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.

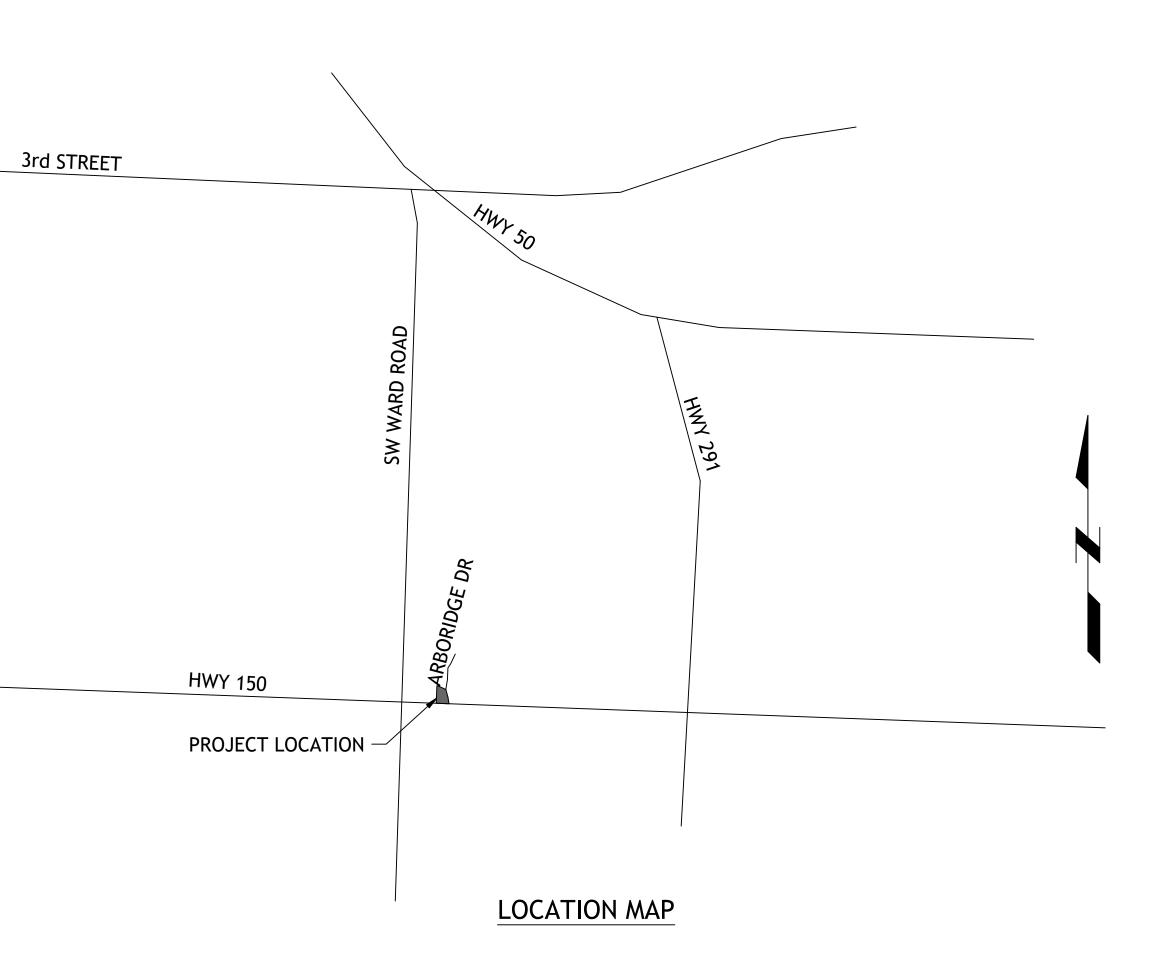
WARRANTY/DISCLAIMER

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

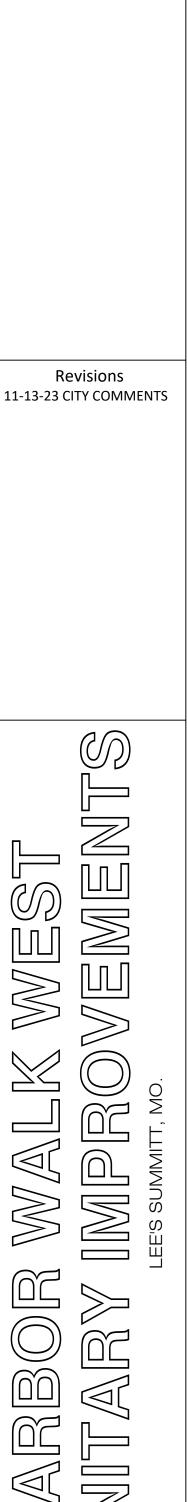
SM ENGINEERING SAM MALINOWSKY 5507 HIGH MEADOW CIRCLE MANHATTAN KANSAS, 66503 SMCIVILENGR@GMAIL.COM 785.341.9747

SURVEYOR

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



SAMUEL D. MALINOWSKY PROFESSIONAL ENGINEEER



SM Engineering

5507 High Meadow Circ

Manhattan Kansas, 66503

smcivilengr@gmail.com

785.341.9747

rawings and/or Specifications are origination proprietary work and property of the

