

UTILITIES  
Electric Service  
Evergy  
Nathan Michael  
913-347-4310  
Nathan.michael@evergy.com

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

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

Street and Storm  
City of Lee's Summit Public Works Dept  
220 SE Green  
Lee's Summit, MO 64063  
816-969-1800

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

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

Comcast  
Ryan Alkire  
816-795-2218  
ryan.alkire@cable.comcast.com

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

UTILITY STATEMENT:

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

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.

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.

CAUTION- NOTICE TO CONTRACTOR

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

PUBLIC STREET SANITARY SEWER 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 LAYOUT PLAN
- C-5 GRADING PLAN
- C-6 SANITARY SEWER LINE A PLAN AND PROFILE
- C-7 DETAILS
- C-8 DETAILS

DEVELOPER

CHRISTIE DEVELOPMENT ASSOCIATES 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 ENGINEER

SM Engineering  
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

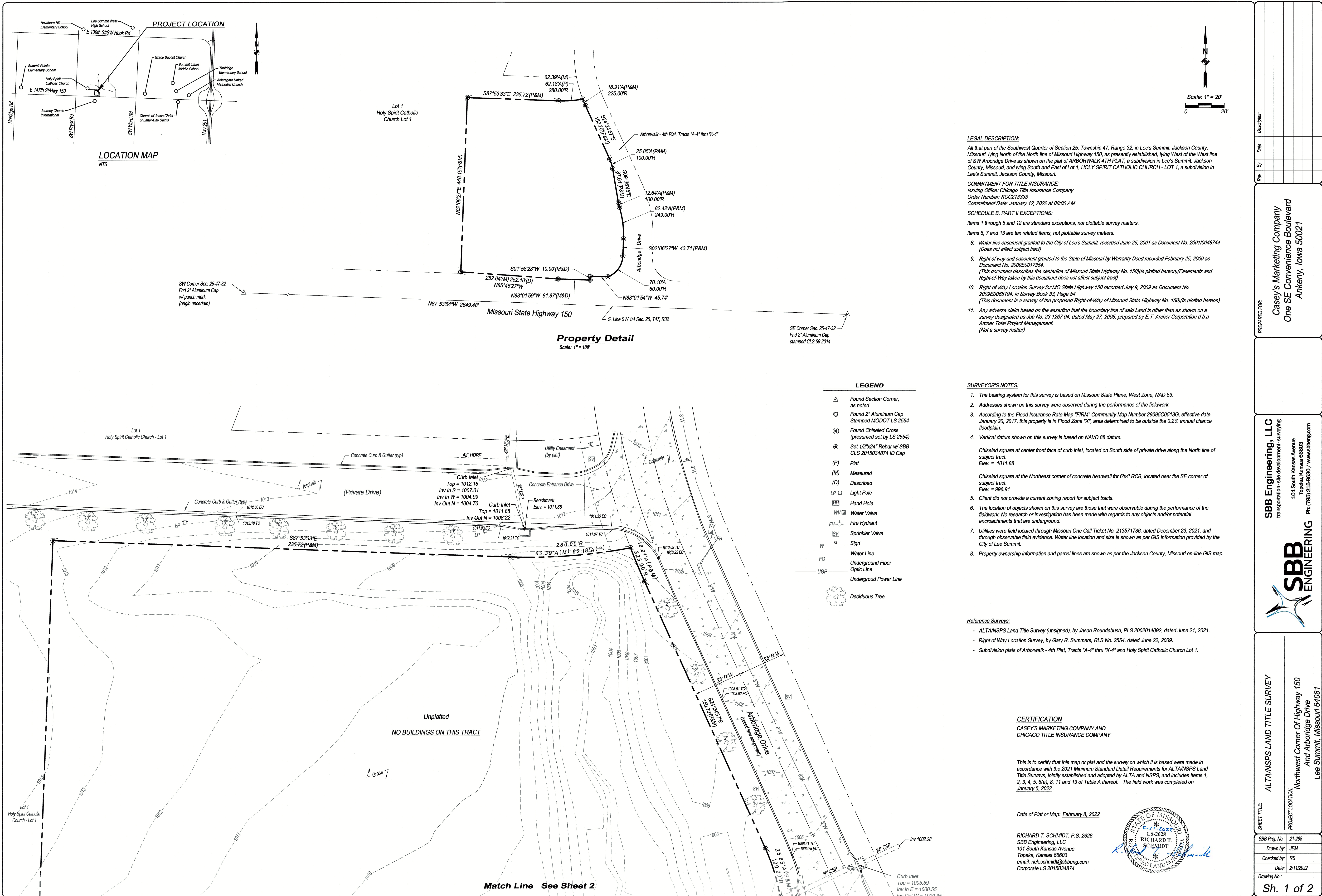
Drawings and/or Specifications are original  
proprietary work and property of the  
Engineer and intended specifically for this  
project. Use of items contained herein  
without consent of the Engineer is  
prohibited. Drawings illustrate best  
information available to the Engineer. Field  
verification of actual elements, conditions,  
and dimensions is required.

Revisions

ARBOR WALK WEST  
SANITARY IMPROVEMENTS  
LEE'S SUMMIT, MO.

s h e e t  
C1.0  
Civil  
COVER SHEET  
permit  
30 OCTOBER 2023





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.

- Water line easement granted to the City of Lee's Summit, recorded June 25, 2001 as Document No. 200110048744. (Does not affect subject tract)
- 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)
- 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)
- 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:

- The bearing system for this survey is based on Missouri State Plane, West Zone, NAD 83.
- Addresses shown on this survey were observed during the performance of the fieldwork.
- According to the Flood Insurance Rate Map "FIRM" Community Map Number 2908SC0513G, effective date January 20, 2017, this property is in Flood Zone "X", area determined to be outside the 0.2% annual chance floodplain.
- 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
- Client did not provide a current zoning report for subject tracts.
- 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.
- 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.
- 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 Roundbush, 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.

