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HOOK ROAD STREET PLANS
COLTONS CROSSING
LOTS 1-39, 41-202, TRACTS A THRU G
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

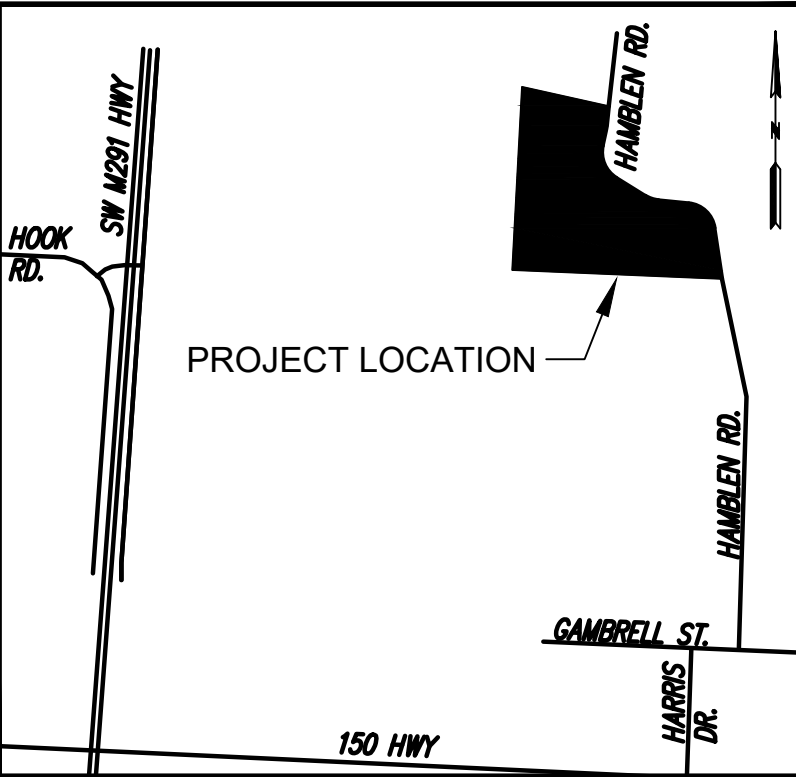


Know what's below.
Call before you dig.

DEVELOPER
HAMBLÉN ROAD PROJECT, LLC
705 B MELODY LANE
LEE'S SUMMIT, MISSOURI 64063
(816) 877-5086
CONTACT - DUSTIN BAXTER

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
(816) 787-1374
CONTACT - MATT CASTOR

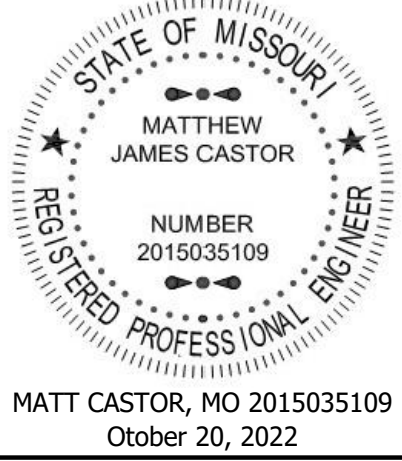
VICINITY MAP
NOT TO SCALE



HOOK ROAD STREET PLANS
COVER SHEET

COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



NO.	BY	DATE	REVISION
1	MMH	11/20/22	SUBMITTED TO CITY OF LEE'S SUMMIT
2			
3			
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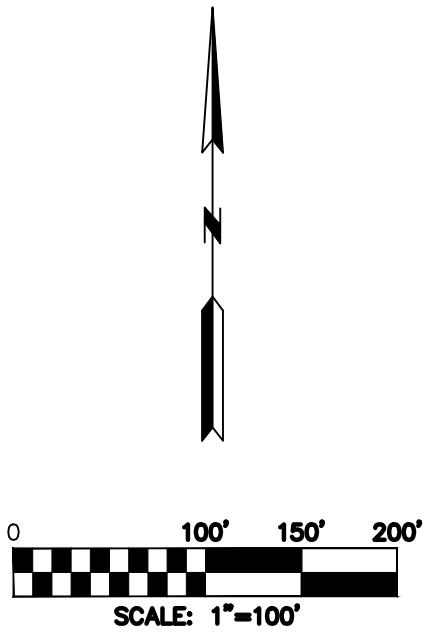
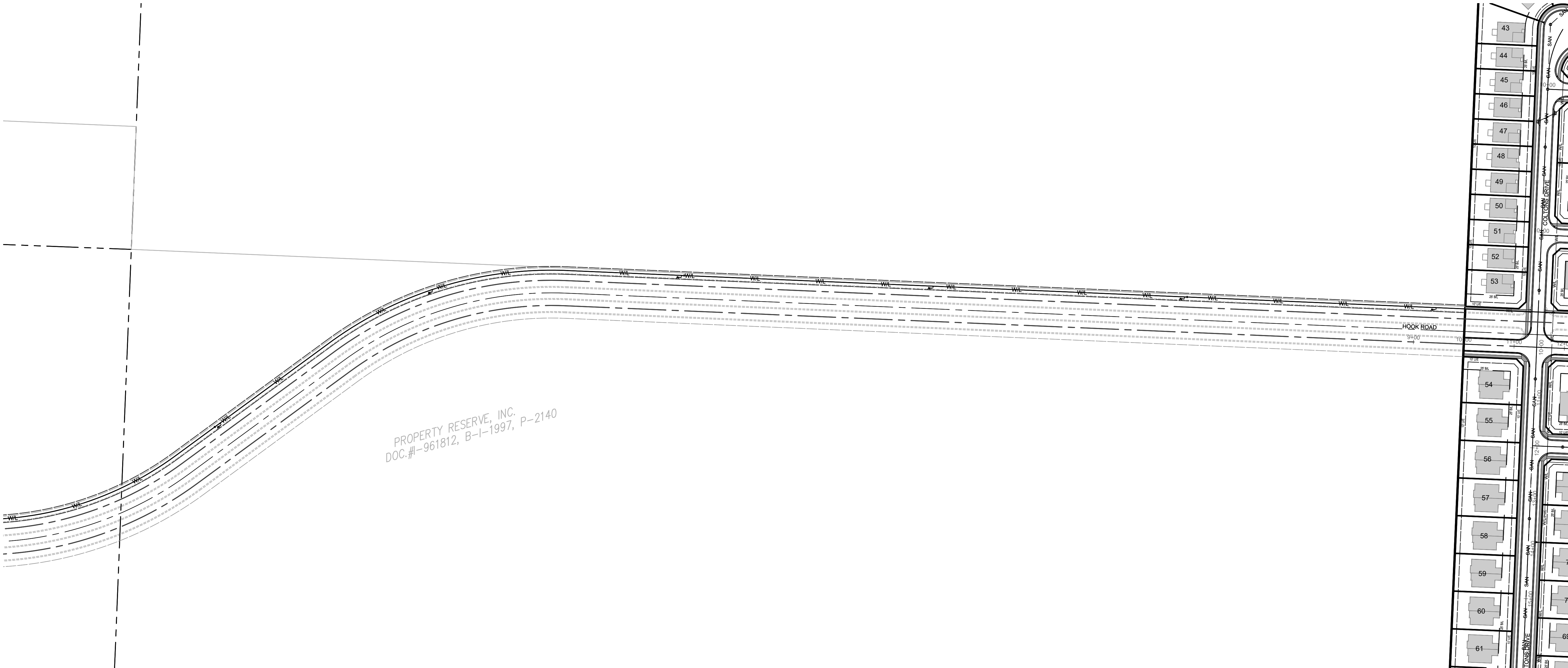
X-REF. NO. 21-018 Bose	SHEET OF 18
DRAWING NO. 21-018 HOOK ROAD	
DATE Nov. 1, 2022	
JOB NO. 21-018	

PROJECT: 21-018 HOOK ROAD IMPROVEMENTS
DRAWING NO. 21-018 HOOK ROAD
DATE: 11/14/2022
BY: MMR/KLL
CHECKED: MMR/KLL
SCALE: 1"=100'



Know what's below.
Call before you dig.

