



1601 Bellefontaine Ave. | Kansas City, MO 64127  
(816) 561-4890 | FAX (816) 561-4760

### LETTER OF TRANSMITTAL

Date:	6/2/2025
To:	McCownGordon Construction
Attn:	Tyler Stotler
Address:	850 Main Street
	Kansas City, Missouri 64105
Email:	<a href="mailto:tstotler@mccowngordone.com">tstotler@mccowngordone.com</a>
Re:	LS Downtown Market GMP 2

We are sending you: ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ Reports \_\_\_\_\_

Copies	Date	Description	Section
		As-Builts for Detention Systems	
	6/2/25	Marked up Plans	
	6/2/25	ADS Drawings	

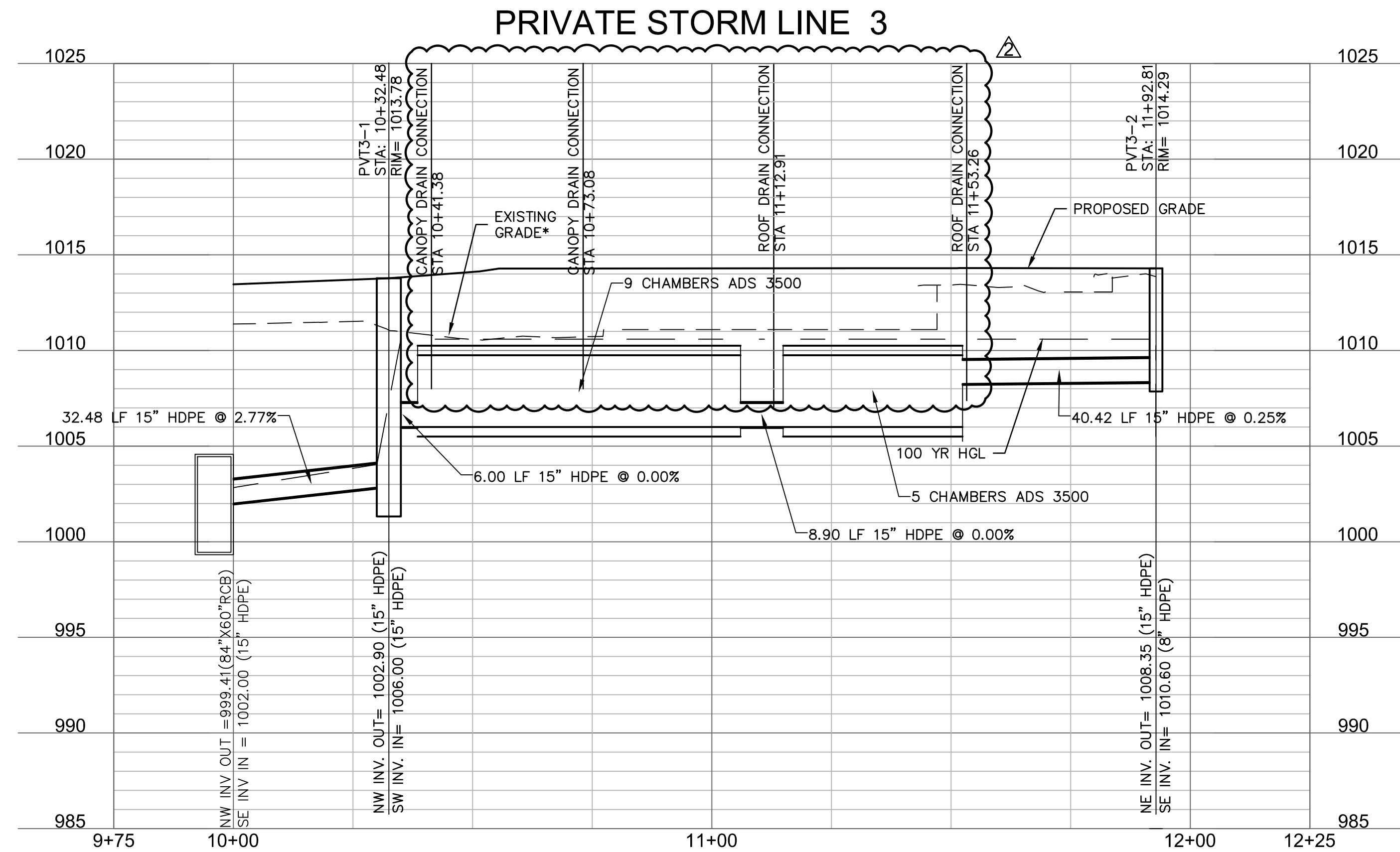
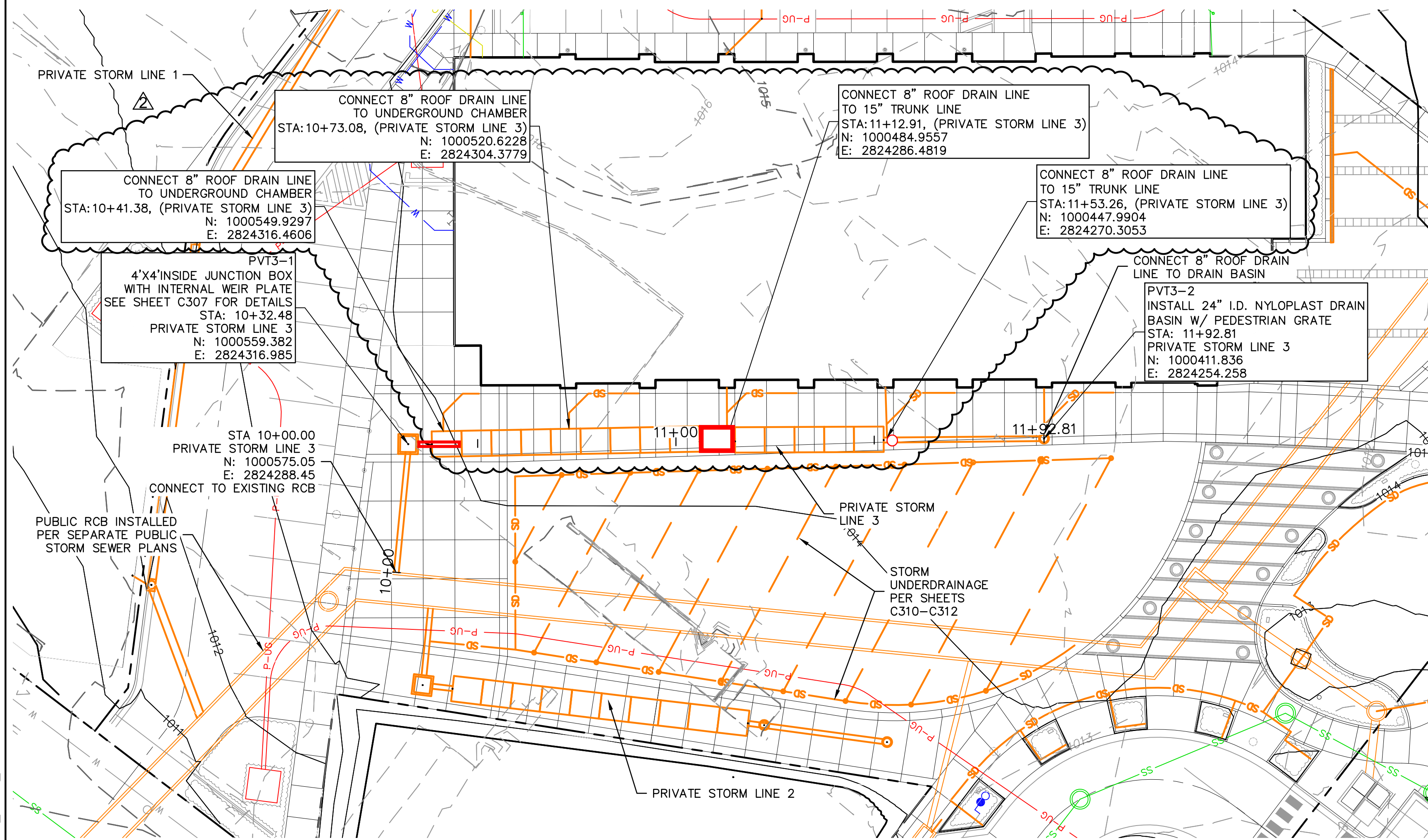
THESE ARE TRANSMITTED as checked below:

☐ For Approval ☐ Approved as Submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For Your Use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As Requested ☐ Returned for Corr. ☐ Return \_\_\_\_\_ corrected prints  
☐ For Your Review ☐ For Your Files  
☐ For Bids Due: \_\_\_\_\_ ☐ Prints returned after loan

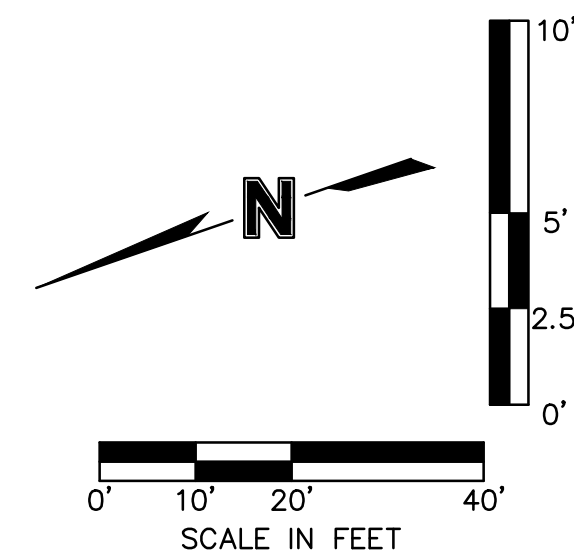
REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Neal Anderson

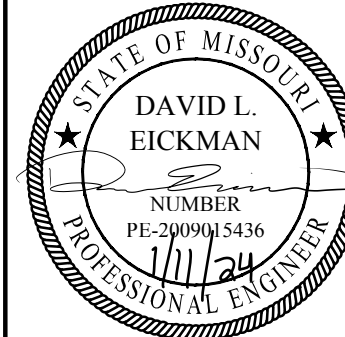


\*NOTE:  
CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD  
DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE  
PRIOR TO EXCAVATION FOR THE PIPE.



### STORM SEWER LEGEND

---	---	PROPERTY BOUNDARY
—SD—	—SD—	EXISTING STORM SEWER LINE
—W—	—W—	EXISTING WATER MAIN LINE
—SS—	—SS—	EXISTING SANITARY SEWER LINE
—G—	—G—	EXISTING GAS LINE
—P-UG—		EXISTING UNDERGROUND POWER
—P-OH—		EXISTING OVERHEAD POWER
—FO—		EXISTING COMMUNICATION/FIBER OPTIC LINE
—SS—	—SS—	PROPOSED SANITARY SEWER SERVICE
—	—	PROPOSED PUBLIC STORM BOX CULVERT RELOCATION
—	—	PROPOSED PUBLIC STORM SEWER LINE
—	—	PROPOSED PRIVATE STORM SEWER LINE 15" OR GREATER
—SD—	—SD—	PROPOSED PRIVATE STORM SEWER LINE
—W—	—W—	PROPOSED WATER SERVICE LINE
—G—	—G—	PROPOSED GAS LINE
—P-UG—		PROPOSED UNDERGROUND POWER
— — —100—	— — —100—	EXISTING INDEX CONTOURS
— — —100—	— — —100—	EXISTING INTERMEDIATE CONTOURS
—100—		PROPOSED INDEX CONTOURS
—100—		PROPOSED INTERMEDIATE CONTOURS

