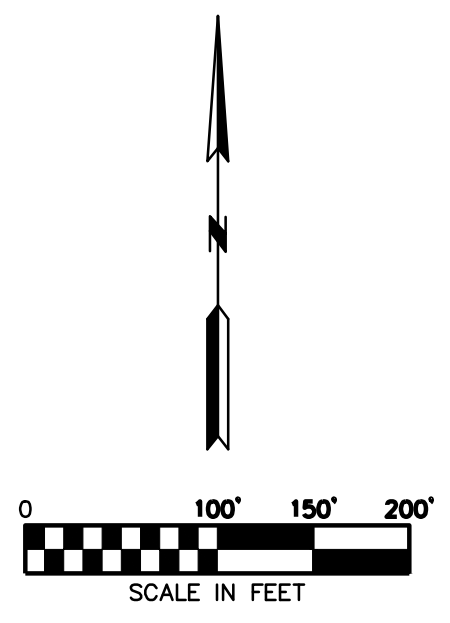


COLTON'S CROSSING

LOTS 1 THRU 39, 41 THRU 202, TRACTS A THRU G

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRELIMINARY PLAT PRELIMINARY DEVELOPMENT PLAN REZONING MAP



VICINITY MAP
NOT TO SCALE

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.

TRAFFIC IMPROVEMENTS PER PHASE:

- PHASE 1:**
- Completion of 2 of the 4 lanes of Hook Road from the Western boundary line to the intersection of Hamblen Road.
 - Improvement to Hamblen Road from the Hook Road intersection to Thompson Drive to 24' wide pavement and 6' gravel shoulders on both sides of the Road.
- PHASE 2:**
- Completion of 2 of the 4 lanes of Hook Road from the Hamblen Road intersection to the south city limits at Hamblen Road. Improvements to Hamblen Court.
- PHASE 3:**
- Completion of internal side streets and connection to Hook Road.

NOTES:

- Tracts "A thru G" are intended for open space and shall be owned and maintained by the Colton's Crossing Owners' Association.
- A minimum 5 ft. ADA compliant sidewalk is required along one side of Hook Road. A minimum 5 ft. ADA compliant sidewalk is required along one side of all other proposed streets.
- According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0434G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain and ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined.
- No construction or disturbance of any type, including clearing, grubbing, stripping, fill, excavation, linear grading, paving, or building is allowed in the stream buffer zone except by permission of the City Engineer.
- All lots with frontage along SW Hook Road shall not be allowed driveway access onto said street.
- Lots 127 and 128 will need a Geotechnical Report at the time of building permit submittal due to the presence of the pond that is being filled in.
- There are no Oil and Gas Wells located on property per MoDNR Geological Survey as of October 19, 2022.
- Pavement design for the Clubhouse/Pool parking lot shall meet the standards of UDO Section 8.620.
- Clubhouse and Swimming Pool area shall meet the Lighting requirements UDO Article 8, and the pool area shall meet the Lighting requirements of UDO Section 6.510.
- UDO Section 6.510 requires a medium-impact landscape buffer along any property line shared with a residence. So a medium-impact landscape buffer shall be required along lots 99-102, 122, 123 and 164.

LOT PHASES:

- PHASE 1: LOTS 1-39, 41-53, TRACT-A
- PHASE 2: LOTS 54-108, 121-124, 140-142, 163-172, TRACTS B, C & G
- PHASE 3: LOTS 109-120, 125-139, 143-162, 173-202, TRACTS D, E & F

SANITARY SEWER ACREAGE:

SEWER SYSTEM TO NORTH (18" PVC) - 16.30 AC.

SEWER SYSTEM TO SOUTH (24" PVC) - 52.00 AC.

