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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
- S/W

-

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
- ASPHALT 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

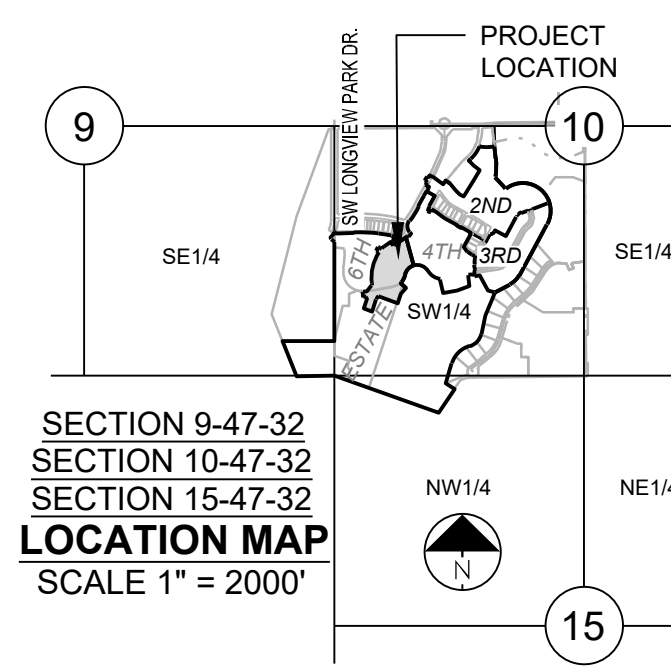
WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- AI

EXISTING AREA INLET
- CI

EXISTING CURB INLET
- GI

EXISTING GRATE INLET
- JB

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 Dejarrette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4318
Cell: (816) 810-5234
ron.dejarrette@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 Schaulfuer
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900

OFFSITE SANITARY SEWER MAIN PLANS FOR PERGOLA PARK, 5TH PLAT IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT AND GRADING
3	LINE A
4	LINE A CONT.
5	DETAIL SHEET

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 ENGINEERING 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).

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.



OWNER/DEVELOPER:

NLV DEVELOPMENT COMPANY LLC
RUSSELL PEARSON
3152 SW GRANDSTAND CIRCLE
LEE'S SUMMIT, MO 64081
p 816-589-4415
f -
RPEARSON@BOXDEVCO.COM

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

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/15/2022

SUMMARY OF QUANTITIES

	ITEM	QUANTITY	UNITS
1	8" PVC SDR 26	972	LF
2	8" ZINC-COATED (CLASS 50) PROTECTO 401 D.I.P	452	LF
3	6" PVC SDR 26	143	LF
4	8" x 6" WYE	8	EA
5	REINFORCED CONCRETE ENCASEMENT	72	LF
6	STANDARD 4' DIAMETER MANHOLE	3	EA
7	SEWER CONNECTION	1	EA
8	POST-CONST. BARREL ADJUSTMENT	4	EA
9	POST-CONST. RING (3"-12") ADJUSTMENT	4	EA
10	EXTRA DEPTH IN MANHOLE	42	VF
11	CLEARING & GRUBBING	1	LS
12	MOBILIZATION	1	LS
13	EROSION CONTROL	1	LS
14	BONDS	1	LS



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK, 5TH PLAT
OFFSITE SANITARY SEWER MAIN PLANS
PERGOLA PARK DRIVE & MARY STREET
LEE'S SUMMIT, MISSOURI

