

ENGINEERING
SOLUTIONS

ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

OLDHAM VILLAGE
CONSTRUCTION PLANS
Section 7, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Tract Description

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:
Commencing at the East Quarter Corner of said Section 7; thence N87°41'40"W along the North line of said Section 7, a distance of 937.51 feet; thence S2°18'20"W, a distance of 43.66 feet to the Point of Beginning; thence N57°09'44"W, a distance of 458.00 feet; thence S22°26'55"W, a distance of 2068.05 feet; thence S87°33'04"E, a distance of 215.90 feet; thence N2°25'22"E, a distance of 555.23 feet; thence S88°17'49"E, a distance of 260.52 feet; thence S2°33'09"W, a distance of 221.84 feet; thence S87°48'02"E, a distance of 280.68 feet; thence S2°32'26"W, a distance of 303.63 feet; thence S88°04'40"E, a distance of 339.94 feet; thence S2°23'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 263.03 feet; thence S2°32'23"W, a distance of 493.69 feet; thence S2°23'15"W, a distance of 224.32 feet; thence S49°43'38"E, a distance of 34.42 feet; thence S88°29'59"E, a distance of 67.84 feet; thence N2°23'15"E, a distance of 12.78 feet; thence S87°30'25"E, a distance of 327.07 feet; thence N6°07'34"W, a distance of 1338.91 feet; thence N87°50'52"W, a distance of 62.60 feet; thence N2°37'19"E, a distance of 158.07; thence along a curve to the left tangent to the preceding course and having a radius of 1375.94 feet, an arc distance of 460.71 feet; thence N87°25'57"W, a distance of 74.90 feet; thence along a curve to the right tangent to the preceding course and having a radius of 250.00 feet, an arc distance of 183.56 feet; thence N43°39'15"W, a distance of 495.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence S45°42'45"W, a distance of 46.13 feet; thence S69°02'59"W, a distance of 78.09 feet; thence N52°34'07"W, a distance of 298.65 feet to the Point of Beginning.

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

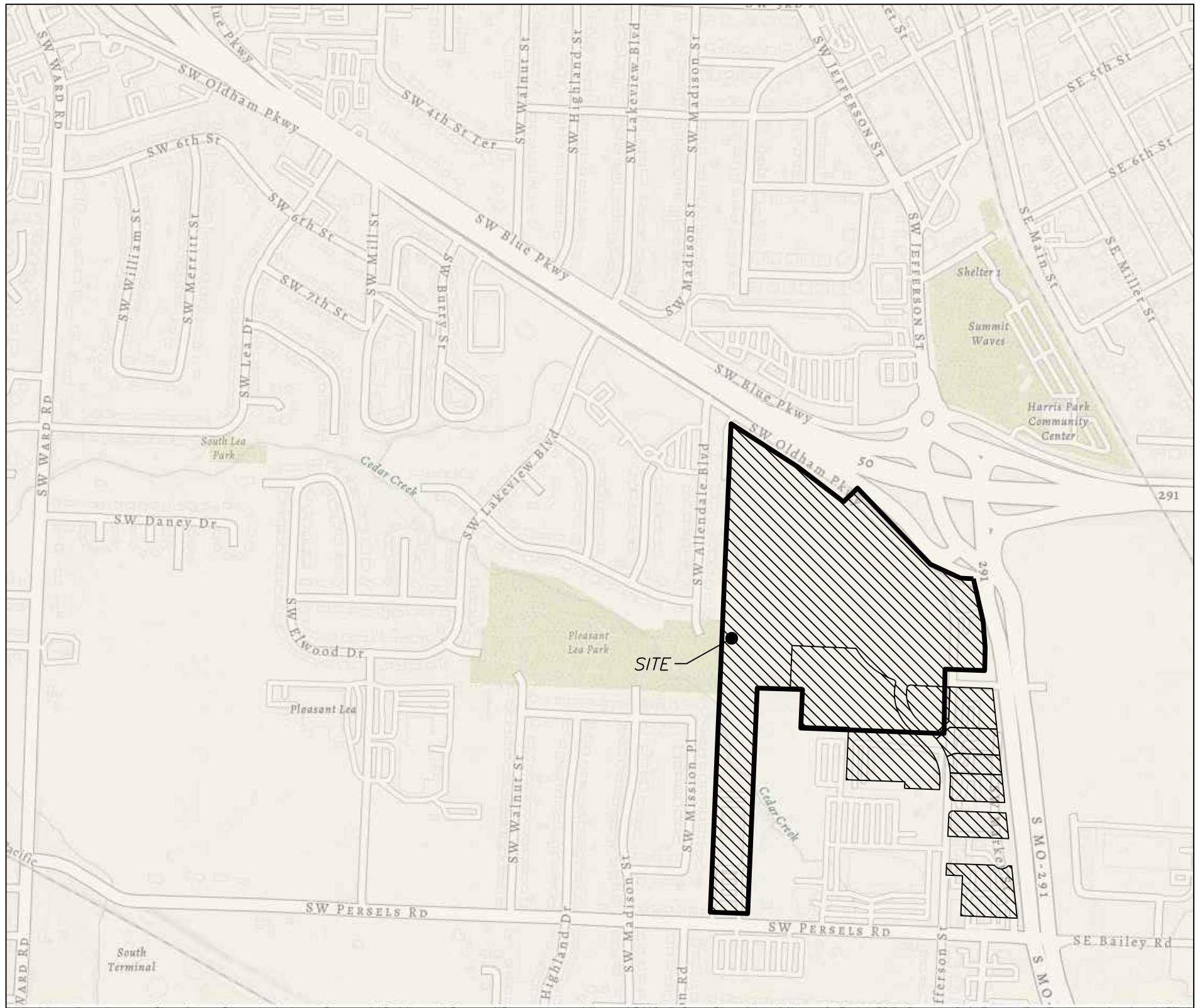
- EVERGY ~ 298-1196
- MISSOURI GAS ENERGY ~ 756-5261
- SOUTHWESTERN BELL TELEPHONE ~ 761-5011
- COMCAST CABLE ~ 795-1100
- WILLIAMS PIPELINE ~ 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
- CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
- CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
- MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

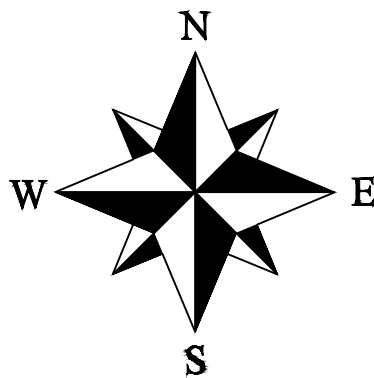
FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017



Vicinity Map

SITE LOCATION MAP



LEGEND:

- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND. - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

ENGINEER'S CERTIFICATION:

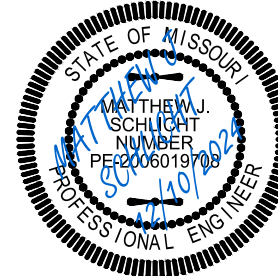
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project Location
MARKETPLACE,
LSMO
Issue Date
November 6, 2024

Street & Storm Cover Sheet
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

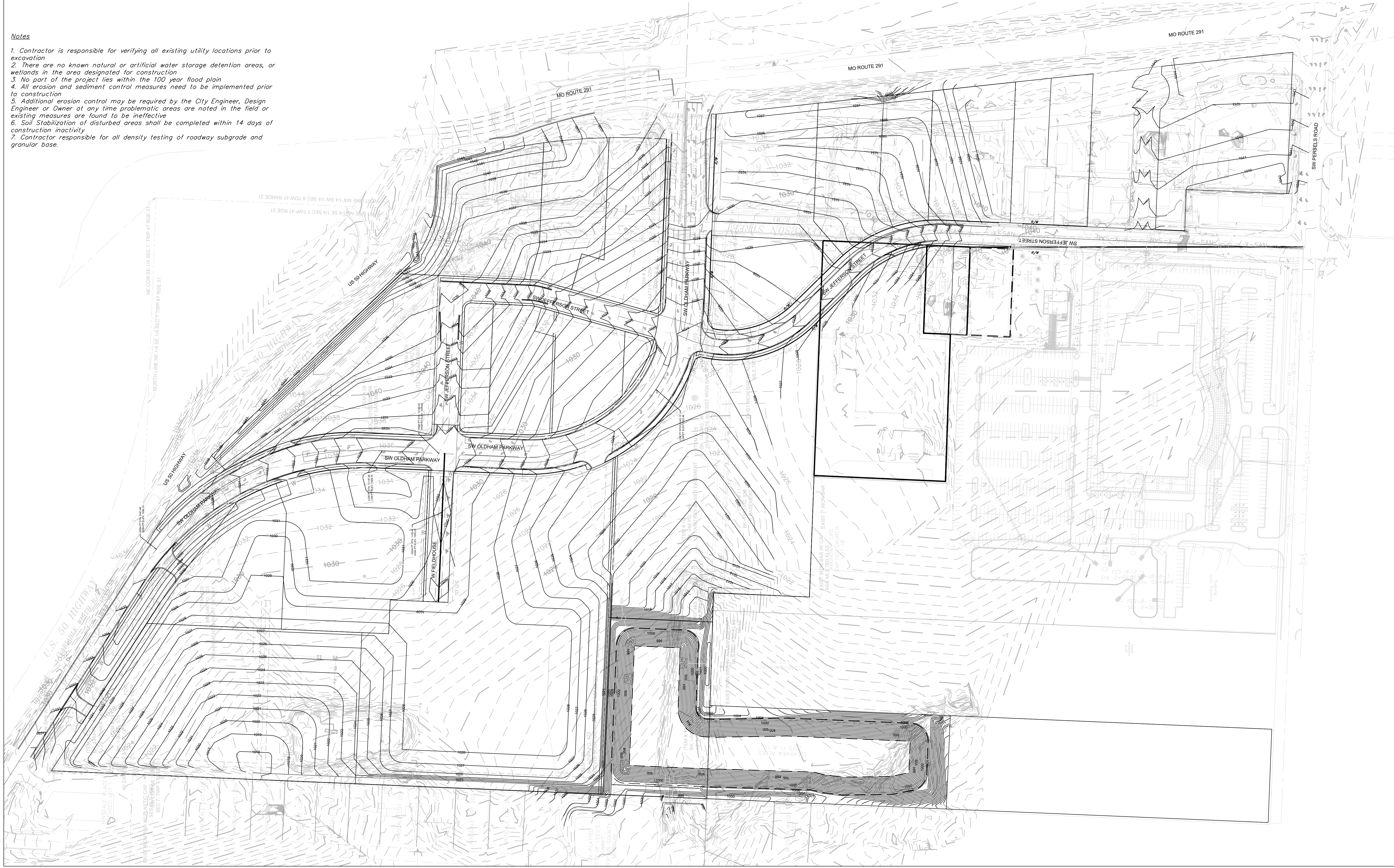
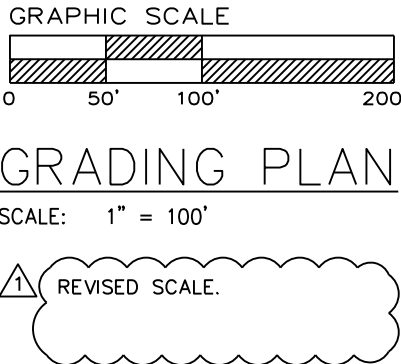


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-114335

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Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Master Drainage Plan 1 of 3:

Grading Plan

Construction Plans for:

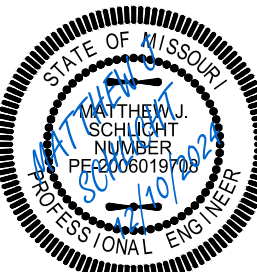
Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
MARKETPLACE
LSMO

Issue Date:
November 6, 2024

Oldham Village
Lee's Summit, Jackson County, Missouri

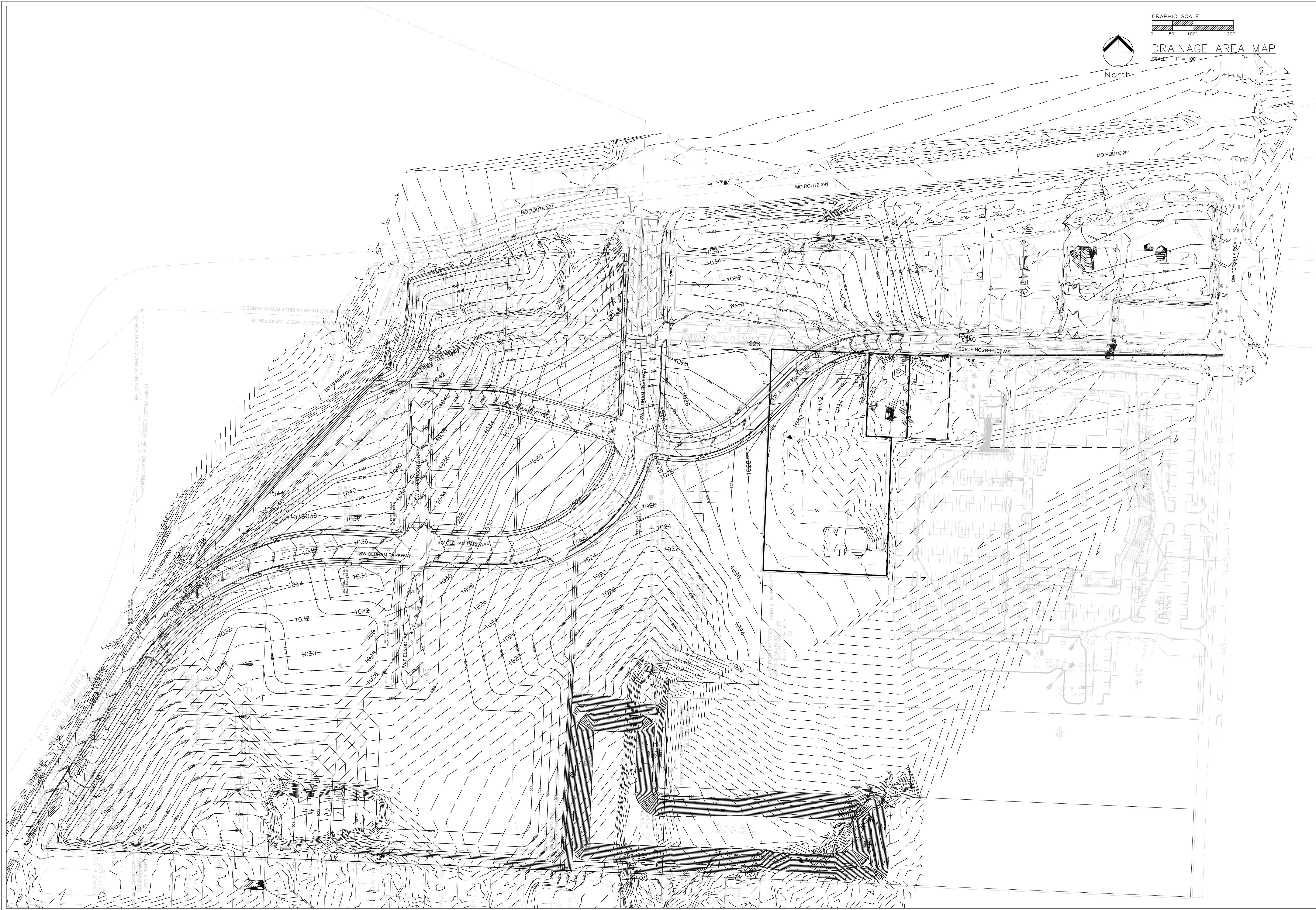
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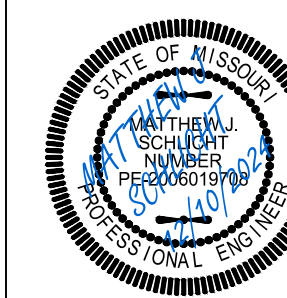


Master Drainage Map 3 of 3:
Drainage Area Map
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
MARKETPLACE
LSMO
Issue Date:
November 6, 2024

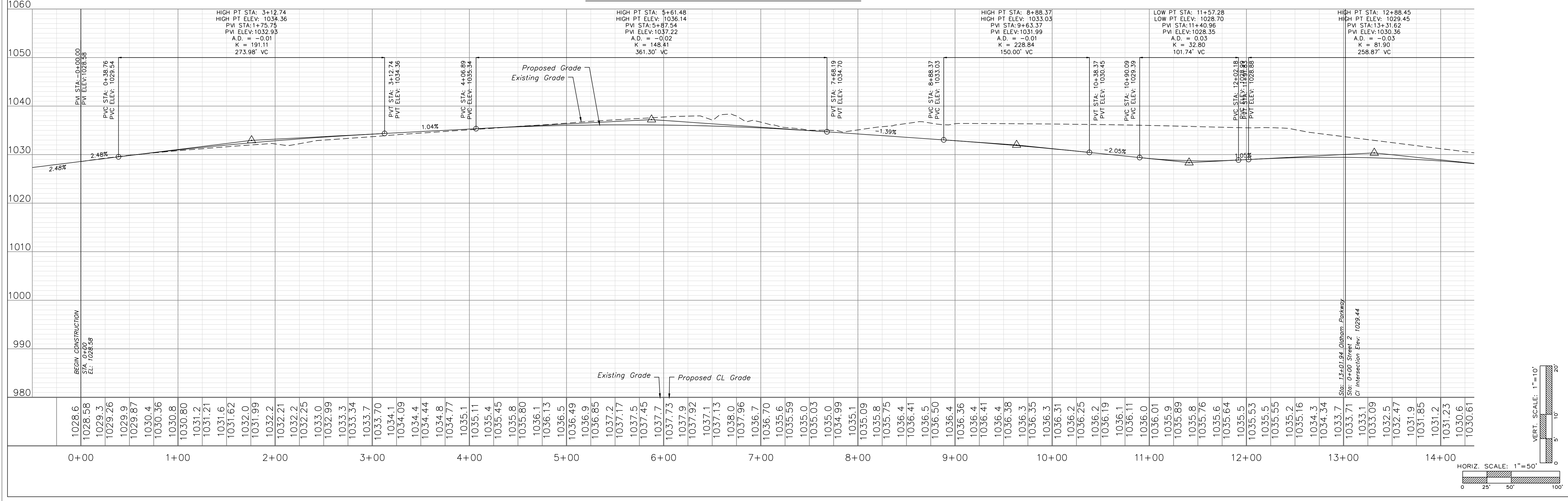
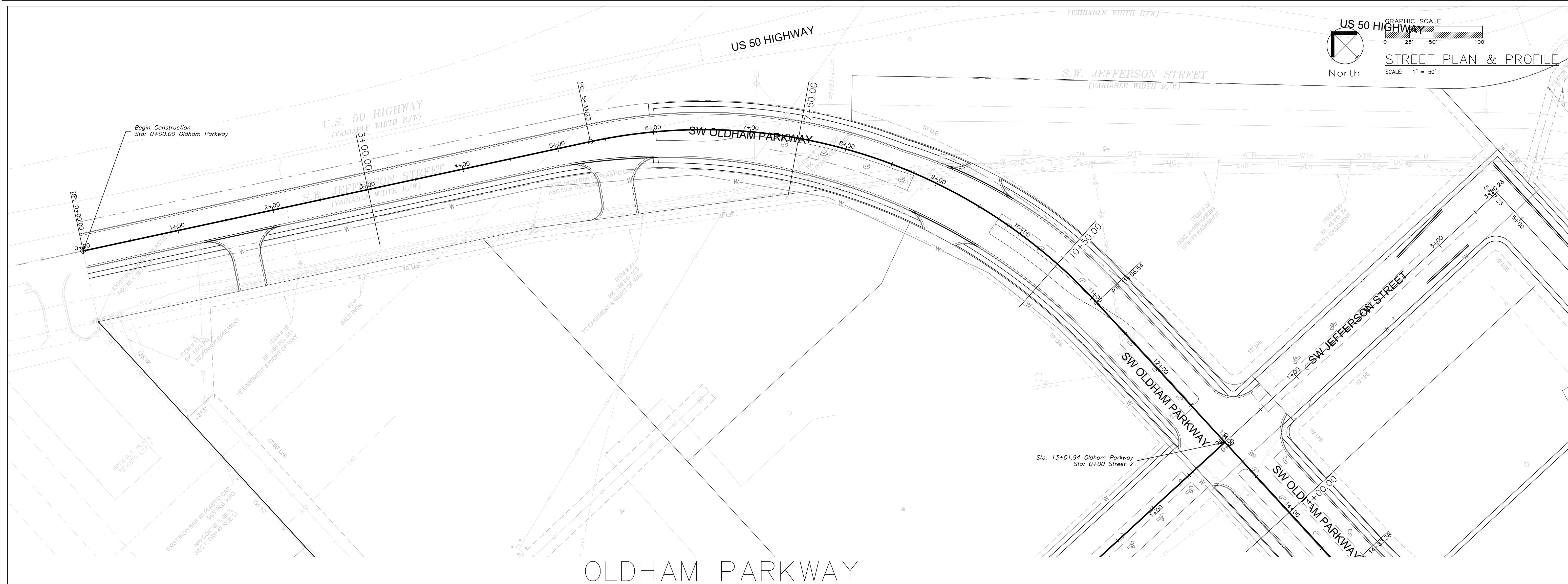
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Lee's Summit, Jackson County, Missouri

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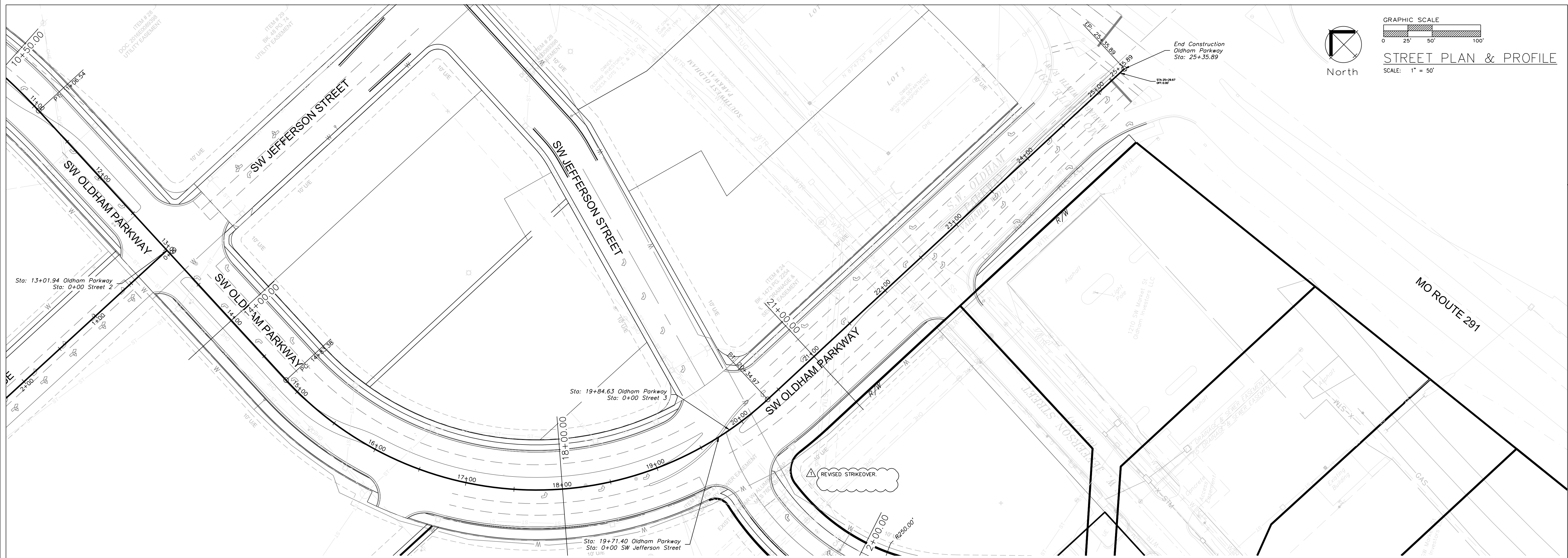
Project: Oldham Marketplace, LSMO
Issue Date: November 6, 2024

Street Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

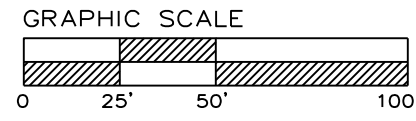
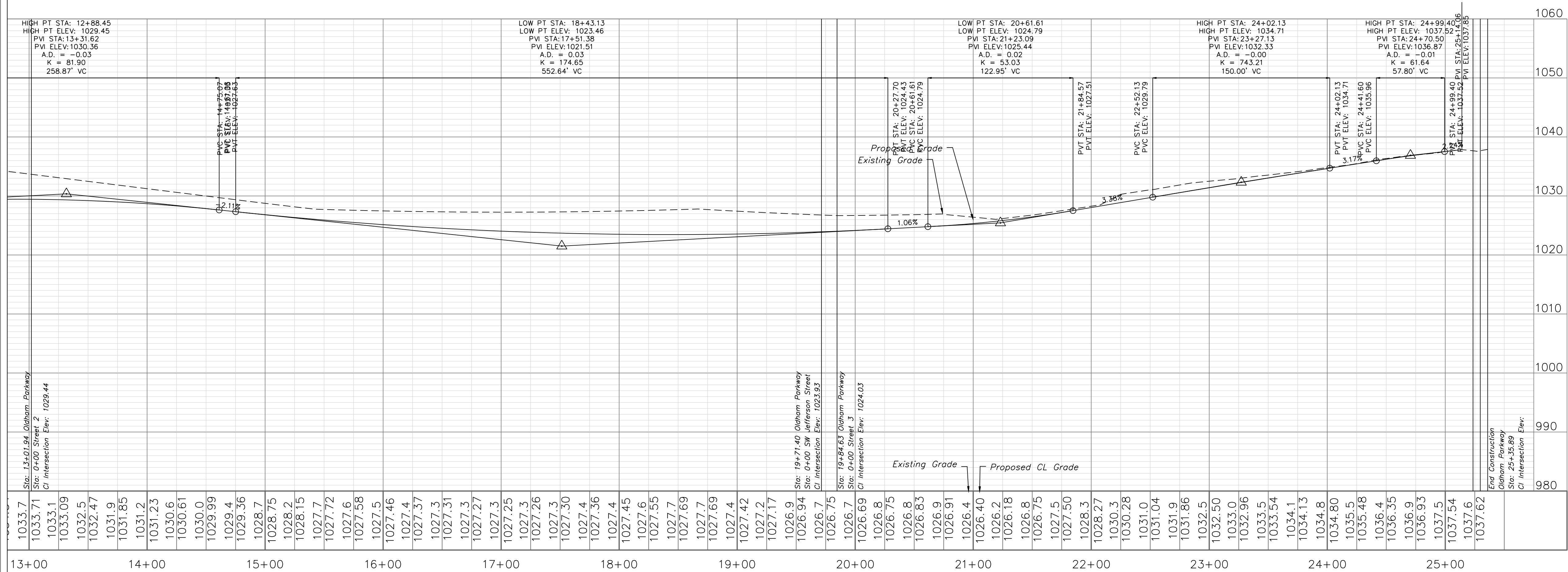
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OK PE 25226
NE PE E-14335

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REV. 12/10/2024

C. 202



OLDHAM PARKWAY



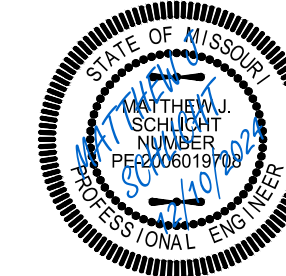
STREET PLAN & PROFILE
SCALE: 1" = 50'



