

INDEX OF SHEETS

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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



	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
W/L	Existing Waterline		Proposed Fire Hydrant
GAS	Existing Gas Main	W/L	Proposed Waterline
	Existing Sanitary Sewer	SAN	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

City of Lee's Summit Public Works 220 SE Green Lee's Summit, MO 64063 816-969-1800	Evergy 401 SE Bailey Road Lee's Summit, MO. 64081 816-347-4320
City of Lee's Summit Water and Sewer 1200 SE Hamblen Road Lee's Summit, MO 64081 816-969-1900	AT&T Rick Bryan 500 E. 8th Street Kansas City, MO 64106 913-727-9809
Spire (Administrative Offices) 3025 S.E. Clover Drive Lee's Summit, MO 64082 816-537-4681	Comcast Cable New Construction Hotline 866-771-2281 Missouri One-Call 1-800-344-7483



Know what's below.
Call before you dig.

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;

1. 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.
2. 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.
3. 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.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. 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.
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "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.

A map showing the project location. The map includes the following labels and features:

- HOOK RD.**: Located on the left side of the map, intersecting with SW M291 HWY.
- SW M291 HWY**: A vertical road on the left side of the map.
- PROJECT LOCATION**: A label with an arrow pointing to a black-shaded area on Hambleton Rd.
- HAMBLETON RD**: A road that runs vertically on the right side of the map, curving to the left at the project location.
- GAMBRELL ST**: A horizontal road at the bottom of the map, intersecting with Hambleton Rd.
- HARRIS DR.**: A vertical road at the bottom right of the map, intersecting with Gambrell St.
- 150 HWY**: A label at the bottom center of the map.

DEVELOPER
HAMBLÉN ROAD PROJECT, LLC
229 SE DOUGLAS STREET
LEE'S SUMMIT, MISSOURI 64063
(816) 877-5086
CONTACT - DUSTIN BAXTER

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
(816) 703-7098
CONTACT - KEVIN STERRETT

STORM SEWER PLANS COVER SHEET COLTON'S CROSSING 1ST PLAT CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		 Consult Inc engineers planners 1533 Locust Street, Kansas City, Missouri 64108 CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / S 201905467  RICHARD K. TERRELL PROFESSIONAL ENGINEER STATE OF MISSOURI LICENSE NO. 14889 R. KEVIN STERRETT, P.E. NO. E-26440 JUNE 24, 2025		DATE REVISION NO. BY CHAPP			
X-REF NO. 25.018 DRAWING NO. 25.018 DATE JUNE 24, 2025 JOB NO. 25.018		DATE REVISION NO. BY CHAPP		IF THIS IS NOT A BLUE INK 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 BE TANT TO ANY COPIES			
1 SHEET OF 14							



Know what's below.
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LEGEND

- Existing Section Line

Existing Right-of-Way Line

Existing Lot Line

Existing Easement Line

Existing Curb & Gutter

Existing Sidewalk

Existing Storm Sewer

Existing Storm Structure

W/L Existing Waterline

GAS Existing Gas Main

Existing Sanitary Sewer

Existing Sanitary Manhole

Existing Contour Major

Existing Contour Minor

Existing Tree Line
- Proposed Right-of-Way

Proposed Property Line

Proposed Lot Line

Proposed Easement

Proposed Curb & Gutter

Proposed Sidewalk

Proposed Storm Sewer

Proposed Storm Structure

Proposed Fire Hydrant

Proposed Waterline

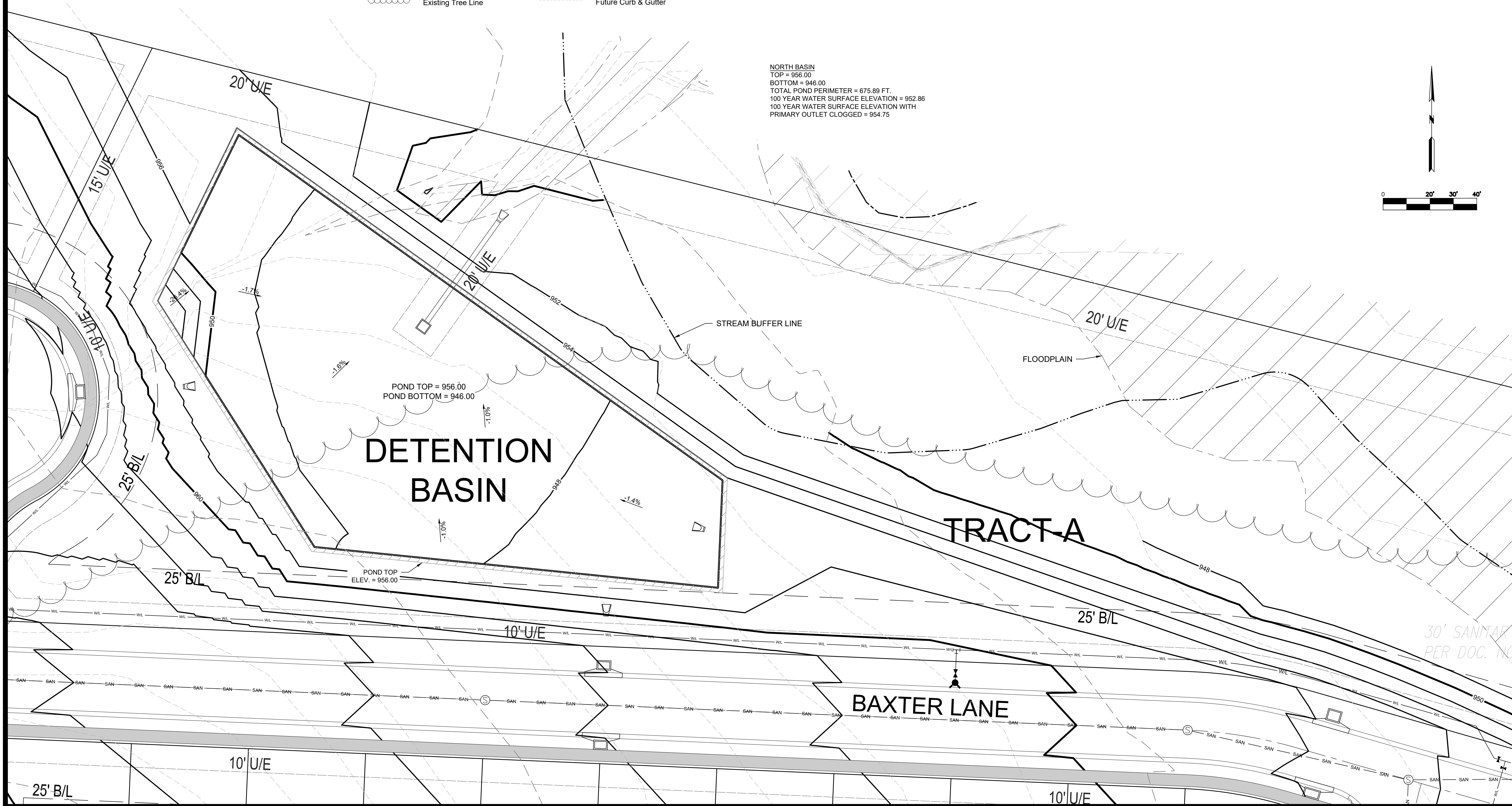
Proposed Sanitary Sewer

Proposed Sanitary Manhole

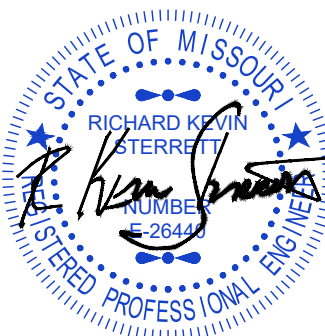
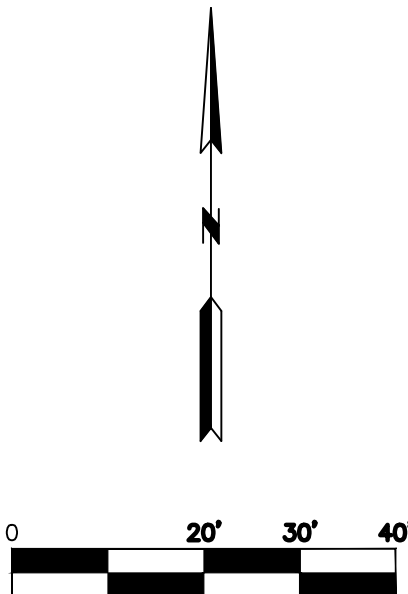
Proposed Contour Major

Proposed Contour Minor

Future Curb & Gutter



NORTH BASIN
TOP = 956.00
BOTTOM = 946.00
TOTAL POND PERIMETER = 875.89 FT.
100 YEAR WATER SURFACE ELEVATION = 952.86
100 YEAR WATER SURFACE ELEVATION WITH
PRIMARY OUTLET CLOGGED = 954.75



