

# 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



LOCATION MAP

**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.

**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% ANNUAL 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 OVERALL SITE PLAN
- 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

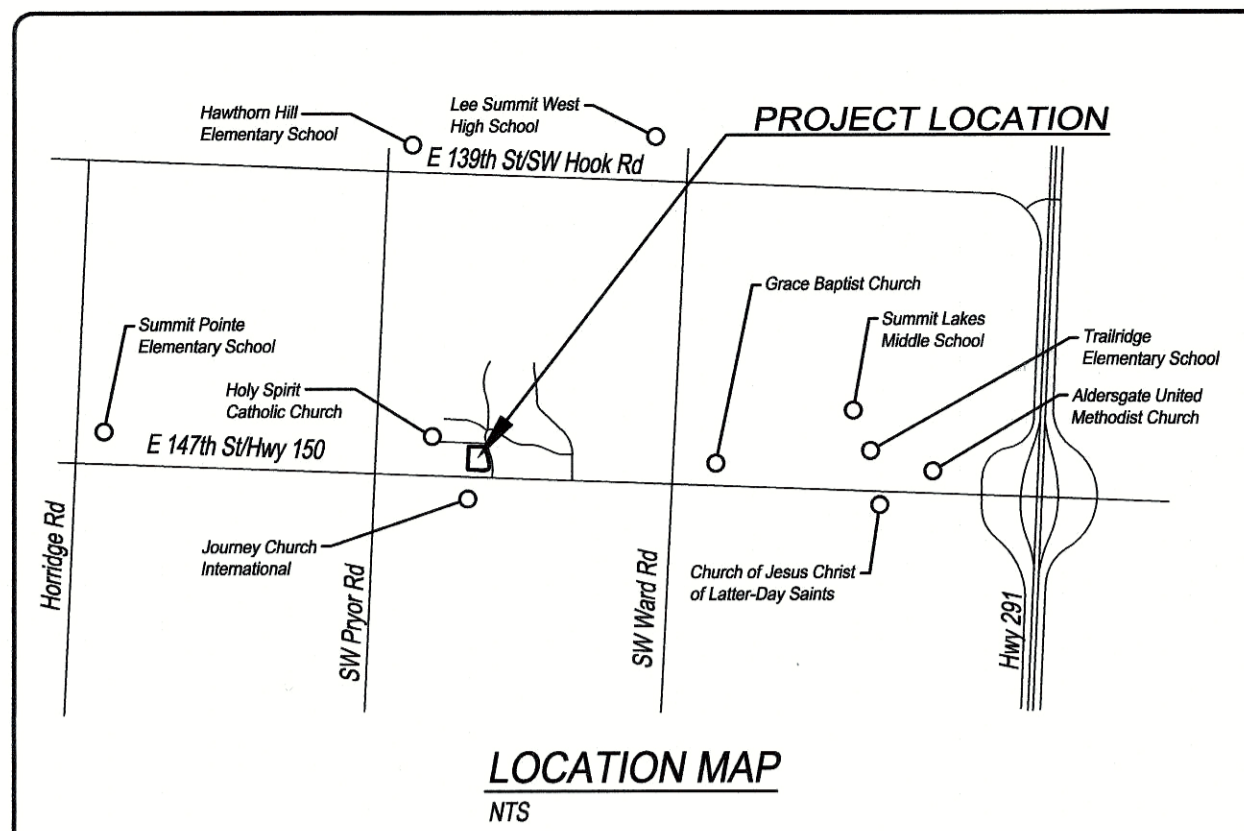
SM Engineering  
  
 5507 High Meadow Circle  
 Manhattan Kansas, 66503  
 smcivilengr@gmail.com  
 785.341.9747

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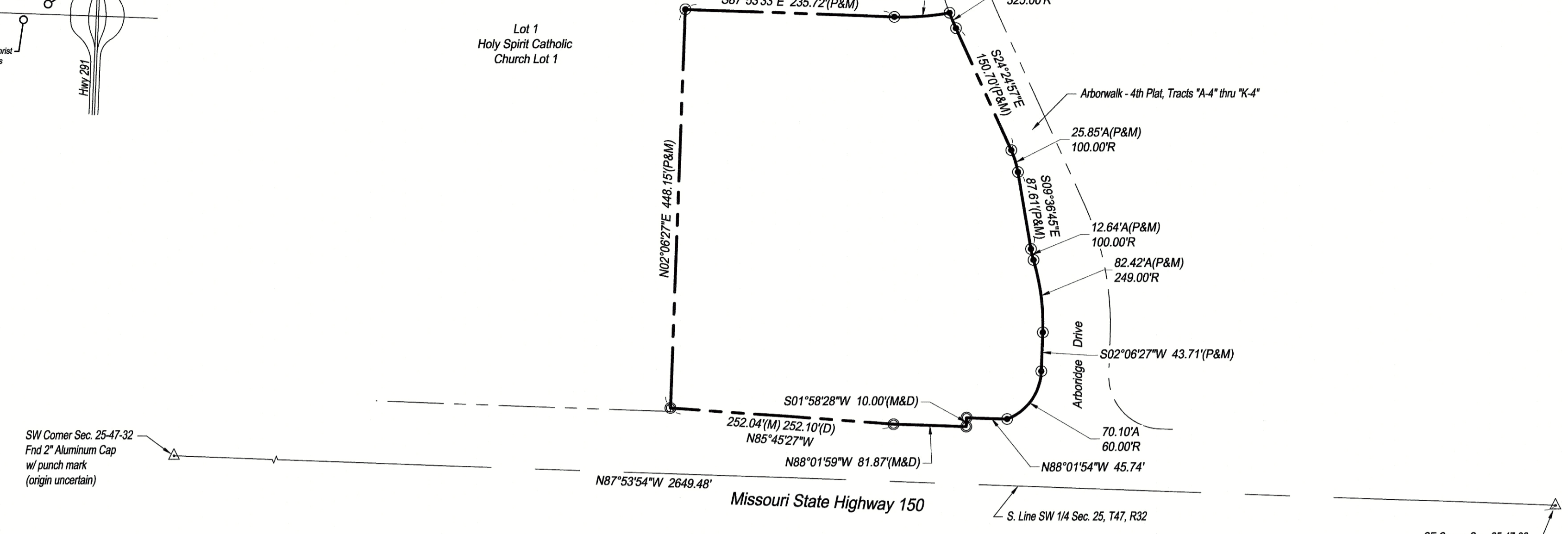
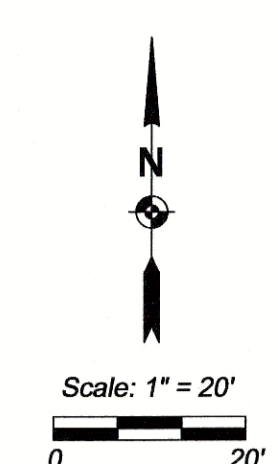
Revisions

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

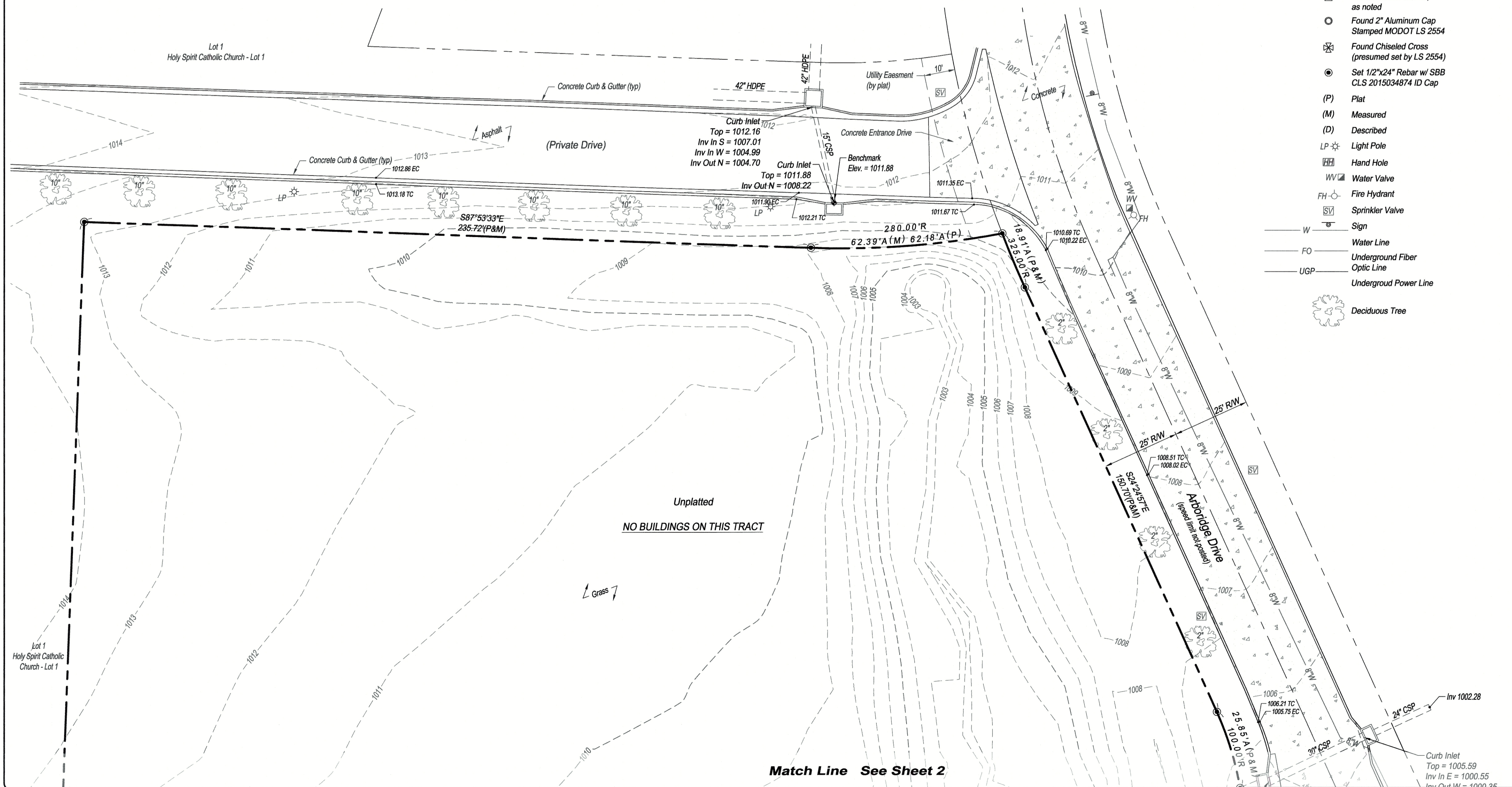
s h e e t  
**C1.0**  
 Civil  
 COVER SHEET  
 permit  
 7 FEBRUARY 2023



LOCATION MAP  
NTS



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

**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 Arbonridge 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. 2009E017354. (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 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 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 Arbonwalk - 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 Arbonridge 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

