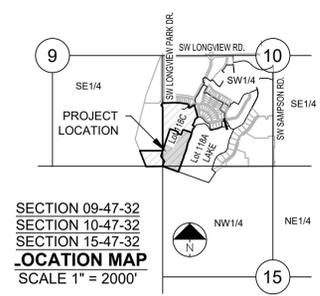


STREET, STORMWATER, MASTER DRAINAGE PLAN & EROSION AND SEDIMENT CONTROL FOR LUMBERMAN'S ROW IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

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 PAVEMENT - PROPOSED
	CONCRETE SIDEWALK - EXISTING
	CONCRETE SIDEWALK - PROPOSED
	CURB & GUTTER
	CURB & GUTTER - EXISTING
	TREELINE
	EXISTING LOT AND R/W LINES
	EXISTING PLAT LINES
	PROPERTY LINES
	RIGHT-OF-WAY
	SANITARY SEWER MAIN
	SANITARY SEWER MAIN - EXIST.
	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

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 LEE'S 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 Schaufler
1200 SE Hamblin 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 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 PHASES 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).

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 p.s. observation near 2-20-19. 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, 4% 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.
- All disturbed areas in the right-of-way shall be sodded.
- 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.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT
3	MASTER DRAINAGE PLAN - GRADING PLAN
4	MASTER DRAINAGE PLAN - LOT INFO
5	MASTER DRAINAGE PLAN - DRAINAGE MAP
6	MASTER DRAINAGE PLAN - DRAINAGE CALCUS
7	MASTER DRAINAGE PLAN - DRAINAGE CALCS CONT
8	CORINTHIAN LANE PLAN & PROFILE
9	INTERSECTION DETAILS
10	STORM PLAN
11	STORM PROFILES
12	STREET DETAILS
13	STORM DETAILS

SCHLAGEL
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certification of Authority #E-296 ILLA-29 IL-5-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LUMBERMAN'S ROW
STREET, STORMWATER, MASTER DRAINAGE
PLAN & EROSION AND SEDIMENT CONTROL
- LEE'S SUMMIT, MISSOURI

APPROVED BY:

CITY ENGINEER _____ DATE _____
APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

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

Record Drawing

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	CLEANING, GRUBBING, AND DISPOSAL	1	L.S.
2	GRADING	1	L.S.
3	SUBGRADE STABILIZATION (PUBLIC STREETS)	3896	S.Y.
4	6" ASPHALT	3165	S.Y.
5	TYPE CG-2 CURB	1461	L.F.
6	TYPE C1 CURB	1239	L.F.
7	5' SIDEWALK	1498	L.F.
8	15" HDPE	149	L.F.
9	18" HDPE	501	L.F.
10	24" HDPE	143	L.F.
11	24" RCP	219	L.F.
12	6" x 4" CURB INLET	9	EA.
13	24" RCP END SECTION	1	EA.
14	EROSION CONTROL	1	L.S.
15	SEEDING/MULCHING	1	L.S.
16	BONDS	1	L.S.

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: 8/8/2023
Certified by: BAL
Title: Design Engineer
Firm: Schlager and Associates, P.A.

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:

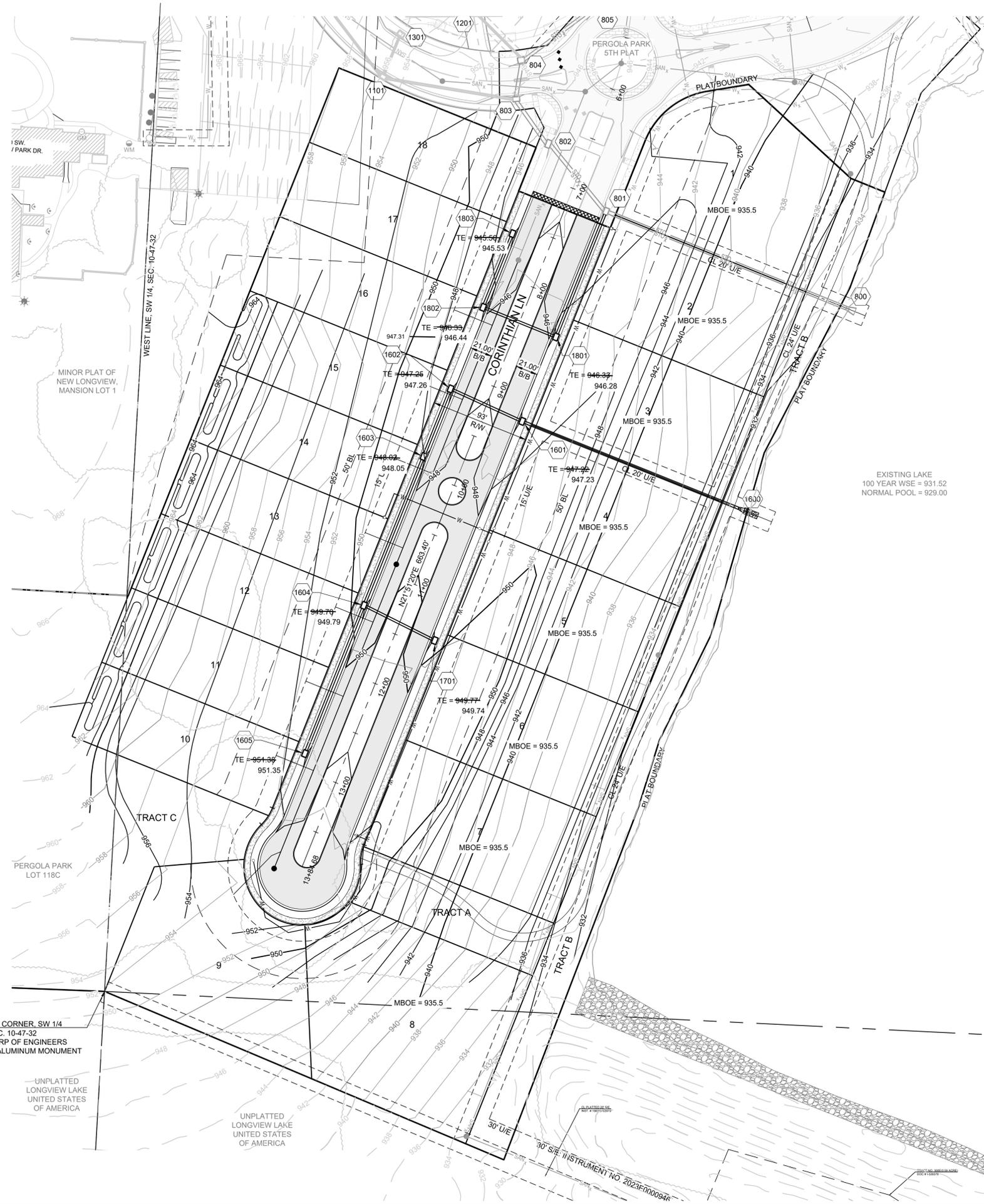
CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-15-23	AS-BUILT
8-31-23	AS-BUILT COMMENTS
9-6-22	DATE PREPARED
22-034	PROJ. NUMBER

COVER SHEET

SHEET



EARTHWORK SUMMARY	
CUT	24,183 CY
FILL	20,290 CY
NET	3,893 CY CUT

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 Title: Design Engineer
 Firm: Schlager and Associates, P.A.

