LEGEND: LOCATION - ACCESS EASEMENT - BACK OF CURB BACK TO BACK BENCHMARK BUILDING LINE CO - CLEANOUT TJB - TELEPHONE JUNCTION BOX - CURB AND GUTTER DRAINAGE EASEMENT - ELECTRICAL EASEMENT SECTION 9-47-32 - ELEVATION ECTION 10-47-32 NE1/4 ECTION 15-47-32 FLOW LINE G/E LOCATION MAP GAS LINE EASEMENT - HIGH-DENSITY POLYETHYLENE SCALE 1" = 2000' LANDSCAPE EASEMENT MINIMUM SERVICEABLE FLOOR **ELEVATION** POLYVINYL CHLORIDE PROPERTY LINE PUB/E PUBLIC EASEMENT REINFORCED CONCRETE PIPE

ROW or R/W - RIGHT-OF-WAY

U/E

 SERVICE LINE - SIDEWALK

TOP ELEVATION

CURB & GUTTER

TREELINE

P/L PROPERTY LINES

—— STO—— STORM SEWER

---- CATV_x ---- CABLE TV - EXISTING

——Tx—— TELEPHONE LINE - EXIST.

GAS LINE - EXISTING

——W_x — WATERLINE - EXISTING

CLEANOUT

—— E_x — ELECTRIC LINE - EXISTING

UTILITY EASEMENT

SANITARY SEWER EASEMENT

WATER SURFACE ELEVATION

ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

ASPHALT PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

— SANITARY SEWER MAIN

---- SANITARY SEWER MAIN - EXIST.

STORM SEWER - EXISTING

FIBER OPTIC CABLE - EXISTING

---- OHP_y ---- OVERHEAD POWER LINE - EXIST

----- UGE_x ----- UNDERGROUND ELECTRIC - EX.

LIGHT - EXISTING

EXISTING MANHOLE

EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

8" 45° PVC BEND

8" 90° PVC BEND

8" 45° VERTICAL PVC BEND

EXISTING STORM MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

WATERLINE EASEMENT

WATER MAIN PLANS 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
3	LINE 1 PLAN & PROFILE
4	LINES 2 & 3 PLAN & PROFIL
5	DETAIL SHEET

PREPARED BY



SCHLAGEL & ASSOCIATES, P.A

COVER SHEET

SHEET

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:

OWNER/DEVELOPER

3152 SW GRANDSTAND CIRCLE

RPEARSON@BOXDEVCO.COM

RUSSELL PEARSON

p 816-589-4415

LEE'S SUMMIT, MO 64081

NLV DEVELOPMENT COMPANY LLC

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

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

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

EVERGY

Ron Dejarnette

220 SE Green Street Lee's Summit, MO 64063 (816) 969-1800

CITY OF LEES SUMMIT PUBLIC WORKS

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 Parkwa Independence, MO 64057 (816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES

EΑ

EΑ

EA

8

2

Mark Schaufler 1200 SE Hamblen Road Lee's Summit, MO 64081 (816) 969-1900

GENERAL NOTES

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS
- 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
- 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
- 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 AT NO ADDITIONAL COST.
- 11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK 12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION
- AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS. 13. 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 14. 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). ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH. TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE

LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

EARTHWORK

- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALI BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT
- CONTROL PLAN PREPARED FOR THIS SITE. ALL BACKFILL MATERIAL 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).
- BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL 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:
- A. TURF AREAS 2.5% MINIMUM, 4H:1V MAXIMUM
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS
- 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.

