

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



LOCATION MAP

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.

AS-BUILTS 4-14-25

RECORD DRAWING

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Date: 4-1-25  
Certified by: Samuel D. Malinowsky  
Title: Owner  
Firm: SM Engineering



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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

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

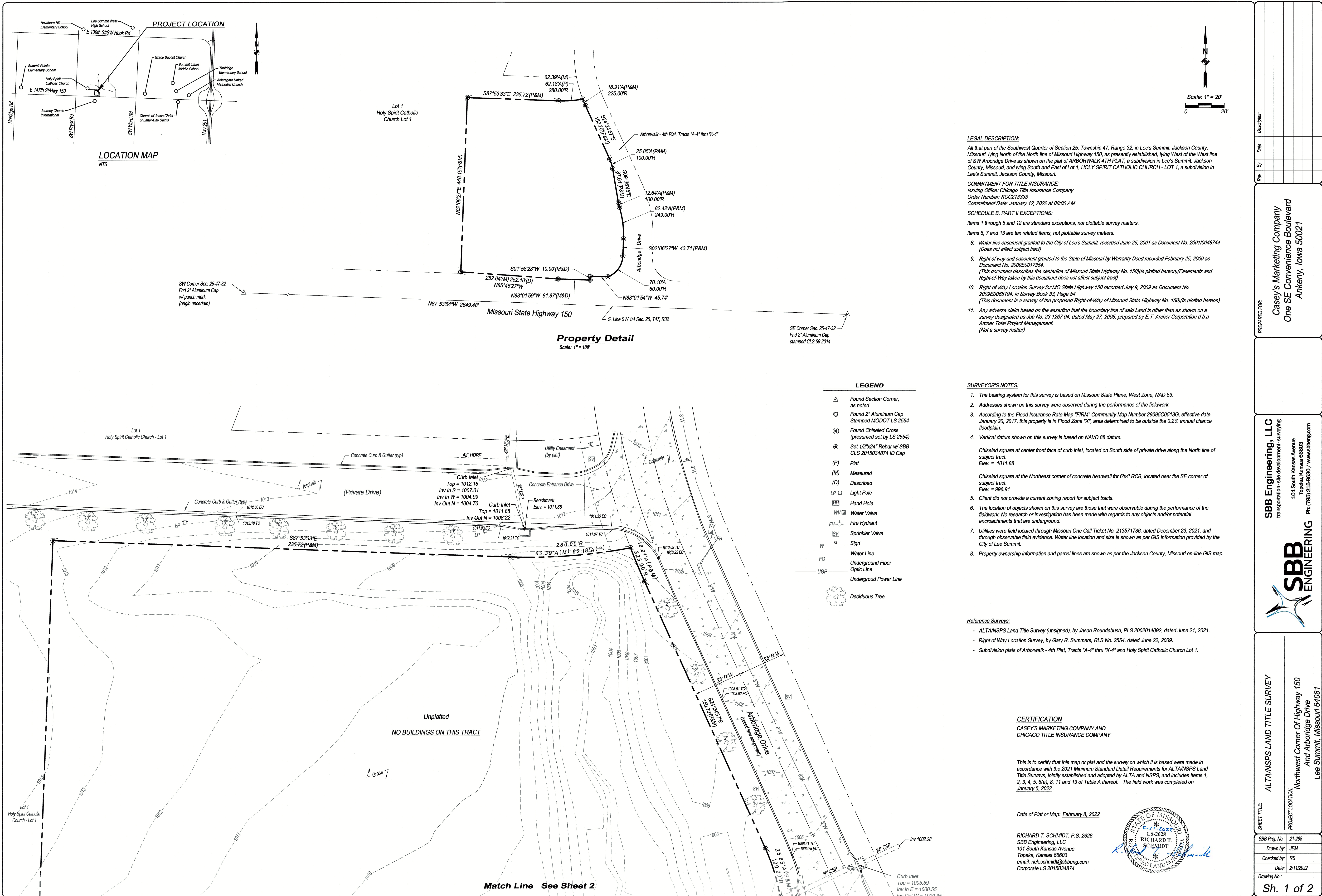
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Revisions  
11-13-23 CITY COMMENTS  
4-14-25 AS BUILTS

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.

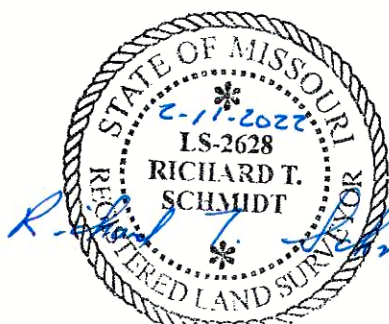
CERTIFICATION

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

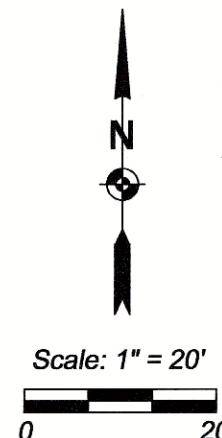
SBB Proj. No.: 21-288  
Drawn by: JEM  
Checked by: RS  
Date: 2/11/2022  
Drawing No.:



**Match Line See Sheet 1**

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



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

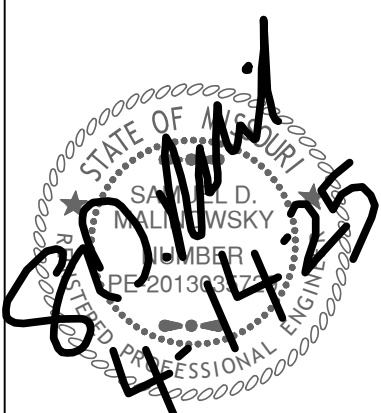


SBB Proj. No.:	21-288
Drawn by:	JEM
Checked by:	RS
Date:	2/11/202

Sh. 2 of 2



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Revisions  
11-13-23 CITY COMMENTS  
4-14-25 AS BUILT