NOTE:

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

- 950 — DENOTES PROPOSED MAJOR CONTOUR
- 950 — DENOTES PROPOSED MINOR CONTOUR
- 950 — DENOTES EXISTING MAJOR CONTOUR
- 950 — DENOTES EXISTING MINOR CONTOUR
- 950 — DENOTES AS-BUILT MAJOR CONTOUR
- 950 — DENOTES AS-BUILT MINOR CONTOUR

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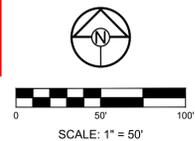
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SURVEY NOTES

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.

Record Drawing



PREPARED BY:



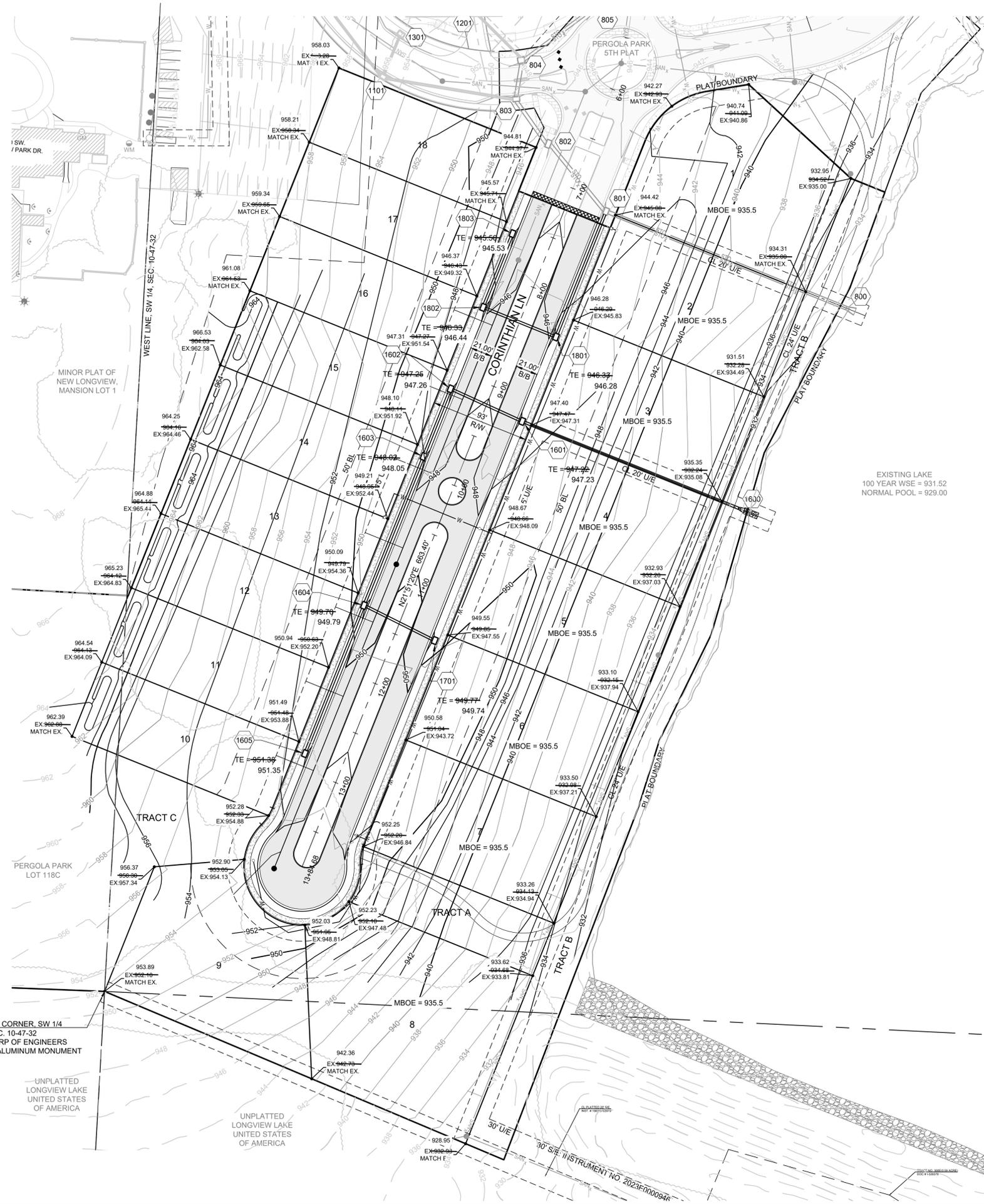
SCHLAGEL & ASSOCIATES, P.A.

LUMBERMAN'S ROW STREET, STORMWATER, MASTER DRAINAGE PLAN & EROSION AND SEDIMENT CONTROL - LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-8-23	AS-BUILTS
8-31-23	AS-BUILT COMMENTS

MASTER DRAINAGE PLAN - GRADING PLAN

SHEET
3



LOT TYPE TABLE

LOT #	BASEMENT TYPE	FRONT MBOE	REAR MBOE	AS-BUILT FRONT MBOE	AS-BUILT REAR MBOE
1	WALKOUT	945.60	935.50	944.90	935.50
2	WALKOUT	946.40	935.50	946.80	935.50
3	WALKOUT	948.00	935.50	947.90	935.50
4	WALKOUT	948.60	935.50	949.20	935.50
5	WALKOUT	950.40	935.50	950.05	935.50
6	WALKOUT	951.60	935.50	951.10	935.50
7	WALKOUT	947.40	935.50	952.75	935.50
8	WALKOUT	952.00	935.50	952.75	935.50
9	STANDARD	953.60	952.60	953.40	954.40
10	STANDARD	952.90	952.90	952.80	952.80
11	STANDARD	952.00	952.00	952.00	952.00
12	STANDARD	951.20	951.20	951.50	951.50
13	STANDARD	950.30	950.30	950.60	950.60
14	STANDARD	949.50	949.50	949.70	949.70
15	STANDARD	948.70	948.70	948.60	948.60
16	STANDARD	947.80	947.80	947.80	947.80
17	STANDARD	947.00	947.00	946.90	946.90
18	STANDARD	946.30	946.30	946.10	946.10

ALL LOTS TO REQUIRE AS-GRADED PLOT PLANS

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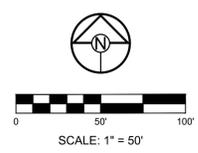
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Date: 8/8/2023
Certified by: BAL
Title: Design Engineer
Firm: Schlagel and Associates, P.A.

