





































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

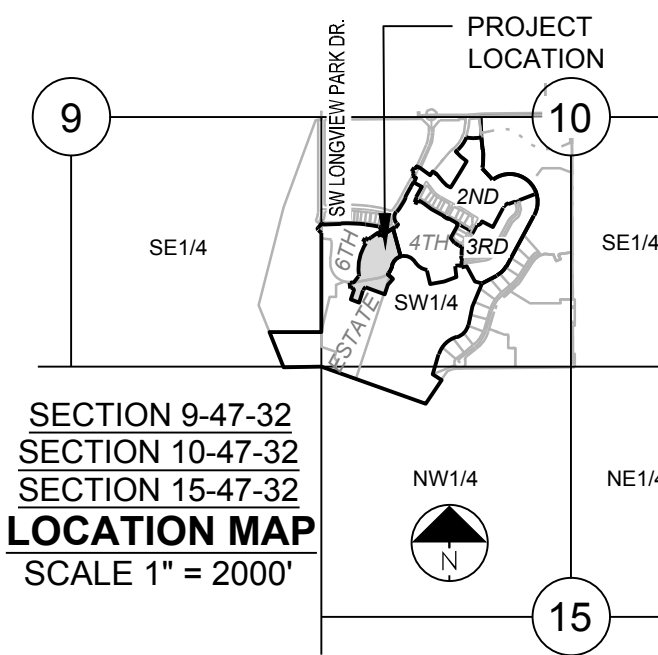
**LEGEND:**

AC	- ACCESS EASEMENT
BC	- BACK OF CURB
BB	- 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
	CABLE TV - EXISTING
	FIBER OPTIC CABLE - EXISTING
	TELEPHONE LINE - EXIST.
	ELECTRIC LINE - EXISTING
	OVERHEAD POWER LINE - EXIST.
	UNDERGROUND ELECTRIC - EX.
	GAS LINE - EXISTING
	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

**KANSAS CITY POWER & LIGHT  
COMPANY (KCP&L)**  
Ron DeJarnette  
1300 SE Hamblin Road  
Lee's Summit, MO 64081  
Office: (816) 347-4316  
Cell: (816) 810-5234  
ron.dejarnette@kcpl.com

CITY OF LEES SUMMIT PUBLIC WORKS  
Dena Mezger  
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 Schaufler  
1200 SE Hamblen Road  
Lee's Summit, MO 64081  
(816) 969-1900

**GENERAL NOTES:**

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAVING SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. 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.
6. 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 PERMISSION FROM THE CITY OF COSSAHOUS. THE STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO USE 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.
7. 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.
8. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. 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.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1200 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
15. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBING ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
16. 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).

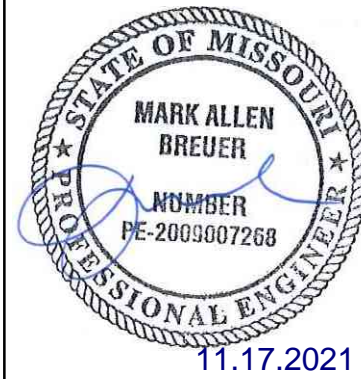
**UTILITIES:**

1. 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.
2. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the construction of the contract shall be repaired by the contractor.
3. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies.
4. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
5. 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 cannot be maintained, concrete separation walls shall be constructed, and completed to the satisfaction of the Engineer.
6. 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.
7. Excavations shall be neatly placed onsite adjacent to the trench, and compacted to prevent rutting, 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.
8. 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 appropriate unit price quantities. The unit price shall 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.

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	8" PVC SDR 26	2,638	LF
2	8" (CLASS 50) PROTECTO 401 D.I.	452	LF
3	6" PVC SDR 26	977	LF
4	8" x 6" WYE	30	EA
5	REINFORCED CONCRETE ENCASEMENT	72	LF
6	STANDARD 4' DIAMETER MANHOLE	16	EA
7	SEWER CONNECTION	2	EA
8	POST-CONST. BARREL ADJUSTMENT	8	EA
9	POST-CONST. RING (3"-12") ADJUSTMENT	8	EA
10	EXTRA DEPTH IN MANHOLE	146	VF
11	CLEARING & GRUBBING	1	LS
12	MANHOLE IN PAVED AREA	6	EA
13	MOBILIZATION	1	LS
14	EROSION CONTROL	1	LS
15	BONDS	1	LS

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	LAYOUT & GRADING PLAN
3	LINE A
4	LINE A CONT.
5	LINE A CONT. & LINE B
6	LINE C & D
7	SANITARY DETAILS

PREPARED BY:



SCHLAGEL &amp; ASSOCIATES, P.A.

**APPROVED BY:**

CITY ENGINEER  
APPROVED FOR ONE YEAR FROM THIS DATE

DATE \_\_\_\_\_



**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

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

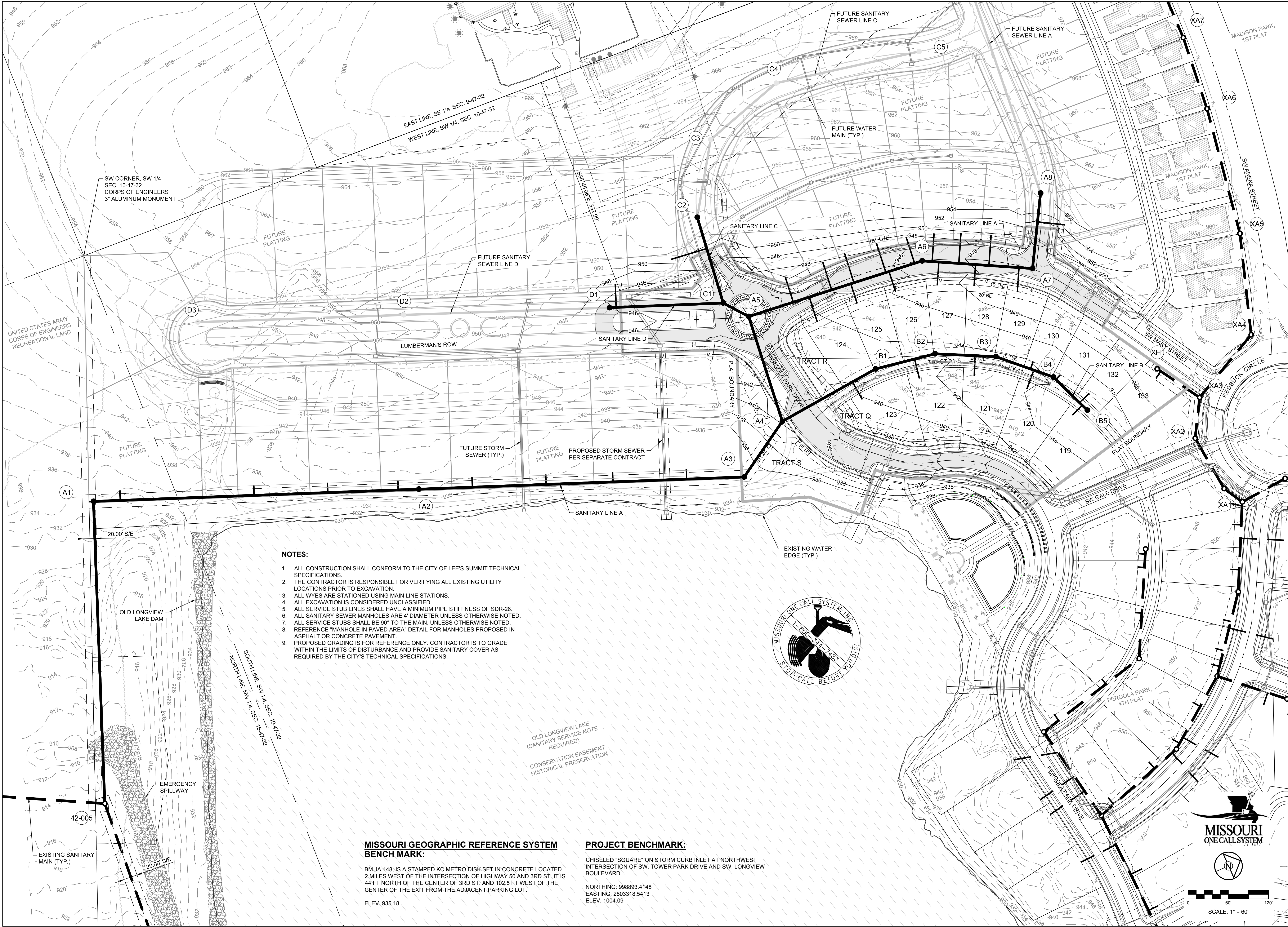
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COVER

SHEET

1





**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.

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**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 #LAC201003237 #LS200200859 F

PREPARED BY:  
  
