

LEGEND:

- A/E

-

ACCESS EASEMENT
- BC

-

BACK OF CURB
- B/B

-

BACK TO BACK
- BM

-

BENCHMARK
- BL or B.L.

-

BUILDING LINE
- CO

-

CLEANOUT
- TJB

-

TELEPHONE JUNCTION BOX
- C&G

-

CURB AND GUTTER
- D/E

-

DRAINAGE EASEMENT
- E/E

-

ELECTRICAL EASEMENT
- EL

-

ELEVATION
- FL

-

FLOW LINE
- G/E

-

GAS LINE EASEMENT
- HDPE

-

HIGH-DENSITY POLYETHYLENE
- L/E

-

LANDSCAPE EASEMENT
- MSFE

-

MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC

-

POLYVINYL CHLORIDE
- P/L

-

PROPERTY LINE
- PUB/E

-

PUBLIC EASEMENT
- RCP

-

REINFORCED CONCRETE PIPE
- ROW or R/W

-

RIGHT-OF-WAY
- S/E

-

SANITARY SEWER EASEMENT
- SL

-

SERVICE LINE
- SW

-

SIDEWALK
- TE

-

TOP ELEVATION
- U/E

-

UTILITY EASEMENT
- WSE

-

WATER SURFACE ELEVATION
- W/E

-

WATERLINE EASEMENT

- ASPHALT PAVEMENT - EXISTING
- ASPHALT PAVEMENT - PROPOSED
- CONCRETE PAVEMENT - EXISTING
- CONCRETE SIDEWALK - EXISTING
- CONCRETE SIDEWALK - PROPOSED
- CURB & GUTTER
- CURB & GUTTER - EXISTING
- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L

PROPERTY LINES
- ROW

RIGHT-OF-WAY
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STO

STORM SEWER
- STORM SEWER - EXISTING
- CATV_x

CABLE TV - EXISTING
- FOC_x

FIBER OPTIC CABLE - EXISTING
- T_x

TELEPHONE LINE - EXIST.
- E_x

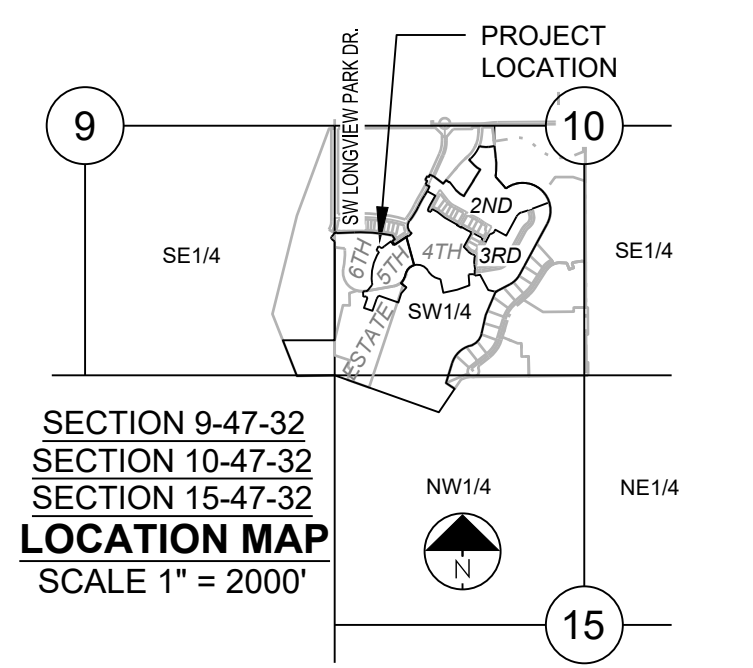
ELECTRIC LINE - EXISTING
- OHP_x

OVERHEAD POWER LINE - EXIST.
- UGE_x

UNDERGROUND ELECTRIC - EX.
- G_x

GAS LINE - EXISTING
- W_x

WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING AREA INLET
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE



UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.com

EVERGY
Ron Dejanette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejanette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE
John Meadows
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES
Mark Schaulfer
1200 SE Hamblin Road
Lee's Summit, MO 64081
(816) 969-1900



SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	CLEANING, GRUBBING, AND DISPOSAL	1	L.S.
2	GRADING	1	L.S.
3	SUBGRADE STABILIZATION (PUBLIC STREETS)	485	S.Y.
4	6" ASPHALT (PUBLIC STREETS)	357	S.Y.
5	6" CONCRETE (ALLEYS)	841	S.Y.
6	6" TYPE 5 BASE (TEMP TURNAROUND)	478	S.Y.
7	6" ASPHALTIC CONCRETE BASE (TEMP TURNAROUND)	478	S.Y.
8	TYPE CG-2 CURB	221	L.F.
9	5" SIDEWALK	26	L.F.
10	15" HDPE	214	L.F.
11	18" HDPE	227	L.F.
12	4' x 4' GRATE INLET	4	EA.
13	EROSION CONTROL	1	L.S.
14	SEEDING/MULCHING	1	L.S.
15	BONDS	1	L.S.

GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

STREET NOTES:

- ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
- ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
- MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- SSD = STOPPING SIGHT DISTANCE.
- ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

“100.00 100.10”, “1.00% 1.15% slope”, or “8-inch HDPE PVC pipe” are all typical examples of revisions that indicate that design data has been replaced with “as-built” information. All other data is as designed and has not been field verified.

Date: 1/15/26
Certified by: B&L
Title: Design Engineer
Firm: Schlager and Associates, P.A.

STREET, STORMWATER, MASTER DRAINAGE PLAN

FOR

PERGOLA PARK 6TH PLAT

IN THE CITY OF LEE'S SUMMIT

JACKSON COUNTY, MISSOURI

EARTHWORK:

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near 8/07/2023. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a movable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas – 2.5% Minimum, 4H:1V Maximum
 - Paved Areas – 1.2% Minimum, 5% Maximum
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- The Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

UTILITIES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

FEMA NOTE:

NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0414G DATED JANUARY 20TH, 2017

OIL/GAS NOTE:

THERE ARE NOT OIL/GAS WELLS PRESENT ON THE PROJECT PER MISSOURI DEPARTMENT OF NATURAL RESOURCES - MISSOURI GEOLOGICAL SURVEY GeoSTRAT MAPPING.

OWNER/DEVELOPER:

NLV DEVELOPMENT COMPANY LLC
RUSSELL PEARSON
440 SW LONGVIEW BLVD
LEE'S SUMMIT, MO 64081
p 816-589-4415
RPEARSON@BOXDEVCO.COM

Record Drawing

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

PROJECT BENCHMARK:

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09



PREPARED BY:

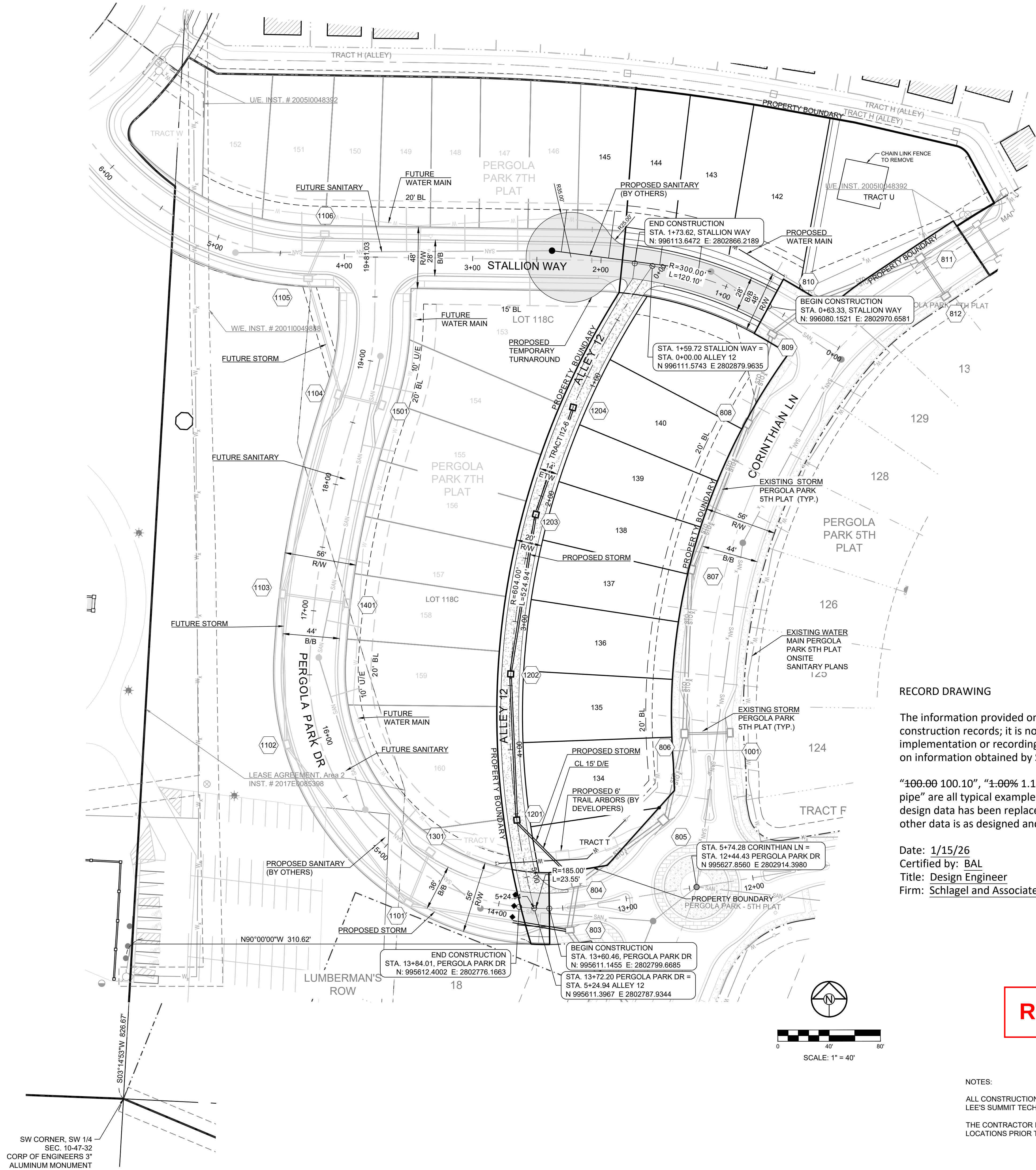


SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
--- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
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I:\PROJECTS\2024\24-04-13.0 DWG Plans\6.0 SS-GEN.dwg, GENERAL LAYOUT, 1:1



RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

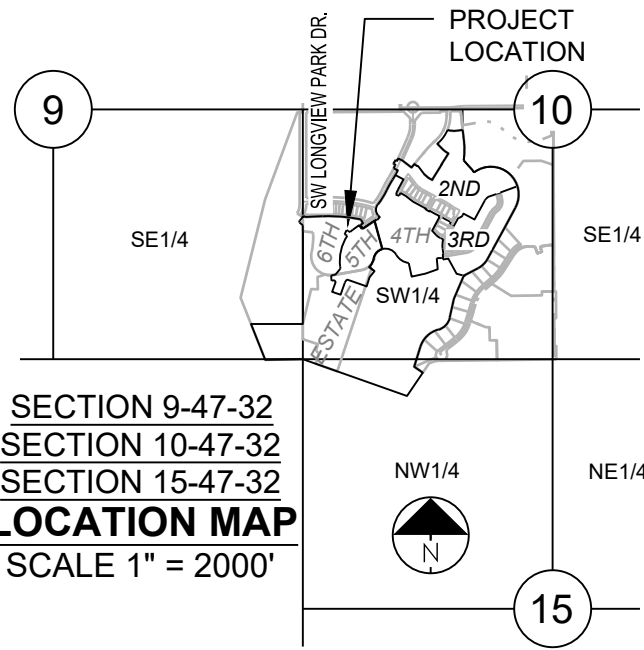
“100.00 100.10”, “1.00% 1.15% slope”, or “8-inch HDPE PVC pipe” are all typical examples of revisions that indicate that design data has been replaced with “as-built” information. All other data is as designed and has not been field verified.

Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.

Record Drawing

NOTES:

- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

PROJECT BENCHMARK:

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

SURVEY NOTES

The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9999020.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
--- LEE'S SUMMIT, MISSOURI

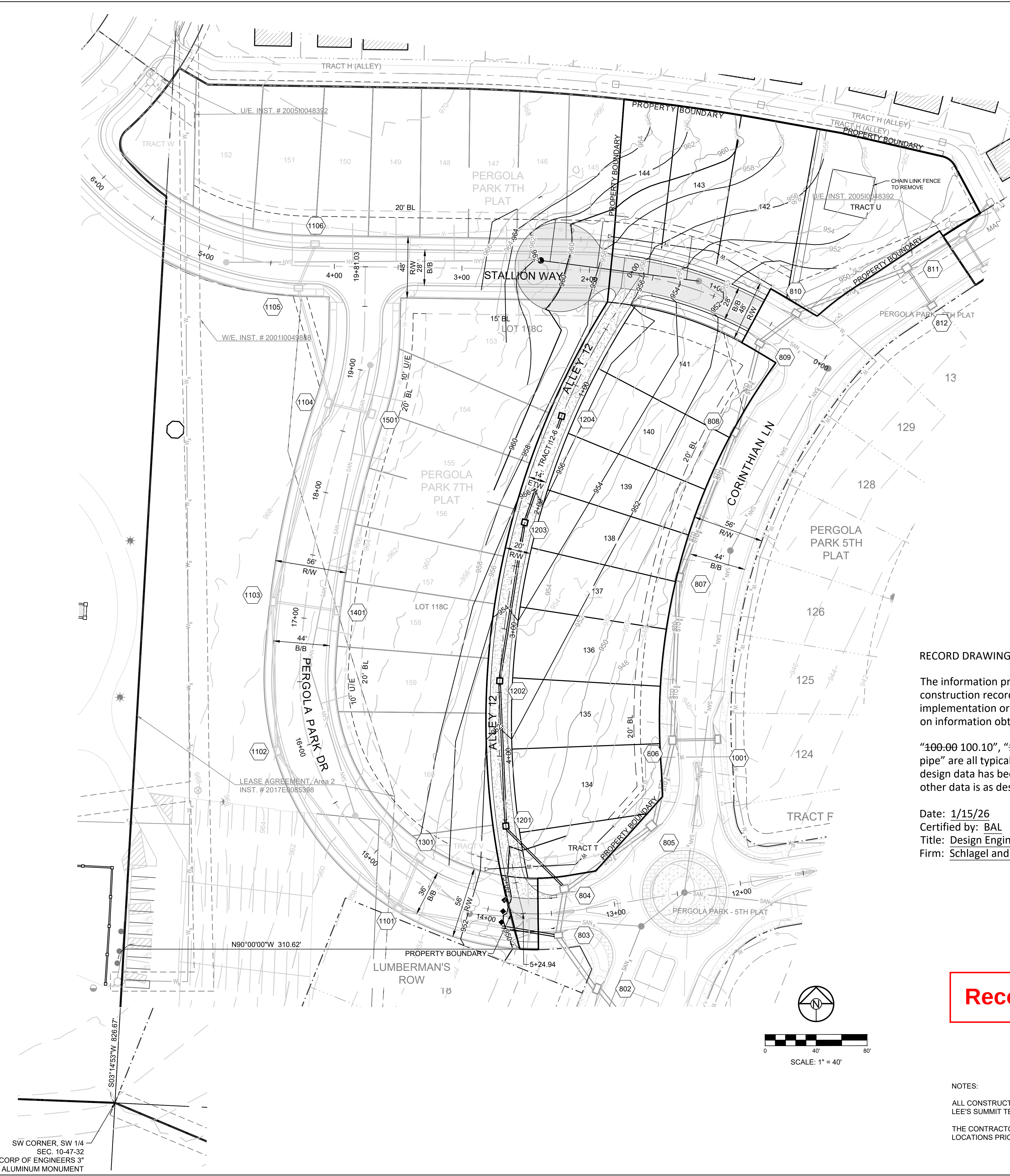
REVISION DATE	DESCRIPTION	CITY COMMENTS	AS-BUILTS
11-8-24			
12-4-24			
1-15-26			
6-18-24			
24-01-26			

