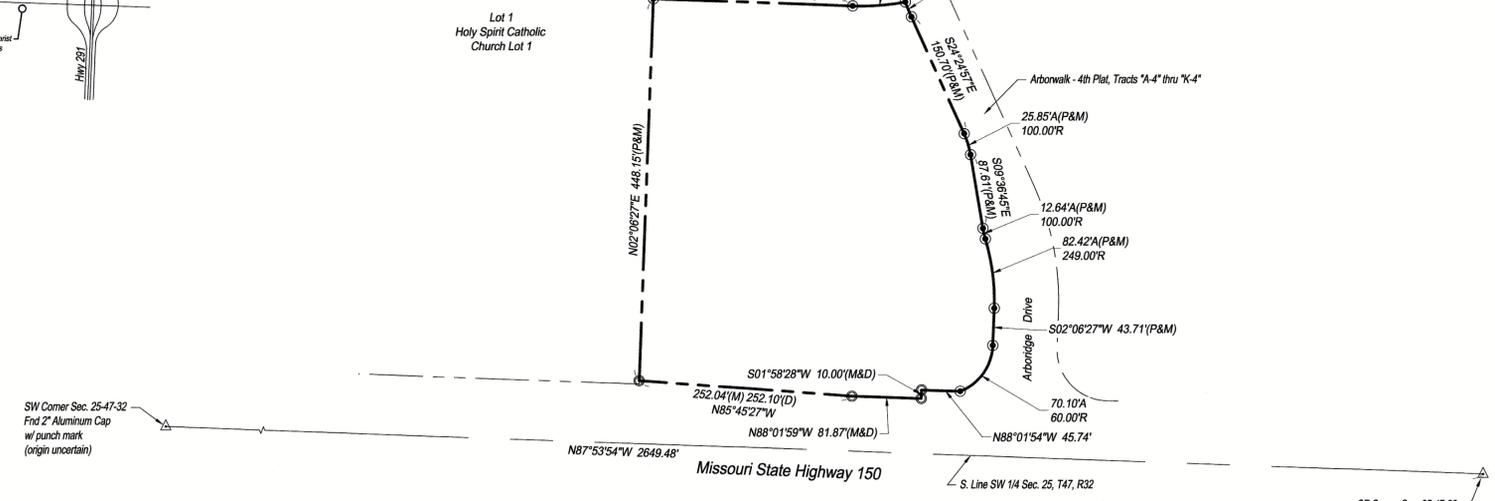
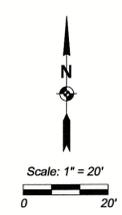