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



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

STORM SEWER PLANS
DETENTION BASIN PLAN

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

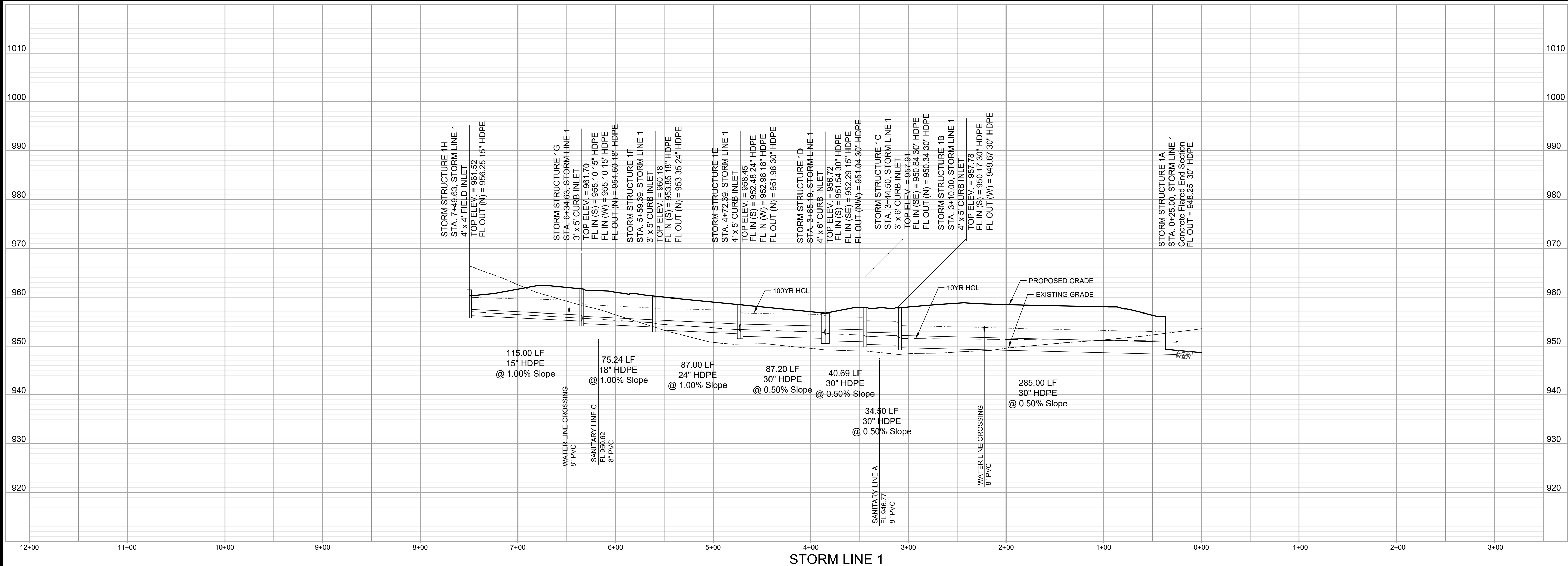
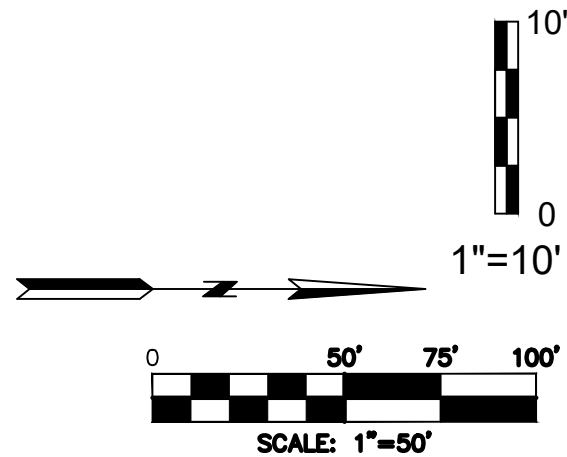
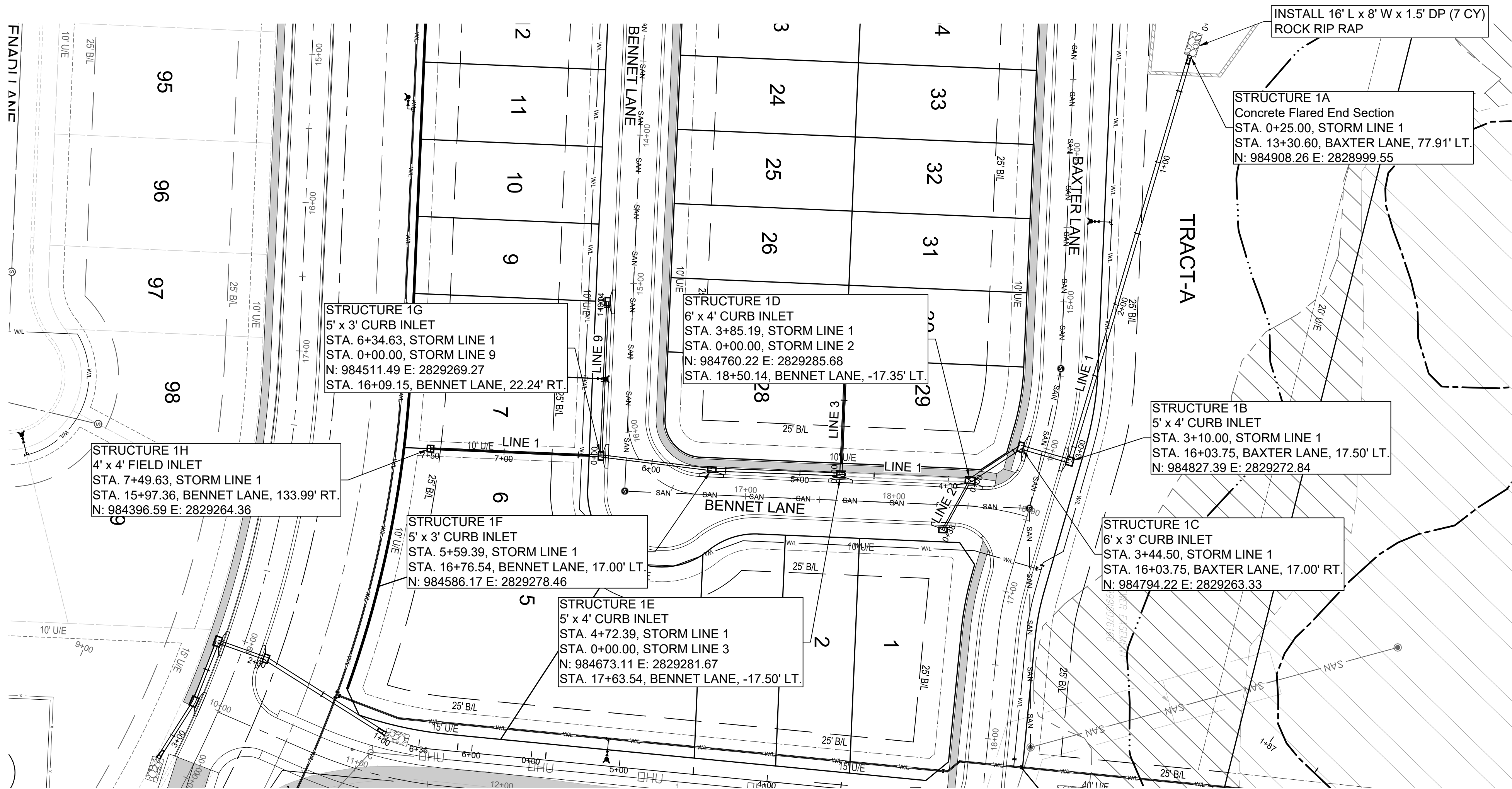
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FILE LOCATION: G:\BAYARD DRIVINGHS PROJECTS\10-2025\2025\25.018 COLTON CROSSING PHASE 1 (DUSTIN BAXTER)\DUSTHERETFILES\STORM PROFILES.DWG
PLOT DATE: 6/24/25 2:28 PM BY: MARK HILL



STORM SEWER PLANS
STORM LINES 2, 3 & 9

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.
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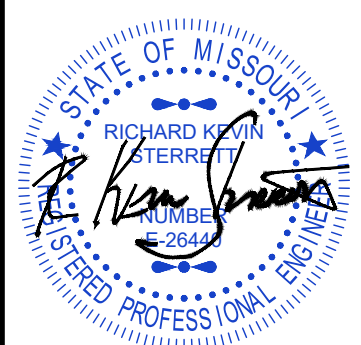
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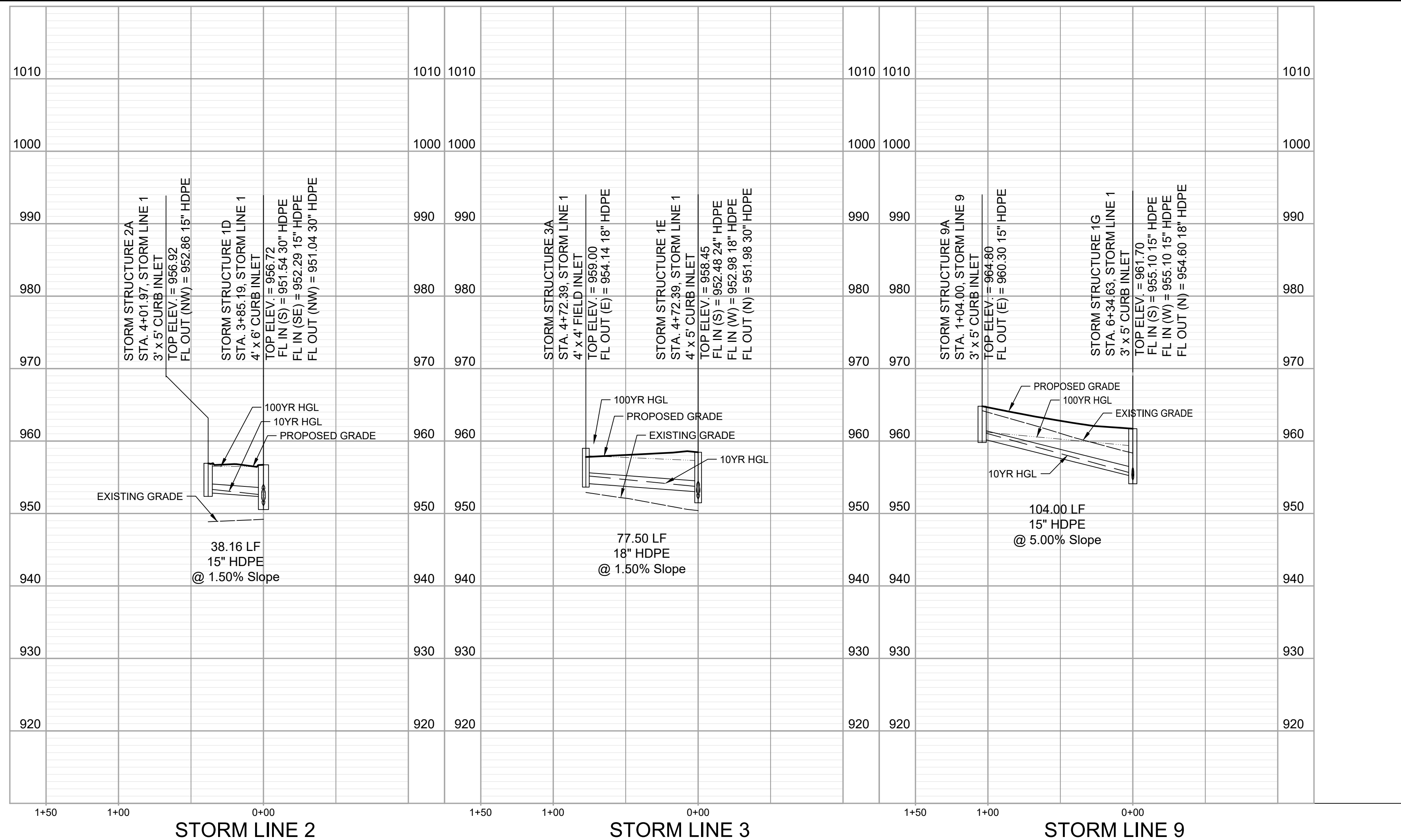
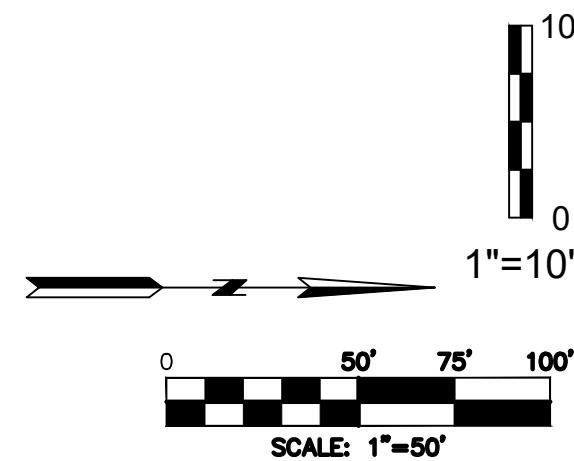
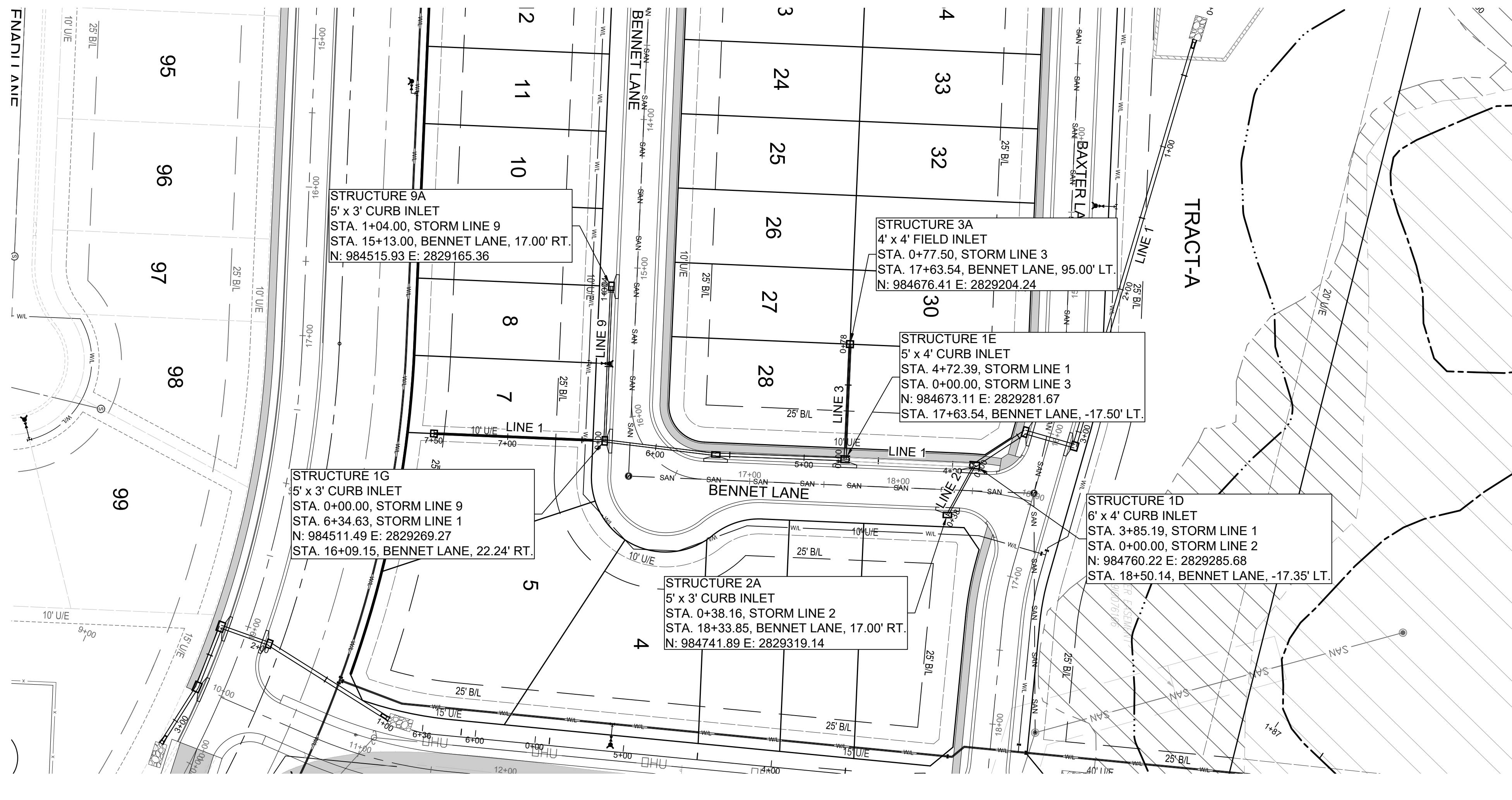
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