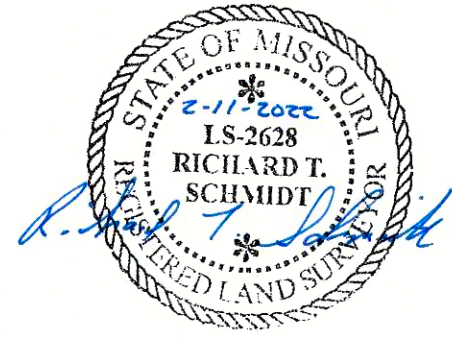
Match Line See Sheet 1

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Date of Plat or Map: February 11, 2022

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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

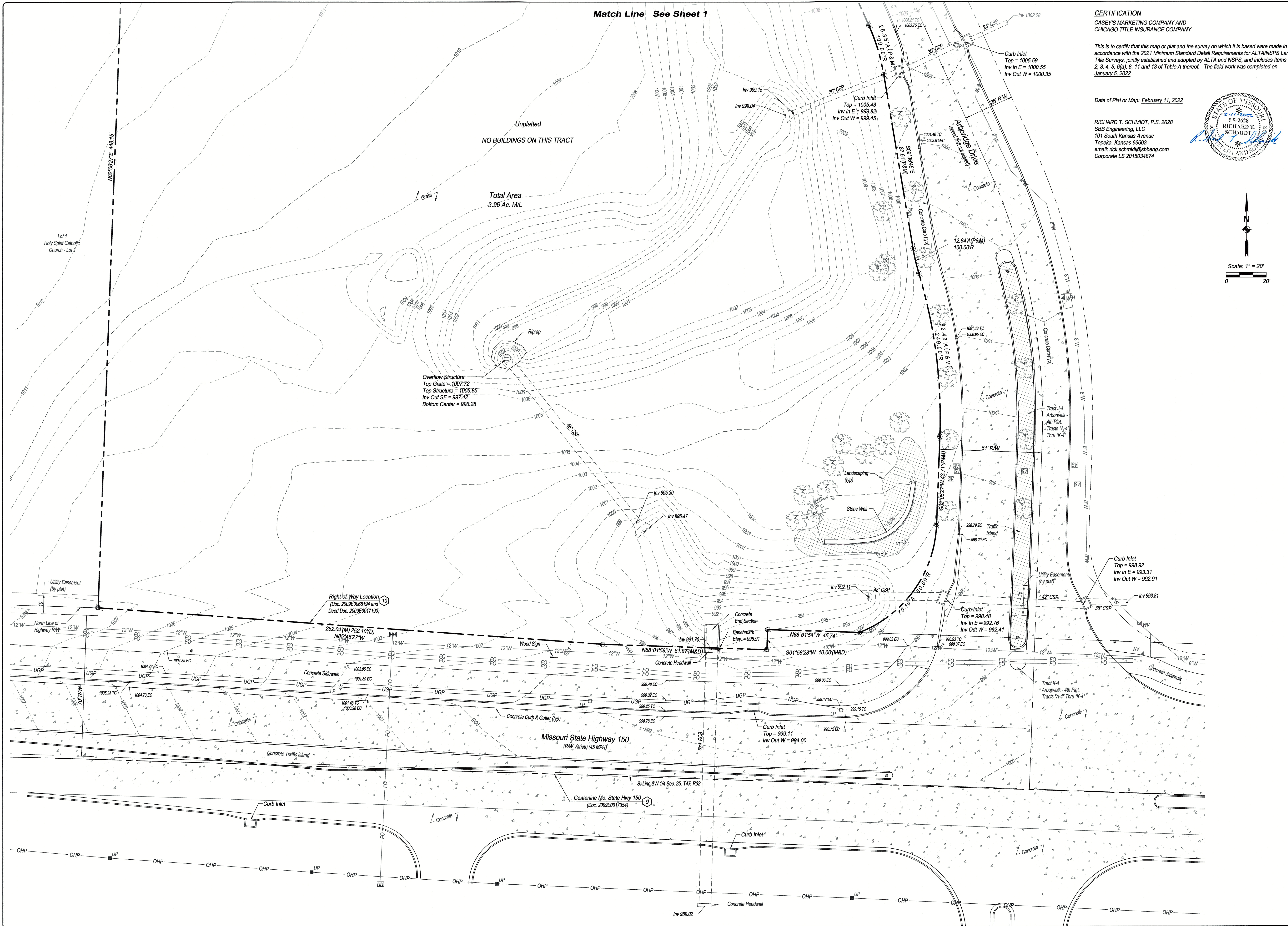
Curb Inlet  
Top = 1005.59  
Inv In E = 1000.55  
Inv Out W = 1000.35

Curb Inlet  
Top = 1005.43  
Inv In E = 999.82  
Inv Out W = 999.45

Curb Inlet  
Top = 998.92  
Inv In E = 993.31  
Inv Out W = 992.91

Benchmark  
Elev. = 996.91

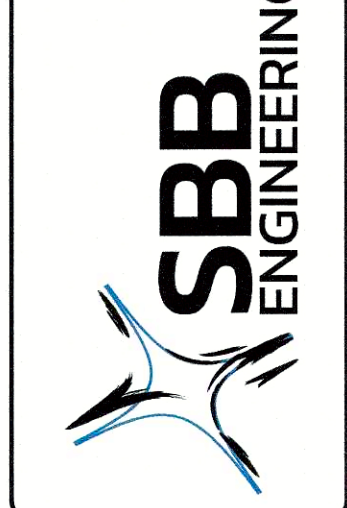
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Rev.	By	Date	Description

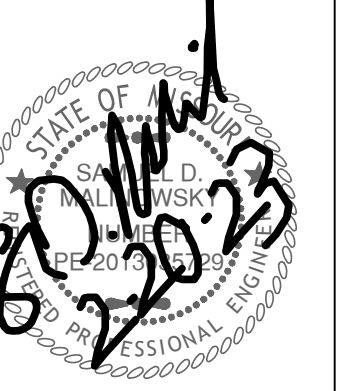
PREPARED FOR:  
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One SE Convenience Boulevard  
Ankeny, Iowa 50021

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



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

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



Revisions

SITE DATA												
LOT	EXISTING/PROPOSED ZONING	LOT AREA (SF)	LOT AREA (ACRES)	BLDG AREA SF (ENVELOPE)	# OF FLOORS	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PRK LOT COVERAGE	TOTAL IMPERVIOUS COVERAGE	OPEN SPACE
LOT 1	PMIX	65,775	1.51	4,569	1	22	23	1	1	37,561	42,130	23,645
LOT 2	PMIX	40,510	0.93	1,800	1	5	6	1	1	17,894	19,694	20,816
LOT 3	PMIX	66,646	1.52	10,000	1	25	44	2	2	21,108	31,108	35,356
TOTAL		172,933	3.96	16,369						76,563	92,932	79,817

**CONSTRUCTION NOTES:**

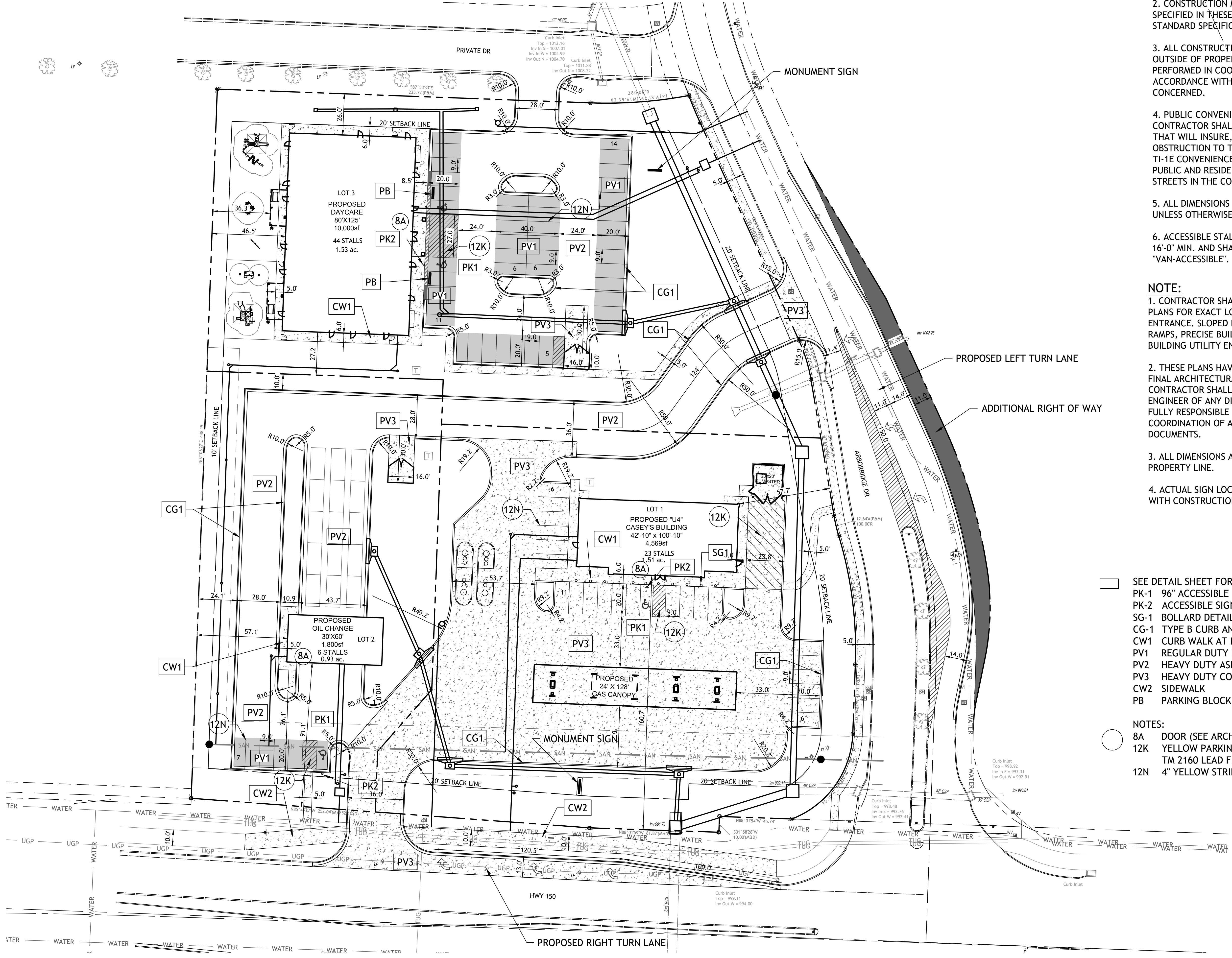
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102.

