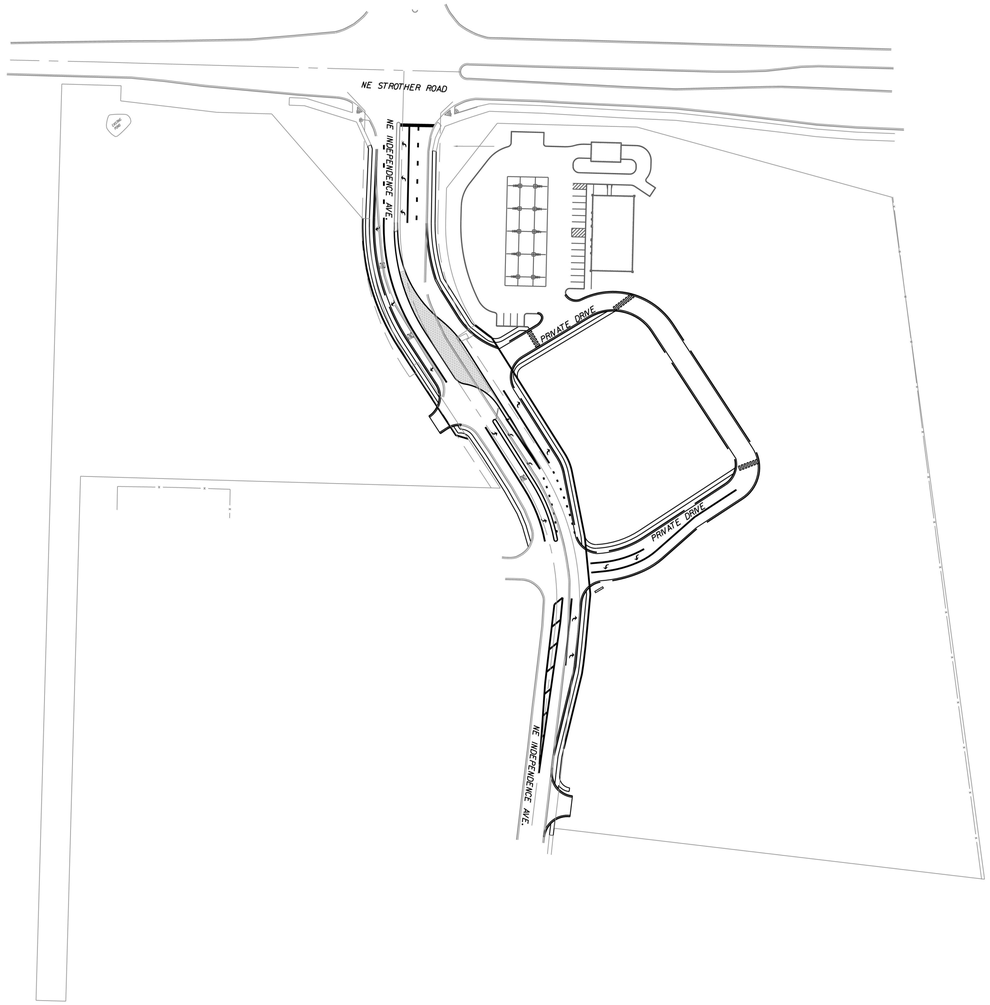
STROTHER CROSSING

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

INDEX



100 0 100
SCALE IN FEET

KEY

TE =TRASH ENCLOSURE
HCR =HANDICAP RAMP
=SANITARY SEWER MANHOLE
=STORM SEWER FLARED END SECTION
=STORM SEWER CATCH BASIN
=STORM SEWER FIELD INLET
=SIGNS, VARYING DESCRIPTIONS
=CABLE TELEVISION PEDESTAL
=FIBER OPTIC SIGN
=FIRE HYDRANT
=WATER VALVE
=TELEPHONE PEDESTAL
=LIGHT POST
=POWER POLE
=BUSHES, VARYING SIZES
=TREES, VARYING SIZES

CENTERLINE STREET

OVERHEAD UTILITIES — OHU —

STORM SEWER LINE — ST —

WATER LINE — W —

SANITARY SEWER LINE — SAN —

GAS LINE — GAS —

FIBER OPTIC — FO —

UNDERGROUND ELECTRIC — E —

UTILITIES

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816–969–1800

KCPL
130 SE Hamblen Road
Lee's Summit, Mo.
816–347–4320

Missouri Gas Energy
3025 SE Clover Road
Lee's Summit, Mo.
816–537–4681

AT&T
215 N. Spring
Independence, Mo.
816–325–5610

Time Warner
6550 Winchester Avenue
Kansas City, Mo.
913–643–1901

Missouri One Call
1–800–344–7483

CERTIFICATION

Drawings are as–built and conform to construction records and post survey information dated May 10, 2016.

R. Kevin Sterrett, PE, PLS

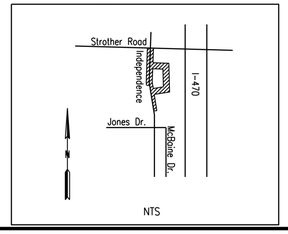
PREPARED FOR:

LBC Development Corp.
302 Campusview Drive, Suite 211
Columbia, MO 65203
(573)–875–5151
CONTACT – Jay Burchfield

PROJECT BENCHMARK

#1 SANITARY MANHOLE
N=1019165.60
E=2828448.55
TOP ELEV. 980.30

VICINITY MAP



AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	
8/25/2015	REVISED PLANS PER CITY COMMENTS DATED 8-19-15	2	RAM	
8/3/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	

7/24/2015 RELEASE FOR BIDDING

THE SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

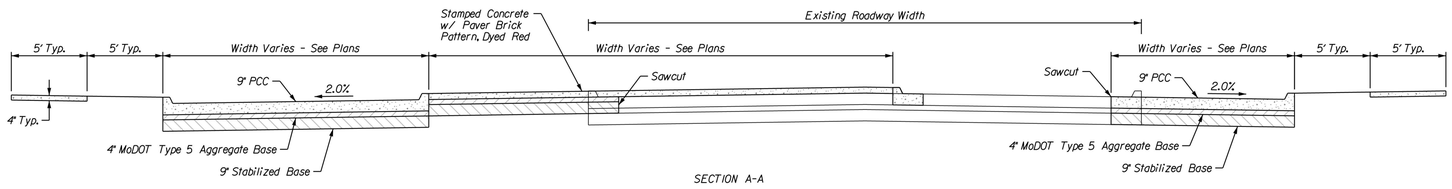
Consult inc engineers planners
CORPORATE LICENSE No. E2010005873