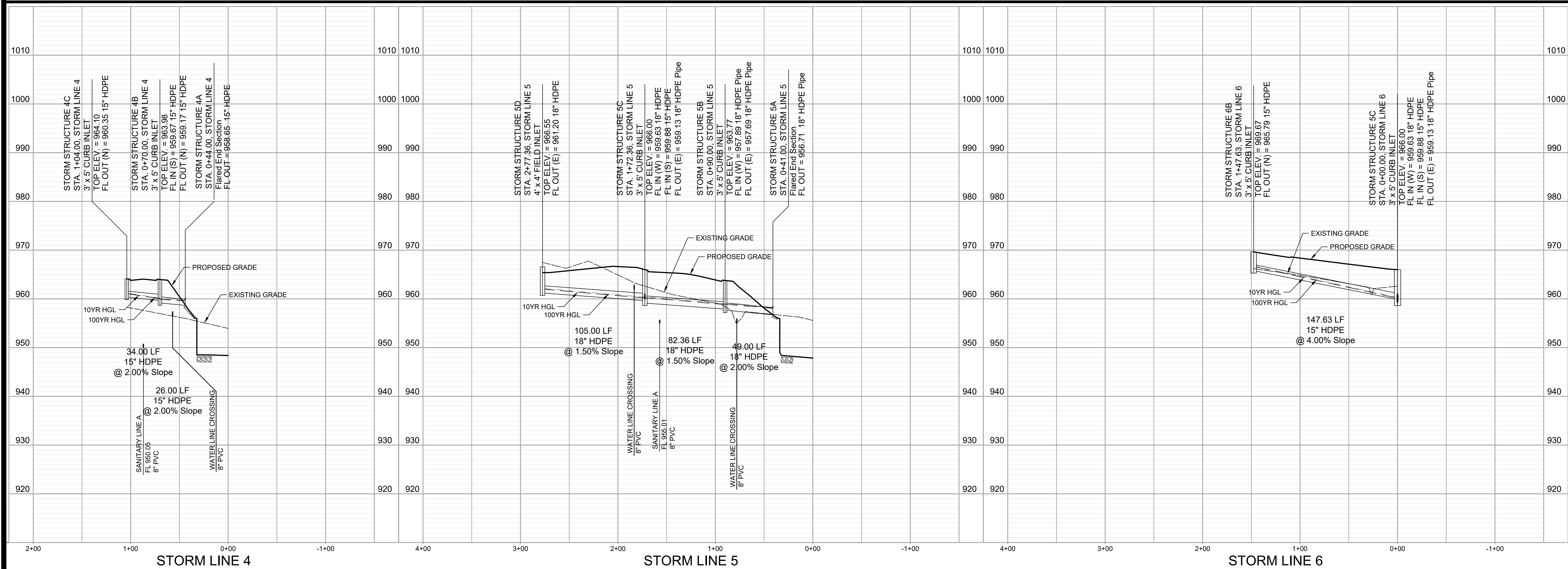
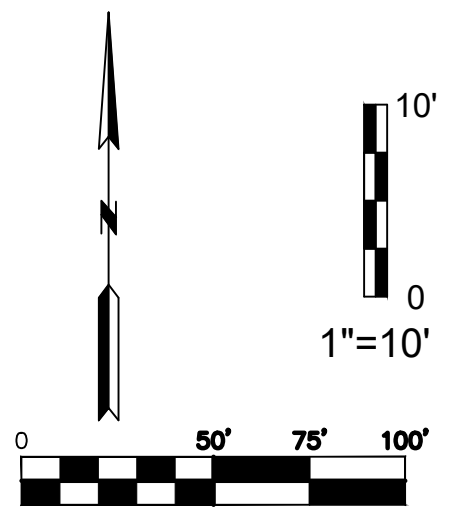


R. KEVIN STERRETT, MO E-26440
JUNE 24, 2025

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I
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R. KEVIN STERRETT, MO
JUNE 24, 2025

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

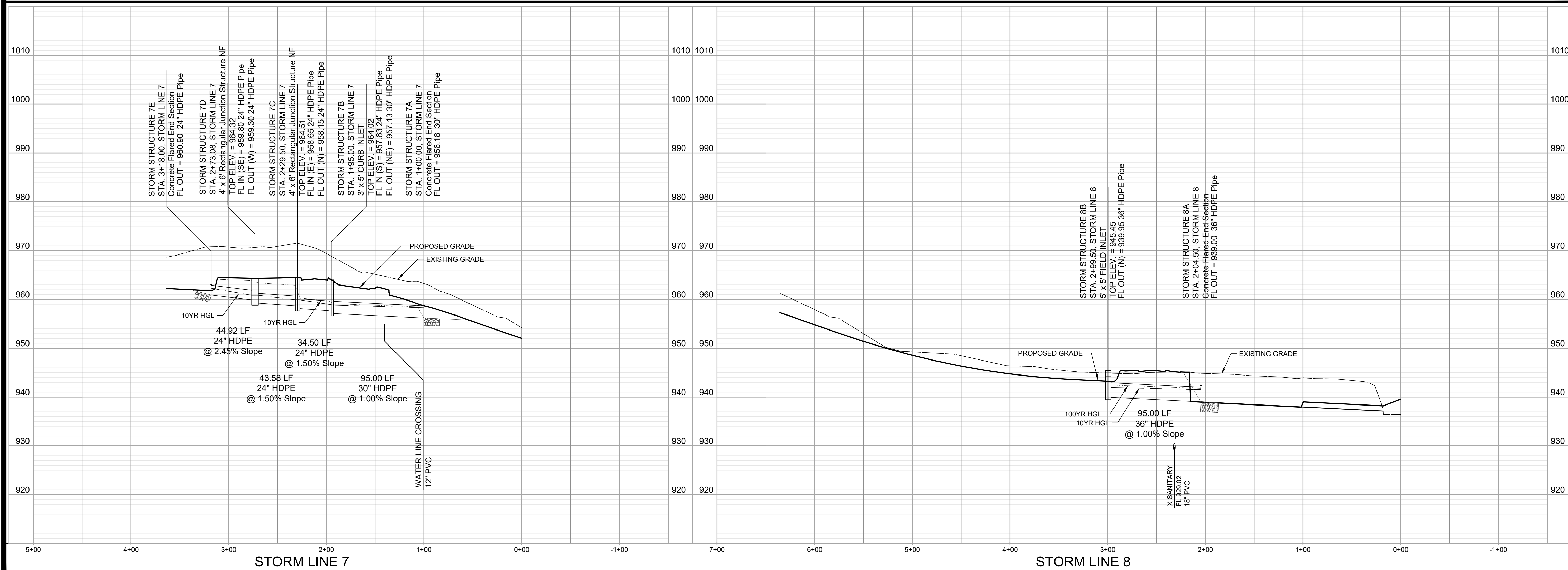
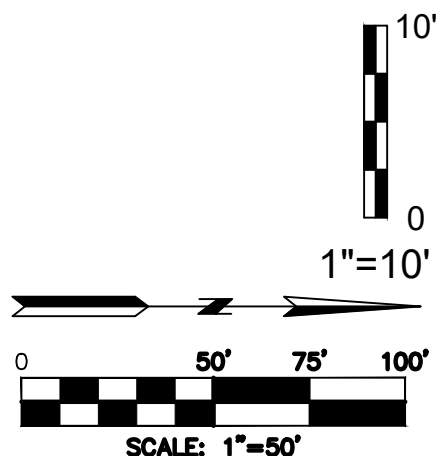
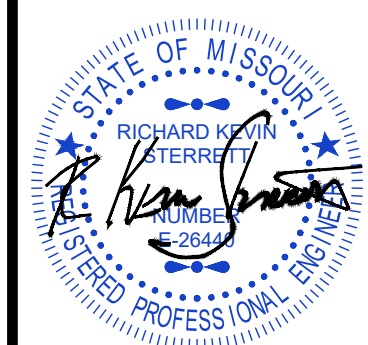
STORM SEWER PLANS
STORM LINES 4, 5, & 6

COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i>	25.018
<i>DRAWING NO.</i>	25.018
<i>DATE</i>	JUNE 24, 202
<i>JOB NO.</i>	25.018

6 SHEET 14 OF

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

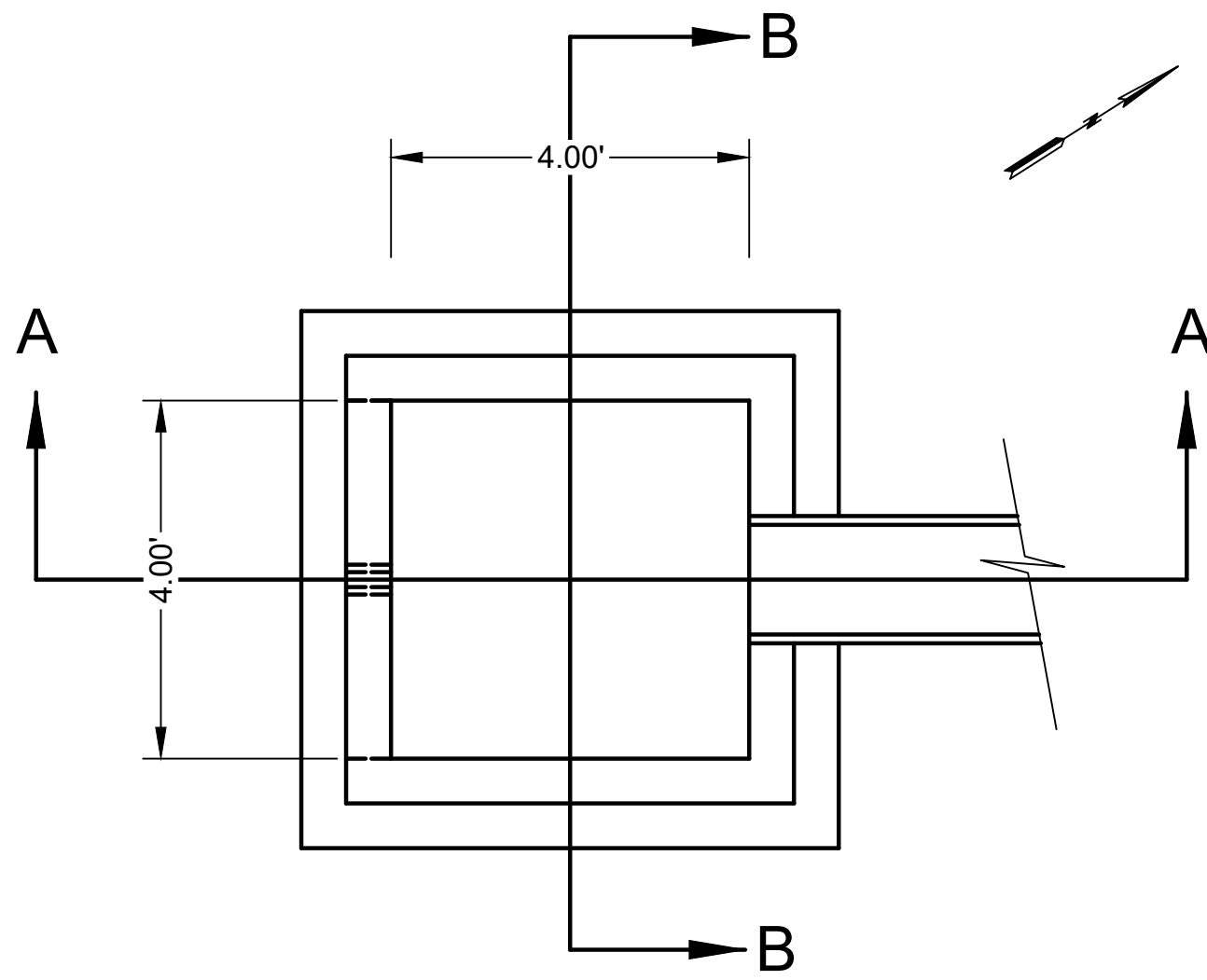


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STORM SEWER PLANS
STORM LINES 7 & 8

