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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	Every 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



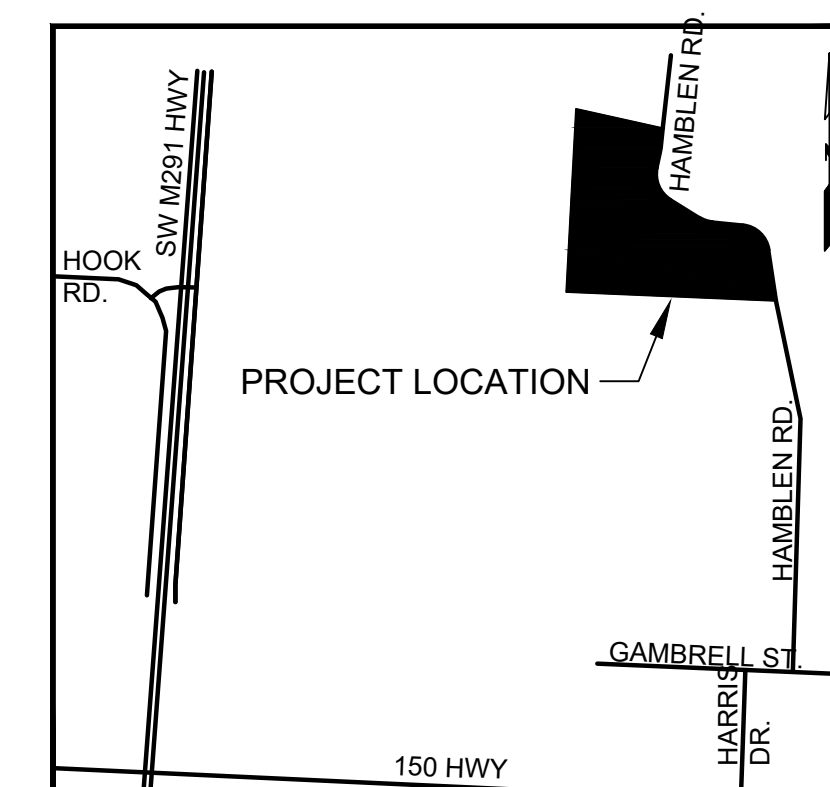
Know what's below.
Call before you dig.

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;

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 08 degrees 22 minutes 03 seconds East along said centerline 685.95 feet; thence South 83 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.

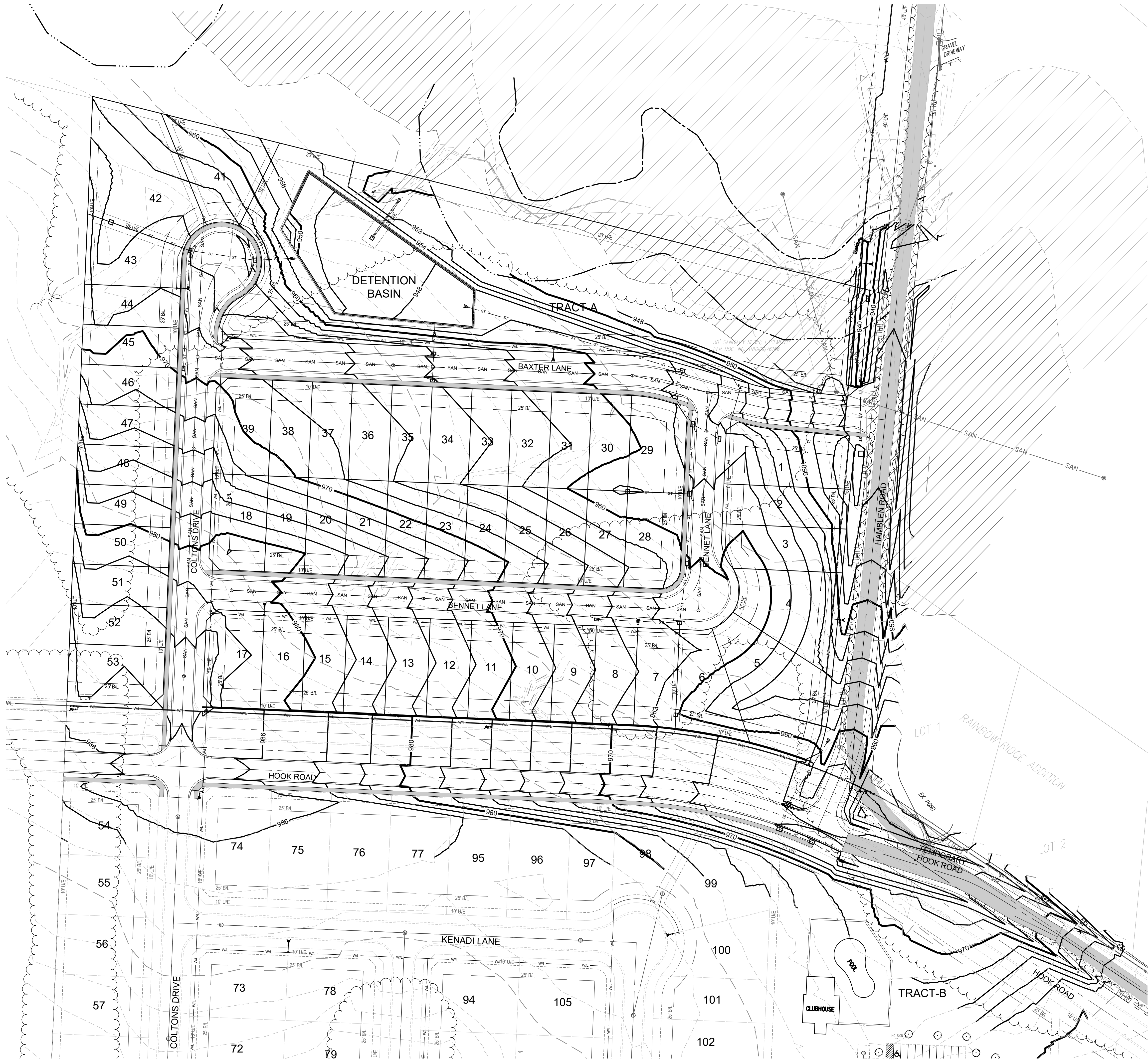
1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground 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.

NOT TO SCALE



1		SHEET OF	25	X-REF. NO. 25.018		DRAWING NO. 25.018		DATE JUNE 24, 2025		JOB NO. 25.018		STREET PLANS COVER SHEET		COLTON'S CROSSING 1ST PLAT		CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		 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 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 APPLY TO ANY COPIES		DATE		REVISION		NO.		BY		CV/APP	
								06/24/25		SUBMITTED TO CITY OF LEE'S SUMMIT		1		MMW																	

FILE LOCATION: G:\HARD DRIVE\ENGINEERING\PROJECTS\19-2025-2026\2025-26 COLTON CROSSING PHASE 1 (DUSTIN BAXTER)\DUSTIN\19-2025-2026 COLTON CROSSING PHASE 1 - STREETS.DWG
PLOT DATE: 6/24/25 2:29 PM BY: MARK HILL

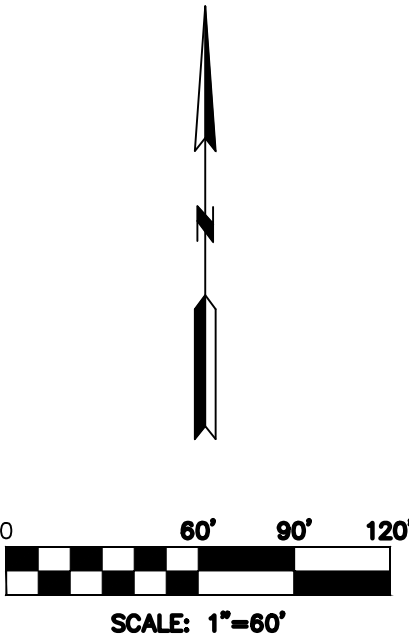
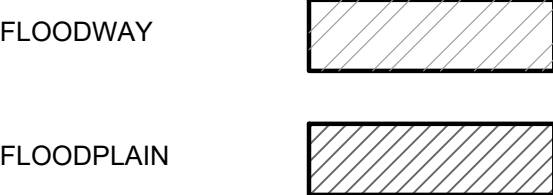


GENERAL NOTES:

1. This sheet is for informational purposes only. See individual sheets for exact utility locations.
2. See Sanitary Sewer sheets and Utility Map for Minimum Basement Floor elevations (MBF) and Minimum Low Opening elevations (MLO).
3. Grading plan represents general site grading prior to the development of lots.
4. Existing grades acquired from topographic survey, May 2017. Existing street grades verified in field.
5. Per contractor, all excess dirt or deficiencies of dirt to be handled on site.
6. Tract H shall be "Common Area" to be owned and maintained by the Homeowner's Association.
7. The swales located on or near the lots designated as "★" to carry excess storm water runoff shall be maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of said lots shall be a minimum of one (1) foot above the adjacent top of finish swale elevation unless a higher MLO elevation is required by other restrictions.
8. The Minimum Low Opening (MLO) for the front of all lots shall be a minimum of one (1) foot above the top of corresponding curb elevation.

LEGEND

	Existing Section Line		Proposed Right-of-Way Line
	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



STREET PLANS
GRADING PLAN

COLTON'S CROSSING
1ST PLAT

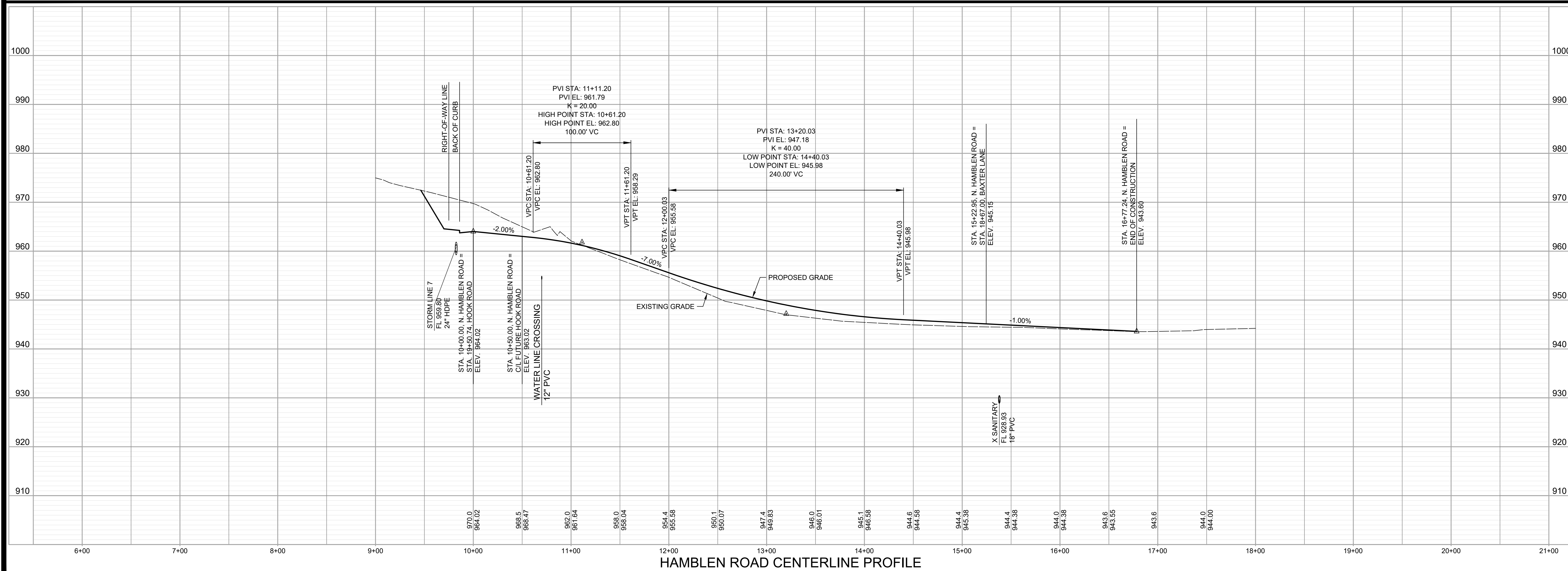
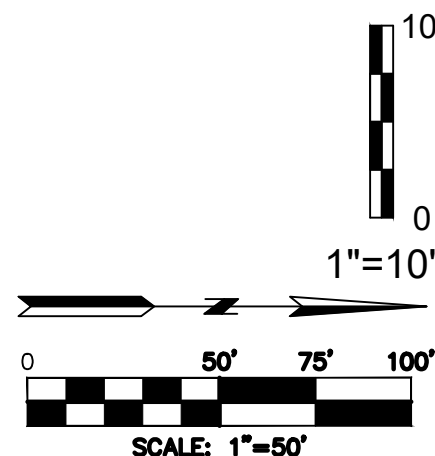
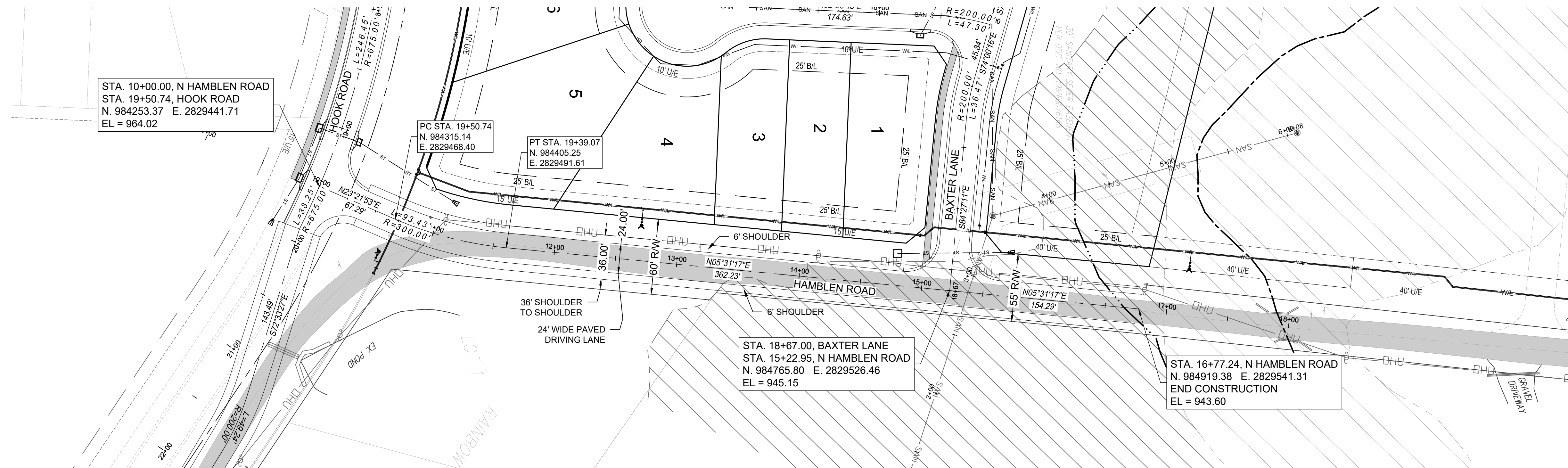
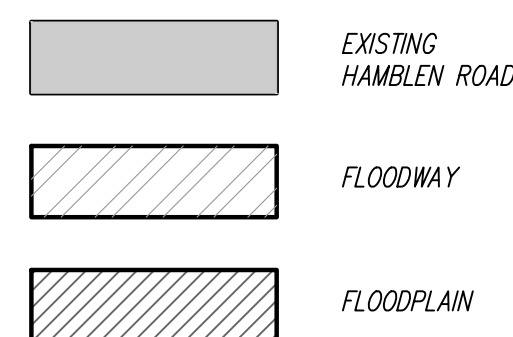
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

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DATE JUNE 24, 2025	
JOB NO. 25.018	
3	SHEET OF 25

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

STREET PLANS
HAMBLEN ROAD
STA. 10+00 TO STA. 16+77.24
COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