**LUMBERMAN'S ROW
STREET, STORMWATER, MASTER DRAINAGE
PLAN & EROSION AND SEDIMENT CONTROL
- LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
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8-23	AS-BUILTS
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22-034	PROJ. NUMBER

MASTER DRAINAGE PLAN - LOT INFO



**LUMBERMAN'S ROW
 STREET, STORMWATER, MASTER DRAINAGE
 PLAN & EROSION AND SEDIMENT CONTROL
 - LEE'S SUMMIT, MISSOURI**

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- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- FUTURE DRAINAGE

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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Record Drawing

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8-31-23	AS-BUILT COMMENTS
9-6-22	DATE PREPARED
22-034	PROJ. NUMBER

MASTER DRAINAGE PLAN - DRAINAGE MAP

SHEET

I:\PROJECTS\2022\22-034\3.0 Design\3.0 DWG Files\3.0 SS-SS-DRAINAGE.dwg, 5 DRAINAGE MAP, 9/7/2023 3:17:25 PM, 11

REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-8-23	AS-BUILTS
8-31-23	AS-BUILT COMMENTS
9-6-23	DATE PREPARED
9-6-22	PROJ. NUMBER
22-034	

MASTER DRAINAGE PLAN - DRAINAGE CALC

SHEET **6**

RECORD DRAWING

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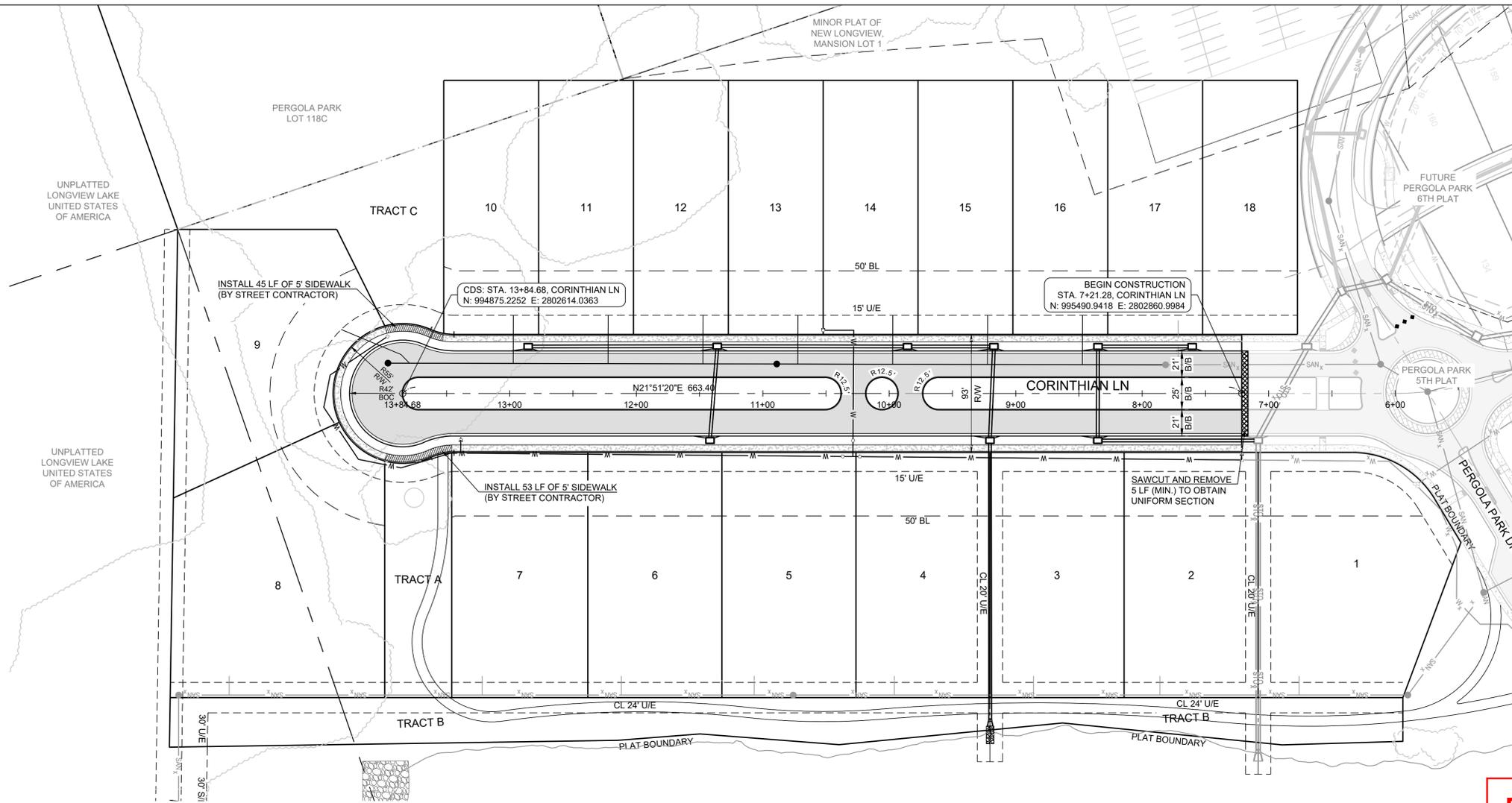
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Date: 8/8/2023
 Certified by: BAL
 Title: Design Engineer
 Firm: Schlager and Associates, P.A.