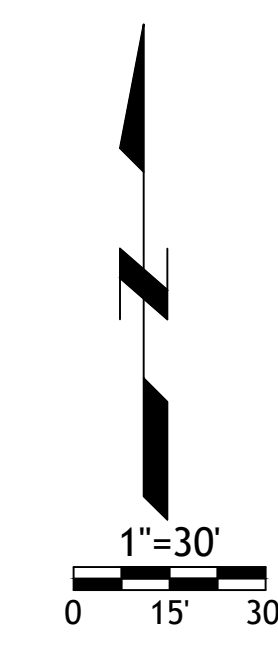
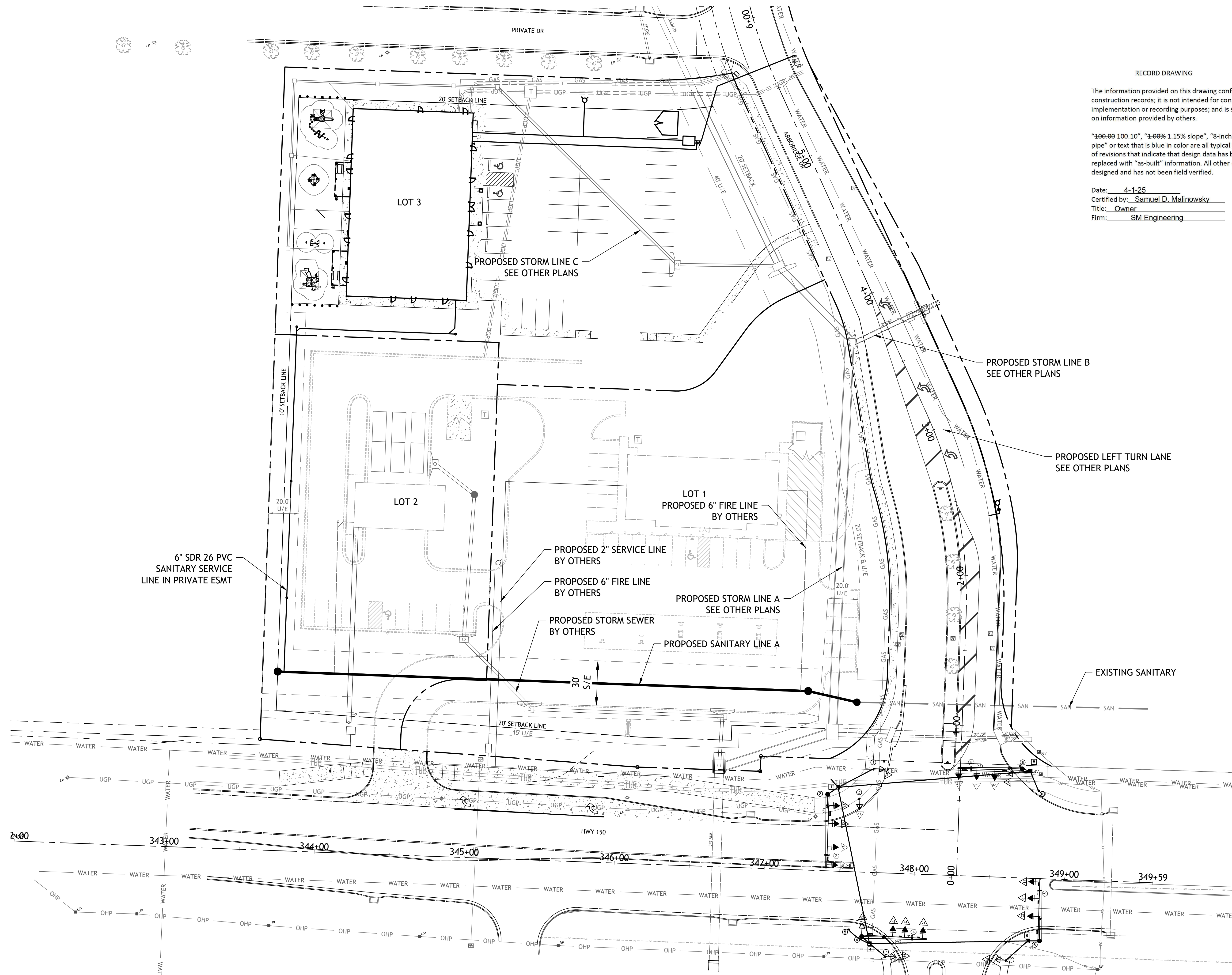
ARBOR WALK WEST  
SANITARY IMPROVEMENTS  
LEES SUMMITT, MO.

RECORD DRAWING

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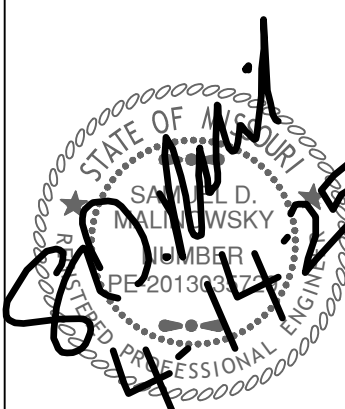
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Date: 4-1-25  
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Title: Owner  
Firm: SM Engineering





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11-13-23 CITY COMMENTS  
4-14-25 AS BUILTS

# ARBOR WALK WEST SANITARY IMPROVEMENTS

LEES SUMMITT, MO.