PROPOSED		EXISTING	
	Sanitary Sewer		SAN
	Storm Sewer		42" CMP
	Water		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
	Tree Line		
	Finish Street Flow		



HOOK ROAD STREET PLANS
GENERAL UTILITY LAYOUT

COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	21-018 Base
DRAWING NO.	21-018 HOOK ROAD
DATE	Nov. 1, 2022
JOB NO.	21-018

3 OF 18



MATT CASTOR, MO 2015035109
October 20, 2022



Consult Inc
engineers
planners

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

DATE	REVISION	NO.	BY	CHK/APP.
11/20/22		1	MMH	RCS

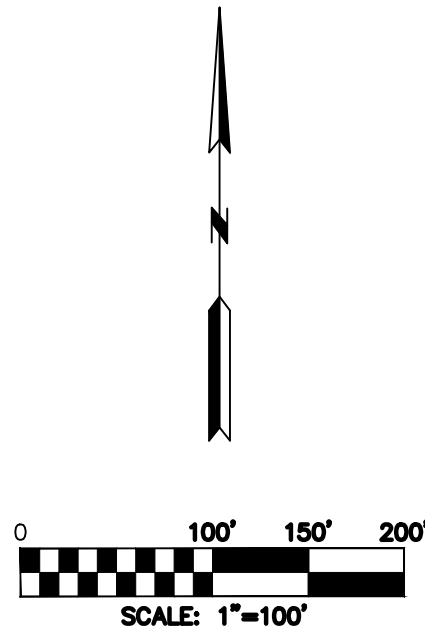
SUBMITTED TO CITY OF LEE'S SUMMIT
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811
 Know what's below.
 Call before you dig.



Know what's below.
 Call before you dig.

PROPOSED		EXISTING	
	Sanitary Sewer		SAN
	Storm Sewer		42" CMP
	Water		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
	Tree Line		
	Finish Street Flow		



PROPERTY RESERVE, INC.
 DOC.#-961812, B-I-1997, P-2140

HOOK ROAD STREET PLANS
 GENERAL UTILITY LAYOUT

COLTON'S CROSSING
 1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	21-018 Base
DRAWING NO.	21-018 HOOK ROAD
DATE	Nov. 1, 2022
JOB NO.	21-018
SHEET OF	18

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 engineers
 planners

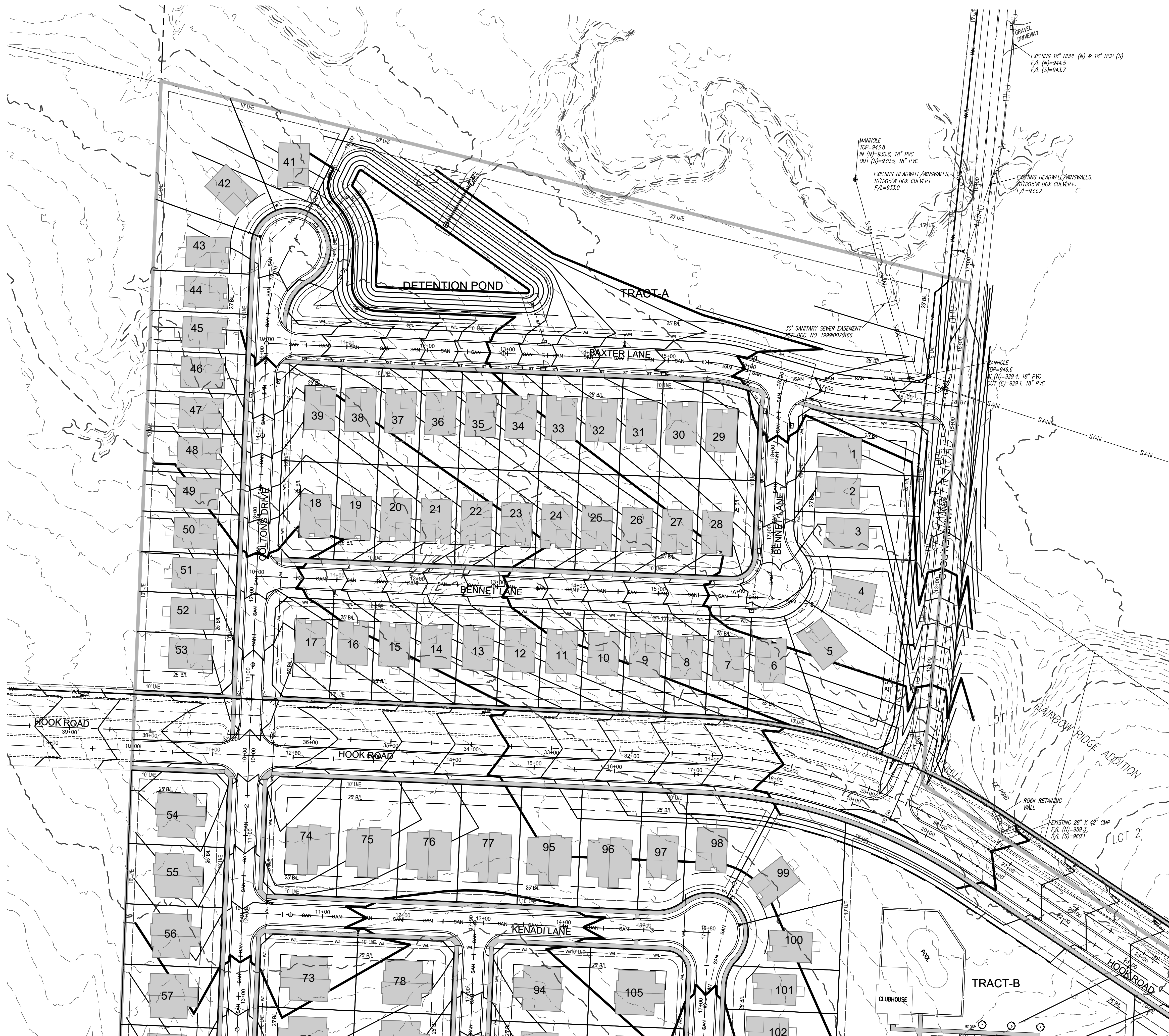
1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467

MATT CASTOR, MO 2015035109
 October 20, 2022

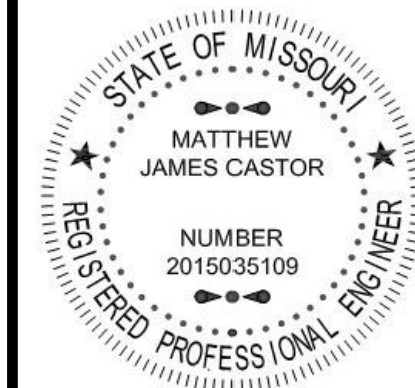
STATE OF MISSOURI
 REGISTERED PROFESSIONAL ENGINEER
 NUMBER 2015035109
 MATTHEW JAMES CASTOR

DATE	REVISION	NO.	BY	CHKD/P
11/20/22		1	MMH	RCS

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1. This sheet is for informational purposes only. See individual sheets for exact utility locations.
2. See Sanitary Sewer sheets for Minimum Basement Floor elevations (MBF) and Master Drainage plan for 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, August 2019. Existing street grades verified in field.
5. Per contractor, all excess dirt or deficiencies of dirt to be handled on site.
6. The "Common Area" shall be "Common Area" to be owned and maintained by the property owner / developer.
7. The swales located on or near the lots designated as a "★" 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.