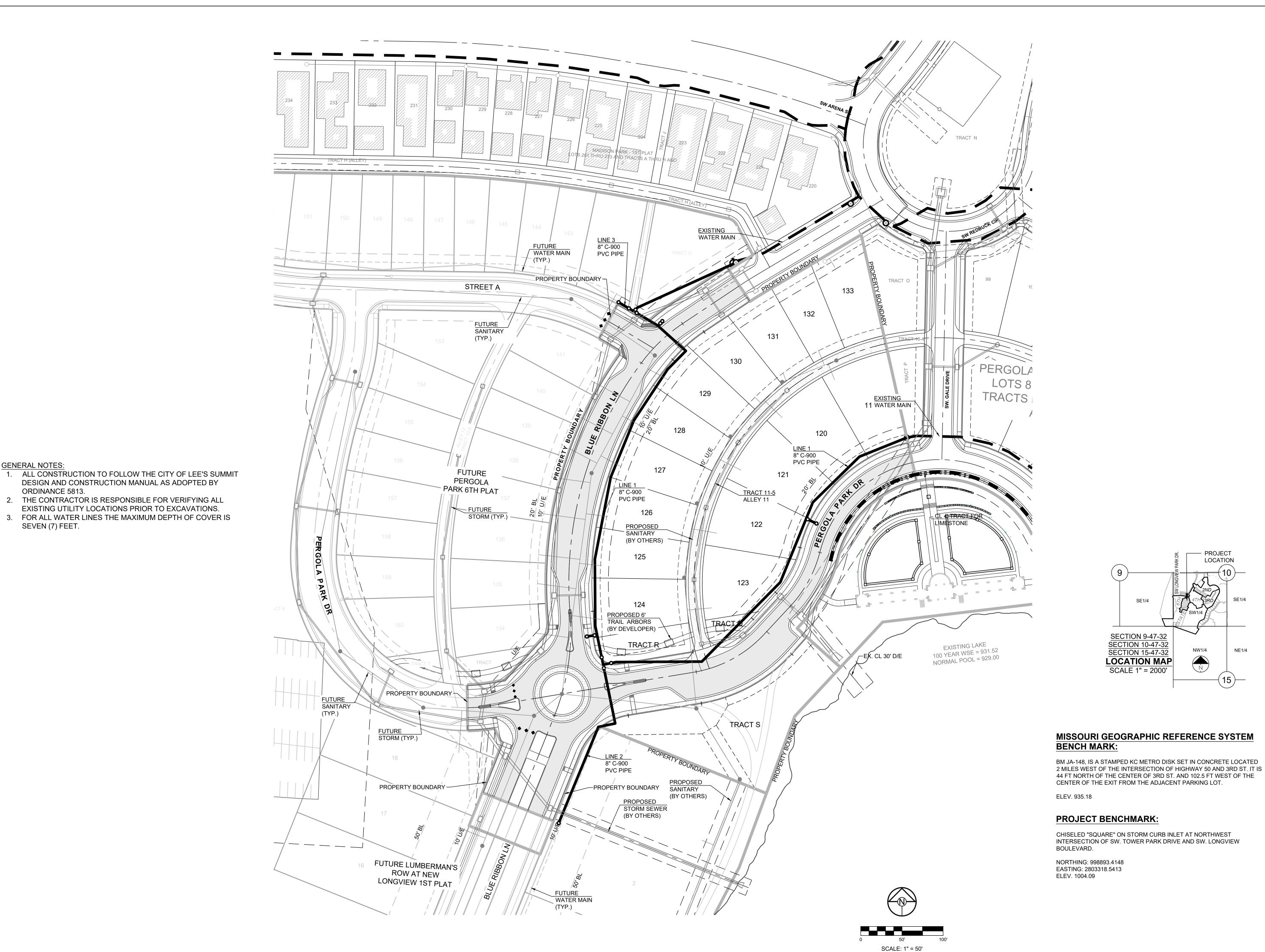
- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION. PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE
- 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 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
- SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE
- 5. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN
- SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- 6. 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. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, ROCK AND SHALE,

- ENGINEER.
- 4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL OBTAINED, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT ON
- UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE
- 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.

QUANTITY | UNITS CONNECT TO EXISTING WATER LINE FIRE HYDRANT ASSEMBLY 3 END OF LINE TEMPORARY FIRE HYDRANT ASSEMBLY REMOVE TEMPORARY FIRE HYDRANT ASSEMBLY 2 8" C-900 PVC 1,357 8" GATE VALVE

EΑ EΑ EA EΑ LF EΑ 8" X 8" TEE 2 EΑ 8" 11.25° PVC BEND EΑ 8" 22.5° PVC BEND EA 3

SUMMARY OF QUANTITIES



DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY

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

ORDINANCE 5813.

SEVEN (7) FEET.



