

# FINAL DEVELOPMENT PLANS

## FOR

# THE LEARNING EXPERIENCE

# ARBOR WALK WEST

LEE'S SUMMIT, MO

UTILITIES  
Electric Service  
Evergy  
Ron DeJarnette  
816-347-4316  
ron.dejarnette@evergy.com

Gas Service  
Spire  
Bobbe Saulsberry  
816-591-6909  
bobbie.saulsberry@sprienergy.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

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 INTENDED 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.



DESCRIPTION  
LOT 3 PROPOSED ARBORWALK WEST ADDITION

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.

NOTE:  
THERE ARE NO GAS/OIL WELLS ON SITE  
PER MDNR DATA BASE OF OIL AND GAS  
PERMITS.

PRCOM20233582  
PRSUBD20234377

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
11/27/2023

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- C-14 LANDSCAPE PLAN
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- C-16 PHOTOMETRIC PLAN

### 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  
1310 WESTLOOP PL SUITE #315  
MANHATTAN KANSAS, 66502  
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

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1310 WESTLOOP  
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MANHATTAN KS, 66502  
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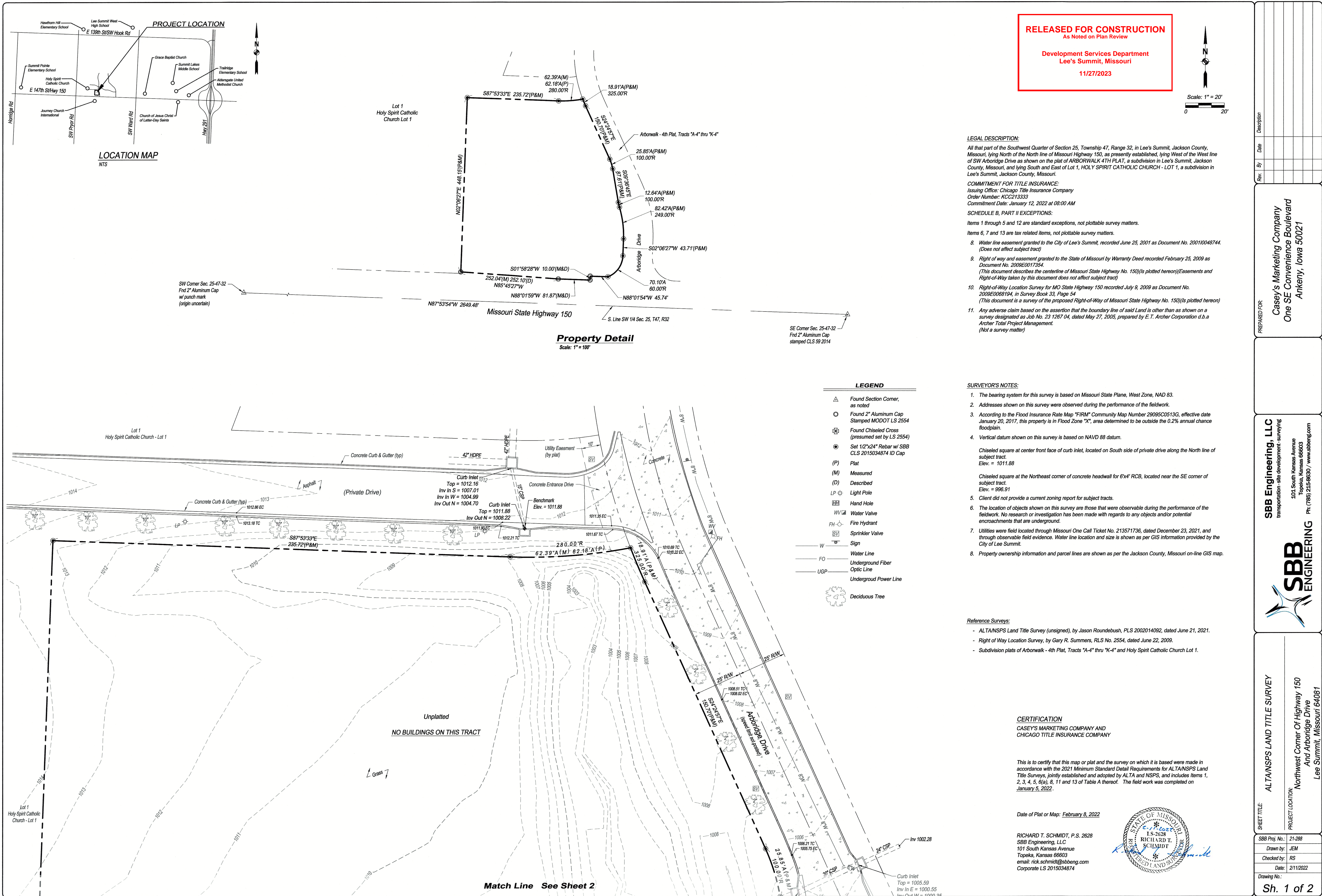
Drawings and/or Specifications are original  
proprietary work and property of the  
Engineer and intended specifically for this  
project. Use of items contained herein  
without consent of the Engineer is  
prohibited. Drawings illustrate best  
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verification of actual elements, conditions,  
and dimensions is required.

Revisions  
8-29-23 CITY COMMENTS  
9-20-23 CITY COMMENTS

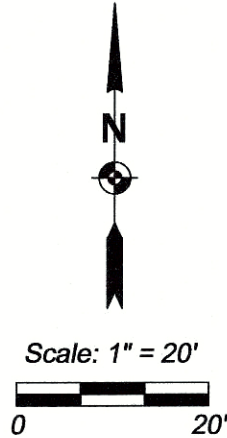
ARBOR WALK WEST  
LOT 3  
LEE'S SUMMIT, MO.

s h e e t  
C1.0  
Civil  
COVER SHEET  
permit  
19 JULY 2023





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**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. 200110048744. (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:**

- 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 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



PREPARED FOR:  
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

**SBB**  
ENGINEERING

SHEET TITLE:  
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.:  
Sh. 1 of 2



[illegible]

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

**Development Services Department**  
**Lee's Summit, Missouri**

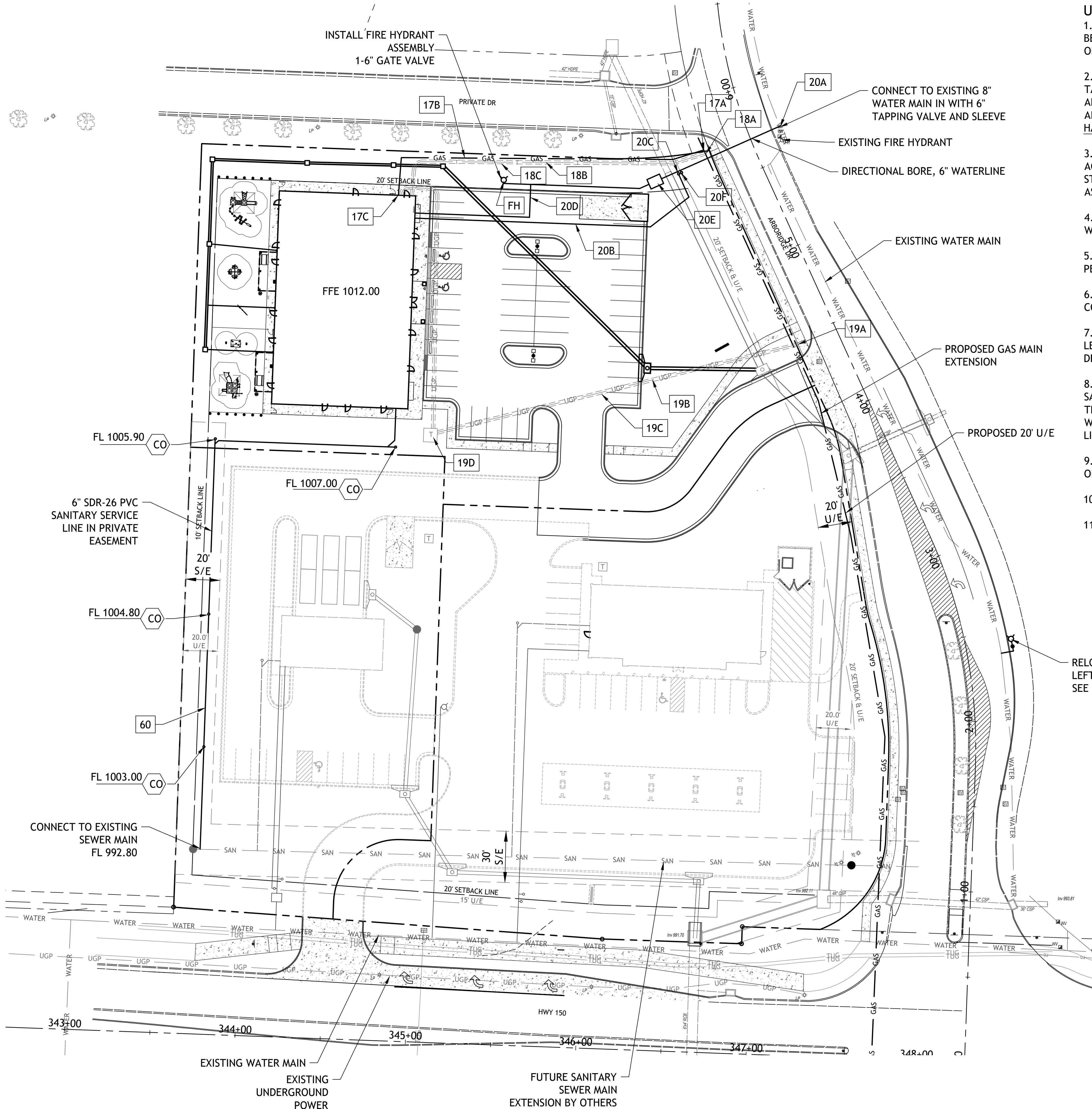
**11/27/2023**

Sh. 2 of 2









1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
3. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN AT LEAST 10' BEYOND THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.
10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER EVERGY
11. CONTRACTOR TO REMOVE EXISTING STUB AS REQUIRED TO CLEAR BUILDING CONSTRUCTION

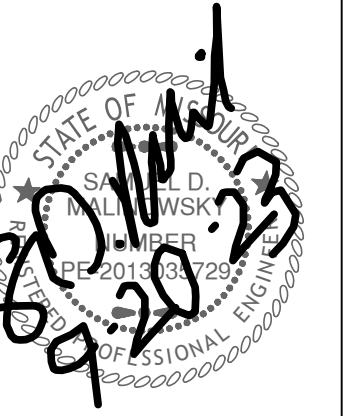
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**11/27/2023**

