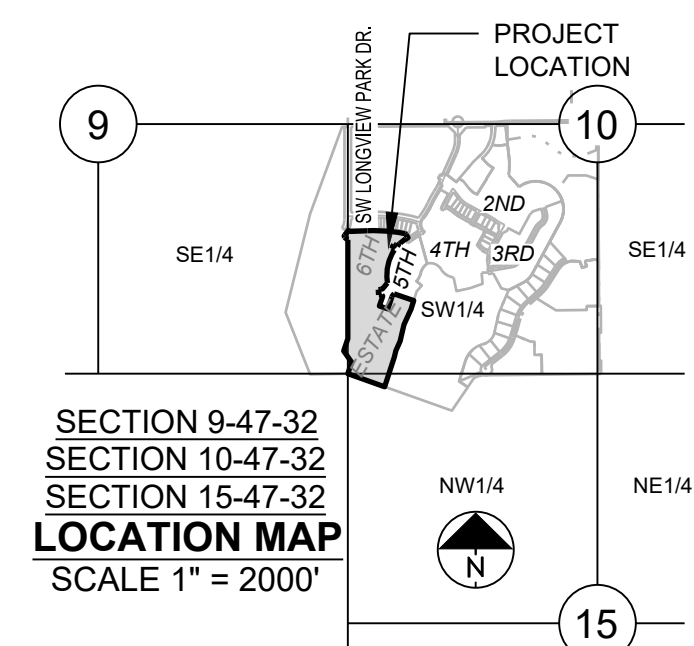


- LEGEND:**
- BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - — CURB & GUTTER
 - — EXISTING LOT AND PROPERTY LINES
 - — EXISTING PLAT AND R/W LINES
 - — FENCE - ROD IRON
 - - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - - AREA INLET
 - - CURB INLET
 - - GRATE INLET
 - - STORM JUNCTION BOX
 - - DECIDUOUS TREE W/ SIZE
 - - EXISTING MANHOLE
 - - SANITARY MANHOLE
 - - GAS METER (OPT. # - NUMBER OF METERS)
 - ⊙ - LIGHT OVERHEAD
 - ⊙ - FIRE HYDRANT
 - ⊙ - WATER METER
 - ⊙ - WATER VALVE



NOTES:

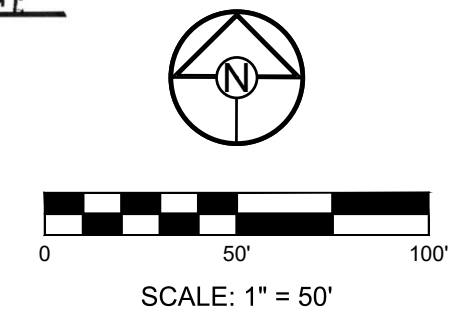
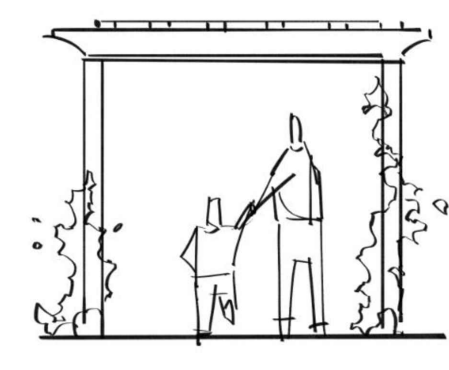
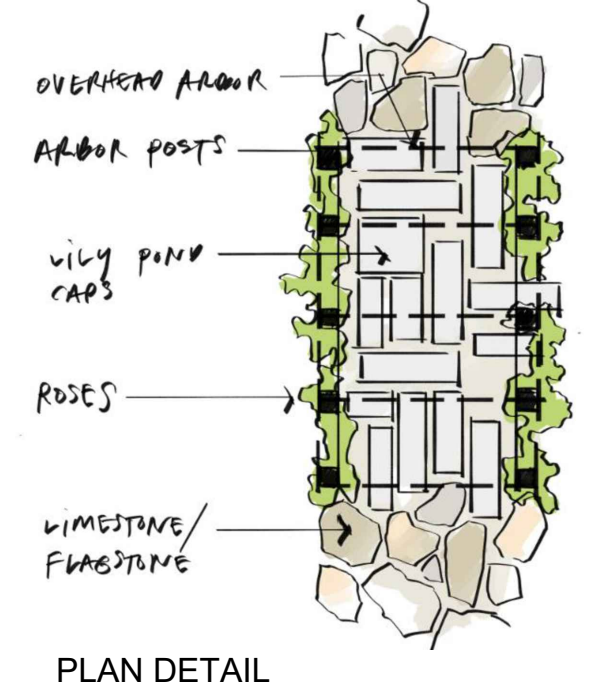
- SIDEWALKS AS SHOWN ALONG PERGOLA 6TH PLAT LOTS 134-141, TRACT T, TRACT V AND LUMBERMAN'S ROW 1ST PLAT LOTS 1, 18. SHALL EITHER BE INSTALLED WITH THE CONSTRUCTION OF THE PUBLIC STREET INFRASTRUCTURE AS SHOWN ON THE PERGOLA 5TH PLAT OR DEVELOPER SHALL DEPOSIT A CASH ESCROW WITH THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STRUCTURES ON THIS PLAT, IN THE AMOUNT REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE.