[illegible]

## STORM SEWER PLAN & PROFILE

LEE'S SUMMIT DOWNTOWN MARKET  
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT.MO

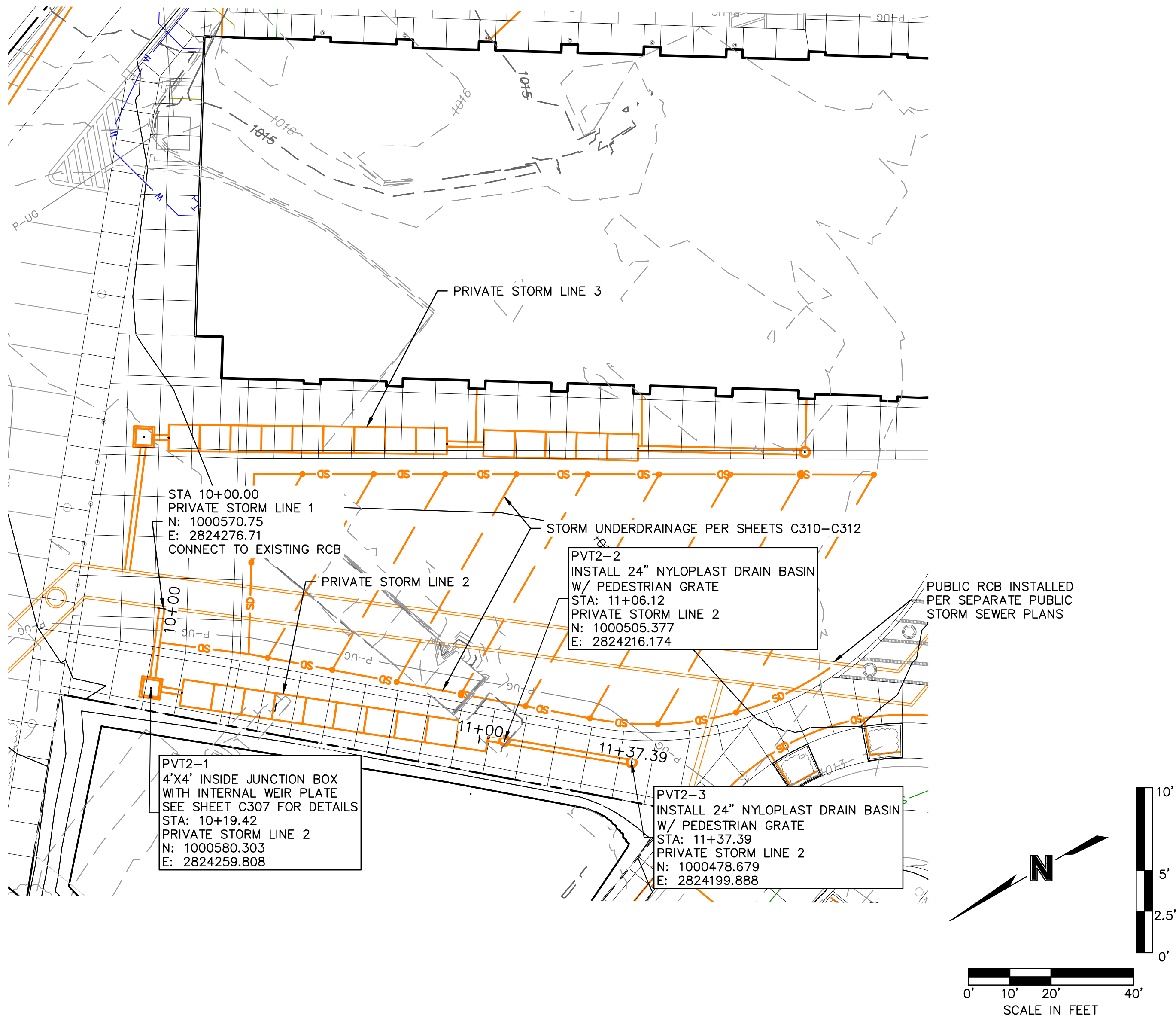
2023

drawn by: \_\_\_\_\_ DFG/A  
checked by: \_\_\_\_\_ J  
approved by: \_\_\_\_\_ D  
QA/QC by: \_\_\_\_\_ D  
project no.: \_\_\_\_\_ 022-0039  
drawing no.: C\_STM03\_0220039  
date: \_\_\_\_\_ 12/22/202

