

OFFSITE WATER LINE PLANS
COLTON'S CROSSING
LOTS 1-39, 41-53, TRACT A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROJECT BENCHMARK:

TBM-1
CURB INLET ON SOUTH SIDE OF THOMPSON ROAD
AND ±52 FEET WEST OF HAMBLÉN ROAD.
ELEVATION = 984.58

TBM-2
CENTERLINE TOP OF EXISTING SANITARY SEWER
MANHOLE LOCATED ±52 WEST OF HAMBLÉN ROAD
AND ±28 NORTH OF BAXTER LANE.
ELEVATION = 946.6



LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
	Existing Tree Line		Future Curb & Gutter

UTILITIES

City of Lee's Summit
Public Works
220 SE Green
Lee's Summit, MO 64063
816-969-1800

City of Lee's Summit
Water and Sewer
1200 SE Hamblen Road
Lee's Summit, MO 64081
816-969-1900

Spire
(Administrative Offices)
3025 S.E. Clover Drive
Lee's Summit, MO 64082
816-537-4681

Evergy
401 SE Bailey Road
Lee's Summit, MO. 64081
816-347-4320

AT&T
Rick Bryan
500 E. 8th Street
Kansas City, MO 64106
913-727-9809

Comcast Cable
New Construction Hotline
866-771-2281

Missouri One-Call
1-800-344-7483

LEGAL DESCRIPTION:

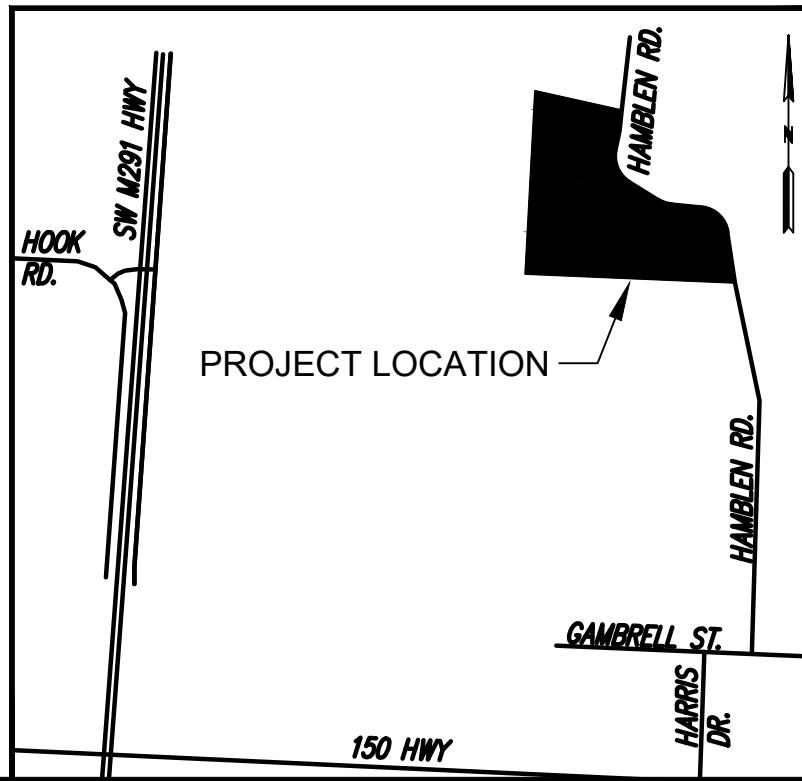
A Tract of Land lying in the Southwest Quarter of Section 21, Township 47 North, Range 30 West, Jackson County, Missouri and being more fully described as follows;

Beginning at a 5/8" Iron Pin marking the Southwest Corner of said Section 21; thence North 02 degrees 26 minutes 51 seconds East along the West Line of said Section, a distance of 2077.84 feet to a 3/8" Iron Pin; thence South 75 degrees 57 minutes 15 seconds East leaving said West Line, a distance of 1038.43 feet to the centerline of SE Hamblen Road, from which a 5/8" Iron Pin bears North 75 degrees 57 minutes 15 seconds west, a distance of 30.00 feet; thence South 05 degrees 32 minutes 57 seconds West along said centerline 625.49 feet; thence South 56 degrees 07 minutes 03 seconds East along said centerline 657.58 feet; thence South 83 degrees 22 minutes 03 seconds East along said centerline 685.95 feet; thence South 08 degrees 52 minutes 03 seconds East along said centerline 867.06 feet to the South line of said Section, from which a 5/8" Iron Pin bears North 87 degrees 34 minutes 59 seconds West 30.00 feet; thence North 87 degrees 34 minutes 59 seconds West leaving said centerline and along said South Line 2398.69 feet to the Point of Beginning, Containing 74.1 acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not record, if any. As per Survey #2021-006951 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during July of 2021.

GENERAL NOTES

- The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
- Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
- The Contractor shall secure all required permits and notify the Development Engineering Department of the City of Lee's Summit (816-969-1200) at least 48 hours prior to any construction.
- Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
- All construction materials and methods used shall comply with the latest editions of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" as adopted by City Ordinance NO. 5813. See said Manual for standard details.
- The Contractor shall be responsible for notification and coordination with all Utility Companies.
- The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
- "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.

VICINITY MAP
NOT TO SCALE



Know what's below.
Call before you dig.

COVER SHEET

COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

NO.

BY

CHKD

DATE

REVISION

1

MM

1

6/24/25

SUBMITTED TO CITY OF LEE'S SUMMIT

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8

Consult Inc

engineers planners

1533 Locust Street, Kansas City, Missouri 64108

CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

X-REF NO.

DRAWING NO.

DATE

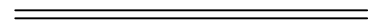
JOB NO.

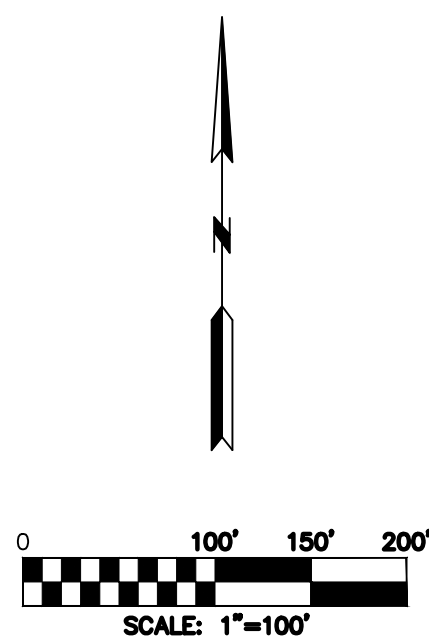
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SHEET OF

13



<u>PROPOSED</u>			<u>EXISTING</u>	
	SAN			SAN
	Storm Sewer			42" CMP
	WIL			W
	Sidewalk			
	2' Curb			
	Existing Grades			-975-
	Manhole			
	Catch Basin			
	Junction Box			
	Field Inlet			
	Flared End Section			
	Fire Hydrant			
	Water Valve			
	Handicap Ramp			
	Underground Power			UGP
	Underground Telephone			UGT
	Gas Line			GAS
	Fence			X X X
	Tree Line			
	Finish Street Flow			



COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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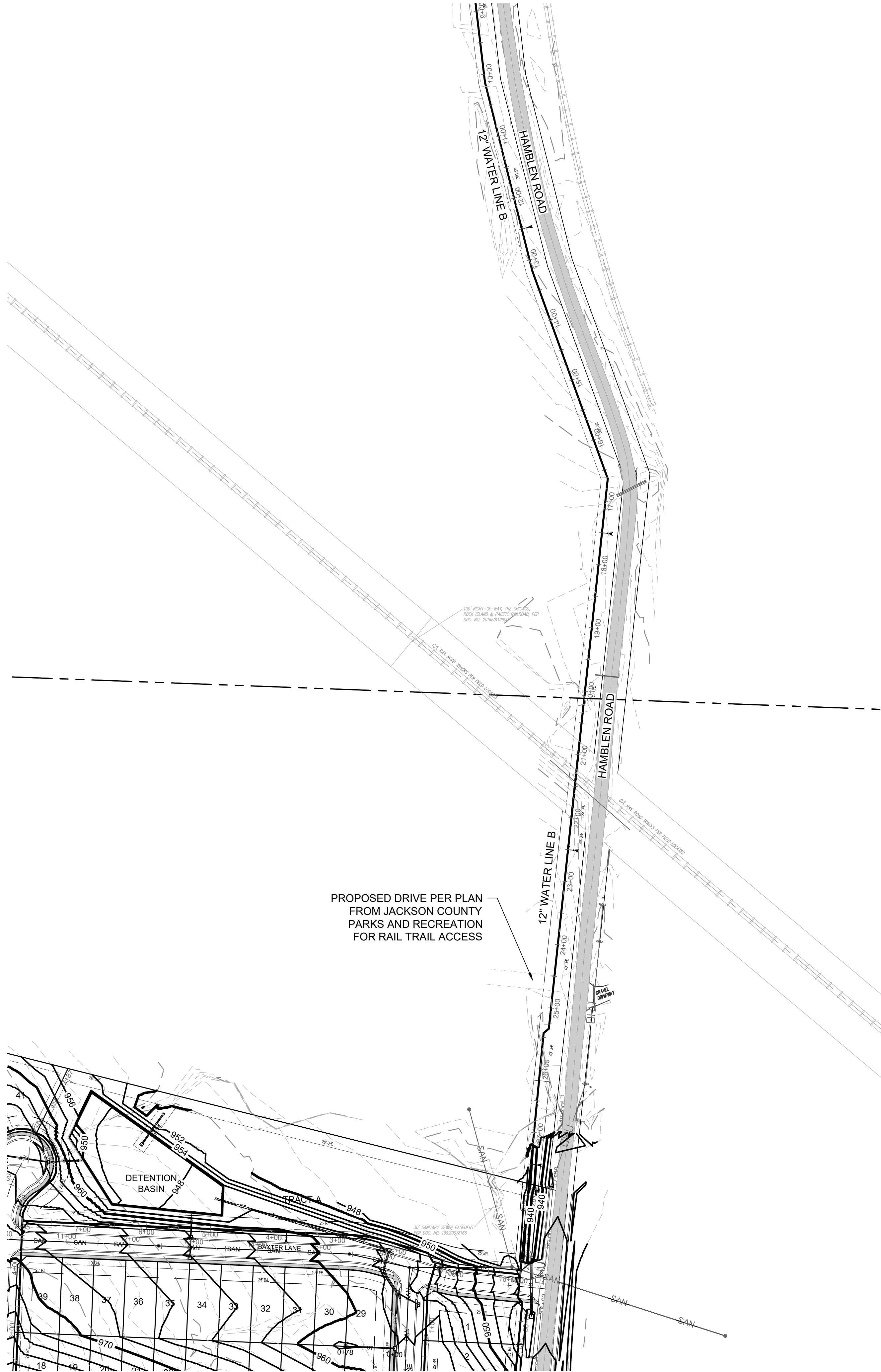
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 R. KEVIN STERRETT, MO E-26440
 JUNE 24, 2025
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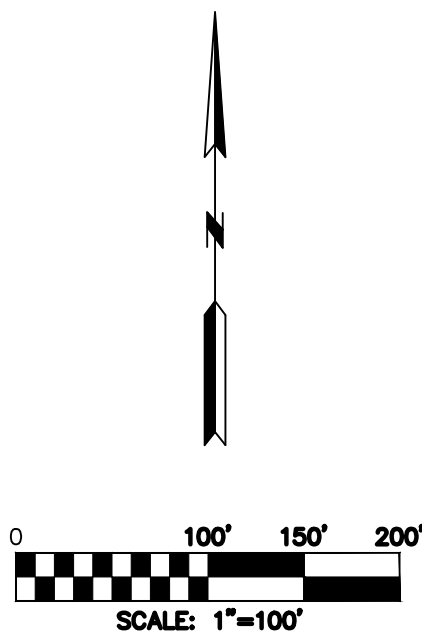
FILE LOCATION GUARDED DRIVESHS PROJECTS (R 2025-2020)2025025.018 COLTON CROSSING PHASE 1 (DUSTIN BATTERY)DULSHET_FLEXWATER LINE PROFILES OFFSITE.DWG
PLOT DATE: 6/24/25 2:53 PM BY: MARK HILL



Know what's below.
Call before you dig.



PROPOSED		EXISTING	
	Sanitary Sewer		SAN
	Storm Sewer		42" CMP
	Water		W
	Sidewalk		
	2' Curb		
	Existing Grades		
	Manhole		
	Catch Basin		
	Junction Box		
	Field Inlet		
	Flared End Section		
	Fire Hydrant		
	Water Valve		
	Handicap Ramp		
	Underground Power		UGP
	Underground Telephone		UST
	Gas Line		GAS
	Fence		
	Tree Line		
	Finish Street Flow		



GENERAL UTILITY LAYOUT 2

COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. 25.018	3	13
DRAWING NO. 25.018		
DATE JUNE 24, 2025		
JOB NO. 25.018		
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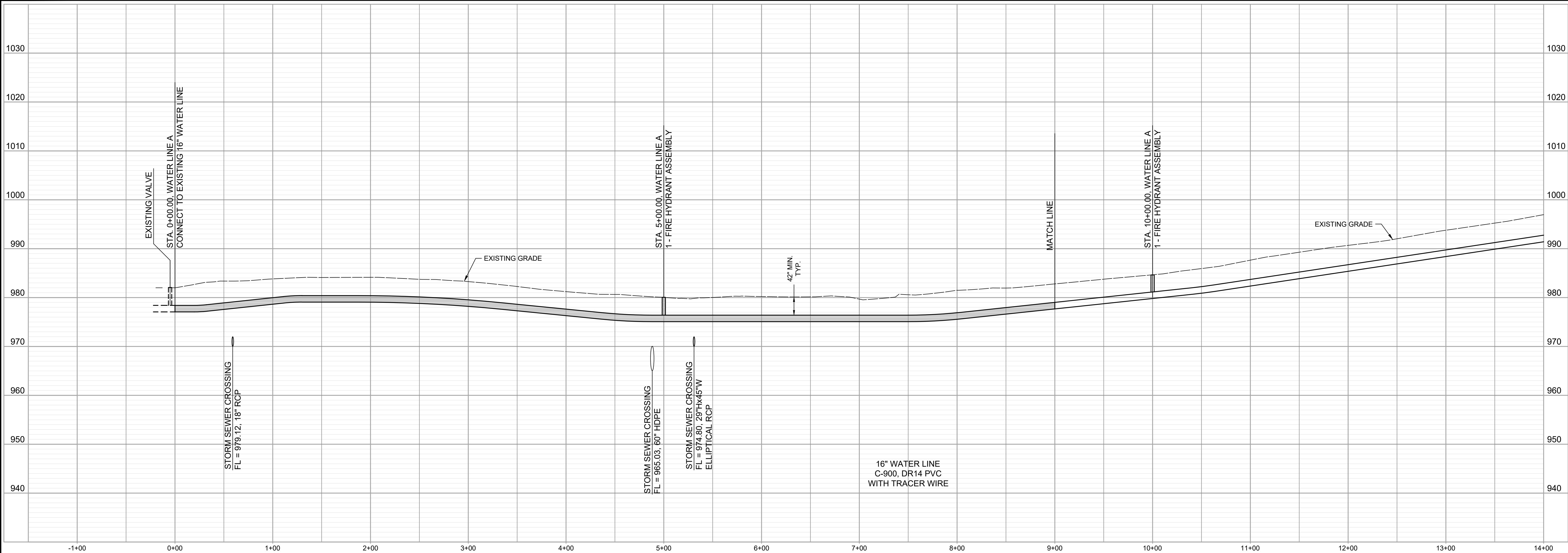
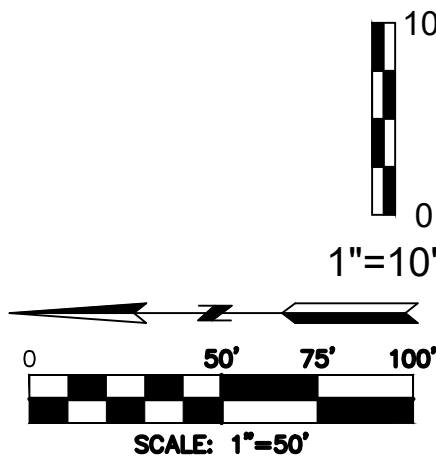
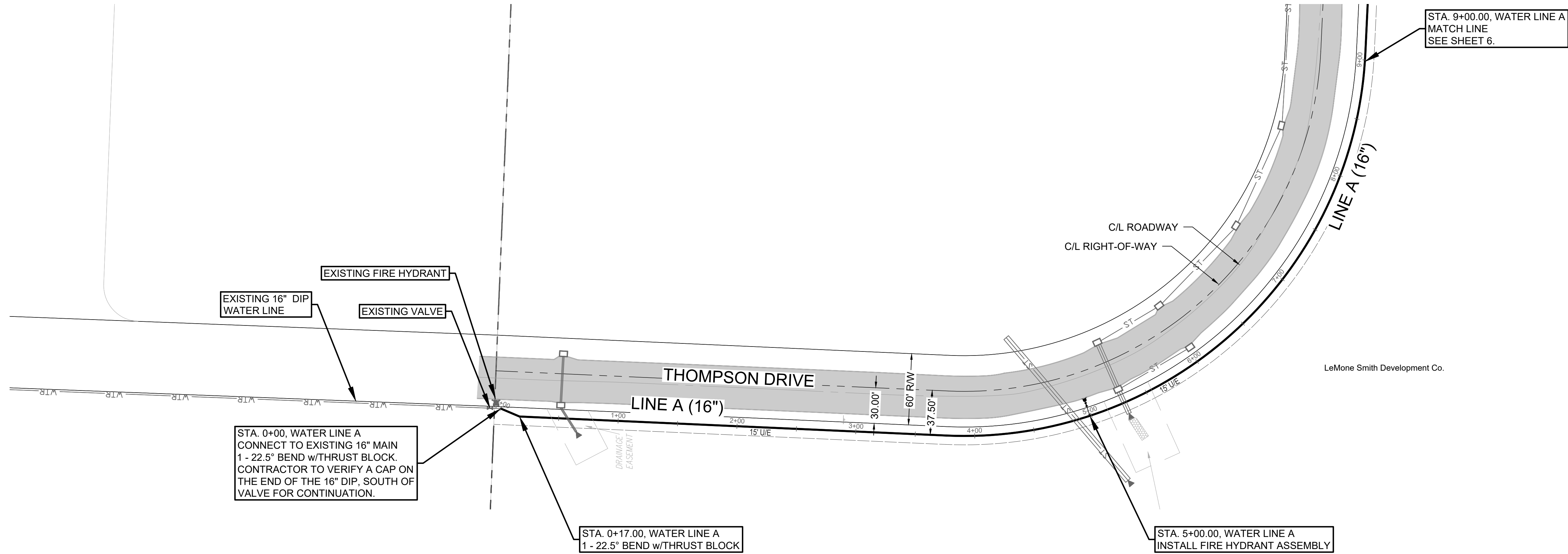
R. KEVIN STERRETT, MO E-26440
JUNE 24, 2025

