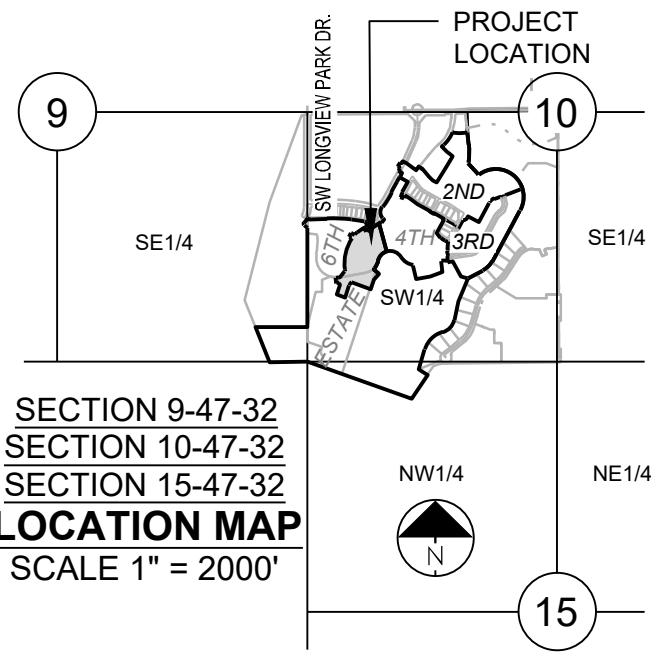


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LEGEND:

- 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
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 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 Schaulter
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

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.

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

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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



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

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

Correction:
PRSUBD20221588

PL2022083
PRSUBD20221558

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

COVER SHEET

SHEET

1



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 LINES ARE STATIONED USING MAIN LINE STATIONS.
4. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
5. ALL SERVICE SUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR-26.
6. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
7. ALL SERVICE SUBS SHALL BE 90° TO THE MAIN, UNLESS OTHERWISE NOTED.
8. REFERENCE "MANHOLE IN PAVED AREA" DETAIL FOR MANHOLES PROPOSED IN DRIVE OR CORNER 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)

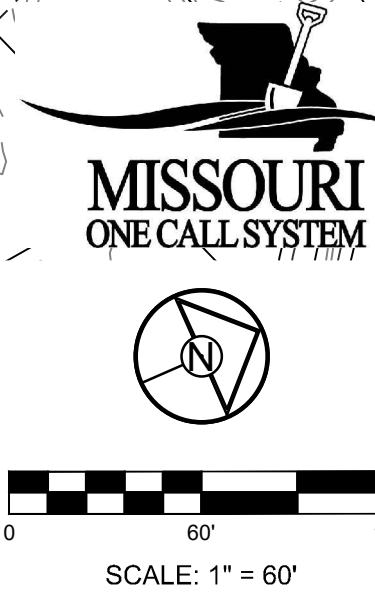
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EASTING: 2803318.5413
ELEV. 1004.09

**RELEASED FOR
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As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
09/15/2022



GENERAL LAYOUT AND GRADING		AS-BUILT DATE	DESCRIPTION
DRAWN BY:	2-4-22		CITY COMMENTS
BAL	3-25-22		CITY COMMENTS
CHECKED BY:			
MAB			
DATE PREPARED:			
1-14			
PROJ. NUMBER:			
20-189			

SHEET

2

SCHLAGEL & ASSOCIATES, P.A.

