

AN ORDINANCE APPROVING REZONING FROM DISTRICT AG (AGRICULTURAL) TO DISTRICT RP-3 (PLANNED RESIDENTIAL MIXED USE) AND PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 74 ACRES LOCATED ALONG THE WEST SIDE OF SE HAMBLER ROAD, ½ MILE SOUTH OF SE THOMPSON DRIVE, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-217 submitted by Hamblen Road Project, LLC, requesting approval of a rezoning from AG (Agricultural) to RP-3 (Planned Residential Mixed Use) and preliminary development plan on approximately 74 acres located along the west side of SE Hamblen Road, ½ mile south of SE Thompson Drive was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning and preliminary development plan on February 23, 2023, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on March 21, 2023, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning and preliminary development plan is hereby approved on the following described property:

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.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated October 20, 2022, single-family elevations upload dated December 22, 2022, duplex elevations upload dated December 22, 2022, and clubhouse elevations upload dated November 14, 2022.
2. Development shall be in accordance with the recommended road improvements addressed in the City Traffic Engineer's revised TIA dated February 14, 2023.
3. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, off-site water line improvements and off-site road improvements addressed in the City Traffic Engineer's revised TIA dated February 14, 2023. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office.

SECTION 3. That rezoning of the property from AG to RP-3 and development shall be in accordance with the preliminary development plan dated October 20, 2022, appended hereto as Attachment A; single-family elevations upload dated December 22, 2022, appended hereto as Attachment B; duplex elevations upload dated December 22, 2022, appended hereto as Attachment C; and clubhouse elevations upload dated November 14, 2022, appended hereto as Attachment D, and made a part hereof.

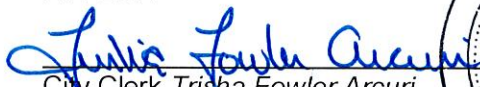
SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 2nd day of May, 2023.

ATTEST:

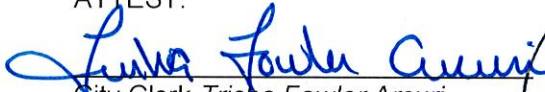

City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED by the Mayor of said city this 4th day of May, 2023.

ATTEST:


City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:


City Attorney *Brian W. Head*




Mayor *William A. Baird*

PRELIMINARY PLAT
PRELIMINARY DEVELOPMENT PLAN
REZONING MAP

[illegible]

$\mathcal{H}_1 \subseteq \mathcal{H}_2 \subseteq \mathcal{H}_3 \subseteq \mathcal{H}_4 \subseteq \mathcal{H}_5$

[illegible]

(816) 877-5086
CONTACT - DUSTIN BAXTER

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

1033

[illegible]

91428 1 1.015 139 41-53 11AC1A
91429 2 1.015 54-100 121-124 140-142 163-172 11AC15 H, C & G
91430 3 1.015 309-120 125-139 143-162 173-202 11AC15 D, E & F

LOTS:
 1000 L. / 1000 L. / 1000 L. / 1000 L.
 1000 L. / 1000 L. / 1000 L. / 1000 L.

[illegible]

MINIMUM LOT SIZE AND WEIGHTS: 4,000 sq. ft. & 500 feet wide
MINIMUM LEASES: 1 LEASE ARE A CLASSIFICATION 1
MINIMUM LEASES: 1 LEASE ARE A (2P) 1,250 SQ. FT. 1ST FLOOR FINES
MINIMUM LEASES: 1 LEASE ARE A (2P) 1,250 SQ. FT. 1ST FLOOR

MINIMUM BUILDING SETBACKS

(FACING) FAMILY LOT(S)
FRONT YARD - Z_O+10' E
SIDE YARD - 5' E.E.
REAR YARD - 20'+E.E.

DUPLEX LOTS:
FRONT YARD - Z_O+10' E
SIDE YARD - 10'+E.E.

LOT SIZE SUMMARY:
NUMBER OF LOTS: 261
MINIMUM LOT SIZE: 6,000 SQ. FT.
MAXIMUM LOT SIZE: 3,000,000 SQ. FT.
AVERAGE LOT SIZE: 25,923 SQ. FT.
MINIMUM LOT VALUE: \$1,960,000
MAXIMUM LOT VALUE: \$5,000,000

© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 395–402

DATE	REVISION
01/20/20	1
02/20/20	2
03/20/20	3
04/20/20	4
05/20/20	5
06/20/20	6
07/20/20	7
08/20/20	8
09/20/20	9
10/20/20	10
11/20/20	11
12/20/20	12
01/20/21	13
02/20/21	14
03/20/21	15
04/20/21	16
05/20/21	17
06/20/21	18
07/20/21	19
08/20/21	20
09/20/21	21
10/20/21	22
11/20/21	23
12/20/21	24
01/20/22	25
02/20/22	26
03/20/22	27
04/20/22	28
05/20/22	29
06/20/22	30
07/20/22	31
08/20/22	32
09/20/22	33
10/20/22	34
11/20/22	35
12/20/22	36
01/20/23	37
02/20/23	38
03/20/23	39
04/20/23	40
05/20/23	41
06/20/23	42
07/20/23	43
08/20/23	44
09/20/23	45
10/20/23	46
11/20/23	47
12/20/23	48
01/20/24	49
02/20/24	50
03/20/24	51
04/20/24	52
05/20/24	53
06/20/24	54
07/20/24	55
08/20/24	56
09/20/24	57
10/20/24	58
11/20/24	59
12/20/24	60
01/20/25	61
02/20/25	62
03/20/25	63
04/20/25	64
05/20/25	65
06/20/25	66
07/20/25	67
08/20/25	68
09/20/25	69
10/20/25	70
11/20/25	71
12/20/25	72
01/20/26	73
02/20/26	74
03/20/26	75
04/20/26	76
05/20/26	77
06/20/26	78
07/20/26	79
08/20/26	80
09/20/26	81
10/20/26	82
11/20/26	83
12/20/26	84
01/20/27	85
02/20/27	86
03/20/27	87
04/20/27	88
05/20/27	89
06/20/27	90
07/20/27	91
08/20/27	92
09/20/27	93
10/20/27	94
11/20/27	95
12/20/27	96
01/20/28	97
02/20/28	98
03/20/28	99
04/20/28	100
05/20/28	101
06/20/28	102
07/20/28	103
08/20/28	104
09/20/28	105
10/20/28	106
11/20/28	107
12/20/28	108
01/20/29	109
02/20/29	110
03/20/29	111
04/20/29	112
05/20/29	113
06/20/29	114
07/20/29	115
08/20/29	116
09/20/29	117
10/20/29	118
11/20/29	119
12/20/29	120
01/20/30	121
02/20/30	122
03/20/30	123
04/20/30	124
05/20/30	125
06/20/30	126
07/20/30	127
08/20/30	128
09/20/30	129
10/20/30	130
11/20/30	131
12/20/30	132
01/20/31	133
02/20/31	134
03/20/31	135
04/20/31	136
05/20/31	137
06/20/31	138
07/20/31	139
08/20/31	140
09/20/31	141
10/20/31	142
11/20/31	143
12/20/31	144
01/20/32	145
02/20/32	146
03/20/32	147
04/20/32	148
05/20/32	149
06/20/32	150
07/20/32	151
08/20/32	152
09/20/32	153
10/20/32	154
11/20/32	155
12/20/32	156
01/20/33	157
02/20/33	158
03/20/33	159
04/20/33	160
05/20/33	161
06/20/33	162
07/20/33	163
08/20/33	164
09/20/33	165
10/20/33	166
11/20/33	167
12/20/33	168
01/20/34	169
02/20/34	170
03/20/34	171
04/20/34	172
05/20/34	173
06/20/34	174
07/20/34	175
08/20/34	176
09/20/34	177
10/20/34	178
11/20/34	179
12/20/34	180
01/20/35	181
02/20/35	182
03/20/35	183
04/20/35	184
05/20/35	185
06/20/35	186
07/20/35	187
08/20/35	188
09/20/35	189
10/20/35	190
11/20/35	191
12/20/35	192
01/20/36	193
02/20/36	194
03/20/36	195
04/20/36	196
05/20/36	197
06/20/36	198
07/20/36	199
08/20/36	200
09/20/36	201
10/20/36	202
11/20/36	203
12/20/36	204
01/20/37	205
02/20/37	206
03/20/37	207
04/20/37	208
05/20/37	209
06/20/37	210
07/20/37	211
08/20/37	212
09/20/37	213
10/20/37	214
11/20/37	215
12/20/37	216
01/20/38	217
02/20/38	218
03/20/38	219
04/20/38	220
05/20/38	221
06/20/38	222
07/20/38	223
08/20/38	224
09/20/38	225
10/20/38	226
11/20/38	227
12/20/38	228
01/20/39	229
02/20/39	230
03/20/39	231
04/20/39	232
05/20/39	233
06/20/39	234
07/20/39	235
08/20/39	236
09/20/39	237
10/20/39	238
11/20/39	239
12/20/39	240
01/20/40	241
02/20/40	242
03/20/40	243
04/20/40	244
05/20/40	245
06/20/40	246
07/20/40	247
08/20/40	248
09/20/40	249
10/20/40	250
11/20/40	251
12/20/40	252
01/20/41	253
02/20/41	254
03/20/41	255
04/20/41	256
05/20/41	257
06/20/41	258
07/20/41	259
08/20/41	260
09/20/41	261
10/20/41	262
11/20/41	263
12/20/41	264
01/20/42	265
02/20/42	266
03/20/42	267
04/20/42	268
05/20/42	269
06/20/42	270
07/20/42	271
08/20/42	272
09/20/42	273
10/20/42	274
11/20/42	275
12/20/42	276
01/20/43	277
02/20/43	278
03/20/43	279
04/20/43	280
05/20/43	281
06/20/43	282
07/20/43	283
08/20/43	284
09/20/43	285
10/20/43	286
11/20/43	287
12/20/43	288
01/20/44	289
02/20/44	290
03/20/44	291
04/20/44	292
05/20/44	293
06/20/44	294
07/20/44	295
08/20/44	296
09/20/44	297
10/20/44	298
11/20/44	299
12/20/44	300
01/20/45	301
02/20/45	302
03/20/45	303
04/20/45	304
05/20/45	305
06/20/45	306
07/20/45	307
08/20/45	308
09/20/45	309
10/20/45	310
11/20/45	311
12/20/45	312
01/20/46	313
02/20/46	314
03/20/46	315
04/20/46	316
05/20/46	317
06/20/46	318
07/20/46	319
08/20/46	320
09/20/46	321
10/20/46	322
11/20/46	323
12/20/46	324
01/20/47	325
02/20/47	326
03/20/47	327
04/20/47	328
05/20/47	329
06/20/47	330
07/20/47	331
08/20/47	332
09/20/47	333
10/20/47	334
11/20/47	335
12/20/47	336
01/20/48	337
02/20/48	338
03/20/48	339
04/20/48	340
05/20/48	341
06/20/48	342
07/20/48	343
08/20/48	344
09/20/48	345
10/20/48	346
11/20/48	347
12/20/48	348
01/20/49	349
02/20/49	350
03/20/49	351
04/20/49	352
05/20/49	353
06/20/49	354
07/20/49	355
08/20/49	356
09/20/49	357
10/20/49	358
11/20/49	359
12/20/49	360
01/20/50	361
02/20/50	362
03/20/50	363
04/20/50	364
05/20/50	365
06/20/50	366
07/20/50	367
08/20/50	368
09/20/50	369
10/20/50	370
11/20/50	371
12/20/50	372
01/20/51	373
02/20/51	374
03/20/51	375
04/20/51	376
05/20/51	377
06/20/51	378
07/20/51	379
08/20/51	380
09/20/51	381
10/20/51	382
11/20/51	383
12/20/51	384
01/20/52	385
02/20/52	386
03/20/52	387
04/20/52	388
05/20/52	389
06/20/52	390
07/20/52	391
08/20/52	392
09/20/52	393
10/20/52	394
11/20/52	395
12/20/52	396
01/20/53	397
02/20/53	398
03/20/53	399
04/20/53	400
05/20/53	401
06/20/53	402
07/20/53	403
08/20/53	404
09/20/53	405
10/20/53	406
11/20/53	407
12/20/53	408
01/20/54	409
02/20/54	410
03/20/54	411
04/20/54	412
05/20/54	413
06/20/54	414
07/20/54	415
08/20/54	416
09/20/54	417
10/20/54	418
11/20/54	419
12/20/54	420
01/20/55	421
02/20/55	422
03/20/55	423
04/20/55	424
05/20/55	425
06/20/55	426
07/20/55	427
08/20/55	428
09/20/55	429
10/20/55	430
11/20/55	431
12/20/55	432
01/20/56	433
02/20/56	434
03/20/56	435
04/20/56	436
05/20/56	437
06/20/56	438
07/20/56	439
08/20/56	440
09/20/56	441
10/20/56	442
11/20/56	443
12/20/56	444
01/20/57	445
02/20/57	446
03/20/57	447
04/20/57	448
05/20/57	449
06/20/57	450
07/20/57	451
08/20/57	452
09/20/57	453
10/20/57	454
11/20/57	455
12/20/57	456
01/20/58	457
02/20/58	458
03/20/58	459
04/20/58	460
05/20/58	461

