



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:	tstotler@mccowngordone.com
Re:	LS Downtown Market GMP 2

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

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

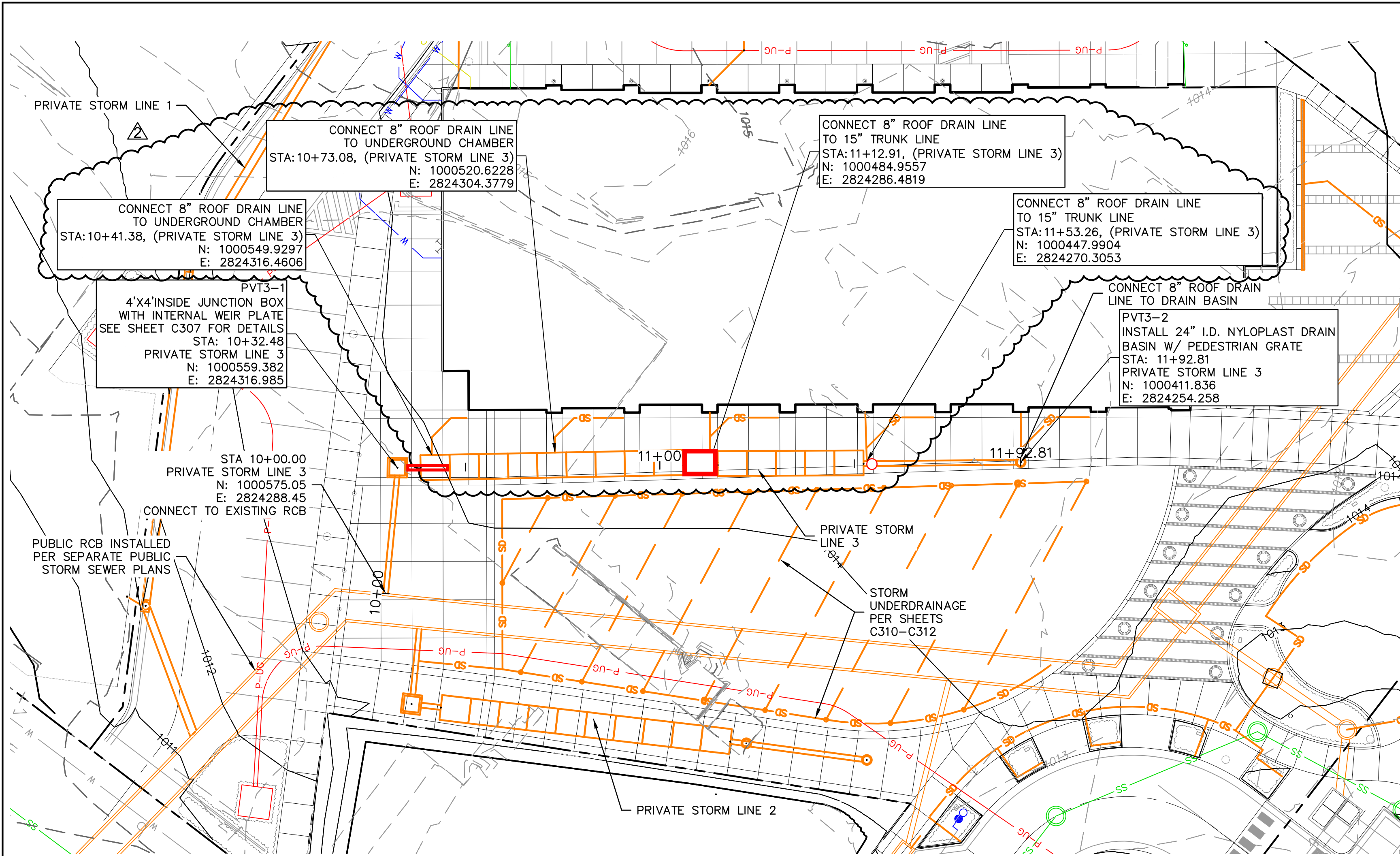
- THESE ARE TRANSMITTED as checked below:
- For Approval
 - For Your Use
 - As Requested
 - For Your Review
 - For Bids Due: _____
 - Approved as Submitted
 - Approved as noted
 - Returned for Corr.
 - For Your Files
 - Resubmit _____ copies for approval
 - Submit _____ copies for distribution
 - Return _____ corrected prints
 - Prints returned after loan

