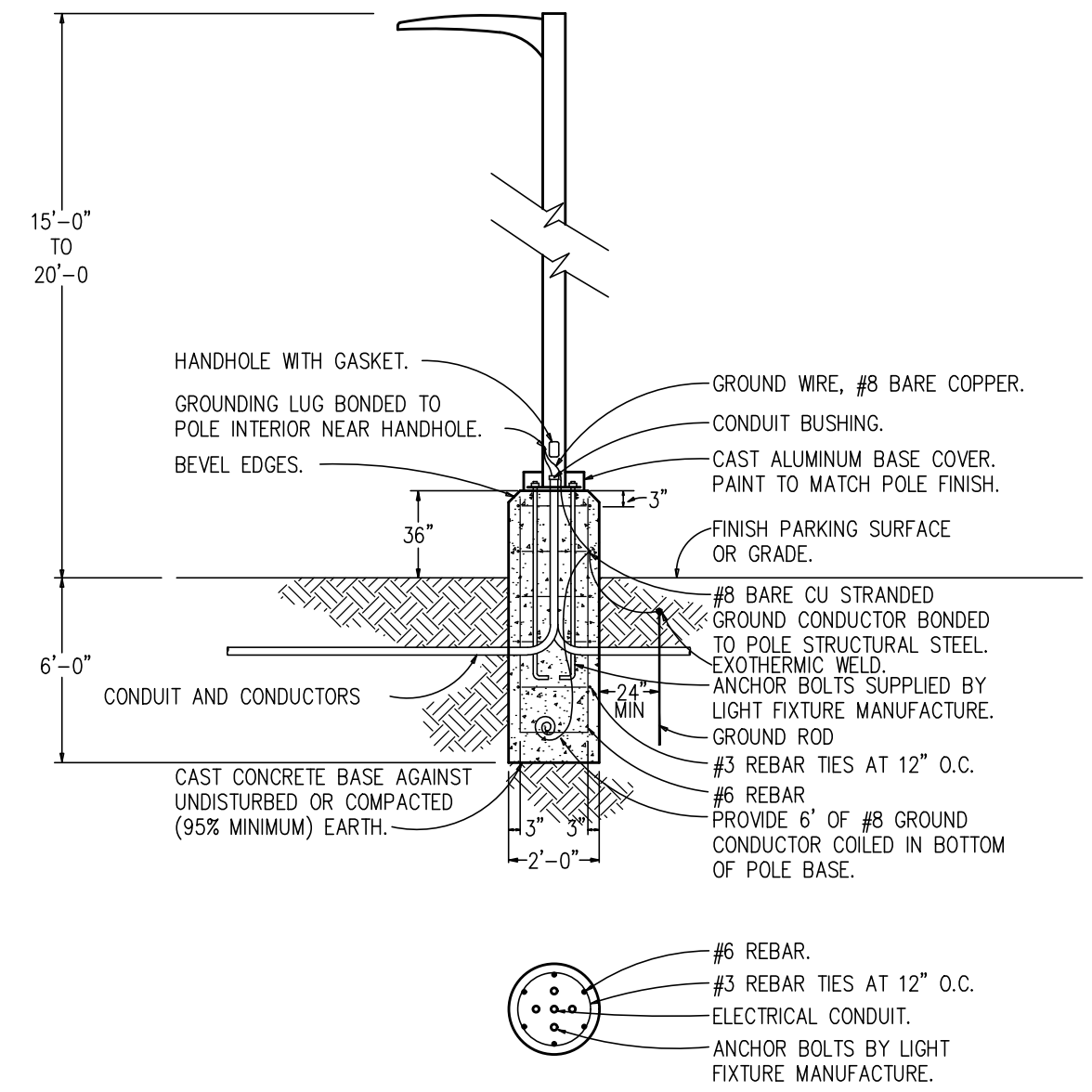
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2	9-18-18	REVISED PER CITY COMMENT	WRA	CLB
0	8-20-18	INITIAL ISSUE	WRA	CLB

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LIGHTING FIXTURE SCHEDULE

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

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



1 LIGHT POLE BASE DETAIL
NO SCALE

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ISG PROJECT NUMBER
 16-5419-1

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO. A14-7067-1
 DESIGNER WRA DRAWN BY WRA
 CFN
 5419-1 - SL100
 SHEET REV
 2

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

CURTIS L. BRUNGARDT
 ENGINEER
 MO # 2003016693

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 JUNCTION CITY, KANSAS 66441
 PH. (785) 782-5040 | FAX (785) 762-7744
 www.kawvalley.com | www.kveng.com

KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00884Z.
 EXPIRES 12/31/18

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

McGraw-Edison

Project	Type
Comments	Date
Prepared by	

DESCRIPTION

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

CONSTRUCTION FEATURES

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

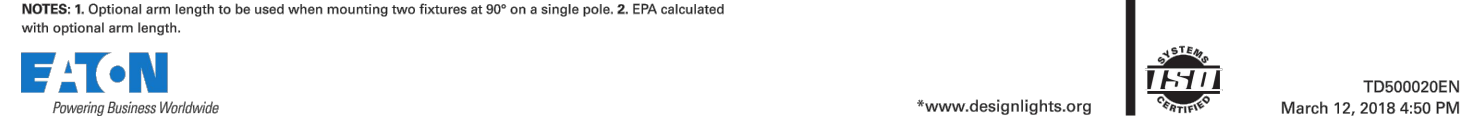
Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered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

ELECTRICAL

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

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	10" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)



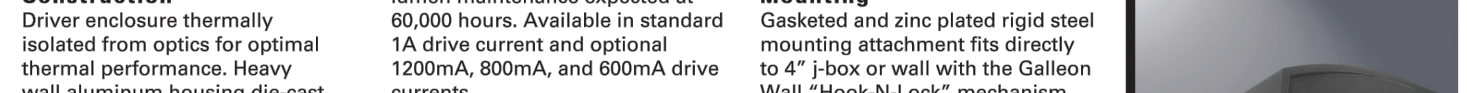
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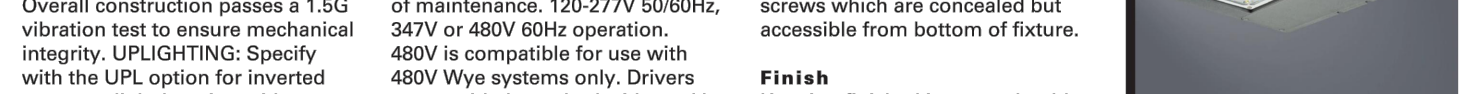
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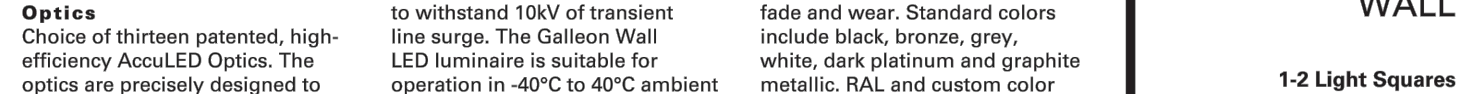
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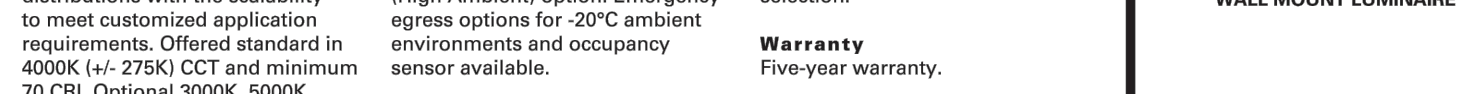
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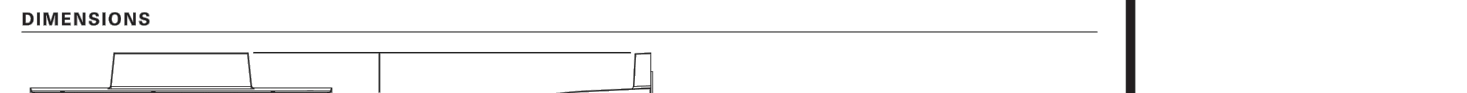
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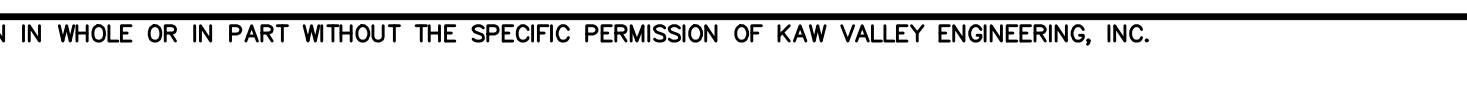
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McGraw-Edison

Project	Type
Comments	Date
Prepared by	

DESCRIPTION

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

CONSTRUCTION FEATURES

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

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

ELECTRICAL

LED drivers are mounted for 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA, and 1200mA drive currents. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is standard for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for 20°C ambient environments and occupancy sensor available.

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

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

Colors
Brochure for the complete selection.

Warranty
Five-year warranty.