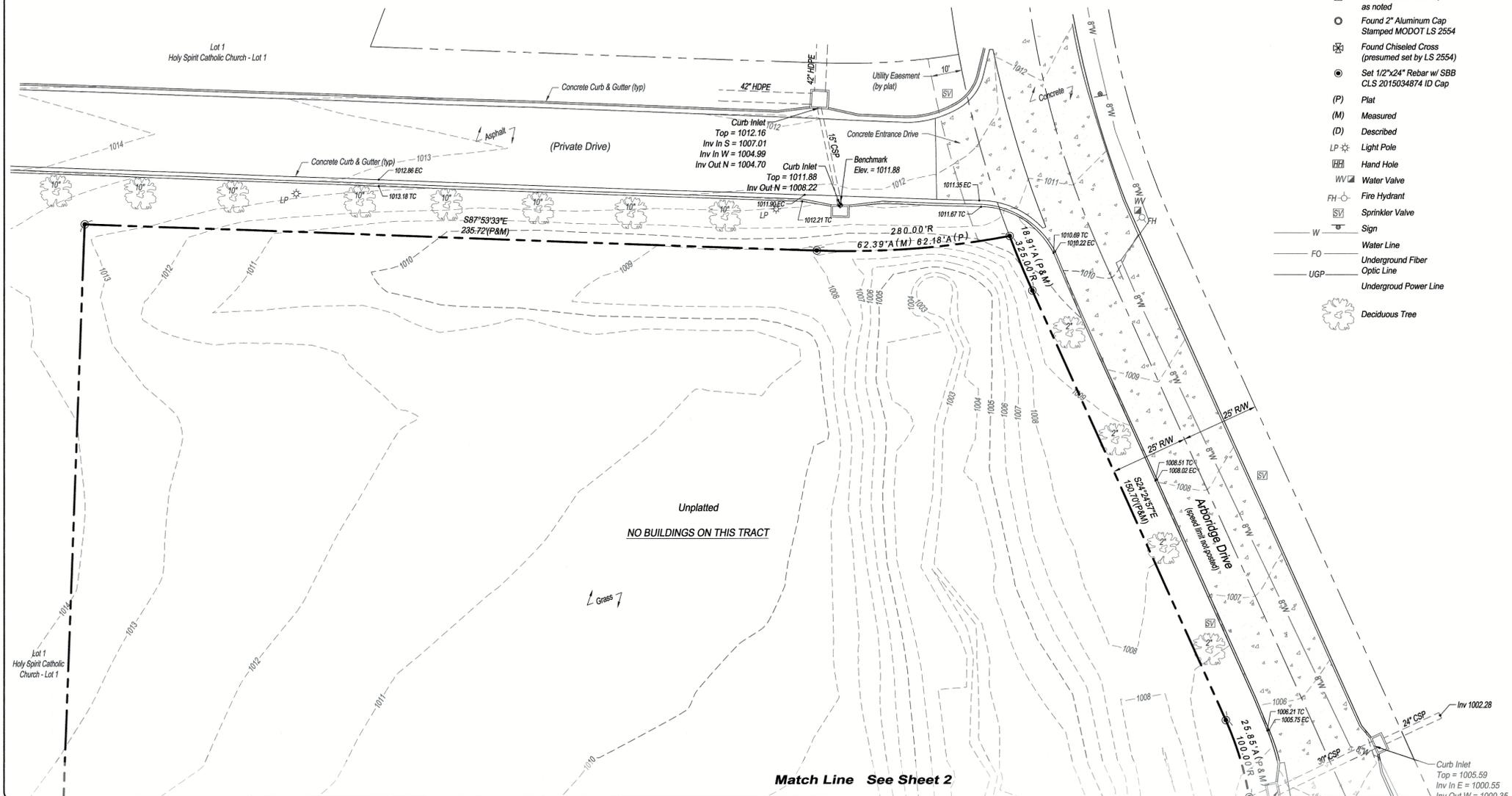
LOCATION MAP
NTS



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



Property Detail
Scale: 1" = 100'



Match Line See Sheet 2

LEGEND

△	Found Section Corner, as noted
○	Found 2" Aluminum Cap Stamped MODOT LS 2554
⊗	Found Chiseled Cross (presumed set by LS 2554)
●	Set 1/2"x24" Rebar w/ SBB CLS 2015034874 ID Cap
(P)	Plat
(M)	Measured
(D)	Described
LP	Light Pole
HH	Hand Hole
WV	Water Valve
FH	Fire Hydrant
SV	Sprinkler Valve
—	Sign
—	Water Line
—	Underground Fiber
—	Optic Line
—	Underground Power Line
⊗	Deciduous Tree

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 29085C0513G, 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



Rev.	By	Date	Description

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



SHEET TITLE: **ALTA/NSPS LAND TITLE SURVEY**
PROJECT LOCATION: **Northwest Corner Of Highway 150 And Arborwalk 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

Match Line See Sheet 1

CERTIFICATION
CASEY'S MARKETING COMPANY AND
CHICAGO TITLE INSURANCE COMPANY

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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



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Lee's Summit, Missouri
11/27/2023

Unplatted
NO BUILDINGS ON THIS TRACT

Total Area
3.96 Ac. ML

Overflow Structure
Top Grate = 1007.72
Top Structure = 1005.85
Inv Out SE = 997.42
Bottom Center = 996.28

Right-of-Way Location
(Doc. 2009E0068194 and
Deed Doc. 2009E017190)

Missouri State Highway 150
(RW Varies) (45 MPH)

Centerline Mo. State Hwy 150
(Doc. 2009E0017354)