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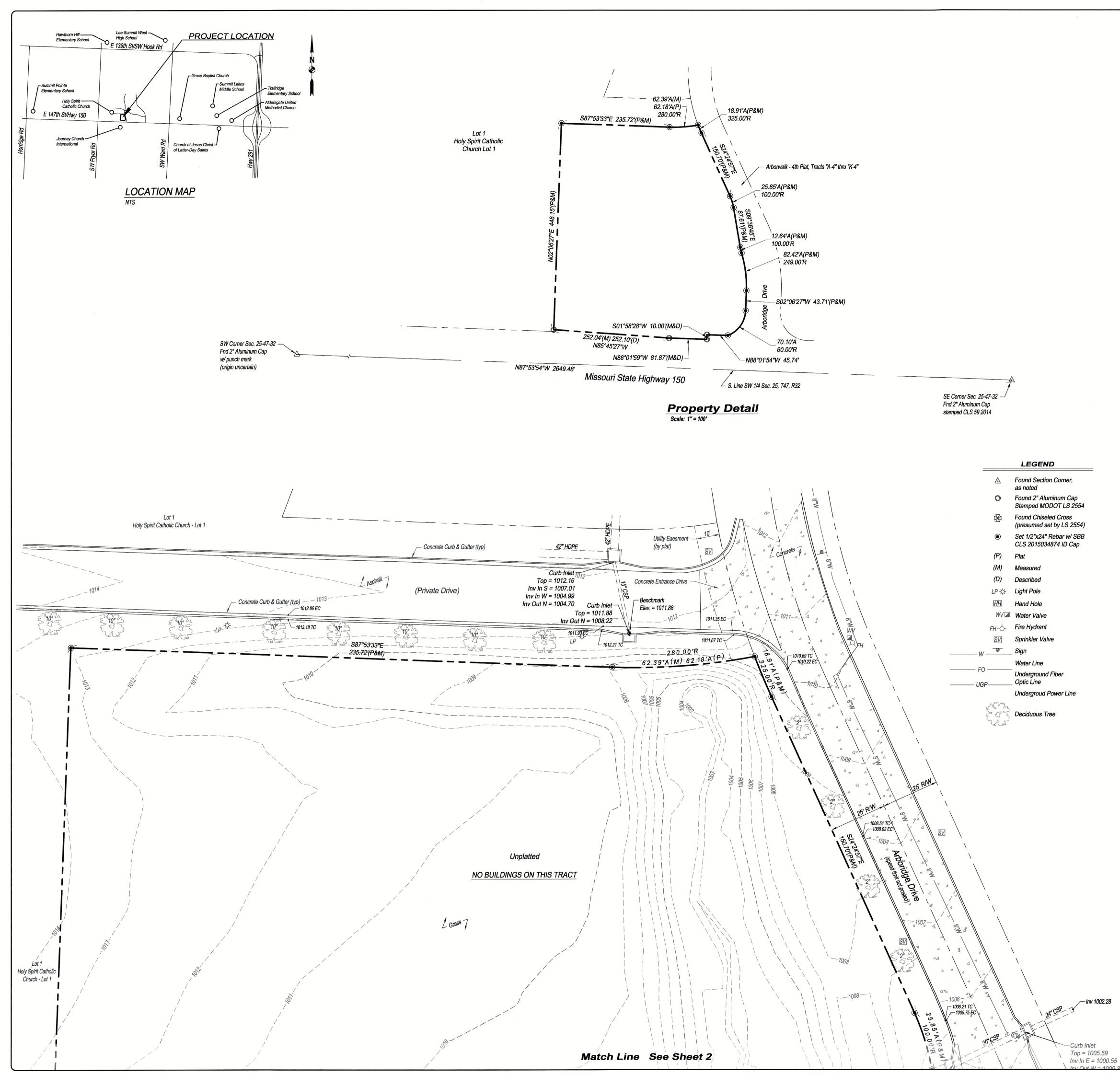
project. Use of items contained herei without consent of the Engineeris

prohibited. Drawings illustrate best nation available to the Engineer. F

erification of actual elements, conditions

and dimensions is required.

MIT \mathcal{O} sheet $\mathbb{C}1$ Civil COVER SHEET permit 30 OCTOBER 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:

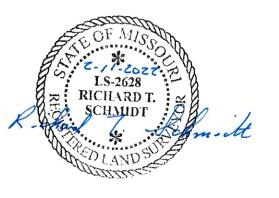
- ALTA/NSPS Land Title Survey (unsigned), by Jason Roundebush, PLS 2002014092, dated June 21, 2021.
- Right of Way Location Survey, by Gary R. Summers, RLS No. 2554, dated June 22, 2009.
- Subdivision plats of Arborwalk 4th Plat, Tracts "A-4" thru "K-4" and Holy Spirit Catholic Church Lot 1.