REMARKS: _____

COPY TO: _____

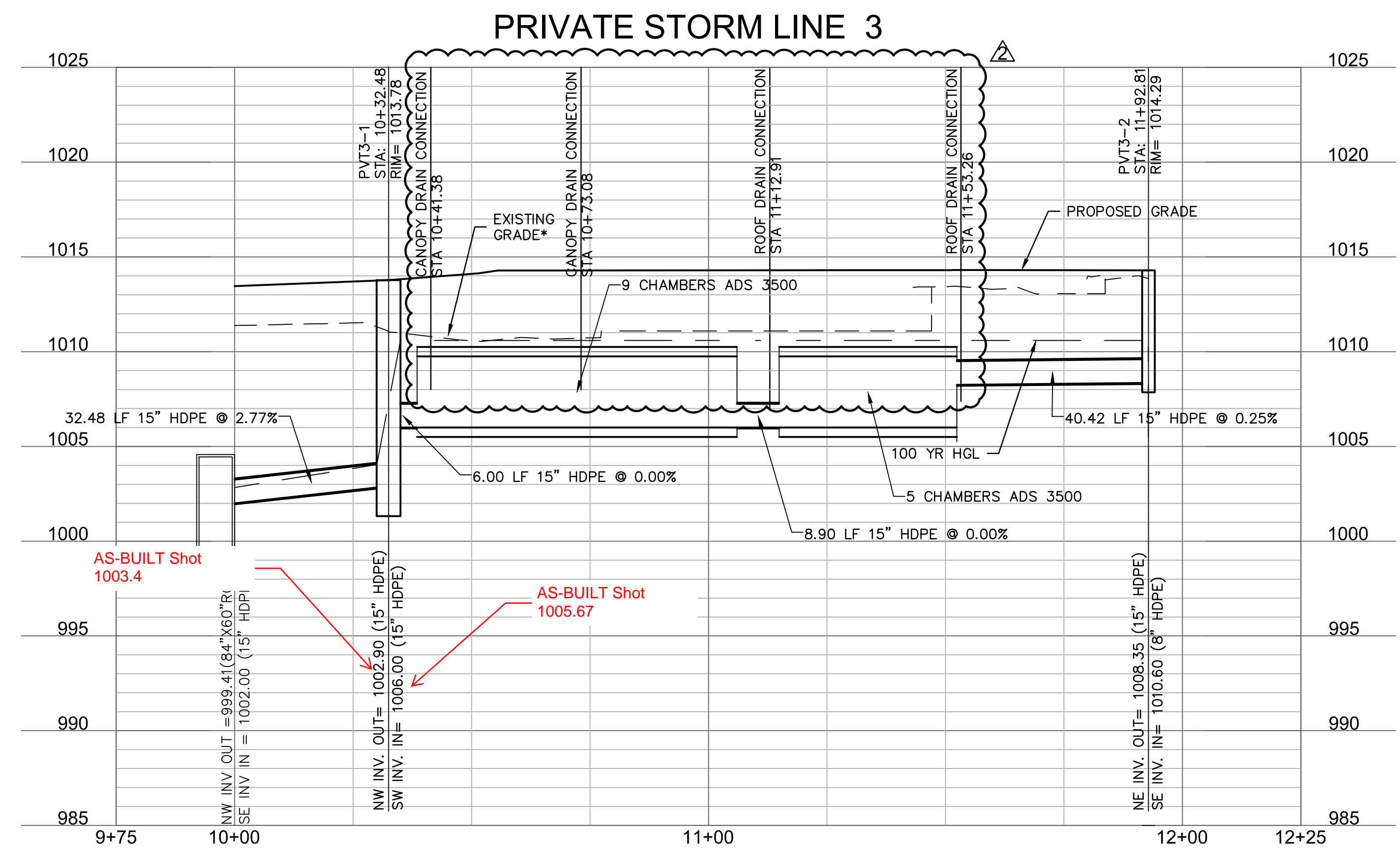
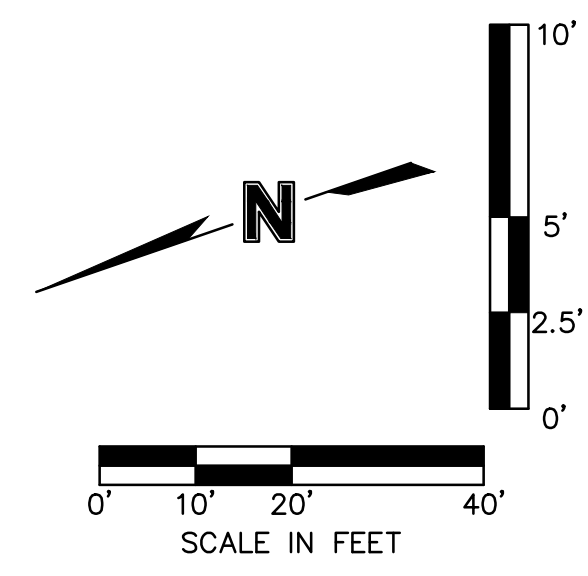
SIGNED: _____
 Neal Anderson

