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.

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

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 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. SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, 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.

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 UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY

Becky Davis 913-725-8745 rebeccadavis@google.com

CAUTION- NOTICE TO CONTRACTOR

Ryan Alkire 816-795-2218 rvan.alkire@cable.comcast.com Google Fiber

Time Warner Cable Steve Baxter 913-643-1928 steve.baxter@charter.com

**Communication Service** AT&T Carrie Cilke 816-703-4386 cc3527@att.com

Comcast

Water/Sanitary Sewer Water Utilities Department 1200 SE Hamblen Road Lee's Summit, Mo 64081 Jeff Thorn 816-969-1900 jeff.thorn@cityofls.net

Bobbie Saulsberry 816-969-2266 bobbie.saulsberry@spireenergy.com

913-347-4310 Nathan.michael@evergy.com Gas Service Spire

UTILITIES **Electric Service** Evergy Nathan Michael





# M 150 HWY RIGHT TURN LANE PLANS FOR **ARBOR WALK WEST** LEE'S SUMMIT



**FLOODPLAIN NOTE:** 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. 29095C0531G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

## INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	EXISTING CONDITIONS
C-4	DEMOLITION PLAN
C-5	LAYOUT PLAN
C-6	GRADING PLAN
C-7	EROSION CONTROL PLAN
C-8	EROSION CONTROL DETAILS
C-9	DETAILS
C-10	DETAILS
C-11	DETAILS
C-12	TRAFFIC CONTROL
C-13	TRAFFIC CONTROL DETAILS

## DEVELOPER

LEE'S SUMMIT 150, LLC 7217 W. 110TH STREET OVERLAND PARK, KS 66210 CONTACT: GARRETT FUGATE PHONE: 913.649.4500 EMAIL: GARRET@CHRISTIEDEV.COM

## ENGINEER

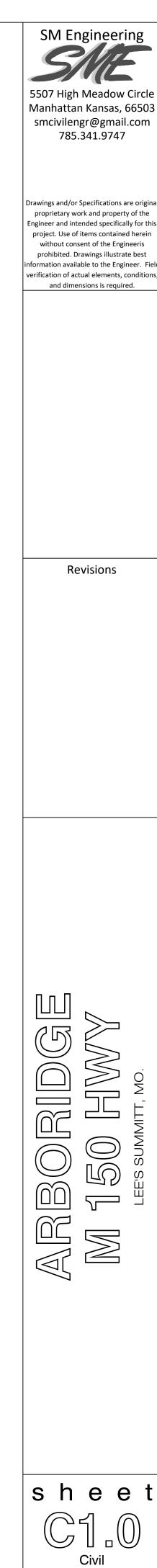
SM ENGINEERING SAM MALINOWSKY 5507 HIGH MEADOW CIRCLE MANHATTAN KANSAS, 66503 SMCIVILENGR@GMAIL.COM 785.341.9747

## SURVEYOR

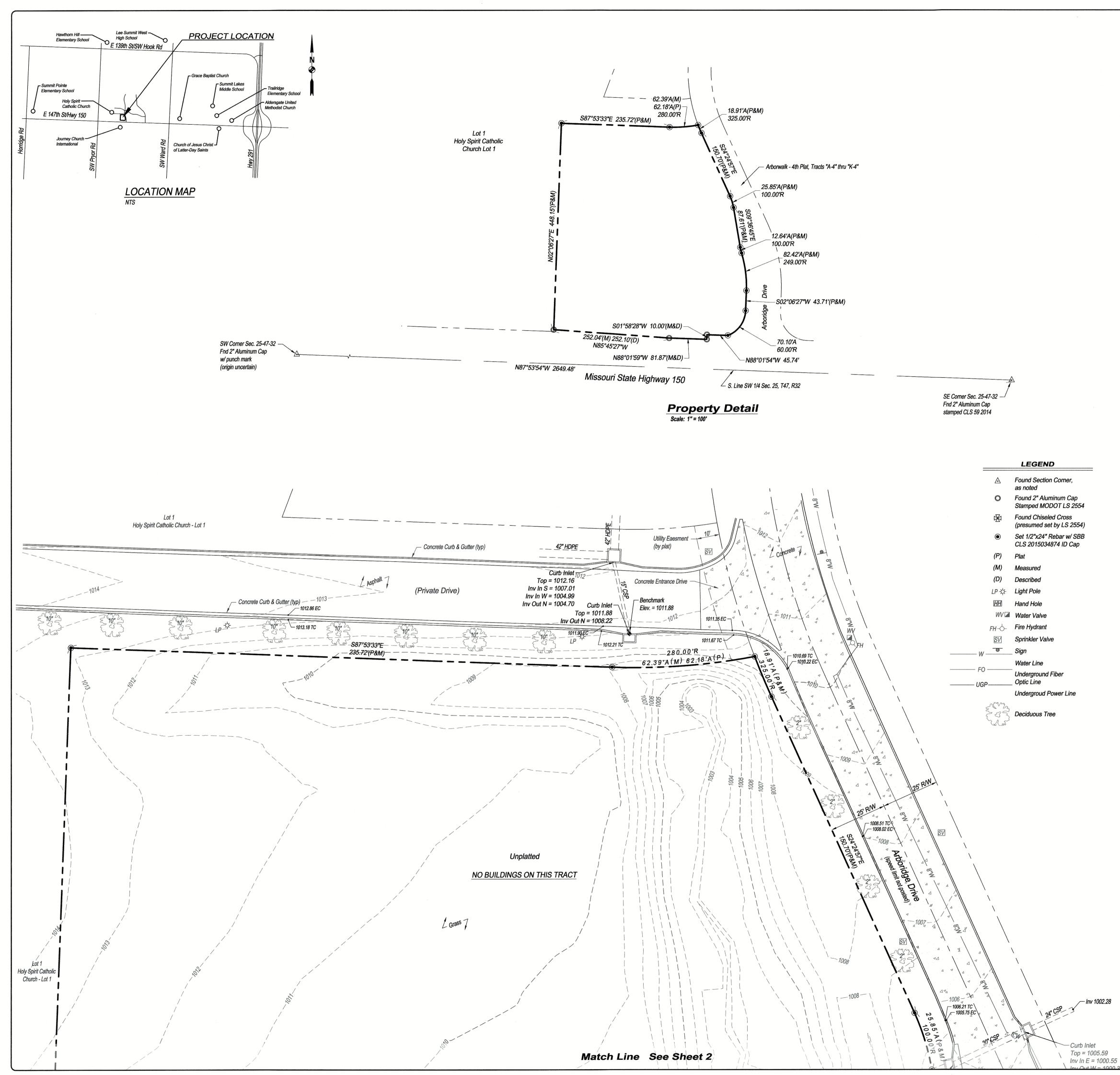
SCHMIDT, BECK & BOYD ENGINEERING, LLC 1415 SW TOPEKA BOULEVARD TOPEKA, KANSAS 66612 PH: (785) 215-8630 / WWW.SBBENG.COM



SAMUEL D. MALINOWSKY PROFESSIONAL ENGINEEER



COVER SHEET permit 7 SEPTEMBER 2023



Scale: 1" = 20'

#### 20

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 25, Township 47, Range 32, in Lee's Summit, Jackson County, Missouri, lying North of the North line of Missouri Highway 150, as presently established, lying West of the West line of SW Arboridge Drive as shown on the plat of ARBORWALK 4TH PLAT, a subdivision in Lee's Summit, Jackson County, Missouri, and lying South and East of Lot 1, HOLY SPIRIT CATHOLIC CHURCH - LOT 1, a subdivision in Lee's Summit, Jackson County, Missouri.

COMMITMENT FOR TITLE INSURANCE: Issuing Office: Chicago Title Insurance Company

Order Number: KCC213333 Commitment Date: January 12, 2022 at 08:00 AM

SCHEDULE B, PART II EXCEPTIONS:

Items 1 through 5 and 12 are standard exceptions, not plottable survey matters.

- Items 6, 7 and 13 are tax related items, not plottable survey matters.
- 8. Water line easement granted to the City of Lee's Summit, recorded June 25, 2001 as Document No. 2001/0048744. (Does not affect subject tract)
- 9. Right of way and easement granted to the State of Missouri by Warranty Deed recorded February 25, 2009 as Document No. 2009E0017354. (This document describes the centerline of Missouri State Highway No. 150)(Is plotted hereon)(Easements and
- Right-of-Way taken by this document does not affect subject tract) 10. Right-of-Way Location Survey for MO State Highway 150 recorded July 9, 2009 as Document No.
- 2009E0068194, in Survey Book 33, Page 54 (This document is a survey of the proposed Right-of-Way of Missouri State Highway No. 150)(Is plotted hereon) 11. Any adverse claim based on the assertion that the boundary line of said Land is other than as shown on a
- survey designated as Job No. 23 1267 04, dated May 27, 2005, prepared by E.T. Archer Corporation d.b.a Archer Total Project Management. (Not a survey matter)

#### SURVEYOR'S NOTES:

- 1. The bearing system for this survey is based on Missouri State Plane, West Zone, NAD 83.
- 2. Addresses shown on this survey were observed during the performance of the fieldwork.
- 3. According to the Flood Insurance Rate Map "FIRM" Community Map Number 29095C0513G, effective date January 20, 2017, this property is in Flood Zone "X", area determined to be outside the 0.2% annual chance floodplain.
- 4. Vertical datum shown on this survey is based on NAVD 88 datum.

Chiseled square at center front face of curb inlet, located on South side of private drive along the North line of subject tract. Elev. = 1011.88

Chiseled square at the Northeast corner of concrete headwall for 6'x4' RCB, located near the SE corner of subject tract. Elev. = 996.91

- 5. Client did not provide a current zoning report for subject tracts.
- 6. The location of objects shown on this survey are those that were observable during the performance of the fieldwork. No research or investigation has been made with regards to any objects and/or potential encroachments that are underground.
- 7. Utilities were field located through Missouri One Call Ticket No. 213571736, dated December 23, 2021, and through observable field evidence. Water line location and size is shown as per GIS information provided by the City of Lee Summit.
- 8. Property ownership information and parcel lines are shown as per the Jackson County, Missouri on-line GIS map.

#### Reference Surveys:

- ALTA/NSPS Land Title Survey (unsigned), by Jason Roundebush, PLS 2002014092, dated June 21, 2021.
- Right of Way Location Survey, by Gary R. Summers, RLS No. 2554, dated June 22, 2009.
- Subdivision plats of Arborwalk 4th Plat, Tracts "A-4" thru "K-4" and Holy Spirit Catholic Church Lot 1.

CERTIFICATION CASEY'S MARKETING COMPANY AND CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 11 and 13 of Table A thereof. The field work was completed on January 5, 2022.