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



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SdSN/

TA

AL

SBB Proj. No.: 21-288

Drawn by: JEM

Date: 2/11/2022

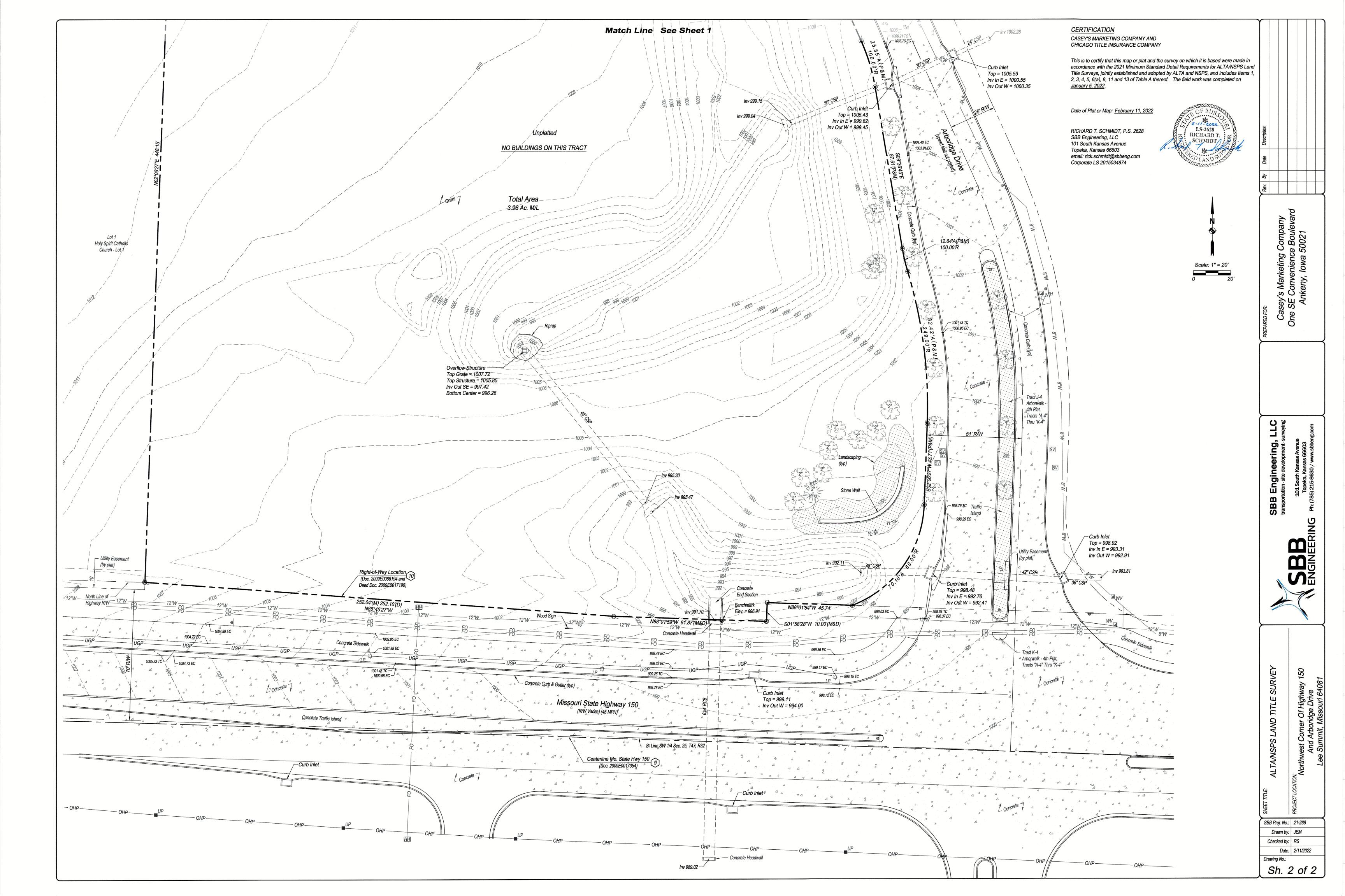
