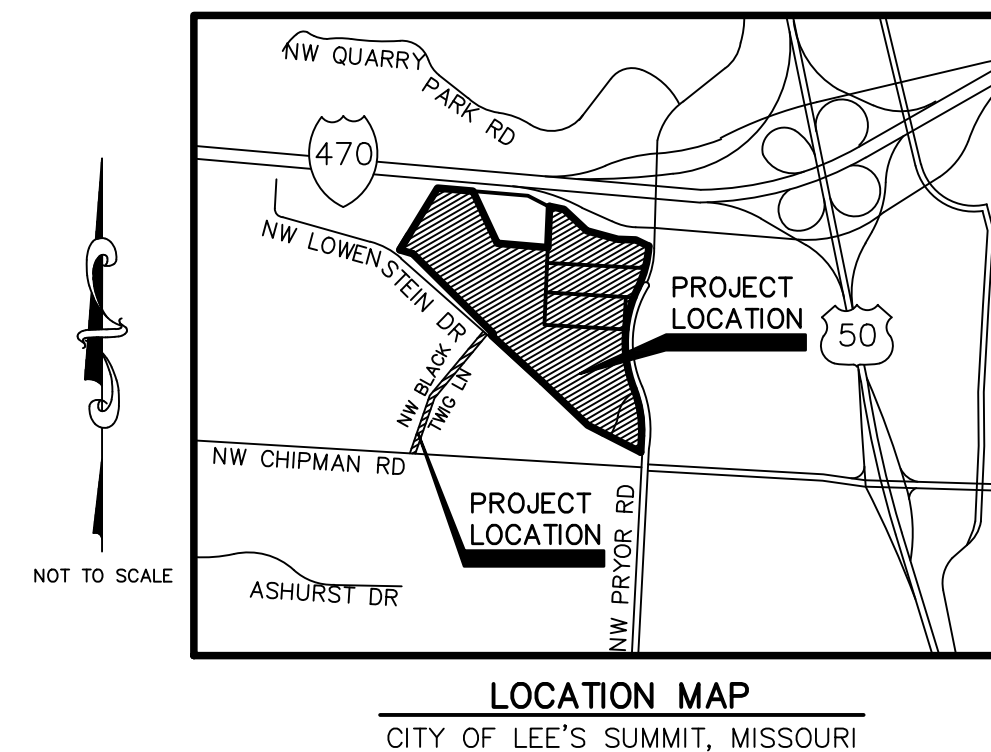


PRELIMINARY DEVELOPMENT PLAN FOR STREETS OF WEST PRYOR LEE'S SUMMIT, MISSOURI

JUNE 2018

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- NOTES:**
- SUBJECT PROPERTY IS CURRENTLY ZONED P-MIX AND R-1.
 - PROPOSED USE OF LOTS: RETAIL, RESTAURANT, SINGLE FAMILY AND MULTI-FAMILY.

DATE PREPARED:
JUNE 2018

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

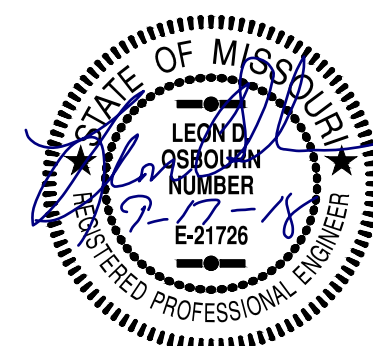
DEVELOPER:
DRAKE DEVELOPMENT, LLC
12701 METCALF AVENUE
OVERLAND PARK, KS 66213
AGENT: DAVID N. OLSON
email: doolson@monarchprojectllc.com

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

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

BENCHMARKS:
BM #1: CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05
BM #2: CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25± EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD. ELEV=971.06

CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.



LEON D. OSBOURN
PROFESSIONAL ENGINEER

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

LEON D. OSBOURN
ENGINEER
MO # 021726

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

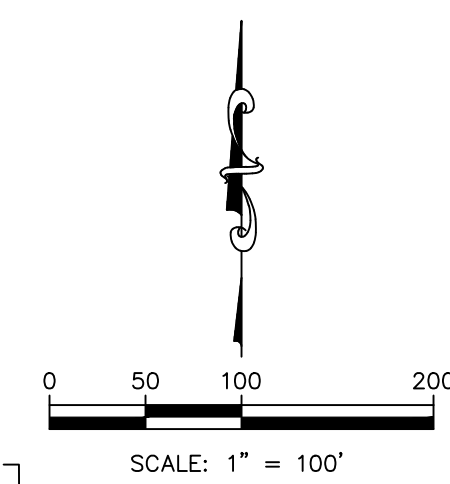
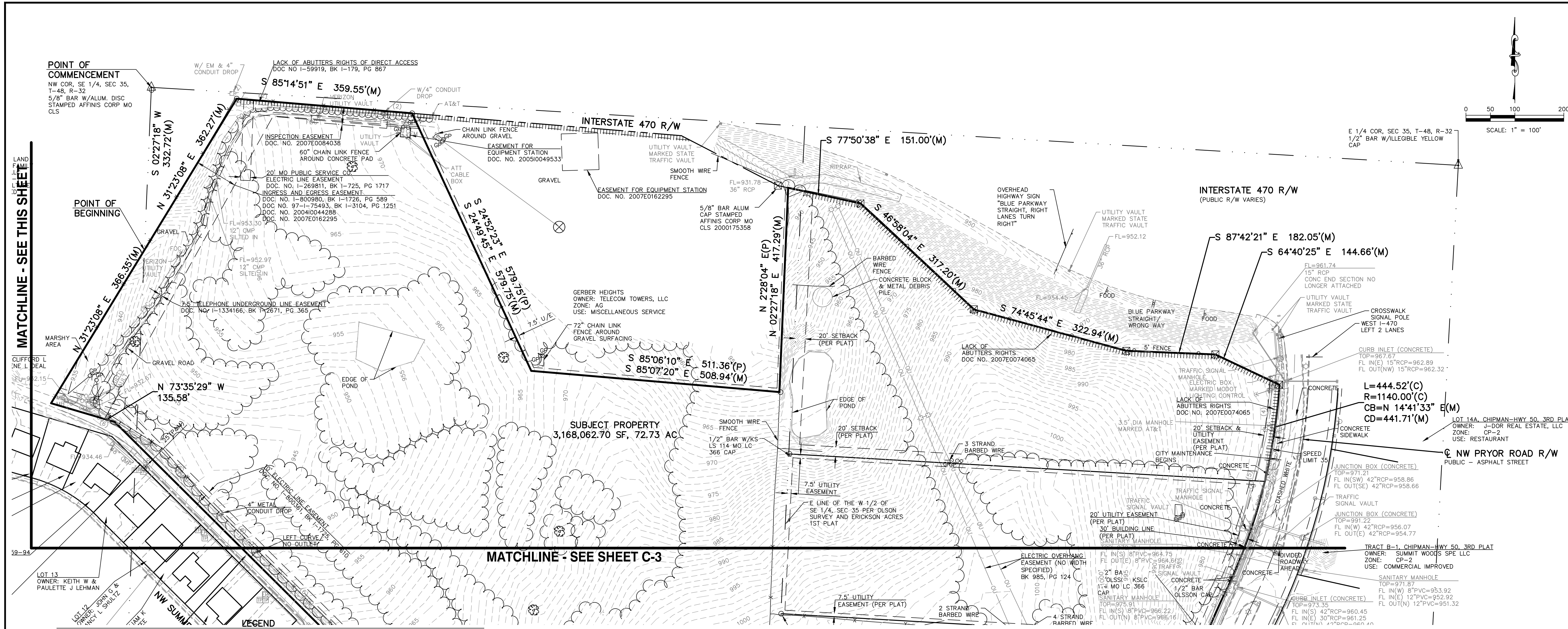
KAW VALLEY ENGINEERING

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

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

PRELIMINARY DEVELOPMENT PLAN
TITLE SHEET

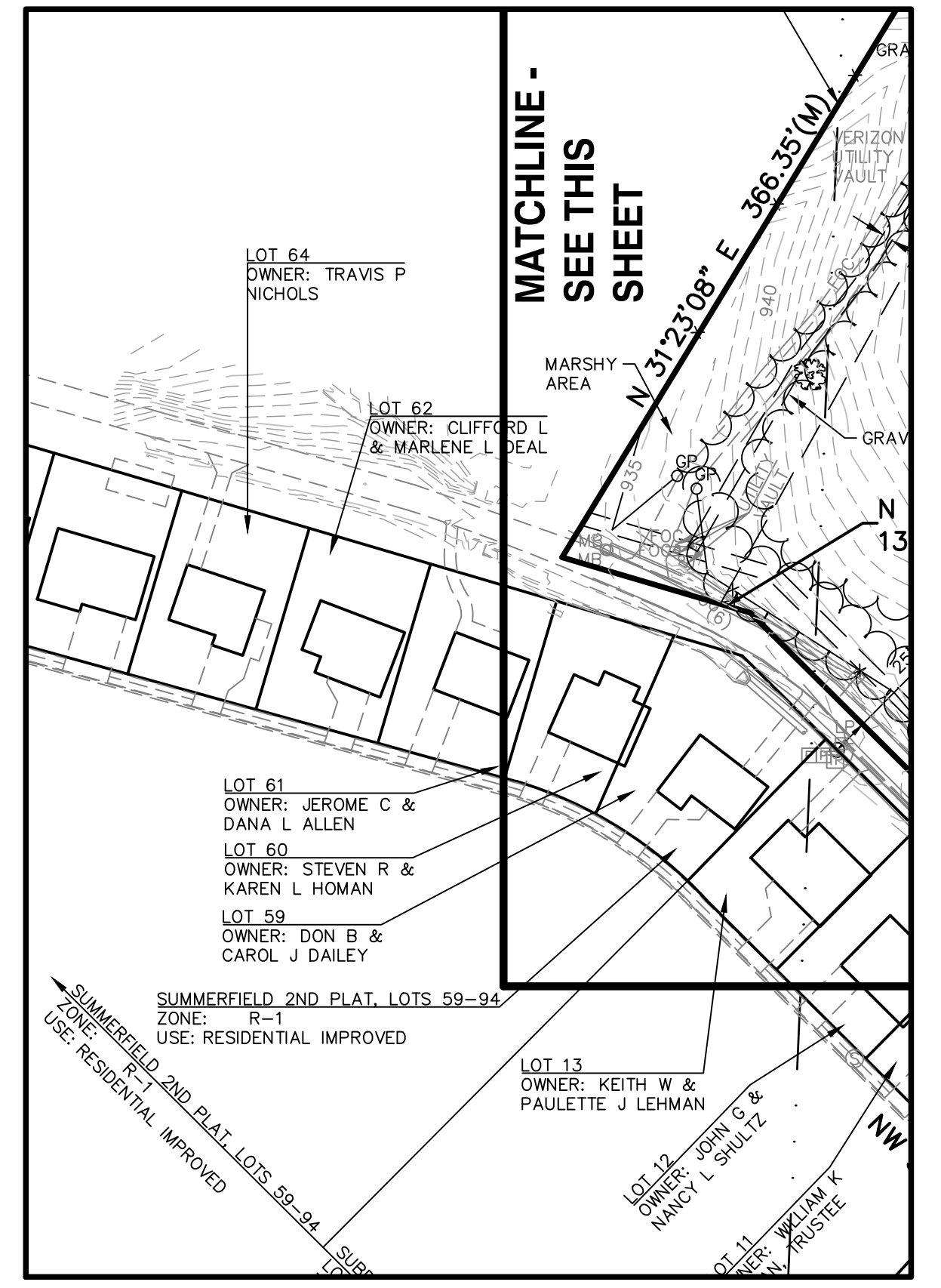
PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CEN SHEET	7067-1PSPDP-TS
C-1	2



MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET C-3

△ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	⊙ STORM SEWER MANHOLE
○ MONUMENT FOUND, ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED	☎ TELEPHONE SIGN
(D) DESCRIBED	☎ TELEPHONE MANHOLE
(M) MEASURED	☎ TELEPHONE PEDESTAL
(C) CALCULATED	— T — UNDERGROUND TELEPHONE LINE
(P) PLATTED	☎ SPURCE 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
(S) OVERHEAD UTILITY - # LINES	☎ HANDICAP SIGN
☎ AIR CONDITIONING UNIT	☎ HANDICAP PAINTED SYMBOL
☎ ELECTRIC PEDESTAL	☎ LEFT TURN ARROW
☎ ELECTRIC METER	☎ STRAIGHT ARROW
— E — UNDERGROUND ELECTRIC LINE	☎ RIGHT TURN ARROW
☎ UTILITY MANHOLE	☎ GATE POST
☎ CABLE TV SIGN	☎ FENCE POST
☎ CABLE TV PEDESTAL	☎ WOOD FENCE
☎ GAS SIGN	☎ CHAIN LINK FENCE
☎ GAS METER	☎ BARBED WIRE FENCE
— G — UNDERGROUND GAS LINE	☎ DECIDUOUS TREE W/ SIZE & DRIP LINE
☎ GAS CATHODIC PROTECTION STATION	☎ EVERGREEN TREE W/ SIZE & DRIP LINE
— W — WATER LINE	☎ SHRUB
☎ WATER LINE GATE VALVE	☎ STUMP
☎ WATER SPIGOT	☎ TREE LINE
☎ WATER METER	☎ SHRUB LINE
☎ WELL	☎ PARKING STALL COUNT
☎ FIRE HYDRANT	☎ 1' CONTOUR INTERVAL
☎ SANITARY SEWER MANHOLE	☎ RESTRICTED ACCESS
— S — SANITARY SEWER LINE	☎ B/B BACK OF CURB TO BACK OF CURB
	☎ E/E EDGE TO EDGE



SURVEYORS DESCRIPTION:
 ALL OF L. PRYOR ACRES RECORDED IN BOOK 147 PAGE 36, ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 20010086408, ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK 168, PAGE 62, A PORTION OF LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING; THENCE N 31°23'08" E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK 151, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 508.94 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON SAID EAST LINE, N 02°27'18" E 417.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 77°50'38" E 151.00 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 46°58'04" E 317.20 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 74°45'44" E 322.94 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 87°42'21" E 182.05 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 64°40'25" E 144.66 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRYOR ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 444.52 FEET, AND WHOSE CHORD BEARS S 14°41'33" W 441.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 1040.64 FEET, AND WHOSE CHORD BEARS S 02°12'10" W 1011.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 485.90 FEET, AND WHOSE CHORD BEARS S 09°15'26" E 481.84 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 02°56'36" W 154.04 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWENSTEIN DRIVE; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 63°21'08" W 614.37 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 46°56'08" W 1305.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLACK TWP LANE; THENCE N 44°19'27" E 25.01 FEET TO THE CENTERLINE OF LOWENSTEIN DRIVE; THENCE ON SAID CENTERLINE, N 46°56'08" W 30.01 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 45°11'41" W 1115.12 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 73°35'29" W 135.58 FEET; THENCE N 31°23'08" E 366.35 FEET TO THE POINT OF BEGINNING. CONTAINS 3,168,062.70 SQUARE FEET, 72.73 ACRES MORE OR LESS.