Professional Registration
Missouri
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Surveying 2005008319-D
Kansas
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Surveying LS-218
Oklahoma
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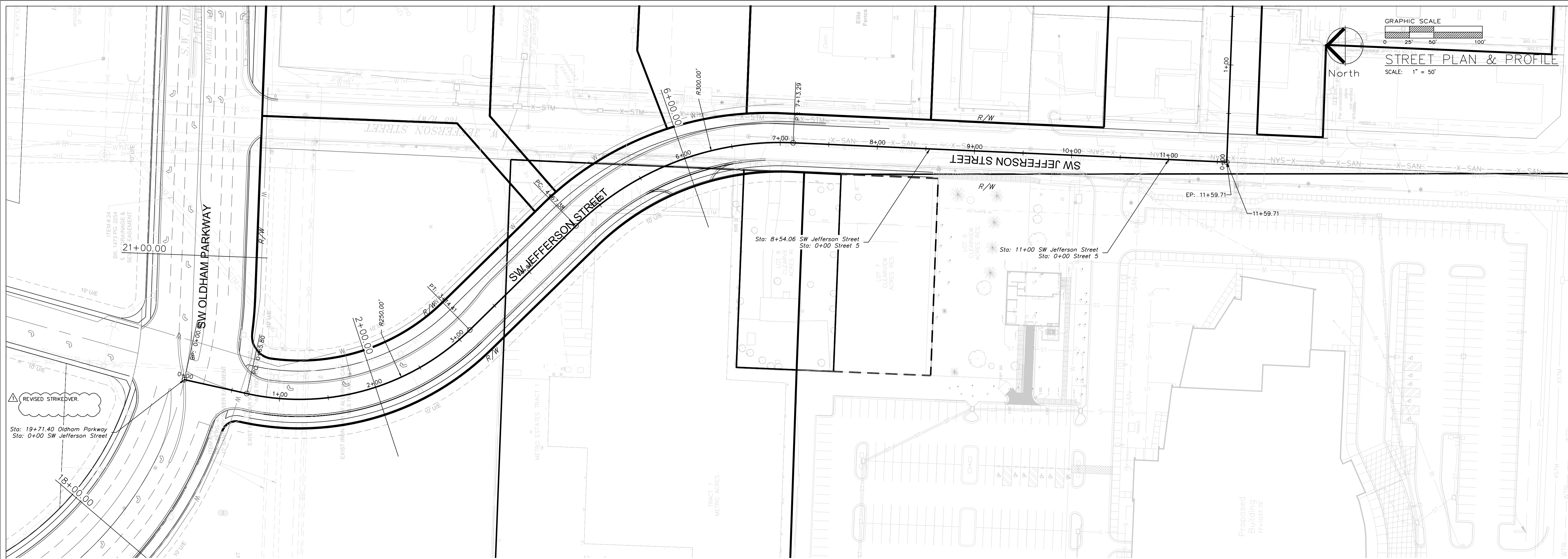
Project
Oldham Village
MARKETPLACE,
LSMO
Issue Date
November 6, 2024

Street Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

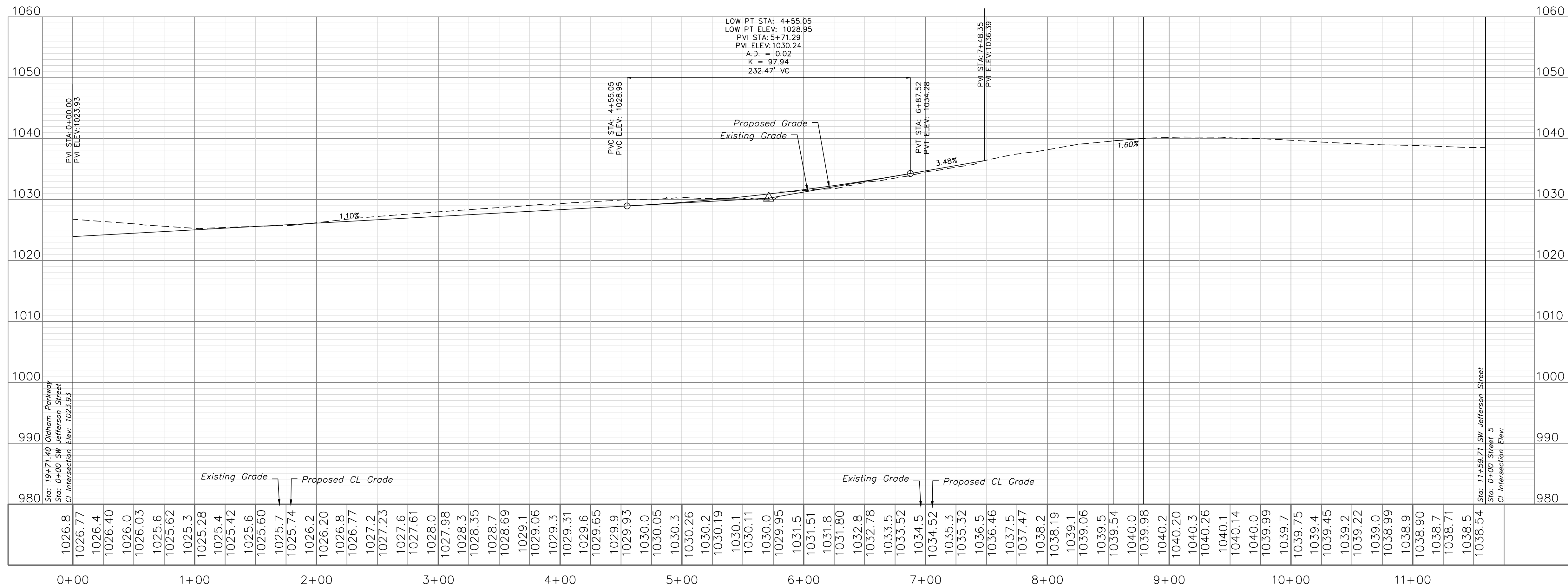


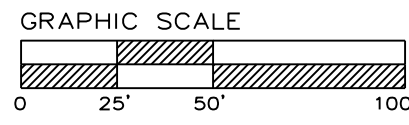
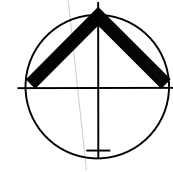
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KS PE 19071
OK PE 25226
NE PE E-14335

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SW JEFFERSON STREET



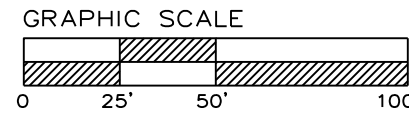
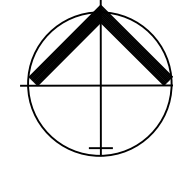
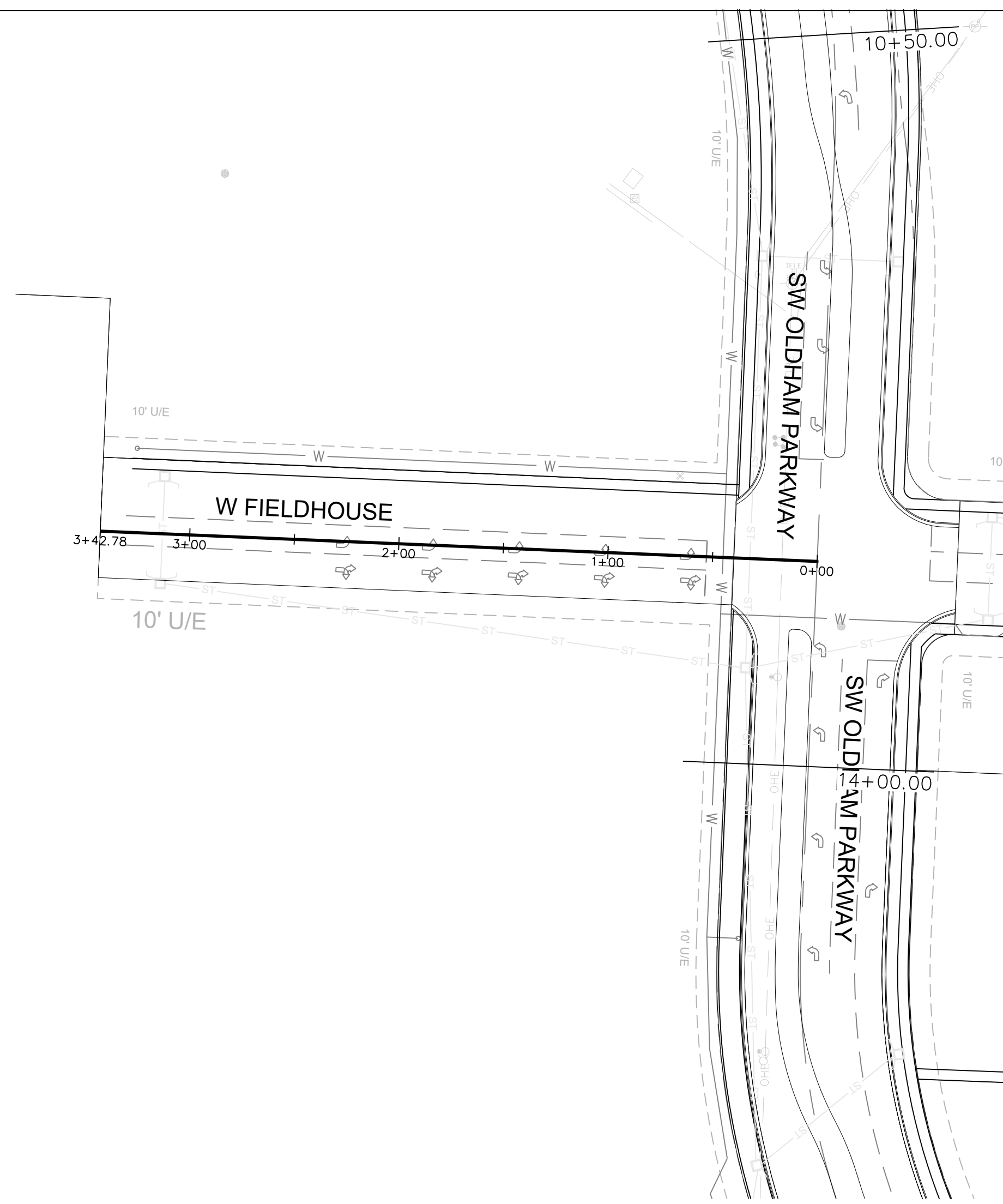
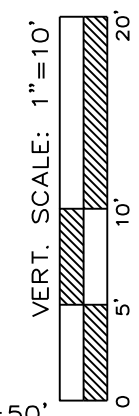
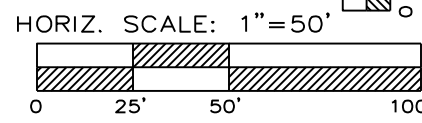
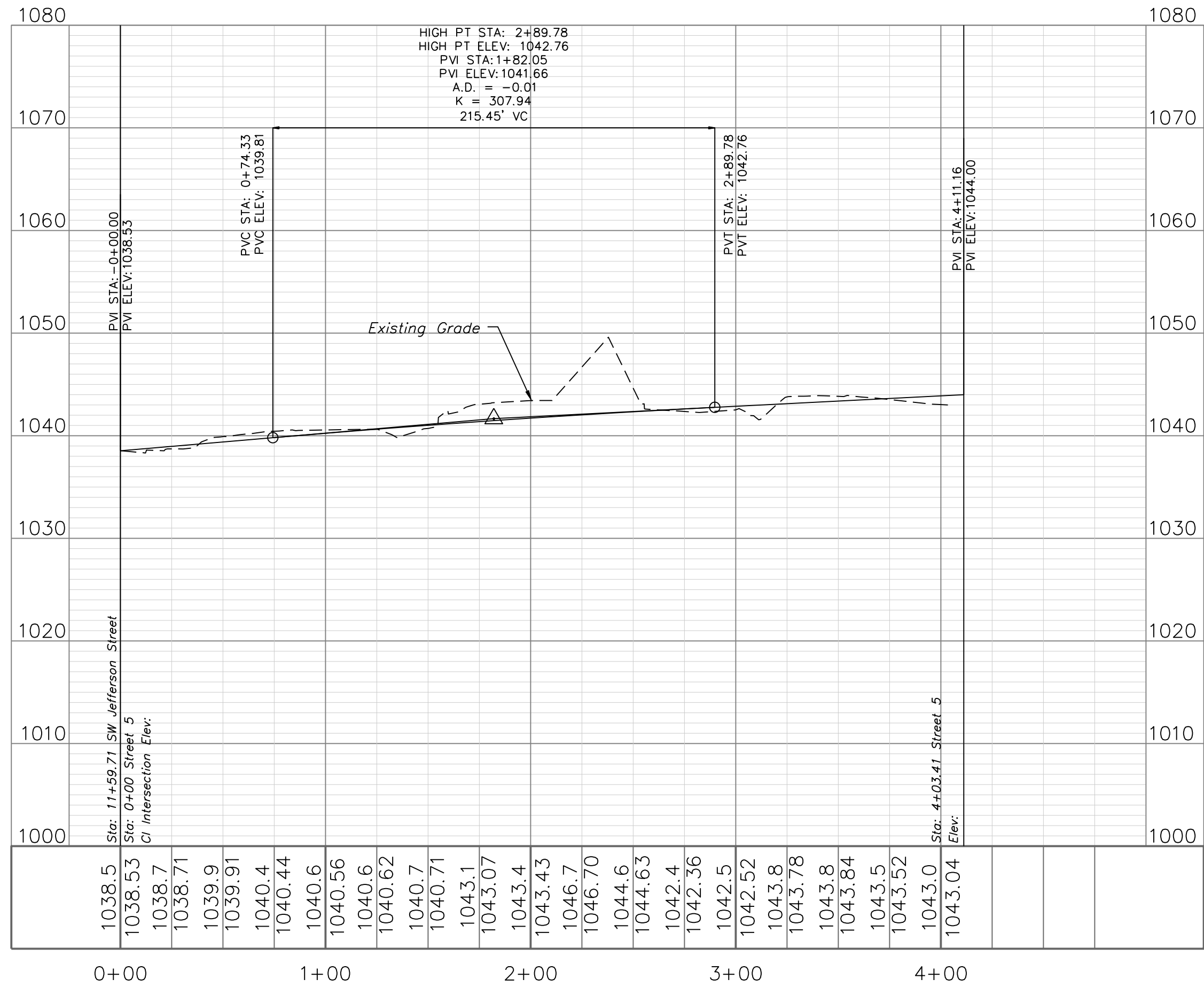


STREET PLAN & PROFILE

SCALE: 1" = 50'

STREET 5

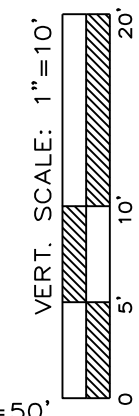
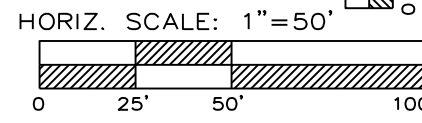
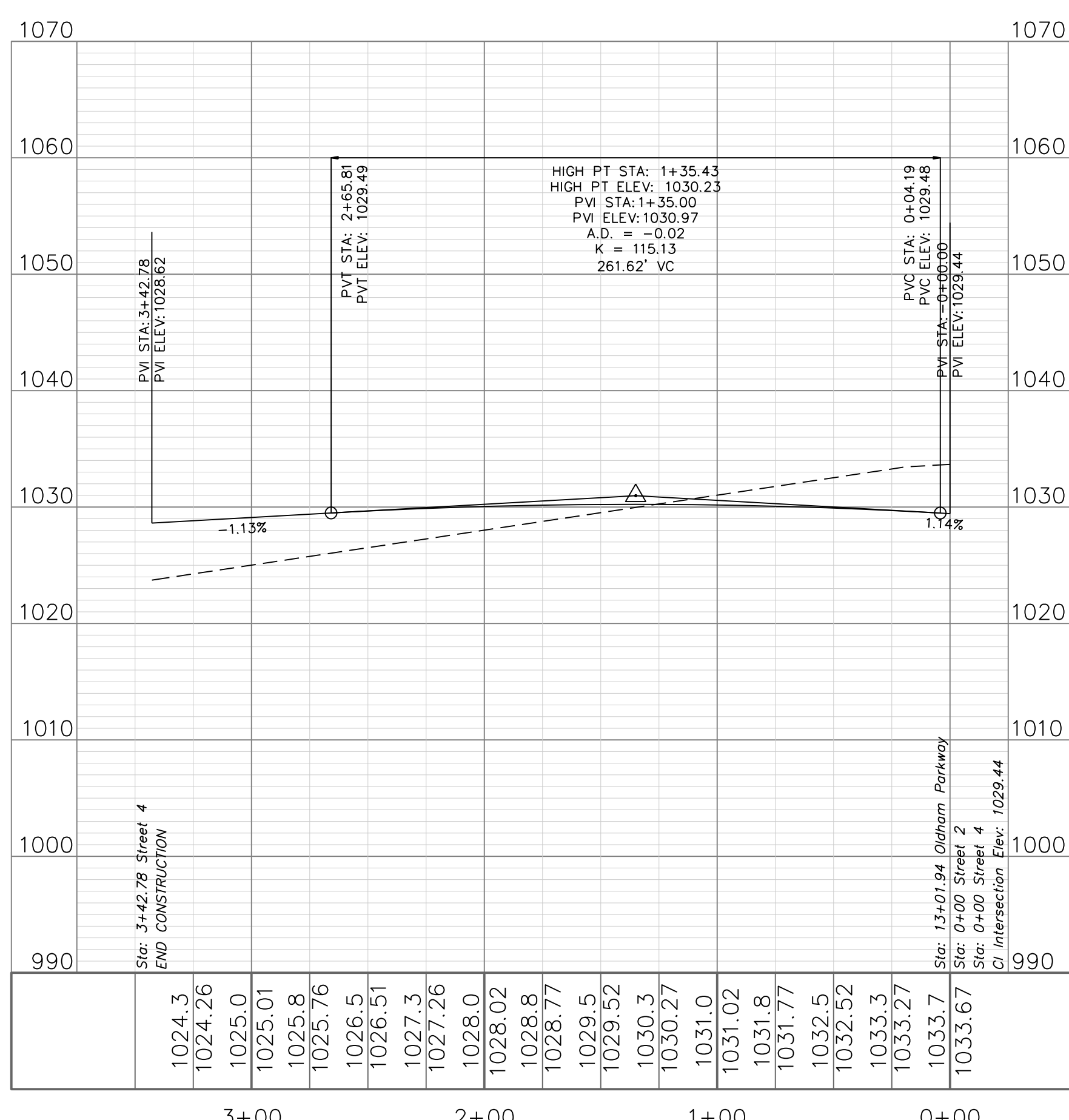
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STREET PLAN & PROFILE

SCALE: 1" = 50'

STREET 6

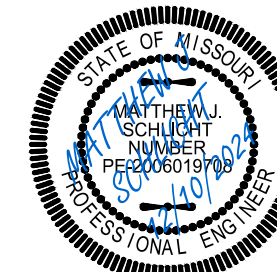


Street Plan and Profile

Construction Plans for:

Oldham Village

Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

REV. 12/10/2024

C.206

Project: OLDHAM VILLAGE
LSMO
Issue Date:
November 6, 2024

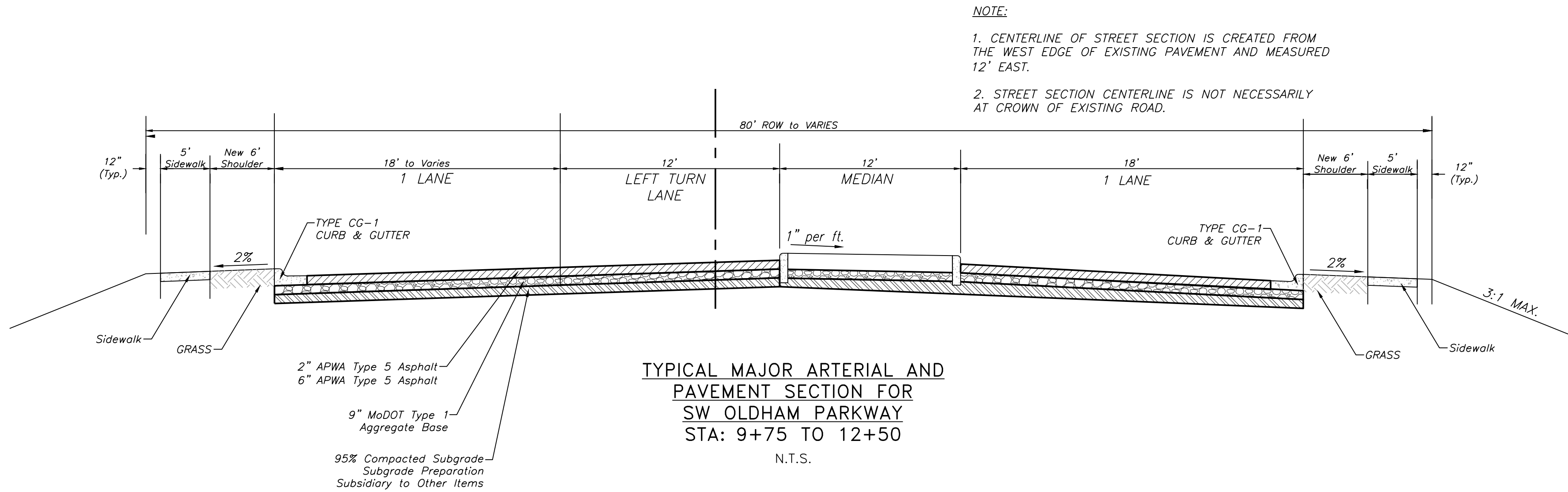
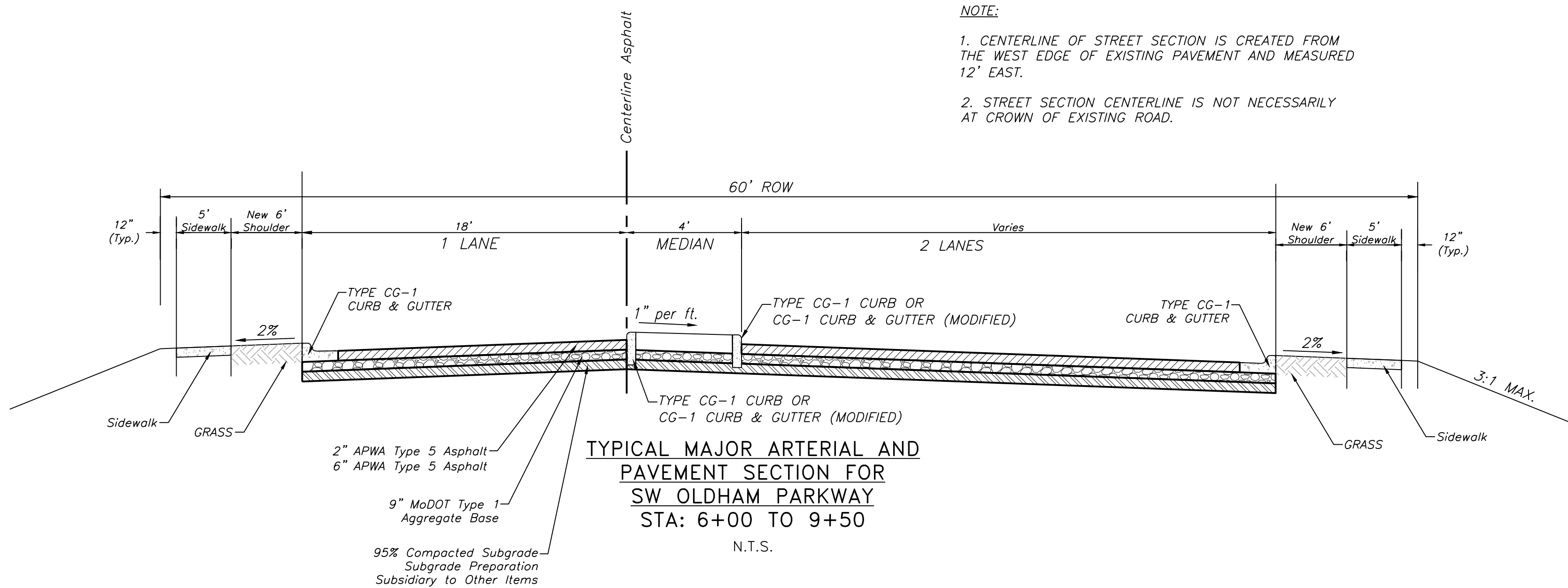
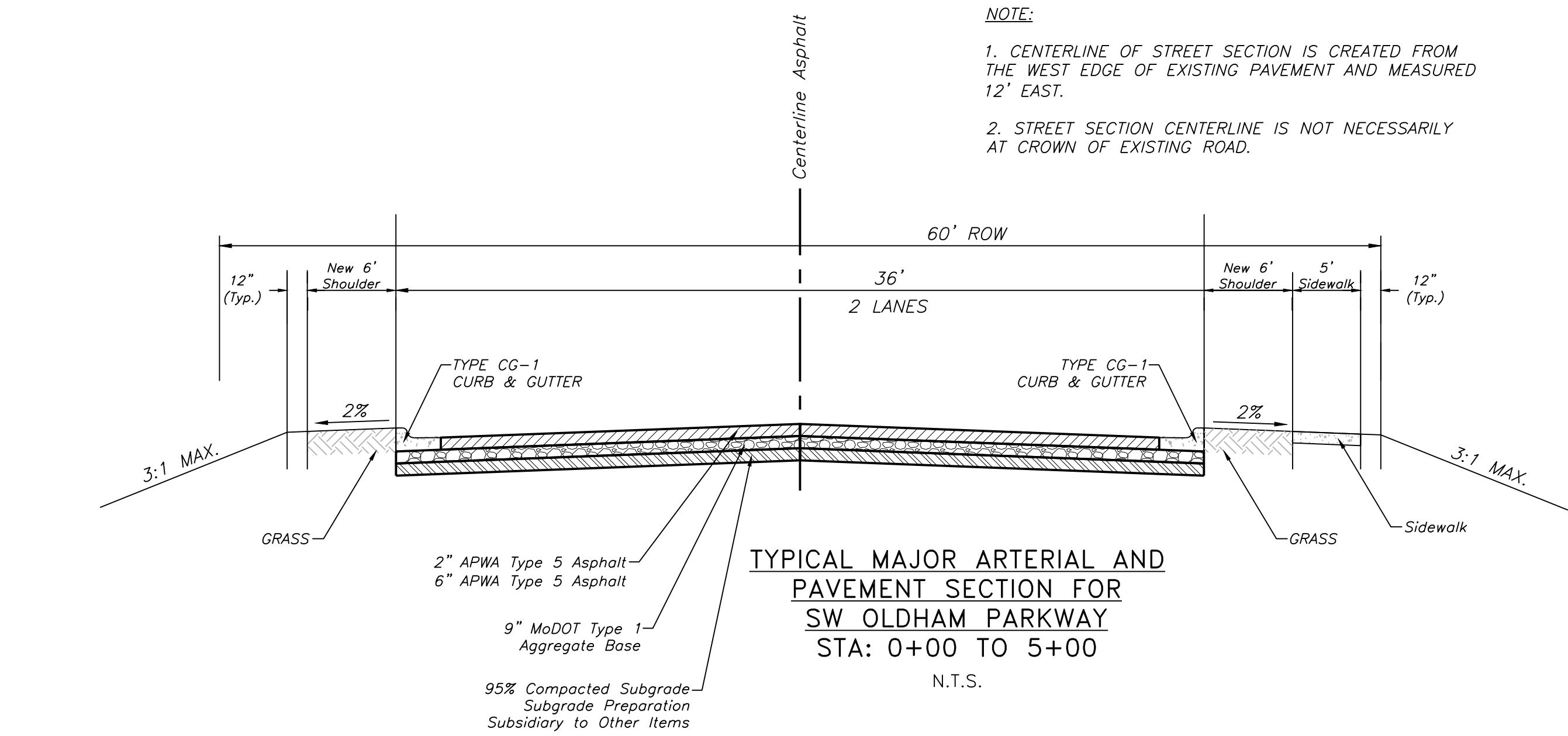
Oldham Village
Lee's Summit, Jackson County, Missouri