COLTON'S CROSSING
1ST PLAT

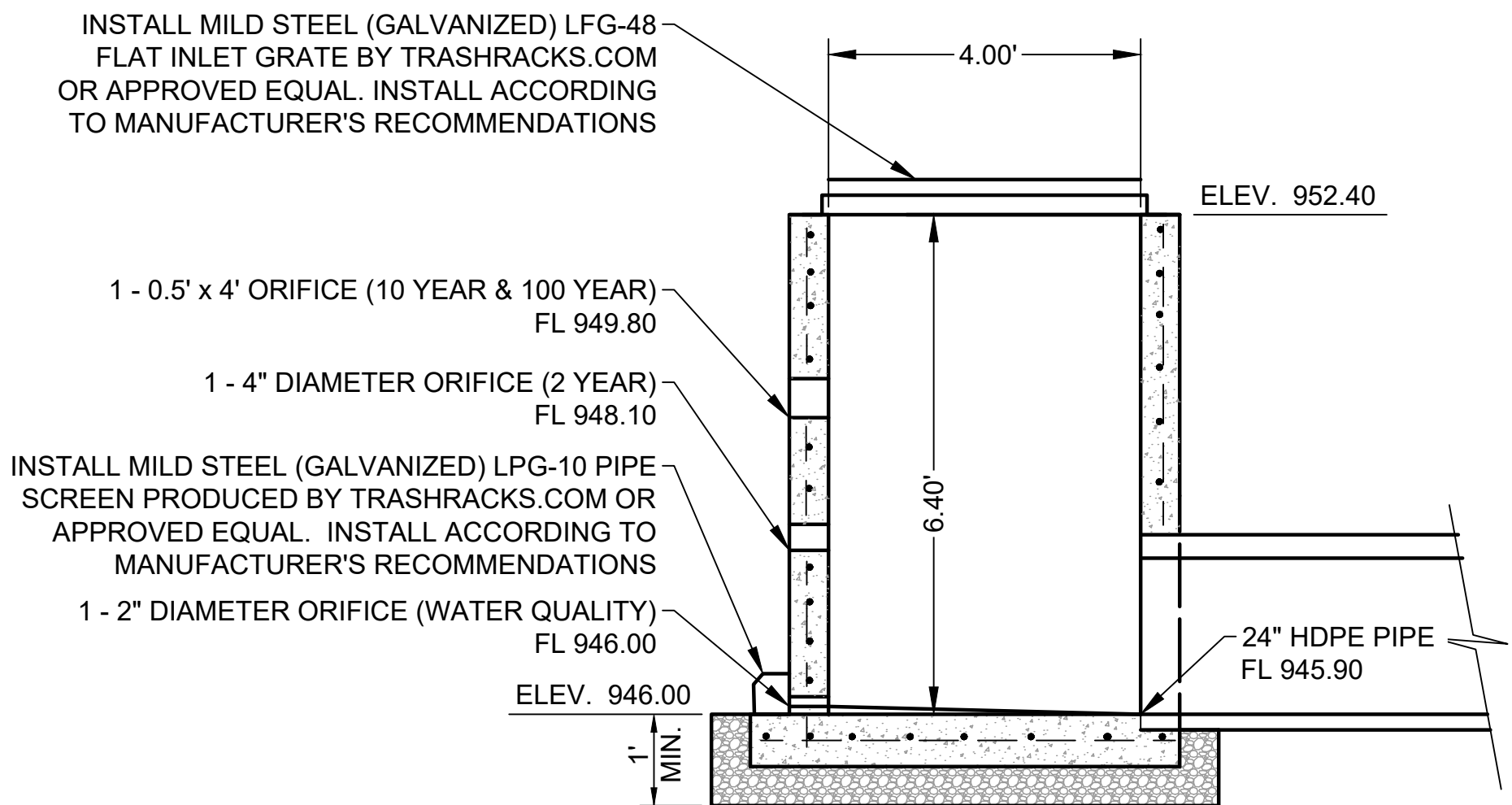
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DATE JUNE 24, 2025	
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7	SHEET OF 14



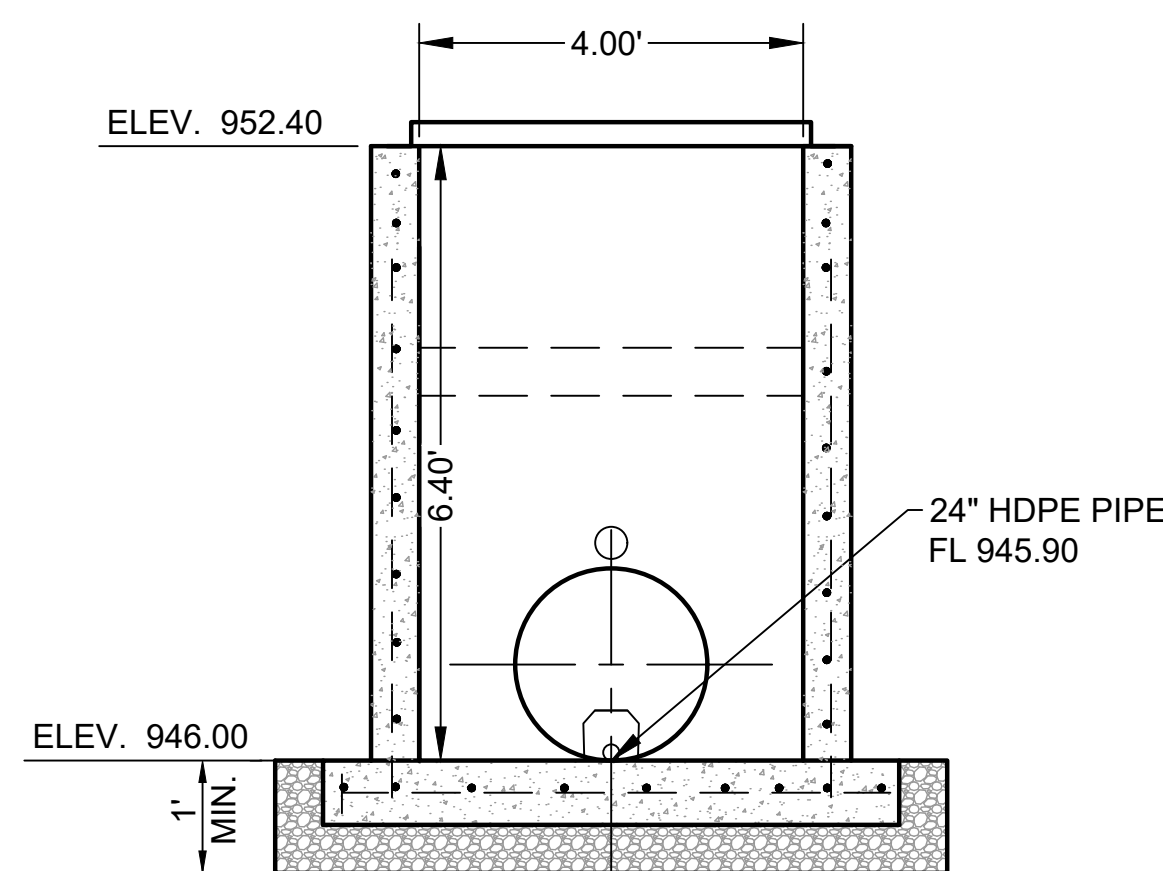
PLAN VIEW

NOTES:

- ALL REBAR SHOWN IS #5 @ 12" MAX. SPACNG. REBAR SHALL HAVE 2" MIN. CLEAR COVER ON THE SIDE WALLS AND 3" MIN. CLEAR COVER ON THE BASE.