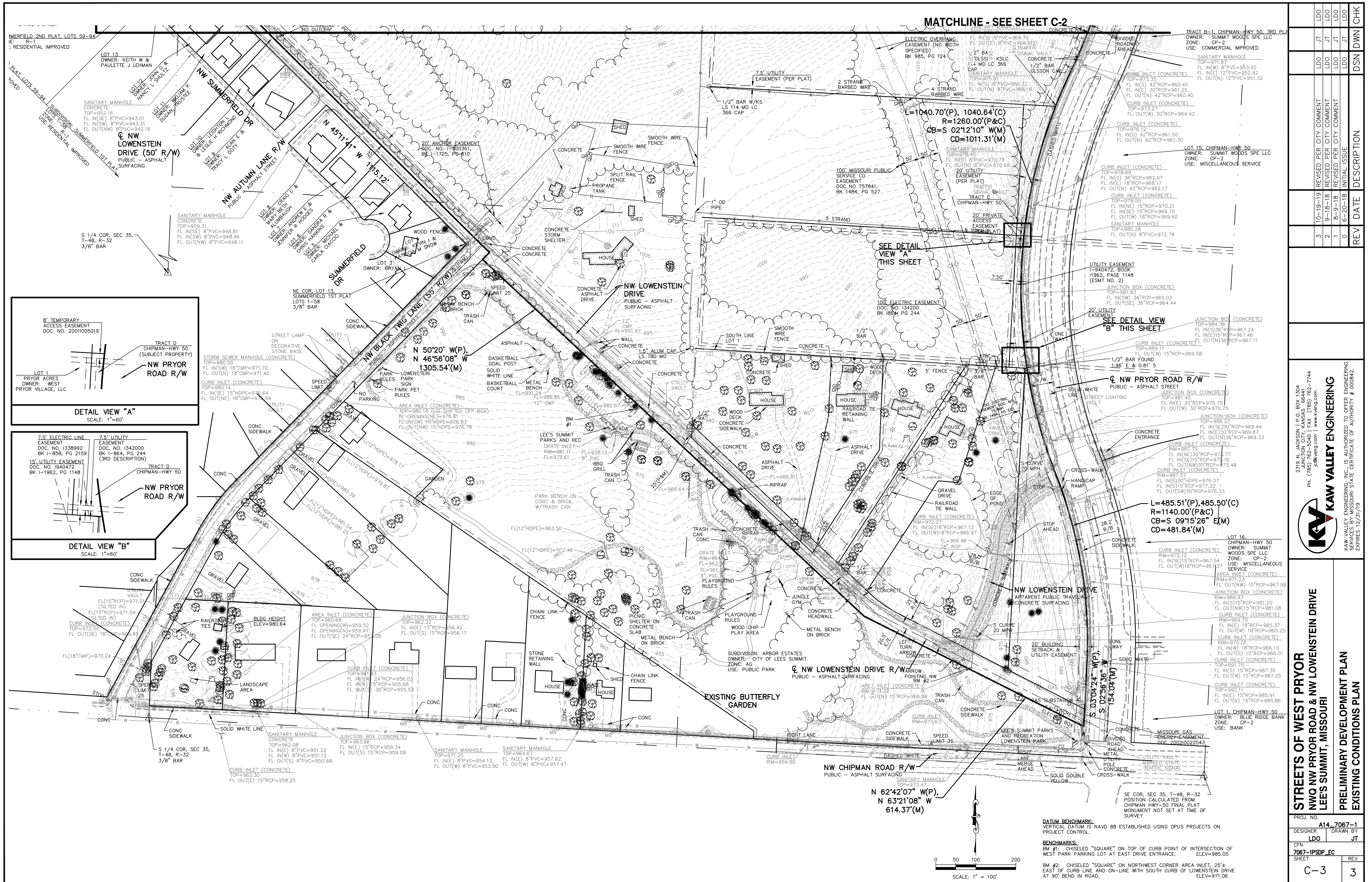
BASIS OF BEARINGS:
 ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

FLOOD STATEMENT:
 SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C04166, REVISED DATE JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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

BENCHMARKS:
 BM #1: CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05
 BM #2: CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25± EAST OF CURB LINE AND ON LINE WITH SOUTH CURB OF NW LOWENSTEIN DRIVE AT 90° BEND IN ROAD. ELEV=971.06

PROJ. NO.	A14-7067-1	
DESIGNER	LDO	
DRAWN BY	JT	
CFN	7067-1PSPD-EC	
SHEET	3	
REV	DATE	DESCRIPTION
3	10-19-19	REVISED PER CITY COMMENT
2	9-18-18	REVISED PER CITY COMMENT
1	8-9-18	REVISED PER CITY COMMENT
0	8-20-18	INITIAL ISSUE
DSN	DWN	CHK



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

PROJ. NO.	A14-7067-1
DESIGNER	LDL
DRAWN BY	LDL
CFN	7067-1PSPD-EC
SHEET	3

PROJ. NO.	A14-7067-1
DESIGNER	LDL
DRAWN BY	LDL
CFN	7067-1PSPD-EC
SHEET	3

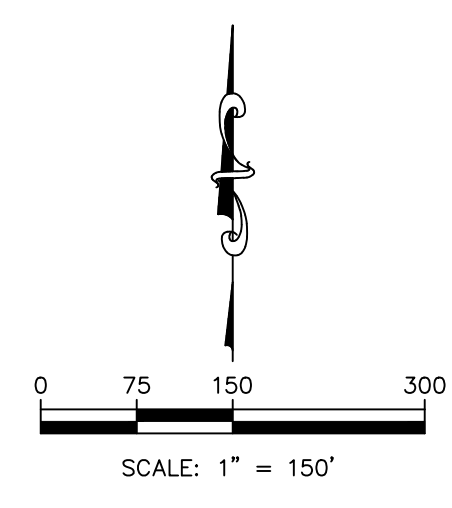
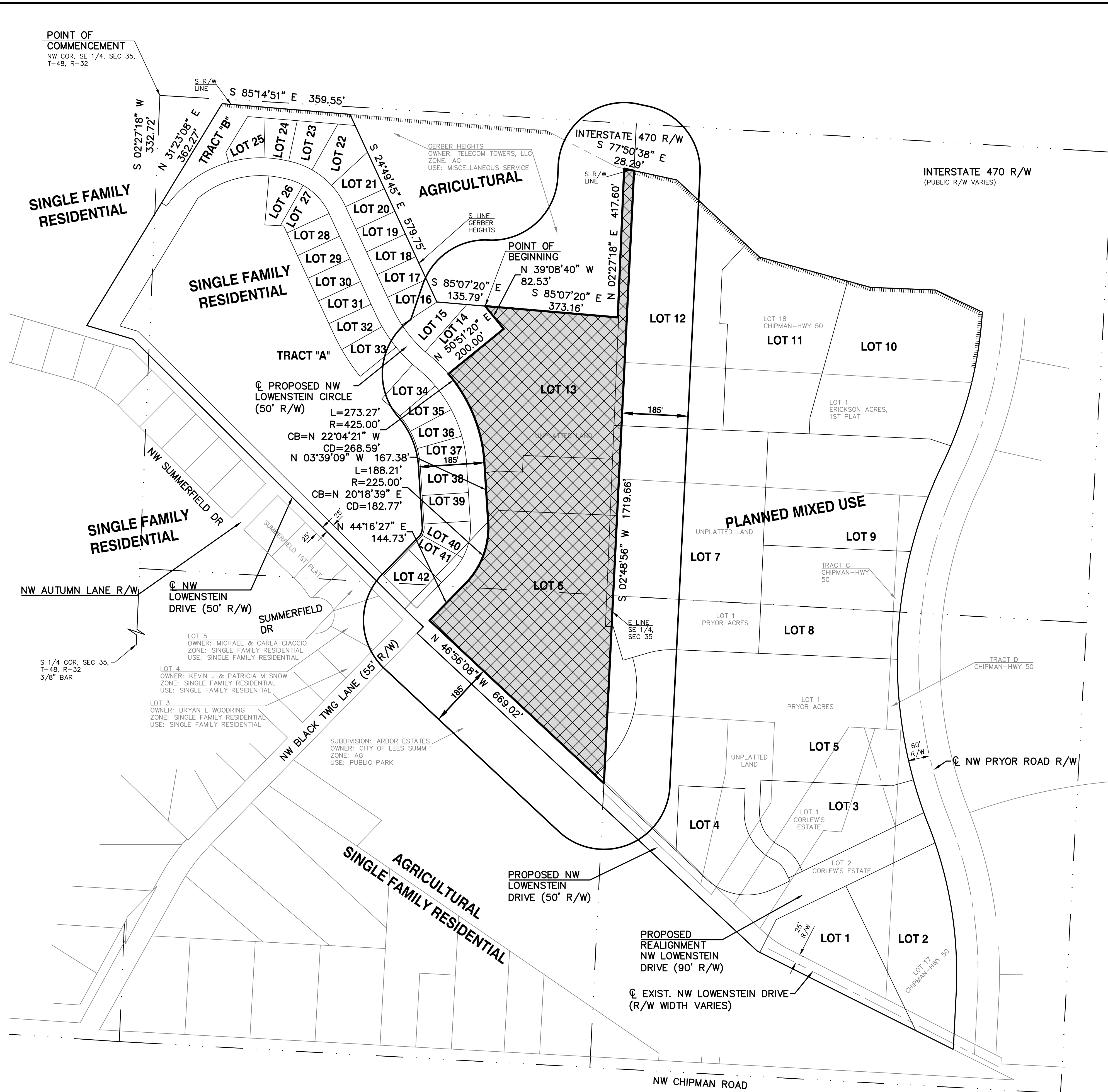
3319 N. JACKSON | P.O. BOX 1304
 JUNCTION CITY, MISSOURI 64414
 PH: (785) 762-5040 | FAX: (785) 762-7744
 www.kawvalley.com | www.kve.com

KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING
 SERVICES IN THE STATE OF MISSOURI UNDER LICENSE # 00084Z
 EXPIRES 12/31/19

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

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN

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



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

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET; THENCE N 51°23'08" E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK 151, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 135.79 FEET TO THE POINT OF BEGINNING;

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

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

END OF DESCRIPTION

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

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	
7067-IPSDP_REZONE	
SHEET	REV
C-3A	2

REV	DATE	DESCRIPTION	DSN	DWN	CHK
2	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
1	9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO
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LEON D. OSBOURN
ENGINEER
MO # 021726

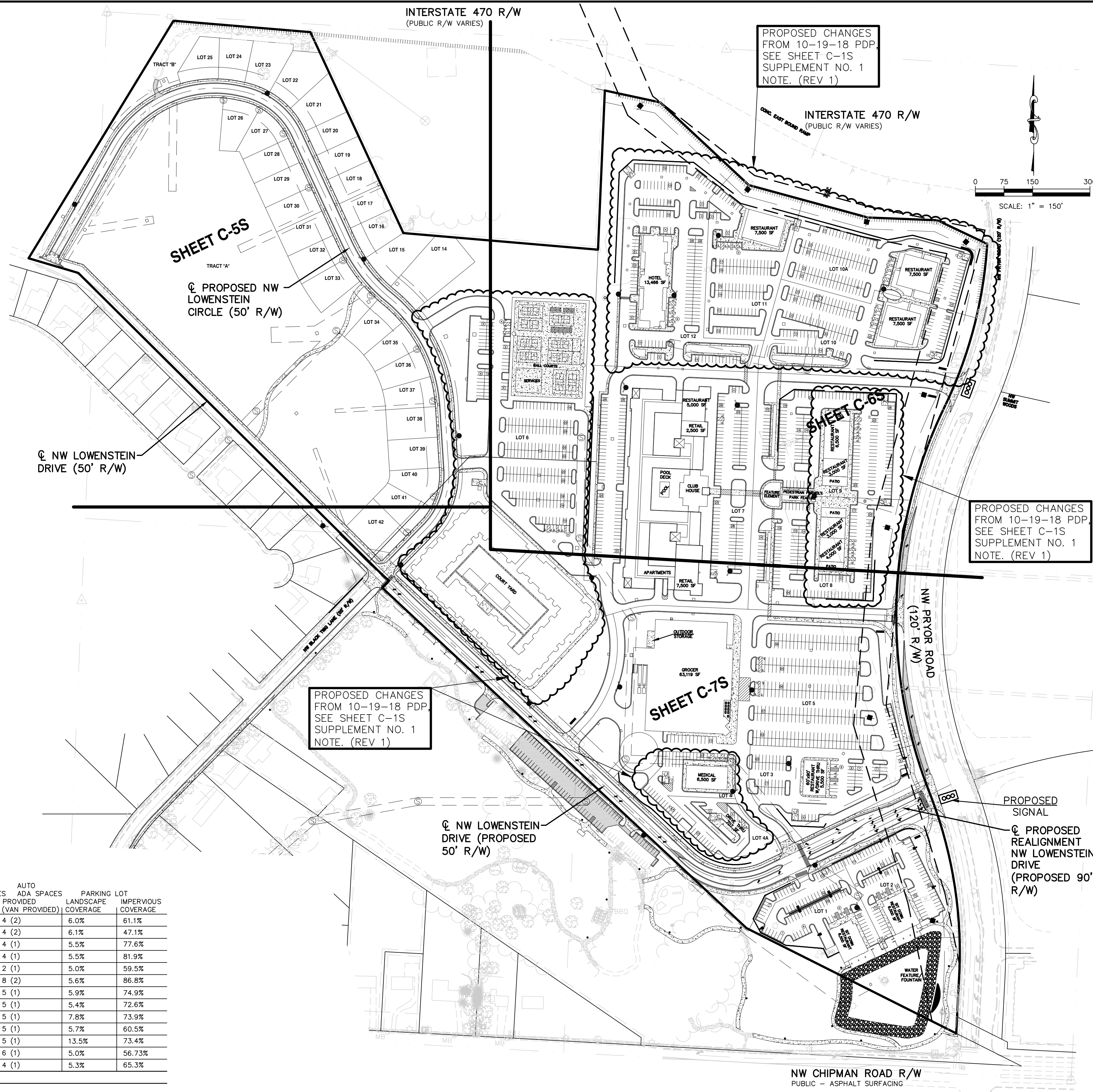
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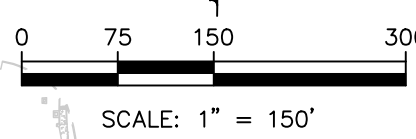
**STREETS OF WEST PRYOR
 NW & NW LOWENSTEIN DRIVE
 LEE'S SUMMIT, MISSOURI**

**PRELIMINARY DEVELOPMENT PLAN
 REZONING MAP**

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PROPOSED CHANGES FROM 10-19-18 PDP. SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE. (REV 1)



PROPOSED CHANGES FROM 10-19-18 PDP. SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE. (REV 1)

PROPOSED CHANGES FROM 10-19-18 PDP. SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE. (REV 1)