LOTS:

SINGLE FAMILY LOTS: 133

DUPLEX LOTS: 68

TOTAL DWELLINGS: 269

PROJECT SUMMARY:

EXISTING ZONING: AG
 PROPOSED ZONING: RP-3, (10 UNITS/ACRE)
 TOTAL BOUNDARY AREA: 74.1 ACRES, 3226472.62 SQ. FT.
 STREET TYPE: LOCAL - NEIGHBORHOOD STREET
 BUILDING TYPES: SINGLE FAMILY & DUPLEX HOUSE
 MINIMUM LOT SIZE AND WIDTH (DUPLEX): 8,000 sq. ft. & 70 feet wide
 MINIMUM LOT SIZE AND WIDTH (SF): 4,000 sq. ft. & 50 feet wide
 MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: 1
 MINIMUM LIVABLE FLOOR AREA (SF): 1,592 SQ. FT. 1ST FLOOR FINISHED
 MINIMUM LIVABLE FLOOR AREA (DUPLEX): 1,220 SQ. FT. 1ST FLOOR FINISHED
 AREA - LOTS: 201 (54.58 ACRES)
 AREA - OPEN SPACE: 5 TRACTS (14.61 ACRES)

MINIMUM BUILDING SETBACKS:

SINGLE FAMILY LOTS:
 FRONT YARD - 25 FEET
 SIDE YARD - 5 FEET
 REAR YARD - 20 FEET

DUPLEX LOTS:
 FRONT YARD - 25 FEET
 SIDE YARD - 10 FEET
 REAR YARD - 30 FEET

LOT SIZE SUMMARY:

NUMBER OF LOTS - 201
 MINIMUM LOT SIZE (SF) - 6,000 SQ. FT.
 MINIMUM LOT SIZE (DUPLEX) - 8,000 SQ. FT.
 MAXIMUM LOT SIZE - 29,923 SQ. FT.
 AVERAGE LOT SIZE - 17,961 SQ. FT.
 MINIMUM LOT WIDTH - 50 FEET
 MAXIMUM LOT WIDTH - 96 FEET
 AVERAGE LOT WIDTH - 73 FEET

DEVELOPER
HAMBLEN 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) 703-7098
 CONTACT - MATT CASTOR

NO.	BY	DATE	REVISION
1	MMH	02/20/22	REVISION PER CITY COMMENTS DATED 08/17/22
2	MAC	02/20/22	SUBMITTED TO CITY OF LEE'S SUMMIT