COVER SHEET

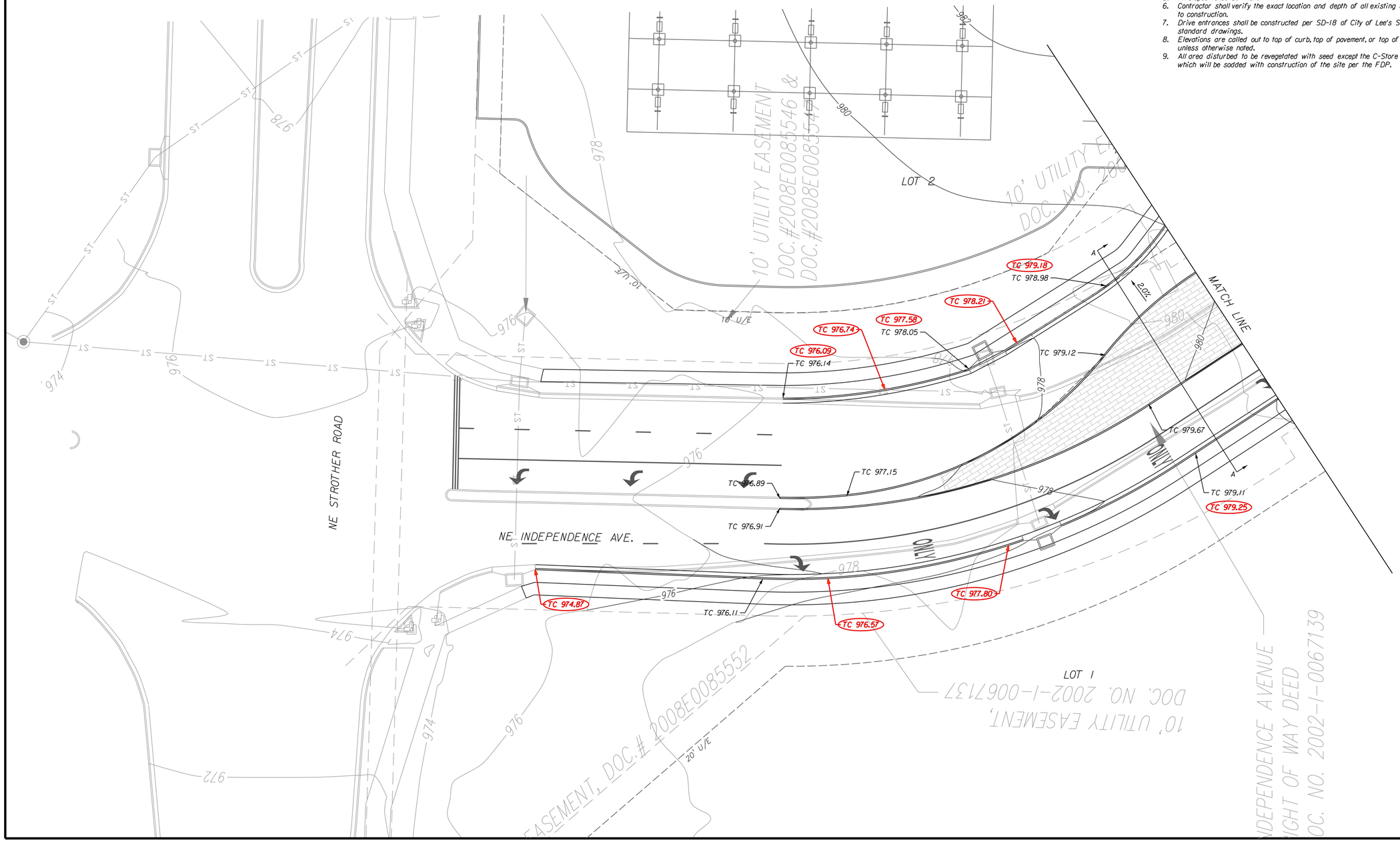
STROTHER CROSSING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

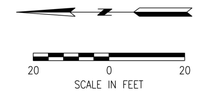
X-REF NO. XXX
DRAWING NO. XXX
DATE May, 2016
JOB NO. 15.008.01

REV.



SECTION A-A





Grading Notes:

1. All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
2. All pavement within NE Independence Ave. right-of-way shall be 9" concrete pavement using KCMMB concrete mix with granite aggregate on 4" MoDOT Type 5 aggregate base on 9" stabilized base. All pavement outside right-of-way (Private Drive) shall be 6" concrete pavement on 4" aggregate base.
3. Subgrade to be compacted to 95% standard proctor density.
4. All curbs to be KCMMB concrete mix with granite aggregate.
5. All slopes to be 3:1 max.
6. Contractor shall verify the exact location and depth of all existing utilities prior to construction.
7. Drive entrances shall be constructed per SD-18 of City of Lee's Summit standard drawings.
8. Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
9. All area disturbed to be revegetated with seed except the C-Store site (Lot 2), which will be sodded with construction of the site per the FDP.

AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	RAM
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 9-19-15	2	RAM	RAM
9/5/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	RAM

7/24/15 - RELEASE FOR BIDDING

THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

GRADING PLAN
SHEET 1 OF 3

STROTHER CROSSING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
xxx

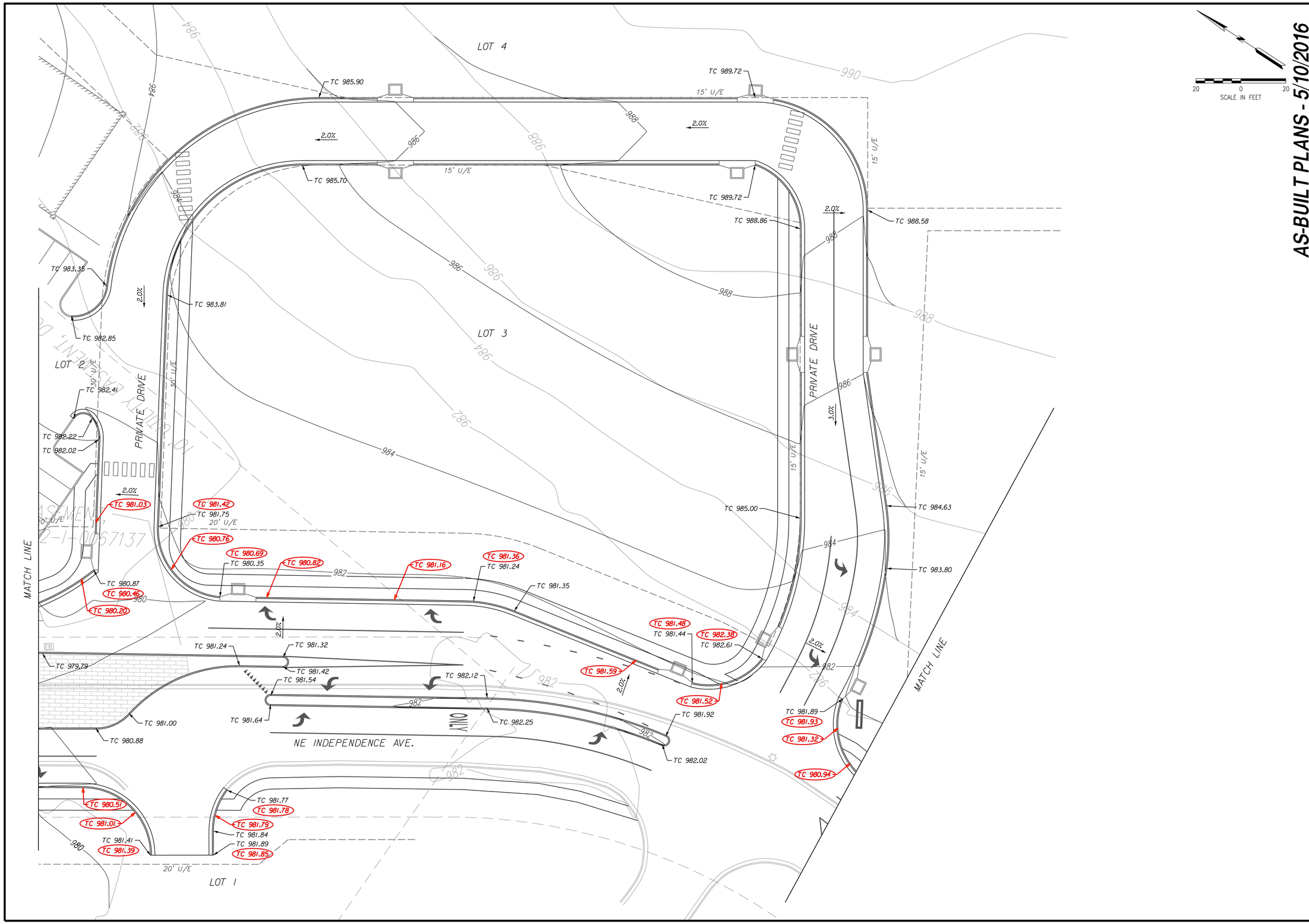
DRAWING NO.
xxx

DATE
May. 2016

JOB NO.
15.008.01

6 SHEET OF 26

REV.



AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 9-19-15	2	RAM	
8/5/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	
7/24/2015	ISSUED FOR REVIEW			

THIS PLAN IS NOT VALID WITHOUT THE SIGNATURE IN BLUE INK. THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

GRADING PLAN
SHEET 2 OF 3

STROTHER CROSSING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
XXX

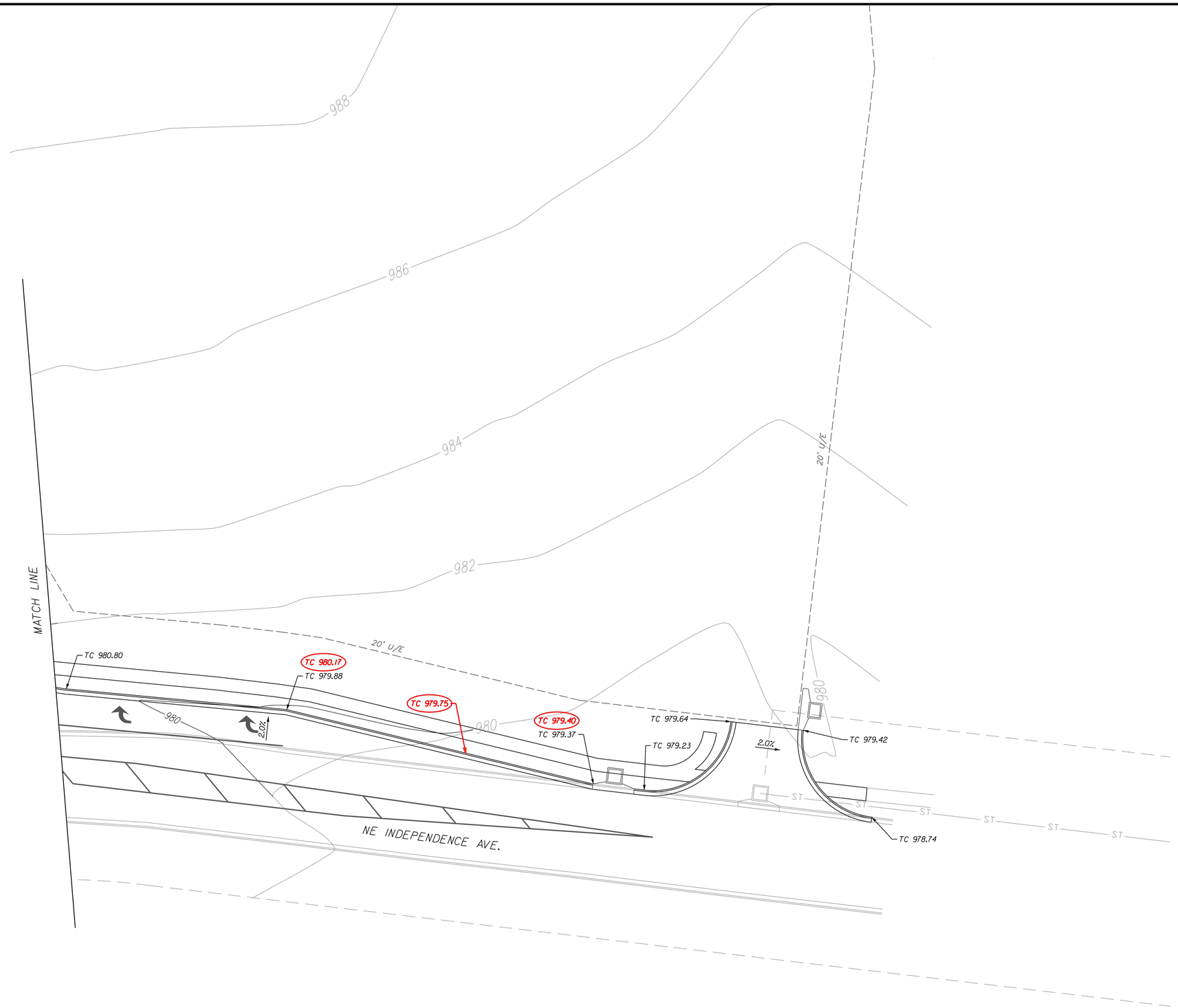
DRAWING NO.
XXX

DATE
May. 2016

JOB NO.
15.008.01

SHEET 7 OF 26

REV.



20 0 20
SCALE IN FEET

AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	RAM
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 9-19-15	2	RAM	RAM
8/5/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	RAM
7/24/15	FIRST SUBMITTAL TO CITY			

THIS IS NOT A VALID SEAL UNLESS THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