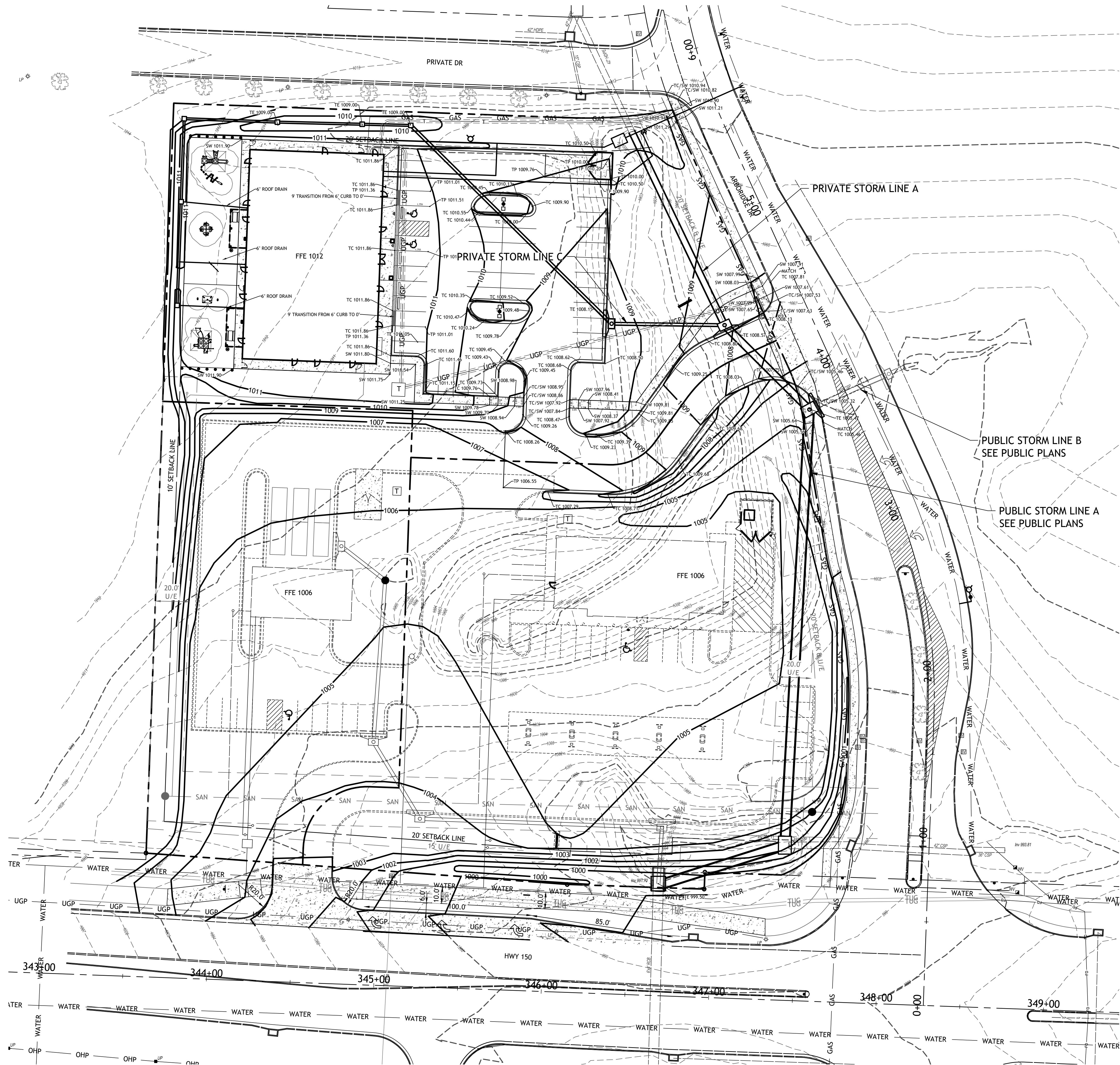
MS1	TRENCH AND BEDDING DETAILS
DCO	DOUBLE CLEANOUT
WAT-11	WATER SERVICE CONNECTION
CO	CLEANOUT

17A	POINT OF CONNECTION - GAS SERVICE
17B	GAS SERVICE (BY GAS COMPANY)
17C	GAS METER
18A	POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
18B	UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
18C	2-2" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
19A	POINT OF CONNECTION - ELECTRICAL SERVICE
19B	ELECTRICAL SERVICE (SEE NOTE 10)
19C	4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
19D	TRANSFORMER PAD PER EVERY DETAIL 700-103
20A	POINT OF CONNECTION WATER
20B	2" TAP WITH 2" SERVICE
20C	2" METER
20D	6" FIRE LINE (C-900)
20E	6" BFP ASSEMBLY IN 8'X6' VAULT OR AS REQUIRED PER CLEARANCE DETAIL WAT-12
20F	1" IRRIGATION METER
60	4" SANITARY SEWER SERVICE LINE
FH	FIRE HYDRANT



Revisions  
29-23 CITY COMMENTS  
20-23 CITY COMMENTS



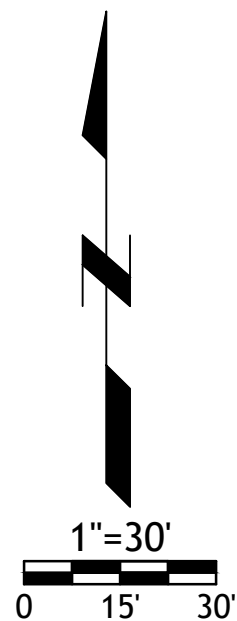


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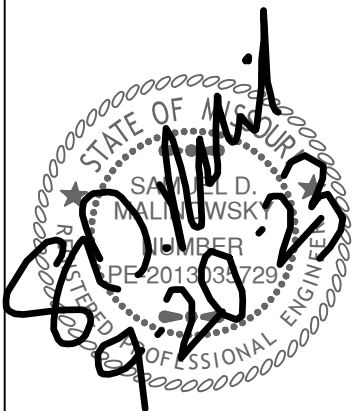
11/27/2023

- GRADING NOTES:**
1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
  2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
  3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
  4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
  5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
  6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
  8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
  9. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  10. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
  11. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  12. SITE BEING ROUGH GRADED TO 12.5" BELOW FINISHED GRADE
  13. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD



SM Engineering  
**SME**  
1310 WESTLOOP  
PL SUITE #315  
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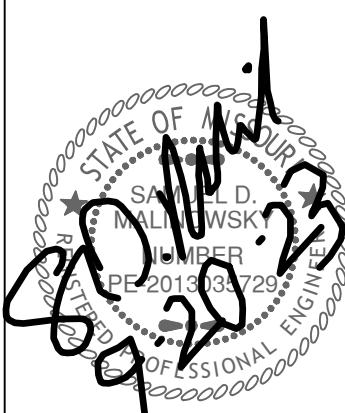
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ARBOR WALK WEST  
LOT 3  
LEES SUMMITT, MO.

sheet  
**C6.0**  
Civil  
GRADING  
permit  
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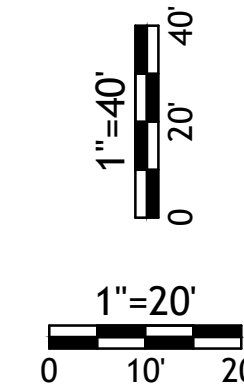
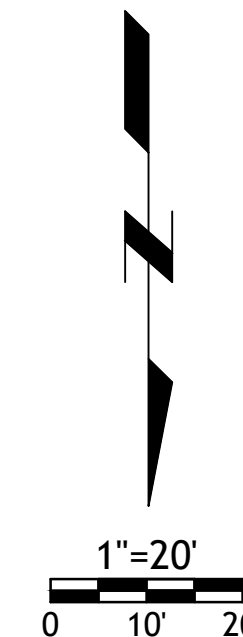
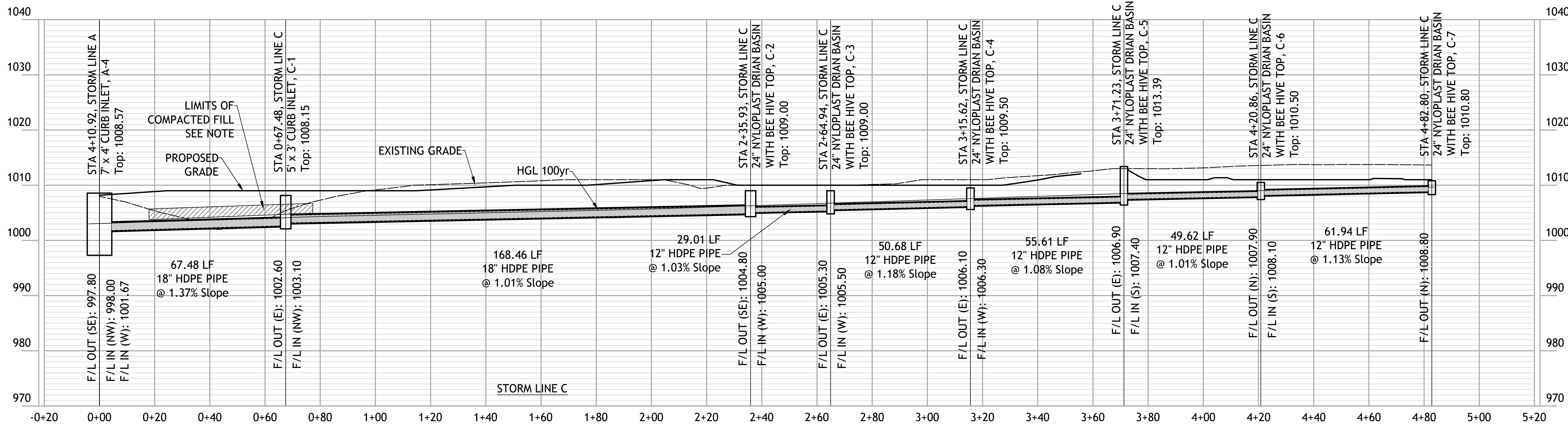
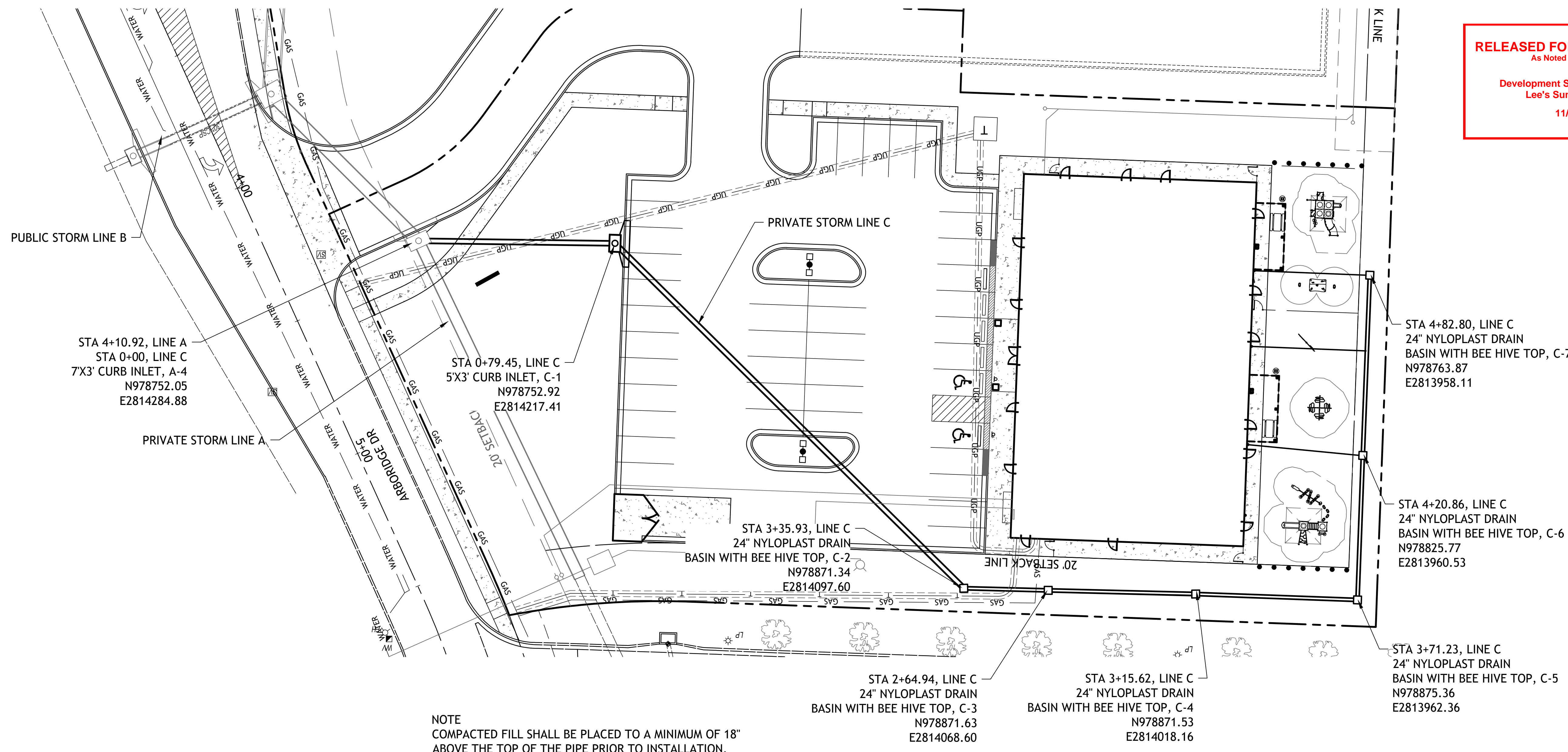
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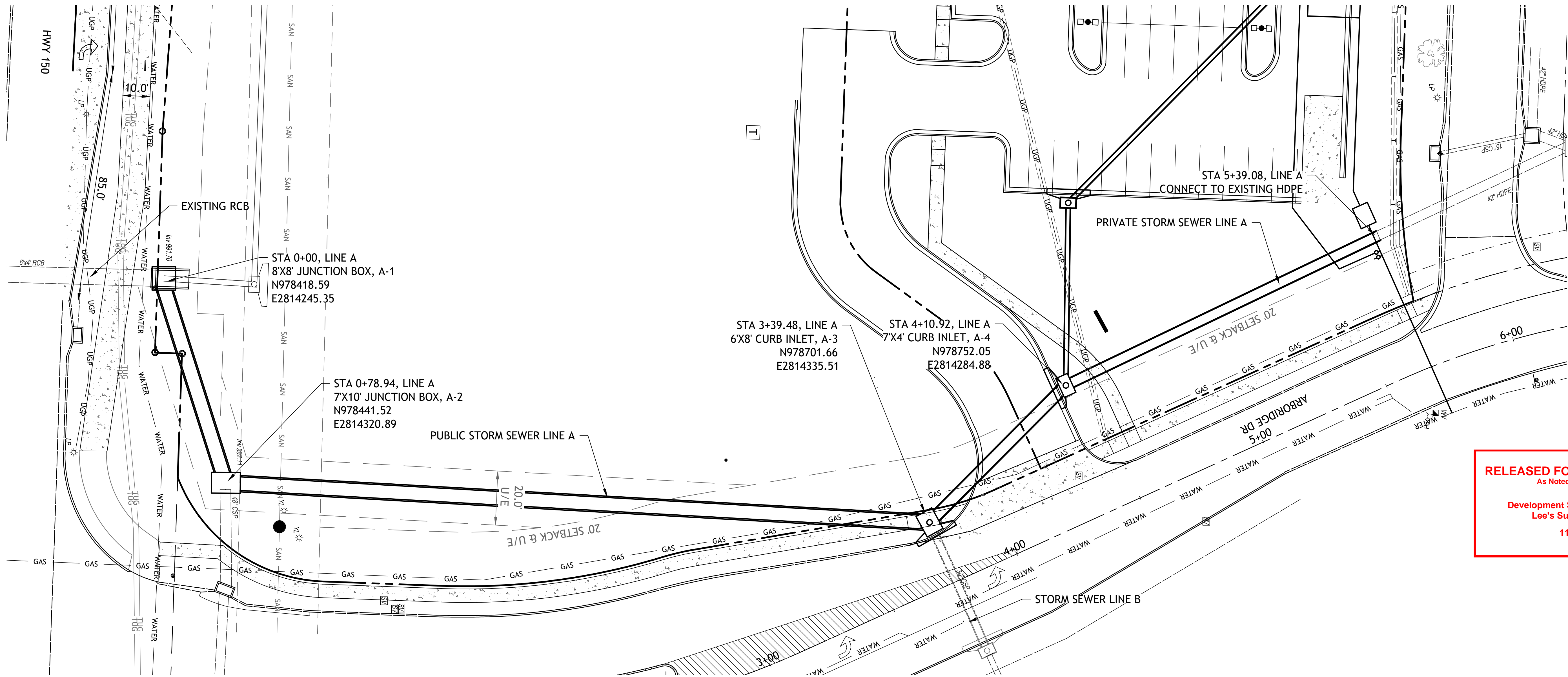
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# ARBOR WALK WEST LOT 3 LEES SUMMIT, MO.