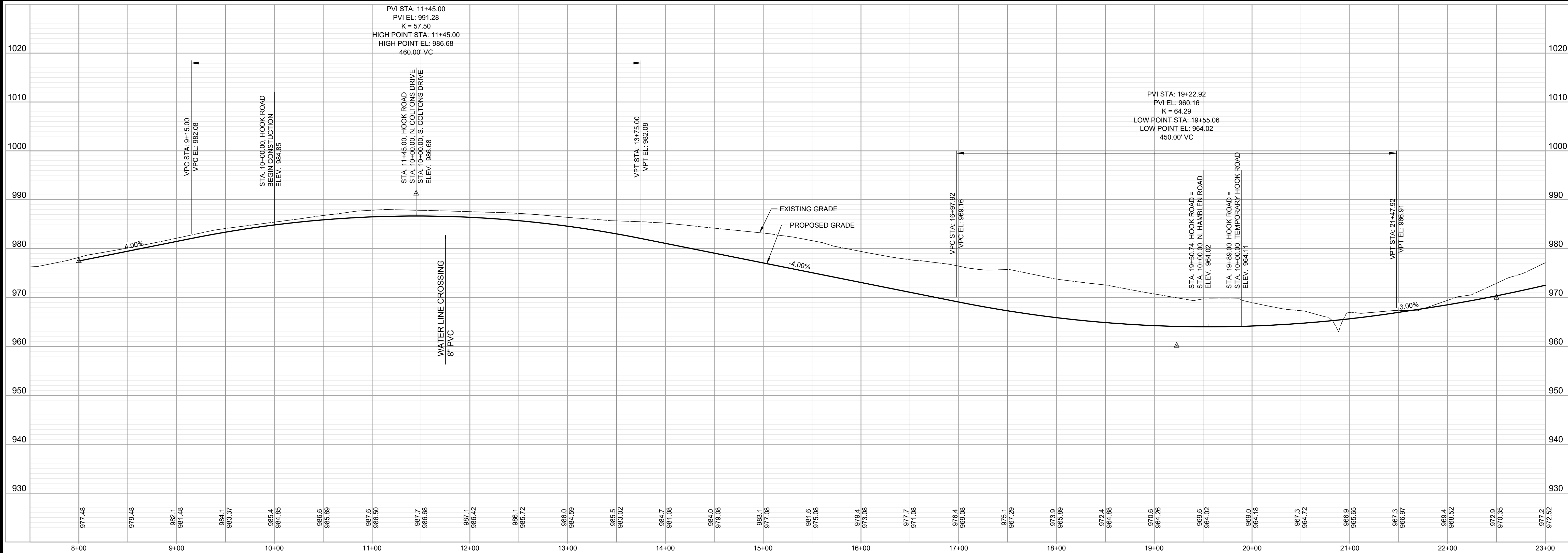
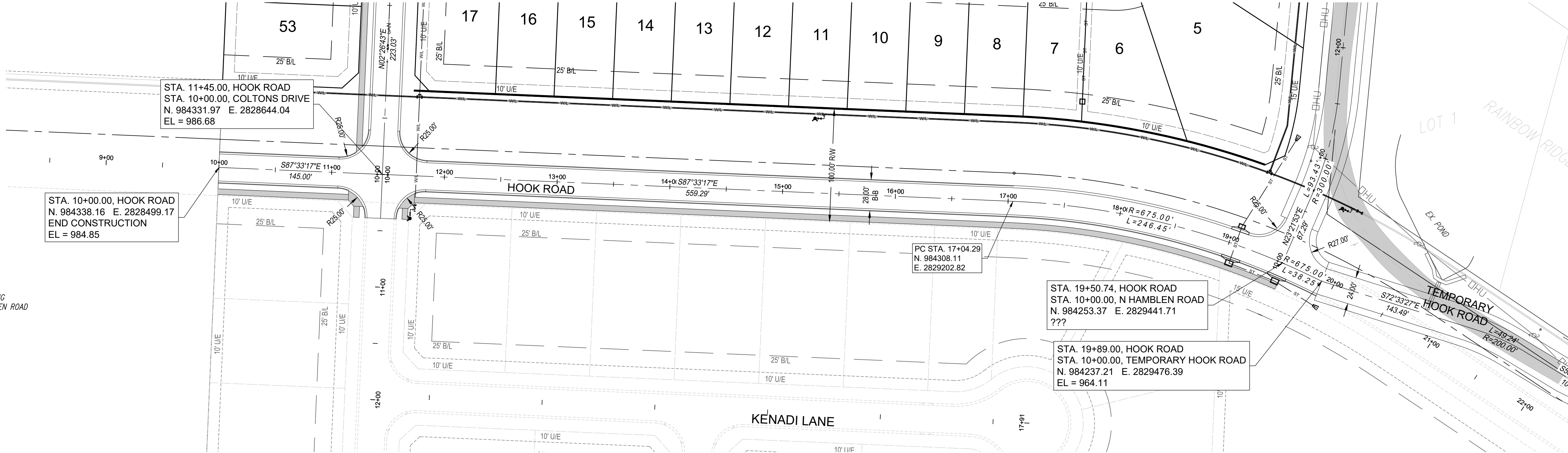
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DATE JUNE 24, 2025	
JOB NO. 25.018	
5	SHEET OF
25	

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FILE LOCATION: G:\HARDWARE\DRIVERING\PROJECTS\19-2025-2026\2025-26 COLTON CROSSING PHASE 1 (DUSTIN BATTERY)\DUSTIN_1\FILES\STREET PROFILES\DWG
PLOT DATE: 6/24/25 2:22 PM BY: MARK HILL



Know what's below.
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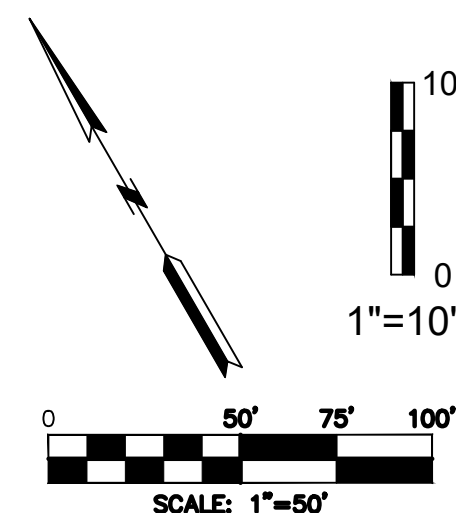
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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STREET PLANS
HOOK ROAD
STA. 10+00 TO STA. 19+89
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
6 SHEET OF 25



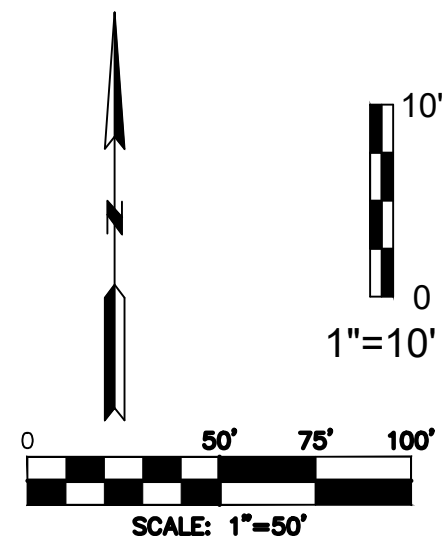
STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 26442
REGISTERED PROFESSIONAL ENGINEER

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

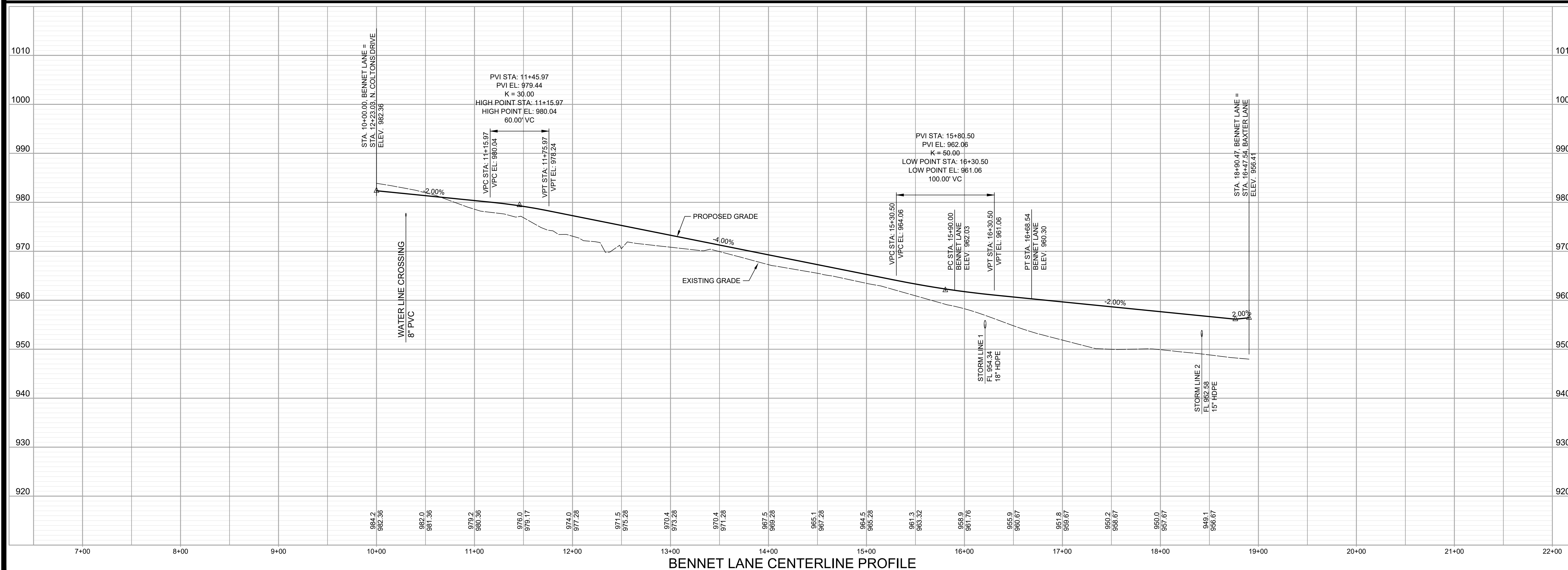
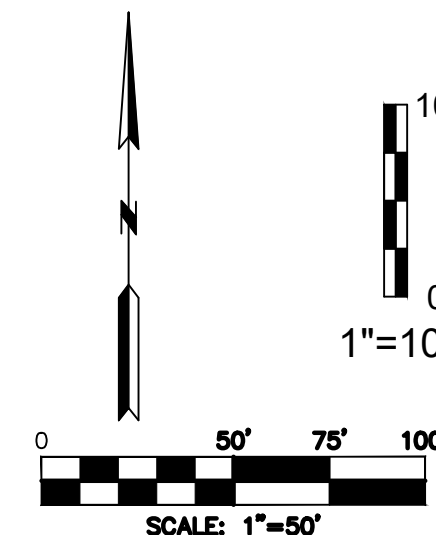
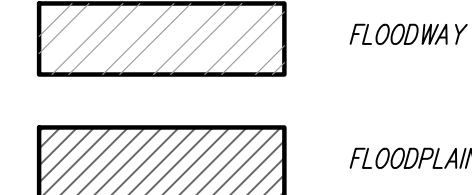
COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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	DRAWING NO. 25.018
	DATE JUNE 24, 2025
	JOB NO. 25.018
7	SHEET OF 25

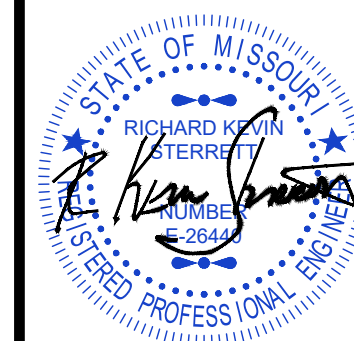


8	JOB NO. 25.018	25
	DATE JUNE 24, 2025	
	DRAWING NO. 25.018	
	X-REF NO. 25.018	
STREET PLANS BAXTER LANE		
COLTON'S CROSSING 1ST PLAT		
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		



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1533 Locust Street, Kansas City, Missouri 64108



Consult
Inc engineers planners

STREET PLANS
BENNET LANE

**COLTON'S CROSSING
1ST PLAT**

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CITY OF ILLINOIS SUMMIT JACKSON COUNTY MISSOURI

X-REF NO	25.018
DRAWING NO	25.018

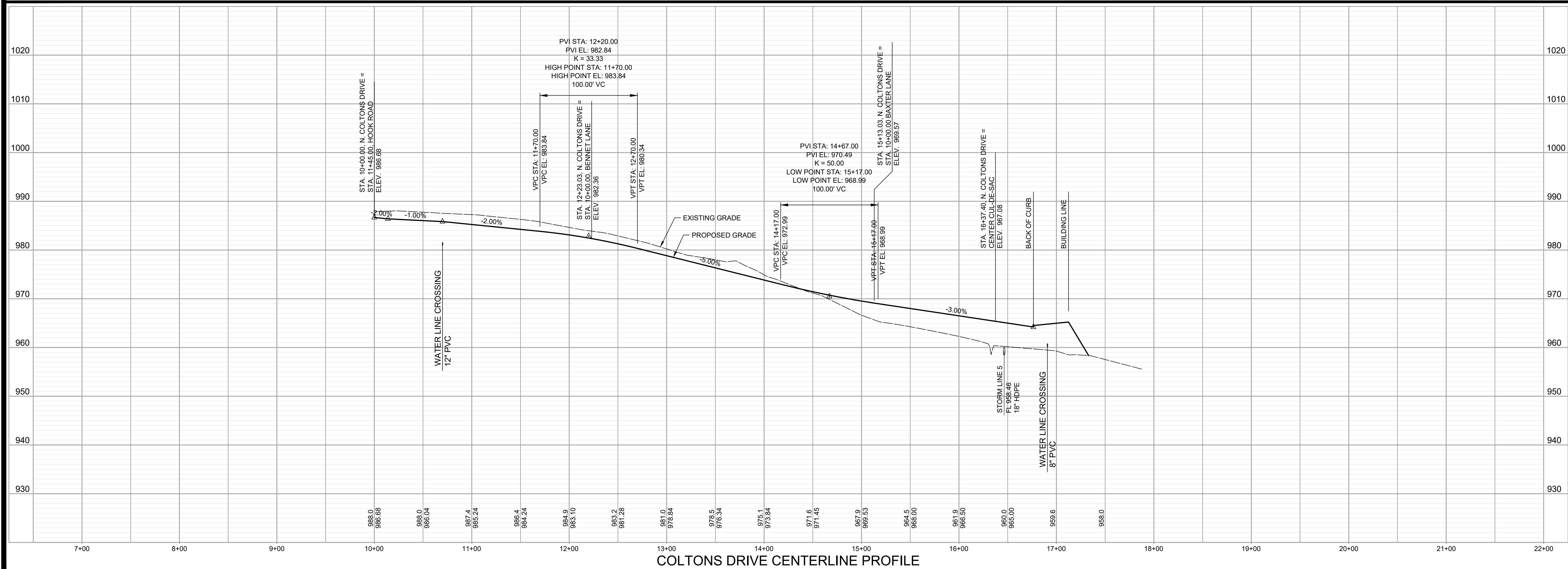
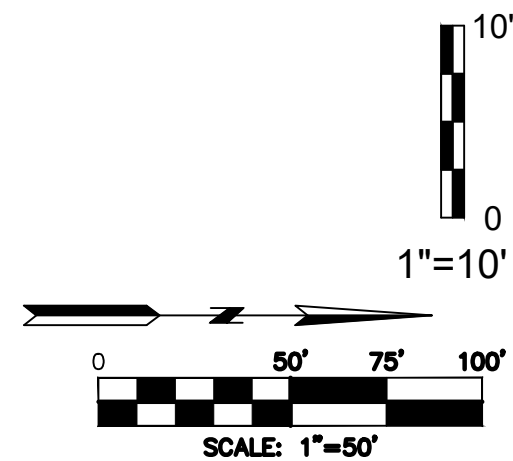
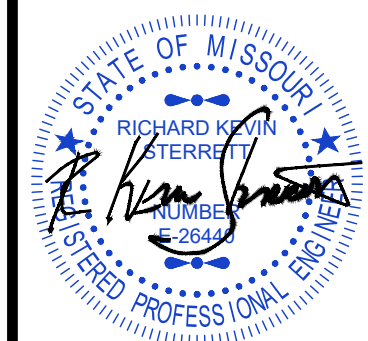
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JUNE 24, 2018

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DATE
JUNE 24, 2025

JOB NO.
25.018

9 SHEET OF 25

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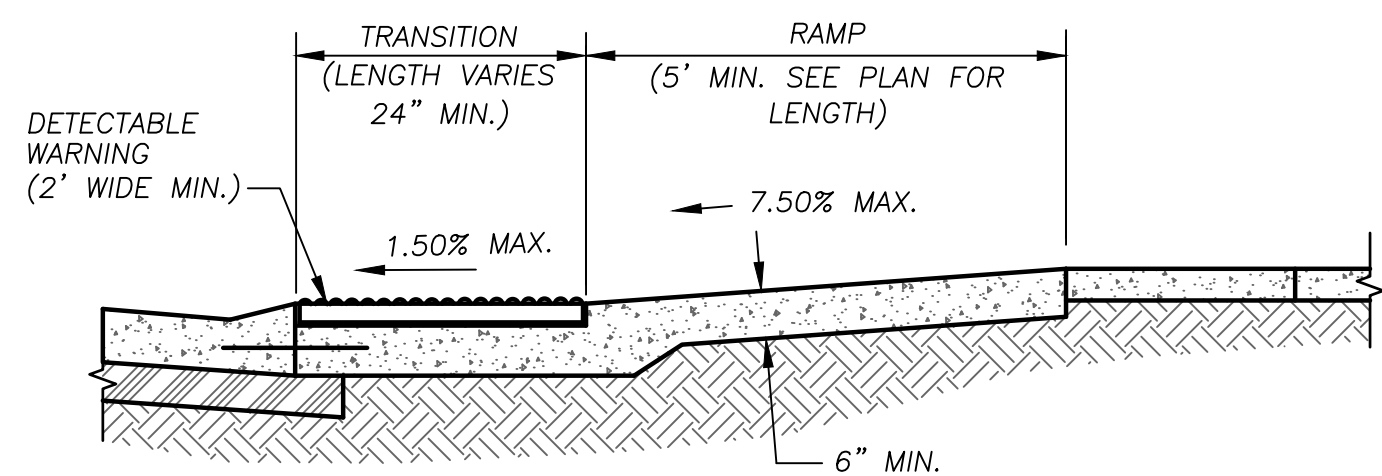
R. KEVIN STERRETT, MO
JUNE 24, 2025