DRAWN BY: BAL	CHECKED BY: MAB	DATE PREPARED: 6-18-24	PROJ. NUMBER: 24-011
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GENERAL LAYOUT

SHEET

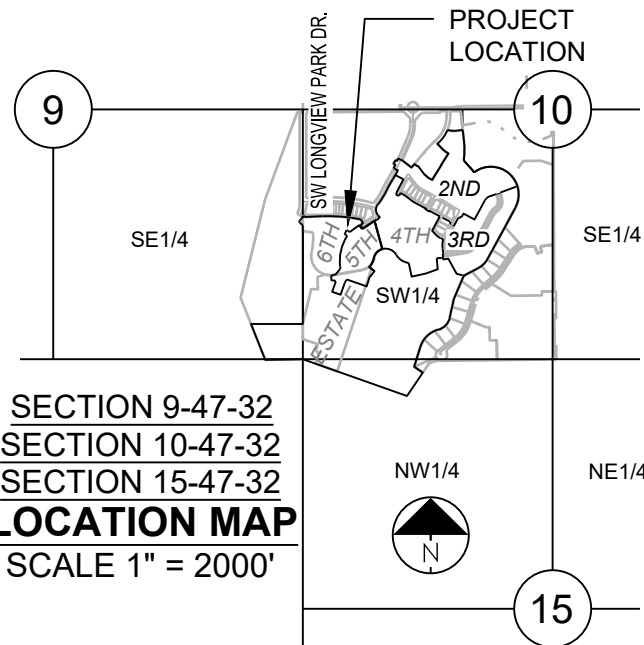
2



EARTHWORK SUMMARY	
CUT	6,074
FILL	0
NET	6,074 CY CUT

EARTHWORK NOTE:
EARTHWORK CALCULATIONS DESIGNED TO FINISH GRADE WITH A COMPACTION FACTOR OF 1.15

- NOTE:**
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
- DENOTES PROPOSED MAJOR CONTOUR
 - DENOTES PROPOSED MINOR CONTOUR
 - DENOTES EXISTING MAJOR CONTOUR
 - DENOTES EXISTING MINOR CONTOUR
 - DENOTES AS-BUILT MAJOR CONTOUR
 - DENOTES AS-BUILT MINOR CONTOUR



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“100.00 100.10”, “1.00% 1.15% slope”, or “8-inch HDPE PVC pipe” are all typical examples of revisions that indicate that design data has been replaced with “as-built” information. All other data is as designed and has not been field verified.

Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.

Record Drawing

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.
ELEV. 935.18

PROJECT BENCHMARK:

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NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

SURVEY NOTES
The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9999020.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
---- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION	CITY COMMENTS	AS-BUILTS
11-8-24			
12-4-24			
1-15-26			
DATE PREPARED:			
PROJ. NUMBER:			

MASTER DRAINAGE PLAN - GRADING PLAN

SHEET

3

I:\PROJECTS\2024\24-04\13.0 DWG Plans\6.0 SS\24-041-SS-GRAD.dwg, LOT INFO, 1:1



Record Drawing

NOTES:

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.

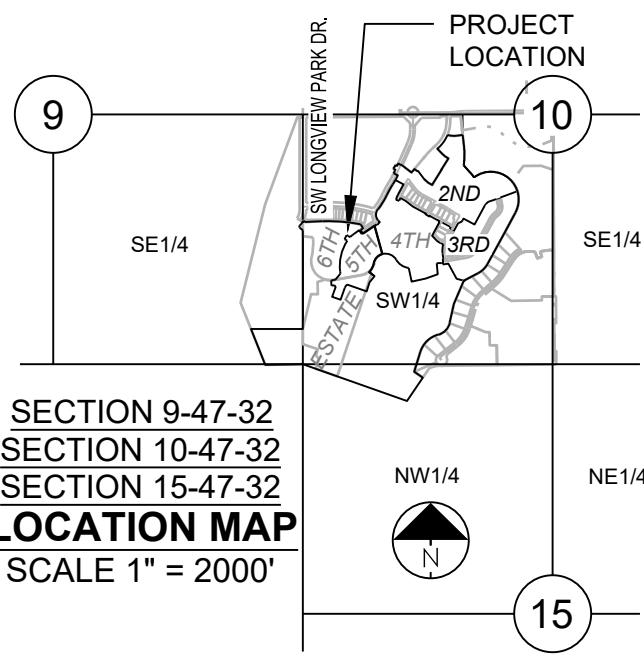
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

LOT TYPE TABLE	
LOT #	BASEMENT TYPE
134	STANDARD
135	STANDARD
136	STANDARD
137	STANDARD
138	STANDARD
139	STANDARD
140	STANDARD
141	STANDARD
142	STANDARD
143	STANDARD
144	STANDARD
145	STANDARD

DRAINAGE NOTE:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS INCLUDED IN THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

- NOTE:
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
- DENOTES PROPOSED MAJOR CONTOUR
 - DENOTES PROPOSED MINOR CONTOUR
 - DENOTES EXISTING MAJOR CONTOUR
 - DENOTES EXISTING MINOR CONTOUR
 - DENOTES AS-BUILT MAJOR CONTOUR
 - DENOTES AS-BUILT MINOR CONTOUR



MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

PROJECT BENCHMARK:

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

SURVEY NOTES

The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9999020.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
--- LEE'S SUMMIT, MISSOURI

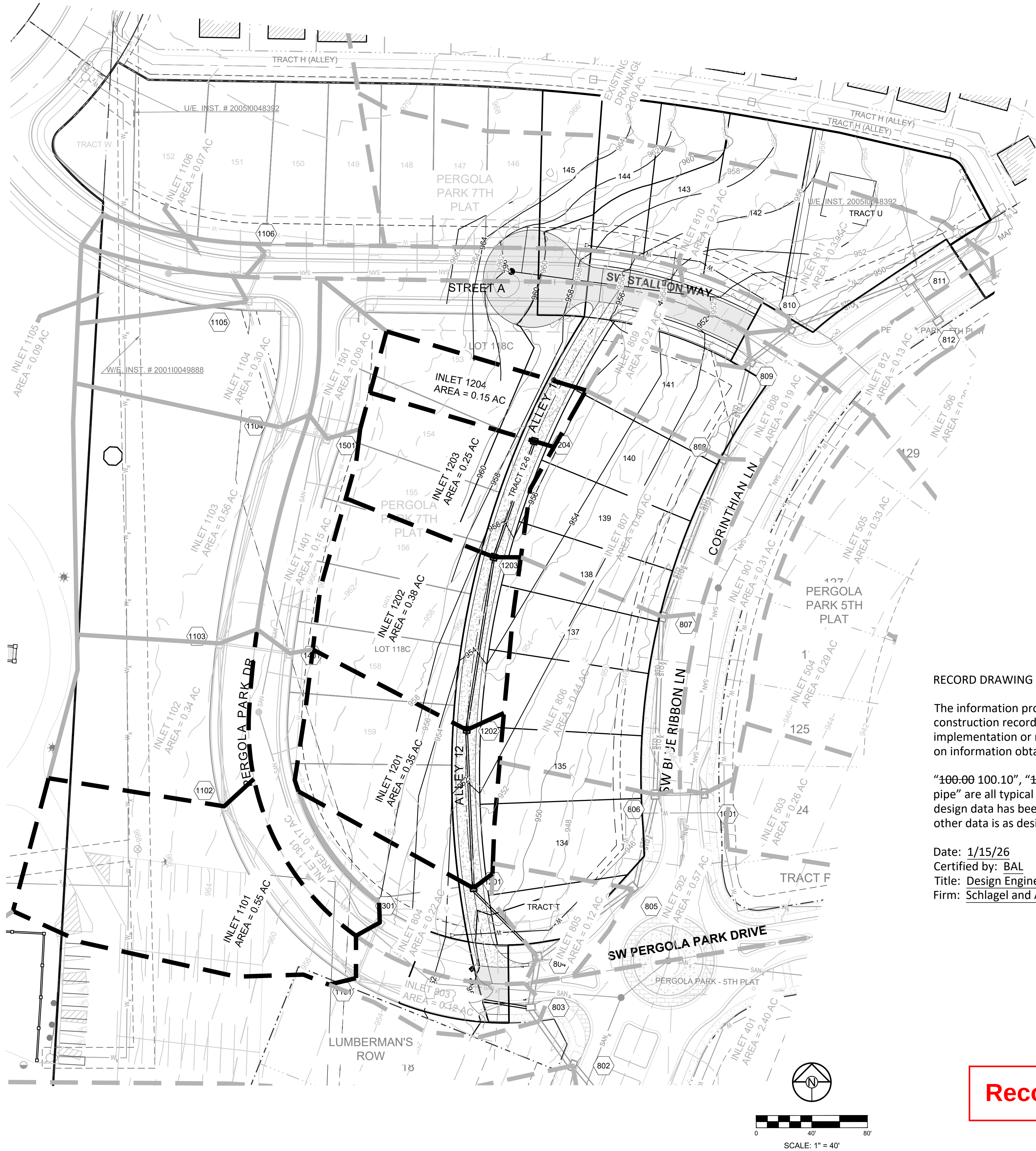
REVISION DATE	DESCRIPTION
11-3-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
6-18-24	DATE PREPARED
24-04-1	PROJ. NUMBER

MASTER
DRAINAGE PLAN
- LOT INFO

SHEET

4

I:\PROJECTS\2024\24-04\13.0 Design\3.0 DWG Plans\6.0 SS\24-041-SS-DRAINAGE.dwg, DRAINAGE MAP, 1:1



RECORD DRAWING

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Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.

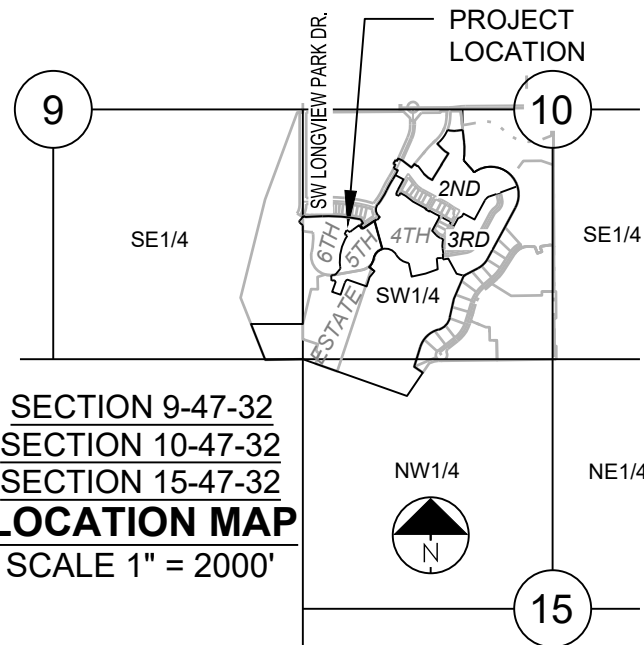
Record Drawing

NOTES:

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- FUTURE DRAINAGE



MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

PROJECT BENCHMARK:

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

SURVEY NOTES

The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9999020.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
--- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS

