

PRELIMINARY DEVELOPMENT PLANS
FOR
LOT 1, 2 & 3
ARBOR WALK WEST
LEE'S SUMMIT, MO

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

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@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

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.



LEGAL DESCRIPTION:
TRACT 4:
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, HOLT SPIRIT CATHOLIC CHURCH - LOT 1, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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
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C-5	UTILITY PLAN
C-6	GRADING PLAN
C-7	LANDSCAPE PLAN
C-8	DETAILS
C-9	DETAILS
C-10	DETAILS
C-11	FIRE TRUCK MOVEMENTS

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



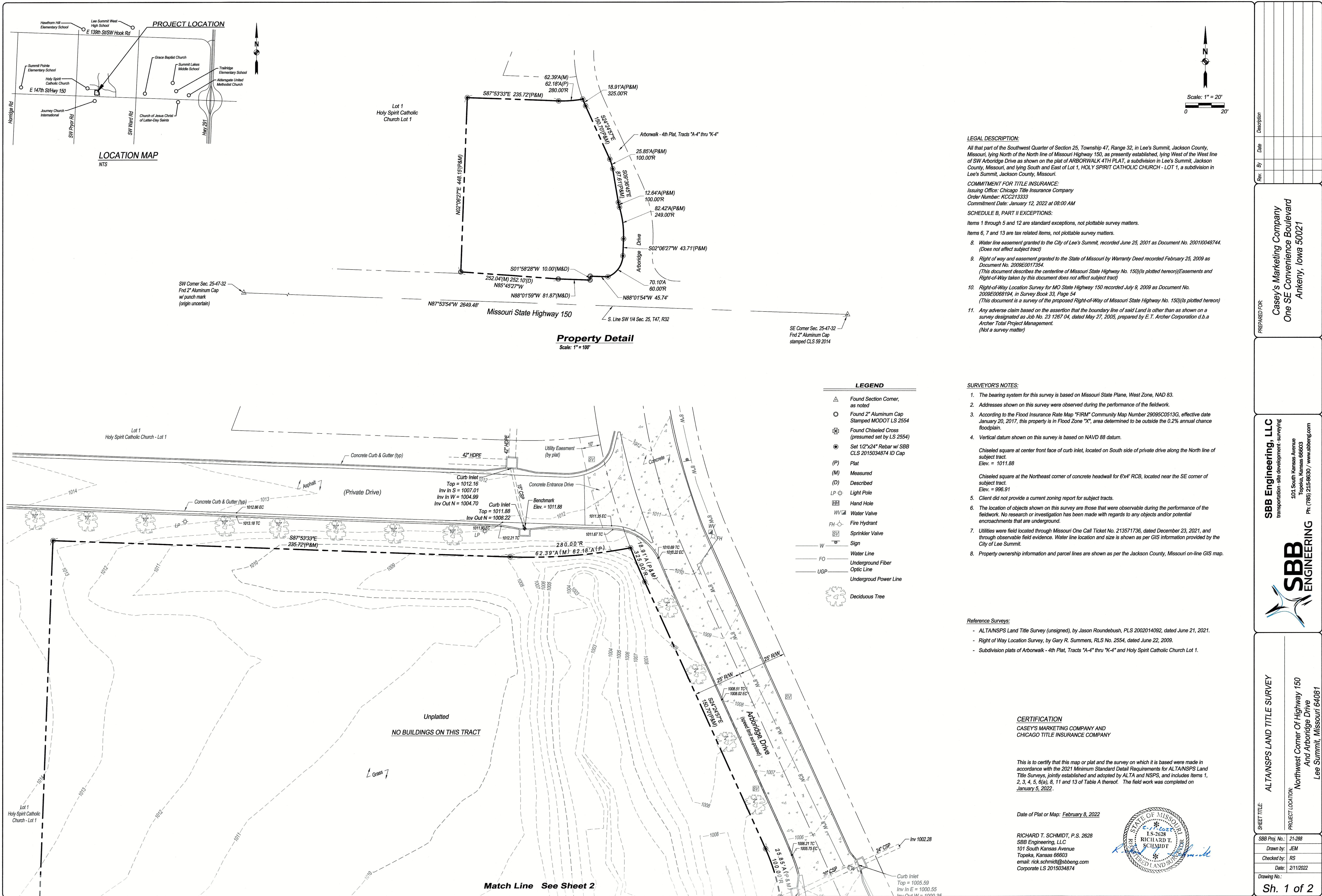
SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

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
LOT 1, 2 & 3
LEE'S SUMMIT, MO.



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.

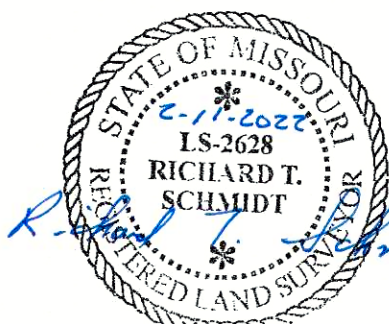
CERTIFICATION

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



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

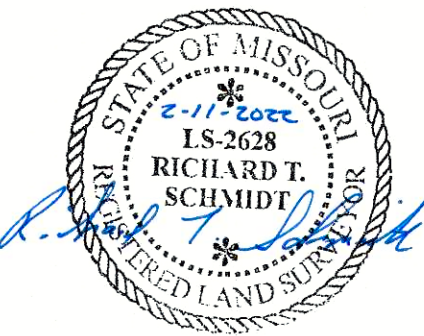
Match Line See Sheet 1

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 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



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. 2009E008194 and
Deed Doc. 2009E0017190)

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
101 South Kansas Avenue
Topeka, Kansas 66603
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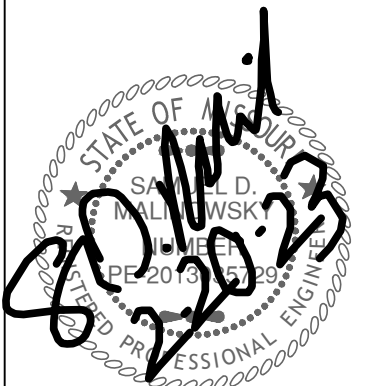


ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION:
Northwest Corner Of Highway 150
And Arboridge Drive
Lee Summit, Missouri 64081

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

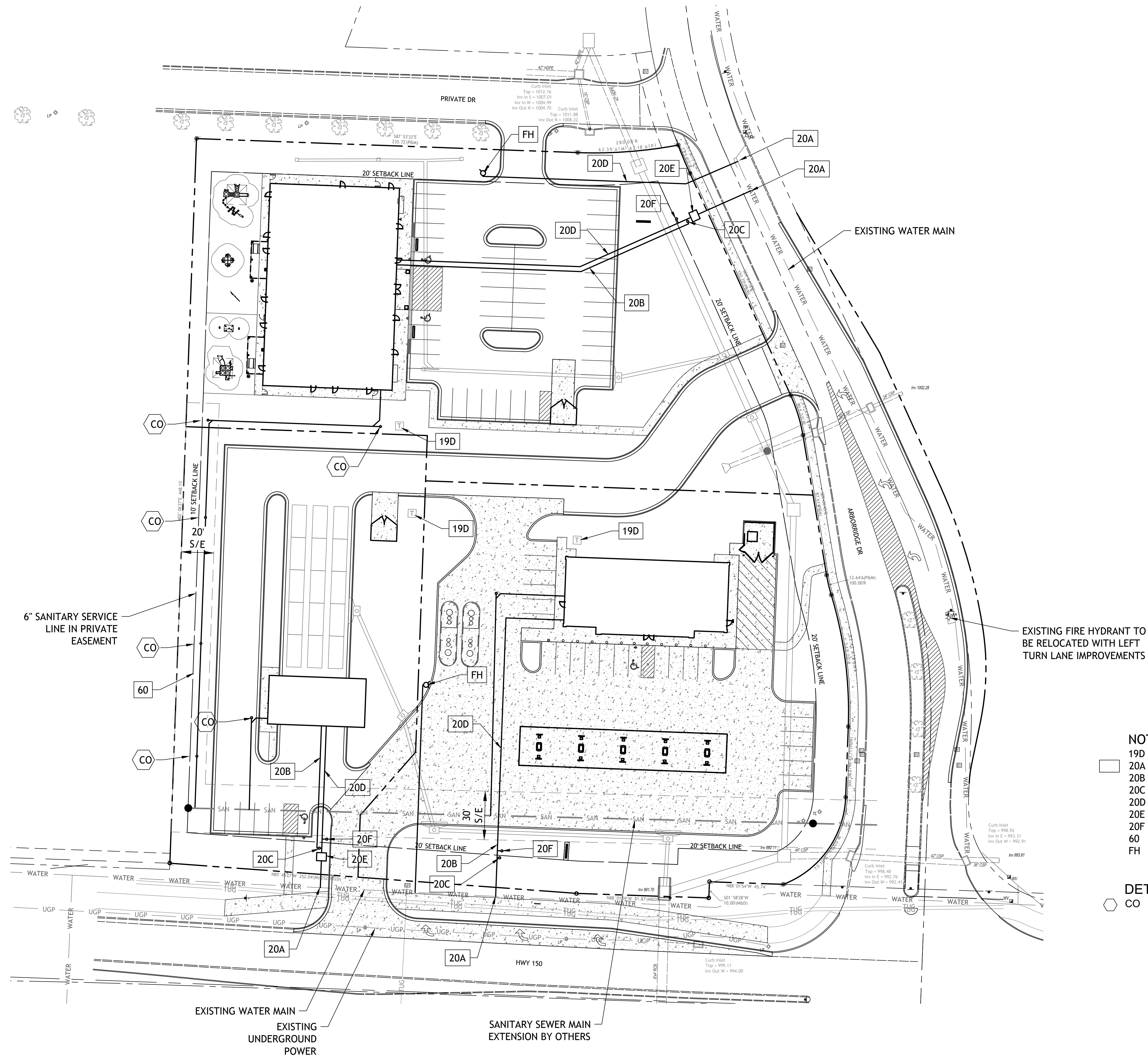
Drawing No.:

Sh. 2 of 2



Revisions

ARBOR WALK WEST
LOT 1, 2 & 3
LEES SUMMITT, MO.

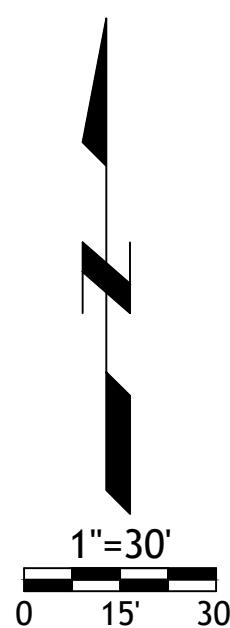


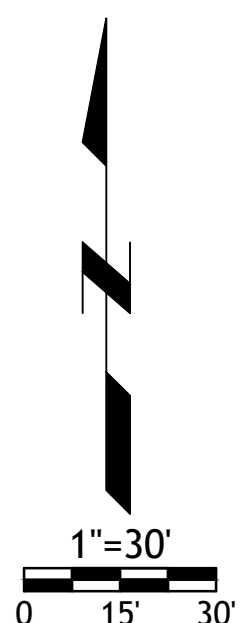
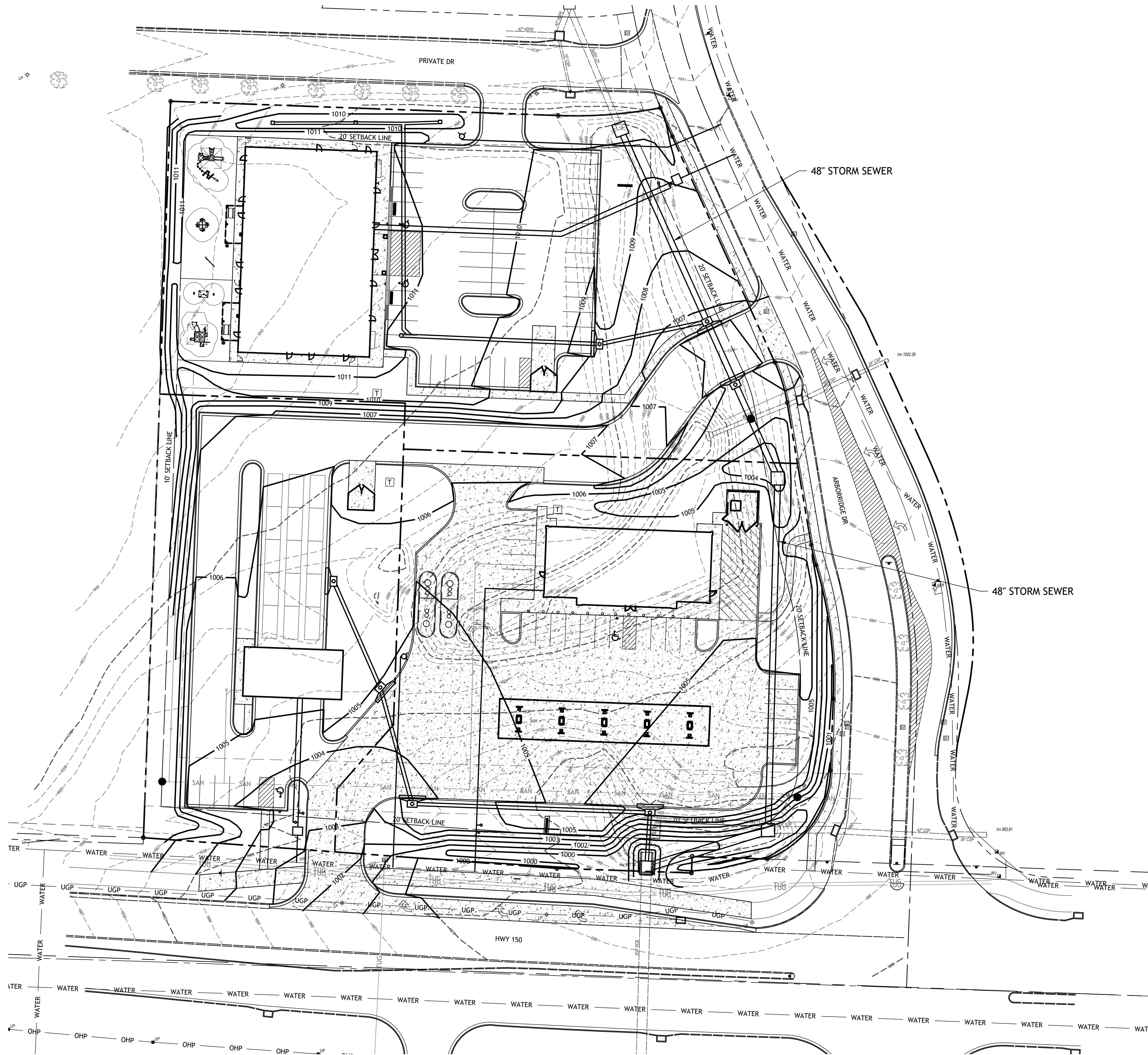
NOTES

- 19D TRANSFORMER PAD
- 20A POINT OF CONNECTION WATER
- 20B 2" TAP WITH 2" SERVICE
- 20C 2" METER
- 20D 6" FIRE LINE
- 20E 6" BFP VAULT
- 20F 1" IRRIGATION METER
- 60 6" SANITARY SEWER SERVICE LINE
- FH FIRE HYDRANT