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

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

ORDINANCE REQUIREMENTS

LOT #	USE	LOT SF	LOT AC	FLOOR AREA SF (ENVELOPE)	FLOOR AREA RATIO (FAR)	# OF FLOORS	PARKING SPACES REQUIRED					PARKING SPACES PROVIDED (VAN REQ'D)	PARKING SPACES PROVIDED (VAN PROVIDED)	LANDSCAPE COVERAGE	IMPERVIOUS COVERAGE	
							(c)	(b)	(c)	(d)	(e)					
1	RESTAURANT (SIT-DOWN)	62,022	1.4	6,500	0.1048	1	-	91	-	-	-	92	4 (1)	4 (2)	6.0%	61.1%
2	RESTAURANT (SIT-DOWN)	71,216	1.6	6,500	0.0913	1	-	91	-	-	-	91	4 (1)	4 (2)	6.1%	47.1%
3	RESTAURANT W/DRIVE THRU	76,395	1.8	5,500	0.0720	1	-	77	-	-	-	79	4 (1)	4 (1)	5.5%	77.6%
# 4	MEDICAL	32,821	0.8	6,500	0.1980	1	-	-	-	33	-	38	2 (1)	4 (1)	5.5%	81.9%
# 4A	RESTAURANT DRIVE THRU ONLY	33,424	0.8	707	0.0212	1	-	-	-	-	7	17	1 (1)	2 (1)	5.0%	59.5%
5	GROCERY	311,668	7.2	63,119	0.1994	1	252	-	-	-	-	300	8 (1)	8 (2)	5.6%	86.8%
# 8	RESTAURANT (2 TENANTS)	119,922	2.8	7,500	0.0625	1	-	105	-	-	-	144	5 (1)	5 (1)	5.9%	74.9%
# 9	RESTAURANT (2 TENANTS)	145,710	3.3	9,500	0.0652	1	-	133	-	-	-	166	5 (1)	5 (1)	5.4%	72.6%
# 10	RESTAURANT	111,008	2.5	7,500	0.0676	1	-	105	-	-	-	131	5 (1)	5 (1)	7.8%	73.9%
# 10A	RESTAURANT (SIT-DOWN)	108,275	2.5	7,500	0.0693	1	-	105	-	-	-	134	5 (1)	5 (1)	5.7%	60.5%
# 11	RESTAURANT (SIT-DOWN)	81,134	1.9	7,500	0.0924	1	-	105	-	-	-	106	5 (1)	5 (1)	13.5%	73.4%
# 12	HOTEL (105 ROOMS) **	208,812	4.8	13,466	0.0645	4	-	-	-	158	-	173	6 (1)	6 (1)	5.0%	56.73%
# 6	BALL COURTS *	466,437	10.7	-	-	-	-	-	-	-	-	55	4 (1)	4 (1)	5.3%	65.3%
TOTAL				141,792 SF												

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

RESIDENTIAL DATA

LOT #	USE	LOT SF	LOT AC	FLOOR AREA SF (ENVELOPE)	FLOOR AREA RATIO (FAR)	# OF DWELLING UNITS	DWELLING UNITS PER AC	# OF FLOORS	STUDIO	1 BDRM	2 BDRM	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	AUTO ADA SPACES REQUIRED (VAN REQ'D)	AUTO ADA SPACES PROVIDED (VAN PROVIDED)	PARKING LOT LANDSCAPE COVERAGE	IMPERVIOUS COVERAGE
# 6	SENIOR LIVING ***	466,437	10.7	68,679	0.1472	165	24.2	4	-	-	-	170	188	5 (1)	5 (1)	5.3%	65.3%
# 7	APARTMENTS	268,862	6.2	54,900	-	250	36.2	4	-	187	63	375	516 (208 SURFACE, 308 IN LOWER LEVEL GARAGE)	12 (2)	12 (2) ****	6.2%	80.4%
	RETAIL			10,000	-	-	-	-	-	-	-	50					
	RESTAURANT			5,000	-	-	-	-	-	-	-	70					
				69,900 (TOTAL LOT 7)	0.2600							495 (TOTAL LOT 7)					
14-42	SINGLE FAMILY RESIDENTIAL (R-1)	293,424 Δ	6.7 Δ	755,450 Δ	17.3 Δ	28	4.1 Δ	1.6 Δ	-	-	-	-	-	-	-	-	-

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

* OUTDOOR RECREATION FACILITY - TO BE DETERMINED BY DIRECTOR AT PLAN APPROVAL POTENTIAL TO BE MORE THAN 4 STORIES
** DENOTES PROPOSED CHANGES FROM 9-18-18 PDP, SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE.

NOTE: BUILDING HEIGHTS TO BE DETERMINED

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

STATE OF MISSOURI
LEON D. OSBOURN
REGISTERED PROFESSIONAL ENGINEER
NO. 021726

LEON D. OSBOURN
ENGINEER
MO # 021726

2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, MISSOURI 64441
PH. (785) 762-5040 | FAX (785) 762-7744
le@kvweng.com | www.kvweng.com

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00084Z. EXPIRES 12/31/18

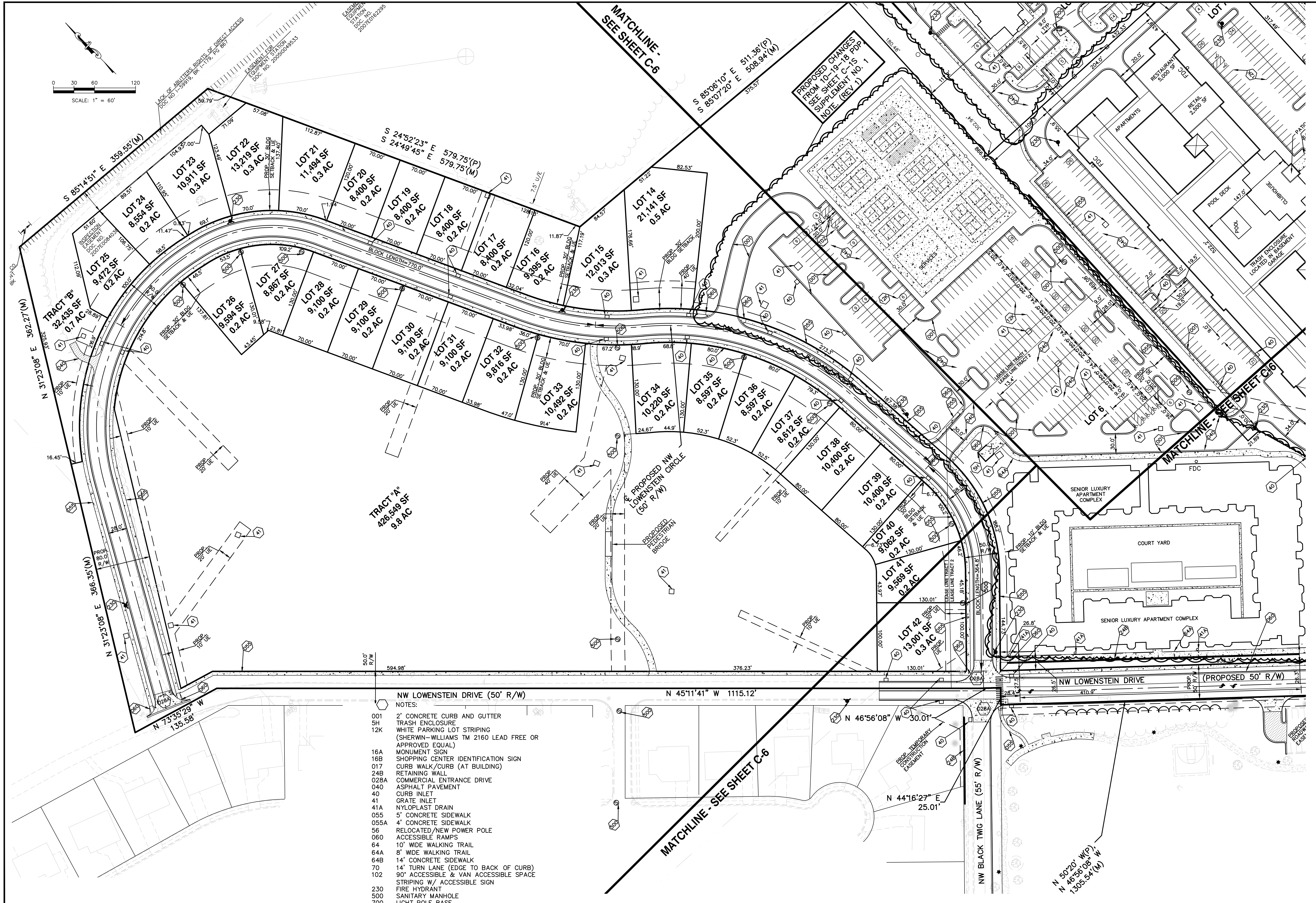
STREETS OF WEST PRYOR
NW Q NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
OVERALL SITE PLAN - SUPPLEMENT NO. 1

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

CFN **7067-1PDP SUP1.SP**

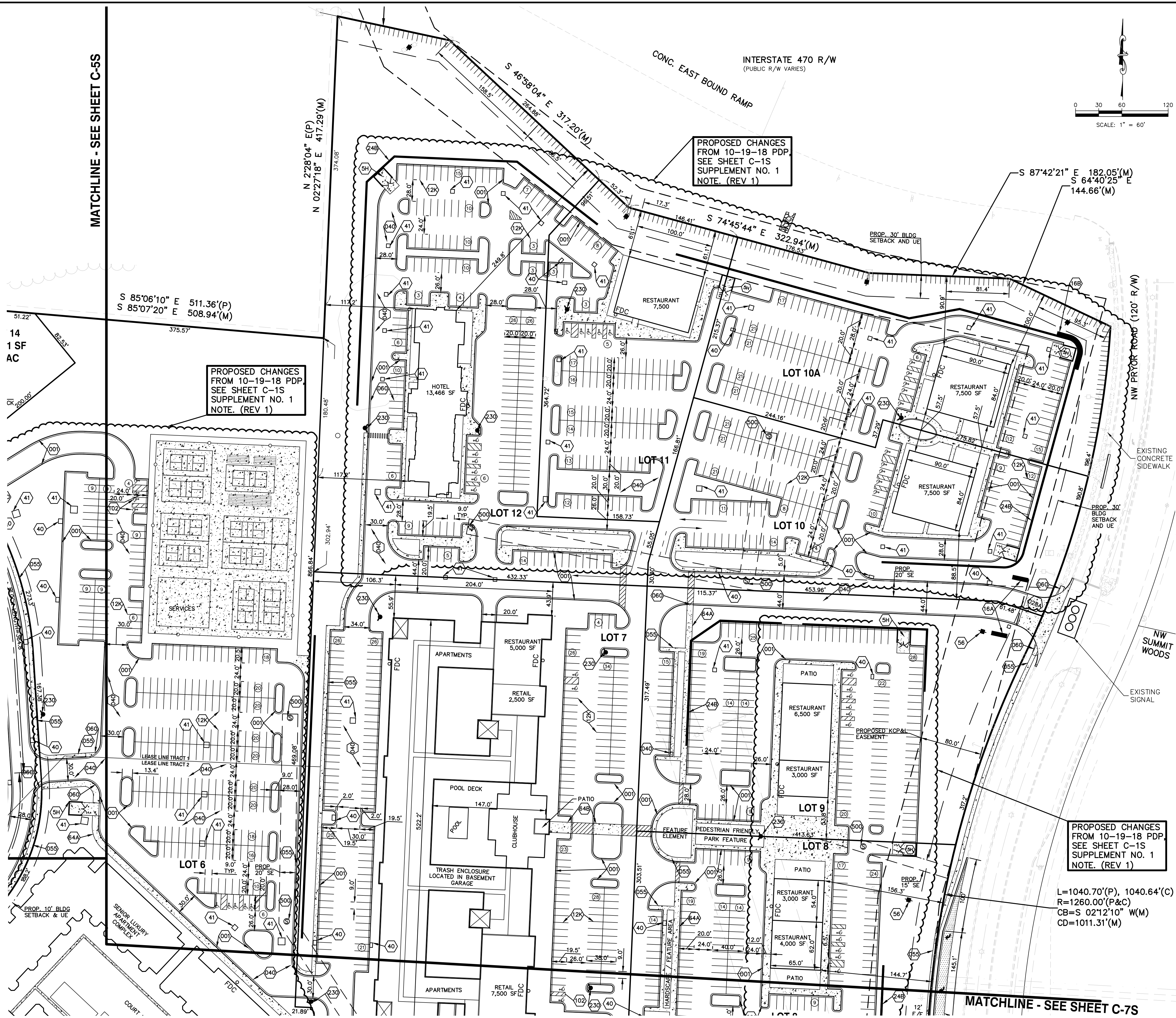
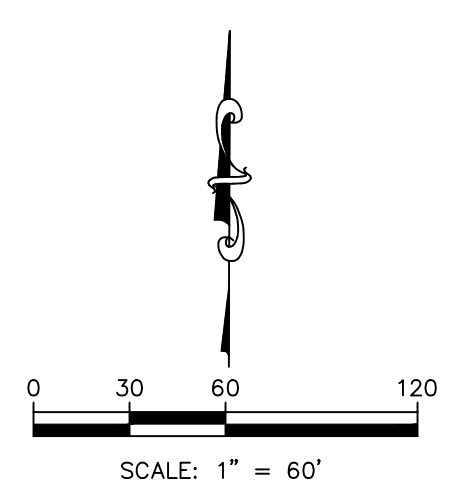
SHEET **C-4S** REV **1**



<p>LEON D. OSBOURN ENGINEER MO # 021726</p>	REV	DATE	DESCRIPTION
	1	10-19-18	REVISED PER CITY COMMENT
	0	9-25-18	INITIAL ISSUE
KAW VALLEY ENGINEERING 2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, MISSOURI 64441 PH: (785) 762-5040 FAX: (785) 762-7744 info@kve.com www.kve.com			KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00084Z. EXPIRES 12/31/18.
STREETS OF WEST PRYOR NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN SITE PLAN - SUPPLEMENT NO. 1			
PROJ. NO.	A14_7067-1	DESIGNER	LDO
CFN		DRAWN BY	51
SHEET	7067-1PSPD_SUPP.SP	REV	
C-5S		1	

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MATCHLINE - SEE SHEET C-5S



PROPOSED CHANGES FROM 10-19-18 PDP. SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE. (REV 1)