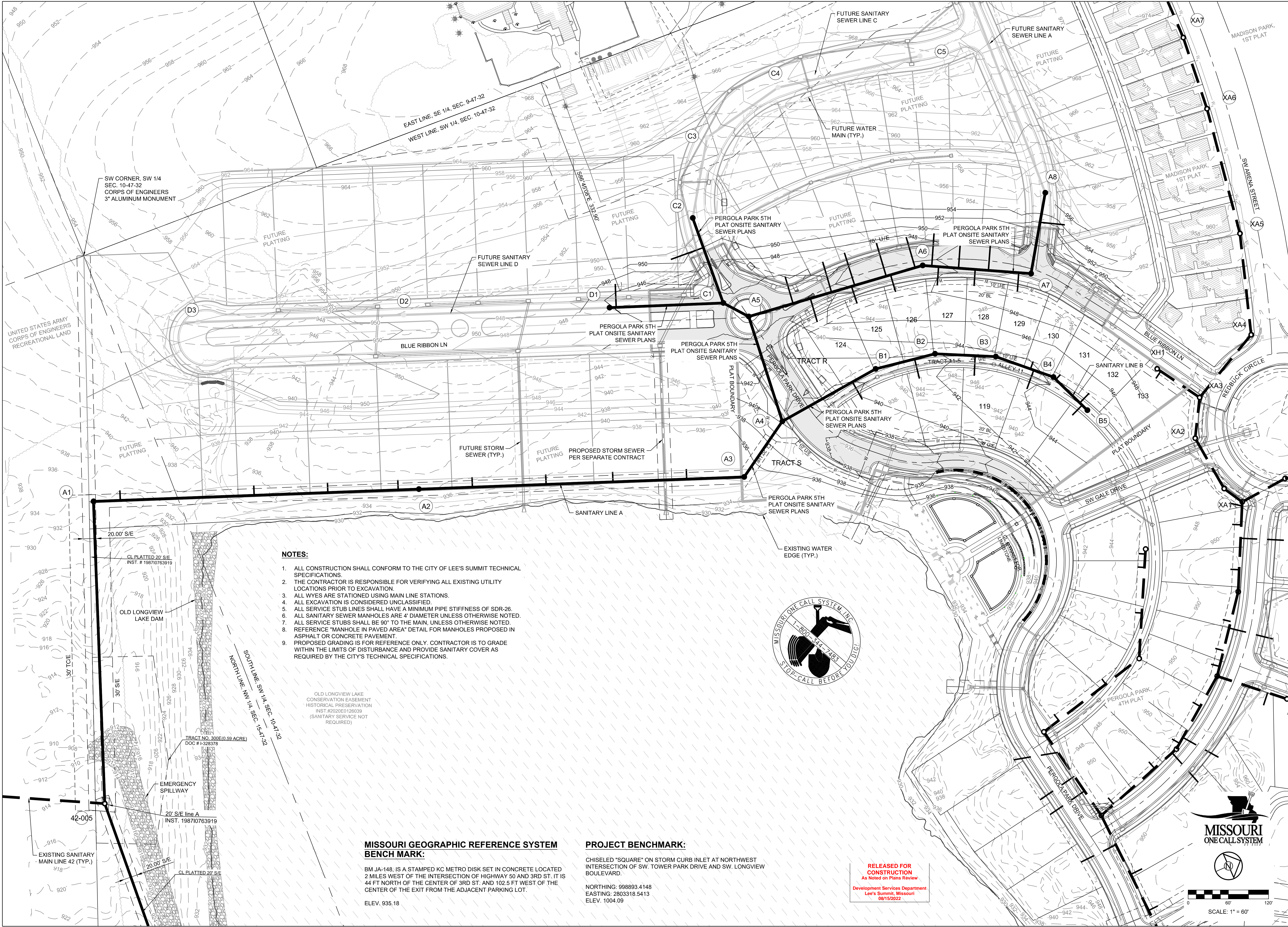
REVISION	DATE	DESCRIPTION
1	2-4-22	CITY COMMENTS
2	3-23-22	CITY COMMENTS
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8		

COVER SHEET

SHEET

1

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NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
4. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
5. ALL SERVICE STUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR-26.
6. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
7. ALL SERVICE STUBS SHALL BE 90' TO THE MAIN, UNLESS OTHERWISE NOTED.
8. REFERENCE "MANHOLE IN PAVED AREA" DETAIL FOR MANHOLES PROPOSED IN ASPHALT OR CONCRETE PAVEMENT.
9. PROPOSED GRADING IS FOR REFERENCE ONLY. CONTRACTOR IS TO GRADE WITHIN THE LIMITS OF DISTURBANCE AND PROVIDE SANITARY COVER AS REQUIRED BY THE CITY'S TECHNICAL SPECIFICATIONS.

OLD LONGVIEW LAKE
CONSERVATION EASEMENT
HISTORICAL PRESERVATION
INST.#2020E0126039
(SANITARY SERVICE NOT
REQUIRED)

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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**RELEASED FOR
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/15/2022

SCHLAGEL

ENGINEERS

PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600F #LAC201003237 #LS200200859F

PREPARED BY:

STATE OF MISSOURI

MARK ALLEN BREUER

NUMBER
PE-2005007268

PROFESSIONAL ENGINEER

08.01.22

SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK, 5TH PLAT
OFFSITE SANITARY SEWER MAIN PLANS
PERGOLA PARK DRIVE & MARY STREET
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
2-4-22	CITY COMMENTS
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9-14-60	CITY COMMENTS