SHEET  
C303



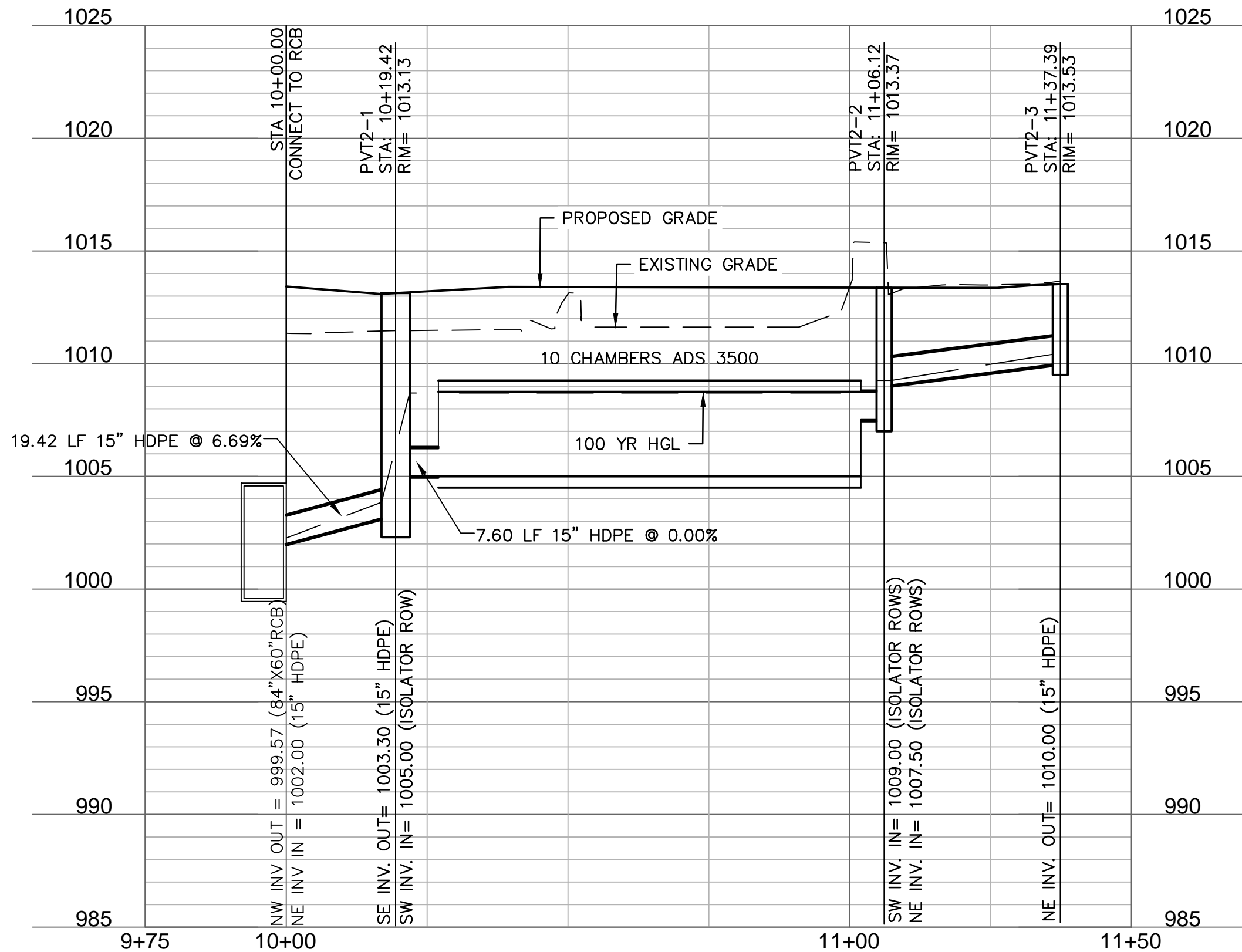
DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\NCV\Site Development Plans\C\_STM02\_02200393.dwg USER: arendrey C\_PUTIL\_02200393  
DATE: Dec 22, 2023 8:41am XREFS: C\_XBASE\_02200393 C\_PTBK\_02200393 C\_PBASE\_02200393 C\_PSTRM\_PRT\_02200393