DRAWN BY:	BAL
CHECKED BY:	MAB
DATE PREPARED:	8-18-24
PROJ. NUMBER:	24-041

MASTER
DRAINAGE PLAN
- DRAINAGE MAP

SHEET

5

Schlagel & Associates, P.A.																													
Project Name: PERGOLA PARK 5TH PLAT										Curb Type: B																			
Project #: 19-002										City: LEE'S SUMMIT																			
Time: 11/27/2024 14:28																													
Design Storm: 10																													
"K" Value: 1.00																													
"F" Factor: 1.00																													
Runoff Calculations										Pipe Properties																			
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxX	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxX	Up Inlet	Down Inlet	Pipe Type	"n"	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.			
EXISTING LINE 400																													
401	2.40	0.66	46.76	30.86	5.7	7.13	11.29	220.00	220.20	9.27	501		3.38	2.23	401	400	RCP	0.013	66	53.87	0.43	0.50	927.98	927.75	936.98	933.27	DS TAILWATER @ STR #400		
402	0.04	0.66	40.98	27.05	5.4	7.24	0.19	195.88	286.92	12.08			0.00	0.00	402	401	RCP	0.013	66	279.37	0.73	0.50	930.42	928.38	941.97	935.25			
403	0.07	0.66	40.94	27.02	5.3	7.27	0.34	196.43	300.36	12.64	601		0.90	0.59	403	402	RCP	0.013	66	68.66	0.80	0.50	931.17	930.62	944.37	936.00			
404	0.06	0.66	39.97	26.38	5.1	7.32	0.29	193.18	270.74	11.40	701		1.41	0.93	404	403	RCP	0.013	66	119.40	0.65	1.00	932.35	931.57	948.40	937.14			
405	38.50	0.66	38.50	25.41	5.0	7.35	186.84	186.84	251.06	15.79			0.00	0.00	405	404	RCP	0.013	54	92.89	1.63	N/A	934.86	933.35	947.96	940.04			
EXISTING LINE 600																													
601	0.36	0.66	0.90	0.59	5.1	7.33	1.74	4.35	19.45	11.00			0.00	0.00	601	403	HDPE	0.012	18	36.00	2.92	0.50	936.02	934.97	944.39	937.04			
602	0.54	0.66	0.54	0.36	5.0	7.35	2.62	2.62	13.70	11.16			0.00	0.00	602	601	HDPE	0.012	15	55.86	3.83	N/A	938.53	936.39	946.23	939.31			
EXISTING LINE 700																													
701	1.44	0.66	1.41	0.93	5.1	7.32	5.51	6.82	9.26	7.54			0.00	0.00	701	404	PEP	0.012	15	102.48	1.75	0.50	941.69	939.90	949.19	943.04			
702	0.27	0.66	0.27	0.18	5.0	7.35	1.31	1.31	7.10	5.79			0.00	0.00	702	701	PEP	0.012	15	33.00	1.03	N/A	942.48	942.14	949.13	943.04			
EXISTING LINE 500																													
501	1.06	0.66	3.38	2.23	6.2	7.01	4.90	15.64	28.10	5.73			0.00	0.00	501	401	PEP	0.012	30	35.50	0.40	0.45	931.12	930.98	936.98	933.39			
502	0.57	0.66	2.32	1.53	6.0	7.05	2.65	10.79	24.51	7.80			0.00	0.00	502	501	PEP	0.012	24	65.53	1.00	0.50	932.23	931.57	937.83	933.65			
503	0.26	0.66	1.75	1.16	5.9	7.08	1.22	8.18	24.51	7.80			0.00	0.00	503	502	PEP	0.012	24	51.05	1.00	0.50	933.24	932.73	939.40	934.46			
504	0.29	0.66	1.49	0.98	5.7	7.13	1.37	7.02	12.47	7.05			0.00	0.00	504	503	PEP	0.012	18	78.60	1.20	0.50	934.68	933.74	940.30	935.94			
505	0.33	0.66	1.20	0.79	5.5	7.20	1.57	5.70	11.38	6.44			0.00	0.00	505	504	PEP	0.012	18	88.86	1.00	0.50	936.07	935.18	941.62	937.19			
506	0.29	0.66	0.87	0.57	5.3	7.28	1.39	4.18	7.34	5.98			0.00	0.00	506	505	PEP	0.012	15	87.96	1.10	0.50	937.54	936.57	942.92	938.55			
507	0.58	0.66	0.58	0.38	5.0	7.35	2.81	2.81	7.00	5.70			0.00	0.00	507	506	PEP	0.012	15	86.70	1.00	N/A	938.90	938.04	943.98	939.71			
EXISTING LINE 800																													
801	0.29	0.51	9.07	5.50	6.6	6.89	1.02	37.90	66.70	9.44	1801		1.57	0.80	801	800	RCP	0.013	36	243.24	1.00	2.50	930.93	928.50	944.84	933.38	DS TAILWATER @ STR #800		
802	1.38	0.51	7.21	4.55	6.5	6.93	4.88	31.54	68.55	9.70			0.00	0.00	802	801	PEP	0.012	36	83.38	0.90	0.50	934.18	933.43	944.41	936.39			
803	0.12	0.66	5.83	3.85	6.3	6.96	0.55	26.79	51.09	7.23	1101		2.32	1.53	803	802	PEP	0.012	36	51.75	0.50	0.50	934.94	934.68	948.20	936.95			
804	0.22	0.66	3.39	2.24	6.2	6.99	1.01	15.64	31.42	6.40	1201		1.43	0.94	804	803	PEP	0.012	30	36.23	0.50	0.50	935.62	935.44	948.20	937.22			
805	0.12	0.66	1.74	1.15	6.0	7.05	0.56	8.10	31.42	6.40			0.00	0.00	805	804	PEP	0.012	30	84.51	0.50	0.50	936.55	936.12	946.57	937.67			
806	0.40	0.66	1.62	1.07	5.8	7.10	1.88	7.59	31.42	6.40	1001		0.31	0.20	806	805	PEP	0.012	30	69.15	0.50	0.50	937.39	937.05	945.85	938.48			
807	0.40	0.66	0.91	0.60	5.5	7.20	1.90	4.32	31.42	6.40			0.00	0.00	807	806	PEP	0.012	30	127.94	0.50	0.50	938.53	937.89	947.25	939.34			
808	0.19	0.66	0.51	0.34	5.2	7.30	0.91	2.46	31.42	6.40			0.00	0.00	808	807	PEP	0.012	30	121.88	0.50	0.50	939.64	939.03	948.73	940.24			
809	0.32	0.66	0.32	0.21	5.0	7.35	1.55	1.55	31.42	6.40			0.00	0.00	809	808	PEP	0.012	30	72.14	0.50	0.50	940.50	940.14	950.54	940.98			
810	0.21	0.66	0.21	0.14	5.0	7.35	1.02	1.02	31.42	6.40			0.00	0.00	810	809	PEP	0.012	30	37.09	0.50	0.50	941.19	941.00	950.13	941.57			
811	2.32	0.66	2.63	1.74	5.1	7.31	11.19	12.69	31.42	6.40			0.00	0.00	811	810	PEP	0.012	30	93.67	0.50	1.25	942.15	941.69	948.43	943.58			
812	0.13	0.66	0.13	0.09	5.0	7.35	0.63	0.63	4.95	4.03			0.00	0.00	812	811	PEP	0.012	15	35.50	0.50	N/A	943.58	943.40	948.43	943.94			
EXISTING LINE 1000																													
1001	0.31	0.66	0.31	0.20	5.0	7.35	1.50	1.50	4.95	4.03			0.00	0.00	1001	806	PEP	0.012	15	35.00	0.50	N/A	938.82	938.64	945.85	939.39			
LINE 1100																													
1101	0.55	0.66	2.32	1.53	6.2	7.01	2.54	10.73	30.11	17.04	1301		0.17	0.11	1101	803	PEP	0.012	18	127.32	7.00	3.00	945.35	936.44	954.50	946.97			
1102	0.34	0.66	1.60	1.06	6.0	7.06	1.58	7.45	25.45	14.40			0.00	0.00	1102	1101	PEP	0.012	18	155.72	5.00	0.50	956.14	948.35	961.72	957.44			
1103	0.56	0.66	1.26	0.83	5.8	7.12	2.63	5.92	10.50	8.55	1401		0.15	0.10	1103	1102	PEP	0.012	15	117.18	2.25	0.50	959.28	956.64	964.38	960.51			
1104	0.30	0.66	0.55	0.36	5.3	7.26	1.44	2.64	7.00	5.70	1501		0.09	0.06	1104	1103	PEP	0.012	15	161.35	1.00	0.50	961.39	959.78	966.89	962.17			
1105	0.09	0.66	0.16	0.11	5.1	7.31	0.72	0.77	9.90	8.06			0.00	0.00	1105	1104	PEP	0.012	15	93.36	2.00	0.50	963.76	961.89	969.80	964.16			
1106	0.07	0.66	0.07	0.05	5.0	7.35	0.34	0.34	7.00	5.70			0.00	0.00	1106	1105	PEP	0.012	15	37.07	1.00	N/A	964.63	964.26	969.53	964.90			
LINE 1200																													
1201	0.65	0.66	1.43	0.94	5.6	7.19	3.08	6.78	30.11	17.04			0.00	0.00	1201	804	PEP	0.012	18	67.70	7.00	0.50	941.36	936.62	950.33	942.59			
1202	0.38	0.66	0.78	0.51	5.4	7.23	1.81	3.72	21.29	12.05			0.00	0.00	1202	1201	PEP	0.012	18	113.91	3.50	0.50	945.85	941.86	952.68	946.73			
1203	0.25	0.66	0.40	0.26	5.2	7.30	1.20	1.93	11.06	9.02			0.00	0.00	1203	1202	PEP	0.012	15	125.72	2.50	0.50	949.49	946.35	955.28	950.15			
1204	0.15	0.66	0.15	0.10	5.0	7.35	0.73	0.73	11.06	9.02			0.00	0.00	1204	1203	PEP	0.012	15	88.30	2.50	N/A	949.20	949.99	957.10	952.59			
LINE 1300																													
1301	0.17	0.66	0.17	0.11	5.0	7.35	0.83	0.83	12.12	9.88			0.00	0.00	1301	1101	PEP	0.012	15	43.48	3.00	N/A	949.66	948.35	954.89	950.08			
FUTURE LINE 1400																													
1401	0.15	0.66	0.15	0.10	5.0	7.35	0.73	0.73	4.95	4.03			0.00	0.00	1401	1103	PEP	0.012	15	51.01	0.50	N/A	960.03	959.78	964.36	960.54			
FUTURE LINE 1500																													
1501	0.09	0.66	0.09	0.06	5.0	7.35	0.44	0.44	4.95	4.03			0.00	0.00	1501	1104	PEP	0.012	15	35.13	0.50	N/A	962.07	961.89	966.94	#VALUE!			
EXISTING LINE 1600																													
1601	0.47	0.51	4.29	2.19	6.1	7.04	1.69	15.40	31.99	10.18			0.00	0.00	1601	1600	RCP	0.013	24	219.15	2.00	3.00	935.29	930.91	947.22	937.03	DS TAILWATER @ STR #1600		
1602	0.84	0.51	3.82	1.95	5.9	7.08	3.03	13.80	25.70	8.18			0.00	0.00	1602	1601	PEP	0.012	24	74.06	1.10	0.50	939.11	938.29	947.25	940.74			
1603	1.22	0.51	2.98	1.52	5.8	7.13	4.45	10.83	24.51	7.80			0.00	0.00	1603	1602	PEP	0.012	24	68.27	1.00	0.50	940.29	939.51	948.02	941.67			
1604	0.96	0.51	1.76	0.90	5.4	7.24	3.54	6.49	11.94	6.75			0.00	0.00	1604	1603	PEP	0.012	18	150.42	1.00	0.50	942.44	940.79	949.70	943.02			
1605	0.80	0.51	0.80	0.41	5.0	7.35	3.00	3.00	11.38																				

GUTTER SPREAD AND INLET CAPACITY CALCULATIONS - LUMBERMAN'S ROW

DESIGN STORM 10 CURB TYPE "A" = LAZY BACK
"K" FACTOR 1.00 CURB TYPE "B" = HIGH BACK

RUNOFF CALCULATIONS												INLET DESIGN						GUTTER DESIGN				
INLET #	COMPOSITE "C"	AREA	INLET Tc	INTENSITY	RUNOFF	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	TOTAL RUNOFF	STREET GRADE	CROSS SLOPE	CURB TYPE	INLET LENGTH	EFFECTIVE LENGTH	INLET INTERCEPTION	BYPASS TO DOWNSTREAM INLET	STREET GRADE	CROSS SLOPE	DEPTH AT CURB	SPREAD OF FLOW
EXISTING LINE 400																						
401	0.66	2.40	5	7.35	11.64	801	802	803		0.79	12.43	SUMP	2.08	A	8	6.4	17.92	0.00	SUMP	2.08	< 0.21	< 10.50
402	0.66	0.04	5	7.35	0.19	403				0.02	0.21	3.24	2.08	A	6	4.8	0.20	0.00	3.24	2.08	0.06	3.48
403	0.66	0.07	5	7.35	0.34	404				0.01	0.35	3.24	2.08	A	6	4.8	0.33	0.02	3.24	2.08	0.08	4.12
404	0.66	0.06	5	7.35	0.29					0.00	0.29	3.24	2.08	A	6	4.8	0.28	0.01	3.24	2.08	0.07	3.88
EXISTING LINE 500																						
501	0.66	1.06	5	7.35	5.14	402	502	806	901	1.09	6.24	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
502	0.66	0.57	5	7.35	2.77	804	503			0.84	3.61	1.95	2.08	A	6	4.8	2.52	1.09	1.95	2.08	0.20	10.05
503	0.66	0.26	5	7.35	1.26	504				0.33	1.59	1.49	2.08	A	4	3.2	1.33	0.26	1.49	2.08	0.15	7.89
504	0.66	0.29	5	7.35	1.41	505				0.40	1.81	1.49	2.08	A	4	3.2	1.48	0.33	1.49	2.08	0.16	8.25
505	0.66	0.33	5	7.35	1.60	506				0.41	2.01	1.49	2.08	A	4	3.2	1.61	0.40	1.49	2.08	0.17	8.57
506	0.66	0.29	5	7.35	1.41	507				0.63	2.03	1.49	2.08	A	4	3.2	1.63	0.41	1.49	2.08	0.17	8.60
507	0.66	0.58	5	7.35	2.81					0.00	2.81	1.13	2.08	A	4	3.2	2.19	0.63	1.13	2.08	0.20	10.14
EXISTING LINE 800																						
801	0.51	0.29	5	7.35	1.09	1601	1801			0.25	1.34	1.12	2.08	A	6	4.8	1.25	0.08	1.12	2.08	0.15	7.80
802	0.51	0.51	5	7.35	1.91	1701				0.12	2.04	1.12	2.08	A	6	4.8	1.82	0.21	1.12	2.08	0.18	9.05
803	0.66	0.12	5	7.35	0.58	1101				1.61	2.19	3.00	2.08	A	6	4.8	1.70	0.49	3.00	2.08	0.15	7.81
804	0.66	0.22	5	7.35	1.07	1301	1201			0.67	1.74	3.00	2.08	A	6	4.8	1.43	0.31	3.00	2.08	0.14	7.20
805	0.66	0.12	5	7.35	0.58					0.00	0.58	3.00	2.08	A	6	4.8	0.55	0.03	3.00	2.08	0.09	4.94
806	0.66	0.40	5	7.35	1.94	807				0.23	2.17	1.28	2.08	A	6	4.8	1.90	0.27	1.28	2.08	0.18	9.04
807	0.66	0.40	5	7.35	1.94	808				0.07	2.01	1.28	2.08	A	6	4.8	1.78	0.23	1.28	2.08	0.17	8.80
808	0.66	0.19	5	7.35	0.92	809				0.24	1.16	1.28	2.08	A	6	4.8	1.09	0.07	1.28	2.08	0.14	7.25
809	0.66	0.32	5	7.35	1.55					0.00	1.55	2.75	2.08	A	6	4.8	1.32	0.24	2.75	2.08	0.14	7.03
810	0.66	0.21	5	7.35	1.02	1106				0.00	1.02	2.75	2.08	A	6	4.8	0.92	0.10	2.75	2.08	0.12	6.08
811	0.66	2.32	5	7.35	11.25	810				0.10	11.35	SUMP	2.08	A	6	4.8	16.80	0.00	SUMP	2.08	< 0.21	< 10.50
812	0.66	0.13	5	7.35	0.63					0.00	0.63	SUMP	2.08	A	6	4.8	16.80	0.00	SUMP	2.08	< 0.21	< 10.50
EXISTING LINE 1000																						
1001	0.66	0.31	5	7.35	1.50					0.00	1.50	1.28	2.08	A	6	4.8	1.38	0.12	1.28	2.08	0.15	7.94
LINE 1100																						
1101	0.66	0.55	5	7.35	2.67	1102				0.77	3.44	6.02	2.08	A	6	4.8	1.83	1.61	6.02	2.08	0.16	8.09
1102	0.66	0.34	5	7.35	1.65	1103				0.59	2.24	6.02	2.08	A	6	4.8	1.47	0.77	6.02	2.08	0.13	6.97
1103	0.66	0.56	5	7.35	2.72	1104				0.15	2.87	1.80	2.08	A	6	4.8	2.28	0.59	1.80	2.08	0.19	9.40
1104	0.66	0.30	5	7.35	1.46	1105				0.01	1.46	1.80	2.08	A	6	4.8	1.31	0.15	1.80	2.08	0.14	7.41
1105	0.66	0.09	5	7.35	0.44					0.00	0.44	1.50	2.08	A	6	4.8	0.43	0.01	1.50	2.08	0.09	5.04
1106	0.66	0.07	5	7.35	0.34					0.00	0.34	1.50	2.08	A	6	4.8	0.34	0.00	1.50	2.08	0.09	4.64
LINE 1200																						
1201	0.66	0.35	5	7.35	1.70	1202				0.49	2.19	2.45	2.08	A	4	3.2	1.64	0.55	2.45	2.08	0.16	8.08
1202	0.66	0.38	5	7.35	1.84	1203				0.20	2.05	2.45	2.08	A	4	3.2	1.56	0.49	2.45	2.08	0.15	7.90
1203	0.66	0.25	5	7.35	1.21	1204				0.07	1.28	2.45	2.08	A	4	3.2	1.08	0.20	2.45	2.08	0.13	6.71
1204	0.66	0.15	5	7.35	0.73					0.00	0.73	2.45	2.08	A	4	3.2	0.66	0.07	2.45	2.08	0.10	5.52
LINE 1300																						
1301	0.66	0.17	5	7.35	0.82	1401				0.03	0.86	6.02	2.08	A	6	4.8	0.73	0.12	6.02	2.08	0.09	5.01
FUTURE LINE 1400																						
1401	0.66	0.15	5	7.35	0.73	1501				0.01	0.74	1.80	2.08	A	6	4.8	0.70	0.03	1.80	2.08	0.11	5.84
FUTURE LINE 1500																						
1501	0.66	0.09	5	7.35	0.44					0.00	0.44	1.80	2.08	A	6	4.8	0.43	0.01	1.80	2.08	0.09	4.89
EXISTING LINE 1600																						
1601	0.51	0.47	5	7.35	1.76	1701				0.25	2.01	1.12	2.08	A	6	6	1.81	0.21	1.12	2.08	0.18	9.01
1602	0.51	0.84	5	7.35	3.15	1603				1.47	4.62	1.12	2.08	A	6	6	3.53	1.09	1.12	2.08	0.24	12.13
1603	0.51	1.22	5	7.35	4.57	1604				0.85	5.43	1.12	2.08	A	6	6	3.95	1.47	1.12	2.08	0.26	12.85
1604	0.51	0.96	5	7.35	3.60	1605				0.47	4.07	1.12	2.08	A	6	6	3.21	0.85	1.12	2.08	0.23	11.58
1605	0.51	0.80	5	7.35	3.00					0.00	3.00	1.12	2.08	A	6	6	2.53	0.47	1.12	2.08	0.21	10.39
EXISTING LINE 1700																						
1701	0.51	0.59	5	7.35	2.21					0.00	2.21	1.12	2.08	A	6	6	1.96	0.25	1.12	2.08	0.18	9.32
EXISTING LINE 1800																						
1801	0.51	0.20	5	7.35	0.75	1601				0.21	0.96	1.12	2.08	A	6	6	0.92	0.04	1.12	2.08	0.13	6.94
1802	0.51	0.86	5	7.35	3.22	1602				1.09	4.31	1.12	2.08	A	6	6	3.36	0.96	1.12	2.08	0.24	11.83
1803	0.51	0.51	5	7.35	1.91	1802				0.96	2.87	1.12	2.08	A	6	6	2.44	0.43	1.12	2.08	0.20	10.22