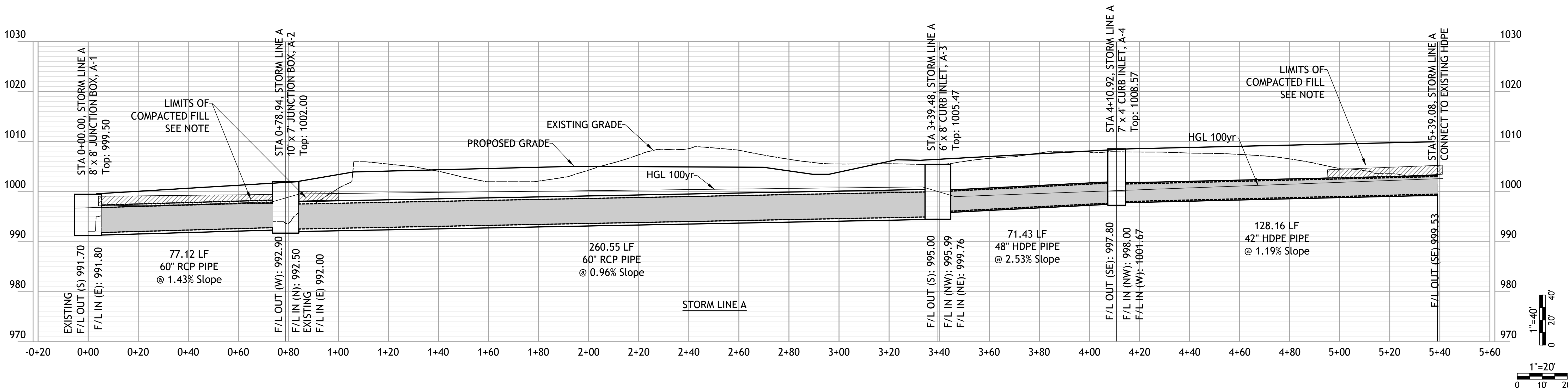
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STORM SEWER FROM JUNCTION BOX A-1 UP TO AND INCLUDING CURB INLET ARE SHOWN ON THESE PLANS FOR INFORMATION AND NOT INCLUDED IN THESE PLANS



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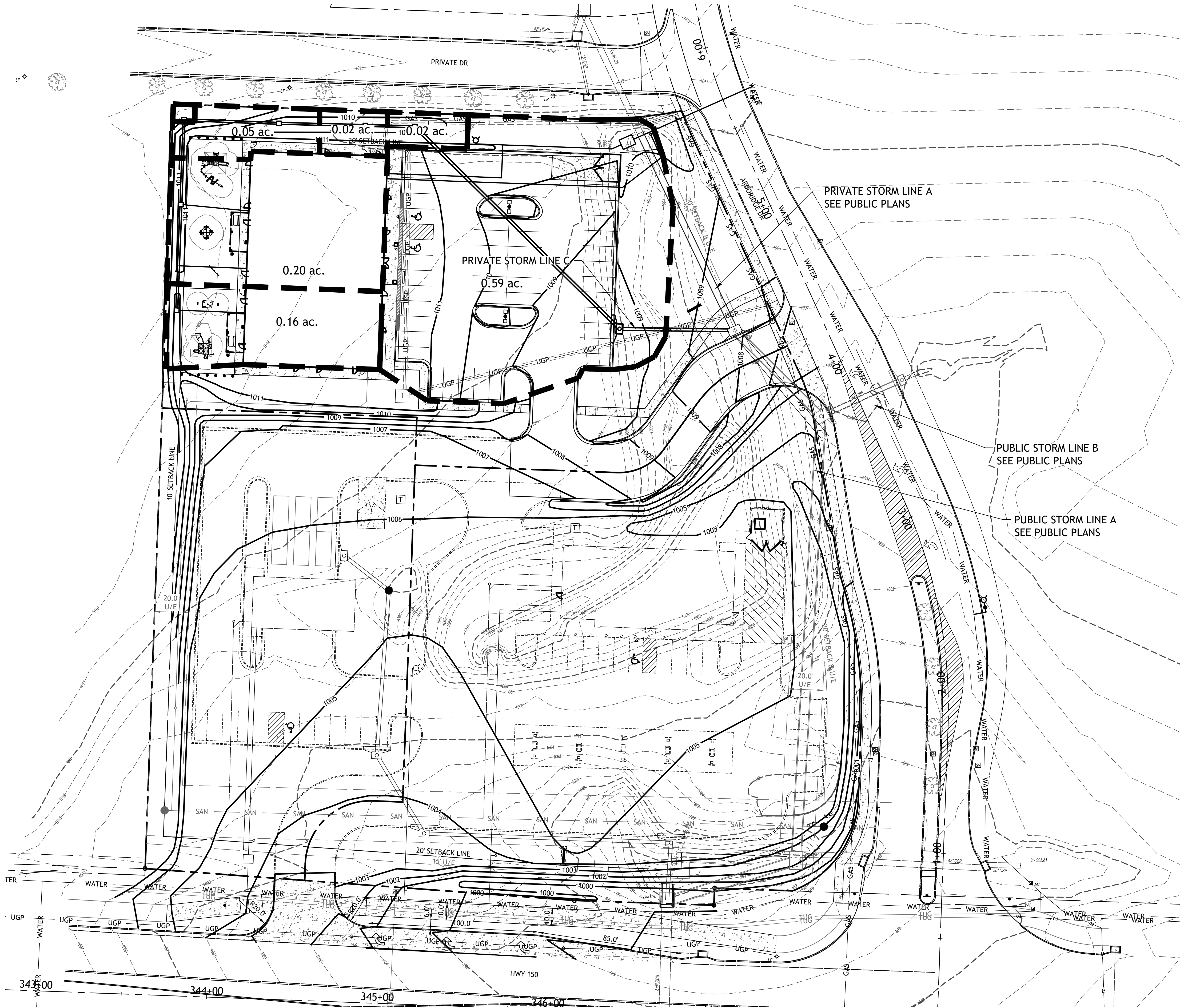
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ARBOR WALK WEST  
LOT 3  
LEES SUMMIT, MO.

sheet  
**C7.1**  
Civil  
STORM LINE A  
PLAN AND PROFILE  
19 JULY 2023





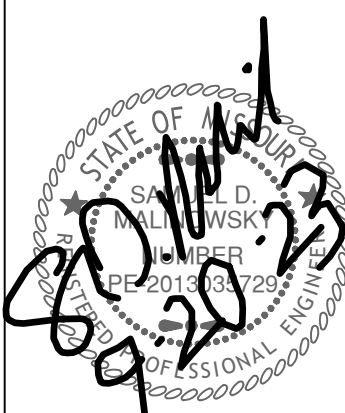
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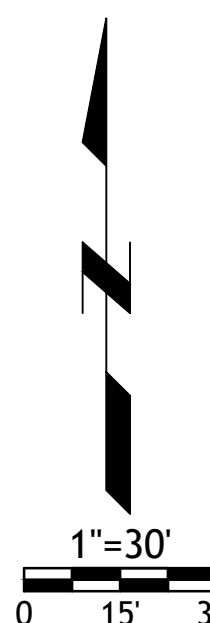