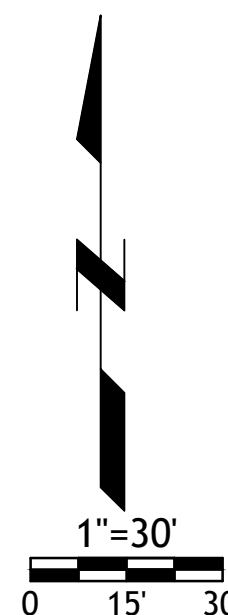
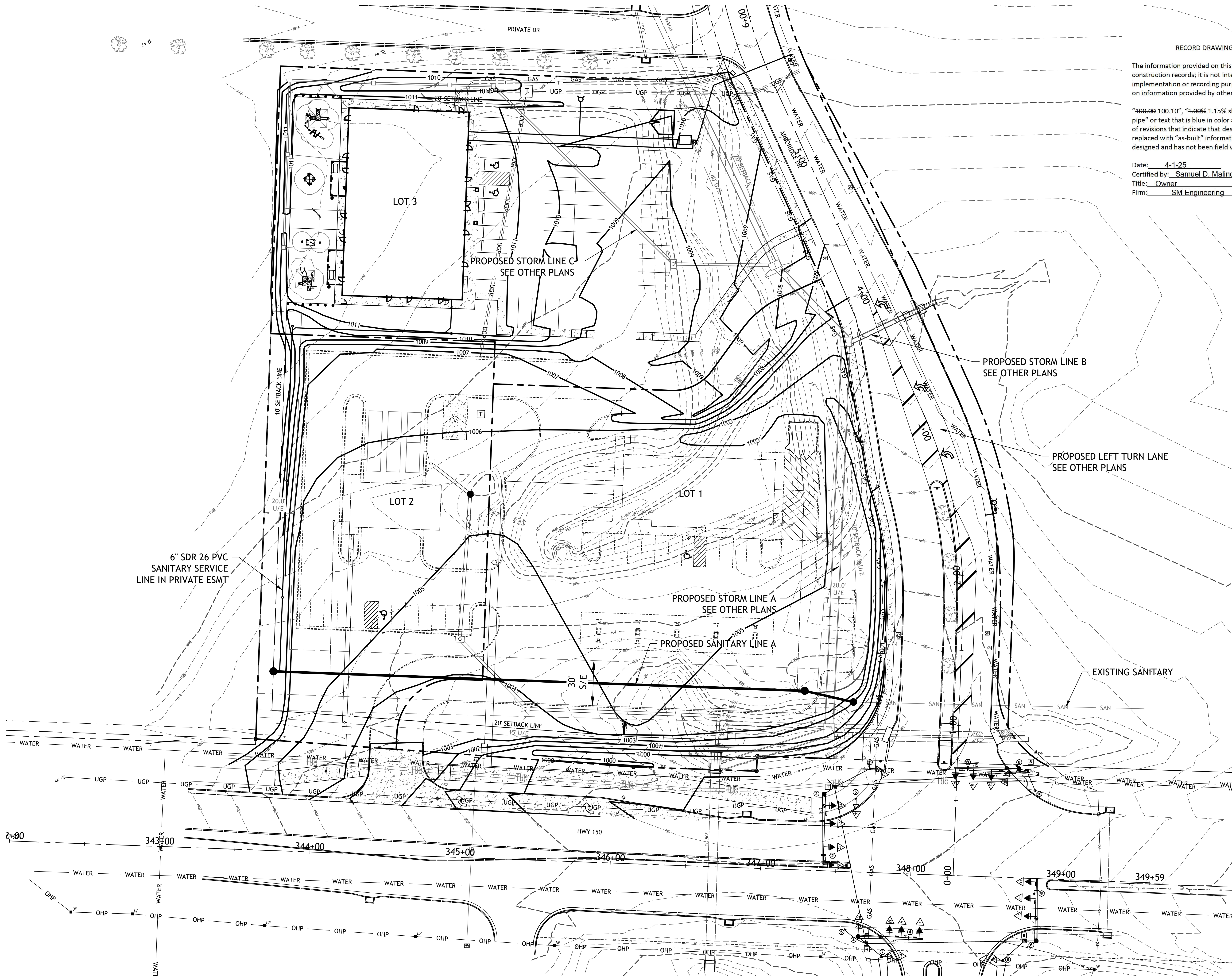
sheet  
C5.0  
Civil  
GRADING PLAN  
permit  
30 OCTOBER 2023

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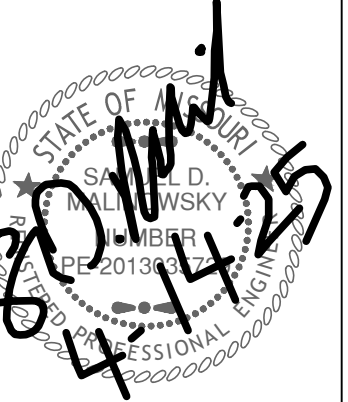
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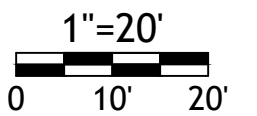




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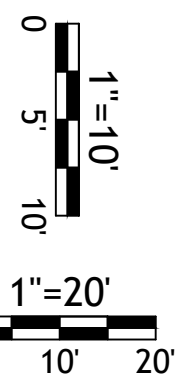