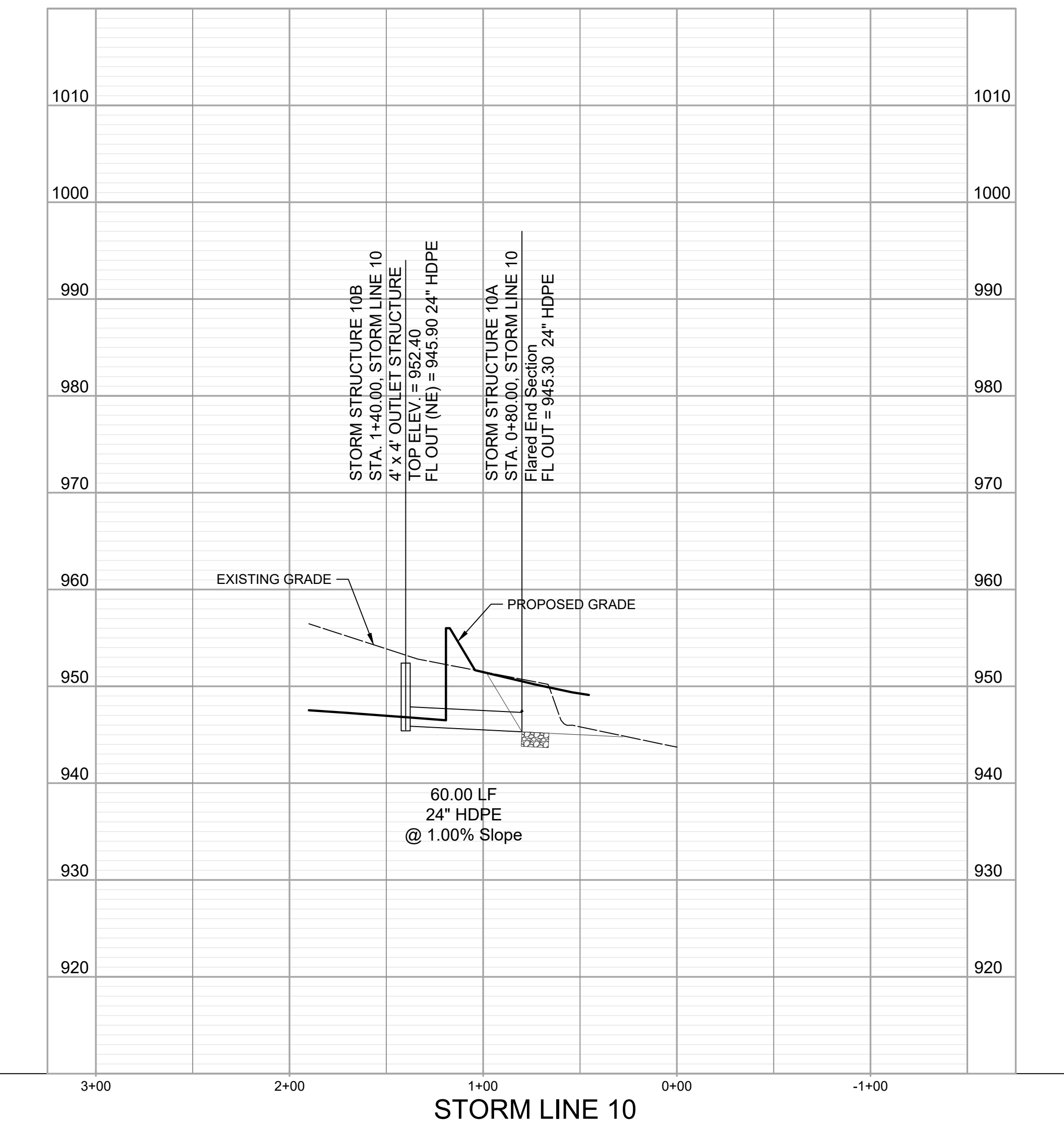
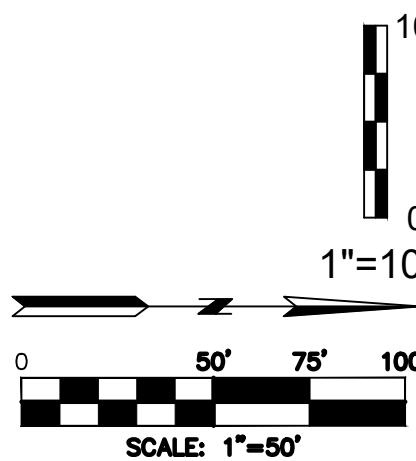
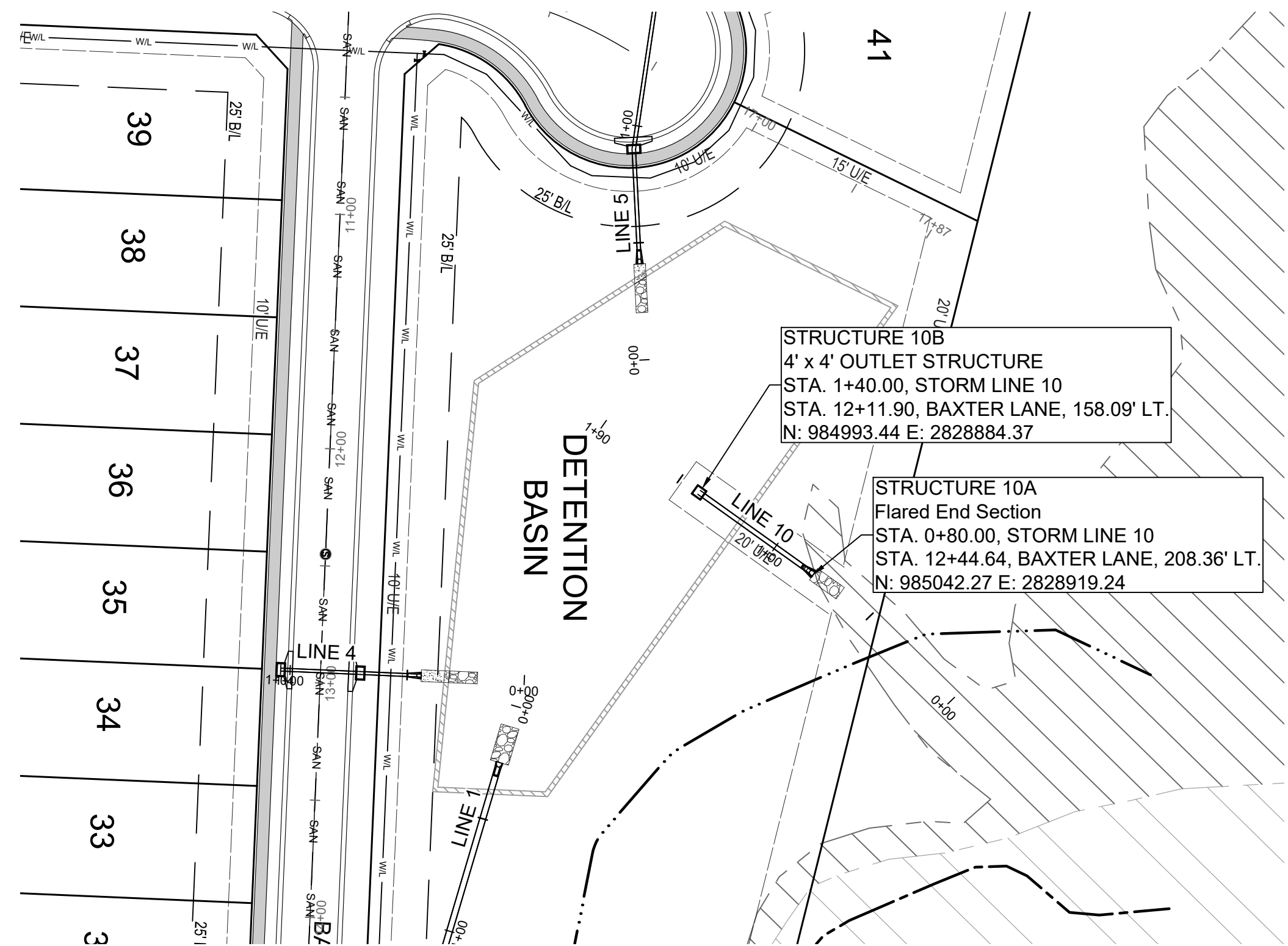
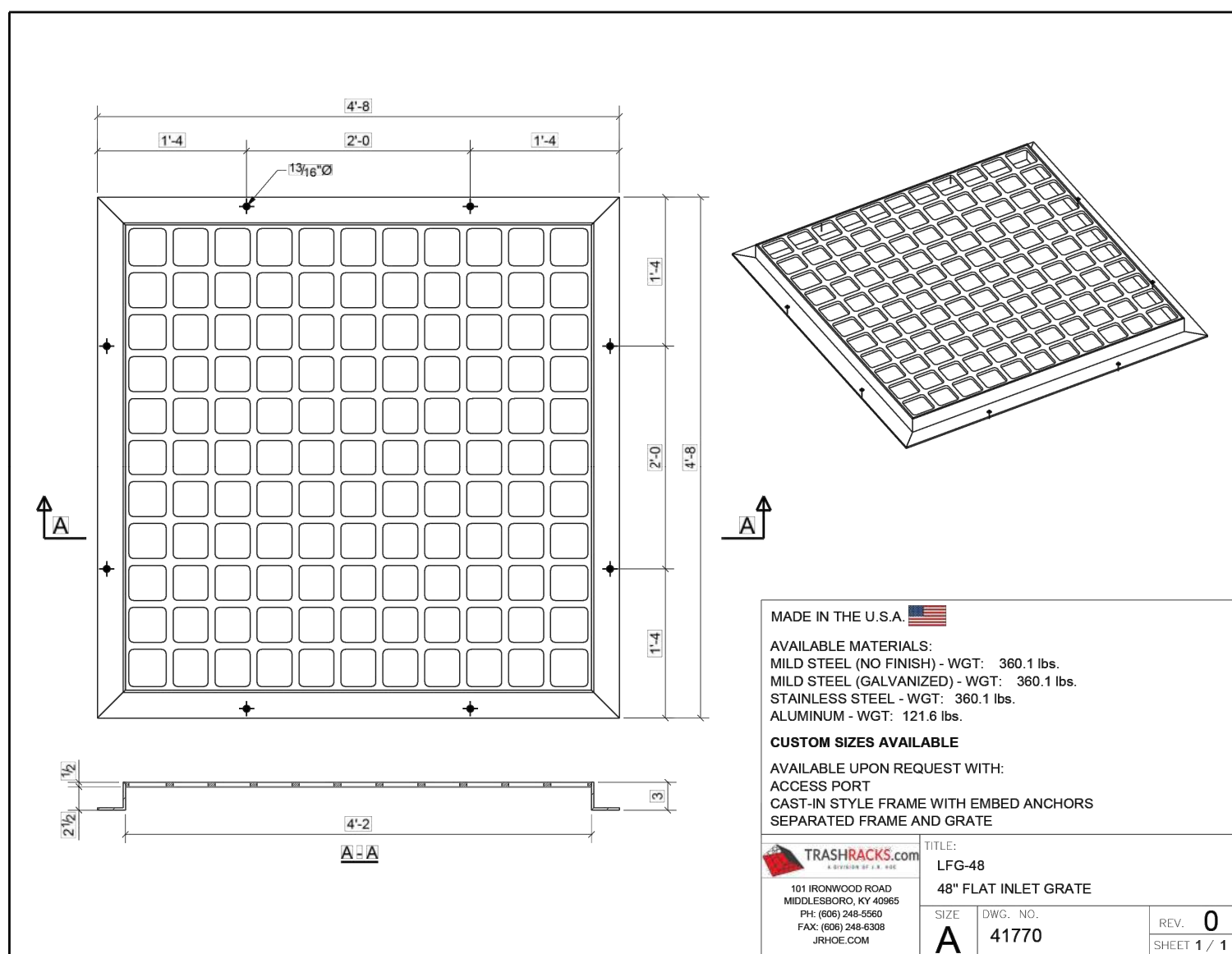
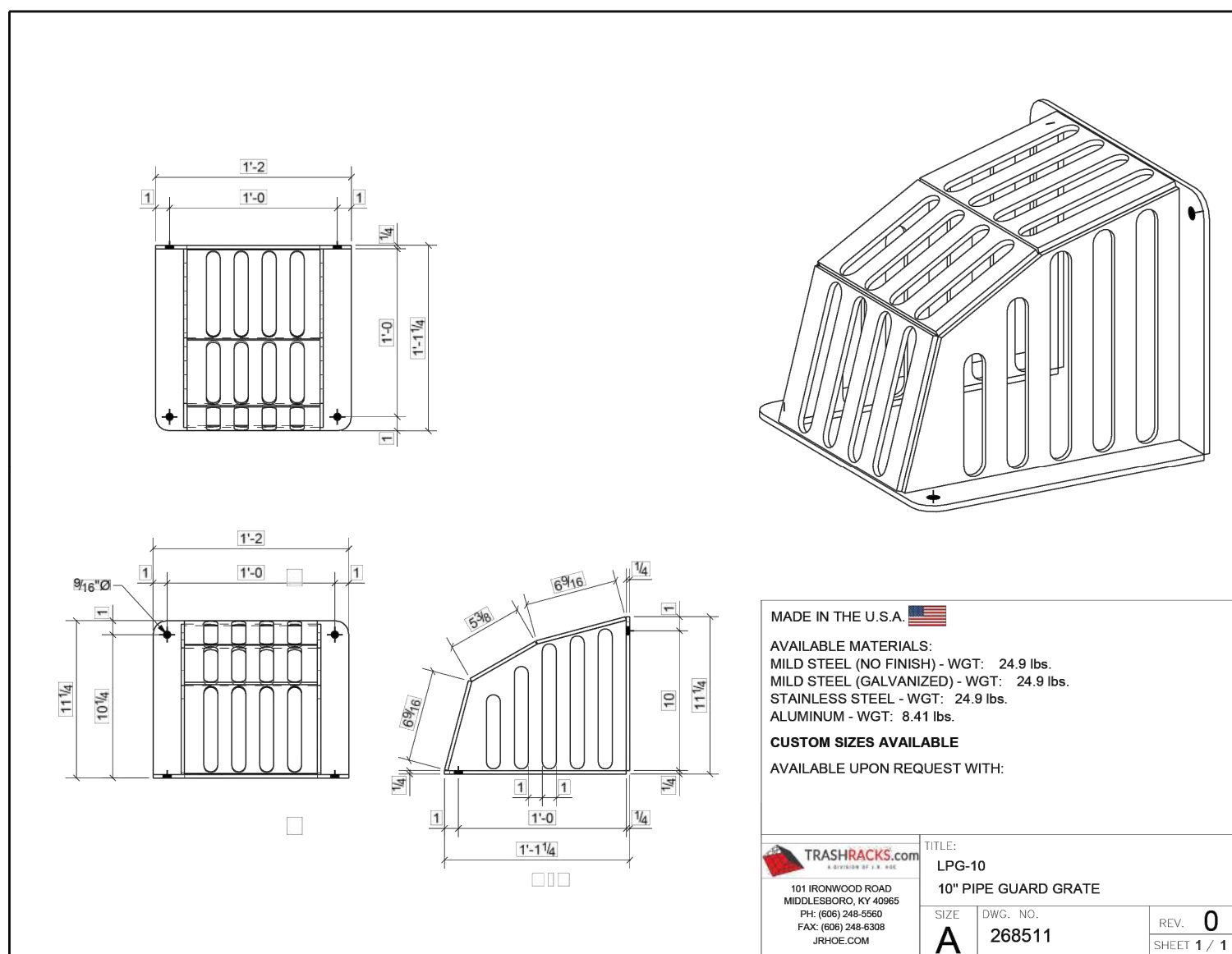
SECTION A-A