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
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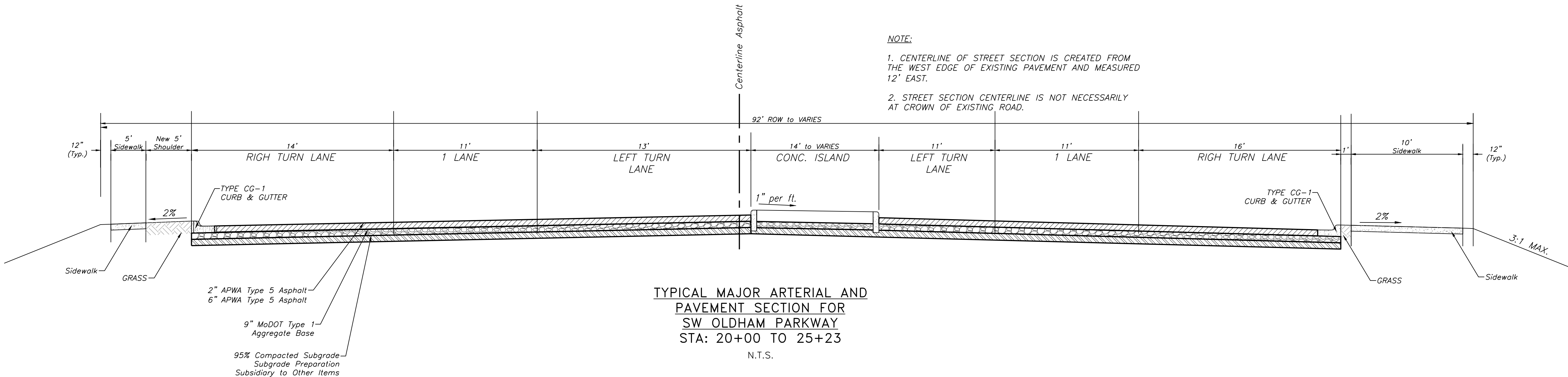
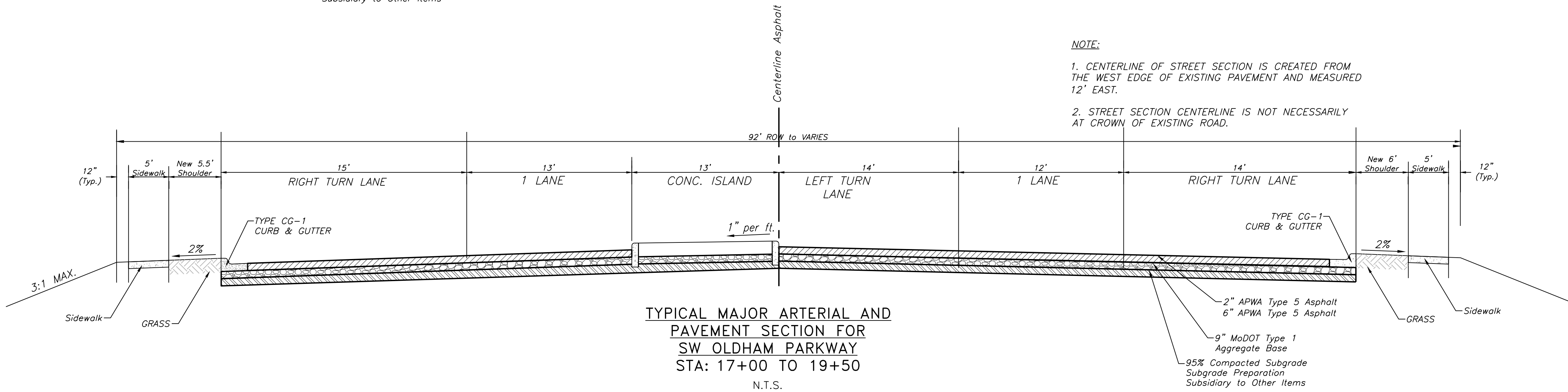
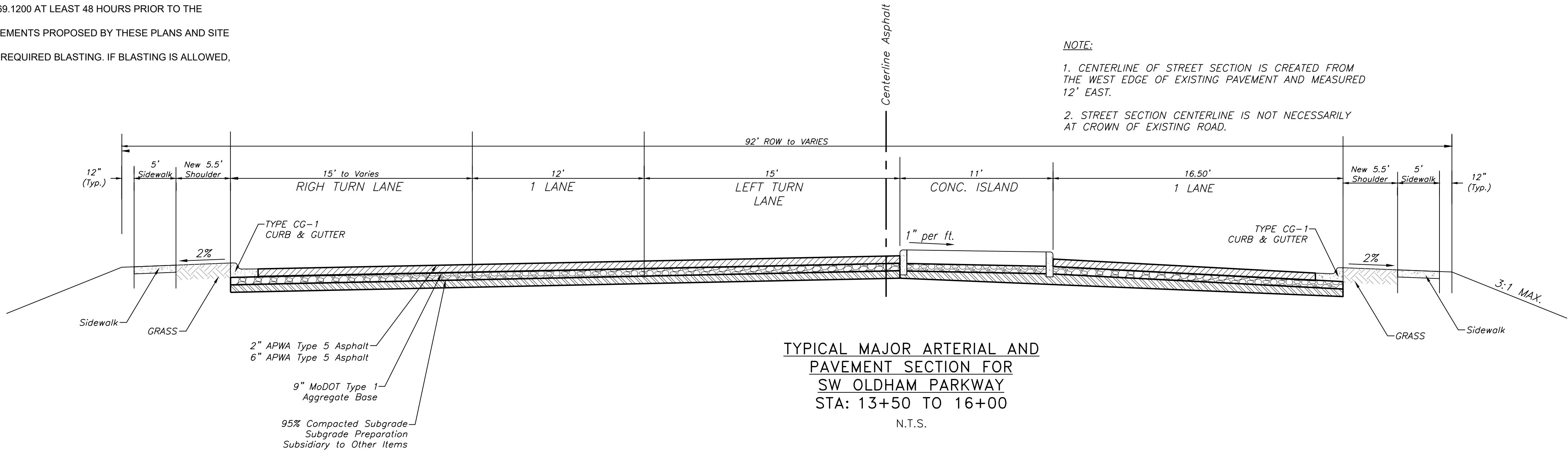
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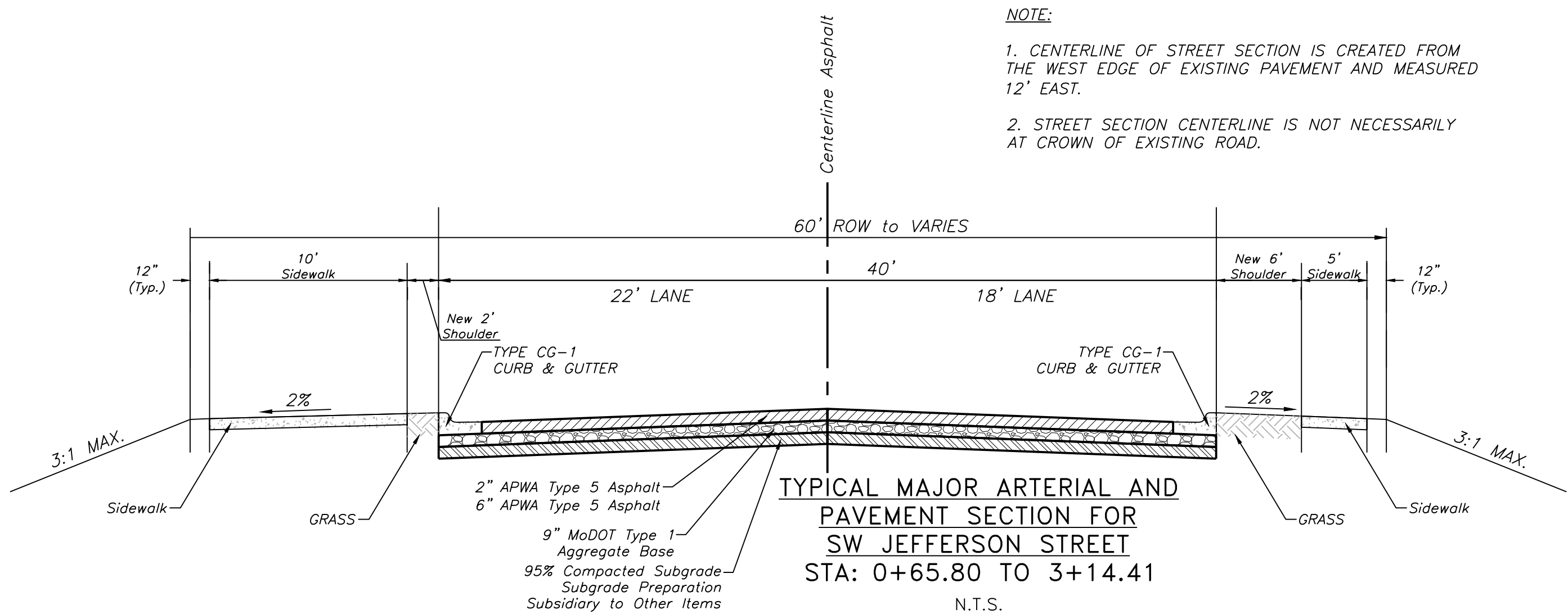
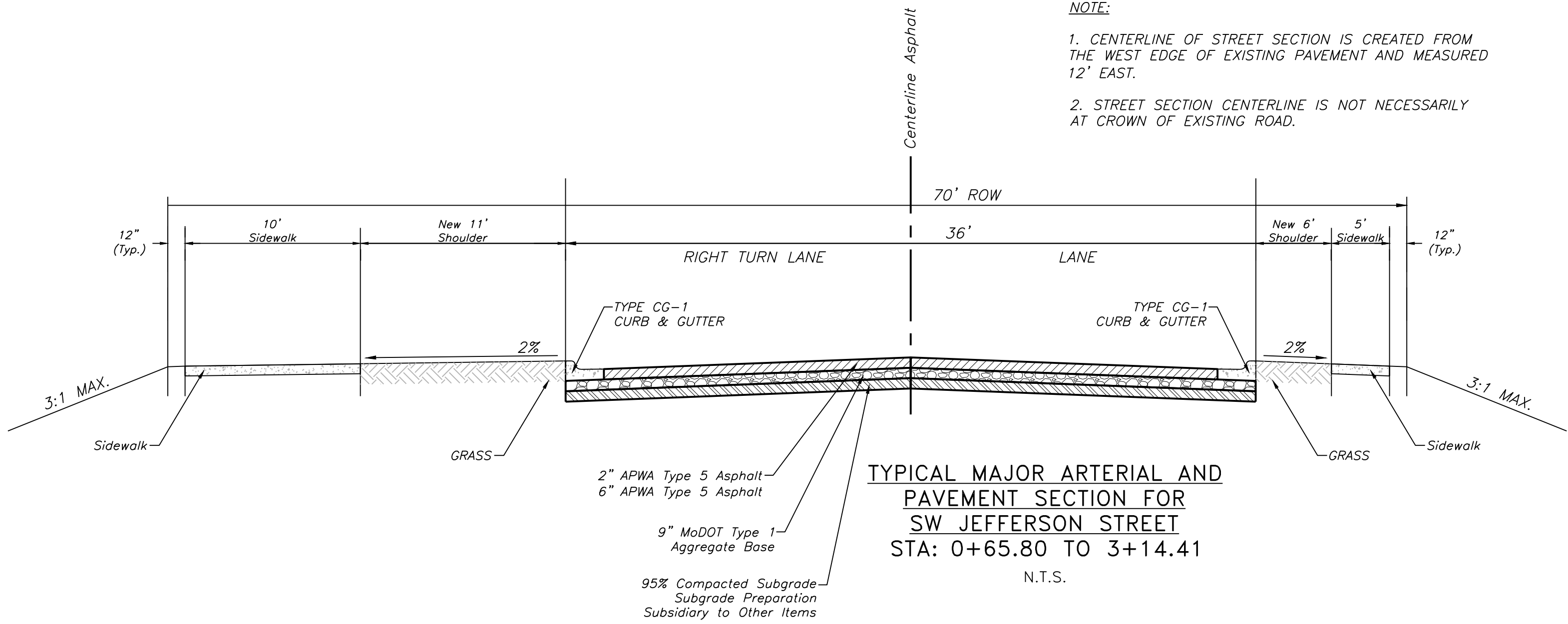
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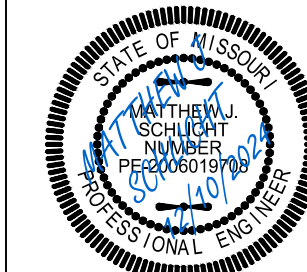


Oldham Parkway
Construction Notes and Cross Section
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

Project: Oldham
MARKETPLACE
LSMO
Issue Date:
November 6, 2024

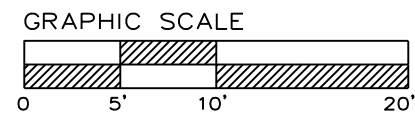
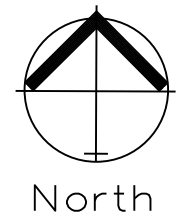
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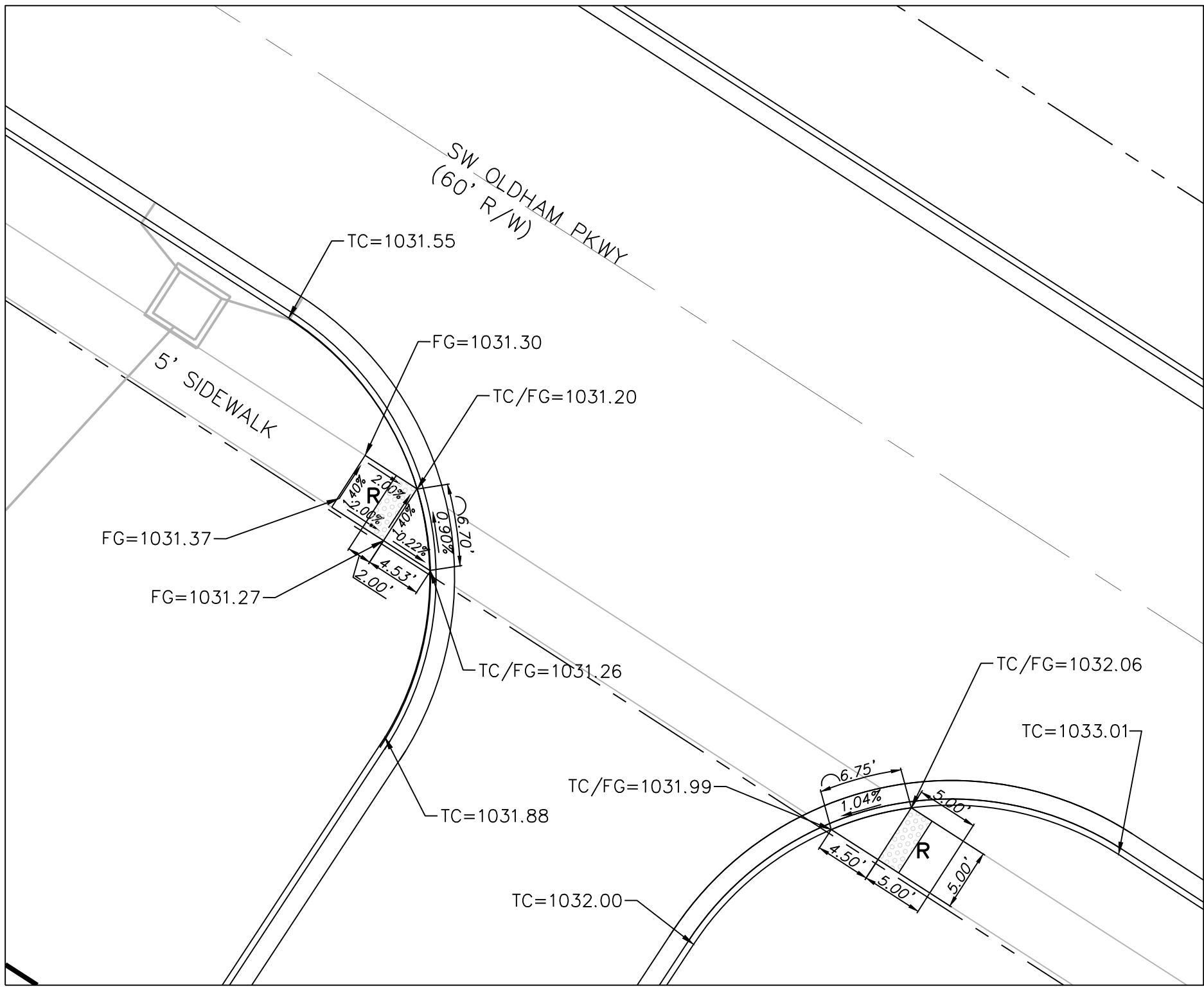
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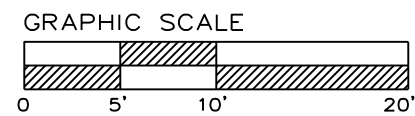
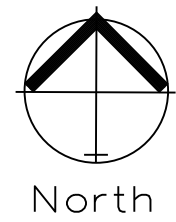


SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'

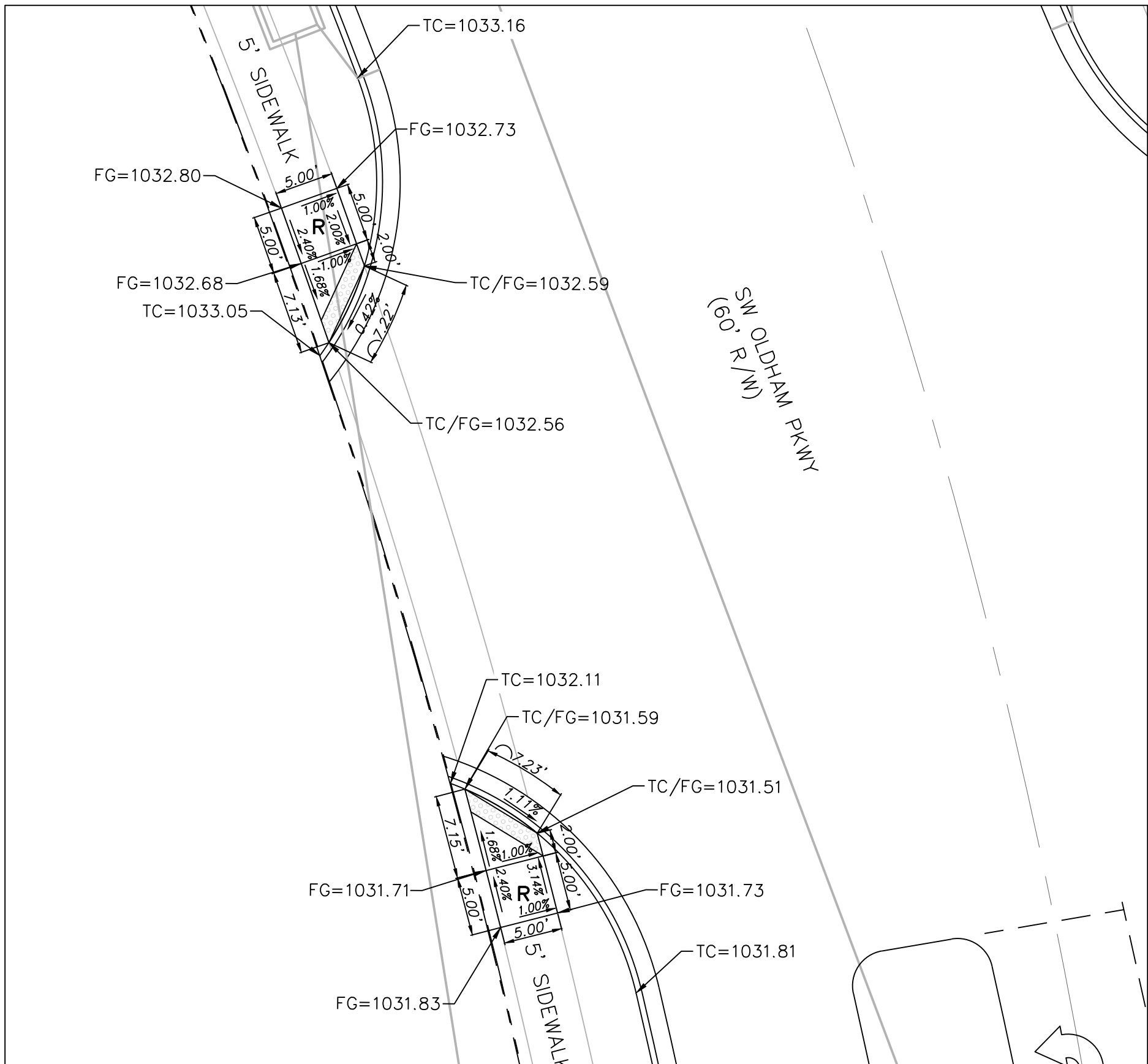


DETAIL 1



SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'



DETAIL 3

Legend:

EX TC = Existing Top of Curb

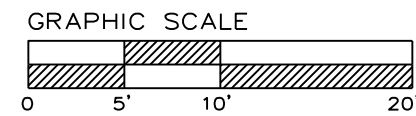
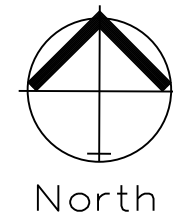
EX FG = Existing Finished Grade

FG = Finished Grade

TC = Top of Curb

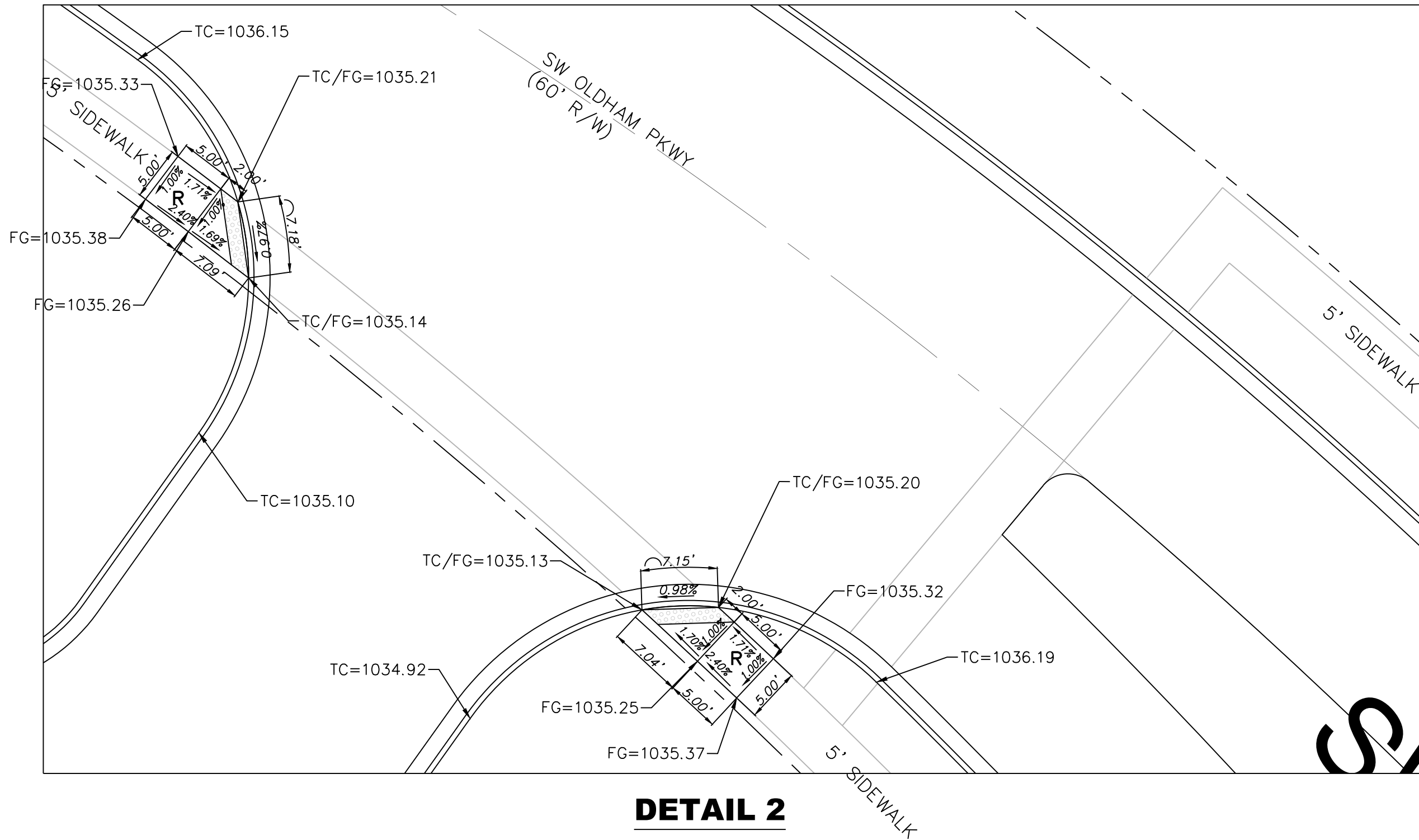
TC/FG = Top of Curb/Finished Grade

Detectable Warning

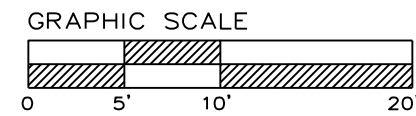
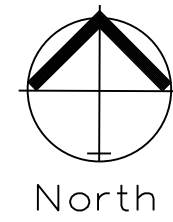


SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'