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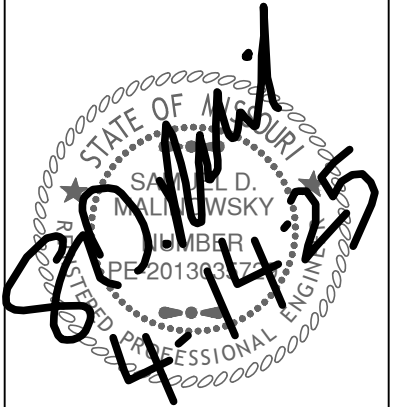
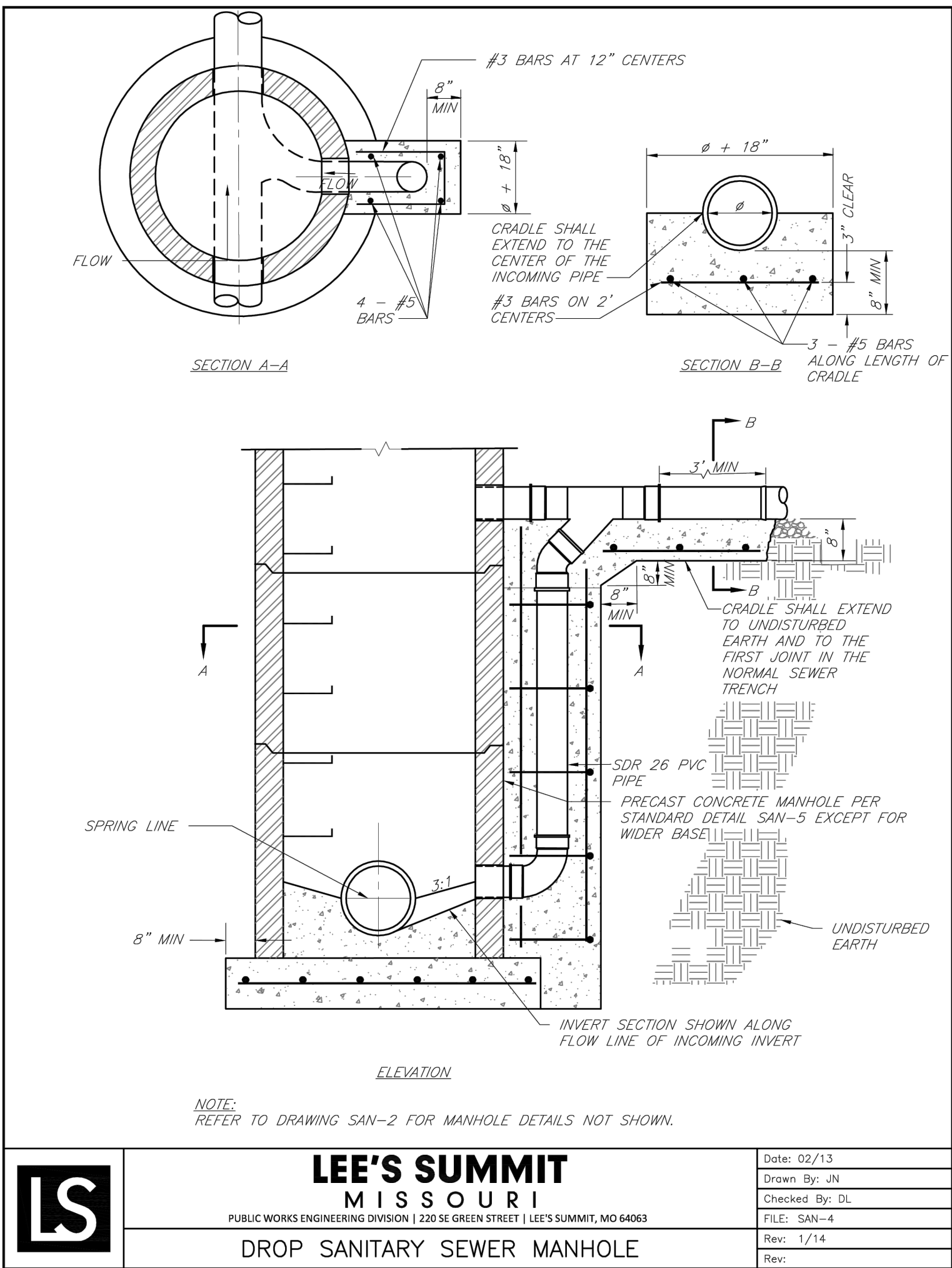