F:\2022\0001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\CNCV\Site Development\Plans\C_STM03_02200393.dwg USER: dcedwin
 DATE: Jan 11, 2024 10:10am XREFS: C_XBASE_02200393 C_PBLK_02200393 C_PSTRM_02200393 C_PUTIL_02200393



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
---	---	EXISTING INDEX CONTOURS
---	---	EXISTING INTERMEDIATE CONTOURS
---	---	PROPOSED INDEX CONTOURS
---	---	PROPOSED INTERMEDIATE CONTOURS



*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.

Olsson - Civil Engineering
 Missouri Certification of Authority #001692
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com

DAVID L. EICKMAN
 NUMBER: PE-300945436
 EXPIRES: 11/14/24
 PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	
2	01-11-2024	ADDENDUM #2	

2023

REVISIONS

STORM SEWER PLAN & PROFILE

LEE'S SUMMIT DOWNTOWN MARKET

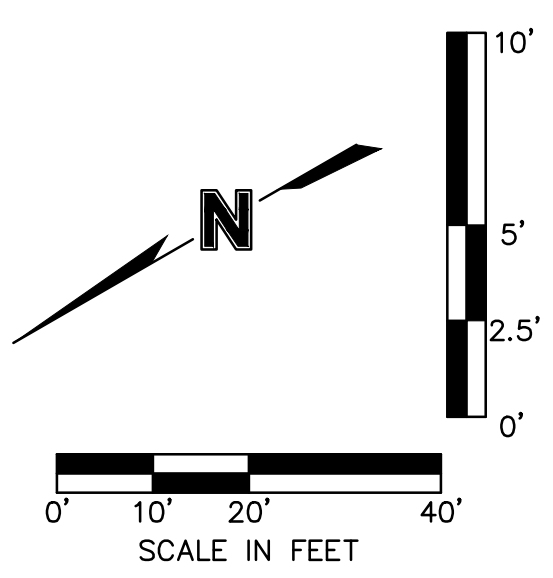
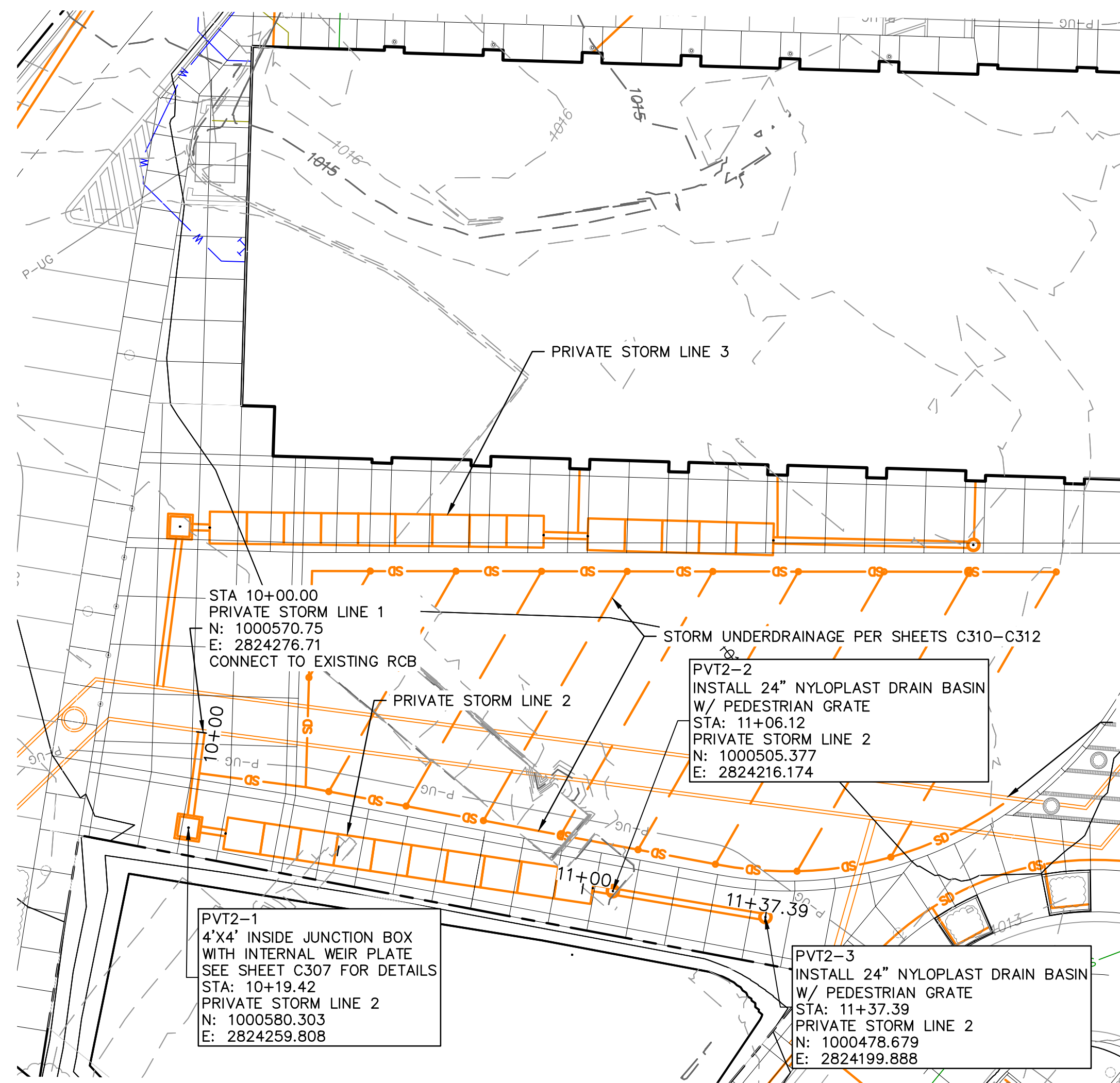
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MO

drawn by: DFGAR
 checked by: JN
 approved by: DE
 QA/QC by: DR
 project no.: 022-00393
 drawing no.: C_STM03_02200393
 date: 12/22/2023