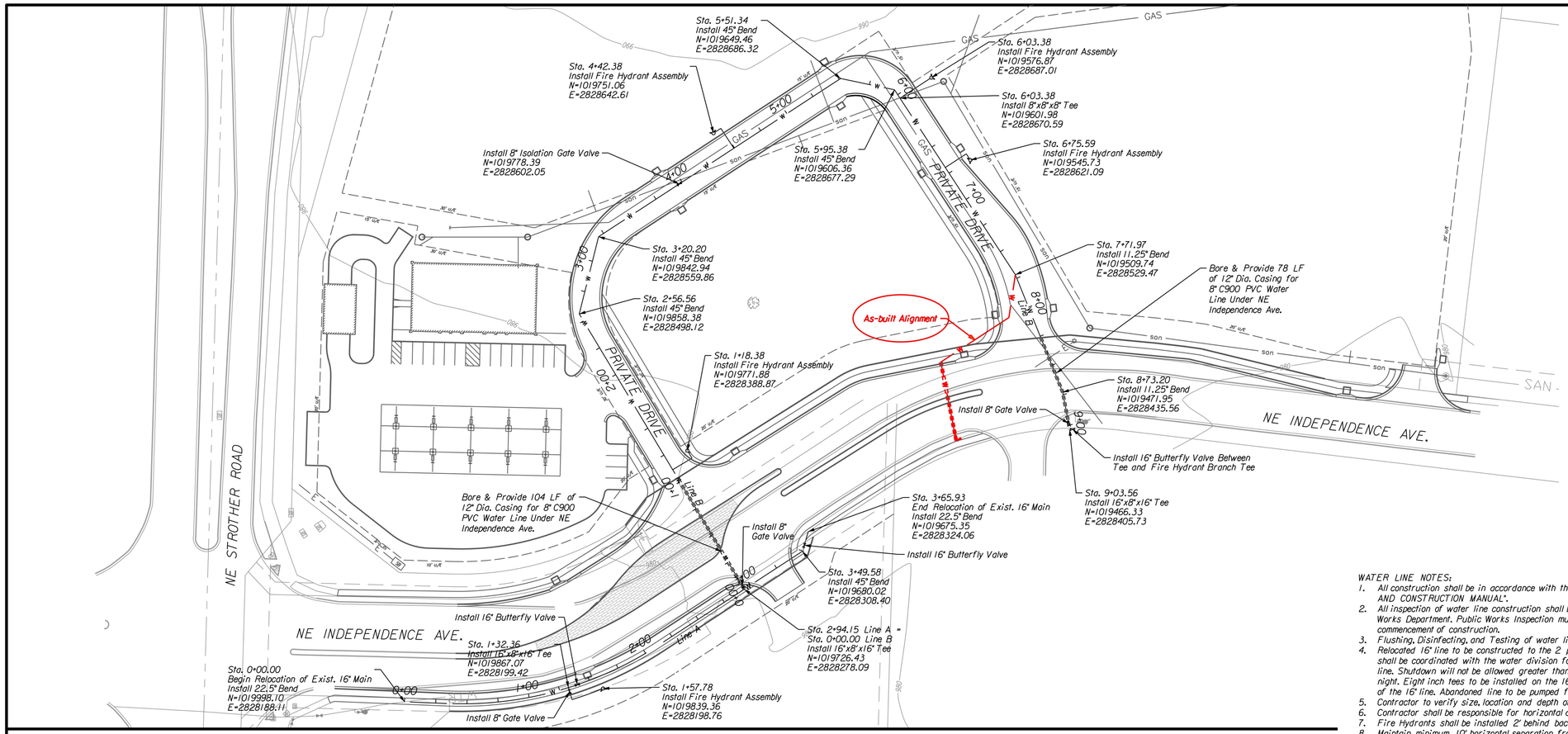
GRADING PLAN
SHEET 3 OF 3

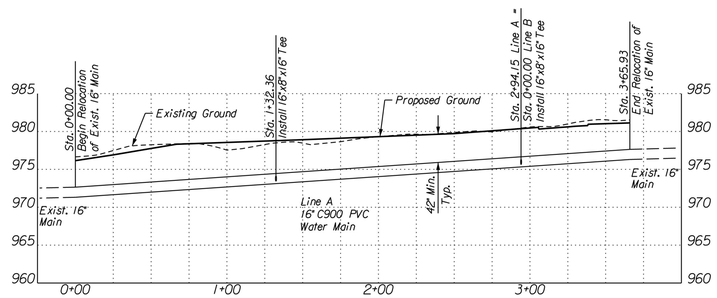
STROTHER CROSSING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

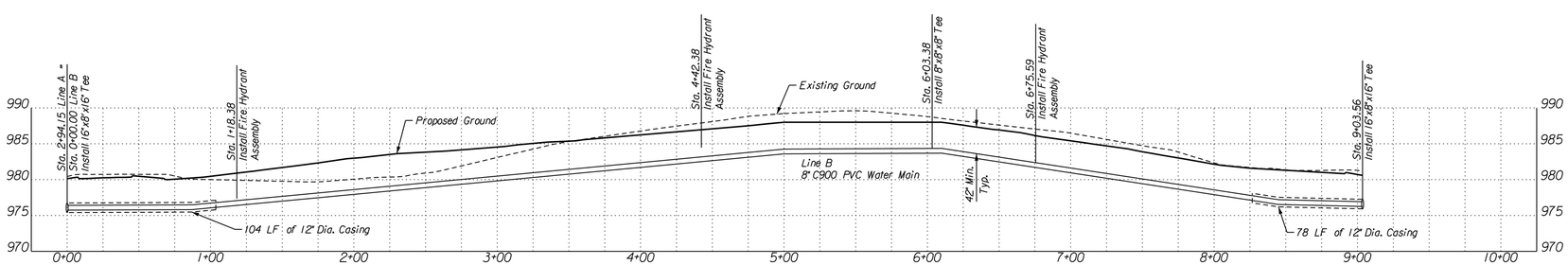
X-REF NO.
XXX
DRAWING NO.
XXX
DATE
May. 2016
JOB NO.
15.008.01

8 SHEET OF 26

REV.







WATER LINE NOTES:

1. All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
2. All inspection of water line construction shall be performed by the City of Lee's Summit Public Works Department. Public Works Inspection must be contacted at 969-7450 prior to commencement of construction.
3. Flushing, Disinfecting, and Testing of water line to be performed per MDNR standards.
4. Relocated 16" line to be constructed to the 2 points of relocation prior to shutdown. Shutdown shall be coordinated with the water division for location of the nearest valves for isolating the line. Shutdown will not be allowed greater than 8 hours. Final connection to be performed at night. Eight inch tees to be installed on the 16" line with valve and cap to facilitate re-energizing of the 16" line. Abandoned line to be pumped full with flowable fill and capped on each end.
5. Contractor to verify size, location and depth of existing water main.
6. Contractor shall be responsible for horizontal and vertical alignment with existing main.
7. Fire Hydrants shall be installed 2' behind back of curb.
8. Maintain minimum 10' horizontal separation from sanitary sewers and sanitary sewer structures and 5' from storm sewers and storm sewer structures.
9. Deflect proposed water lines as necessary to provide minimum horizontal alignment.
10. All Water Mains to be installed at a 42" minimum depth & 84" maximum depth below finish grade. All water line pipe shall be C900 PVC conforming to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
11. Contractor shall contact Lee's Summit Water Utilities Operation at 816-969-7606 at least 48 hours prior to any water main tap.
12. Install thrust blocks at all bends and tees.
13. Fire Hydrant Assembly includes 8"x8"x6" tee, 90° bend, 6" gate valve, 6" DIP and hydrant.
14. Water line to be bored under NE Independence Ave. pavement.

AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	RAM
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 9-19-15	2	RAM	RAM
9/30/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	RAM