**NOTE:**

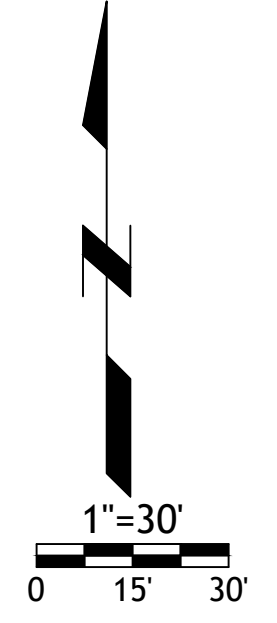
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
- ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- PK-2 ACCESSIBLE SIGN
- SG-1 BOLLARD DETAIL
- CG-1 TYPE B CURB AND GUTTER
- CW1 CURB WALK AT BUILDING
- PV1 REGULAR DUTY PAVEMENT
- PV2 HEAVY DUTY ASPHALT PAVEMENT
- PV3 HEAVY DUTY CONCRETE PAVEMENT
- CW2 SIDEWALK
- PB PARKING BLOCK

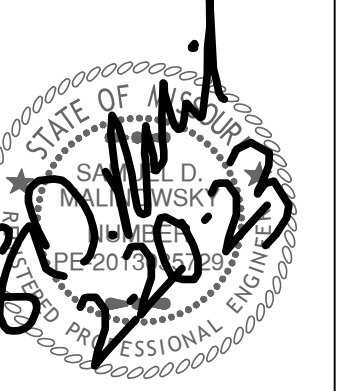
- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
  - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
  - 12N 4" YELLOW STRIPES 3'-0" O.C.



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

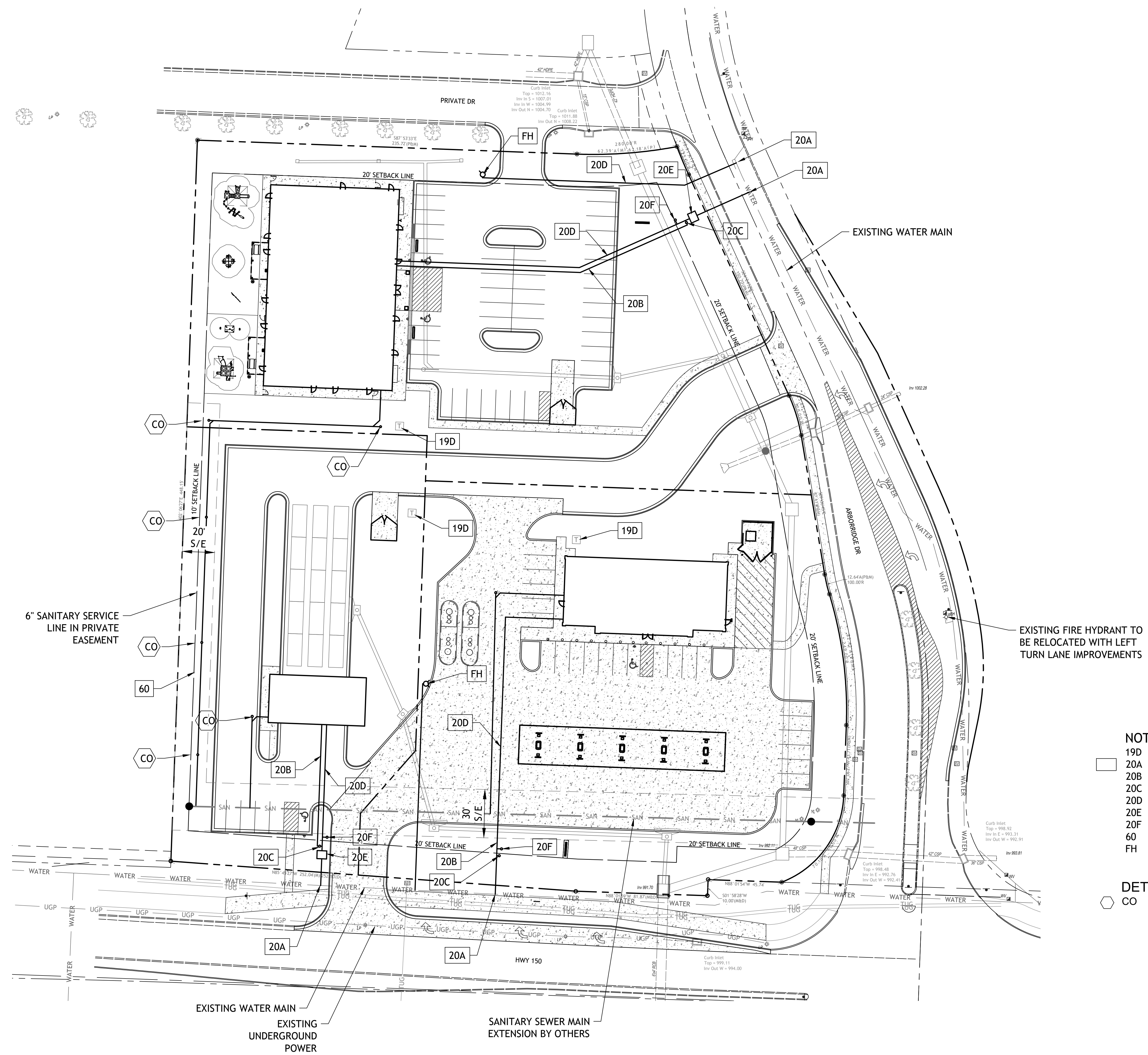


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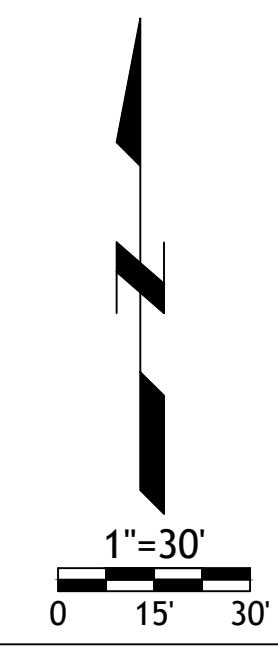


Revisions

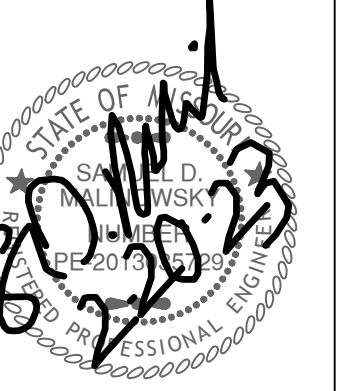
**ARBOR WALK WEST**  
**LOT 1, 2 & 3**  
 LEES SUMMITT, MO.



- 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



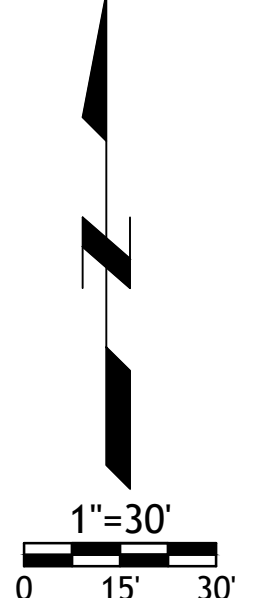
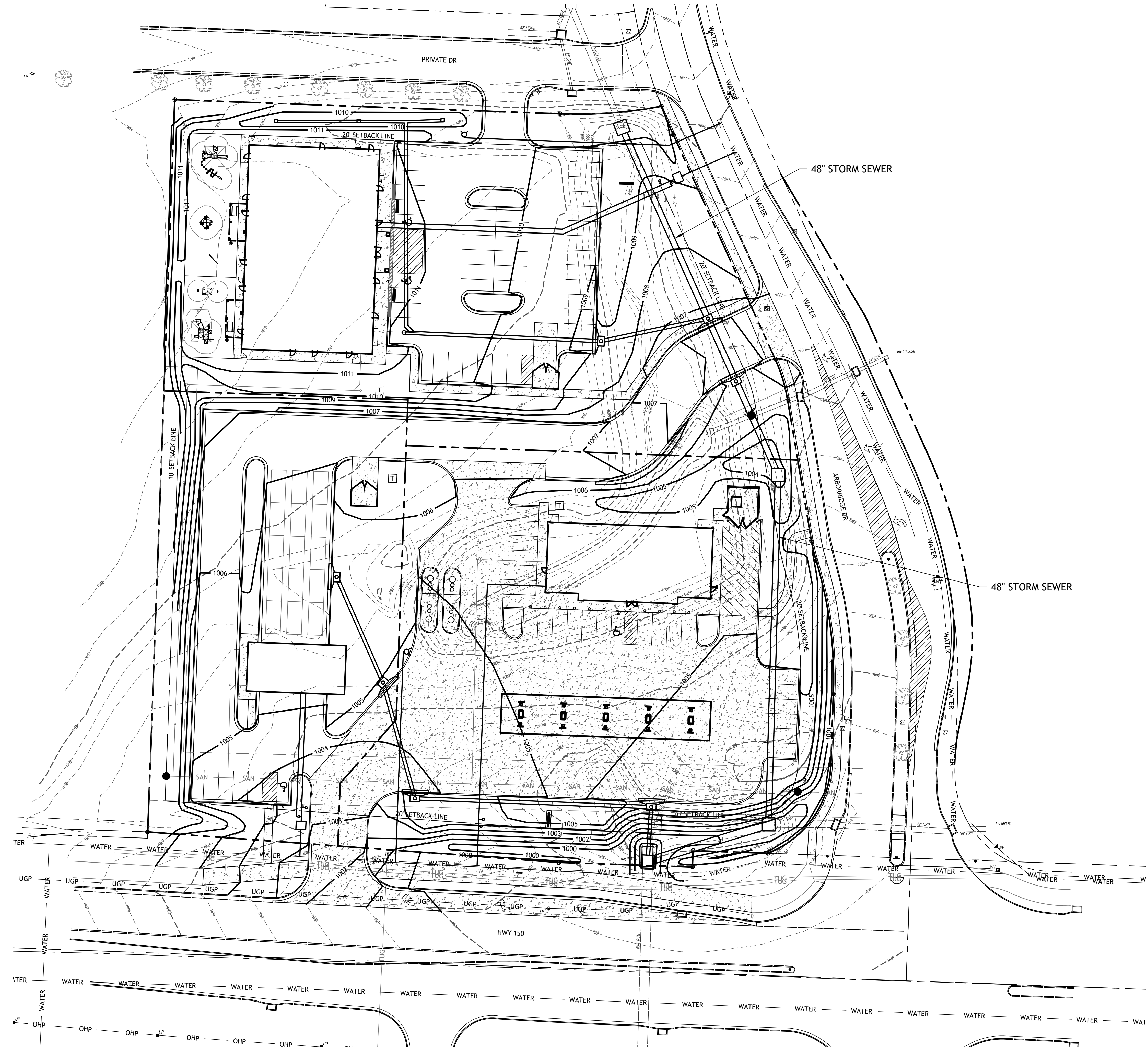
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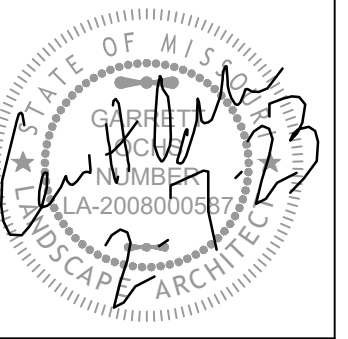
Revisions