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

AR AN PERGOLA F WATER

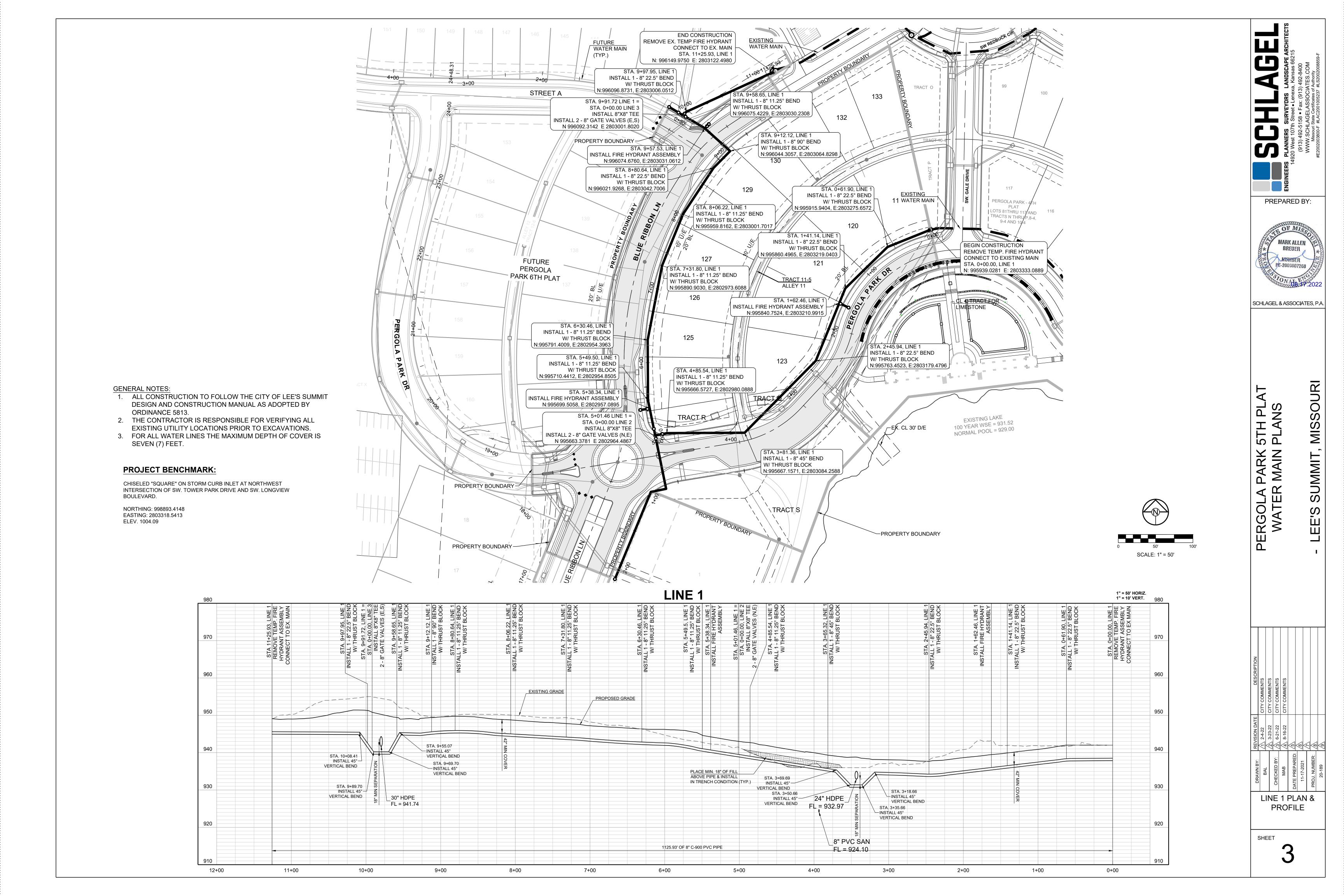