Record Drawing

100-YEAR RUNOFF CALCULATIONS

Runoff Calculations		Pipe Properties																								
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	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
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	940.44
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	942.80
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	116.40	0.85	1.00	932.35	931.57	948.40	945.61
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	7.35	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	943.11
602	0.54	0.66	0.54	0.36	5.0	7.35	2.62	2.62	13.70	11.00			0.00	0.00	602	601	HDPE	0.012	15	55.86	3.83	N/A	938.53	936.39	946.23	943.46
EXISTING LINE 700																										
701	1.14	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 800																										
801	0.29	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	933.29
802	1.38	0.51	6.91	4.35	6.5	6.93	4.88	30.17	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	937.16
803	0.12	0.66	5.53	3.65	6.3	6.96	0.55	25.41	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	936.90
804	0.22	0.66	3.09	2.04	6.2	6.99	1.01	14.25	31.42	6.40	1201		1.13	0.75	804	803	PEP	0.012	30	36.23	0.50	0.50	935.62	935.44	948.20	938.03
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	936.35	936.12	946.57	938.19
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	938.86
807	0.40	0.66	0.91	0.60	5.2	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	939.62
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	940.45
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	941.13
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	941.70
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	53.67	0.50	1.25	942.15	941.69	948.43	944.11
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
FUTURE LINE 1100																										
1101	0.55	0.66	2.32	1.53	6.0	7.05	2.56	10.79	30.32	17.16	1301		0.17	0.11	1101	803	PEP	0.012	18	127.32	7.10	0.50	945.48	936.44	954.50	947.88
1102	0.34	0.66	1.60	1.06	5.8	7.11	1.60	7.51	13.28	10.82			0.00	0.00	1102	1101	PEP	0.012	15	155.72	3.60	0.50	951.59	945.98	961.72	954.32
1103	0.56	0.66	1.29	0.83	5.6	7.13	2.65	5.96	12.12	9.88	1401		0.15	0.10	1103	1102	PEP	0.012	15	117.18	3.00	0.50	955.60	952.09	964.38	957.52
1104	0.30	0.66	0.55	0.36	5.3	7.26	1.44	2.63	11.51	9.46	1501		0.09	0.06	1104	1103	PEP	0.012	15	161.35	2.75	0.50	960.54	956.10	969.80	961.61
1105	0.09	0.66	0.16	0.11	5.1	7.32	0.43	0.77	9.26	7.54			0.00	0.00	1105	1104	PEP	0.012	15	93.36	1.75	0.50	963.67	961.04	969.80	963.21
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	963.54	963.17	969.53	963.97
FUTURE LINE 1200																										
1201	0.35	0.66	1.13	0.75	5.6	7.19	1.66	5.35	18.52	15.09			0.00	0.00	1201	804	PEP	0.012	15	67.70	7.00	0.50	941.61	936.87	950.33	943.26
1202	0.38	0.66	0.78	0.51	5.4	7.23	1.81	3.72	13.09	10.67			0.00	0.00	1202	1201	PEP	0.012	15	113.91	3.50	0.50	945.10	942.11	952.68	947.41
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	949.74	946.60	955.28	950.64
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	952.45	950.24	957.10	952.98
FUTURE LINE 1300																										
1301	0.17	0.66	0.17	0.11	5.0	7.35	0.83	0.83	15.65	12.75			0.00	0.00	1301	1101	PEP	0.012	15	43.48	5.00	N/A	948.16	945.98	954.89	948.72
FUTURE LINE 1400																										
1401	0.15	0.66	0.15	0.10	5.0	7.35	0.73	0.73	14.00	11.41			0.00	0.00	1401	1103	PEP	0.012	15	51.01	4.00	N/A	958.14	956.10	964.36	958.67
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	961.22	961.04	966.94	961.65
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	937.04
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	941.39
1603	1.22	0.51	2.98	1.52	5.8	7.13	4.43	10.83	24.51	7.80			0.00	0.00	1603	1602	PEP	0.012	24	68.27	1.00	0.50	940.29	939.61	948.02	942.28
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	1.10	0.50	942.44	940.79	949.70	944.12



RECORD DRAWING

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Date: 8/8/2023
 Certified by: BAL
 Title: Design Engineer
 Firm: Schlager and Associates, P.A.

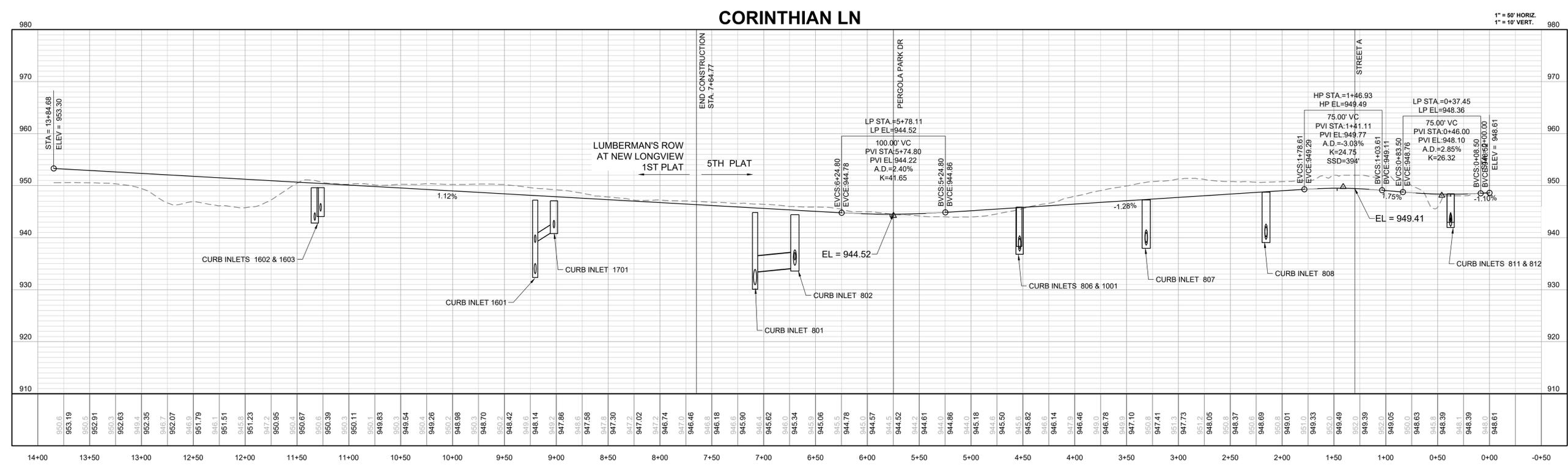
NOTE:

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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 Missouri State Certificates of Authority
 #E200203690F #LAC201005237 #LS200200869F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LUMBERMAN'S ROW
 STREET, STORMWATER, MASTER DRAINAGE
 PLAN & EROSION AND SEDIMENT CONTROL
 - LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-8-23	AS-BUILTS
8-31-23	AS-BUILT COMMENTS