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ELEV. 935.18

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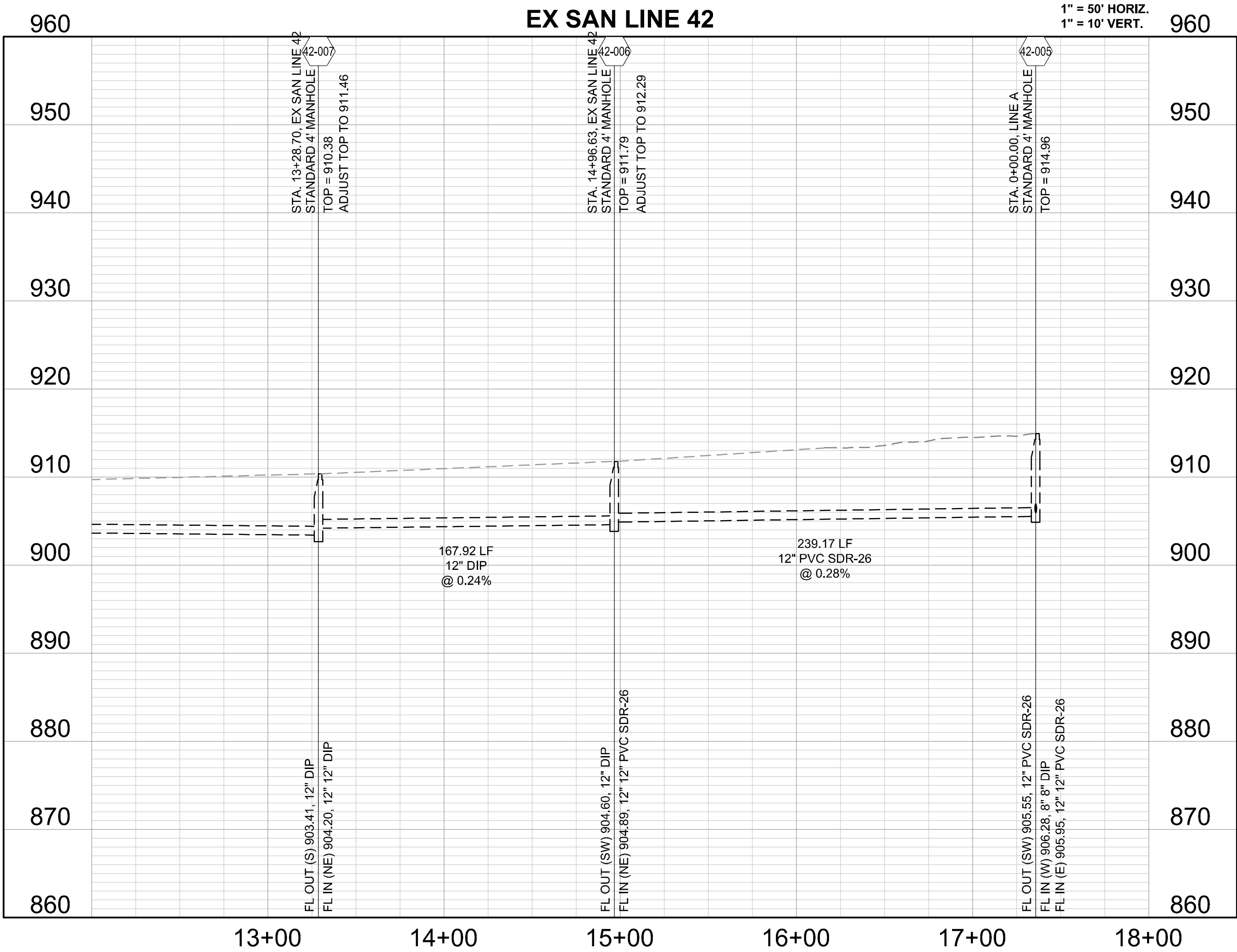
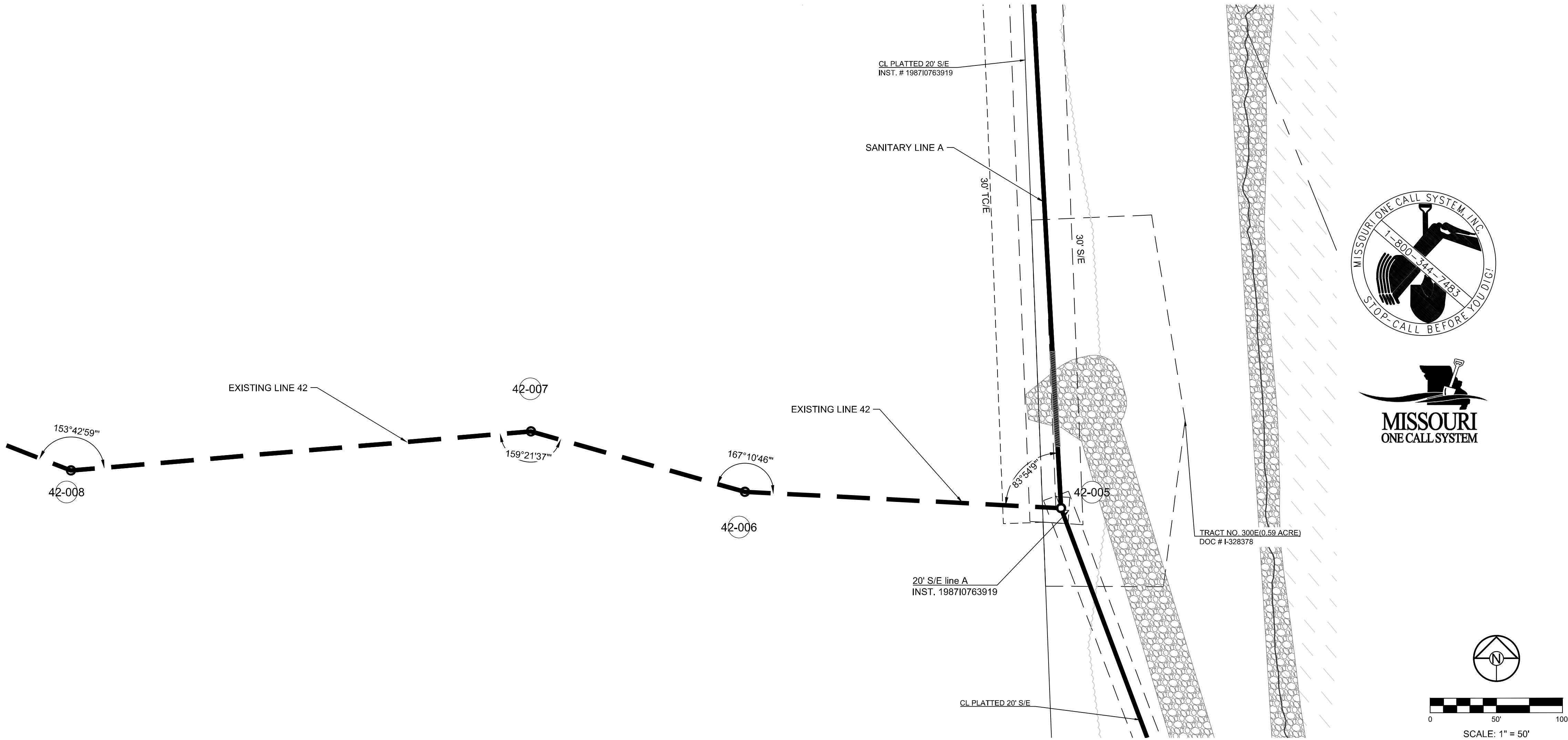
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Structure Table		
Structure Name	Structure Northing	Structure Easting
42-005	994454.4063	2803187.2619
42-006	994243.1403	2803075.1570
42-007	994115.9707	2802965.4933



RELEASED FOR
CONSTRUCTION
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
#E2002003600-F #LAC200100237 #LS200200859-F

PREPARED BY:

STATE OF MISSOURI

MARK ALLEN BREUER

NUMBER PE-2005007268

PROFESSIONAL ENGINEER

8/4/22

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

EXISTING LINE 42

SHEET
3

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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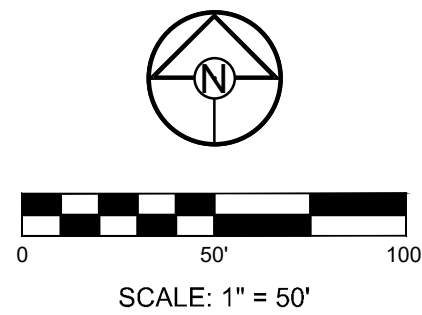
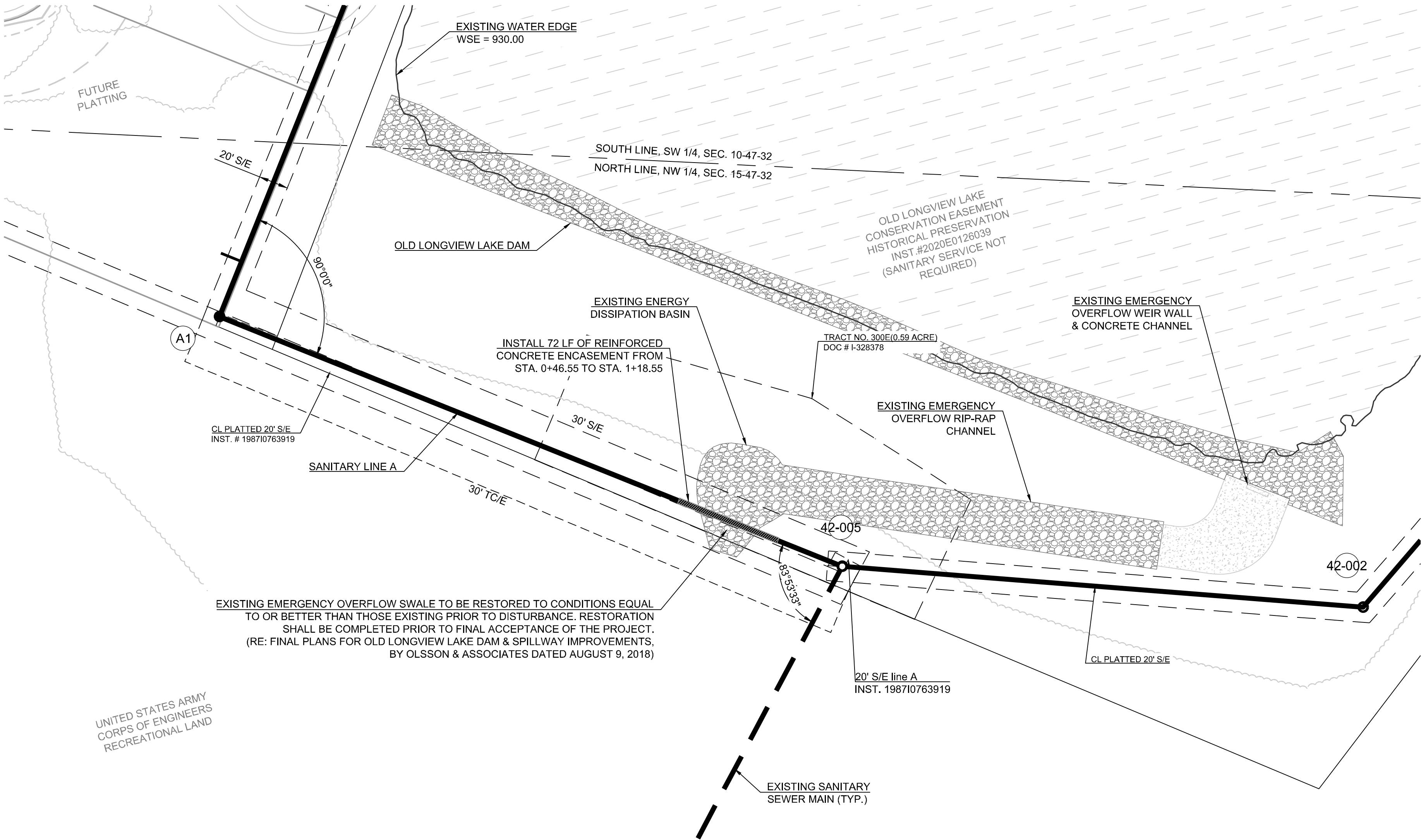
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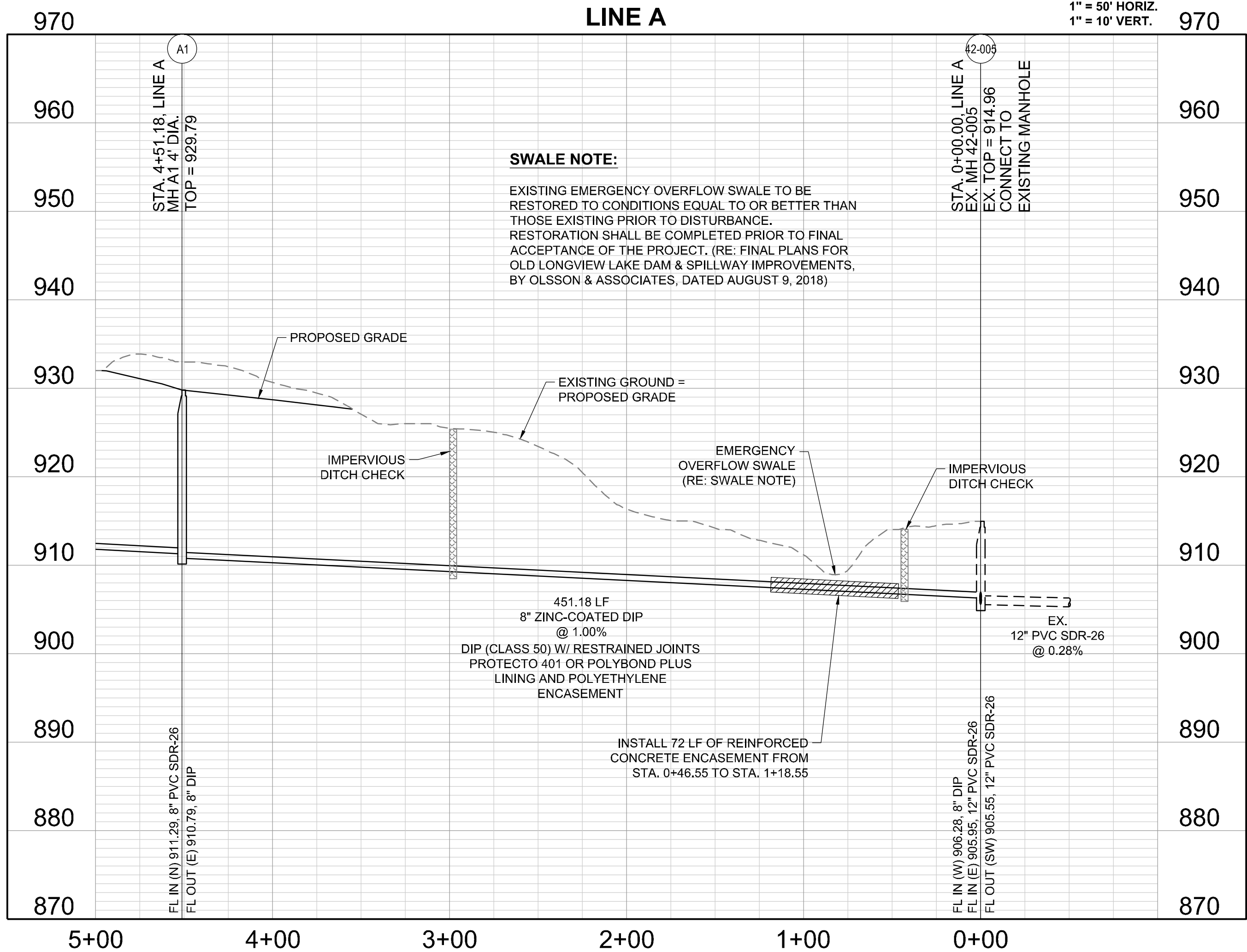
NORTHING: 998893.4148
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Structure Name	Structure Northing	Structure Easting
A1	994622.3587	2802768.5044
42-005	994454.4063	2803187.2619