Date of Plat or Map: February 8, 2022

RICHARD T. SCHMIDT, P.S. 2628 SBB Engineering, LLC 101 South Kansas Avenue Topeka, Kansas 66603 email: rick.schmidt@sbbeng.com Corporate LS 2015034874



y's Marketing Compan E Convenience Boulev Inkeny, Iowa 50021 Ar Sey Ca ne  $\mathbf{O}$ U B Dg Engine 2 SBB F **SBB** ENGINEERING 150 Ŕ SI TITLE - Of High idge Dri LAND Corner I Arbori

SdSN/

TA

AL

SBB Proj. No.: 21-288

Drawn by: JEM

Date: 2/11/2022

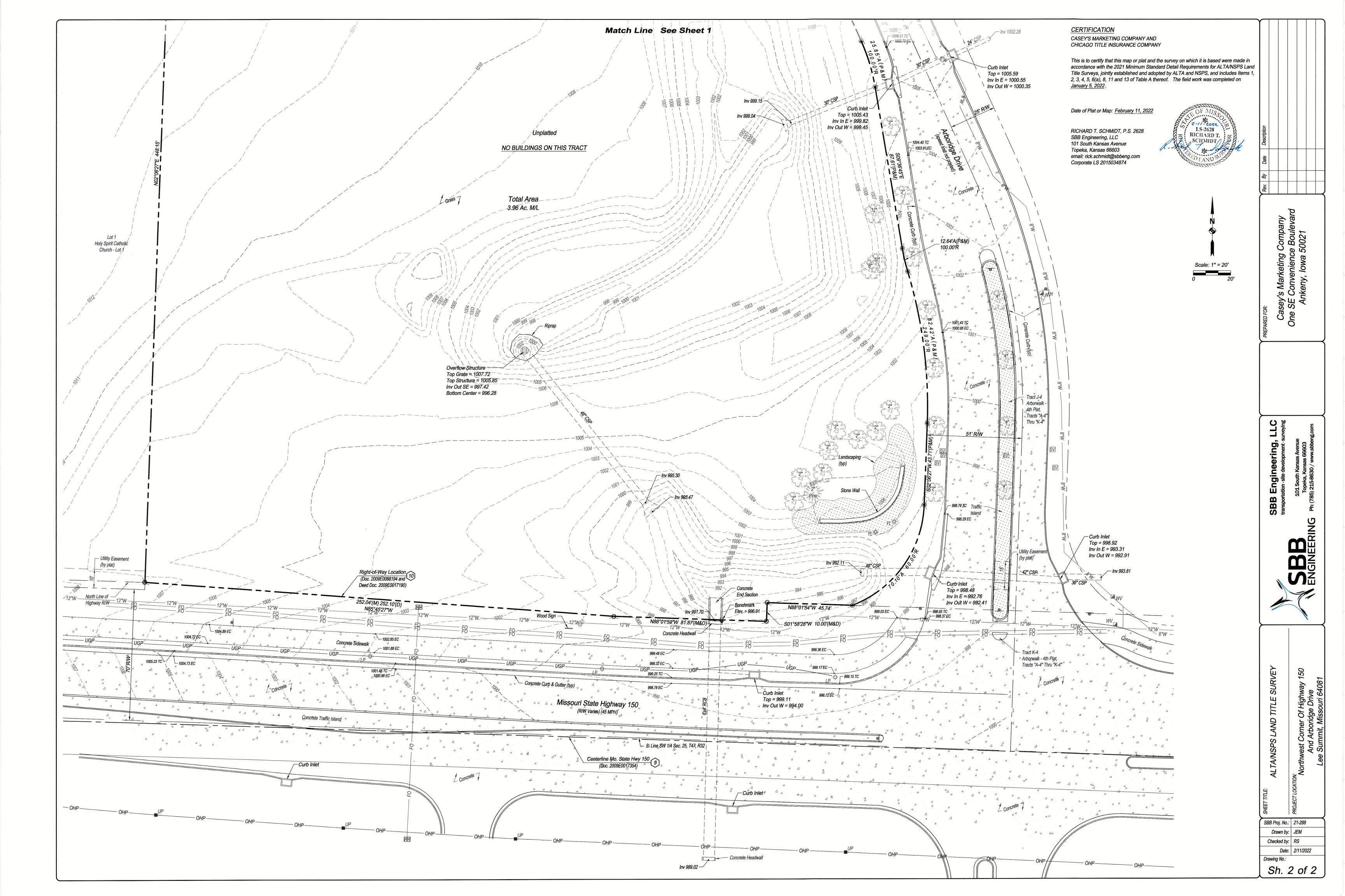
Sh. 1 of 2

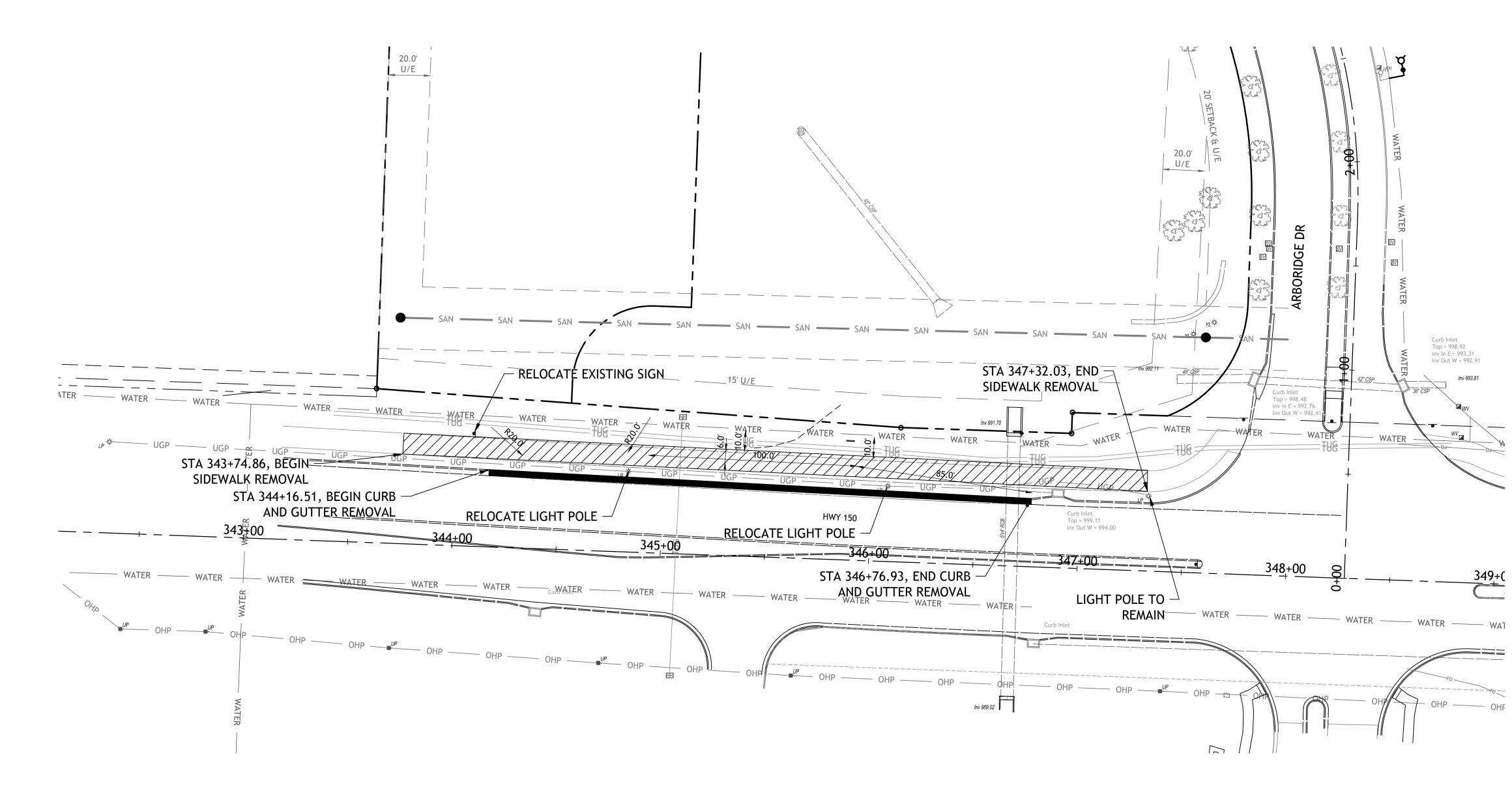
Checked by: RS

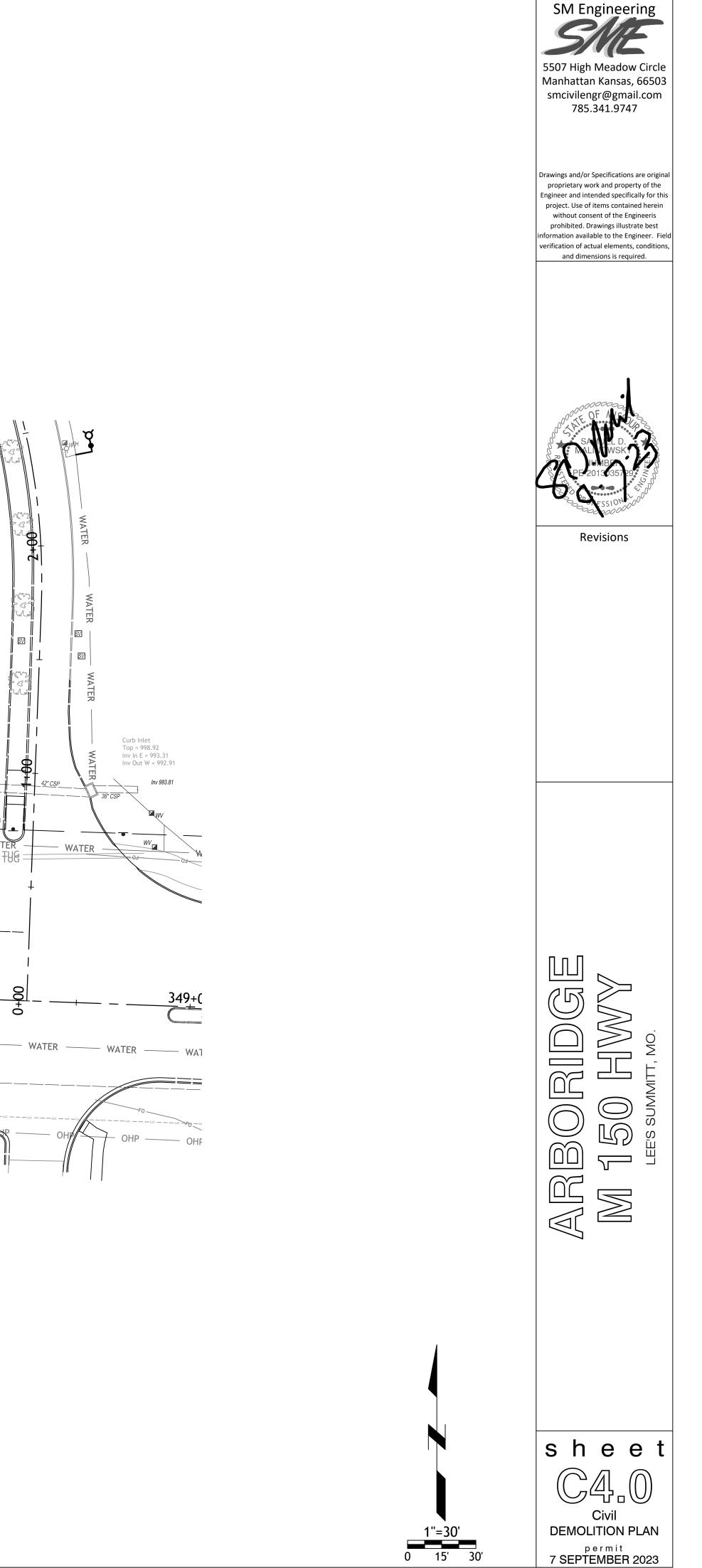
Drawing No.:

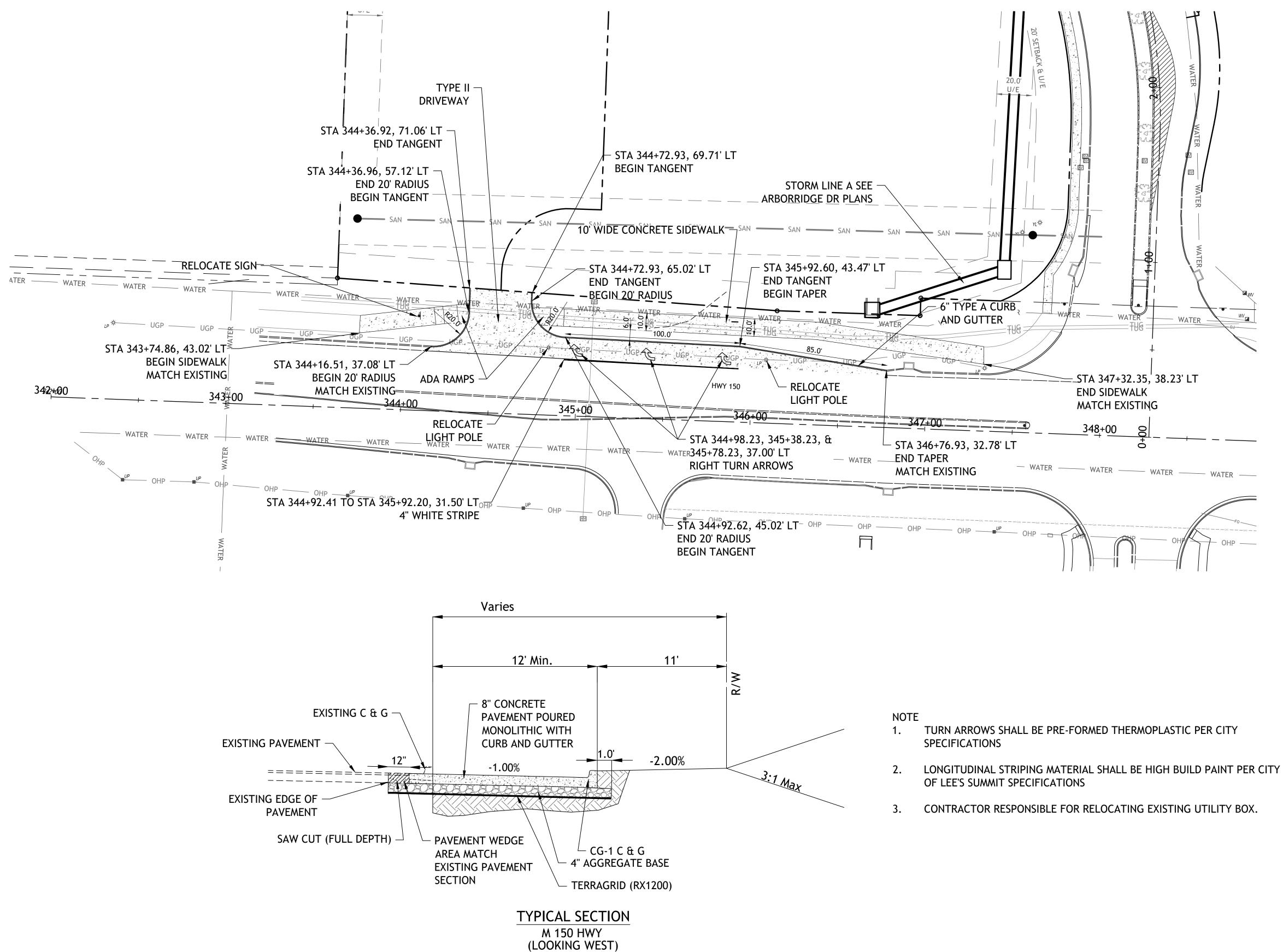
est

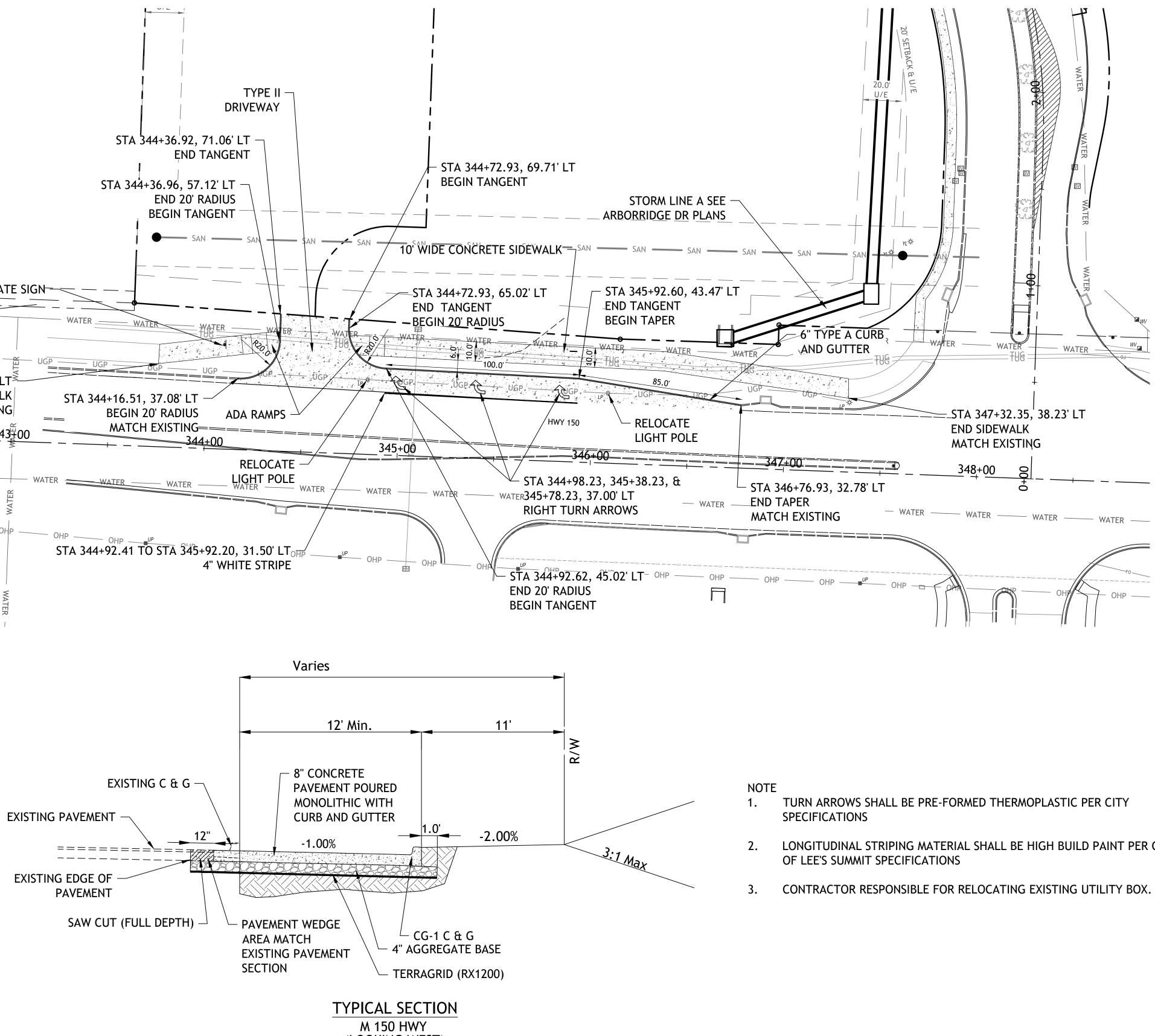
- Inv 1002.28

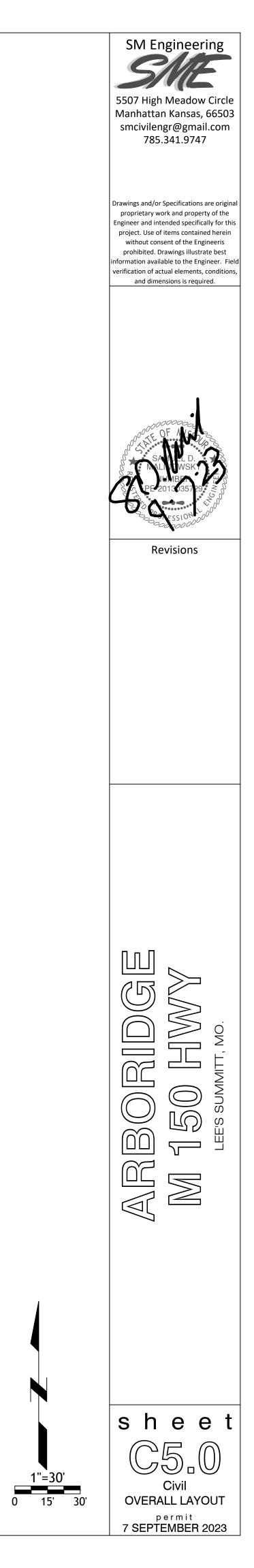


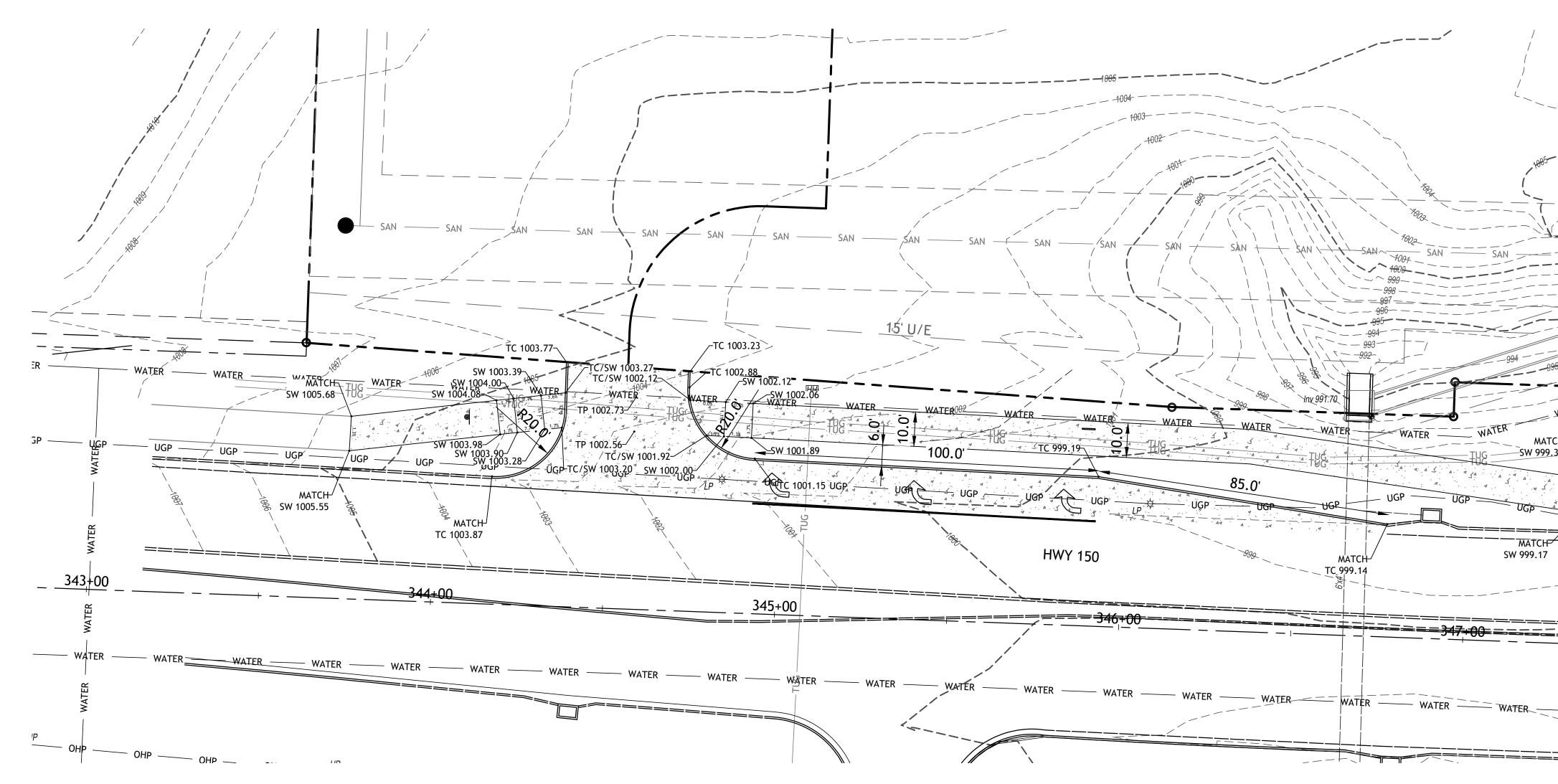




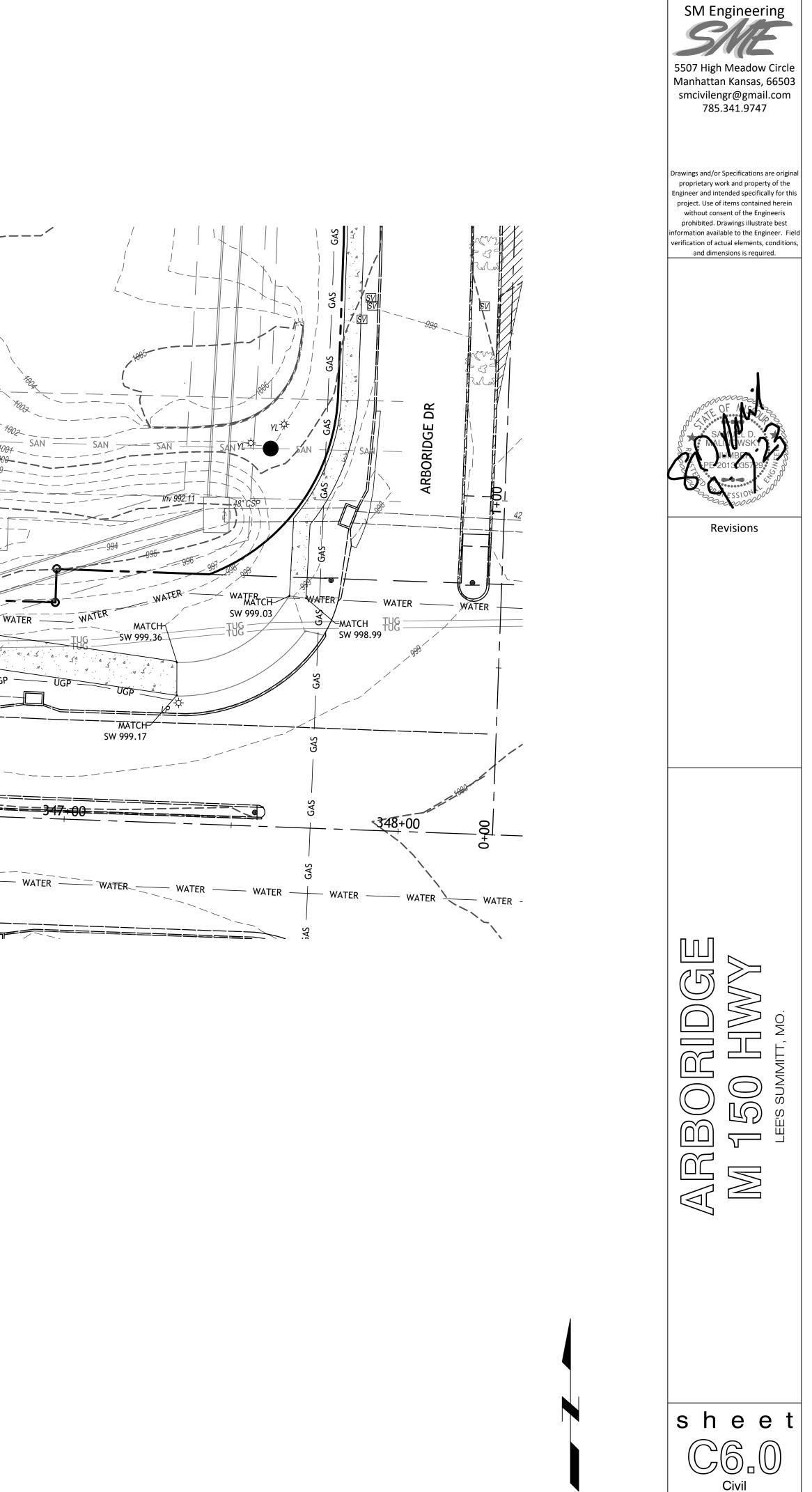








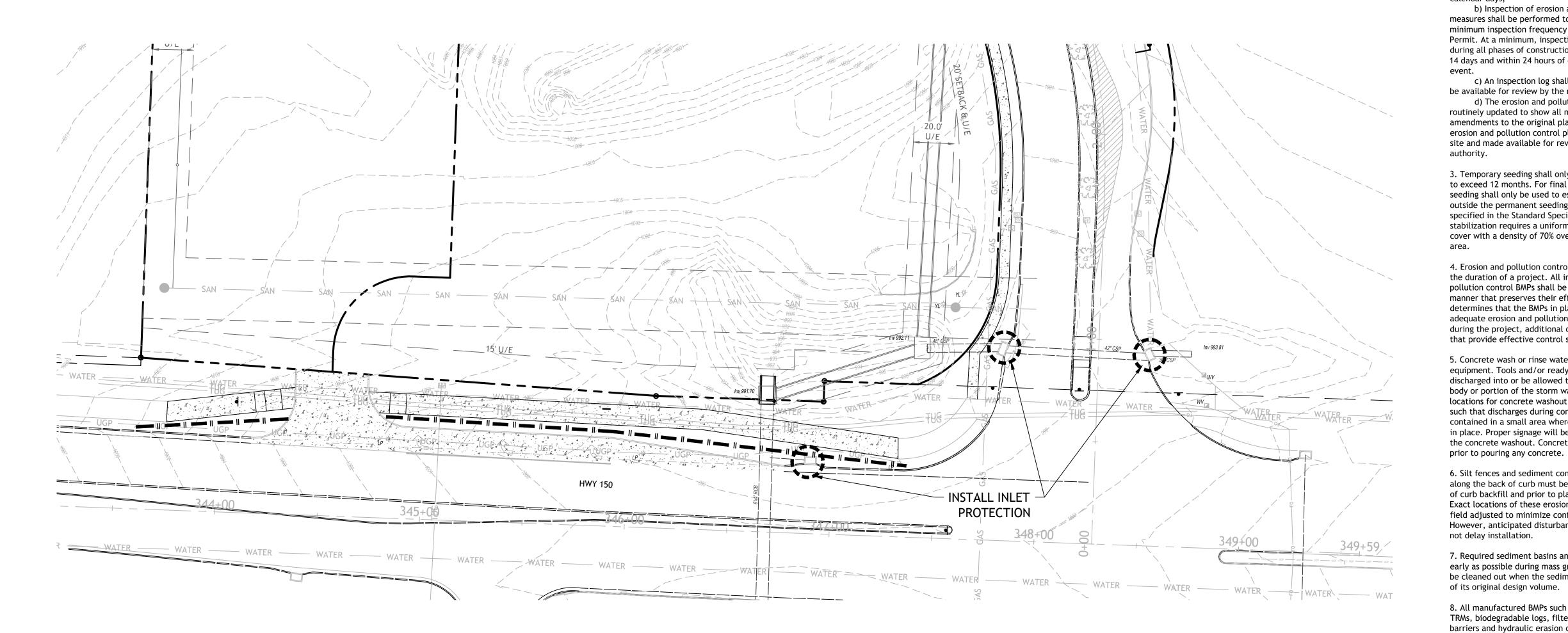
LEGEND TC TOP OF CURB ELEVATION SW TOP OF SIDEWALK ELEVATION



1"=20' 0 10' 20'

GRADING

permit 7 SEPTEMBER 2023



EROS 1.	PROTECT SEDIMENT
2.	DO NOT V
3.	DO NOT A
4.	KEEP ALL

### NOTES:

1. Prior to Land Disturbance activities, the following shall occur: a) Identify the limits of construcljan on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in

conformance with the erosion and pollution control plan; b) Construct a stabilized entrance/parking/staging area; c) Install perimeter controls and protect any existing stormwater inlets;

d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection

2. The site shall comply with all requirements of the MoDNR general requirements

a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization con be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;