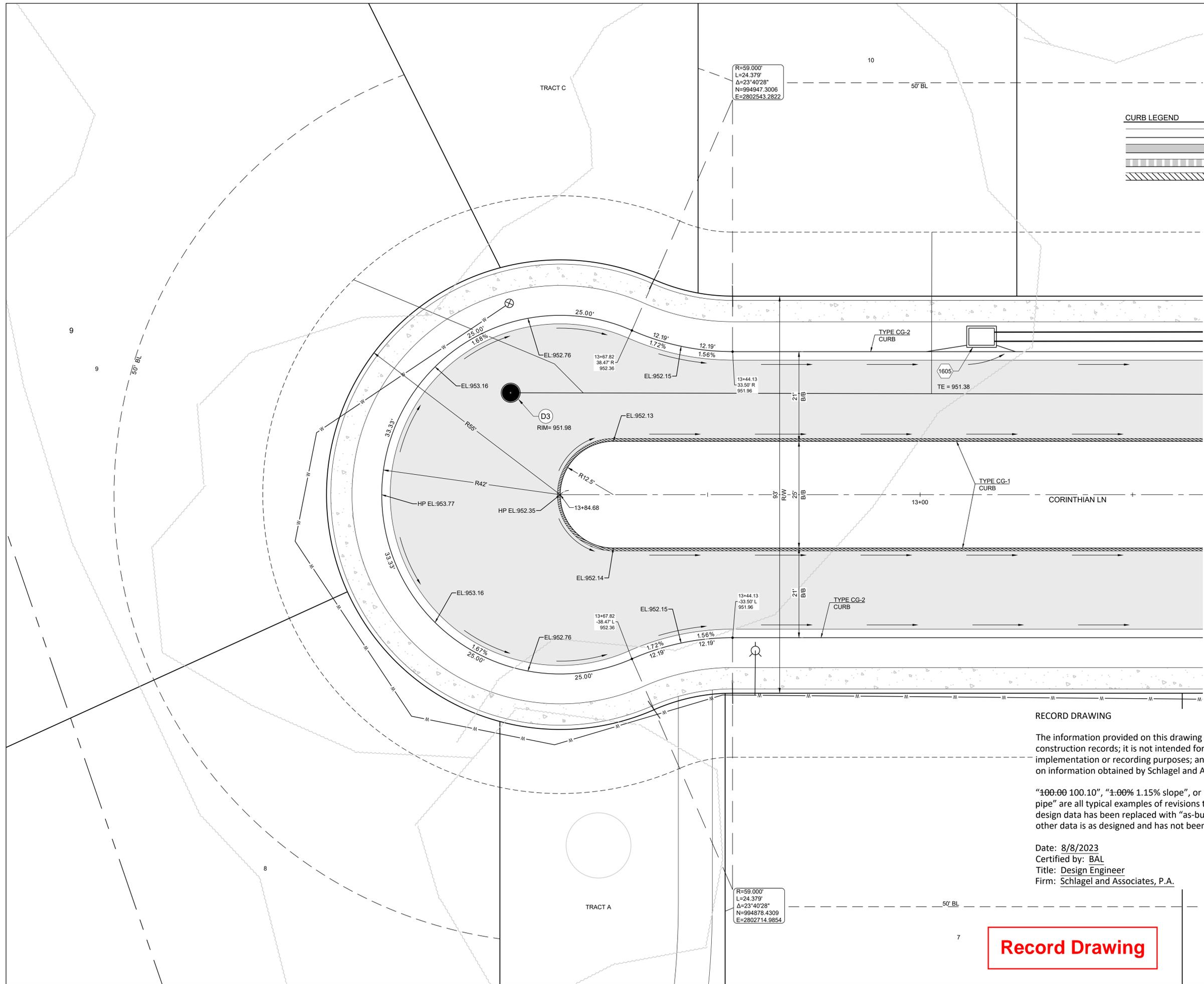
DRAWN BY: BAL	CHECKED BY: MAB	DATE PREPARED: 8-6-22	PROJ. NUMBER: 22-034
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CORINTHIAN LANE PLAN & PROFILE

SHEET

8

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CURB LEGEND

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

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 #E200203690F #LAC201005237 #LS200200869F

PREPARED BY:

 09.06.2023

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**LUMBERMAN'S ROW
 STREET, STORMWATER, MASTER DRAINAGE
 PLAN & EROSION AND SEDIMENT CONTROL**
 - LEE'S SUMMIT, MISSOURI

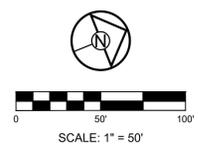
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Date: 8/8/2023
 Certified by: BAL
 Title: Design Engineer
 Firm: Schlagel and Associates, P.A.

Record Drawing



REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-8-23	AS-BUILTS
8-31-23	AS-BUILT COMMENTS

INTERSECTION DETAILS

SHEET
9

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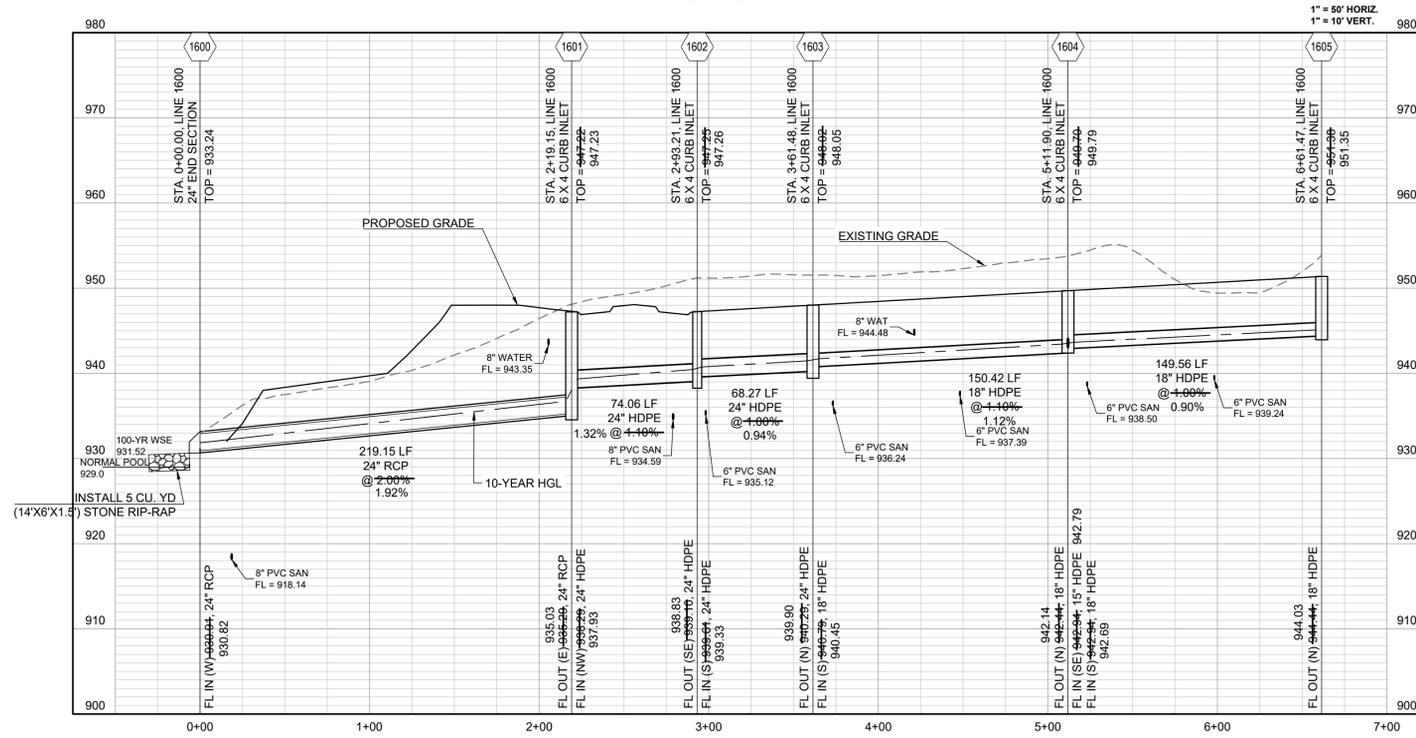
RECORD DRAWING

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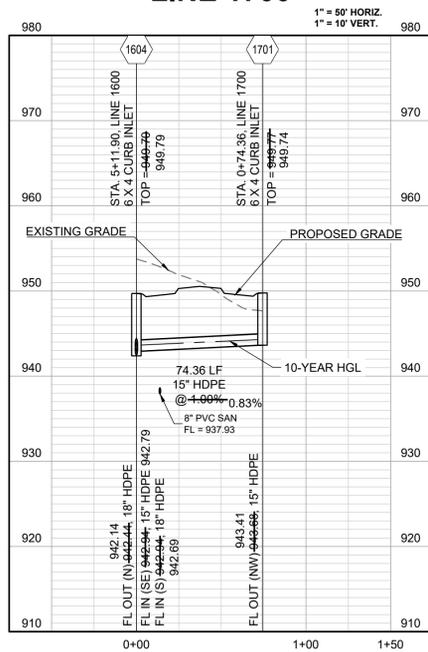
"100.00 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 8/8/2023
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 Title: Design Engineer
 Firm: Schlager and Associates, P.A.