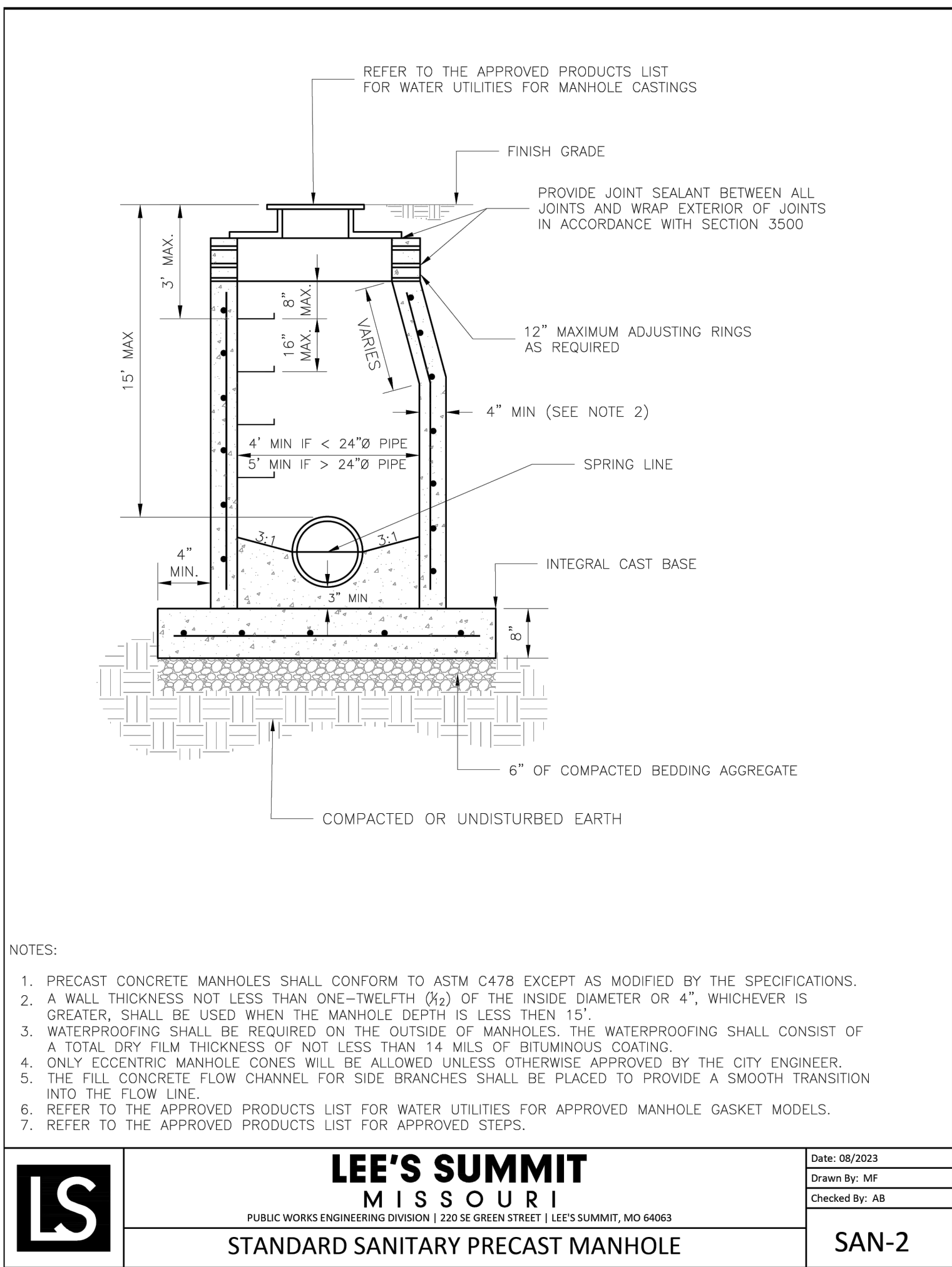
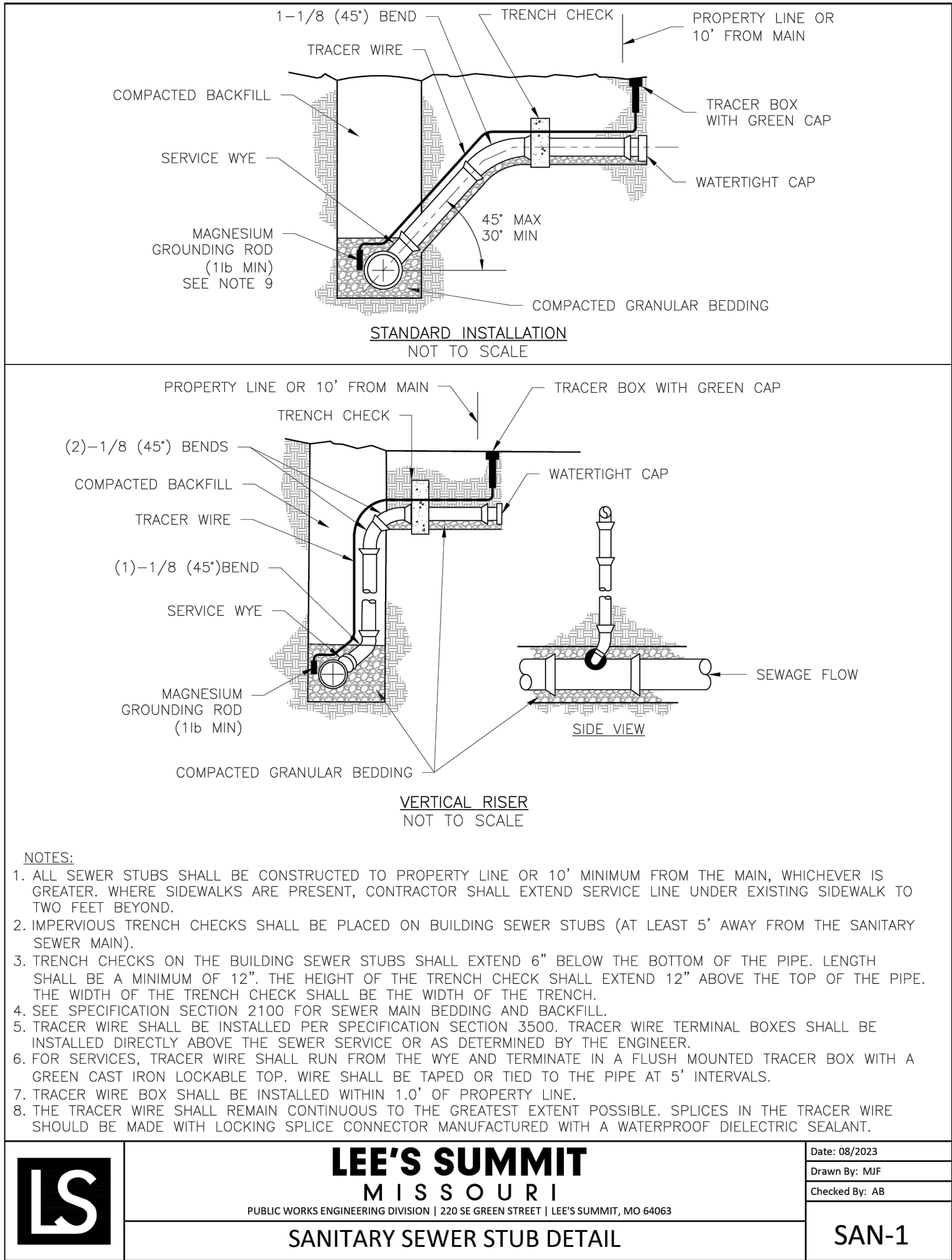
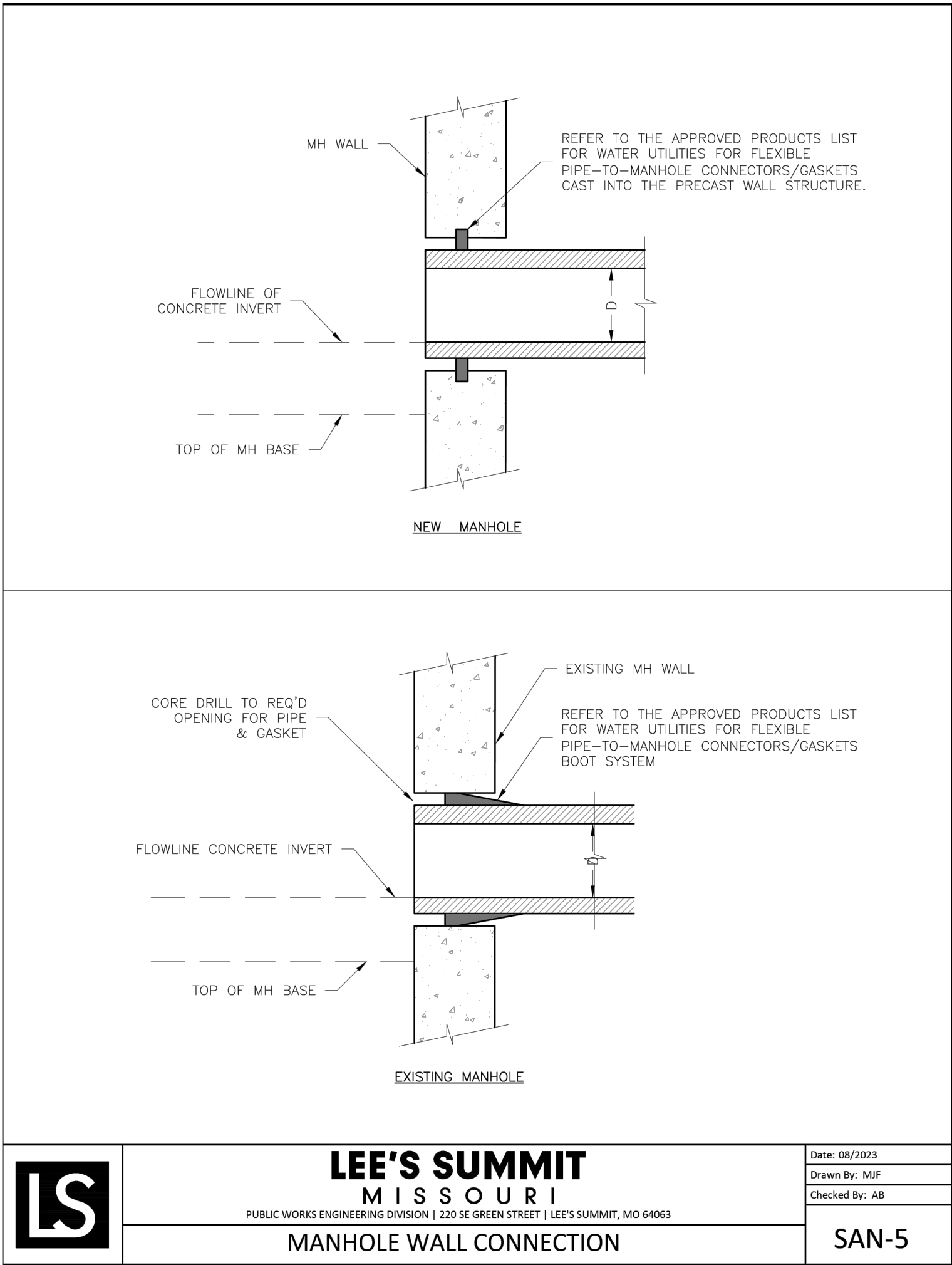