DETAILS

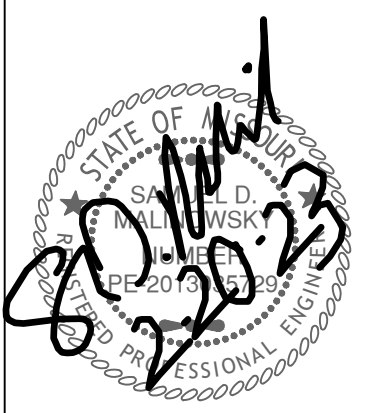
- CO CLEAN-OUT





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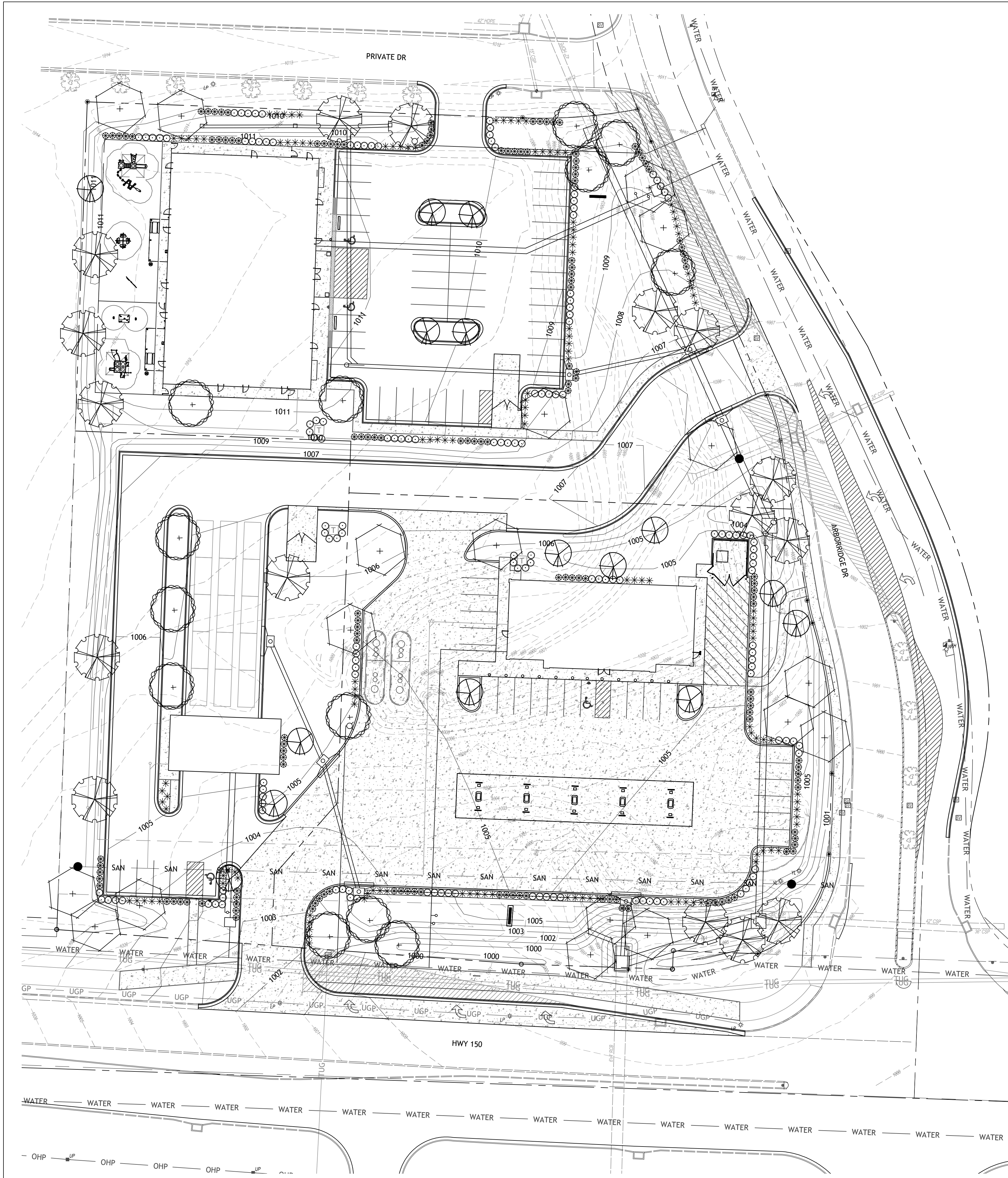
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Revisions

ARBOR WALK WEST
LOT 1, 2 & 3
LEES SUMMITT, MO.

sheet
C6.0
Civil
GRADING
permit
7 FEBRUARY 2023



LOT 1 SITE DATA:

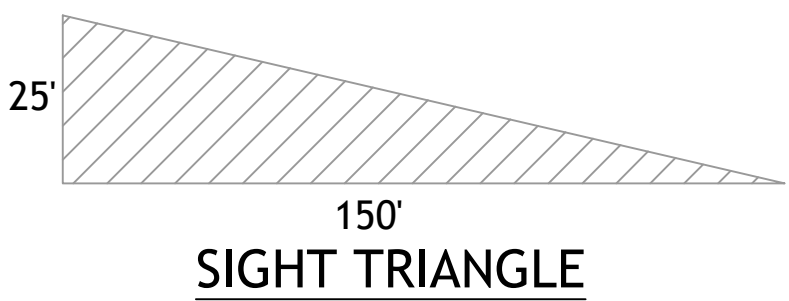
HWY 150	264'		
REQUIRED:			
STREET TREES 1/30'	=	9	
PARKING LOT SHRUBS 12/40'	=	79	
PROVIDED:			
SHADE TREES	=	9	
SHRUBS	=	80	
ARBOR RIDGE DRIVE	188'		
REQUIRED:			
STREET TREES 1/30'	=	6	
PARKING LOT SHRUBS 12/40'	=	56	
PROVIDED:			
SHADE TREES	=	9	
SHRUBS	=	56	
INTERIOR PARKING			
TOTAL PARKING SURFACE =	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	=	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	=	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	1.52ac (66,646sf)		
BUILDING AREA	10,000sf		
OPEN SPACE	56,646sf		
REQUIRED TREES			
1 / 5,000sf	=	11	
PROVIDED			
SHADE TREES	=	6	
ORNAMENTALS	=	5	
OPEN SPACE SHRUBS			
REQUIRED	=	22	
PROVIDED	=	31	



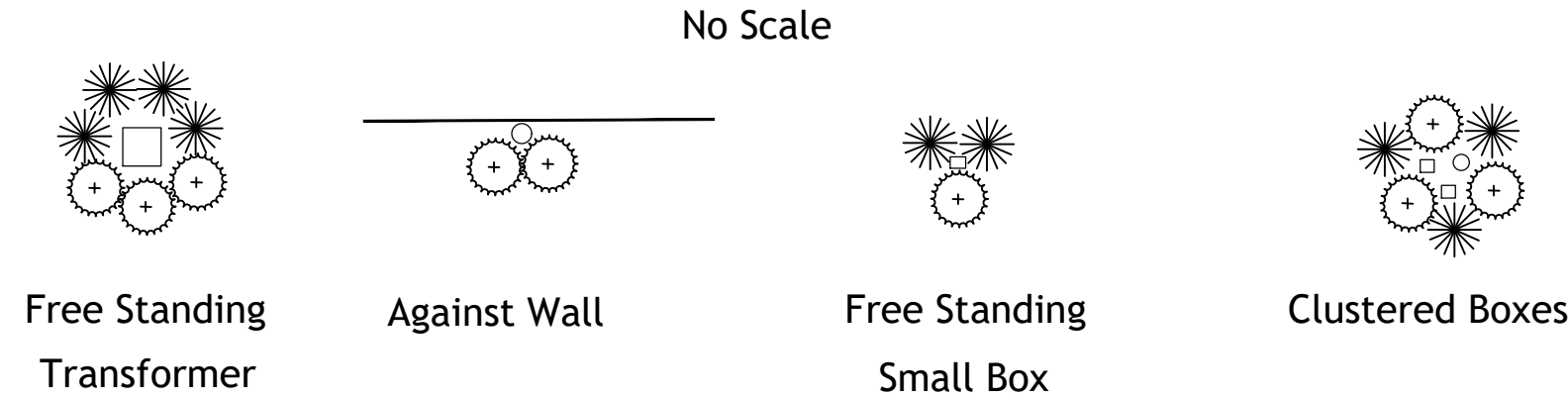
Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	143	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	145	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	128	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
⊕	13	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	18	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	15	Swamp White Oak	Quercus Bicolor	3"cal	BB	As Shown
⊕	15	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown

Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

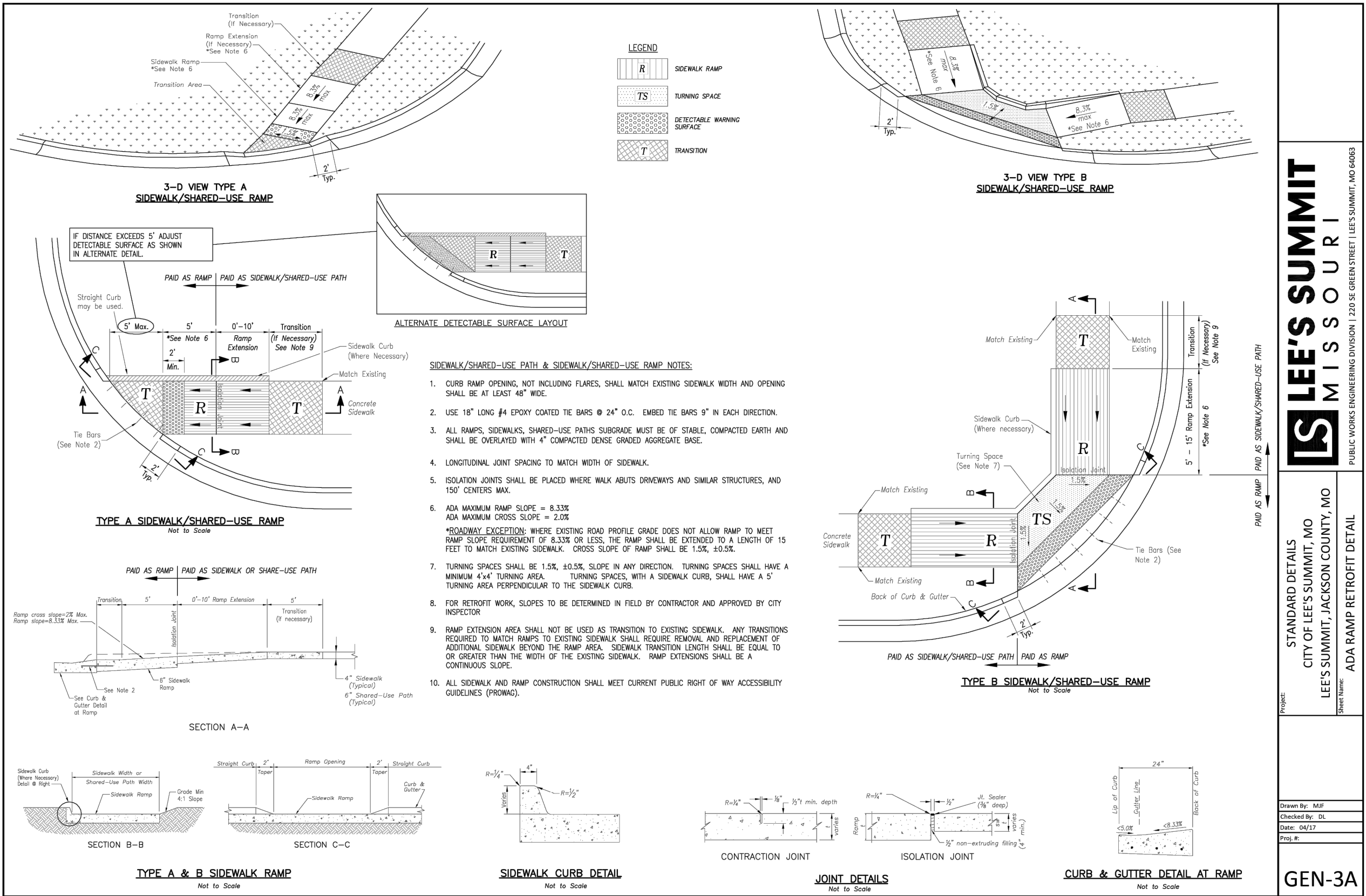
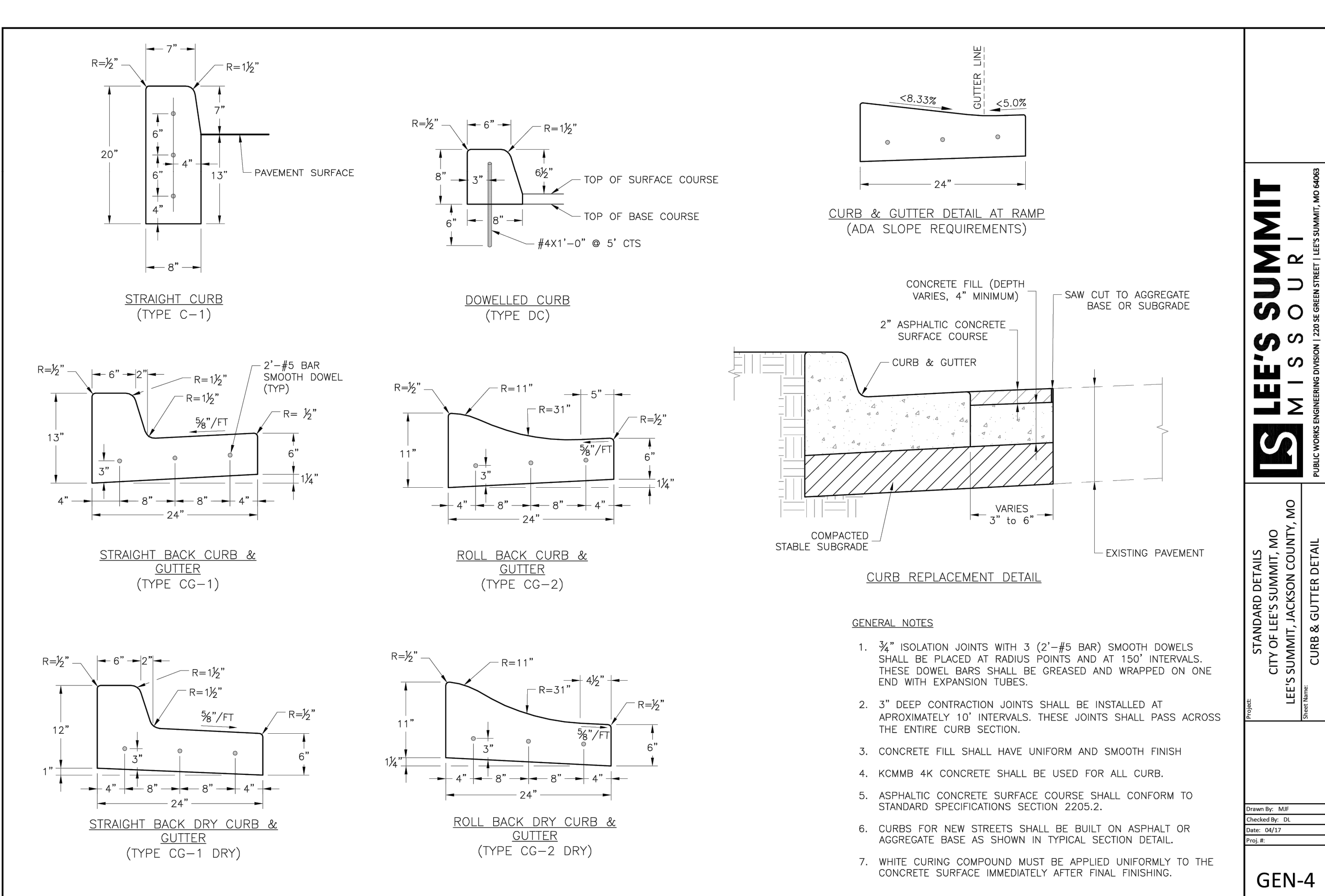
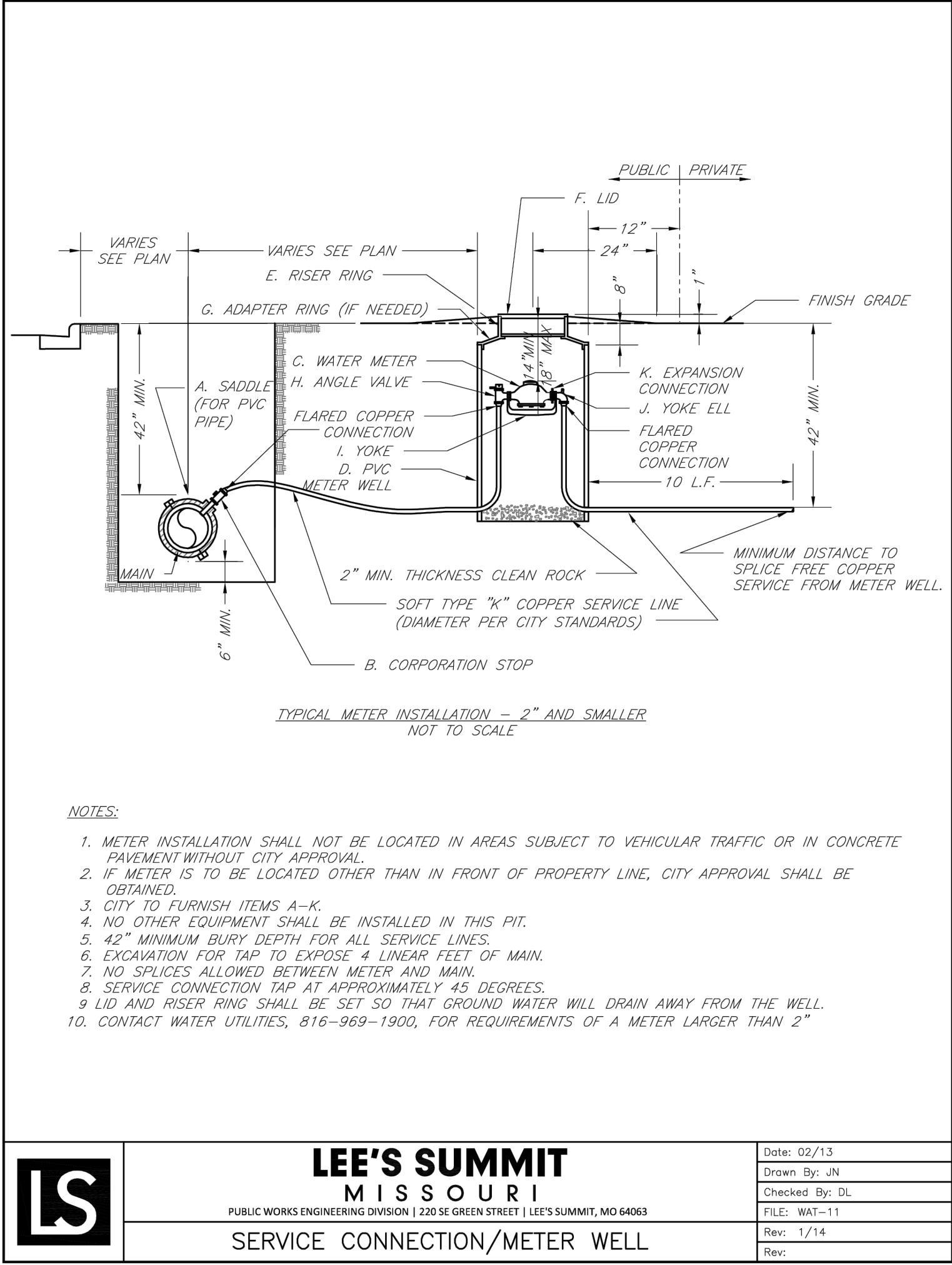
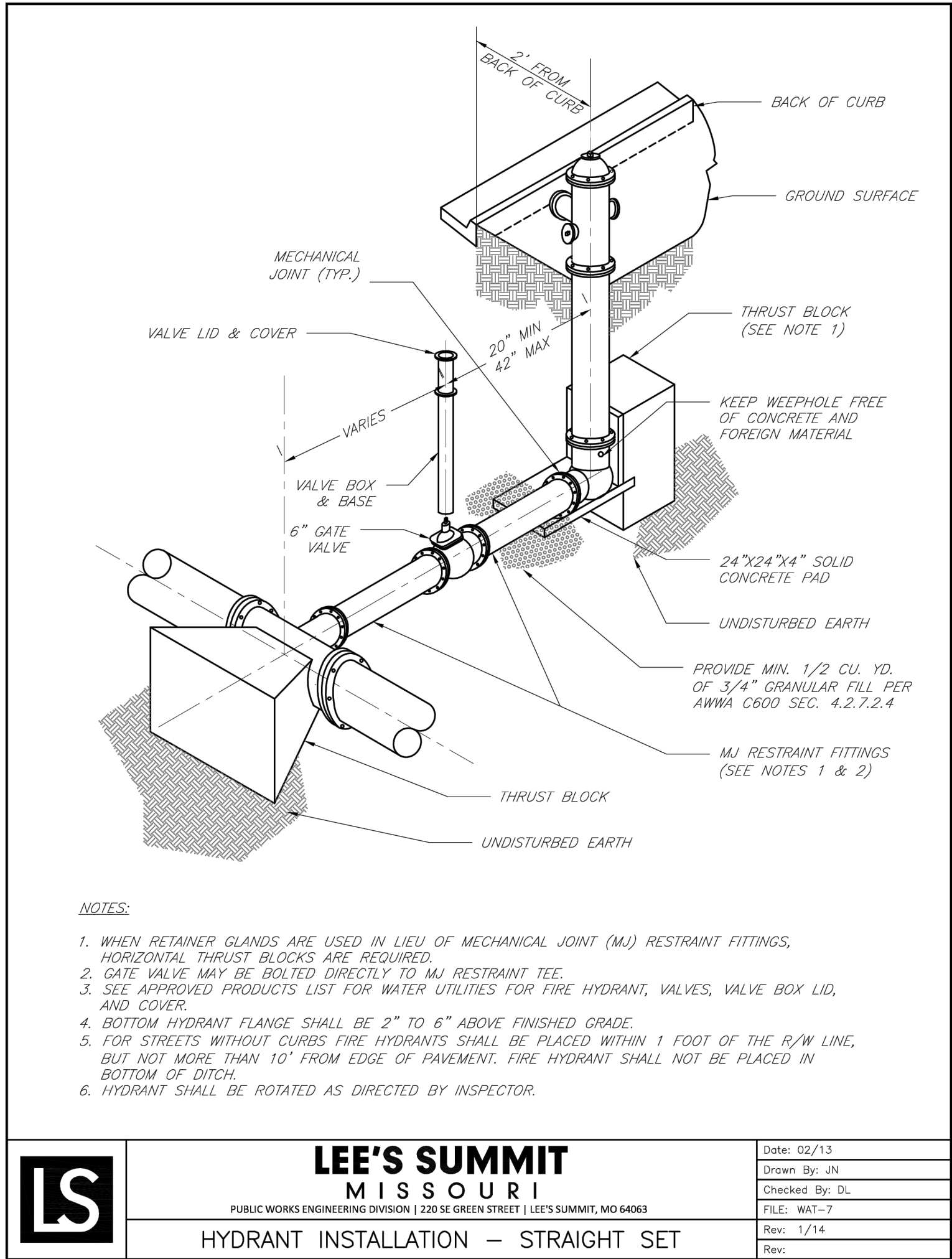
1"=30'
0 15' 30'