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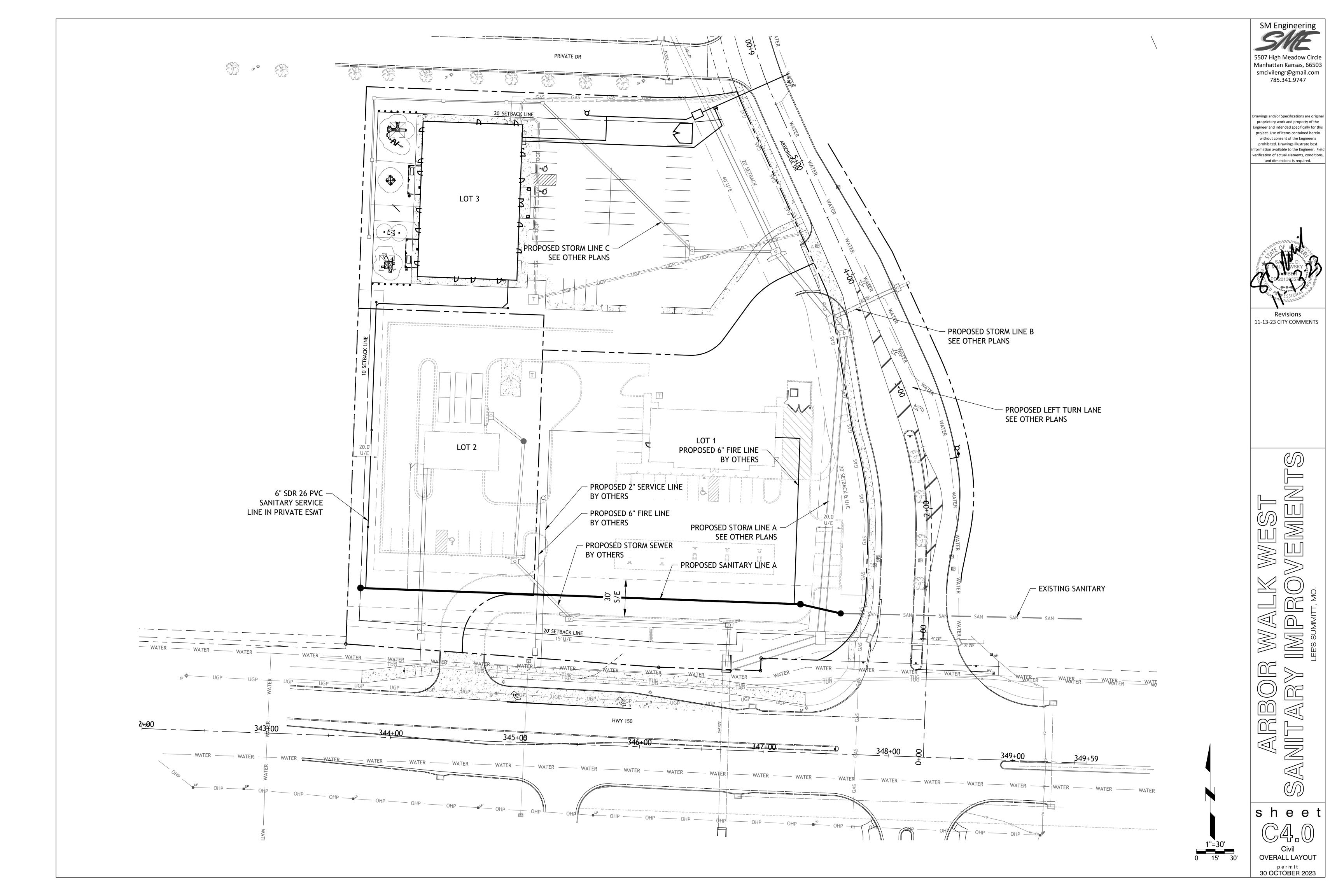
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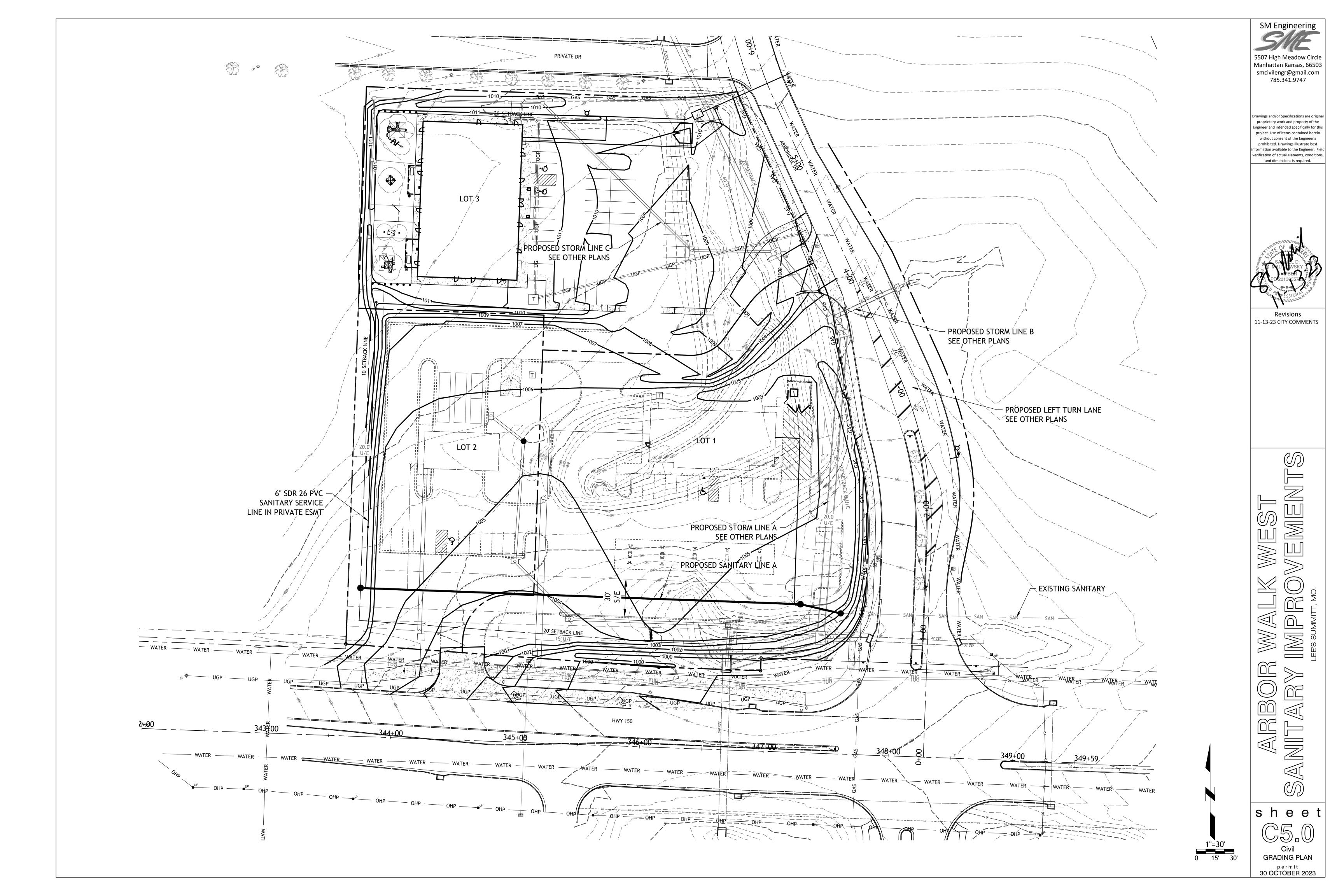