Rev.	By	Date	Description

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

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



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

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

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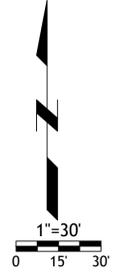
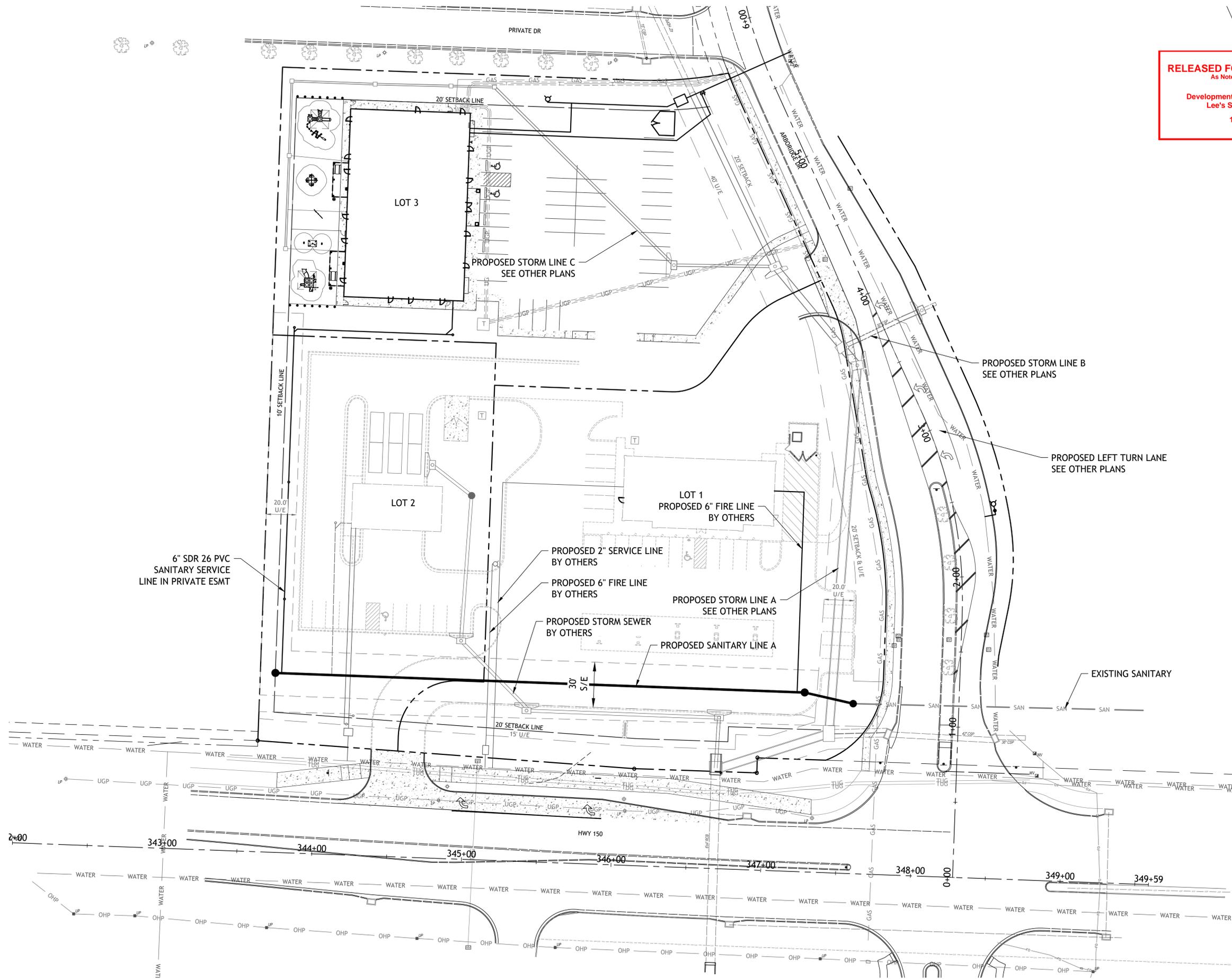
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Revisions
11-13-23 CITY COMMENTS

ARBOR WALK WEST
SANITARY IMPROVEMENTS
LEES SUMMITT, MO.

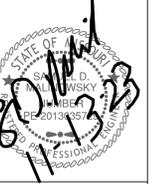
sheet
C4.0
Civil
OVERALL LAYOUT
permit
30 OCTOBER 2023