DATE	REVISION
NOV. 15, 2023	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15
	16
	17
	18
	19
	20
	21
	22
	23
	24
	25
	26
	27
	28
	29
	30
	31
	32
	33
	34
	35
	36
	37
	38
	39
	40
	41
	42
	43
	44
	45
	46
	47
	48
	49
	50
	51
	52
	53
	54
	55
	56
	57
	58
	59
	60
	61
	62
	63
	64
	65
	66
	67
	68
	69
	70
	71
	72
	73
	74
	75
	76
	77
	78
	79
	80
	81
	82
	83
	84
	85
	86
	87
	88
	89
	90
	91
	92
	93
	94
	95
	96
	97
	98
	99
	100
	101
	102
	103
	104
	105
	106
	107
	108
	109
	110
	111
	112
	113
	114
	115
	116
	117
	118
	119
	120
	121
	122
	123
	124
	125
	126
	127
	128
	129
	130
	131
	132
	133
	134
	135
	136
	137
	138
	139
	140
	141
	142
	143
	144
	145
	146
	147
	148
	149
	150
	151
	152
	153
	154
	155
	156
	157
	158
	159
	160
	161
	162
	163
	164
	165
	166
	167
	168
	169
	170
	171
	172
	173
	174
	175
	176
	177
	178
	179
	180
	181
	182
	183
	184
	185
	186
	187
	188
	189
	190
	191
	192
	193
	194
	195
	196
	197
	198
	199
	200

Inc Consult
 Inc Engineers
 153 Locust Street, Kansas City, Missouri 64108
 (816) 241-1111
 www.incconsult.com

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

DATE	2/1/2024
BY	2/1/2024
CHECKED	2/1/2024
APPROVED	2/1/2024



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

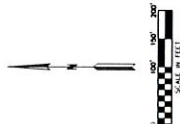
ENGINEER
 HQ CONSULT, INC.
 153 LOCUST STREET
 KANSAS CITY, MO 64108
 (816) 704-7098
 CONTACT - MATT CASTOR

DATE	2/1/2024
BY	2/1/2024
CHECKED	2/1/2024
APPROVED	2/1/2024

PRELIMINARY PLAT
PRELIMINARY DEVELOPMENT PLAN
REZONING MAP

[illegible]

VICINITY MAP
NOT TO SCALE



EXISTING ZONING: AG
EXISTING LAND USE: VACANT AG LAND

PROPOSED ZONING: RP-3

- 7.41 ACRES
- 3,226,472.62 SQ. FT.
- 10 UNITS/ACRE
- MINIMUM LOT SIZE (SF) - 4000 SQ. FT.
- MINIMUM LOT SIZE (DUPLEX) - 8000 SQ. F
- MINIMUM LOT WIDTH - 50' Single Family

PROPOSED BUILDINGS:

- SINGLE FAMILY - 2,010 Sq. Ft., 1st floor gross
- DUPLEX - 2,960 Sq. Ft., 1st floor gross

REZONING MAP

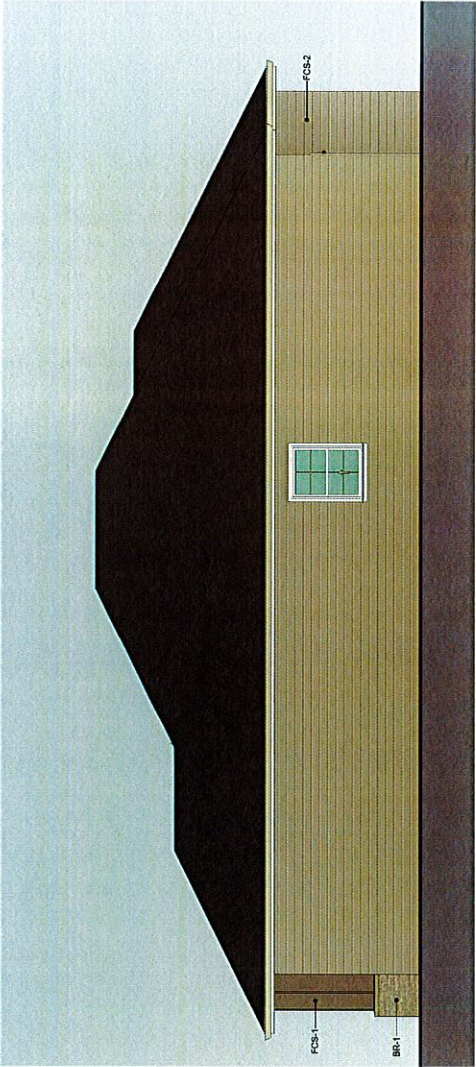
COLTON'S CROSSING

LOIS I-39, 41-202 & IRACIS A THRU G
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

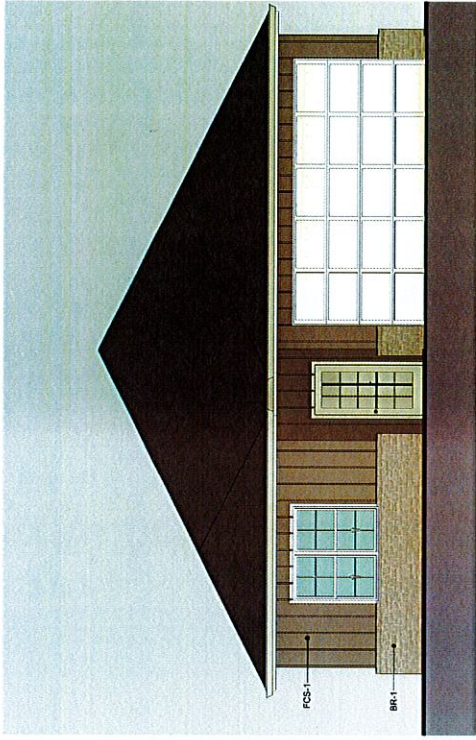
DEVELOPER
HAMBLETON ROAD PROJECT, LLC
705 B MELODY LANE
LEE'S SUMMIT, MISSOURI 64063
(816) 877-5086
CONTACT - DUSTIN BAXTER

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

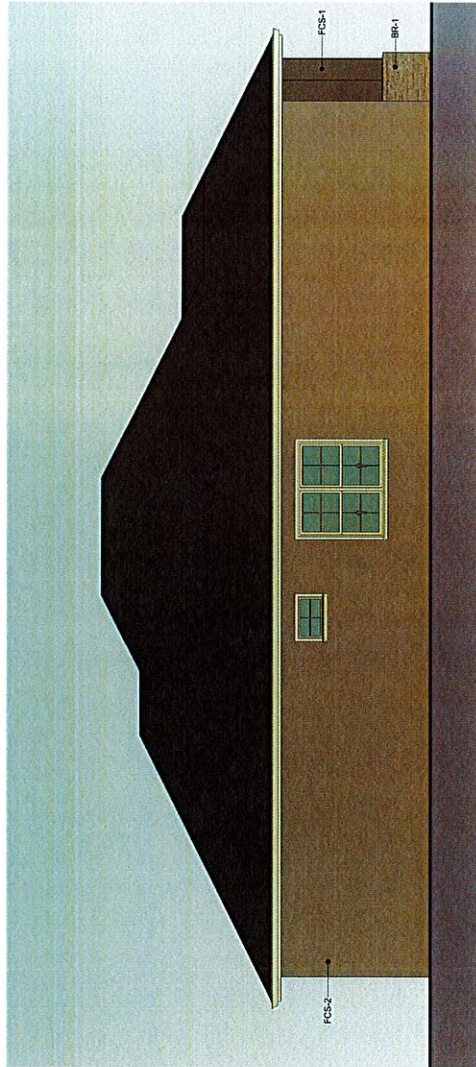
KAT NG	
21-018 Base	
DRAWING NO.	
21-016 Preliminary Plot	
DATE	
Oct. 20, 2022	
KAT NG	
21-016	