SHEET
 C303

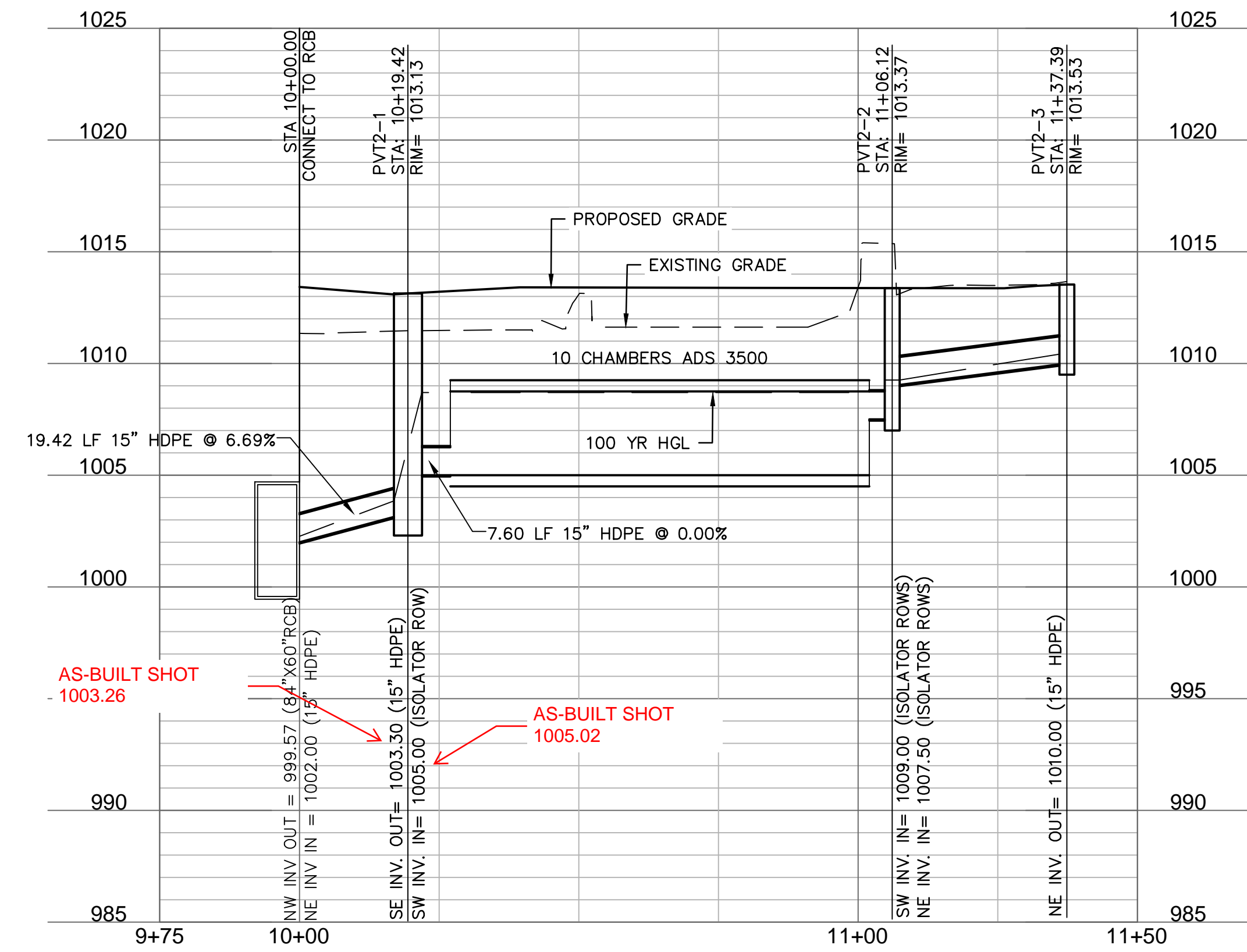
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 USER: aremsey



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		EXISTING INDEX CONTOURS
-100		EXISTING INTERMEDIATE CONTOURS
-100		PROPOSED INDEX CONTOURS
-100		PROPOSED INTERMEDIATE CONTOURS

PRIVATE STORM LINE 2



olsson
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STATE OF MISSOURI
 DAVID L. EICKMAN
 PE-33990/SLK
 PROFESSIONAL ENGINEER
 12/21/23

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

STORM SEWER PLAN & PROFILE

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

LEE'S SUMMIT, MO

2023

drawn by: _____ DFGIAR
 checked by: _____ JIN
 approved by: _____ DE
 QA/QC by: _____ DR
 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