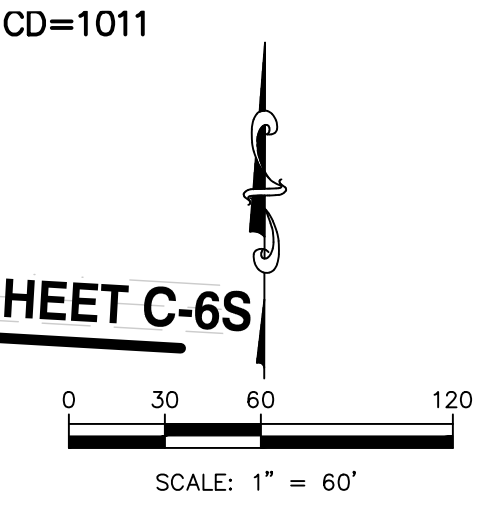
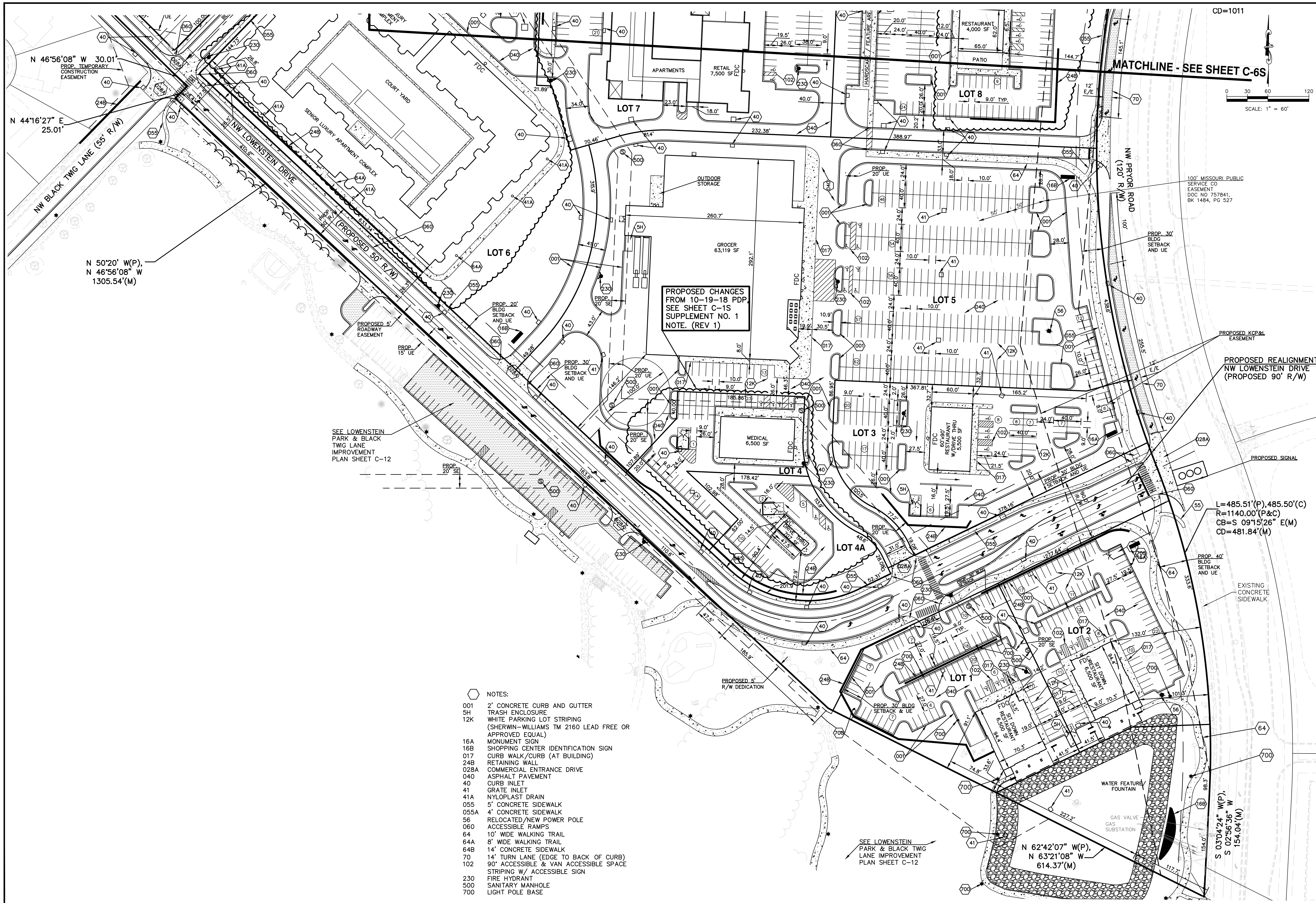
PROPOSED CHANGES FROM 10-19-18 PDP. SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE. (REV 1)

PROPOSED CHANGES FROM 10-19-18 PDP. SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE. (REV 1)

- NOTES:
- 001 2' CONCRETE CURB AND GUTTER
 - 5H TRASH ENCLOSURE
 - 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 16A MONUMENT SIGN
 - 16B SHOPPING CENTER IDENTIFICATION SIGN
 - 017 CURB WALK/CURB (AT BUILDING)
 - 24B RETAINING WALL
 - 028A COMMERCIAL ENTRANCE DRIVE
 - 040 ASPHALT PAVEMENT
 - 40 CURB INLET
 - 41 GRATE INLET
 - 41A NYLOPLAST DRAIN
 - 055 5' CONCRETE SIDEWALK
 - 055A 4' CONCRETE SIDEWALK
 - 56 RELOCATED/NEW POWER POLE
 - 060 ACCESSIBLE RAMPS
 - 64 10' WIDE WALKING TRAIL
 - 64A 8' WIDE WALKING TRAIL
 - 64B 14' CONCRETE SIDEWALK
 - 70 14' TURN LANE (EDGE TO BACK OF CURB)
 - 102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING W/ ACCESSIBLE SIGN
 - 230 FIRE HYDRANT
 - 500 SANITARY MANHOLE
 - 700 LIGHT POLE BASE

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

LEON D. OSBOURN ENGINEER MO # 021726	
KAW VALLEY ENGINEERING 2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 le@kve.com www.kve.com	
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00084Z. EXPIRES 12/31/18	
STREETS OF WEST PRYOR NW Q NW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI	
PRELIMINARY DEVELOPMENT PLAN SITE PLAN - SUPPLEMENT NO. 1	
PROJ. NO. A14 7067-1	DESIGNER LDO
CFN 7067-1PDP_SUP1.SP	DRAWN BY JT
SHEET C-6S	REV 1



PROPOSED CHANGES FROM 10-19-18 PDP SEE SHEET C-1S SUPPLEMENT NO. 1 NOTE. (REV 1)

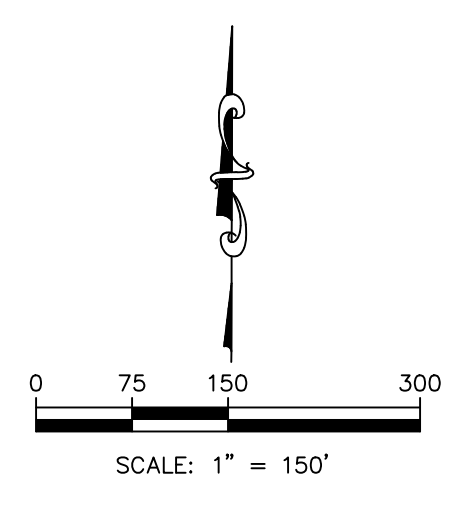
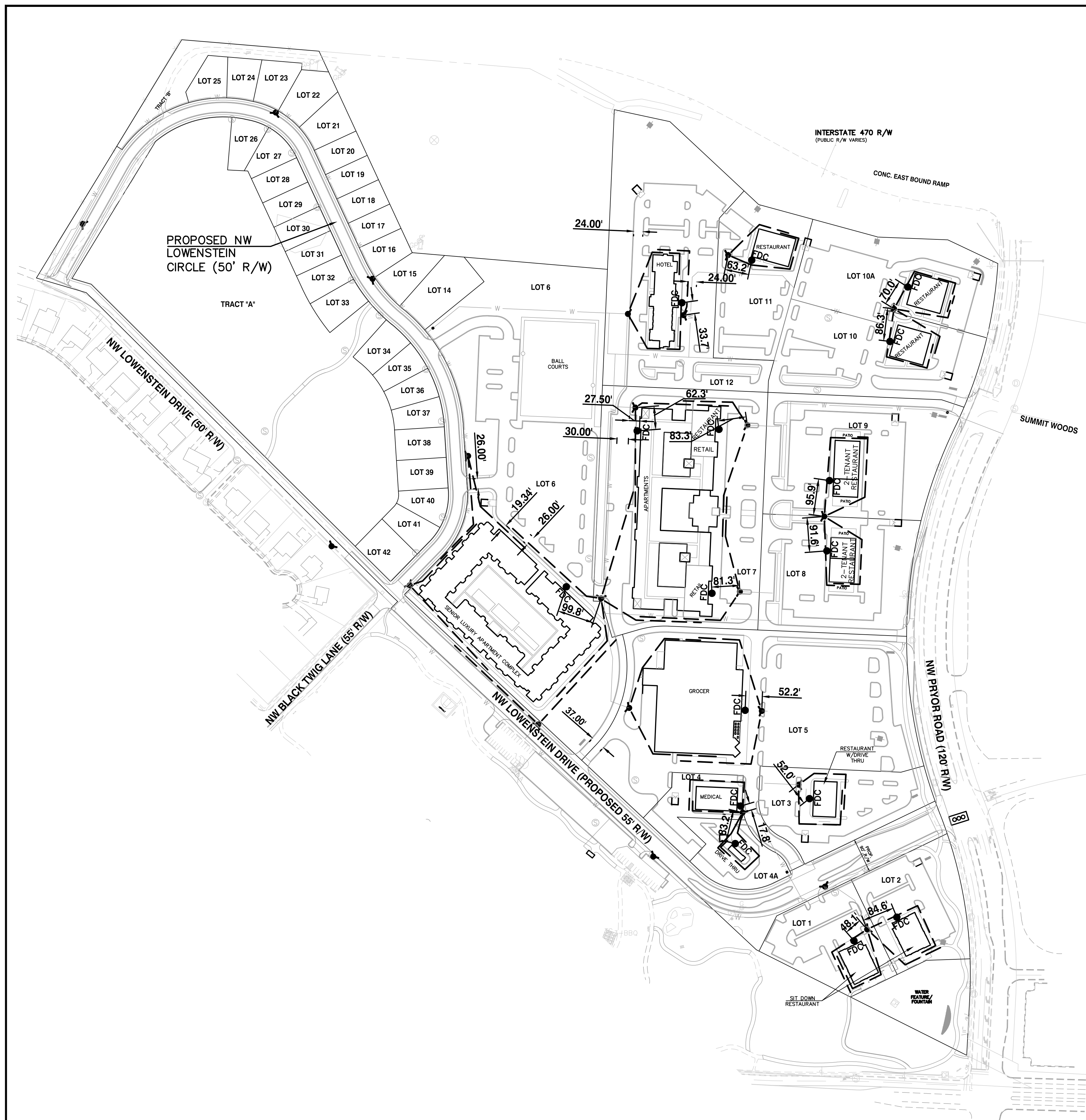
PROPOSED REALIGNMENT NW LOWENSTEIN DRIVE (PROPOSED 90' R/W)

L=485.51'(P), 485.50'(C)
R=1140.00'(P&C)
CB=S 09°15'26" E(M)
CD=481.84'(M)

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

CD=1011	WH	CHK
	JD	CHK
	LDO	CHK
	REVISED PER CITY COMMENT	
1	10-19-18	INITIAL ISSUE
0	9-25-18	DATE
	REV	DESCRIPTION
LEON D. OSBOURN ENGINEER MO # 021726		
2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH: (785) 762-5040 FAX: (785) 762-7744 www.kawvalley.com www.kveeng.com		
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF MISSOURI. STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18.		
STREETS OF WEST PRYOR NW QW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI		
PRELIMINARY DEVELOPMENT PLAN SITE PLAN - SUPPLEMENT NO. 1		
PROJ. NO.	A14_7067-1	
DESIGNER	LDO	DRAWN BY
CFN		
7067-1PDP_SUP1.SP		
SHEET		REV
C-7S		1

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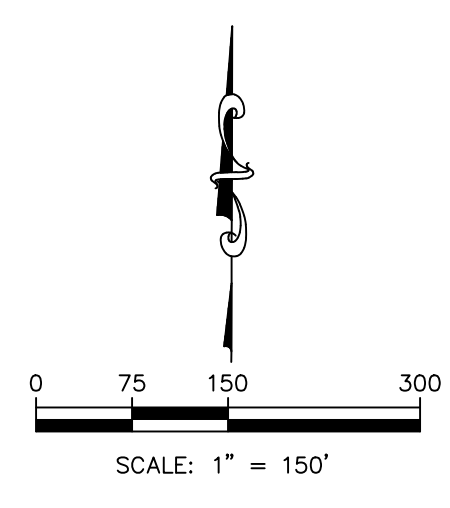
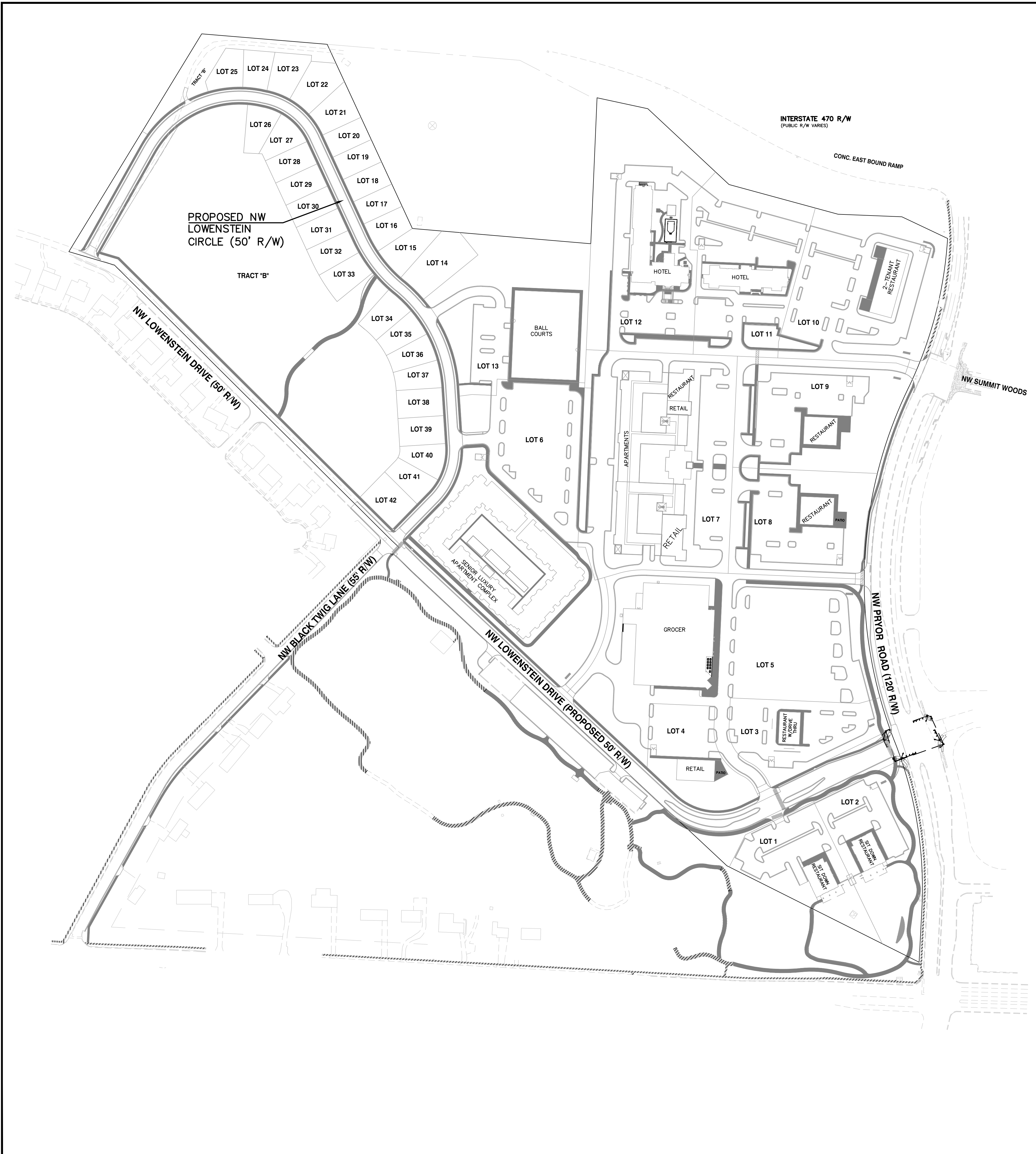
FIRE DEPARTMENT NOTES:

1. IFC 507.5.1- WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 300 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
2. AERIAL FIRE APPARATUS ACCESS ROADS IFC D105.1 WHERE REQUIRED. WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET (9144 MM), APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER. D105.2 WIDTH. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF. D105.3 PROXIMITY TO BUILDING. AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572 MM) AND A MAXIMUM OF 30 FEET (9144 MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. D105.4 OBSTRUCTIONS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL.
3. IFC 503.3- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING-FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
4. IFC 903.3.7- FIRE DEPARTMENT CONNECTIONS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4 INCH STORZ TYPE FITTING AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE CODE OFFICIAL.
5. ALL REQUIRED FIRE LANES SHALL SUPPORT 75,000 POUNDS.