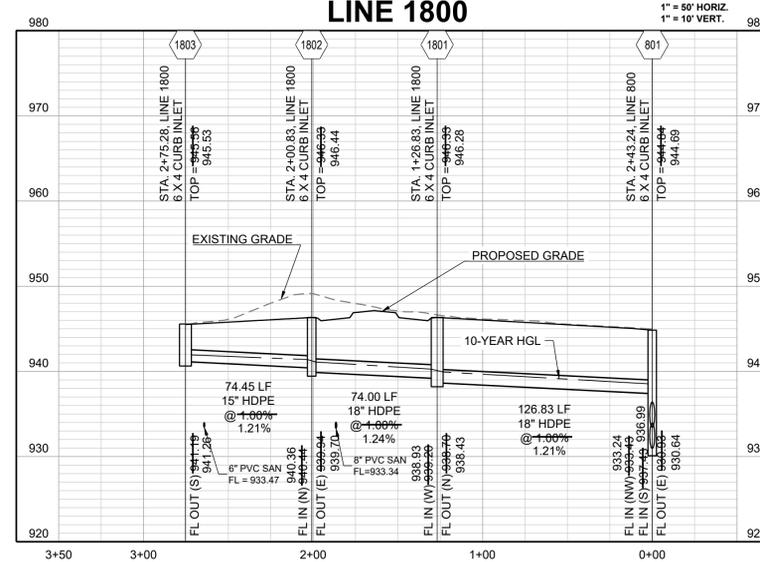
LINE 1600



LINE 1700



LINE 1800



Record Drawing



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**LUMBERMAN'S ROW
 STREET, STORMWATER, MASTER DRAINAGE
 PLAN & EROSION AND SEDIMENT CONTROL**
 - LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-8-23	AS-BUILTS
8-31-23	AS-BUILT COMMENTS
8-6-22	DATE PREPARED
8-6-22	PROJ. NUMBER
22-534	

STORM PROFILES

SHEET
11

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TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES

Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	MoDOT Type 5 Base (in.)	Geogrid(1)	Chemical Subgrade Stabilization(2) (in.)
Residential Local/Access	A	2	4	6	--	6
	B	2	4	10	Geogrid	--
Residential Collector	A	2	5.5	6	--	9
	B	2	5.5	12	Geogrid	--
Commercial Industrial Local/Collector	A	2	7.5	6	--	9
	B	2	7.5	12	Geogrid	--

USE FOR RESIDENTIAL STREETS

TABLE LS-3: MINIMUM PCC PAVEMENT THICKNESSES

Street Classification	PCC (in.)	Aggregate Base (in.)	Subgrade Stabilization ⁽¹⁾ (in.)
Residential Local/Access	6	4	--
Residential Collector	6	4	6
Commercial Industrial Local/Collector	8	4	9

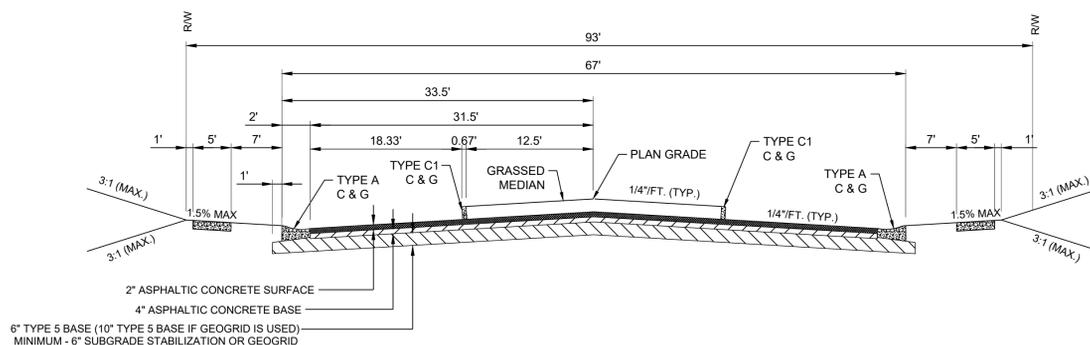
USE FOR PRIVATE ALLEYS

(1) Subgrade Stabilization and 4" aggregate base may be replaced by approved geogrid and 6" of aggregate base