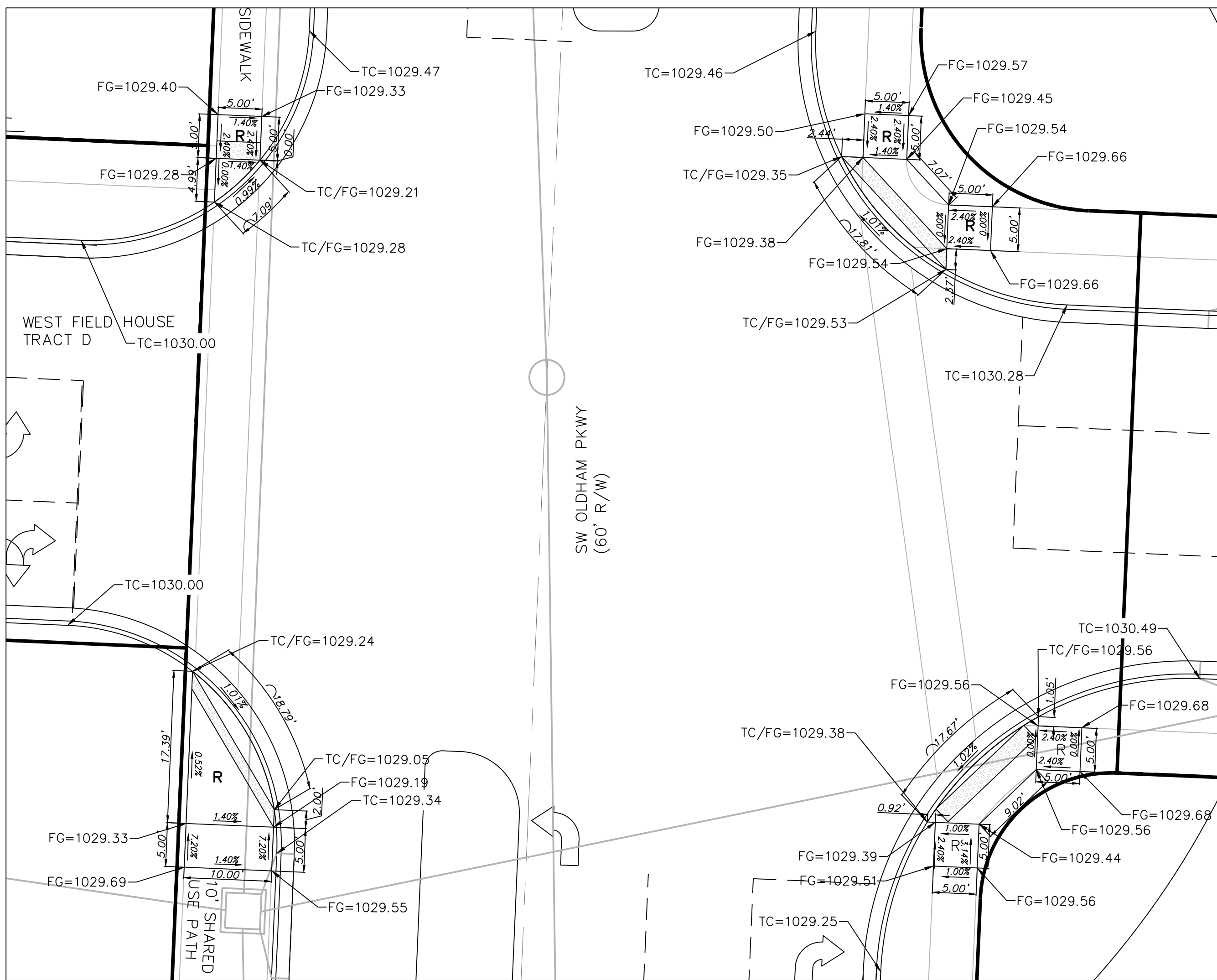


DETAIL 2



SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'



DETAIL 4

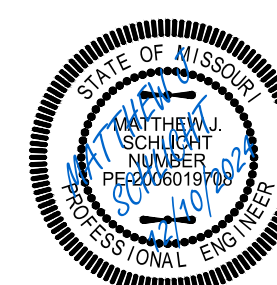


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Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM MARKETPLACE, LS MO
Issue Date: November 6, 2024

Sidewalk and Intersection Plan
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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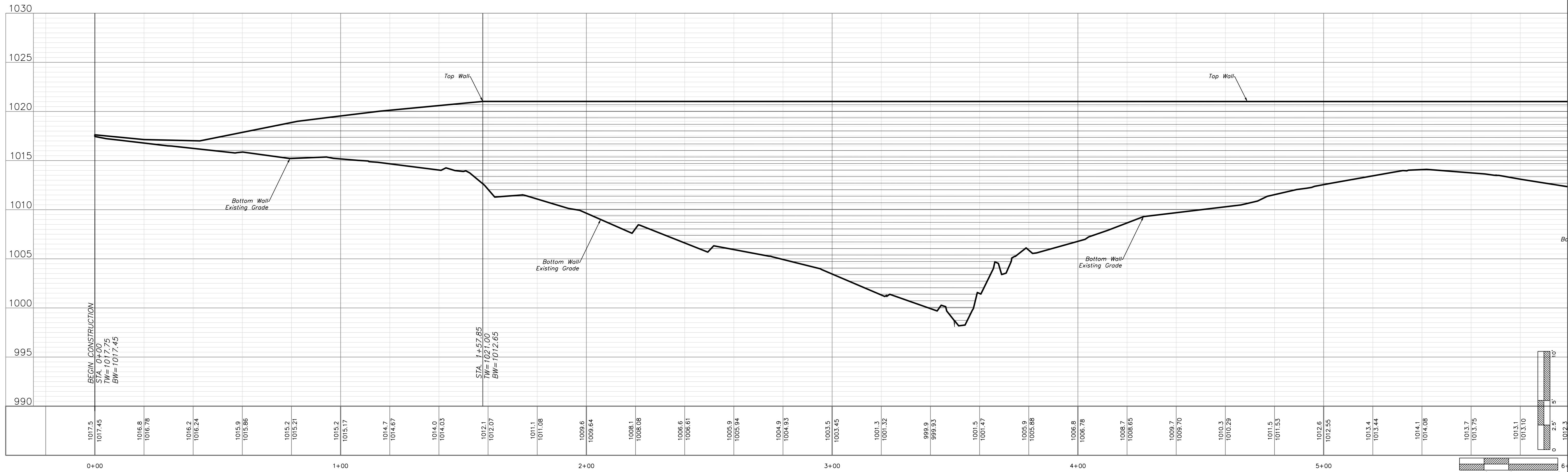


Detectable Warning





RETAINING WALL 1

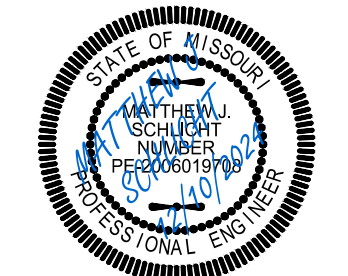


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Oldham Village
Lee's Summit, Jackson County, Missouri

Project
MARKETPLACE
LSMO
Issue Date
November 6, 2024

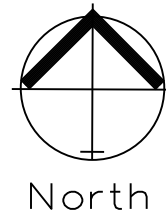
Spot Elevations
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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NE PE E-14335

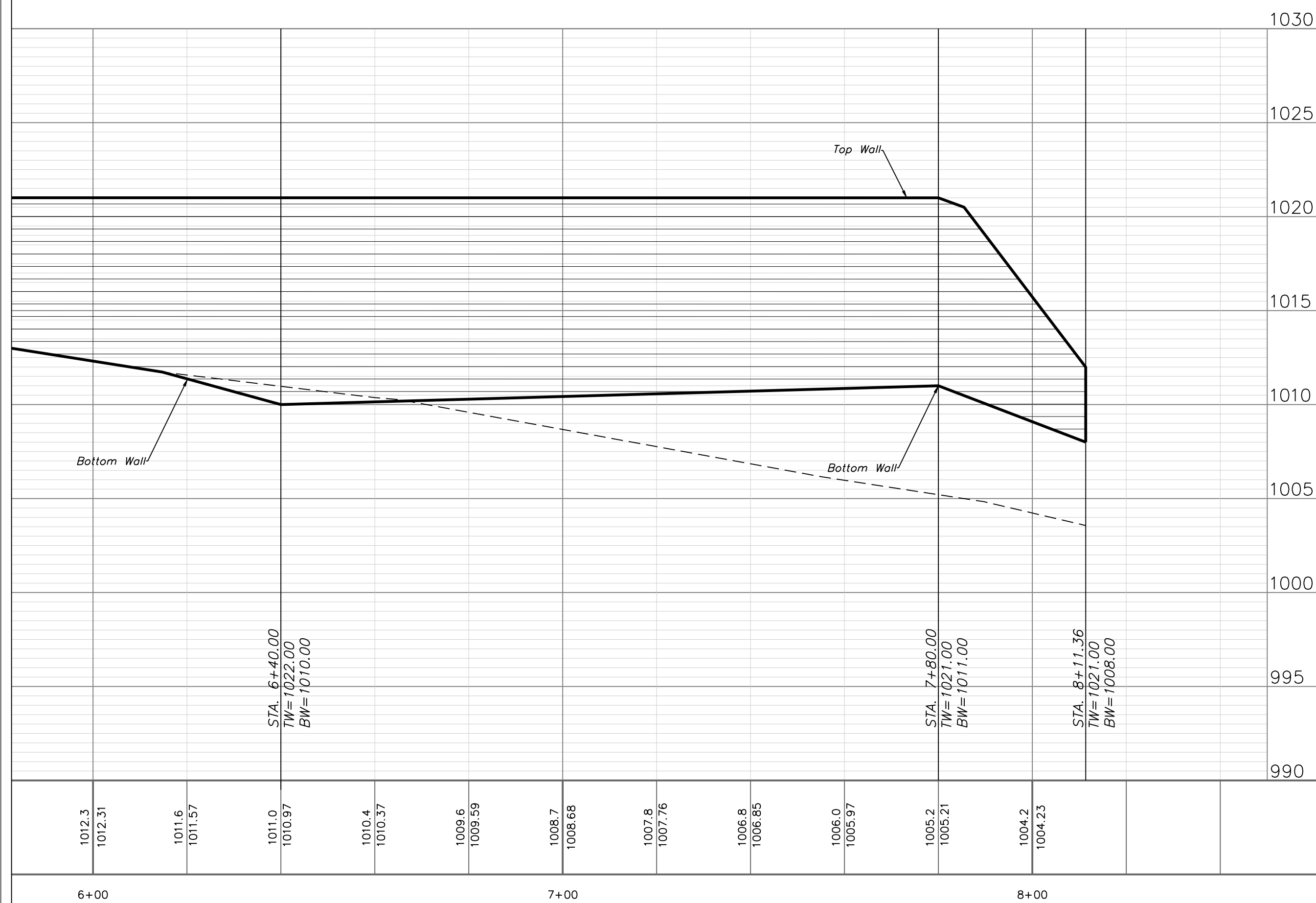
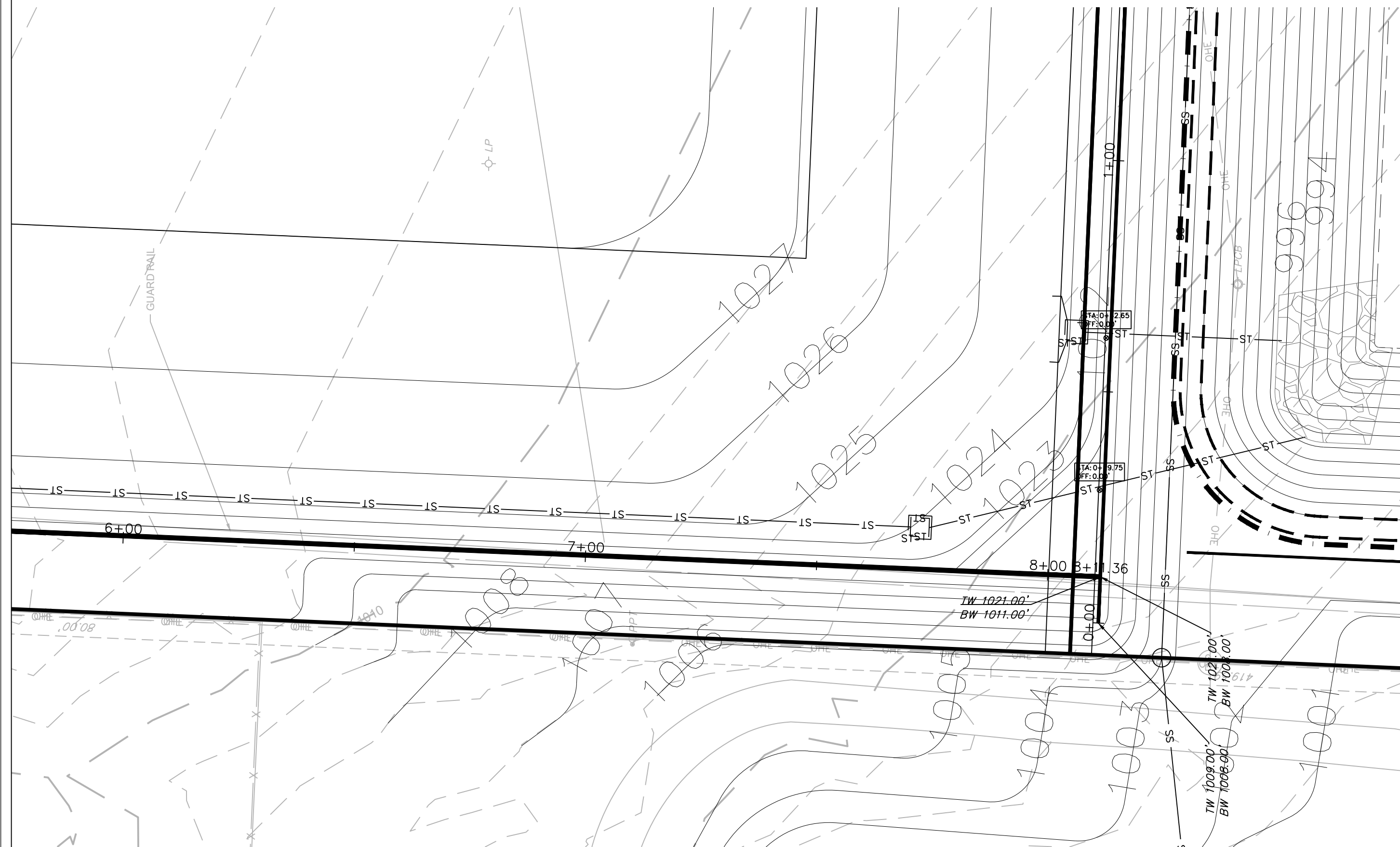
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NOTE:
RETAINING WALL SHALL BE DESIGNED
BY A DESIGN PROFESSIONAL
LICENSED IN THE STATE OF
MISSOURI.



RETAINING WALL PLAN AND PROFILE

SCALE: 1" = 10'

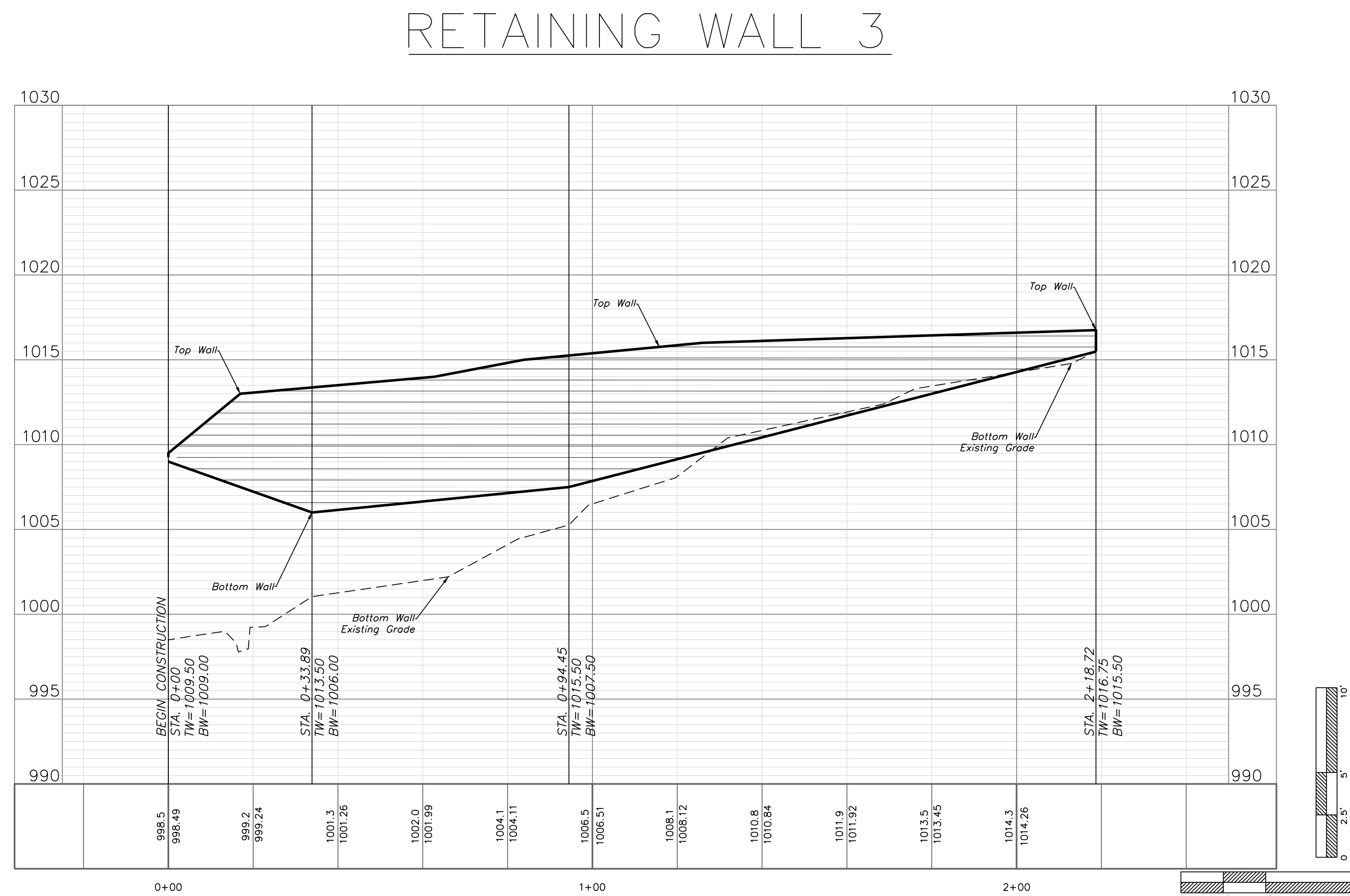


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RETAINING WALL PLAN AND PROFILE

SCALE: 1" = 10'

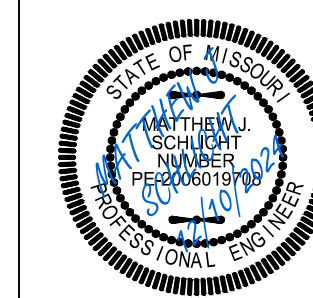


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Surveying LS-218
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Oldham Village
Lee's Summit, Jackson County, Missouri

Project: MARKETPLACE
Issue Date: November 6, 2024

Spot Elevations
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

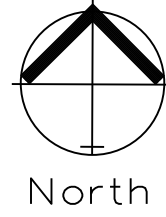


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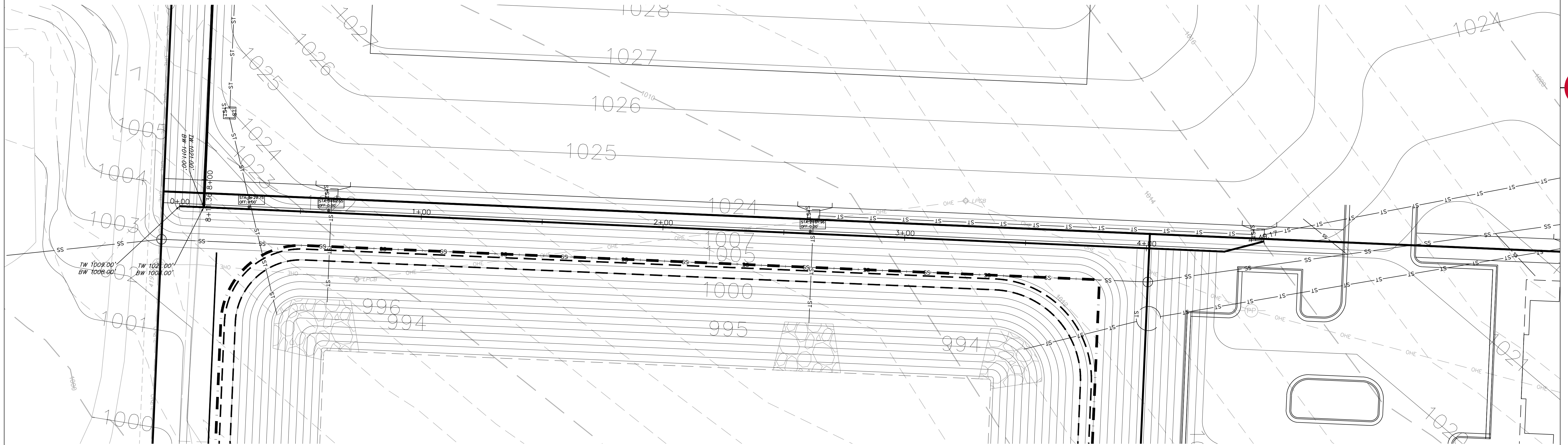
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NOTE:
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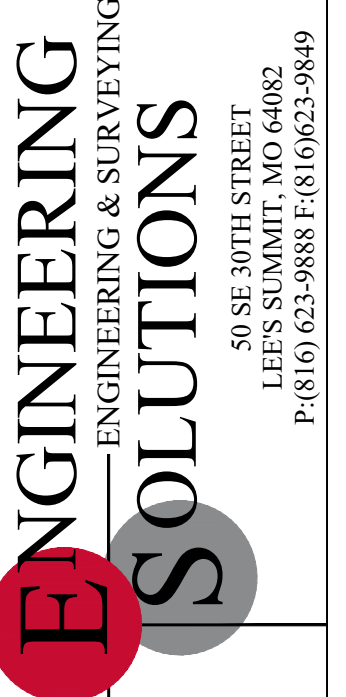
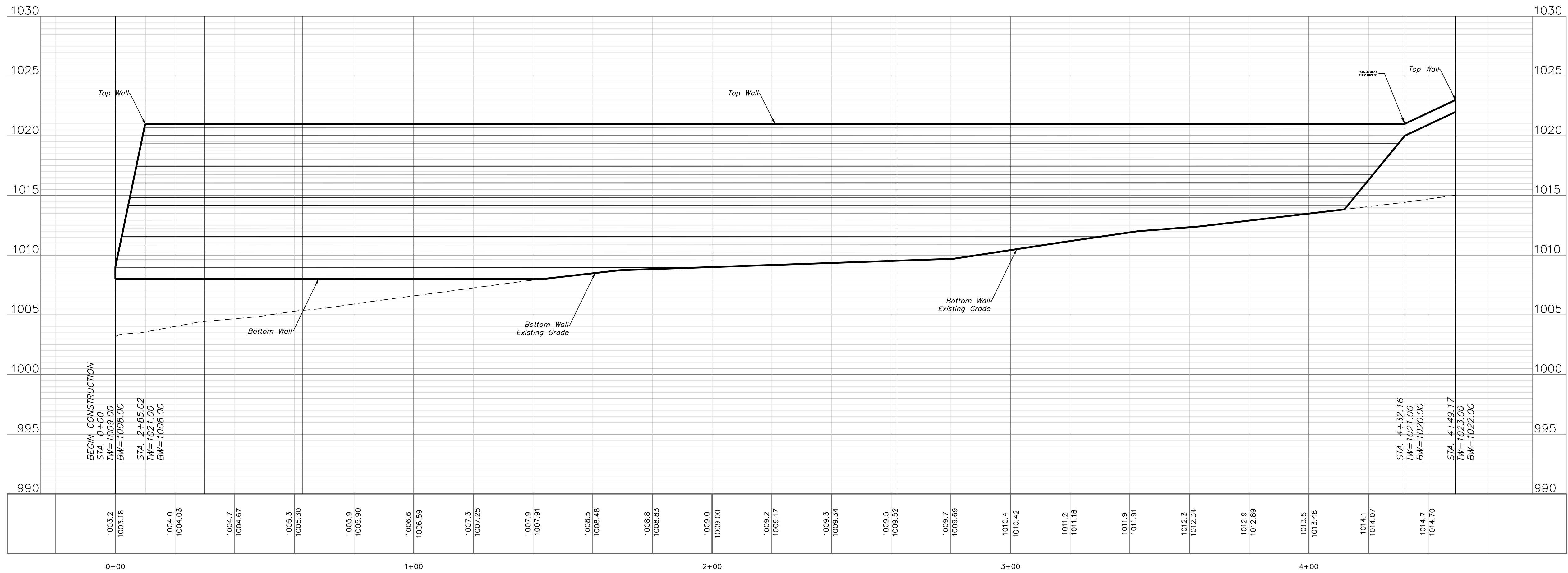


RETAINING WALL PLAN AND PROFILE

SCALE: 1" = 10'
0 5 10 20



RETAINING WALL 2

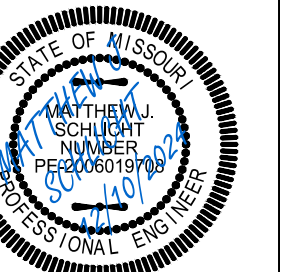


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Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

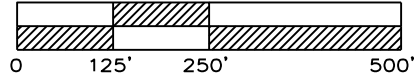
Project
MARKETPLACE
LSMO
Issue Date
November 6, 2024

Spot Elevations
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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TRAFFIC CONTROL PLAN
GENERAL LAYOUT

SCALE: 1" = 250'

NOTES:

1. ALL SIGNS TO BE PLACED PER MUTCD MANUAL.
 2. THE ROAD SHALL BE CLOSED AND WORK ONLY BE ALLOWED BETWEEN 9:00 A.M. AND 4:00 P.M., MONDAY THROUGH FRIDAY.
 3. THE STREET TO BE PLATED DURING NON-WORKING HOURS AND THE ROAD REOPENED FOR NORMAL TRAFFIC.
 4. GIVEN THE DEPTH OF THE TRENCH, THE CONTRACTOR MAY DECIDE TO DO A COMPACTED BACKFILL, COMPACTION TESTING AND REPORTS WILL BE REQUIRED.
 5. A RIGHT-OF-WAY AND TRAFFIC CONTROL PERMIT APPLICATION WILL NEED TO BE COMPLETED PRIOR TO COMMENCEMENT OF THE WORK.
 6. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE CONTRACTOR AND THE CITY'S FIELD ENGINEERING INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK.
 7. CONTRACTOR TO NOTIFY CITY 14 CALENDAR DAYS BEFORE CLOSURE.
- ADDED ROAD CLOSURE TO NOTES.