NOTES:
1. CAPACITY OF INLETS ON GRADE DETERMINED USING ROUTINE OUTLINED ON PGS 56-95 TO 56-97, SECTION 5600 APWA
2. CAPACITY OF SUMP INLETS CALCULATED USING FIGURE 5604-21, SECTION 5600 APWA
3. MANNINGS "n" VALUE FOR COMBINED ASPHALT PAVEMENT AND CONCRETE CURB - 0.014

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlagel and Associates.

"100.00 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlagel and Associates, P.A.

Record Drawing



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
---- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS

DRAWN BY:	BAL
CHECKED BY:	MAB
DATE PREPARED:	8-19-24
PROJ. NUMBER:	24-041

MASTER
DRAINAGE PLAN
- DRAINAGE
CALCS CONT.

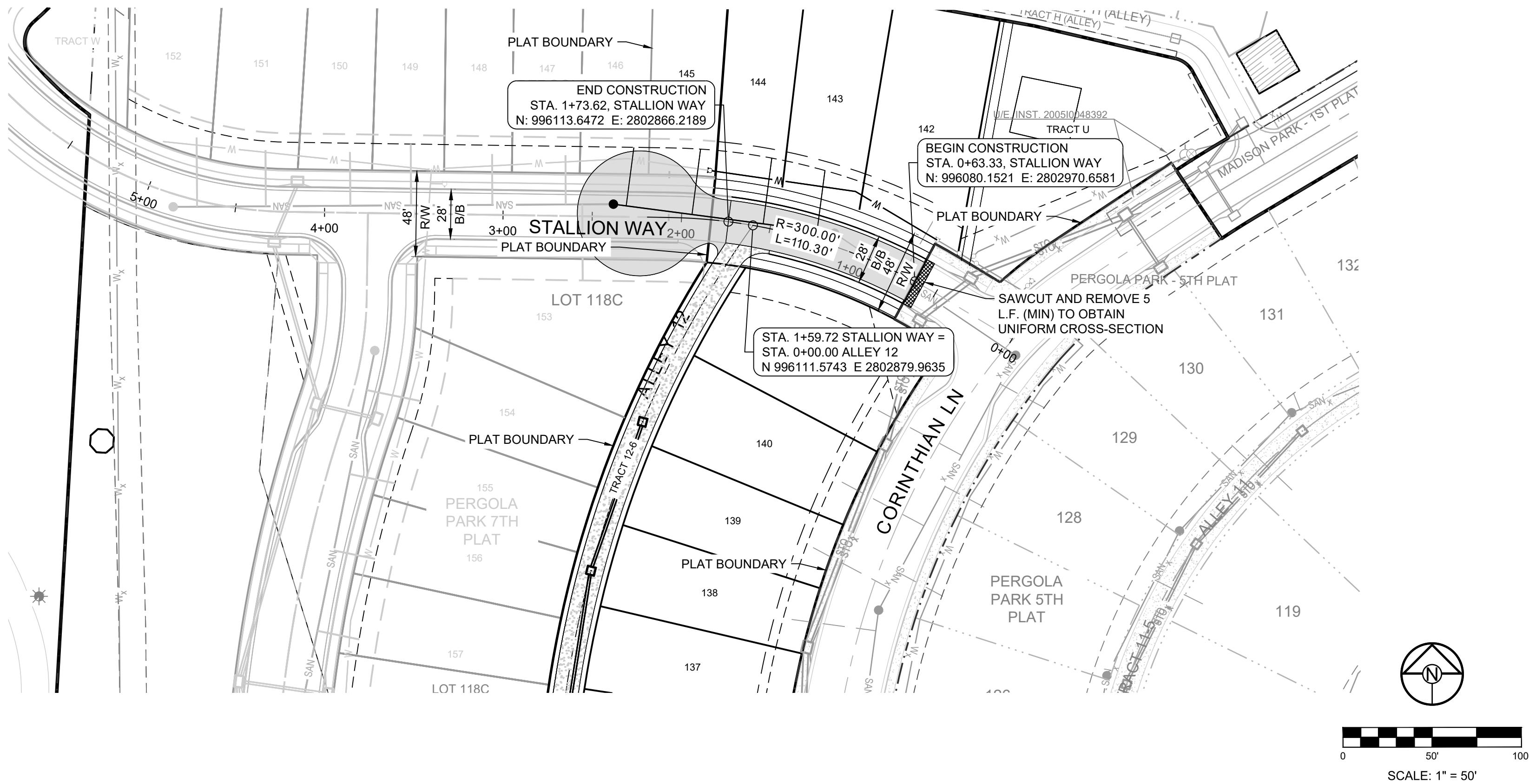
SHEET
7

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

“100.00 100.10”, “1.00% 1.15% slope”, or “8-inch HDPE PVC pipe” are all typical examples of revisions that indicate that design data has been replaced with “as-built” information. All other data is as designed and has not been field verified.

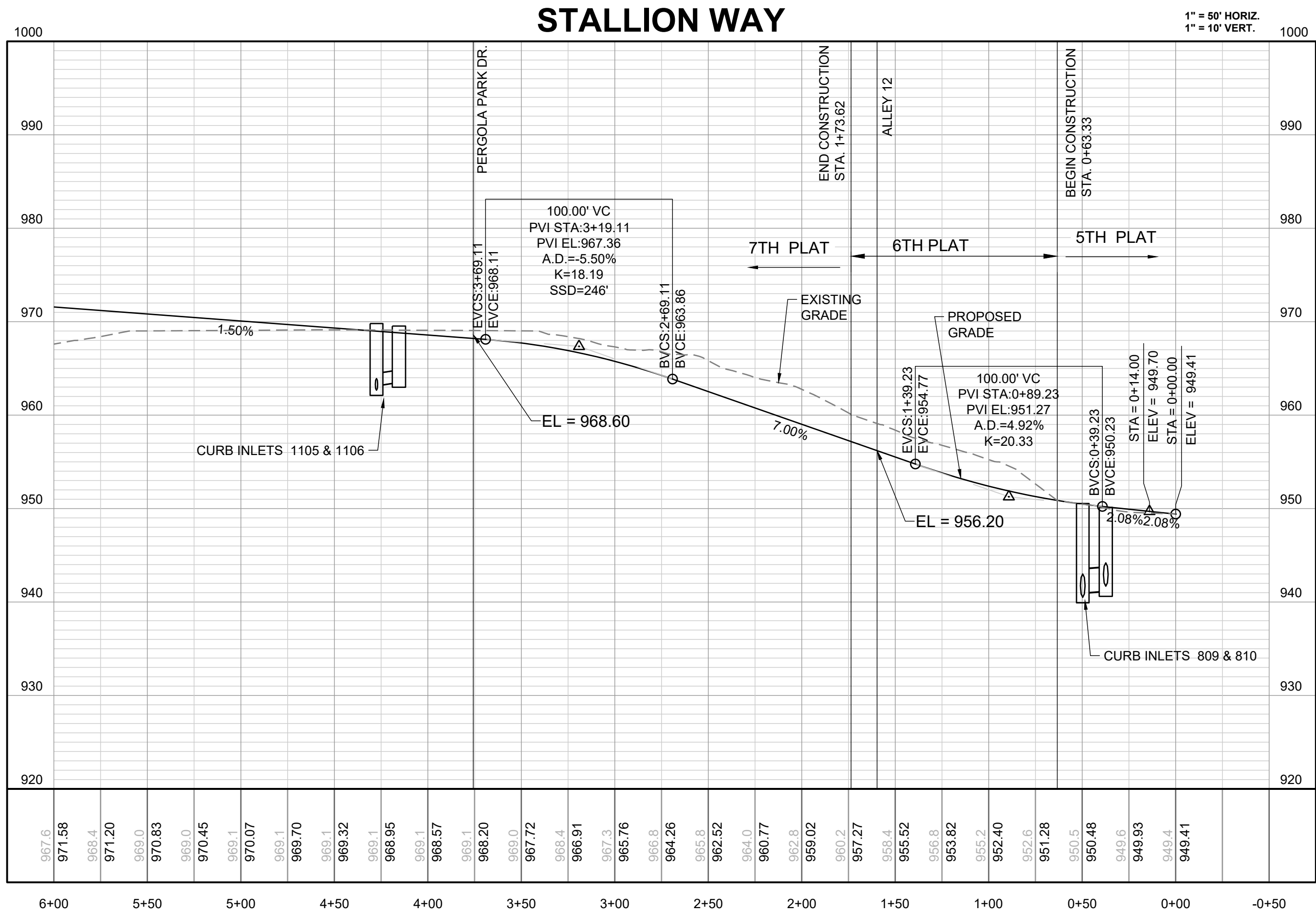
Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.



NOTES:

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.



Record Drawing

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
---- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
6-18-24	DATE PREPARED
24-04-1	PROJ. NUMBER