PERGOLA PARK 6TH PLAT

LOT #	AREA (SF)
134	6,151.75
135	6,373.69
136	6,373.69
137	5,333.09
138	5,333.09
139	5,333.09
140	5,333.09
141	7,015.75
142	8,123.88
143	4,926.37
144	4,306.36
145	4,504.07
146	4,591.82
147	4,305.15
148	4,502.89
149	4,504.65
150	4,506.59
151	5,524.02
152	5,412.19
153	9,268.10

LOT #	AREA (SF)
154	6,117.16
155	5,614.53
156	5,685.70
157	5,685.70
158	5,684.97
159	5,720.76
160	6,309.03
TRACT 12-6	9,605.19
TRACT T	2,693.35
TRACT U	1,414.69
TRACT V	11,363.13
TRACT W	1,366.71
TRACT X	4,706.82
TRACT Y	101,831.60

ROSE WALK ARBOR



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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority #E200203690F #LA2001005237 #LS200200869F

PREPARED BY:

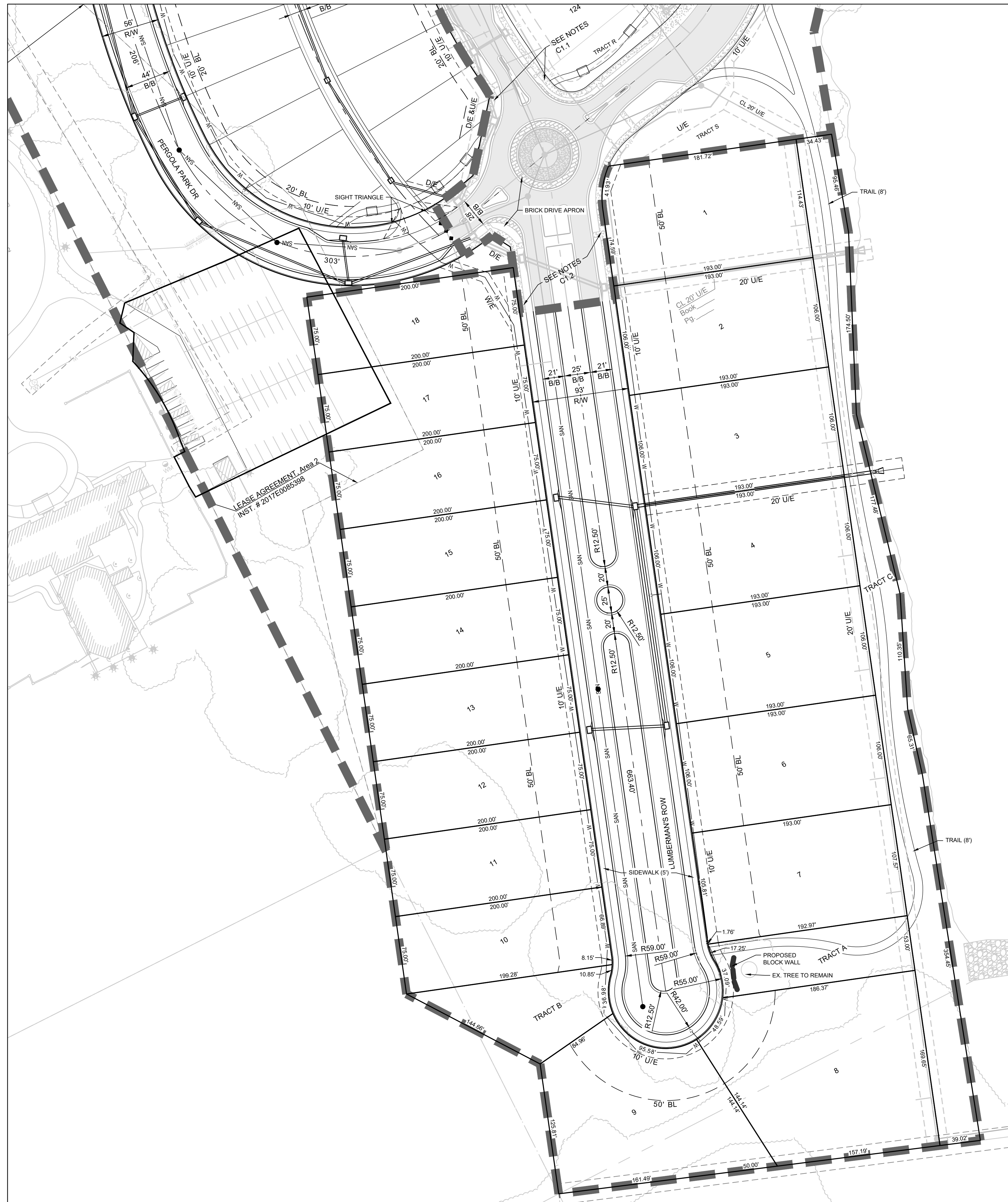
SCHLAGEL & ASSOCIATES, P.A.

**PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
PRELIMINARY PLAN & PLAT
PERGOLA PARK DRIVE & SW MARY STREET
LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
2022.01.12	CITY COMMENTS

PERGOLA PARK 6TH PLAT

SHEET
C1.1



LUMBERMAN'S ROW

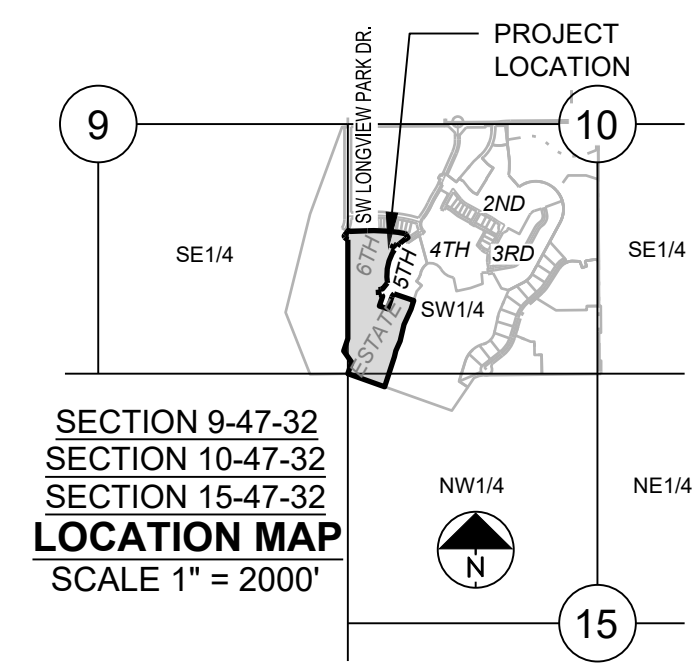
LOT #	AREA (SF)
1	21,939.71
2	20,458.00
3	20,458.00
4	20,458.00
5	20,458.00
6	20,458.00
7	20,761.34
8	31,800.95
9	25,001.84
10	14,998.06
11	15,000.00
12	15,000.00
13	15,000.00
14	15,000.00
15	15,000.00
16	15,000.00
17	15,000.00
18	15,000.00
TRACT A	9,939.34
TRACT B	9,965.67
TRACT C	31,915.23