[illegible]

MATT CASTOR, MO 2015035109
October 20, 2022

**Consult
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engineers
planners

1533 Locust Street, Kansas City, Missouri 64108

1555 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

HOOK ROAD STREET PLANS GRADING PLAN

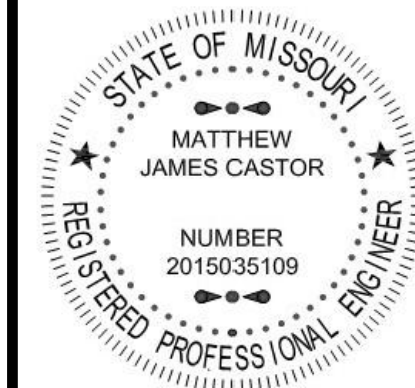
**COLTON'S CROSSING
1ST PLAT**

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	
21-018 Base	
DRAWING NO.	
21-018 HOOK ROAD	
DATE	
Nov. 1, 2022	
JOB NO.	
21-018	
5	18
SHEET OF	



1. This sheet is for informational purposes only. See individual sheets for exact utility locations.
2. See Sanitary Sewer sheets for Minimum Basement Floor elevations (MBF) and Master Drainage plan for 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, August 2019. Existing street grades verified in field.
5. Per contractor, all excess dirt or deficiencies of dirt to be handled on site.
6. Tracts A & B shall be "Common Area" to be owned and maintained by the property owner/developer.
7. The area located on or above 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.



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

JOB NO.
21-018

6 SHEET 18
OF

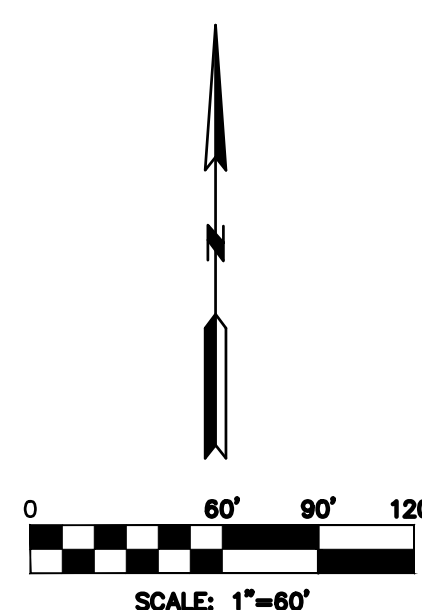


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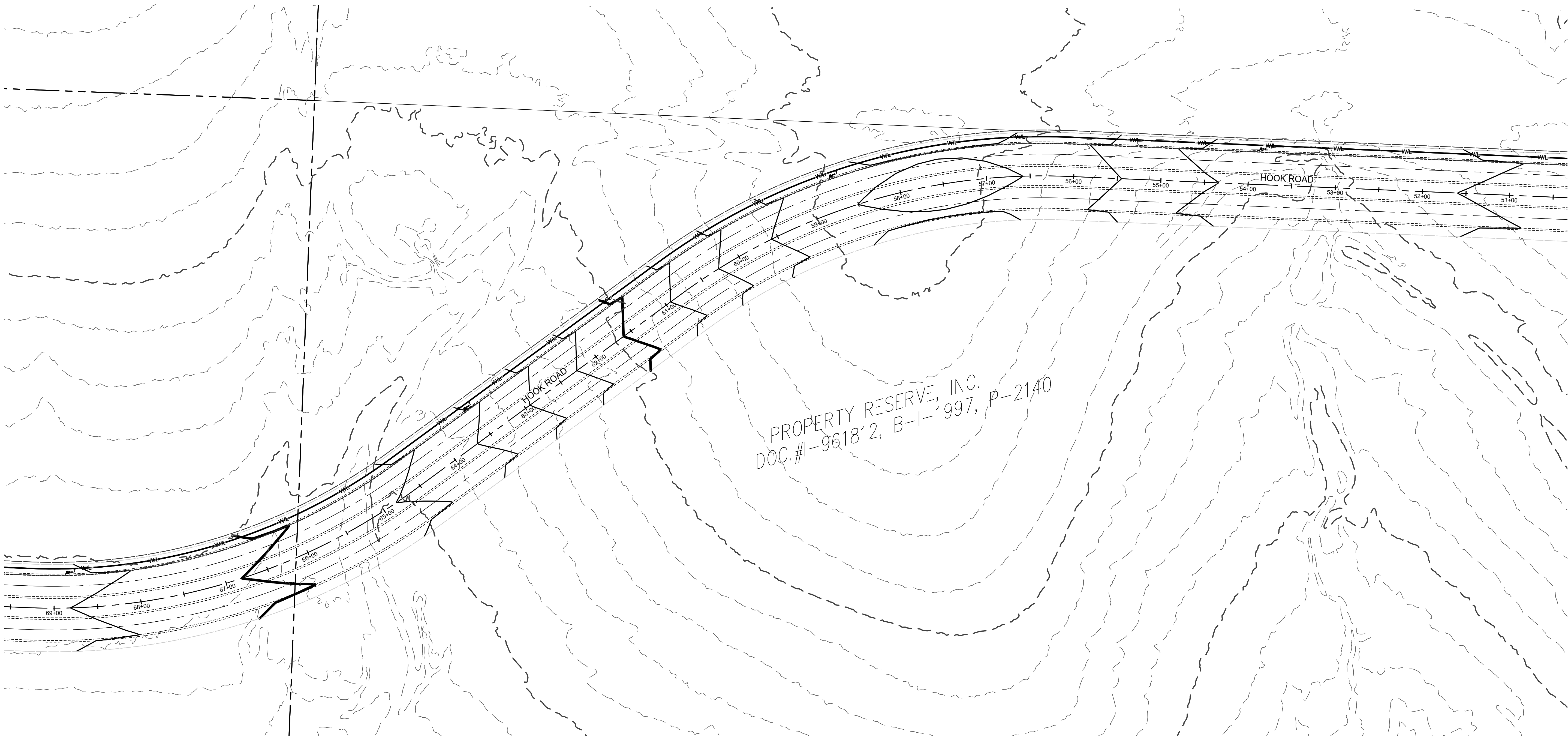
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2. See Sanitary Sewer sheets for Minimum Basement Floor elevations (MBF) and Master Drainage plan for Minimum Low Opening elevations (MLO).
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8. The Minimum Low Opening (MLO) for the front of all lots shall be a minimum of one (1) foot above the top of corresponding curb elevation.



Know what's below.
Call before you dig.



HOOK ROAD STREET PLANS GRADING PLAN COLTON'S CROSSING 1ST PLAT	X-REF NO. 21-018 Base	
	DRAWING NO. 21-018 HOOK ROAD	
	DATE Nov. 1, 2022	
	JOB NO. 21-018	
8 SHEET OF 18		

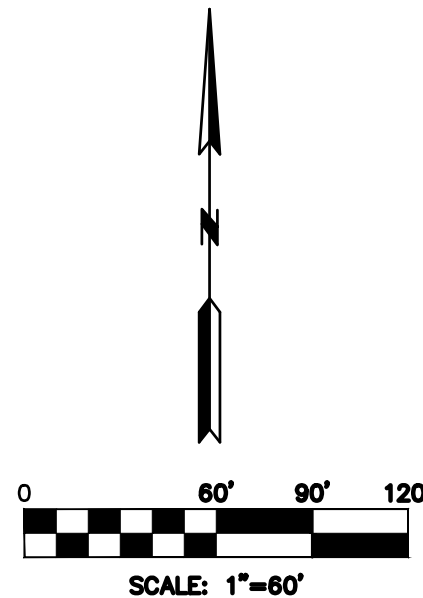


GENERAL NOTES:

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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.