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As Noted on Plan Review

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

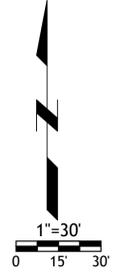
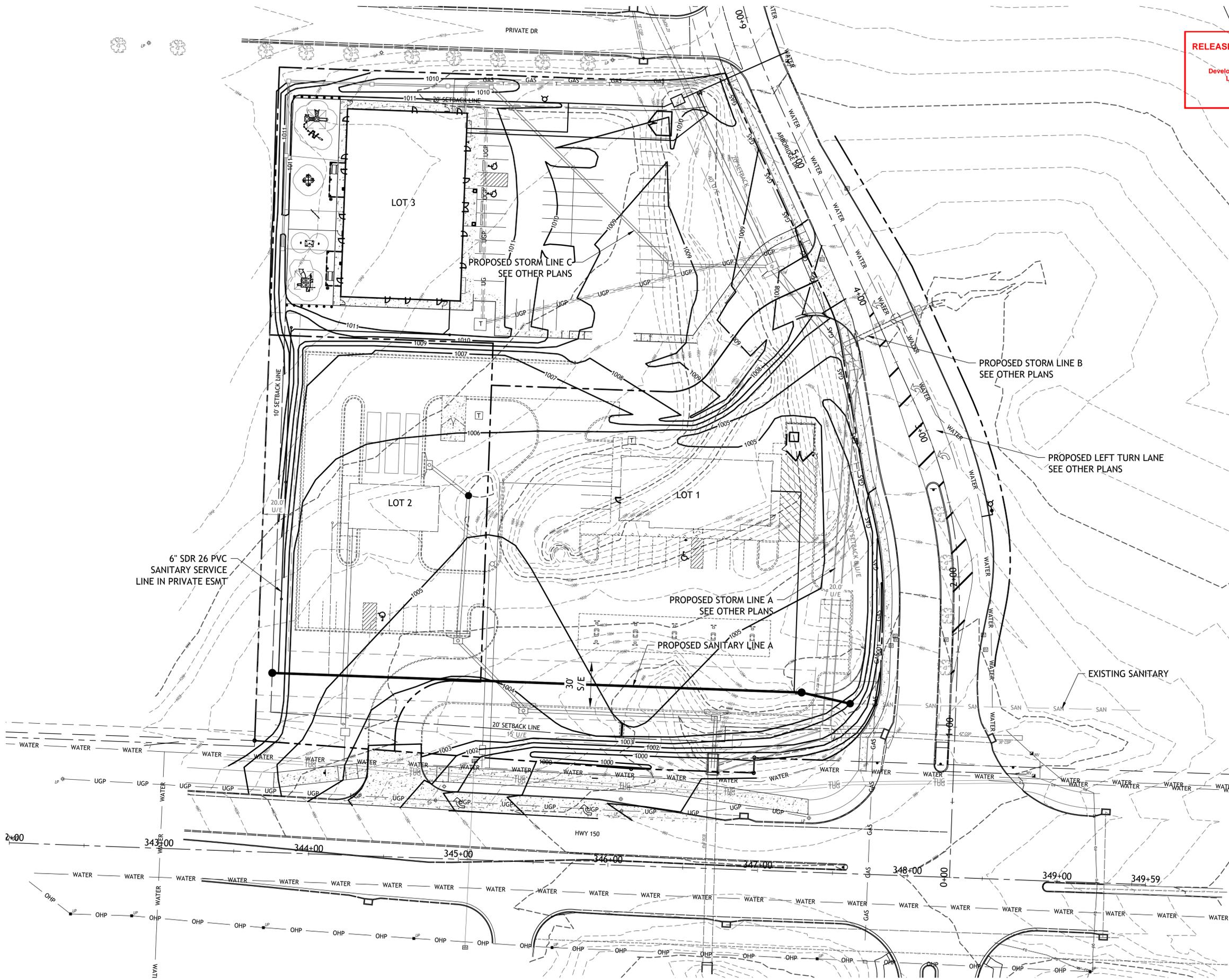
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Revisions
11-13-23 CITY COMMENTS