## STORM SEWER LEGEND

- PROPERTY BOUNDARY
- SD EXISTING STORM SEWER LINE
- W EXISTING WATER MAIN LINE
- SS EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- P-UG EXISTING UNDERGROUND POWER
- P-OH EXISTING OVERHEAD POWER
- FO EXISTING COMMUNICATION/FIBER OPTIC LINE
- SS PROPOSED SANITARY SEWER SERVICE
- PROPOSED PUBLIC STORM BOX CULVERT RELOCATION
- PROPOSED PUBLIC STORM SEWER LINE
- PROPOSED PRIVATE STORM SEWER LINE 15" OR GREATER
- SD PROPOSED PRIVATE STORM SEWER LINE
- W PROPOSED WATER SERVICE LINE
- G PROPOSED GAS LINE
- P-UG PROPOSED UNDERGROUND POWER
- 100- EXISTING INDEX CONTOURS
- 100- EXISTING INTERMEDIATE CONTOURS
- 100- PROPOSED INDEX CONTOURS
- 100- PROPOSED INTERMEDIATE CONTOURS

## PRIVATE STORM LINE 2



olsson

Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olson.com

STATE OF MISSOURI  
DAVID L. EICKMAN  
PE-3899015416  
12/21/23  
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

STORM SEWER PLAN & PROFILE	2023
LEE'S SUMMIT DOWNTOWN MARKET GREEN STREET - 2ND STREET TO 3RD STREET	
LEE'S SUMMIT, MO	

drawn by: \_\_\_\_\_ DFG/AR

checked by: \_\_\_\_\_ JN

approved by: \_\_\_\_\_ DE

QA/QC by: \_\_\_\_\_ DE

project no.: 022-00393

drawing no.: C\_STM02\_02200393

date: 12/22/2023

SHEET

C302



PRIVATE STORM LINE 3

STA 10+00.00  
PRIVATE STORM LINE 1  
N: 1000570.75  
E: 2824276.71  
CONNECT TO EXISTING RCB

PRIVATE STORM LINE 2

STORM UNDERDRAINAGE PER SHEETS C310-C312

PVT2-2  
INSTALL 24" NYLOPLAST DRAIN BASIN  
W/ PEDESTRIAN GRATE  
STA: 11+06.12  
PRIVATE STORM LINE 2  
N: 1000505.377  
E: 2824216.174

PVT2-1  
4'X4' INSIDE JUNCTION BOX  
WITH INTERNAL WEIR PLATE  
SEE SHEET C307 FOR DETAILS  
STA: 10+19.42  
PRIVATE STORM LINE 2  
N: 1000580.303  
E: 2824259.808

PVT2-3  
INSTALL 24" NYLOPLAST DRAIN BASIN  
W/ PEDESTRIAN GRATE  
STA: 11+37.39  
PRIVATE STORM LINE 2  
N: 1000478.679  
E: 2824199.888