LEGEND

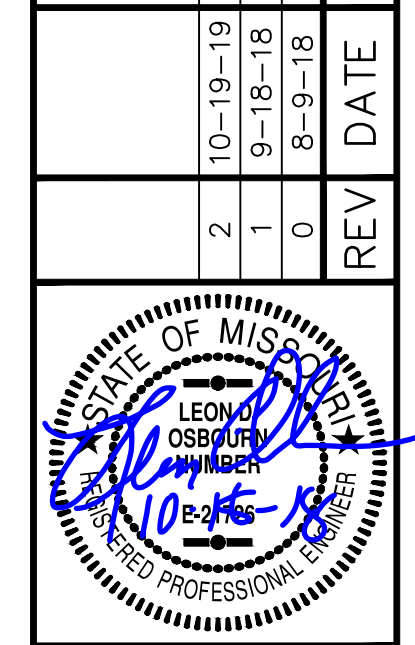
- AERIAL FIRE APPARATUS ACCESS ROAD
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- FIRE HOSE LENGTH (MAX 300')

<p>LEON D. OSBOURN ENGINEER MO # 021726</p>	<p>STATE OF MISSOURI LEON D. OSBOURN NUMBER 021726 REGISTERED PROFESSIONAL ENGINEER</p>																								
<p>2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 FAX (785) 762-7744 joe@kveeng.com www.kveeng.com</p> <p>KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. 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 FIRE DEPARTMENT PLAN - SUPPLEMENT NO. 1</p>																								
<p>PROJ. NO. A14_7067</p> <p>DESIGNER LDO DRAWN BY JT</p> <p>CFN 7067-IPSP-SUPI-FIRE</p> <p>SHEET C-7AS REV 0</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REV</td> <td style="width: 50%;">DATE</td> <td style="width: 50%;">DESCRIPTION</td> <td style="width: 50%;">CHK</td> </tr> <tr> <td>0</td> <td>9-25-18</td> <td>INITIAL ISSUE</td> <td>WH</td> </tr> <tr> <td></td> <td></td> <td></td> <td>JT</td> </tr> <tr> <td></td> <td></td> <td></td> <td>DSN</td> </tr> <tr> <td></td> <td></td> <td></td> <td>DWN</td> </tr> <tr> <td></td> <td></td> <td></td> <td>CHK</td> </tr> </table>	REV	DATE	DESCRIPTION	CHK	0	9-25-18	INITIAL ISSUE	WH				JT				DSN				DWN				CHK
REV	DATE	DESCRIPTION	CHK																						
0	9-25-18	INITIAL ISSUE	WH																						
			JT																						
			DSN																						
			DWN																						
			CHK																						



LDO	DT	LDO	CHK
LDO	DT	LDO	CHK
LDO	DT	LDO	CHK
LDO	DT	LDO	CHK

REV	DATE	DESCRIPTION
2	10-19-19	REVISED PER CITY COMMENT
1	9-18-18	REVISED PER CITY COMMENT
0	8-9-18	INITIAL ISSUE



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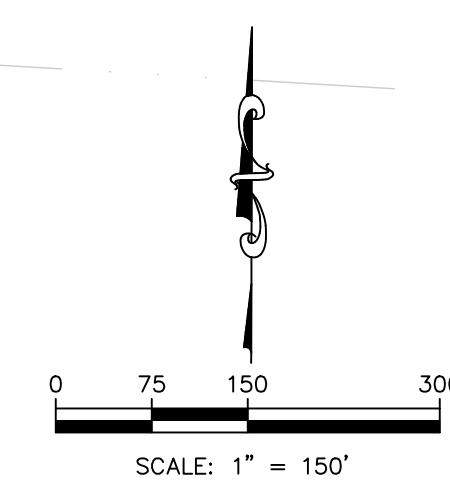
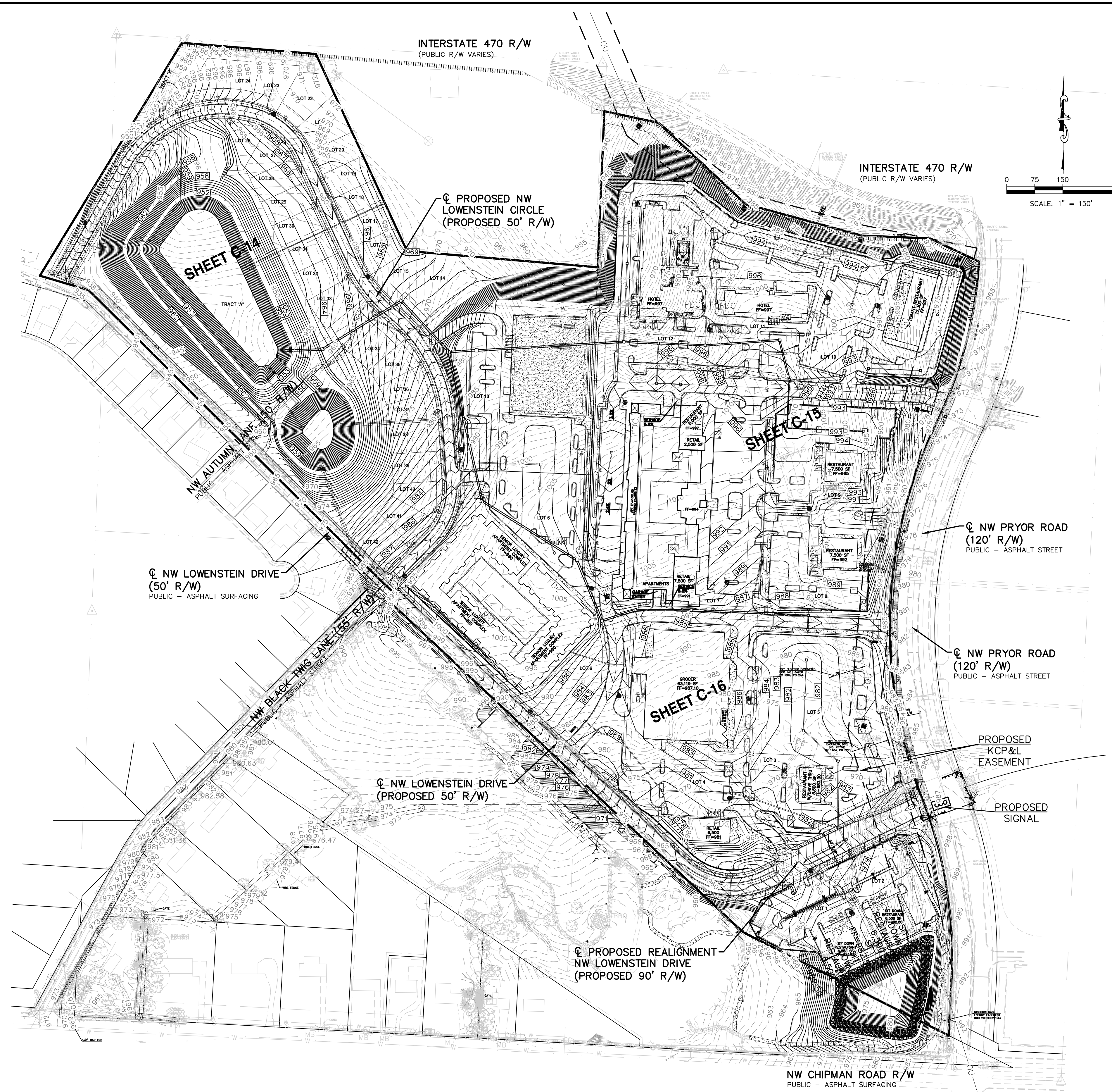
**STREETS OF WEST PRYOR
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI**

**PRELIMINARY DEVELOPMENT PLAN
PEDESTRIAN CONNECTION PLAN**

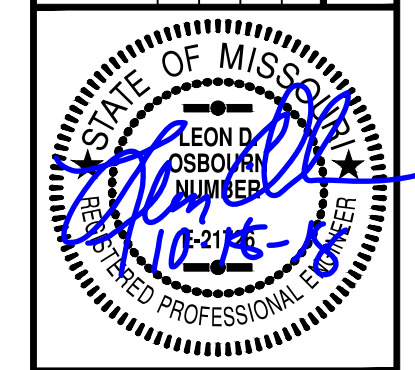
PROJ. NO. A14_7067
DESIGNER LDO DRAWN BY JT
CFN 7067-1PSDP_PED
SHEET 2 REV 2

LEGEND

	EXISTING SIDEWALK
	PROPOSED SIDEWALK



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



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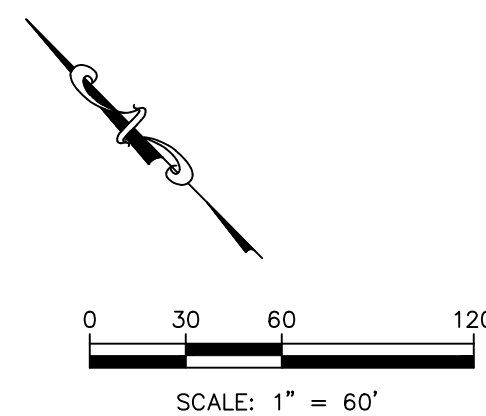
**STREETS OF WEST PRYOR
NW Q NW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI**

**PRELIMINARY DEVELOPMENT PLAN
OVERALL GRADING PLAN**

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	
7067-1PSDP-0P	
SHEET	REV
C-13	3

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

BENCHMARKS:
BM #1: CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05
BM #2: CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25'± EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF NW LOWENSTEIN DRIVE AT 90° BEND IN ROAD. ELEV=971.06



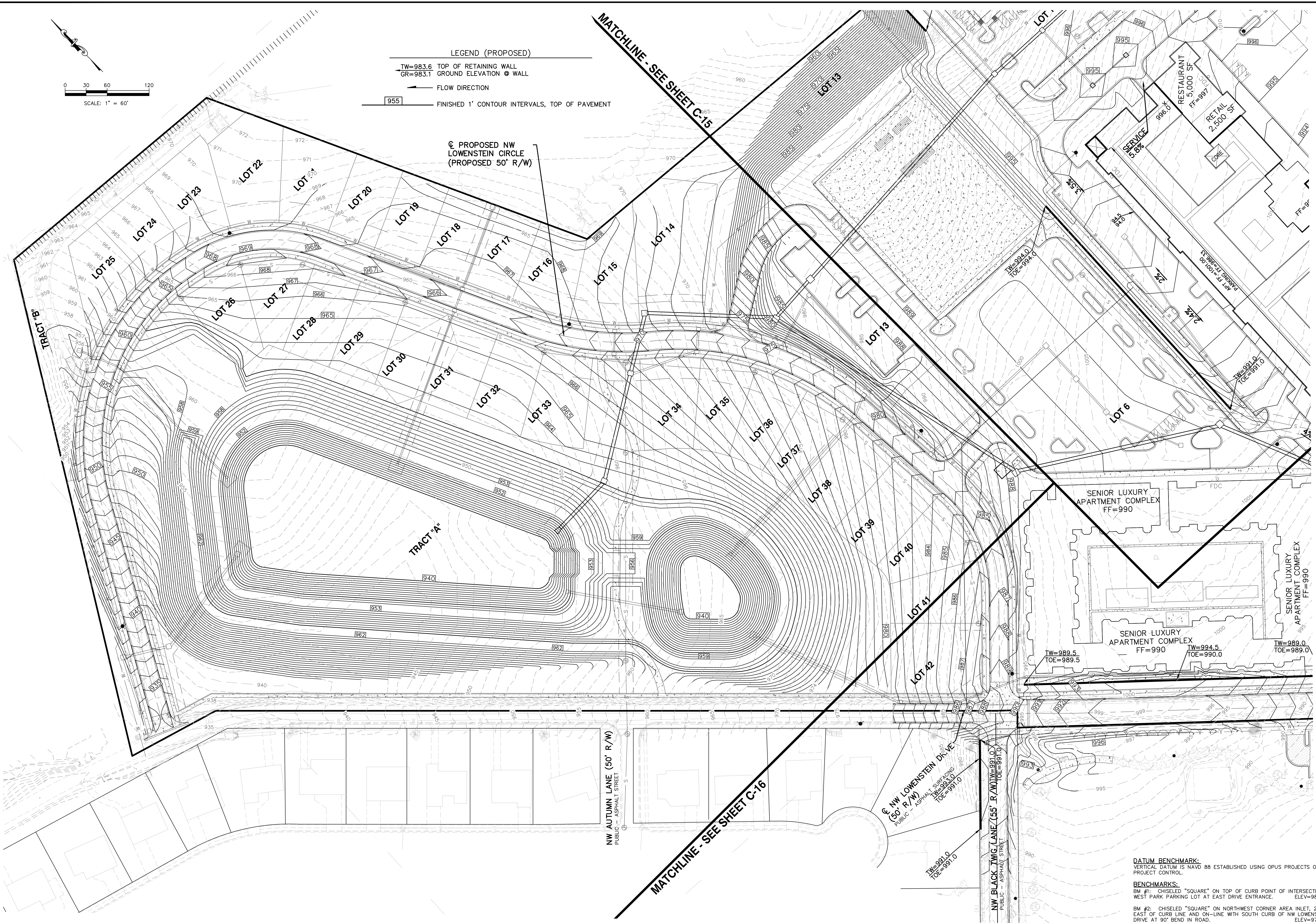
LEGEND (PROPOSED)

TW=983.6 TOP OF RETAINING WALL
 GR=983.1 GROUND ELEVATION @ WALL

→ FLOW DIRECTION

955 FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT

☉ PROPOSED NW
 LOWENSTEIN CIRCLE
 (PROPOSED 50' R/W)



NW AUTUMN LANE (50' R/W)
 PUBLIC - ASPHALT STREET

☉ NW LOWENSTEIN DRIVE
 (50' R/W)
 PUBLIC - ASPHALT SURFACE
 FF=991.0
 TOE=991.0

NW BLACK TWIG LANE (55' R/W)
 PUBLIC - ASPHALT STREET
 FF=991.0
 TOE=991.0

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

BENCHMARKS:
 BM #1: CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF
 WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05

BM #2: CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25'±
 EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF NW LOWENSTEIN
 DRIVE AT 90° BEND IN ROAD. ELEV=971.05