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Surveying LS-218
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TRAFFIC CONTROL PLAN GENERAL LAYOUT
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

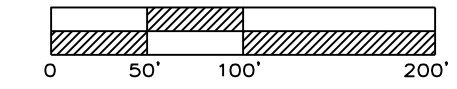
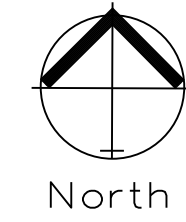
Project: MARKETPLACE
LSMO
Issue Date: November 6, 2024

STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
NO. 000000019708
EXPIRATION DATE 12/31/2025

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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C. 250



TRAFFIC CONTROL PLAN

SCALE: 1" = 100'

NOTES:

1. ALL SIGNS TO BE PLACED PER MUTCD MANUAL.
2. THE ROAD SHALL BE CLOSED AND WORK ONLY BE ALLOWED BETWEEN 9:00 A.M. AND 4:00 P.M., MONDAY THROUGH FRIDAY.
3. THE STREET TO BE PLATED DURING NON-WORKING HOURS AND THE ROAD REOPENED FOR NORMAL TRAFFIC.
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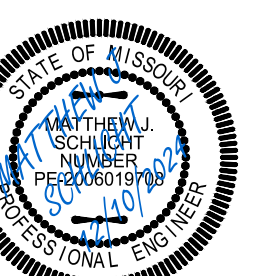
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Professional Registration
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Surveying 2005008319-D
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Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project: Oldham Village
Marketplace, LS MO
Issue Date: November 6, 2024

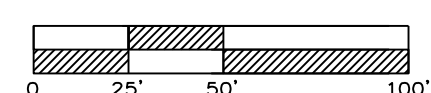
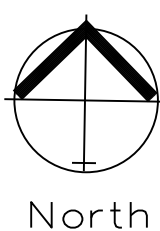
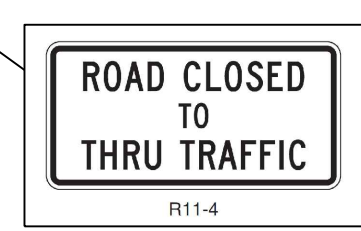
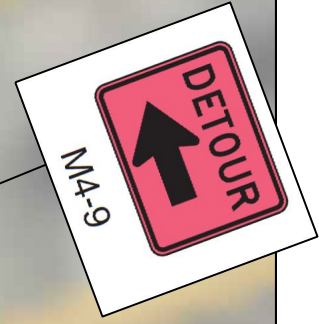
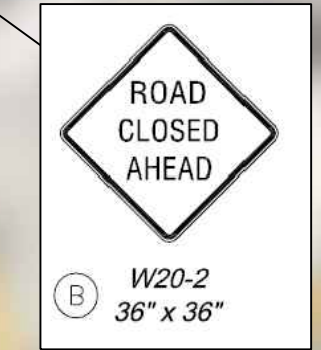
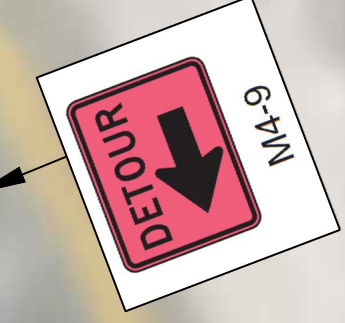
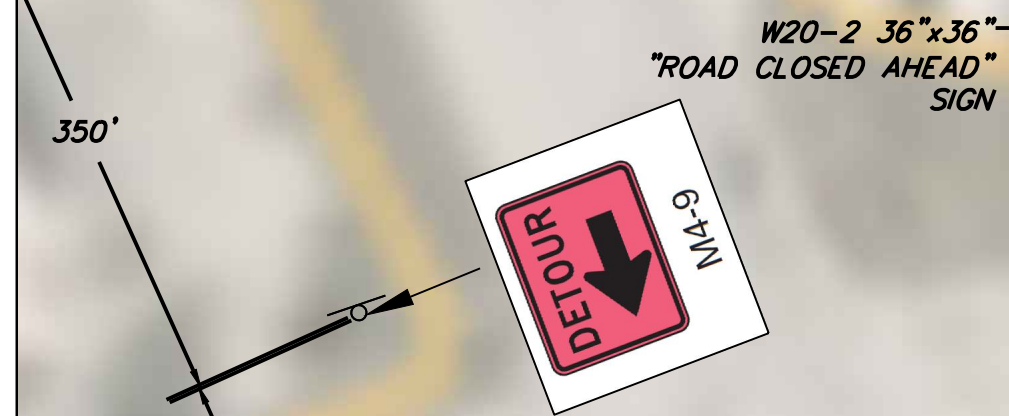
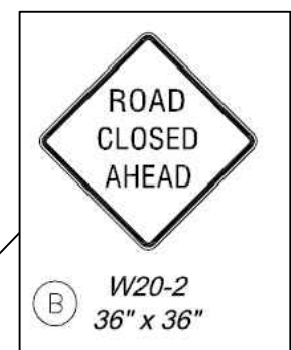
TRAFFIC CONTROL PLAN
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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OK PE 25226
NE PE E-14335

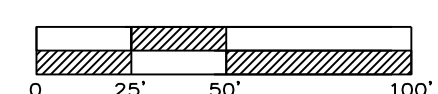
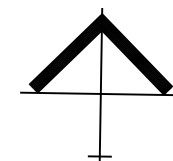
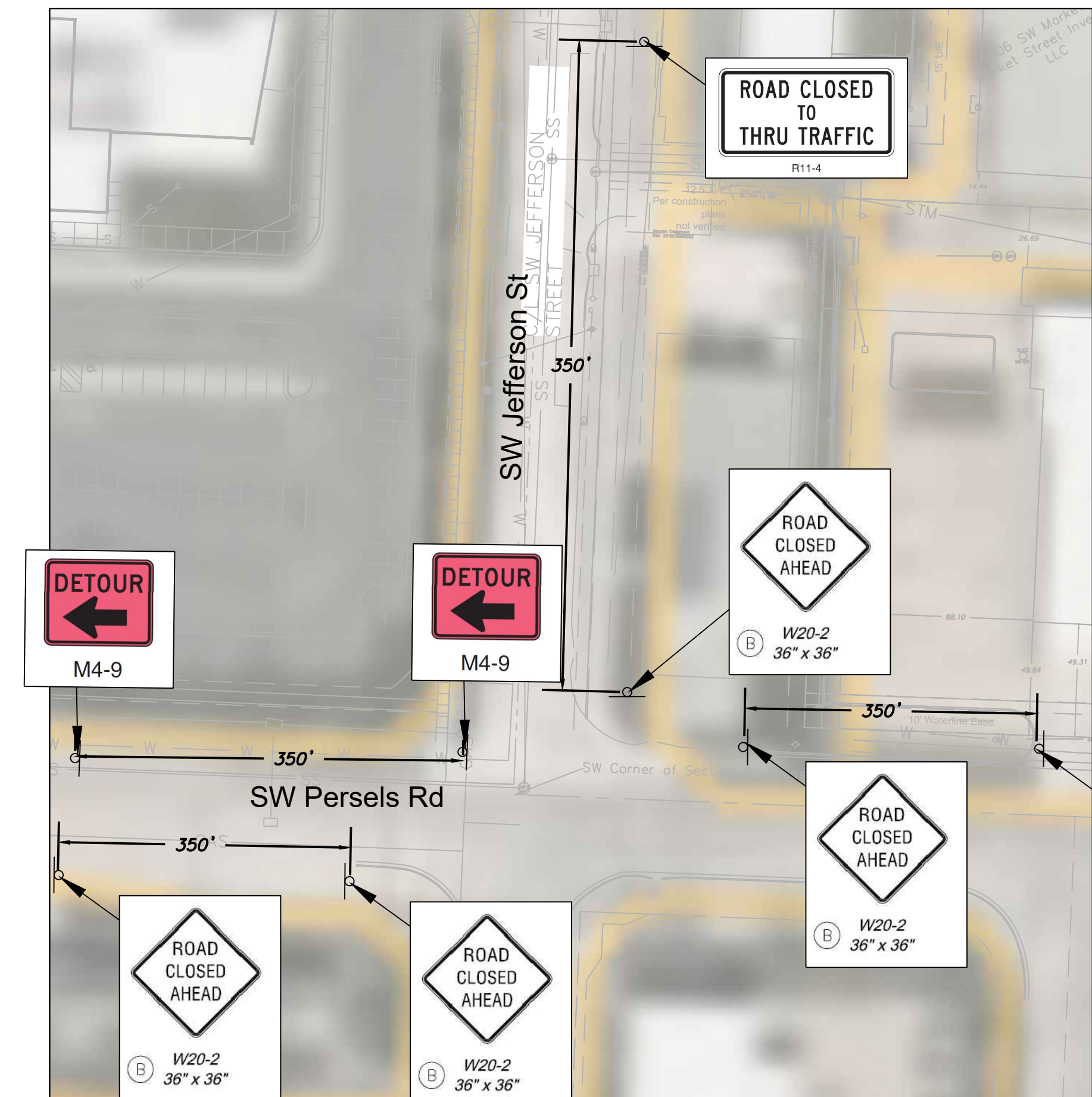
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TRAFFIC CONTROL DETAIL

SCALE: 1" = 50'

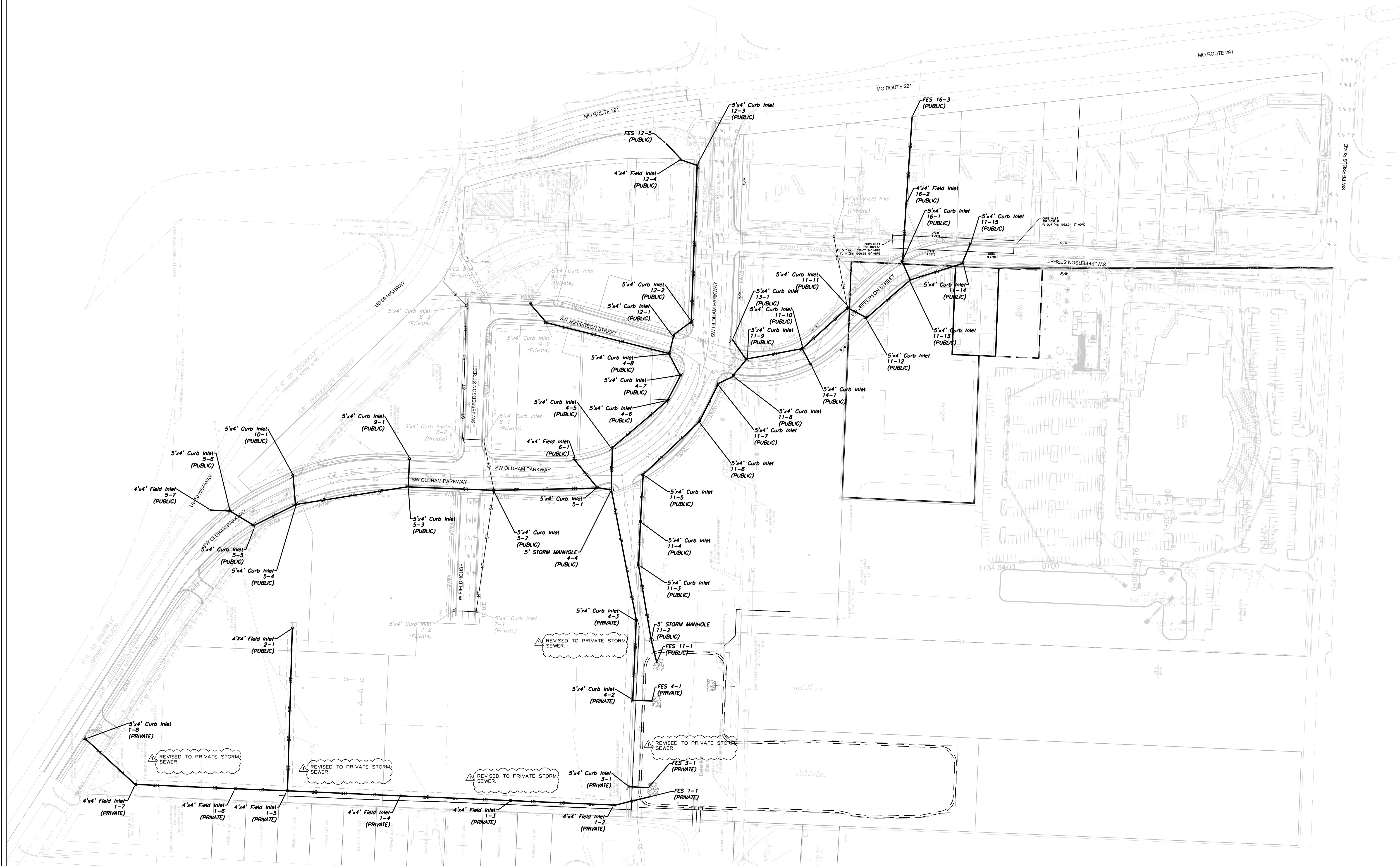
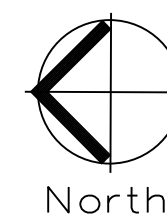
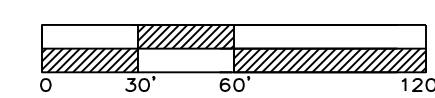


TRAFFIC CONTROL DETAIL

SCALE: 1" = 50'

STORM SEWER GENERAL LAYOUT

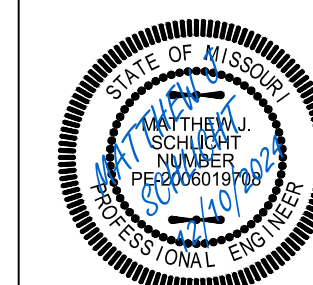
SCALE: 1" = 60'



Professional Registration
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Project
Oldham Village
Marketplace
LSMO
Issue Date
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Storm Sewer General Layout
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



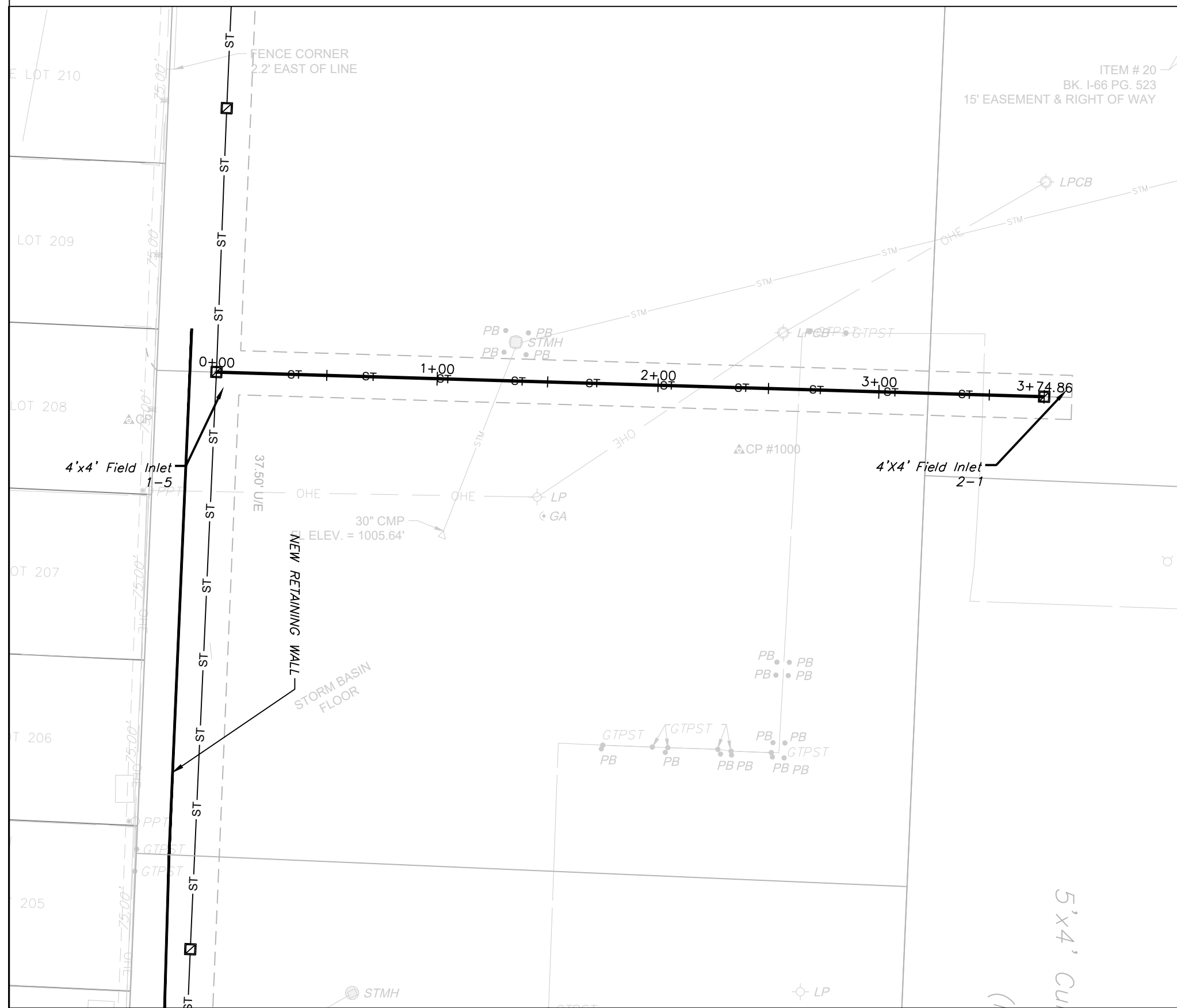
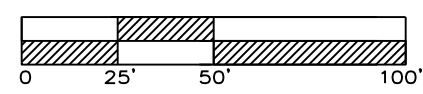
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STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

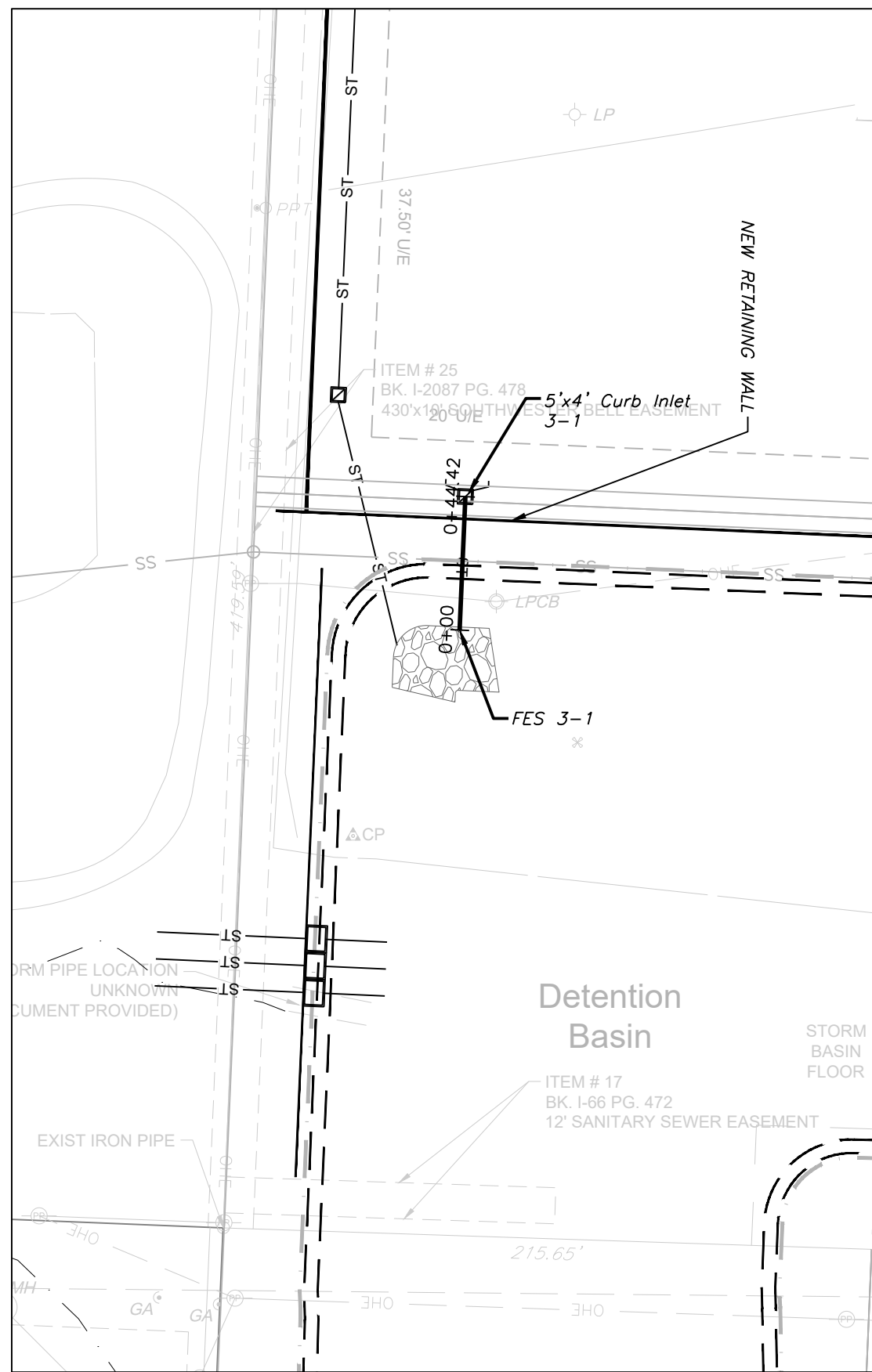
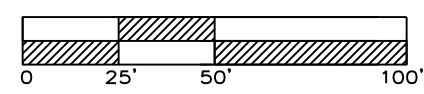


STORM LINE 2

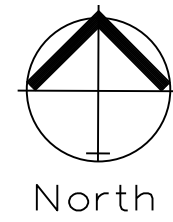


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

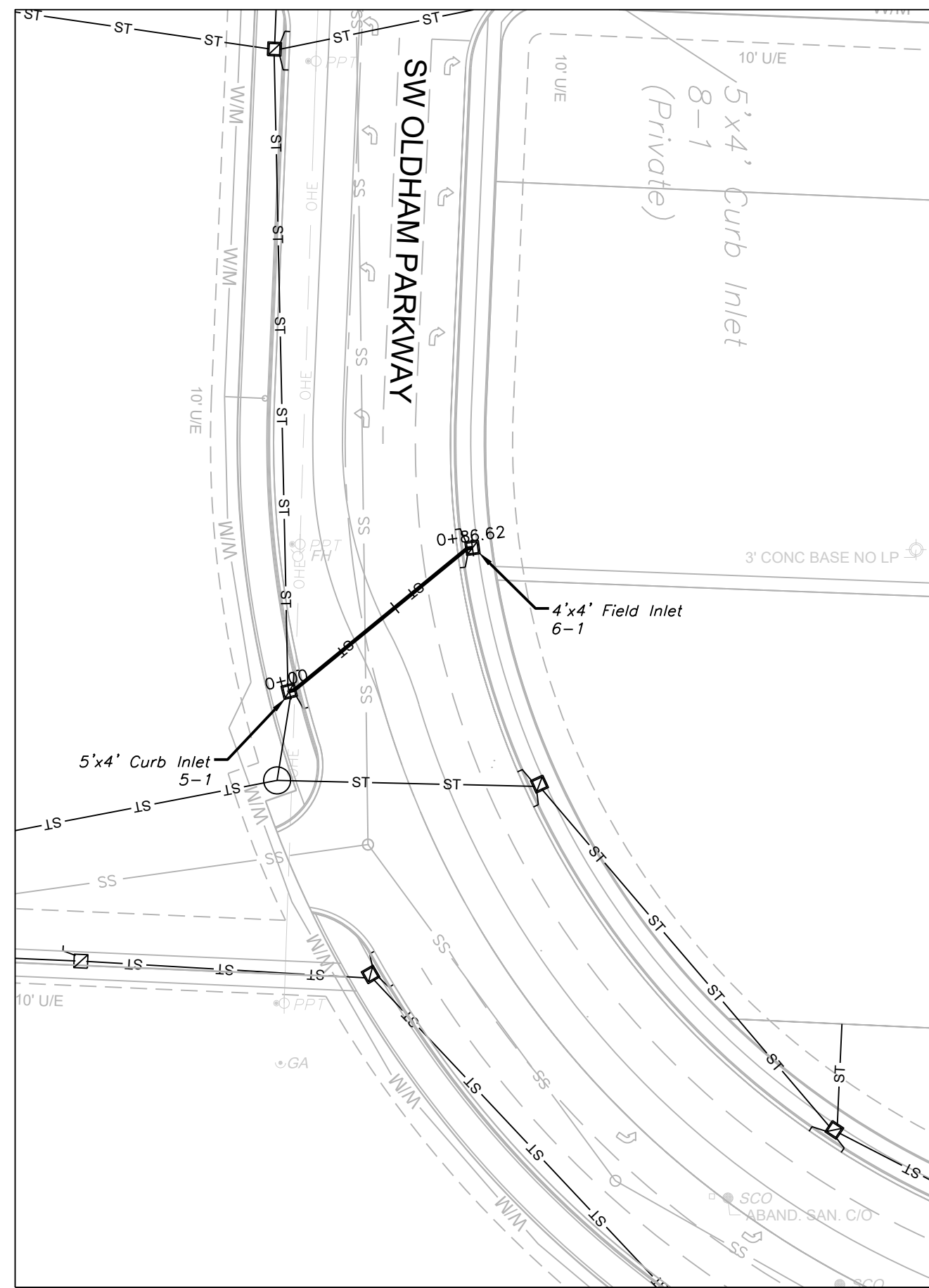
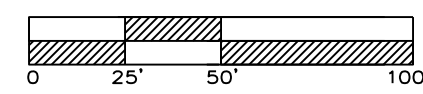