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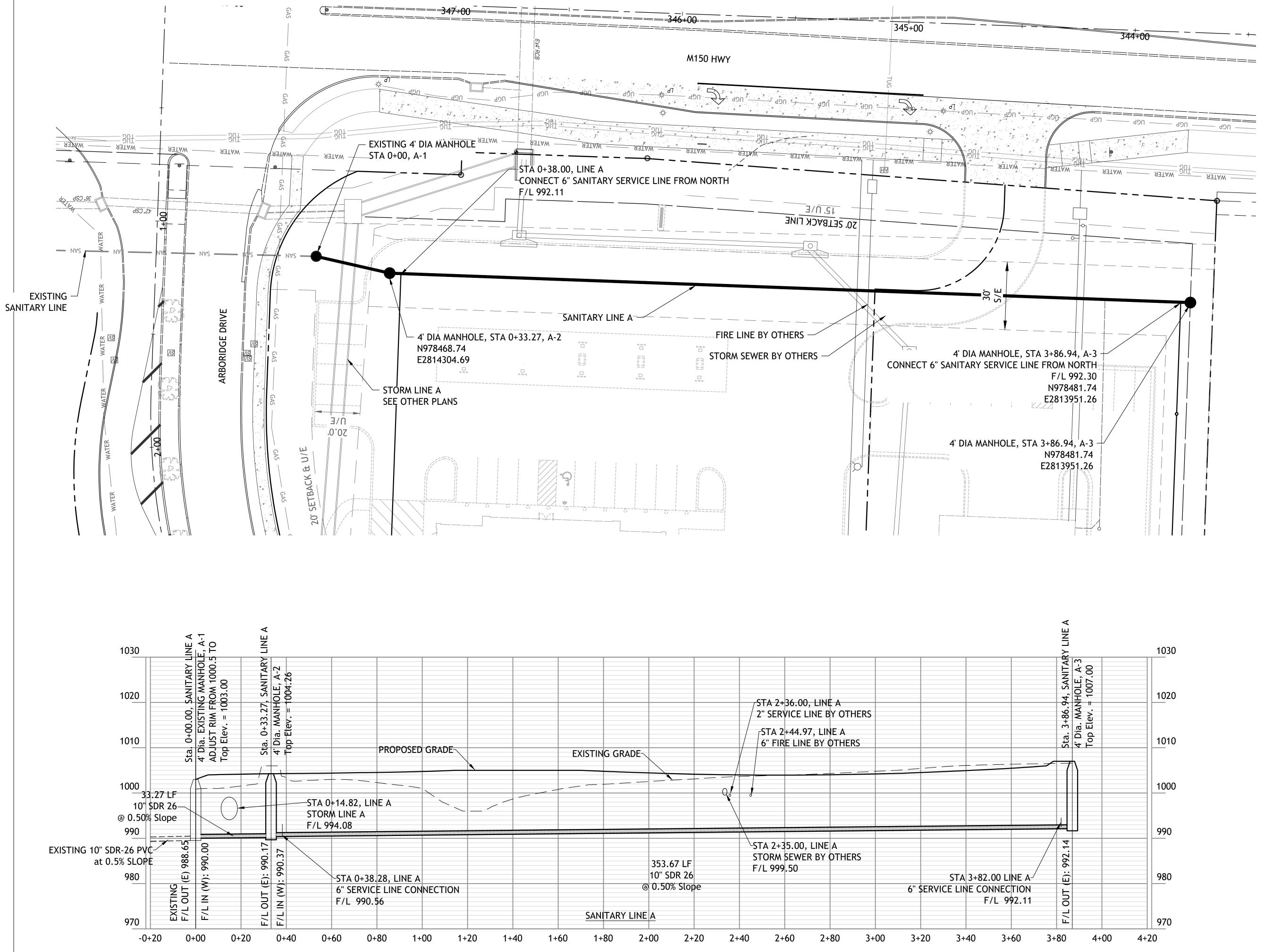
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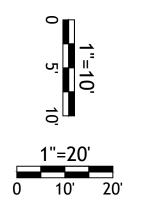