LEGEND:

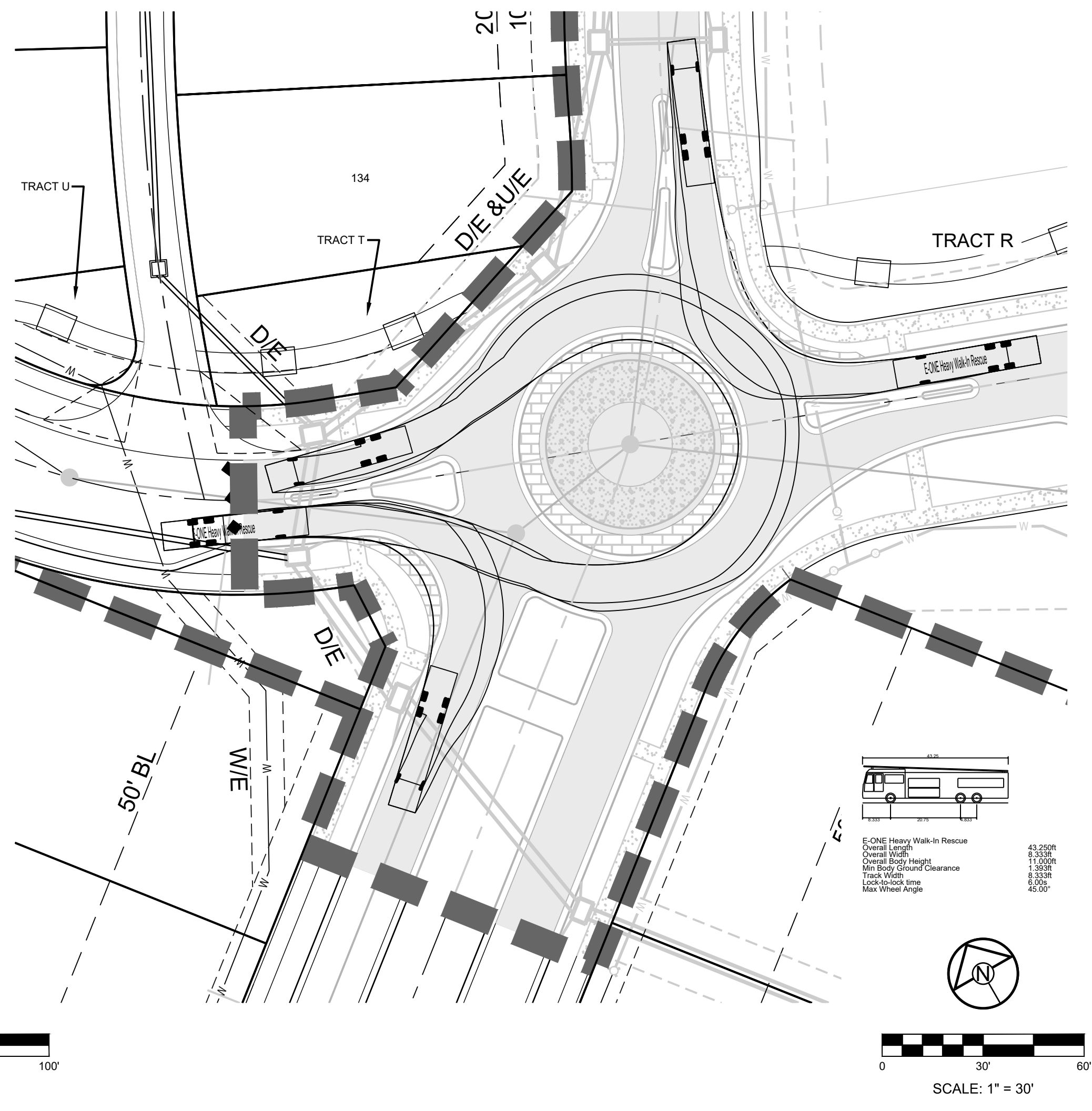
- BL - BUILDING LINE
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- SANITARY MANHOLE
- GAS METER (OPT. # - NUMBER OF METERS)
- LIGHT OVERHEAD
- FIRE HYDRANT
- WATER METER
- WATER VALVE