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

sheet  
**C6.0**  
Civil  
GRADING  
permit  
7 FEBRUARY 2023

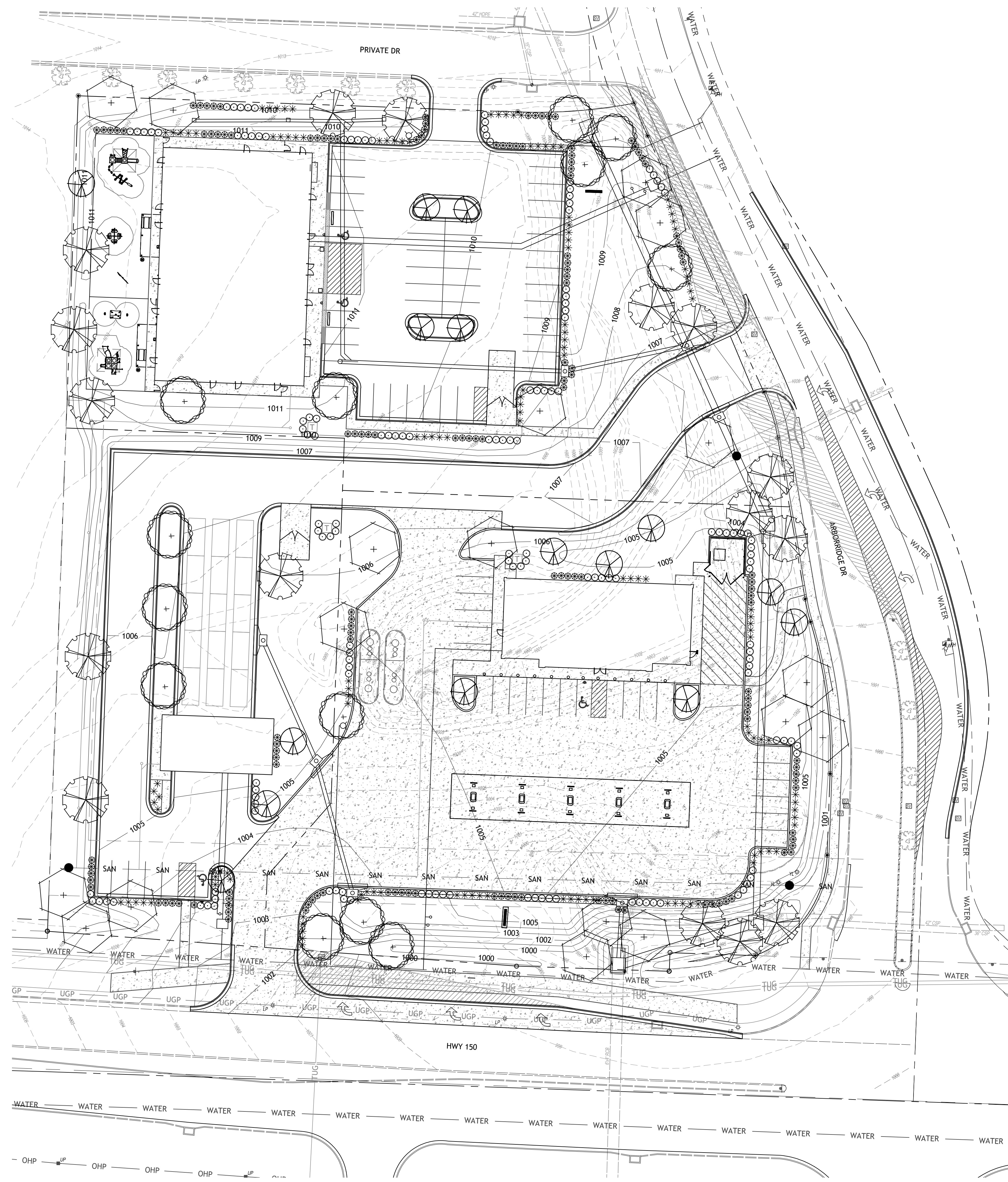


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LOT 1, 2 & 3  
LEES SUMMITT, MO.



**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  
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

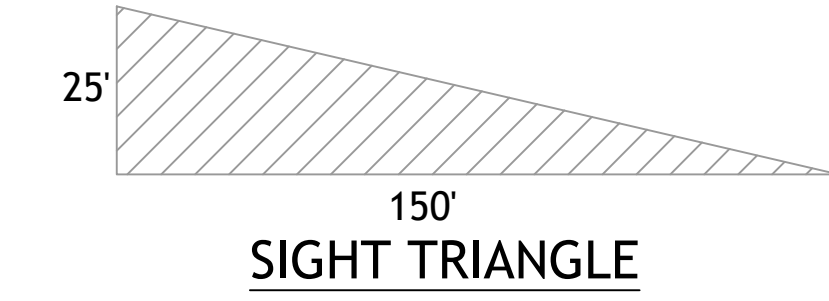
INTERIOR PARKING  
TOTAL PARKING SURFACE = 16,788sf  
REQUIRED  
5% LANDSCAPE AREA = 893sf  
PROVIDED = 1,111sf

OPEN SPACE TREES  
TOTAL SITE 1.52ac (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  
2 / 5,000sf = 22  
PROVIDED = 31



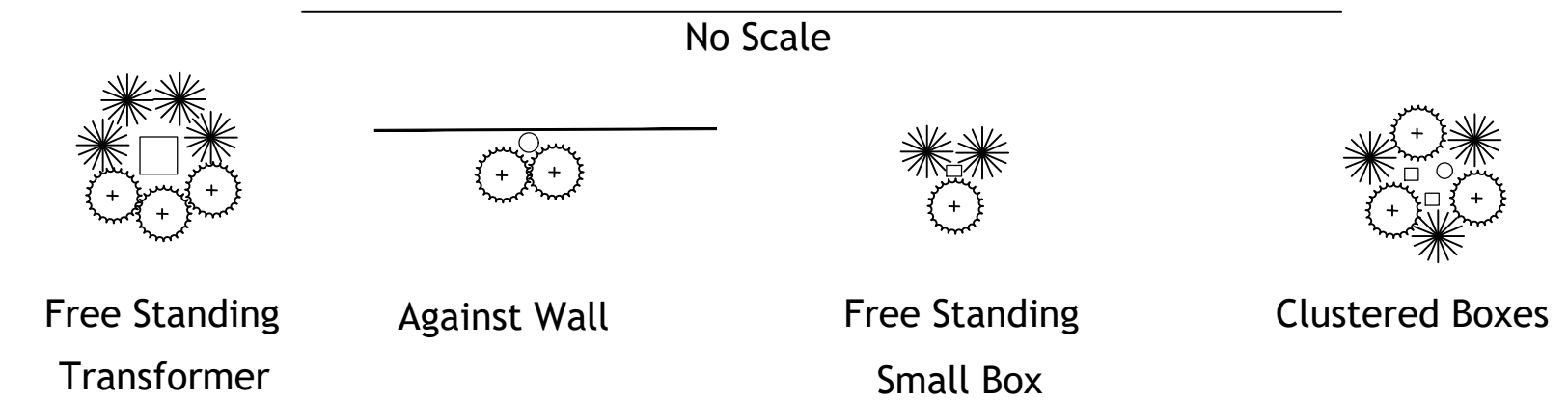
**Shrub List**

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.

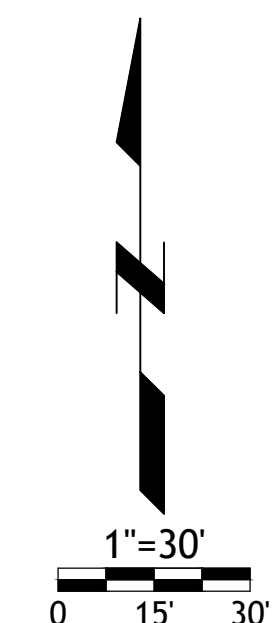
**Tree List**

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

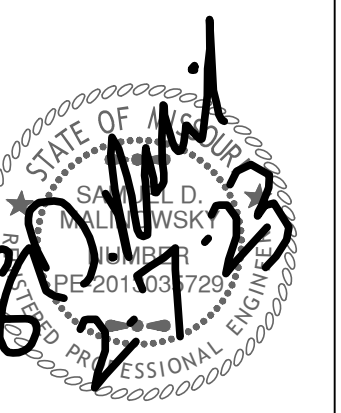
**Typical Utility Box Screening Details**



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



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Revisions

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**HYDRANT INSTALLATION - STRAIGHT SET**

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

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**SERVICE CONNECTION/METER WELL**

Date: 02/13  
Drawn By: JN  
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Rev:

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**CURB & GUTTER DETAIL**

STRAIGHT CURB (TYPE C-1)  
DOWELLED CURB (TYPE DC)  
STRAIGHT BACK CURB & GUTTER (TYPE CG-1)  
ROLL BACK CURB & GUTTER (TYPE CG-2)  
STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)  
ROLL BACK DRY CURB & GUTTER (TYPE CG-2 DRY)

**GENERAL NOTES**

- 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.
- 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
- CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
- KCMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
- CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

GEN-4

**LEE'S SUMMIT MISSOURI**  
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**SIDEWALK RAMP RETROFIT DETAIL**

3-D VIEW TYPE A SIDEWALK/SHARED-USE RAMP  
3-D VIEW TYPE B SIDEWALK/SHARED-USE RAMP  
TYPE A SIDEWALK/SHARED-USE RAMP  
TYPE B SIDEWALK/SHARED-USE RAMP  
SIDEWALK CURB DETAIL  
CONTRACTION JOINT  
JOINT DETAILS  
CURB & GUTTER DETAIL AT RAMP

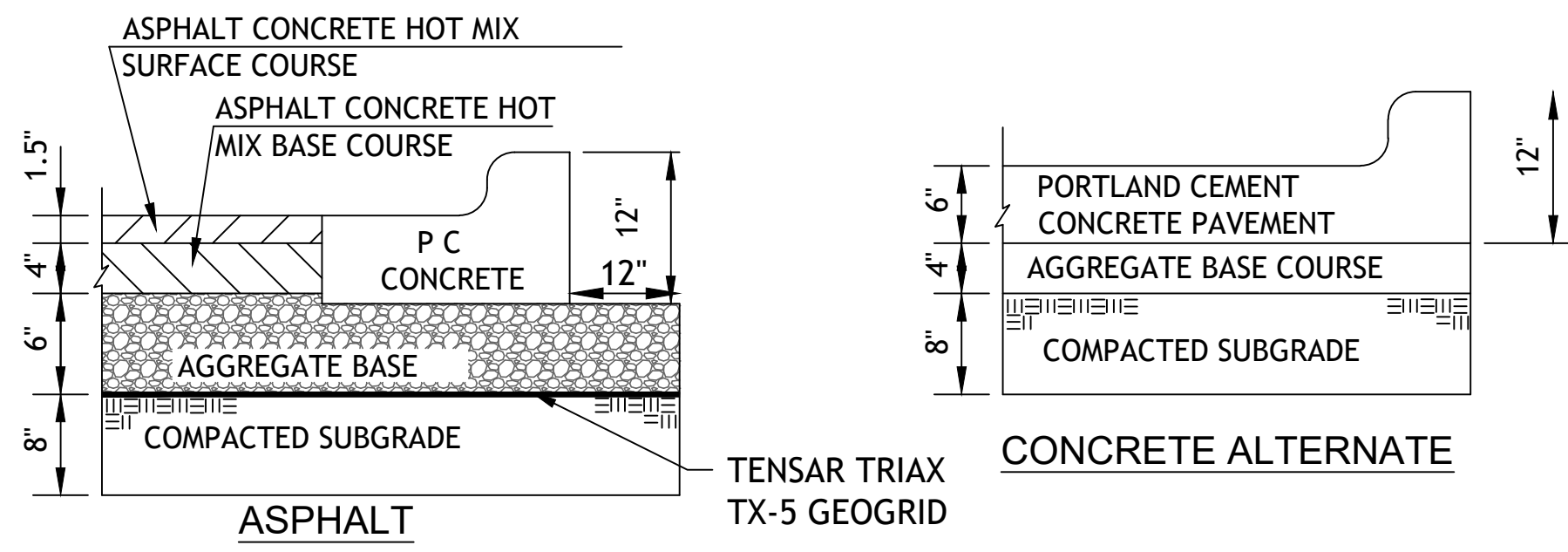
**SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:**

- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
- USE 1/2" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
- ALL RAMP, SIDEWALK, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAPPED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
- ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTER MAX.
- ADA MAXIMUM RAMP SLOPE = 8.33%  
ADA MAXIMUM CROSS SLOPE = 2.08%
- MINIMUM CLEARANCE: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5% MIN.
- TURNING SPACES SHALL BE 1.5% MIN. SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
- FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
- RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMP TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF EXISTING SIDEWALK RETROFIT RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
- ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

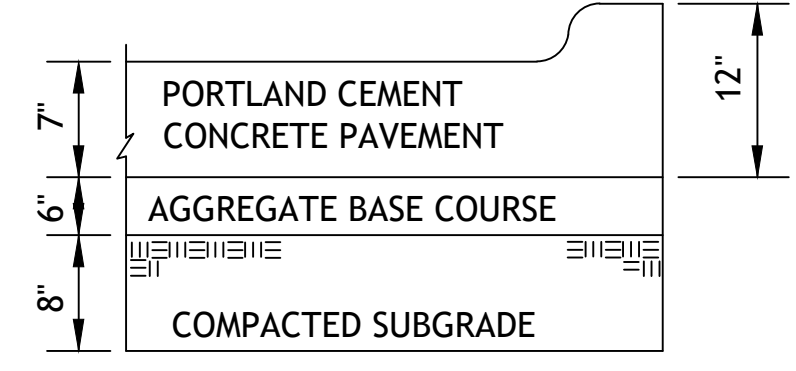
GEN-3A

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





**REGULAR DUTY PAVING PV1**

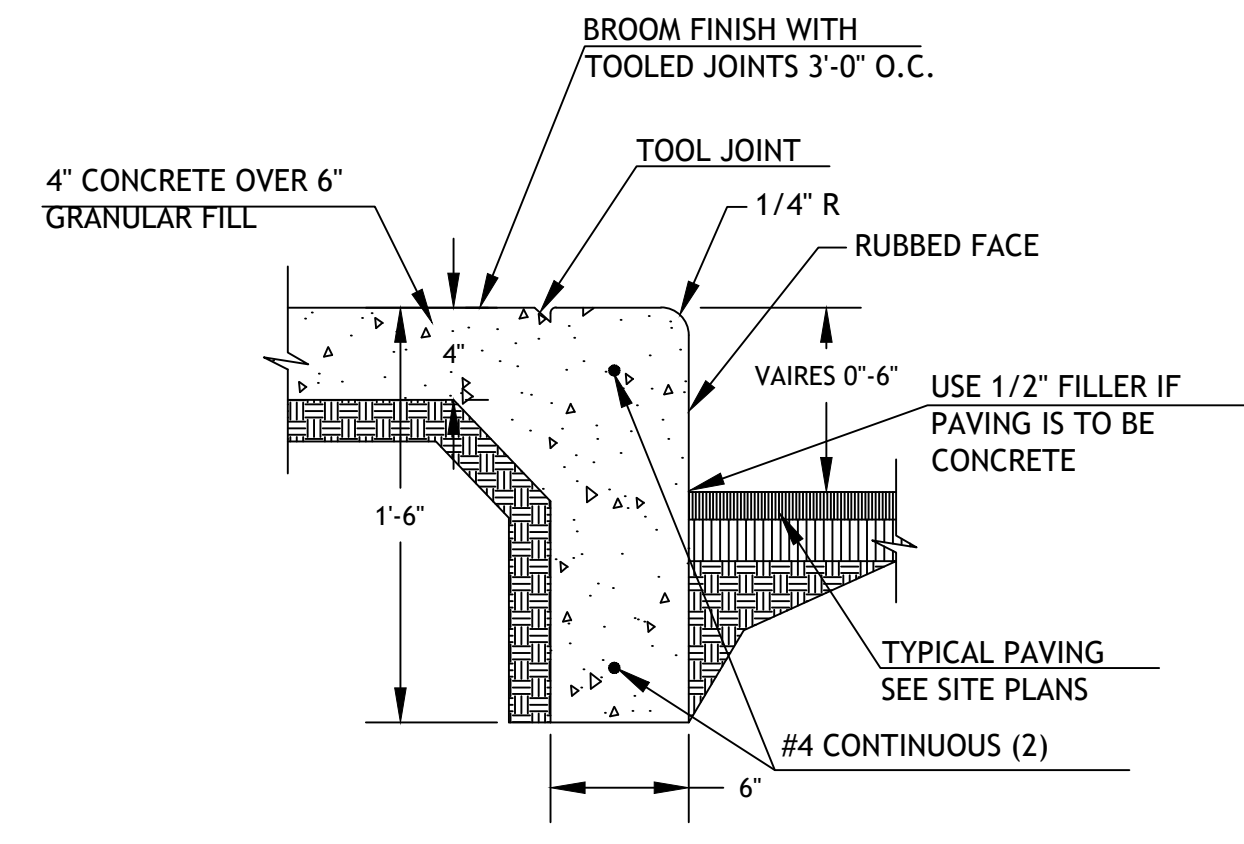


**HEAVY DUTY CONCRETE PV3**

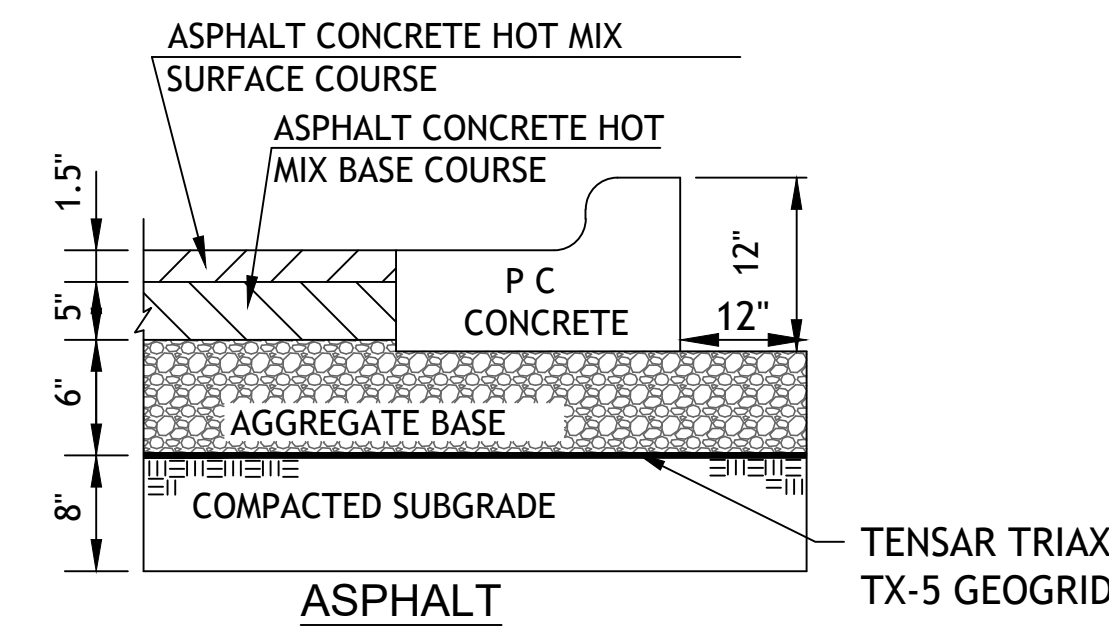
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01  
 ASPHALT BASE COURSE - APWA TYPE 2-01  
 AGGREGATE BASE MoDOT TYPE 5 OR EQUIVALENT

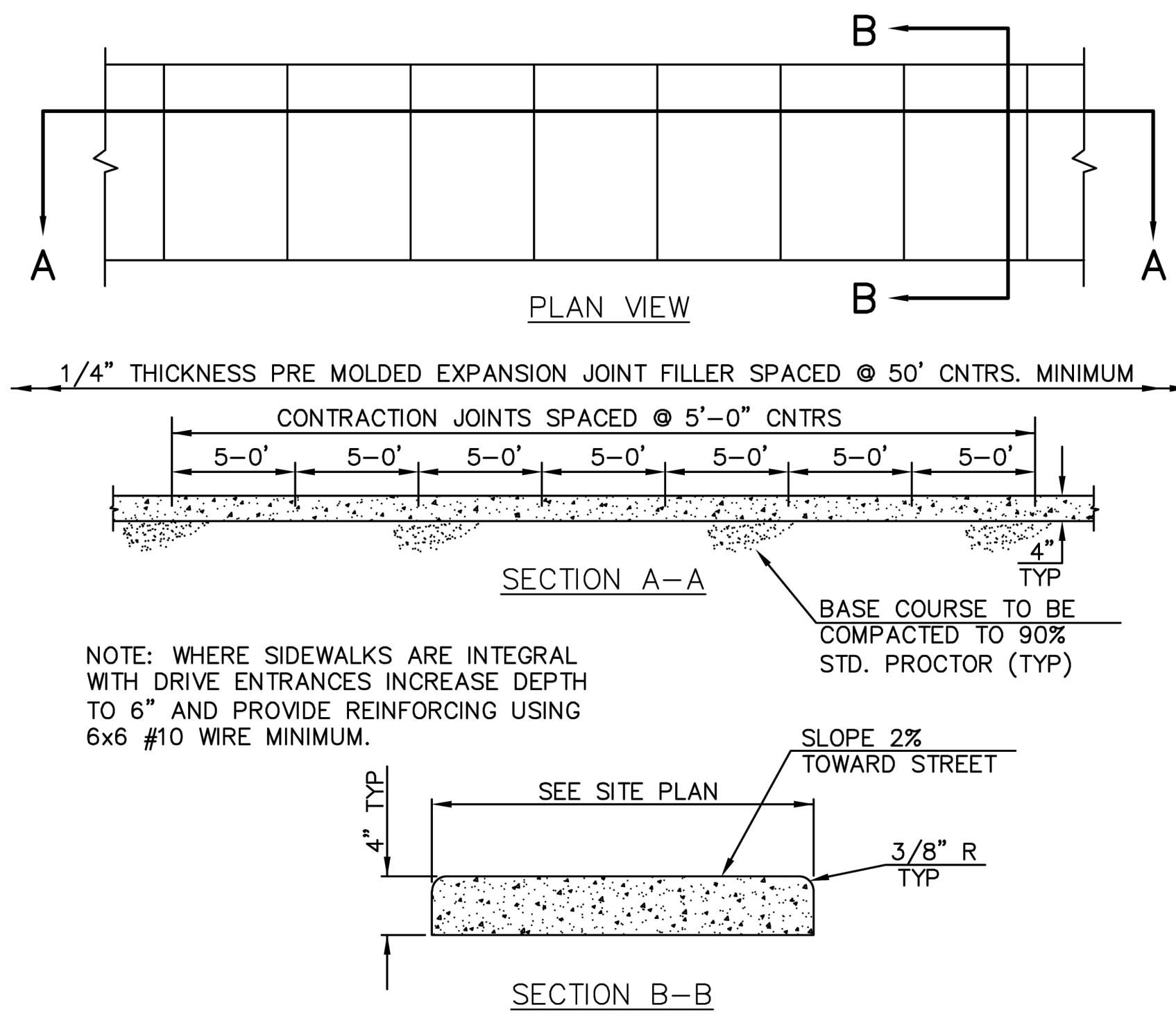
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