7/30/2015 RELEASE THE SEAL UNTIL THE SIGNATURE IN BLUE INC. THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

WATER DISTRIBUTION PLAN

STROTHER CROSSING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

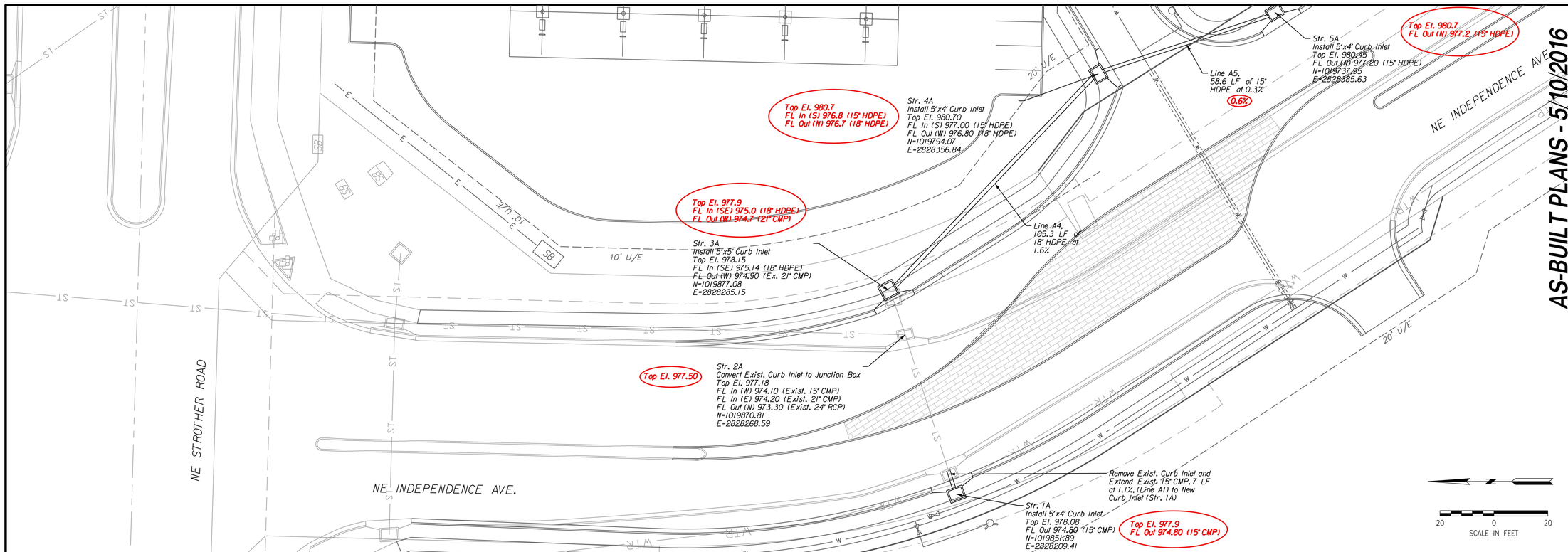
X-REF NO. XXX

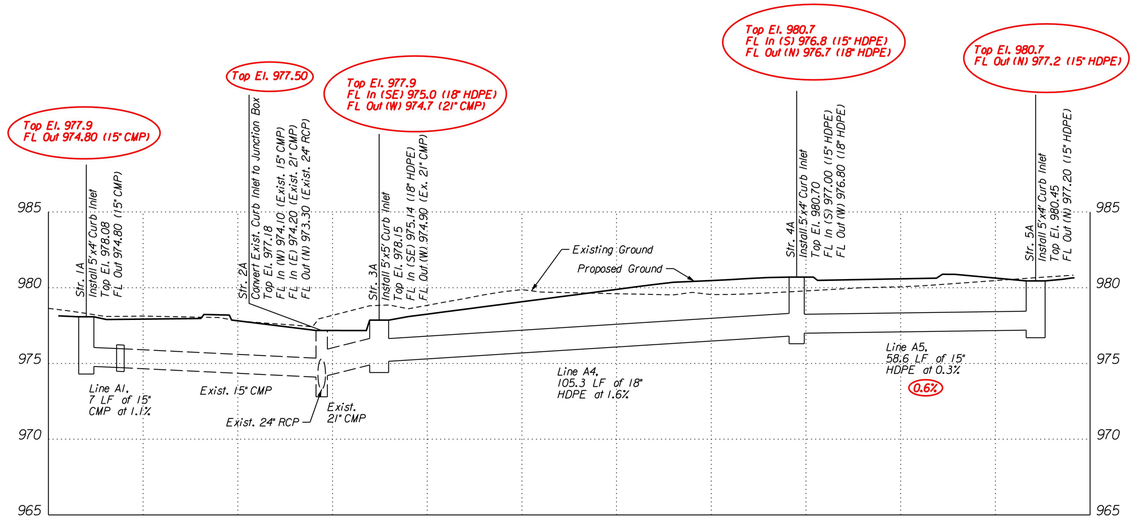
DRAWING NO. XXX

DATE May. 2016

JOB NO. 15.008.01

REV.





Storm Sewer Notes:

1. All storm sewer construction shall be in accordance with the latest edition of the City of Lee's Summit "Design and Construction Manual".
2. All inspections of storm sewer construction shall be performed by the City of Lee's Summit Public Works Inspection Department.
3. All pipe lengths, slopes and stationing are from center of structure to center of structure.
4. Seeding, sodding and rip rap shall conform to City of Lee's Summit, Standards and Specifications.
5. Contractor shall verify exact location and depth of all utilities prior to construction.
6. Curb inlet location point is the centerline of the center of the inlet.
7. HDPE shall be smooth interior, corrugated exterior high density polyethylene storm sewer piping with a minimum Manning's "n" value of 0.013. Alternate shall be any other storm sewer piping with a minimum Manning's "n" value of 0.013 as approved by the City, unless "No Alternate" is specified.
8. CMP shall be corrugated metal pipe, coupling bands, fittings and end sections fabricated from corrugated metal sheets and galvanized in accordance with AASHTO designation M36. Pipe gauge shall be as specified. Pipe joints shall be banded and gasketed as specified in "AISI Handbook of Steel Drainage and Highway Construction Products".
9. Areas with less than two (2) feet of depth from existing grade to proposed top of pipe shall be filled to an elevation of two (2) feet above the proposed top of pipe, compacted to 95% density, then trenched for pipe installation.
10. All storm sewer outside NE Independence Ave. right-of-way is private.

The elevation shown as "⬭" represent the elevations for this storm sewer on this project as determined this date. Grades shown as "⬭" were calculated from said elevations. Horizontal alignment is in substantial conformity with this drawing unless noted. Pipe gage used, depth of cover and clearances provided by contractor and City.

AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	RAM
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 9-19-15	2	RAM	RAM
9/5/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	RAM

7/24/2015 R. KEVIN STERRETT, THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