11.17.2021

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
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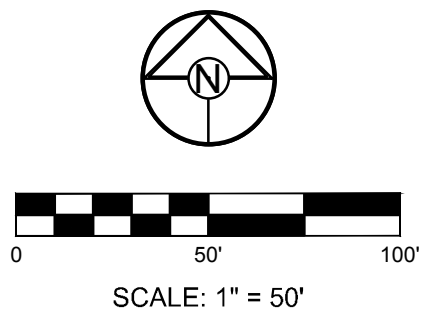
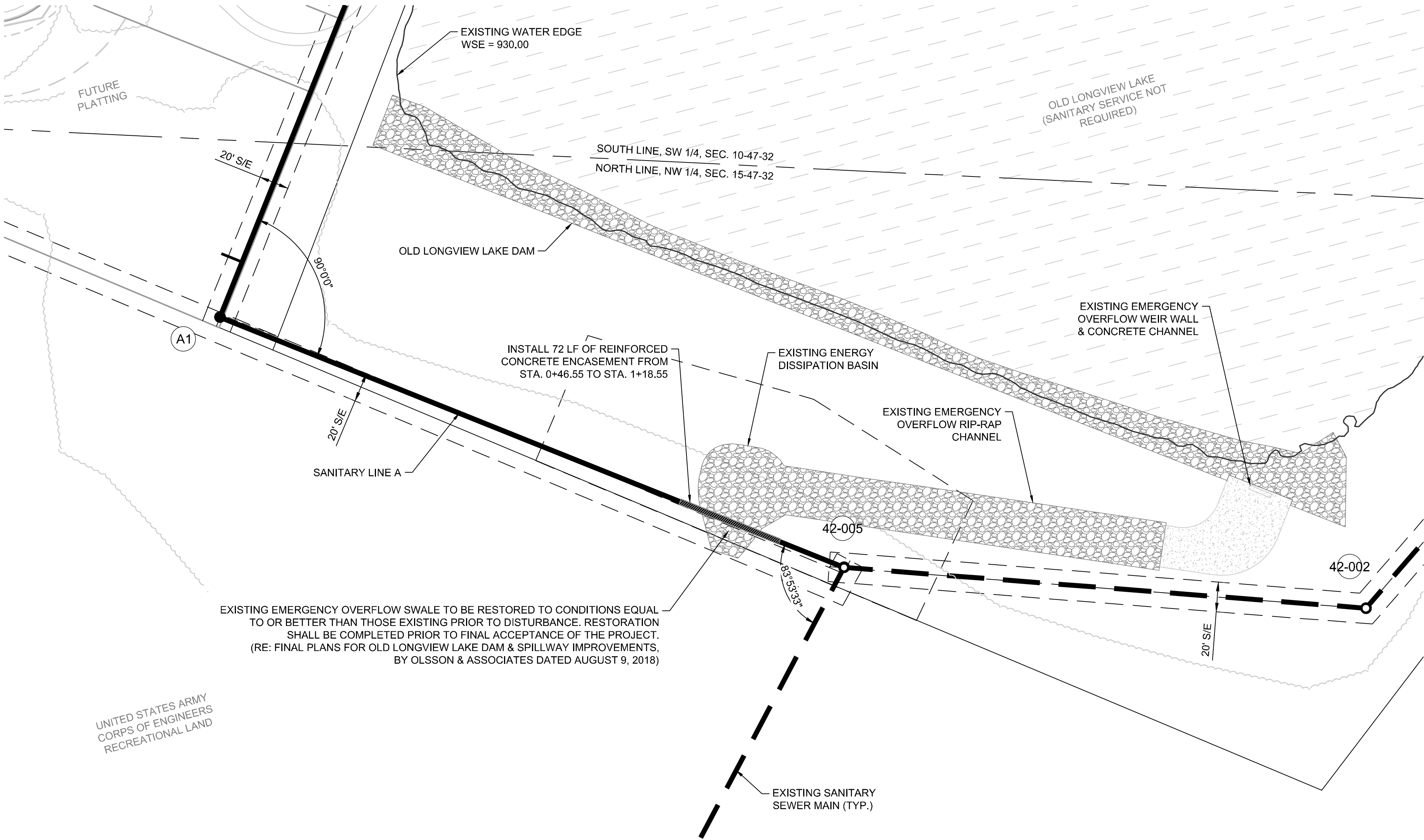
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ELEV. 935.18

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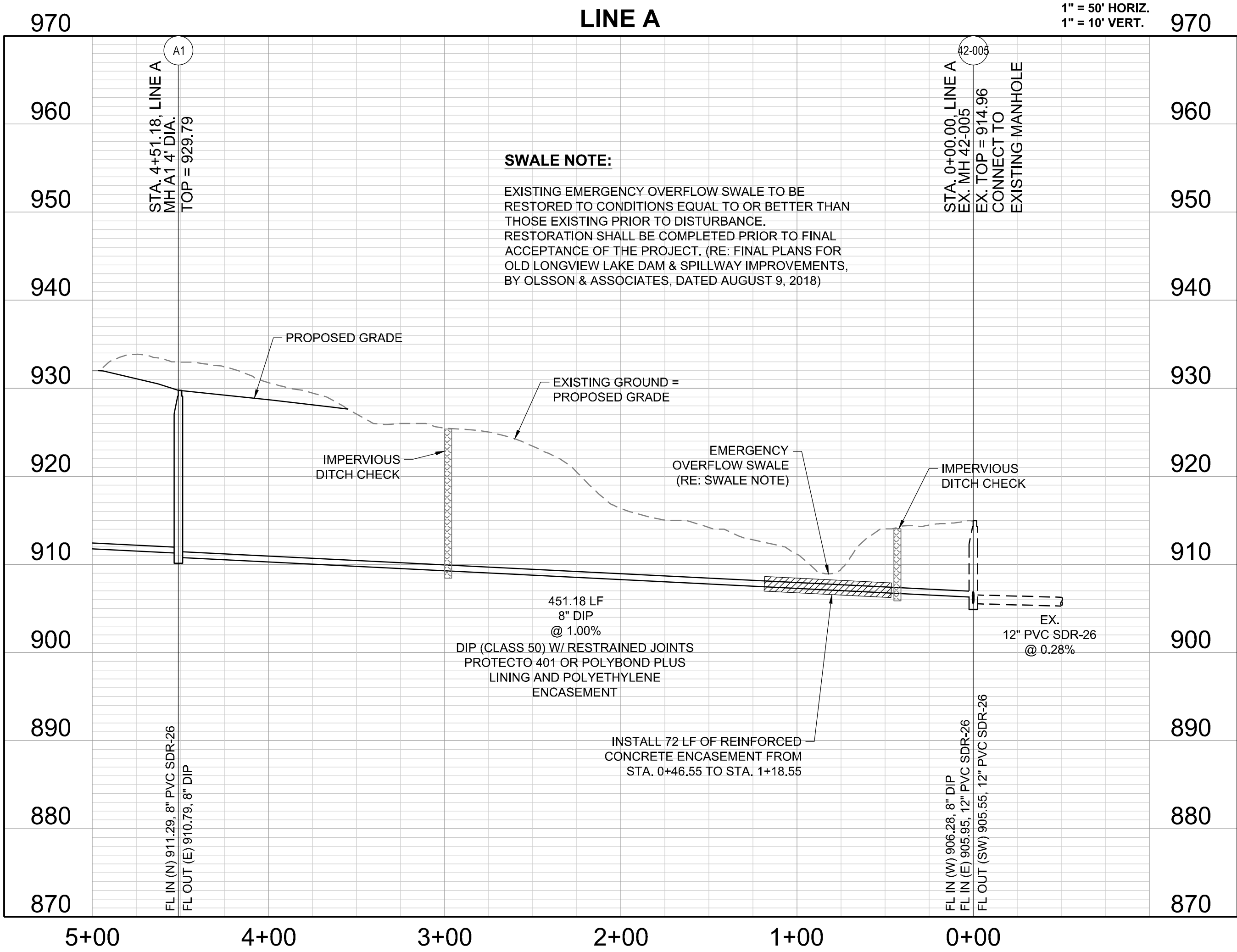
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NOTES:

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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.