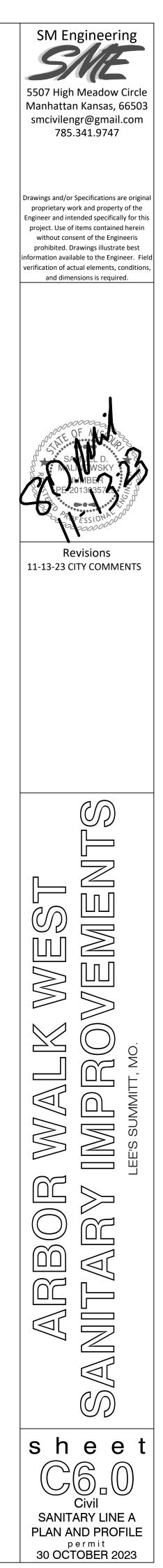


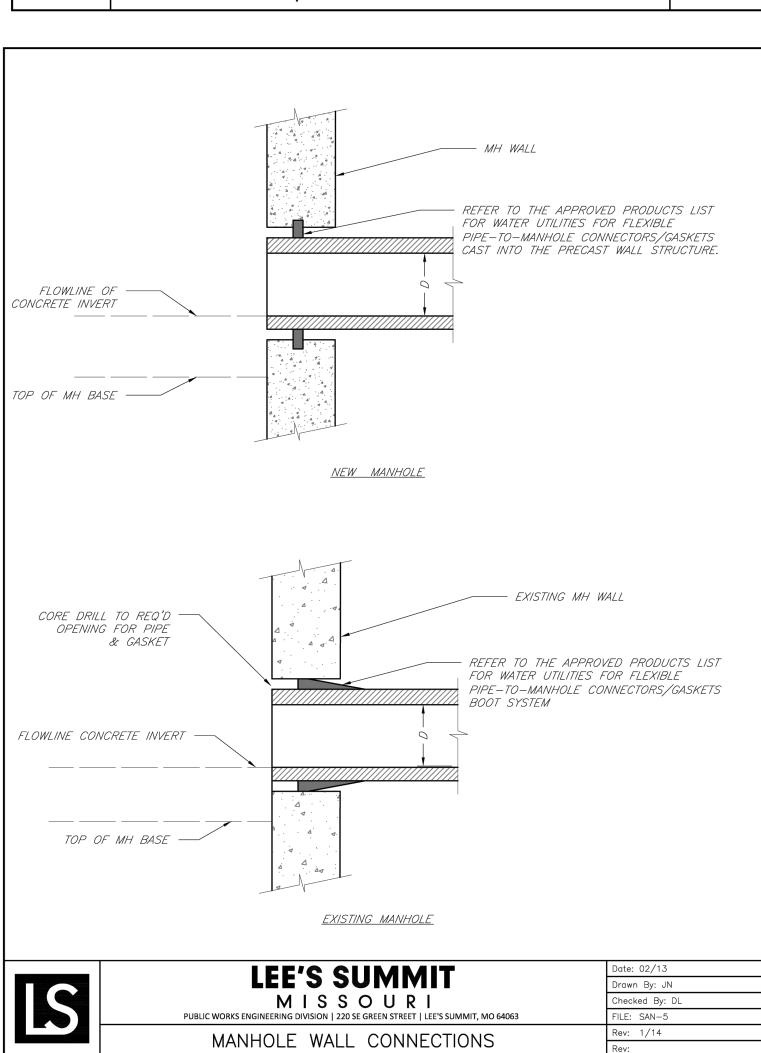
						2" SER'	-36.00, LINI VICE LINE B 2+44.97, LIN	Y OTHERS		Image: Constraint of the sector of			Sta. 3+86.94, SANITA	Dia. MANHOLE, A-3
		EXISTIN	IG GRADE				RE LINE BY (JIHERS					- <u>-</u>	/
		SAN	1	353.67 LF 10" SDR 26 0.50% Slop <u>A</u>			35.00, LINE SEWER BY 9.50		6"		A 3+82.00 LI NE CONNEC F/L 9	TION	F/L OUT (E): 992.14	
+	40 1+6	60 1+	-80 2+	00 2+2	20 2+	40 2+	+60 2+	-80 3-	+00 3	+20 3-	+40 3+	-60 3+	-80	

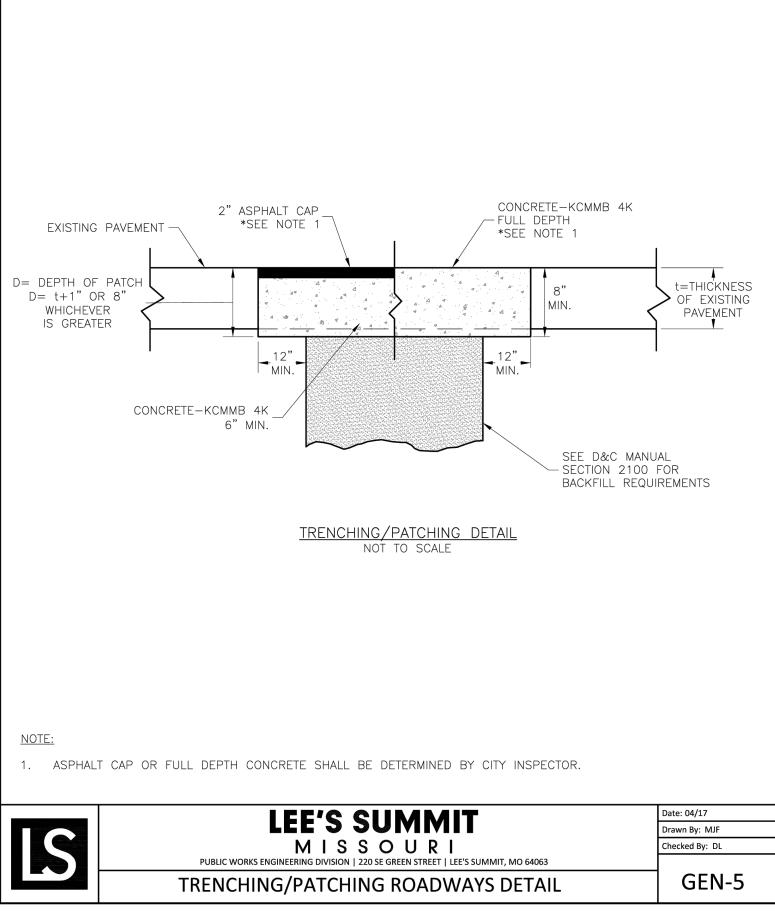


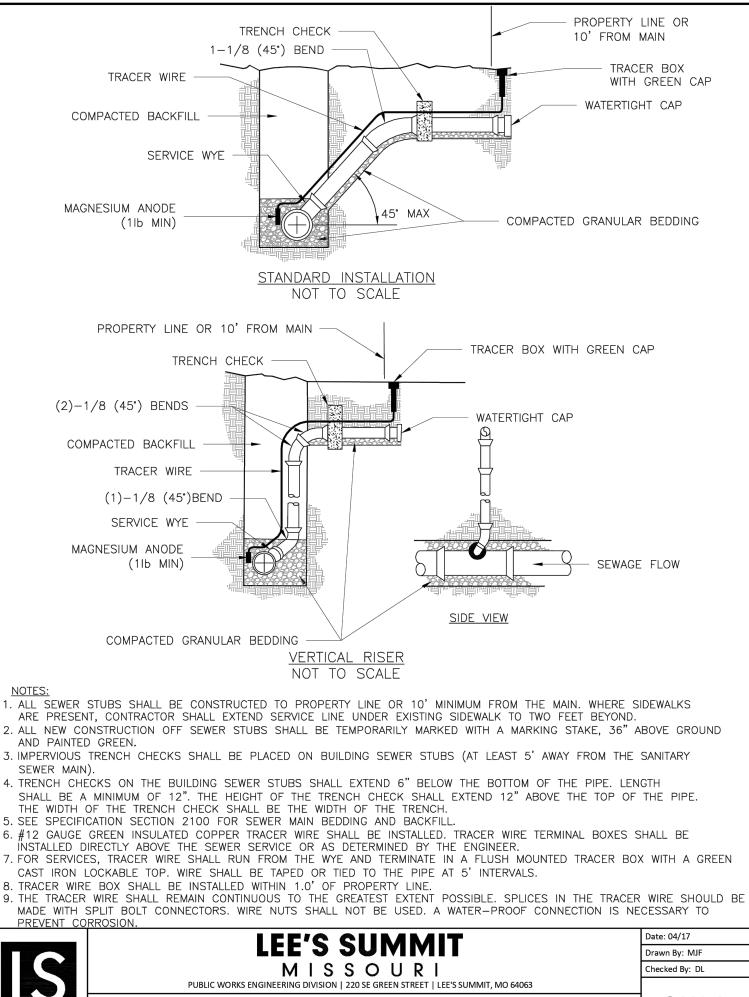
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0 10' 20'