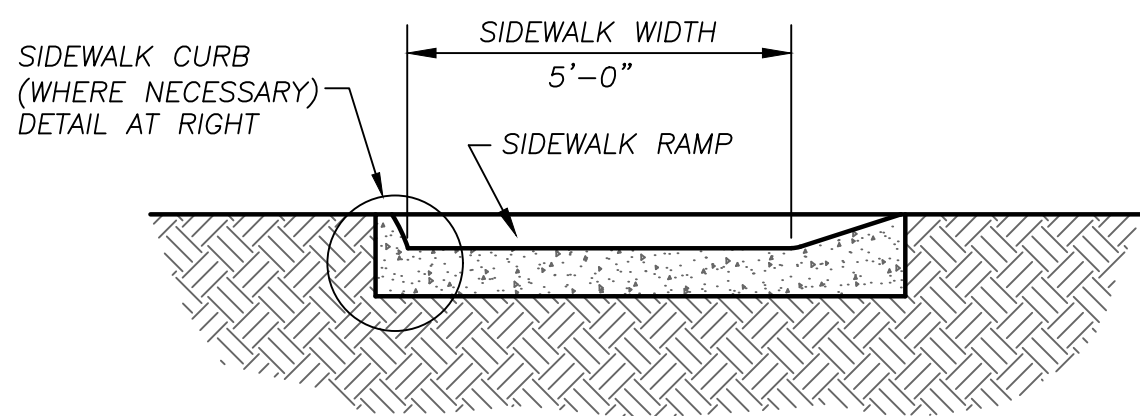
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

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

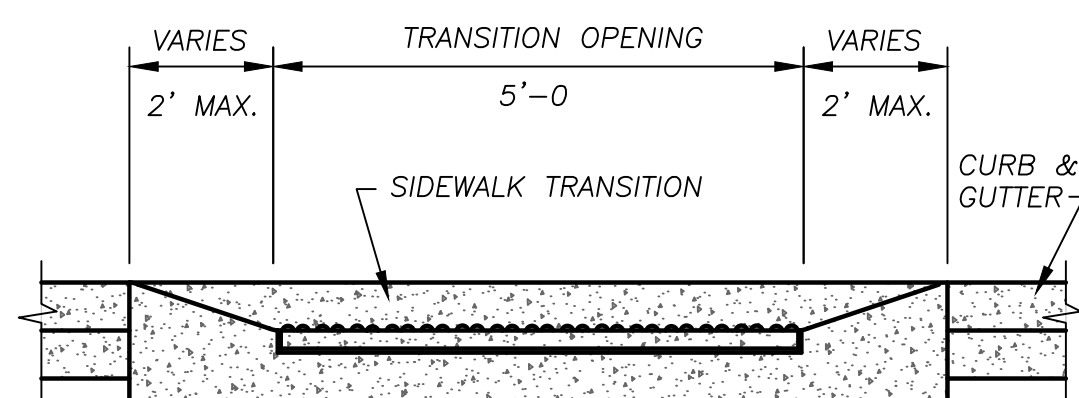
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DRAWING NO. 25.018		
DATE JUNE 24, 2025		
JOB NO. 25.018		
10	SHEET OF	25



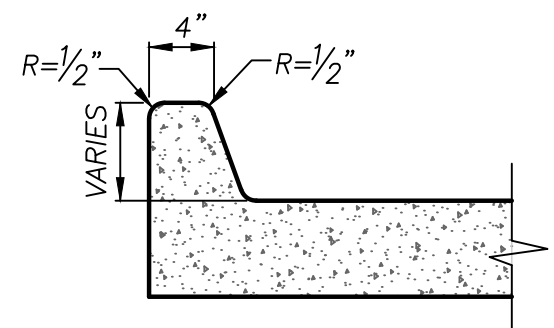
SECTION A-A



SECTION B-B



SECTION C-C



SIDEWALK CURB

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope*	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft.
Sidewalks: $\geq$ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
Sidewalks: abutted to back of curb	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC ⁽³⁾ Thickness	Agg Base Thickness	Comments
Sidewalk ⁽¹⁾	4"	4"	Transverse joints shall be spaced to match width of sidewalk. Joints may be tooled or sawn.
Shared Use Path ⁽²⁾	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be sawn.
ADA Ramp	6"	4"	

(1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.

(2) Minimum width of paths shall be 10 feet

(3) Accessible routes shall be paved using KCMMB 4k concrete

LEGEND

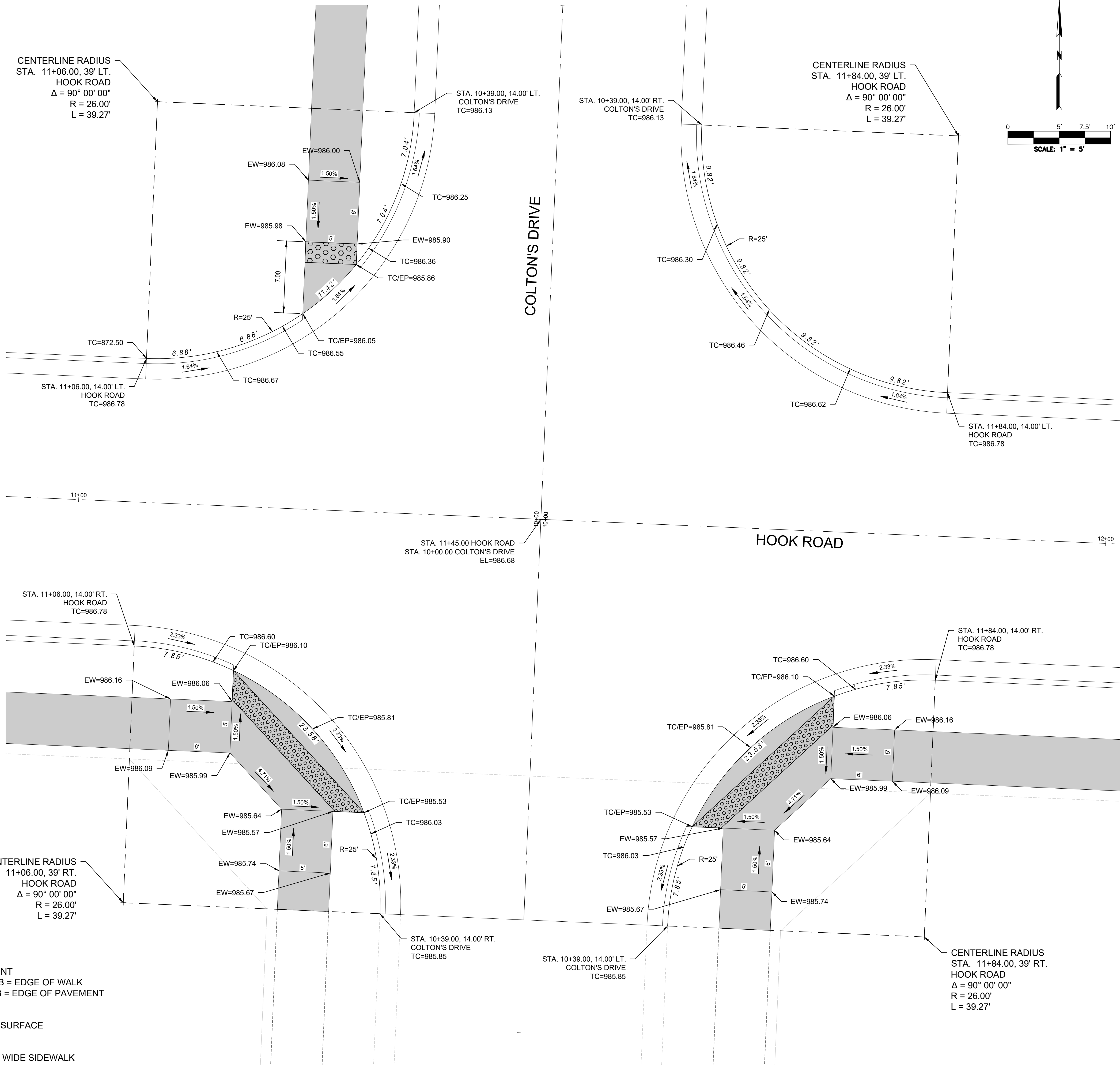
EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

= DETECTABLE SURFACE

= PROPOSED 4' WIDE SIDEWALK

= RAMP

= TRANSITION



PRATT STREET AND W. 173RD COURT
INTERSECTION DETAIL

NO.	BY	CHKD	DATE	REVISION
1				



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

STREET PLANS
INTERSECTION DETAIL
HOOK ROAD & COLTON'S DRIVE
COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 25.018	11	SHEET OF	25
DRAWING NO. 25.018			
DATE JUNE 24, 2025			
JOB NO. 25.018			

SECTION A-A

SECTION B-B

SECTION C-C

SIDEWALK CURB

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope*	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: ≥ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
Sidewalks: abutted to back of curb	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC ⁽³⁾ Thickness	Agg Base Thickness	Comments
Sidewalk ⁽¹⁾	4"	4"	Transverse joints shall be spaced to match width of sidewalk. Joints may be tooled or sawn.
Shared Use Path ⁽²⁾	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be sawn.
ADA Ramp	6"	4"	

(1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.

(2) Minimum width of paths shall be 10 feet

(3) Accessible routes shall be paved using KCMMB 4k concrete

LEGEND

FW = EDGE OF WALK

TC = TOP OF CURB

EP = EDGE OF PAVEMENT

ES = EDGE OF SHOULDER

TC / EW = TOP OF CURB = EDGE OF WALK

TC / EP = TOP OF CURB = EDGE OF PAVEMENT

H.P. = HIGH POINT

 = DETECTABLE SURFACE

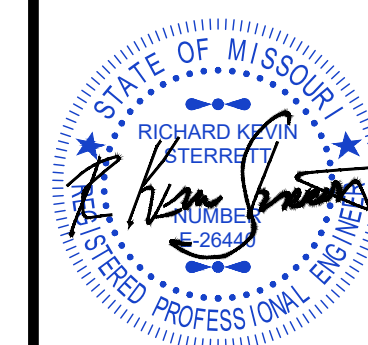
 = PROPOSED 4' WIDE SIDEWALK

 = RAMP

 = TRANSITION

HOOK ROAD AND HAMBLÉN ROAD INTERSECTION DETAIL

	DATE	REVISION	NO.	BY	CX/APP
06/24/25		SUBMITTED TO CITY OF LEE'S SUMMIT	1	MHI	DSC



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



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

STREET PLANS
INTERSECTION DETAIL
HOOK ROAD & HAMLEN ROAD
COLTON'S CROSSING
1ST PL AT

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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
12	SHEET OF 25



	Design Slopes	PROWAG Max Allowed Slope*	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: ≥ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
Sidewalks: abutted to back of curb	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

Type of Route	PC ⁽³⁾ Thickness	Agg Base Thickness	Comments
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ADA Ramp	6"	4"	

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- (2) Minimum width of paths shall be 10 feet
- (3) Accessible routes shall be paved using KCMMB 4k concrete

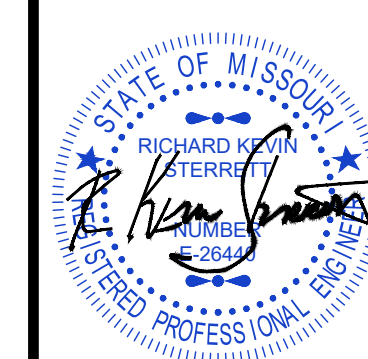
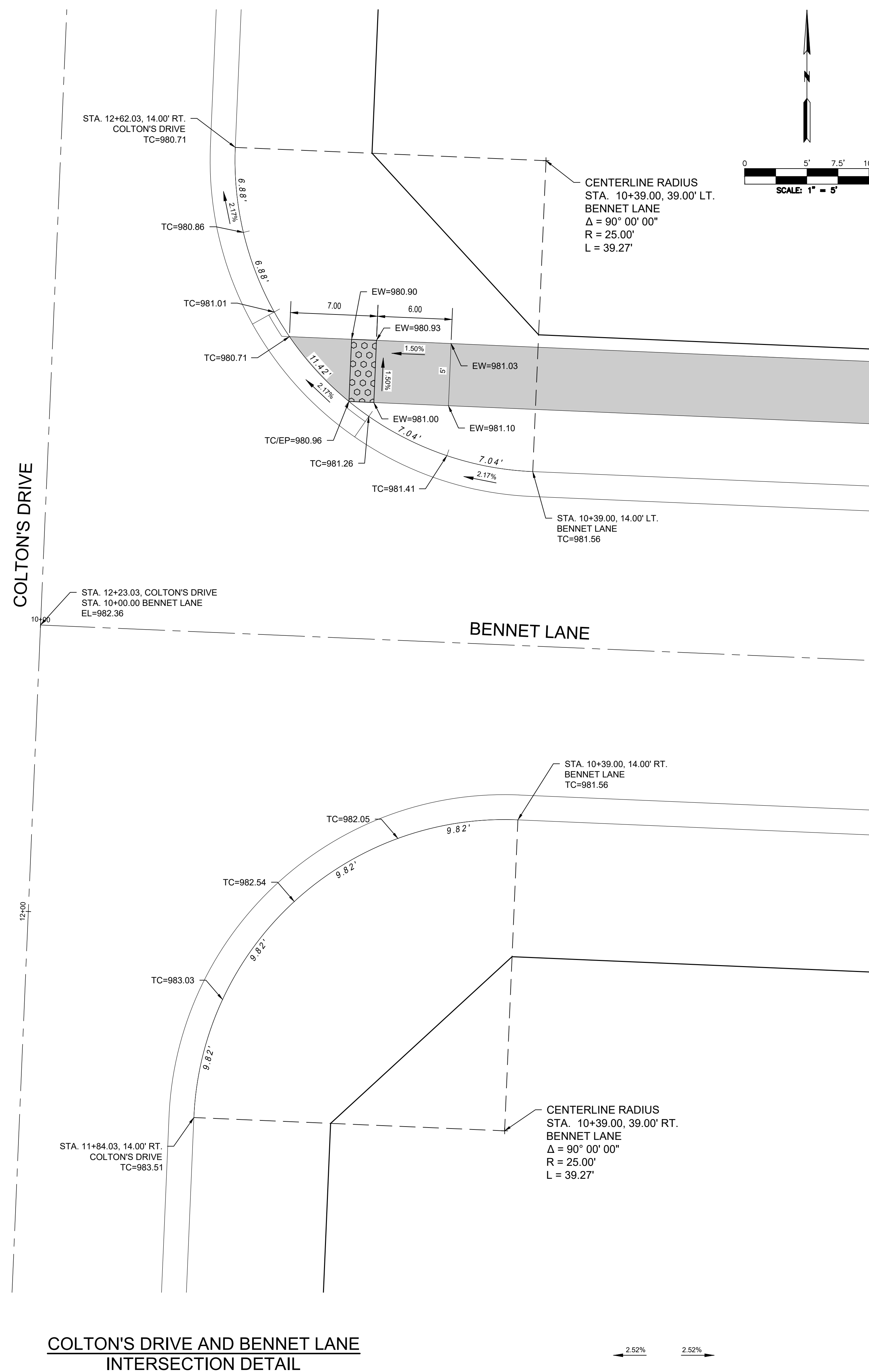
EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

 = DETECTABLE SURFACE

 = PROPOSED 4' WIDE SIDEWALK

 = RAMP

 = TRANSITION



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



F&B
CONSULT
INC.
engineers
planners

STREET PLANS
INTERSECTION DETAIL
COLTON'S DRIVE & BENNET LANE
COLTON'S CROSSING
1ST PLAT

X-REF NO

25.018

DRAWING NO.
25.018

DATE _____

JUNE 24, 2

JOB NO.
25.018

13 SHEET 25 OF

SECTION A-A

SECTION B-B

SECTION C-C

SIDEWALK CURB

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope*	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: $\geq$ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
Sidewalks: abutted to back of curb	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC ⁽³⁾ Thickness	Agg Base Thickness	Comments
Sidewalk ⁽¹⁾	4"	4"	Transverse joints shall be spaced to match width of sidewalk. Joints may be tooled or sawn.
Shared Use Path ⁽²⁾	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be sawn.
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LEGEND