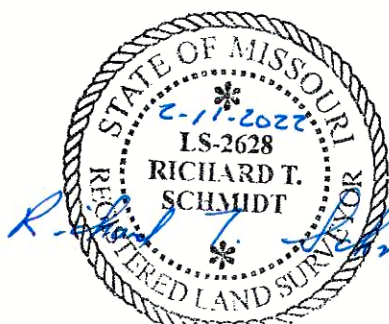
CERTIFICATION

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



Casey's Marketing Company  
One SE Convenience Boulevard  
Ankeny, Iowa 50021

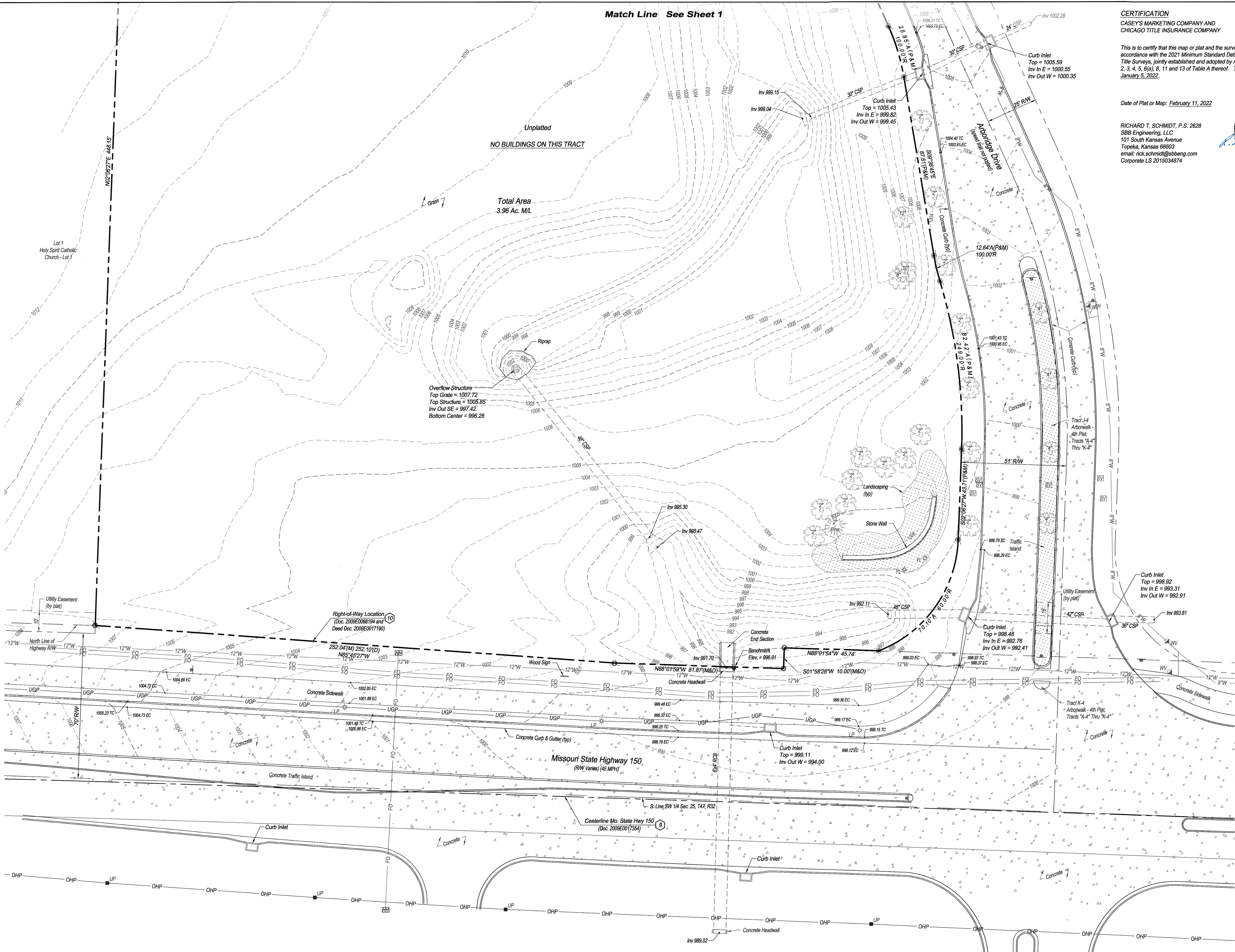
SBB Engineering, LLC  
transportation - site development - surveying  
101 South Kansas Avenue  
Topeka, Kansas 66603  
Ph: (785) 215-9630 / www.sbbeng.com



ALTA/NSPS LAND TITLE SURVEY  
PROJECT LOCATION:  
Northwest Corner Of Highway 150  
And Arboridge Drive  
Lee Summit, Missouri 64081

SBB Proj. No.: 21-288  
Drawn by: JEM  
Checked by: RS  
Date: 2/11/2022  
Drawing No.:





**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 11, 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



Rev.	By	Date	Description

PREPARED FOR: **Casey's Marketing Company**  
One SE Convenience Boulevard  
Atkeny, Iowa 50021

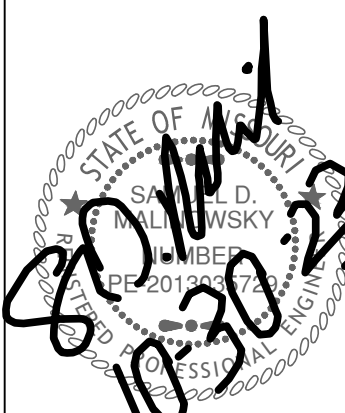
**SBB Engineering, LLC**  
transportation - site development - surveying  
301 South Kansas Avenue  
Topeka, Kansas 66603  
Ph: (785) 215-9630 / www.sbbeng.com

**SBB ENGINEERING**

**ALTA/NSPS LAND TITLE SURVEY**  
PROJECT LOCATION: Northwest Corner Of Highway 150  
And Arbridge Drive  
Lee Summit, Missouri 64081

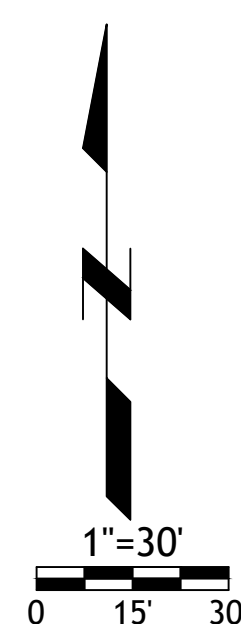
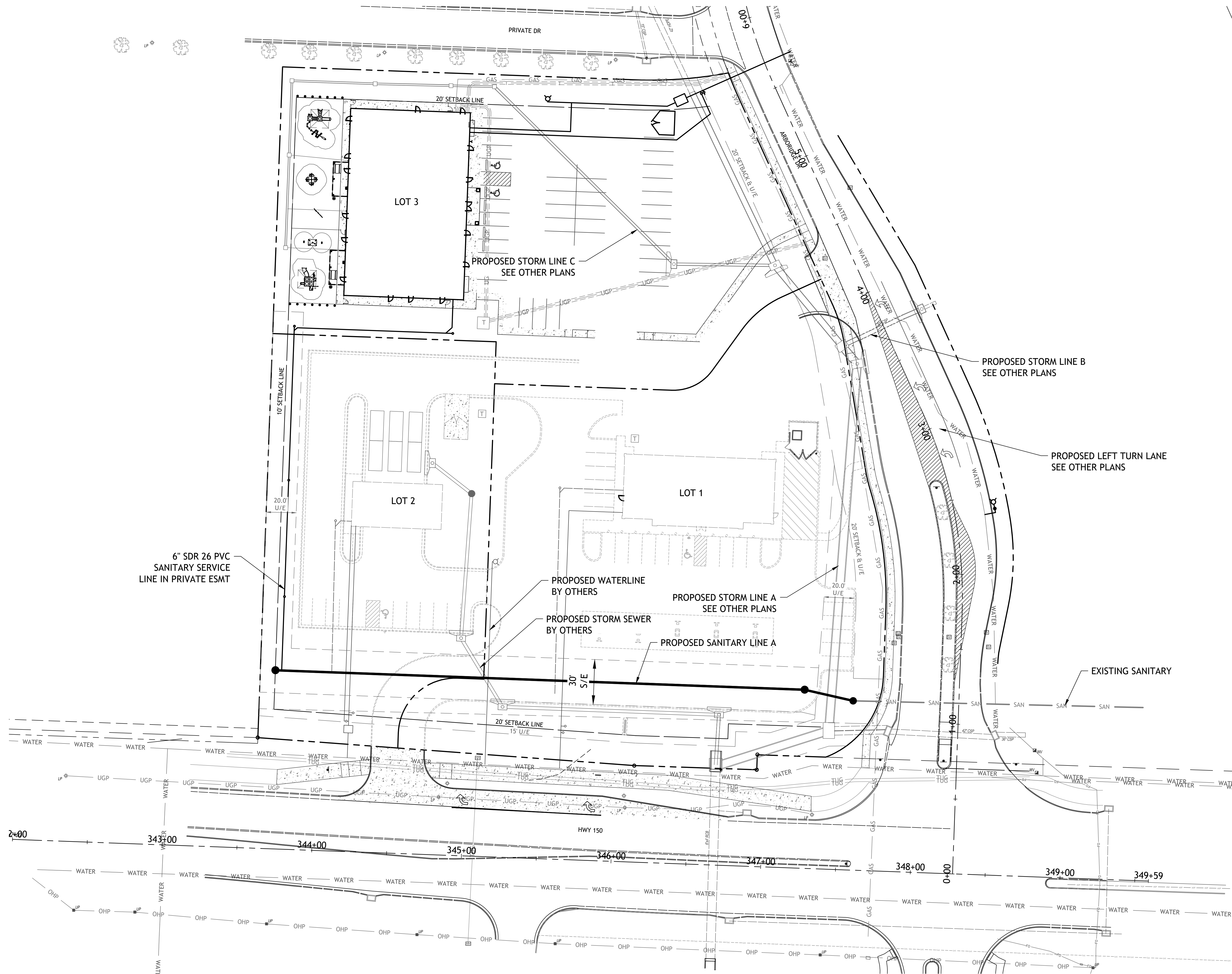
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Drawn by:	JEM
Checked by:	RS
Date:	2/11/2022
Drawing No.:	Sh. 2 of 2





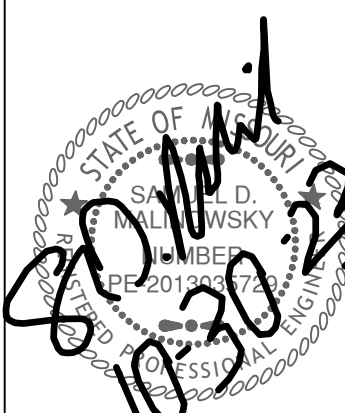
Revisions

ARBOR WALK WEST  
SANITARY IMPROVEMENTS  
LEES SUMMITT, MO.