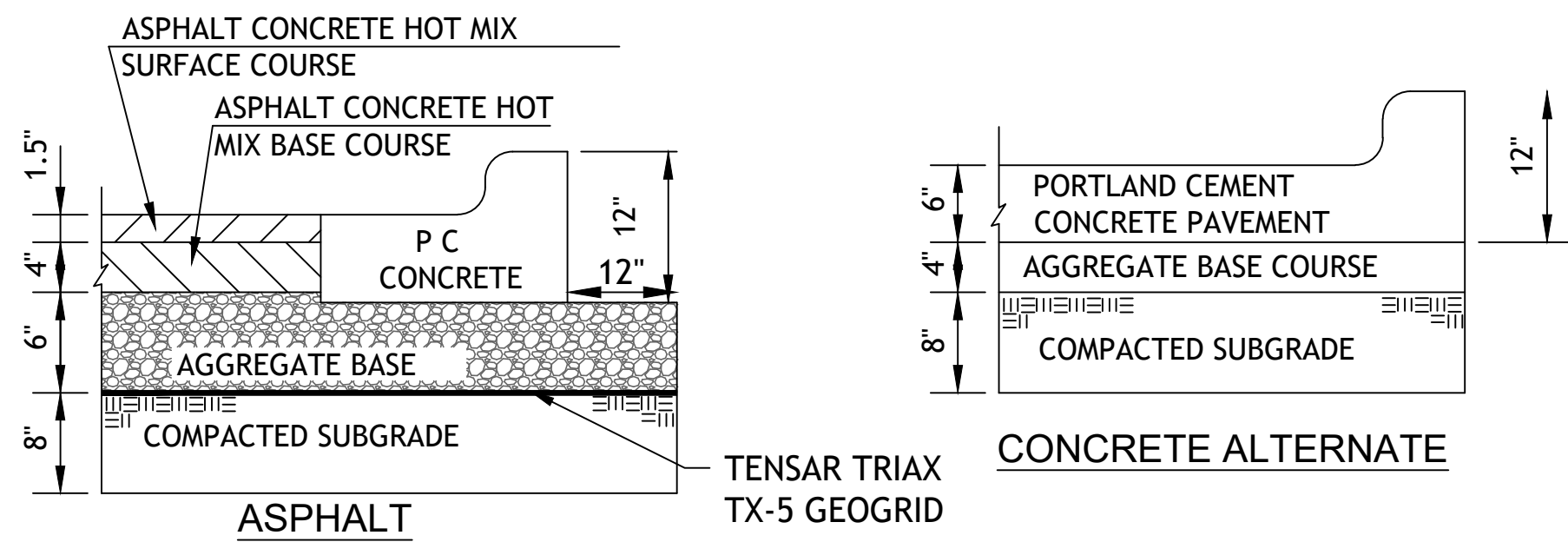
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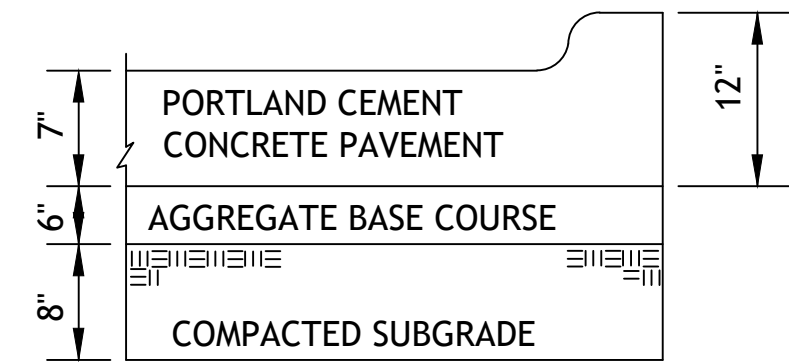
Revisions

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LEES SUMMITT, MO.