DATE	REVISION	NO.	BY	CHK/APP.
06/24/25		1	MMH	RKS
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FILE LOCATION: G:\SHARED DRIVING\PROJECTS\100-2025-2020\2025\24-018 COLTON CROSSING PHASE 1 (DUSTIN BATTERY)\DUSTSHEET_1\FILES\WATER LINE PROFILES OFFSITE.DWG
PLOT DATE: 6/24/2025 2:53 PM by MARK HILL



Know what's below.
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WATER LINE A



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WATER LINE A
STA. 0+00 - STA. 9+00

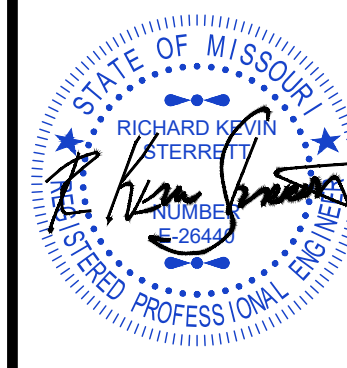
COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	25.018
DRAWING NO.	25.018
DATE	JUNE 24, 2025
JOB NO.	25.018
SHEET OF	13

DATE	REVISION	NO.	BY	CHK/APP.
06/24/25		1	MMH	RKS

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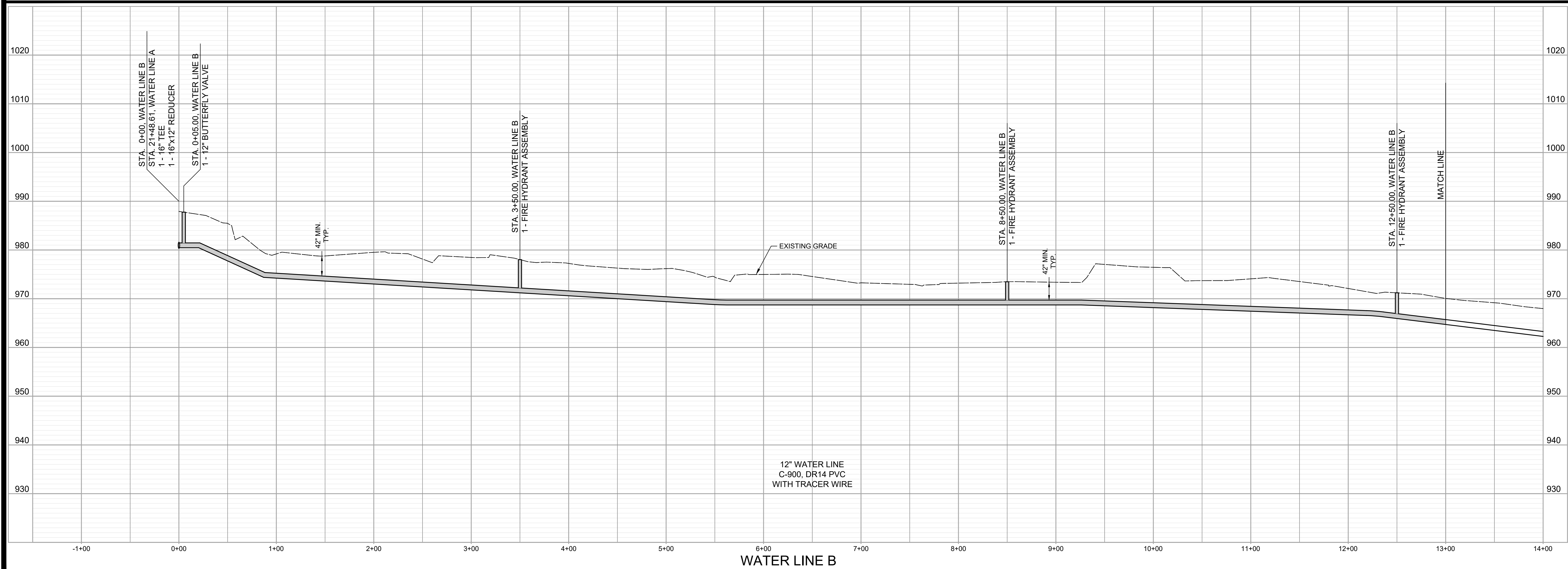
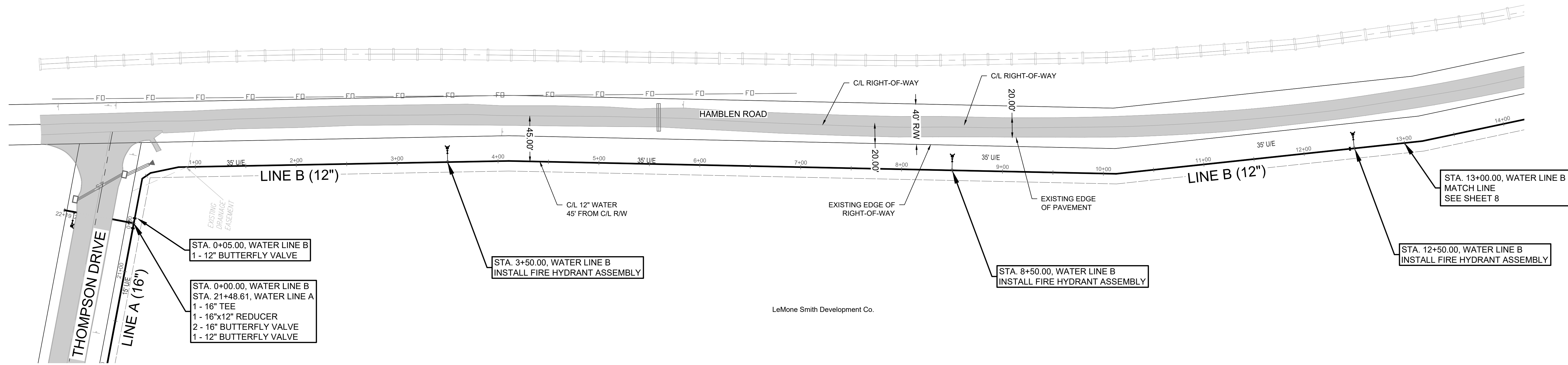


WATER LINE A
STA. 9+00 - STA. 22+18.61

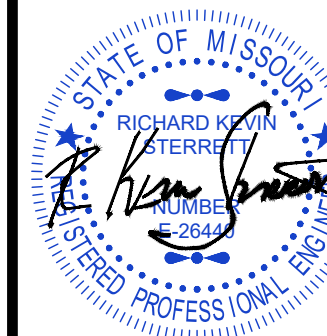
COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 25.018	
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DATE JUNE 24, 2025	
JOB NO. 25.018	
6	SHEET OF 13