NOTES:

- SIDEWALKS AS SHOWN ALONG PERGOLA 6TH PLAT LOTS 134-141, TRACT T, TRACT V AND LUMBERMAN'S ROW 1ST PLAT LOTS 1, 18, SHALL EITHER BE INSTALLED WITH THE CONSTRUCTION OF THE PUBLIC STREET INFRASTRUCTURE AS SHOWN ON THE PERGOLA 5TH PLAT OR DEVELOPER SHALL DEPOSIT A CASH ESCROW WITH THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STRUCTURES ON THIS PLAT, IN THE AMOUNT REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE.



FIRE TRUCK TURN TEMPLATE



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PREPARED BY:

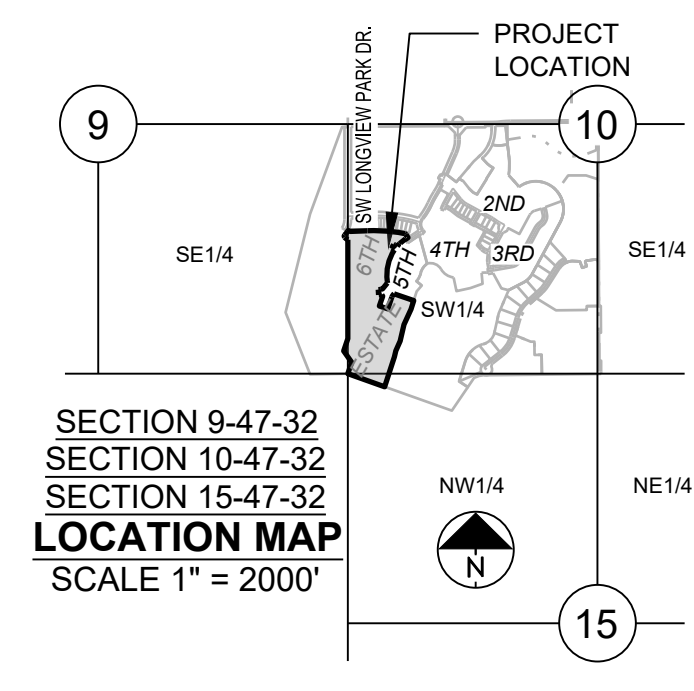
SCHLAGEL & ASSOCIATES, P.A.

**PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
 PRELIMINARY PLAN & PLAT
 PERGOLA PARK DRIVE & SW MARY STREET
 LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
2022.01.12	CITY COMMENTS

DRAWN BY:	J.B. BALWIT
CHECKED BY:	DGF/DAR/MAB
DATE PREPARED:	11-5-2021
PROJ. NUMBER:	21-185

LUMBERMAN'S ROW 1ST PLAT	
SHEET C1.2	



SECTION 9-47-32
SECTION 10-47-32
SECTION 15-47-32
LOCATION MAP
SCALE 1" = 2000'

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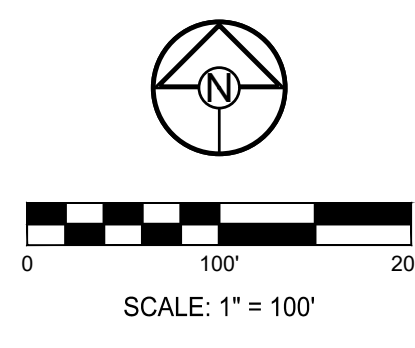
PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
PRELIMINARY PLAN & PLAT
PERGOLA PARK DRIVE & SW MARY STREET
LEE'S SUMMIT, MO**

GENERAL GRADING/EARTHWORK 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. All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
4. 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.
5. The existing site topography depicted on the plans by contouring has been established per Lee's Summit GIS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such.
6. Proposed contours are to approximate finished grade.
7. 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.
8. 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
 - b. Paved Areas - 1.2% Minimum, 5% Maximum
9. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
10. 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.
11. All disturbed areas in the right-of-way shall be sodded, per city requirements.
12. 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.