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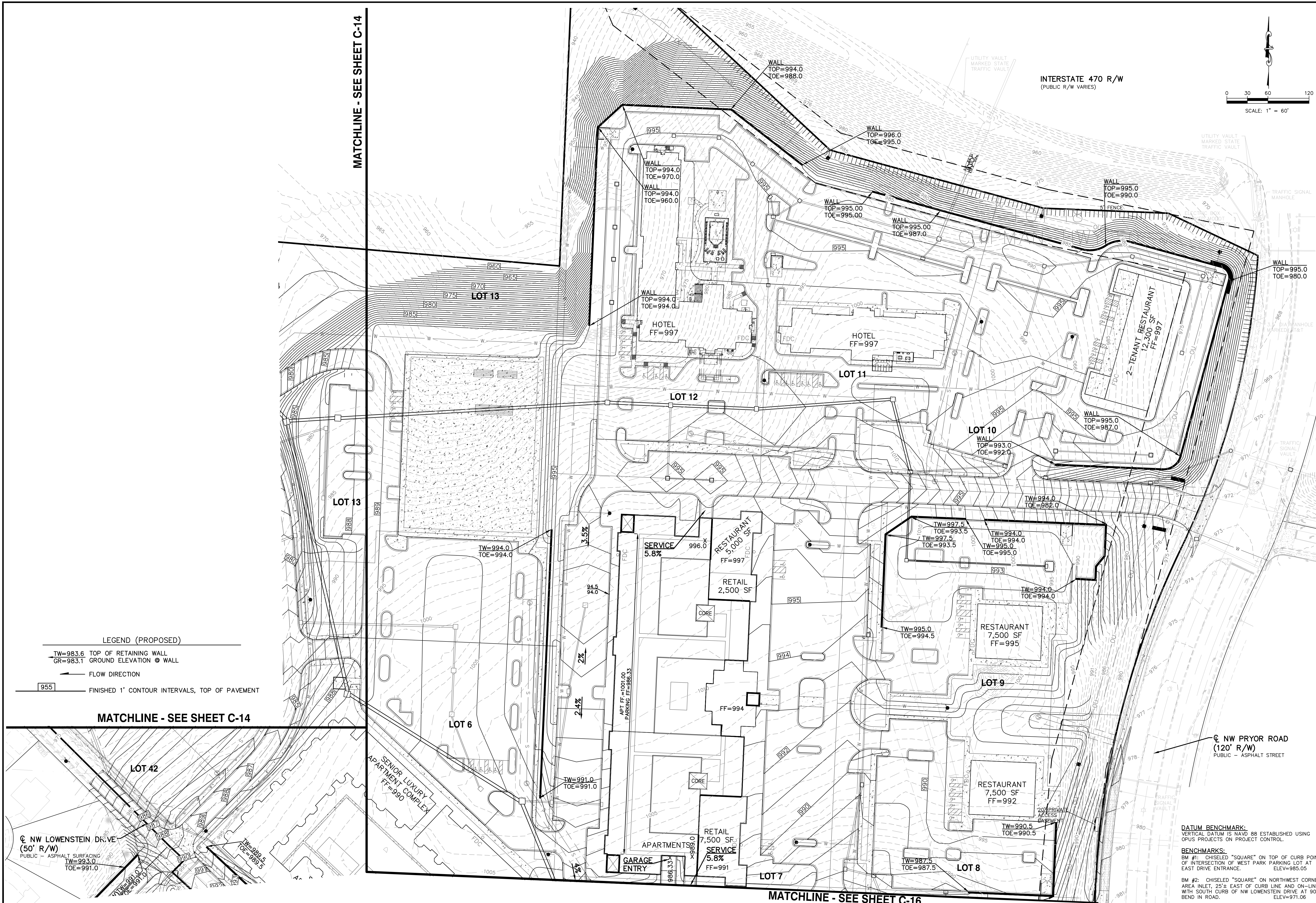
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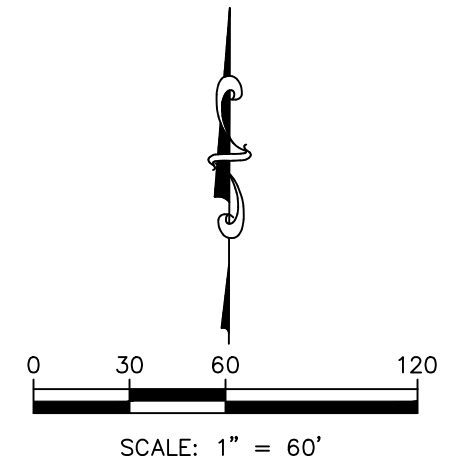
STREETS OF WEST PRYOR
NW QW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

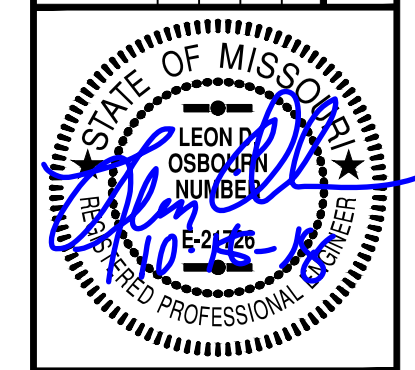
PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	JT
CFN	7067-1P5DP-0P
SHEET	3



INTERSTATE 470 R/W
(PUBLIC R/W VARIES)



REV	DATE	DESCRIPTION	DSN	DWN	CHK
3	10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO
2	9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO
1	8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO
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KAW VALLEY ENGINEERING
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STREETS OF WEST PRYOR
NW QW PRYOR ROAD & NW LOWENSTEIN DRIVE
LEE'S SUMMIT, MISSOURI

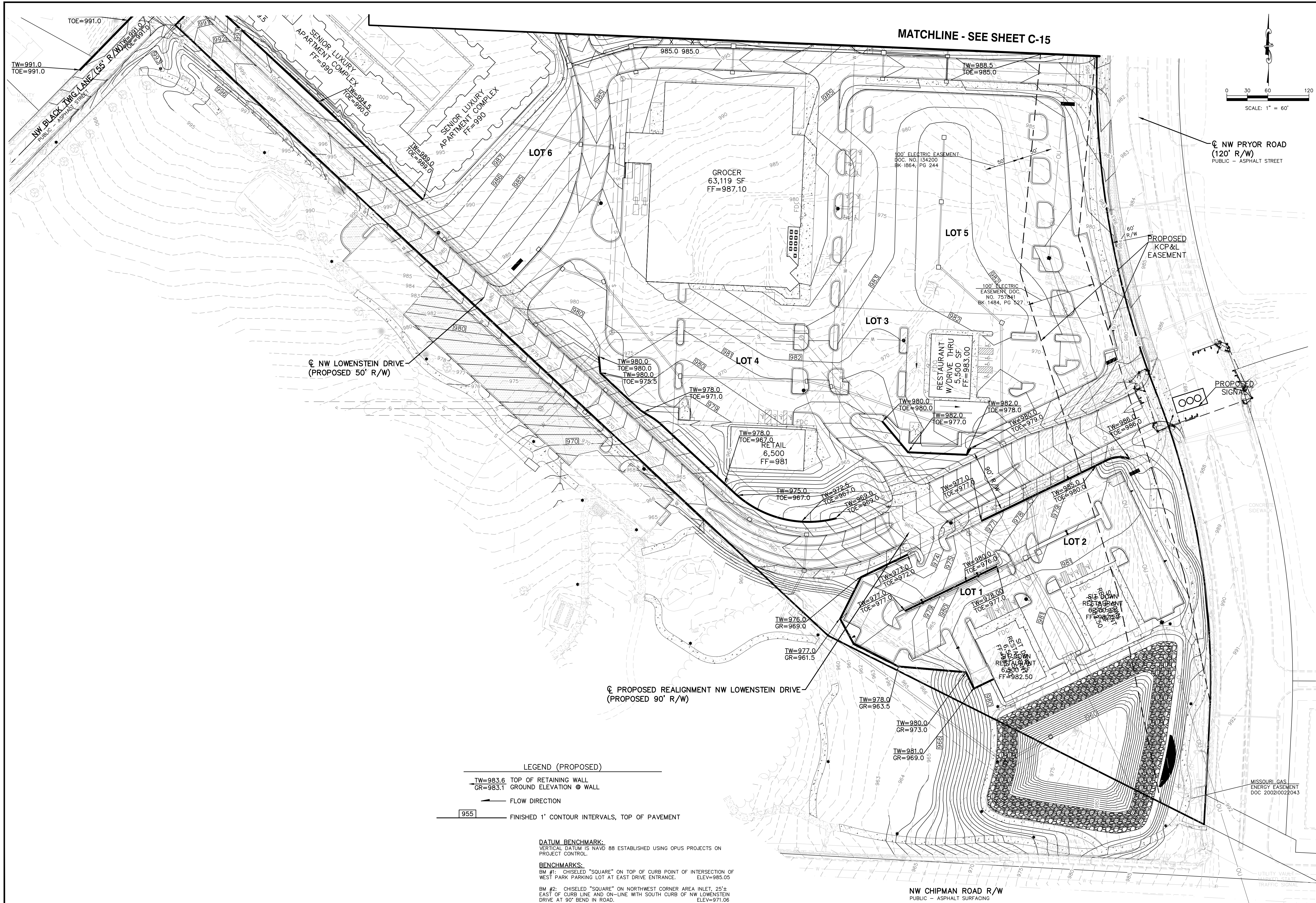
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO. **A14 7067-1**
DESIGNER **LDO** DRAWN BY **JT**
CFN **7067-1P5DP_GP**
SHEET **C-15** REV **3**

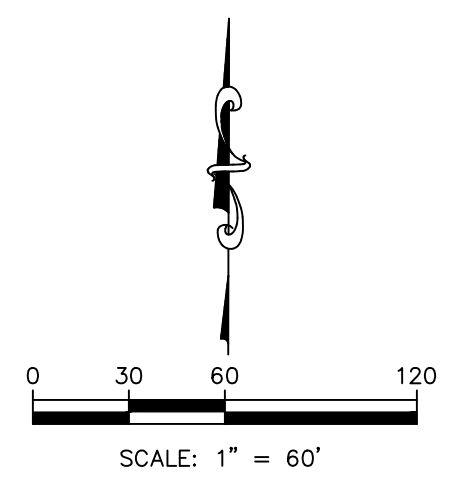
LEGEND (PROPOSED)
TW=983.6 TOP OF RETAINING WALL
GR=983.1 GROUND ELEVATION @ WALL
— FLOW DIRECTION
955 FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT

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

BENCHMARKS:
BM #1: CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05
BM #2: CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25'± EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF NW LOWENSTEIN DRIVE AT 90° BEND IN ROAD. ELEV=971.06



MATCHLINE - SEE SHEET C-15



☉ NW LOWENSTEIN DRIVE
(PROPOSED 50' R/W)

☉ NW PRYOR ROAD
(120' R/W)
PUBLIC - ASPHALT STREET

☉ PROPOSED REALIGNMENT NW LOWENSTEIN DRIVE
(PROPOSED 90' R/W)

LEGEND (PROPOSED)

- TW=983.6 TOP OF RETAINING WALL
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NW CHIPMAN ROAD R/W
PUBLIC - ASPHALT SURFACING

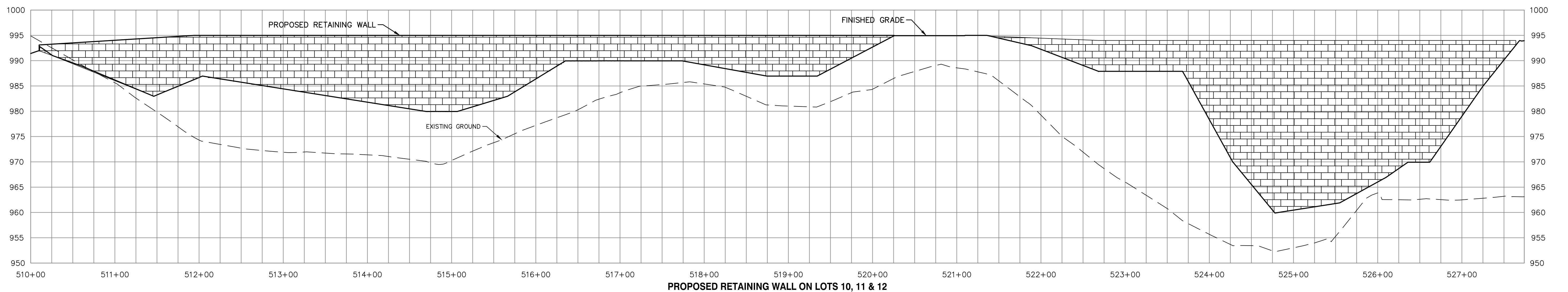
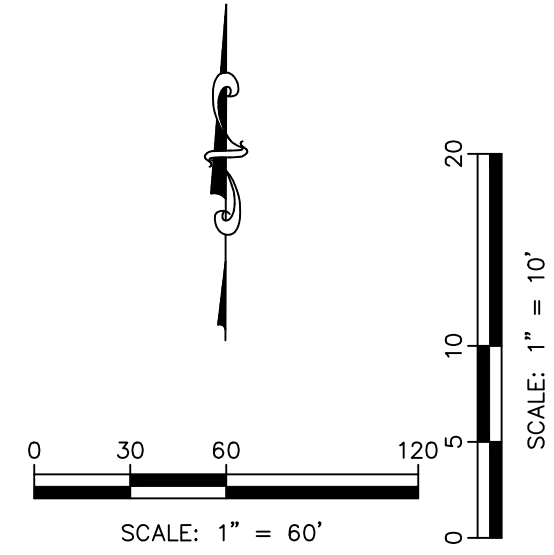
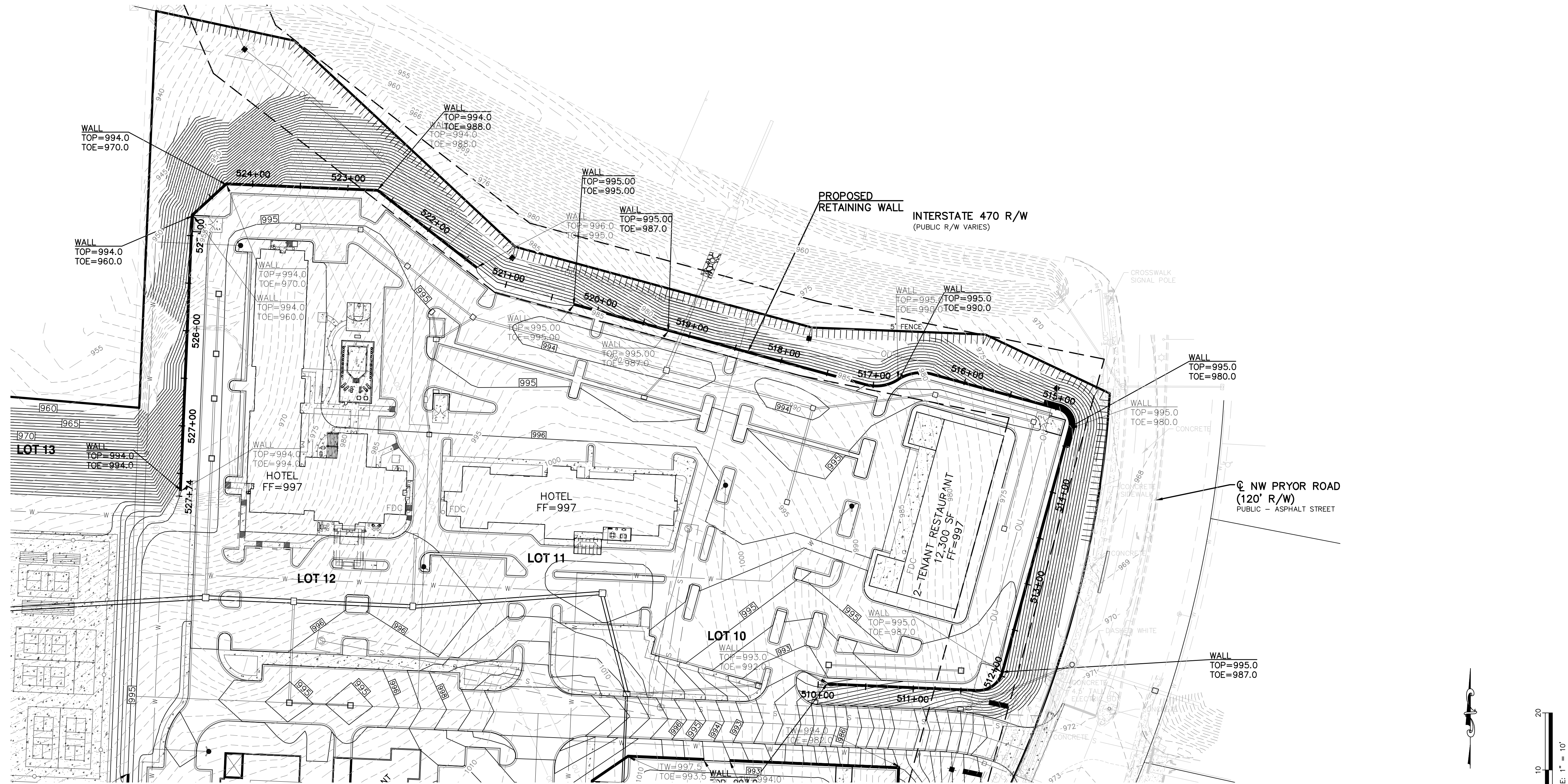
10-19-19	REVISED PER CITY COMMENT	LDO	JT	LDO	CHK
9-18-18	REVISED PER CITY COMMENT	LDO	JT	LDO	CHK
8-9-18	REVISED PER CITY COMMENT	LDO	JT	LDO	CHK
6-20-18	INITIAL ISSUE	LDO	JT	LDO	CHK
	REV DATE			DESCRIPTION	

LEON D. OSBOURN
ENGINEER
MO # 021726

KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 00084Z. EXPIRES 12/31/18.