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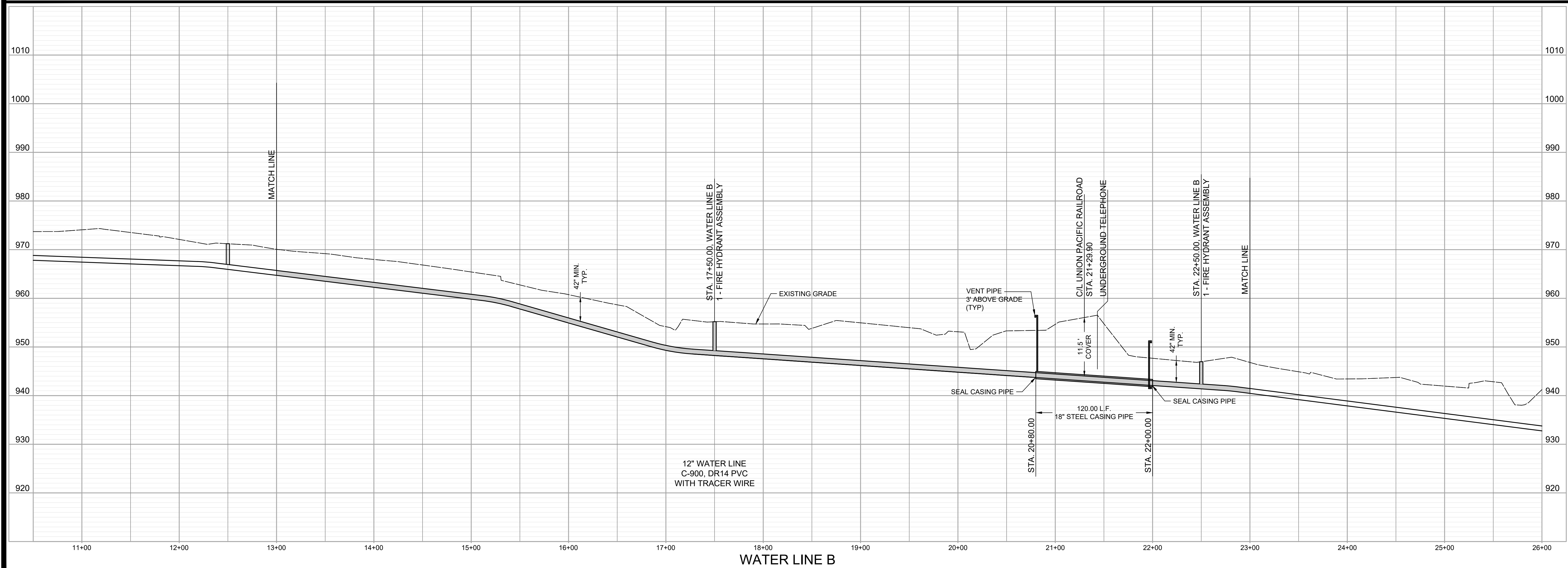
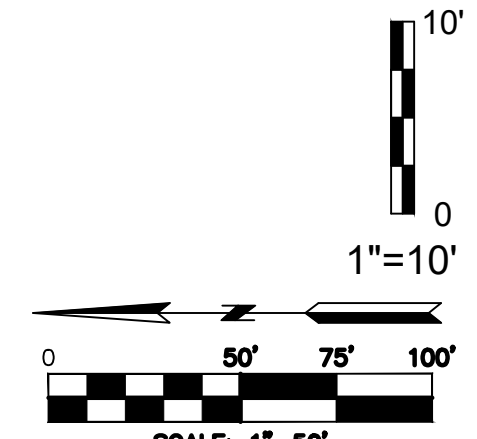
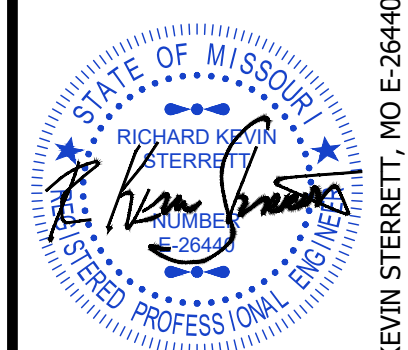


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SHEET OF 13

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R. KEVIN STERRETT, MO
JUNE 24, 2025

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1533 Locust Street, Kansas City, Missouri 64108

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CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

WATER LINE B
STA. 13+00 - STA. 23+00

COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
25.018

DRAWING NO.
25.018

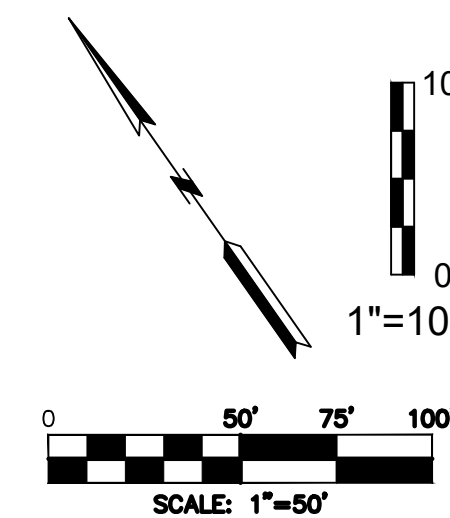
DATE
JUNE 24, 2025

JOB NO.
25.018

8

SHEET OF 13

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PLOT DATE 6/23/2025 3:53 PM BY MARK HILL

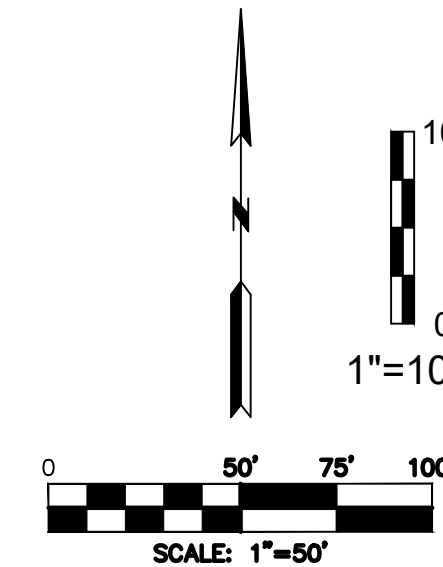


STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 26440
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
JUNE 24, 2025