**CURB WALK/CURB (AT BUILDING) CW1**

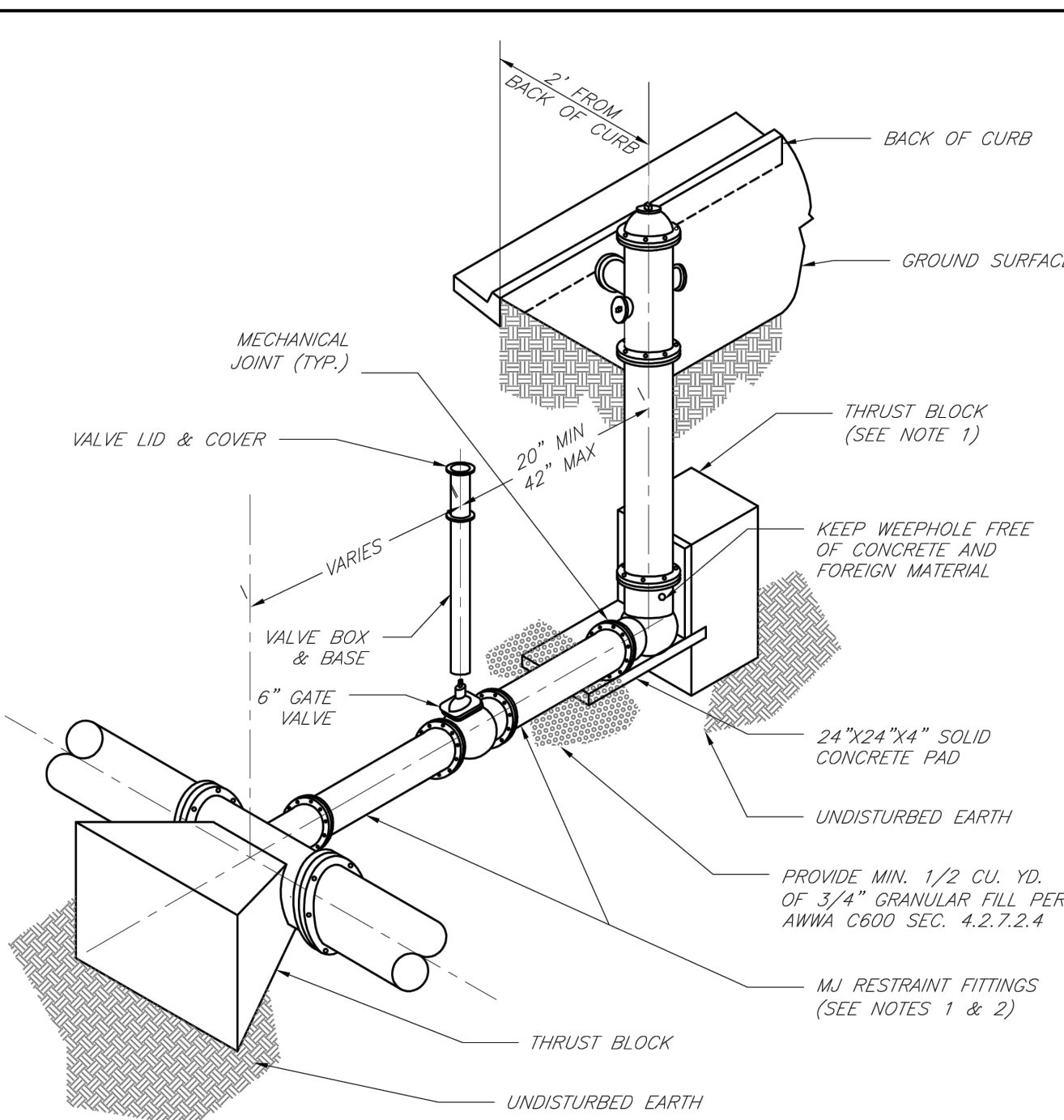


**HEAVY DUTY ASPHALT PAVING PV2**



**CONCRETE SIDEWALK CW2**

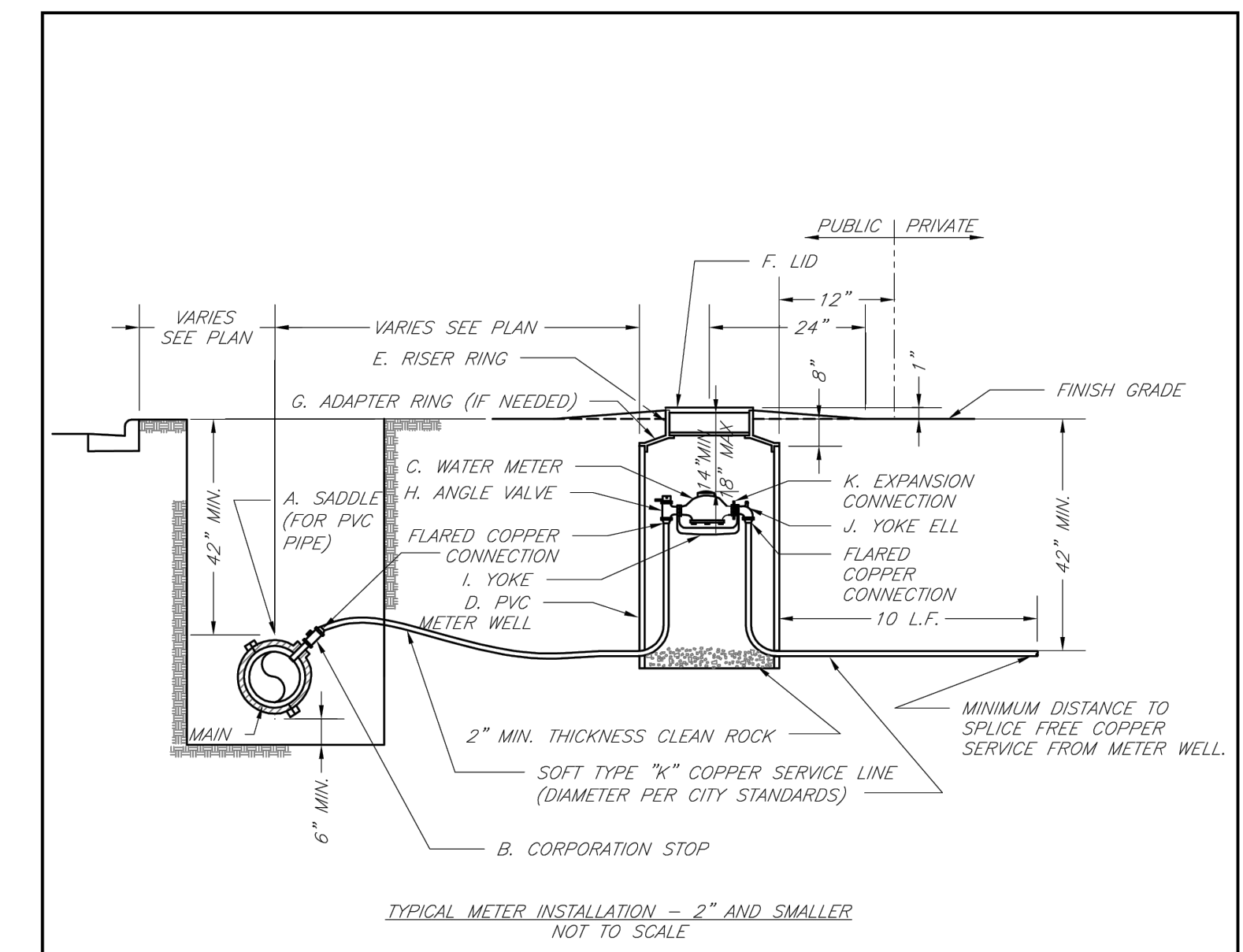
NOTE: CONCRETE SHALL BE CLASS A WITH  $f'_c = 3000$  PSI.



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

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**HYDRANT INSTALLATION - STRAIGHT SET**

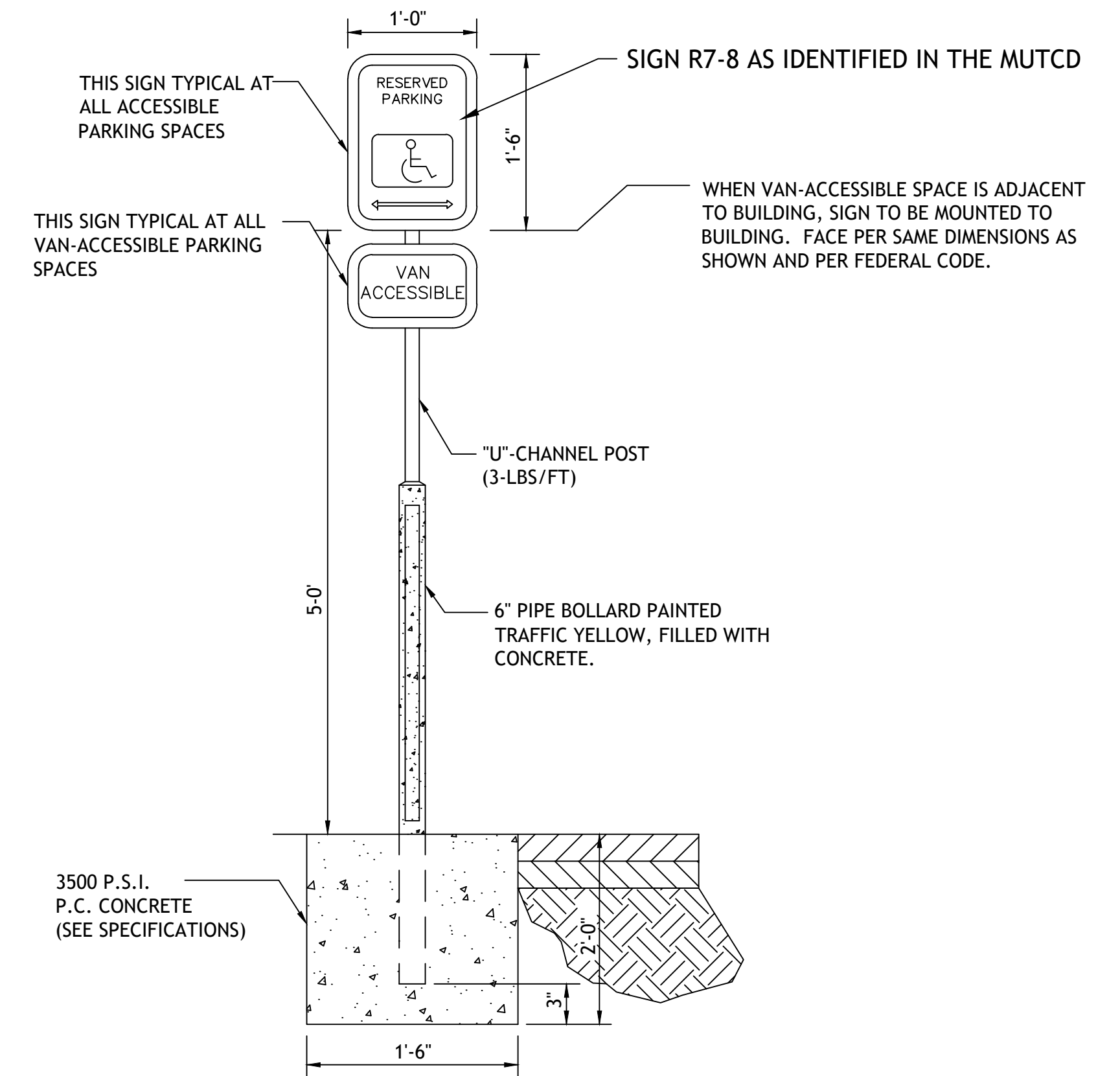
Date:	02/13
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Checked By:	DL
FILE:	WAT-7
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Rev:	