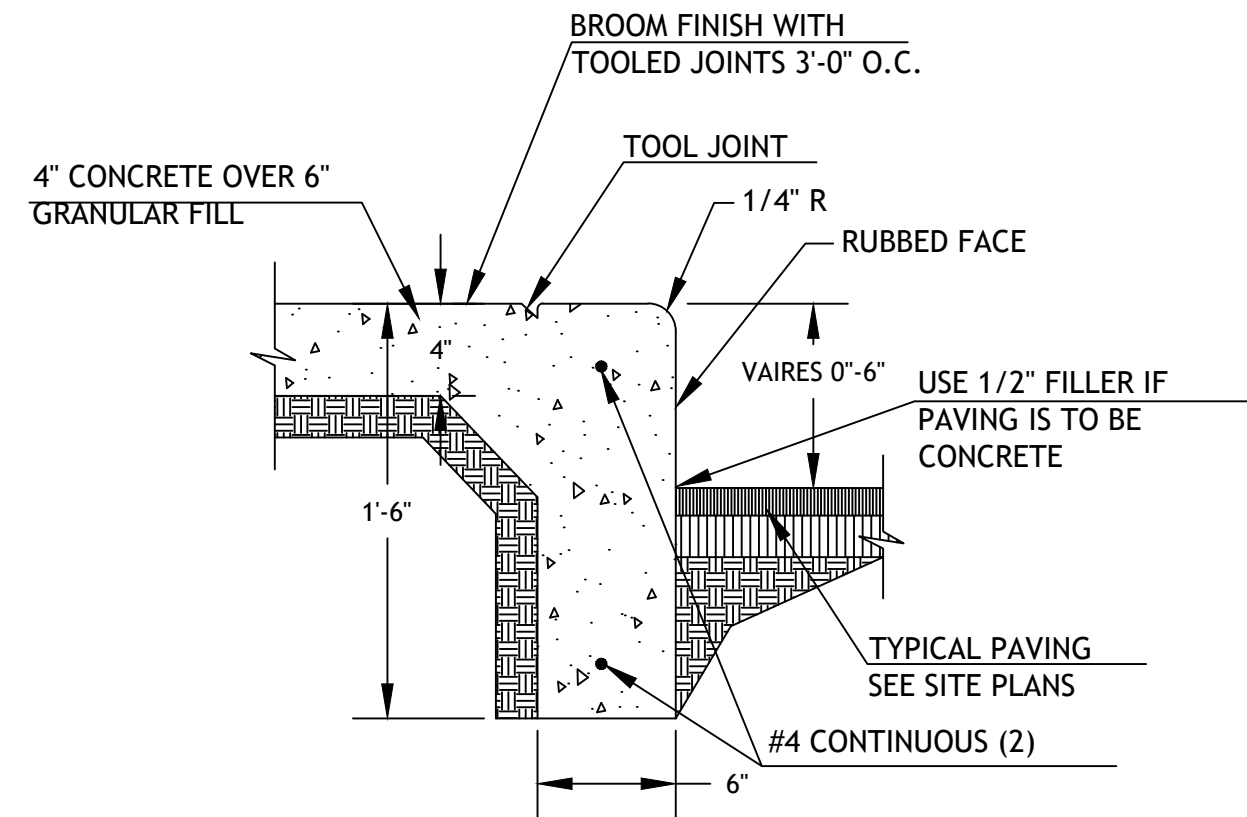


REGULAR DUTY PAVING PV1

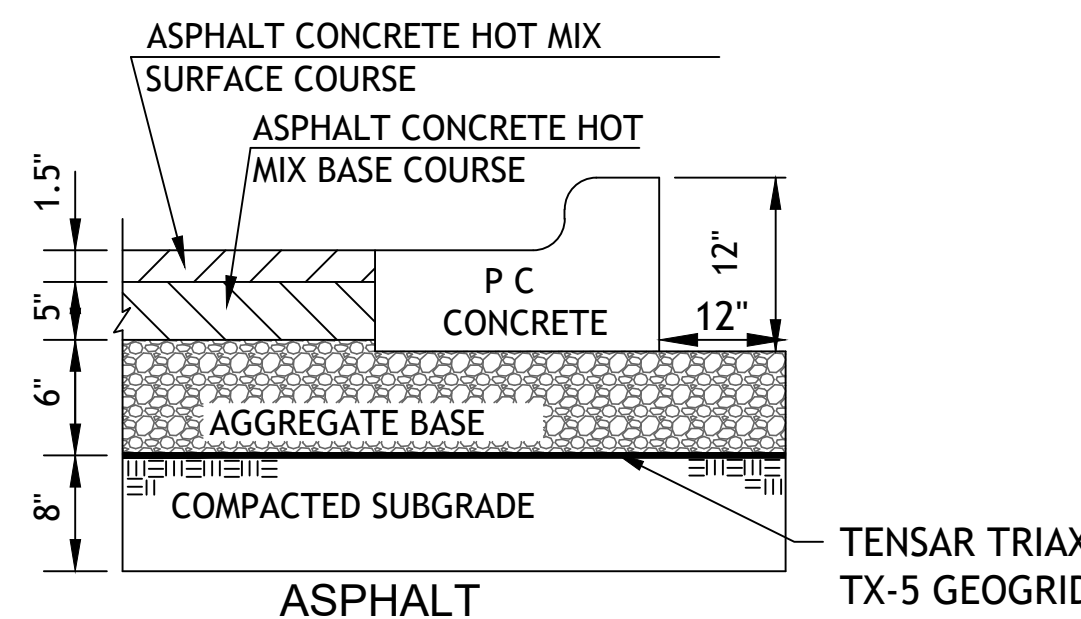


HEAVY DUTY CONCRETE PV3

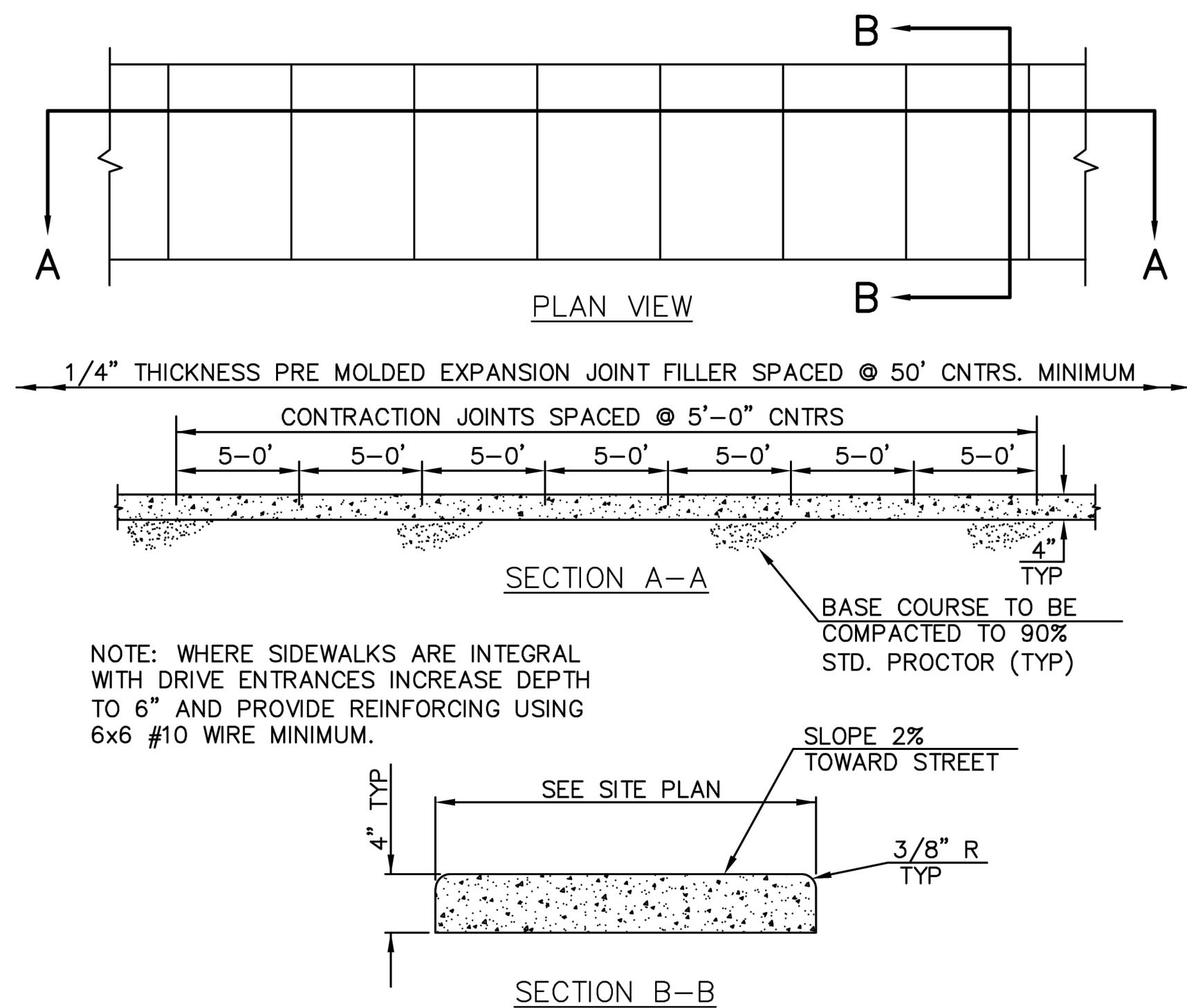
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 ASPHALT SURFACE COURSE - APWA TYPE 3-01
 ASPHALT BASE COURSE - APWA TYPE 2-01
 AGGREGATE BASE MoDOT TYPE 5 OR EQUIVALENT
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR $\pm 2\%$ AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