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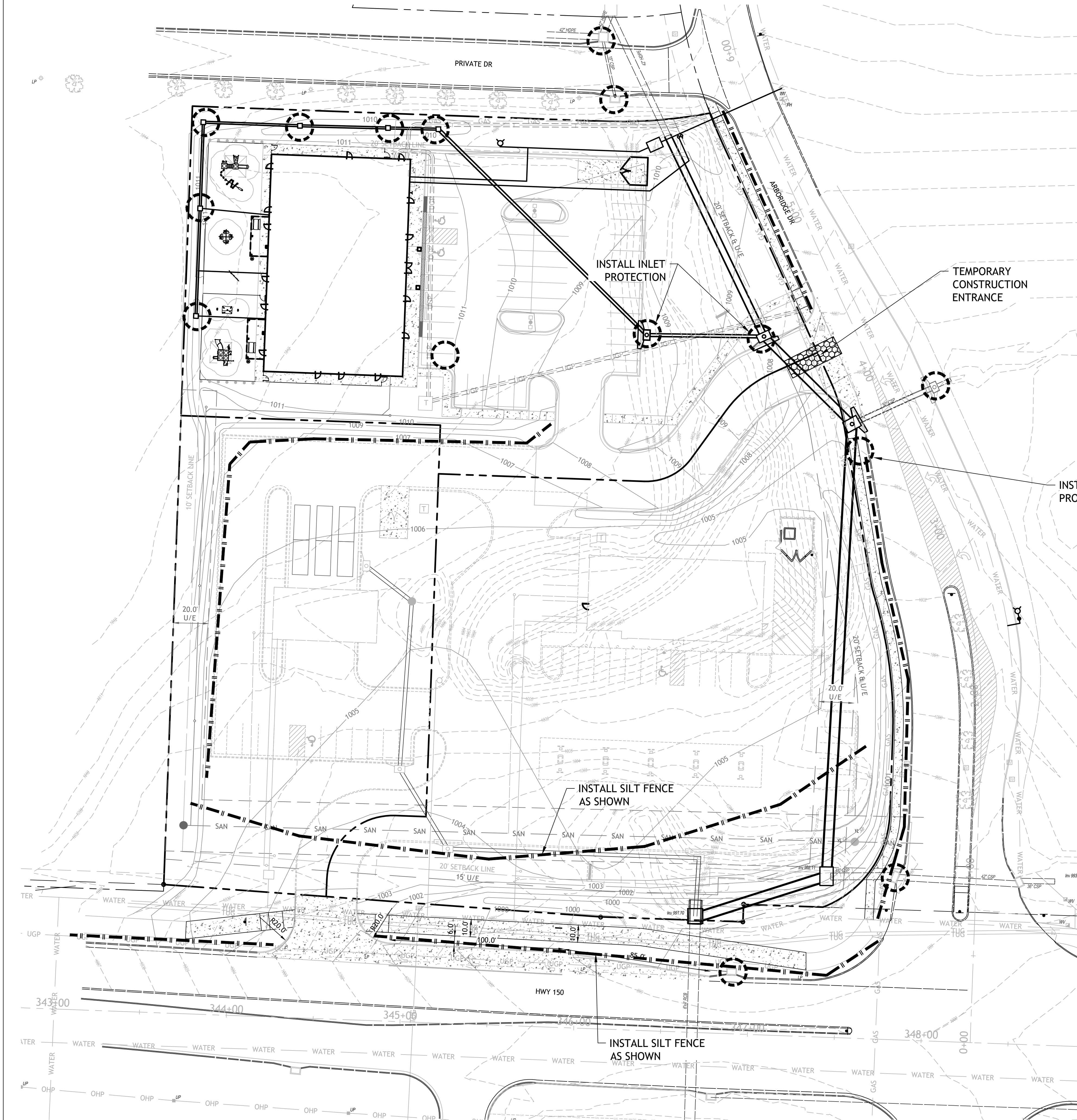
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LOT 3  
LEES SUMMITT, MO.

sheet  
**C8.0**  
Civil  
DRAINAGE PLAN  
permit  
19 JULY 2023

100 Year Storm Calculations																											
Station	Station	Length	Drainage Area	Drainage Area	Runoff	CC x Area	C x Area	Tc	Tc	Intensity	Runoff	Runoff	AddnFl	TotalFl	CapFull	AveVel	Line	Line	Invert Elev	Invert Elev	HGL Elev	HGL Elev	Surface Elev	Surface Elev	Line Id		
Line	To Line	Incr	Total	Incr	Total	Inlet	System	Incr	Total	Incr	Total	Incr	Total	Incr	Total	Incr	Total	Incr	Total	Up	Down	Up	Down	Up	Down		
		(ft)	(ac)		(C)	(min)	(min)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(%)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
1	Outfall	31.5	0	1.04	0	0	0	0.9	0	6.4	0	12.26	0	11.04	0	118.2	151.4	9.5	48	1.11	997.8	997.45	1001.6	1001.45	1008.57	AS-A4	
2	1	67.48	0.59	1.04	0.95	0.56	0.9	5	6.3	12.9	12.32	7.23	11.09	0	11.09	13.36	6.28	18	1.38	1002.6	1001.67	1004.21	1003.57	1008.15	AS - C1		
3	2	168.46	0.02	0.45	0.3	0.01	0.34	5	5.8	12.9	12.53	0.08	4.26	0	4.26	11.43	3.47	18	1.01	1004.8	1003.1	1005.59	1005.06	1009	1008.15	C1-C2	
4	3	29	0.02	0.43	0.3	0.01	0.33	5	5.7	12.9	12.56	0.08	4.2	0	4.2	9.92	5.6	12	1.03	1005.3	1005	1006.21	1005.91	1009	1008.15	C2-C3	
5	4	50.68	0.05	0.41	0.8	0.04	0.33	5	5.6	12.9	12.63	0.52	4.14	0	4.14	4.2	5.27	12	1.18	1006.1	1005.5	1007.17	1006.58	1009.5	1009	C3-C4	
6	5	55.61	0	0.36	0.9	0	0.29	5	5.4	0	12.71	0	3.66	0	3.66	3.7	4.66	12	1.08	1006.9	1006.3	1007.5	1006.9	1013.39	1009	RD-C4	
7	6	49.62	0.16	0.36	0.8	0.13	0.29	5	5.2	12.9	12.78	1.65	3.68	0	3.68	3.87	4.69	12	1.01	1007.9	1007.4	1008.98	1008.52	1010.5	1013.39	C5-C6	
8	7	61.94	0.2	0.2	0.8	0.16	0.16	5	5	12.9	12.9	2.06	2.06	0	2.06	3.08	2.63	12	0.64	1008.5	1008.1	1009.49	1009.36	1010.8	1010.5	C6-C7	
9	1	128.16	0	0	0	0	0	0	0	0	0	0	0	0	107.2	107.2	117.9	11.1	42	1.17	999.5	998	1004.02	1002.78	0	1008.57	AS-A6





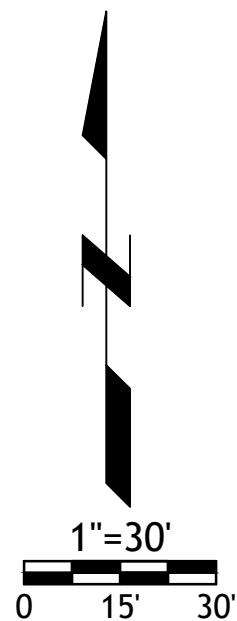


- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
    - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and pollution control plan;
    - Construct a stabilized entrance/parking/staging area;
    - Install perimeter controls and protect any existing stormwater inlets;
    - 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
  - The site shall comply with all requirements of the MoDNR general requirements
    - 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 can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
    - 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.
    - An inspection log shall be maintained and shall be available for review by the regulatory authority;
    - 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.
  - 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.
  - 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.
  - 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 prior to pouring any concrete.
  - 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.
  - 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.
  - All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
  - 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.

- EROSION CONTROL NOTES
- PROTECT ALL STORM INLETS AND DRAINAGE CONVEYANCE FROM CONSTRUCTION DEBRIS AND SEDIMENT
  - DO NOT WASH CONCRETE TRUCKS INTO THE STORM SYSTEM.
  - DO NOT ALLOW SEDIMENT TO LEAVE CONSTRUCTION SITE.
  - KEEP ALL ROADS FREE FROM CONSTRUCTION DEBRIS AND SEDIMENT.

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE



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9-20-23 CITY COMMENTS

ARBOR WALK WEST  
LOT 3  
LEES SUMMIT, MO.

sheet  
C9.0  
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EROSION CONTROL  
permit  
19 JULY 2023







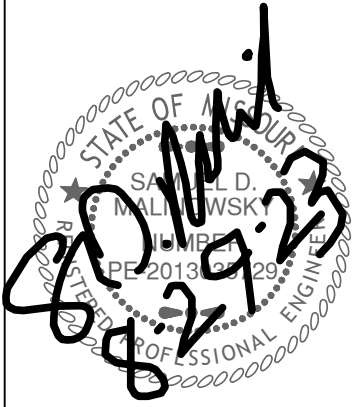


- CURB WALK/CURB (AT BUILDING)
- CW/1





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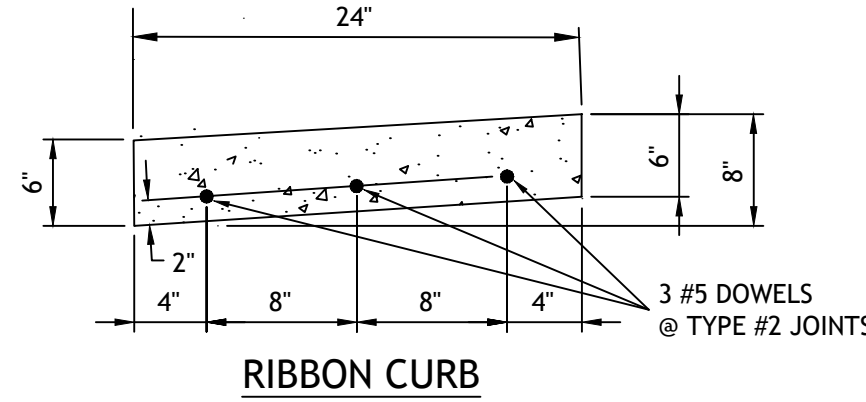
Development Services Department  
Lee's Summit, Missouri  
11/27/2023

ARBOR WALK WEST  
LOT 3  
LEES SUMMIT, MO.

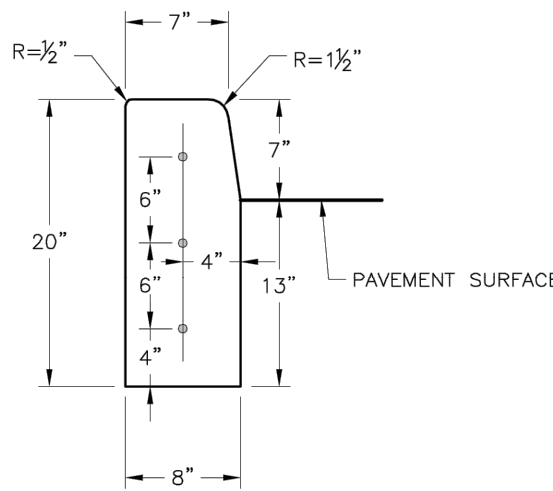
sheet  
C12.0  
Civil  
DETAILS  
permit  
19 JULY 2023

NOTES:

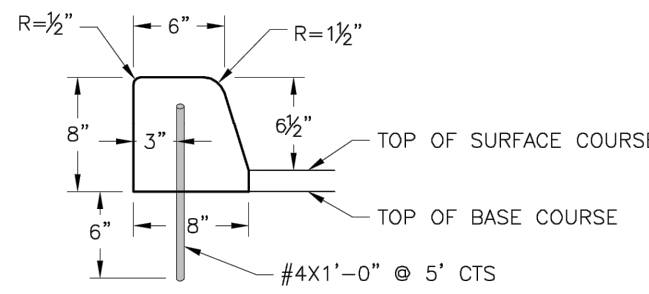
1. ALL CONCRETE SHALL BE KCMMB-4K
2. ALL JOINTS WITH EXISTING CURB SHALL BE TYPE 2 JOINTS.
3. A TYPE 2 JOINT SHALL BE PLACED AT ALL CURB RETURNS.
4. A TYPE 1 JOINT SHALL BE PLACED AT 15' CENTERS.
5. TYPE 'E' CURB SHALL NOT BE USED WITHOUT APPROVAL OF THE ENGINEER.
6. AB-3 MAY BE USED AS A LEVELLING COURSE TO BRING SUBGRADE TO PROPER ELEVATION. (6" MAX.)