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

**LEE'S SUMMIT MISSOURI**  
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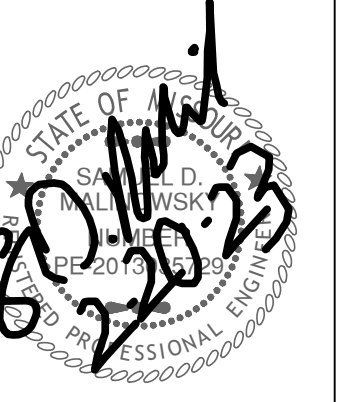
**ACCESSIBLE PARKING SIGN PK2**

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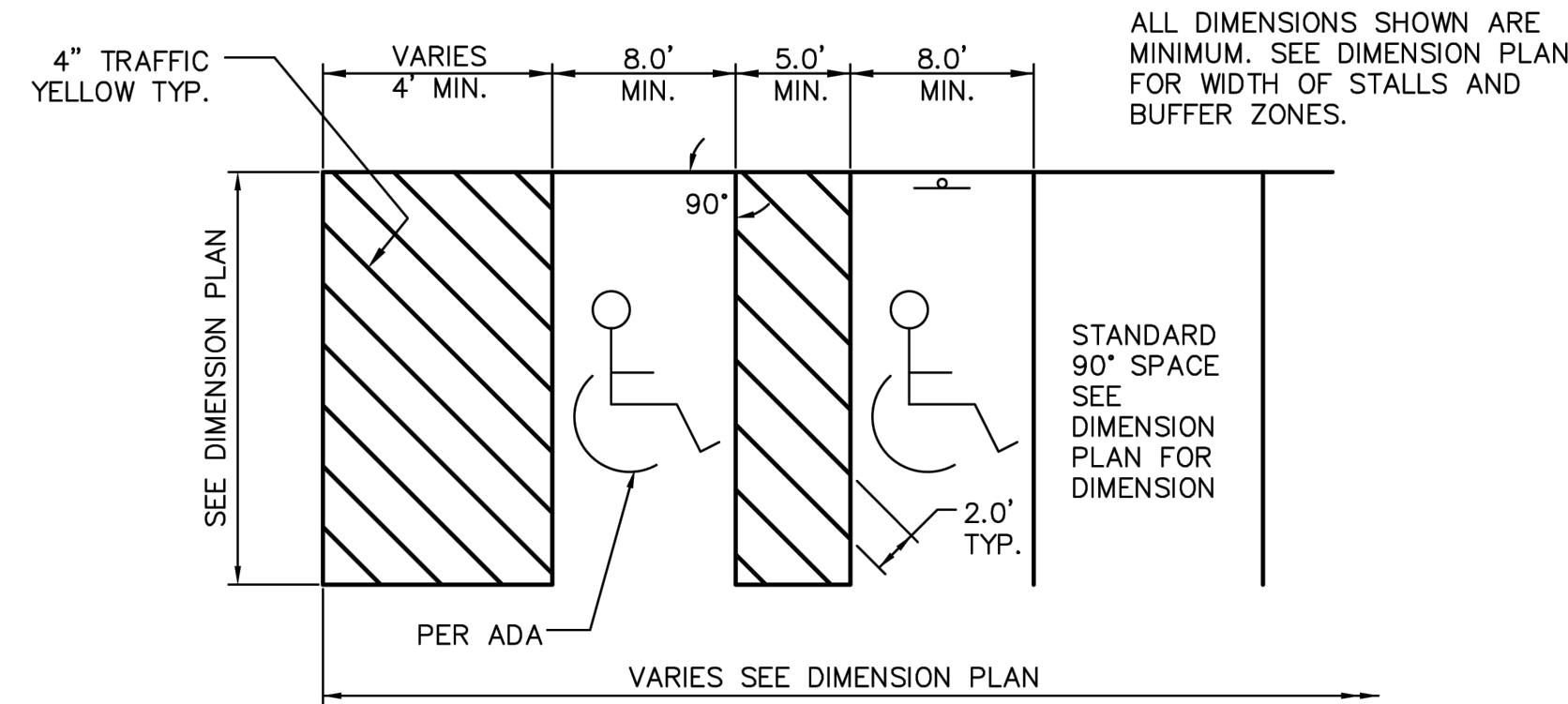


Revisions

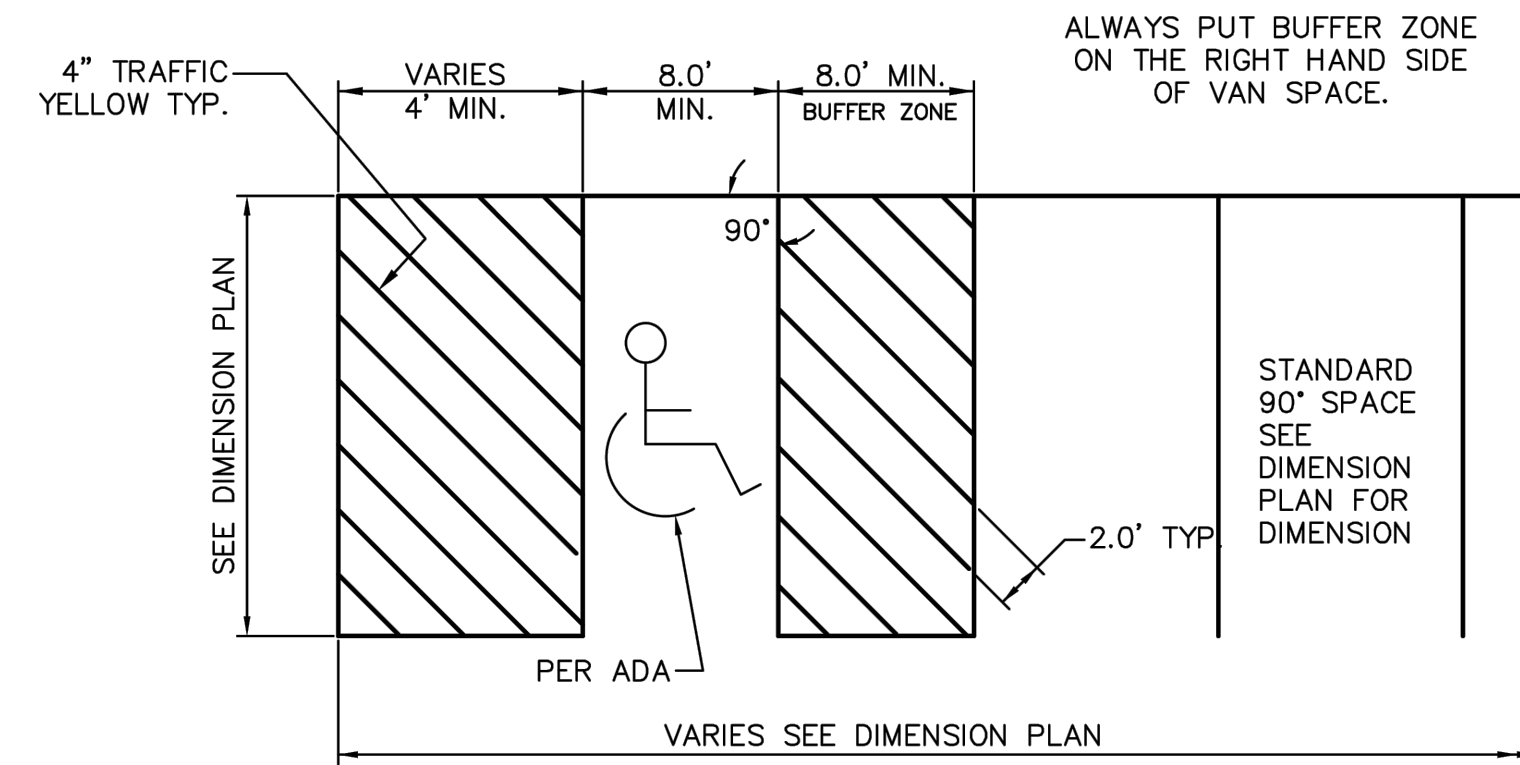
**ARBOR WALK WEST**  
**LOT 1, 2 & 3**  
 LEE'S SUMMIT, MO.