b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.

c) An inspection log shall be maintained and shall be available for review by the regulatory authority; d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.

3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization. temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.

4. Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.

5. Concrete wash or rinse water from concrete mixing equipment. Tools and/or ready-mix trucks. etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled

6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.

7. Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.

8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erasion control shall be installed as directed by the manufacturer.

9. The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

FROSION CONTROL NOTES ALL STORM INLETS AND DRAINAGE CONVEYANCE FROM CONSTRUCTION DEBRIS AND

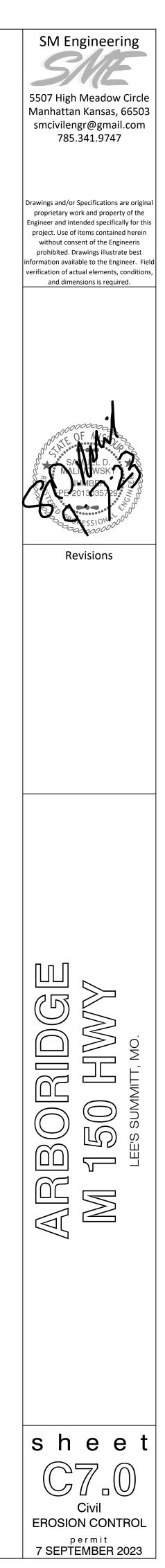
WASH CONCRETE TRUCKS INTO THE STORM SYSTEM.

ALLOW SEDIMENT TO LEAVE CONSTRUCTION SITE.