RELEASED FOR
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Development Services Department
Lee's Summit, Missouri
09/15/2022



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

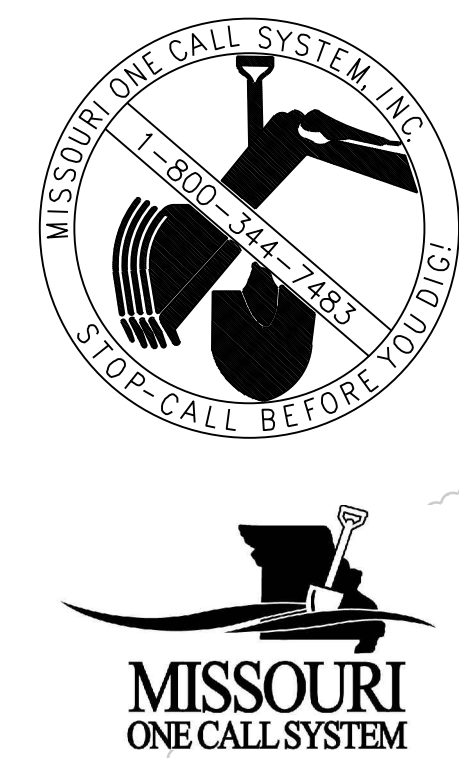
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LINE A

SHEET

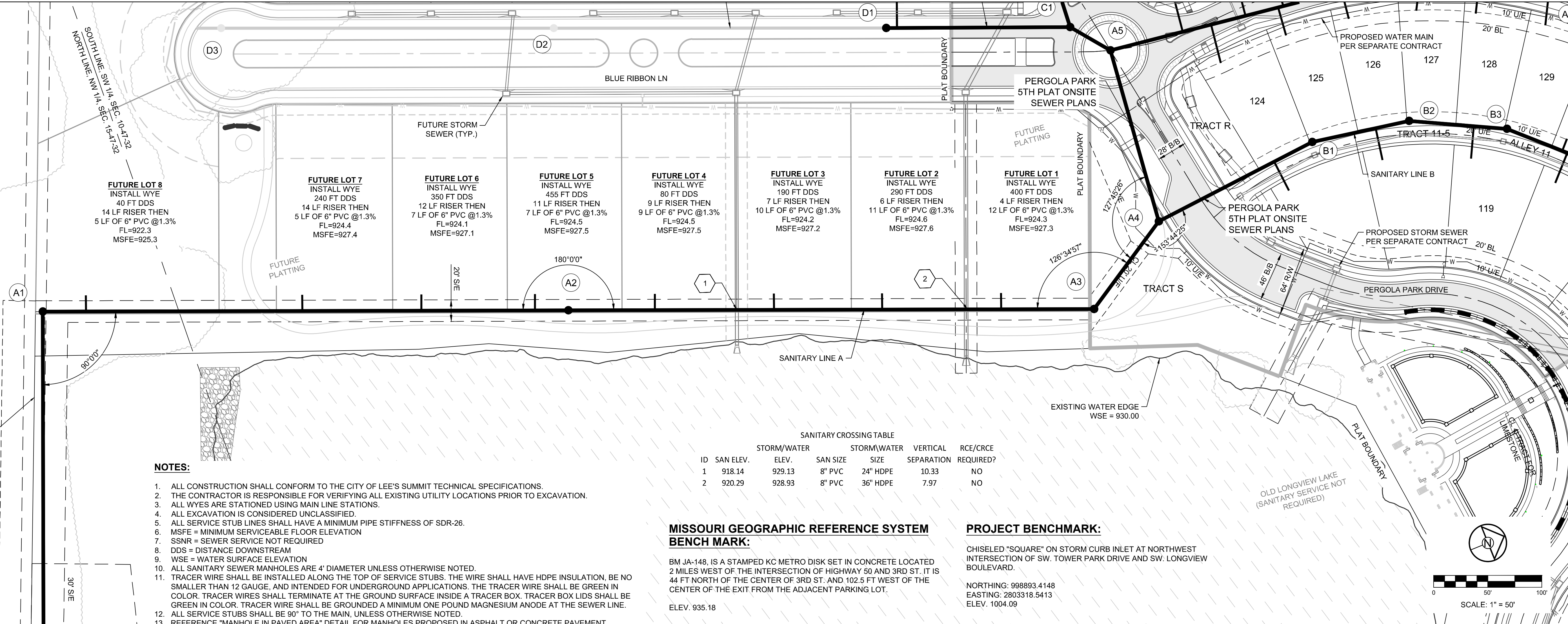
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UNITED STATES ARMY
CORPS OF ENGINEERS
RECREATIONAL LAND

CL PLATTED 20' S/E
INST. # 19870763919



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SANITARY CROSSING TABLE						
ID	SAN ELEV.	STORM/WATER ELEV.	SAN SIZE	STORM/WATER SIZE	VERTICAL SEPARATION	RCE/CRCE REQUIRED?
1	918.14	929.13	8" PVC	24" HDPE	10.33	NO
2	920.29	928.93	8" PVC	36" HDPE	7.97	NO

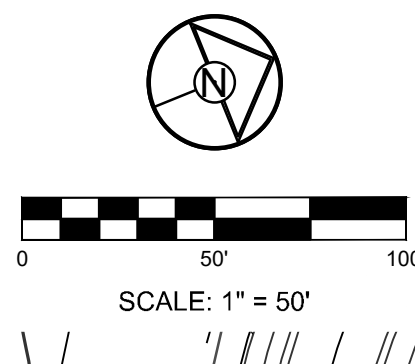
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ELEV. 935.18