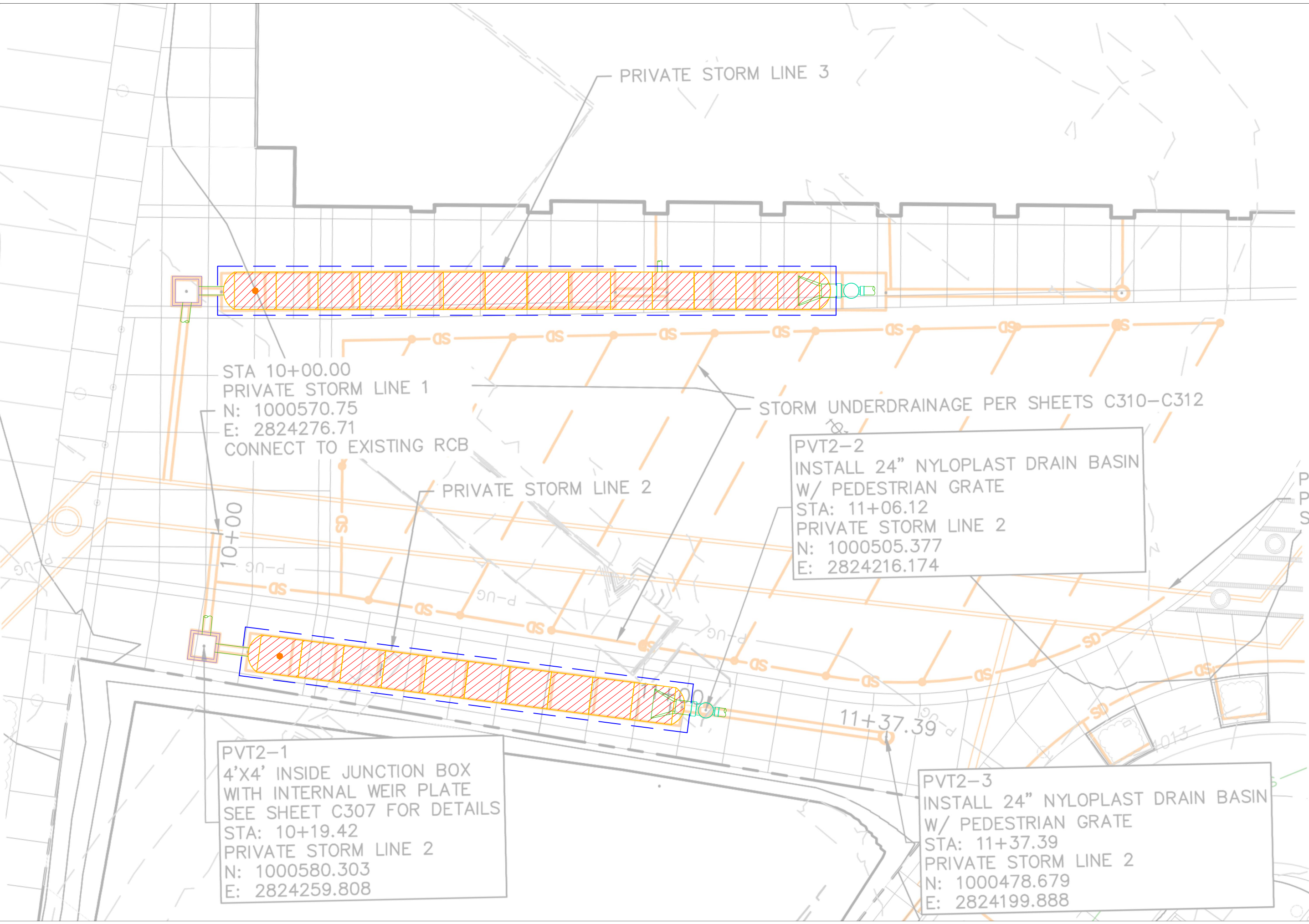
STORM UNDERDRAINAGE PER SHEETS C310-C312