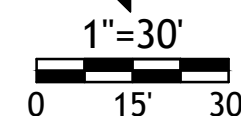
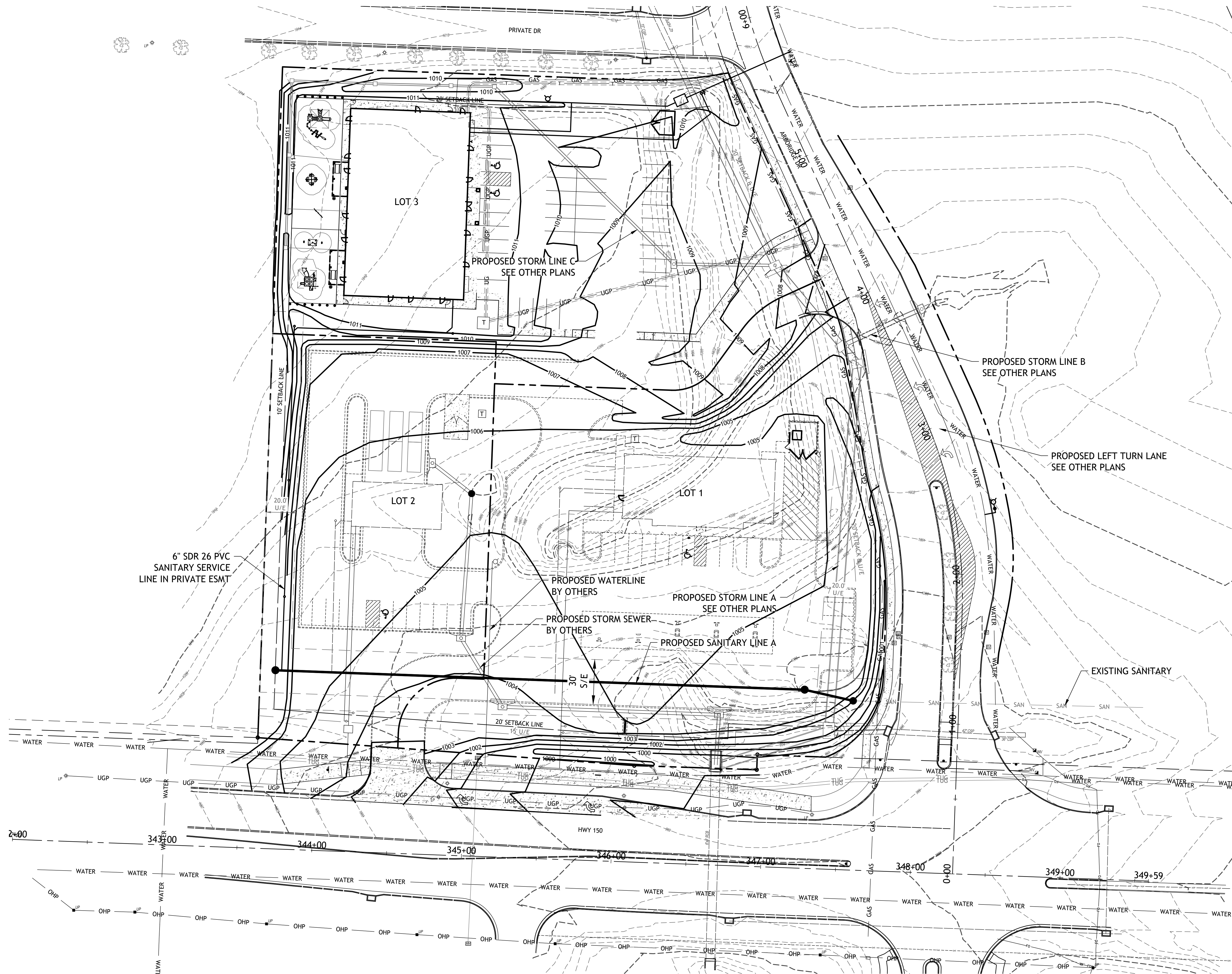


Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

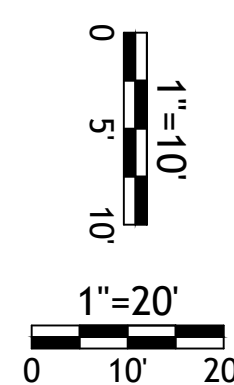
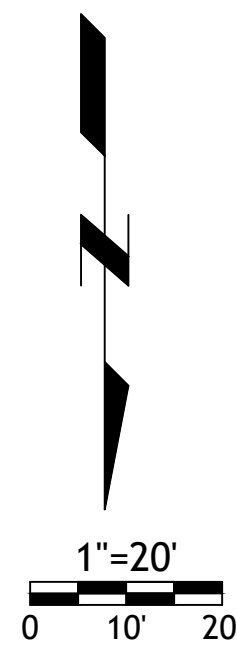
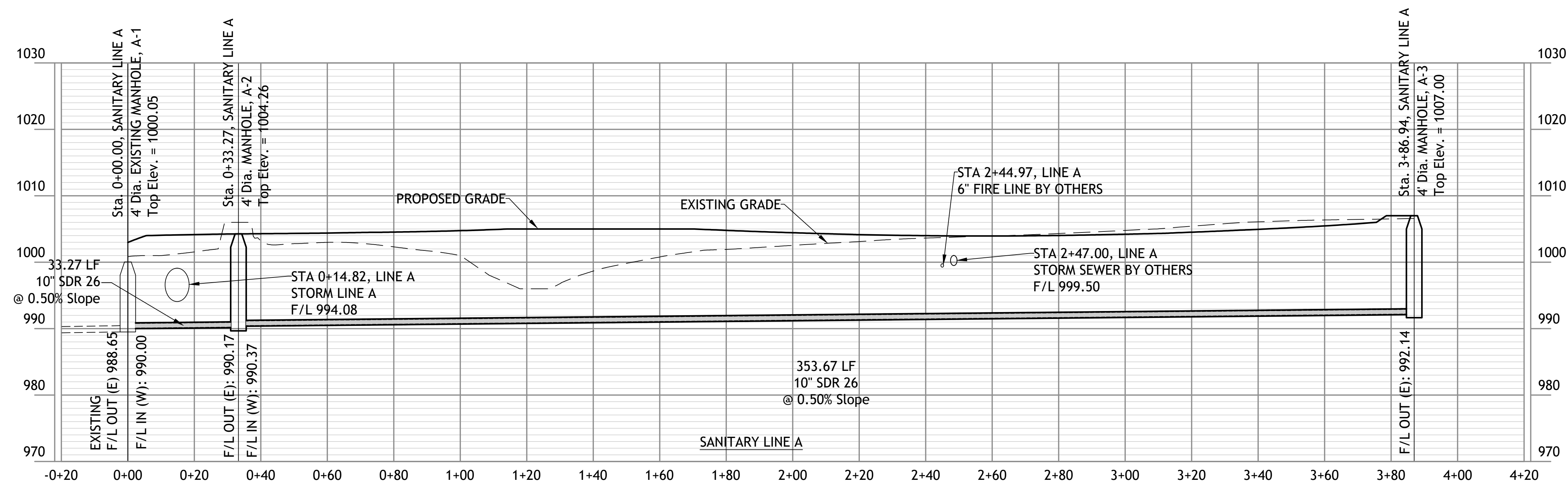
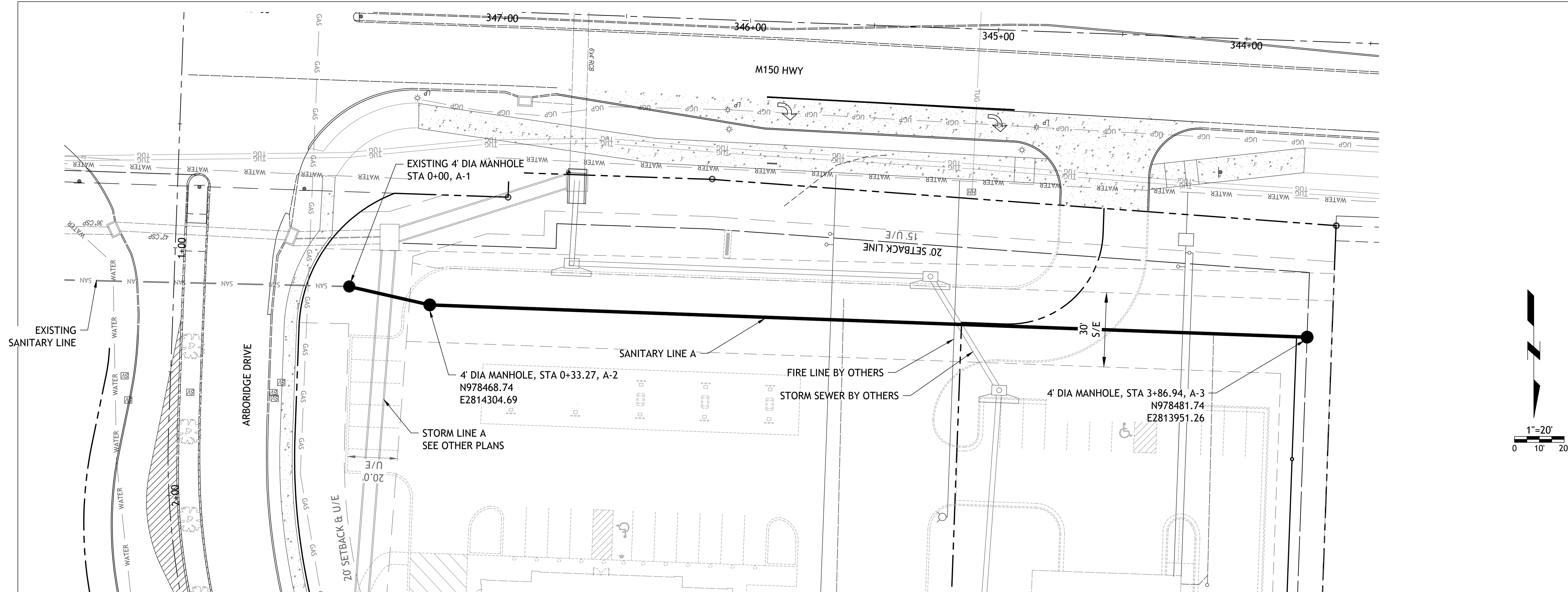