SECTION B-B

DETENTION BASIN OUTLET STRUCTURE

NOT TO SCALE



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Consult Inc
engineers planners

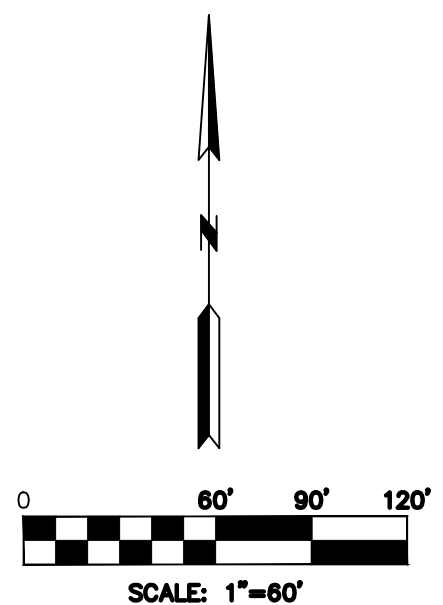
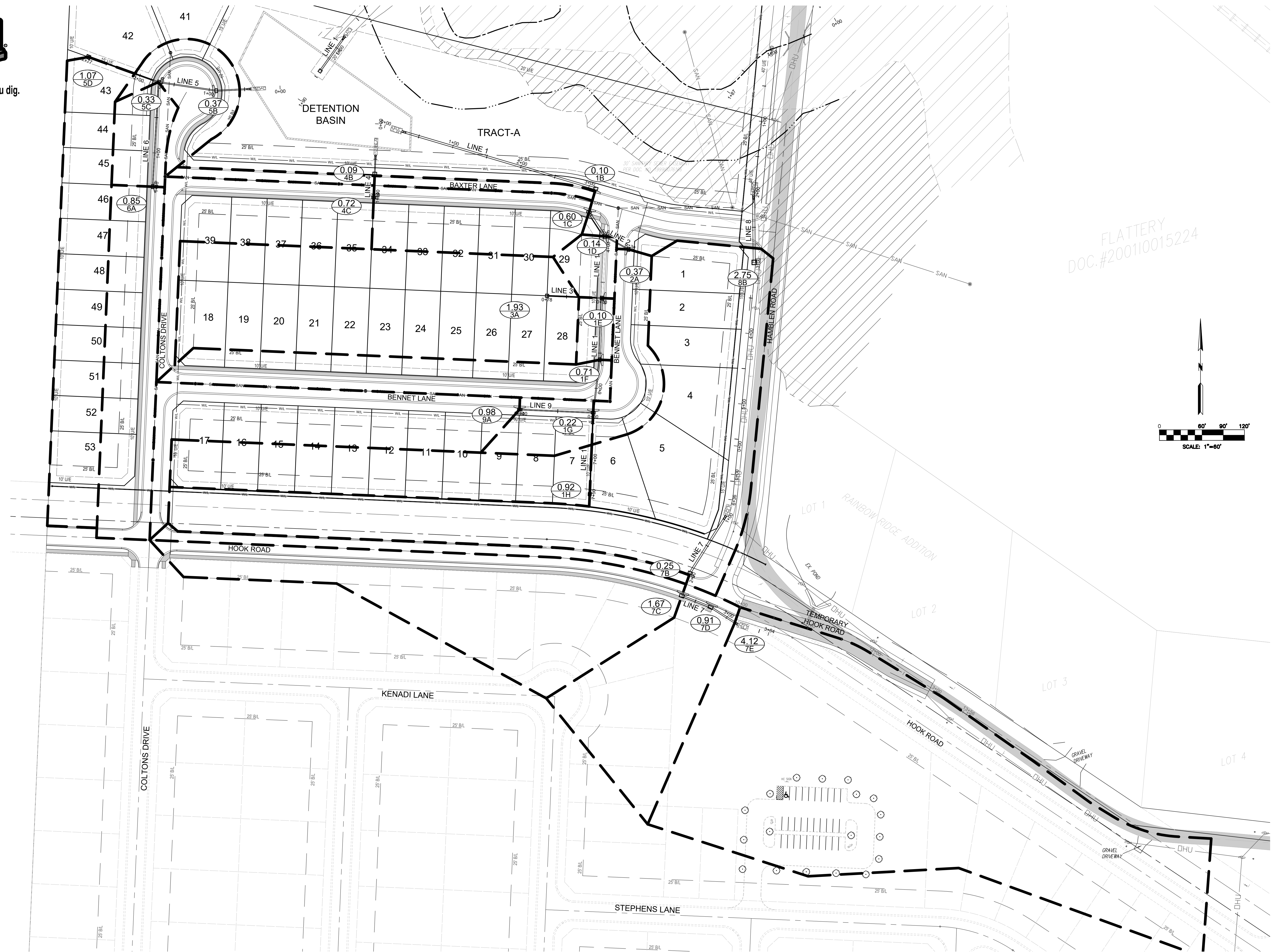
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STORM SEWER PLANS
LINE 10 & OUTLET STRUCTURE
COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	25.018
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STORM SEWER PLANS DRAINAGE AREA MAP

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	
9	SHEET OF 14

FILE LOCATION G:\SHARED DRIVING\MS PROJECTS (PR 2022-2026)\2025\24-018 COLTON CROSSING PHASE 1 (DUSTIN BATTERY)\DULSHET_TALESTORM PROFILES.DWG
PLOT DATE 6/24/25 2:28 PM by MARK HILL

STORM SEWER CALCULATIONS																																			
COLTON'S CROSSING PHASE 1																																			
STORM SEWER NO.	SEWER LOCATION		TRIBUTARY AREA (AC.)			COMPOSITE RUNOFF COEFFICIENT	TIME OF FLOW [min]			10 YEAR DESIGN						100 YEAR DESIGN						CURB INLET						PIPE DESIGN							
	FROM STRUCTURE NO.	TO STRUCTURE NO.	AREA DESIGNATION ACRES		TOTAL		Ti	Tt	Tc	INTENSITY [in/hr] I[10]	RUNOFF [cfs]					INTENSITY [in/hr] I[100]	RUNOFF [cfs]				In Pipe Downstream [cfs]	By Pass Out [cfs]	GUTTER SLOPE [%]	GUTTER CAPACITY [cfs]	Inlet Length	INLET CAPACITY [cfs]	INLET CAPACITY 80% [cfs]	Pipe Size [in]	Pipe Slope [%]	Pipe Type	Rough Coeff [MANNING]	Design Velocity [fps]	Depth Flow (inches) Q[100]	Full Velocity [fps]	Full Flow [cfs]
											AREA Q[10]	In Pipe Upstream (cfs)	By Pass (cfs)	In Total	Q[10]		AREA Q[100]	In Pipe Upstream (cfs)	By Pass In (cfs)	TOTAL Q[100]															
LINE 1	1H	1G	1H	0.92	0.92	0.51	5.0	0.0	5.0	7.35	3.4	0.0	0.0	3.4	10.32	6.1	0.0	0.0	6.1	6.1	0.0	SUMP	-	4	36.7	29.4	15	1.00	HDPE	0.012	6.4	10.9	5.7	7.0	
LINE 1	1G	1F	1G	0.22	1.14	0.51	5.0	0.0	5.0	7.35	0.8	7.1	0.0	7.9	10.32	1.4	9.9	2.6	12.5	11.3	1.2	4.00	6.77	5	1.9		1.5	18	1.00		HDPE	0.012	7.3	14.7	6.4
LINE 1	1F	1E	1F	0.71	1.85	0.51	5.0	0.0	5.0	7.35	2.7	7.9	0.0	10.6	10.32	4.7	11.3	0.0	16.0	14.5	1.5	2.00	4.79	5	3.2	2.6	24	1.00	HDPE	0.012	8.2	13.4	7.8	24.5	
LINE 1	1E	1D	1E	0.10	1.95	0.51	5.0	0.0	5.0	7.35	0.4	10.6	0.0	11.0	10.32	0.7	27.2	1.5	29.4	29.4	15.0	2.00	4.79	5	1.6	1.3	30	0.50	HDPE	0.012	10.6	22.5	6.4	31.4	
LINE 1	1D	1C	1D	0.14	2.09	0.51	5.0	0.0	5.0	7.35	0.5	11.0	0.0	11.5	10.32	0.9	31.2	0.0	32.1	32.1	0.0	2.00	4.79	6	1.6	1.3	30	0.50	HDPE	0.012	10.3	23.4	6.4	31.4	
LINE 1	1C	1B	1C	0.60	2.69	0.51	5.0	0.0	5.0	7.35	2.2	11.5	0.0	13.8	10.32	3.9	32.1	1.9	37.9	34.9	3.0	2.00	4.79	6	2.8	2.3	30	0.50	HDPE	0.012	10.0	27.9	6.4	31.4	
LINE 1	1B	1A	1B	0.10	2.79	0.51	5.0	0.0	5.0	7.35	0.4	13.8	0.0	14.1	10.32	0.7	34.9	0.0	35.6	34.7	0.0	2.00	4.79	5	2.8	2.3	30	0.50	HDPE	0.012	10.4	36.0	6.4	31.4	
LINE 2	2A	1D	2A	0.37	0.37	0.51	5.0	0.0	5.0	7.35	1.4	0.0	0.0	1.4	10.32	2.4	0.0	1.2	3.6	1.8	1.8	2.00	4.79	5	1.8	1.4	15	1.50	HDPE	0.012	4.4	4.2	7.0	8.6	
LINE 3	3A	1E	3D	1.93	1.93	0.51	5.0	0.0	5.0	7.35	7.2	0.0	0.0	7.2	10.32	12.7	0.0	0.0	12.7	12.7	0.0	SUMP	-	4	36.7	29.4	18	1.50	HDPE	0.012	10.3	12.6	7.9	13.9	
LINE 4	4C	4B	4C	0.72	0.72	0.51	5.0	0.0	5.0	7.35	2.7	0.0	0.0	2.7	10.32	4.7	0.0	0.0	4.7	2.8	1.9	2.00	4.79	5	2.8	2.2	15	2.00	HDPE	0.012	10.3	12.6	8.1	9.9	
LINE 4	4B	4A	4B	0.09	0.81	0.51	5.0	0.0	5.0	7.35	0.3	2.7	0.0	3.0	10.32	0.6	2.8	0.0	3.4	3.4	0.0	2.00	4.79	5	2.8	2.2	15	2.00	HDPE	0.012	10.3	12.6	8.1	9.9	
LINE 5	5D	5C	5D	1.07	1.07	0.51	5.0	0.0	5.0	7.35	4.0	0.0	0.0	4.0	10.32	7.0	0.0	0.0	7.0	7.0	0.0	SUMP	-	4	36.7	29.4	18	1.50	HDPE	0.012	10.3	12.6	7.9	9.9	
LINE 5	5C	5B	5C	0.33	1.40	0.51	5.0	0.0	5.0	7.35	1.4	4.0	0.0	5.4	10.32	2.2	7.0	2.7	14.8	12.2	2.6	2.00	4.79	5	2.3	1.8	18	1.50	HDPE	0.012	10.3	12.6	7.9	9.9	
LINE 5	5B	5A	5B	0.37	1.77	0.51	5.0	0.0	5.0	7.35	1.4	5.4	0.0	6.8	10.32	2.4	12.2	2.6	17.2	17.2	0.0	SUMP	-	5	4.8	3.8	18	2.00	HDPE	0.012	10.3	12.6	9.1	16.1	
LINE 6	6A	5C	6A	0.85	0.85	0.51	5.0	0.0	5.0	7.35	3.2	0.0	0.0	3.2	10.32	5.6	0.0	0.0	5.6	2.9	2.7	1.50	4.15	5	2.8	2.2	15	4.00	HDPE	0.012	10.3	12.6	11.4	14.0	
LINE 7	7E	7D	7E	4.12	4.12	0.51	5.0	0.0	5.0	7.35	15.4	0.0	0.0	15.4	10.32	27.1	0.0	0.0	27.1	27.1	0.0	SUMP	-	-	27.1	21.7	24	2.45	HDPE	0.012	9.5	17.1	12.2	38.3	
LINE 7	7D	7C	7D	0.91	5.03	0.51	5.0	0.0	5.0	7.35	3.4	15.4	0.0	18.9	10.32	6.0	27.1	1.6	33.1	34.7	0.0	SUMP	-	6	9.5	7.6	24	1.50	HDPE	0.012	10.1	20.7	9.5	30.0	
LINE 7	7C	7B	7C	1.67	6.70	0.51	5.0	0.0	5.0	7.35	6.3	18.9	0.0	25.1	10.32	11.0	34.7	0.0	44.1	44.1	0.0	1.00	3.39	6	9.4	7.5	24	1.50	HDPE	0.012	10.3	24.6	9.5	30.0	
LINE 7	7B	7A	7B	0.25	6.95	0.51	5.0	0.0	5.0	7.35	0.9	25.1	0.0	26.1	10.32	1.6	44.1	0.0	45.7	45.7	0.0	1.00	3.39	5	6.8	5.4	30	1.00	HDPE	0.012	11.3	23.1	9.0	44.4	
LINE 8	8B	8A	8B	2.75	2.75	0.51	5.0	0.0	5.0	7.35	10.3	0.0	0.0	10.3	10.32	18.1	45.7	0.0	63.8	63.8	0.0	SUMP	-	5	63.8	51.0	36	1.00	HDPE	0.012	11.6	27.0	10.2	72.2	
LINE 9	9A	1G	9A	0.98	0.98	0.51	5.0	0.0	5.0	7.35	3.7	0.0	0.0	3.7	10.32	6.4	0.0	0.0	6.4	3.8	2.6	4.00	6.77	5	10.5	8.4	15	5.00	HDPE	0.012	10.6	5.1	12.7	15.6	