CURB WALK/CURB (AT BUILDING) CW1

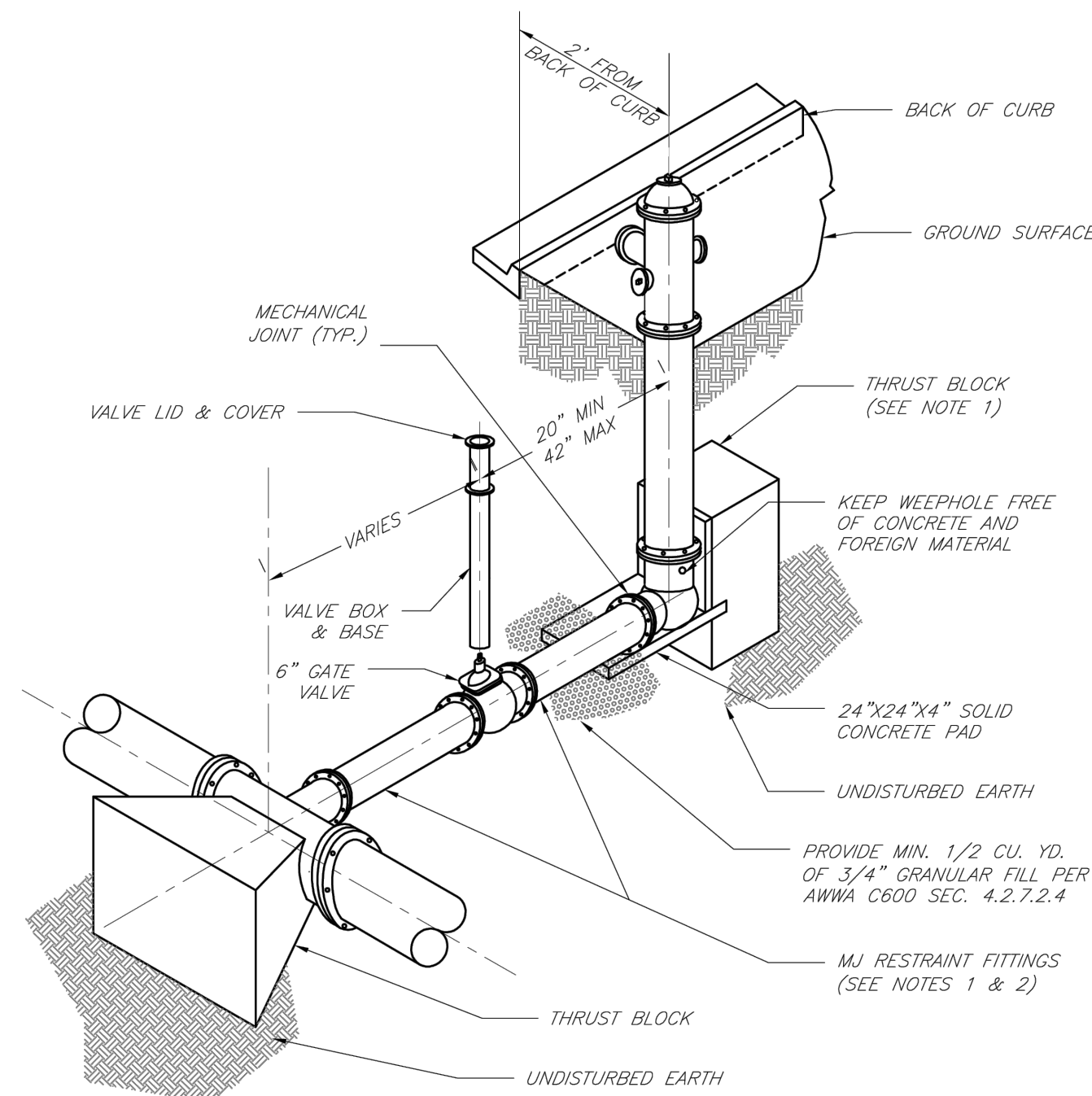


HEAVY DUTY ASPHALT PAVING PV2



CONCRETE SIDEWALK CW2

NOTE: CONCRETE SHALL BE CLASS A WITH $f'_c = 3000$ PSI.



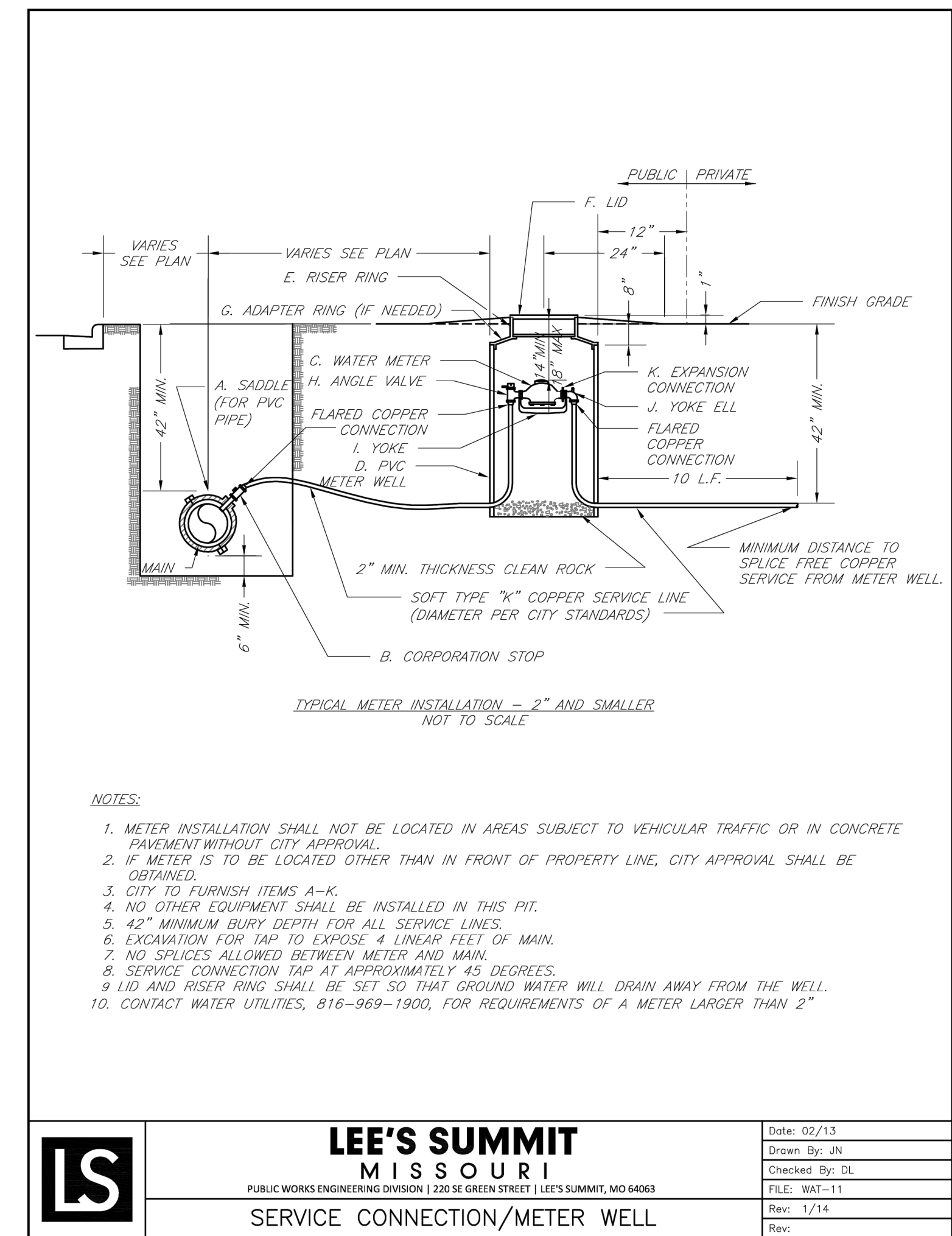
- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM HYDRANT FLANGE SHALL BE 2\"/>

LS

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

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-7
Rev: 1/14
Rev:

HYDRANT INSTALLATION - STRAIGHT SET



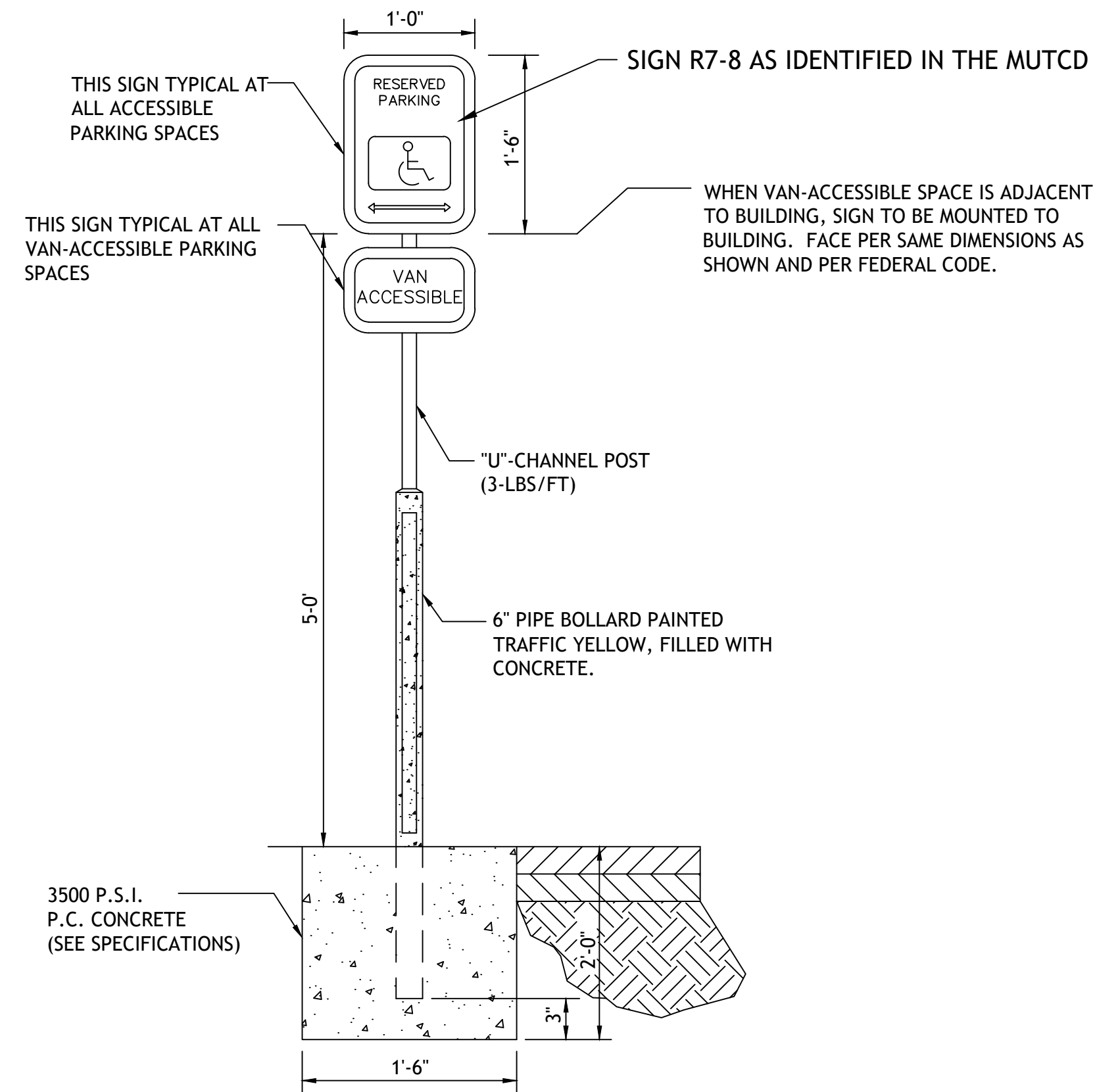
- NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 3. CITY TO FURNISH ITEMS A-K.
 4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 5. 42\"/>

LS

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

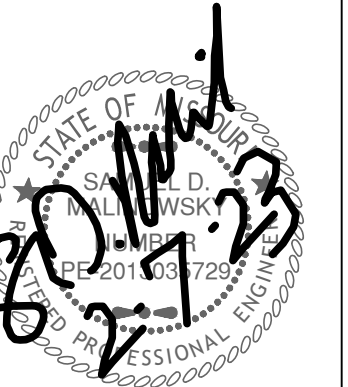
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14
Rev:

SERVICE CONNECTION/METER WELL



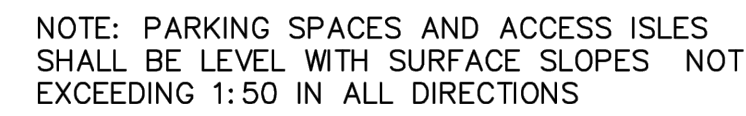
ACCESSIBLE PARKING SIGN PK2

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Revisions

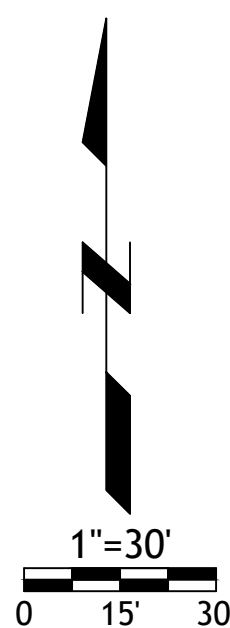
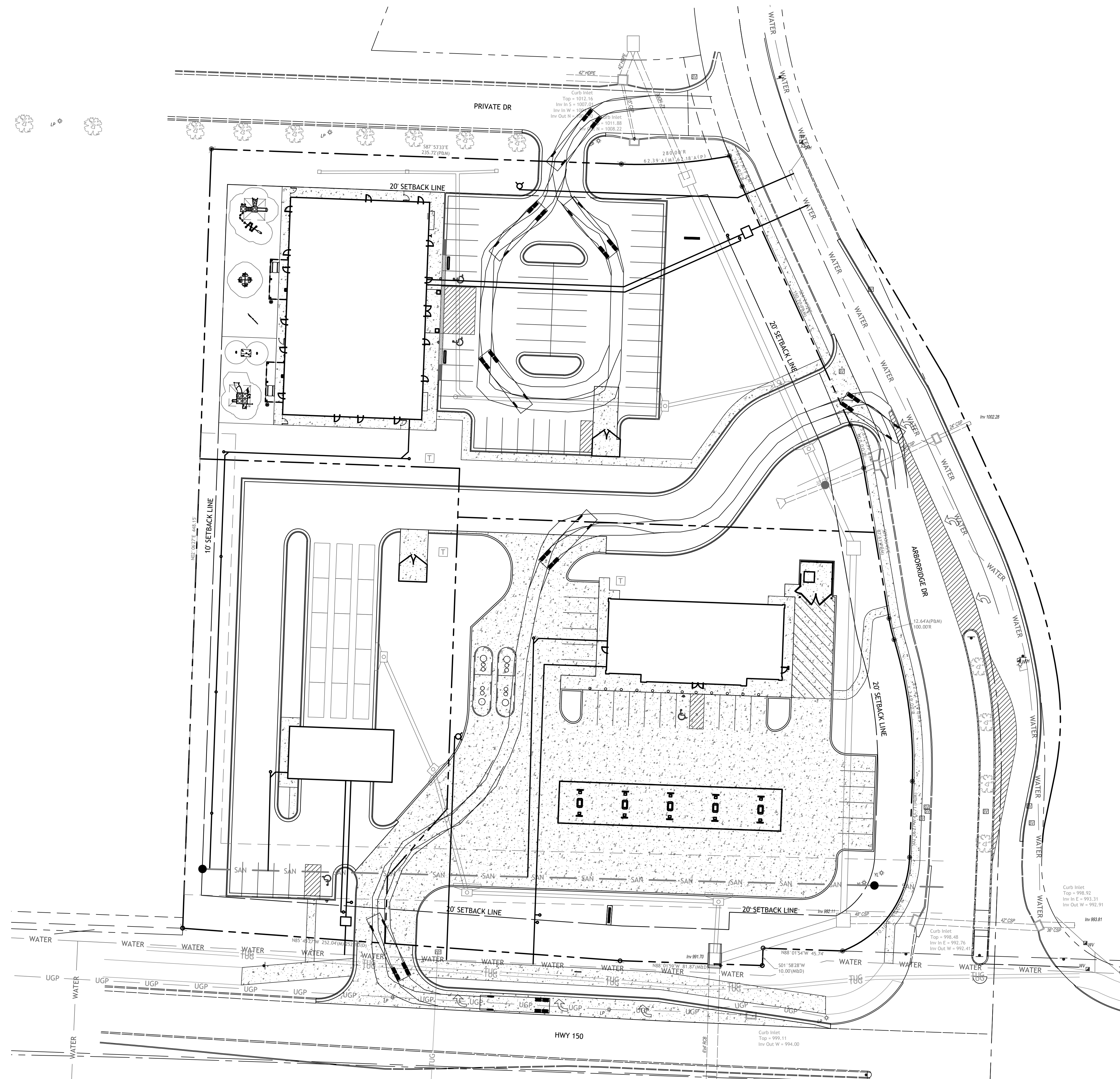
ARBOR WALK WEST
LOT 1, 2 & 3
LEES SUMMIT, MO.



PK1



ARBOR WALK WEST
LOT 1, 2 & 3
LEE'S SUMMITT, MO.



Revisions

ARBOR WALK WEST
LOT 1, 2 & 3
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