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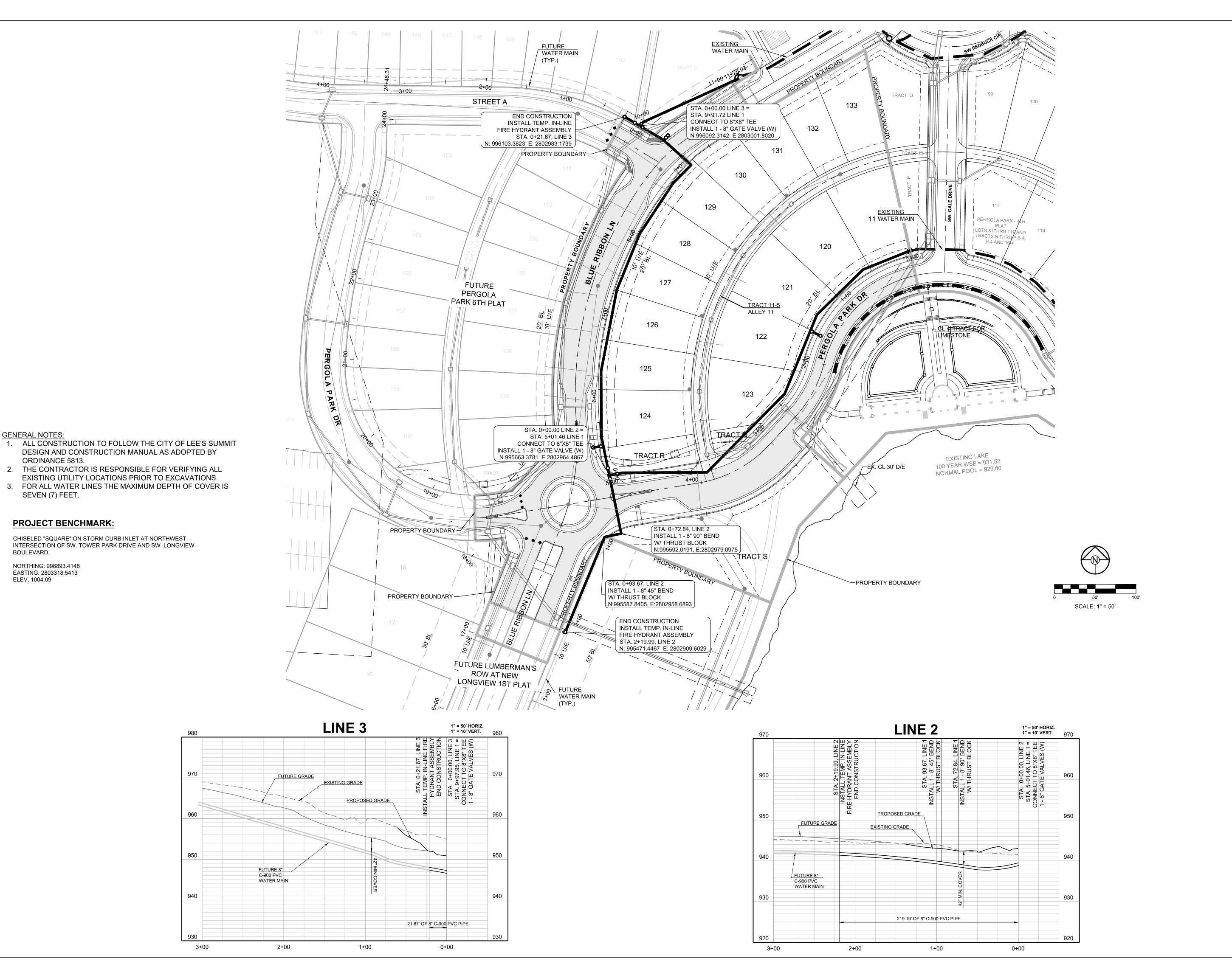
NE1/4