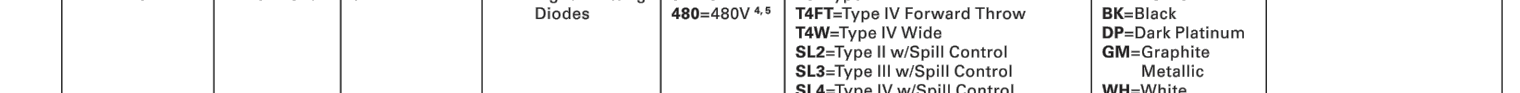
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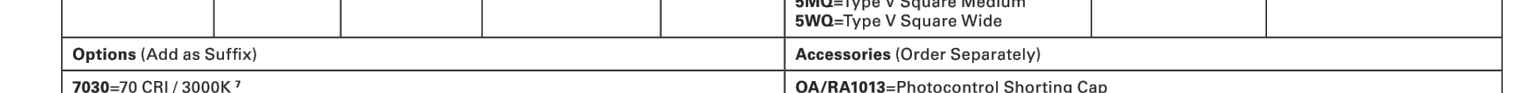
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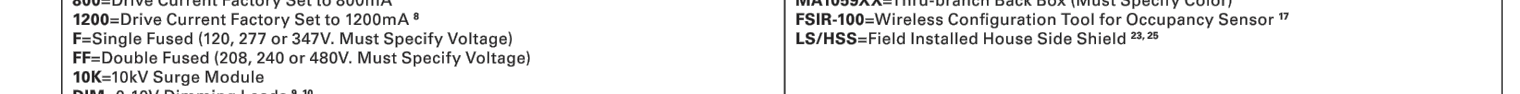
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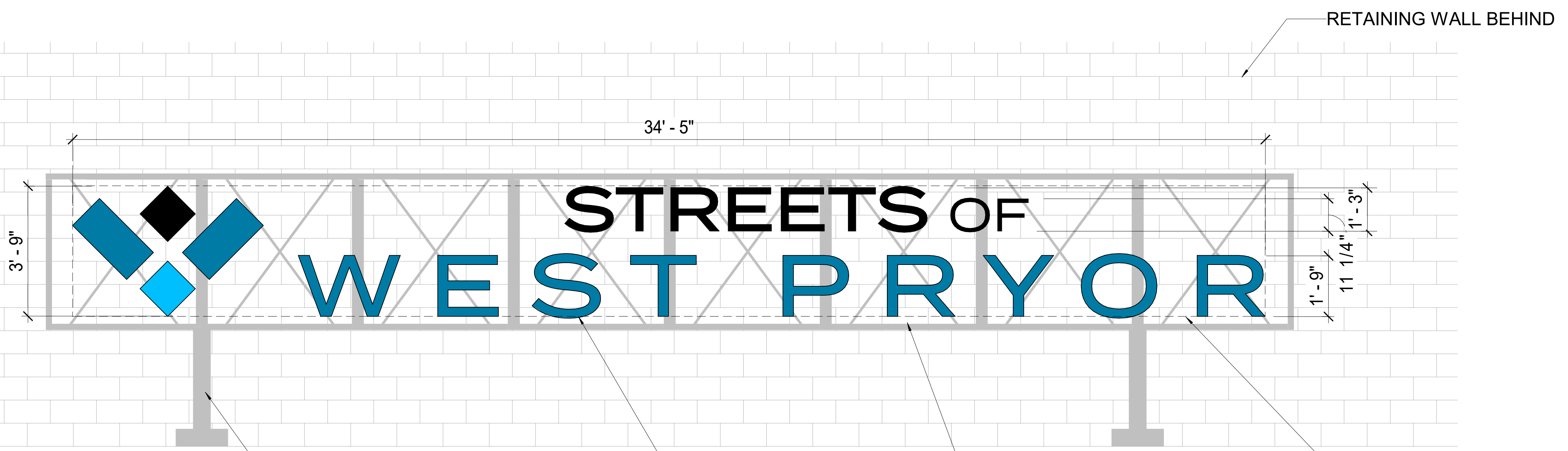
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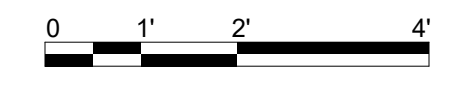
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1 2 3 4 5



2 SIGN ELEVATION B
SCALE: 1/2" = 1'-0"



STEEL SUPPORT WITH CONCRETE FOOTING

INDIVIDUAL LETTERS ATTACHED TO STRUCTURE

METAL STRUCTURAL FRAMES

SIGN AREA = 129 SF

RETAINING WALL BEHIND



1 SIGN ELEVATION A
SCALE: 1/2" = 1'-0"



INDIVIDUAL LETTERS ATTACHED TO STRUCTURE

STEEL SUPPORT WITH CONCRETE FOOTING

METAL STRUCTURAL FRAMES

SIGN AREA = 269 SF

RETAINING WALL BEHIND

schwerdt design group
architecture | interiors | planning
2231 sw wansmaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