PUBLIC STORM WATER COLLECTION SYSTEM
SHEET 1 OF 3

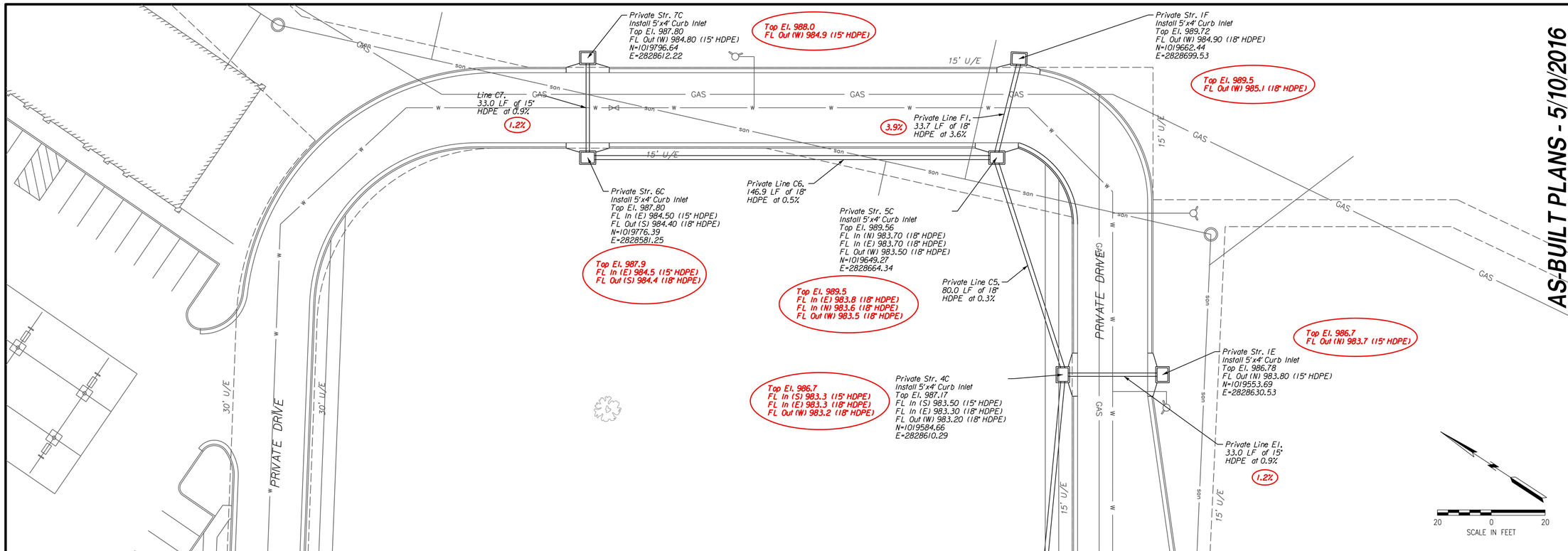
STROTHER CROSSING

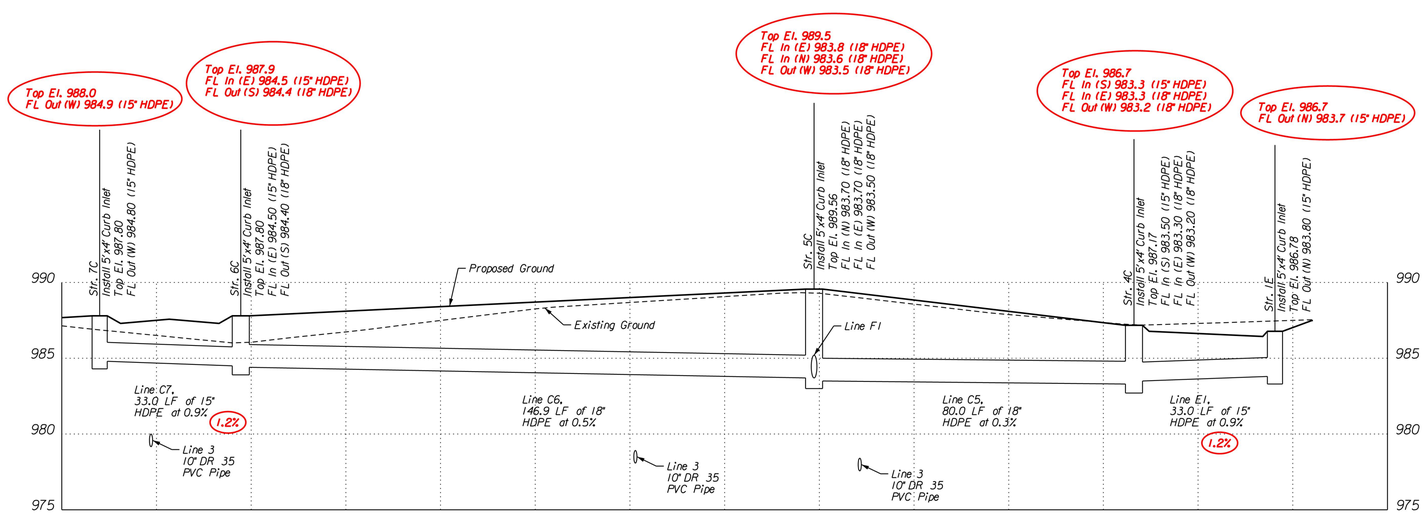
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

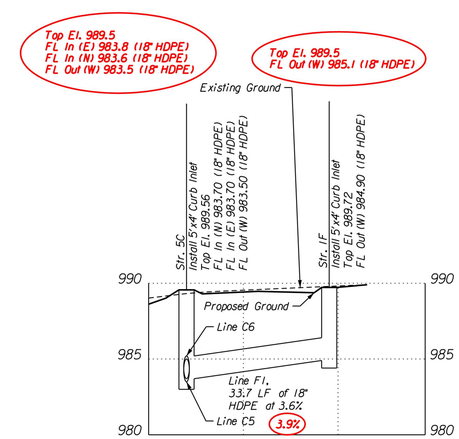
X-REF NO. XXX
DRAWING NO. XXX
DATE May, 2016
JOB NO. 15.008.01

SHEET 11 OF 26

REV.







The elevation shown as "⬭" represent the elevations for this storm sewer on this project as determined this date. Grades shown as "⬭" were calculated from said elevations. Horizontal alignment is in substantial conformity with this drawing unless noted. Pipe gage used, depth of cover and clearances provided by contractor and City.

AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 9-19-15	2	RAM	
9/3/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	

7/24/15 THIS PLAN IS NOT VALID UNTIL THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

CORPORATE LICENSE No. E2010005873

PRIVATE STORM WATER COLLECTION SYSTEM
SHEET 2 OF 3

STROTHER CROSSING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

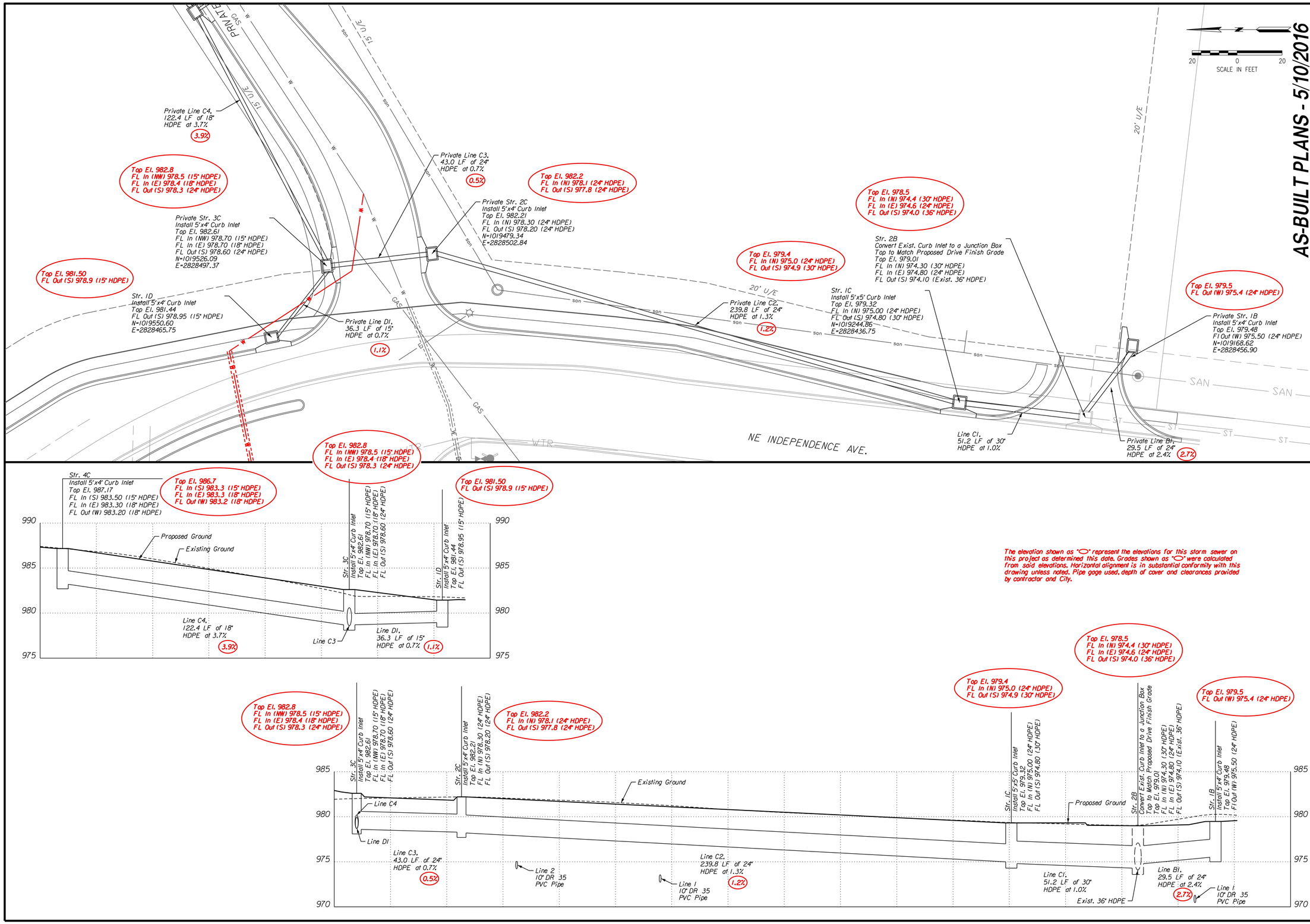
X-REF NO. xxx

DRAWING NO. xxx

DATE May, 2016

JOB NO. 15.008.01

REV.