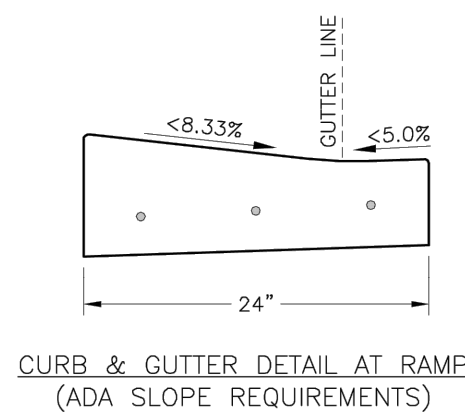
RIBBON CURB



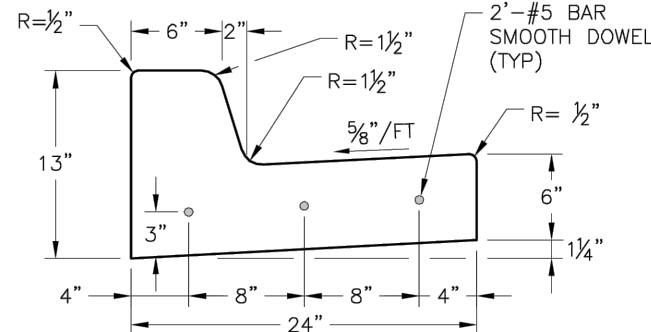
STRAIGHT CURB  
(TYPE C-1)



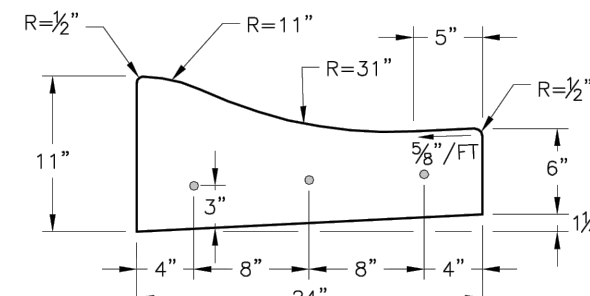
DOWELLED CURB  
(TYPE DC)



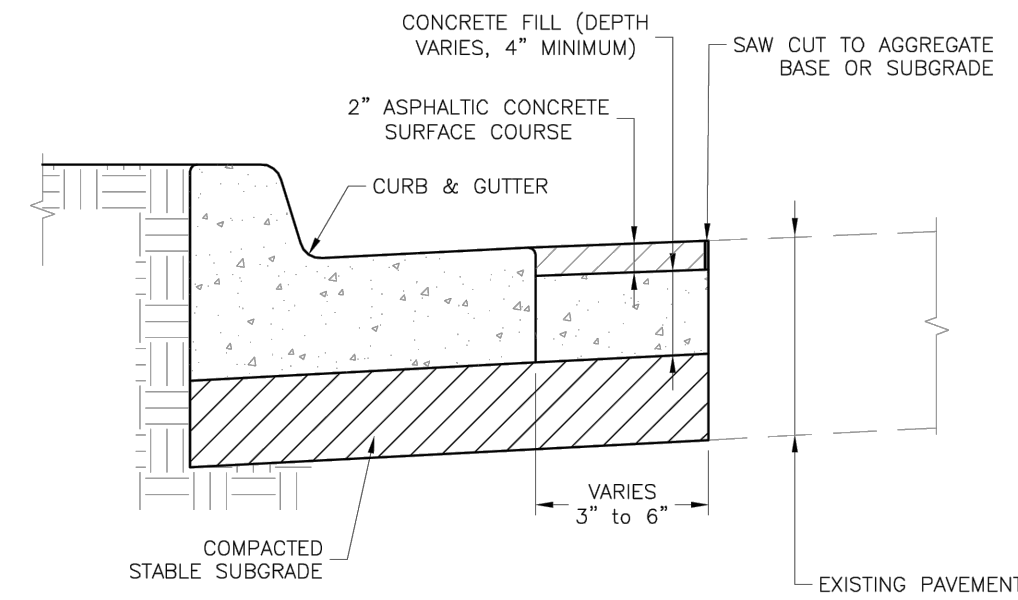
CURB & GUTTER DETAIL AT RAMP  
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER  
(TYPE CG-1)



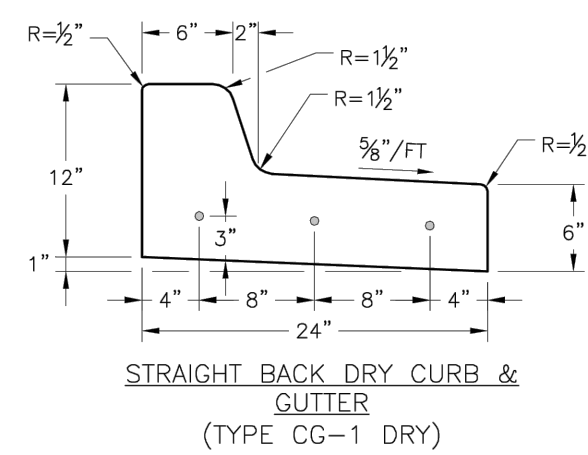
ROLL BACK CURB & GUTTER  
(TYPE CG-2)



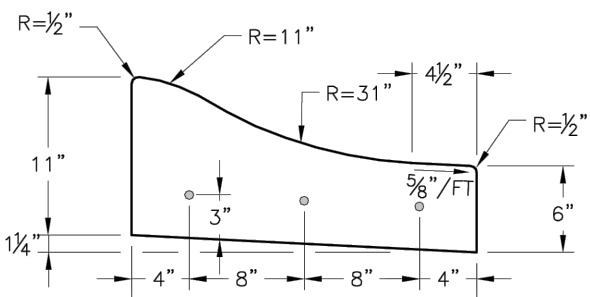
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

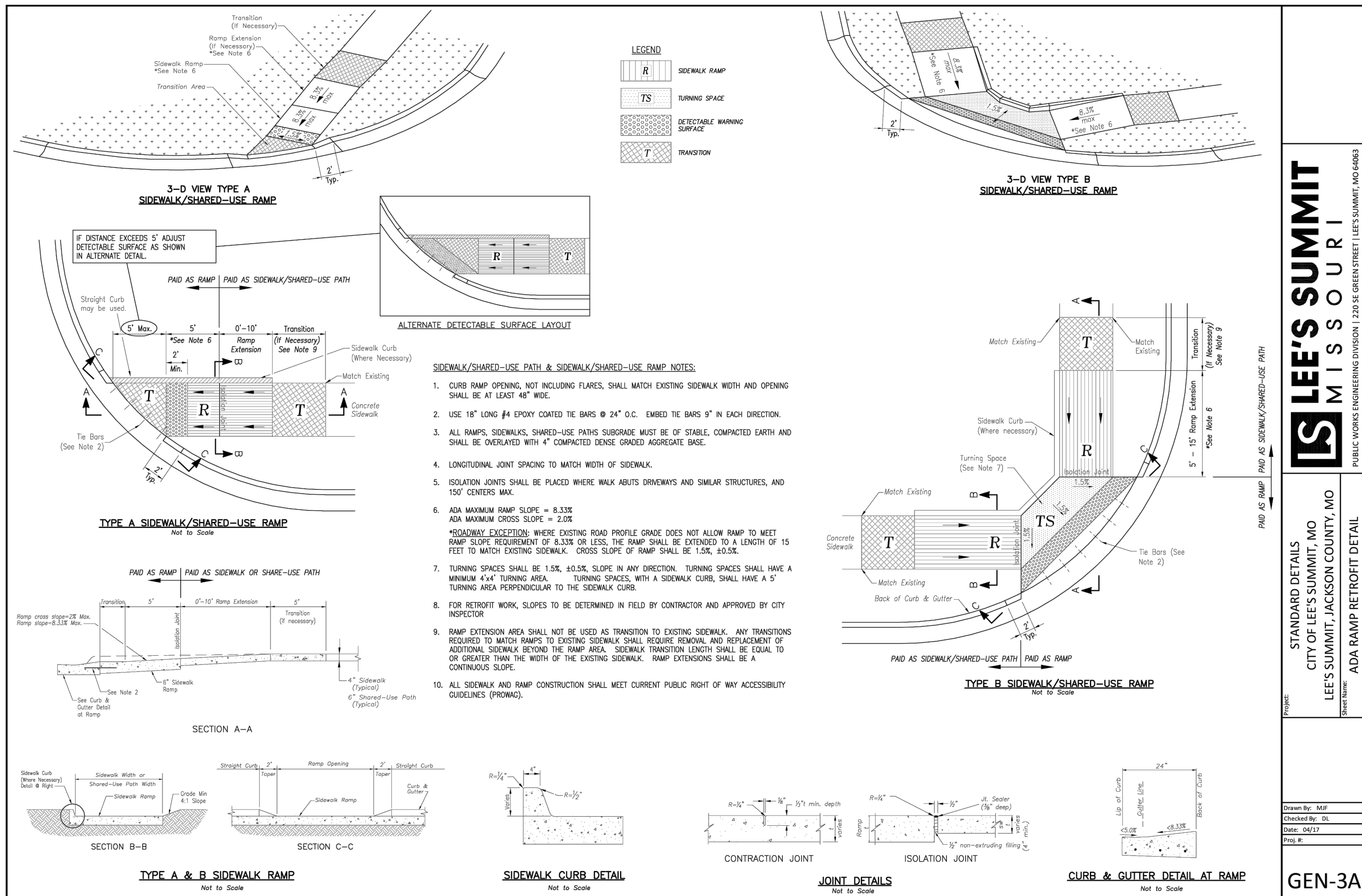


STRAIGHT BACK DRY CURB & GUTTER  
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER  
(TYPE CG-2 DRY)