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:

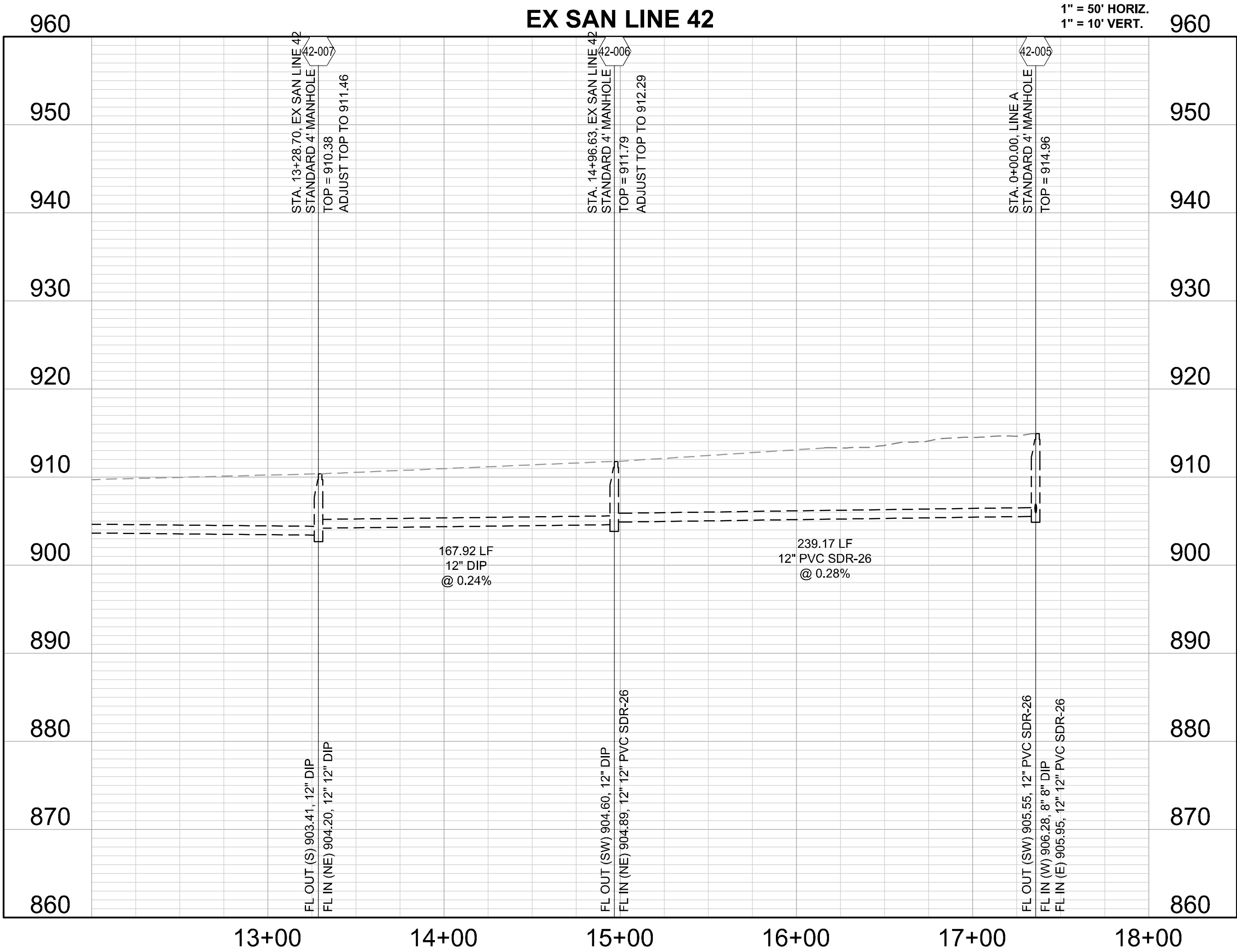
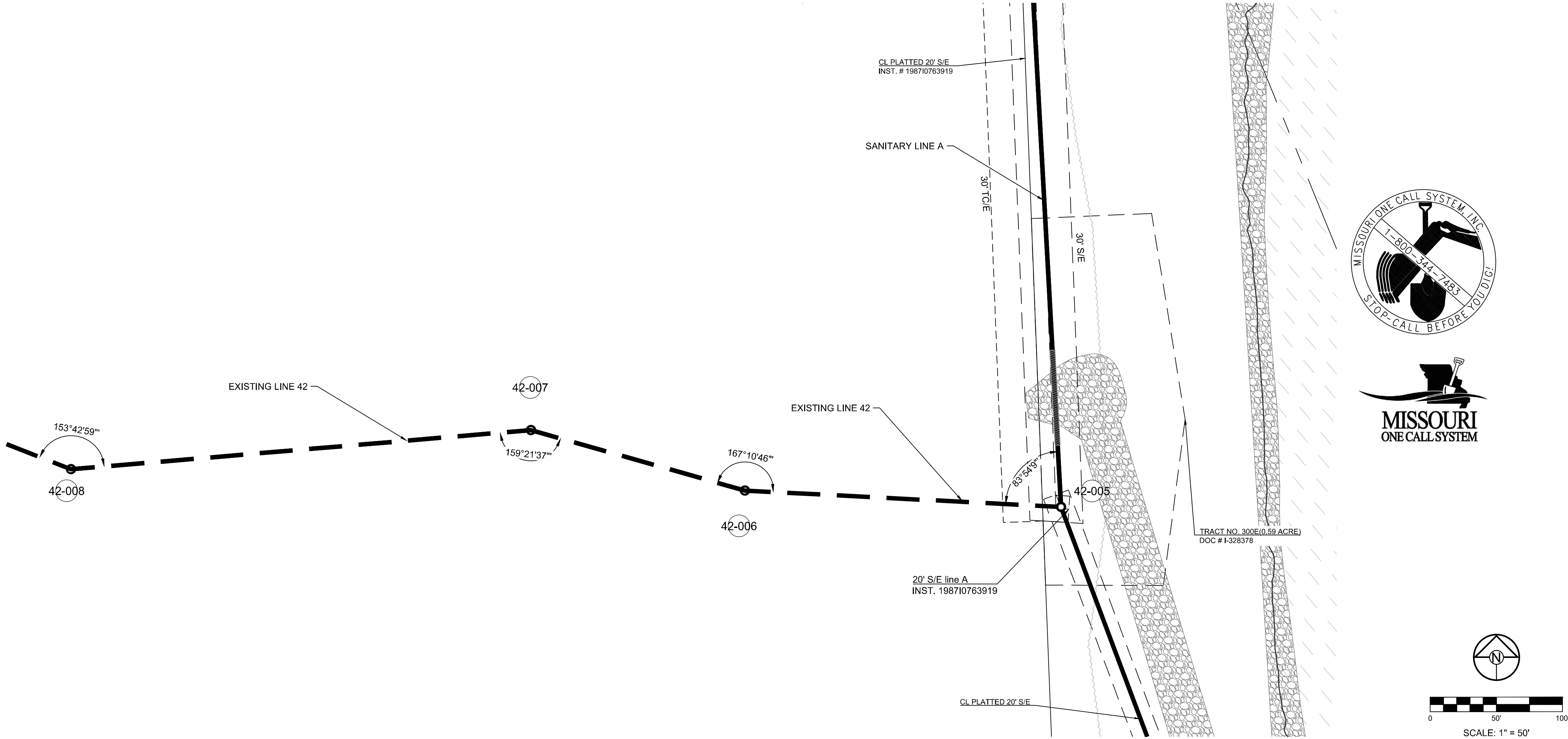
CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
4. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
5. ALL SERVICE STUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR-26.
6. MSFE = MINIMUM SERVICEABLE FLOOR ELEVATION
7. SSNR = SEWER SERVICE NOT REQUIRED
8. DDS = DISTANCE DOWNSTREAM
9. WSE = WATER SURFACE ELEVATION
10. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
11. TRACER WIRE SHALL BE INSTALLED ALONG THE TOP OF SERVICE STUBS. THE WIRE SHALL HAVE HDPE INSULATION, BE NO SMALLER THAN 12 GAUGE, AND INTENDED FOR UNDERGROUND APPLICATIONS. THE TRACER WIRE SHALL BE GREEN IN COLOR. TRACER WIRES SHALL TERMINATE AT THE GROUND SURFACE INSIDE A TRACER BOX. TRACER BOX LIDS SHALL BE GREEN IN COLOR. TRACER WIRE SHALL BE GROUNDED A MINIMUM ONE POUND MAGNESIUM ANODE AT THE SEWER LINE.
12. ALL SERVICE STUBS SHALL BE 90° TO THE MAIN, UNLESS OTHERWISE NOTED.