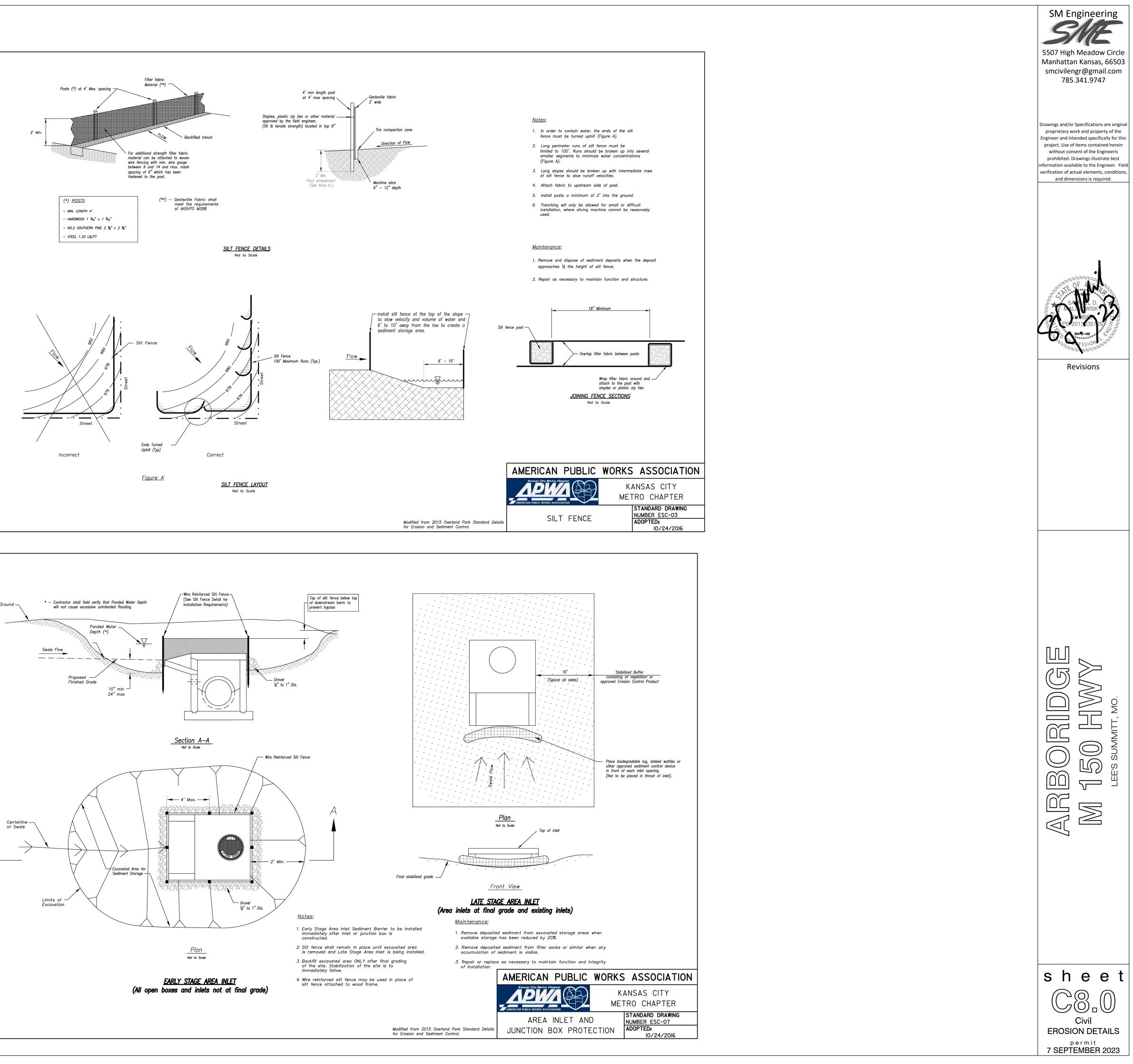
ROADS FREE FROM CONSTRUCTION DEBRIS AND SEDIMENT.

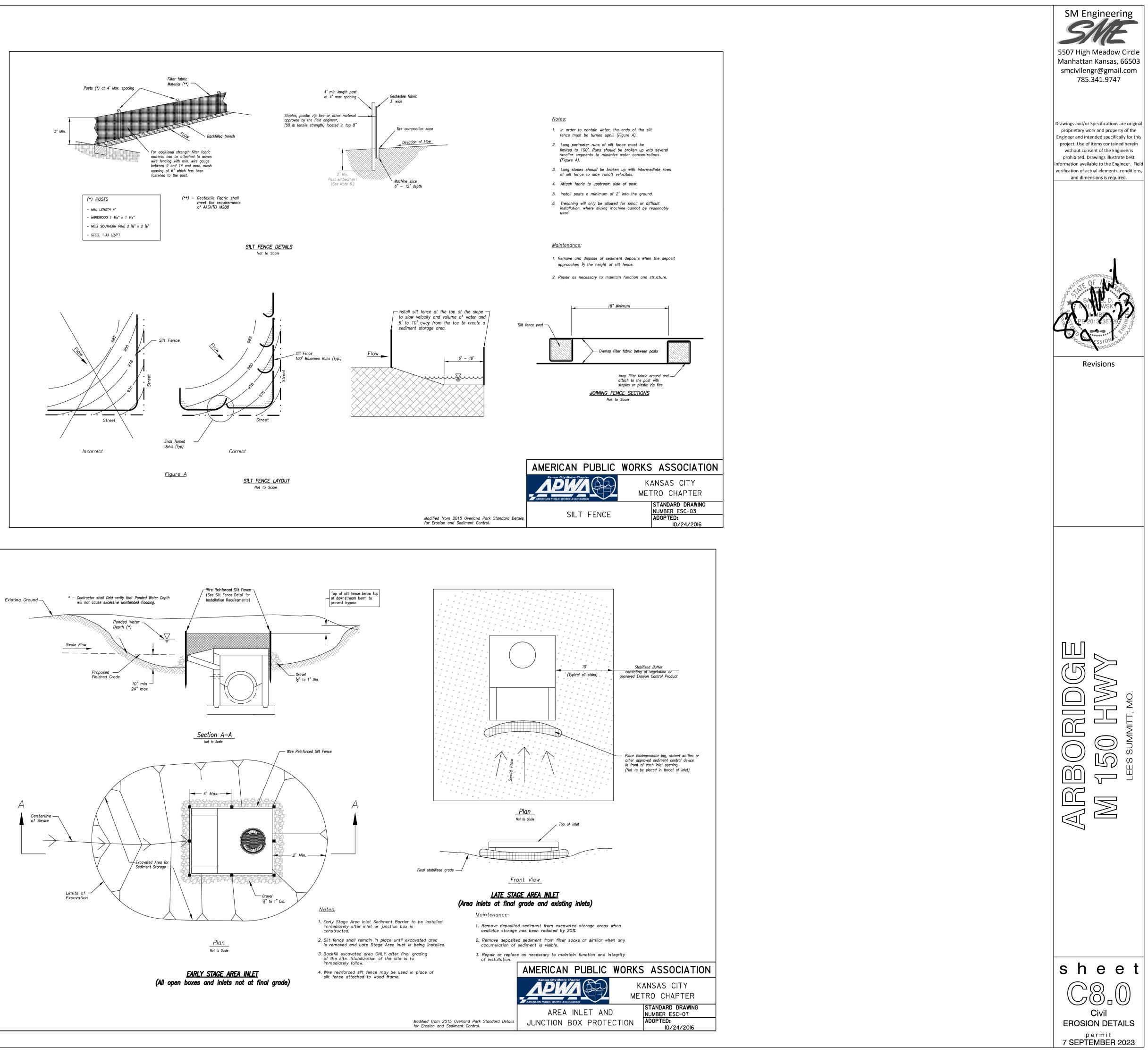
LEGEND

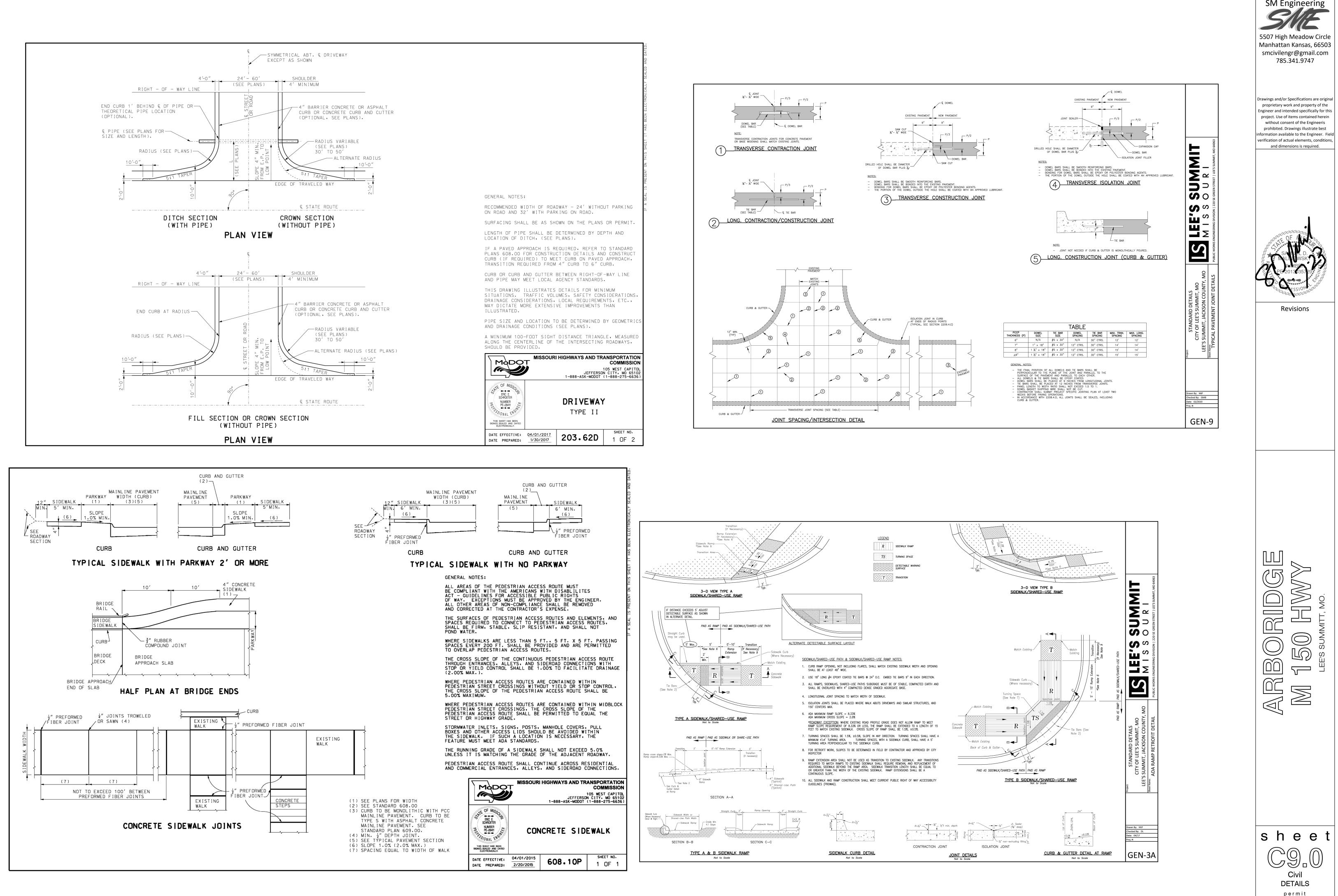
SILT FENCE **INLET PROTECTION**  1"=30'