**ARBOR WALK WEST
SANITARY IMPROVEMENTS**
LEES SUMMIT, MO.

sheet
C5.0
Civil
GRADING PLAN
permit
30 OCTOBER 2023



6" SDR 26 PVC
SANITARY SERVICE
LINE IN PRIVATE ESMT

PROPOSED STORM LINE C
SEE OTHER PLANS

PROPOSED STORM LINE B
SEE OTHER PLANS

PROPOSED LEFT TURN LANE
SEE OTHER PLANS

PROPOSED STORM LINE A
SEE OTHER PLANS

PROPOSED SANITARY LINE A

EXISTING SANITARY

30' S/E

20' SETBACK LINE
18' U/E

20.0' U/E

10' SETBACK LINE

LOT 3

LOT 2

LOT 1

HWY 150

2+00

343+00

344+00

345+00

346+00

347+00

348+00

349+00

349+59

LYM

OHP

UGP

WATER

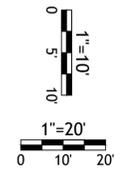
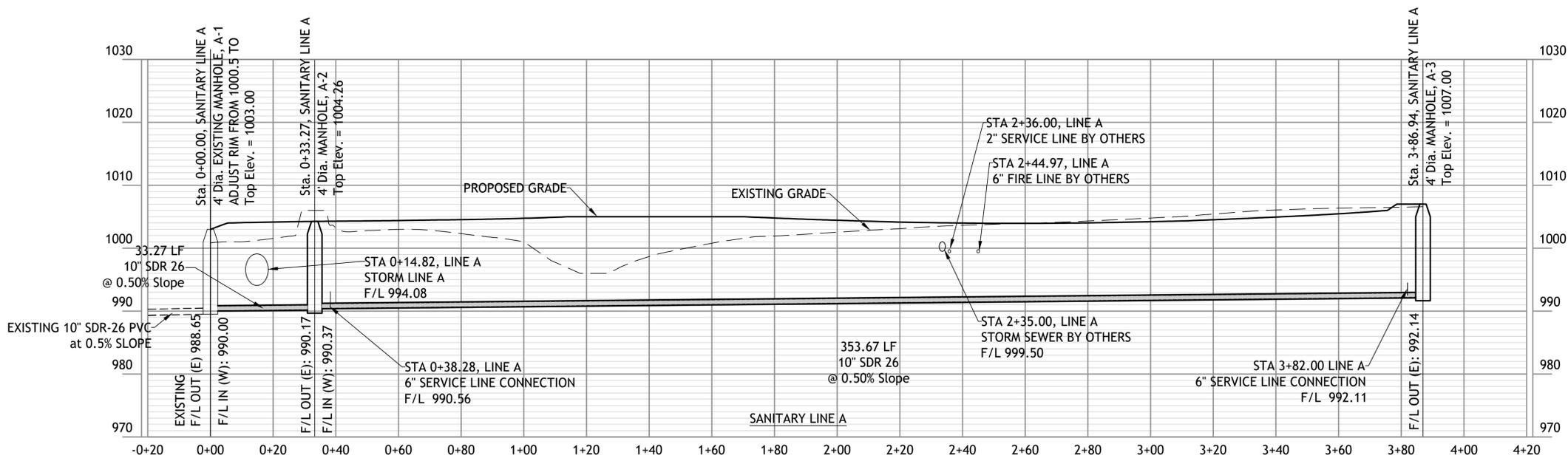
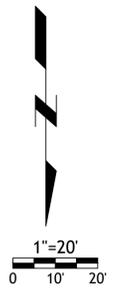
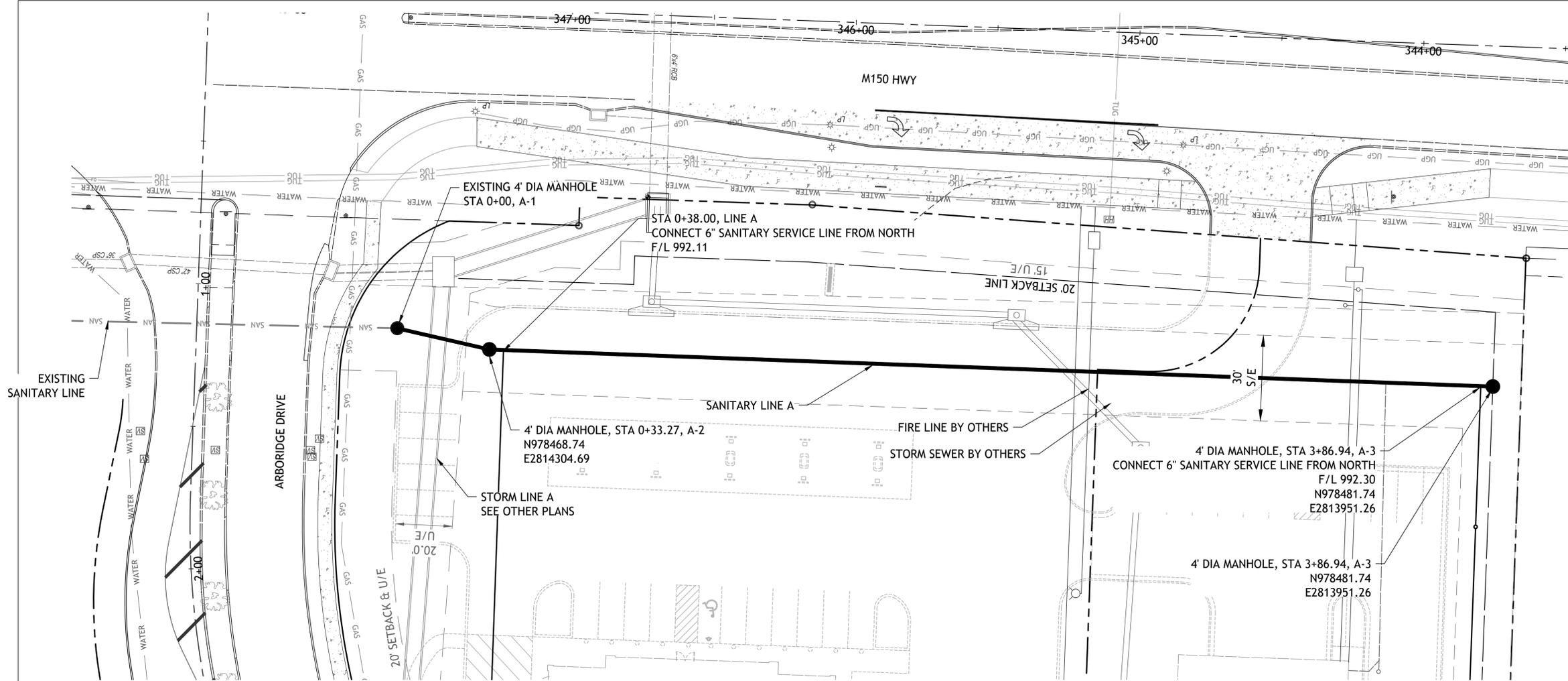
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Lee's Summit, Missouri
11/27/2023