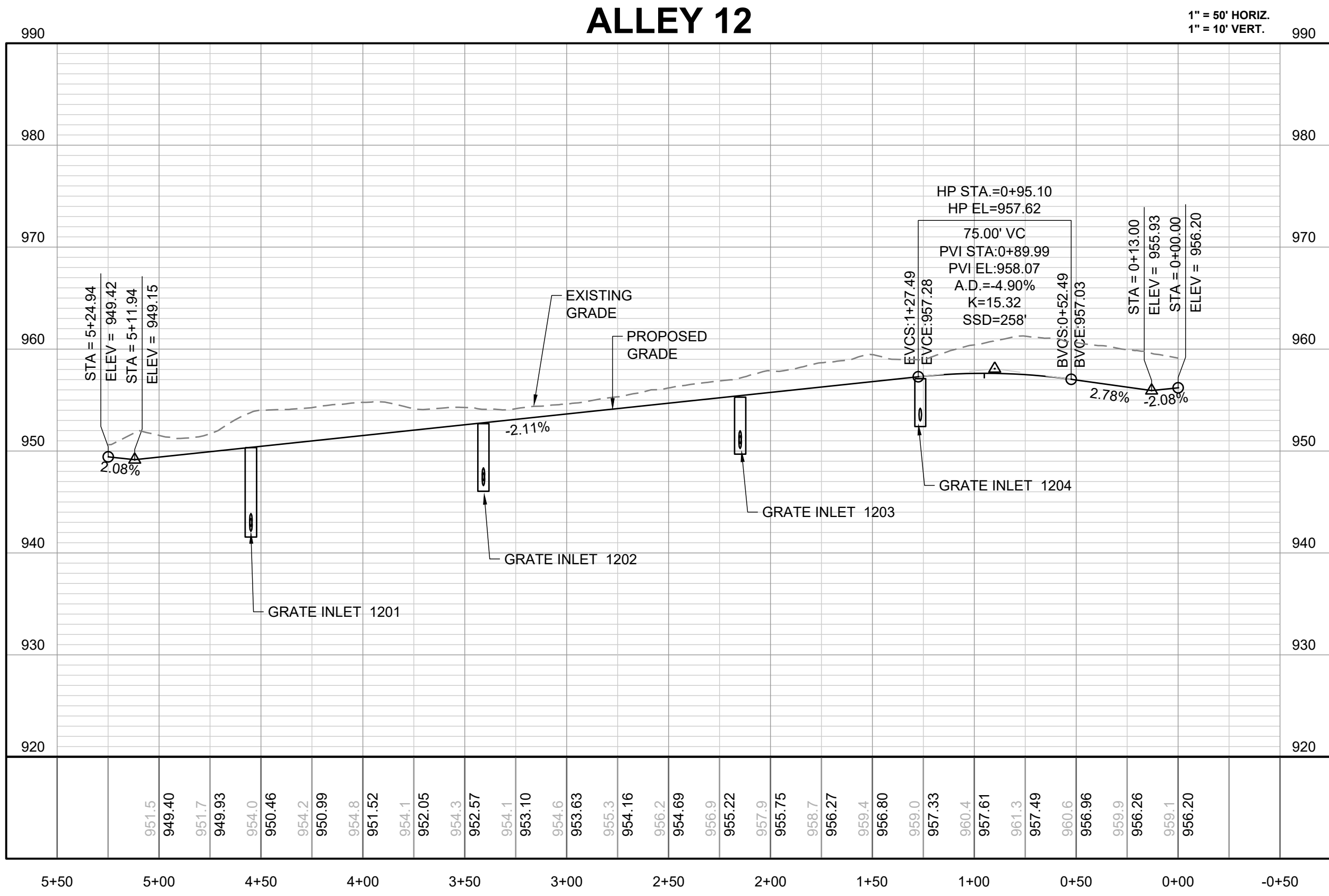
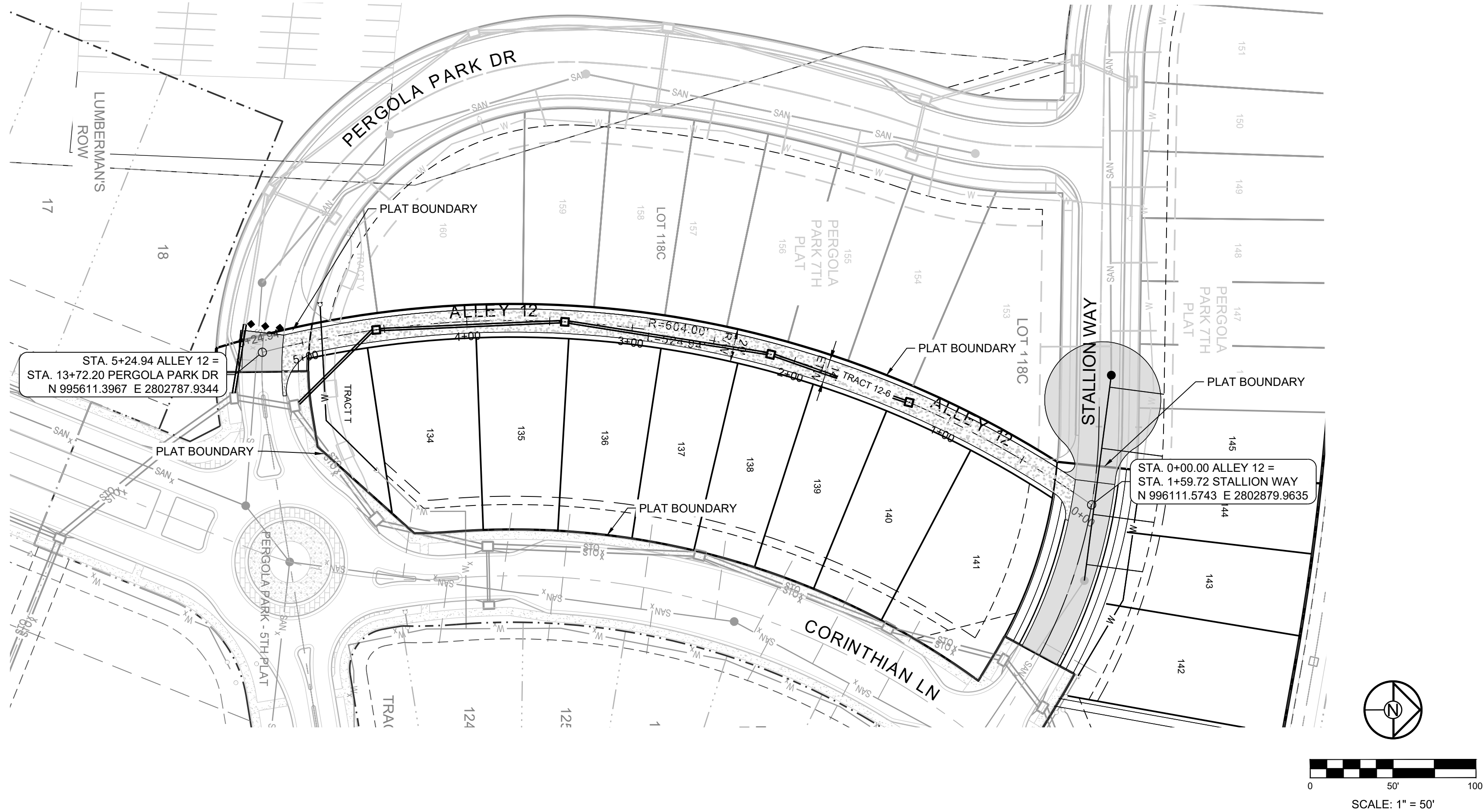
STALLION WAY
PLAN & PROFILE

RECORD DRAWING

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Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlagel and Associates, P.A.



Record Drawing

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REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS

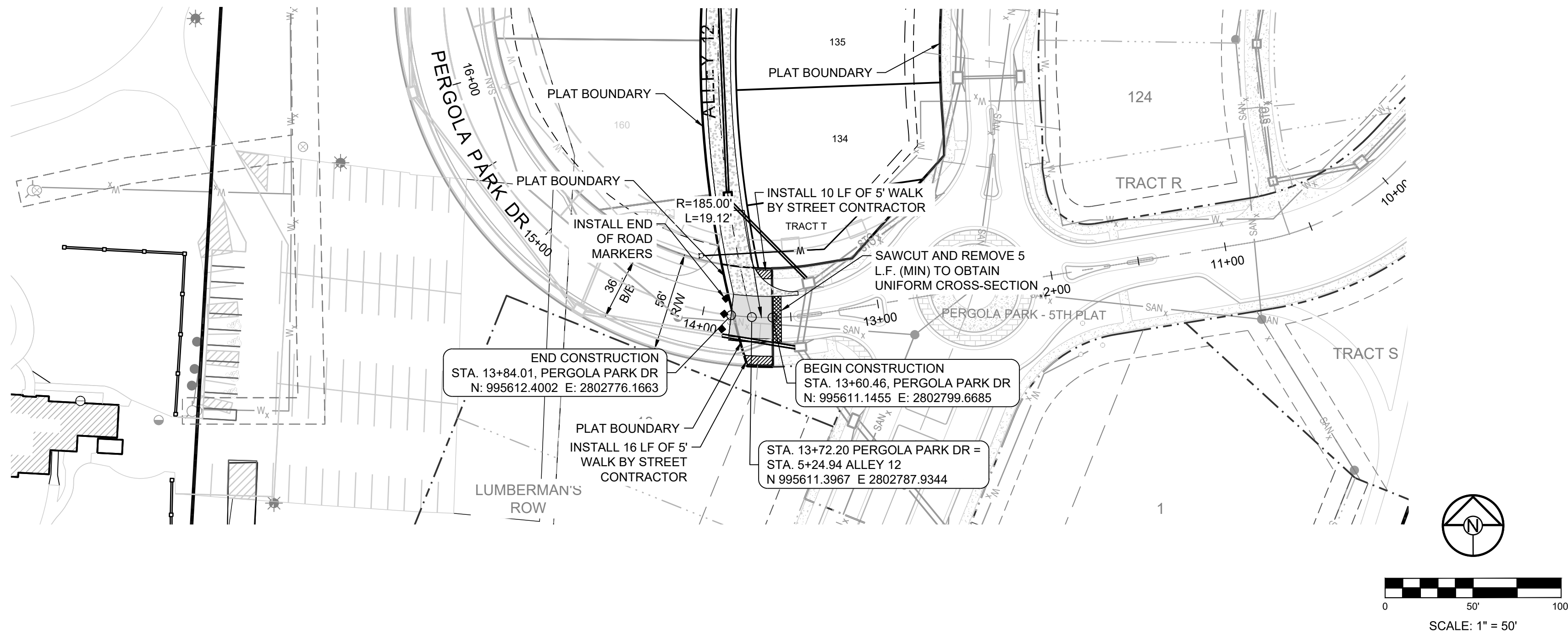
DRAWN BY:	BAL
CHECKED BY:	MAB
DATE PREPARED:	8-18-24
PROJ. NUMBER:	24-041

RECORD DRAWING

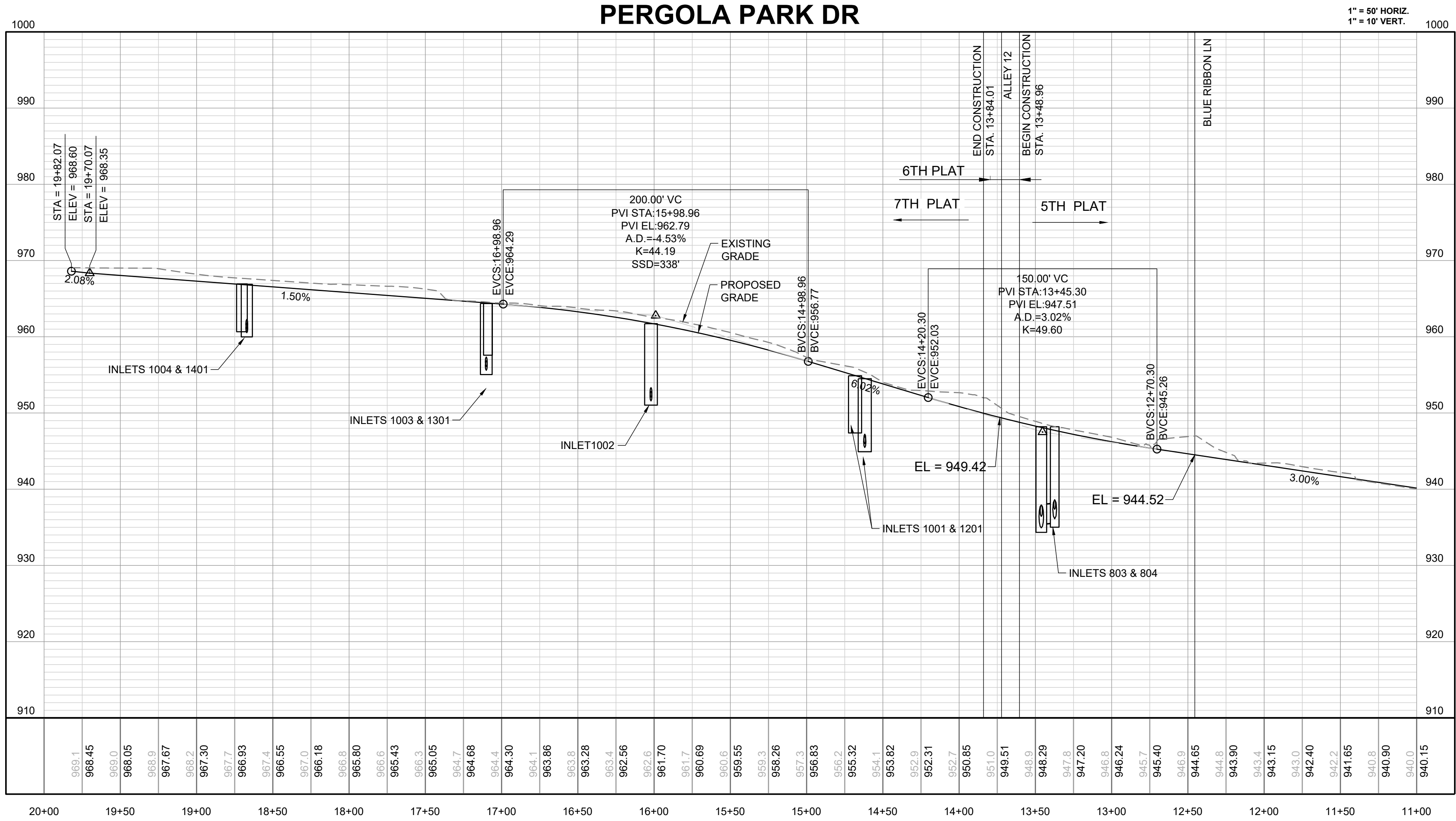
The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlagel and Associates.

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Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlagel and Associates, P.A.