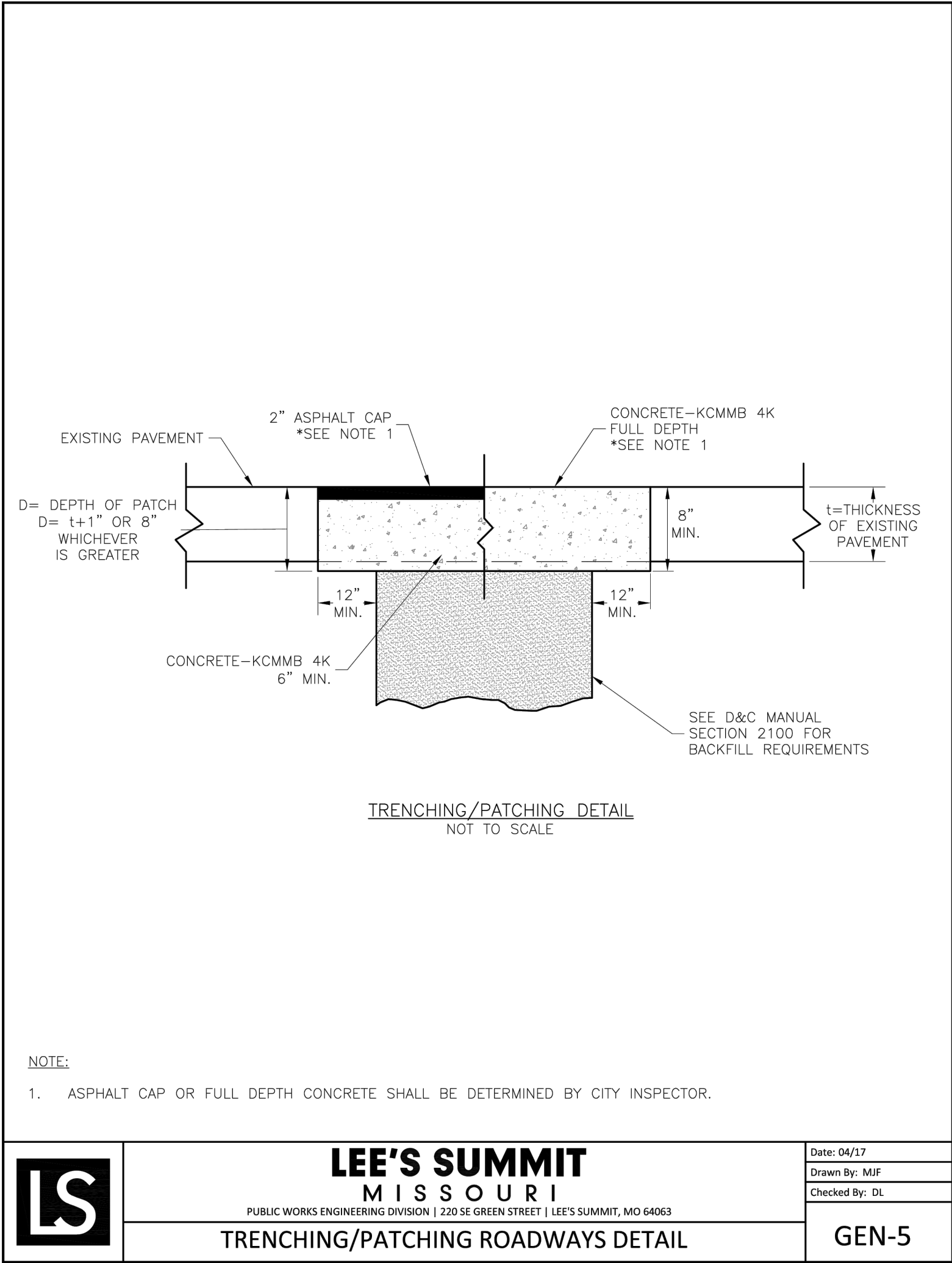
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