Revisions
11-13-23 CITY COMMENTS



ARBOR WALK WEST SANITARY IMPROVEMENTS

LEES SUMMIT, MO.

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 Lee's Summit, Missouri
 11/27/2023



Revisions

TRENCHING/PATCHING DETAIL
 NOT TO SCALE

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: MIF
		Checked By: DL
GEN-5		

STANDARD INSTALLATION
 NOT TO SCALE

VERTICAL RISER
 NOT TO SCALE

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.

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

STANDARD PRECAST MANHOLE - SANITARY SEWER

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 APPROVED MANHOLE GASKET MODELS.
 7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 STANDARD PRECAST MANHOLE - SANITARY SEWER	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: SAN-2
		Rev: 1/14
		Rev:

NEW MANHOLE

EXISTING MANHOLE

NOTE:
 REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FLEXIBLE PIPE-TO-MANHOLE CONNECTORS/GASKETS CAST INTO THE PRECAST WALL STRUCTURE.

NOTE:
 REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FLEXIBLE PIPE-TO-MANHOLE CONNECTORS/GASKETS BOOT SYSTEM

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

DROP SANITARY SEWER MANHOLE

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

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

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

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11/27/2023



Revisions

1-1/2" LETTERS EQUALLY SPACED

3" LETTERS EQUALLY PLACED

24"

1'-9 3/8"

1 1/2"

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.

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

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-6

2'-0 5/16"

2 3/4"

1'-10 9/16"

1 1/2"

SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

2'-0 5/16"

1'-10 9/16"

1 1/2"

8 5/8"

2'-9 1/2"

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

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

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

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-7

EXISTING PAVEMENT

2" ASPHALT CAP
*SEE NOTE 1

CONCRETE-KCMBB 4K
FULL DEPTH
*SEE NOTE 1

8" MIN.

t=THICKNESS OF EXISTING PAVEMENT

D= DEPTH OF PATCH
D= t+1" OR 8"
WHICHEVER IS GREATER

12" MIN.

CONCRETE-KCMBB 4K
6" MIN.

12" MIN.

SEE D&C MANUAL SECTION 2100 FOR BACKFILL REQUIREMENTS

TRENCHING/PATCHING DETAIL
NOT TO SCALE

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

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

Date: 04/17
Drawn By: MJF
Checked By: DL

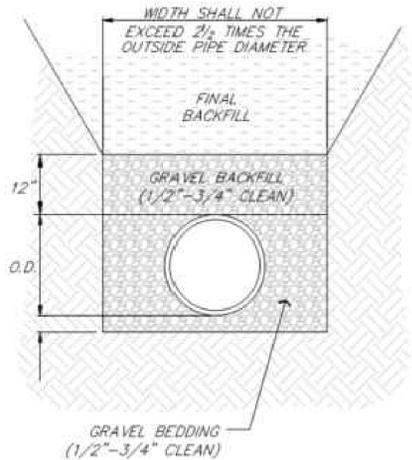
GEN-5

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

ARBOR WALK WEST
SANITARY IMPROVEMENTS
LEES SUMMIT, MO.