PRIVATE STORM LINE 2

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

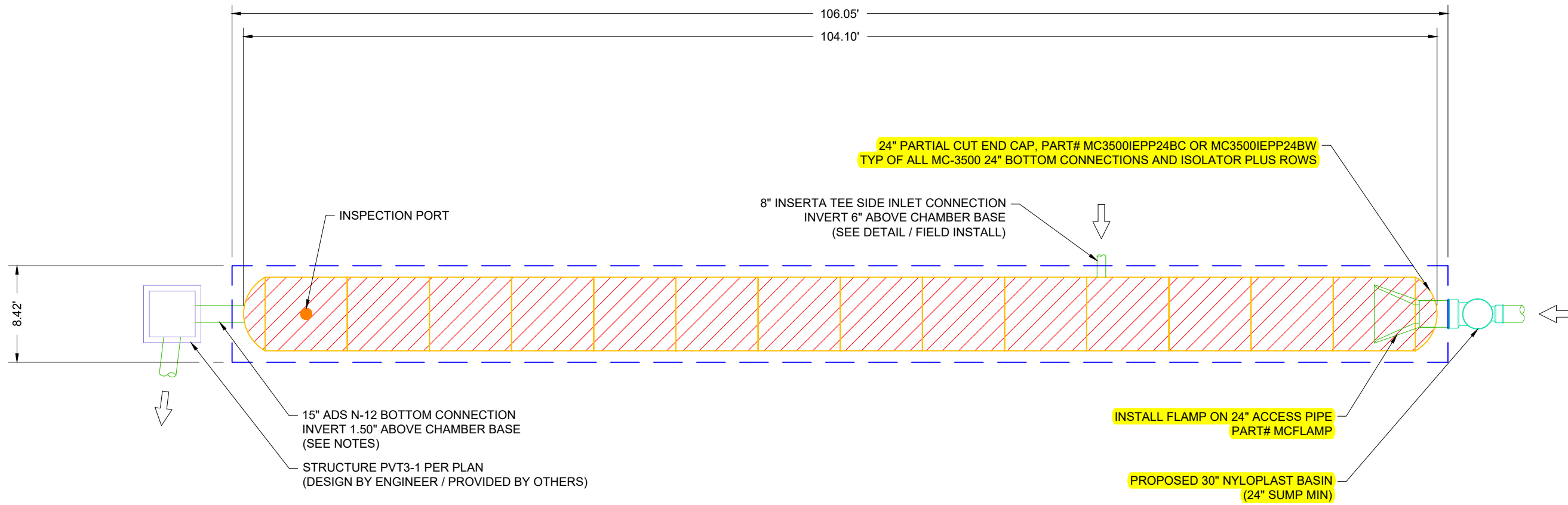
14	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
30	% STONE VOID
893	SYSTEM AREA (ft ²)
229	SYSTEM PERIMETER (ft)




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 ← 1005.67
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

4640 TRUJEMAN BLVD
 HILLIARD, OH 43026


0 10' 20'
 THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED 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.

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 (ft ²)
172	SYSTEM PERIMETER (ft)

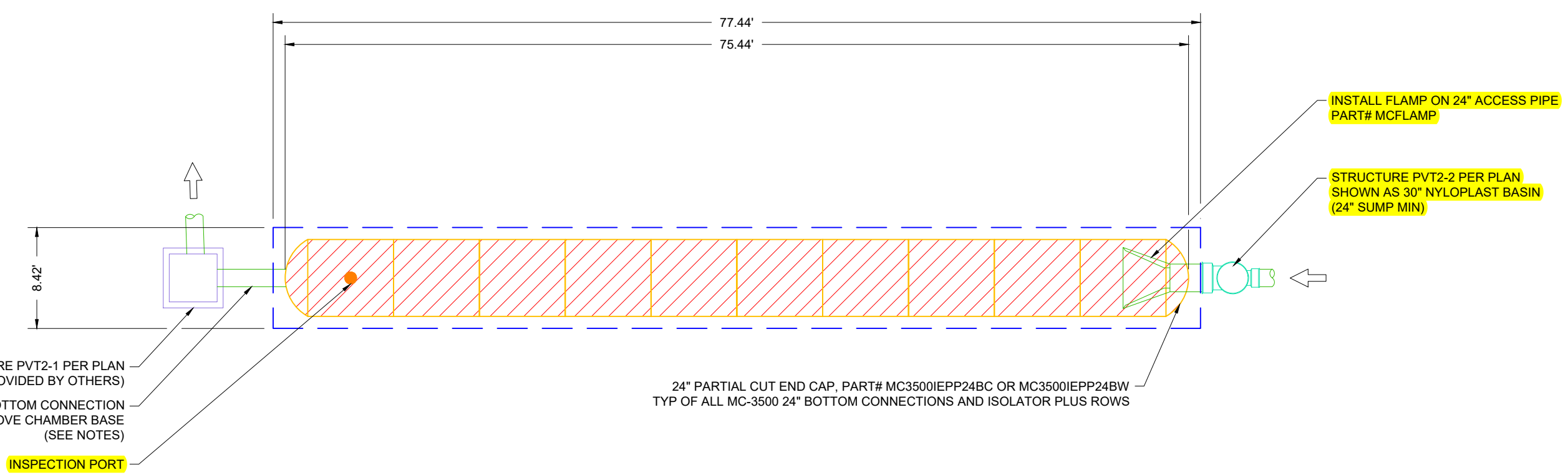
PROPOSED ELEVATIONS - PRIVATE STORM LINE 2

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

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← 1005.02



- 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

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Chamber System
888-892-2694 | WWW.STORMTECH.COM

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HILLIARD, OH 43026

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