MATT CASTOR, MO 2015035109
 October 20, 2022

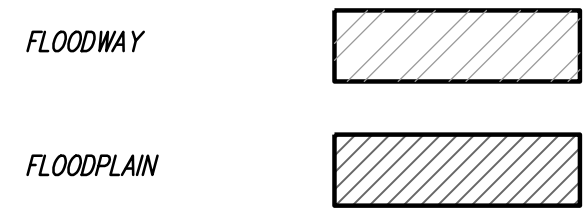
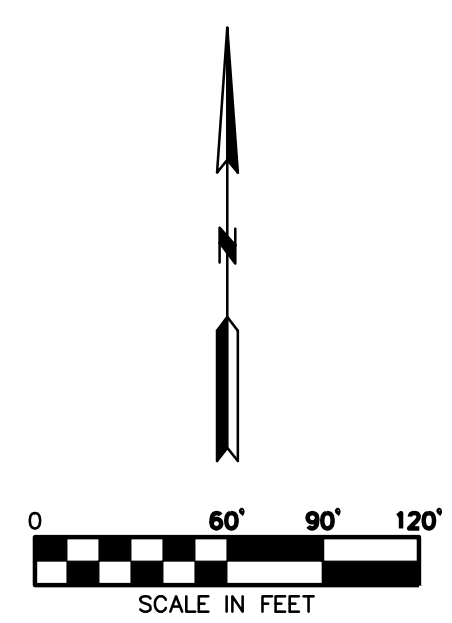
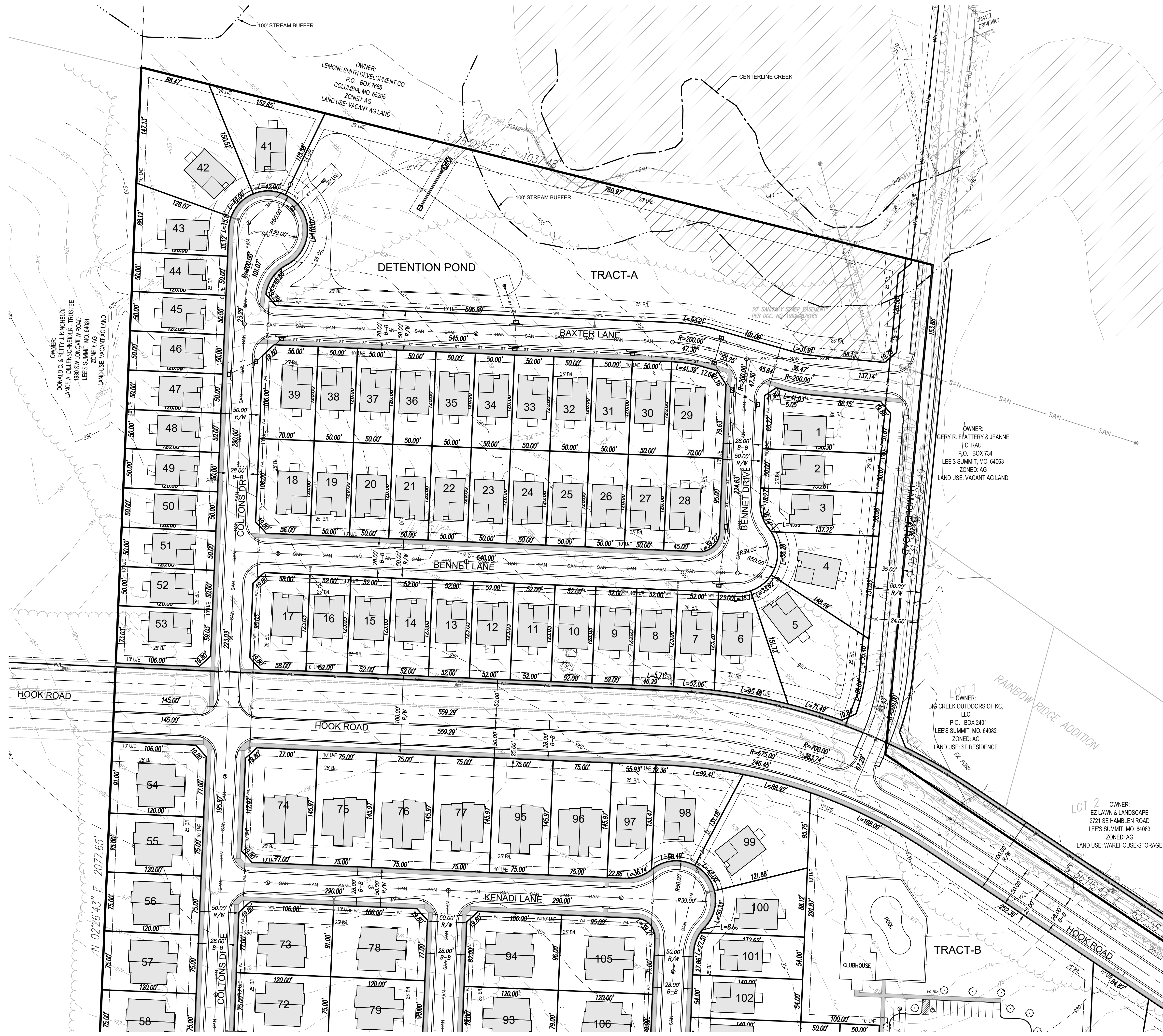
Consult Inc engineers planners
 1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE No. E20100573 (MO.) / E-1736 (KS.) / LS 20190505467