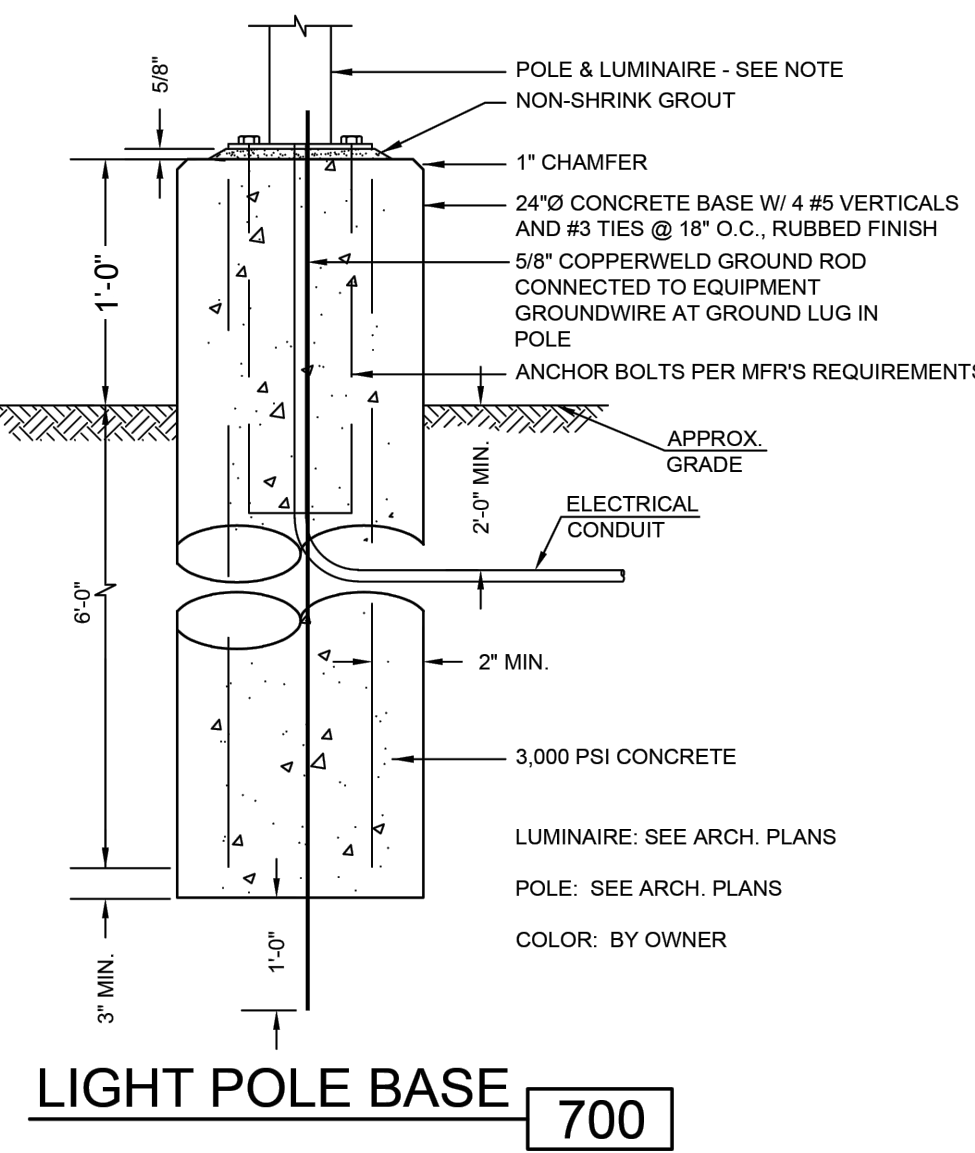
GEN-4



LEE'S SUMMIT  
MISSOURI

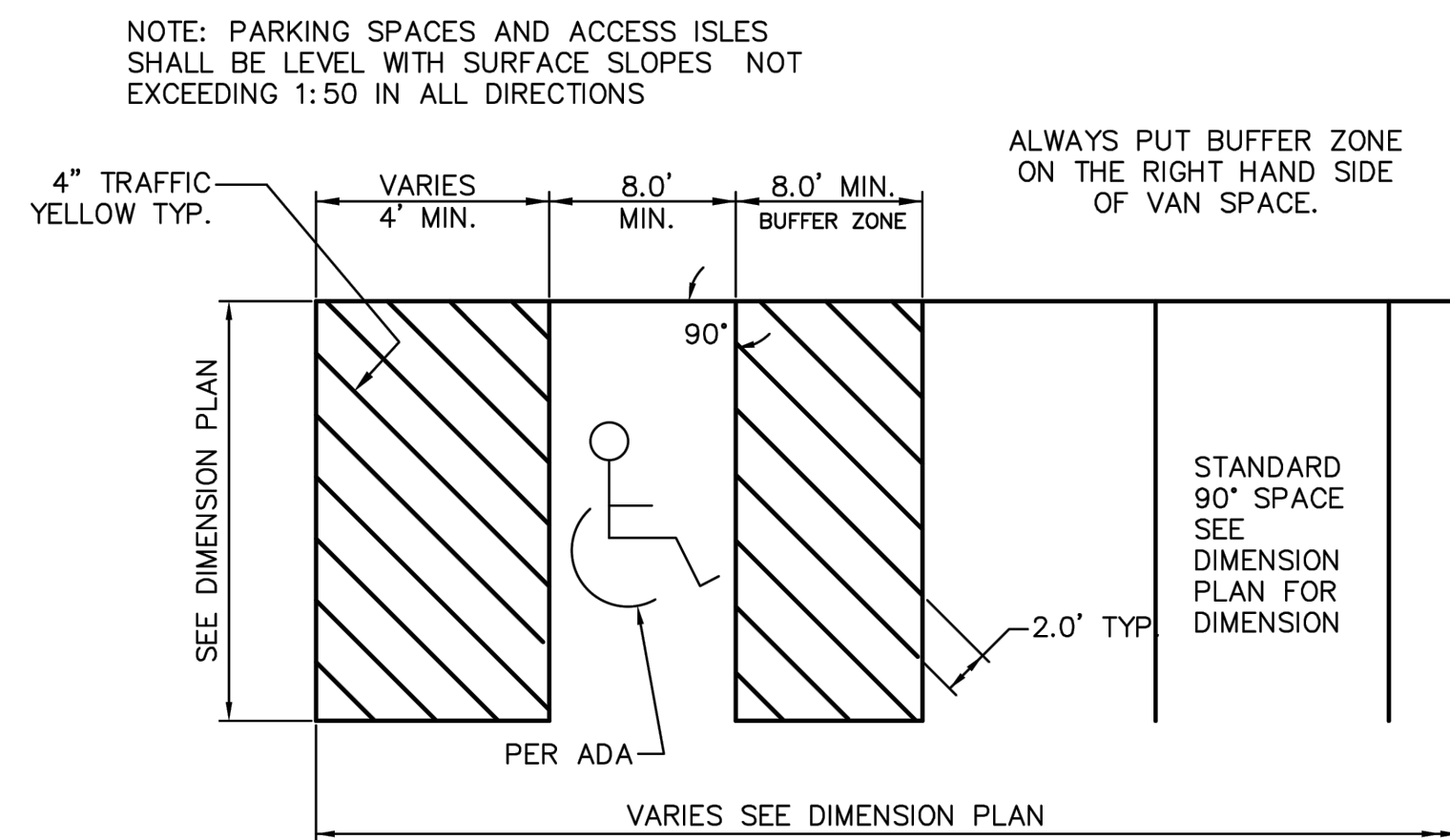
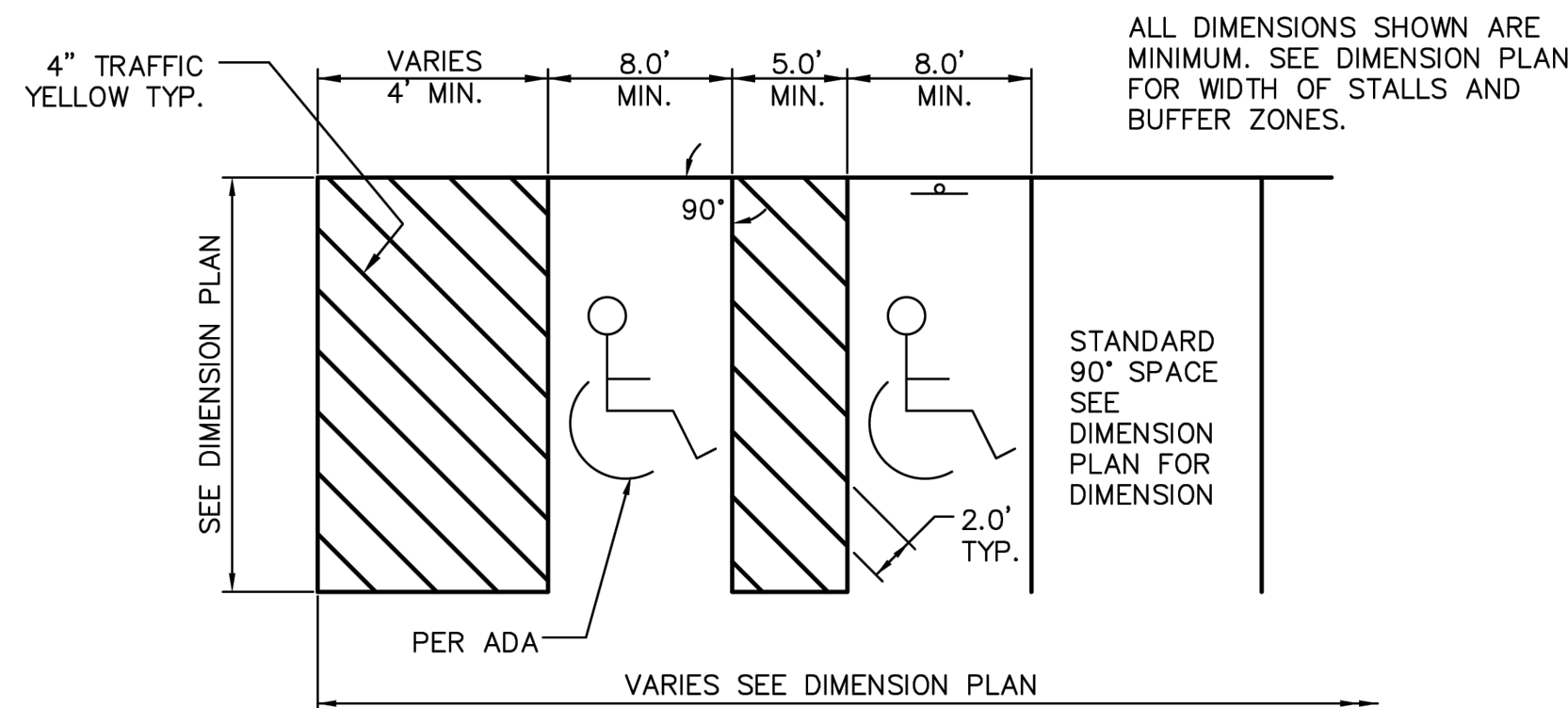
STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
ADA RAMP RETROFIT DETAIL