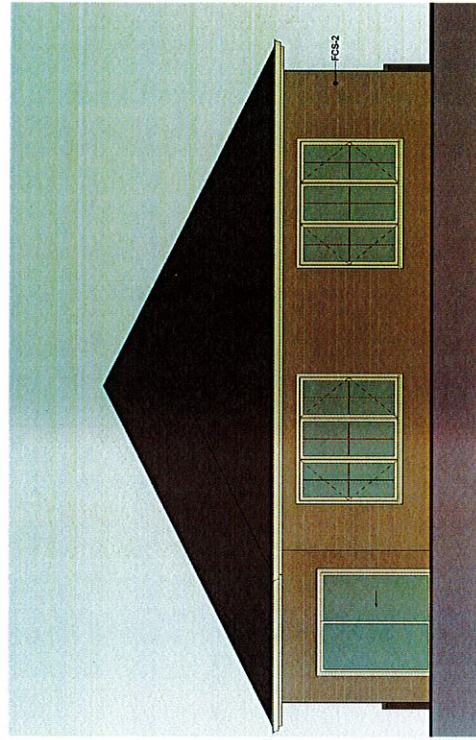
SIDE ELEVATION
NTS



FRONT ELEVATION
NTS

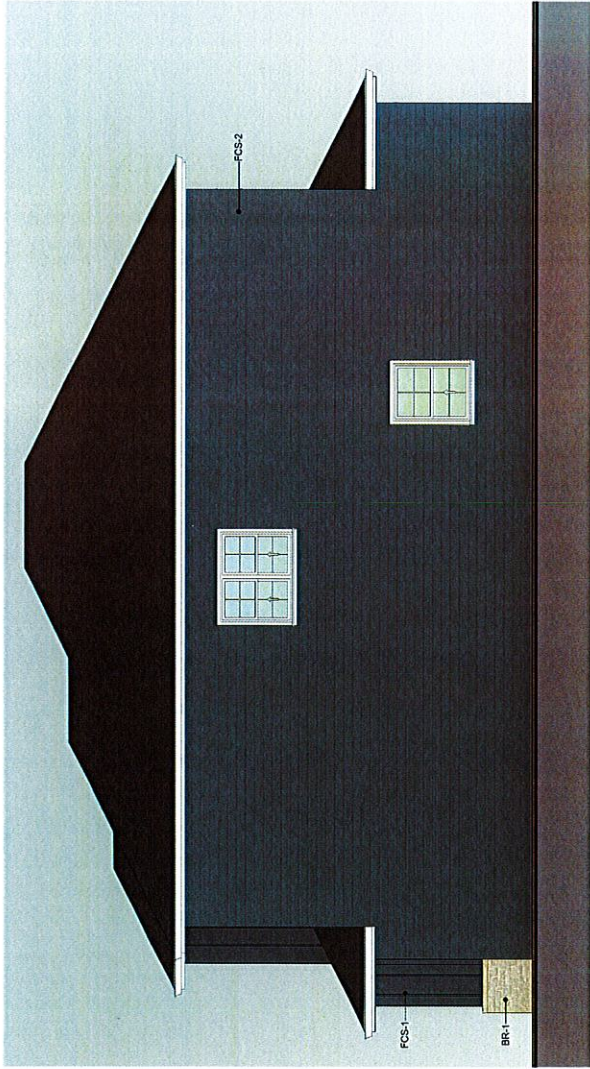


SIDE ELEVATION
NTS

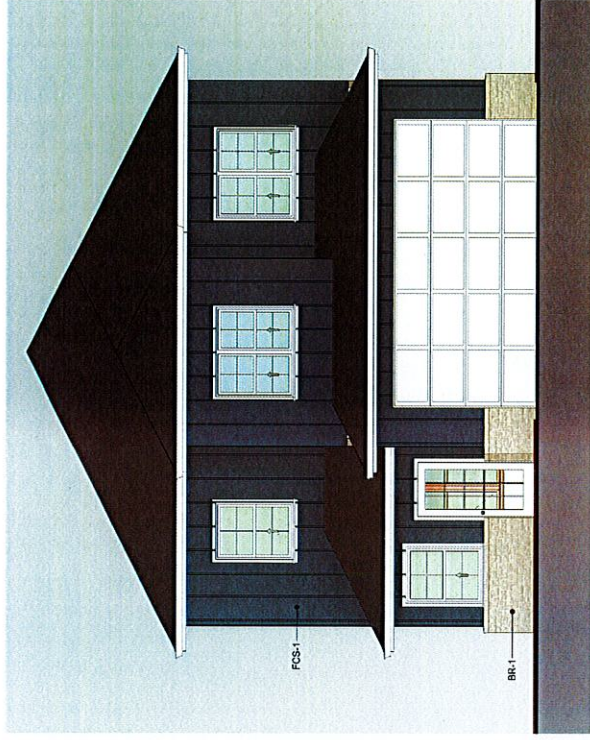


REAR ELEVATION
NTS

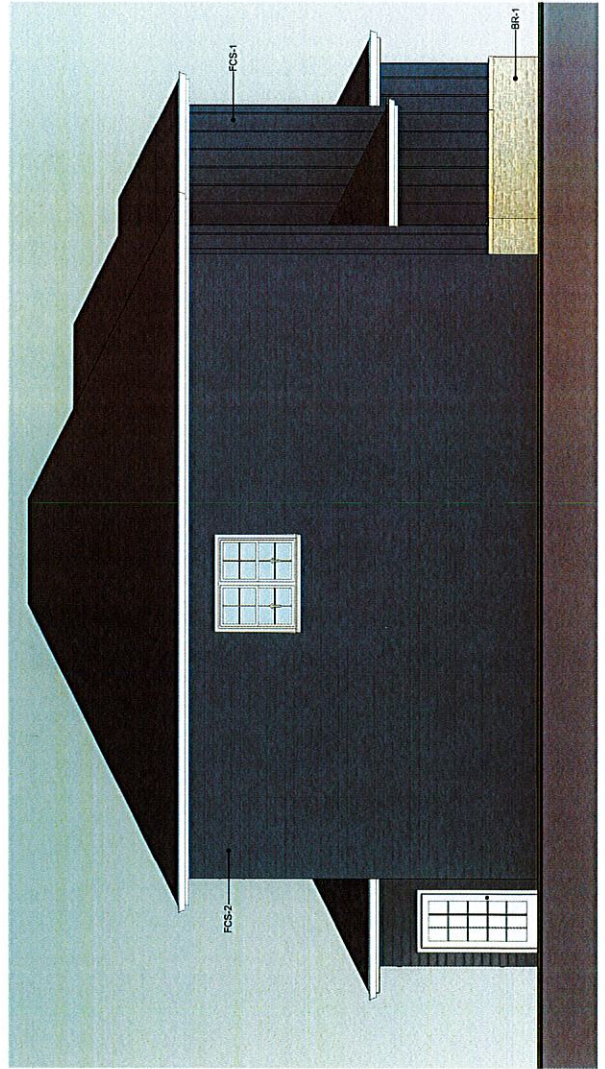
FCS-1
BOARD AND BATTEN SIDING IN SW/6/3
"P" WITH CAST
FCS-2
LAP SIDING IN SW/6/3 "P" WITH CAST
BR-1
BRICK COLOR TBD
TRIM
SW/6/4 "SNOWBOUND"