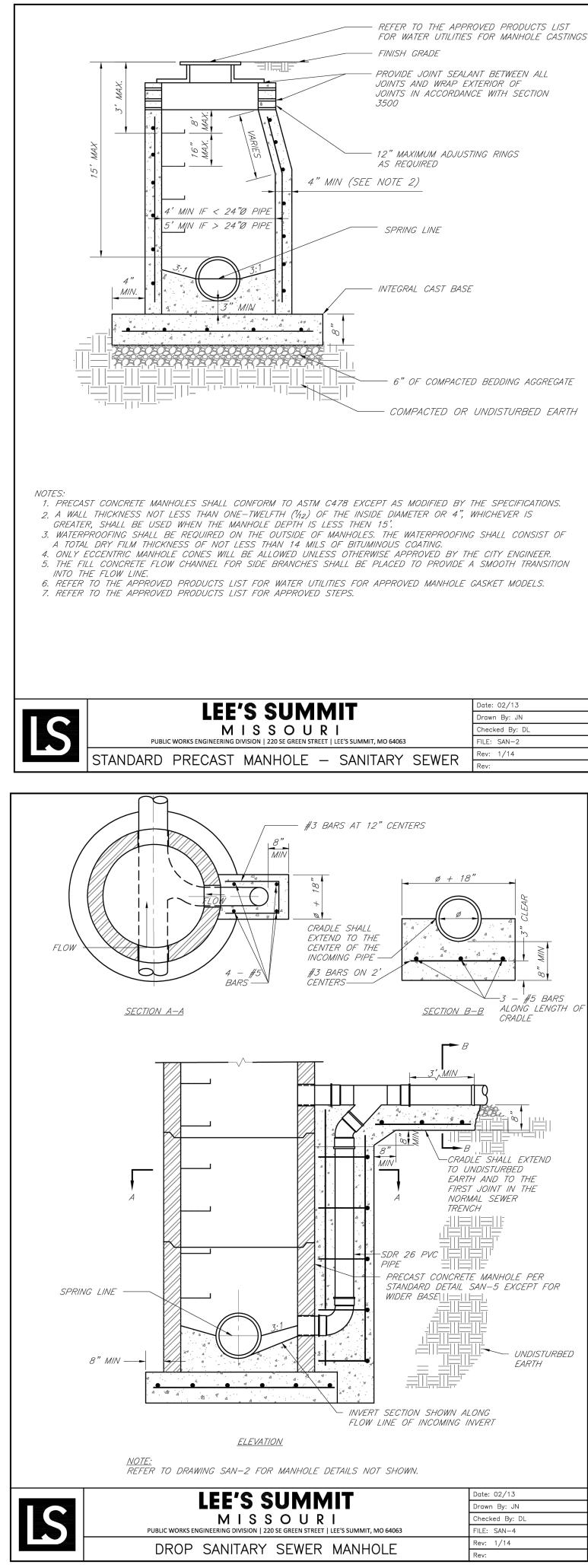




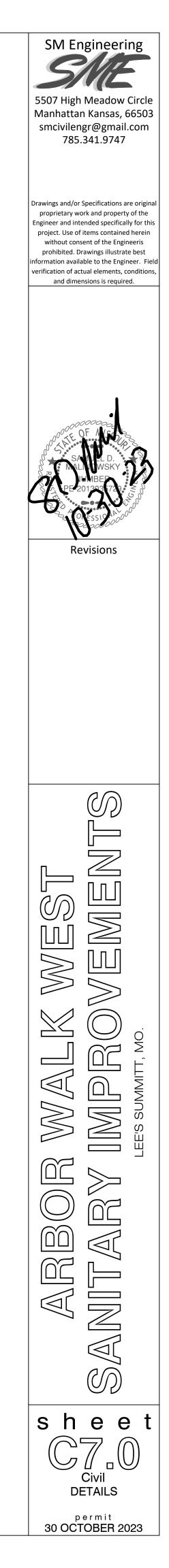


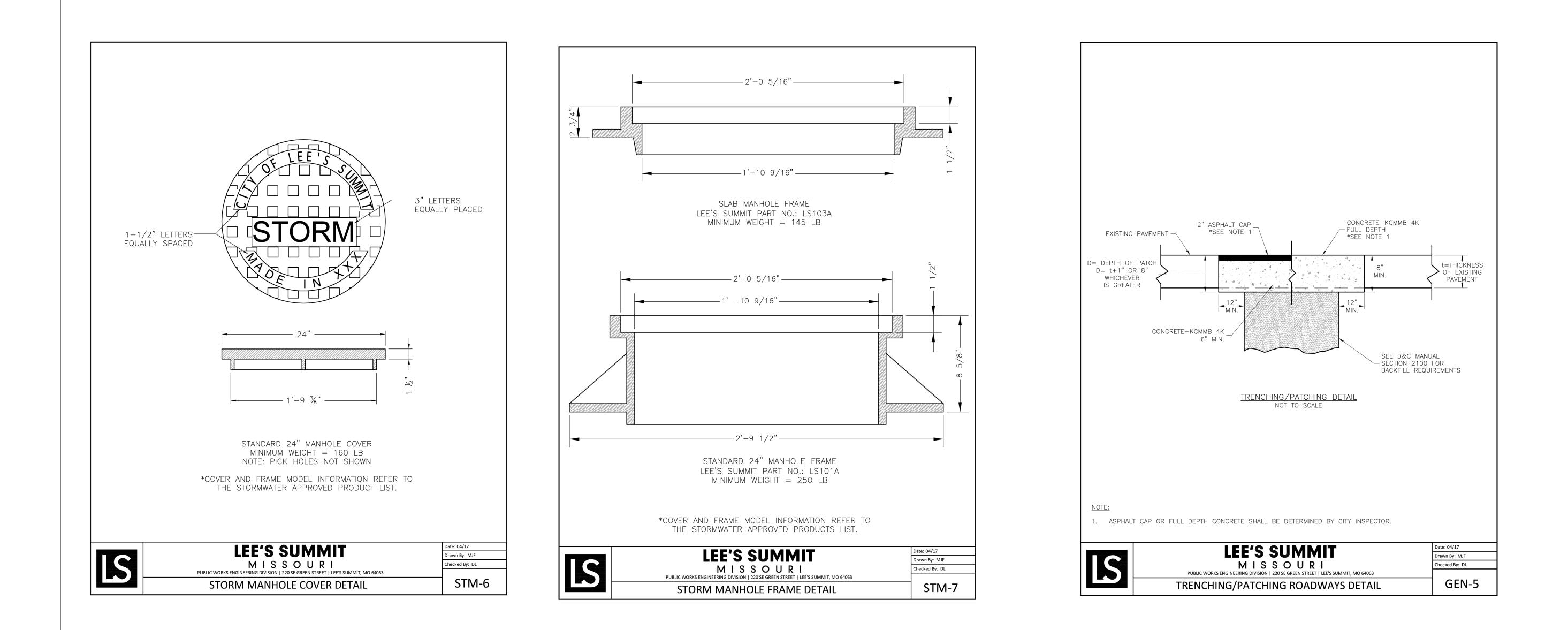


LEE'S SUMMIT	Date: 04/17
LEE 3 JUIVIIVII I	Drawn By: MJF
MISSOURI	Checked By: DL
PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	
BUILDING SEWER STUB AND RISER	SAN-1



CULANALT	Date: 02/13
SUMMIT	Drawn By: JN
SOURI	Checked By: DL
220 SE GREEN STREET LEE'S SUMMIT, MO 64063	FILE: SAN-2
NHOLE – SANITARY SEWER	Rev: 1/14