STORM SEWERS
DRAINAGE AREA CALCULATION
TABLE

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

10 OF 14

CONSULT
INC
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STATE OF MISSOURI
RICHARD K. STERRETT
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 06/24/2025

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DATE

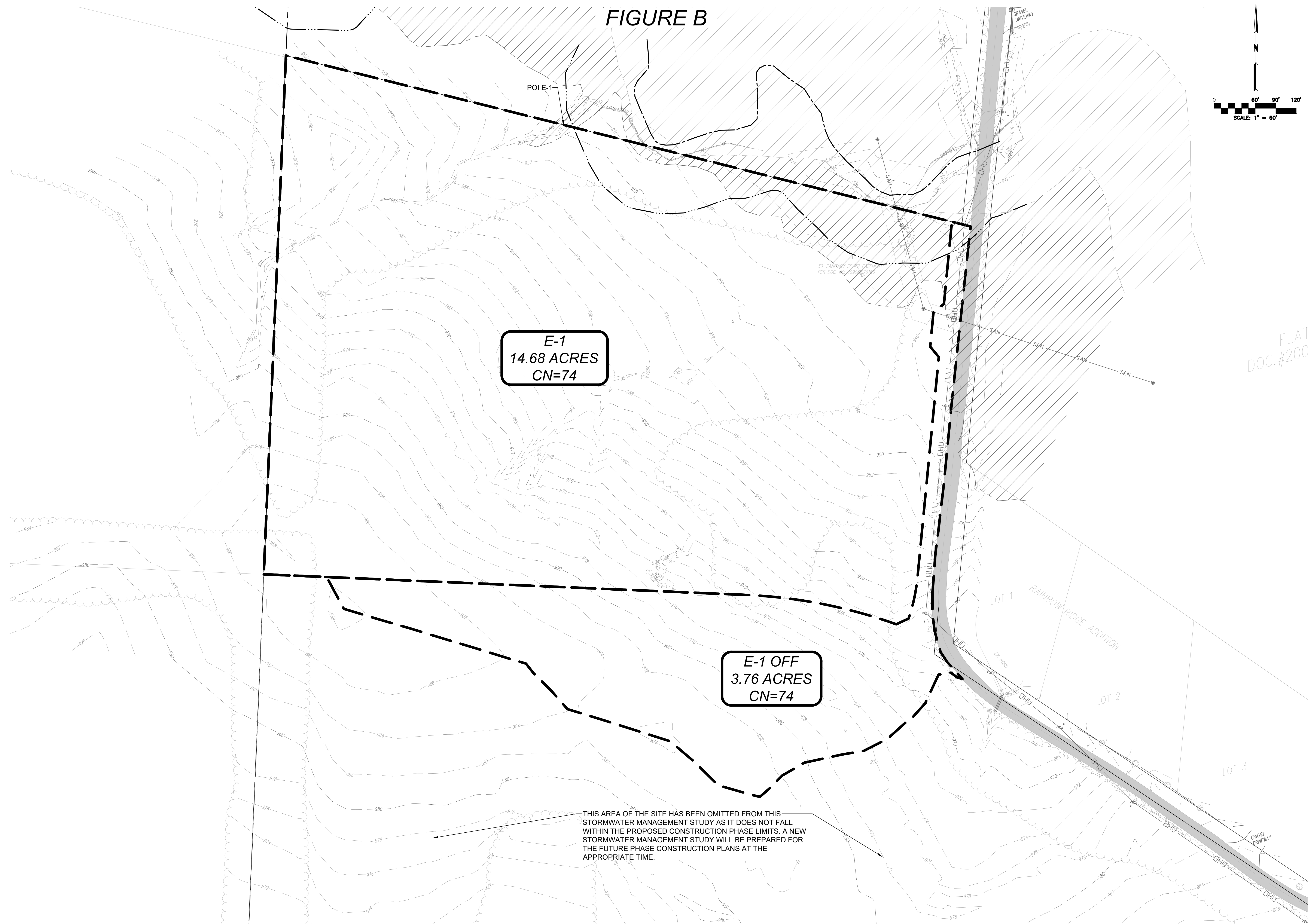
REVISION

NO.

BY

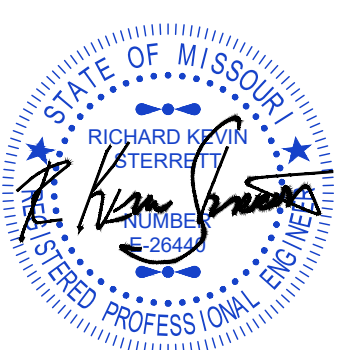
CHK/APP

RVS



DATE	REVISION	NO.	BY	CHK/APR
06/24/25	SUBMITTED TO CITY OF LEE'S SUMMIT	1	MMH	MS

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



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Missouri 64108

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

**STORM SEWER PLANS
PRE-DEVELOPED
DRAINAGE AREA MAP
COLTON'S CROSSING
1ST PLAT**

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i>	25.018
<i>DRAWING NO.</i>	25.018
<i>DATE</i>	JUNE 24, 2025
<i>JOB NO.</i>	25.018

11 SHEET OF 14

FILE LOCATION G:\SHARED DRIVING PROJECTS (YR. 2022-2026)\2025-25.018 COLTONS CROSSING PHASE 1 (OUSTIN BAXTER)\CIVIL\SHEET_FILES\25.018-PLANS-DA-MAPS DETENTION.DWG
PLOT DATE 6/23/2025 3:28 PM BY MARK HILL

FIGURE C

P-1B
4.12 ACRES
CN=76

P-1A
10.56 ACRES
CN=83

DETENTION BASIN

BAXTER LANE

BENNETT LANE

HAMBLEN ROAD

COLTONS DRIVE

HOOK ROAD

RAINBOW RIDGE ADDITION

LOT 1

LOT 2

LOT 3

GRAVEL DRIVEWAY

TEMPORARY HOOK ROAD

THIS AREA OF THE SITE HAS BEEN OMITTED FROM THIS STORMWATER MANAGEMENT STUDY AS IT DOES NOT FALL WITHIN THE PROPOSED CONSTRUCTION PHASE LIMITS. A NEW STORMWATER MANAGEMENT STUDY WILL BE PREPARED FOR THE FUTURE PHASE CONSTRUCTION PLANS AT THE APPROPRIATE TIME.

0 60' 90' 120'

SCALE: 1" = 60'

FLAT
DOC.#200



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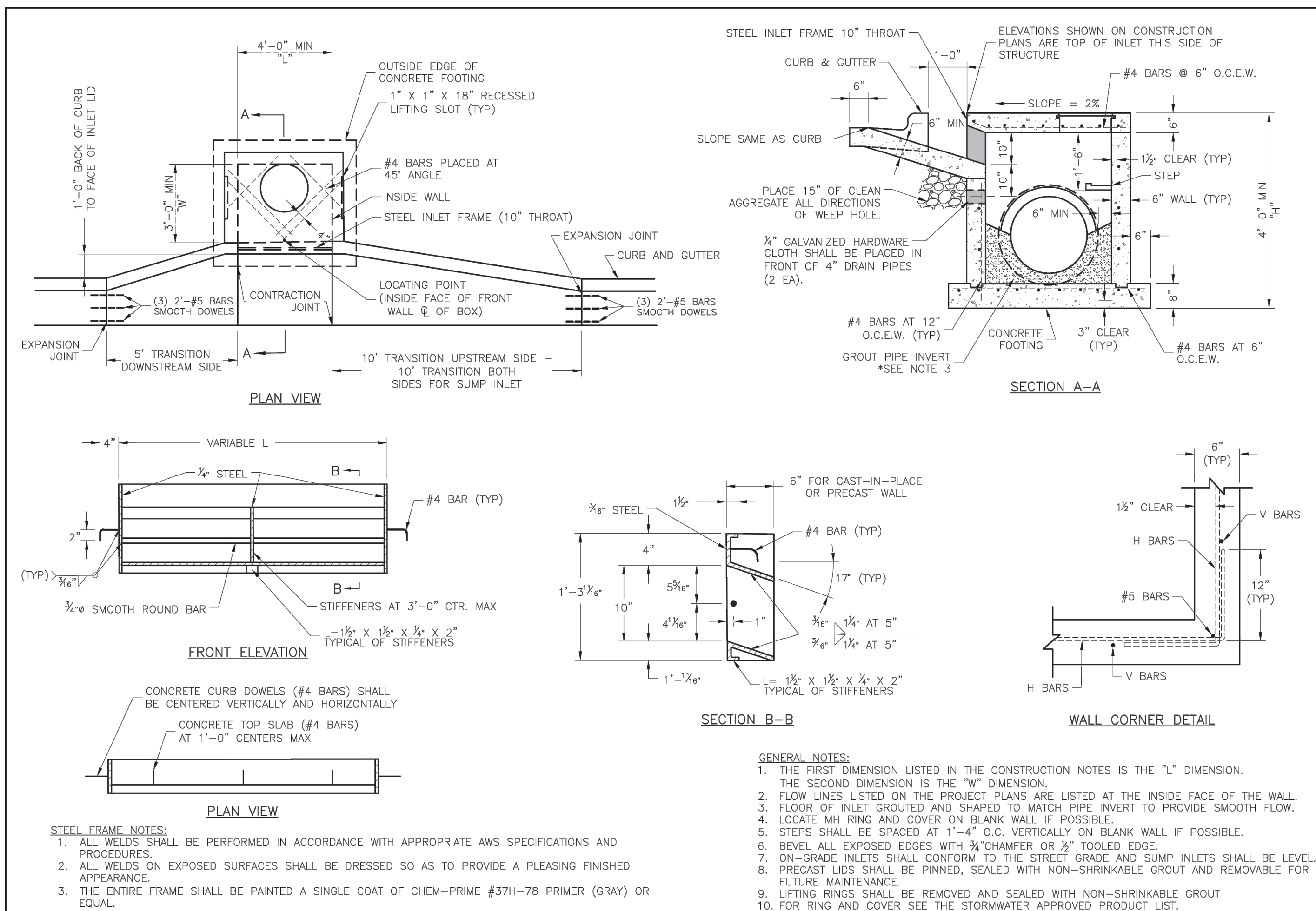
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	<i>DRAWING NO.</i> 25.018
	<i>DATE</i> JUNE 24, 2025
	<i>JOB NO.</i> 25.018
12	SHEET OF
	14