Revisions

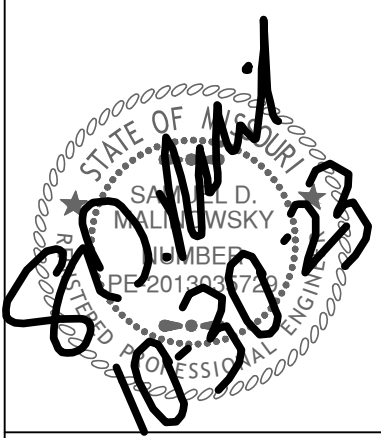
ARBOR WALK WEST  
SANITARY IMPROVEMENTS  
LEES SUMMITT, MO.







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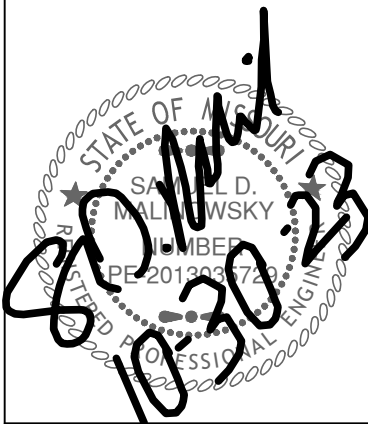
Revisions

# ARBOR WALK WEST SANITARY IMPROVEMENTS

LEES SUMMITT, MO.



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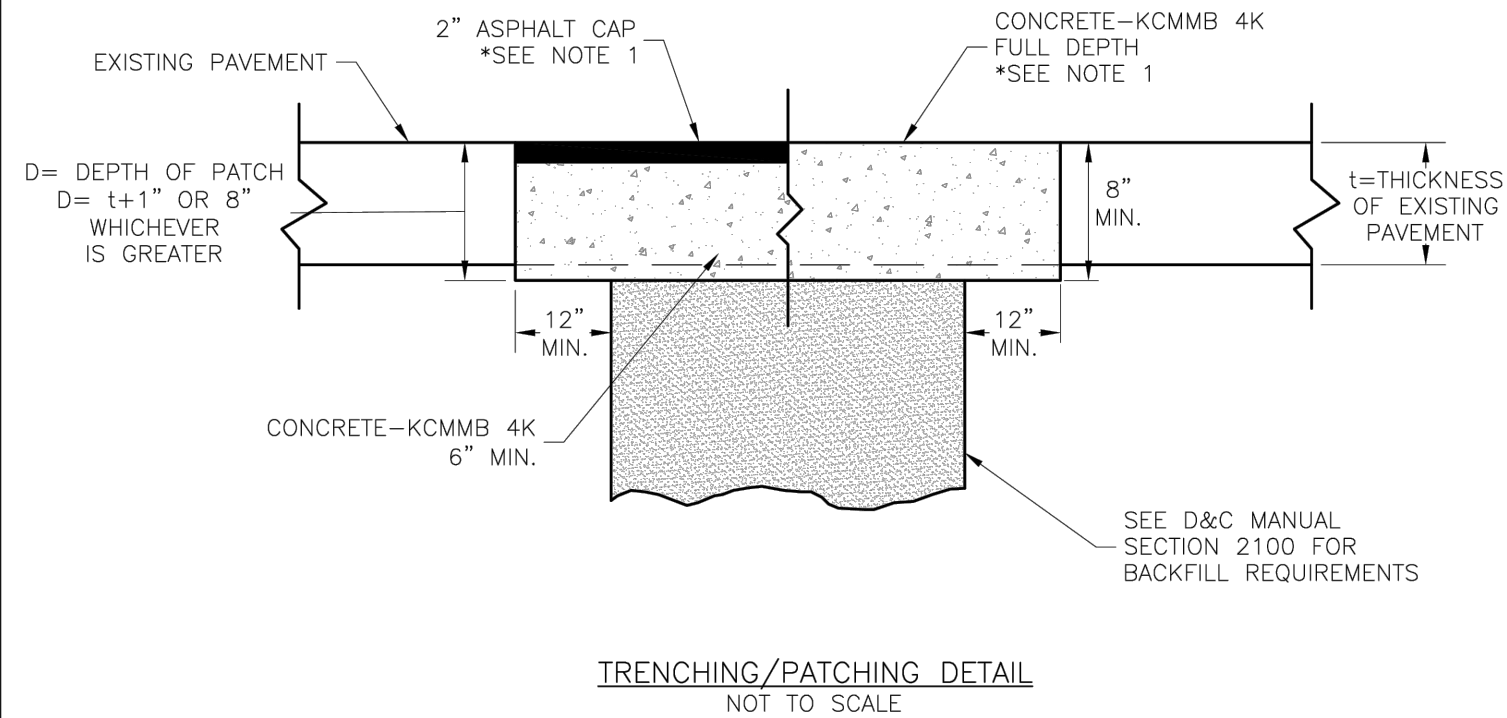


Revisions

ARBOR WALK WEST  
SANITARY IMPROVEMENTS  
LEE'S SUMMIT, MO.