PRELIMINARY PLAT
COLTON'S CROSSING
LOTS 1-39, 41-202 & TRACTS A THRU G
 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	21-018 Bose
DRAWING NO.	21-018 Preliminary Plat
DATE	Oct. 20, 2022
JOB NO.	21-018

PLAT DATE: 12/16/2022 2:38 PM BY: MMH/KILL
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- 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 | — st — | Proposed Storm Sewer |
| □ | Existing Storm Structure | □ | Proposed Storm Structure |
| — | Existing Waterline | A | Proposed Fire Hydrant |
| — w/l — | Existing Gas Main | — w/l — | Proposed Waterline |
| — | Existing Sanitary Sewer | — SAN — | Proposed Sanitary Sewer |
| ⊙ | Existing Sanitary Manhole | ⊙ | Proposed Sanitary Manhole |
| ⊙ | Existing Street Light | ⊙ | Proposed Street Light |
| - - - | Existing Contour Major | — | Proposed Contour Major |
| - - - | Existing Contour Minor | — | Proposed Contour Minor |
| ~ | Existing Tree Line | ===== | Future Curb & Gutter |

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MATT CASTOR, MO 2015035109
October 20, 2022

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PRELIMINARY PLAT

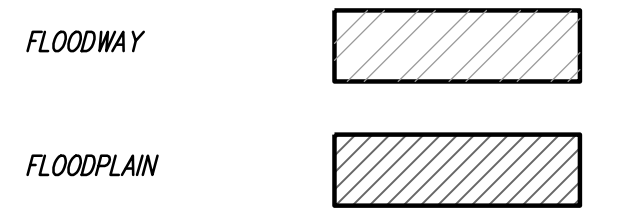
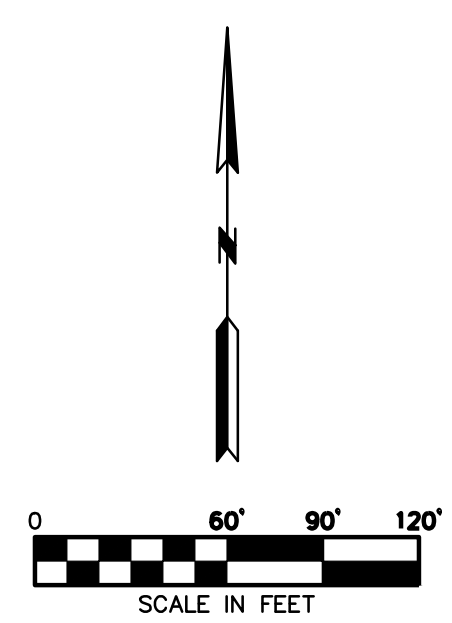
COLTON'S CROSSING
LOTS 1-39, 41-202 & TRACTS A THRU G
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER
HAMLEN 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) 703-7098
 CONTACT - MATT CASTOR

X-REF. NO. 21-018 Base	SHEET OF 5
DRAWING NO. 21-018 Preliminary Plat	
DATE Oct. 20, 2022	2
JOB NO. 21-018	

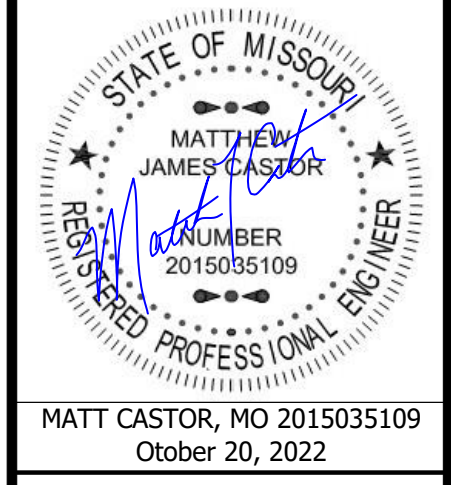
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LEGEND

	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 Street Light		Proposed Street Light
	Existing Contour Major		Proposed Contour Major
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	Existing Tree Line		Future Curb & Gutter