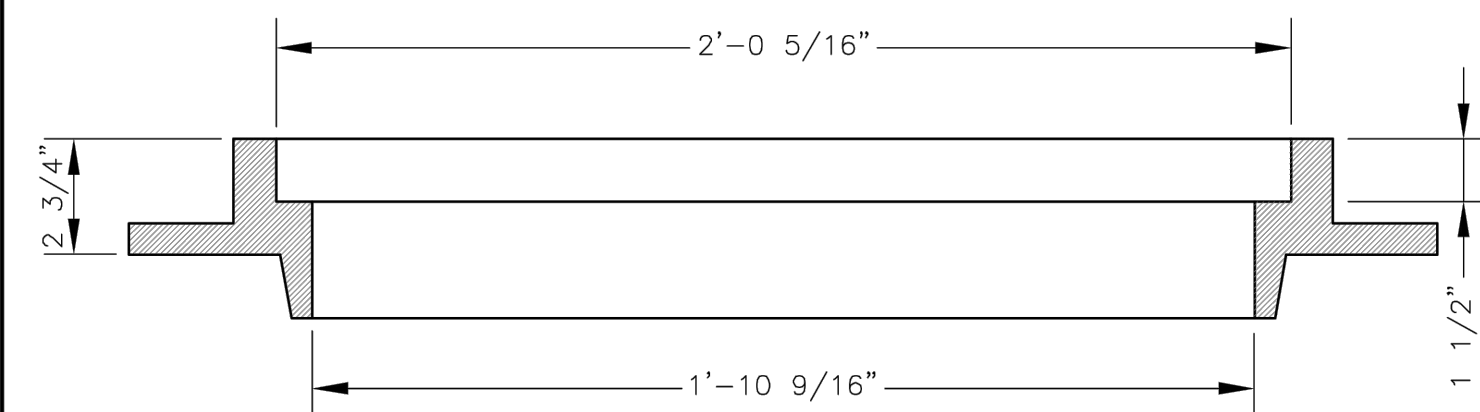
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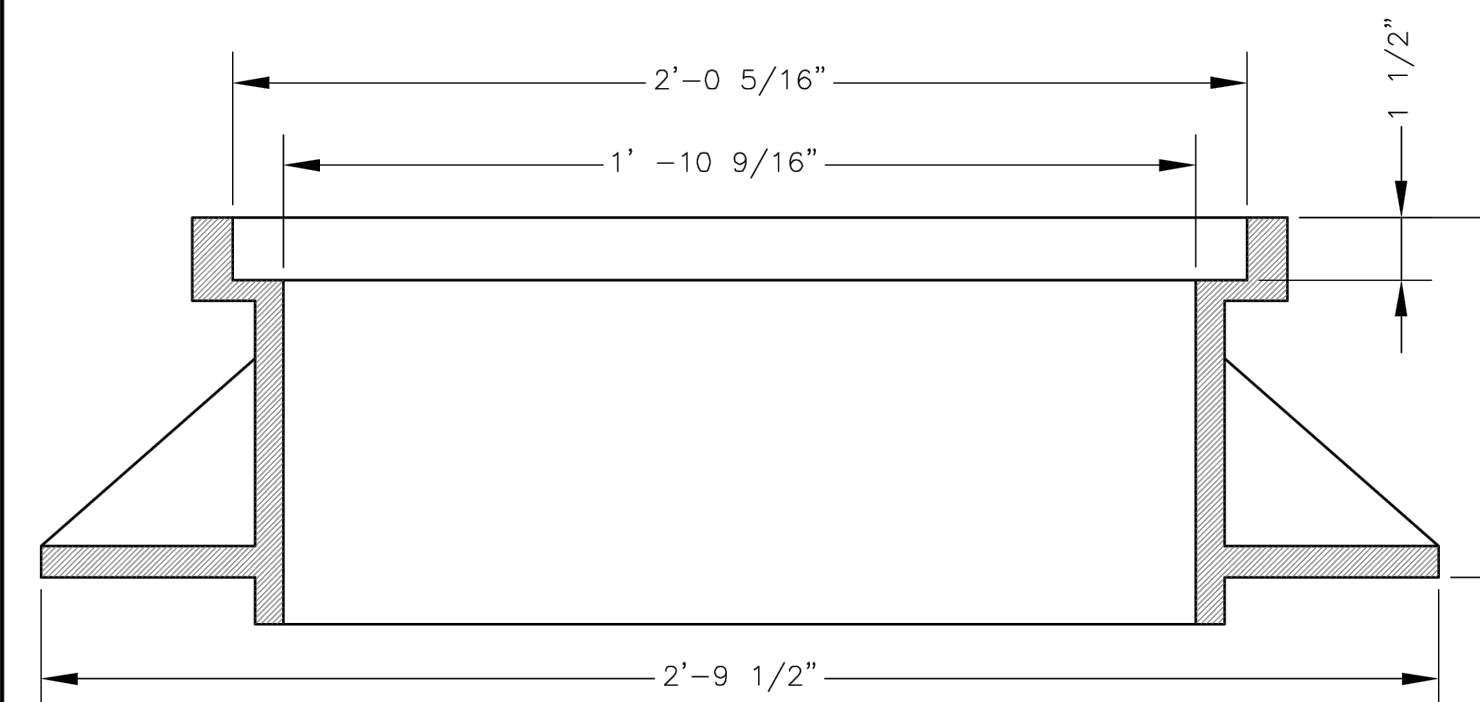