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COLTON'S DRIVE AND BAXTER LANE INTERSECTION DETAIL



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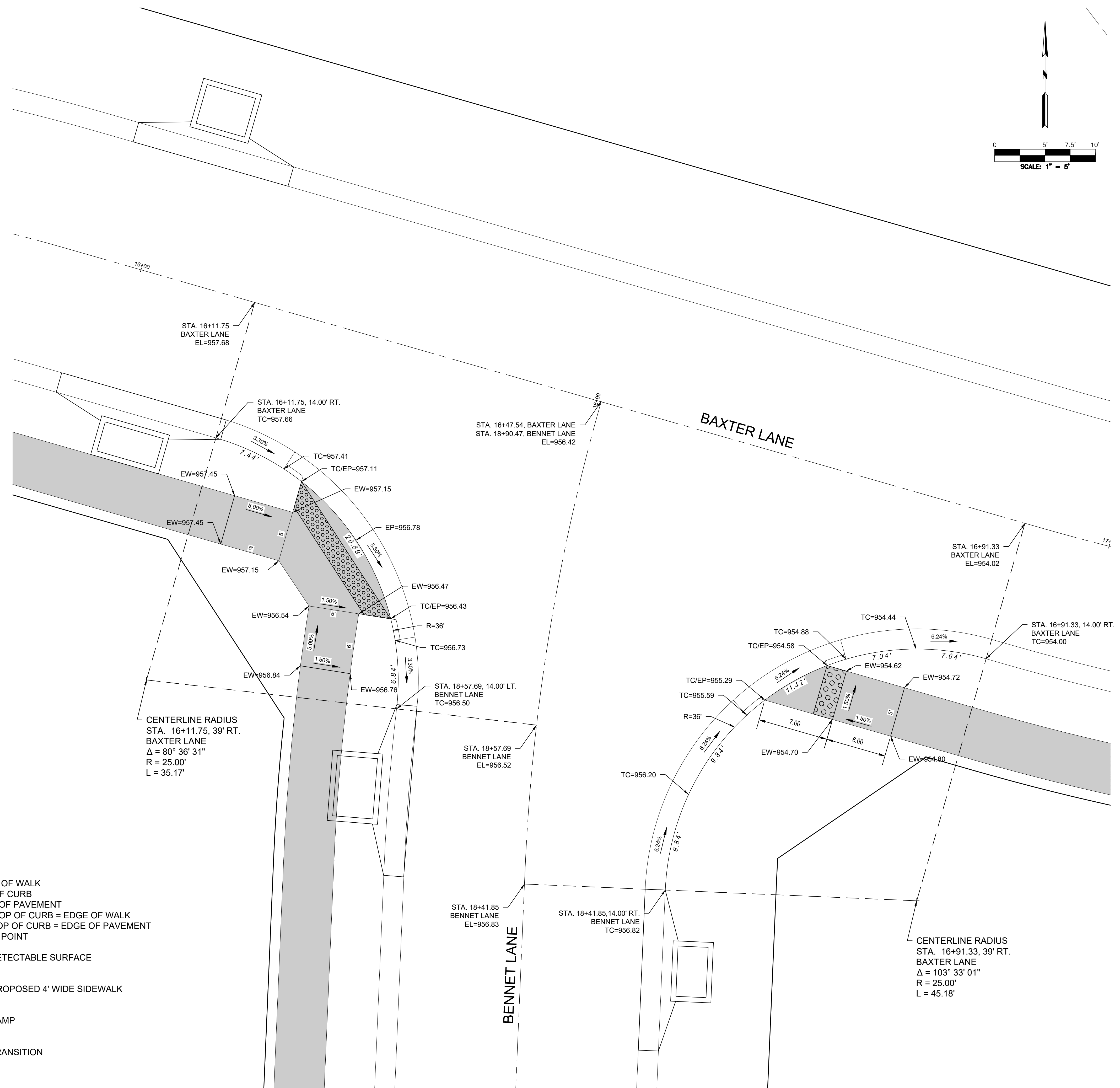
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TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

 = DETECTABLE SURFACE

 = PROPOSED 4' WIDE SIDEWALK

 = RAMP

 = TRANSITION



BAXTER LAND AND BENNET LANE
INTERSECTION DETAIL

[illegible]

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

Consult Inc.
engineers planners
1533 Locust Street, Kansas City, Missouri 64108

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

**STREET PLANS
INTERSECTION DETAIL
BAXTER LANE & BENNETT LANE
COLTON'S CROSSING
1ST PLAT**

131 ILCS
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	X-REF NO.
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25.018

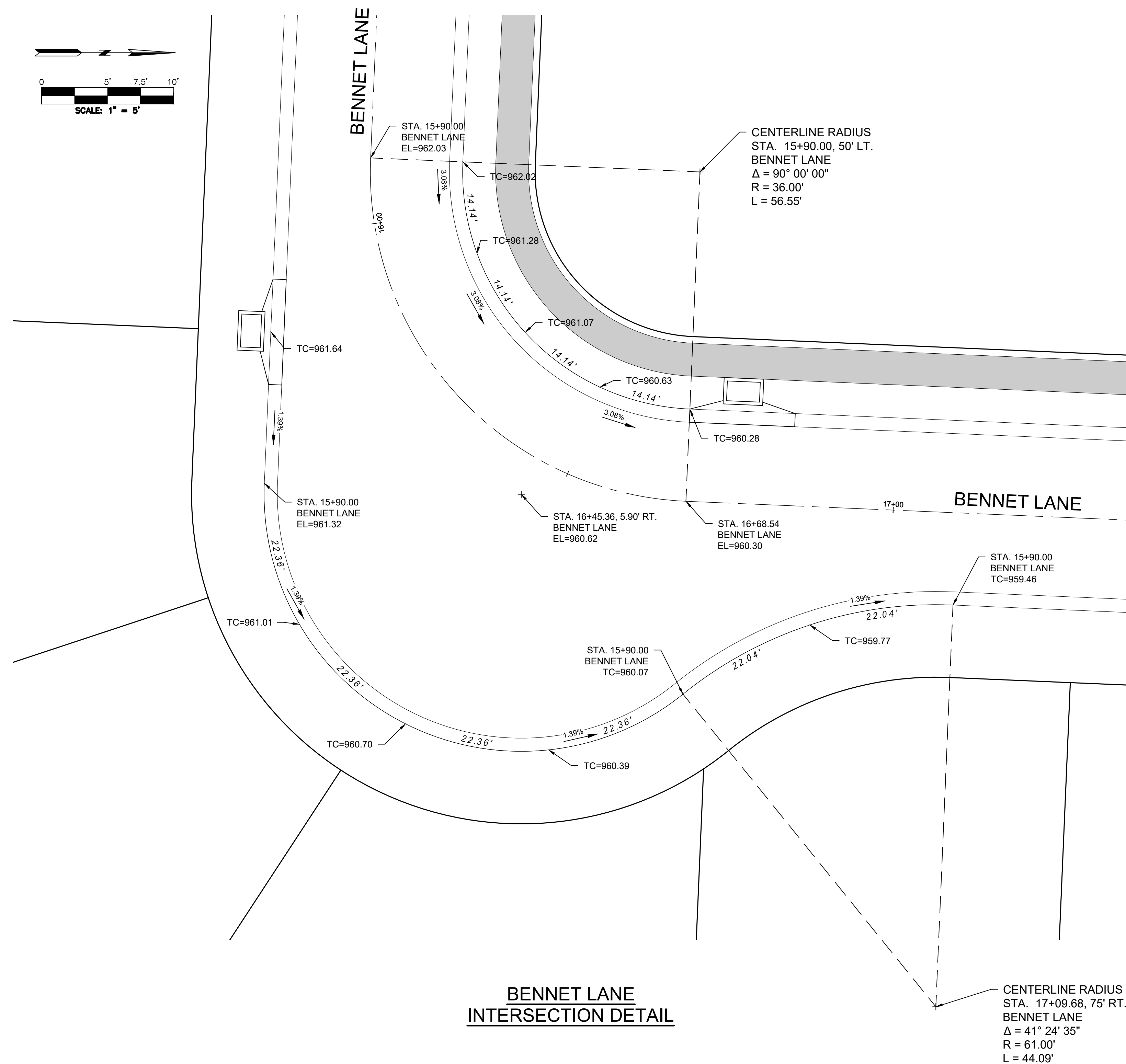
DRAWING NO.
25.018

DATE _____

JUNE 24, 2025

JOB NO.
25.018

16 SHEET OF 25



BENNET LANE
INTERSECTION DETAIL

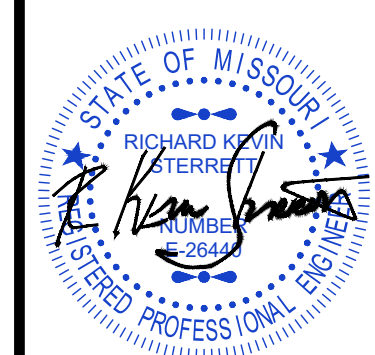
TABLE E-5. ACCESSIBLE ROUTE DESIGN CRITERIA			
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467



STREET PLANS
INTERSECTION DETAIL
BENNET LANE
COLTON'S CROSSING
1ST PLAT

ISI PLAI
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	X-REF NO. 25.018

DRAWING NO.
25.018

DATE
JUN 24, 202

JOB NO.
25.018

17 SHEET OF 25

SECTION A-A

SECTION B-B

SECTION C-C

SIDEWALK CURB

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

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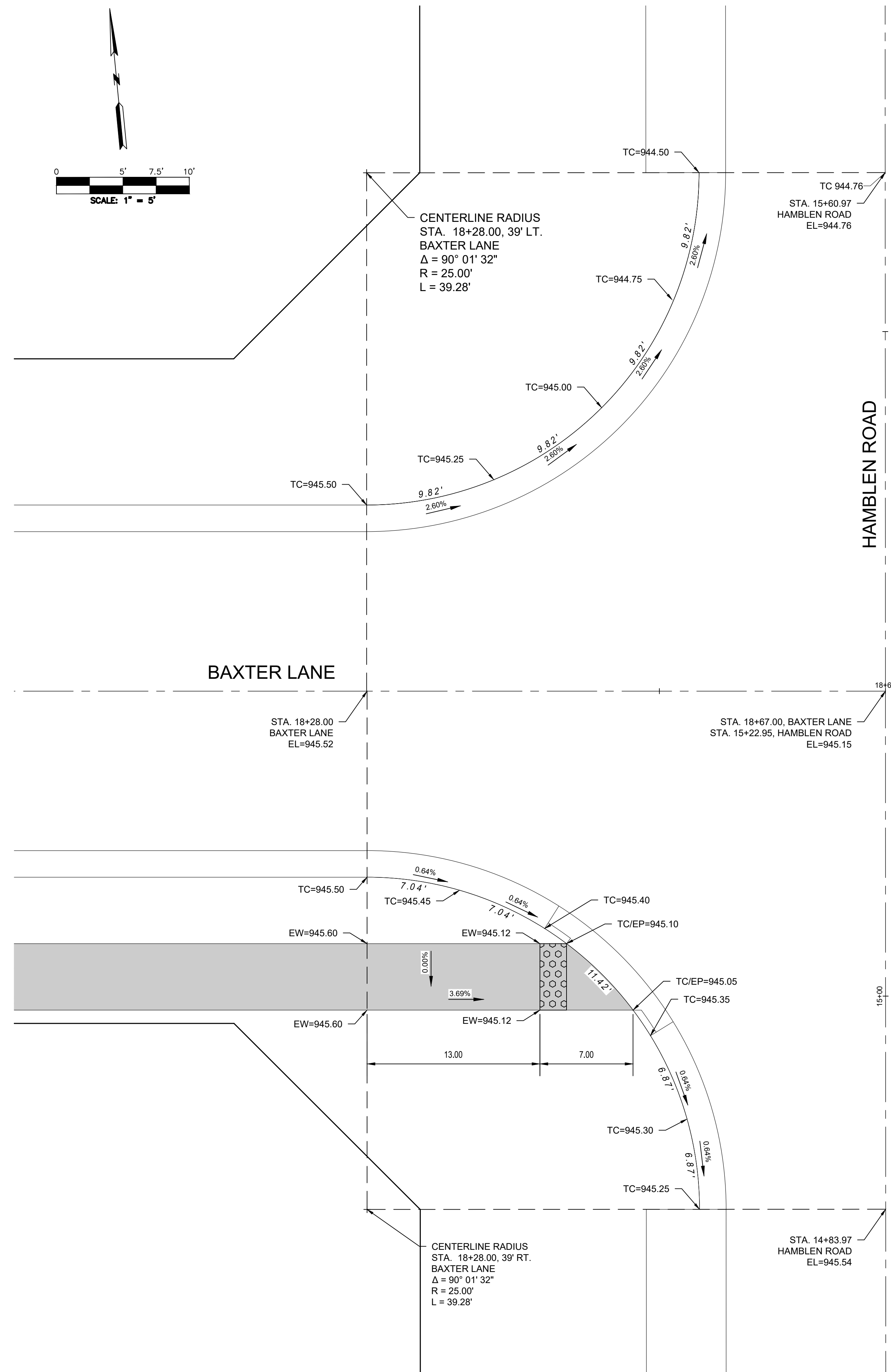
H.P. = HIGH POINT

 = DETECTABLE SURFACE

 = PROPOSED 5' WIDE SIDEWALK

 = RAMP

 = TRANSITION



BAXTER LANE AND HAMBLÉN ROAD INTERSECTION DETAIL

[illegible]

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



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

STREET PLANS
INTERSECTION DETAIL
BAXTER LANE & HAMBLEEN ROAD
COLTON'S CROSSING
1ST PLAT

X-REF NO.
25.018

DRAWING NO.

25.018

DATE

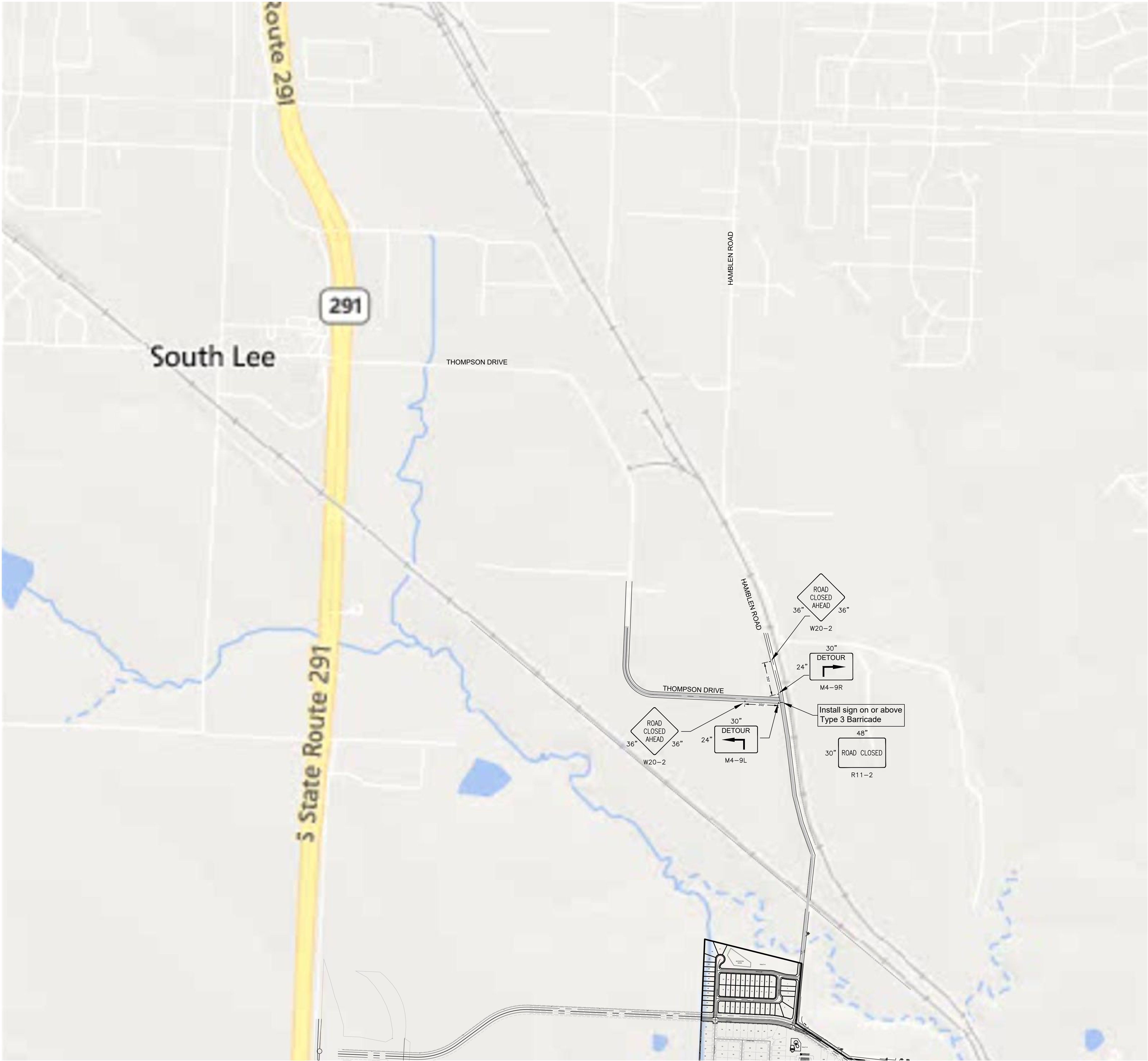
DATE
JUNE 24, 2025

JOB NO.
25-218

18

SHEET OF 2

FILE LOCATION: G:\HARD DRIVE\ENGINEERING PROJECTS\19-2025-2026\2025\25-018 COLTON CROSSING PHASE 1 (DUSTIN BAXTER)\DUSTSHEET_1\STREET CONTROL PLAN.DWG
PLOT DATE: 6/24/25 2:22 PM BY: MARK HILL



GENERAL NOTES:

1. All traffic control devices and application thereof, shall comply with the latest edition of the Manual on Uniform Traffic Control.
2. The traffic control requirements shown on the plans are minimum requirements only, and do not relieve the Contractor of their duty to select the proper traffic control devices and implementation to ensure the safety of motorists' and pedestrians.
3. Contractor shall be responsible maintaining all traffic control devices on a round the clock basis, whether or not work is actively being pursued.
4. Any personnel working as the Flagger must carry the proper certification per MoDOT handbook.
5. All orange traffic control devices shall be fluorescent orange retro-reflective grade sheeting
6. Traffic control devices shall be completely covered, or removed when not in use.