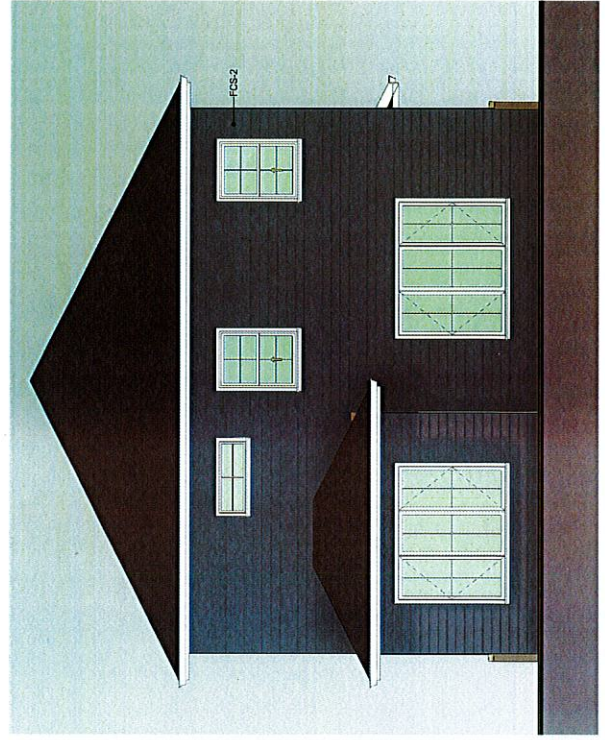
SIDE ELEVATION
NTS



FRONT ELEVATION
NTS

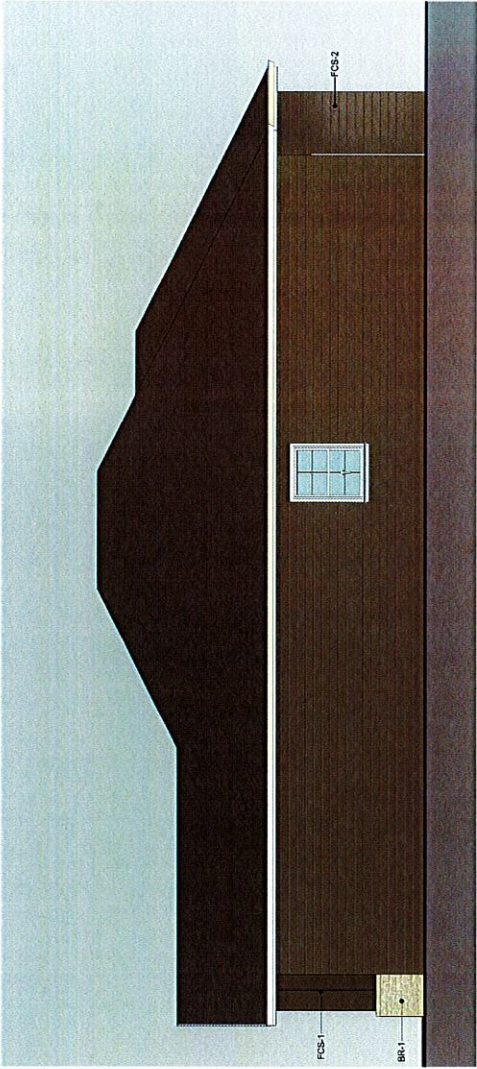


SIDE ELEVATION
NTS

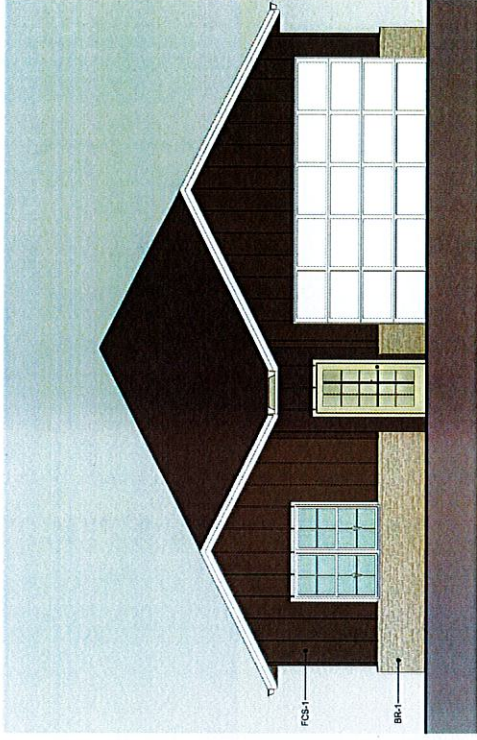


REAR ELEVATION
NTS

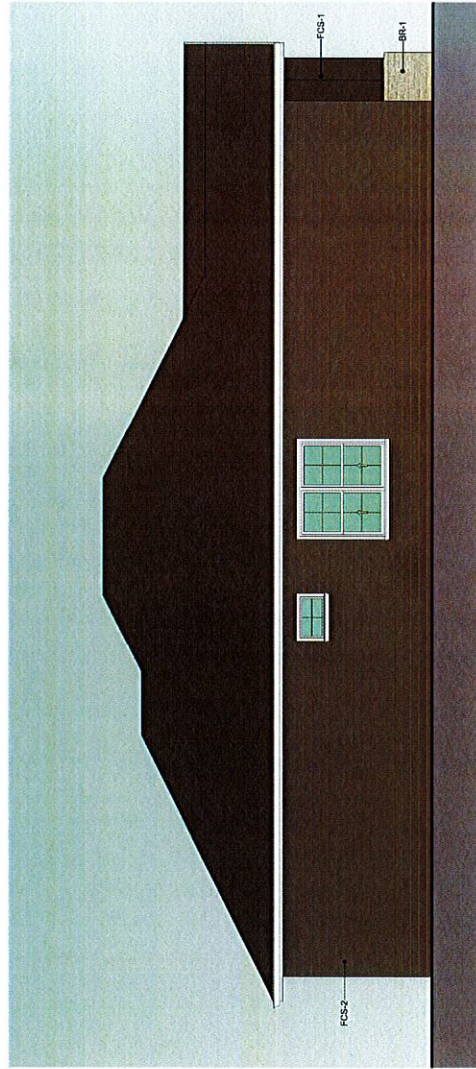
FCS-1
BOARD AND BATTEN SIDING IN
SW6244 "NAVAL"
FCS-2
LAP SIDING IN SW6244 "NAVAL"
BR-1
BRICK COLOR TRIM
TRIM
SW7004 "SNOWBOUND"