10 SHEET 13
OF



STATE OF MISSOURI

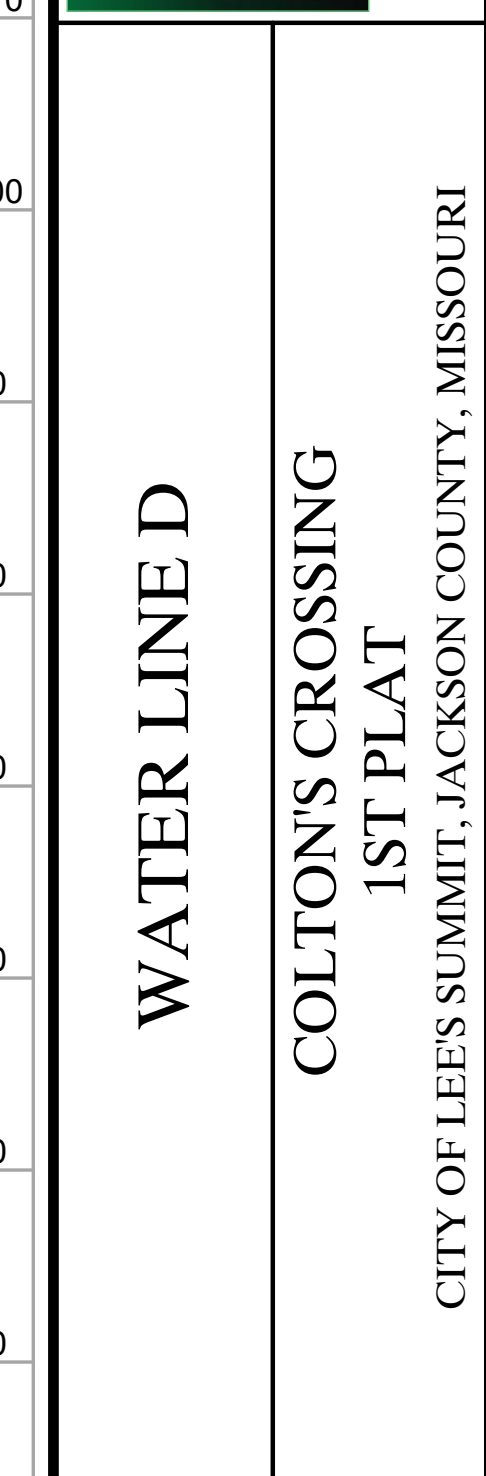
RICHARD KEVIN STERRETT

NUMBER 26440

GEOGRAPHICAL PROFESSIONAL ENGINEERING

JUNE 24, 2025

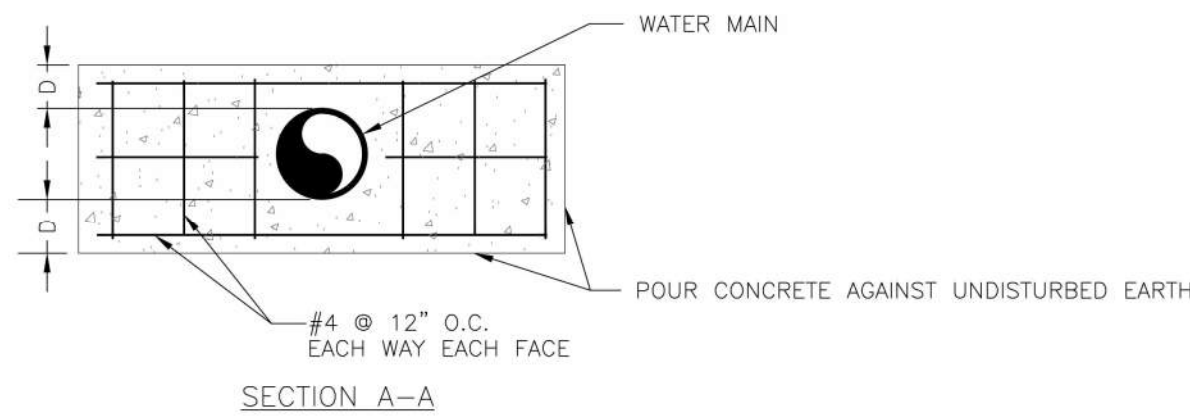
R. KEVIN STERRETT, MO E-26440



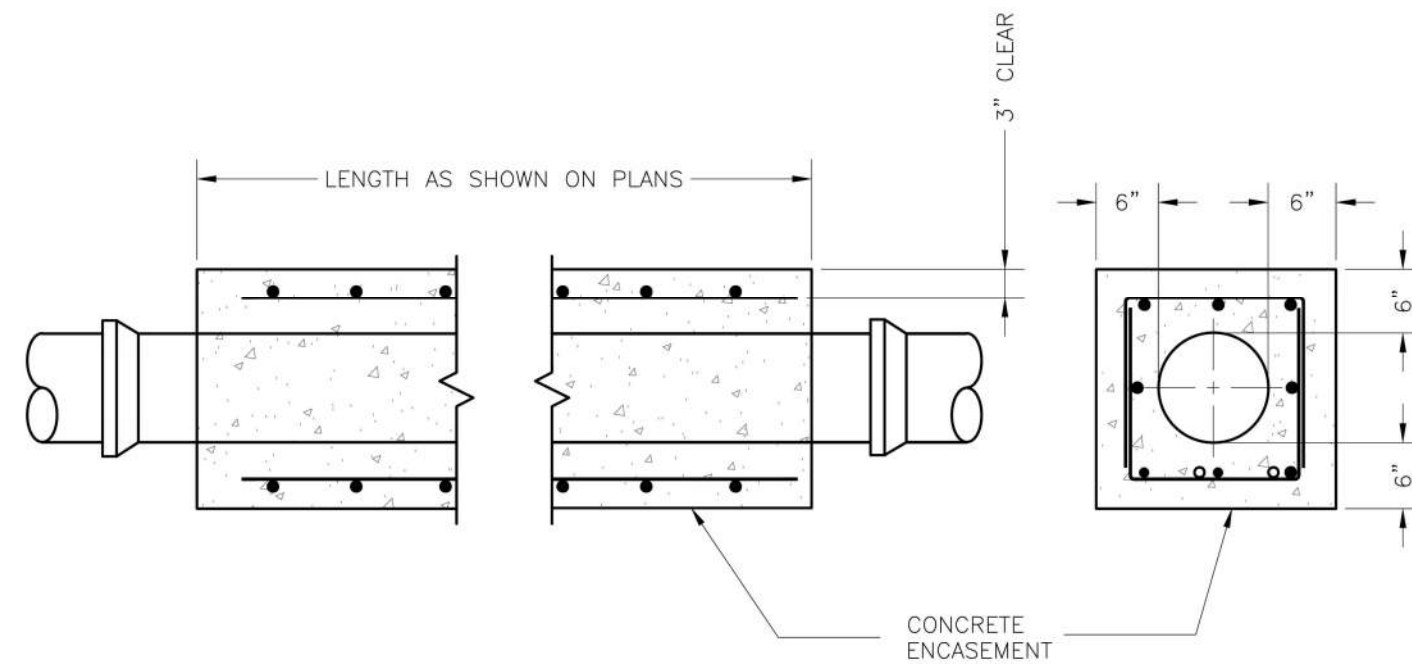
	X-REF NO. 25.018
	DRAWING NO. 25.018
	DATE JUNE 24, 2025
	JOB NO. 25.018
11	SHEET OF 13

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 08/2023 Drawn By: MJF Checked By: KLY
	HORIZONTAL THRUST BLOCK		WAT-1

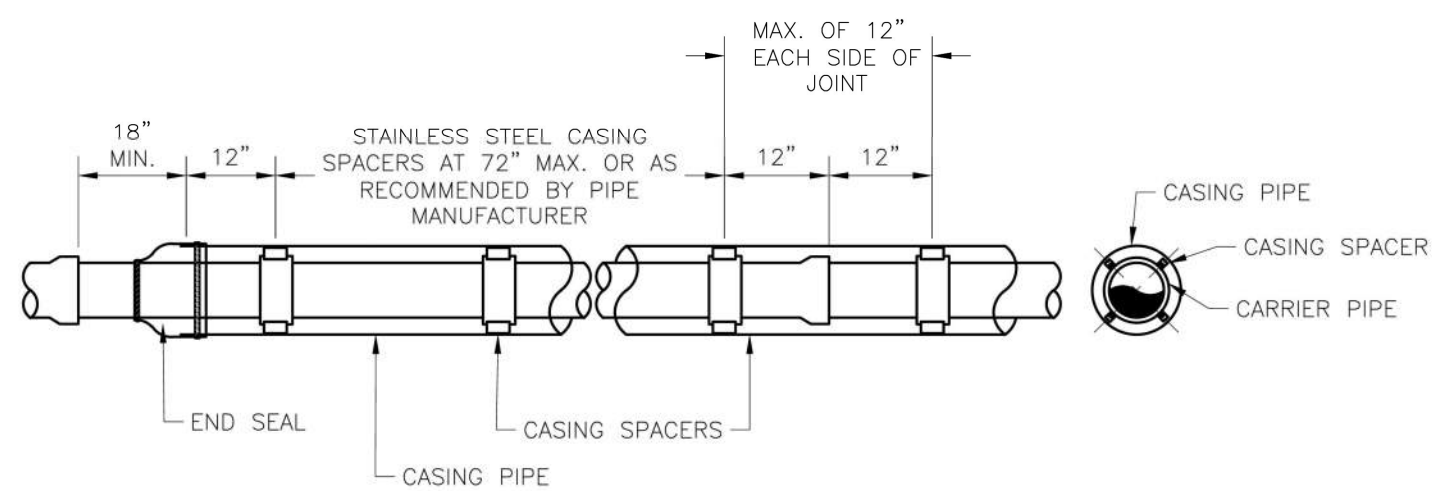
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	VERTICAL THRUST BLOCK	WAT-2