Structure Table		
Structure Name	Structure Northing	Structure Easting
42-005	994454.4063	2803187.2619
42-006	994243.1403	2803075.1570
42-007	994115.9707	2802965.4933



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SCHLAGEL
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14920 West 107th Street • Lenexa, Kansas 66215
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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS200200859-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK, 5TH PLAT
OFFSITE SANITARY SEWER MAIN PLANS
PERGOLA PARK DRIVE & MARY STREET
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1 2-4-22	CITY COMMENTS
2 3-23-22	CITY COMMENTS
3	
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DRAWN BY:	BAL
CHECKED BY:	MAB
DATE PREPARED:	1-14
PROJ. NUMBER:	20-189

EXISTING LINE 42
SHEET
3

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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ELEV. 935.18

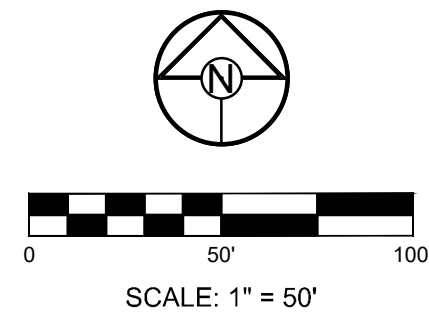
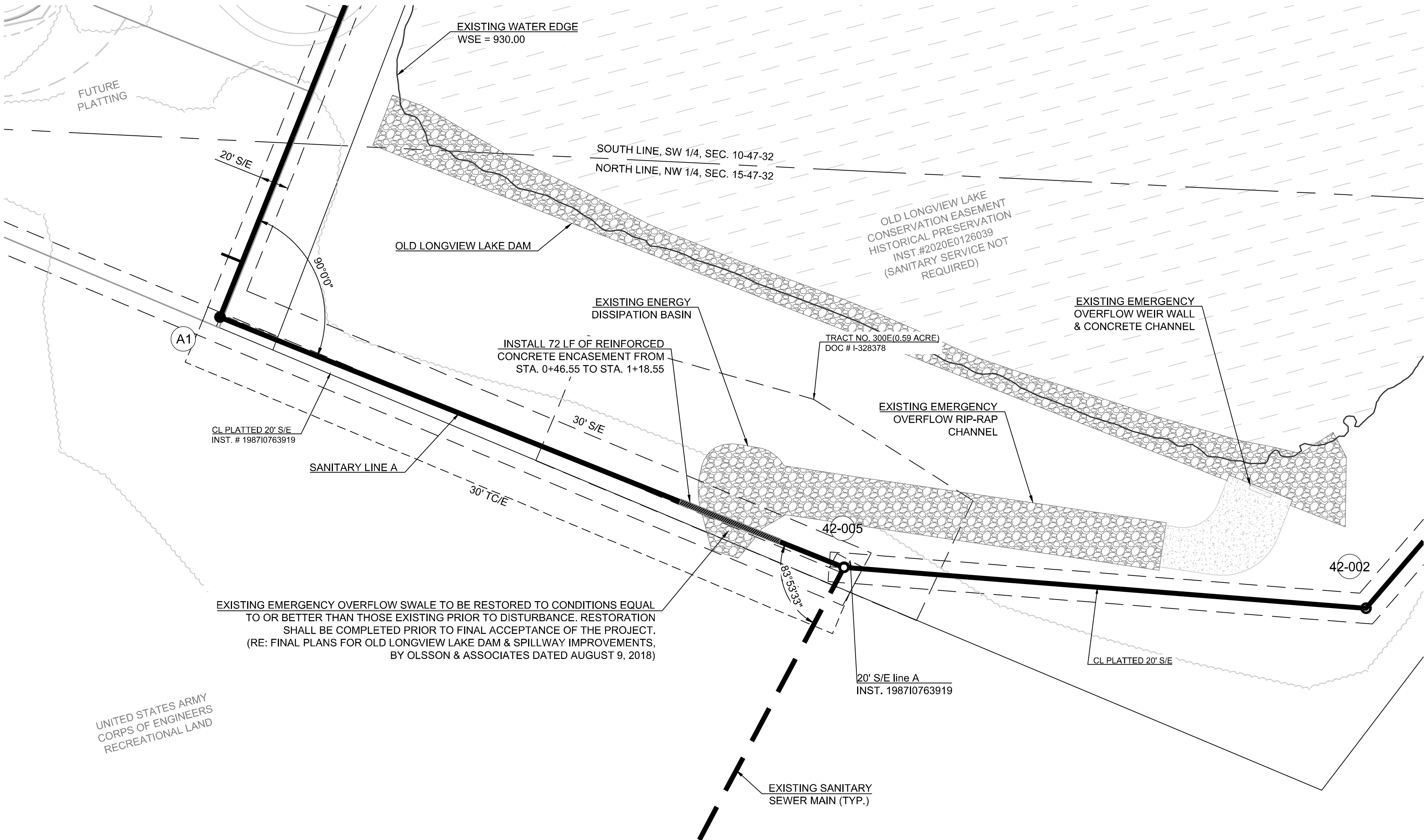
PROJECT BENCHMARK:

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

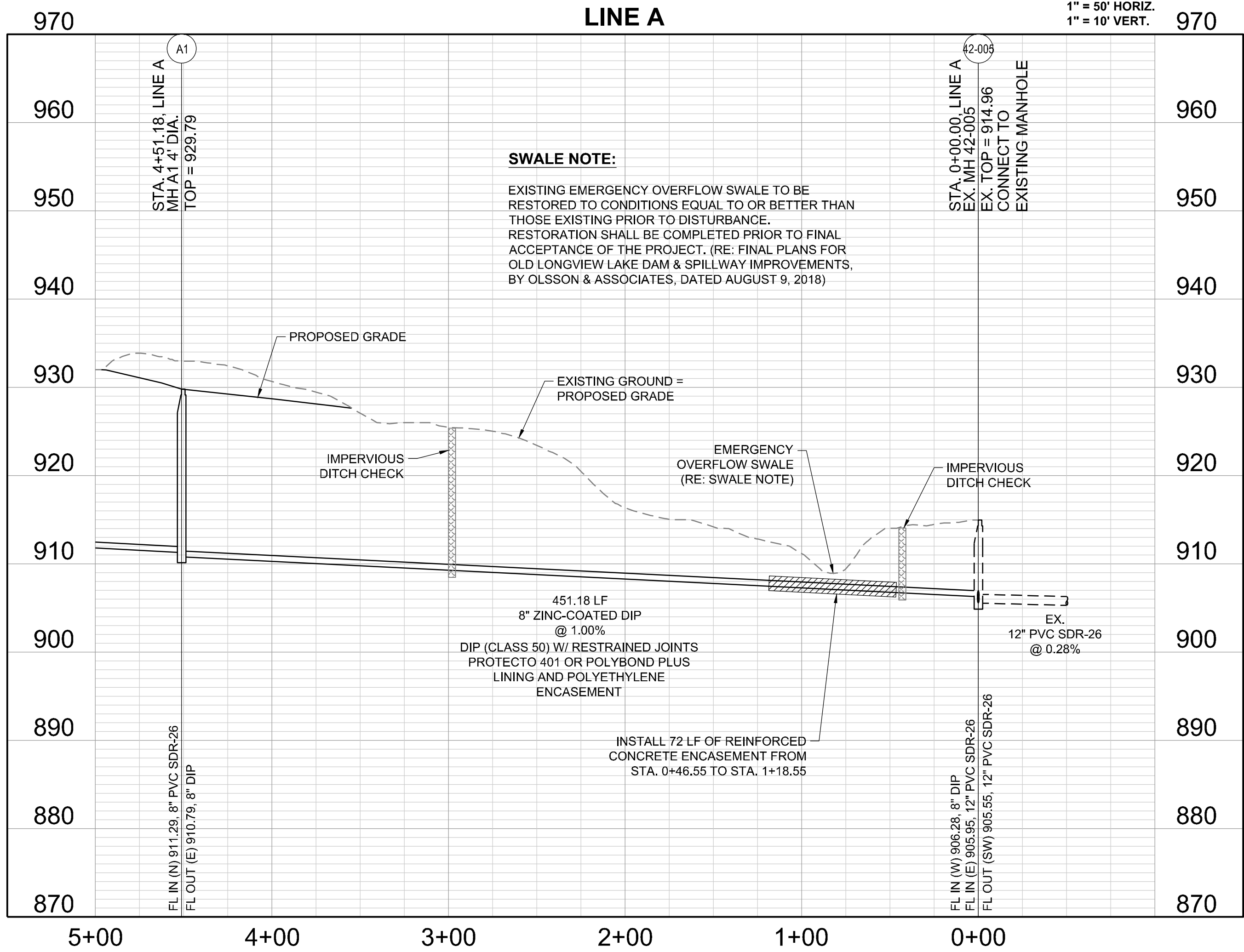
NORTHING: 998893.4148
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Structure Table		
Structure Name	Structure Northing	Structure Easting
A1	994622.3587	2802768.5044
42-005	994454.4063	2803187.2619