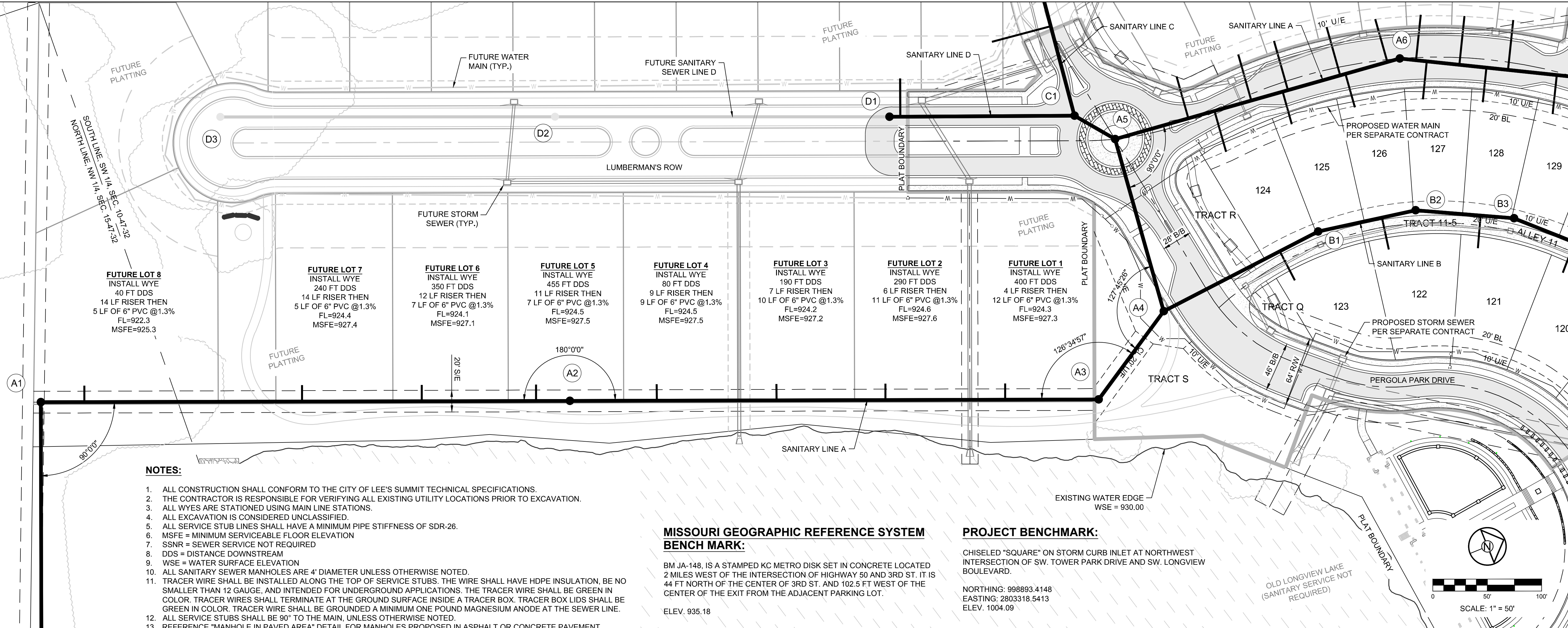


REVISION	DATE	DESCRIPTION
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10	11/17/2021	10.00





UNITED STATES ARMY  
CORPS OF ENGINEERS  
RECREATIONAL LAND



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MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
BENCH MARK:

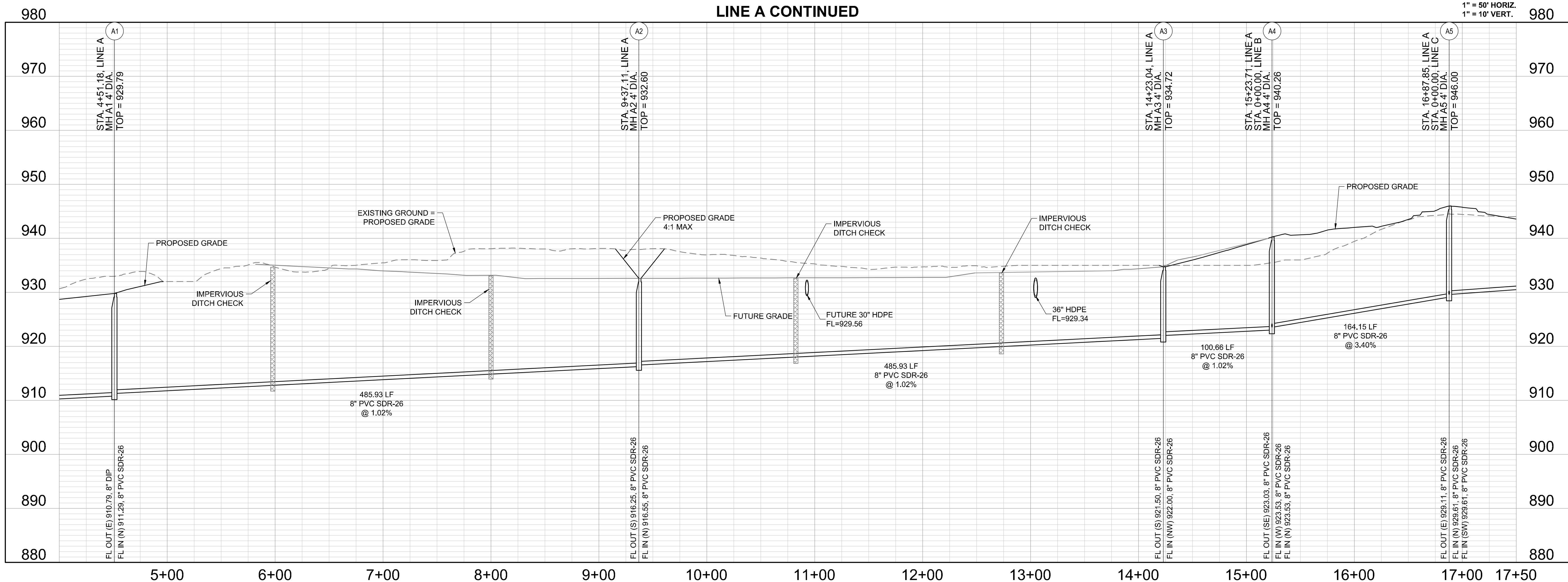
BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.  
ELEV. 935.18

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



LINE A CONTINUED



**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 #LAC200100237 #LS2002008959-F

PREPARED BY:

STATE OF MISSOURI

MARK ALLEN BREUER

MEMBER

PE-2005007268

11.17.2021

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

DRAWN BY:	P. WOODARD
CHECKED BY:	M. BREUER
DATE PREPARED:	11/17/2021
PROJ. NUMBER:	20-189

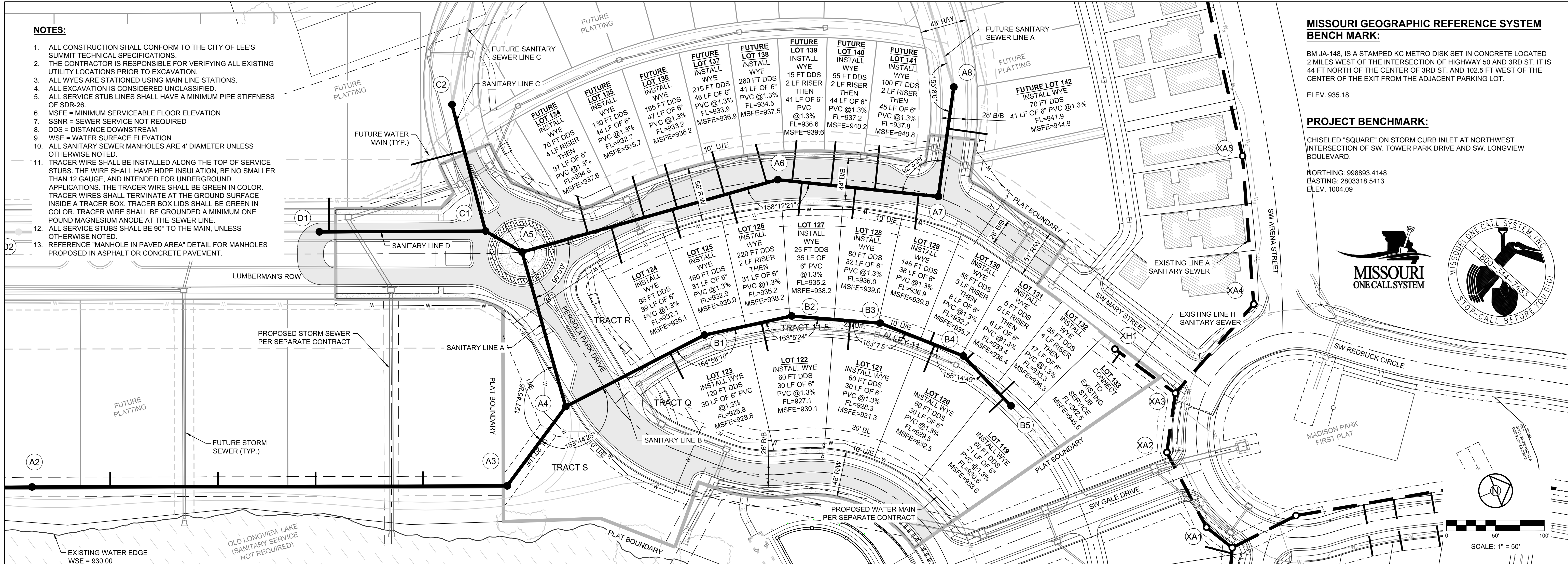
LINE A CONT.