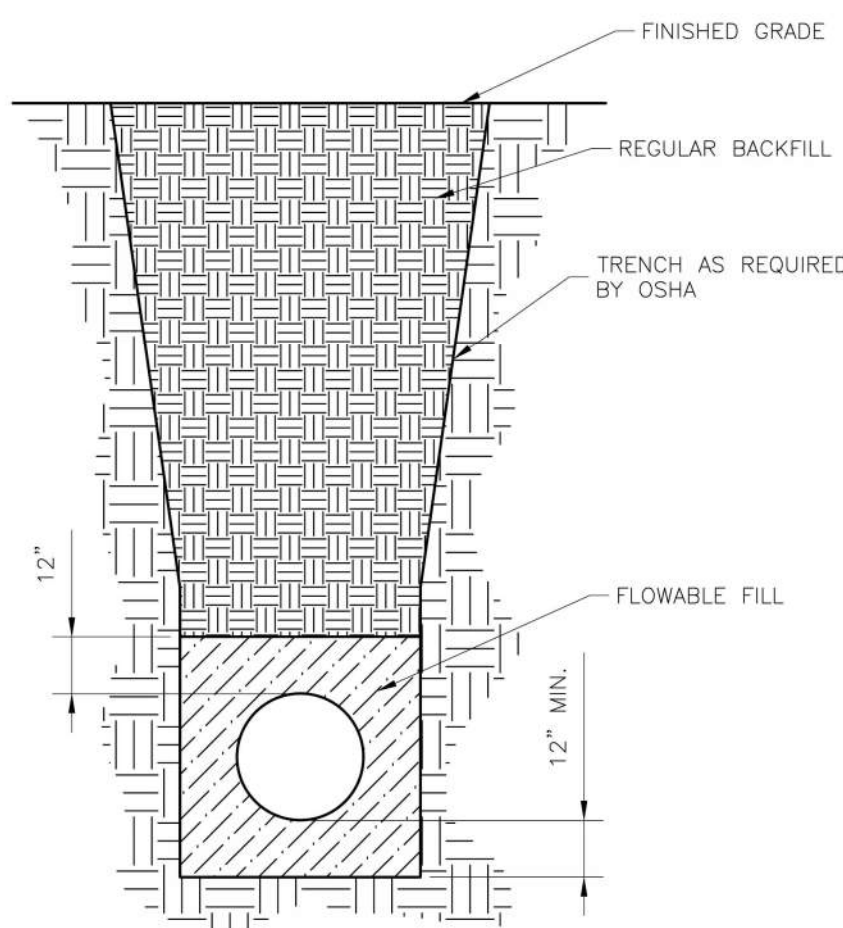
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	STRADDLE BLOCK		WAT-3



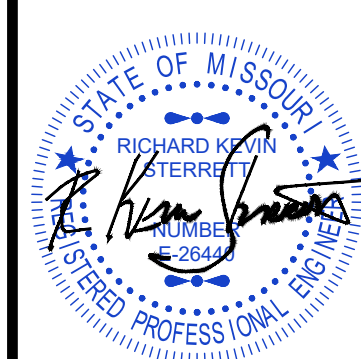
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	WATER PIPE ENCASEMENT		WAT-4
			



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 08/2023 Drawn By: MJF Checked By: KLY
	WATER DIVISION PIPE DETAIL		WAT-5



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 08/2023 Drawn By: MJF Checked By: KLY
	WATER TRENCH CHECK DETAIL	WAT-6
	Drawing area for WAT-6	

[illegible]

g **Consult**
Inc **engineers**
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 20130015467