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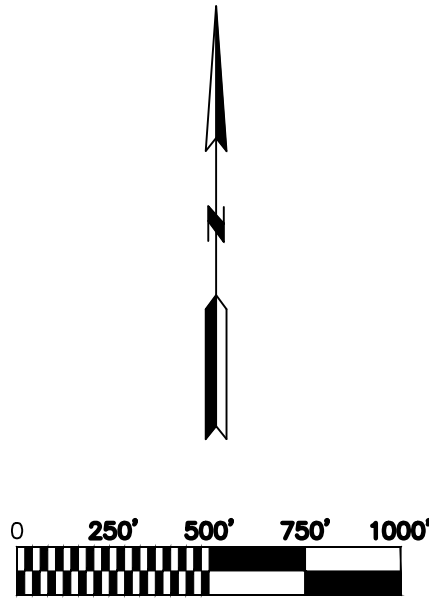
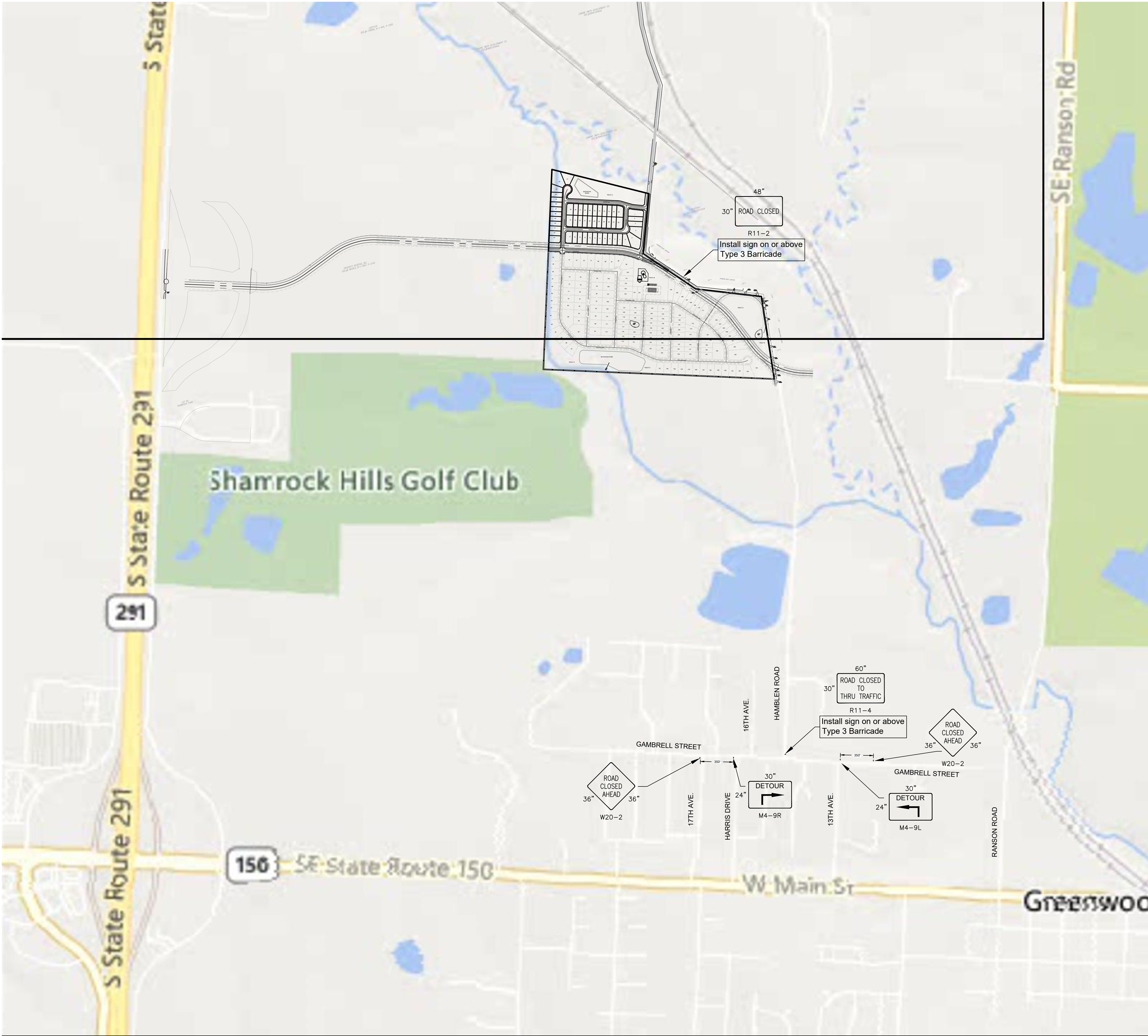
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STREET PLANS
TRAFFIC CONTROL PLAN 1

COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. 25.018	19	25
DRAWING NO. 25.018		
DATE JUNE 24, 2025		
JOB NO. 25.018		



GENERAL NOTES:

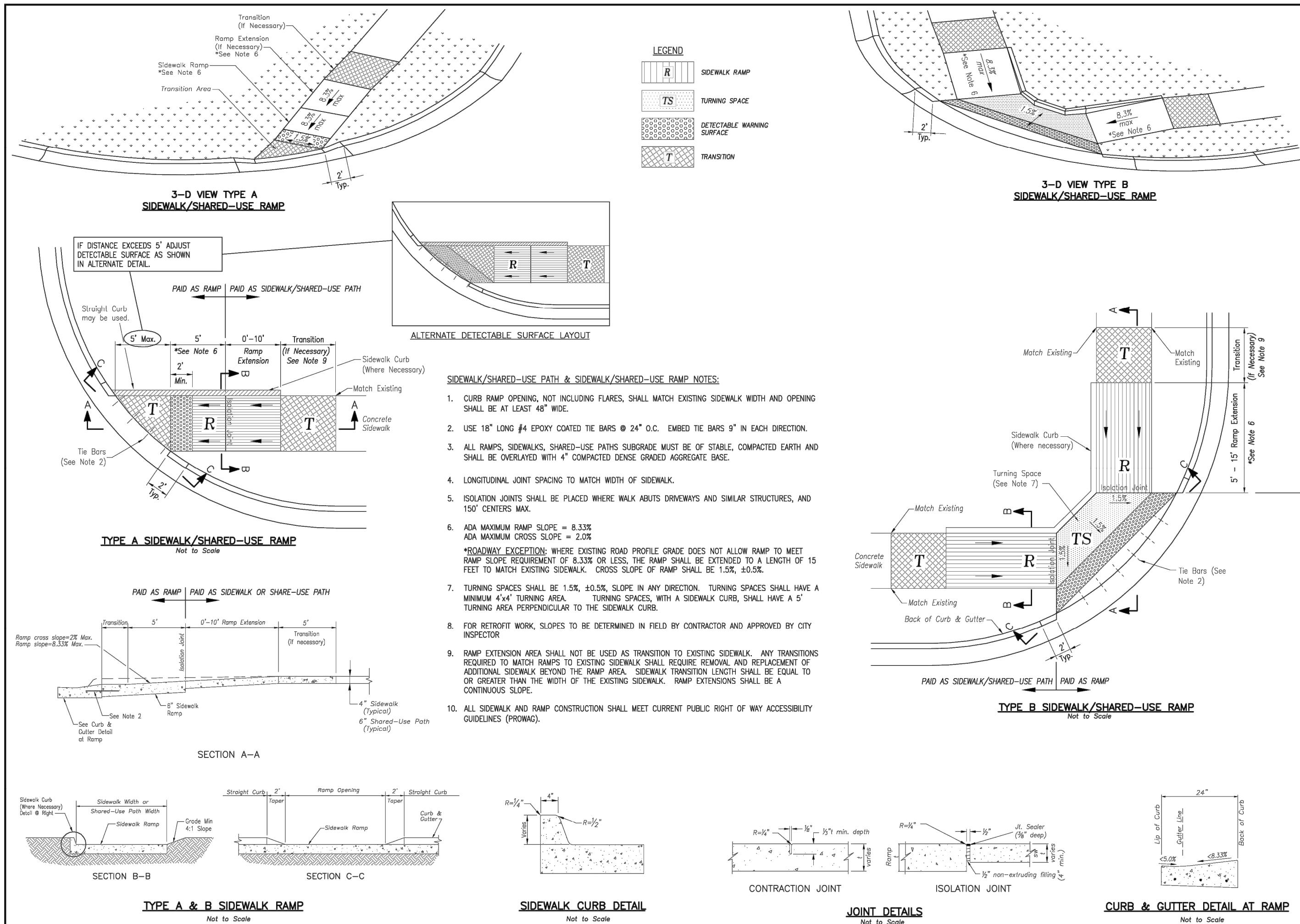
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g Consult Inc
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
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STREET PLANS
TRAFFIC CONTROL PLAN 2
COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. 25.018	20	25
DRAWING NO. 25.018		
DATE JUNE 24, 2025		
JOB NO. 25.018		
SHEET OF		



STATE OF MISSOURI
RICHARD KEVIN STERRETT
REGISTERED PROFESSIONAL ENGINEER
NUMBER 5-26443

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**STREET PLANS
DETAIL SHEET
SIDEWALKS**

**COLTON'S CROSSING
1ST PLAT**

21 SHEET OF 25

Plan View
Not to Scale

Side Elevation
Not to Scale

Section A-A

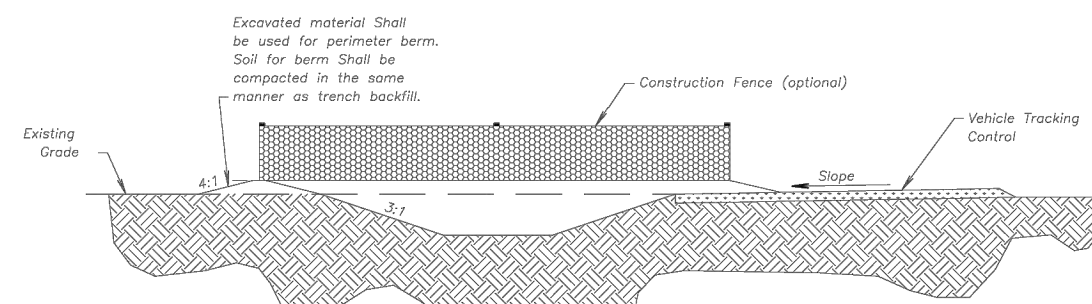
Notes for Construction Entrance

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1:1:4 side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

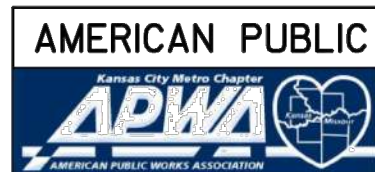
Maintenance for Construction Entrance.

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE



CONCRETE WASHOUT



CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

KANSAS CITY
METRO CHAPTER

STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016

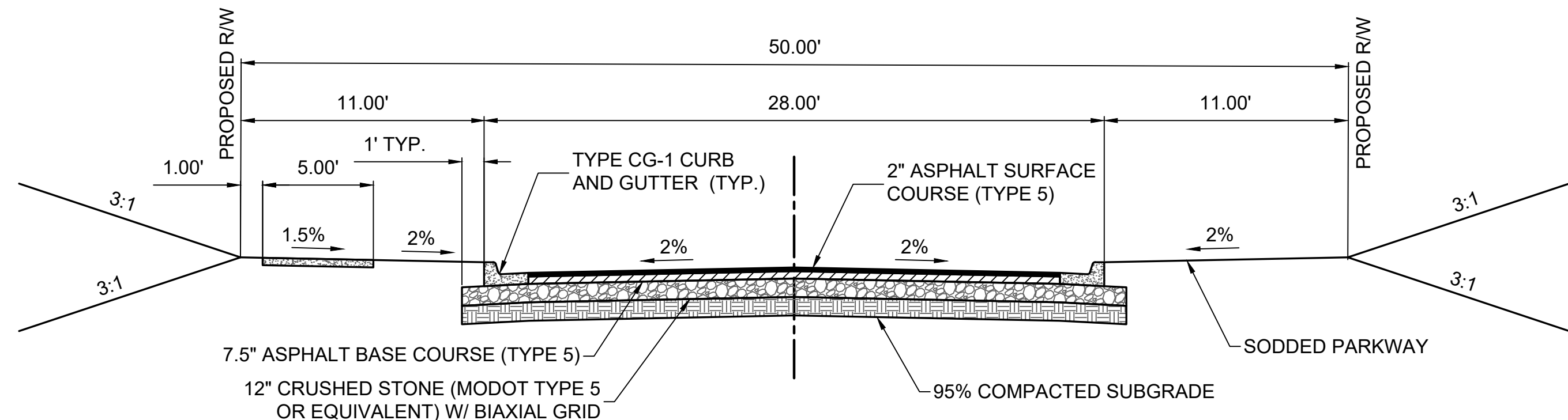
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes of the pit and the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly identify the location(s) of the concrete washout area(s) to operators of concrete truck and pump trucks.
5. A one-piece impervious liner may be required along the bottom and sides of the washout pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

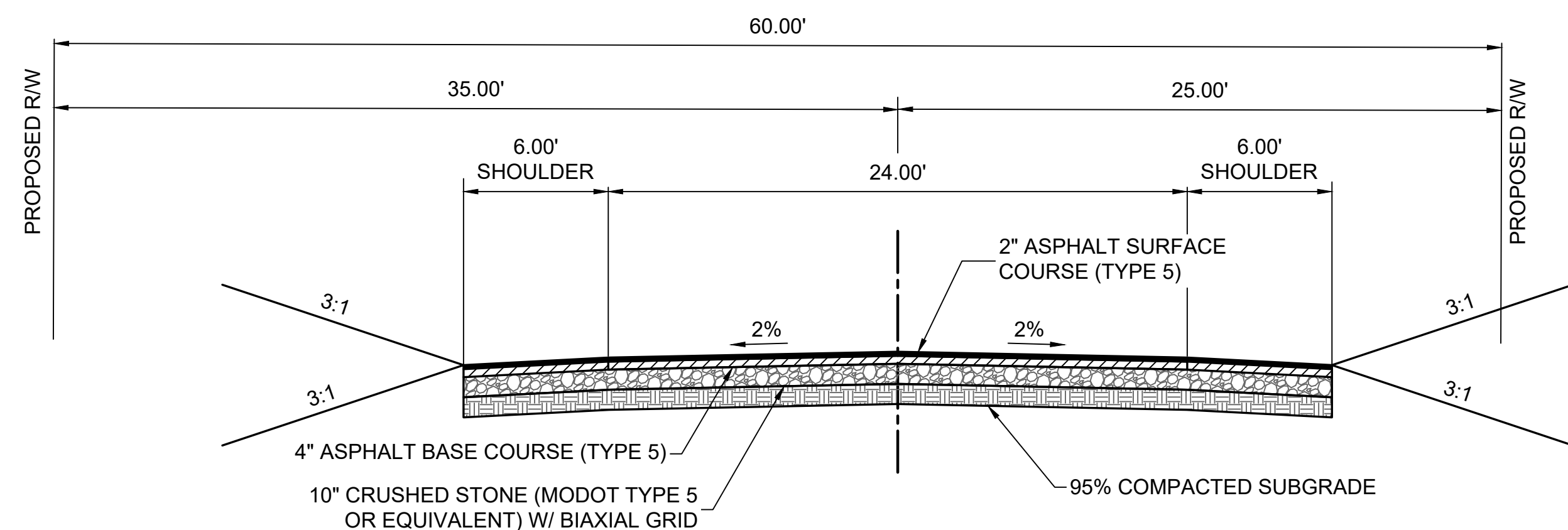
1. Concrete without materials shall be removed once the materials have filled the washout to approximately 75% full.
 2. Concrete without areas shall be enlarged as necessary to maintain capacity for washed concrete.
 3. Concrete without water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
 4. Concrete without areas shall remain in place until all concrete for the project is placed.
- When concrete without areas are removed, excavations shall be filled with compacted backfill and tamped, any disturbed areas associated with the insulation, maintenance, and/or removal of the concrete without areas shall be stabilized.