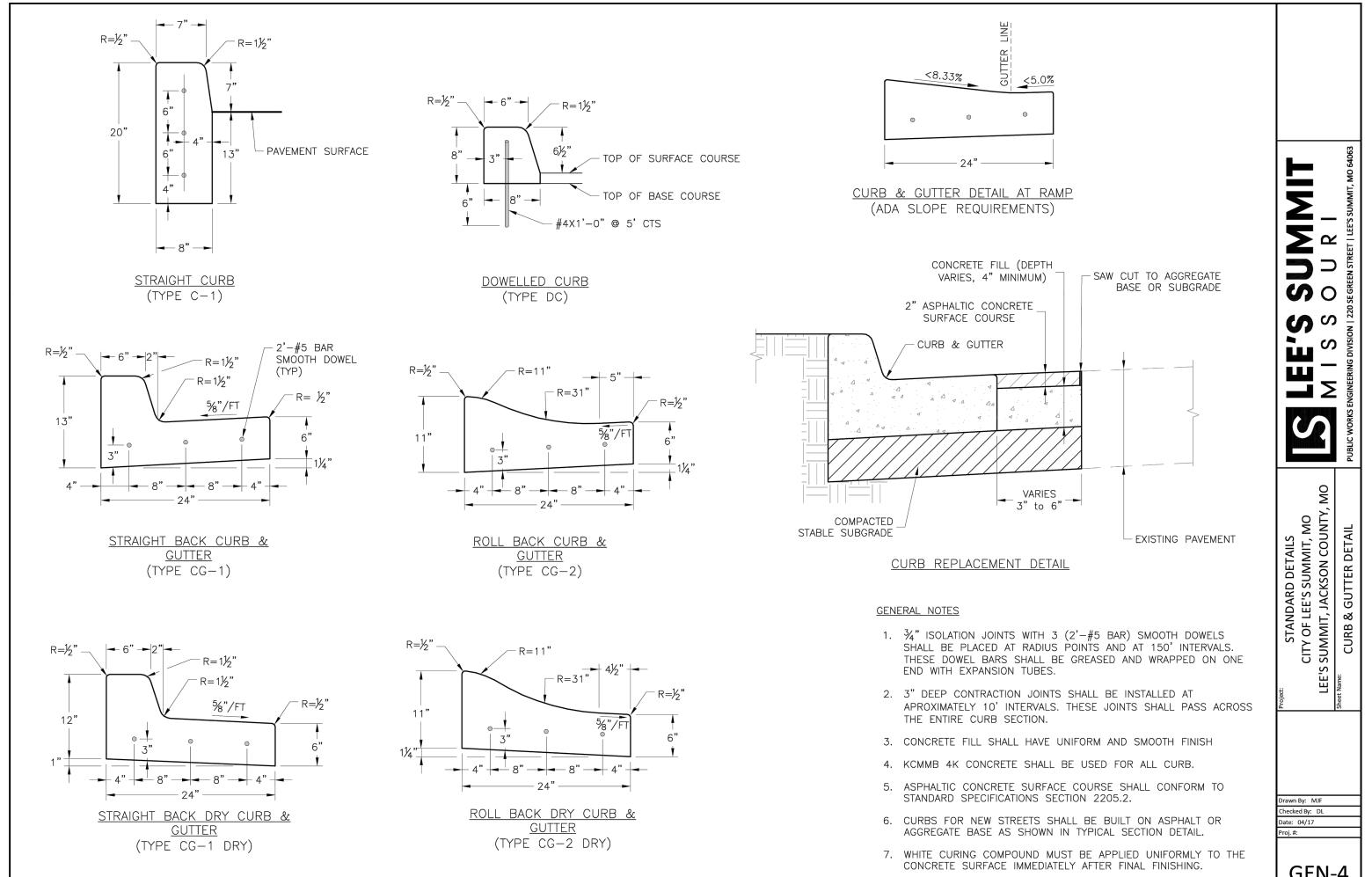
0 15' 30

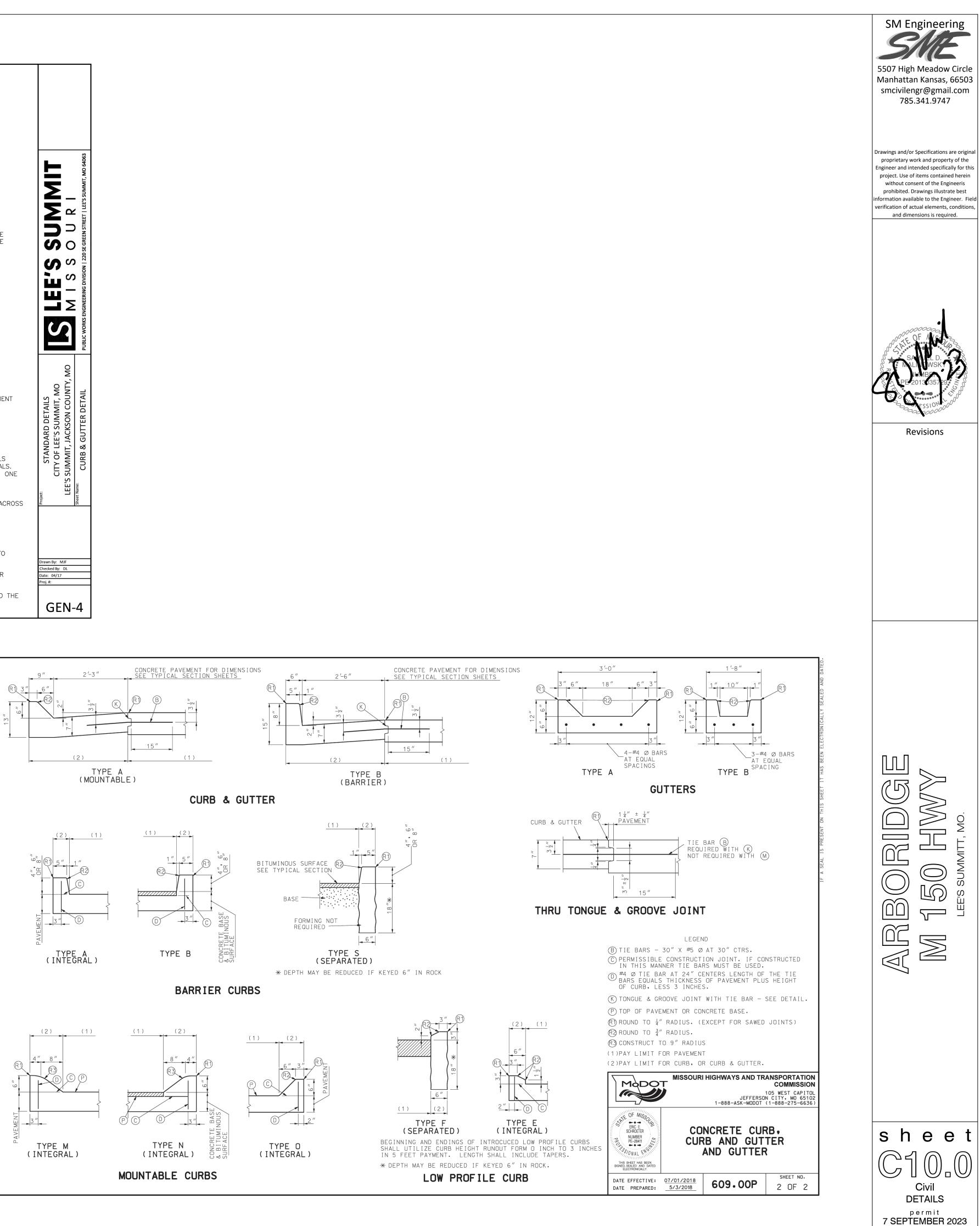


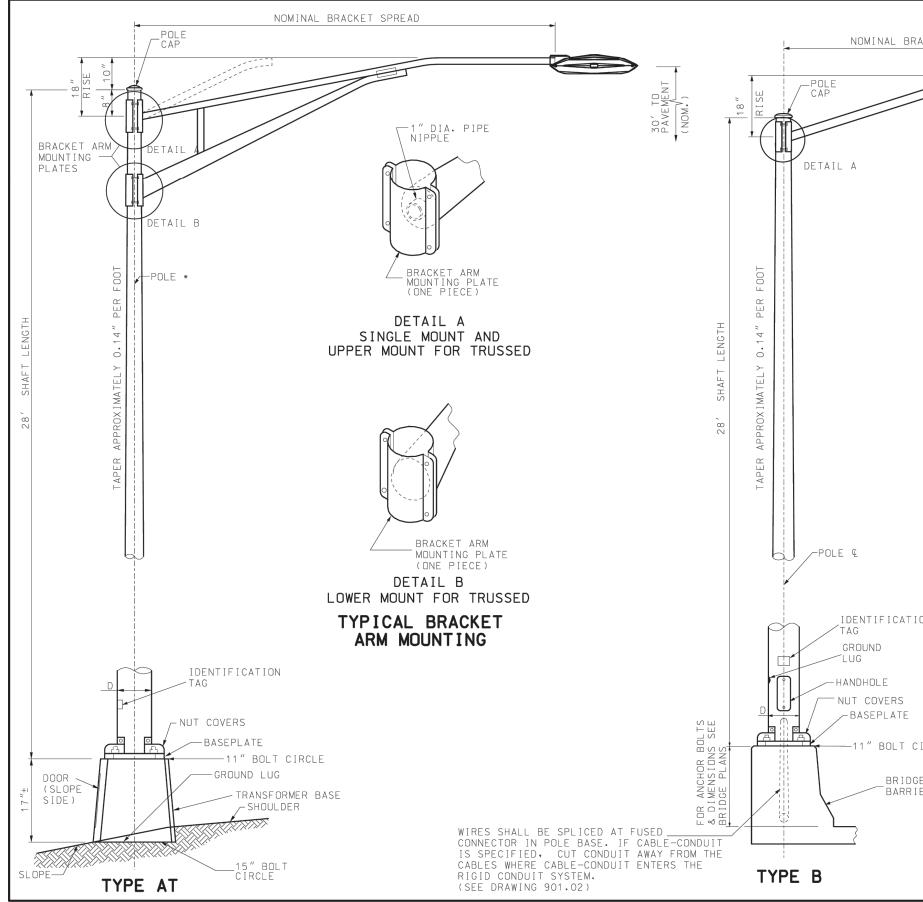


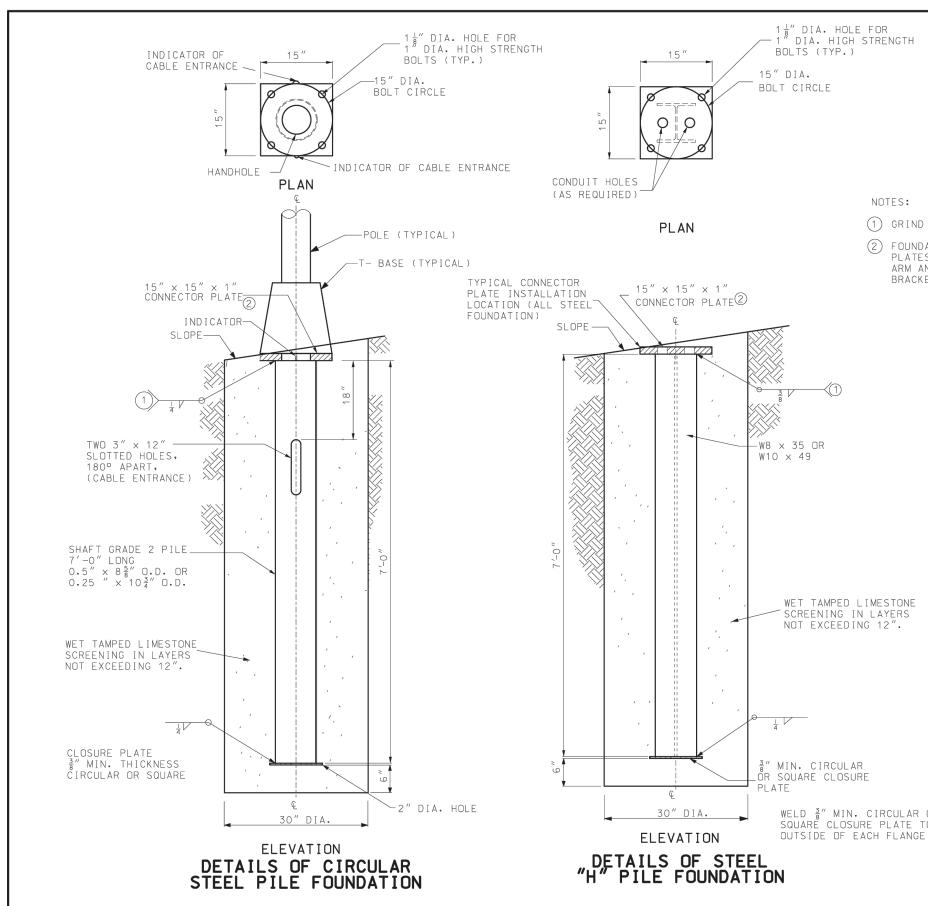


7 SEPTEMBER 2023

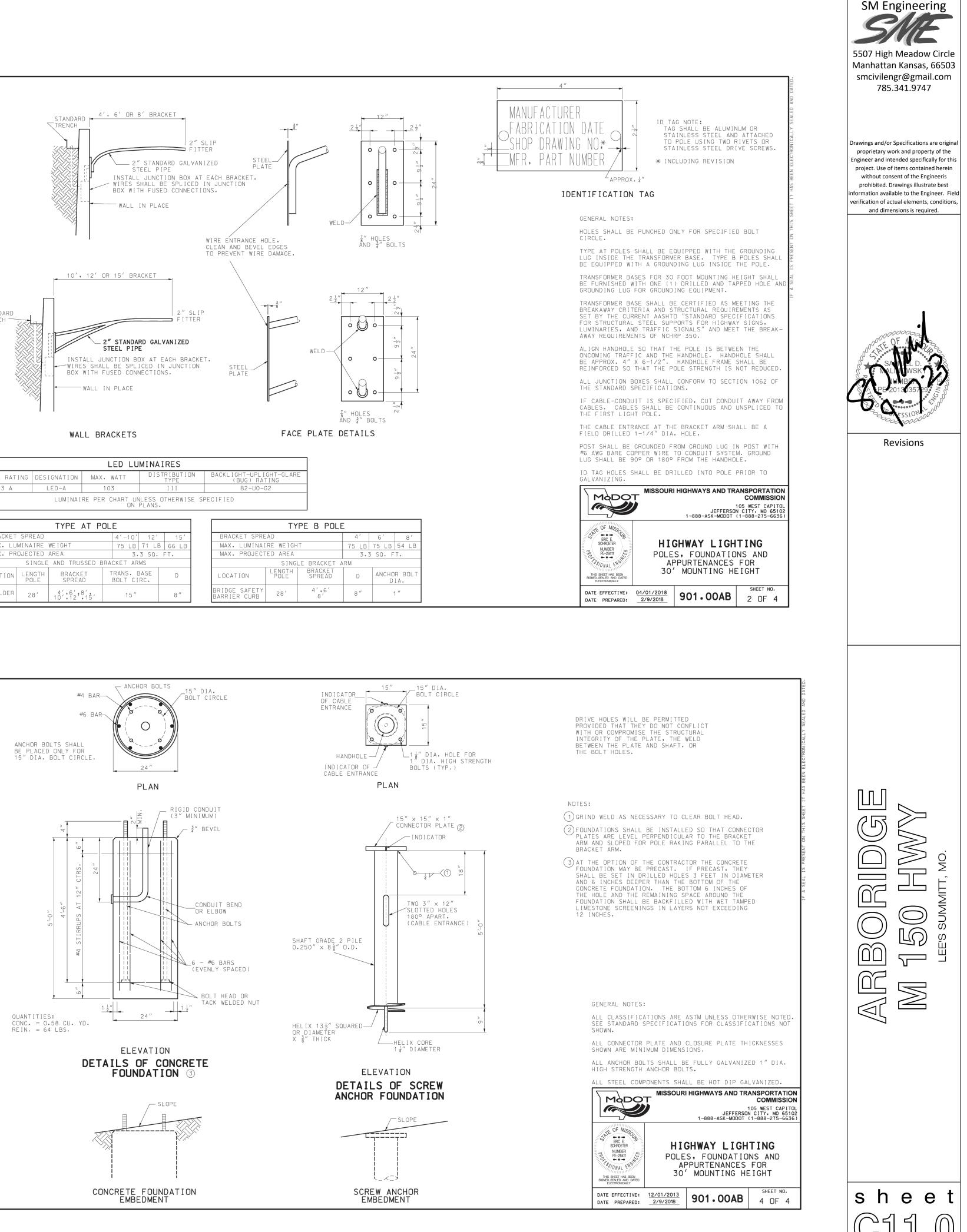




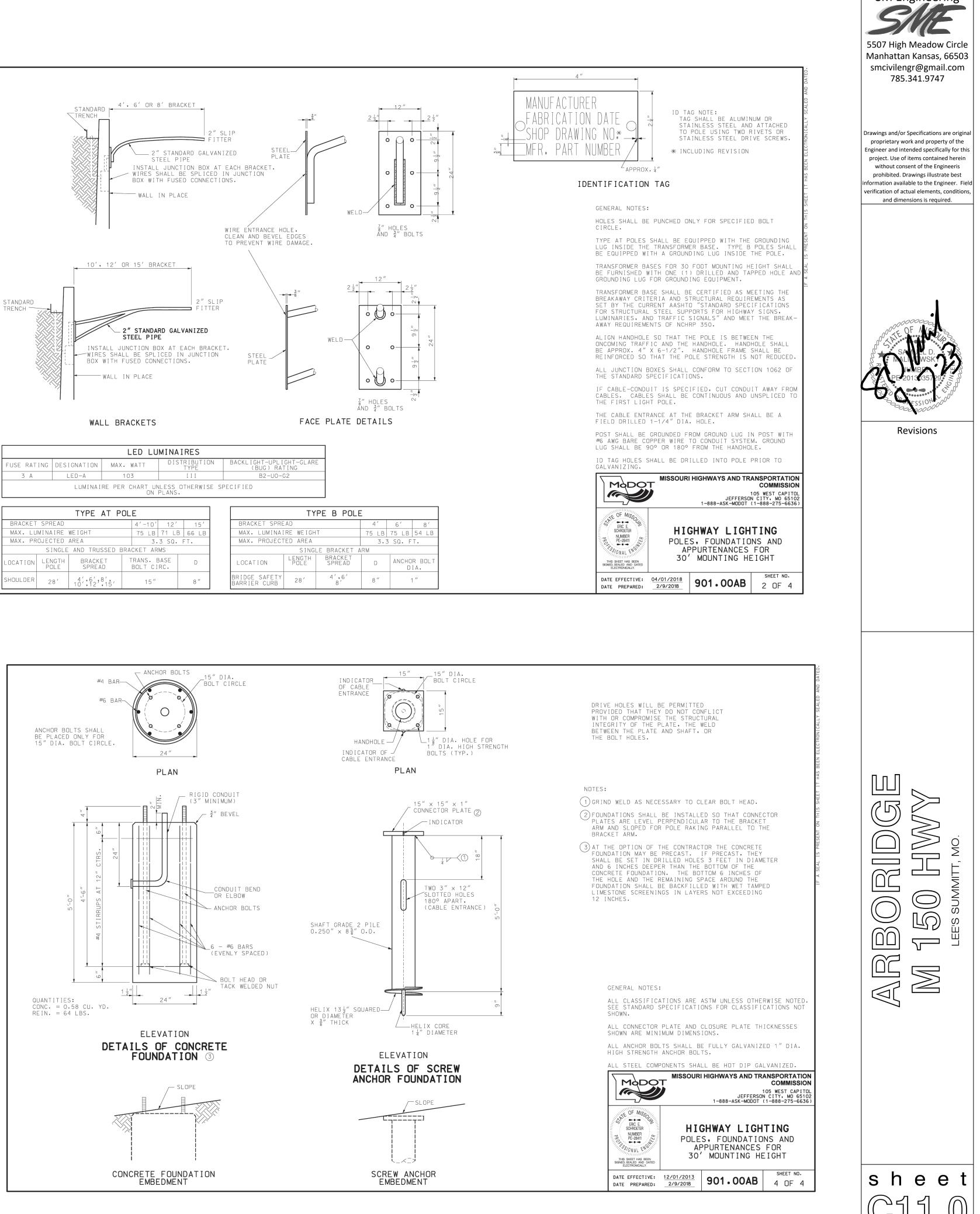


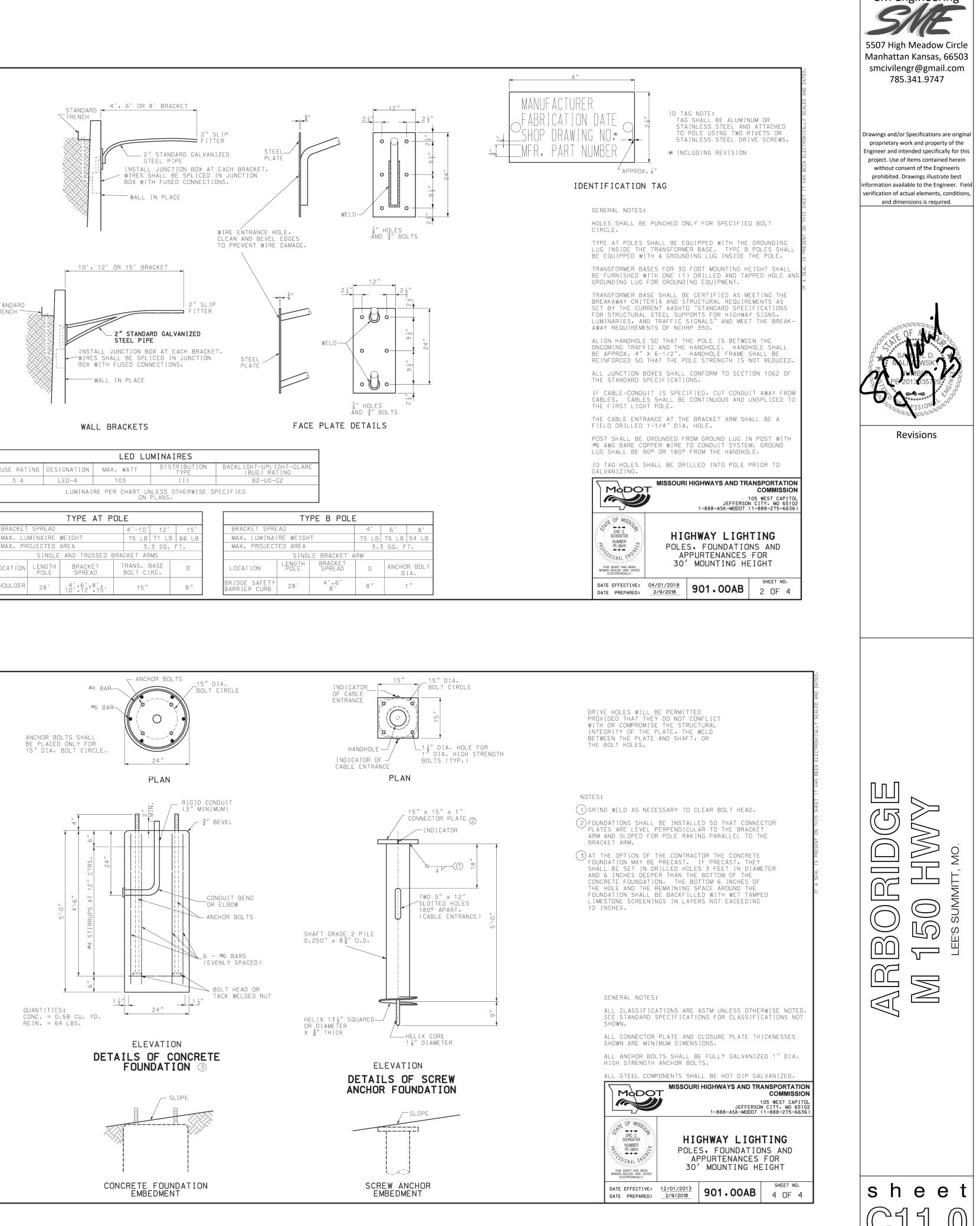


					IT HAS BEEN ELECT
D WELD AS NECESSAR'	Y TO CLEAR BO	LT HEAD.			
DATIONS SHALL BE IN ES ARE LEVEL PERPEN AND SLOPED FOR POLE KET ARM.	NDICULAR TO T	HE BRACKET	OR		SEAL IS PRESENT ON THIS SHEET
					IF A SEAL
	GENERAL NOTES:				
S			ASTM UNLESS OTHE DNS FOR CLASSIFI		
	ALL CONNECTOR Shown are Mini		CLOSURE PLATE TH Ions.	ICKNESSES	
	ALL ANCHOR BOL HIGH STRENGTH		E FULLY GALVANIZ TS.	ED 1″ DIA.	
A	ALL STEEL COMP	PONENTS SHAL	L BE HOT DIP GA	LVANIZED.	
	MoDO	Т	HIGHWAYS AND TR JEFFERSO 1-888-ASK-MODOT	COMMISSION 105 WEST CAPITOL N CITY, MO 65102	
OR TO E	HIC E SCHROETER NUMBER PE-28411 Fils SHEET HAS BEEN SIGHD SKAED AND DATED ELECTRONICALLY.	POLE	GHWAY LIGH S, FOUNDATIO PURTENANCES MOUNTING HE	NS AND FOR EIGHT	
	DATE EFFECTIVE: DATE PREPARED:	12/01/2013 2/9/2018	901.00AB	SHEET NO. 3 OF 4	