Know what's below.
Call before you dig.



HOOK ROAD STREET PLANS
GRADING PLAN

COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.
21-018 Base

DRAWING NO.
21-018 HOOK ROAD

DATE
Nov. 1, 2022

JOB NO.
21-018

9 SHEET OF 18

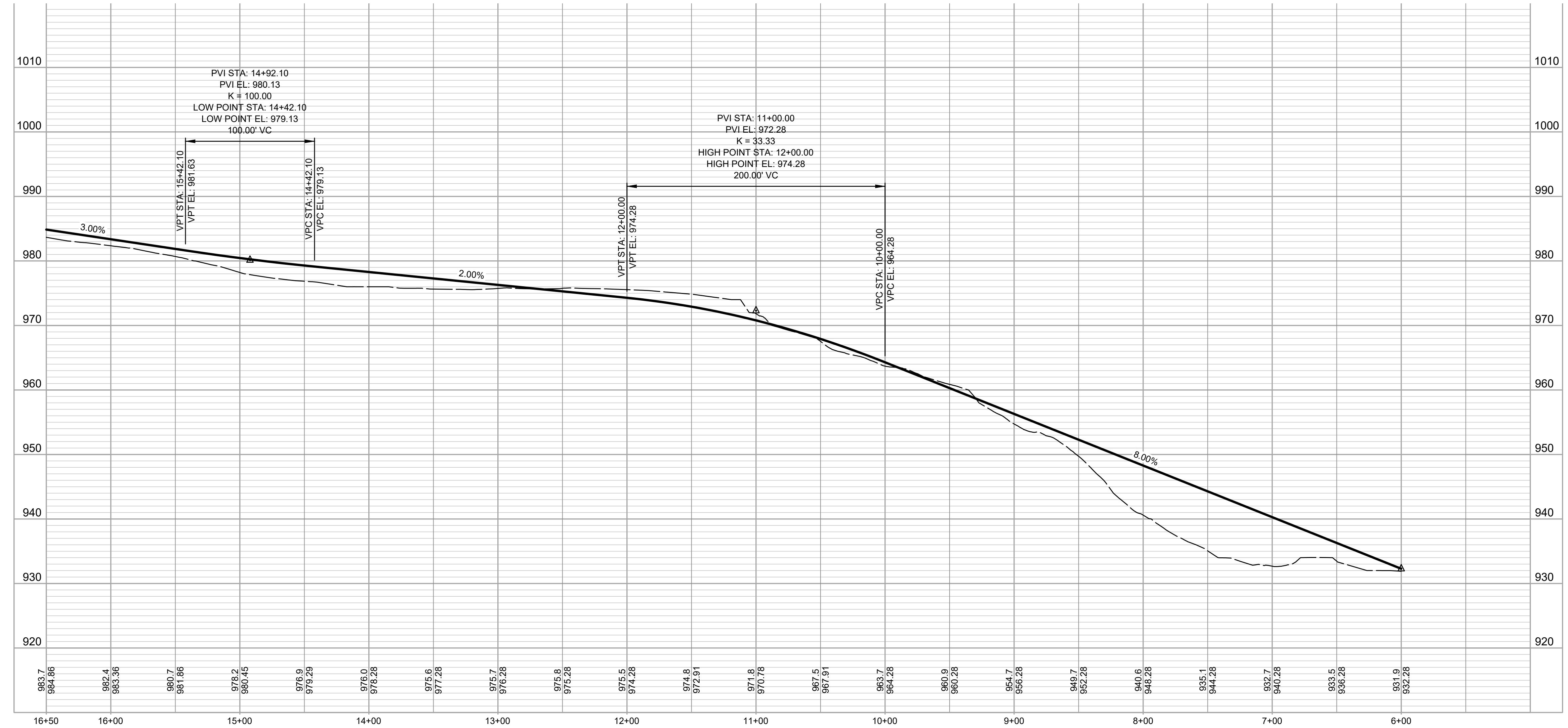
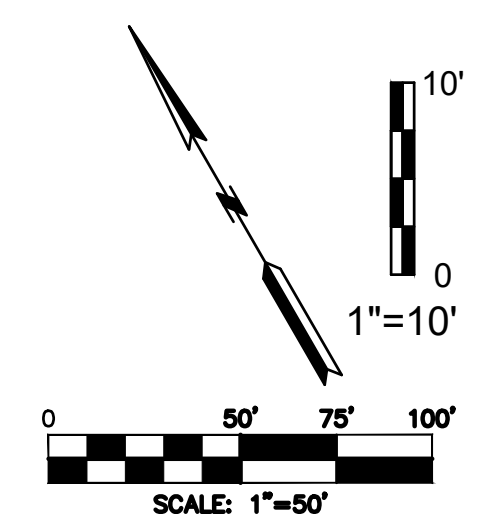
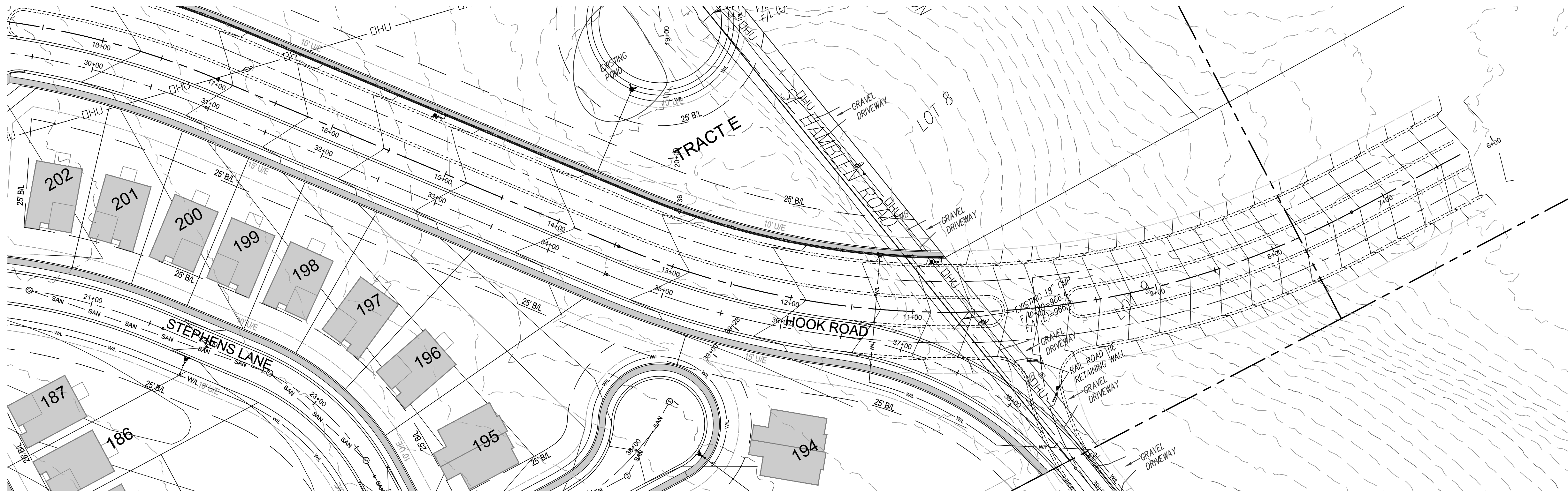