GEN-3A

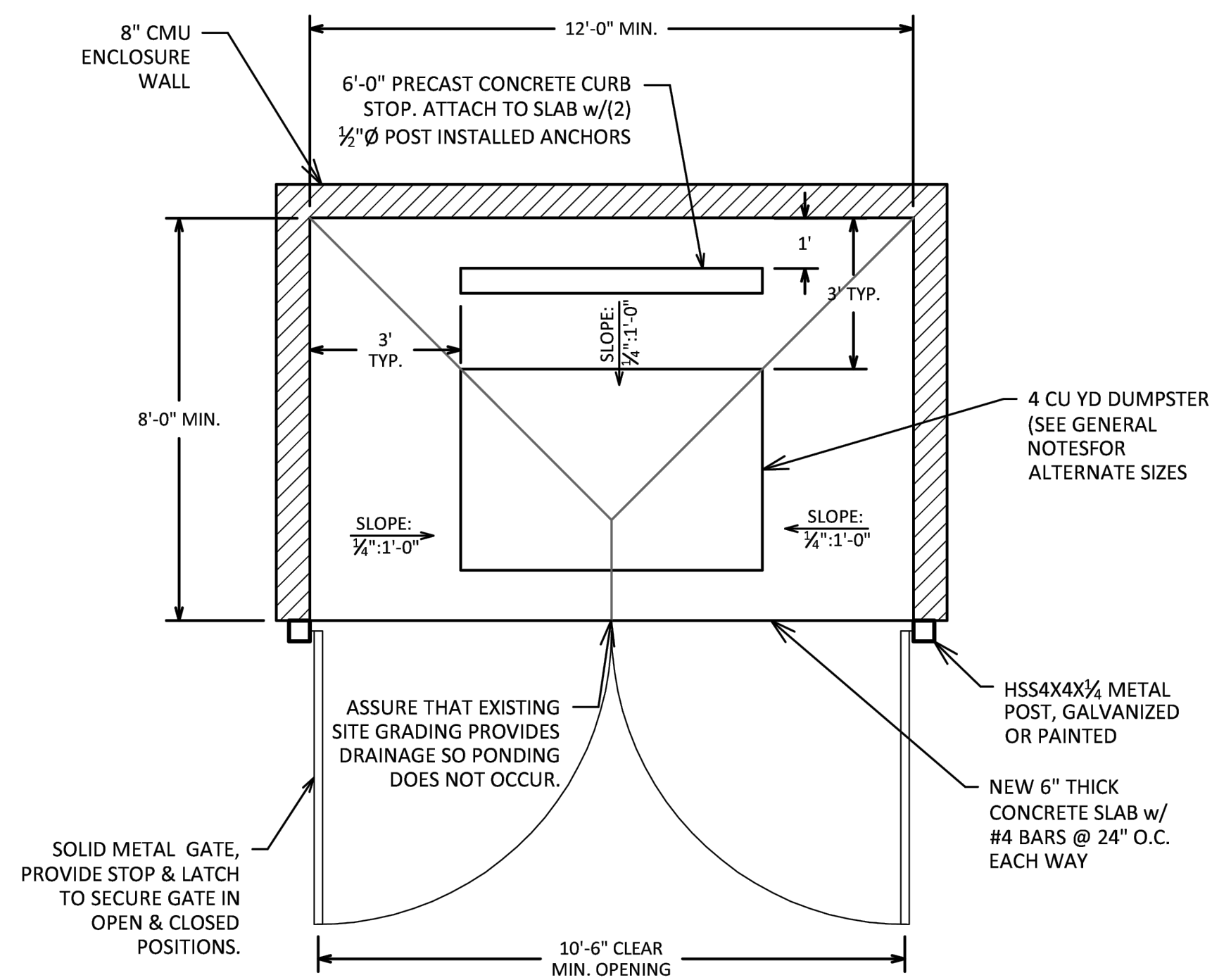


LIGHT POLE BASE 700

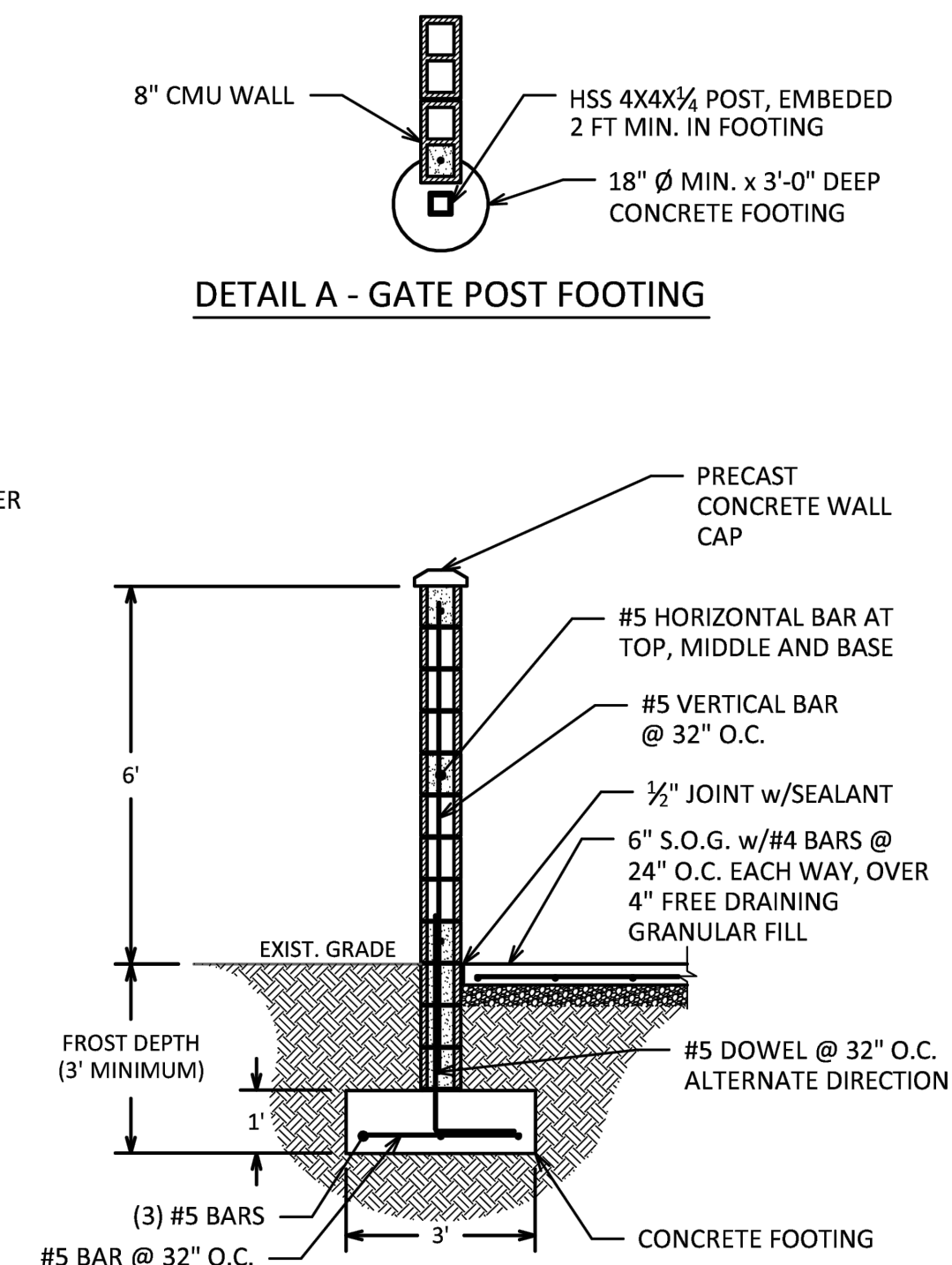




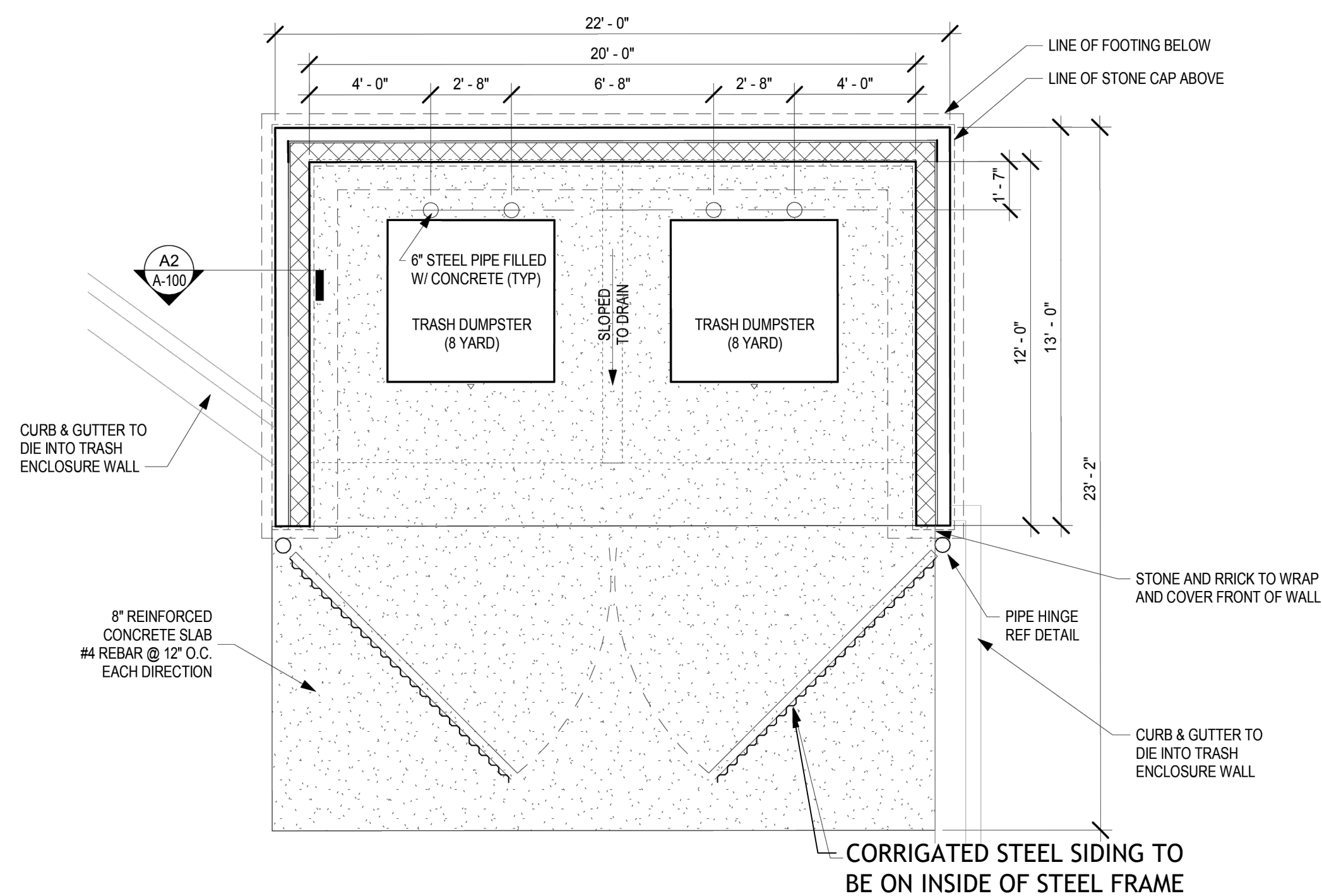
## 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1



CMU WALL ENCLOSURE



DETAIL B - TYPICAL WALL SECTION



TRASH ENCLOSURE

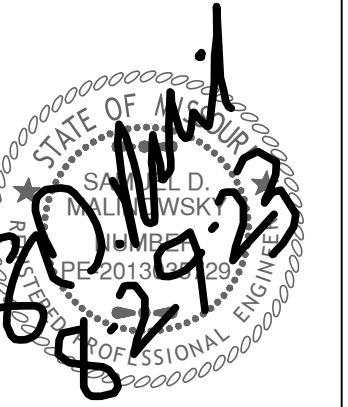
**RELEASED FOR CONSTRUCTION**  
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Development Services Department  
Lee's Summit, Missouri

11/27/2023

SM Engineering  
**SME**  
1310 WESTLOOP  
PL SUITE #315  
MANHATTAN KS, 66502  
smcivilengr@gmail.com  
785.341.9747

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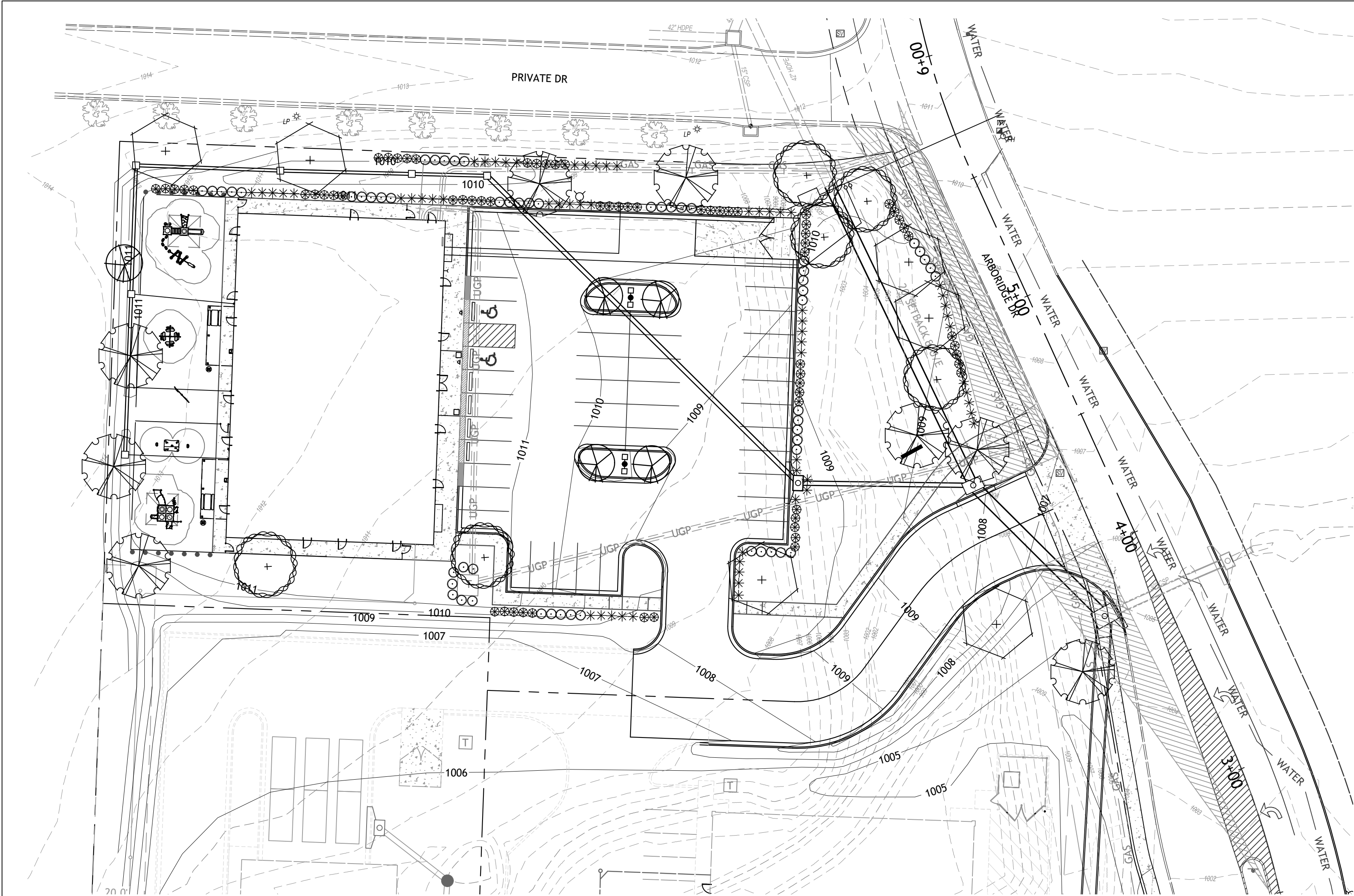


Revisions  
8-29-23 CITY COMMENTS

ARBOR WALK WEST  
LOT 3  
LEES SUMMIT, MO.

sheet  
**C13.0**  
Civil  
DETAILS  
permit  
19 JULY 2023





LANDSCAPE NOTES  
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO PLANT MATERIAL SUBSTITUTIONS ARE ALLOWED WITHOUT LANDSCAPE ARCHITECT OR OWNERS APPROVAL.

CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.

ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PEST, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.

SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN SPECIFIED BE ACCEPTED.

ALL SHRUB BEDS WITHIN LAWN AREAS TO RECEIVE A MANICURED EDGE.

ALL SHRUB BEDS SHALL BE MULCHED WITH 3" OF SHREDDED CEDAR MULCH.

ALL AREAS TO BE FERTILIZED & SODDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.

LOT 1 SITE DATA:

HWY 150 264'  
REQUIRED:  
STREET TREES 1/30' = 9  
PARKING LOT SHRUBS 12/40' = 79

PROVIDED:  
SHADE TREES = 9  
SHRUBS = 80

ARBORIDGE DRIVE 188'  
REQUIRED:  
STREET TREES 1/30' = 6  
PARKING LOT SHRUBS 12/40' = 56

PROVIDED:  
SHADE TREES = 9  
SHRUBS = 56

INTERIOR PARKING  
TOTAL PARKING SURFACE = 13,869sf  
REQUIRED  
5% LANDSCAPE AREA = 693sf  
PROVIDED = 992sf

OPEN SPACE TREES  
TOTAL SITE 1.51ac (65,775sf)  
BUILDING AREA 4,569sf  
OPEN SPACE 61,206sf

REQUIRED TREES  
1 / 5,000sf = 12

PROVIDED  
SHADE TREES = 5  
ORNAMENTALS = 7

OPEN SPACE SHRUBS  
REQUIRED  
2 / 5,000sf = 24  
PROVIDED = 36

LOT 2 SITE DATA:

HWY 150 117'  
REQUIRED:  
STREET TREES 1/30' = 4  
PARKING LOT SHRUBS 12/40' = 35

PROVIDED:  
SHADE TREES = 4  
SHRUBS = 35

INTERIOR PARKING  
TOTAL PARKING SURFACE = 8,764sf  
REQUIRED  
5% LANDSCAPE AREA = 438sf  
PROVIDED = 1,253sf

OPEN SPACE TREES  
TOTAL SITE 0.93ac (40,510sf)  
BUILDING AREA 1,800sf  
OPEN SPACE 38,710sf

REQUIRED TREES  
1 / 5,000sf = 8

PROVIDED  
SHADE TREES = 5  
ORNAMENTALS = 3

OPEN SPACE SHRUBS  
REQUIRED  
2 / 5,000sf = 12  
PROVIDED = 21

LOT 3 SITE DATA:

PRIVATE DR 298'  
REQUIRED:  
STREET TREES 1/30' = 10  
PARKING LOT SHRUBS 12/40' = 89

PROVIDED:  
EXISTING TREES = 6  
SHADE TREES = 4  
SHRUBS = 90

ARBOR RIDGE DRIVE 233'  
REQUIRED:  
STREET TREES 1/30' = 8  
PARKING LOT SHRUBS 12/40' = 70

PROVIDED:  
SHADE TREES = 8  
SHRUBS = 70

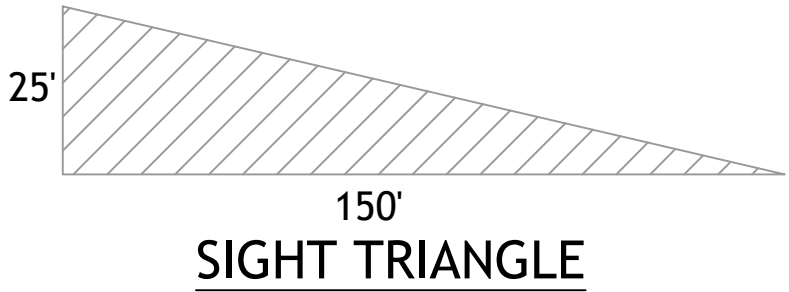
INTERIOR PARKING  
TOTAL PARKING SURFACE = 16,788sf  
REQUIRED  
5% LANDSCAPE AREA = 893sf  
PROVIDED = 1,111sf

OPEN SPACE TREES  
TOTAL SITE 1.45ac (63,162sf)  
BUILDING AREA 10,000sf  
OPEN SPACE 56,646sf

REQUIRED TREES  
1 / 5,000sf = 11

PROVIDED  
SHADE TREES = 6  
ORNAMENTALS = 5

OPEN SPACE SHRUBS  
REQUIRED  
2 / 5,000sf = 22  
PROVIDED = 31



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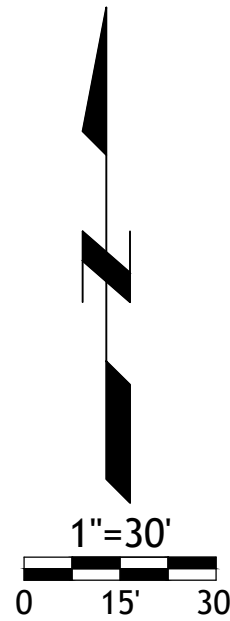
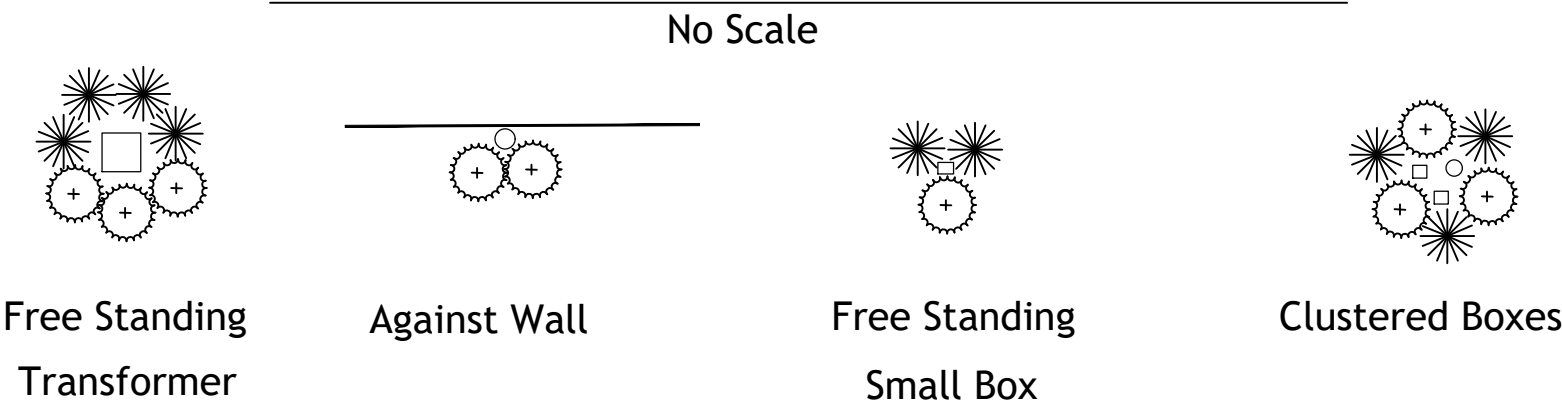
Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	102	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	67	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	60	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	6	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	6	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	8	Swamp White Oak	Quercus Bicolor	3"cal	BB	As Shown
	5	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown

Typical Utility Box Screening Details



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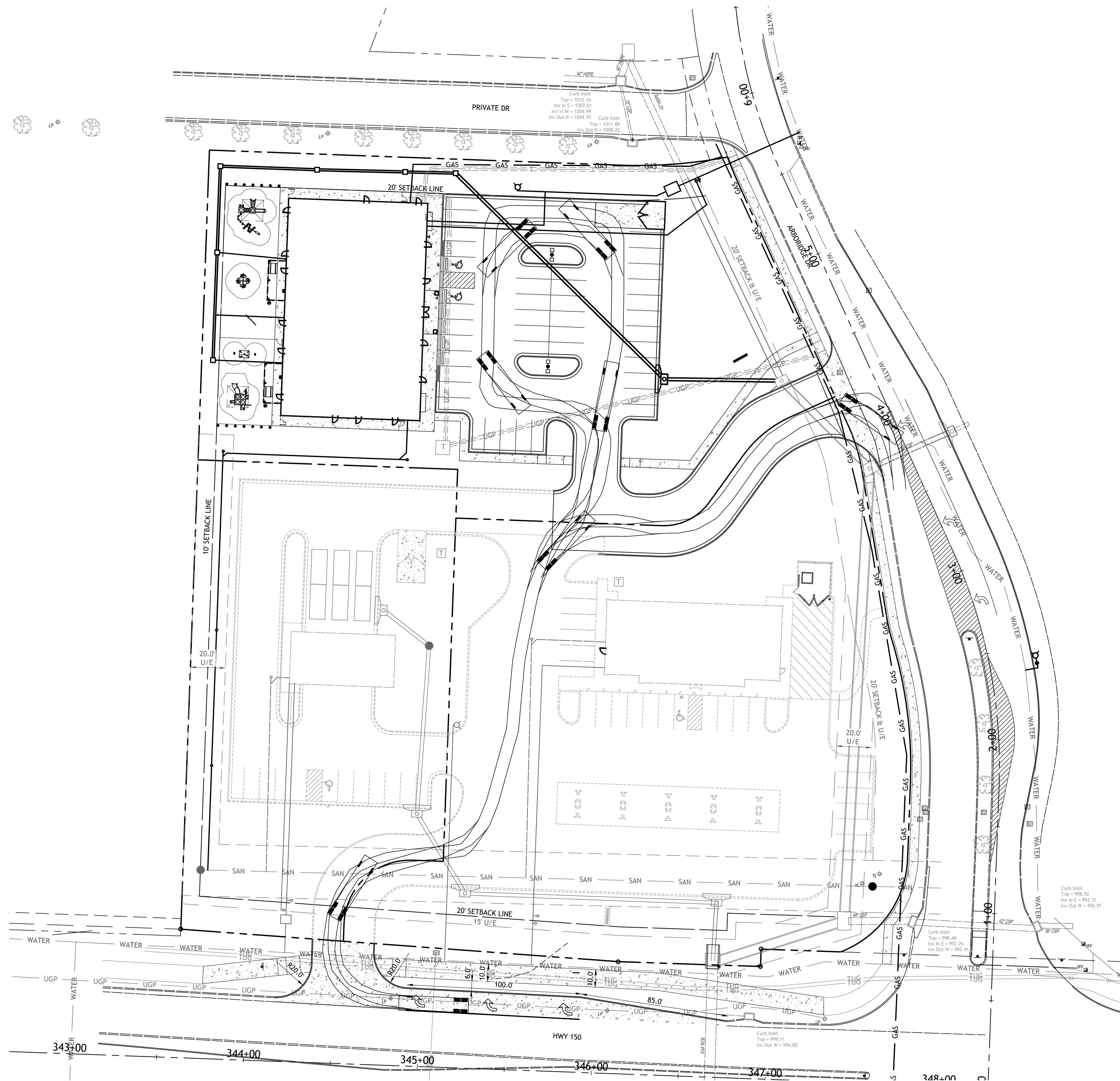


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LANDSCAPE  
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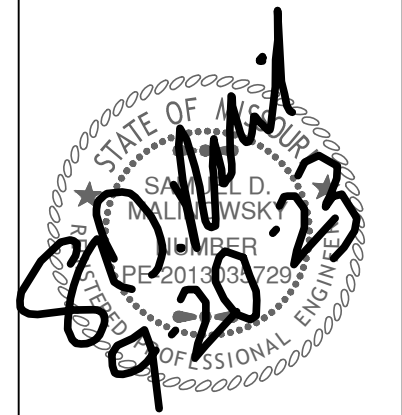
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sheet  
**C15.0**  
Civil  
FIRE TRUCK  
MOVEMENTS  
19 JULY 2023