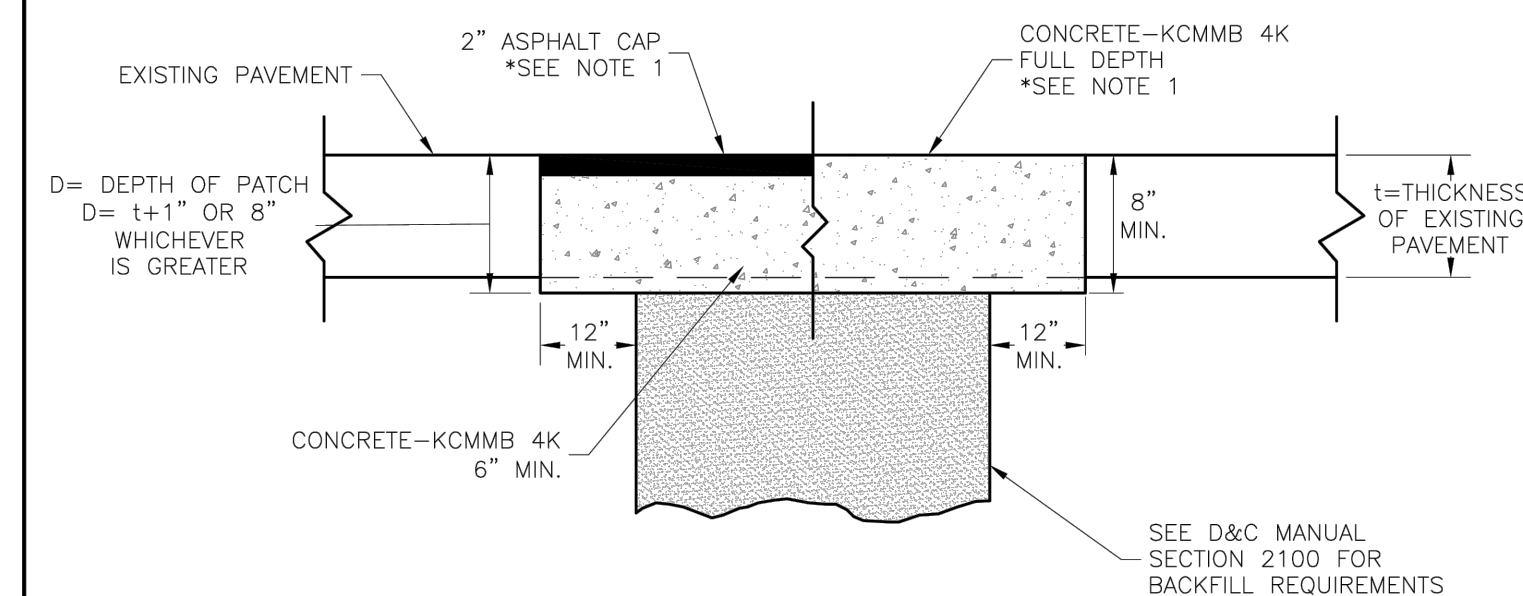


SLAB MANHOLE FRAME  
LEE'S SUMMIT PART NO.: LS103A  
MINIMUM WEIGHT = 145 LB



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

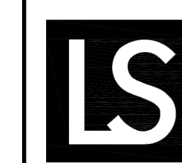
\*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.



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

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

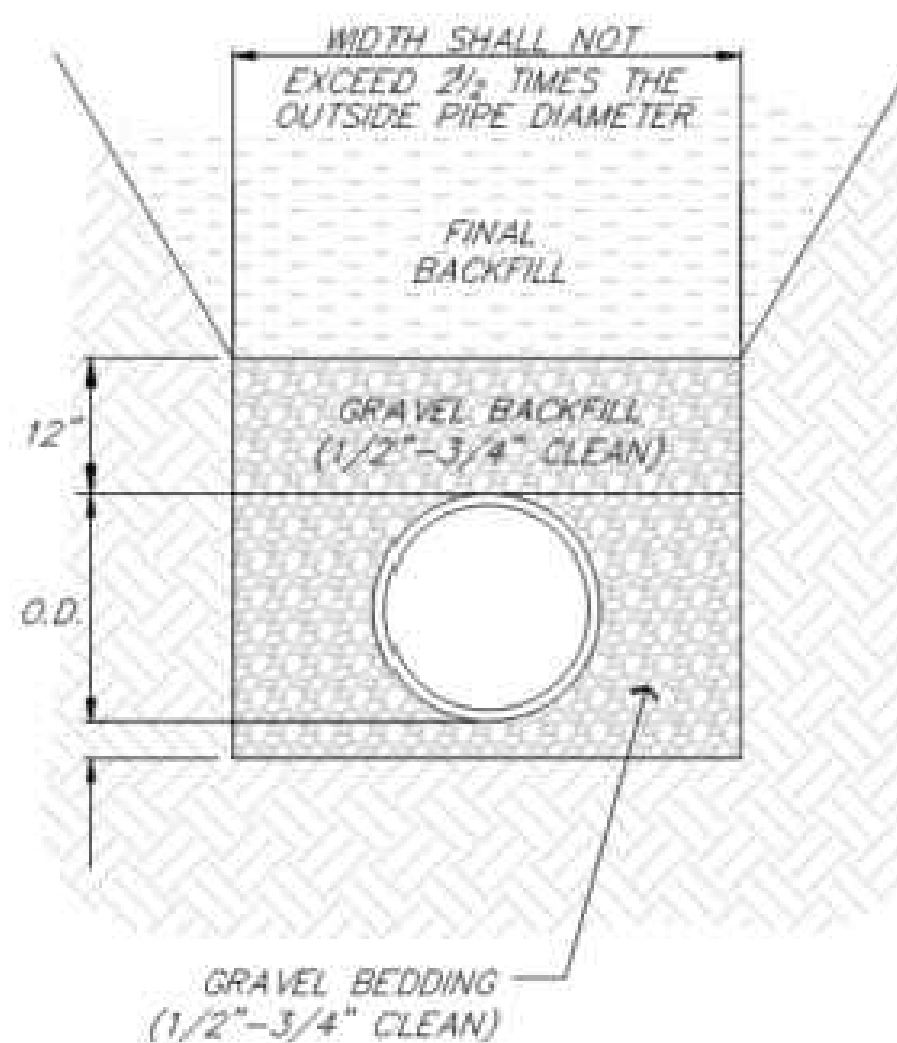
- UNDER PAVED AREAS OR WITHIN 4" HORIZONTAL OF PAVED AREAS
- 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY
- COMPACTED IN MAX. 4" LIFTS
- UNDER OPEN AREAS

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

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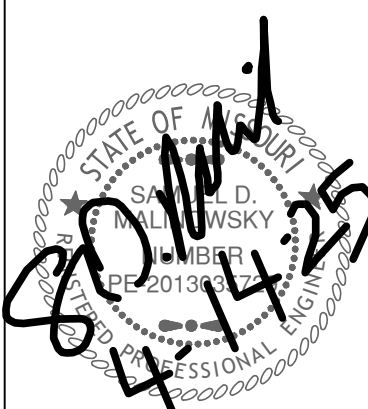
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ARBOR WALK WEST  
SANITARY IMPROVEMENTS  
LEES SUMMITT, MO.

s h e e t  
C8.0  
Civil  
DETAILS

permit  
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