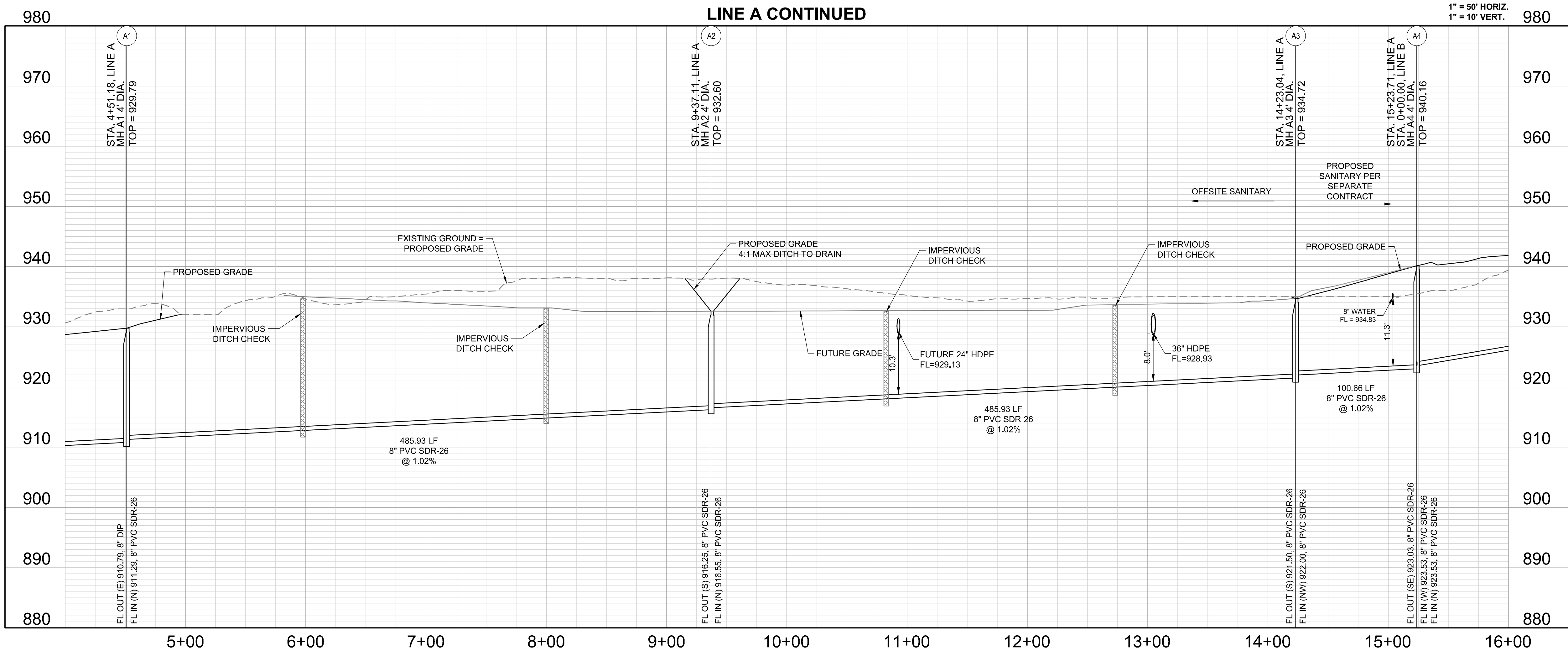
PROJECT BENCHMARK:

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

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09



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



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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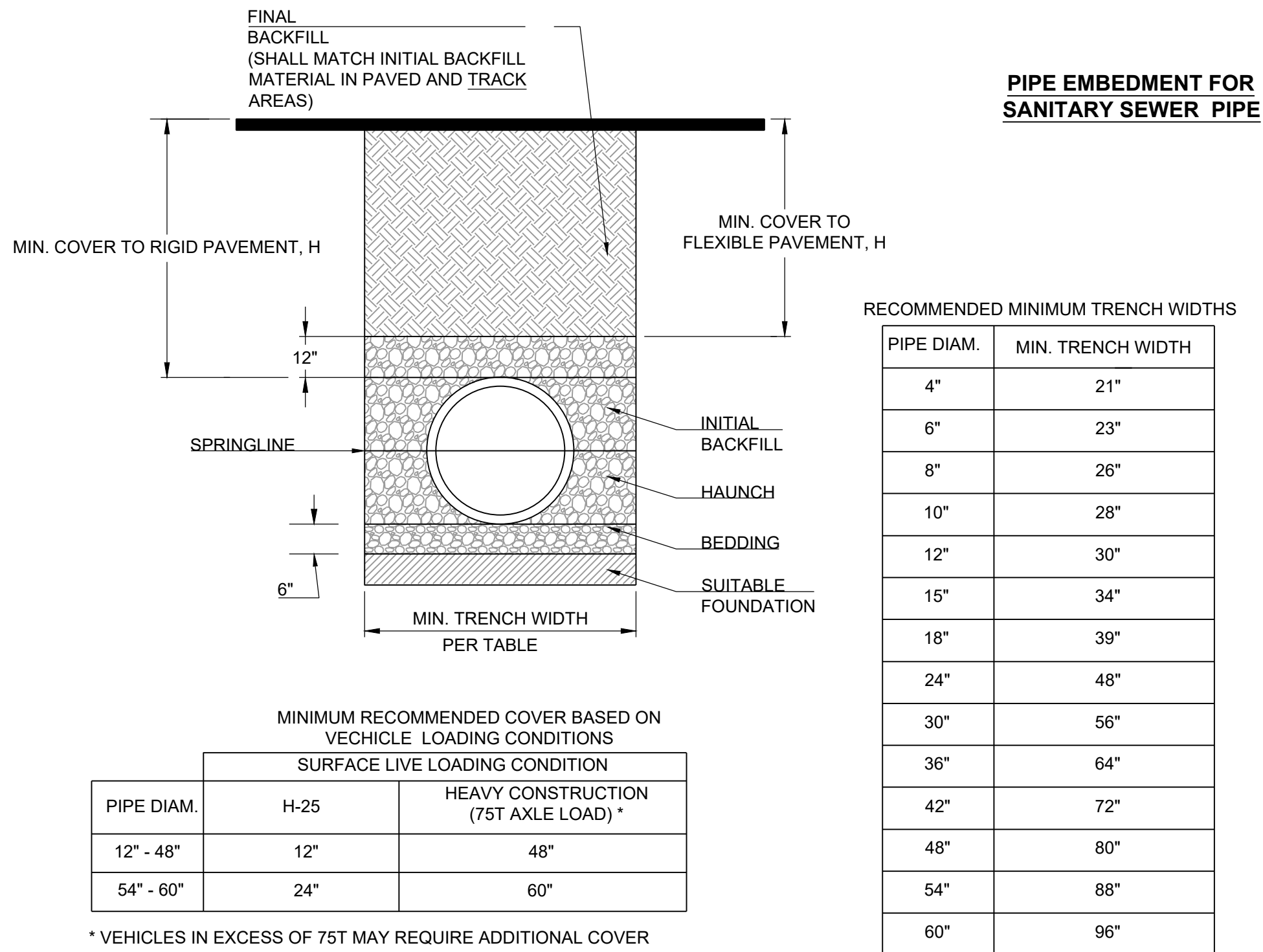
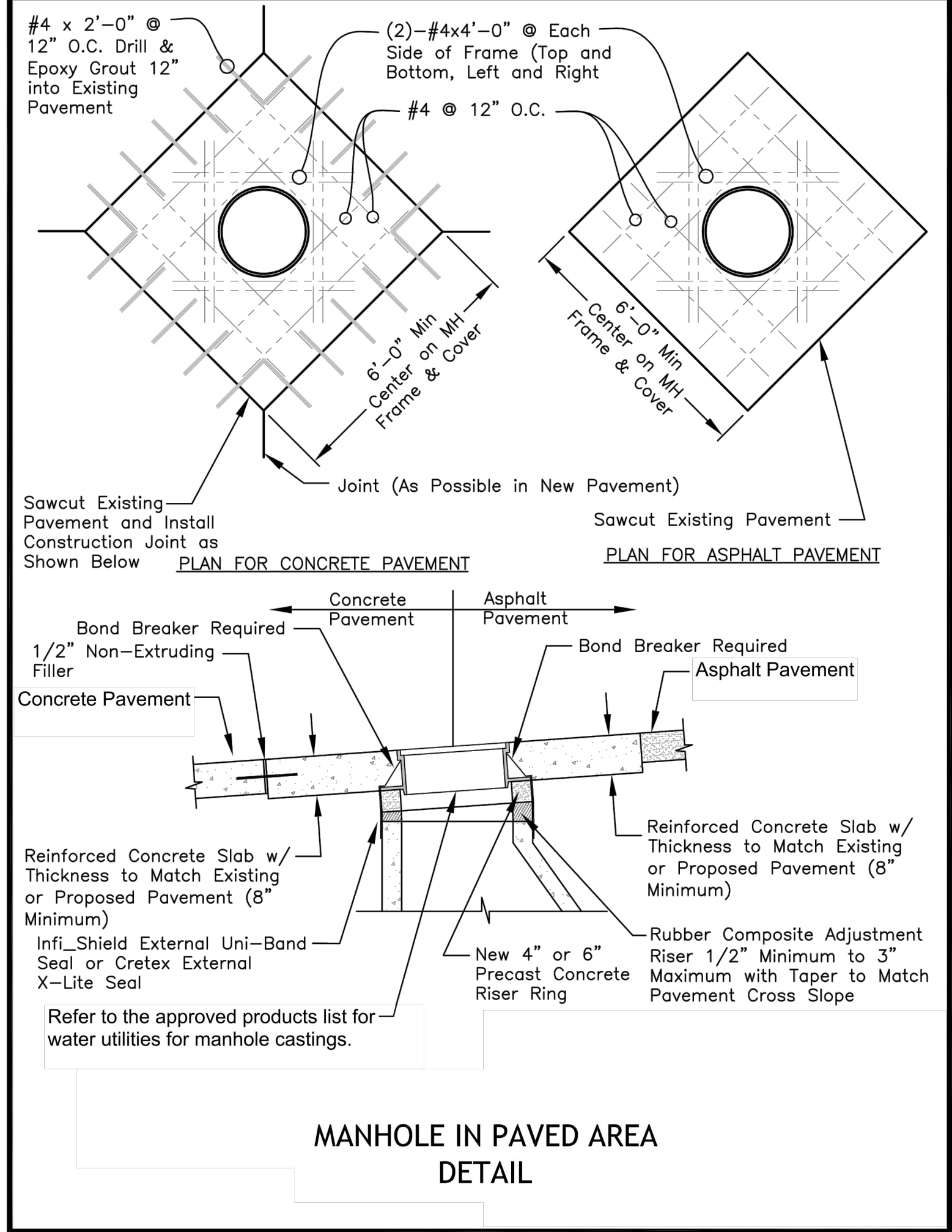
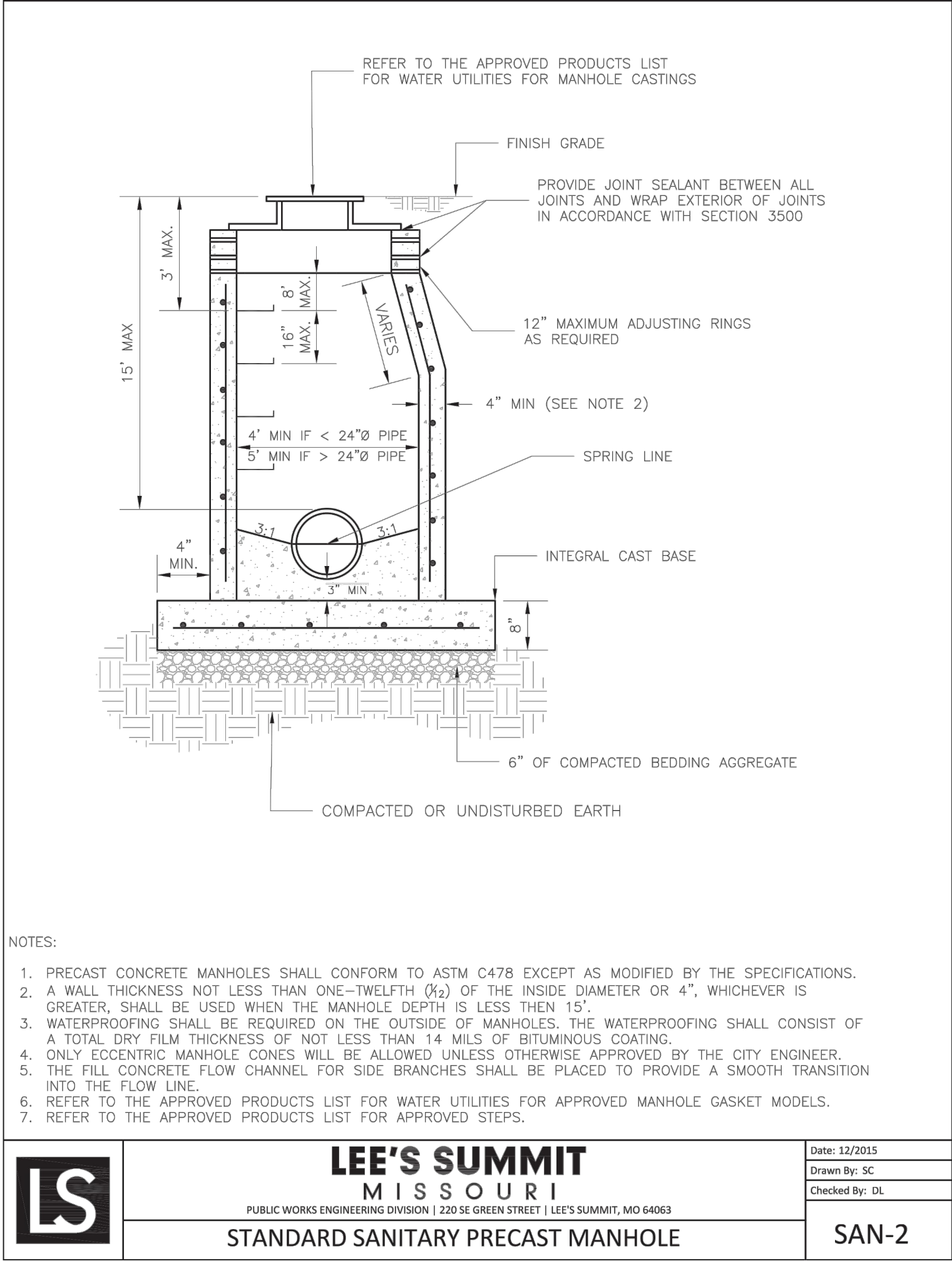
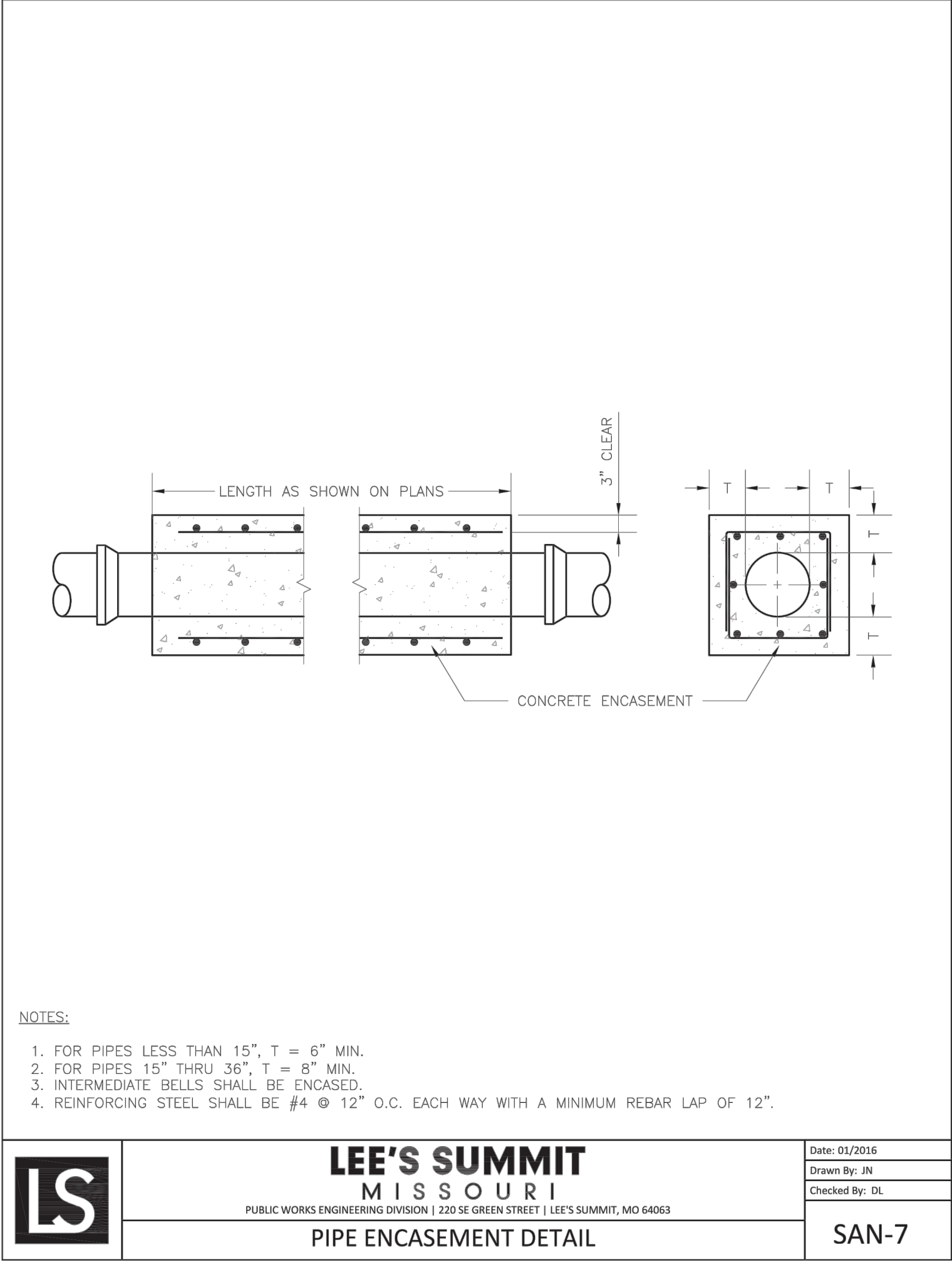
DRAWN BY:	BAL
CHECKED BY:	MAB
DATE PREPARED:	1-14
PROJ. NUMBER:	20-189