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

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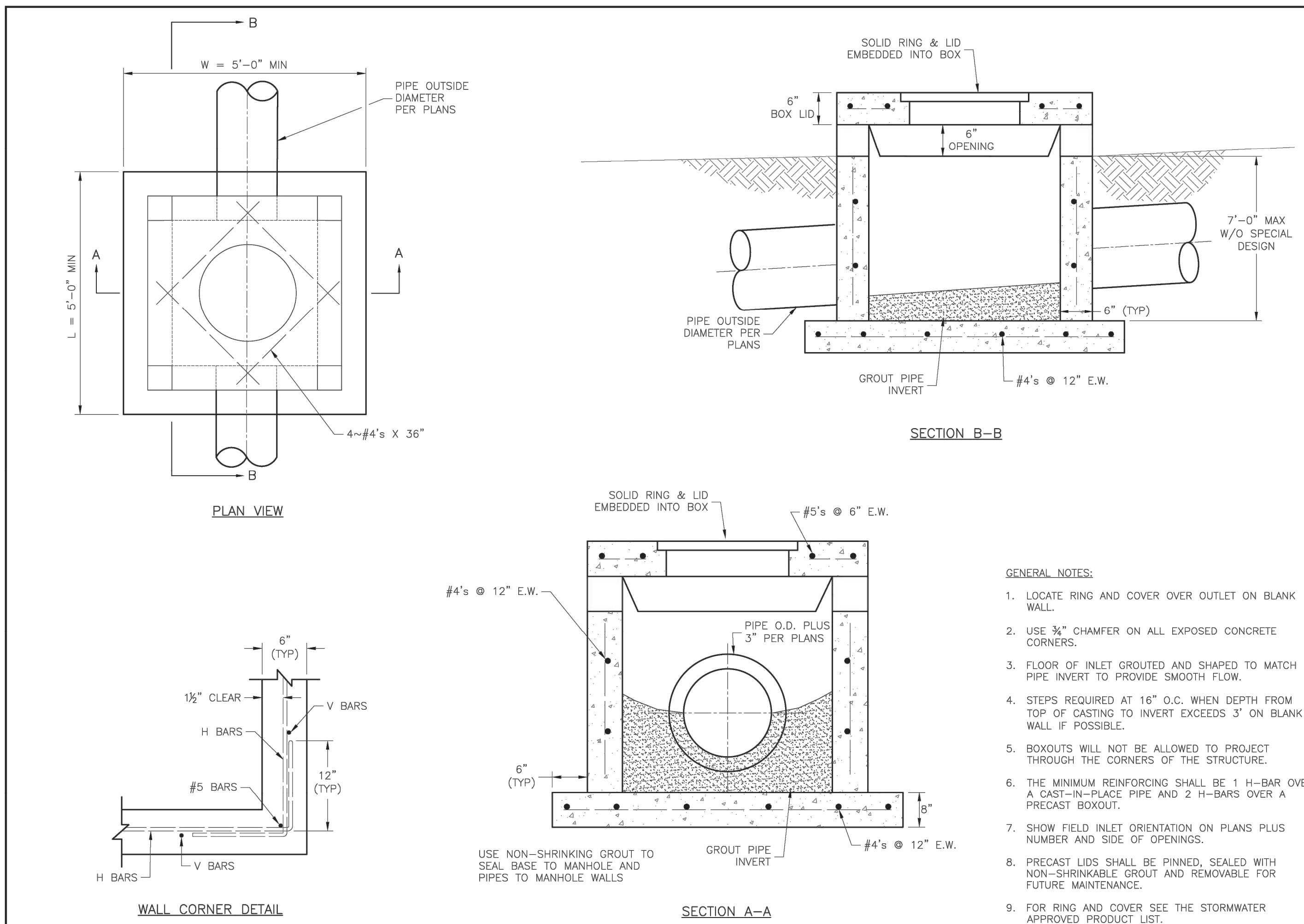
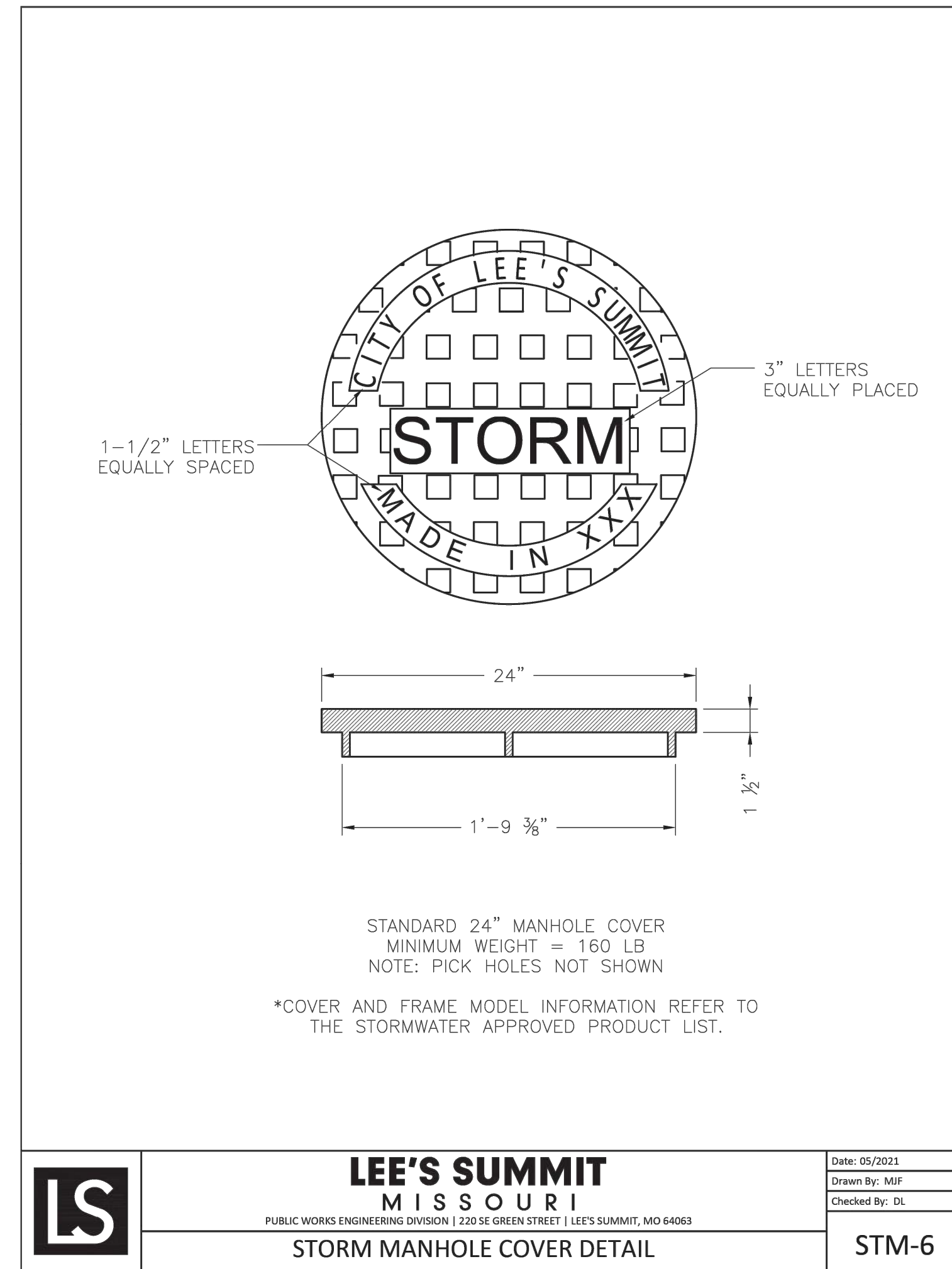
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LS LEE'S SUMMIT
MISSOURI

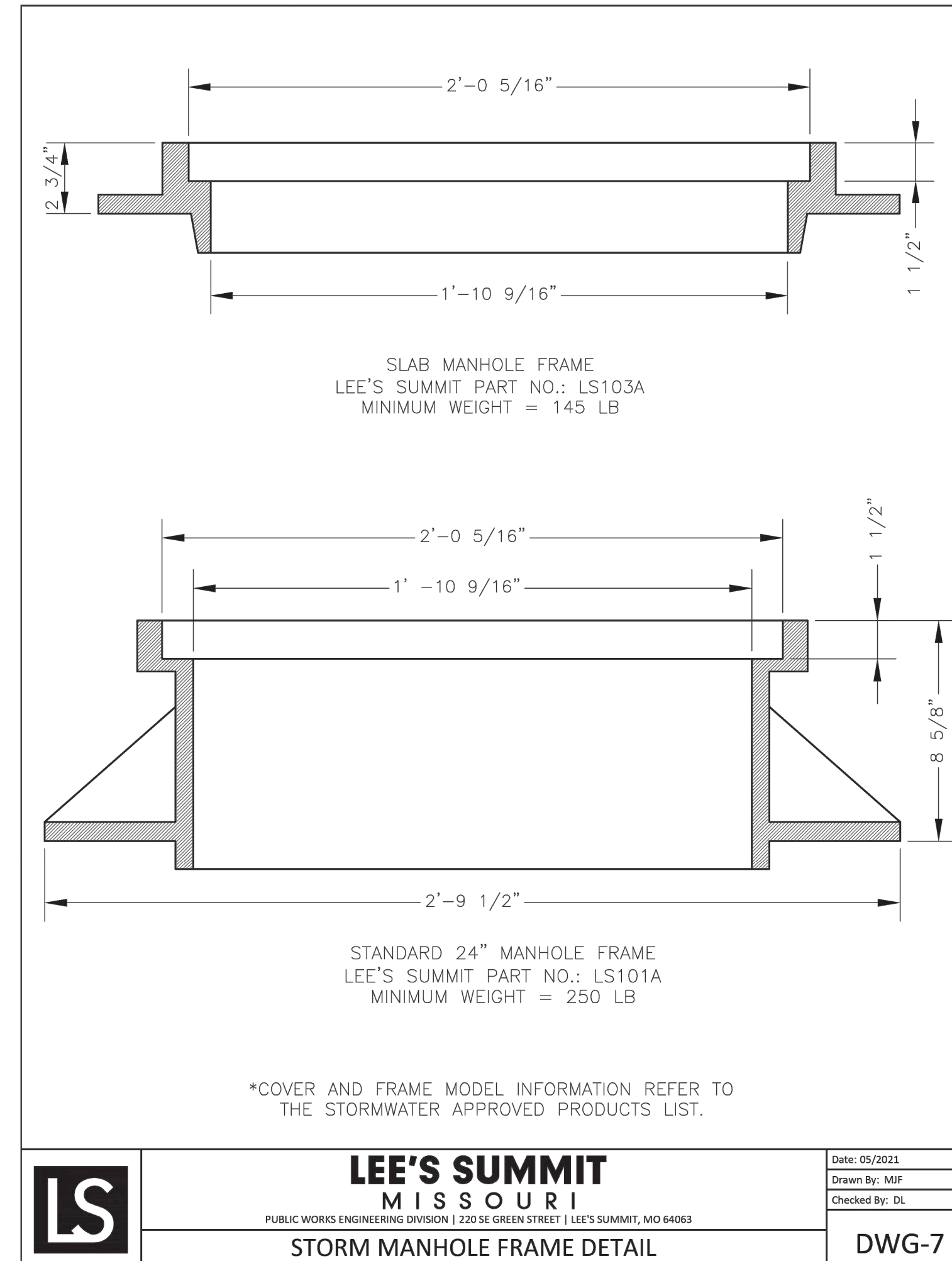
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-1

**LS** LEE'S SUMMIT
MISSOURI

PROJECT: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-2



**STORM SEWER PLANS
DETAIL SHEET 1**

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



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R. KEVIN STERRETT, MO E-26440
 11 INF 24 2025

DATE	REVISION	NO.	BY	CUAPP
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