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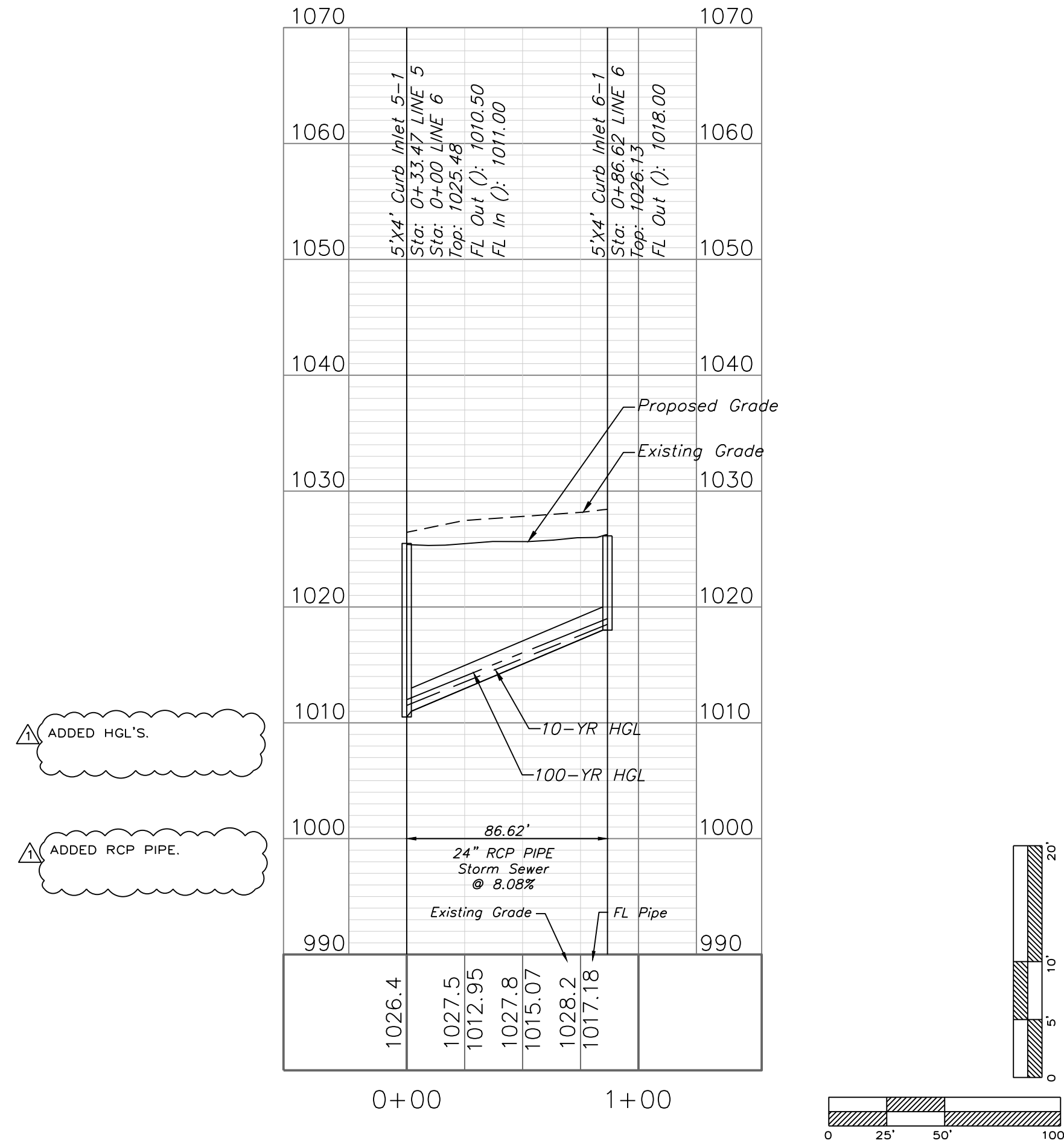
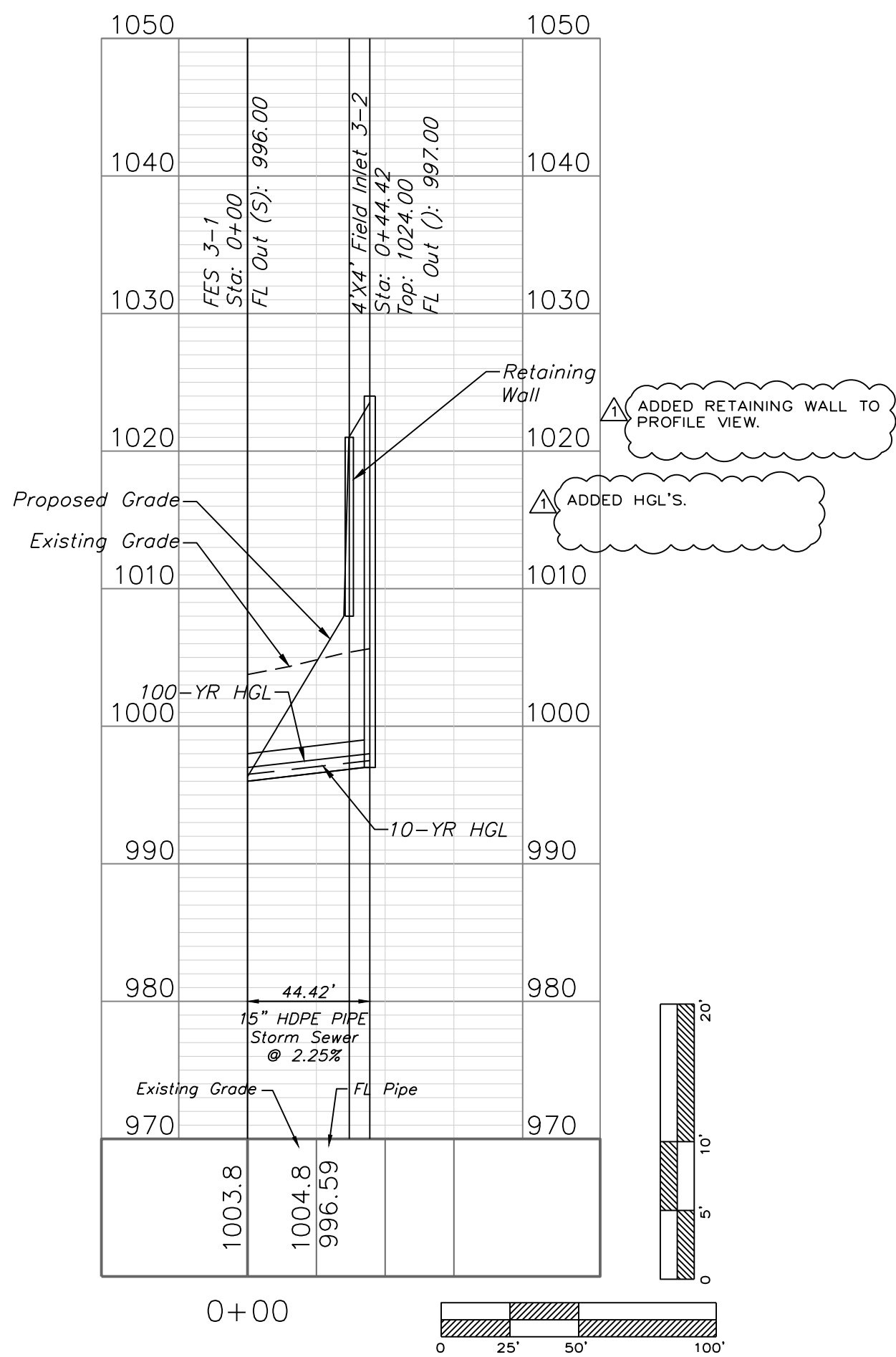
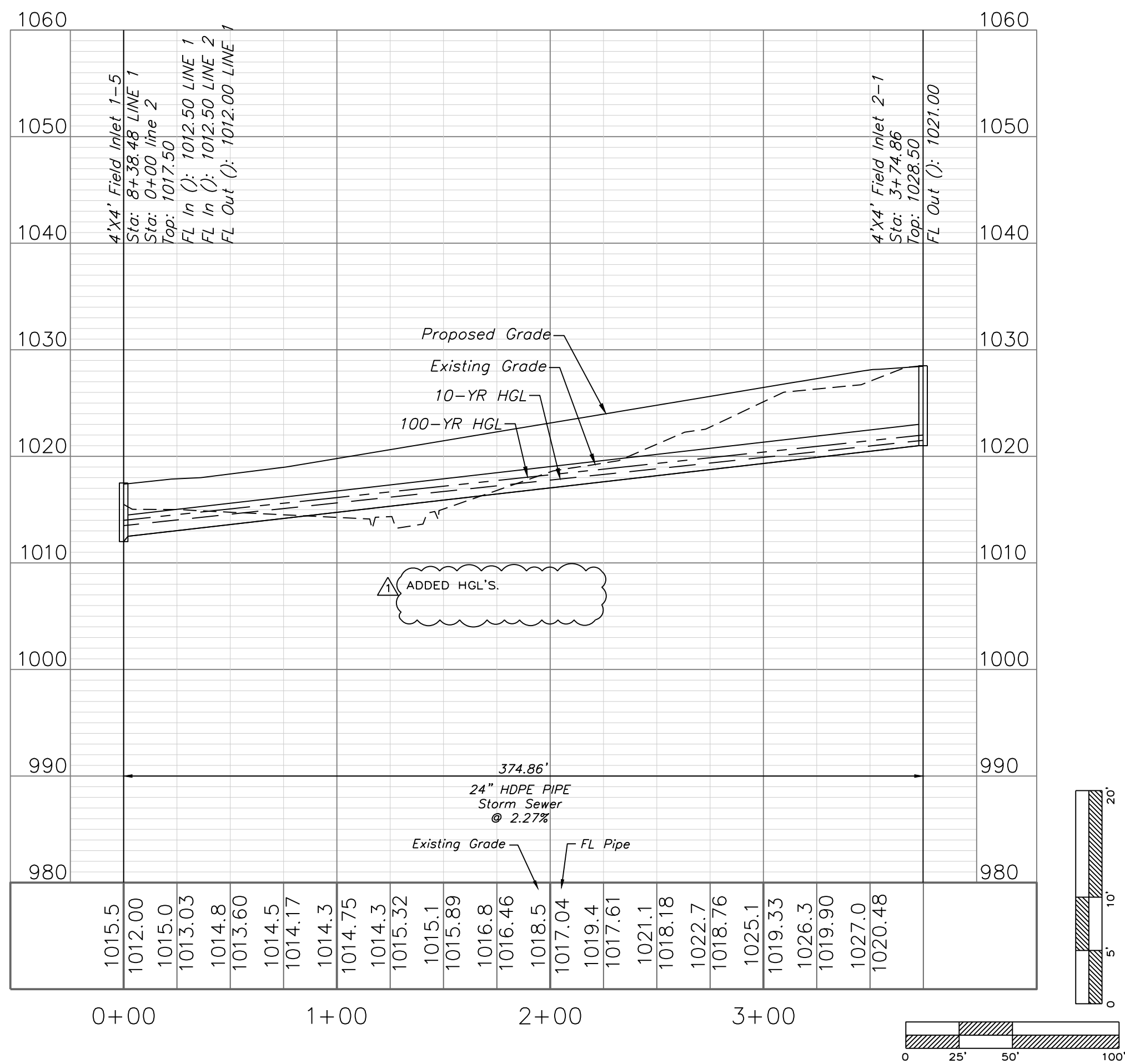


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



STORM LINE 6

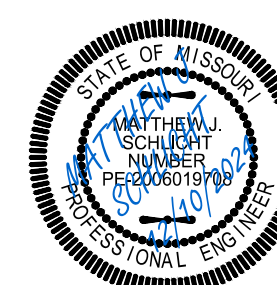


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Oldham Village
Lee's Summit, Jackson County, Missouri

Project: Oldham Village
Marketplace
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Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



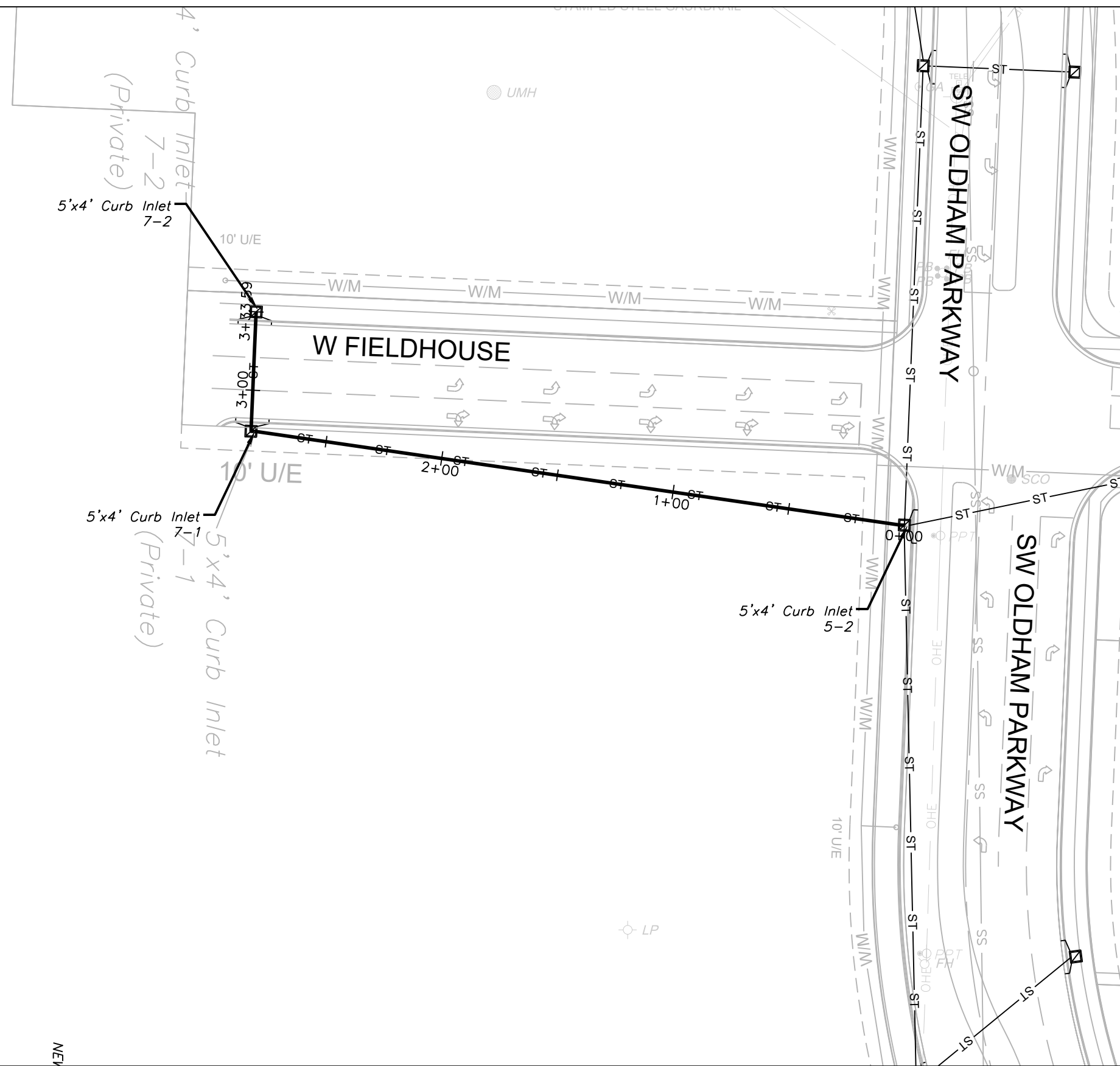
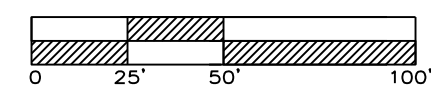
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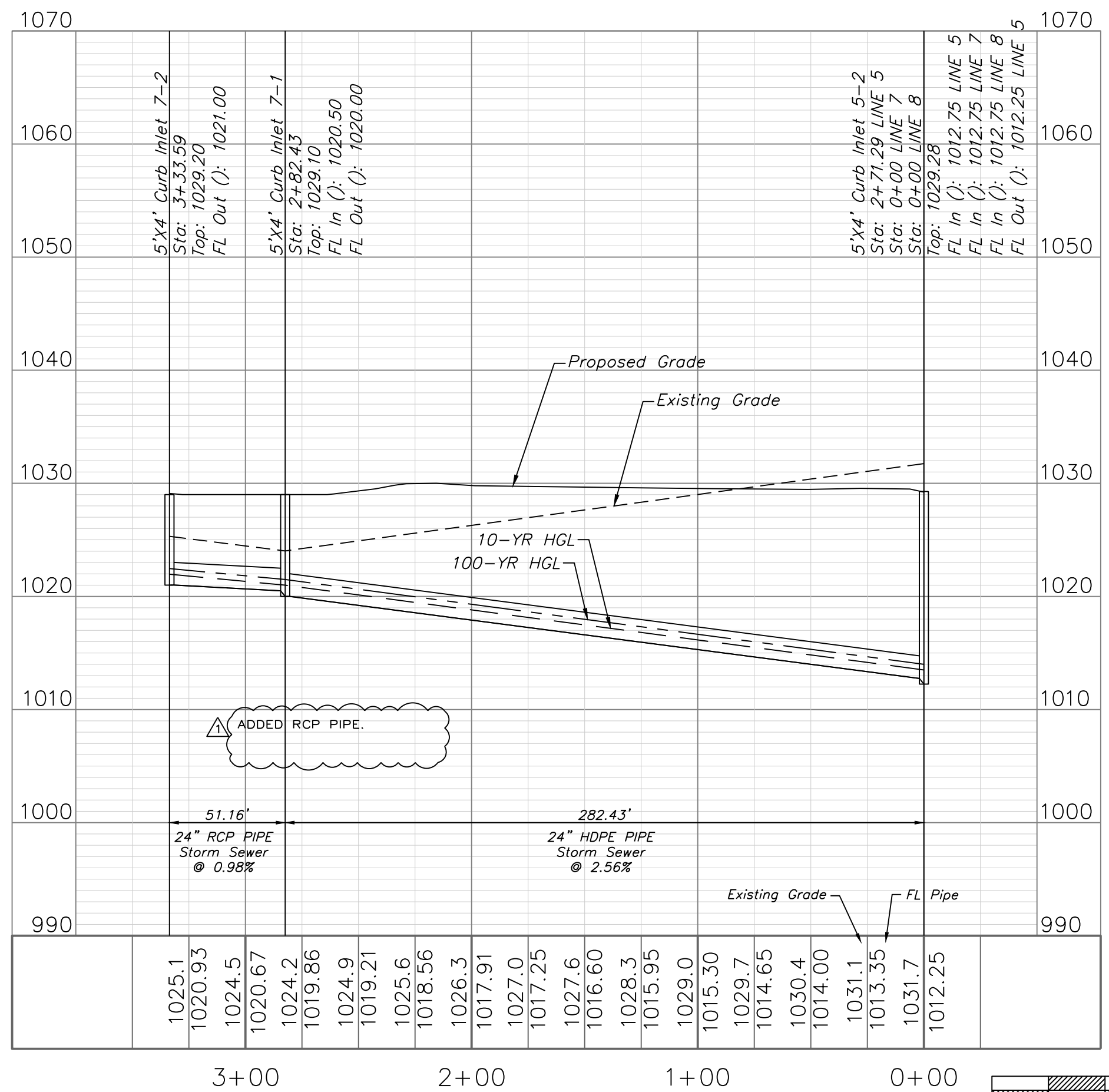
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



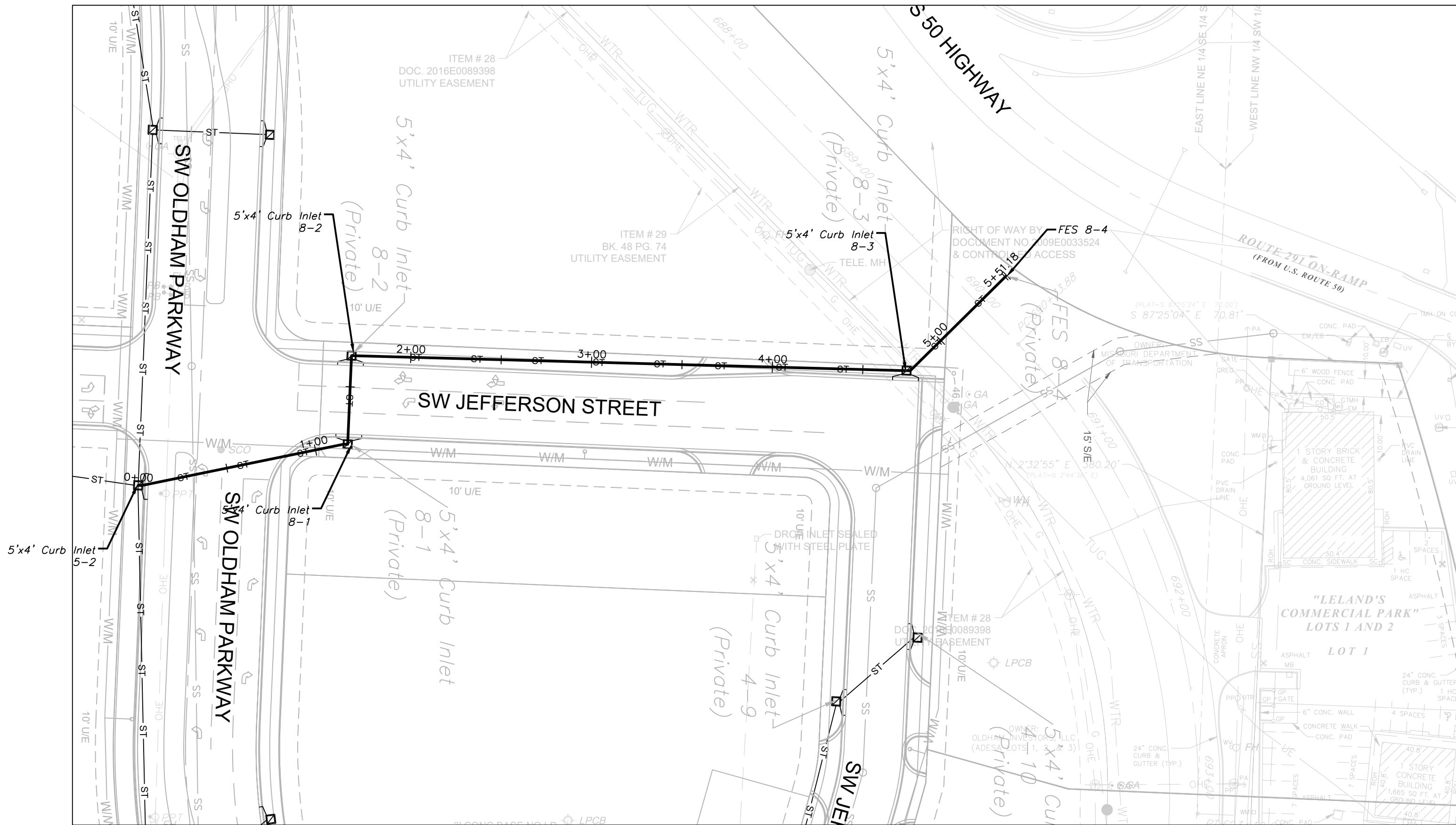
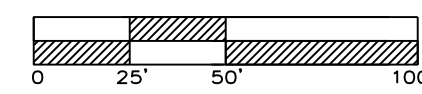
STORM LINE 7

ADDED HGL'S.



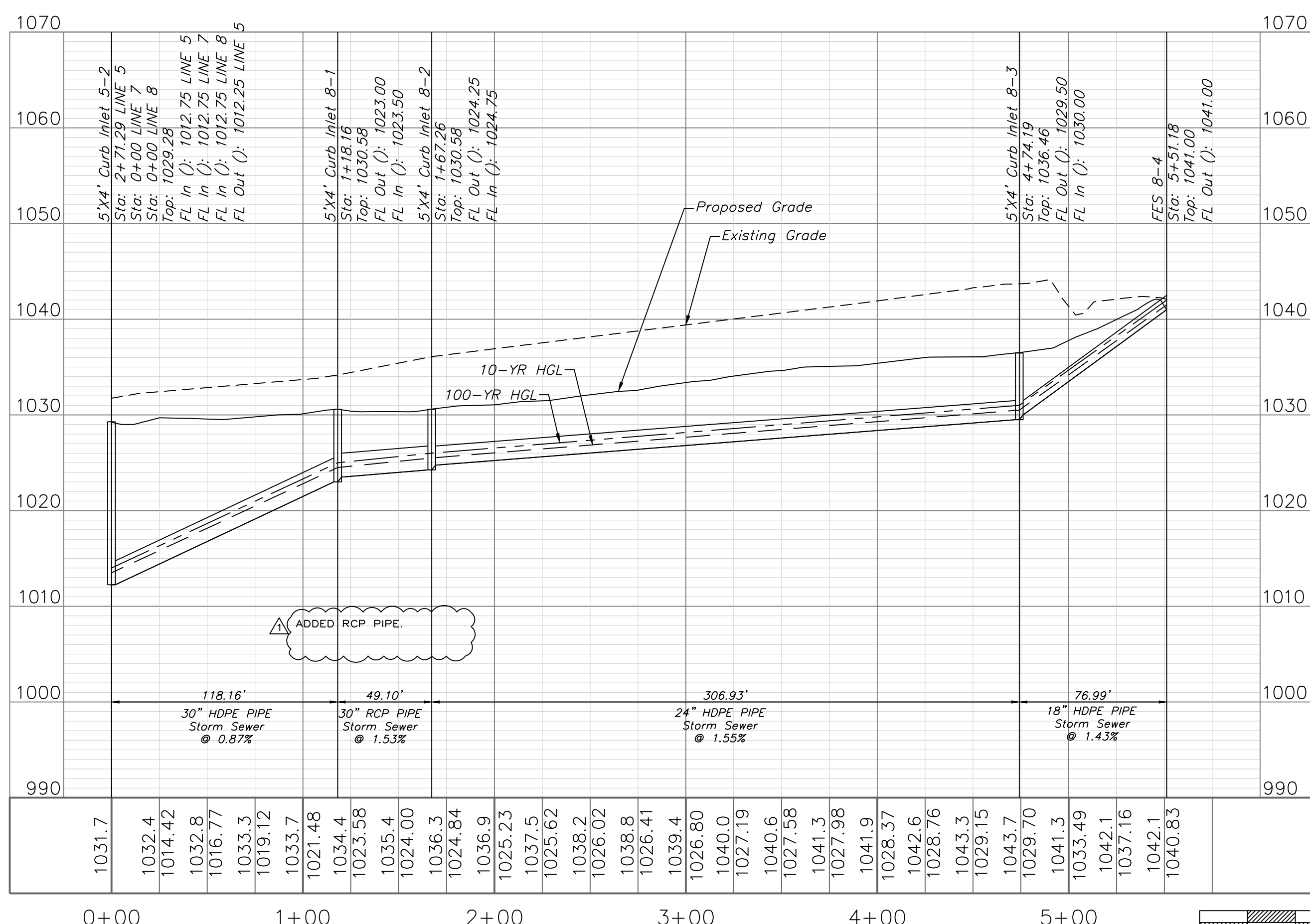
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



STORM LINE 8

ADDED HGL'S.