INHOLE - SANITART SEWER	Rev:





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

> PIPE DI 24" ANL 27" THR

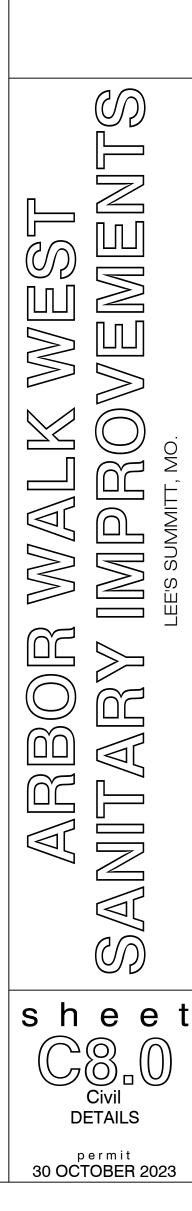
	EXCEED 21: TIMES THE OUTSIDE PIPE DIAMETER FINAL BACKFILL
12	GRAVEL BACKFILL (1/2"-3/4" CLEAN)
0.0.	
	<u>Raasaasaasaasaa</u>

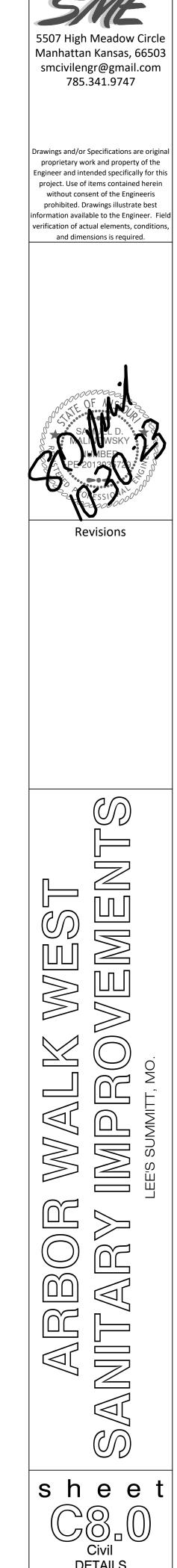
WIDTH SHALL NOT

BEDDING DEPTH BELOW PIPE					
AMETER	IN SOIL	IN ROCK			
ID LESS	4	6."			
RU 60"	4"	9"			

PIPE BEDDING DETAIL

NOT TO SCALE





SM Engineering