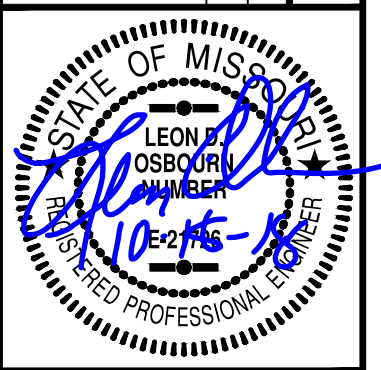
STREETS OF WEST PRYOR	
NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE	
LEE'S SUMMIT, MISSOURI	
PRELIMINARY DEVELOPMENT PLAN	
GRADING PLAN	
PROJ. NO. A14_7067-1	DESIGNER LDO
DRAWN BY JT	CFN
7067-1PSDP-CP	SHEET
C-16	3

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



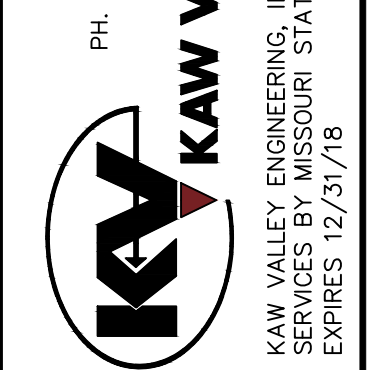
PROPOSED RETAINING WALL ON LOTS 10, 11 & 12

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	10-19-13	REVISED PER CITY COMMENT	LDO	JT	LDO
0	8-9-13	INITIAL ISSUE	LDO	JT	LDO



LEON D. OSBOURN
ENGINEER
MO # 021726

3319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
le@kve.com | www.kve.com



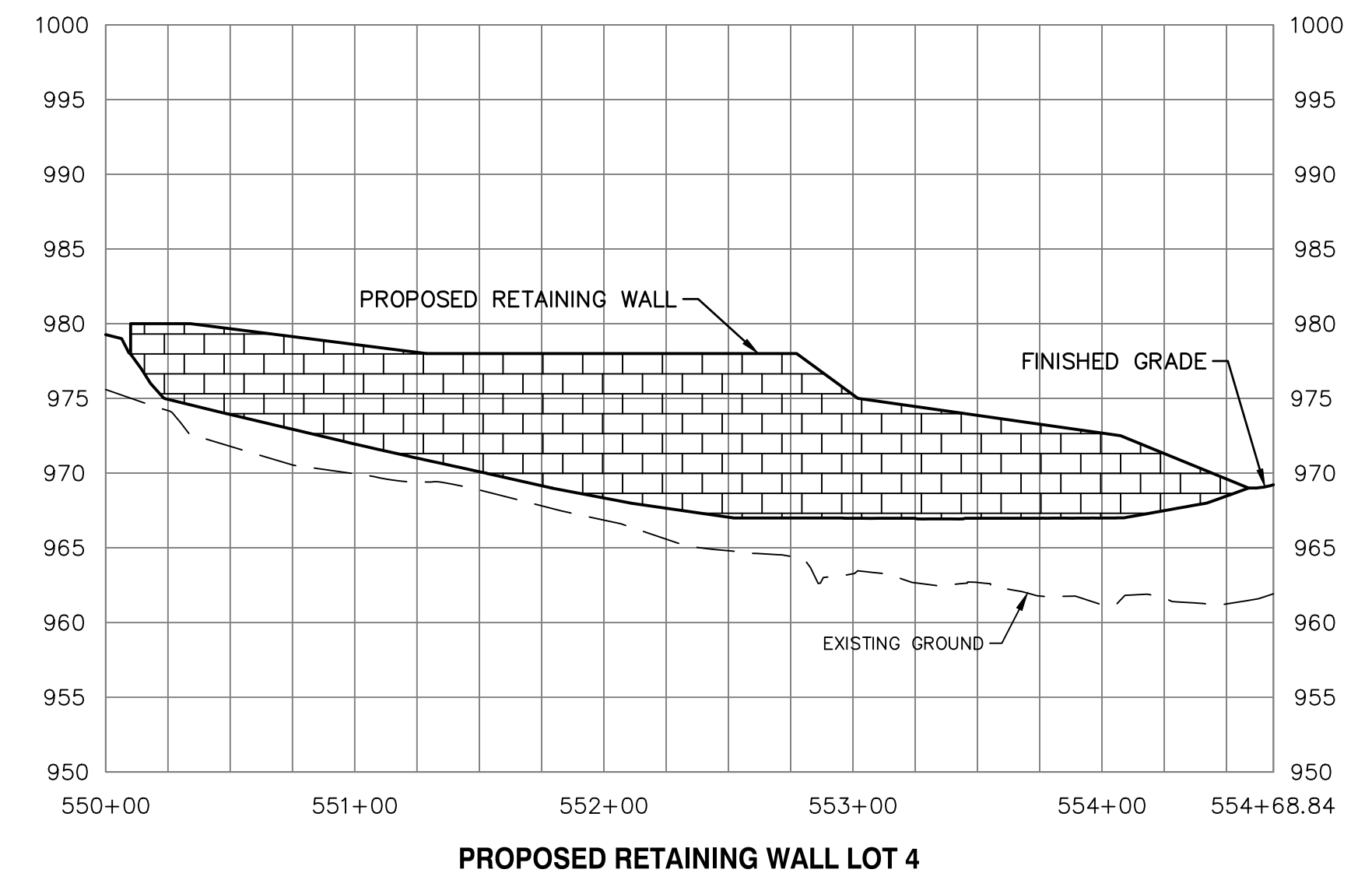
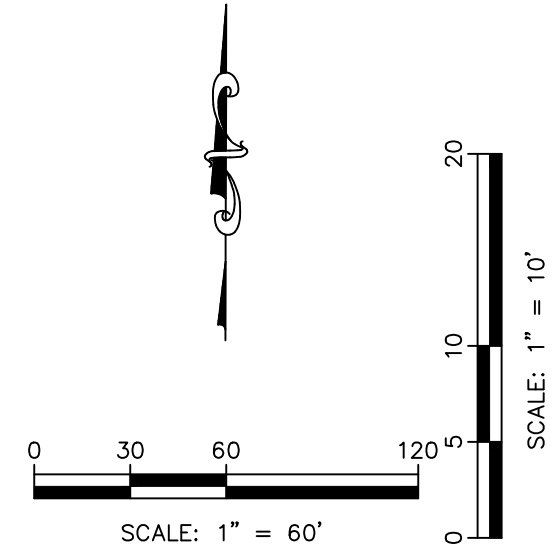
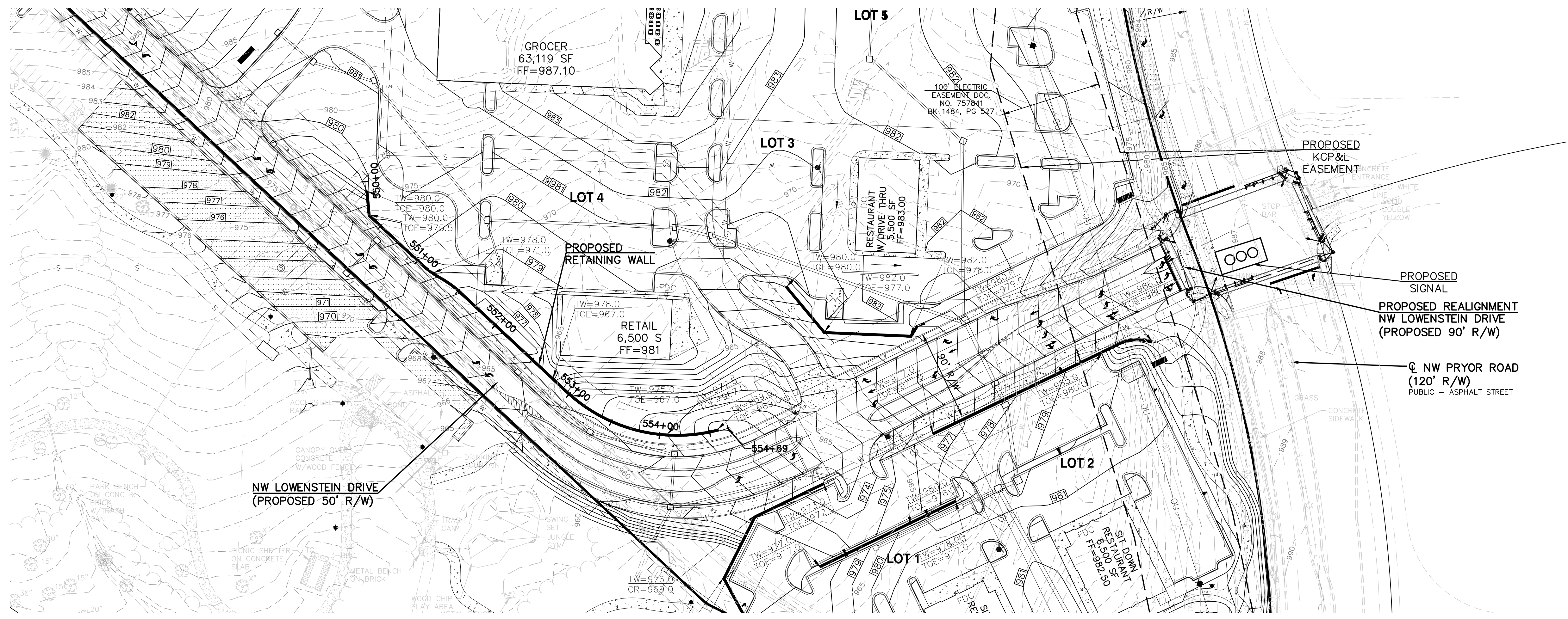
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/18

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

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

PROJ. NO.	A14_7067-1
DESIGNER	LDO
DRAWN BY	51
CFN	7067-1PSP_RWALLP
SHEET	REV
C-16A	1

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PROJ. NO. A14_7067-1		DESIGNER LDO	DRAWN BY JT
SHEET 7067-1PSP_RWALLP		CFN	REV
C-16B		1	1
STREETS OF WEST PRYOR NWQ NW PRYOR ROAD & NW LOWENSTEIN DRIVE LEE'S SUMMIT, MISSOURI		PRELIMINARY DEVELOPMENT PLAN PROPOSED RETAINING WALL PROFILE ON LOT 4	
KAW VALLEY ENGINEERING 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		LEON D. OSBOURN ENGINEER MO # 021726	
STATE OF MISSOURI LEON D. OSBOURN REGISTERED PROFESSIONAL ENGINEER NO. 52778		REV. DATE. DESCRIPTION	
		1	10-19-13
		0	8-9-18
			REVISED PER CITY COMMENT
			INITIAL ISSUE
			DSN
			DWN
			CHK
			LDO
			JT
			LDO
			CHK

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Via: Email
November 2, 2018

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

Email: Dawn.Bell@cityofls.net

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

Dear Dawn:

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

2. **Parking Lot Right of Way Setback Lots 1 and 2:** The development ordinance requires a 20 feet setback from the right of way line to the back of curb. A modification of this requirement is requested on the north and south sides of Lowenstein Drives for a limited distance on lots 1 and 2. The reduced setback is due to the number of lanes required for Lowenstein Drive and the incorporation of the 10 feet wide meandering walking trail on the south side of Lowenstein Drive. The requested setback requirement is 4 feet. The request is further supported by the following:
 - a. The request will allow approximately 357 feet of lots 1 and 2, combined, to be reduced to 4 feet. The request is due to providing additional right of way width in order to provide the 10 feet wide meandering walking trail within a 17 feet wide green area of right of way. The right of way green space combined with the 4 feet setback will provide 21 feet of separation between the Lowenstein Drive curb and the Lot 1 and 2 parking lot curb.
 - b. The grading of Lots 1 and 2 will require the use of retaining walls and railings along Lowenstein. The grading and retaining walls will elevate the parking area above the Lowenstein roadway and provide a visual barrier between the roadway and the parking area.
3. **Lowenstein Drive Right of Way Width:** The existing Lowenstein Drive right of way width is 50 feet. It has been requested that Lowenstein Drive be reconstructed as a Commercial Collector for the full length of Lowenstein Park. The roadway can be constructed within the 50 feet of right of way but will require an additional five feet of green space for water main construction along Lowenstein Park frontage. It has been requested that the Park Board dedicate 5 Feet of right of way to provide the green space required for the water main construction.