LS5200

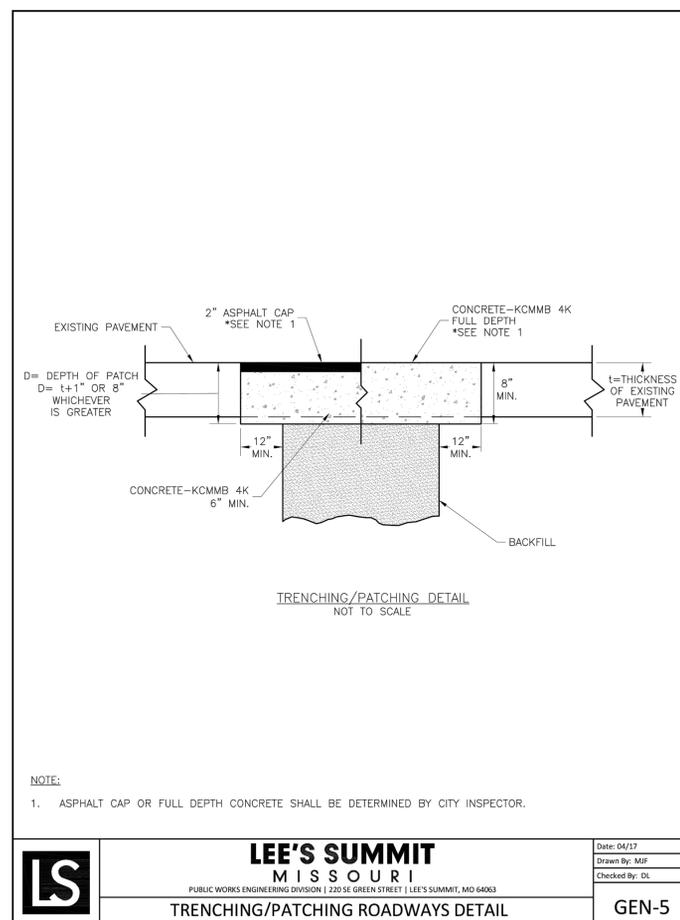
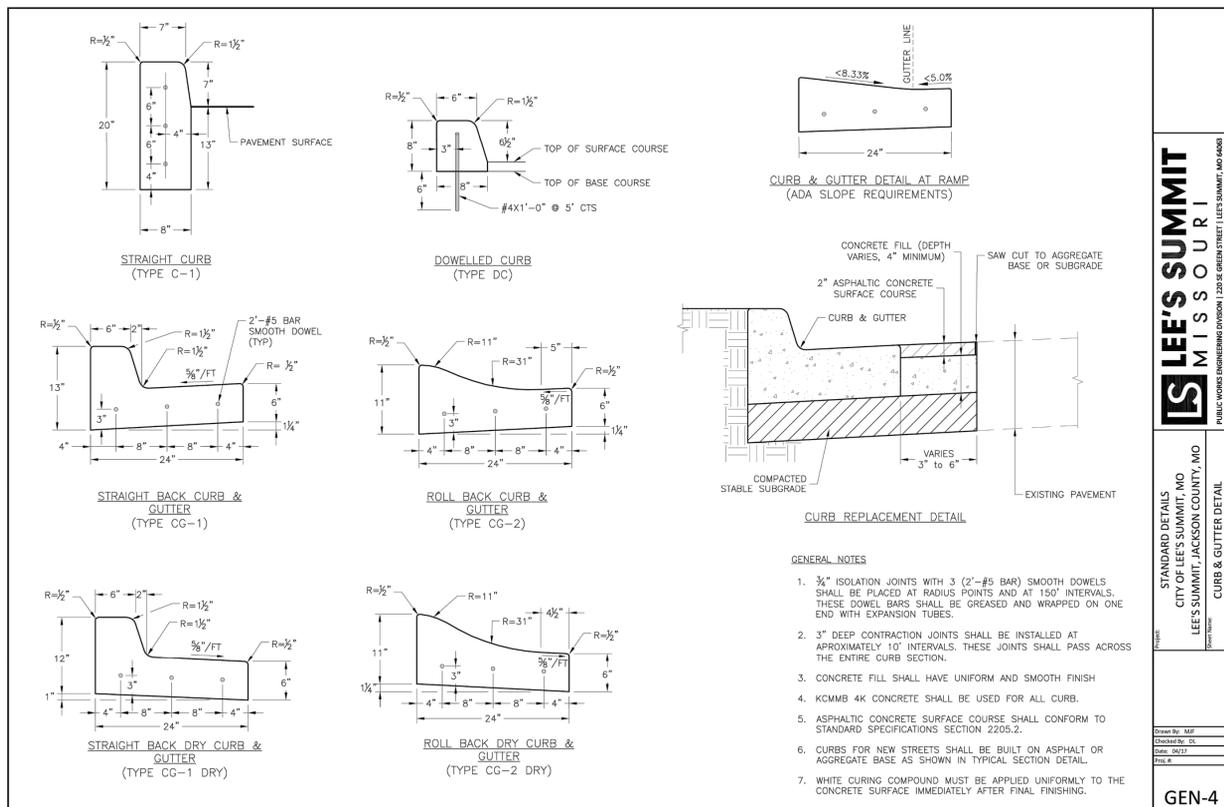
16

October 2016



BLUE RIBBON DIVIDED STREET STA. 7+21.28 TO 13+84.68

NTS



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 2205E GREEN STREET | LEE'S SUMMIT, MO 64063

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

Drawn By: MJF
 Checked By: DJL
 Date: 06/17
 Title: GEN-5

GEN-4

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PREPARED BY:

 09.06.2023
 SCHLAGEL & ASSOCIATES, P.A.

LUMBERMAN'S ROW
 STREET, STORMWATER, MASTER DRAINAGE
 PLAN & EROSION AND SEDIMENT CONTROL
 - LEE'S SUMMIT, MISSOURI

RECORD DRAWING

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"400-00 100.10", "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.

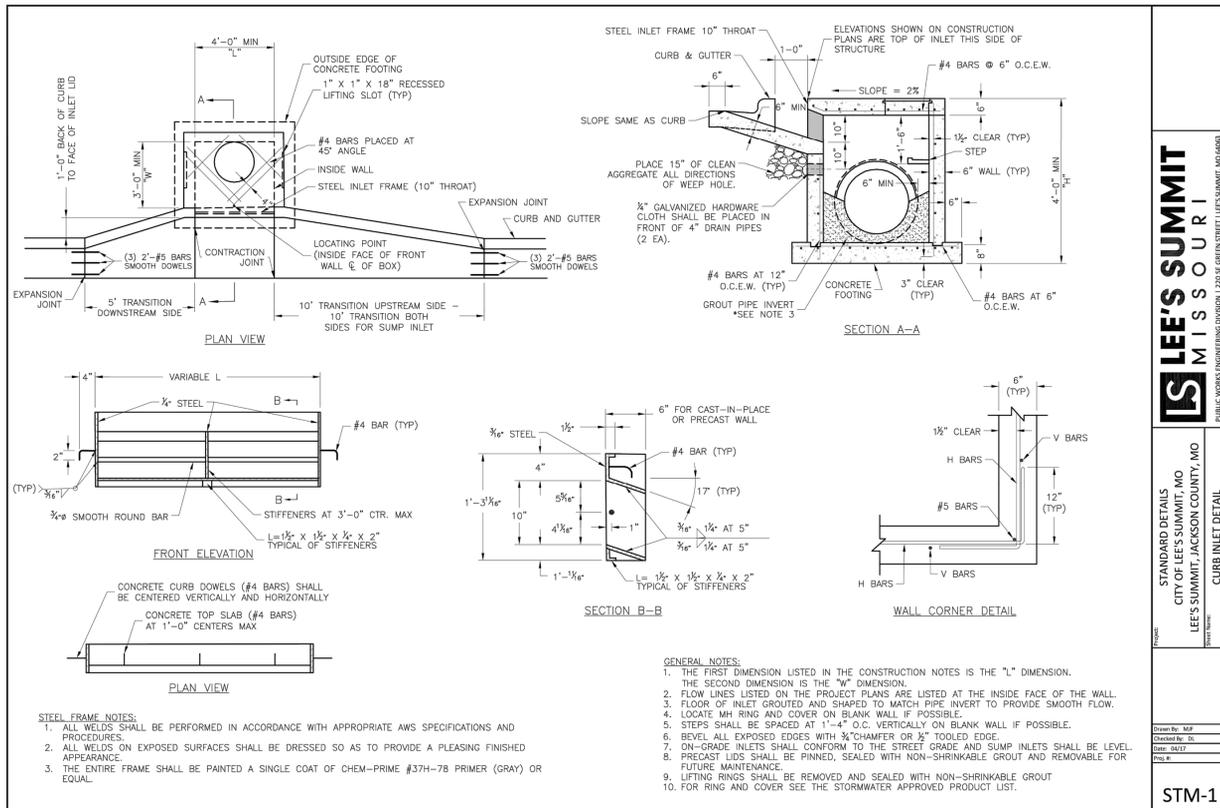
Date: 8/8/2023
 Certified by: BAL
 Title: Design Engineer
 Firm: Schlager and Associates, P.A.