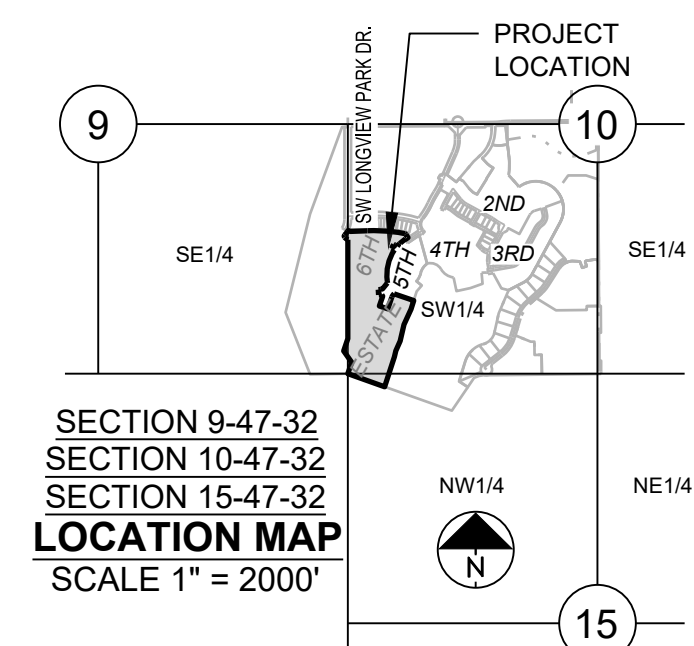
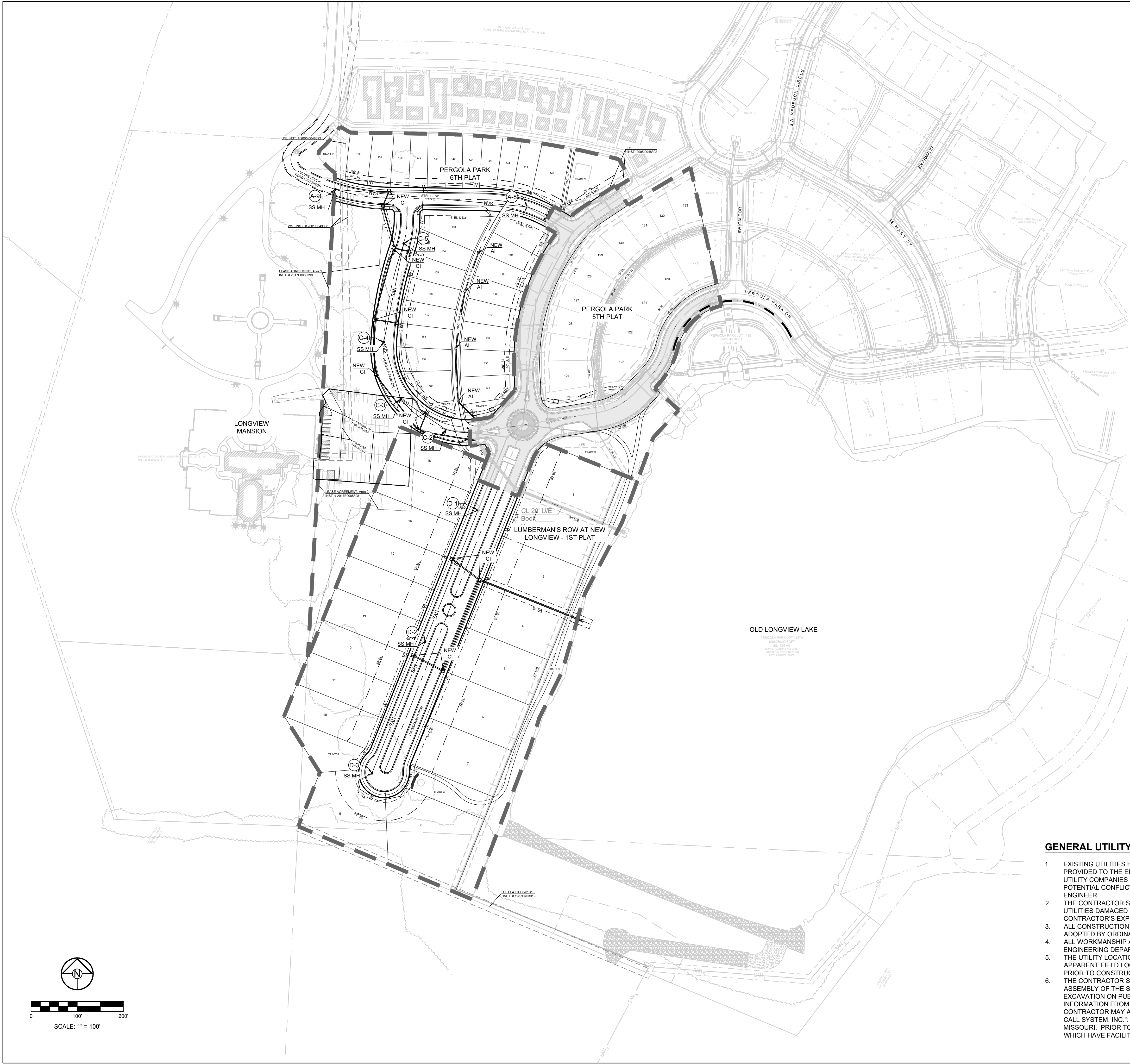