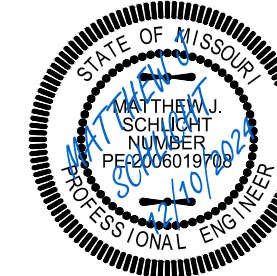


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Oldham Village
Lee's Summit, Jackson County, Missouri

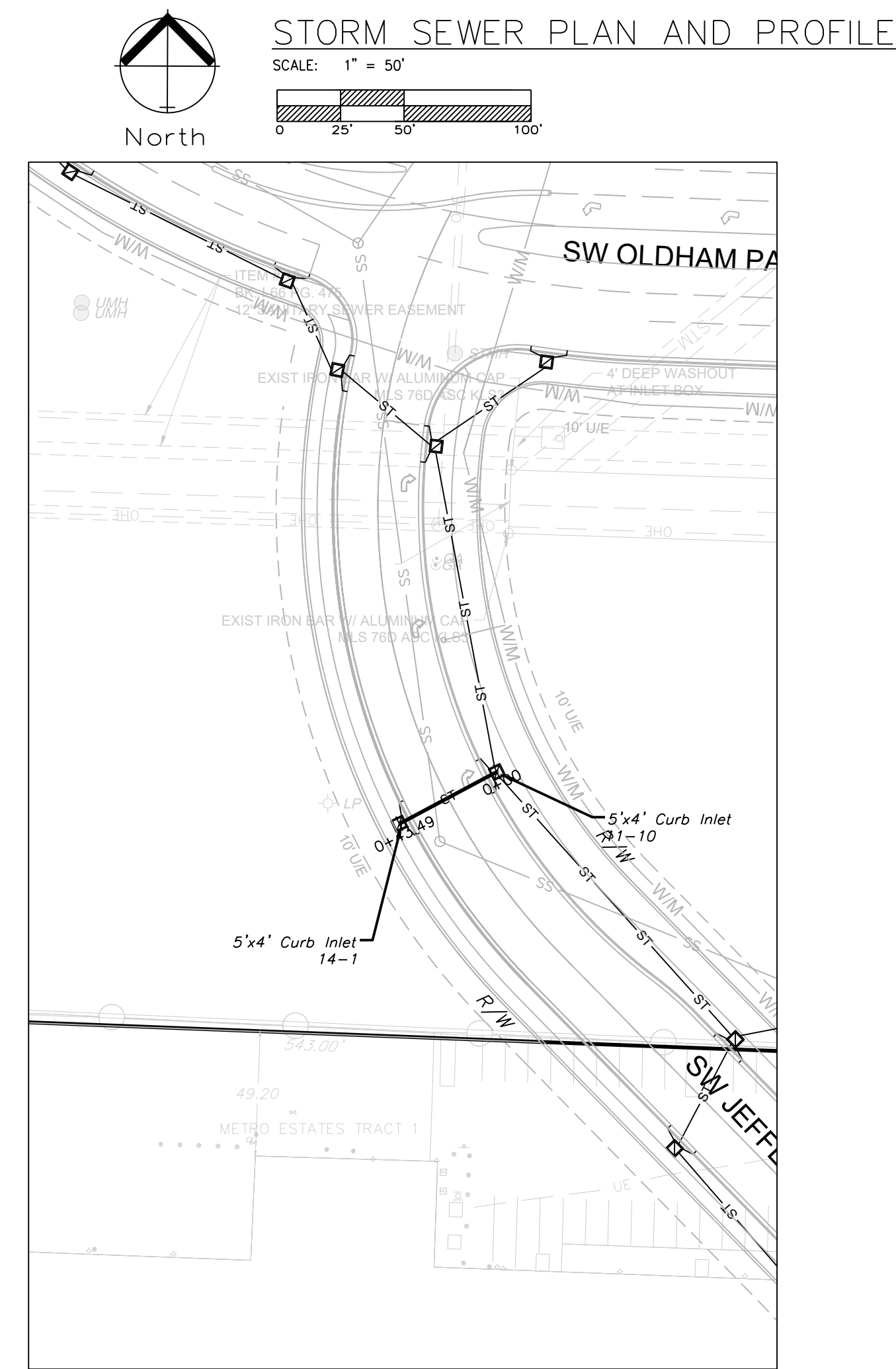
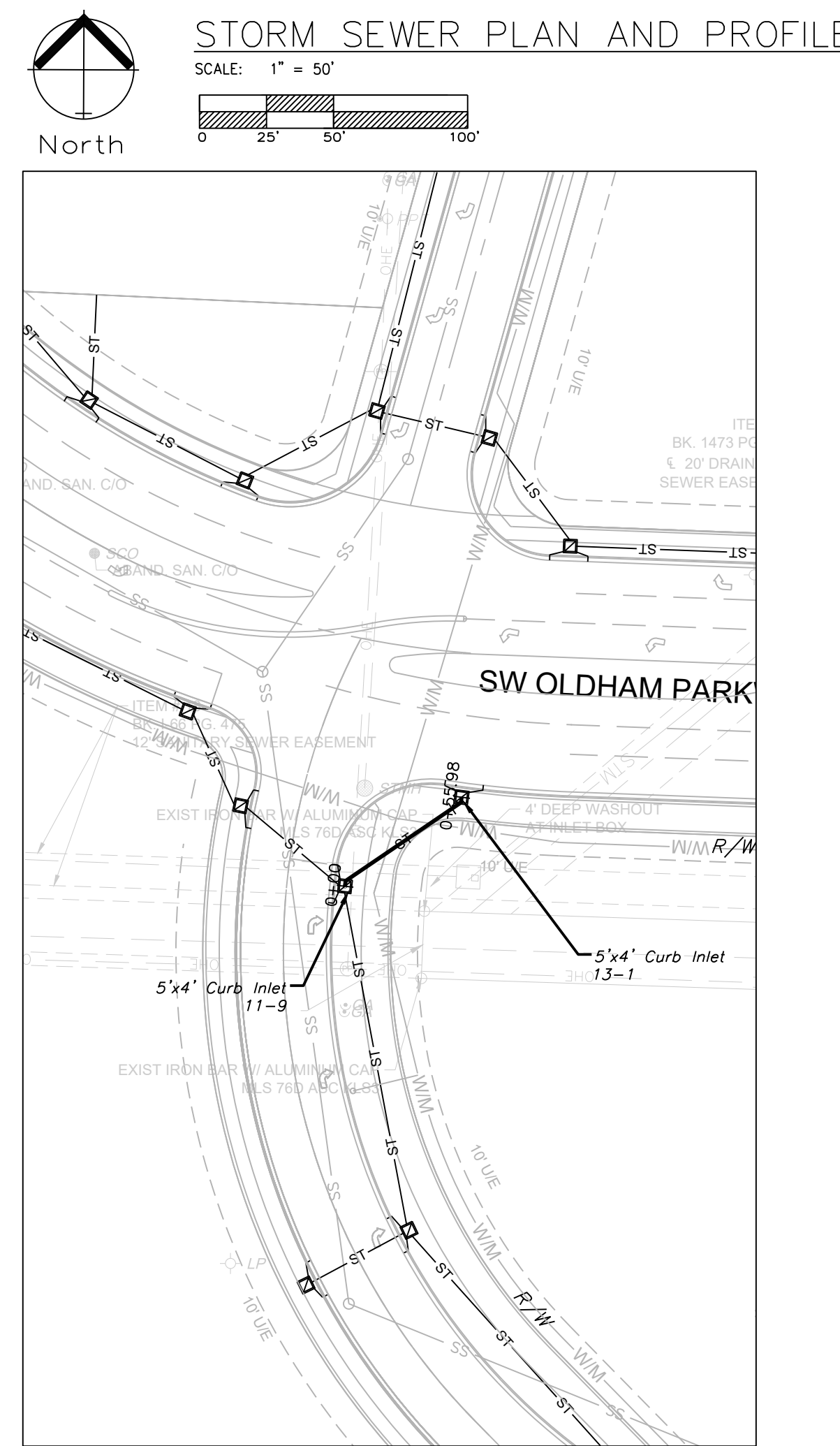
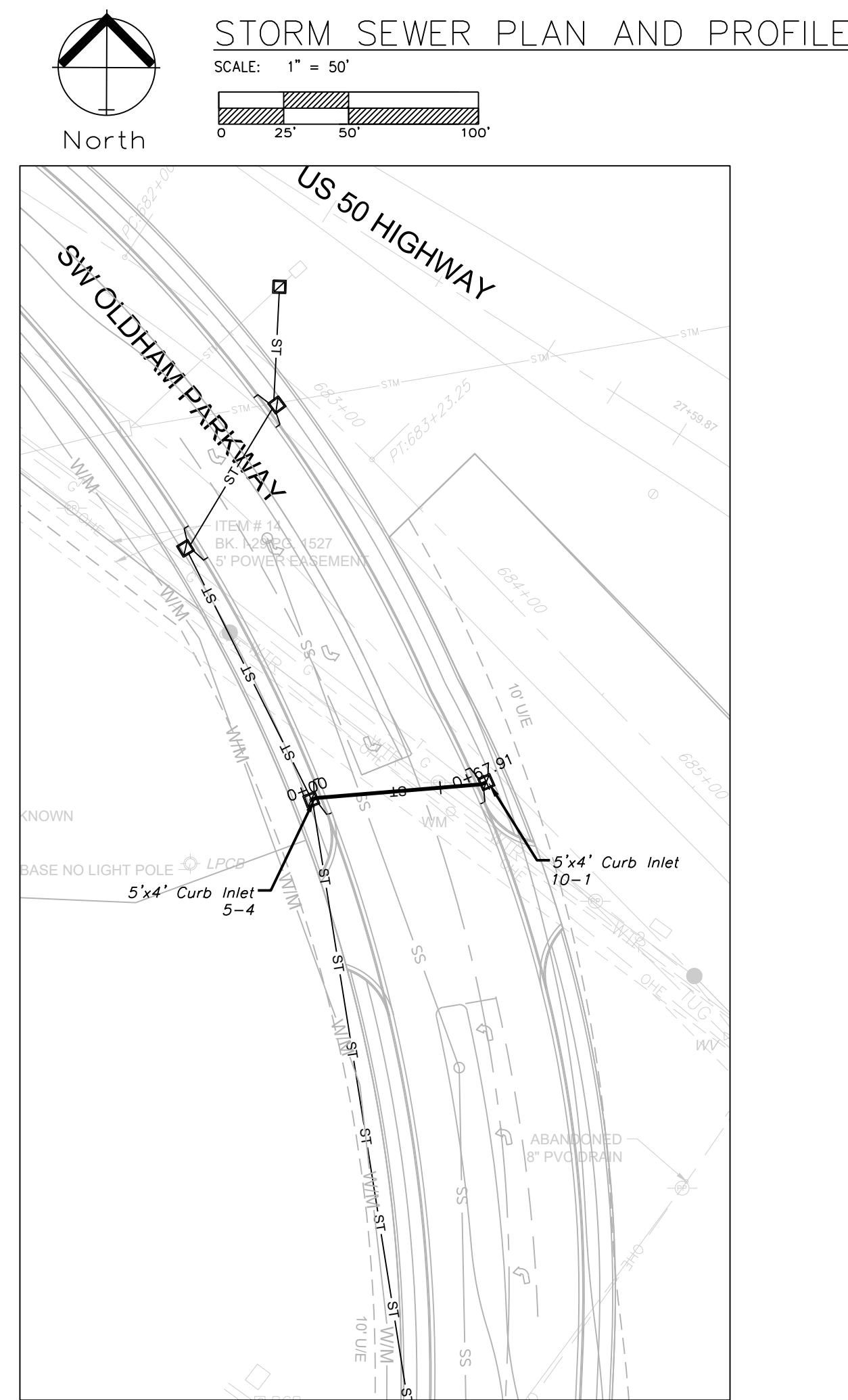
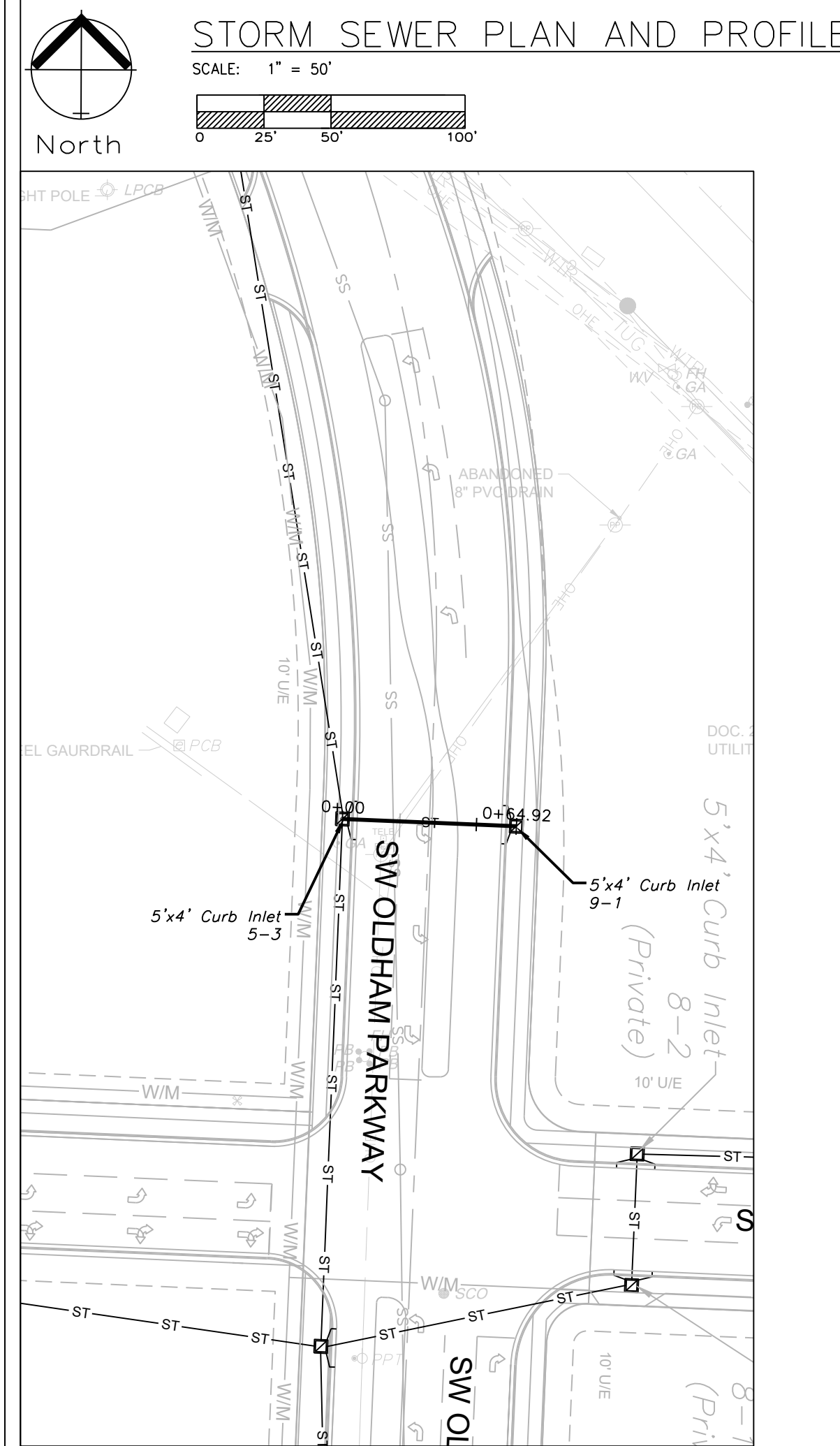
Project
MARKETPLACE
LSMO
Issue Date
November 6, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
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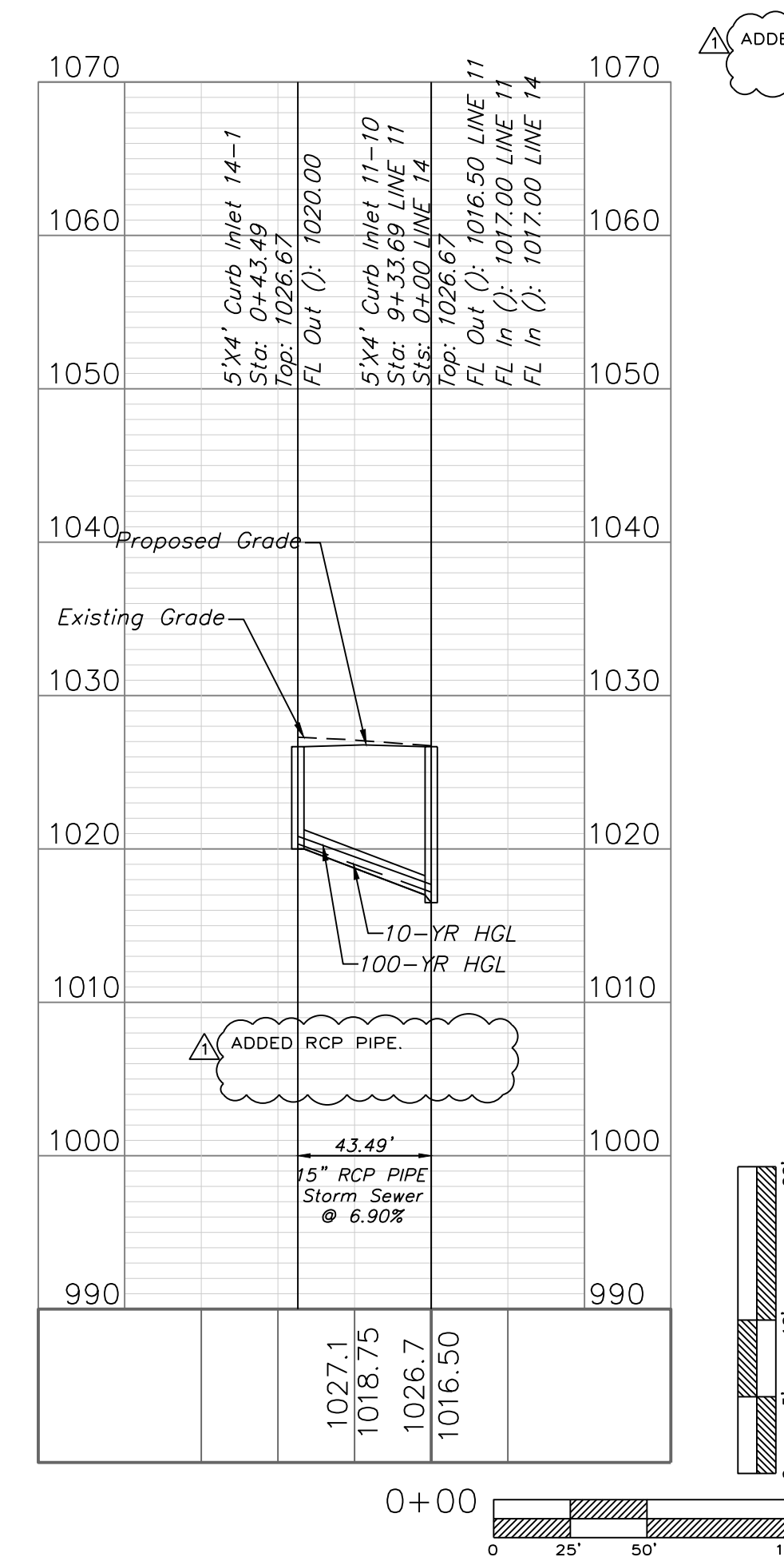
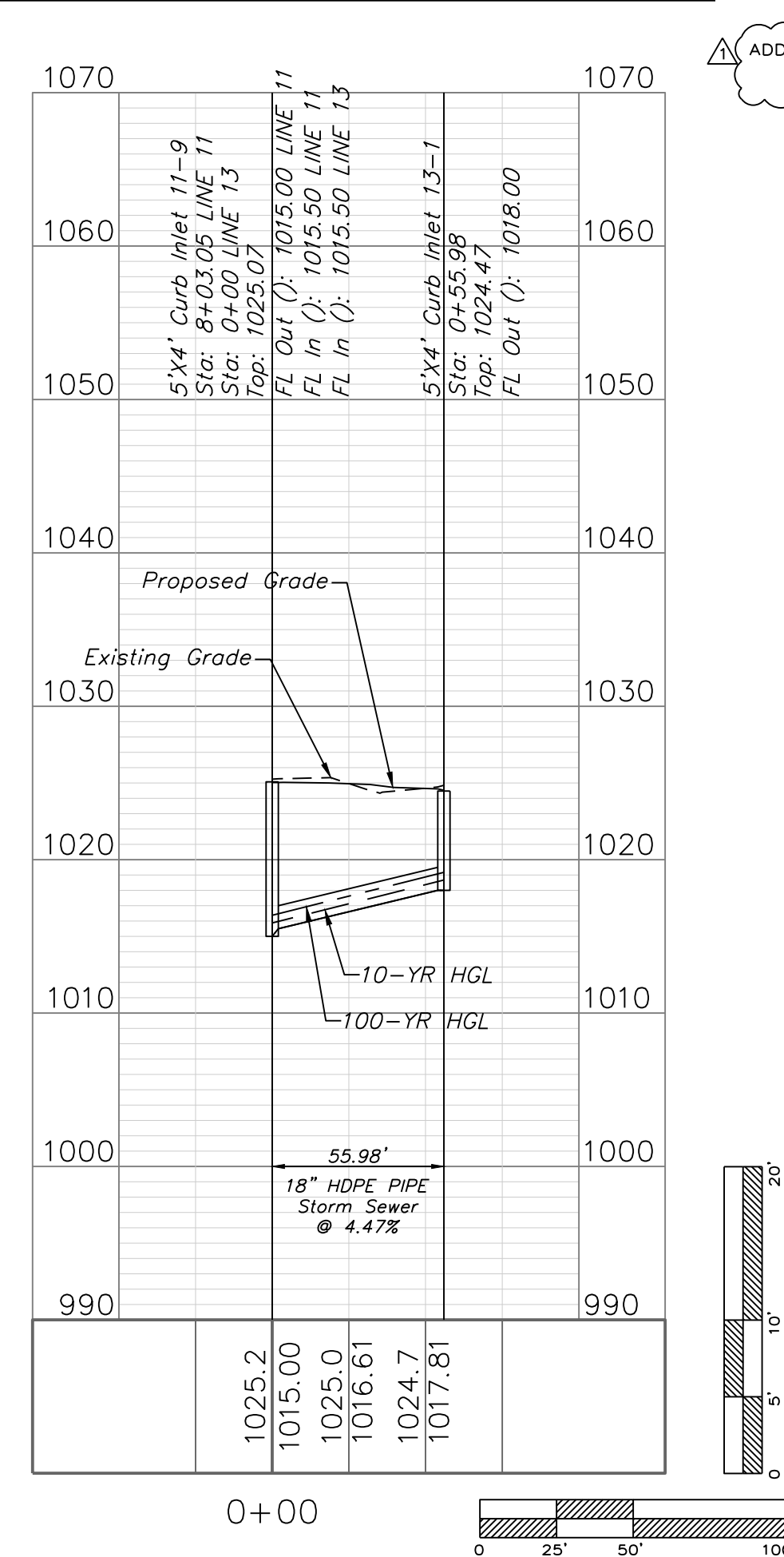
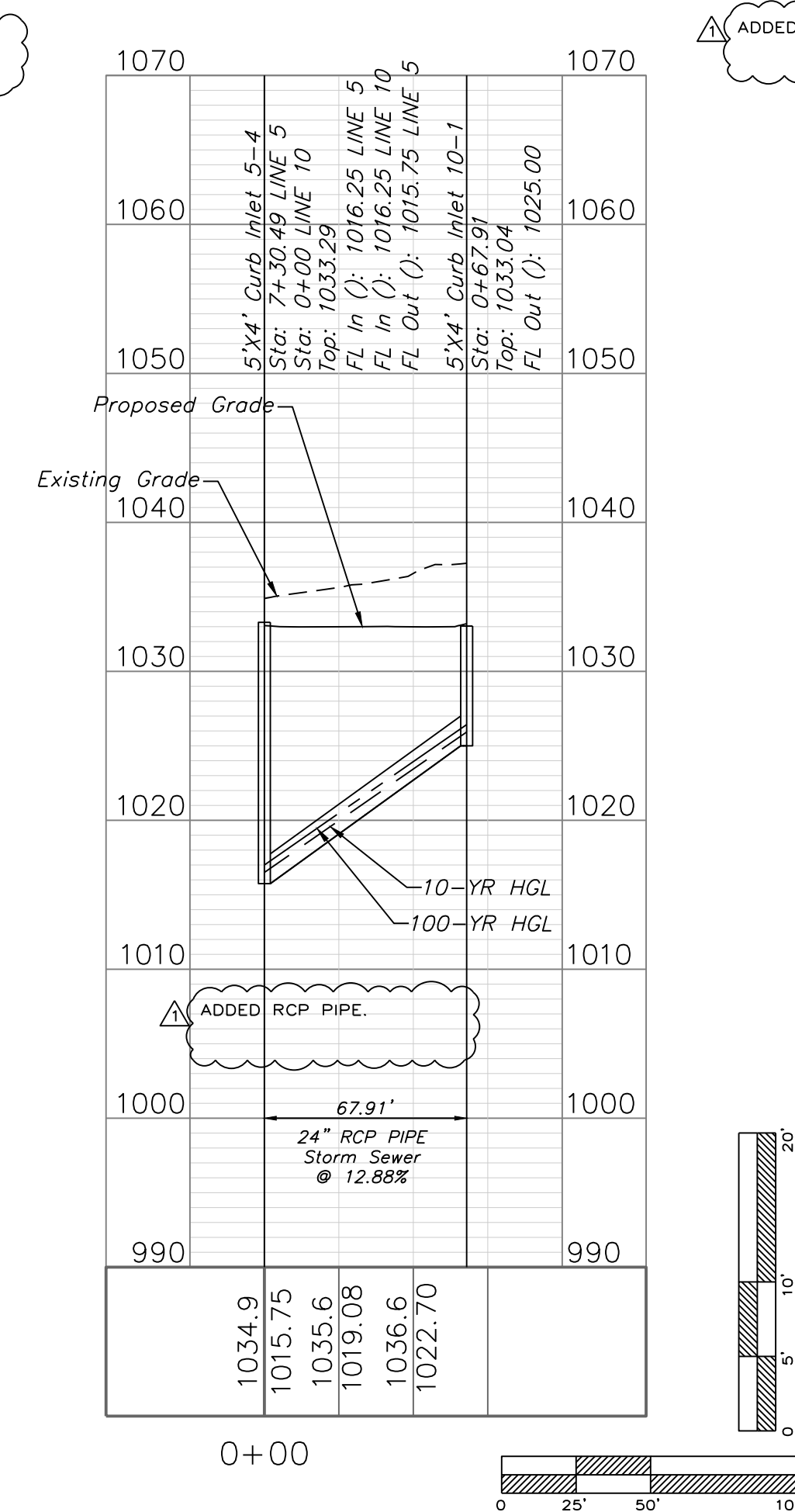
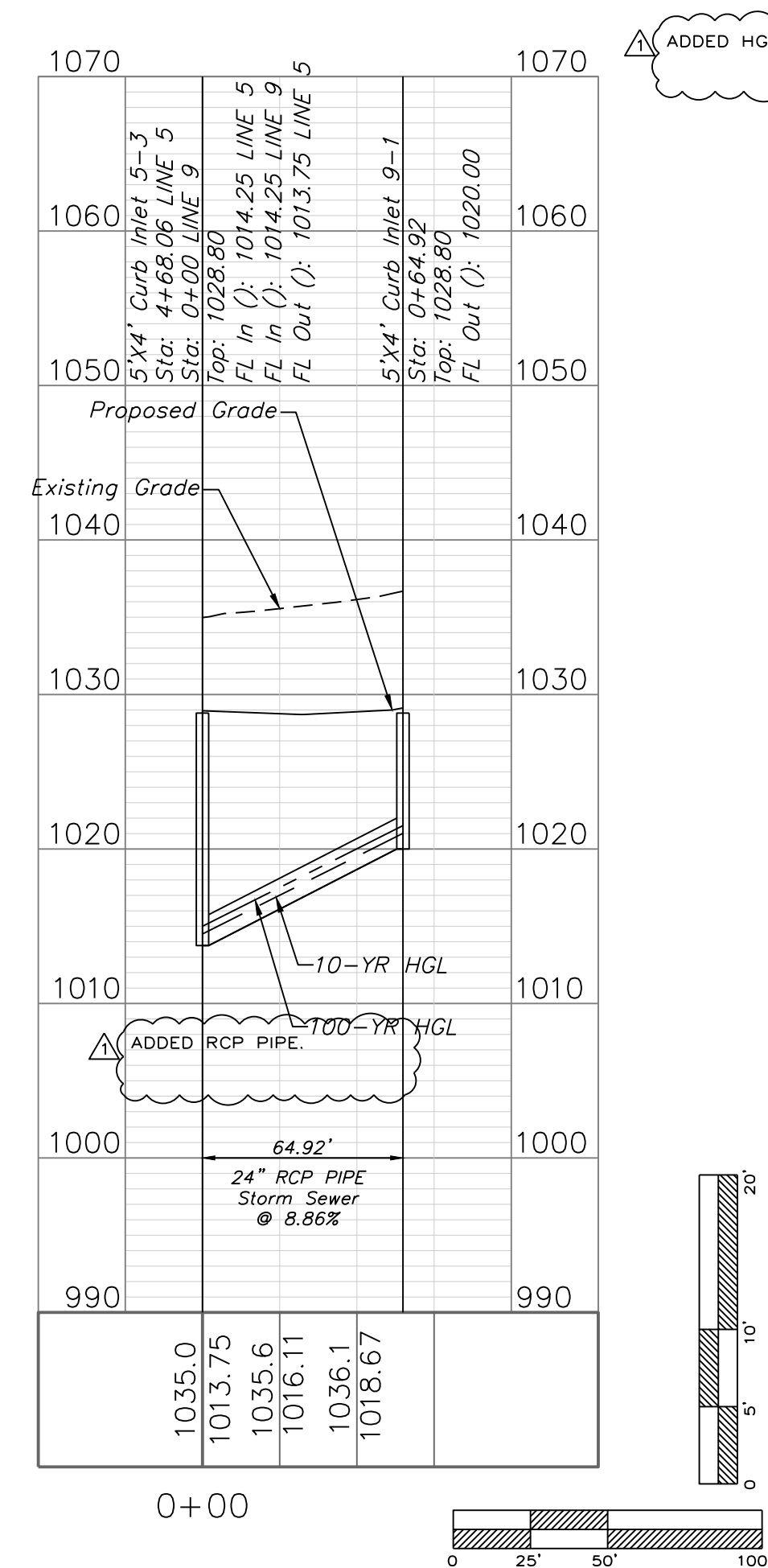