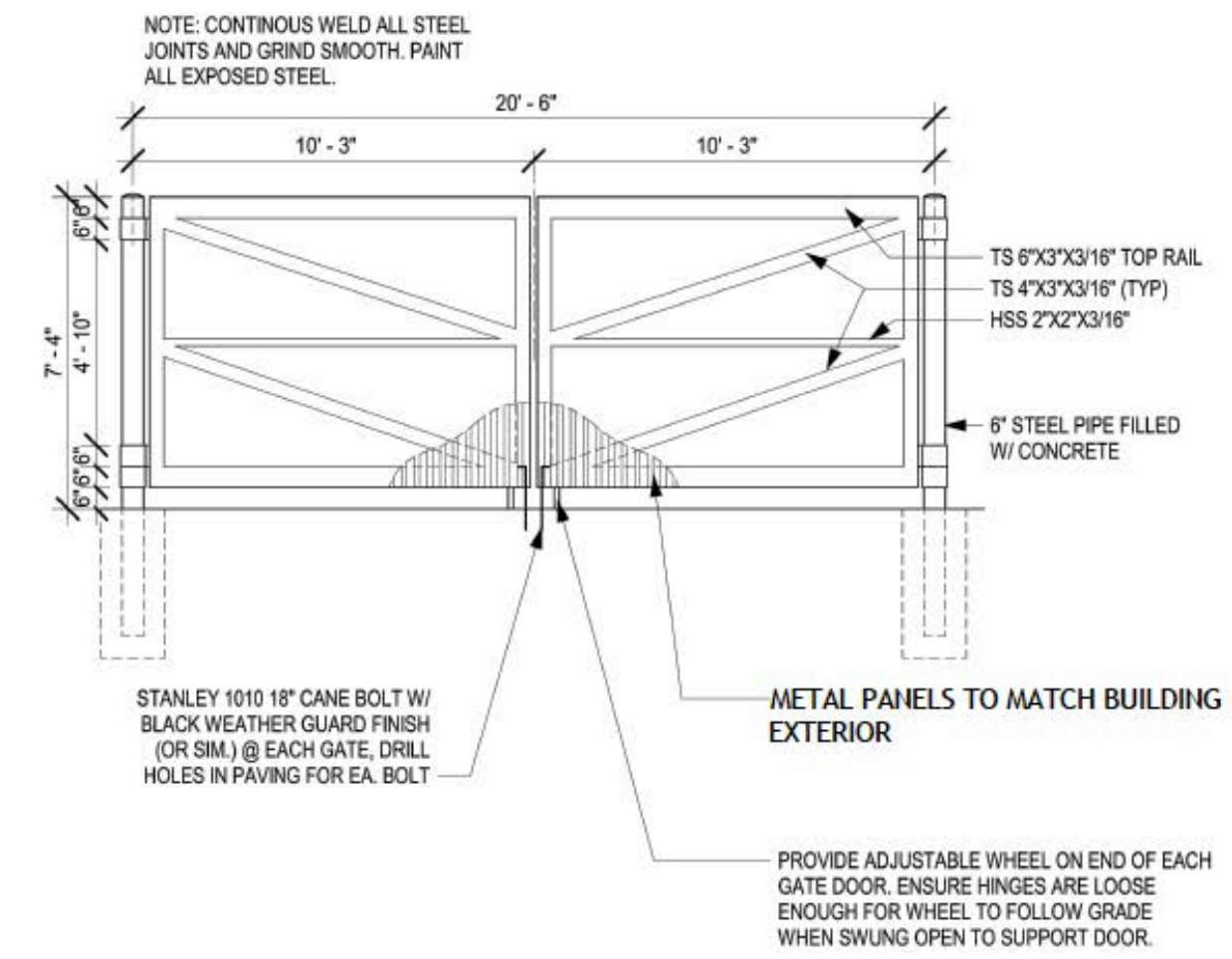
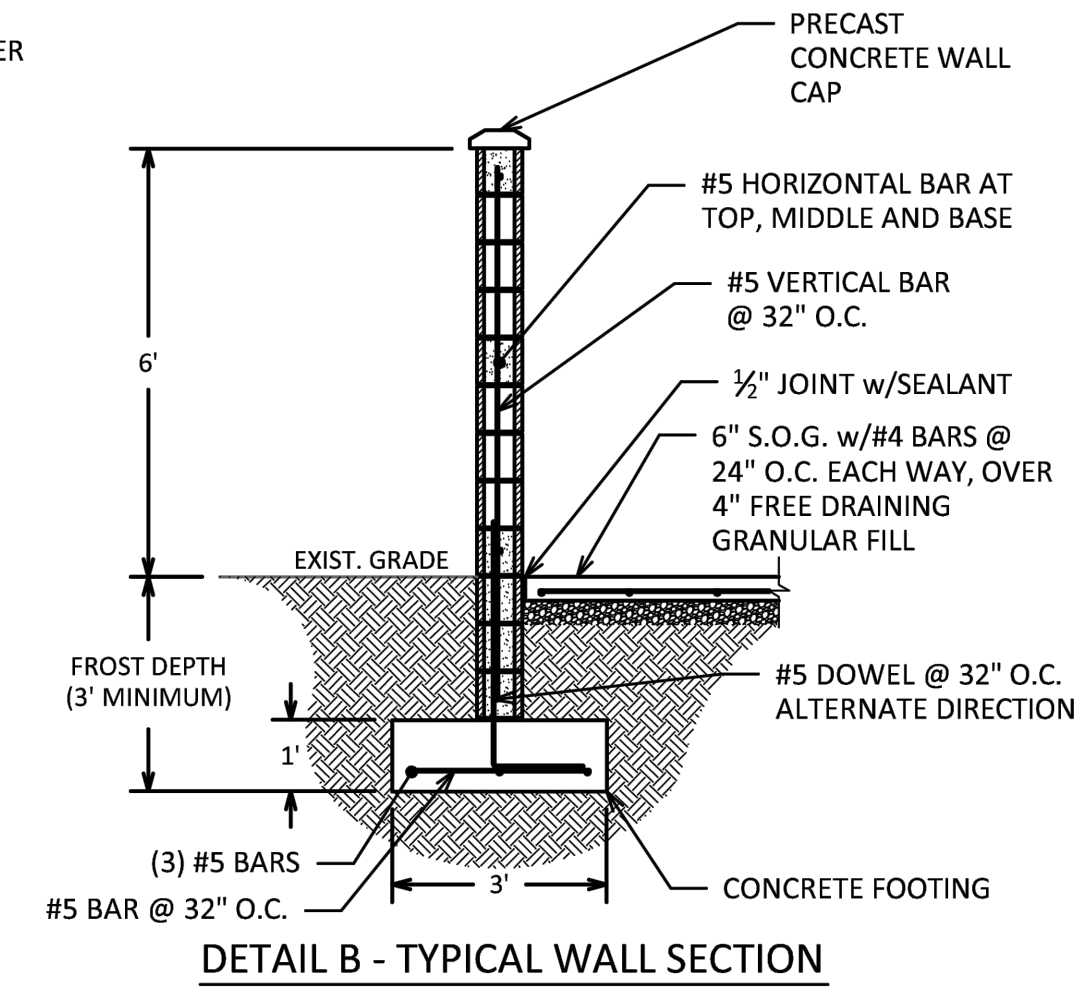
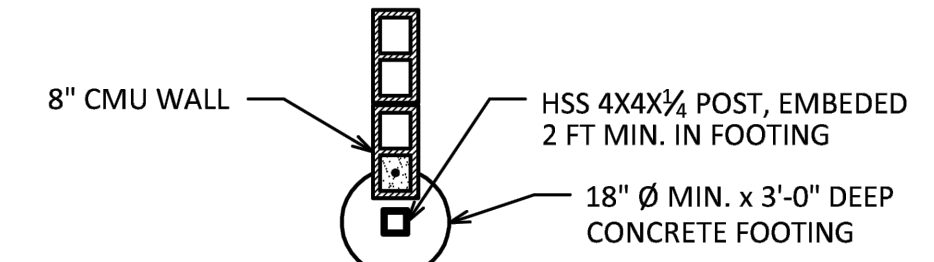
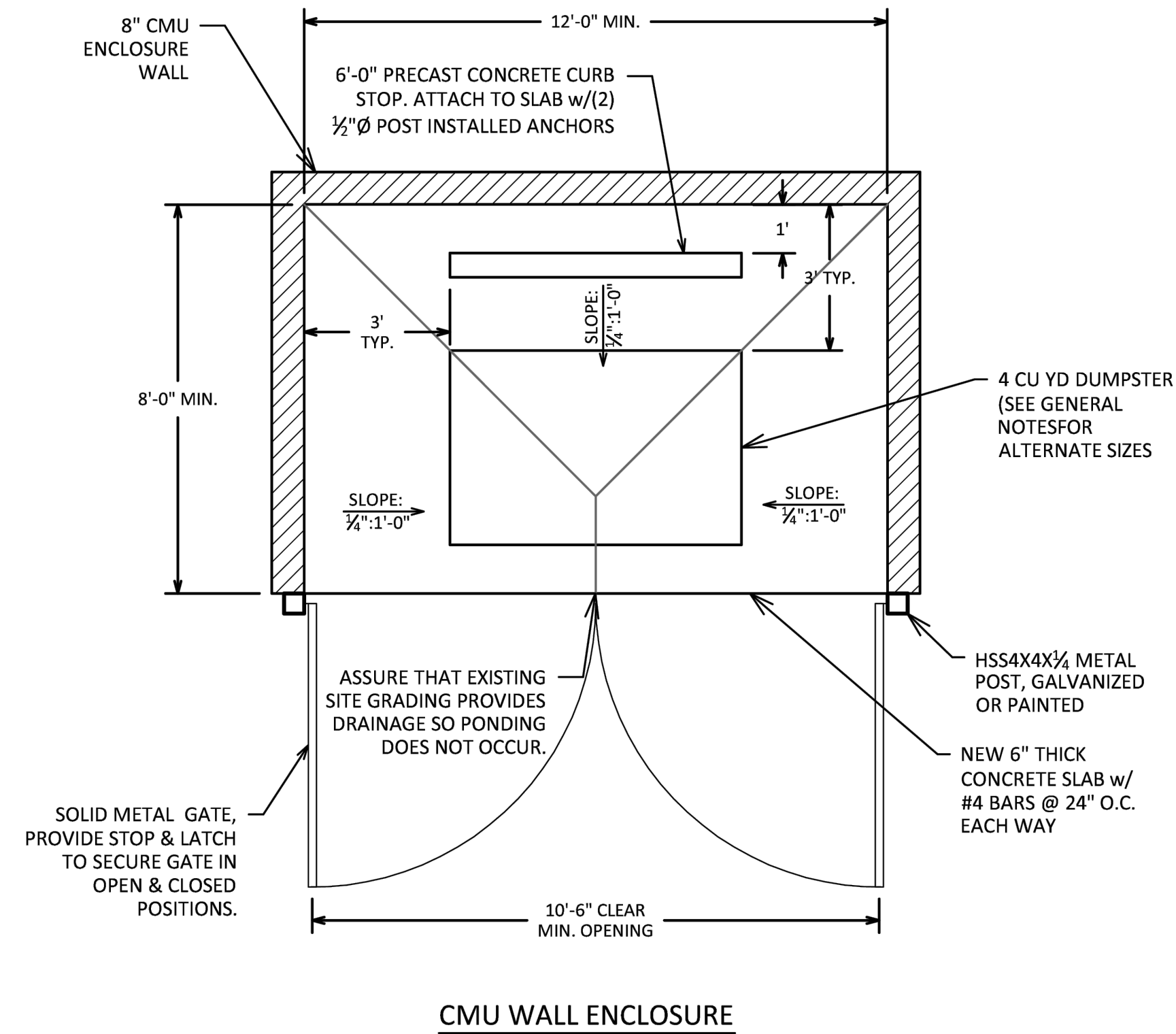
Revisions



NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS



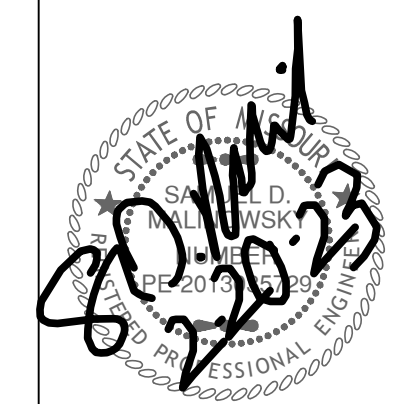
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING **PK1**



TRASH ENCLOSURE

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

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**LOT 1, 2 & 3**  
 LEES SUMMITT, MO.