REVISION DATE	DESCRIPTION
2022.01.12	CITY COMMENTS

DRAWN BY: J.B. BALWIT	CHECKED BY: DGF/DAR/MAB	DATE PREPARED: 11-5-2021	PROJ. NUMBER: 21-185
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PRELIMINARY GRADING PLAN

SHEET
C2.0



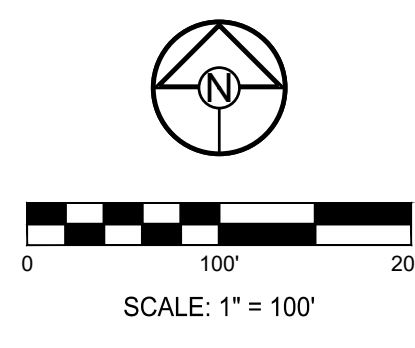
SECTION 9-47-32
SECTION 10-47-32
SECTION 15-47-32
LOCATION MAP
SCALE 1" = 2000'

LEGEND:

- AI - AREA INLET
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CI - CURB INLET
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- G/E - GAS LINE EASEMENT
- MH - MANHOLE
- P/L - PROPERTY LINE
- ROW or R/W - RIGHT-OF-WAY
- SS OR SAN - SANITARY SEWER
- S/E - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- CURB & GUTTER-PROPOSED
- CURB & GUTTER - EXISTING
- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L - PROPERTY LINES
- ROW - RIGHT-OF-WAY
- SAN - SANITARY SEWER MAIN-PROPOSED
- SAN - SANITARY SEWER MAIN - EXIST.
- SSM - STORM SEWER-PROPOSED
- SSM - STORM SEWER - EXISTING
- CATV - CABLE TV - EXISTING
- FOC - FIBER OPTIC CABLE - EXISTING
- T - TELEPHONE LINE - EXIST.
- E - ELECTRIC LINE - EXISTING
- OHP - OVERHEAD POWER LINE - EXIST.
- UGE - UNDERGROUND ELECTRIC - EX.
- G - GAS LINE - EXISTING
- W - WATERLINE - EXISTING
- W - WATERLINE - PROPOSED 8"
- 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
- FOUND MONUMENT AS NOTED
- FOUND CONC. R/W MARKER
- FOUND 1/2" REBAR
- UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP
- UNLESS OTHERWISE NOTED

GENERAL UTILITY NOTES:

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 NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
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 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.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
PRELIMINARY PLAN & PLAT
PERGOLA PARK DRIVE & SW MARY STREET
LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
2022.01.12	CITY COMMENTS

PRELIMINARY UTILITY PLAN

SHEET
C3.0