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

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

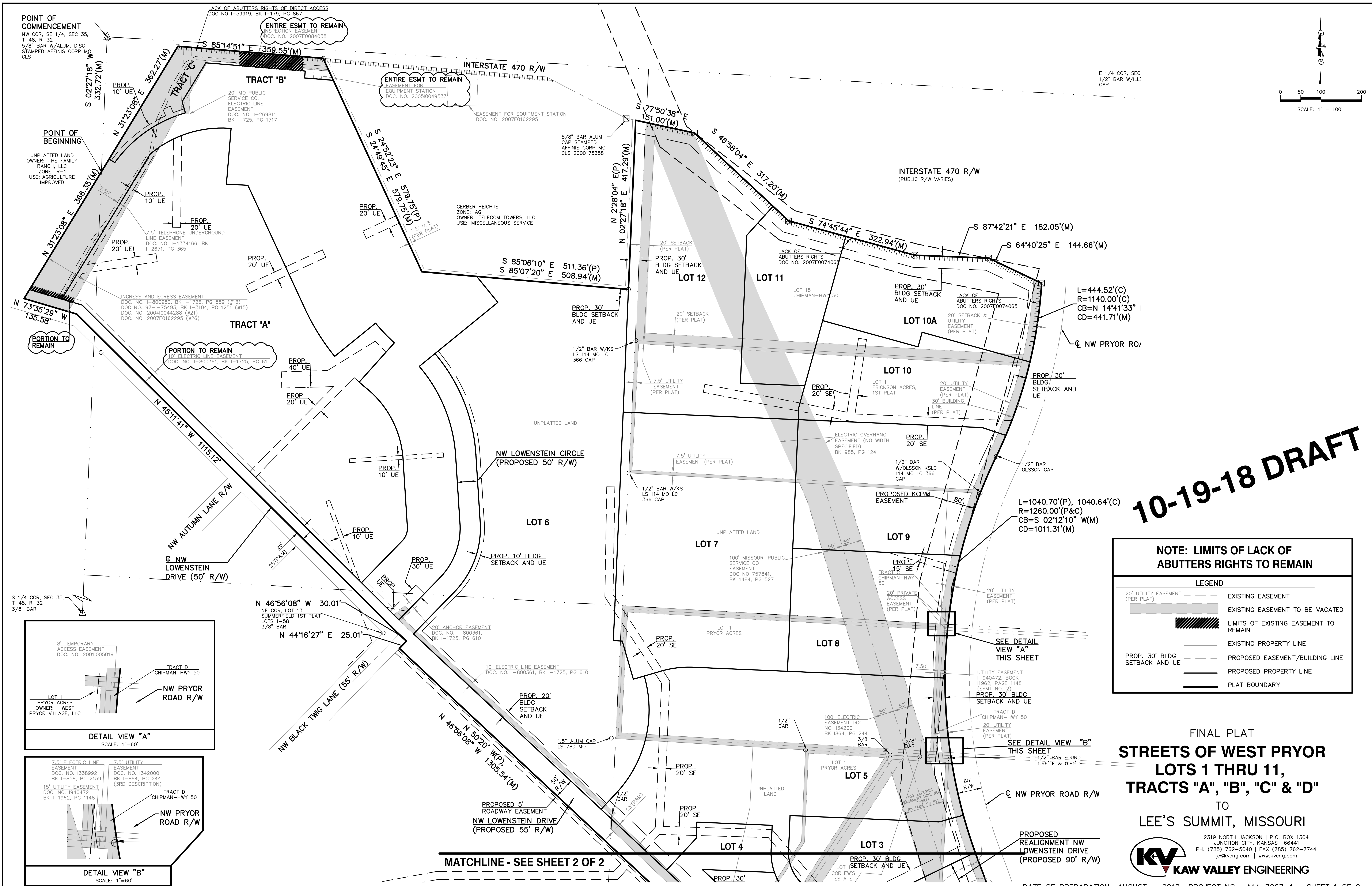
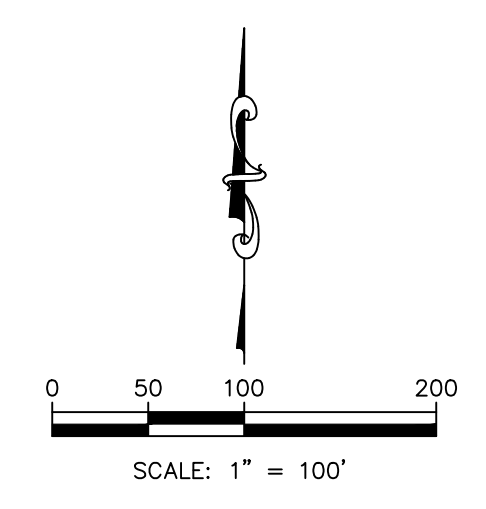
Sincerely,

David N. Olson
Monarch Acquisitions, LLC

Matt Pennington
Streets of West Pryor, LLC

Enclosures: Reference Traffic Study

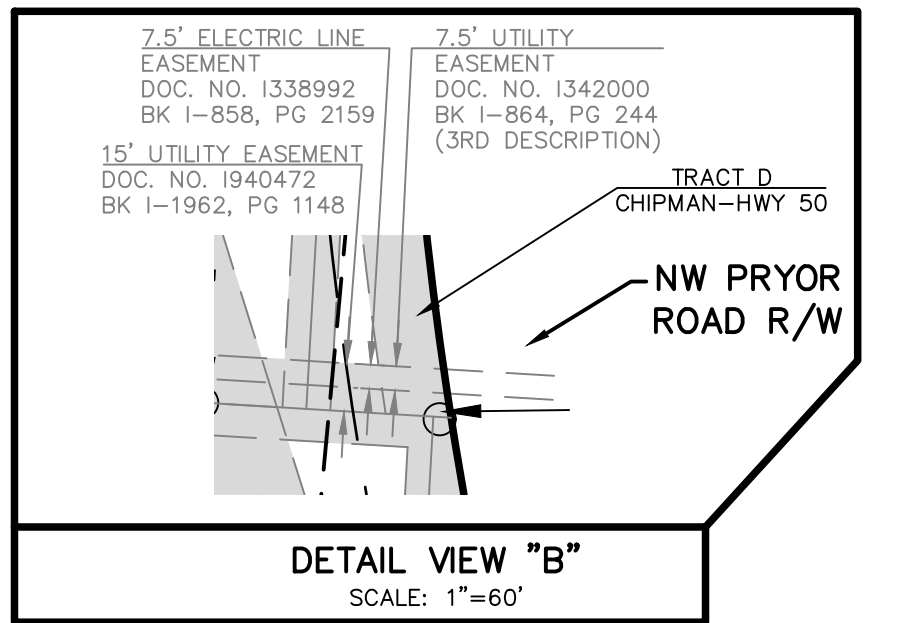
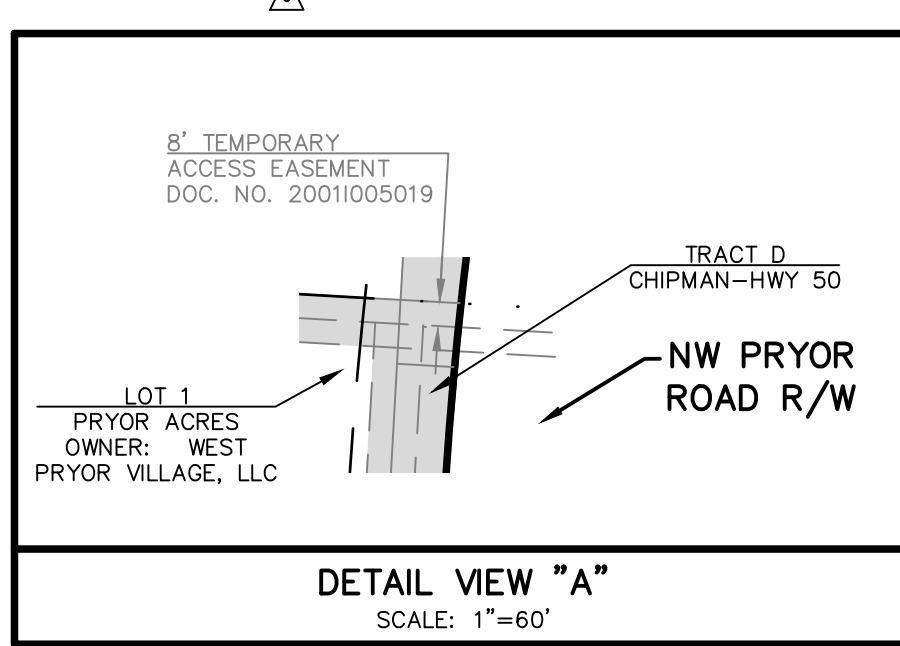
cc: Drake Project File w/ 1 set enclosures



10-19-18 DRAFT

NOTE: LIMITS OF LACK OF ABUTTERS RIGHTS TO REMAIN

LEGEND	
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE VACATED
	LIMITS OF EXISTING EASEMENT TO REMAIN
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT/BUILDING LINE
	PROPOSED PROPERTY LINE
	PLAT BOUNDARY

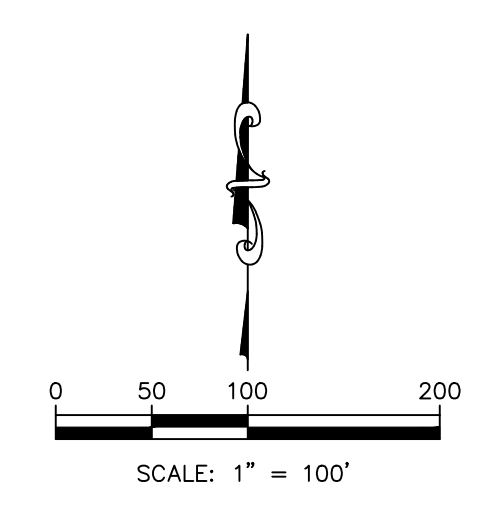
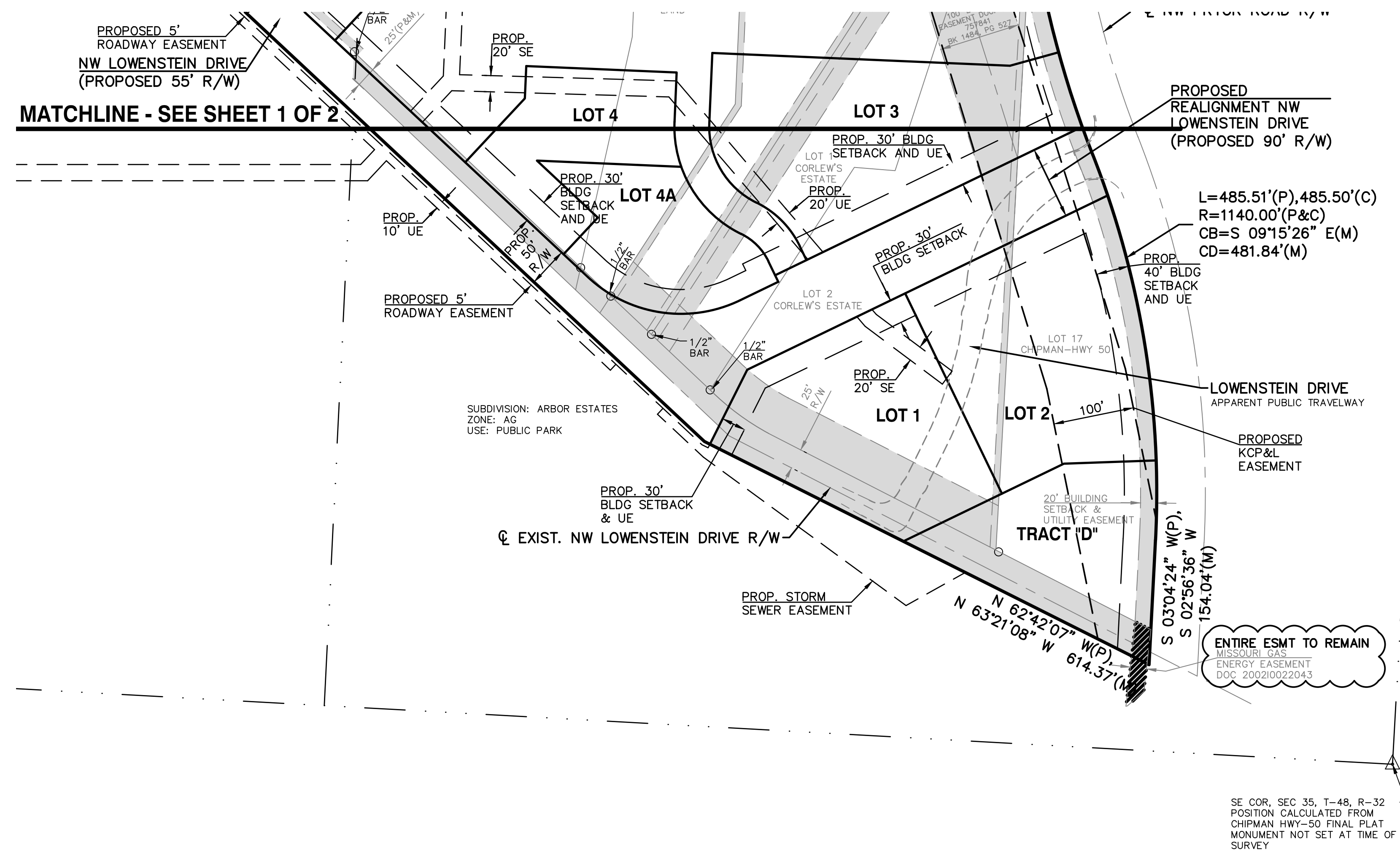


FINAL PLAT
STREETS OF WEST PRYOR
LOTS 1 THRU 11,
TRACTS "A", "B", "C" & "D"
TO
LEE'S SUMMIT, MISSOURI

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

KV KAW VALLEY ENGINEERING

MATCHLINE - SEE SHEET 2 OF 2



ENTIRE ESMT TO REMAIN
MISSOURI
ENERGY EASEMENT
DOC 200210022043

SE COR, SEC 35, T-48, R-32
POSITION CALCULATED FROM
CHIPMAN HWY-50 FINAL PLAT
MONUMENT NOT SET AT TIME OF
SURVEY

SURVEYORS DESCRIPTION:

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK 147 PAGE 36, ALL OF CORLEW'S ESTATES RECORDED IN BOOK 35, PAGE 54, ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 200110086408, ALL OF LOT 17, TRACT C, AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50 RECORDED IN BOOK 168, PAGE 62, A PORTION OF LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING;
THENCE N 31°23'08" E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK 151, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 508.94 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON SAID EAST LINE, N 02°27'18" E 417.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 77°50'38" E 151.00 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 46°58'04" E 317.20 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 74°45'44" E 322.94 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 87°42'21" E 182.05 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 64°40'25" E 144.66 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRYOR ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 444.52 FEET, AND WHOSE CHORD BEARS S 14°41'33" W 441.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 1040.64 FEET, AND WHOSE CHORD BEARS S 02°12'10" W 1011.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 485.50 FEET, AND WHOSE CHORD BEARS S 09°15'26" E 481.84 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 02°56'36" W 154.04 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWENSTEIN DRIVE; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 63°21'08" W 614.37 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 46°58'08" W 1305.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLACK TWIG LANE; THENCE N 44°16'27" E 25.01 FEET TO THE CENTERLINE OF LOWENSTEIN DRIVE; THENCE ON SAID CENTERLINE, N 46°58'08" W 30.01 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 45°11'41" W 1115.12 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 73°59'29" W 135.58 FEET; THENCE N 31°23'08" E 366.35 FEET TO THE POINT OF BEGINNING.

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

END OF DESCRIPTION

BASIS OF BEARINGS:

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

FLOOD STATEMENT:

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C04166, REVISED DATE JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

9-18-18 DRAFT

FINAL PLAT
**STREETS OF WEST PRYOR
LOTS 1 THRU 11,
TRACTS "A", "B", "C" & "D"**
TO
LEE'S SUMMIT, MISSOURI