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3	MWH		
4	MWH		



Consult Inc
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
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PRELIMINARY PLAT

COLTON'S CROSSING
LOTS 1-39, 41-202 & TRACTS A THRU G
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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705 B MELODY LANE
LEE'S SUMMIT, MISSOURI 64063
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DRAWING NO. 21-018 Preliminary Plat	
DATE Oct. 20, 2022	5
JOB NO. 21-018	
4	

COLTON'S CROSSING

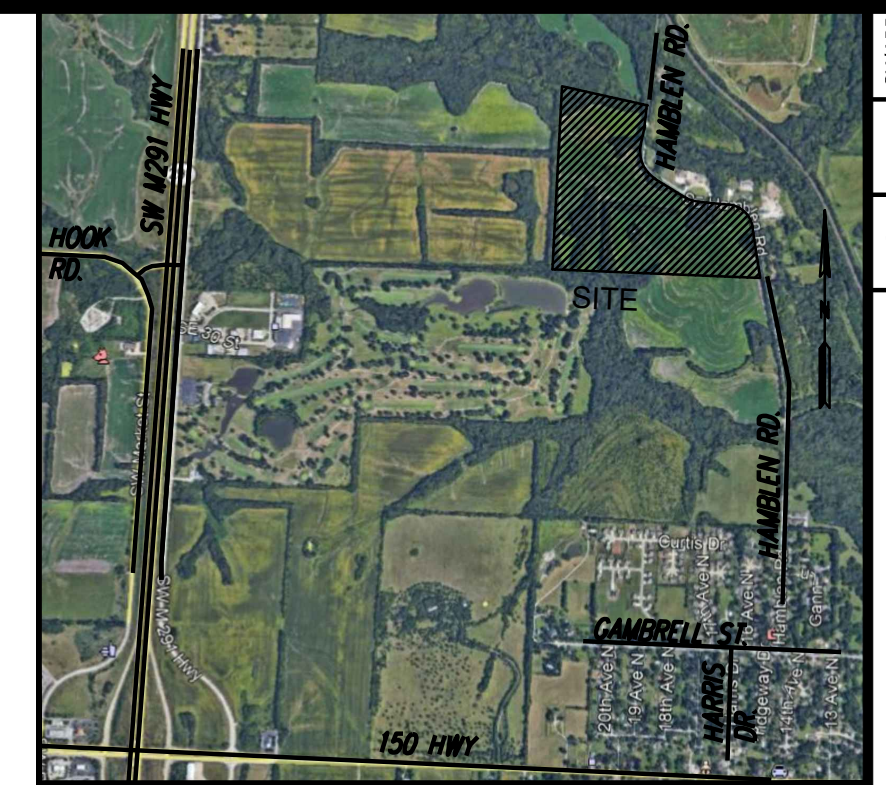
LOTS 1-39, 41-202, TRACTS A THRU G

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRELIMINARY PLAT

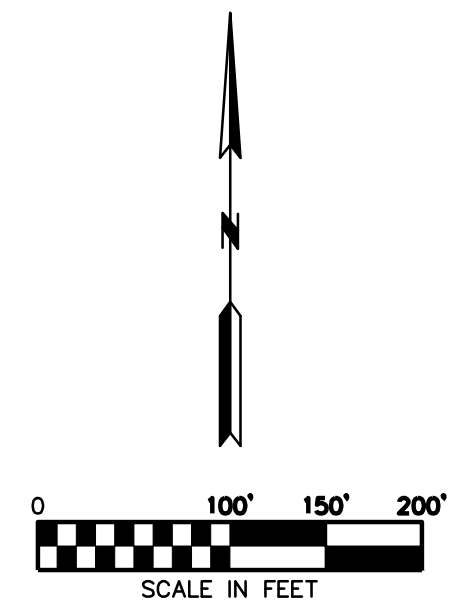
PRELIMINARY DEVELOPMENT PLAN

REZONING MAP



VICINITY MAP

NOT TO SCALE



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 recorded, if any. As per Survey #2021-006951 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during July of 2021.