LINE A CONT.

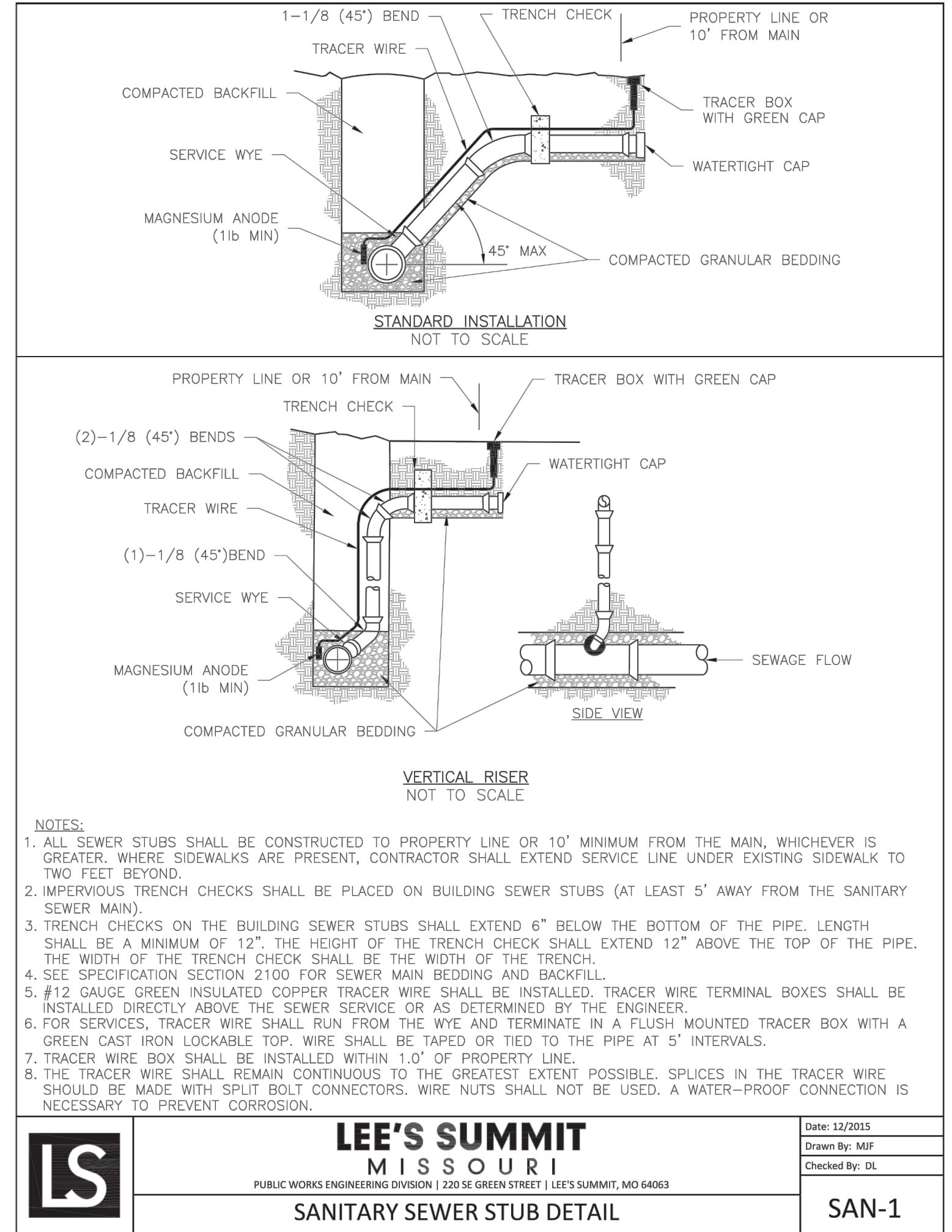
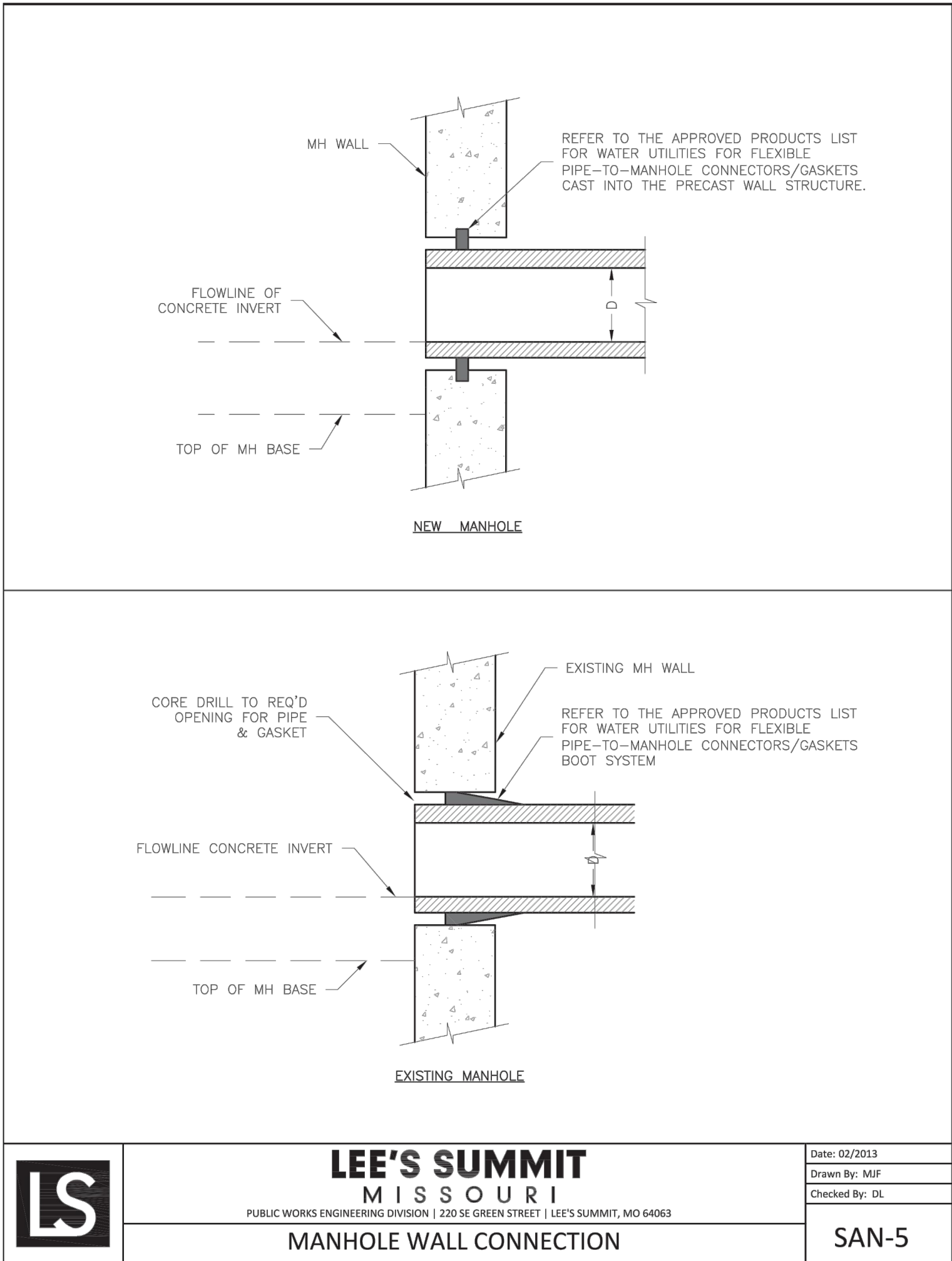
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- NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6" (100mm) .
 5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. **MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND.



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