MATT CASTOR, MO 2015035109
October 20, 2022

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

DATE	REVISION	NO.	BY	CHK/APP.
11/20/22		1	MMH	RCS

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HOOK ROAD CENTERLINE PROFILE STA. 6+00 TO STA. 16+00

PROJECT: 21-018 HOOK ROAD CENTERLINE PROFILE STA. 6+00 TO STA. 16+00
DATE: 11/20/22
DRAWN BY: JMM
CHECKED BY: JMM
APPROVED BY: JMM



HOOK ROAD STREET PLANS
STREET CENTERLINE PROFILES
HOOK ROAD STA. 6+00 TO STA. 16+00
COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
21-018 Base

DRAWING NO.
21-018 HOOK ROAD

DATE
Nov. 1, 2022

JOB NO.
21-018

4

SHEET OF

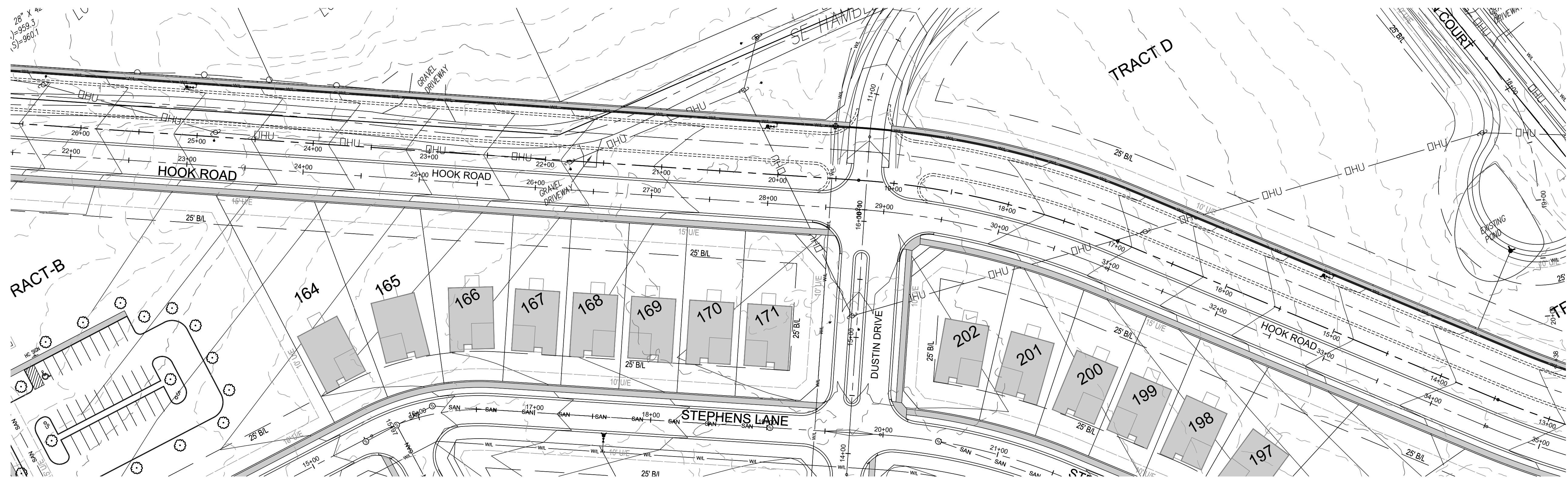
18

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
NUMBER 2015035109
MATT CASTOR, MO 2015035109
October 20, 2022

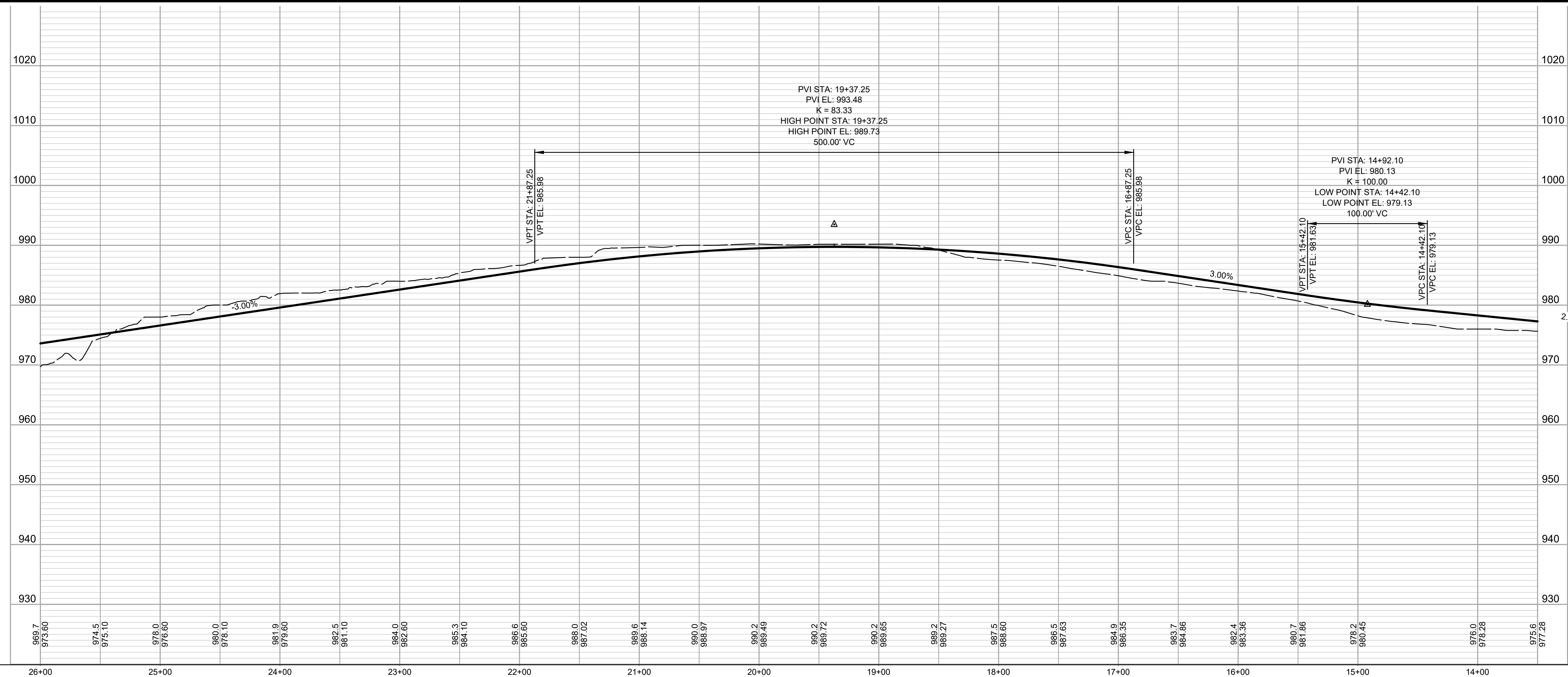
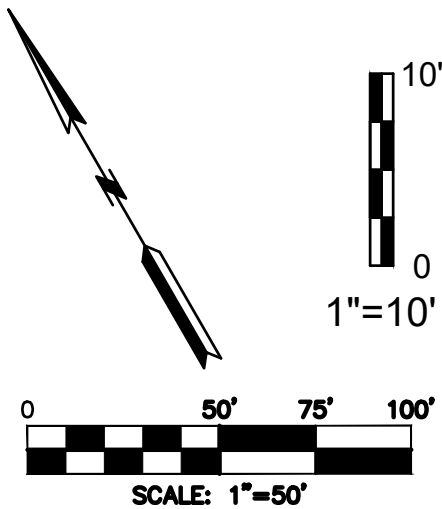
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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