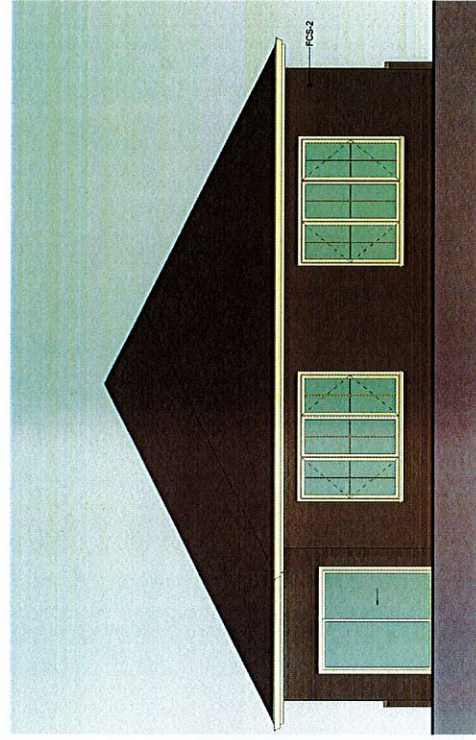
SIDE ELEVATION
NTS



FRONT ELEVATION
NTS

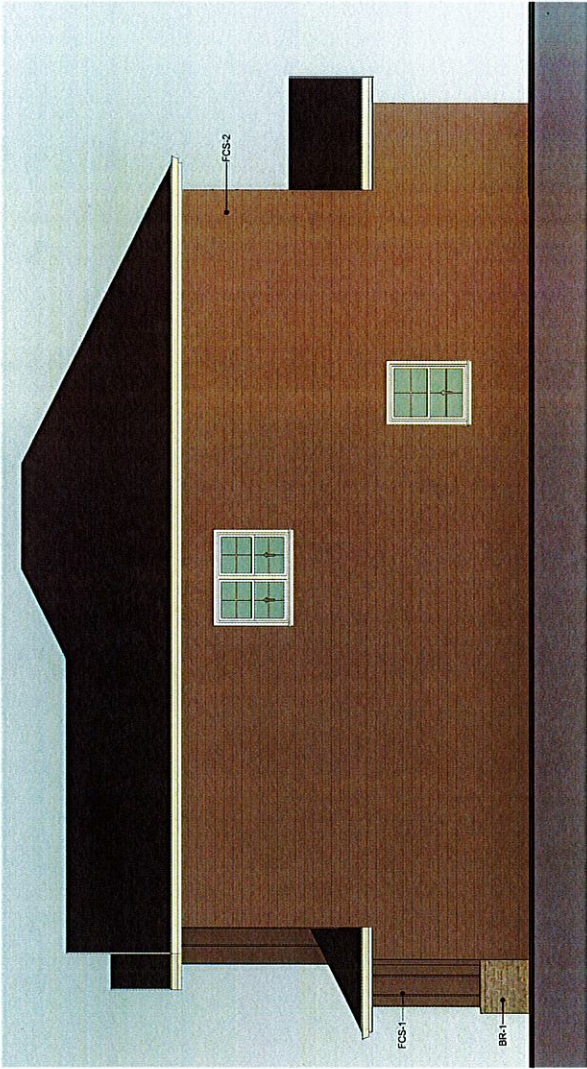


SIDE ELEVATION
NTS

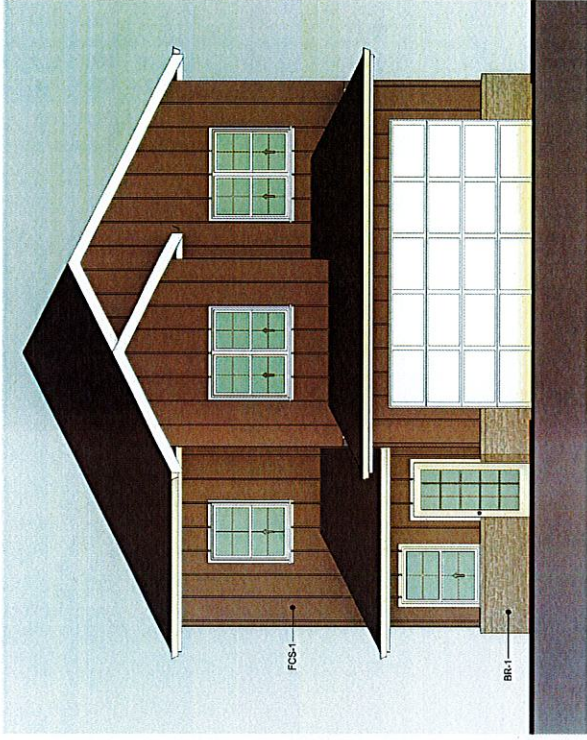


REAR ELEVATION
NTS

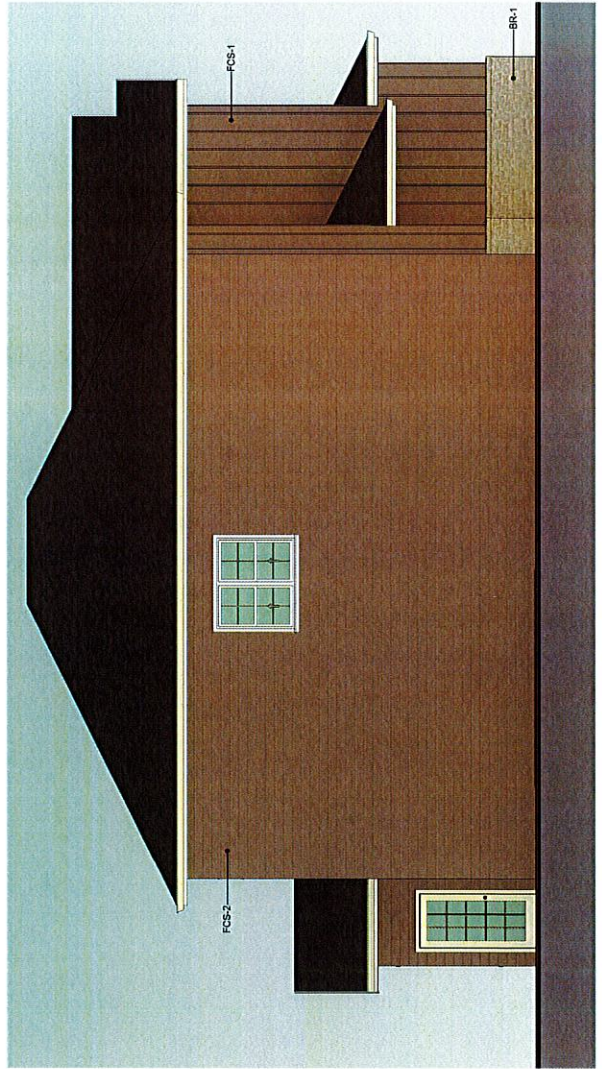
FCS-1
BOARD AND BATTEN SIDING IN
SW/DR 'URBANE BRONZE'
FCS-2
LAP SIDING IN SW/DR 'URBANE
BRONZE'
BR-1
TRIM
COLOR TBD
SW/DR 'SNOWBOUND'