DETAIL SHEET 1

COLTON'S CROSSING
1ST PLAT

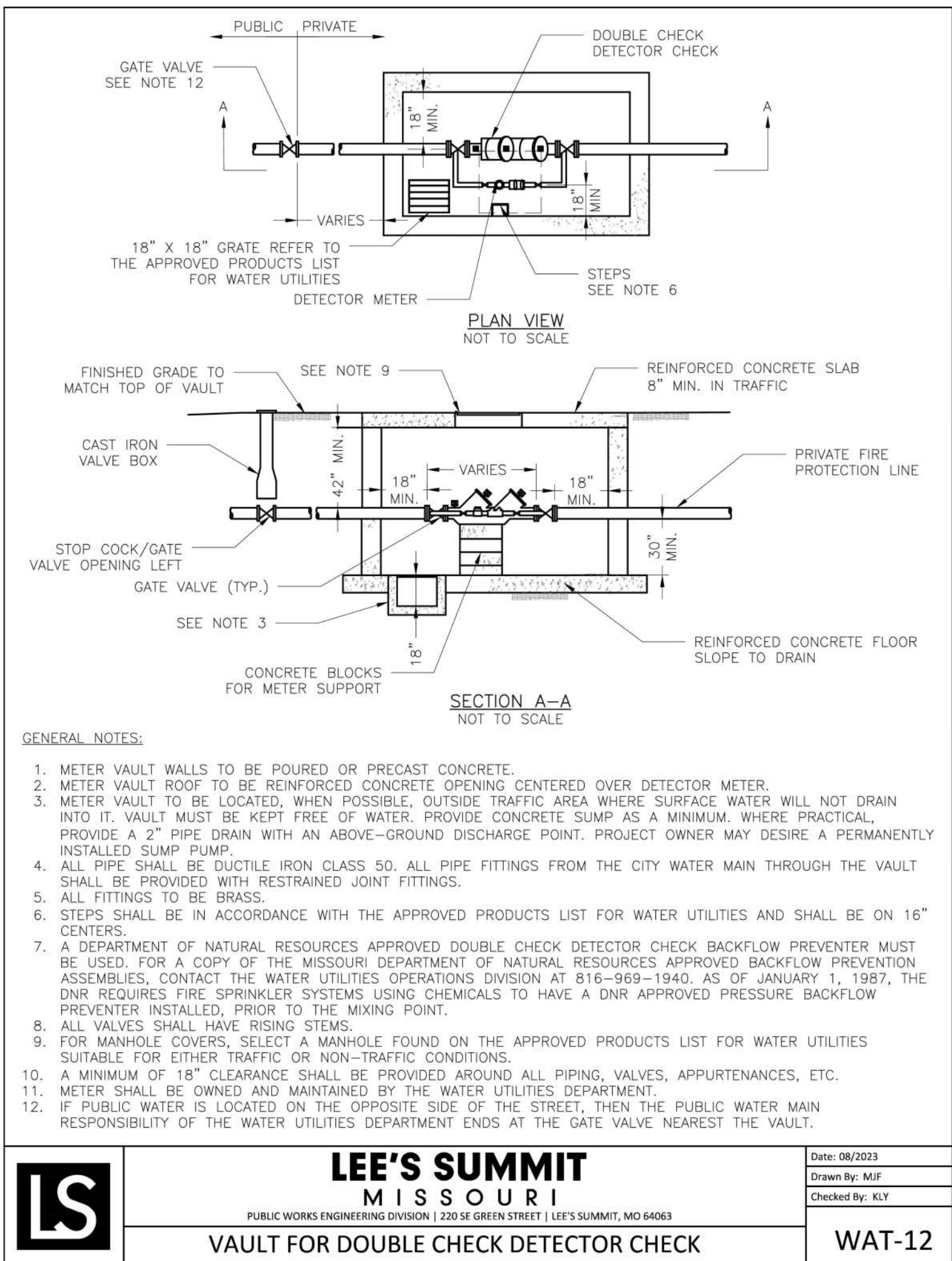
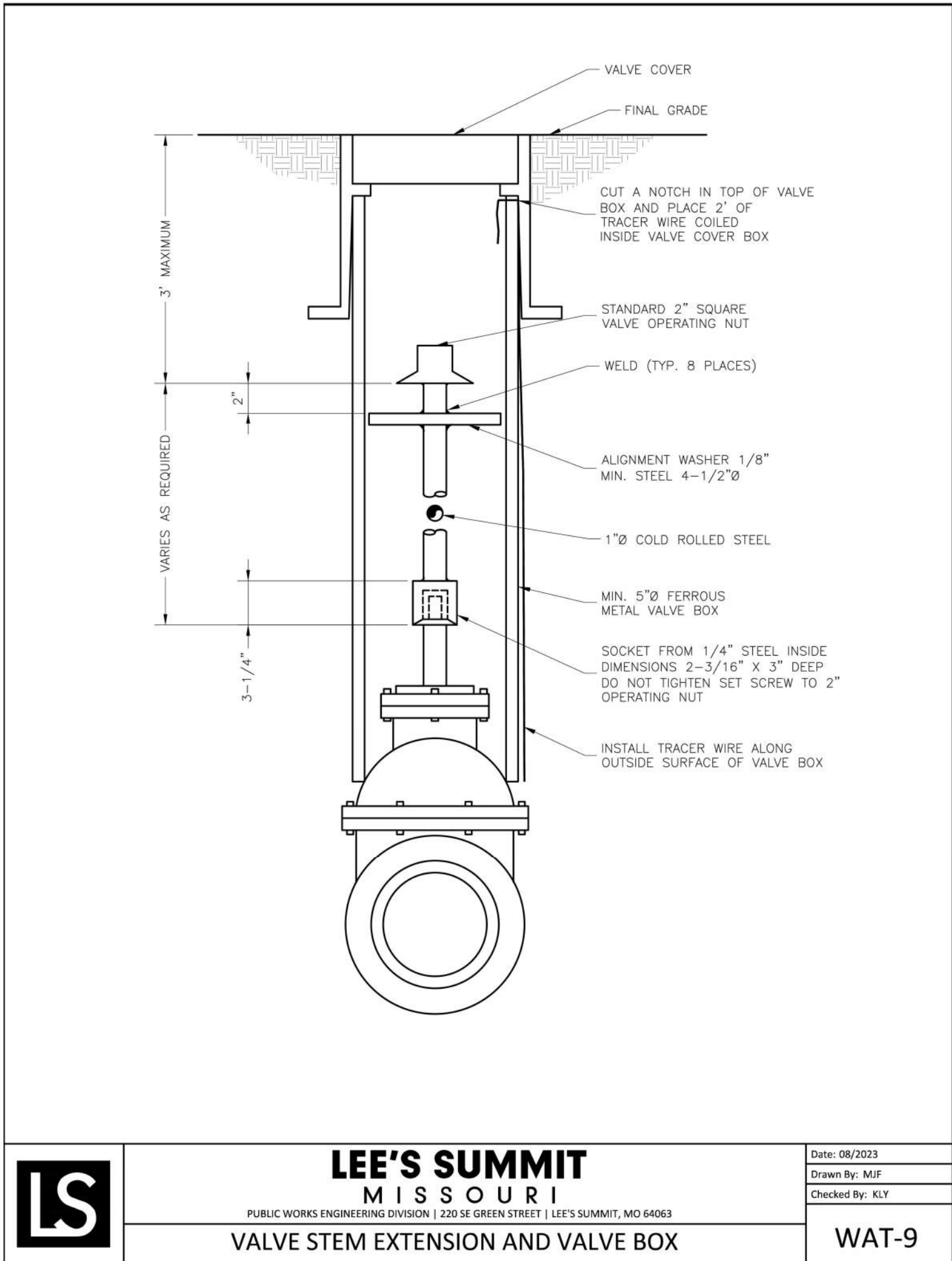
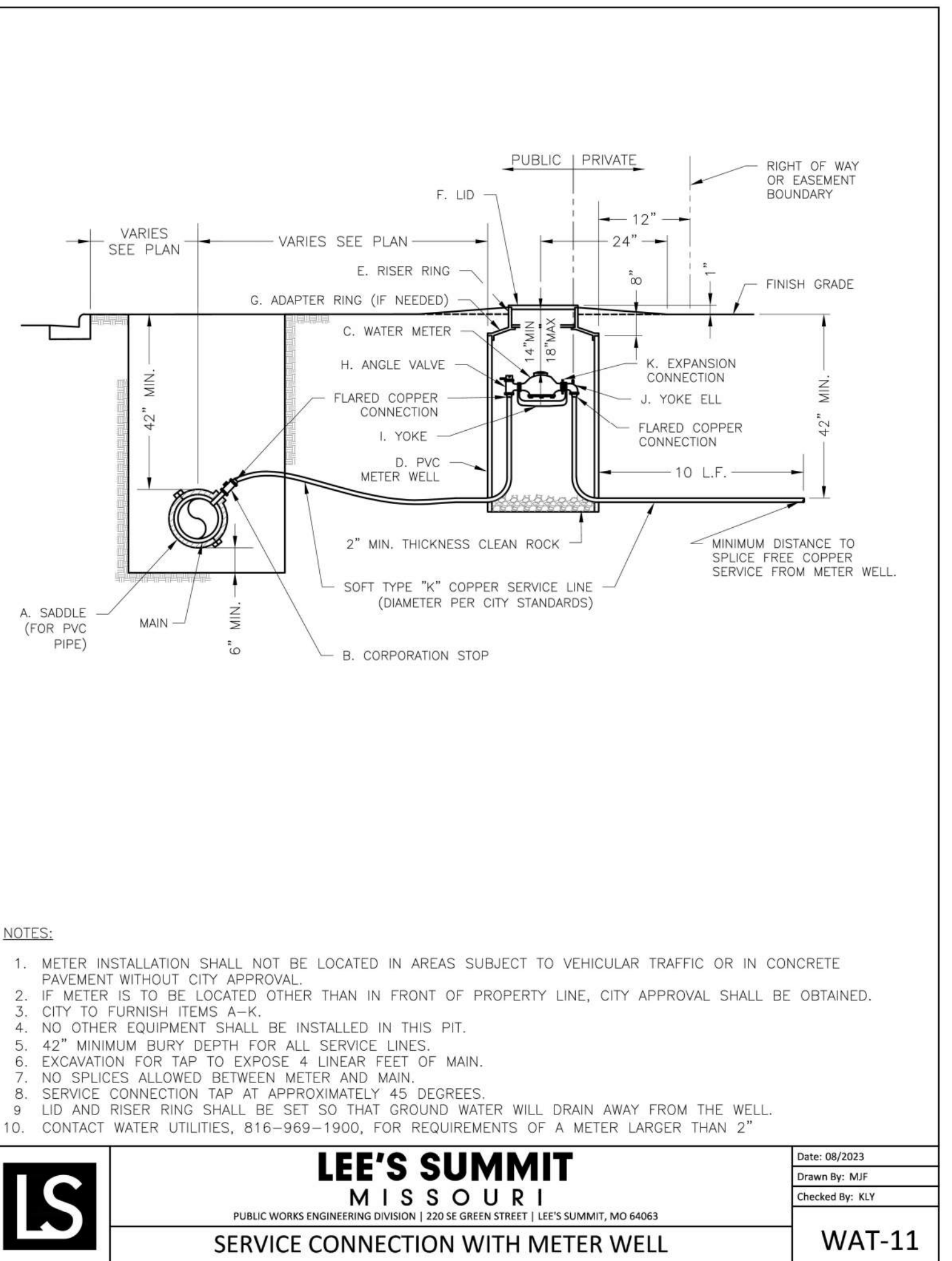
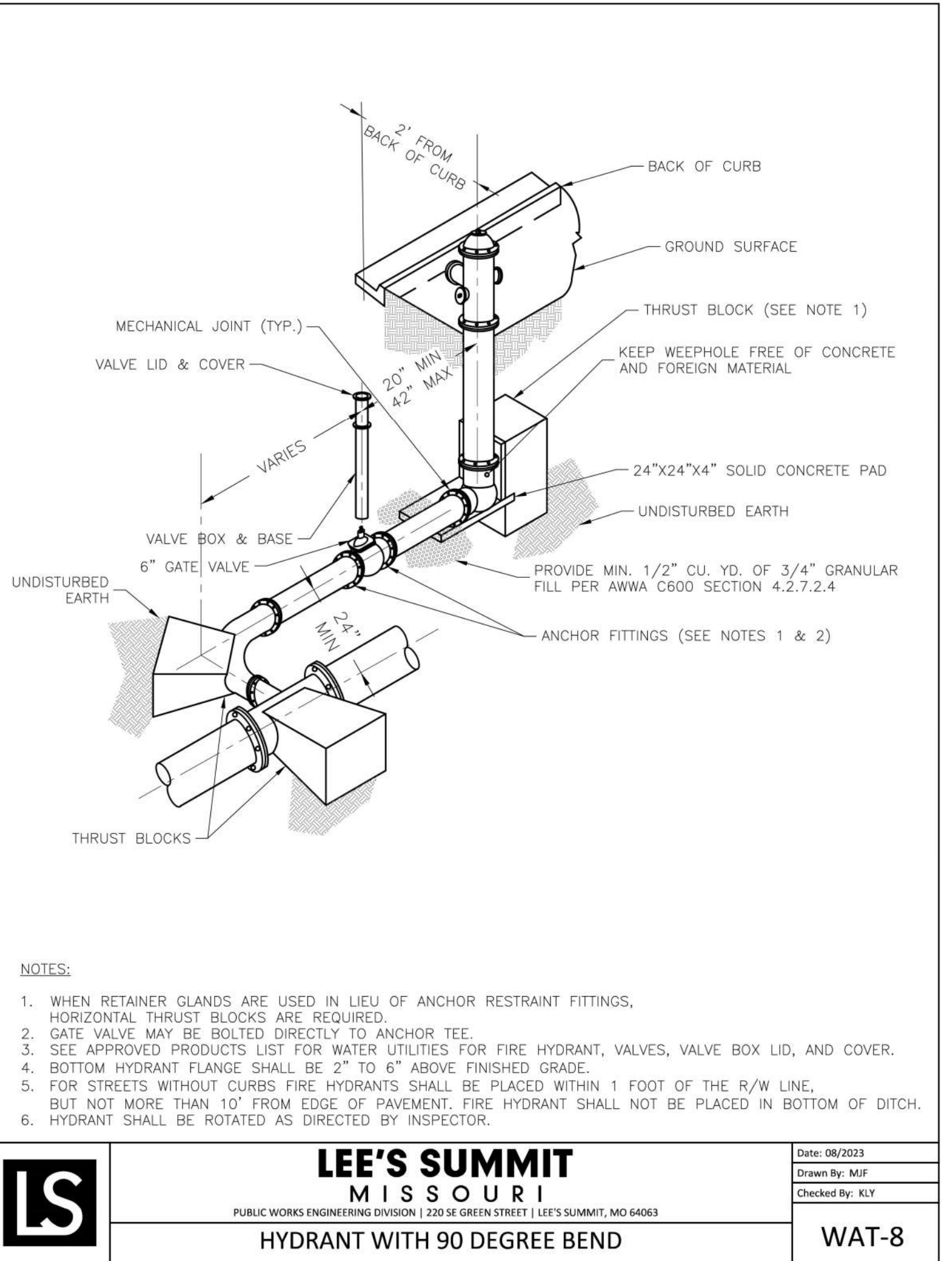
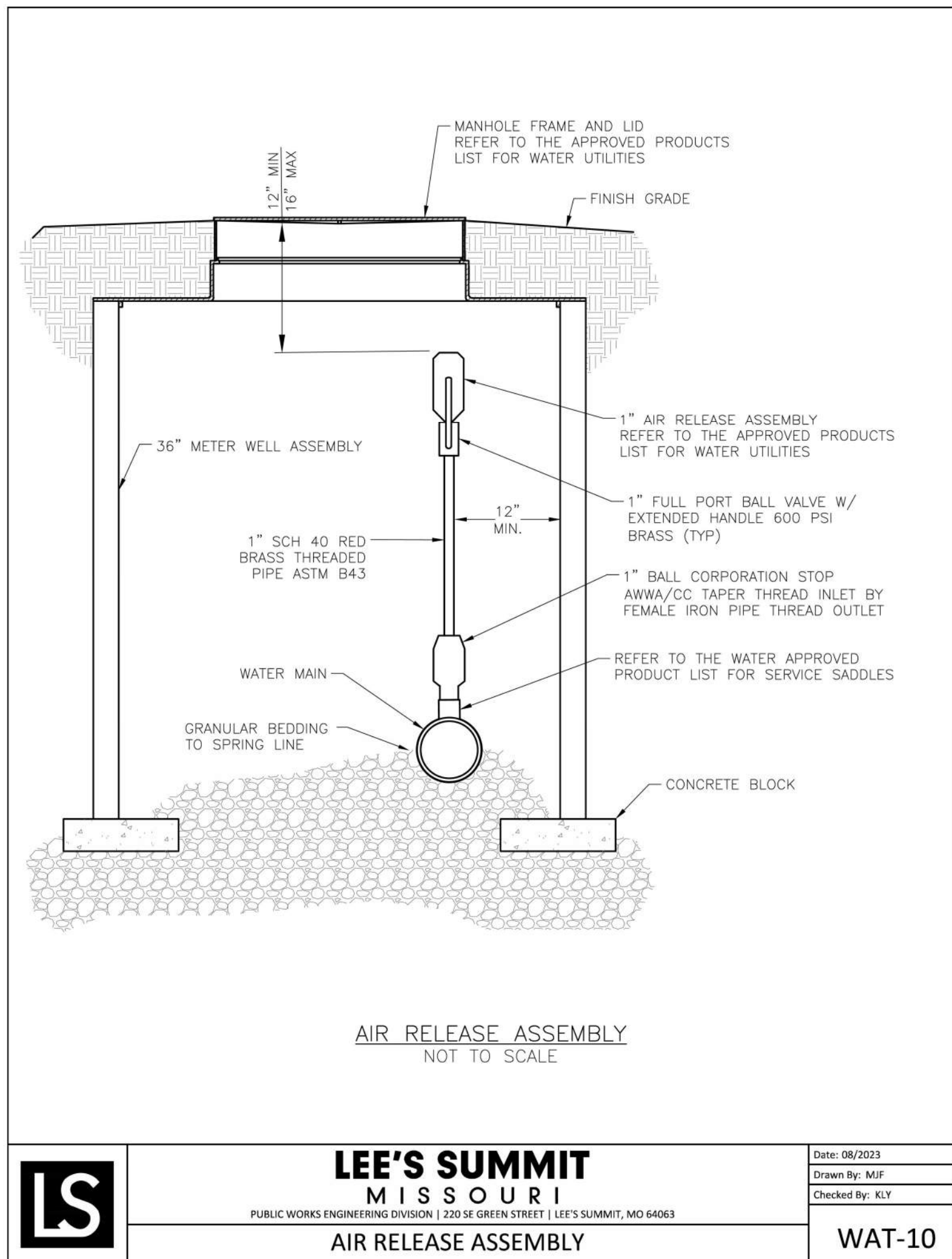
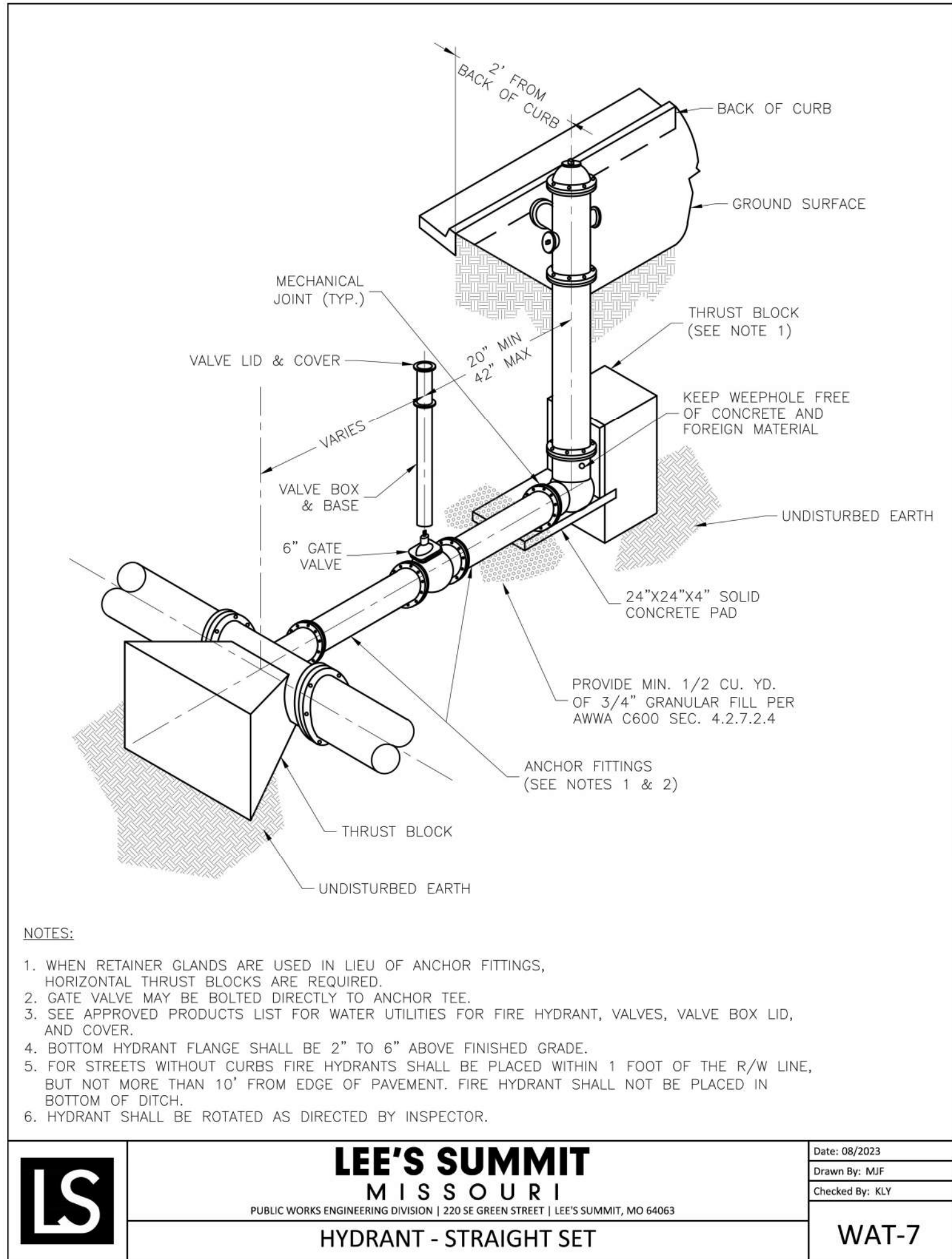
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DATE
JUNE 24, 2025

JOB NO.
25.018

12 SHEET OF 13

FILE LOCATION: G:\BARDEN\PROJECTS\100-2025\20250325-018 COLONG CROSSING PHASE 1 (DUSTIN BAYBERRY)\DULSHET FILES\DWG\WATER OFFSITE.DWG
PLOT DATE: 06/24/2025 1:55 PM BY: MARK HILL



NO.	BY	DATE	REVISION
1	MMH	06/24/25	
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CONSULT INC. ENGINEERS PLANNERS
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100073 (MO.) / E-1736 (KS.) / LS 2019005467

DETAIL SHEET 2
COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WAT-7
WAT-8
WAT-9
WAT-10
WAT-11
WAT-12

13 SHEET OF **13**