NOTES:
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Record Drawing

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

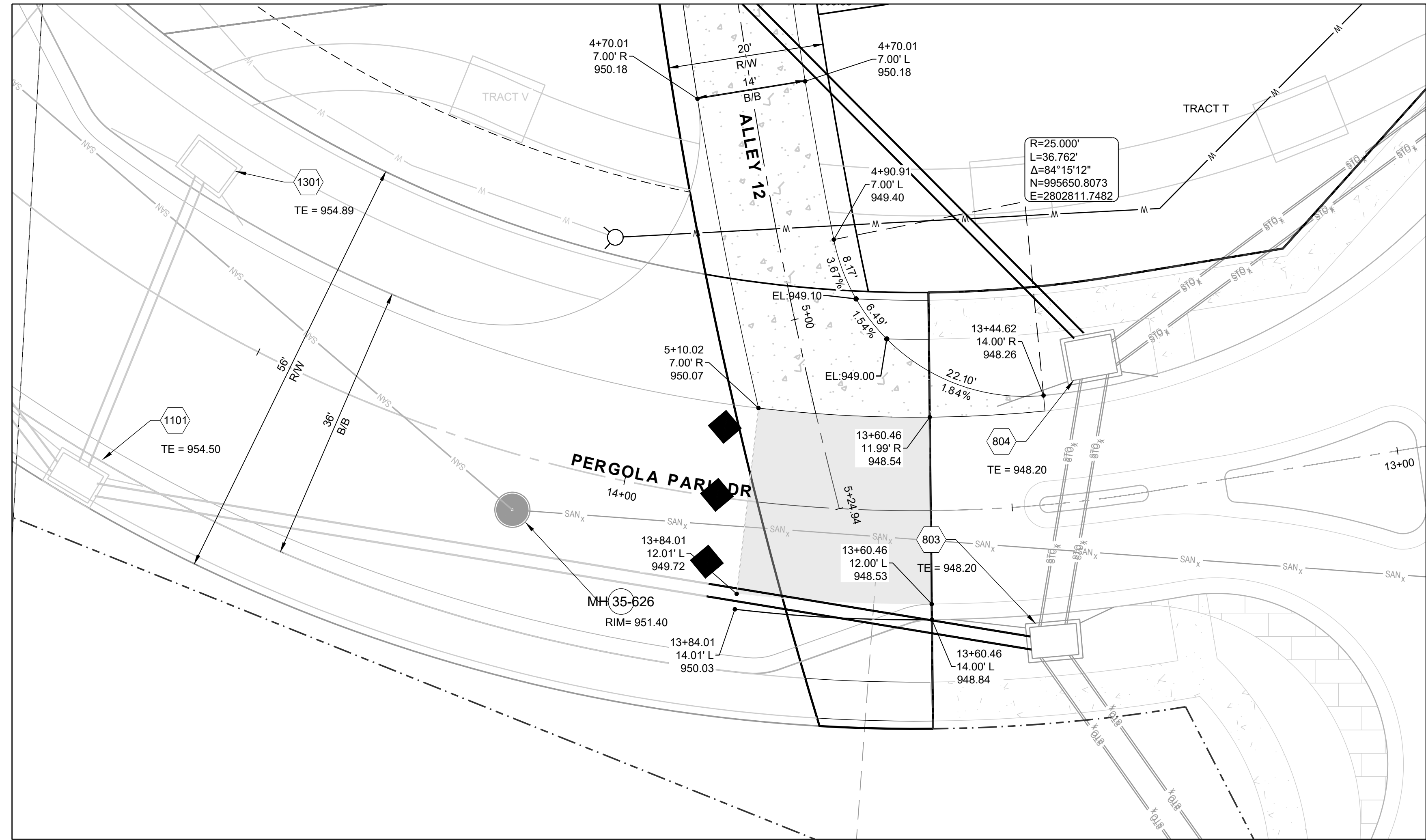
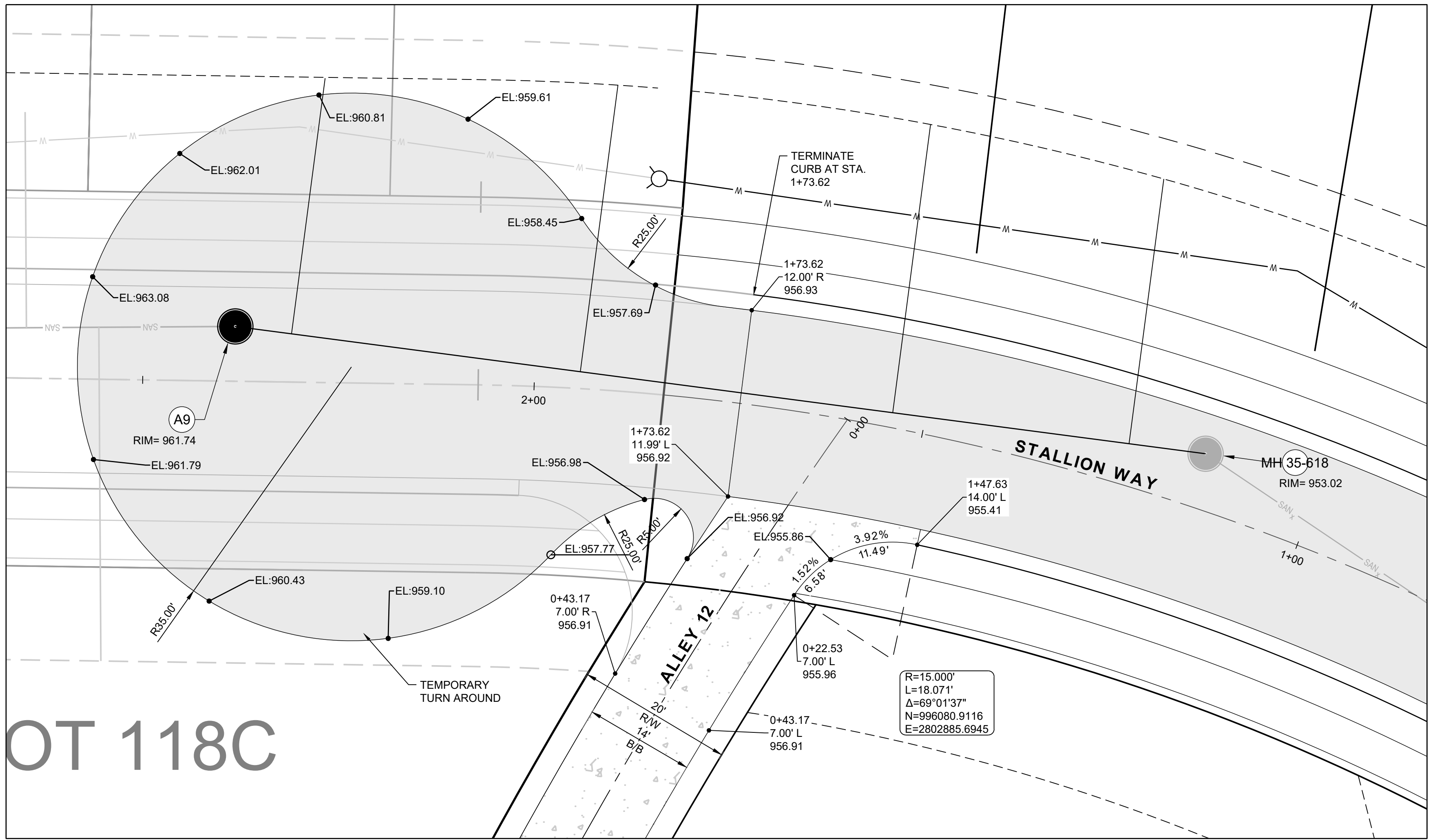
PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
---- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
6-18-24	DATE PREPARED
24-04-1	PROJ. NUMBER

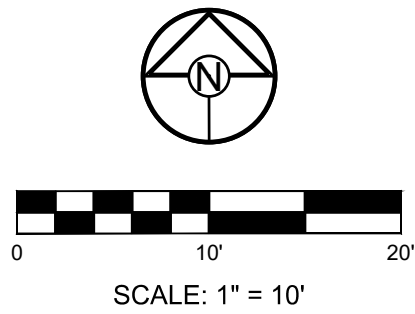
PERGOLA PARK
DR PLAN &
PROFILE

SHEET

10



CURB LEGEND	
	TYPE "CG-2" CURB & GUTTER
	TYPE "CG-2" DRY CURB & GUTTER
	TYPE "CG-1" DRY CURB AND GUTTER
	TYPE C-1 CURB



NOTES:
ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

RECORD DRAWING

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"100.00 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.

Record Drawing

PREPARED BY:

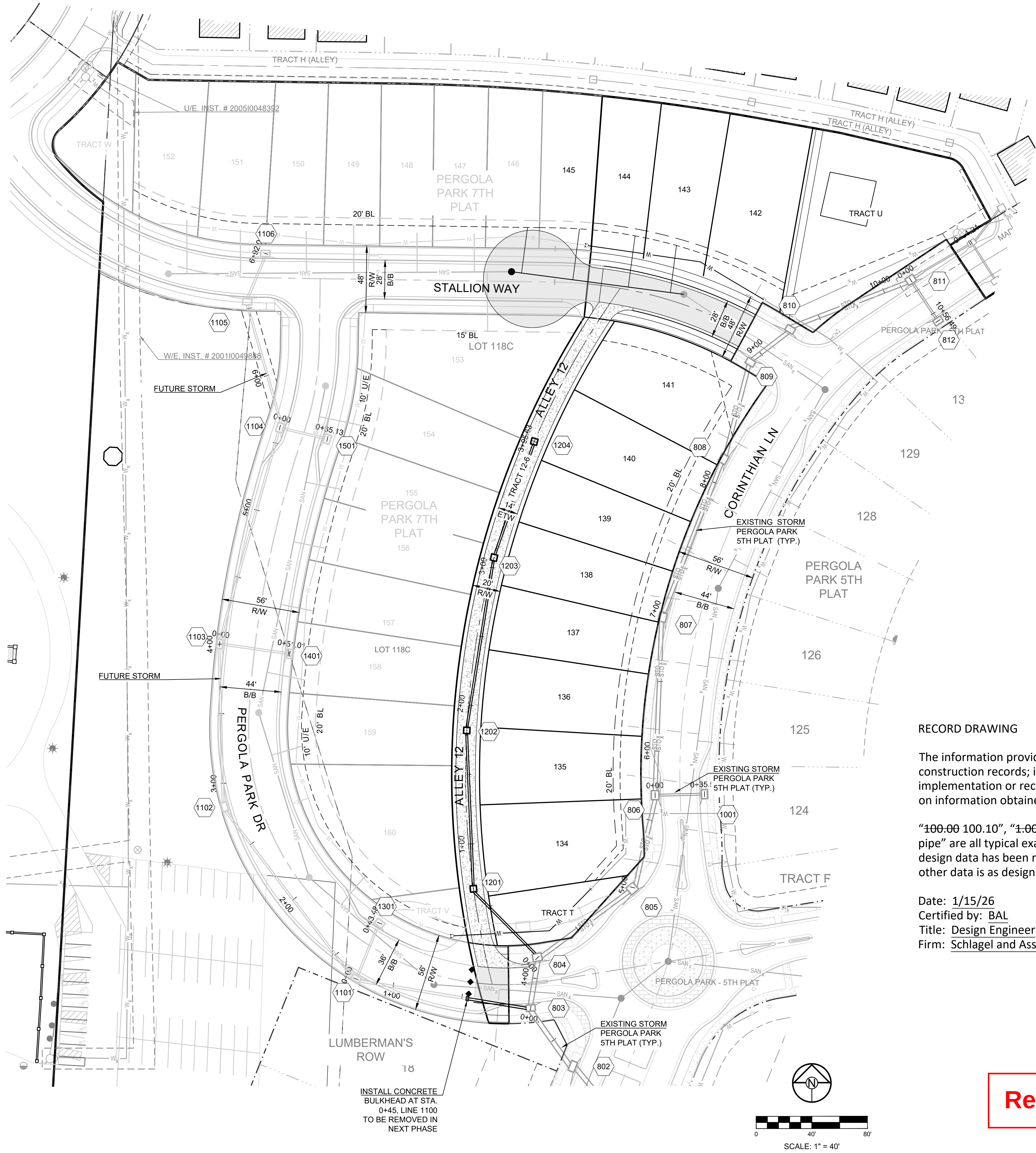


SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
---- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
2-1-26	AS-BUILTS
3-1-26	AS-BUILTS
4-1-26	AS-BUILTS
5-1-26	AS-BUILTS
6-1-26	AS-BUILTS
7-1-26	AS-BUILTS
8-1-26	AS-BUILTS
9-1-26	AS-BUILTS
10-1-26	AS-BUILTS
11-1-26	AS-BUILTS
12-1-26	AS-BUILTS
1-1-27	AS-BUILTS
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3-1-27	AS-BUILTS
4-1-27	AS-BUILTS
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1-1-63	AS-BUILTS

I:\PROJECTS\2024\24-04\13.0 Design\3.0 DWG Plans\6.0 SS\24-041-SS-STORM.dwg, STORM PLAN, 1:1



Storm Sewer Construction Notes	
Structure	Notes
1101	STA 1+27.32, LINE 1100 INSTALL 6 X 4 CURB INLET N 995615.3521 E 2802689.9285
1201	STA 0+67.70, LINE 1200 INSTALL 4 X 4 GRATE INLET N 995680.0587 E 2802774.3994
1202	STA 1+81.61, LINE 1200 INSTALL 4 X 4 GRATE INLET N 995793.8641 E 2802769.5907
1203	STA 3+07.33, LINE 1200 INSTALL 4 X 4 GRATE INLET N 995918.0470 E 2802789.1811
1204	STA 3+95.63, LINE 1200 INSTALL 4 X 4 GRATE INLET N 996001.4709 E 2802818.1187
1301	STA 0+43.48, LINE 1300 INSTALL 6 X 4 CURB INLET N 995655.3196 E 2802707.0432

RECORD DRAWING

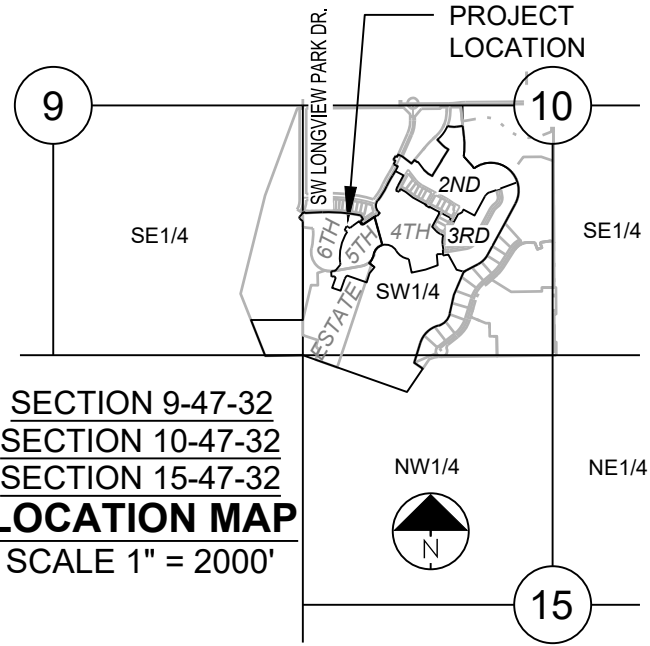
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Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.

Record Drawing

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MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.
ELEV. 935.18

PROJECT BENCHMARK:

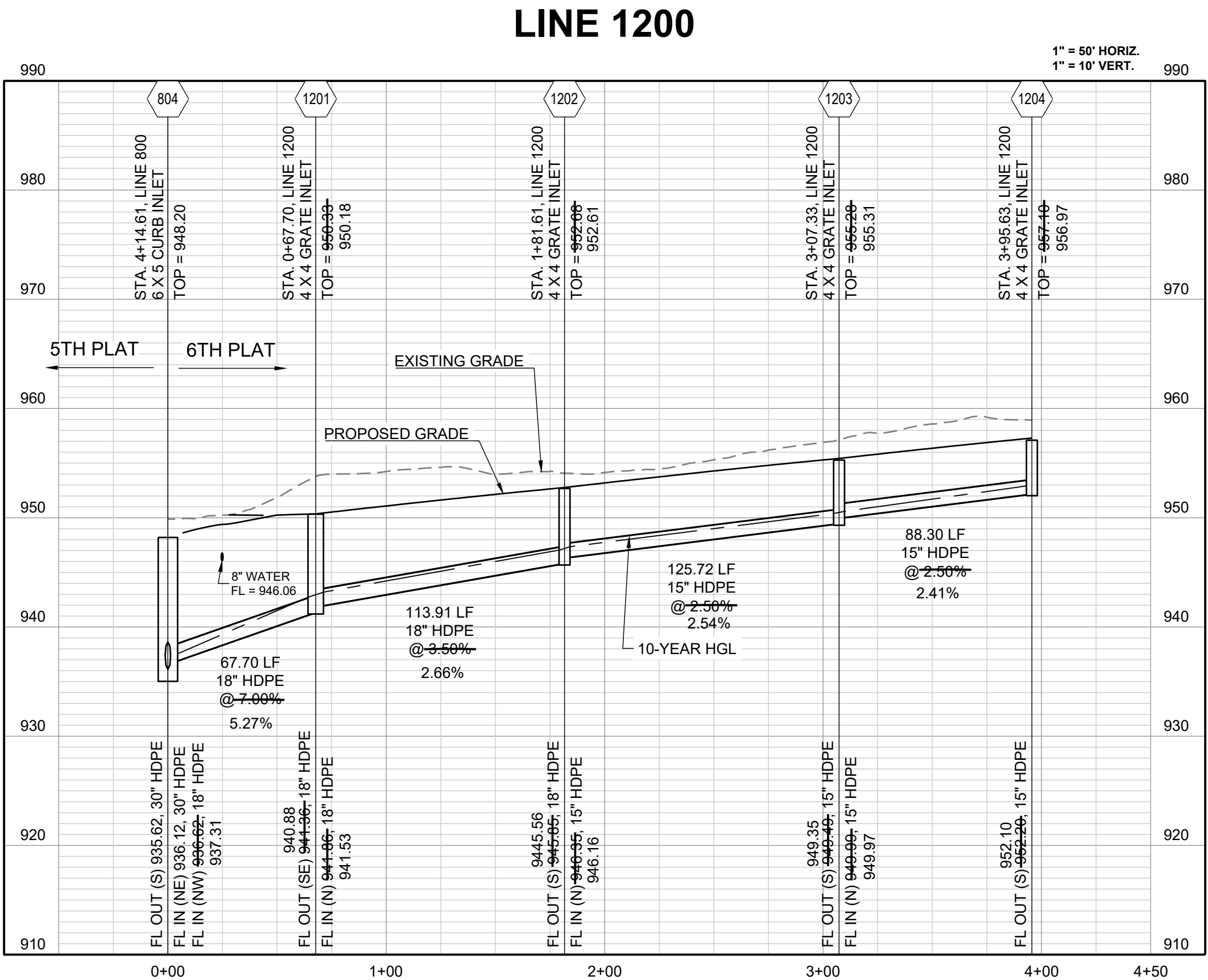
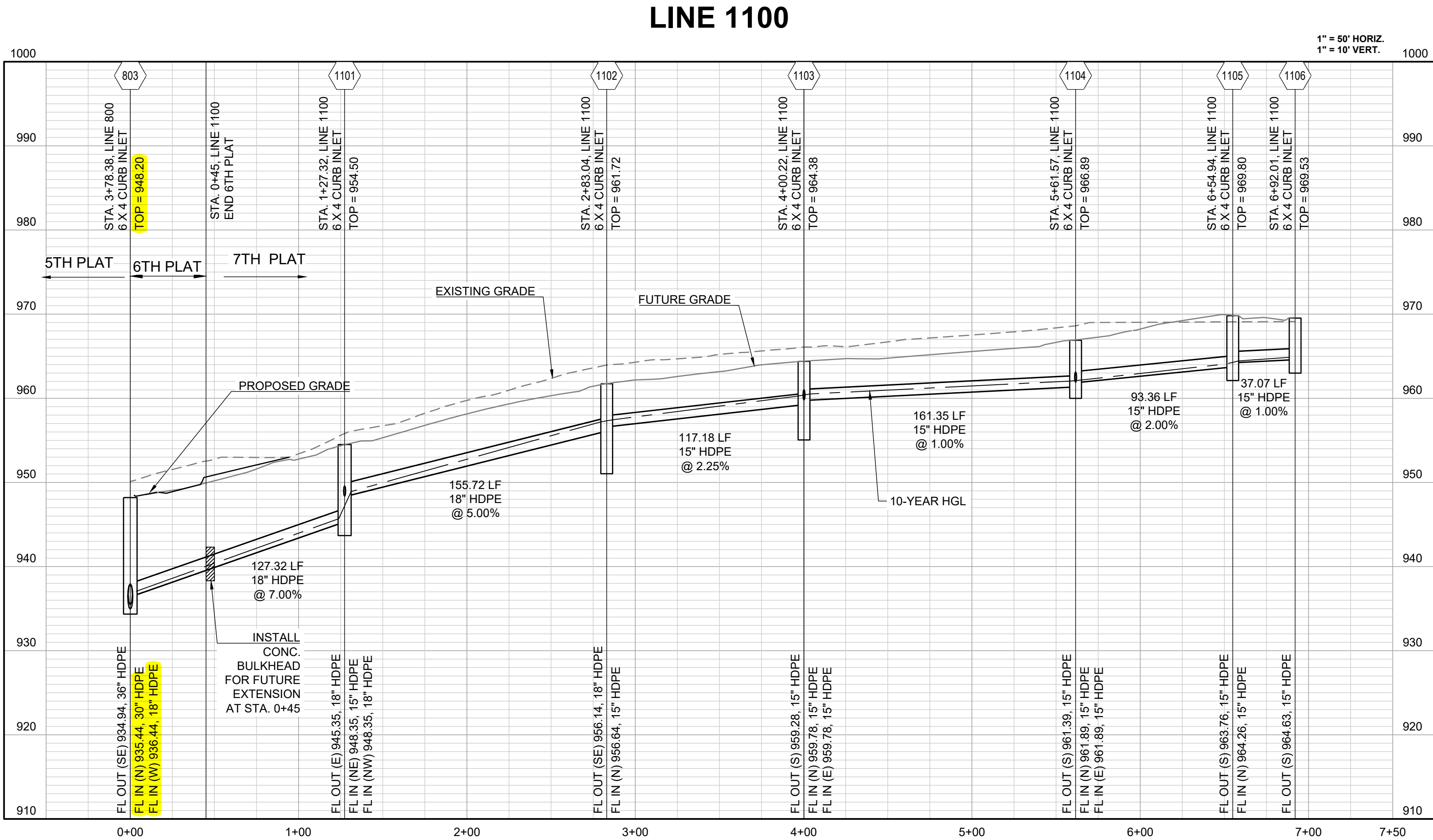
CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.
NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

SURVEY NOTES
The bases of bearing and coordinates are base on the Missouri Coordinate System of 1983, West Zone (2003 Adjustment) with a Grid Factor of 0.9999020.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
--- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
2-18-24	DATE PREPARED
24-04-1	PROJ. NUMBER

STORM PLAN



RECORD DRAWING

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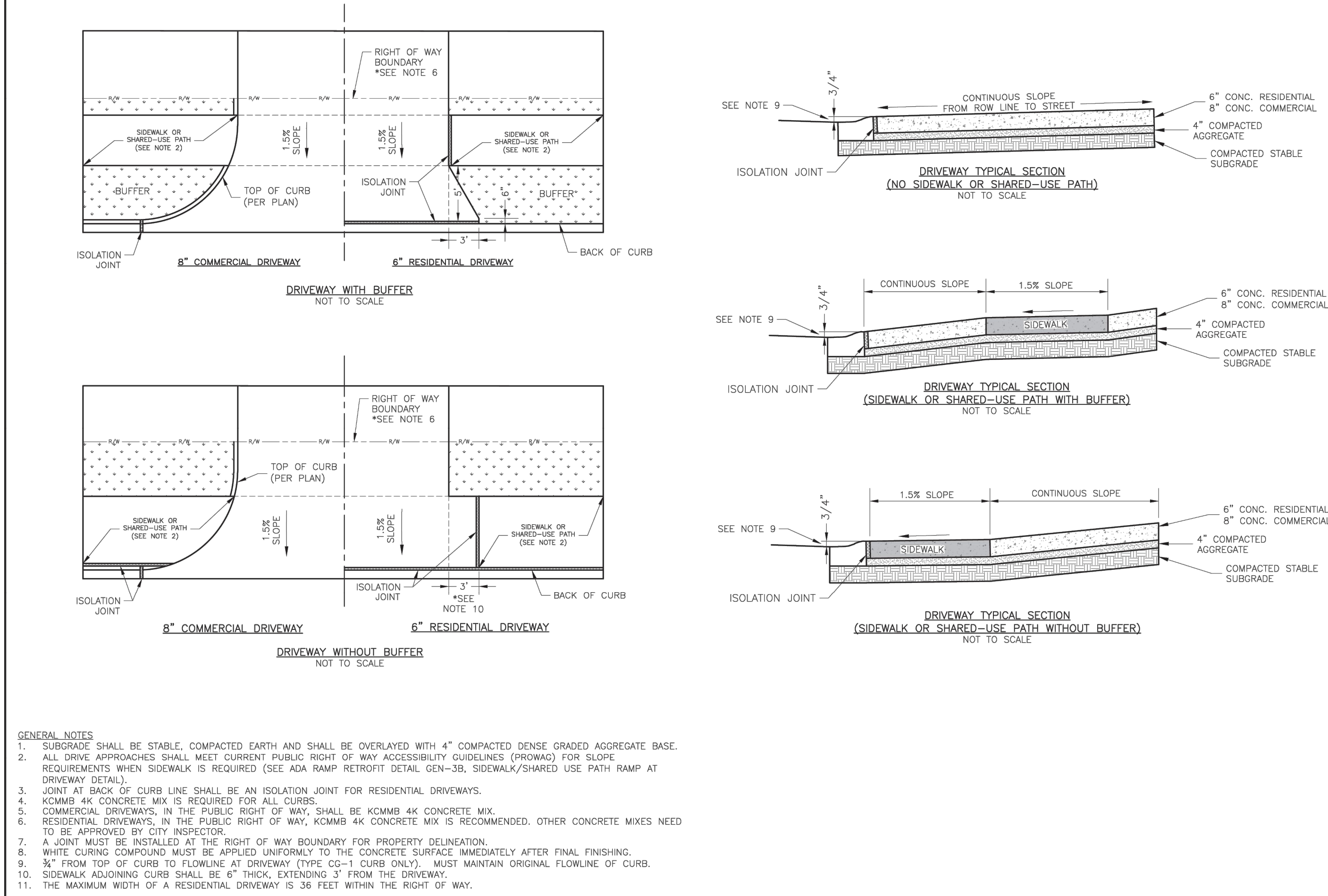
Record Drawing

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
DATE PREPARED:	
8-19-24	
PROJ. NUMBER:	
24-041	

STORM
PROFILES

SHEET
13

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LEE'S SUMMIT
MISSOURI

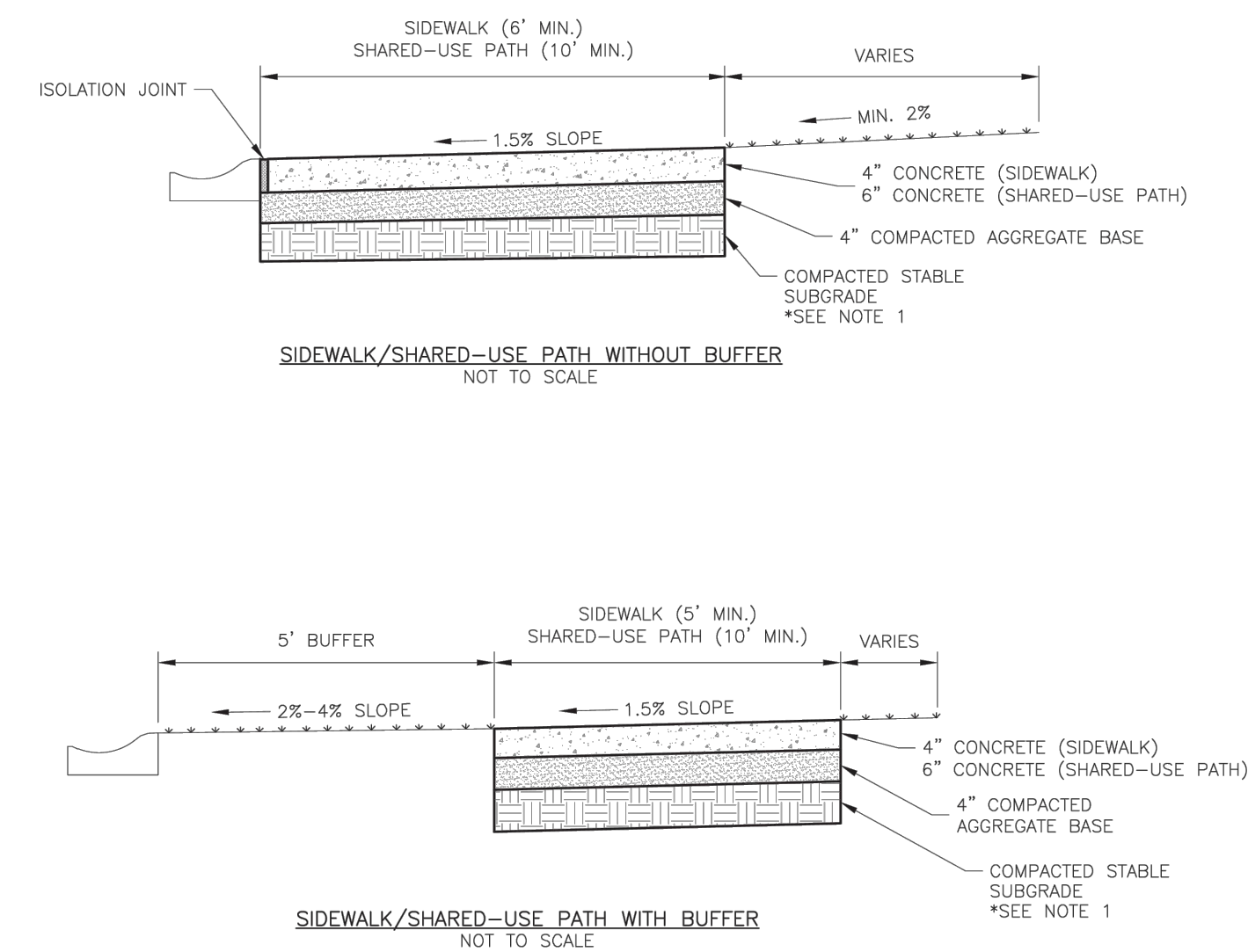
PUBLIC WORKS ENGINEERING DIVISION | 1205 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

DRIVEWAY DETAIL

Drawn By: MIF
Checked By: DL
Date: 05/2021
Proj. #: 13

GEN-1



- GENERAL NOTES:**
- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 - KCMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
 - ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
 - AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
 - SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 1205 SE GREEN STREET | LEE'S SUMMIT, MO 64083