SHEET  
4



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.
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ELEV. 935.18

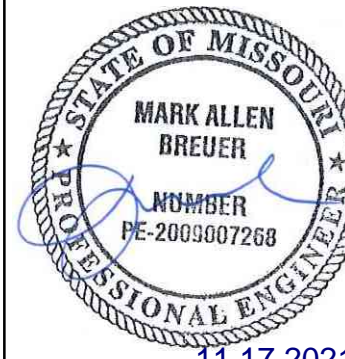
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NORTHING: 998893.4148  
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PREPARED BY:

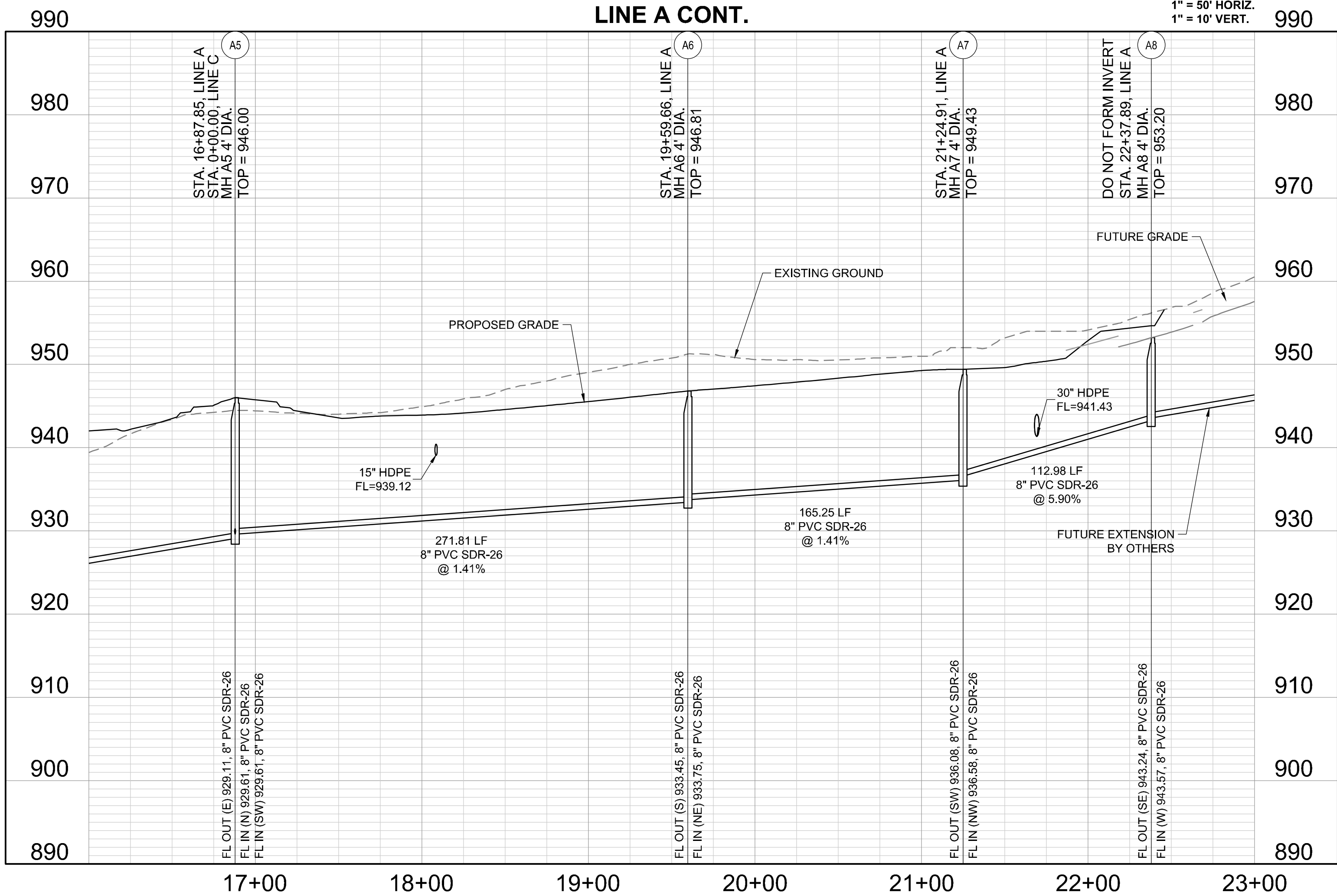


11.17.2021

SCHLAGEL & ASSOCIATES, P.A.

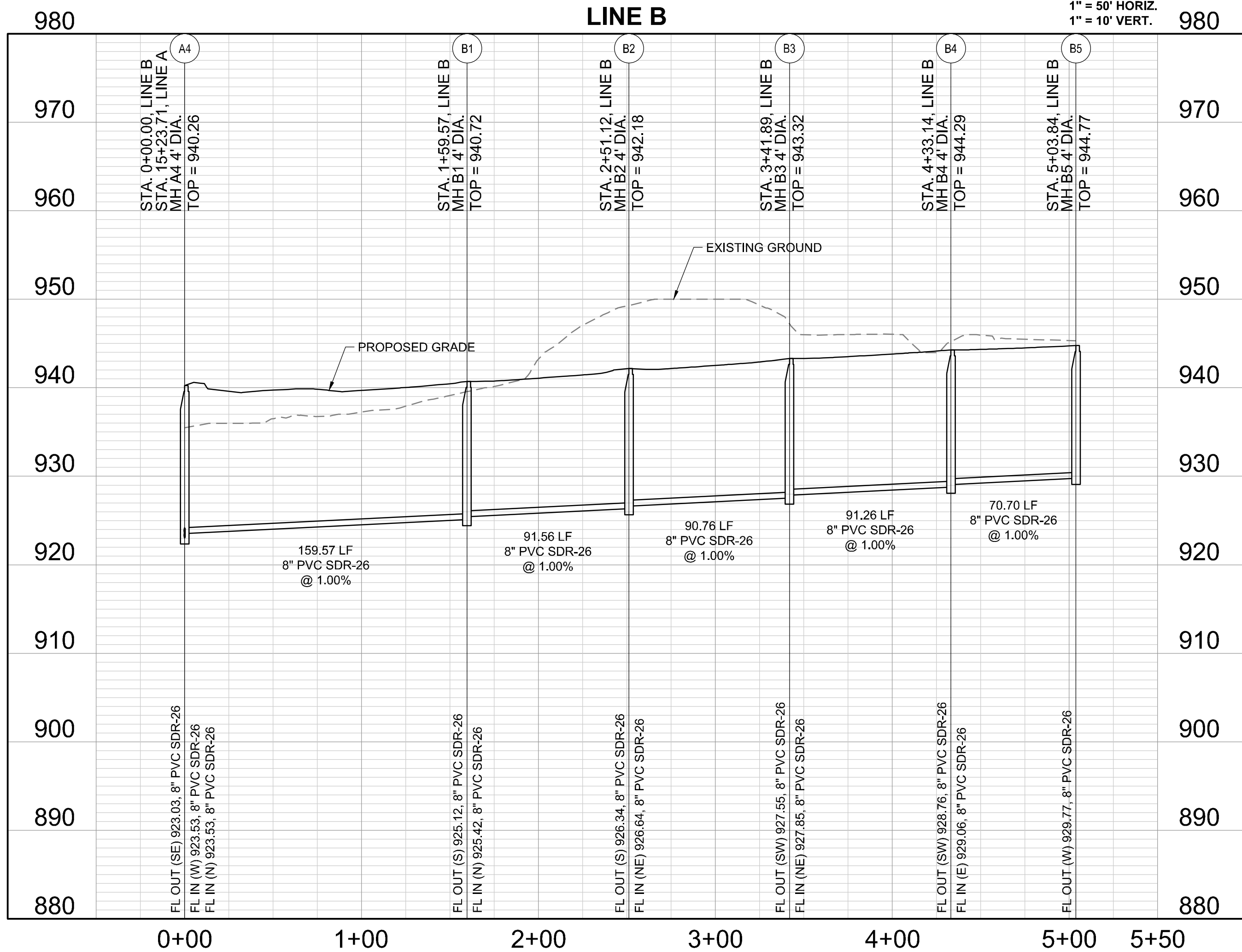
LINE A CONT.

1" = 50' HORIZ.  
1" = 10' VERT.



LINE B

1" = 50' HORIZ.  
1" = 10' VERT.