NO.	BY	CHKD
1	JMM	

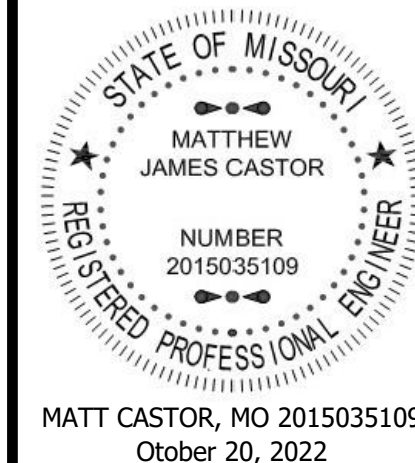
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HOOK ROAD CENTERLINE PROFILE STA. 16+00 TO STA. 25+00



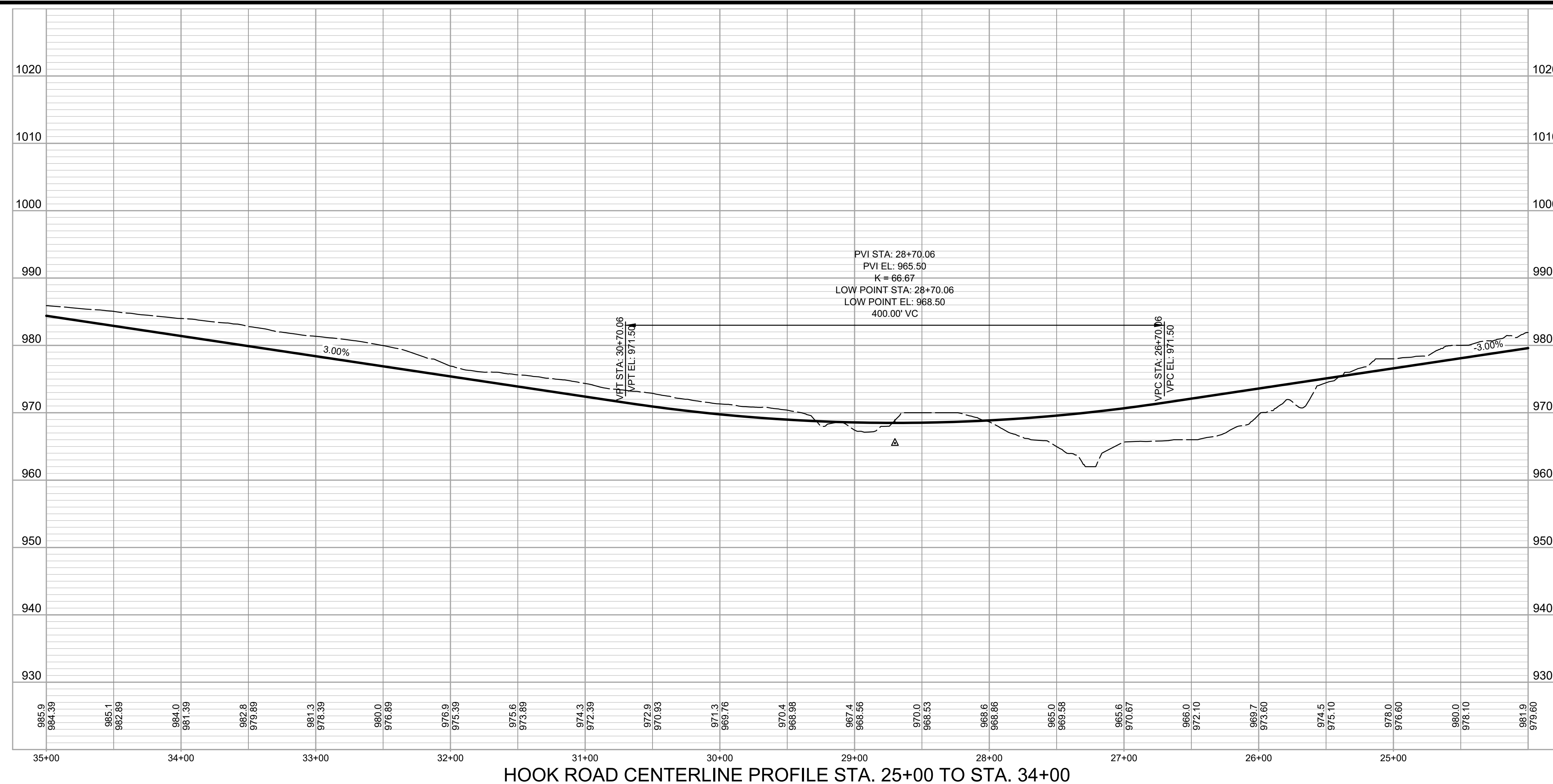
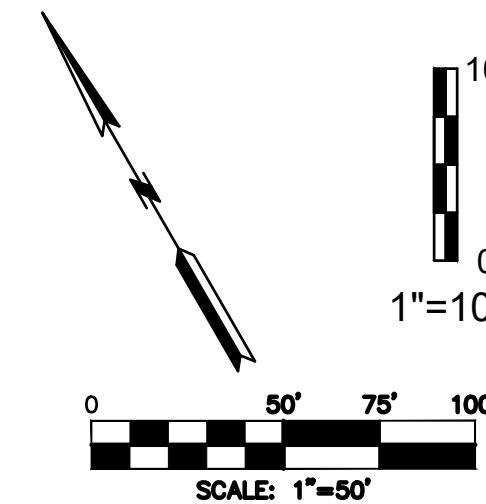
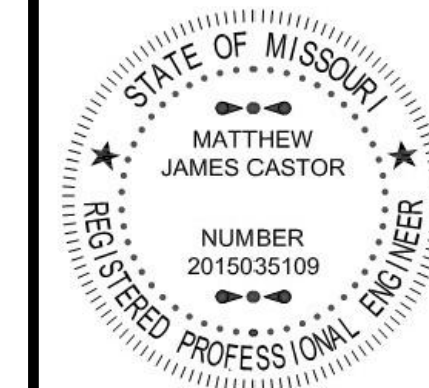
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

HOOK ROAD STREET PLANS
STREET CENTERLINE PROFILES
HOOK ROAD STA. 16+00 TO STA. 25+00
COLTON'S CROSSING
1ST PLAT

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. 21-018 Base
DRAWING NO. 21-018 HOOK ROAD
DATE Nov. 1, 2022
JOB NO. 21-018
5 SHEET OF 18

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MATT CASTOR, MO 201503510
October 20, 2022

**Consult
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planners
Kansas City, Missouri 64108



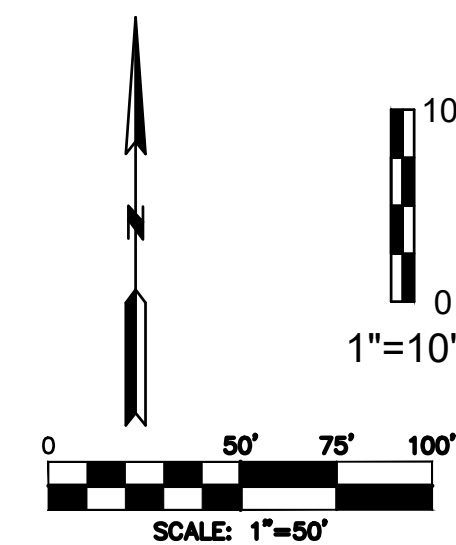
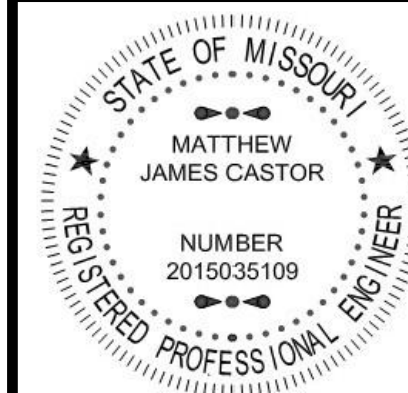
1533 Locust Street, K