sheet  
**C7.0**  
Civil  
DETAILS

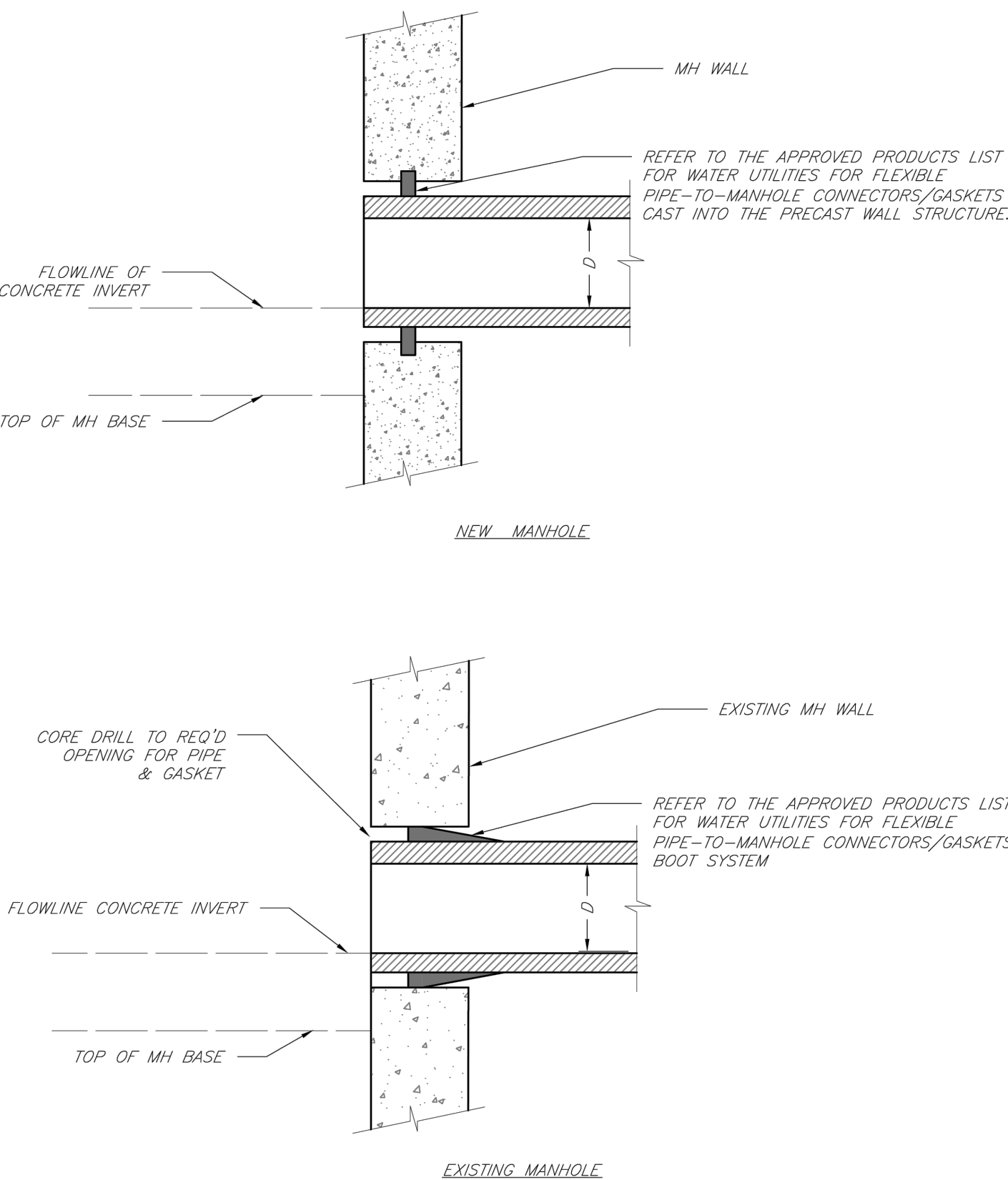
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30 OCTOBER 2023



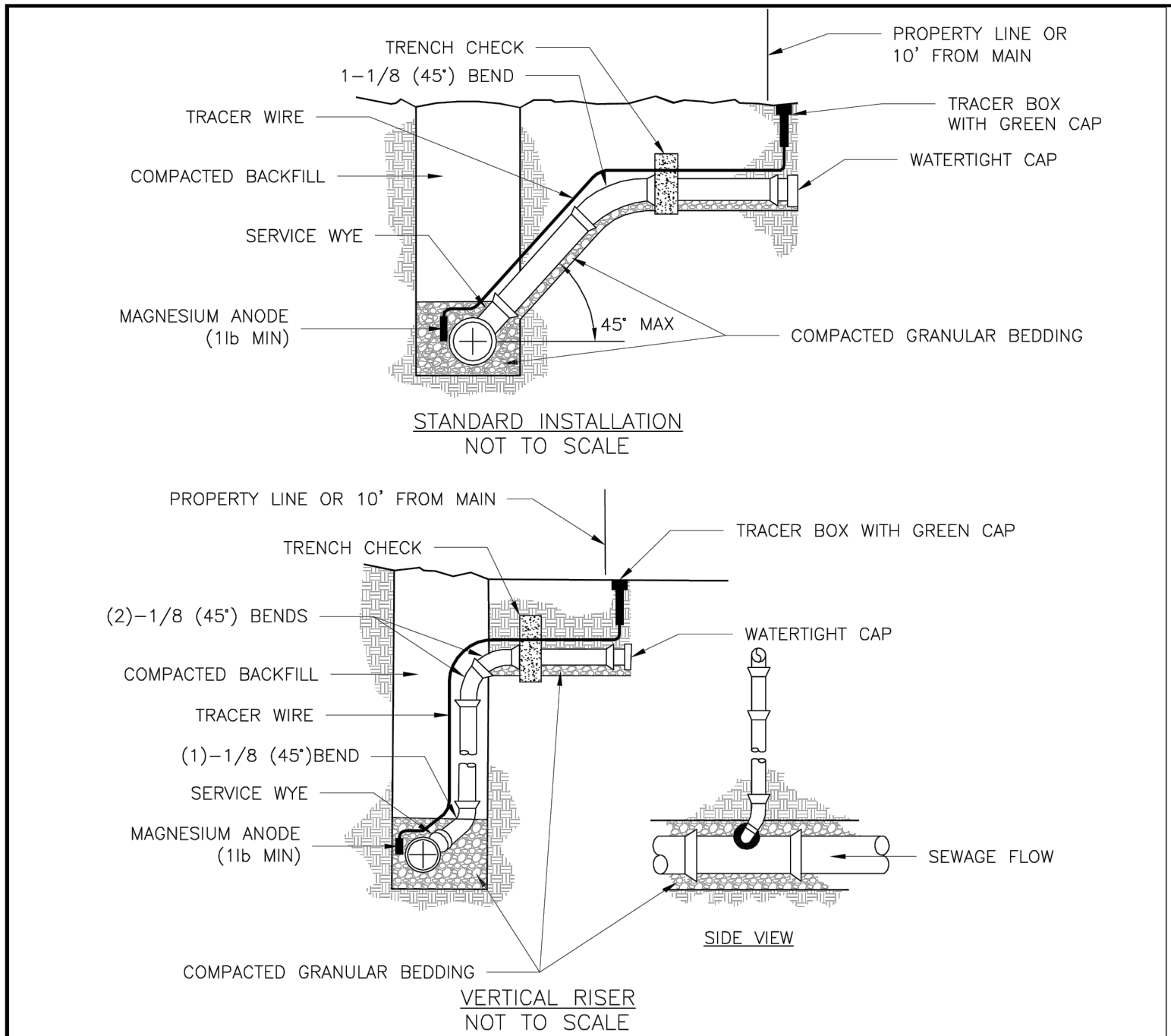
NOTE:

1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 04/17
		Drawn By: MJF
		Checked By: DL
		<b>GEN-5</b>
<b>TRENCHING/PATCHING ROADWAYS DETAIL</b>		