SE1/4

GENERAL LAYOUT

SHEET





GENERAL NOTES:

BOULEVARD.

ELEV. 1004.09

NORTHING: 998893.4148 EASTING: 2803318.5413

ORDINANCE 5813.

SEVEN (7) FEET.

PROJECT BENCHMARK:

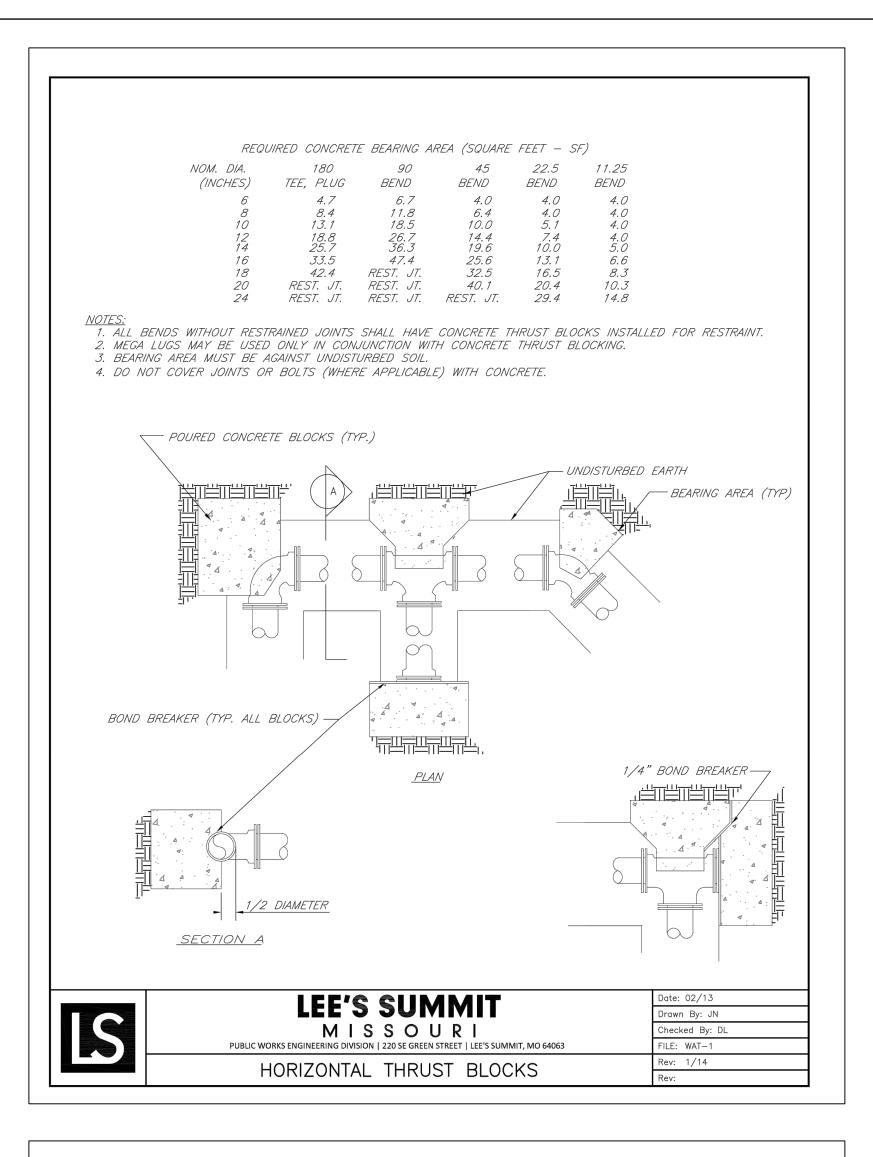
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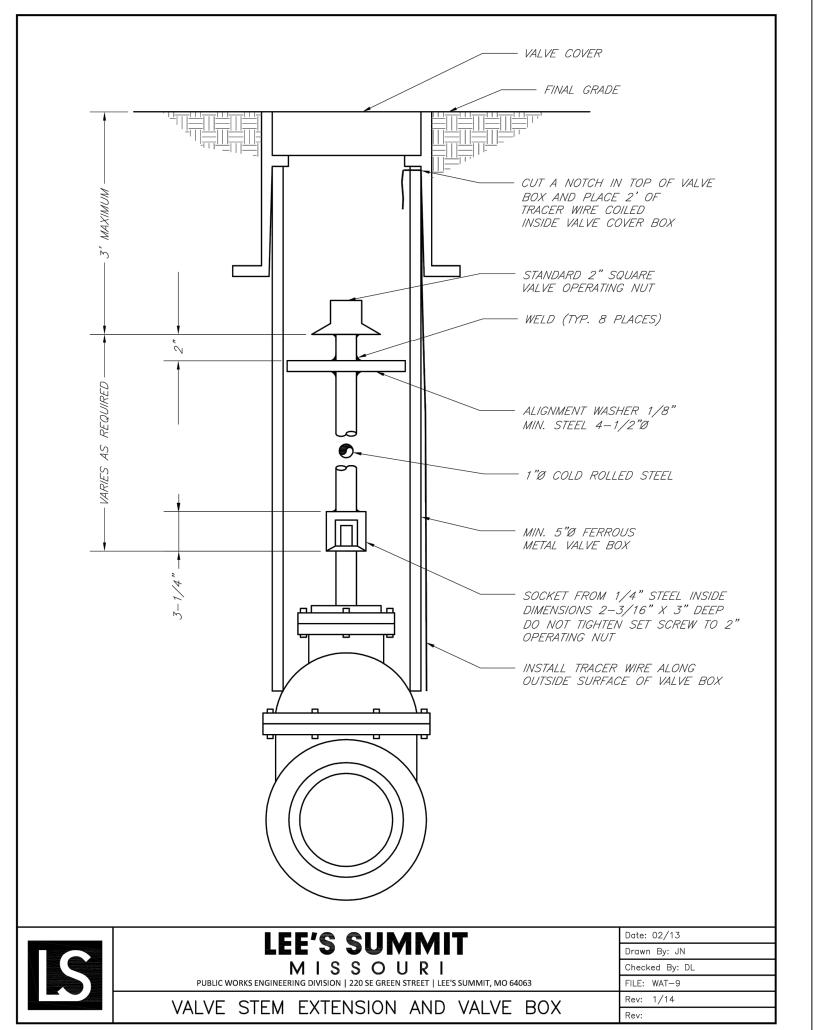