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Lee's Summit, Missouri
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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

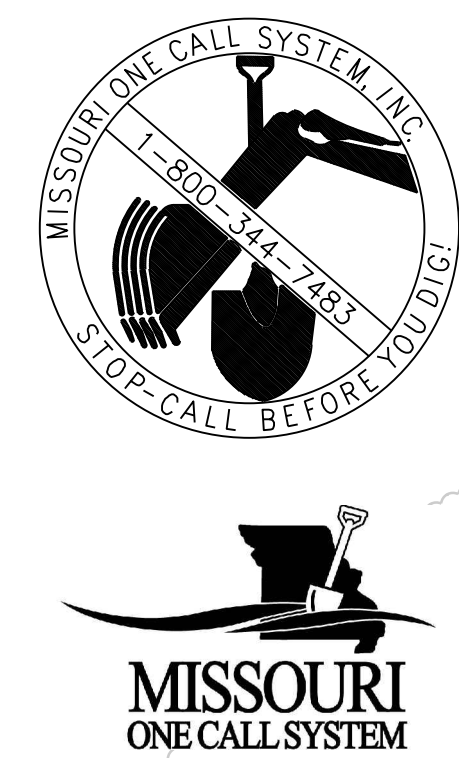
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REVISION DATE	DESCRIPTION
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DRAWN BY:	BAL
CHECKED BY:	MAB
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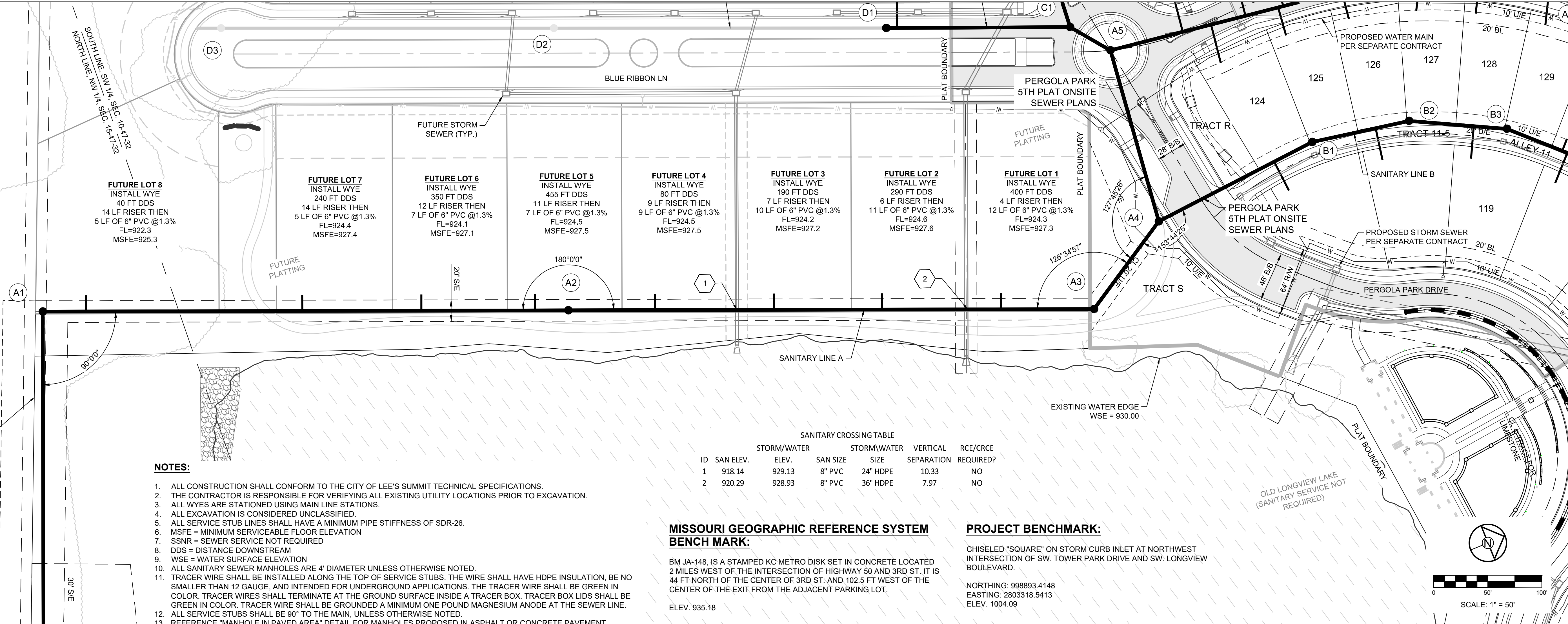
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UNITED STATES ARMY
CORPS OF ENGINEERS
RECREATIONAL LAND