PERGOLA PARK, 5TH PLAT  
SANITARY SEWER MAIN PLANS  
PERGOLA PARK DRIVE & MARY STREET  
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REVISION	DATE	DESCRIPTION
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4		PROJ. NUMBER: 20-189

LINE A CONT. &  
LINE B

SHEET

5



MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
BENCH MARK:

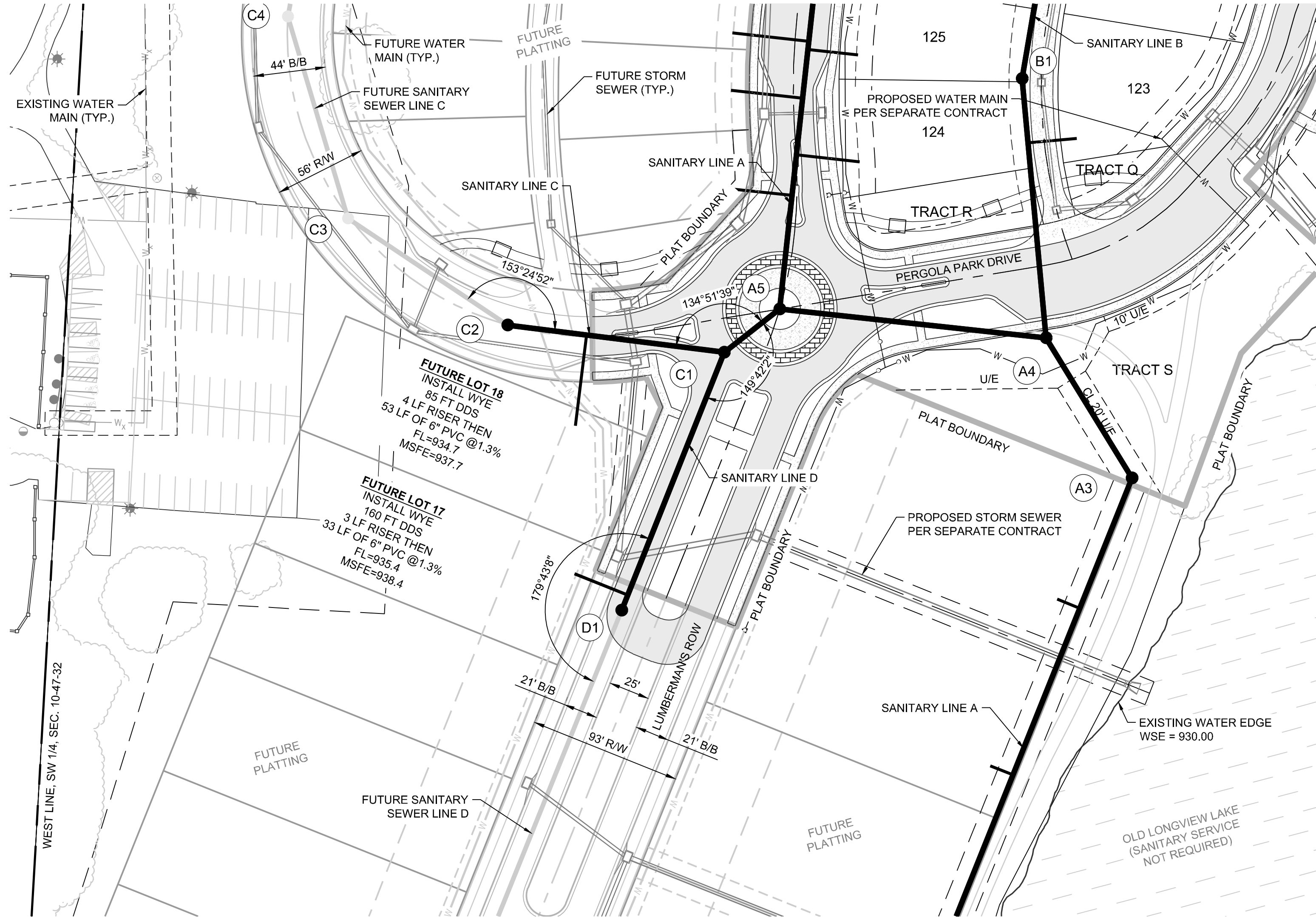
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PROJECT BENCHMARK:

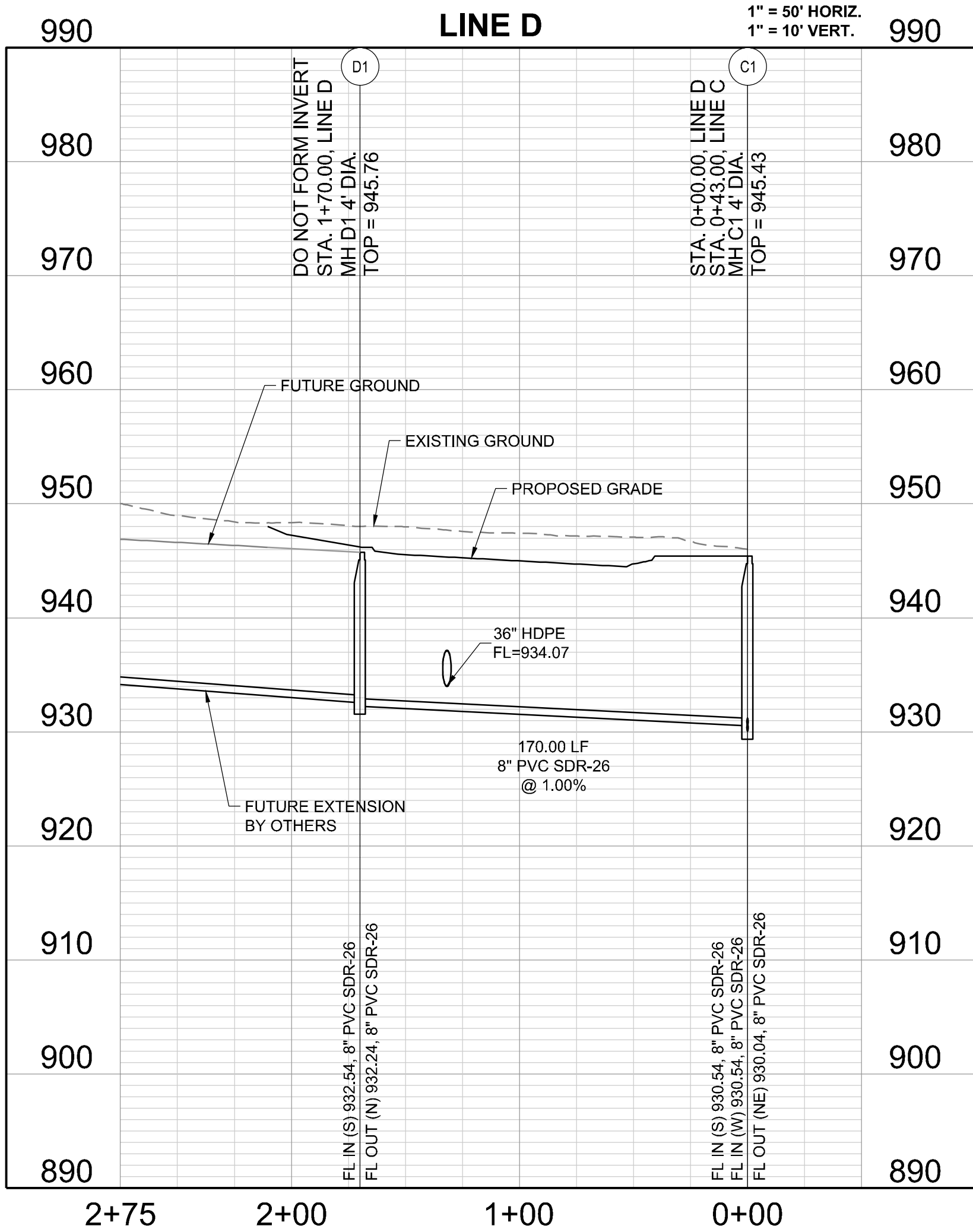
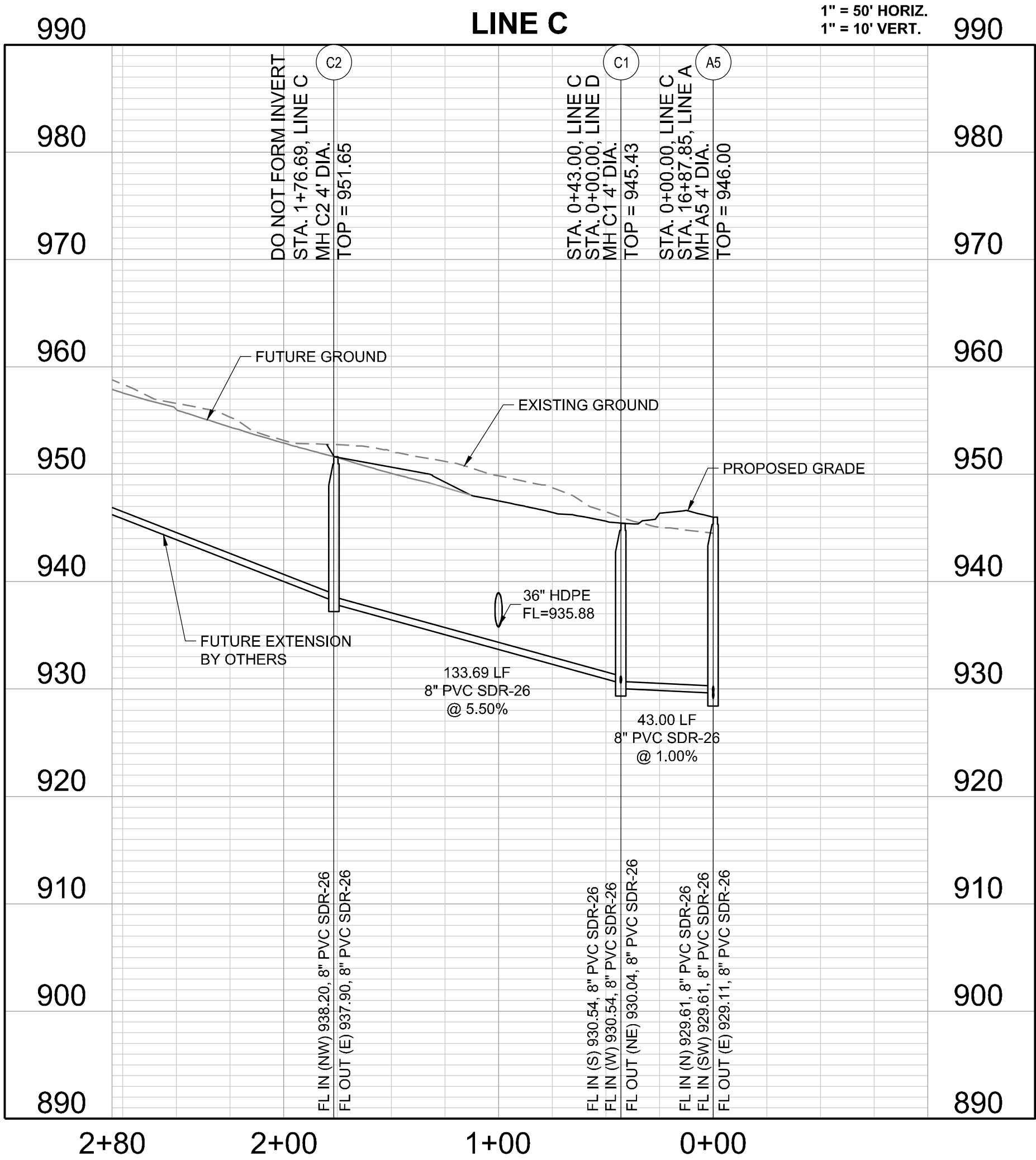
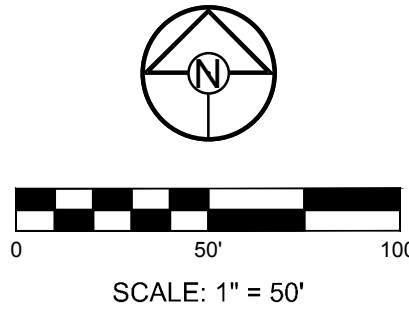
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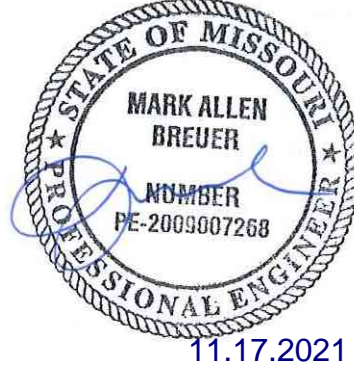