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

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

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
SIGN EXHIBIT

PROJECT NUMBER
171057

SHEET NUMBER
A-603

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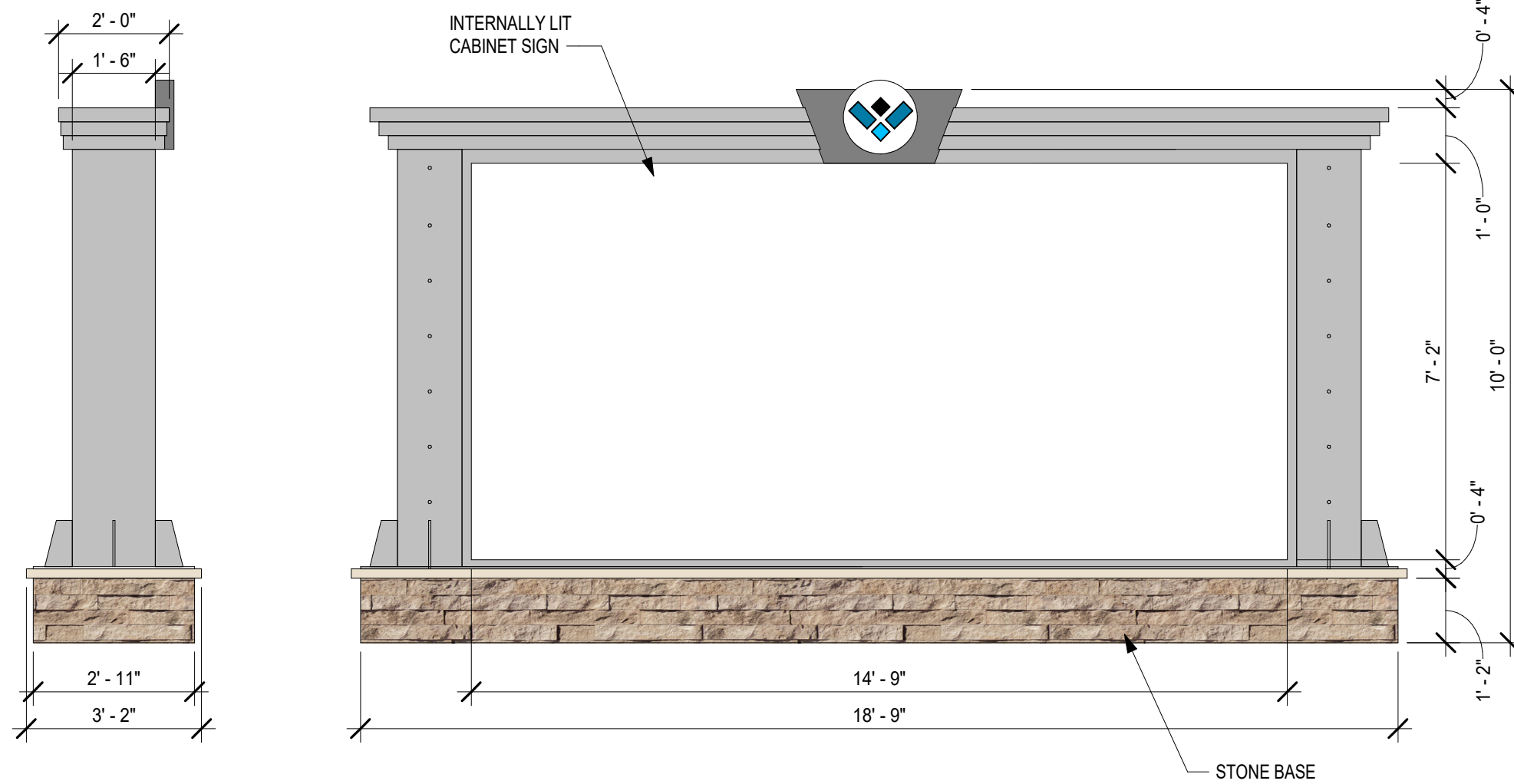
1 2 3 4 5



schwerdt design group
architecture | interiors | planning

2231 ewinghamaker rd. suite 303 phone: 785.273.7540
topeka, kansas 66614-4275 fax: 785.273.7579
500 north broadway suite 200 phone: 405.231.3105
oklahoma city, ok 73102 fax: 405.231.3115

DATE



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

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



Via: Email
October 19, 2018

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

Email: Dawn.Bell@cityofls.net

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

Dear Dawn:

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

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

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

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

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

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

DRAKE

DEVELOPMENT

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

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

Sincerely,

David N. Olson
Monarch Acquisitions, LLC

Matt Pennington
Streets of West Pryor, LLC

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

cc: Drake Project File w/ 1 set enclosures