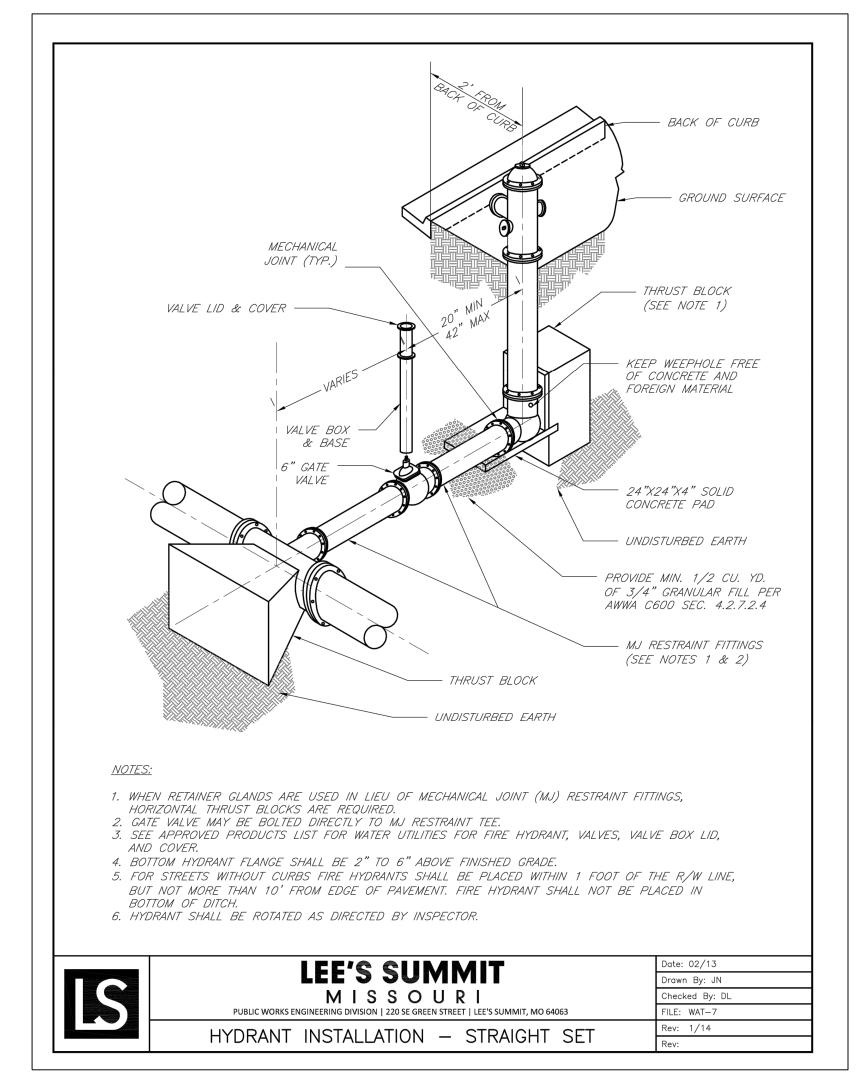
SCHLAGEL & ASSOCIATES, P.A.