HOOK ROAD STREET PLANS
STREET CENTERLINE PROFILES
HOOK ROAD STA. 25+00 TO STA. 34+00
COLTON'S CROSSING
1ST PLAT

	<i>X-REF NO.</i> 21-018 Base
	<i>DRAWING NO.</i> 21-018 HOOK ROAD
	<i>DATE</i> Nov. 1, 2022
	<i>JOB NO.</i> 21-018

6 SHEET 18 OF

PLOT DATE 11/14/2022 2:52 PM by MARK HILL
FILE LOCATION G:\SHARED DRIVES\HS PROJECTS (VR 2021-2022)\2021\2.018 HAMLEN ROAD MULTI-FAMILY RESIDENTIAL (HAMLEN)\CIVIL\DWG\21-018 STREET HOOK ROAD PROFILE.DWG

[illegible]

MATT CASTOR, MO 2015035109
October 20, 2022

**Consult
Inc**
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108

HOOK ROAD STREET PLANS
STREET CENTERLINE PROFILES
HOOK ROAD STA. 34+00 TO STA. 47+00
COLTON'S CROSSING
1ST PLAT

ISILAI
CITY OF IEE'S SUMMIT JACKSON COUNTY MISSOURI

Y. REF. NO.

21-018 B.

DRAWING NO.

-018 HOOK

DATE _____

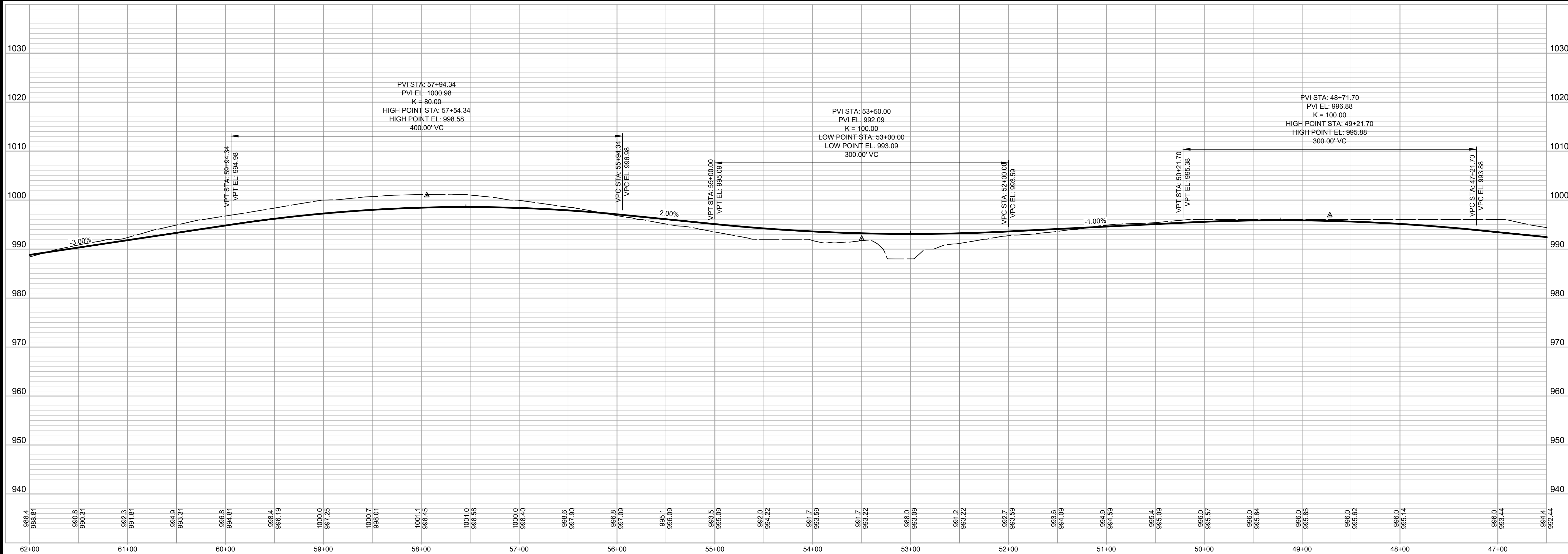
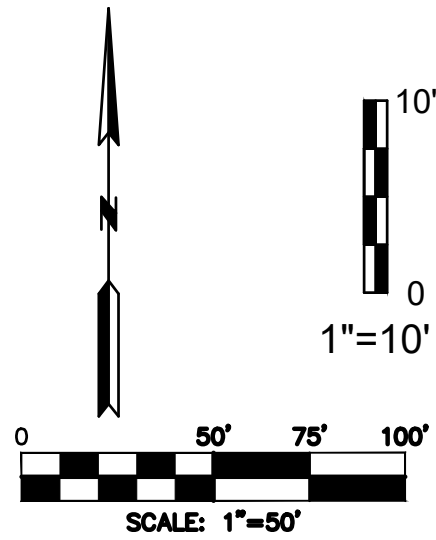
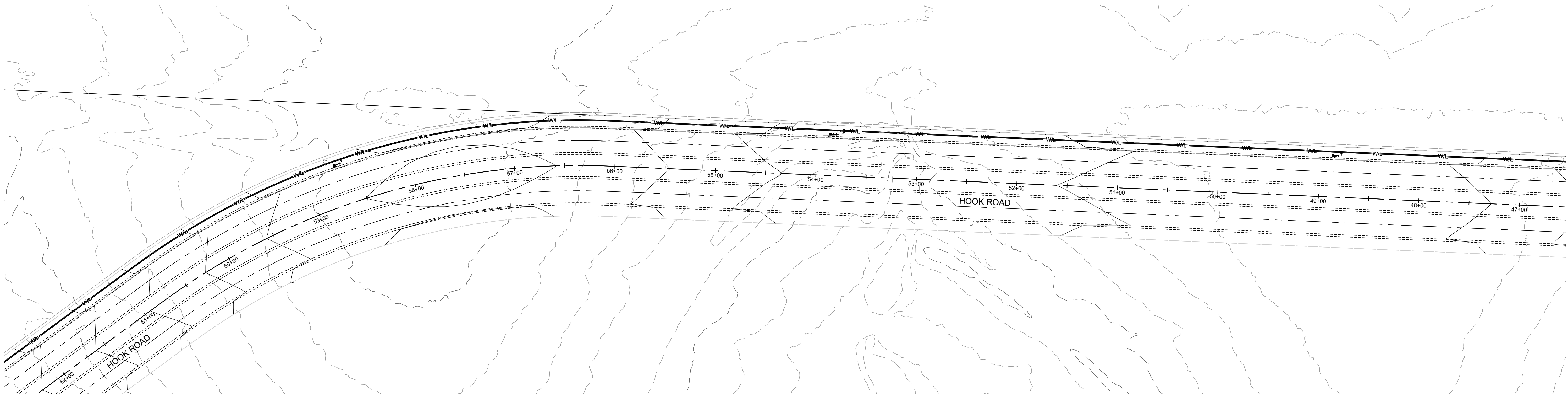
Nov. 1, 20