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PREPARED BY:



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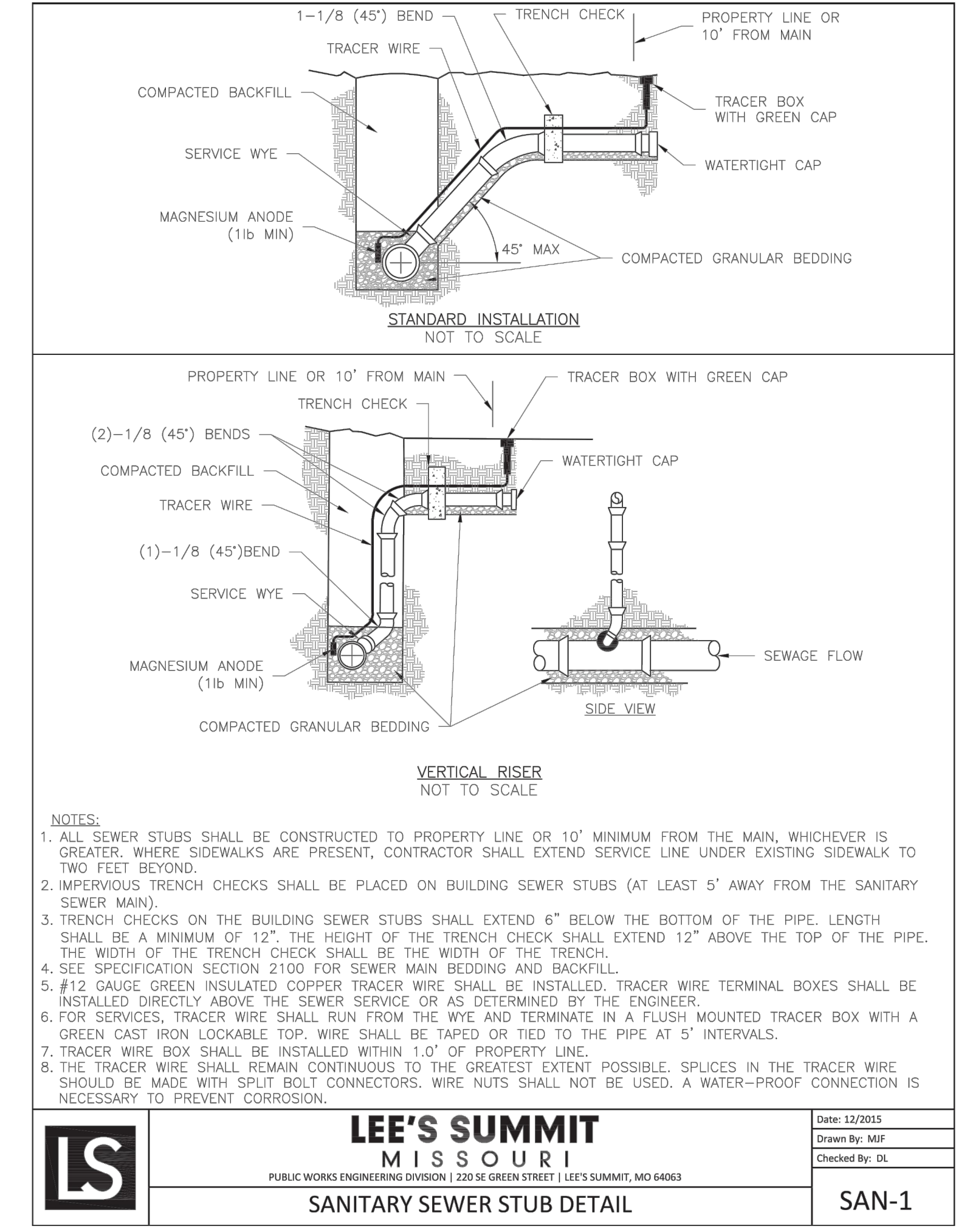
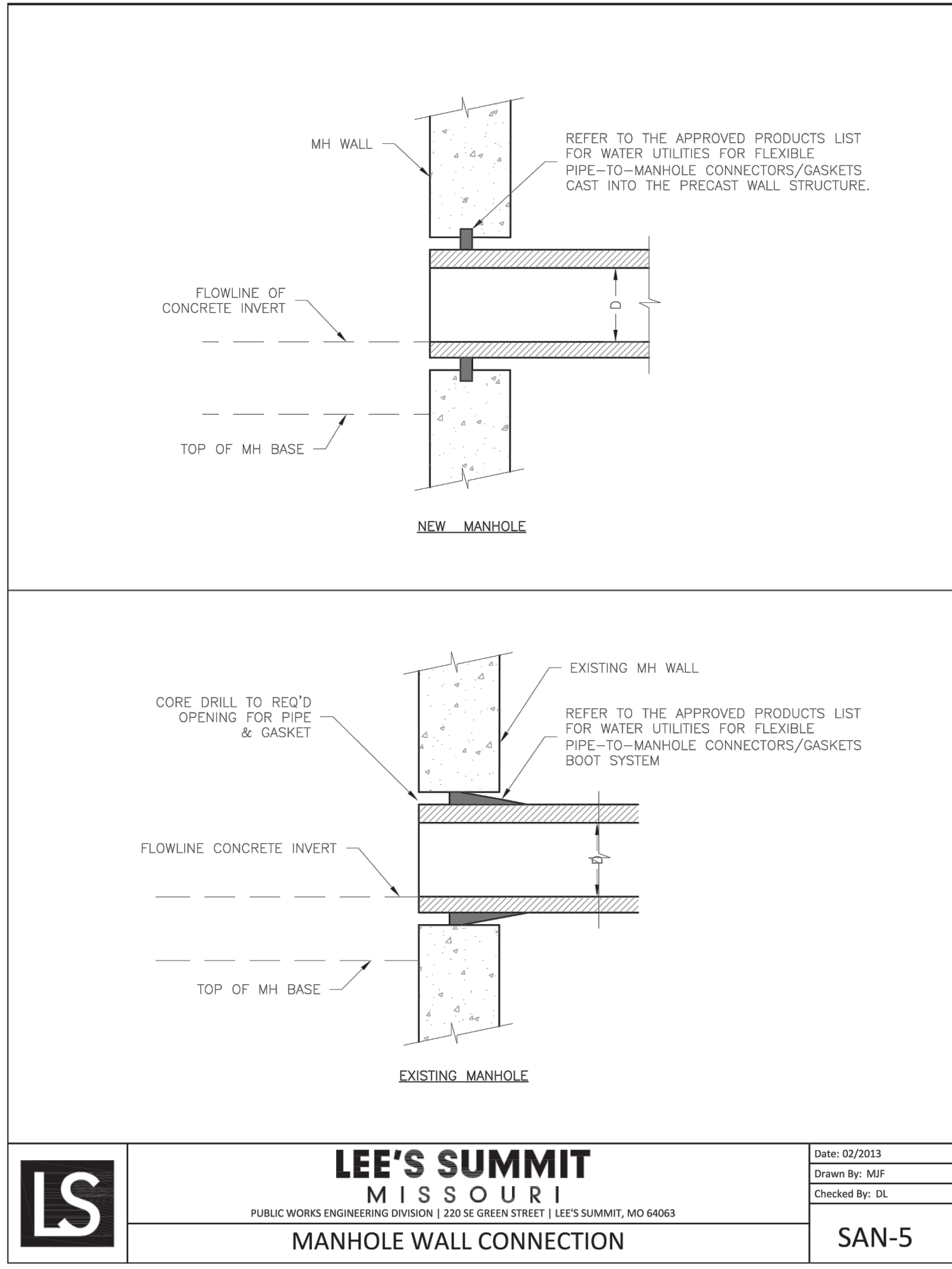
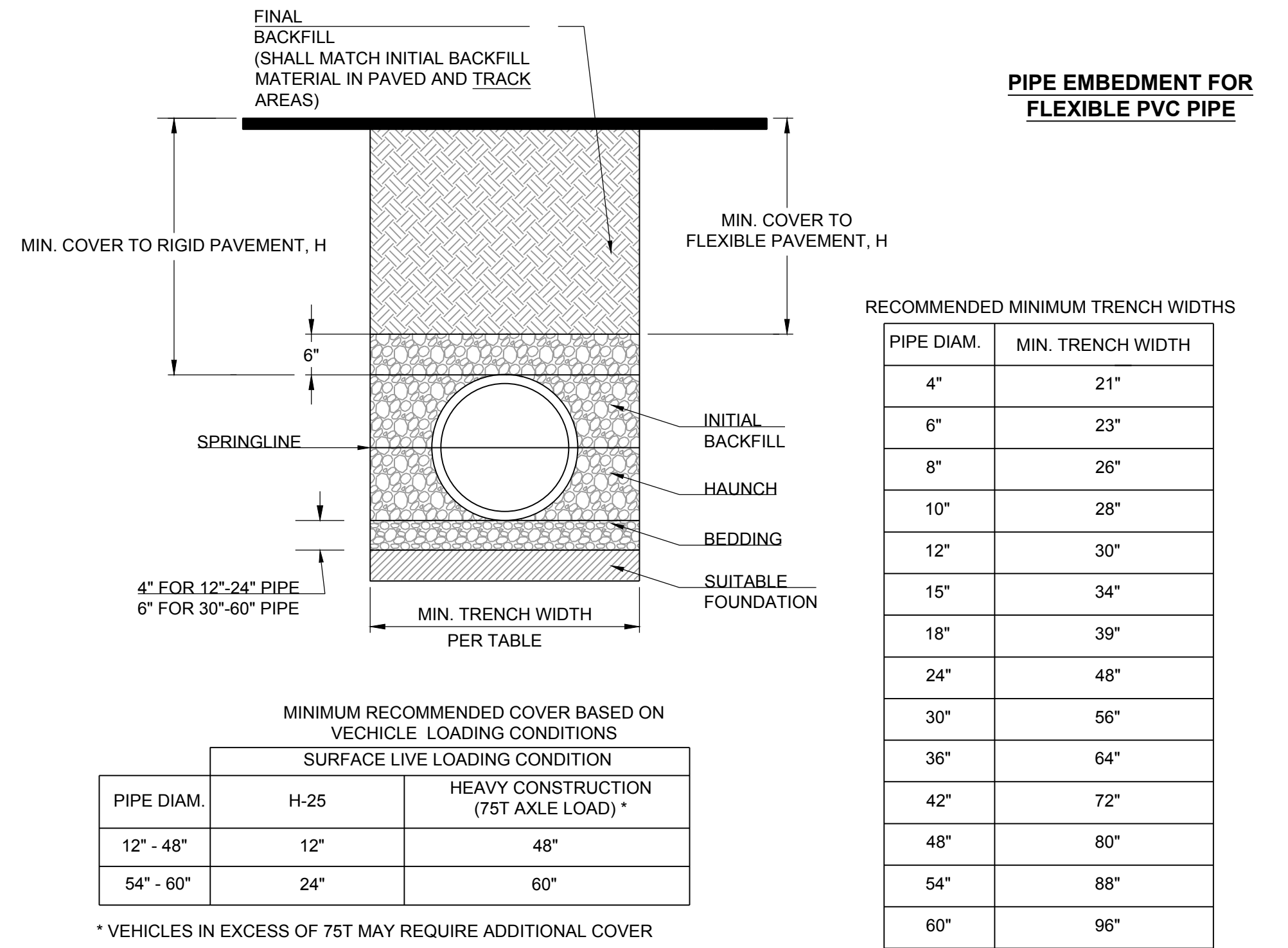
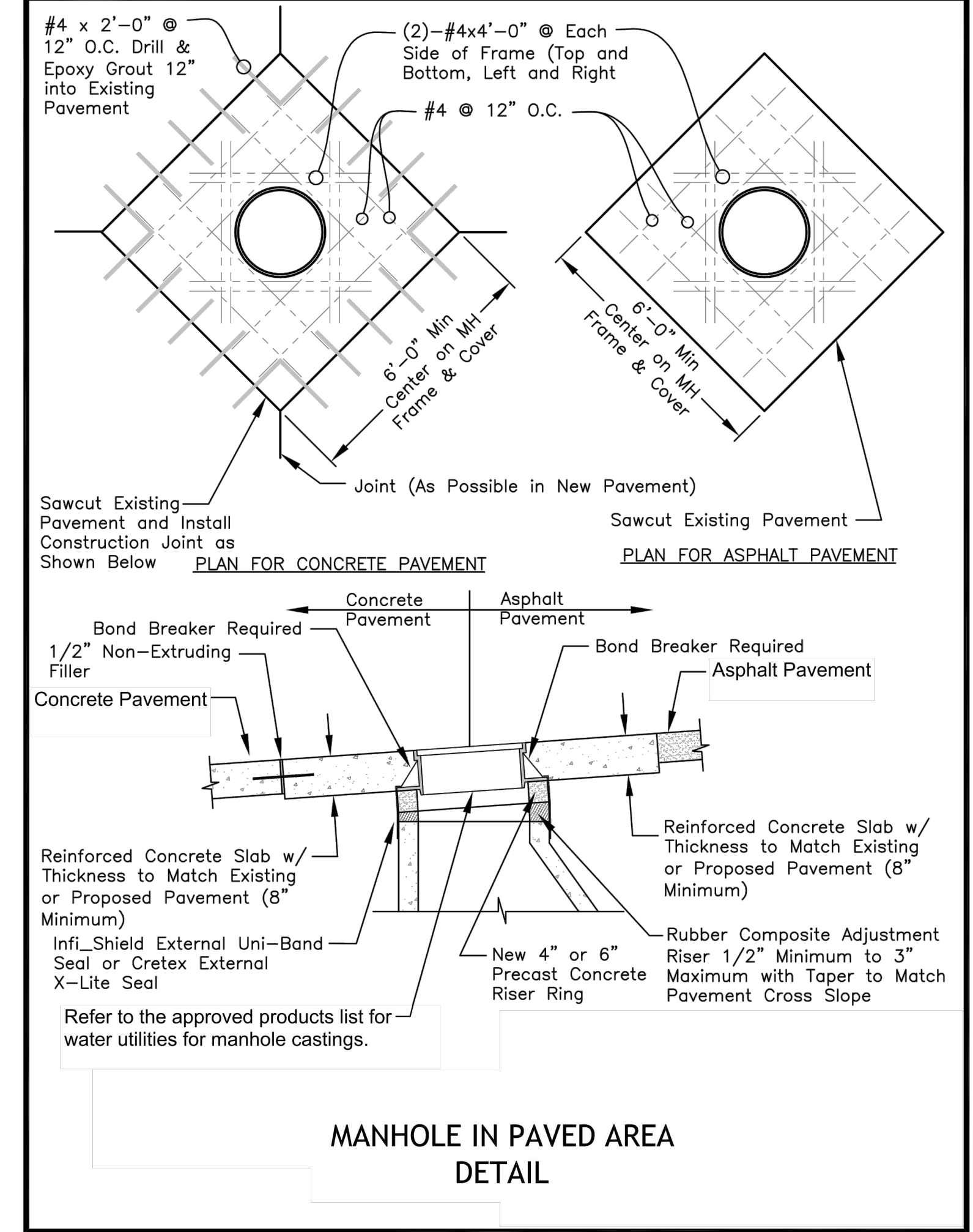
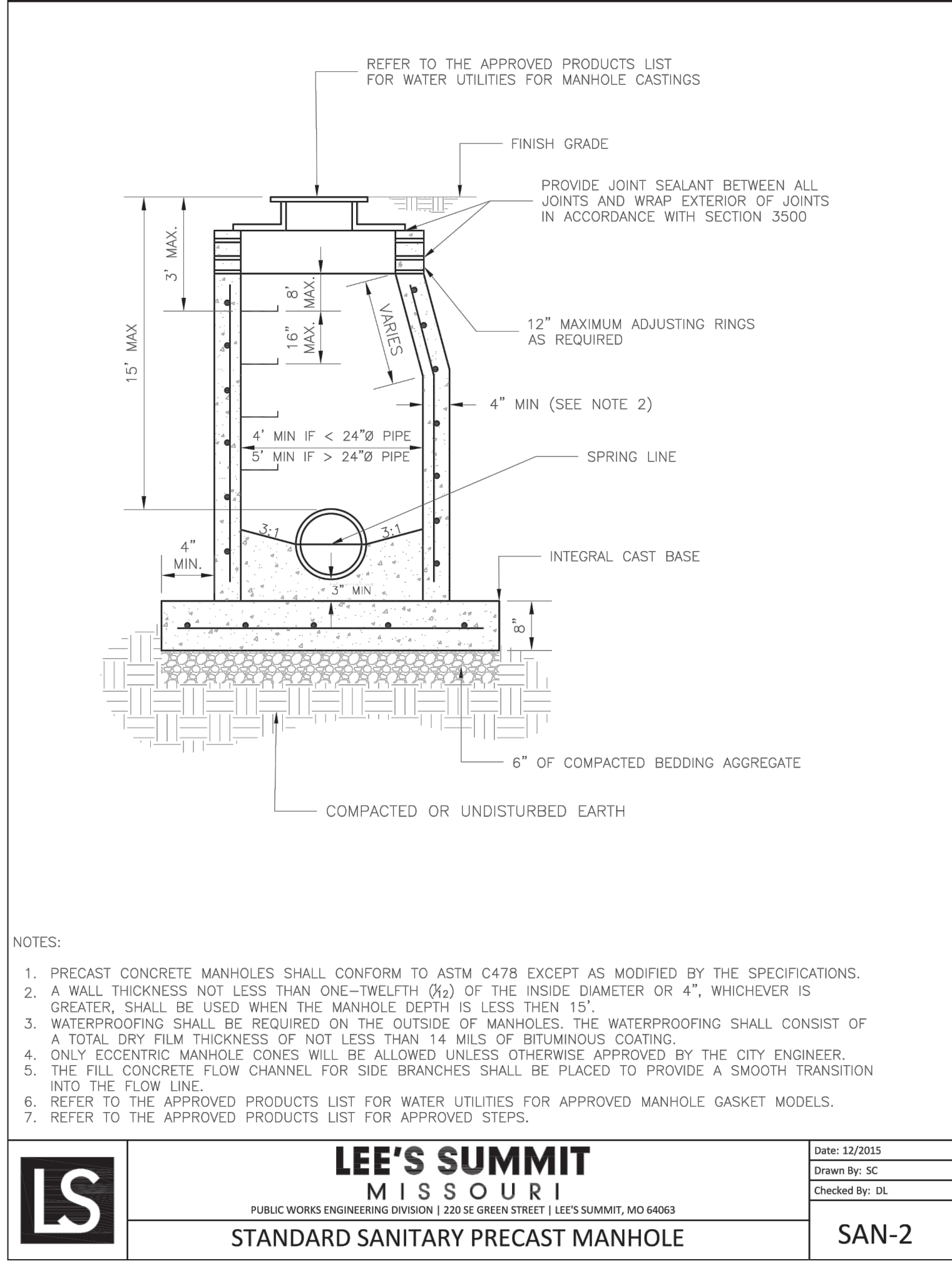