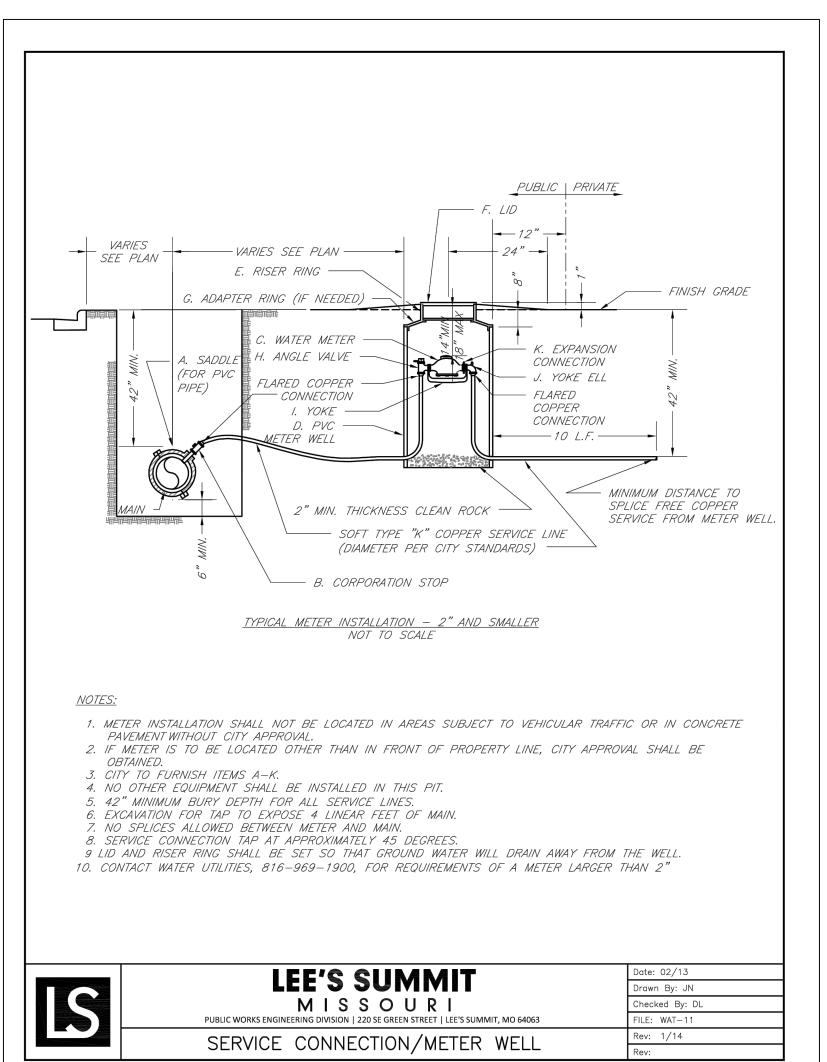
LINES 2 & 3 PLAN & PROFILE

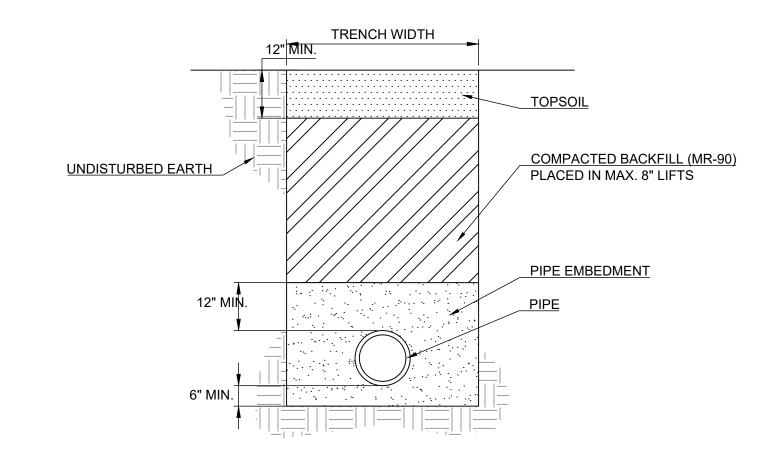
SHEET



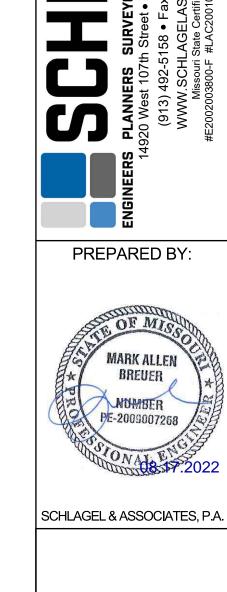








NTS TRENCH AND BACKFILL DETAIL



PEKGOLA PAKK 51H PL WATER MAIN PLANS

3 3-22 CITY COMMENTS

4 8-16-22 CITY COMMENTS

5 1-22 CITY COMMENTS

DETAIL OHECKE
DATE PREE

11-17-2
PROJ. NU

SHEET

5