JOB NO.
21-018

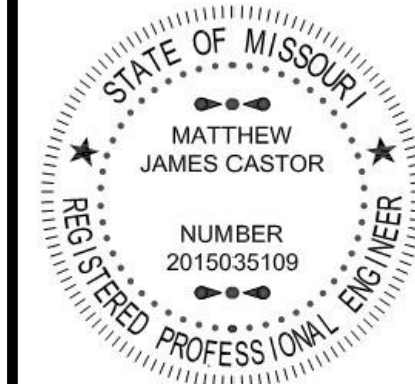
SHEET
OF

OF

PLOT DATE: 11/4/2022 2:53 PM BY: MARK HILL
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HOOK ROAD CENTERLINE PROFILE STA. 47+00 TO STA. 61+50



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engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467

HOOK ROAD STREET PLANS
STREET CENTERLINE PROFILES
HOOK ROAD STA. 47+00 TO STA. 61+50
COLTON'S CROSSING
1ST PLAT

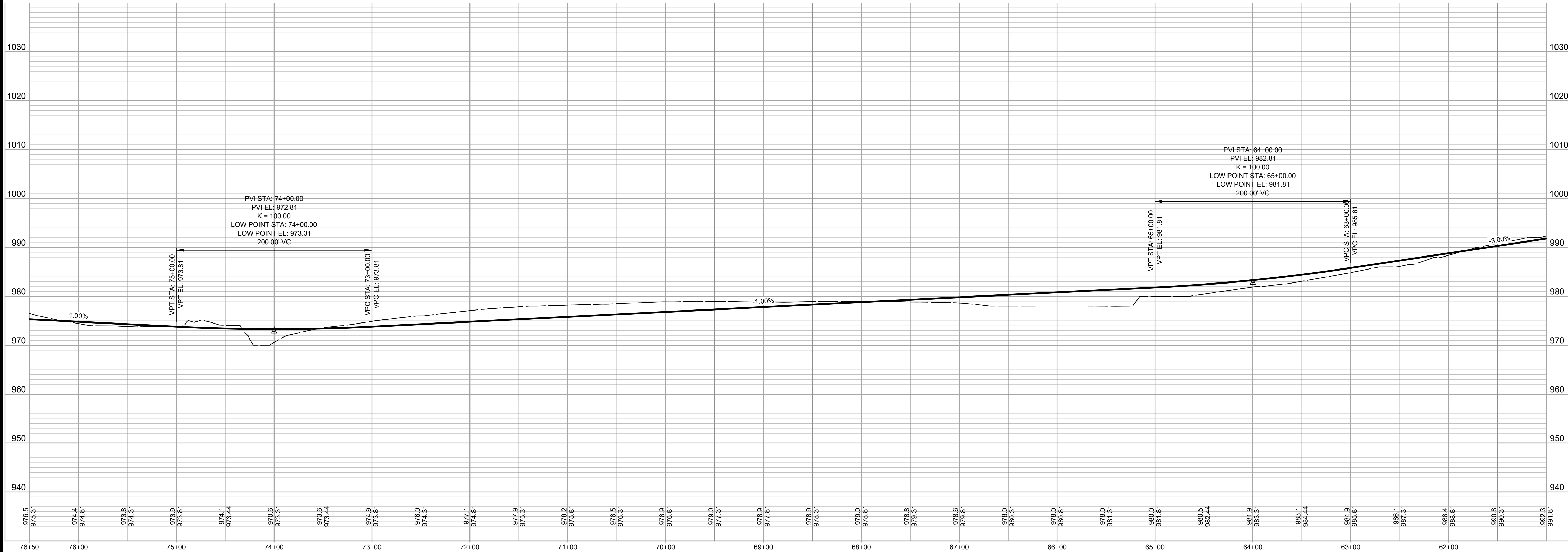
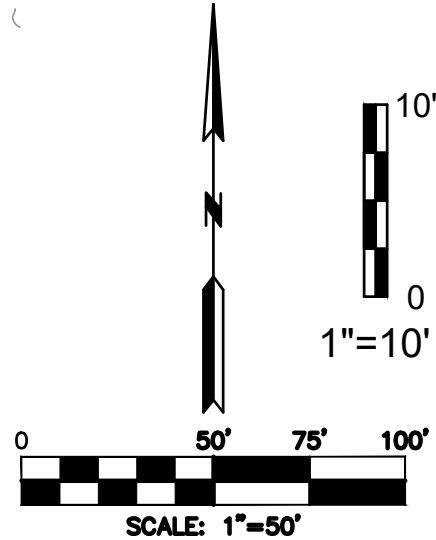
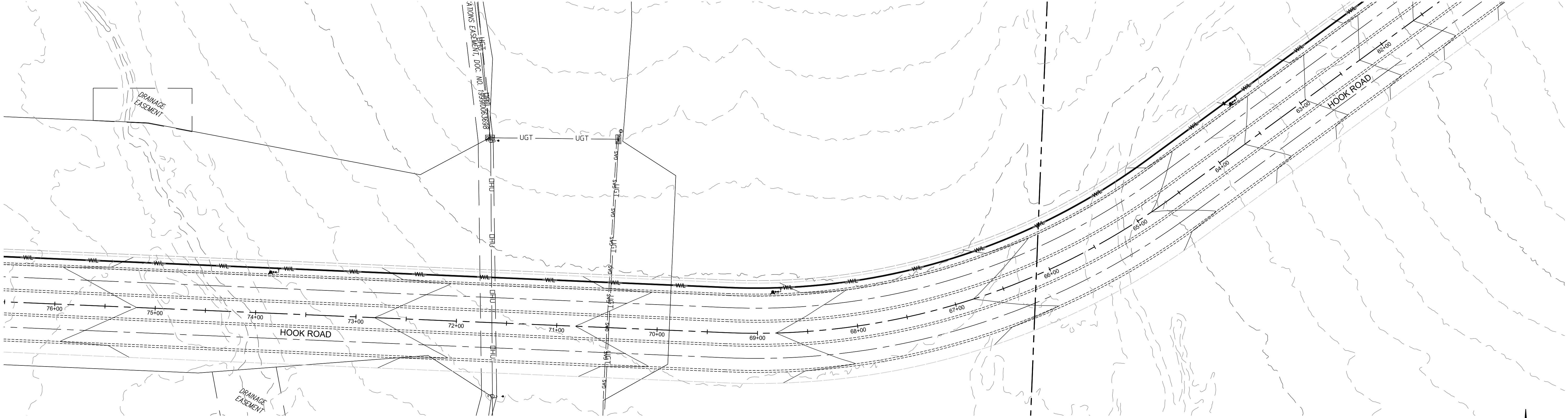
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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DATE Nov. 1, 2022
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811
 Know what's below.
 Call before you dig.



Know what's below.
Call before you dig.



HOOK ROAD CENTERLINE PROFILE STA. 61+50 TO STA. 76+00

DATE	REVISION	NO.	BY	CHKD
11/20/22		1	MMH	RCS



MATT CASTOR, MO 2015035109
October 20, 2022

Consult Inc
engineers
planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467



HOOK ROAD STREET PLANS
STREET CENTERLINE PROFILES
HOOK ROAD STA. 61+50 TO STA. 76+00
COLTON'S CROSSING
1ST PLAT
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
21-018 Base
DRAWING NO.
21-018 HOOK ROAD
DATE
Nov. 1, 2022
JOB NO.
21-018