EXISTING ZONING: AG
EXISTING LAND USE: VACANT AG LAND

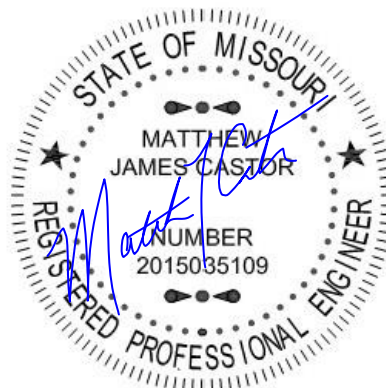
- PROPOSED ZONING: RP-3**
- 74.1 ACRES
 - 3,226,472.62 SQ. FT.
 - 10 UNITS/ACRE
 - MINIMUM LOT SIZE (SF) - 4000 SQ. FT.
 - MINIMUM LOT SIZE (DUPLEX) - 8000 SQ. FT.
 - MINIMUM LOT WIDTH - 50' Single Family
70' Duplex

- PROPOSED BUILDINGS:**
- SINGLE FAMILY - 2,010 Sq. Ft., 1st floor gross
 - DUPLEX - 2,980 Sq. Ft., 1st floor gross

DEVELOPER
HAMBLEN 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, MISSOURI 64108
(816) 787-1374
CONTACT - MATT CASTOR

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MATT CASTOR, MO 2015035109
October 20, 2022

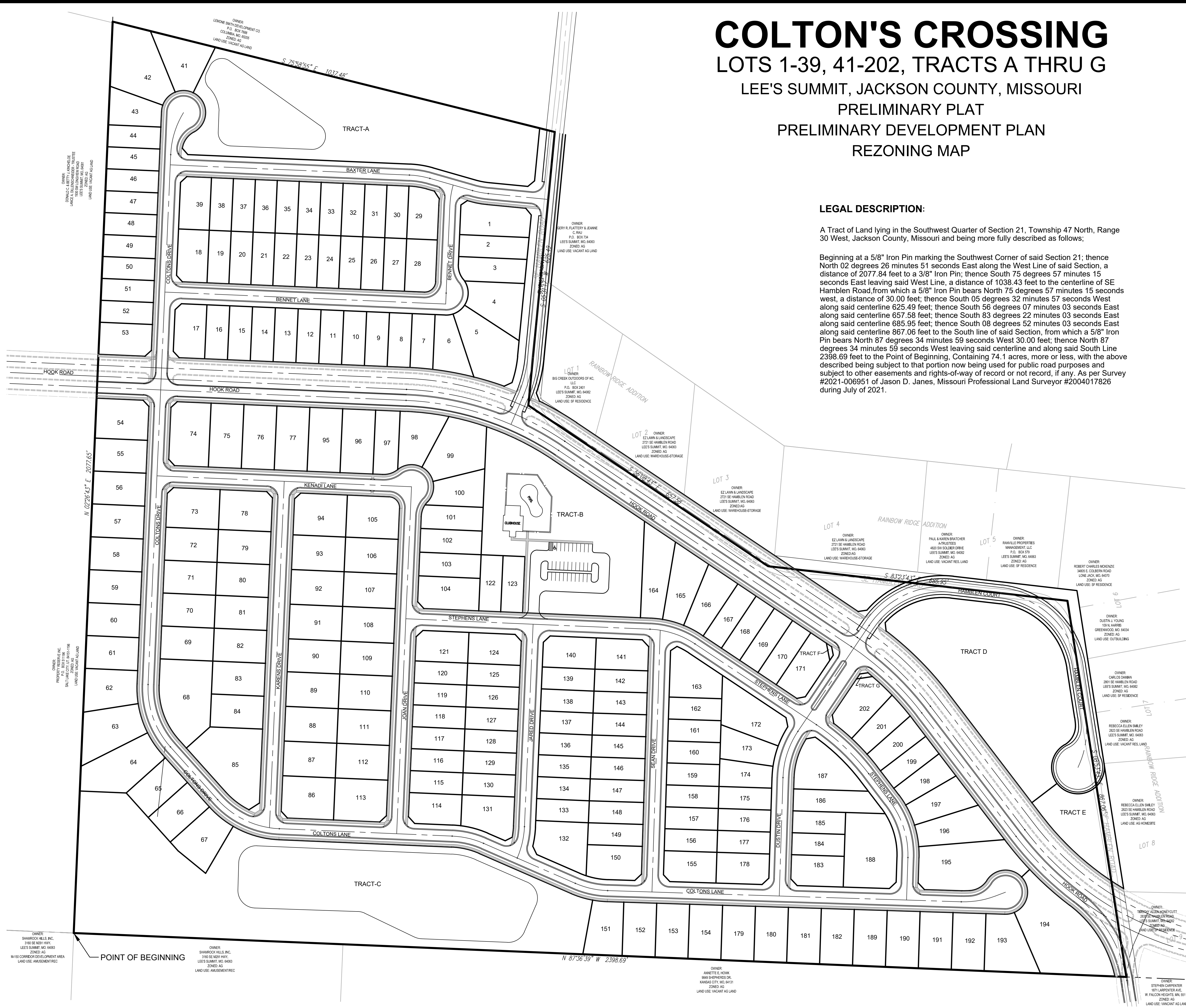
Consult Inc
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 20190505467