COMMERCIAL LOCAL FULL DEPTH PAVEMENT SECTION

CG-1 CURB AND GUTTER
NOT TO SCALE

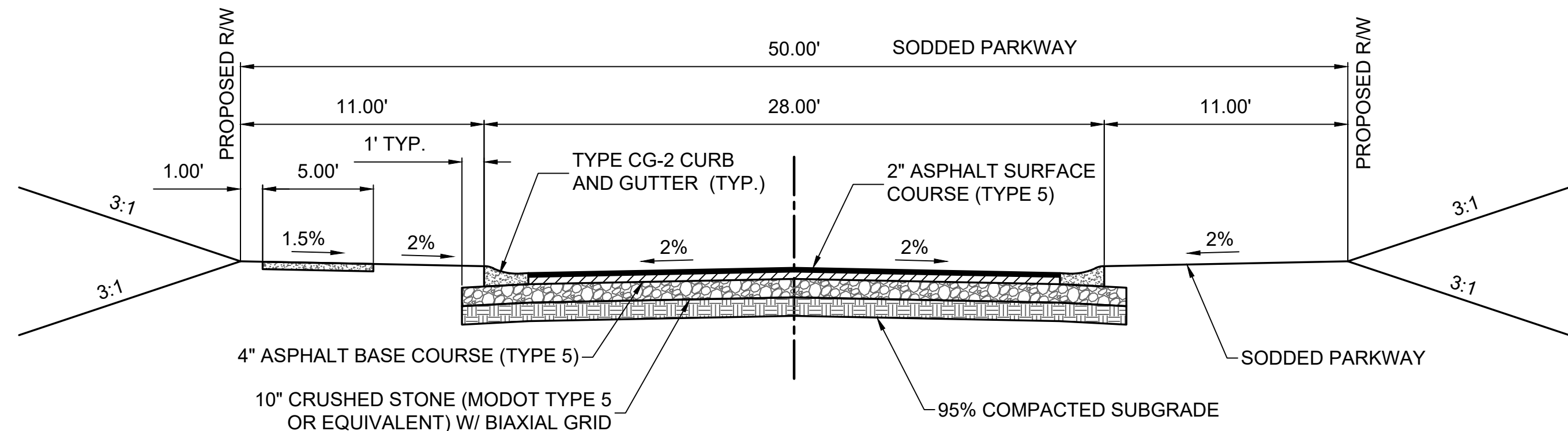
PHASE I
HOOK ROAD (STA. 10+00 TO 19+89.00)



RESIDENTIAL LOCAL FULL DEPTH PAVEMENT SECTION

6' SHOULDER
NOT TO SCALE

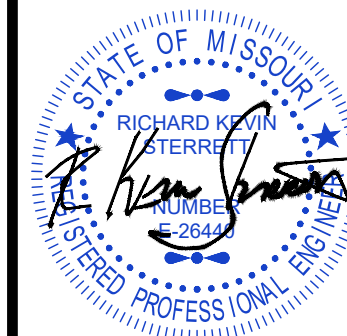
HAMBLÉN ROAD (STA. 10+00.00 TO STA. 16+77.24)
TEMPORARY HOOK ROAD (STA. 10+00.00 TO STA. 12+93.16)



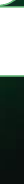
RESIDENTIAL LOCAL FULL DEPTH PAVEMENT SECTION

CG-2 CURB AND GUTTER
NOT TO SCALE

COLTON'S DRIVE
BAXTER LANE
BENNET LANE

[illegible]

R. KEVIN STERRETT, MO
JUNE 24, 2025



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Inc engineers
planners

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

STREET PLANS
DETAIL SHEET
STREETS & EROSION CONTROL
COLTON'S CROSSING
1ST PLAT

ISILAI
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO
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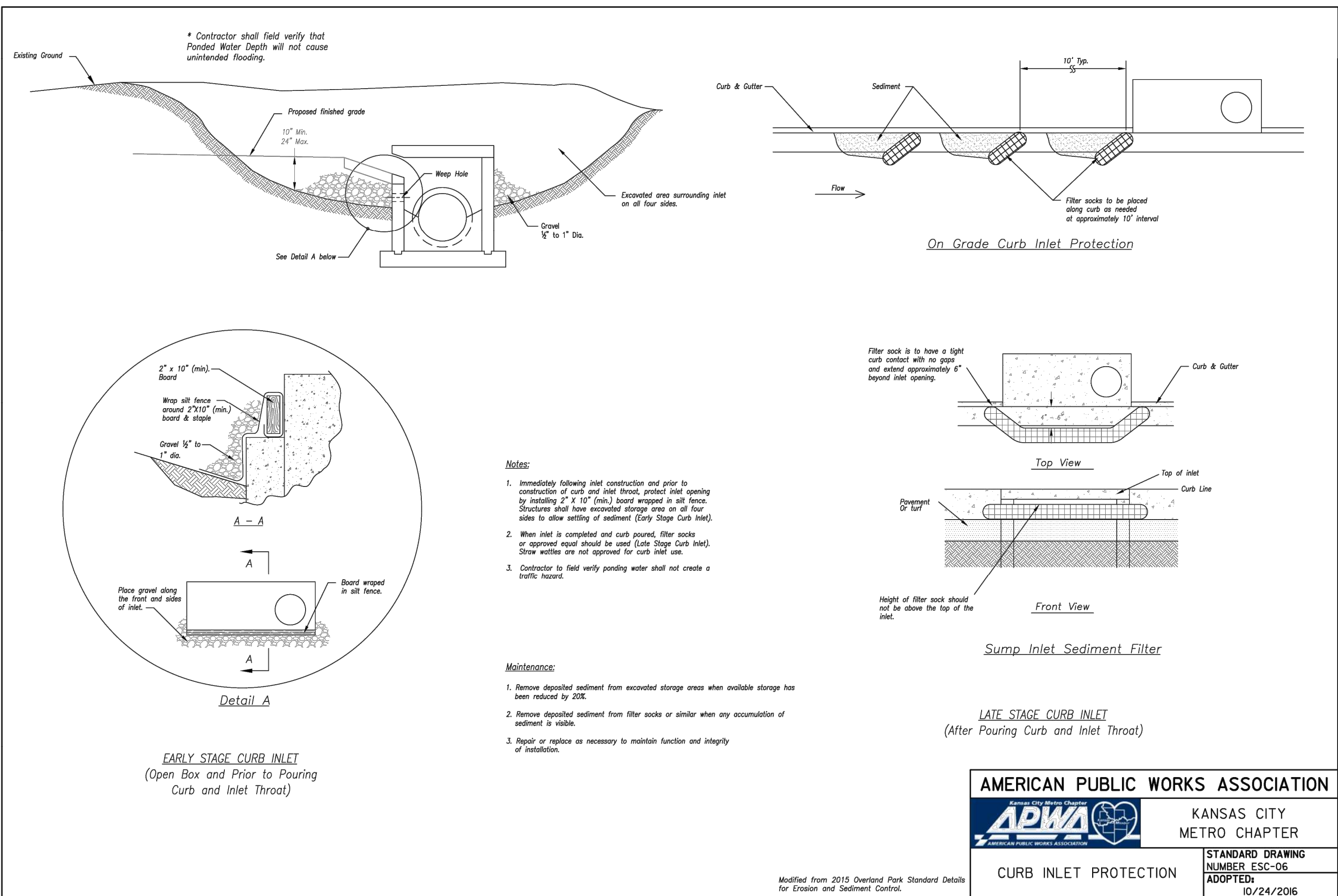
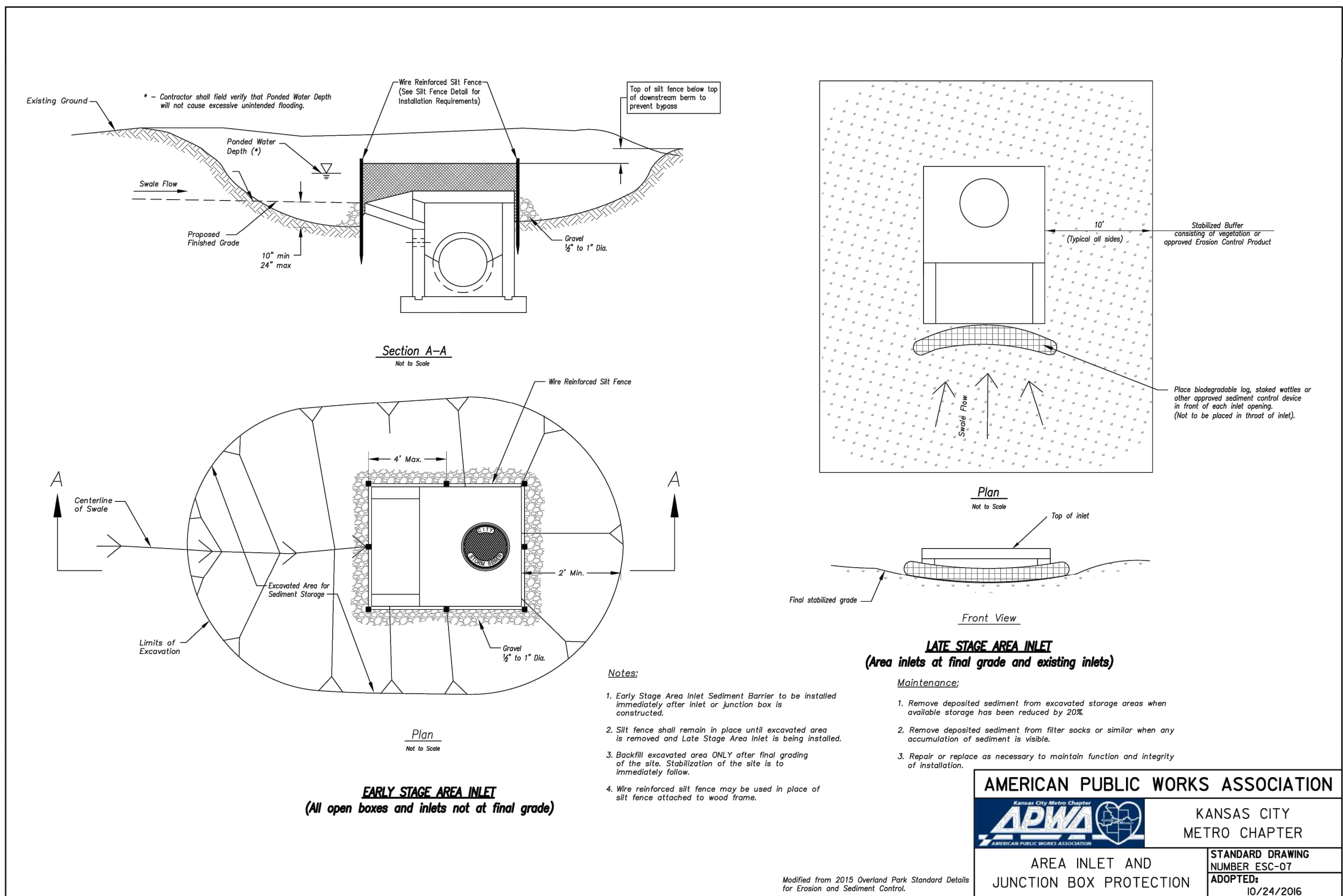
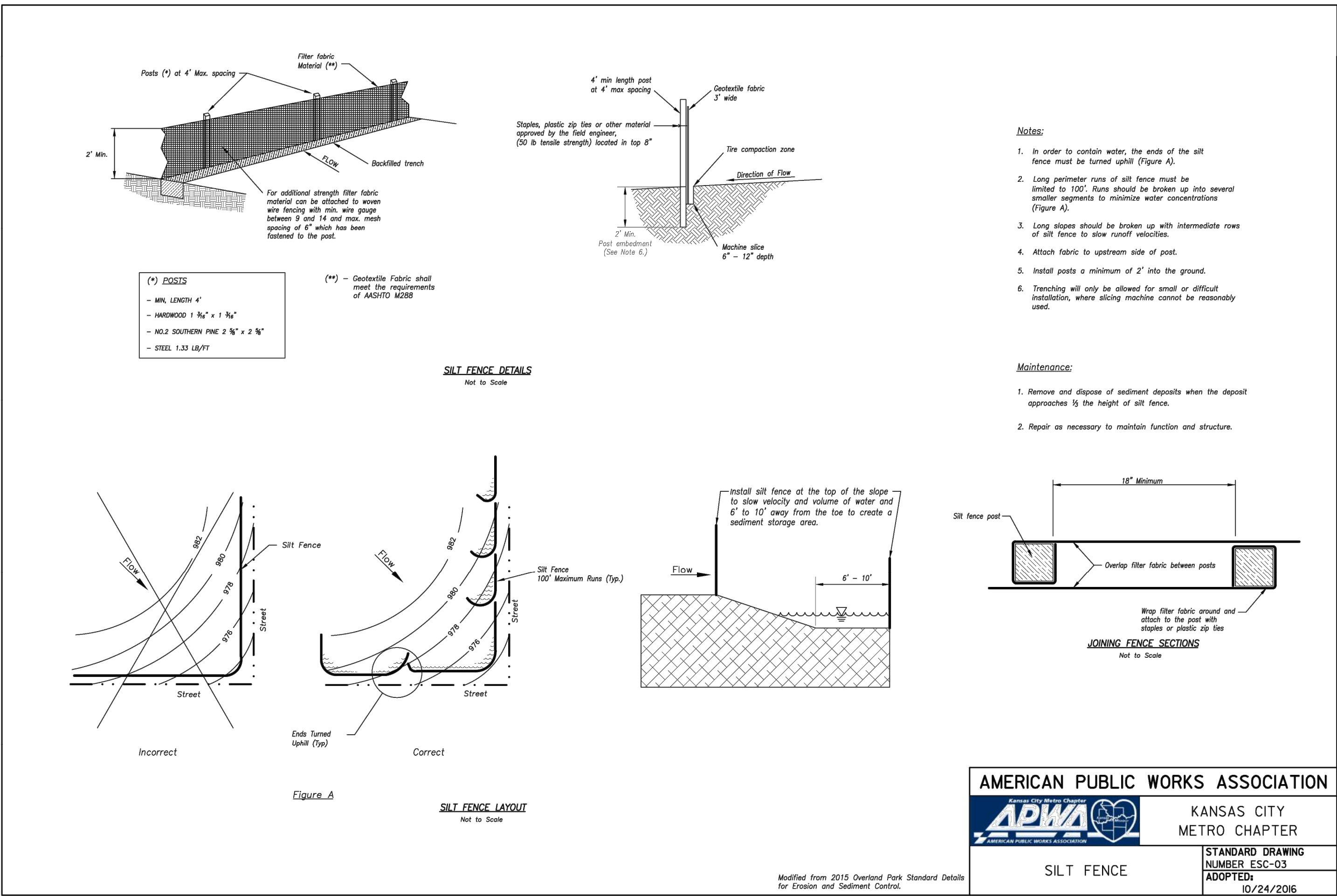
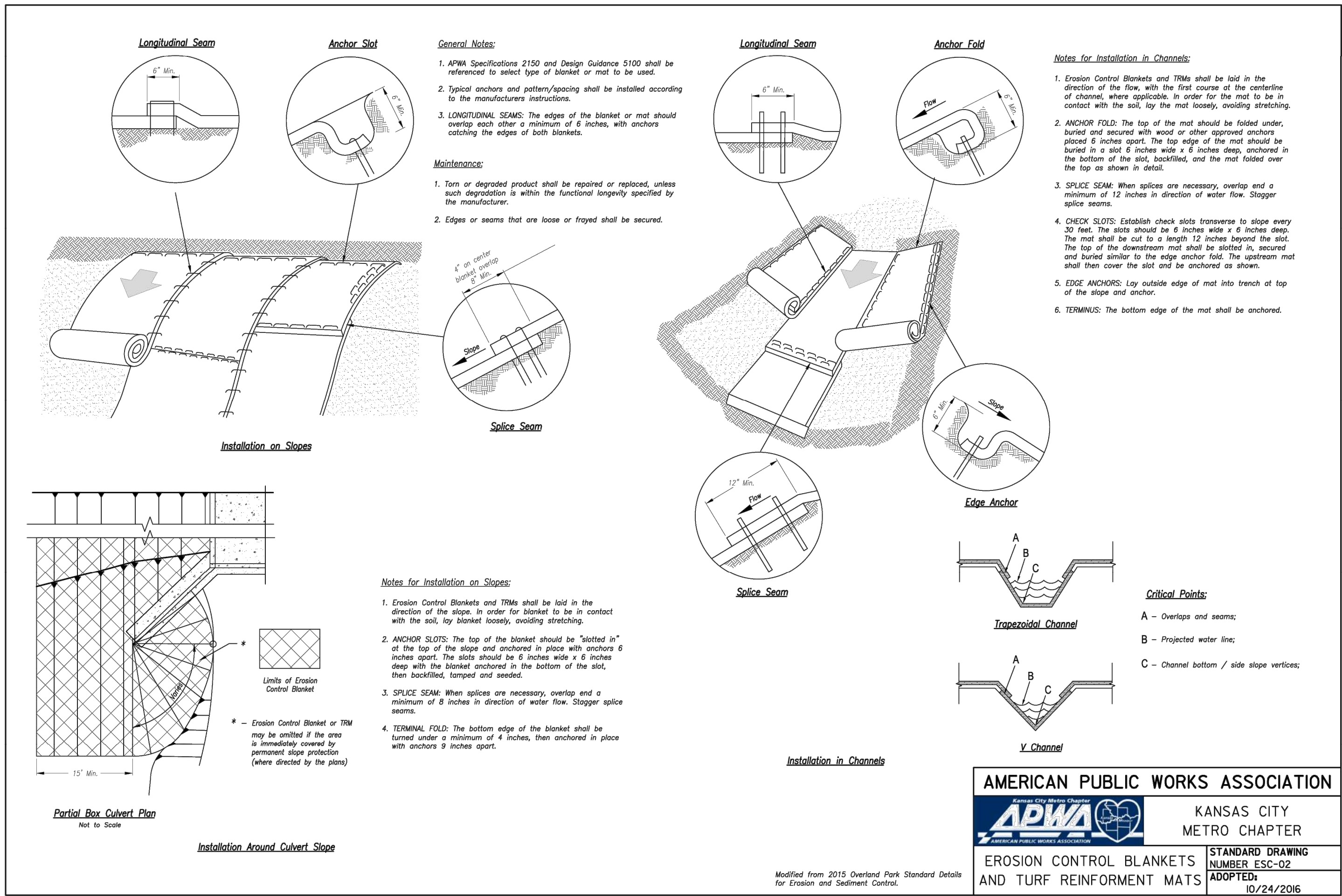
SHEET

22

SHEET
OF

25

FILE LOCATION GUARDED DRAWINGS PROJECTS (V) 2025-2026/2025/26 COLTON CROSSING PHASE 1 (DUSTIN BATTERY) DULLESHEET - FILED ON STREET DWS
FILE DATE: 6/24/2025 2:22 PM BY: MARK HILL