Record Drawing

REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-8-23	AS-BUILTS
8-31-23	AS-BUILT COMMENTS

STREET DETAILS

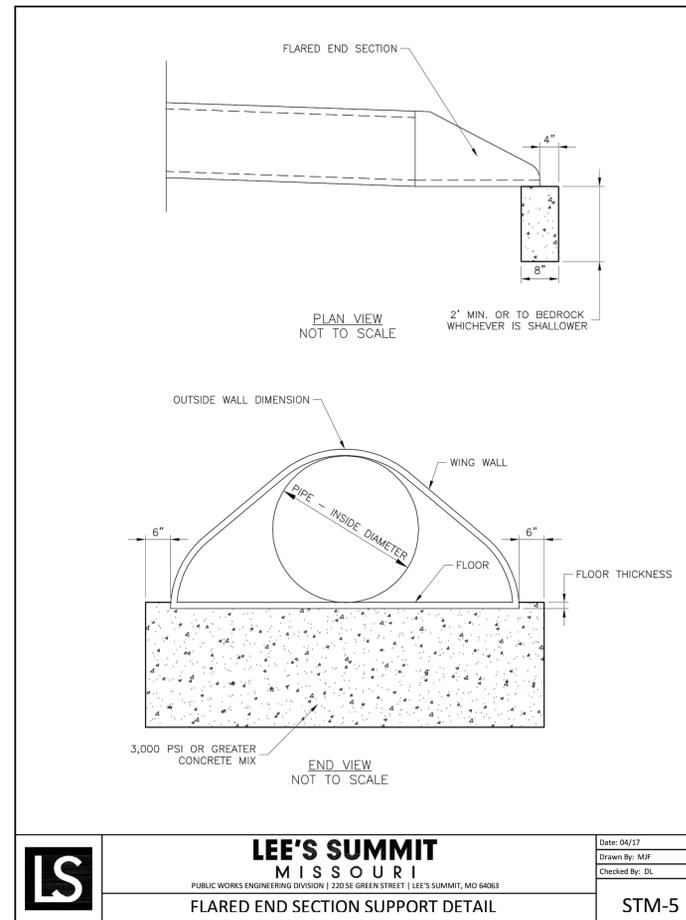
SHEET 12



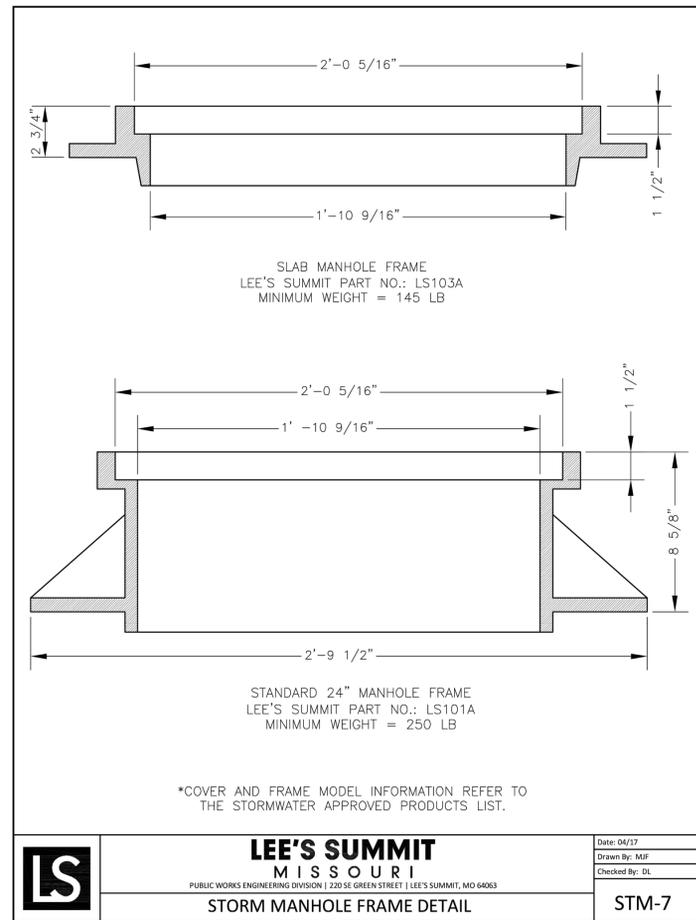
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

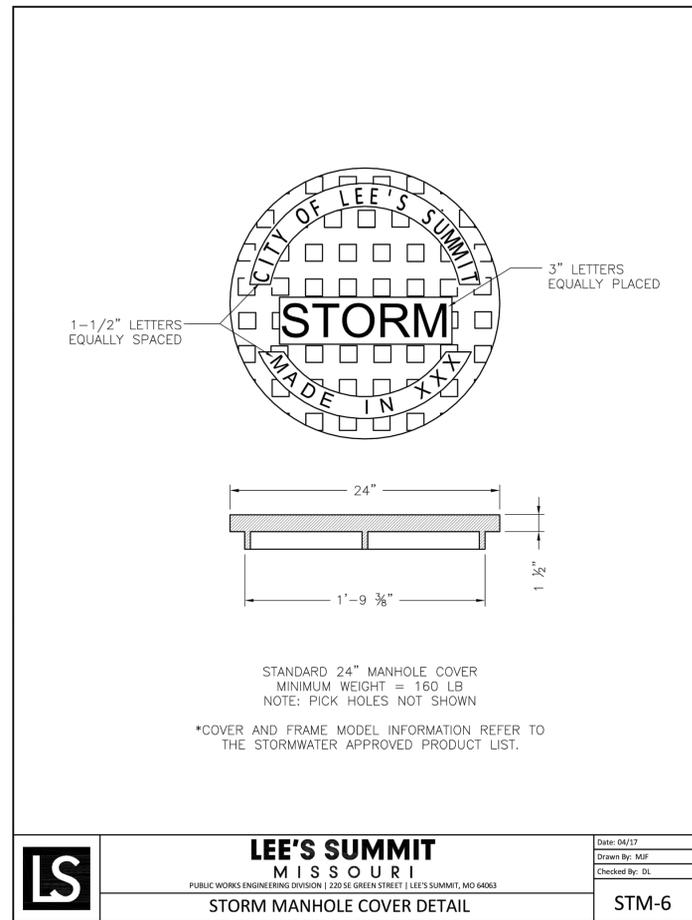
STM-1



Date: 04/17
 Drawn By: MJF
 Checked By: DL
 STM-5



Date: 04/17
 Drawn By: MJF
 Checked By: DL
 STM-7



Date: 04/17
 Drawn By: MJF
 Checked By: DL
 STM-6

RECORD DRAWING

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Date: 8/8/2023
 Certified by: BAL
 Title: Design Engineer
 Firm: Schlager and Associates, P.A.

Record Drawing

LUMBERMAN'S ROW STREET, STORMWATER, MASTER DRAINAGE PLAN & EROSION AND SEDIMENT CONTROL
 - LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
8-12-22	CITY COMMENTS
8-8-23	AS-BUILT
8-31-23	AS-BUILT COMMENTS
8-22	DATE PREPARED
22-034	PROJ. NUMBER

STORM DETAILS

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