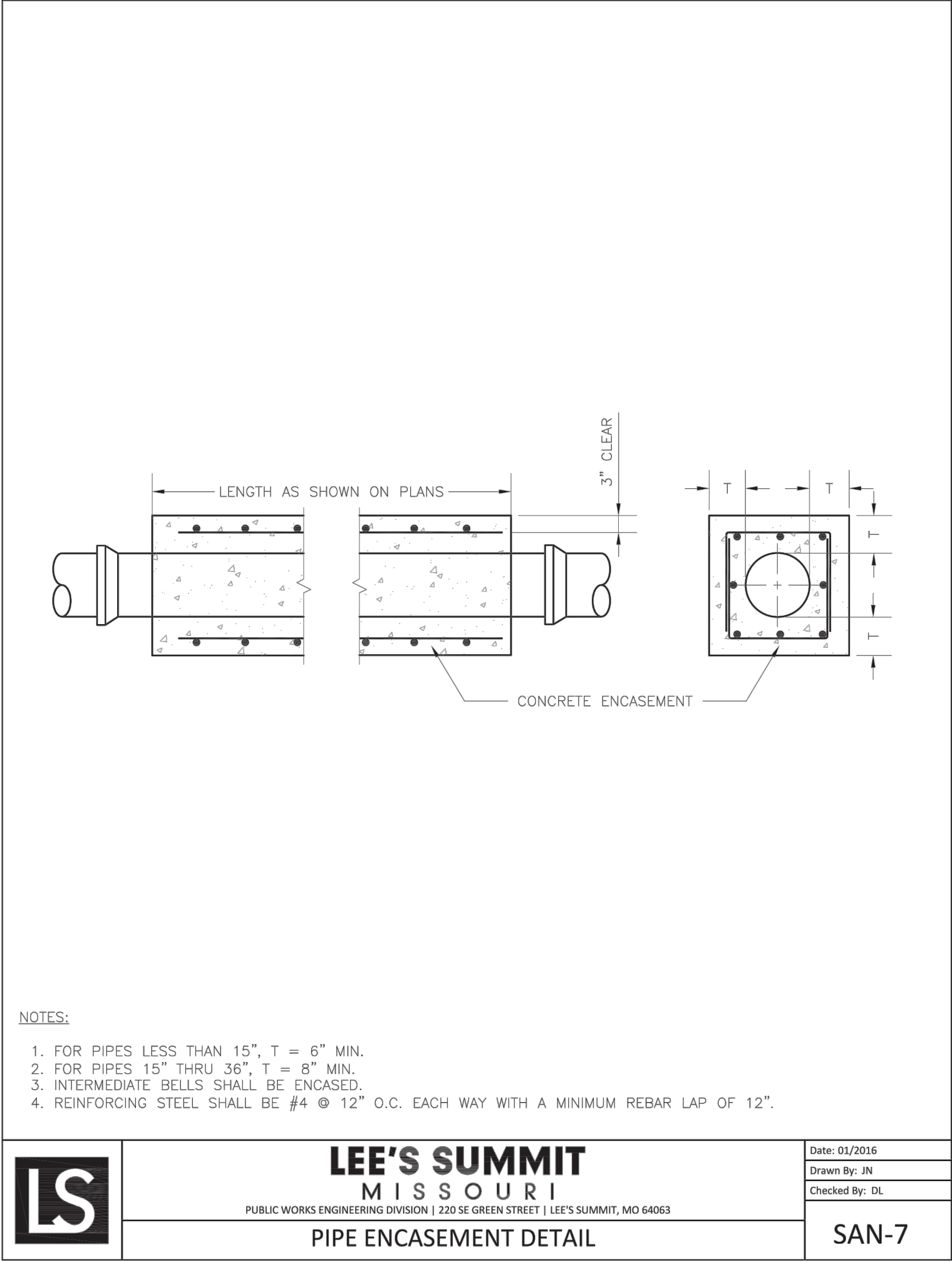
REVISION DATE	DESCRIPTION
1/1/2021	1. INITIAL DESIGN
2/1/2021	2. REVISED DESIGN
3/1/2021	3. REVISED DESIGN
4/1/2021	4. REVISED DESIGN
5/1/2021	5. REVISED DESIGN
6/1/2021	6. REVISED DESIGN
7/1/2021	7. REVISED DESIGN
8/1/2021	8. REVISED DESIGN
9/1/2021	9. REVISED DESIGN
10/1/2021	10. REVISED DESIGN

LINE C & D

SHEET

6





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PREPARED BY:

MARK ALLEN BREUER

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6	11/17/2021	11/17/2021
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8	11/17/2021	11/17/2021
9	11/17/2021	11/17/2021
10	11/17/2021	11/17/2021

SANITARY DETAILS

SHEET

7