DATE	REVISION	NO.	BY	CK/APP
9/8/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 9-19-15	2	RAM	
8/5/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	
7/24/2015	ORIGINAL ISSUE		RAM	

7/24/2015 THIS PLAN IS NOT VALID WITHOUT THE SIGNATURE IN BLUE INK. THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult inc engineers planners

CORPORATE LICENSE No. E2010005873

PUBLIC AND PRIVATE STORM WATER COLLECTION SYSTEM
SHEET 3 OF 3

STROTHER CROSSING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

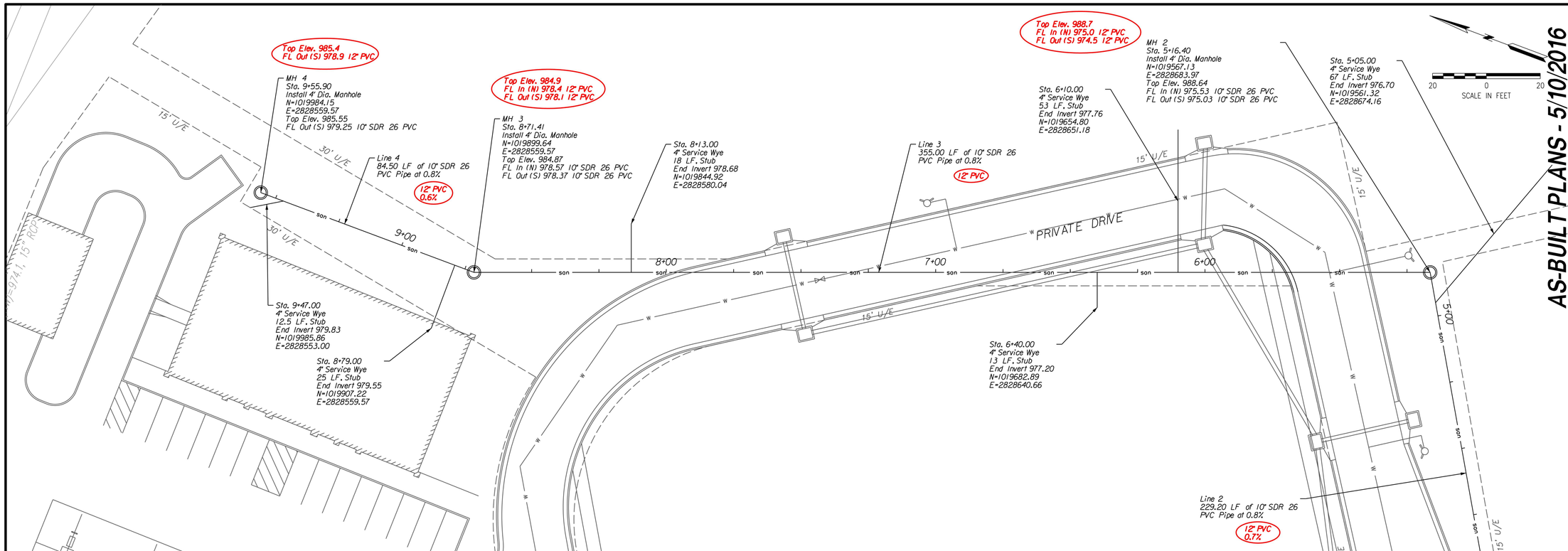
X-REF NO. XXX

DRAWING NO. XXX

DATE May, 2016

JOB NO. 15.008.01

REV.



AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
10/22/2015	REVISED ALL PIPE SLOPES TO 0.8%	4	RKS	RKS
9/18/2015	REVISED PLANS PER CITY COMMENTS VIA EMAIL DATED 9-1-15	3	RAM	RAM
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 8-19-15	2	RAM	RAM
8/5/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	RAM
7/24/2015	RELEASE FOR CONSTRUCTION			

ONLY THE ORIGINAL WITH THE SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

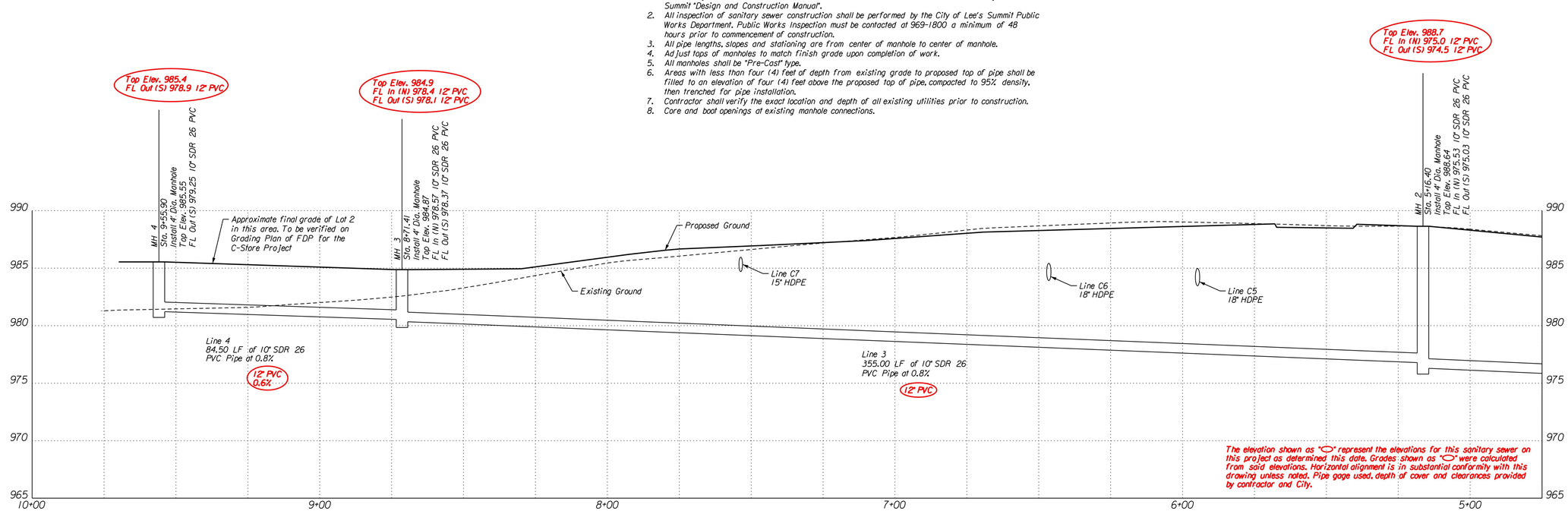
R. KEVIN STERRETT, MO E-26440

Consult inc engineers planners

CORPORATE LICENSE No. E2010005873

Sanitary Sewer Notes:

1. All sanitary sewer construction shall be in accordance with the latest edition of the City of Lee's Summit "Design and Construction Manual".
2. All inspection of sanitary sewer construction shall be performed by the City of Lee's Summit Public Works Department. Public Works Inspection must be contacted at 969-1800 a minimum of 48 hours prior to commencement of construction.
3. All pipe lengths, slopes and stationing are from center of manhole to center of manhole.
4. Adjust tops of manholes to match finish grade upon completion of work.
5. All manholes shall be "Pre-Cast" type.
6. Areas with less than four (4) feet of depth from existing grade to proposed top of pipe shall be filled to an elevation of four (4) feet above the proposed top of pipe, compacted to 95% density, then trenched for pipe installation.
7. Contractor shall verify the exact location and depth of all existing utilities prior to construction.
8. Core and boot openings at existing manhole connections.