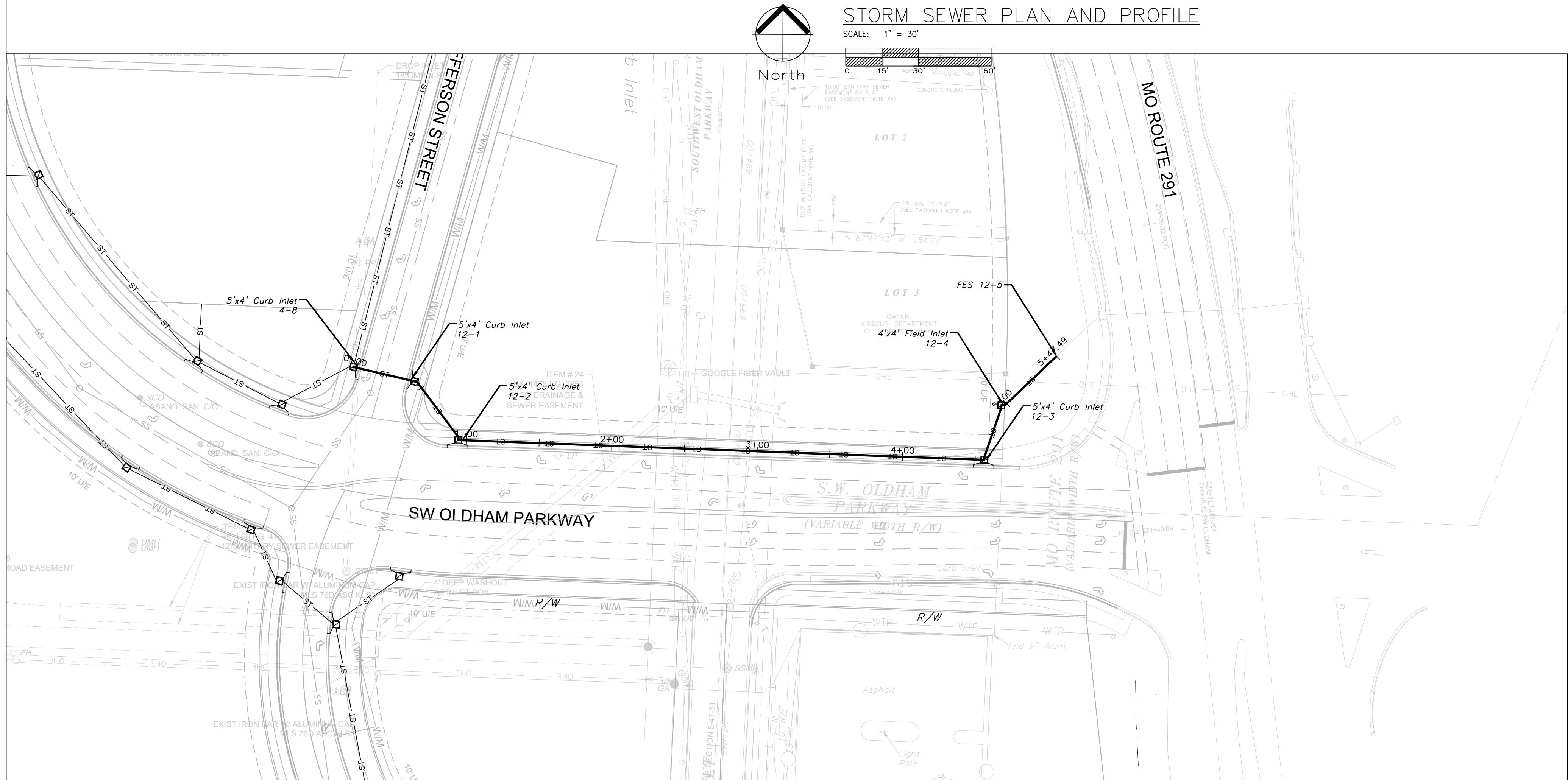
STORM LINE 9

STORM LINE 10

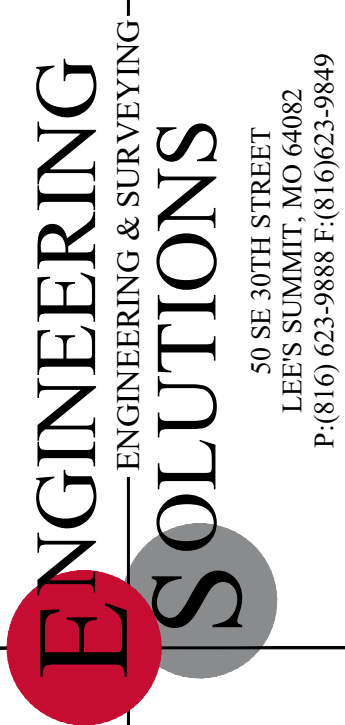
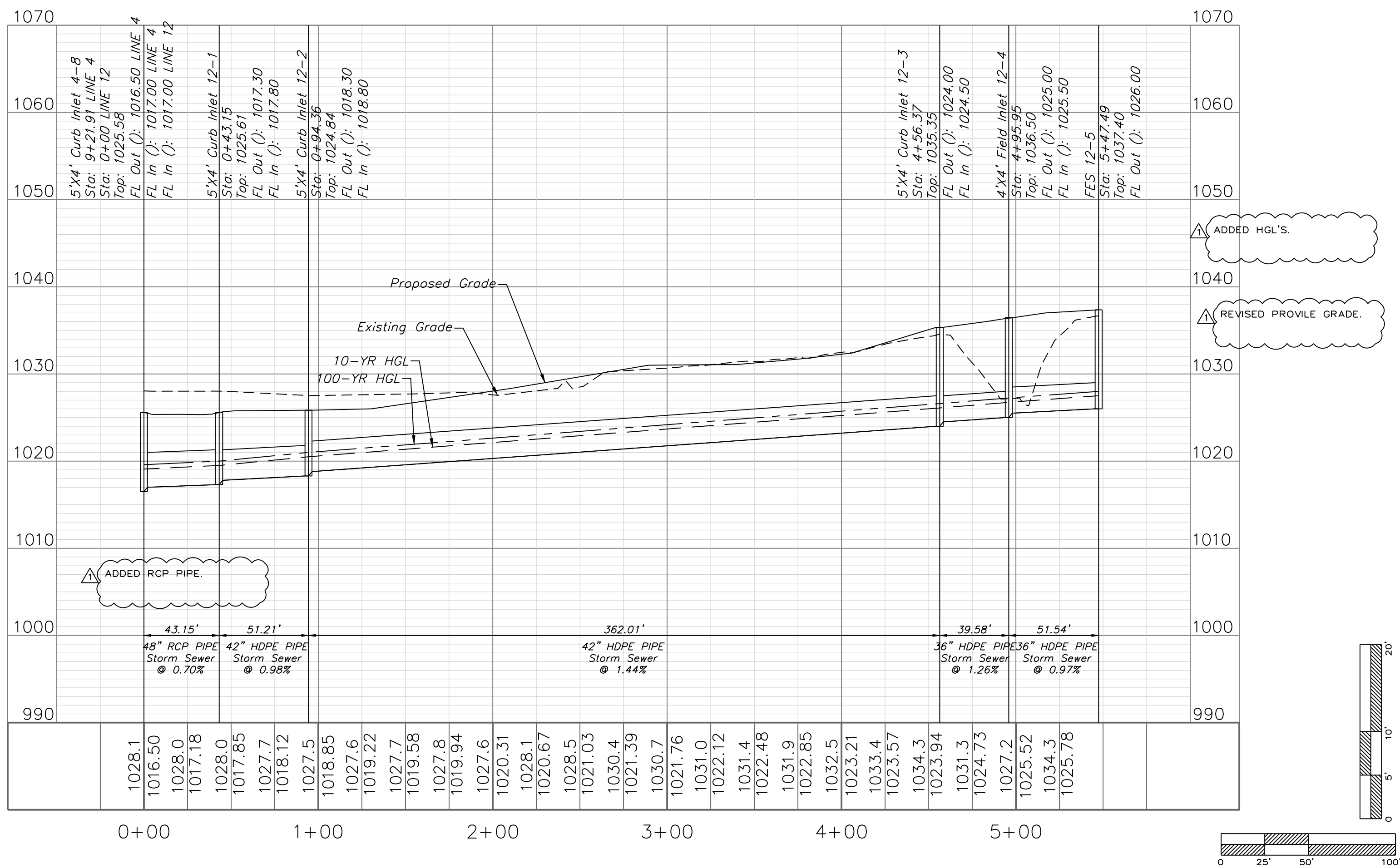
STORM LINE 13

STORM LINE 14





STORM LINE 12



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project: Oldham Village
Marketplace
LSMO
Issue Date:
November 6, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



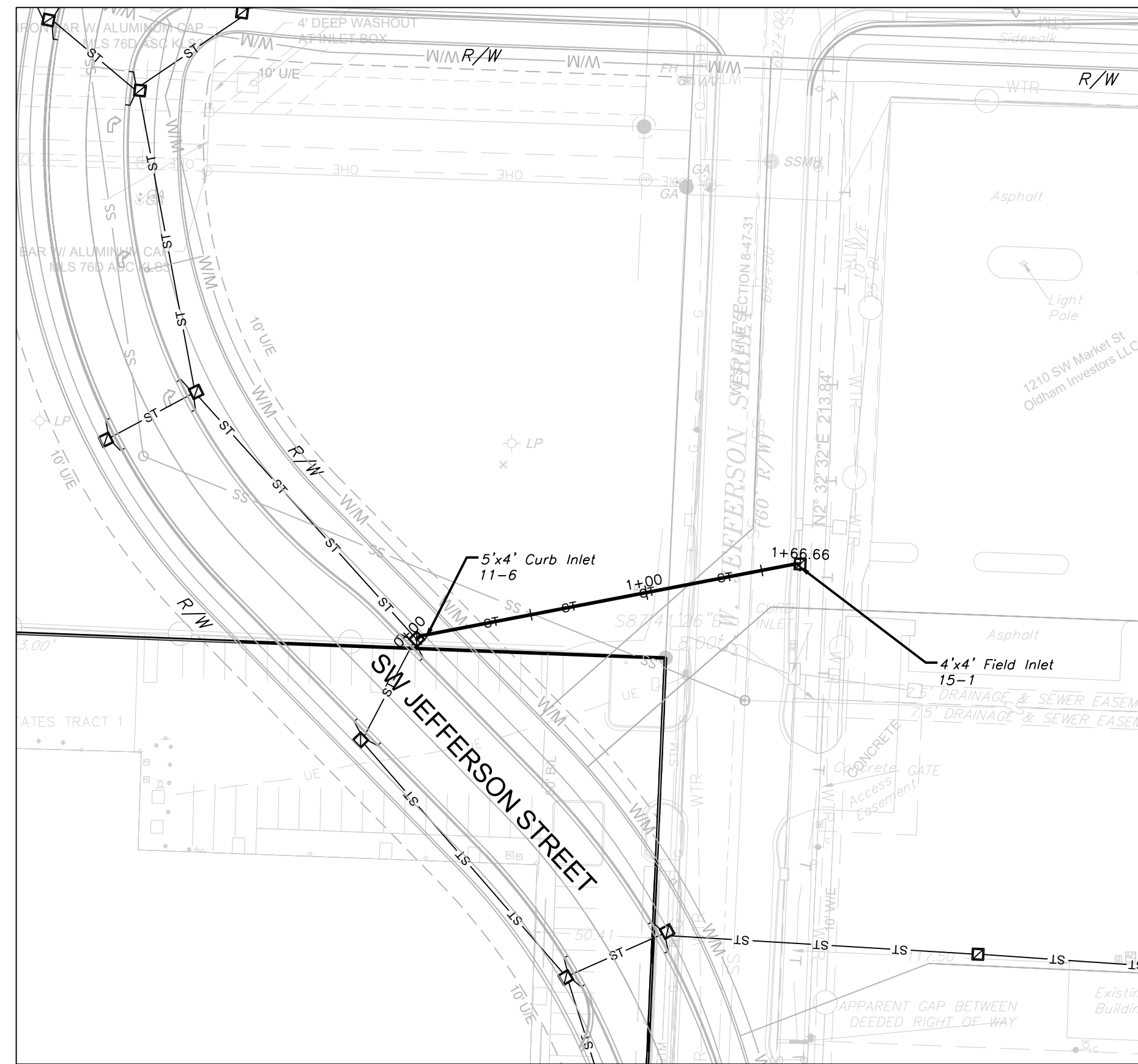
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
REV. 12/10/2024



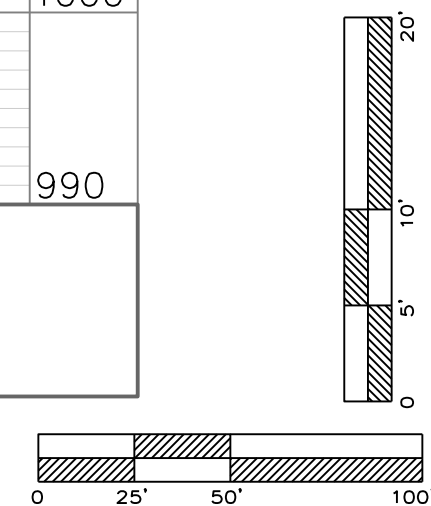
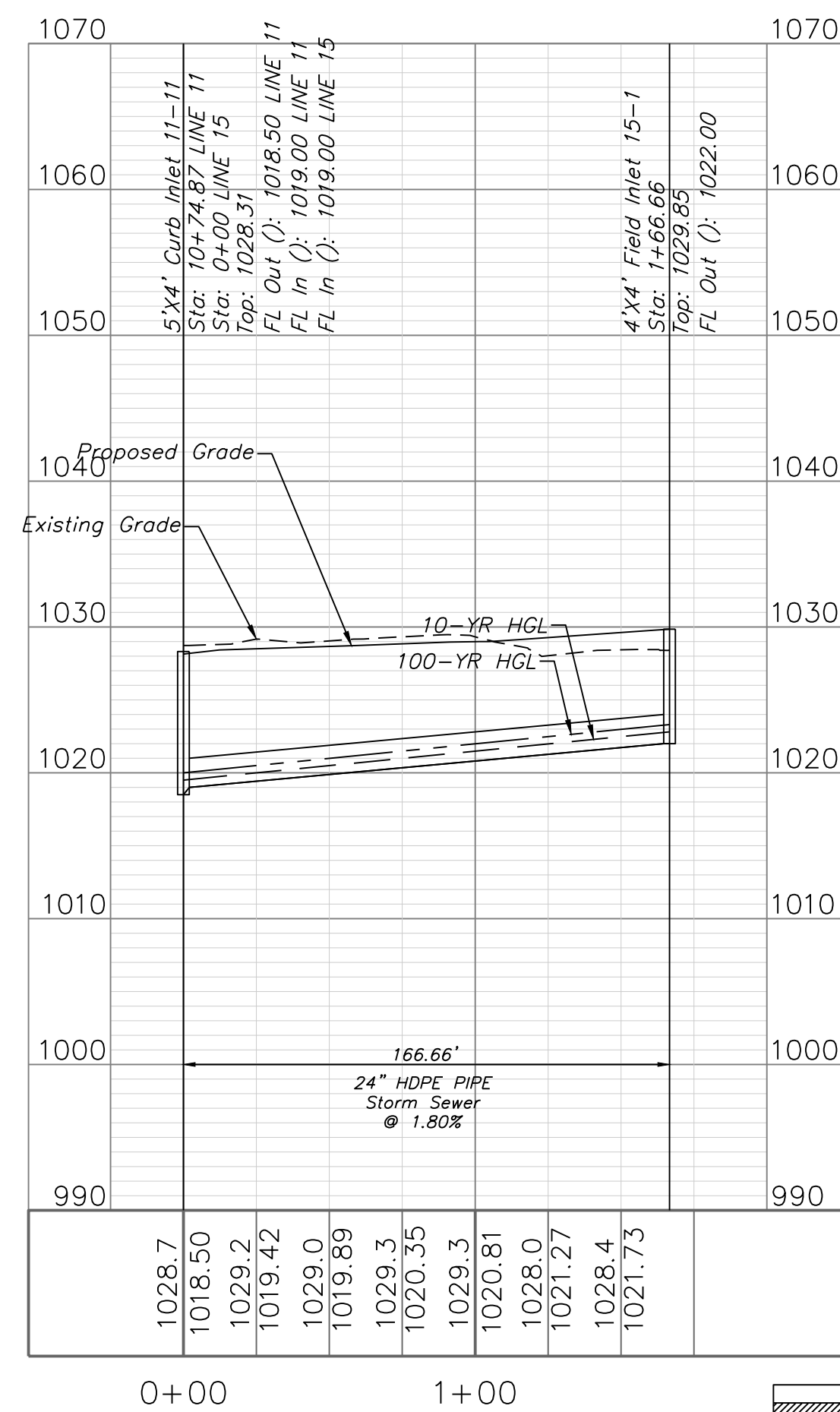
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'



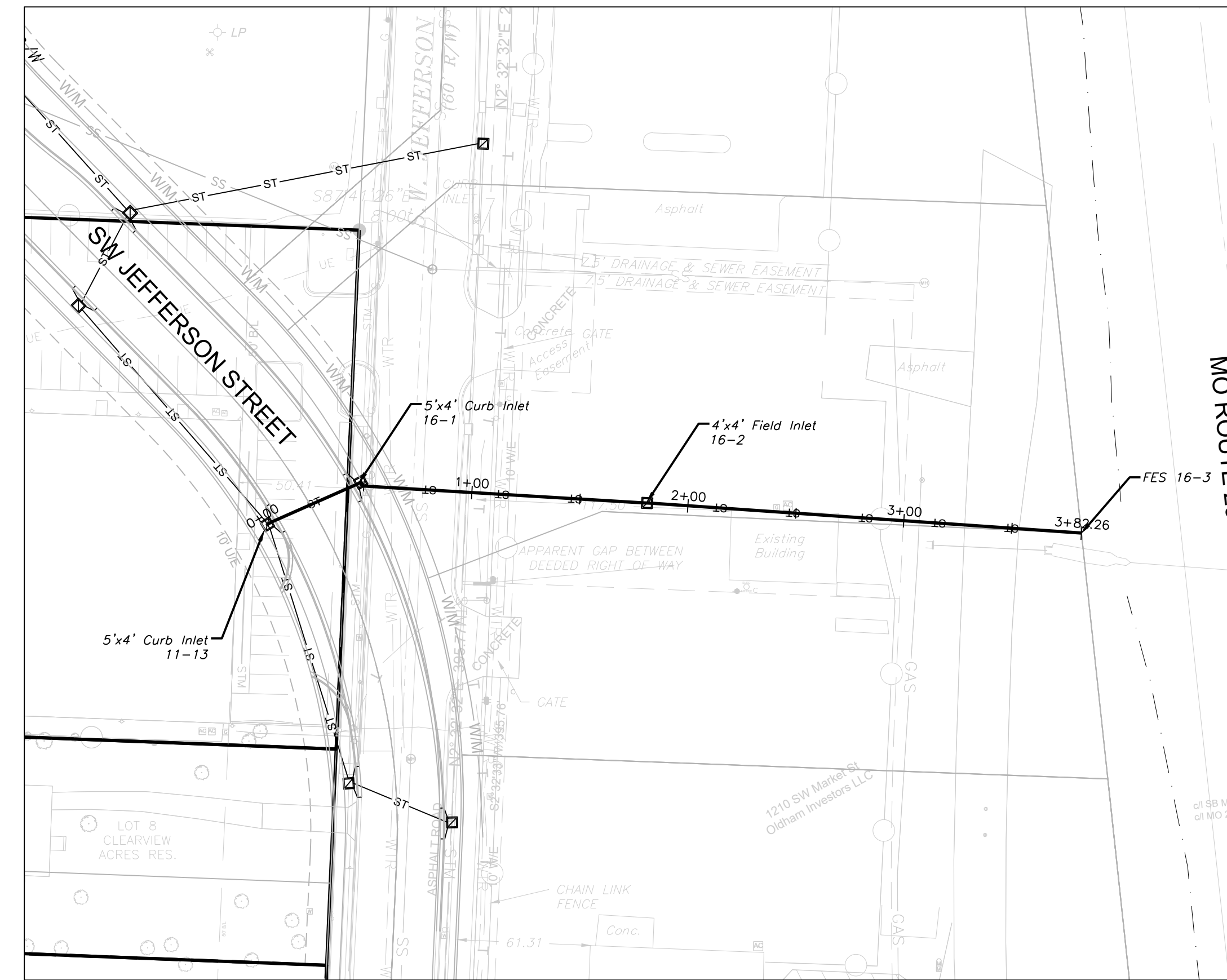
ADDED HGL'S.

STORM LINE 15



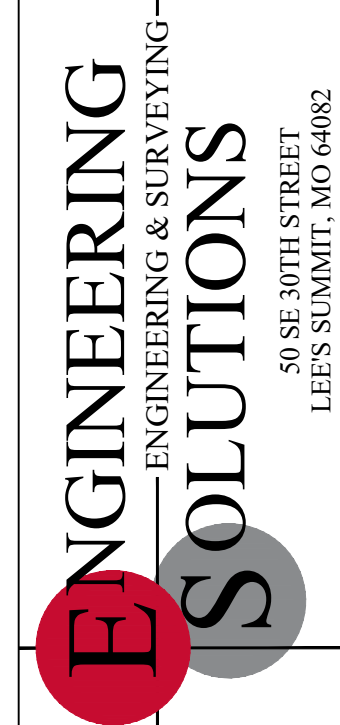
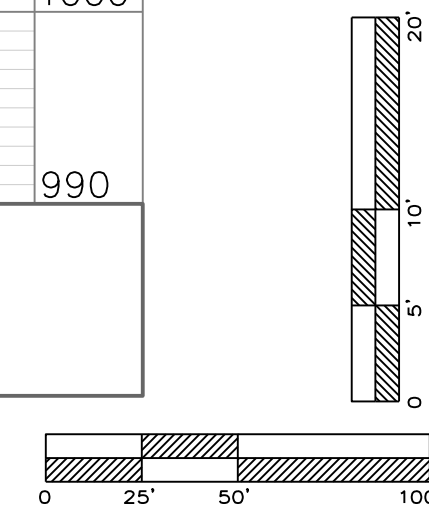
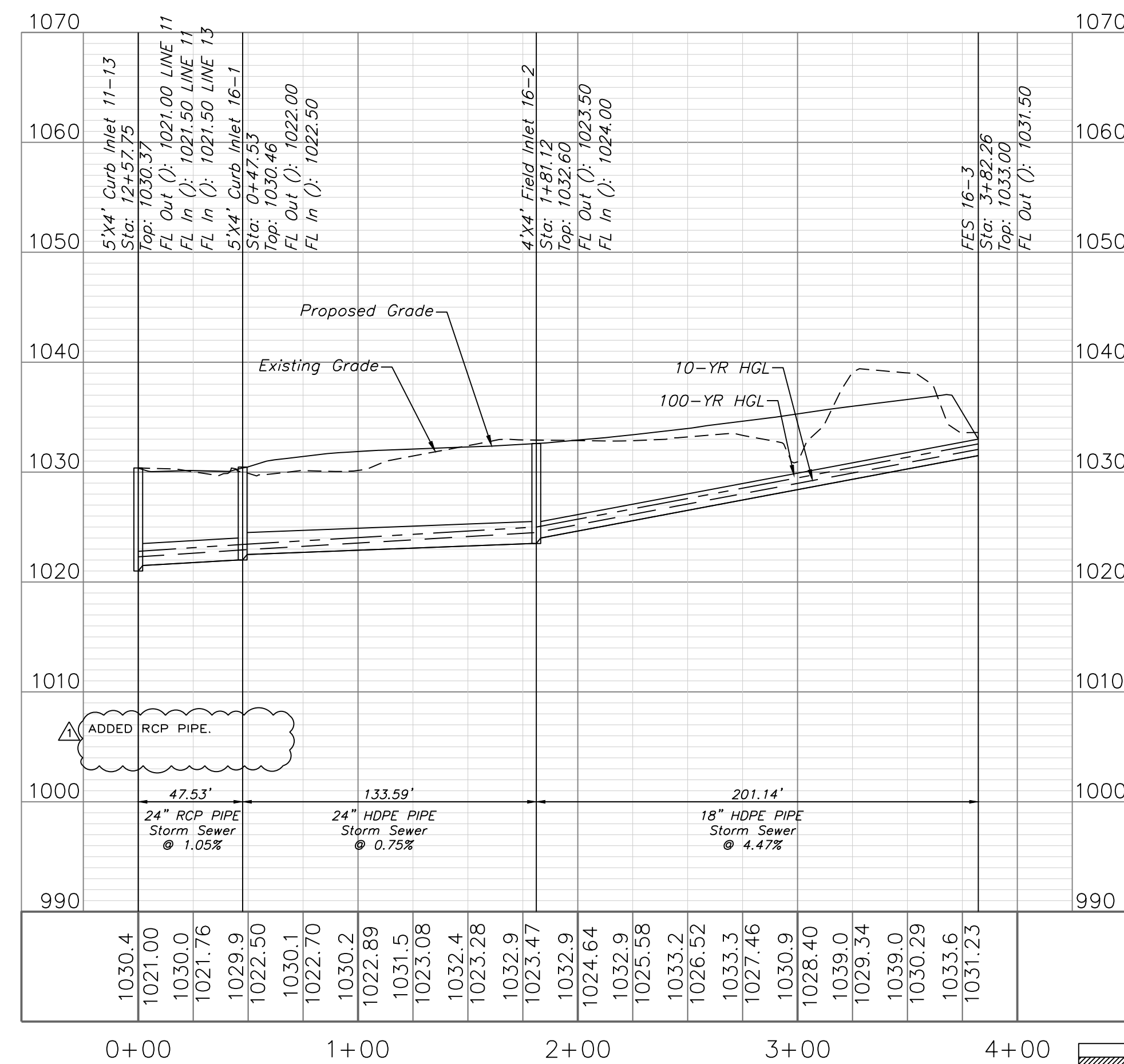
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'



ADDED HGL'S.

STORM LINE 16

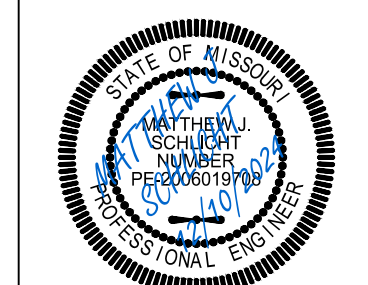


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project: SW MARKETPLACE, LS MO
Issue Date: November 6, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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