SIDEWALK/SHARED-USE PATH DETAIL

Date: 05/2021
Drawn By: MIF
Checked By: DL

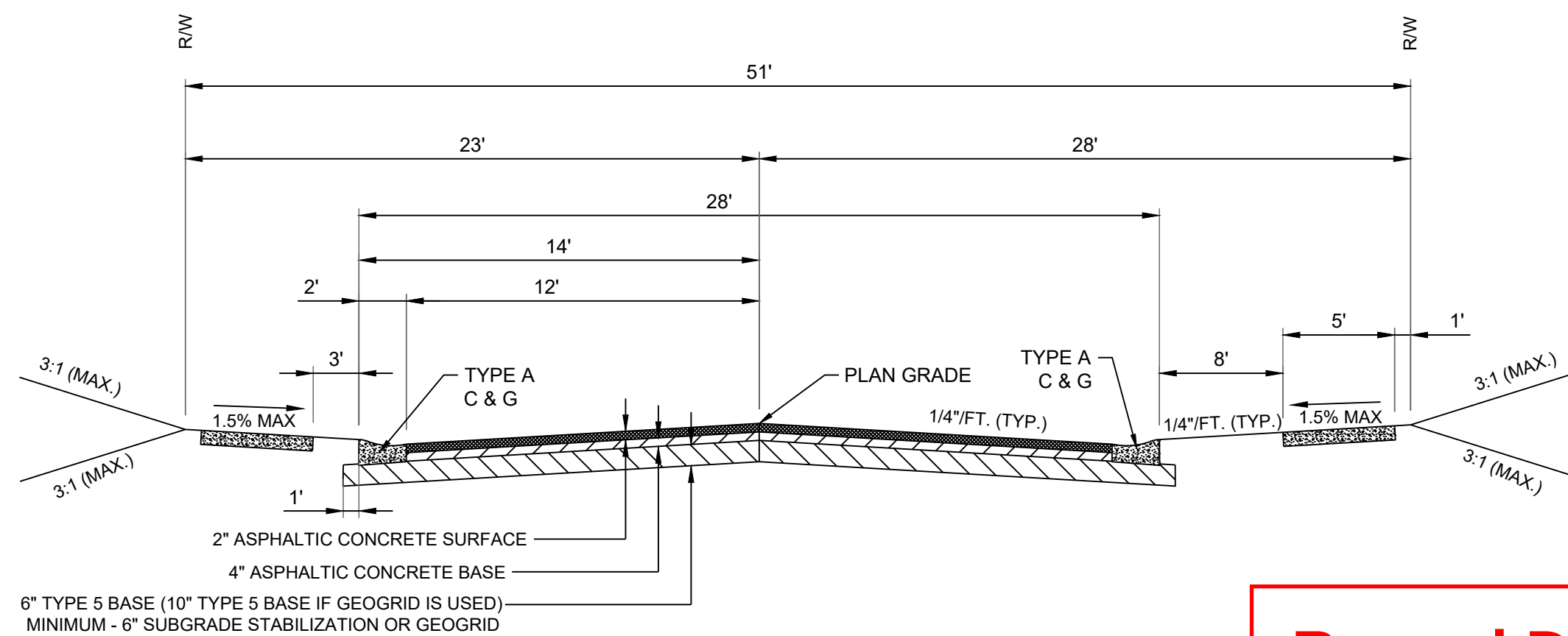
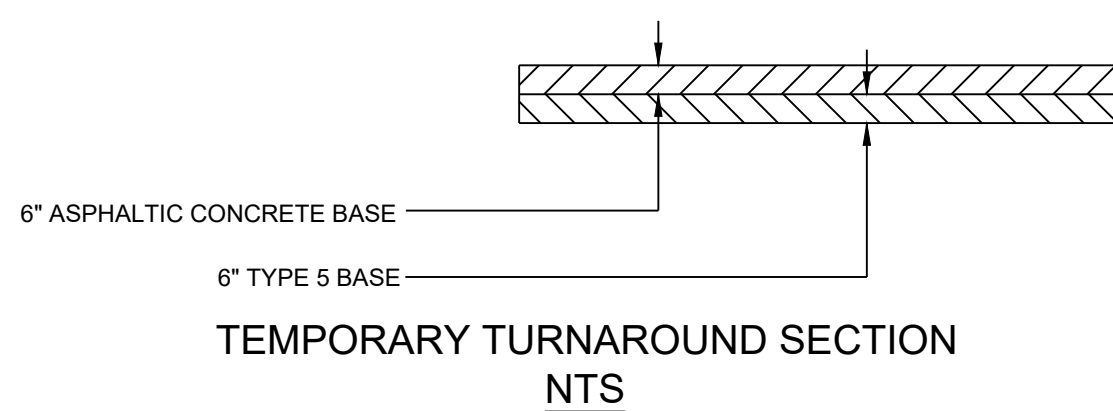
GEN-2

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

"100.00 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.



STALLION WAY 28' B/B STA. 0+63 TO 1+74
NTS

Record Drawing

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
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Missouri State Certificate of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN

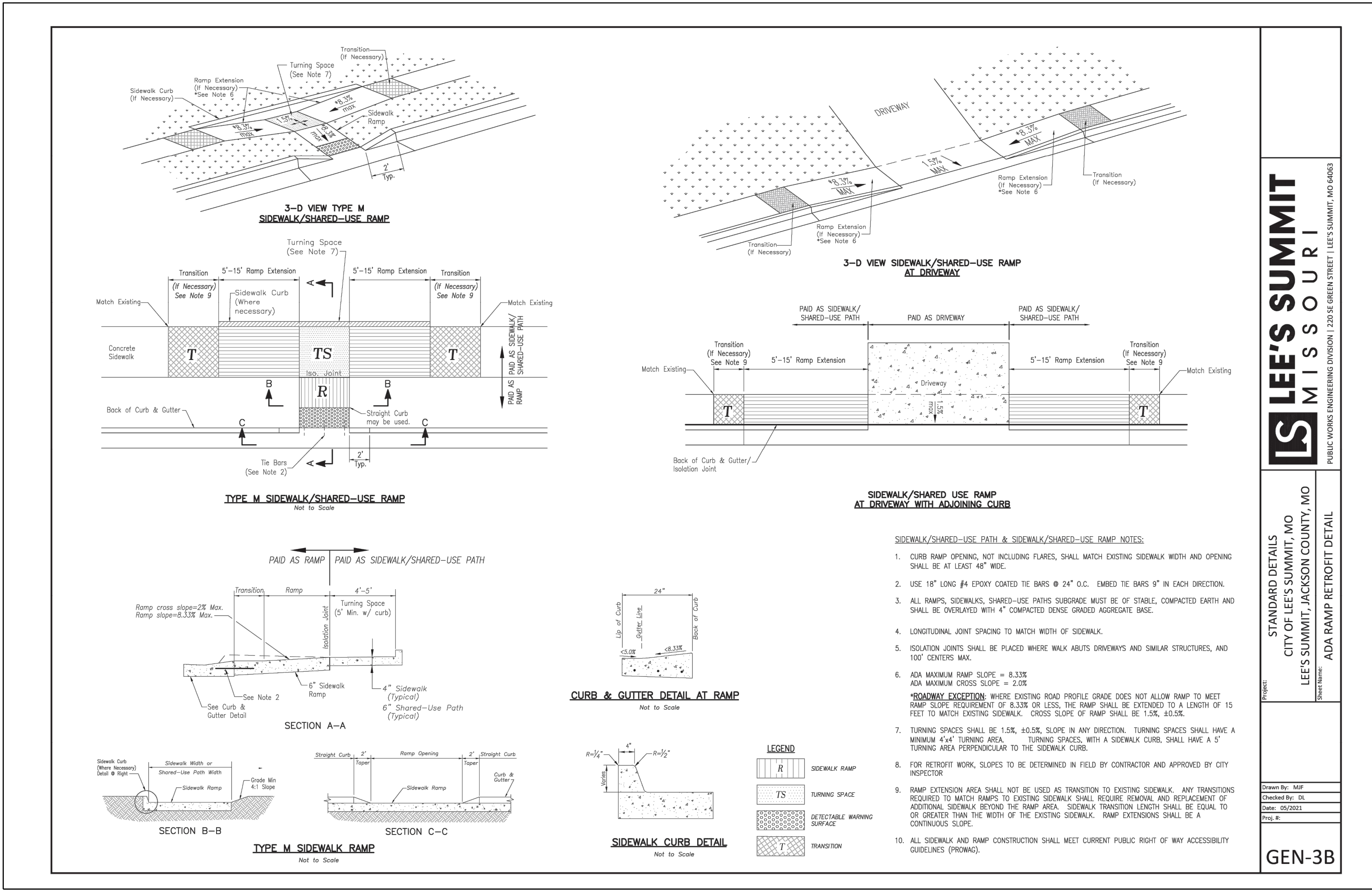
--- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
6-18-24	DATE PREPARED
24-04-1	PROJ. NUMBER

STREET DETAILS

SHEET

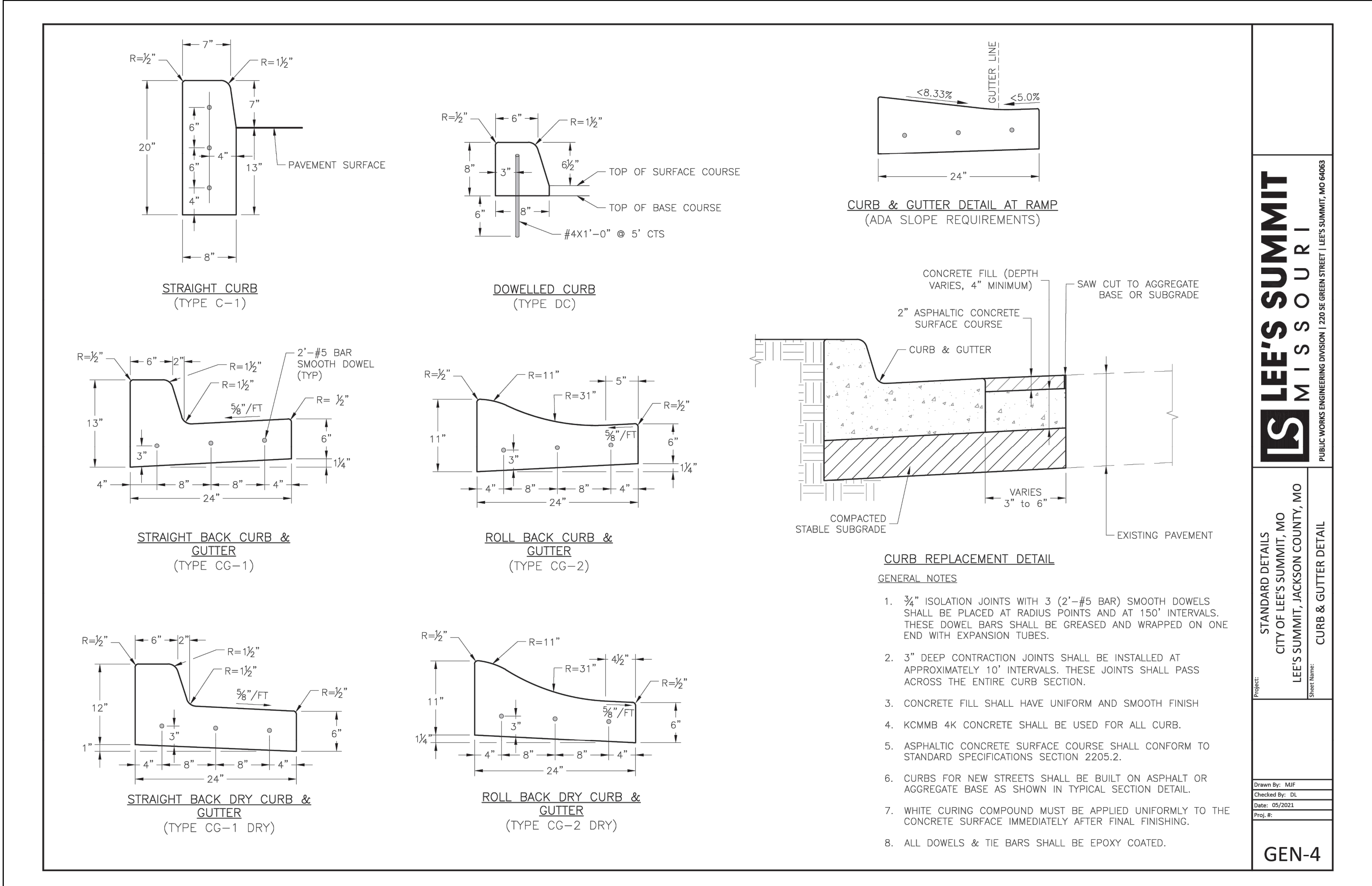
14



LEE'S SUMMIT
MISSOURI

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

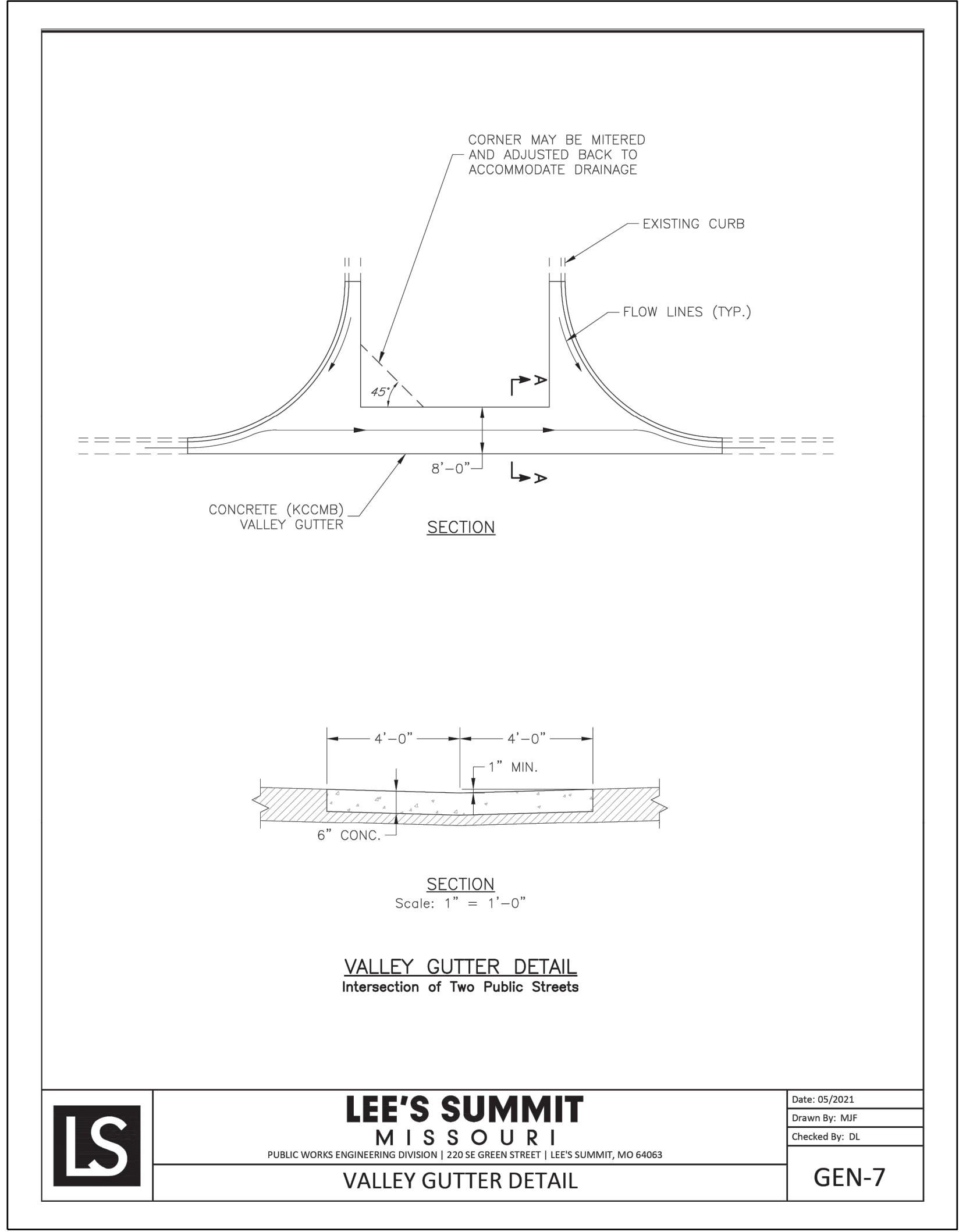
Drawn By: MJP
Checked By: DL
Date: 05/2021
Proj. #: GEN-3B



LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

Drawn By: MJP
Checked By: DL
Date: 05/2021
Proj. #: GEN-4



RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

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Date: 1/15/26
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.

Record Drawing

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PREPARED BY:

MARK ALLEN BREUER
PROFESSIONAL ENGINEER
NUMBER PE-20030007268
01.16.2028

SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH PLAT
STREET, STORMWATER, MASTER DRAINAGE
PLAN
--- LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-8-24	CITY COMMENTS
12-4-24	CITY COMMENTS
1-15-26	AS-BUILTS
6-18-24	DATE PREPARED
24-041	PROJ. NUMBER

STREET DETAILS
CONT

SHEET

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