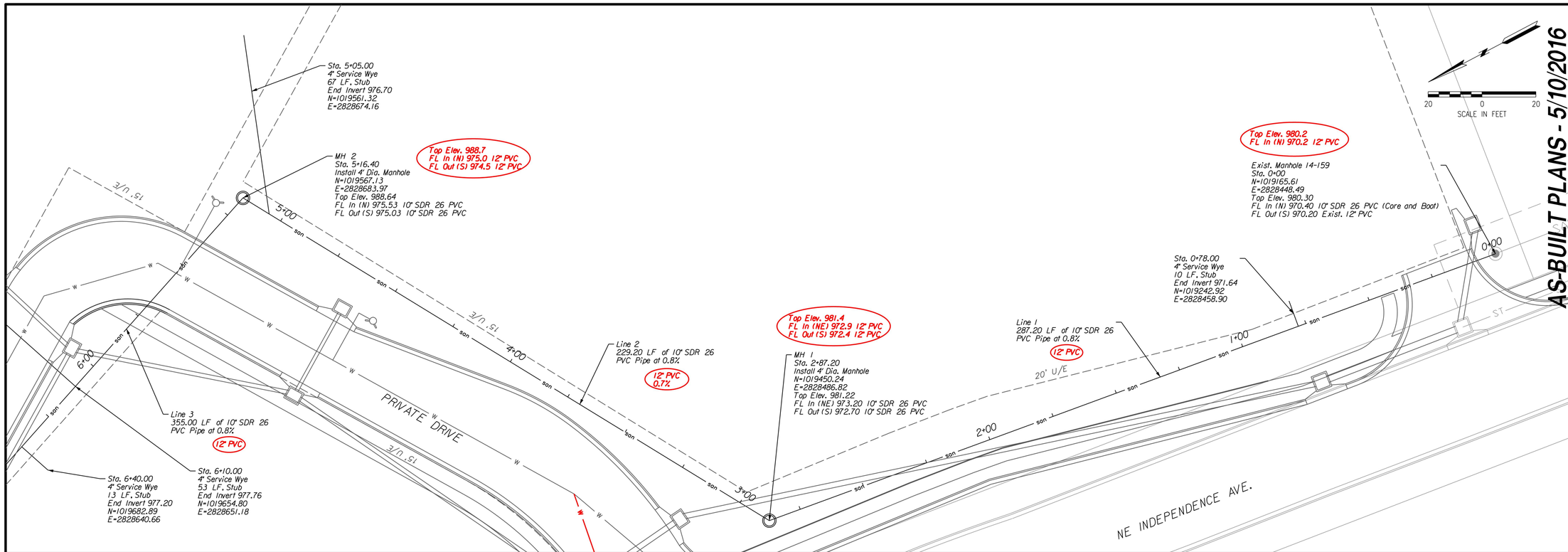
The elevation shown as "( )" represent the elevations for this sanitary sewer on this project as determined this date. Grades shown as "( )" were calculated from said elevations. Horizontal alignment is in substantial conformity with this drawing unless noted. Pipe gage used, depth of cover and clearances provided by contractor and City.

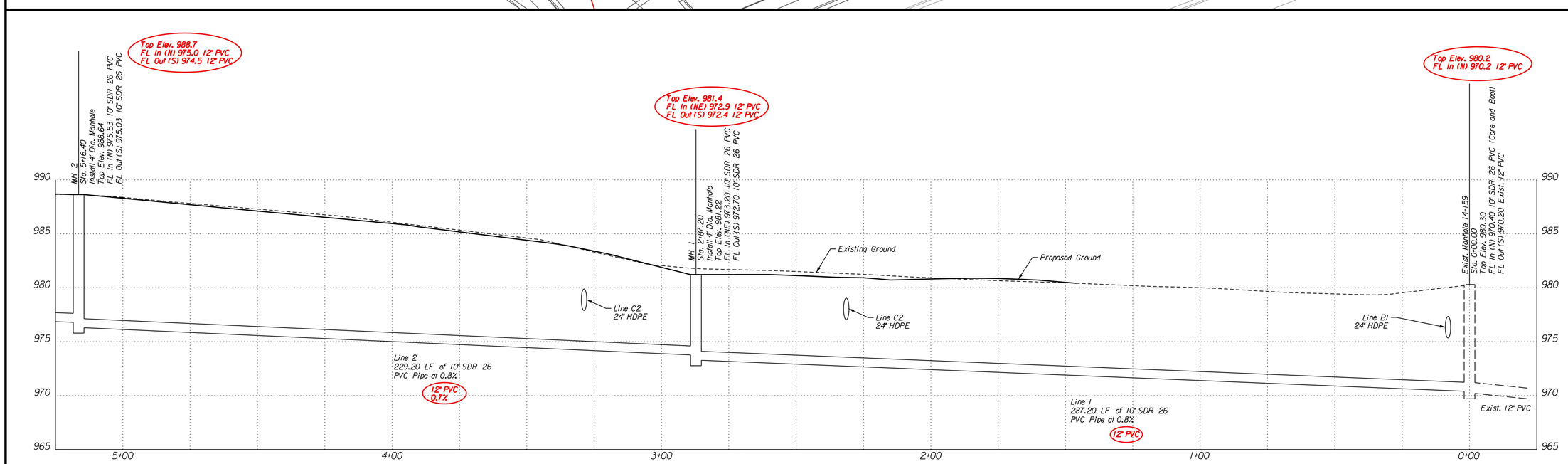
SANITARY SEWER COLLECTION SYSTEM
SHEET 1 OF 2

STROTHER CROSSING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. xxx
DRAWING NO. xxx
DATE May, 2016
JOB NO. 15.008.01

REV.





The elevation shown as "◯" represent the elevations for this sanitary sewer on this project as determined this date. Grades shown as "◯" were calculated from said elevations. Horizontal alignment is in substantial conformity with this drawing unless noted. Pipe gage used, depth of cover and clearances provided by contractor and City.

AS-BUILT PLANS - 5/10/2016

DATE	REVISION	NO.	BY	CK/APP
10/22/2015	REVISED ALL PIPE SLOPES TO 0.8%	3	RKS	
9/25/2015	REVISED PLANS PER CITY COMMENTS DATED 8-19-15	2	RAM	
8/5/2015	REVISED PLANS PER CITY COMMENTS DATED 7-27-15	1	RAM	
7/24/2015	RELEASE FOR BIDDING		RAM	

IF THIS SET DOES NOT HAVE THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES

R. KEVIN STERRETT, MO E-26440

Consult inc engineers planners

CORPORATE LICENSE No. E2010005873

SANITARY SEWER COLLECTION SYSTEM
SHEET 2 OF 2

STROTHER CROSSING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. XXX
DRAWING NO. XXX
DATE May. 2016
JOB NO. 15.008.01

15 SHEET OF 26

REV.