PROPOSED LAYOUT - PRIVATE STORM LINE 3

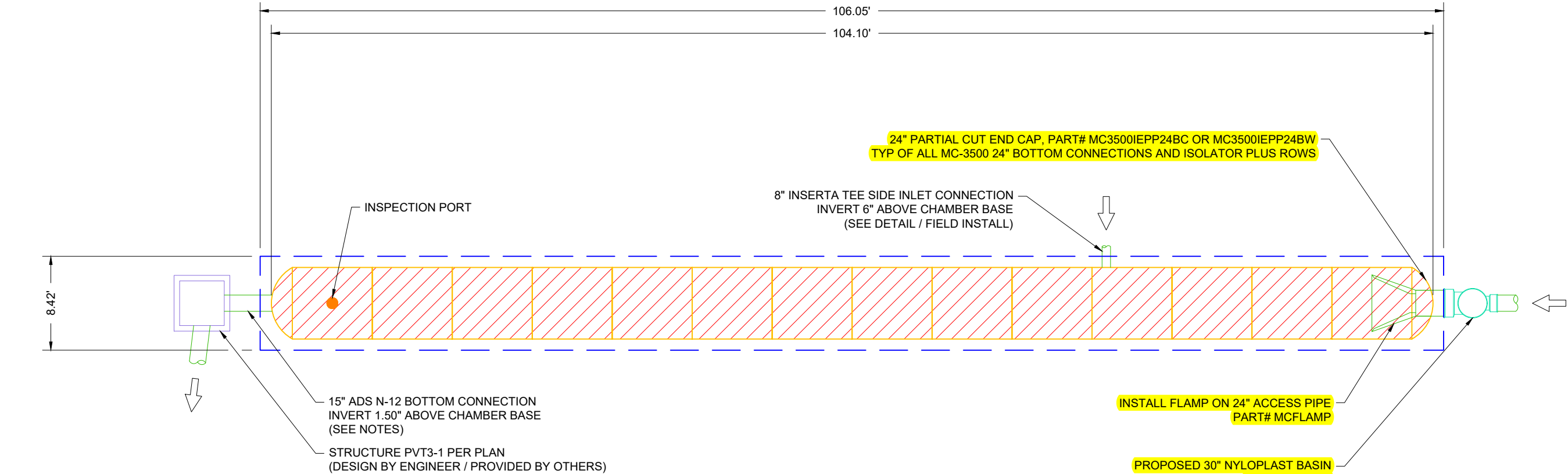
14	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
30	% STONE VOID
893	SYSTEM AREA (ft²)
229	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS - PRIVATE STORM LINE 3

1017.62	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
1011.62	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
1011.12	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
1011.12	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
1011.12	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
1010.62	TOP OF STONE
1009.62	TOP OF MC-3500 CHAMBER
1006.37	INSERTA TEE SIDE INLET CONNECTION INVERT
1006.04	24" ISOLATOR ROW PLUS CONNECTION INVERT
1006.00	15" BOTTOM CONNECTION INVERT
1005.87	BOTTOM OF MC-3500 CHAMBER
1005.12	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- THE STORMTECH SYSTEM DEPICTED DOES NOT CONTAIN PROPER WATER QUALITY MEASURES. ABSENCE OF WATER QUALITY MEASURES CAN RESULT IN UNTREATED STORMWATER. ADS RECOMMENDS THE USE OF ISOLATOR ROW PLUS AND AN UPSTREAM HIGH FLOW BYPASS ON ALL STORMTECH SYSTEMS TO PROPERLY DIRECT THE FIRST FLUSH.
- STRUCTURES SHOWN ON THIS DESIGN ARE NOT INTENDED FOR MANWAY ACCESS. INSPECTION AND MAINTENANCE OF THE SYSTEM VIA THESE STRUCTURES IS RECOMMENDED TO BE COMPLETED WITH REMOTE CONTROLLED EQUIPMENT, OR ADHERE TO GUIDANCE BY PROFESSIONAL MAINTENANCE COMPANY.