NO.	BY	CHKD	DATE	REVISION
1	MMH		06/24/25	

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

**STREET PLANS
DETAIL SHEET
EROSION CONTROL
COLTON'S CROSSING
1ST PLAT**

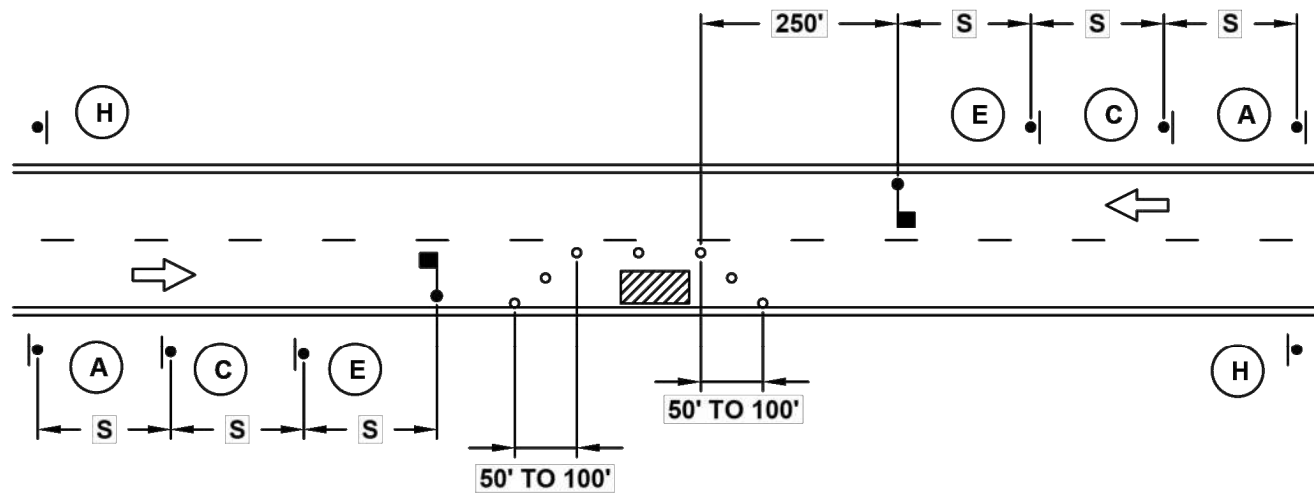
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	DRAWING NO.	DATE
25.018	25.018	JUNE 24, 2025

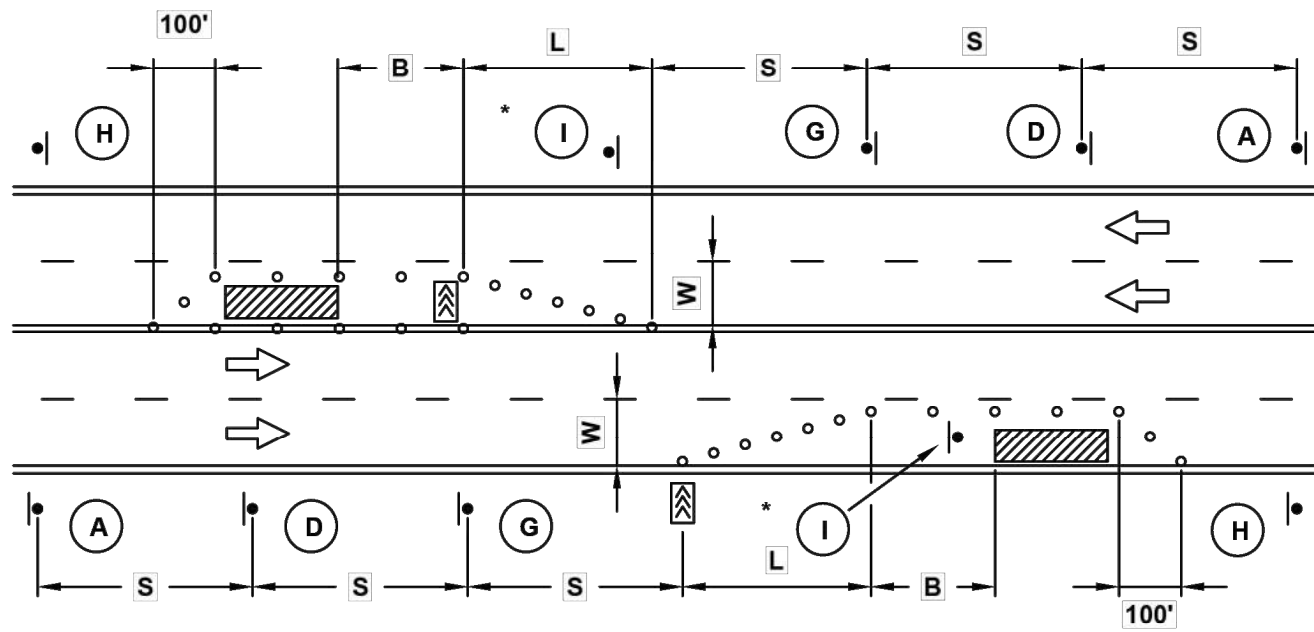
23 SHEET OF **25**

SYMBOL LEGEND

- WORK AREA
- SIGN
- BARRICADE
- DIRECTION OF TRAVEL
- CHANNELIZER
- ARROW PANEL
- FLAGGER

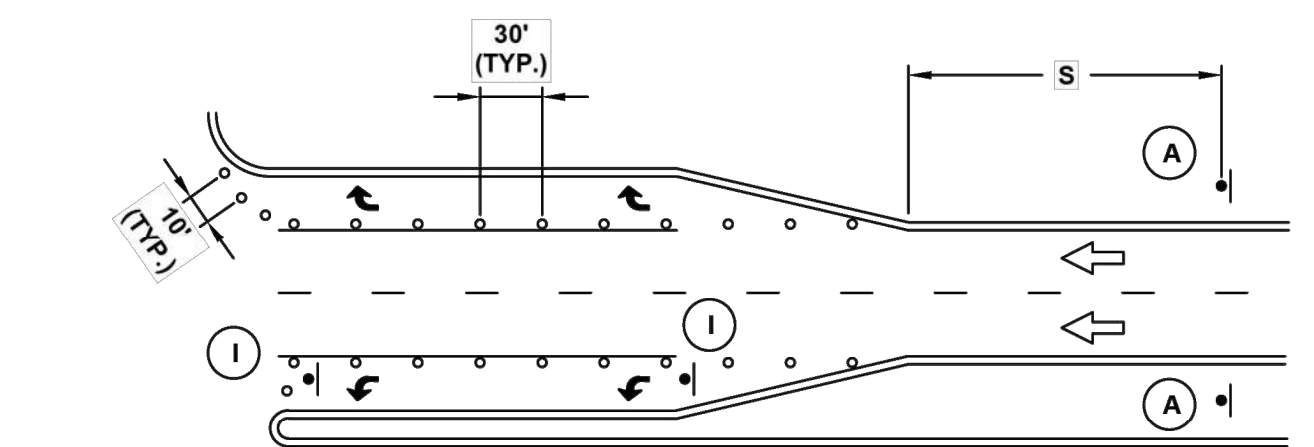


LANE CLOSURE - TWO LANE STREET

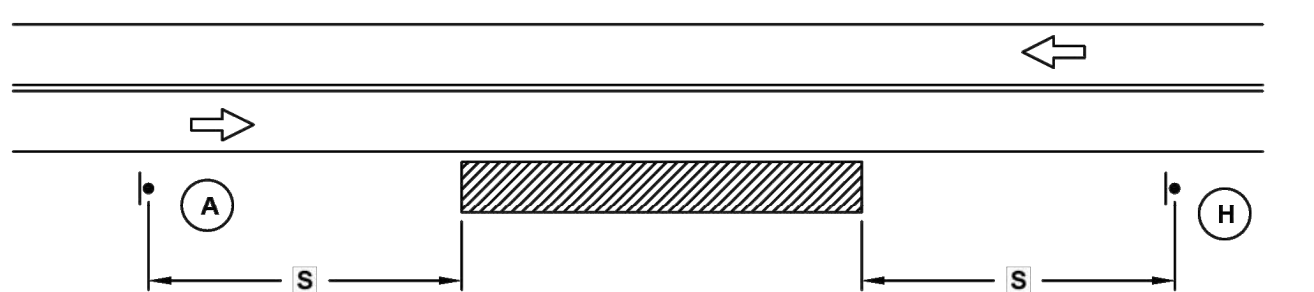


LANE CLOSURE - FOUR LANE STREET

*INSTALL SIGNS EVERY 200 FEET THROUGHOUT THE CLOSED LANE OR AS NEEDED



TURN LANE CLOSURE



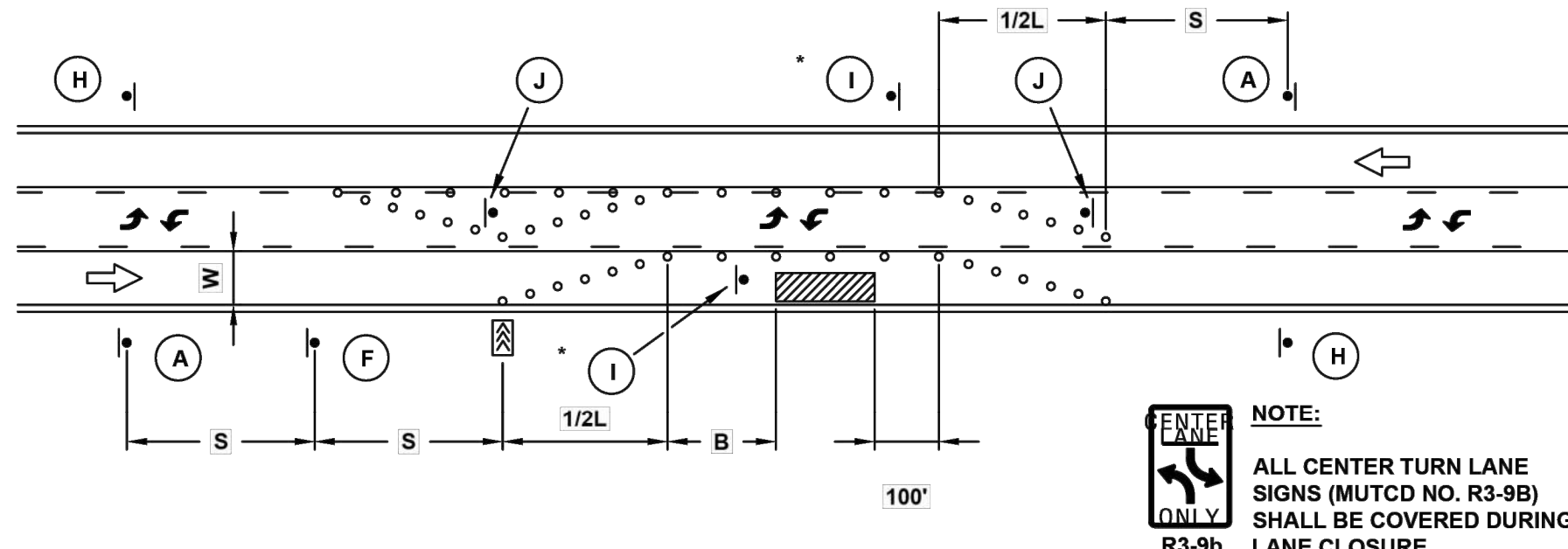
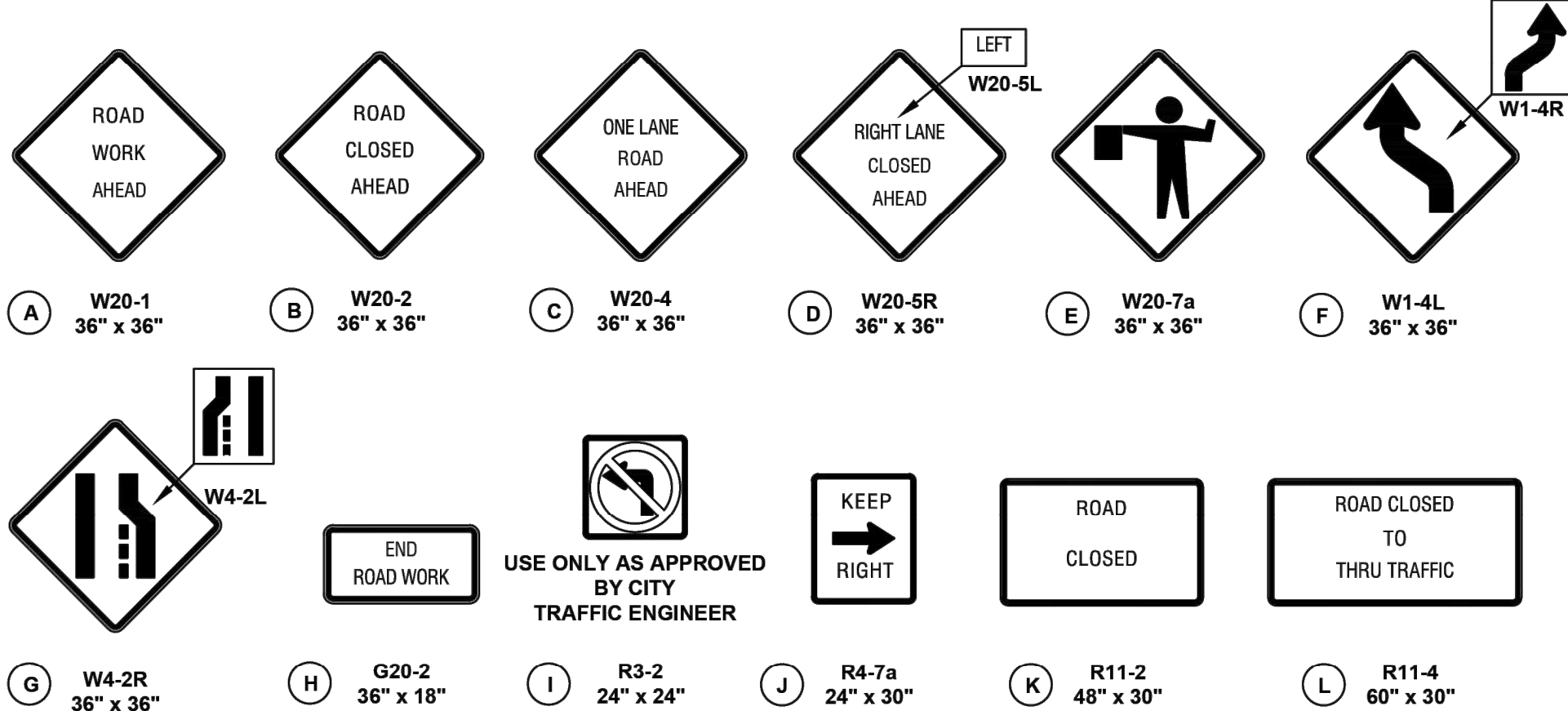
TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET

GUIDELINES FOR LENGTH OF LONGITUDINAL BUFFER SPACE "B"		MAXIMUM CHANNELIZER SPACING		
SPEED LIMIT (MPH)	LENGTH (FEET)	SPEED LIMIT (MPH)	WITHIN TAPER (FEET)	OUTSIDE TAPER (FEET)
25	35	25	25	50
30	55	30	30	60
35	85	35	35	70
40	120	40	40	80
45	170	45	45	90

TAPER DIMENSIONS (FEET)				
SPEED LIMIT (MPH)	MINIMUM TAPER LENGTH "L", PER LANE WIDTH "W"			MINIMUM NUMBER OF CHANNELIZERS
	10	11	12	
25	105	115	125	6
30	150	165	180	7
35	205	225	245	8
40	270	295	320	9
45	450	495	540	13