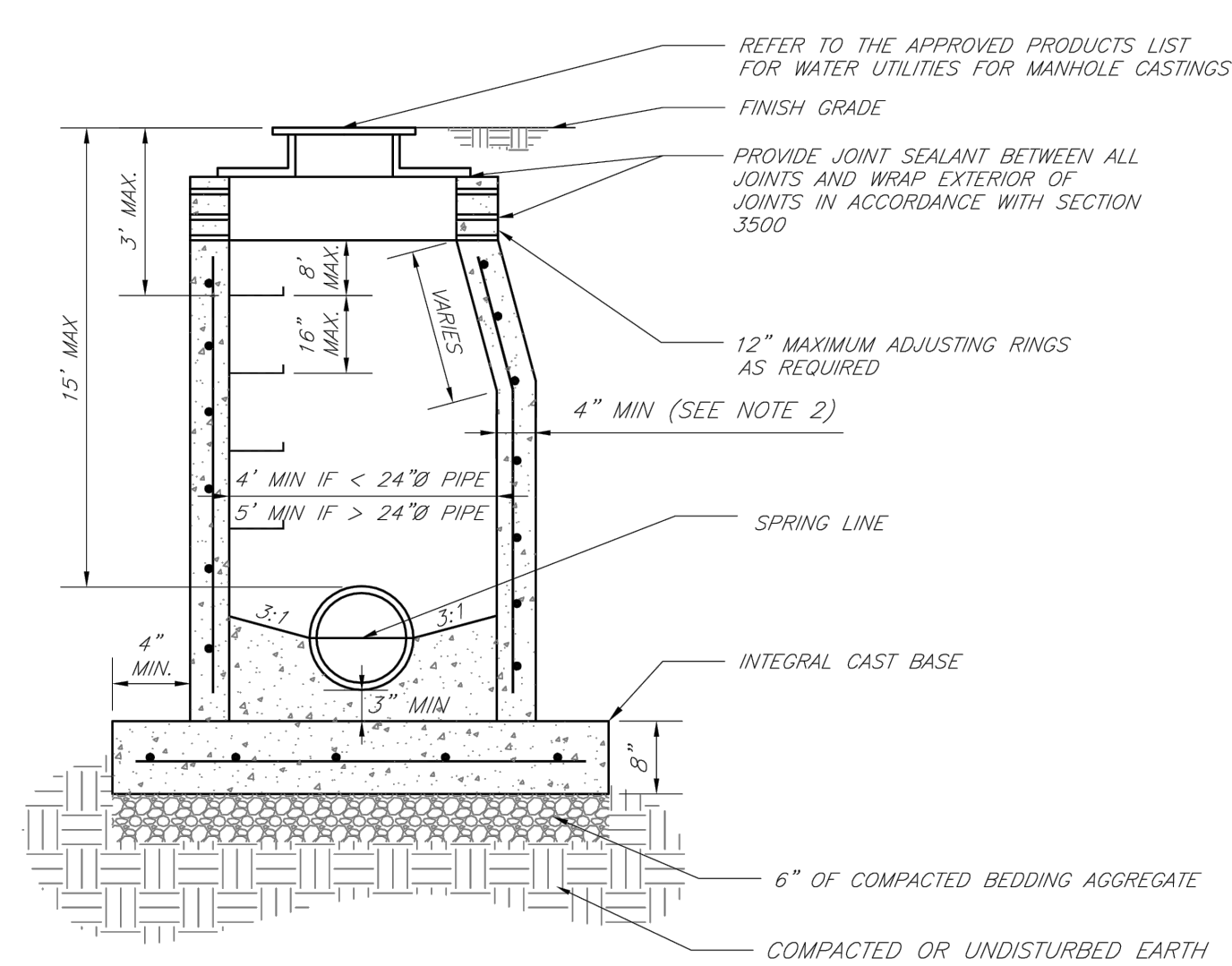
<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: SAN-5
<b>MANHOLE WALL CONNECTIONS</b>		Rev: 1/14
		Rev:



NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12', THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

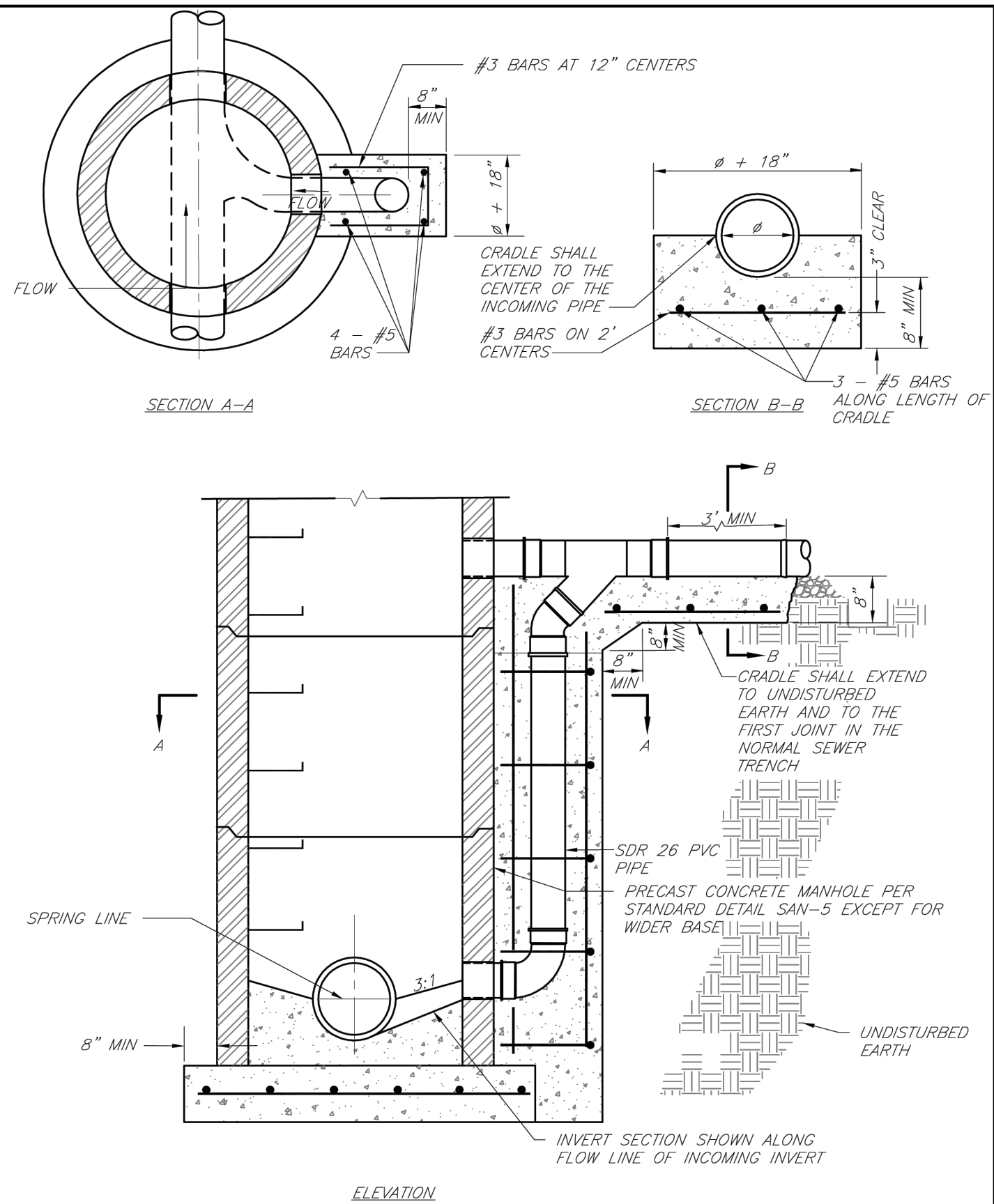
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		Drawn By: MJF
		Checked By: DL
		<b>SAN-1</b>
<b>BUILDING SEWER STUB AND RISER</b>		



NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

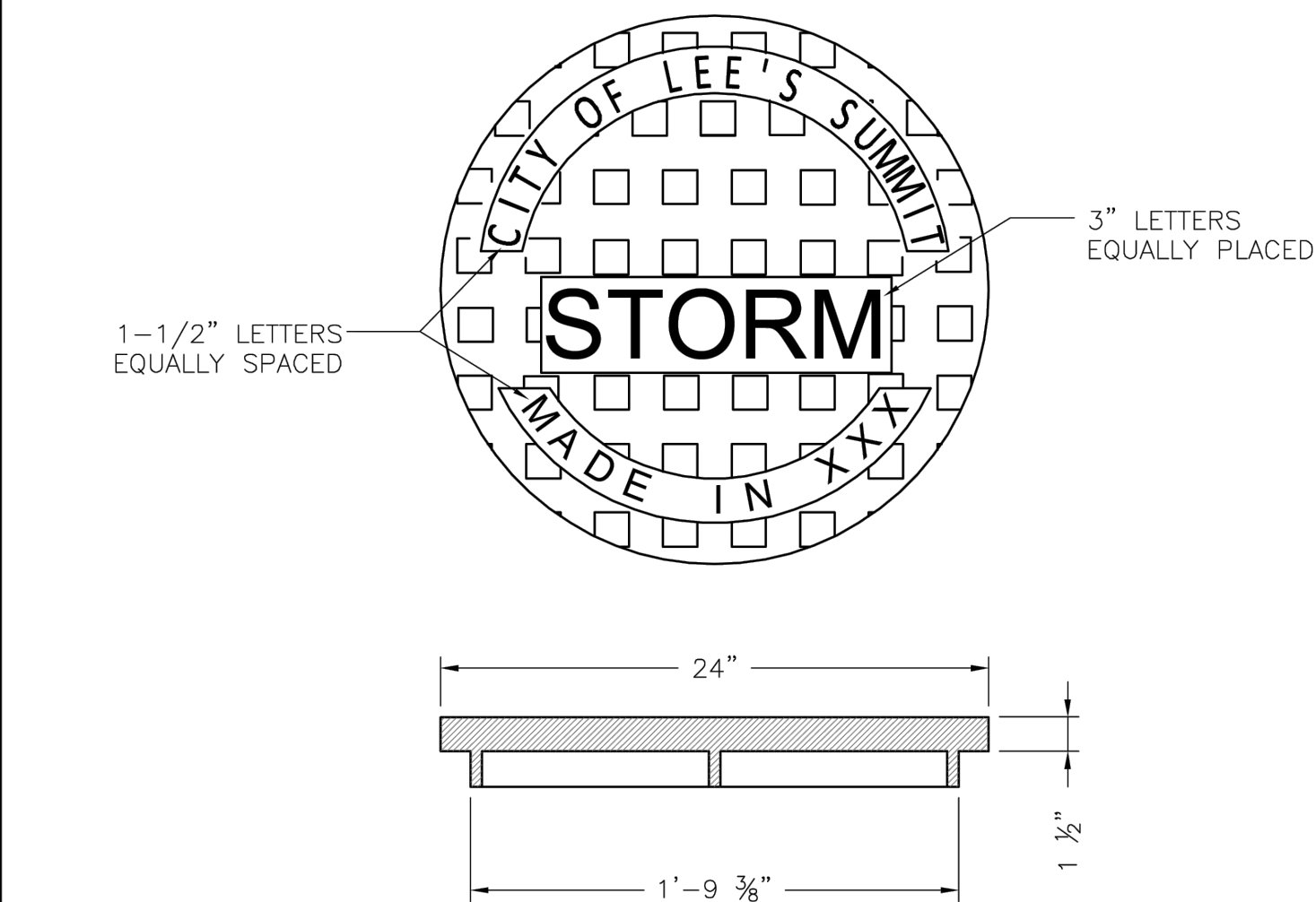
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		Drawn By: JN
		Checked By: DL
		FILE: SAN-2
<b>STANDARD PRECAST MANHOLE - SANITARY SEWER</b>		Rev: 1/14
		Rev:



NOTE:  
REFER TO DRAWING SAN-2 FOR MANHOLE DETAILS NOT SHOWN.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: SAN-4
<b>DROP SANITARY SEWER MANHOLE</b>		Rev: 1/14
		Rev:





STANDARD 24" MANHOLE COVER  
MINIMUM WEIGHT = 160 LB  
NOTE: PICK HOLES NOT SHOWN

\*COVER AND FRAME MODEL INFORMATION REFER TO  
THE STORMWATER APPROVED PRODUCT LIST.

LS

LEE'S SUMMIT

MISSOURI

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

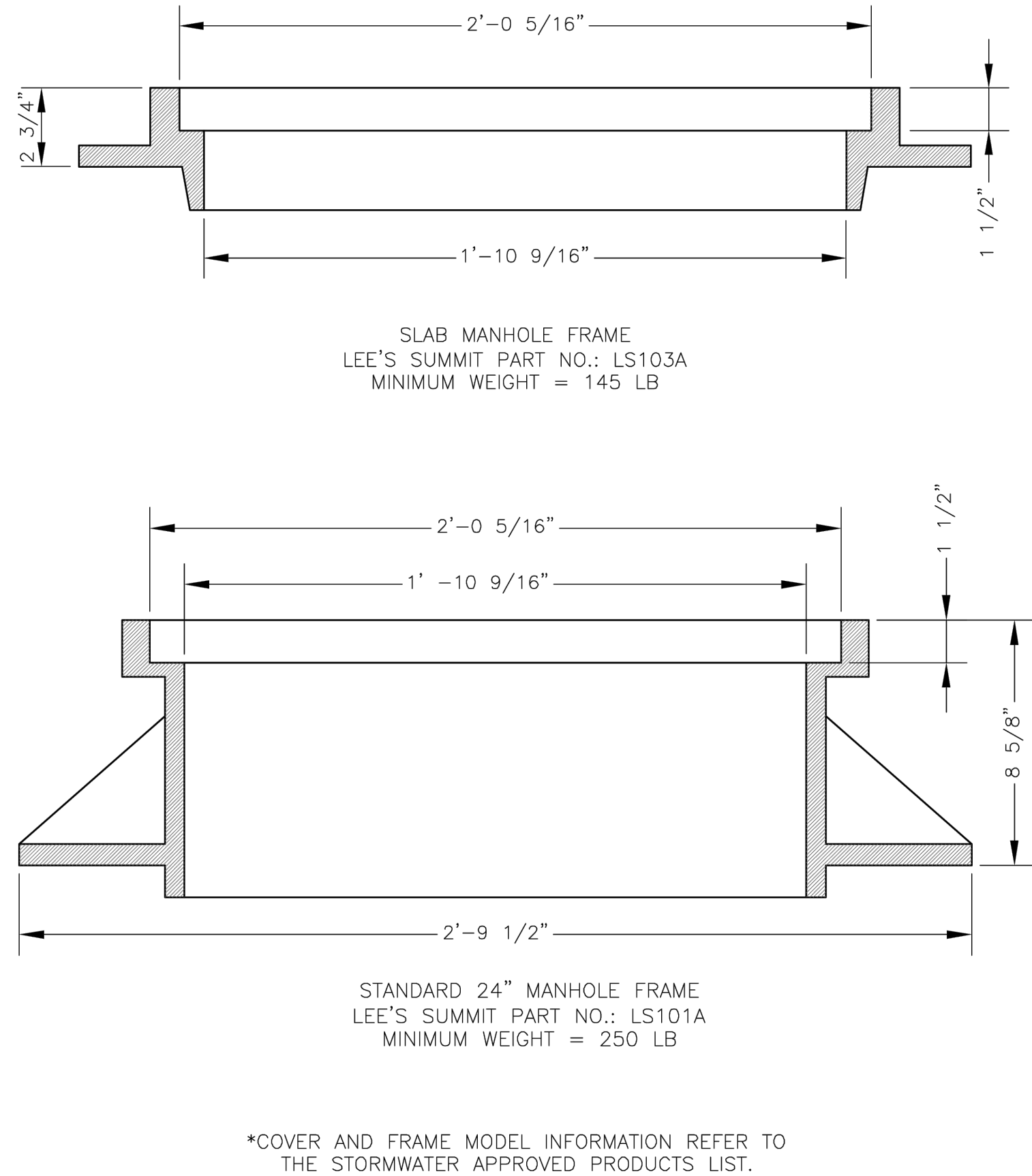
STORM MANHOLE COVER DETAIL

Date: 04/17

Drawn By: MJF

Checked By: DL

STM-6



\*COVER AND FRAME MODEL INFORMATION REFER TO  
THE STORMWATER APPROVED PRODUCTS LIST.