CL PLATTED 20' S/E
INST. # 19870763919



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- ALL SERVICE STUBS SHALL BE 90° TO THE MAIN, UNLESS OTHERWISE NOTED.
- REFERENCE "MANHOLE IN PAVED AREA" DETAIL FOR MANHOLES PROPOSED IN ASPHALT OR CONCRETE PAVEMENT.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

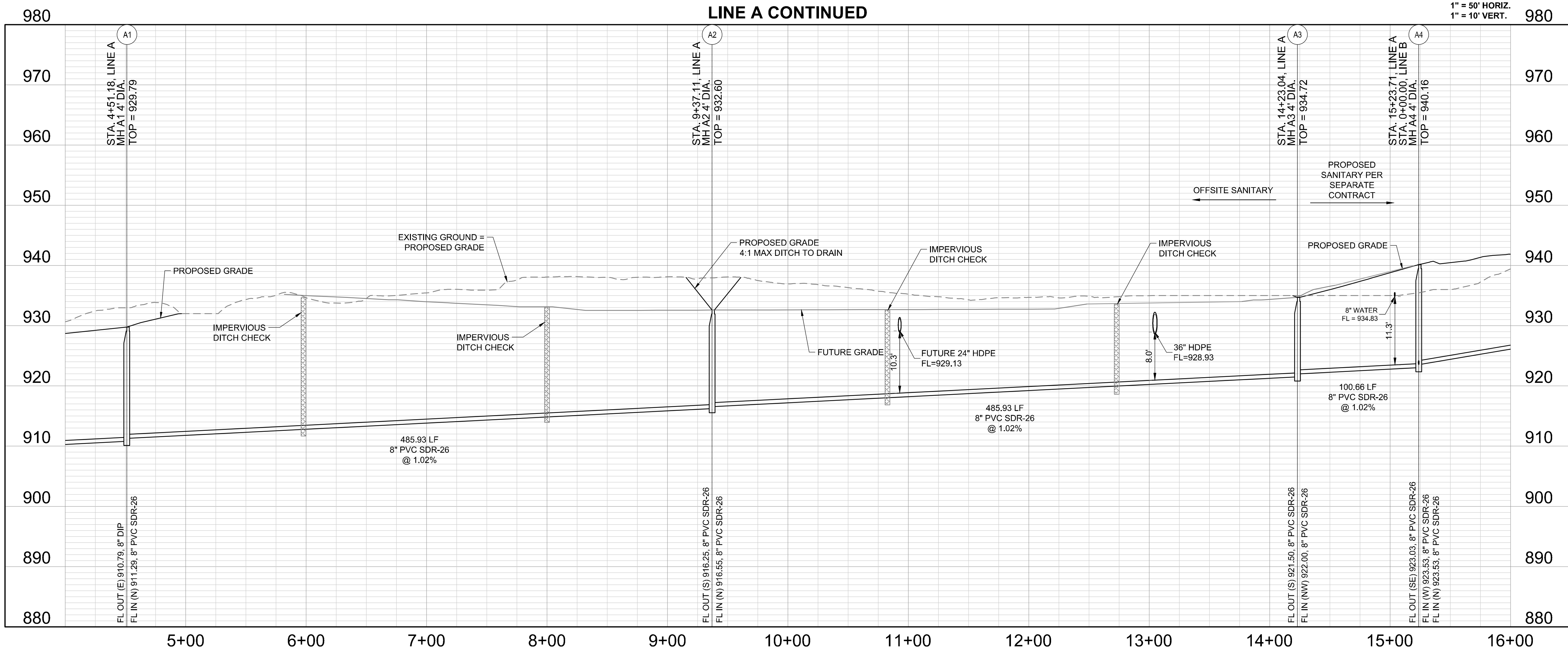
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Structure Table		
Structure Name	Structure Northing	Structure Easting
A1	994622.3587	2802768.5044
A2	995073.3664	2802949.3915
A3	995524.3741	2803130.2786
A4	995610.1450	2803077.5882



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