KET SPREAD	
	L L L L L L L L L L L L L L
	PLAN VIEW OF DETAIL A
	GENERAL NOTES:
	HOLES SHALL BE PUNCHED ONLY FOR SPECIFIED BOLT CIRCLE.
	TYPE AT POLES SHALL BE EQUIPPED WITH THE GROUNDING LUG INSIDE THE TRANSFORMER BASE. TYPE B POLES SHALL BE EQUIPPED WITH A GROUNDING LUG INSIDE THE POLE.
	TRANSFORMER BASES FOR 30 FOOT MOUNTING HEIGHT SHALL BE FURNISHED WITH ONE (1) DRILLED AND TAPPED HOLE AND GROUNDING LUG FOR GROUNDING EQUIPMENT.
	TRANSFORMER BASE SHALL BE CERTIFIED AS MEETING THE BREAKAWAY CRITERIA AND STRUCTURAL REQUIREMENTS AS SET BY THE CURRENT AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS" AND MEET THE BREAK- AWAY REQUIREMENTS OF NCHRP 350.
	ALIGN HANDHOLE SO THAT THE POLE IS BETWEEN THE ONCOMING TRAFFIC AND THE HANDHOLE. HANDHOLE SHALL BE APPROX. 4" X 6-1/2". HANDHOLE FRAME SHALL BE REINFORCED SO THAT THE POLE STRENGTH IS NOT REDUCED.
	ALL JUNCTION BOXES SHALL CONFORM TO SECTION 1062 OF THE STANDARD SPECIFICATIONS.
	IF CABLE-CONDUIT IS SPECIFIED, CUT CONDUIT AWAY FROM CABLES. CABLES SHALL BE CONTINUOUS AND UNSPLICED TO THE FIRST LIGHT POLE.
	THE CABLE ENTRANCE AT THE BRACKET ARM SHALL BE A FIELD DRILLED 1-1/4" DIAMETER HOLE.
	POST SHALL BE GROUNDED FROM GROUND LUG IN POST WITH #6 AWG BARE COPPER WIRE TO CONDUIT SYSTEM. GROUND LUG SHALL BE 90° OR 180° FROM THE HANDHOLE.
	DESIGN OF STRUCTURAL SUPPORTS SHALL COMPLY WITH AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS 2001 AND INTERIMS THROUGH 2003.
	SIGNS SHALL NOT BE MOUNTED ON LIGHTING POLES.
	MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION 105 WEST CAPITOL JEFFERSON CITY, MO 65102
LE	1-888-ASK-MODOT (1-888-275-6636)
SAFETY CURB	HIGHWAY LIGHTING NUMER NUMER PE-2841 SIGNAL CANNON SIGNED SEALED AND DATED SIGNED SEALED AND DATED SIGNED SEALED AND DATED
	DATE EFFECTIVE: 04/01/2018 DATE PREPARED: 2/9/2018 901.00AB 1 OF 4

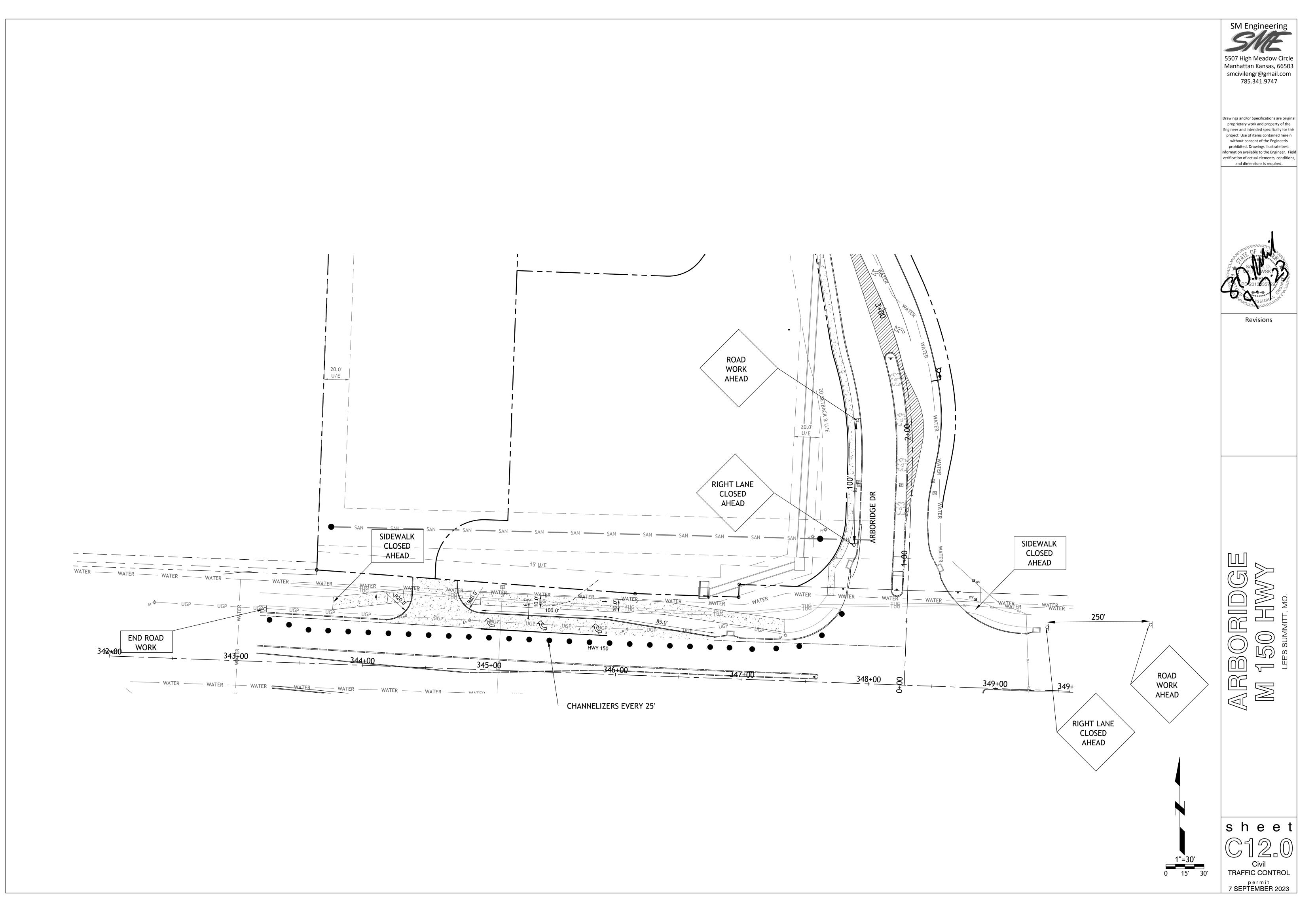


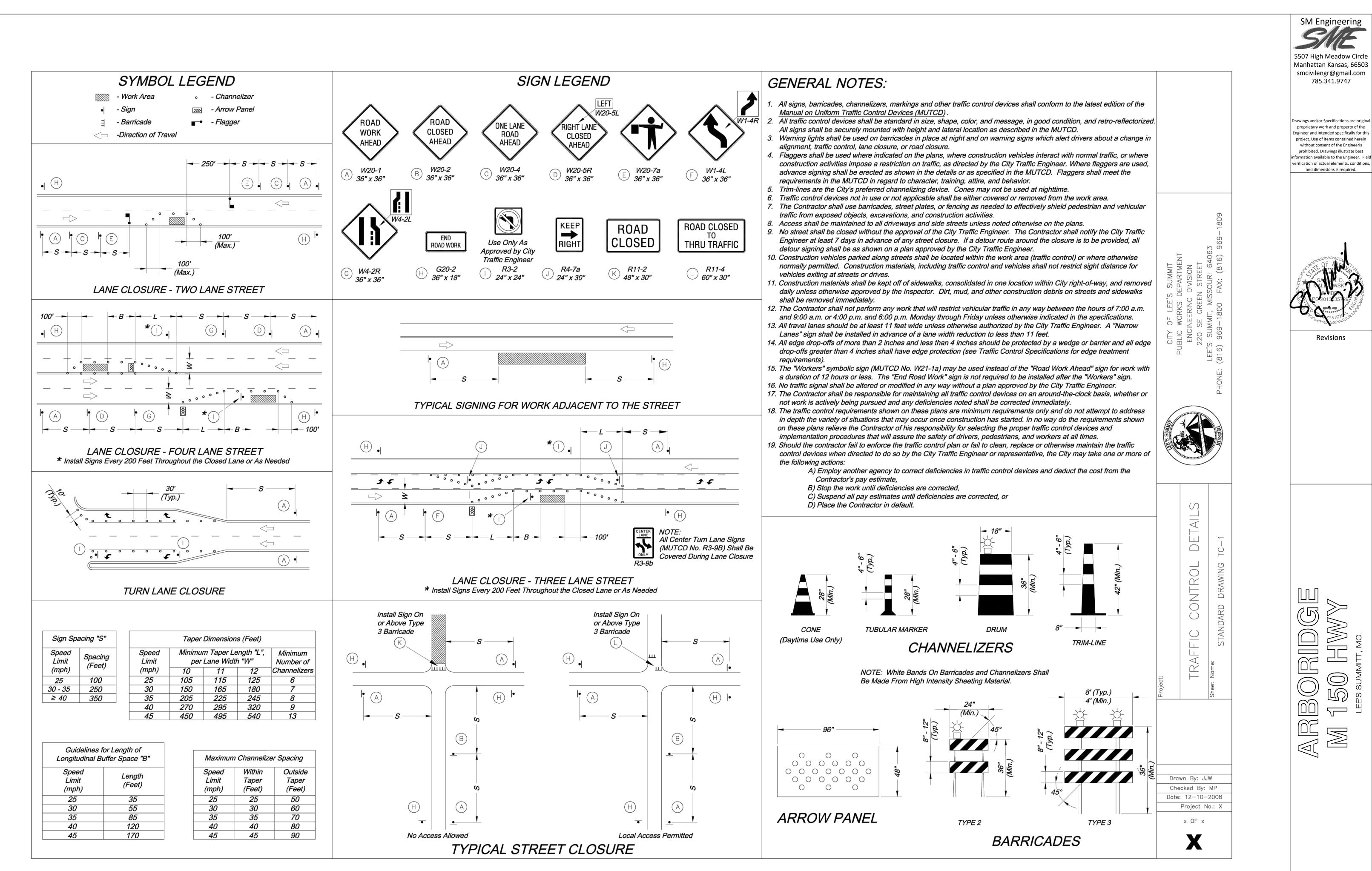


DETAILS permit 7 SEPTEMBER 2023

Civil

S





sheet CT Civil TRAFFIC CONTROL DETAILS permit 7 SEPTEMBER 2023