LS

LEE'S SUMMIT

MISSOURI

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

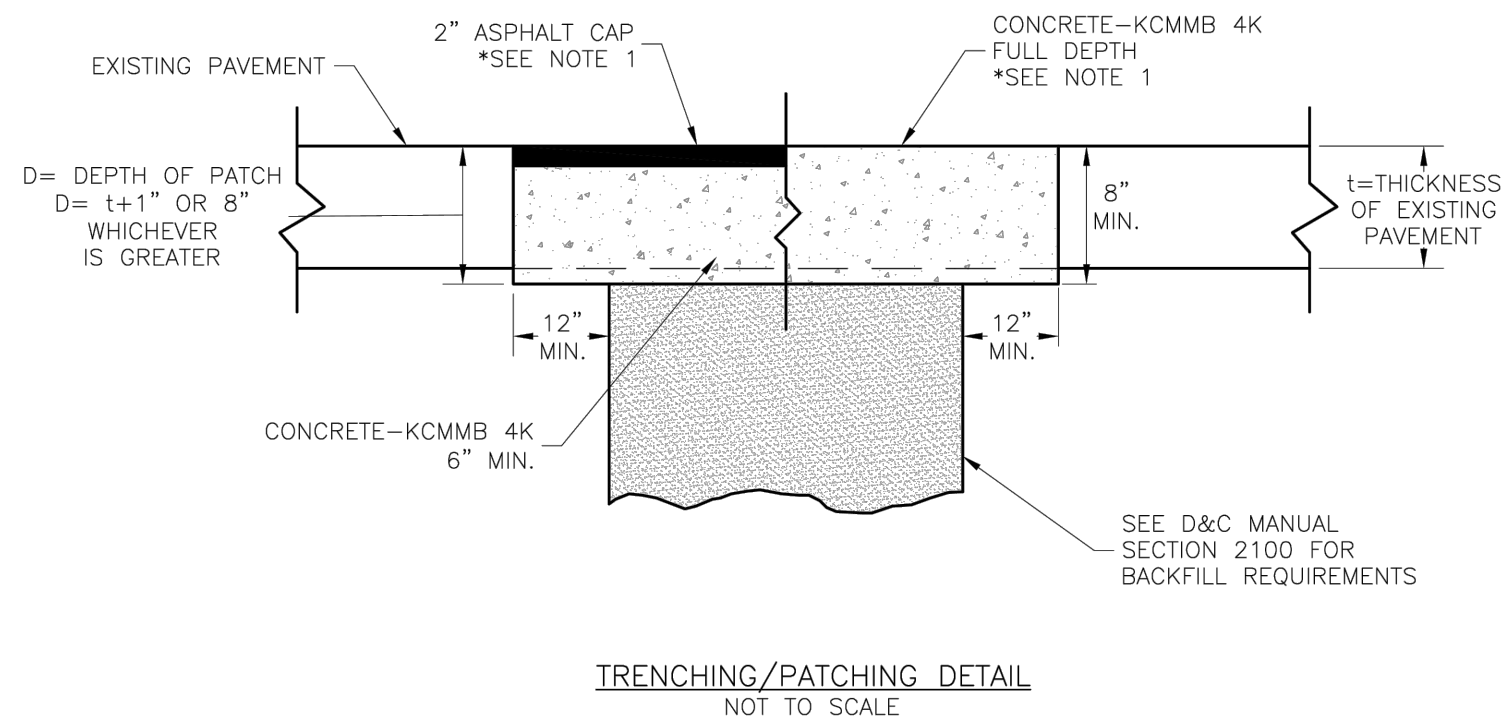
STORM MANHOLE FRAME DETAIL

Date: 04/17

Drawn By: MJF

Checked By: DL

STM-7



NOTE:  
1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

LS

LEE'S SUMMIT

MISSOURI

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

TRENCHING/PATCHING ROADWAYS DETAIL

Date: 04/17

Drawn By: MJF

Checked By: DL

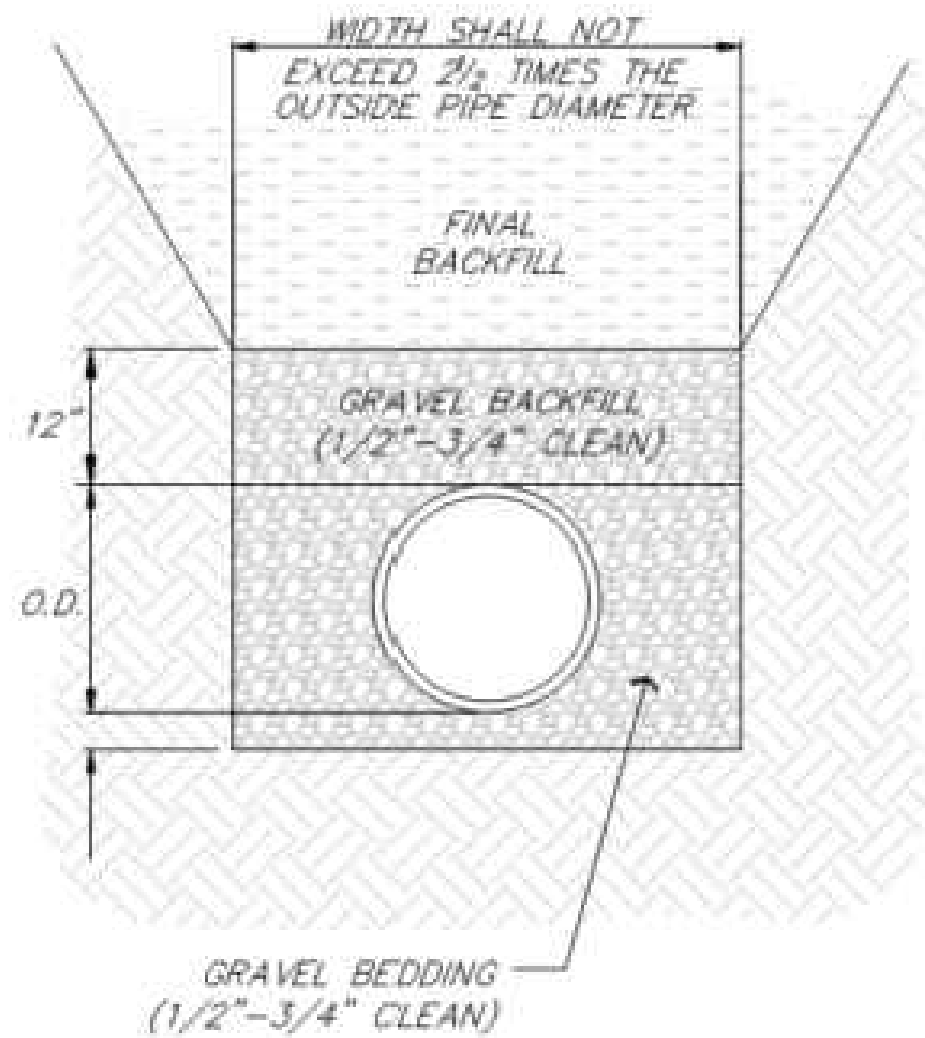
GEN-5

**BEDDING**  
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY  
COMPACTED IN MAX. 4" LIFTS

**INITIAL BACKFILL**  
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS  
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY  
COMPACTED IN MAX. 4" LIFTS  
-UNDER OPEN AREAS  
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY  
COMPACTED IN MAX. 4" LIFTS

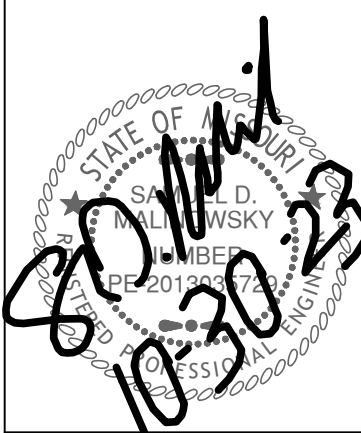
**FINAL BACKFILL**  
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS  
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN  
MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH,  
CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8",  
COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698  
-UNDER OPEN AREAS  
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN  
MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH,  
CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8",  
COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"



**PIPE BEDDING DETAIL**  
NOT TO SCALE

Drawings and/or Specifications are original  
proprietary work and property of the  
Engineer and intended specifically for this  
project. Use of items contained herein  
without consent of the Engineer is  
prohibited. Drawings illustrate best  
information available to the Engineer. Field  
verification of actual elements, conditions,  
and dimensions is required.



Revisions

ARBOR WALK WEST  
SANITARY IMPROVEMENTS  
LEE'S SUMMIT, MO.