- ISOLATOR ROW PLUS (SEE DETAIL)
- NO WOVEN GEOTEXTILE
- BED LIMITS

LEE'S SUMMIT MARKET PLAZA

LEE'S SUMMIT, MO

DATE: 01/18/24 DRAWN: CJM

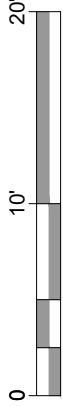
PROJECT #: S391636 CHECKED: BSW

DATE	DRWN	CHKD	DESCRIPTION

**StormTech®**  
Chamber System

888-892-2694 | WWW.STORMTECH.COM

**ADS**  
4640 TRUEMAN BLVD  
HILLIARD, OH 43026



PROPOSED LAYOUT - PRIVATE STORM LINE 2

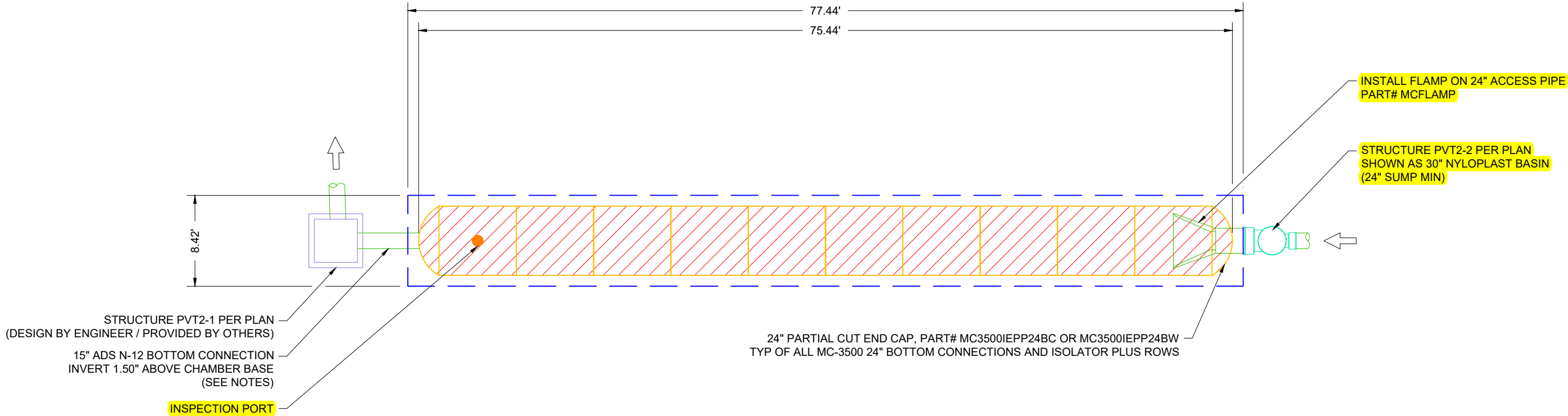
10	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
30	% STONE VOID
652	SYSTEM AREA (ft²)
172	SYSTEM PERIMETER (ft)


PROPOSED ELEVATIONS - PRIVATE STORM LINE 2

1016.62	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
1010.62	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
1010.12	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
1010.12	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
1010.12	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
1009.62	TOP OF STONE
1008.62	TOP OF MC-3500 CHAMBER
1005.04	24" ISOLATOR ROW PLUS CONNECTION INVERT
1005.00	15" BOTTOM CONNECTION INVERT
1004.87	BOTTOM OF MC-3500 CHAMBER
1004.12	BOTTOM OF STONE

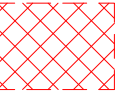
NOTES

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ISOLATOR ROW PLUS (SEE DETAIL)



NO WOVEN GEOTEXTILE



BED LIMITS

LEE'S SUMMIT MARKET PLAZA

LEE'S SUMMIT, MO

DATE: 01/18/24

PROJECT #: S391636

DRAWN: CJM

CHECKED: BSW

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Chamber System

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4640 TRUEMAN BLVD  
HILLIARD, OH 43026

0 10' 20'

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

2

SHEET OF 6