REZONING MAP

COLTON'S CROSSING
LOTS 1-39, 41-202 & TRACTS A THRU G
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	DATE
21-018 Base	Oct. 20, 2022
21-018 Preliminary Plat	Oct. 20, 2022
21-018	21-018



PLAT DATE: 12/16/2022 2:42 PM BY: MMH/KH/LL
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OWNER: SHAROCK HILLS, INC.
1718 SE MOY HWY.
LEE'S SUMMIT, MO 64063
ZONED: AG
M-100 CORRIDOR DEVELOPMENT AREA
LAND USE: AMUSEMENT/REC

OWNER: SHAROCK HILLS, INC.
1718 SE MOY HWY.
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: AMUSEMENT/REC

OWNER: BERRY R. FLATTERY & JEANNE C. BAY
P.O. BOX 734
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: VACANT AG LAND

OWNER: EZ LAMIN & LANDSCAPE
2721 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: WAREHOUSE/STORAGE

OWNER: EZ LAMIN & LANDSCAPE
2721 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: WAREHOUSE/STORAGE

OWNER: PAUL & KAREN BRADTCHER & TRUSTEES
4800 SW SOLDIER DRIVE
LEE'S SUMMIT, MO 64062
ZONED: AG
LAND USE: VACANT RES. LAND

OWNER: HAVILLE PROPERTIES MANAGEMENT LLC
P.O. BOX 579
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: SF RESIDENCE

OWNER: ROBERT CHARLES MOENDE
3462 E. COLBERT ROAD
LOME JACK, MO 64070
ZONED: AG
LAND USE: SF RESIDENCE

OWNER: DUSTIN J. YOUNG
10 N. WARRIOR
GREENWOOD, MO 64034
ZONED: AG
LAND USE: OUTBUILDING

OWNER: CAROL DABMAN
2001 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64062
ZONED: AG
LAND USE: SF RESIDENCE

OWNER: REBECCA ELLEN SMILEY
2023 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: VACANT RES. LAND

OWNER: REBECCA ELLEN SMILEY
2023 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: AG HOME/STE

OWNER: THOMAS ALLEN HENRY VOLT
2023 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64063
ZONED: AG
LAND USE: VACANT AG LAND

OWNER: STEPHEN CARPENTER
1871 SURREY DRIVE
W. FALCON HEIGHTS, MN 55113
ZONED: AG
LAND USE: VACANT AG LAND