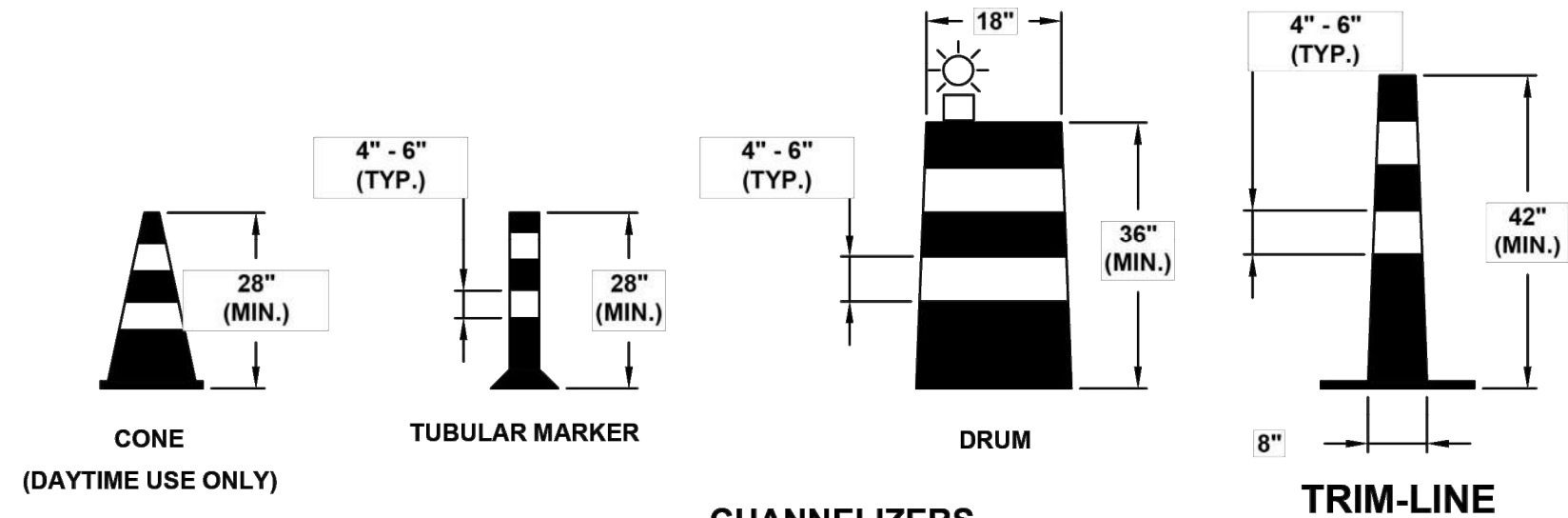
SIGN SPACING "S"	
SPEED LIMIT (MPH)	SPACING (FEET)
25	100
30-35	250
≥ 40	350

SIGN LEGEND



LANE CLOSURE - THREE LANE STREET

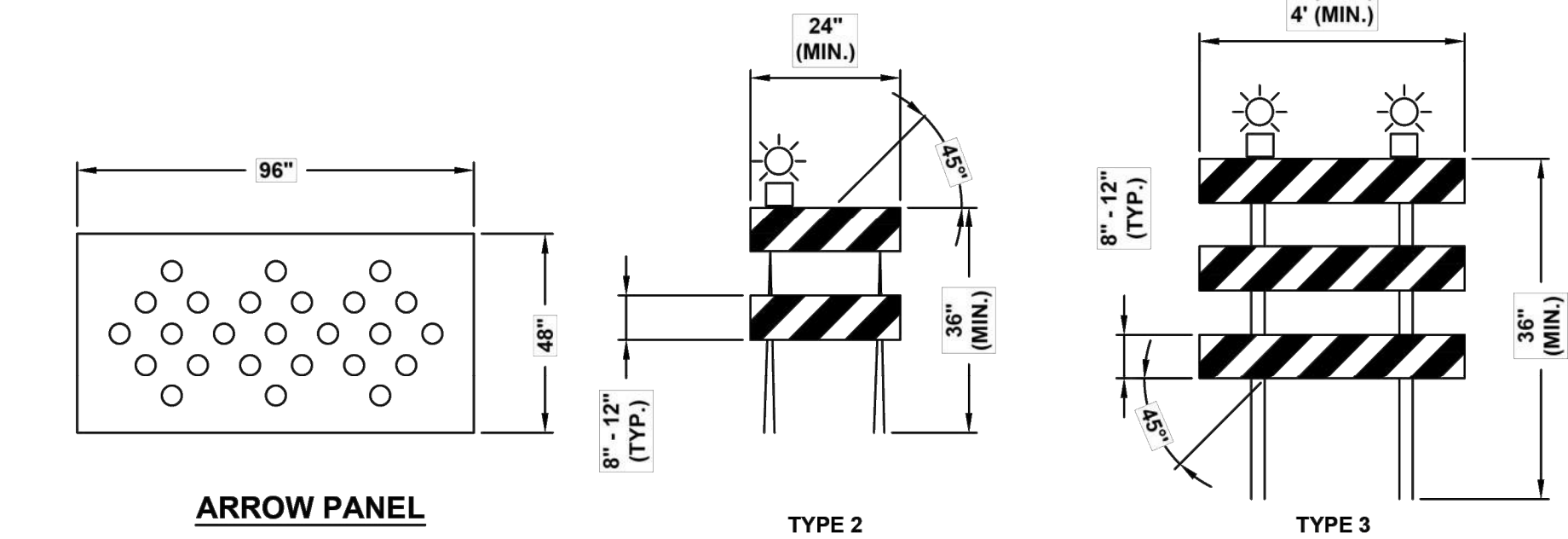
*INSTALL SIGNS EVERY 200 FEET THROUGHOUT THE CLOSED LANE OR AS NEEDED



CHANNELIZERS

TRIM-LINE

NOTE:
WHITE BANDS ON BARRICADES AND CHANNELIZERS SHALL BE MADE FROM HIGH INTENSITY SHEETING MATERIAL.



ARROW PANEL

TYPE 2

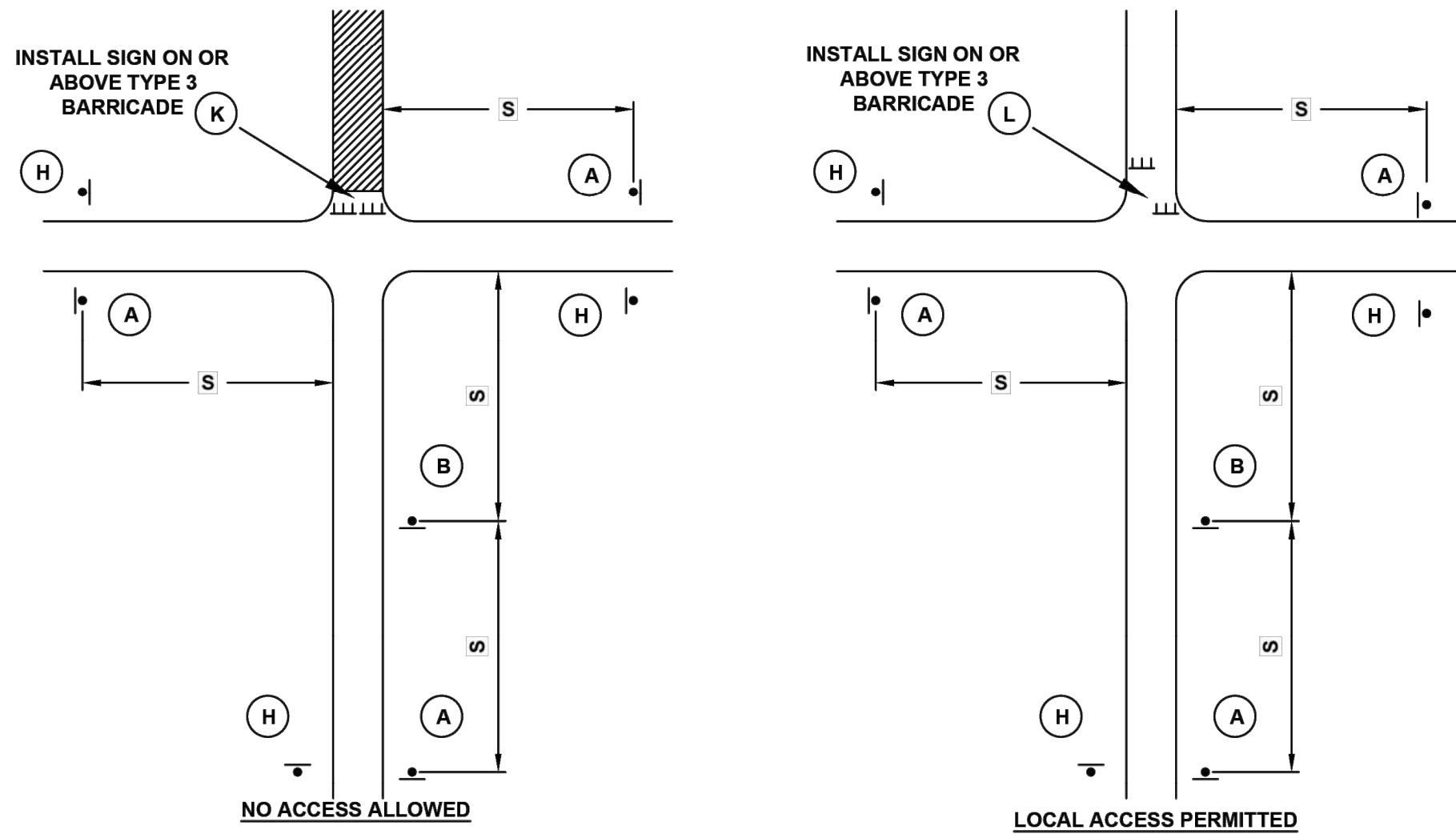
TYPE 3

BARRICADES

(OPTIONAL ON TWO LANE AND THREE LANE STREETS WITH SPEEDS LESS THAN 35 MPH)

GENERAL NOTES:

- ALL SIGNS, BARRICADES, CHANNELIZERS, MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL TRAFFIC CONTROL DEVICES SHALL BE STANDARD IN SIZE, SHAPE, COLOR, AND MESSAGE, IN GOOD CONDITION, AND RETRO-REFLECTORIZED. ALL SIGNS SHALL BE SECURELY MOUNTED WITH HEIGHT AND LATERAL LOCATION AS DESCRIBED IN THE MUTCD.
- WARNING LIGHTS SHALL BE USED ON BARRICADES IN PLACE AT NIGHT AND ON WARNING SIGNS WHICH ALERT DRIVERS ABOUT A CHANGE IN ALIGNMENT, TRAFFIC CONTROL, LANE CLOSURE, OR ROAD CLOSURE.
- FLAGGERS SHALL BE USED WHERE INDICATED ON THE PLANS, WHERE CONSTRUCTION VEHICLES INTERACT WITH NORMAL TRAFFIC, OR WHERE CONSTRUCTION ACTIVITIES IMPOSE A RESTRICTION ON TRAFFIC, AS DIRECTED BY THE CITY TRAFFIC ENGINEER. WHERE FLAGGERS ARE USED, ADVANCE SIGNING SHALL BE ERCTED AS SHOWN IN THE DETAILS OR AS SPECIFIED IN THE MUTCD. FLAGGERS SHALL MEET THE REQUIREMENTS IN THE MUTCD IN REGARD TO CHARACTER, TRAINING, ATTIRE, AND BEHAVIOR.
- TRIM-LINES ARE THE CITY'S PREFERRED CHANNELIZING DEVICE. CONES MAY NOT BE USED AT NIGHTTIME.
- TRAFFIC CONTROL DEVICES NOT IN USE OR NOT APPLICABLE SHALL BE EITHER COVERED OR REMOVED FROM THE WORK AREA.
- THE CONTRACTOR SHALL USE BARRICADES, STREET PLATES, OR FENCING AS NEEDED TO EFFECTIVELY SHIELD PEDESTRIAN AND VEHICULAR TRAFFIC FROM EXPOSED OBJECTS, EXCAVATIONS, AND CONSTRUCTION ACTIVITIES.
- ACCESS SHALL BE MAINTAINED TO ALL DRIVEWAYS AND SIDE STREETS UNLESS NOTED OTHERWISE ON THE PLANS.
- NO STREET SHALL BE CLOSED WITHOUT THE APPROVAL OF THE CITY TRAFFIC ENGINEER. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT LEAST 7 DAYS IN ADVANCE OF ANY STREET CLOSURE. IF A DETOUR ROUTE AROUND THE CLOSURE IS TO BE PROVIDED, ALL DETOUR SIGNING SHALL BE AS SHOWN ON A PLAN APPROVED BY THE CITY TRAFFIC ENGINEER.
- CONSTRUCTION VEHICLES PARKED ALONG STREETS SHALL BE LOCATED WITHIN THE WORK AREA (TRAFFIC CONTROL) OR WHERE OTHERWISE NORMALLY PERMITTED. CONSTRUCTION MATERIALS, INCLUDING TRAFFIC CONTROL AND VEHICLES SHALL NOT RESTRICT SIGHT DISTANCE FOR VEHICLES EXITING AT STREETS OR DRIVES.
- CONSTRUCTION MATERIALS SHALL BE KEPT OFF OF SIDEWALKS, CONSOLIDATED IN ONE LOCATION WITHIN CITY RIGHT-OF-WAY, AND REMOVED DAILY UNLESS OTHERWISE APPROVED BY THE INSPECTOR. DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS ON STREETS AND SIDEWALKS SHALL BE REMOVED IMMEDIATELY.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK THAT WILL RESTRICT VEHICULAR TRAFFIC IN ANY WAY BETWEEN THE HOURS OF 7:00 A.M. AND 9:00 A.M. OR 4:00 P.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS.
- ALL TRAVEL LANES SHOULD BE AT LEAST 11 FEET WIDE UNLESS OTHERWISE AUTHORIZED BY THE CITY TRAFFIC ENGINEER. A "NARROW LANES" SIGN SHALL BE INSTALLED IN ADVANCE OF A LANE WIDTH REDUCTION TO LESS THAN 11 FEET.
- ALL EDGE DROP-OFFS OF MORE THAN 2 INCHES AND LESS THAN 4 INCHES SHOULD BE PROTECTED BY A WEDGE OR BARRIER AND ALL EDGE DROP-OFFS GREATER THAN 4 INCHES SHALL HAVE EDGE PROTECTION (SEE TRAFFIC CONTROL SPECIFICATIONS FOR EDGE TREATMENT REQUIREMENTS).
- THE "WORKERS" SYMBOLIC SIGN (MUTCD NO. W21-1A) MAY BE USED INSTEAD OF THE "ROAD WORK AHEAD" SIGN FOR WORK WITH A DURATION OF 12 HOURS OR LESS. THE "END ROAD WORK" SIGN IS NOT REQUIRED TO BE INSTALLED AFTER THE "WORKERS" SIGN.
- NO TRAFFIC SIGNAL SHALL BE ALTERED OR MODIFIED IN ANY WAY WITHOUT A PLAN APPROVED BY THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES ON AN AROUND-THE-CLOCK BASIS, WHETHER OR NOT WORK IS ACTIVELY BEING PURSUED AND ANY DEFICIENCIES NOTED SHALL BE CORRECTED IMMEDIATELY.
- THE TRAFFIC CONTROL REQUIREMENTS SHOWN ON THESE PLANS ARE MINIMUM REQUIREMENTS ONLY AND DO NOT ATTEMPT TO ADDRESS IN DEPTH THE VARIETY OF SITUATIONS THAT MAY OCCUR ONCE CONSTRUCTION HAS STARTED. IN NO WAY DO THE REQUIREMENTS SHOWN ON THESE PLANS RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR SELECTING THE PROPER TRAFFIC CONTROL DEVICES AND IMPLEMENTATION PROCEDURES THAT WILL ASSURE THE SAFETY OF DRIVERS, PEDESTRIANS, AND WORKERS AT ALL TIMES.
- SHOULD THE CONTRACTOR FAIL TO ENFORCE THE TRAFFIC CONTROL PLAN OR FAIL TO CLEAN, REPLACE OR OTHERWISE MAINTAIN THE TRAFFIC CONTROL DEVICES WHEN DIRECTED TO DO SO BY THE CITY TRAFFIC ENGINEER OR REPRESENTATIVE, THE CITY MAY TAKE ONE OR MORE OF THE FOLLOWING ACTIONS:
 - EMPLOY ANOTHER AGENCY TO CORRECT DEFICIENCIES IN TRAFFIC CONTROL DEVICES AND DEDUCT THE COST FROM THE CONTRACTOR'S PAY ESTIMATE.
 - STOP THE WORK UNTIL DEFICIENCIES ARE CORRECTED.
 - SUSPEND ALL PAY ESTIMATES UNTIL DEFICIENCIES ARE CORRECTED, OR
 - PLACE THE CONTRACTOR IN DEFAULT.



TYPICAL STREET CLOSURE

DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV

LS

LEE'S SUMMIT

MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
PUBLIC WORKS ENGINEERING
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME:
TRAFFIC CONTROL DETAILS

DRAWN BY: CNS
CHECKED BY: MJF
DATE: 05/13/2024
PROJECT #:

TC-1

FILE LOCATION G:\SHARED DRIVES\HG PROJECTS

1. ALL SIGNS, BARRICADES, CHANNELIZERS, MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. DETOUR ROUTES ARE NOT REQUIRED TO BE POSTED FOR THE CLOSURE OF A LOCAL STREET.
3. TRAFFIC SHALL ONLY BE DETOURED VIA ARTERIAL AND/OR COLLECTOR STREETS UNLESS OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER.
4. WHEN A DETOUR ROUTE REQUIRES VEHICLES TO MAKE A TURN AT AN INTERSECTION WITH MORE THAN ONE APPROACH LANE, DETOUR SIGNS WITH ADVANCE ARROWS WILL BE REQUIRED AT LEAST 300 FEET IN ADVANCE OF THE INTERSECTION.
5. ADDITIONAL DETOUR SIGNAGE MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER.
6. REQUESTS TO USE THE CITY'S PORTABLE CHANGEABLE MESSAGE SIGNS SHALL BE REVIEWED BY THE CITY TRAFFIC ENGINEER, THE PUBLIC WORKS DIVISION AND THE CITY TRAFFIC ENGINEER AT LEAST FIVE DAYS IN ADVANCE.



BID ITEM	UNITS	QUANTITY
1.000	EA	X
2.000	EA	X
3.000	EA	X
4.000	EA	X
5.000	EA	X
6.000	SF	X
7.000	LF	X
8.000 PAVEMENT MARKINGS		
8.000	LF	X
9.000	LF	X
10.000	EA	X

NOTES:

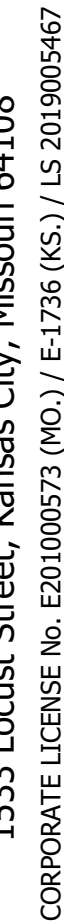
THESE APPROXIMATE QUANTITIES ARE PROVIDED SOLELY FOR THE CONTRACTOR'S CONVENIENCE, AND ARE NOT GUARANTEED TO BE A COMPLETE LIST OF MATERIALS NECESSARY FOR TEMPORARY TRAFFIC CONTROL DURING ALL CONSTRUCTION ACTIVITIES.

[illegible]

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

PROJECT:	STANDARD DETAILS PUBLIC WORKS ENGINEERING LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME:	TRAFFIC CONTROL DETAILS

TC-2

[illegible]

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**STREET PLANS
TRAFFIC CONTROL
DETAIL SHEET 2
COLTON'S CROSSING
1ST PLAT**

X-REF NO.
25.018

DRAWING NO.
25.018

DATE
JUN 24, 20

JOB NO.
25.018

25

SHEET
OF

25