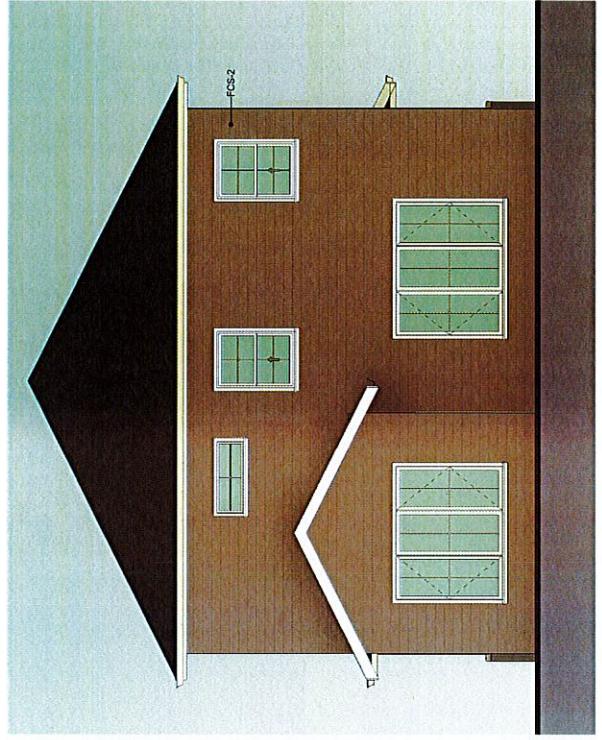
SIDE ELEVATION
NTS



FRONT ELEVATION
NTS

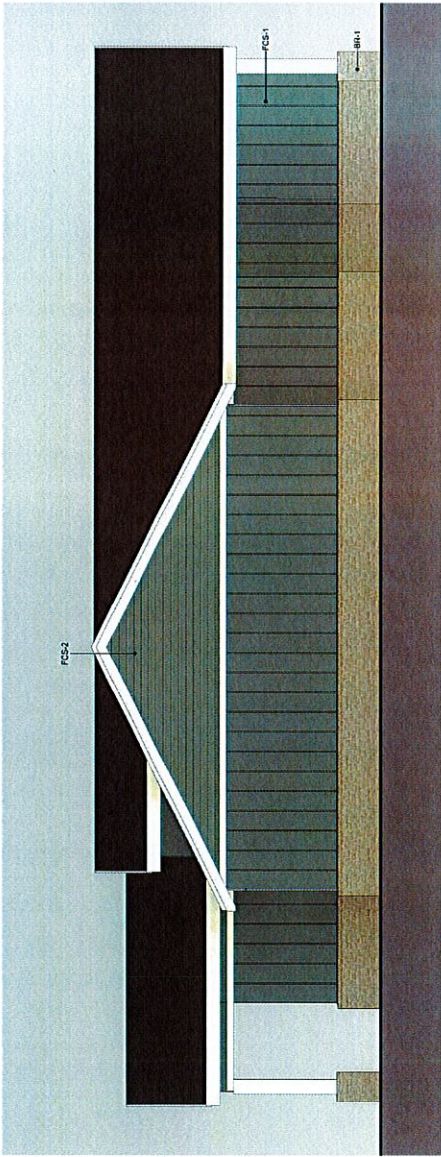


SIDE ELEVATION
NTS

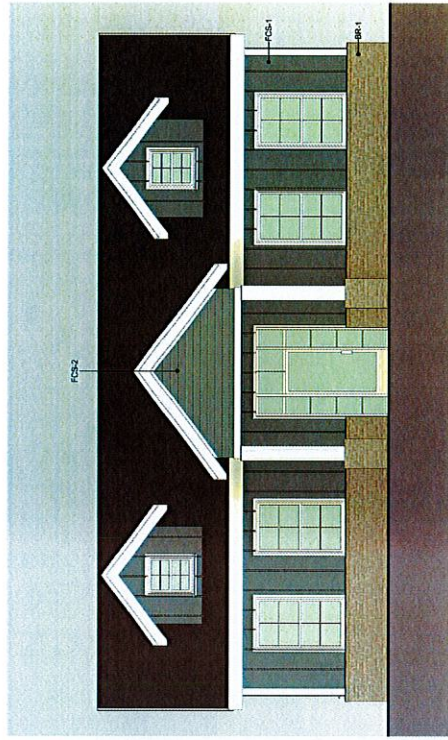


REAR ELEVATION
NTS

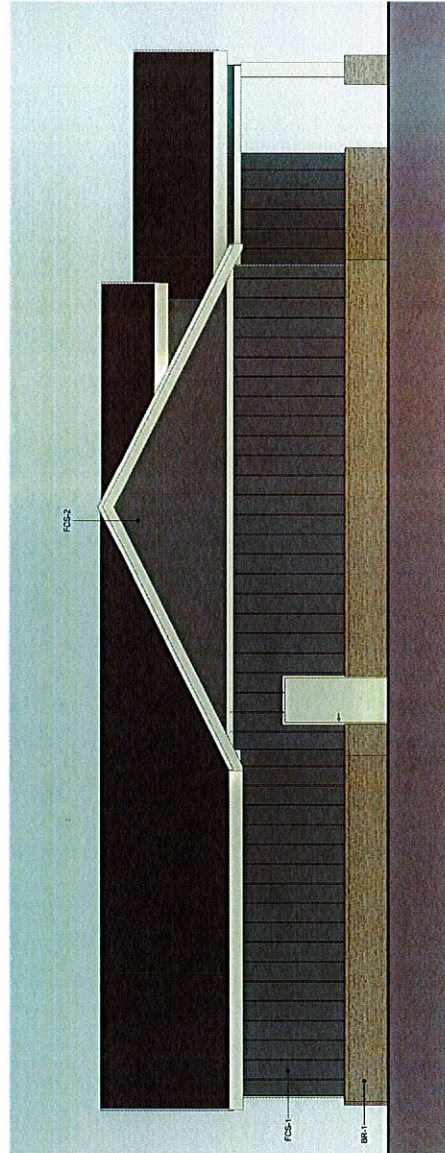
FCS-1
BOARD AND BATTEN SIDING IN
SW95/9 "TIMELESS TAUPÉ"
FCS-2
LAP SIDING IN SW95/9 "TIMELESS
TAUPÉ"
BR-1
BRICK COLOR TRIM
SAV1004 "SNOWBOUND"



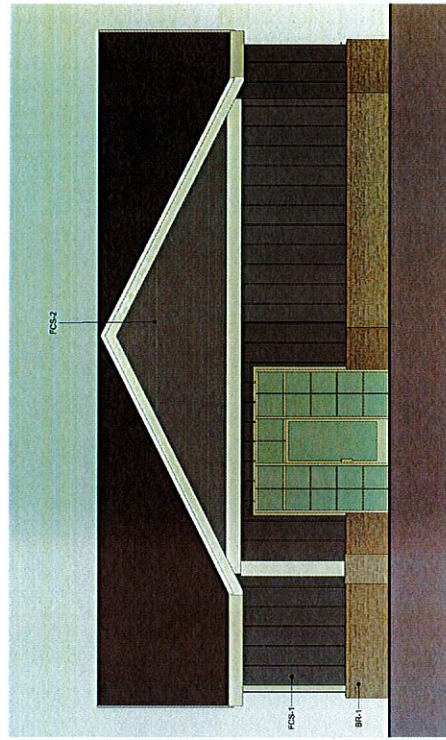
SIDE ELEVATION
NTS



FRONT ELEVATION
NTS

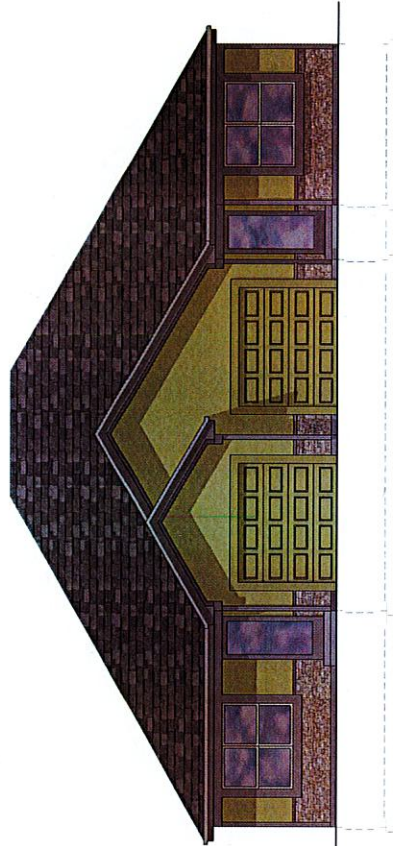


SIDE ELEVATION
NTS

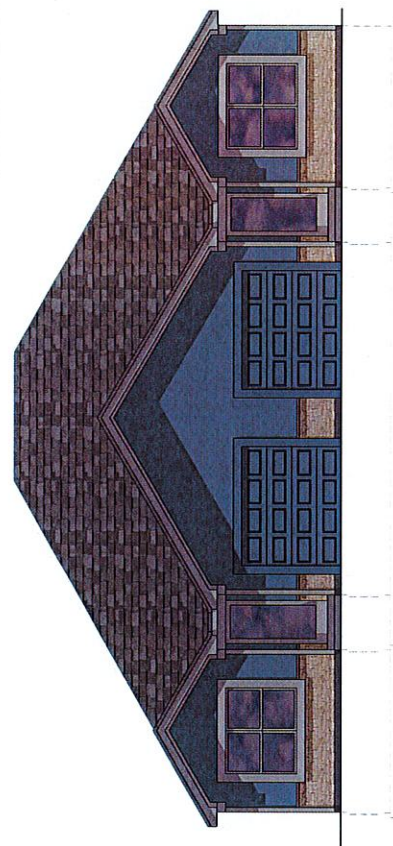


REAR ELEVATION
NTS

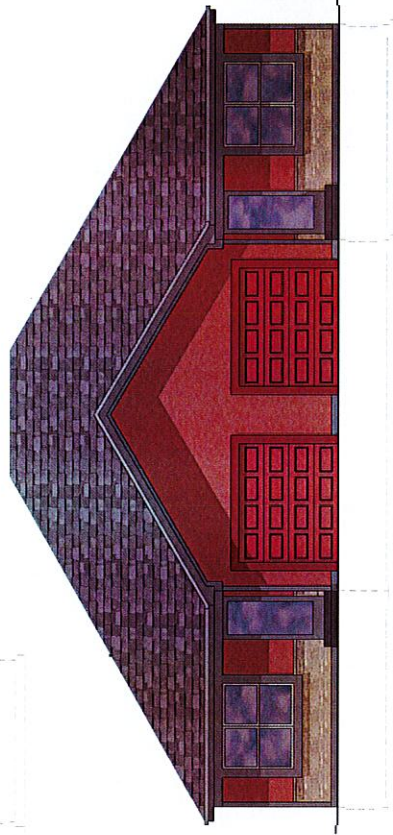
FCS-1
BOARD AND BATTEN SIDING IN
SW7603 "POOL HOUSE"
FCS-2
LAP SIDING IN SW7603 "POOL HOUSE"
BR-1
BRICK COLOR TBD
TRIM
SW7604 "SNOWBOUND"



DUPEX OPTION "C"
SCALE: 1/4" = 1'-0"



DUPEX OPTION "B"
SCALE: 1/4" = 1'-0"



DUPEX OPTION "A"
SCALE: 1/4" = 1'-0"

- MATERIALS LEGEND:**
- Construction Type- Wooden Truss w/ Traditional Lap Siding
 - Roof- Architectural Shingle Weathered Wood or Similar
 - Exterior Paint Colors- Sherwin Williams
Very Navy
Rustic Taupe
Urban Bronze
Pewter Cast Gray
Exterior Trim- Sherwin Williams
Snowbound
White Dove
Interior Paint- Benjamin Moore
Lazy Gray



PROJECT INFO

CLIENT
HARRIS HANLEY FREEMAN LLC

PROJECT
1500 N. UNIVERSITY AVENUE, SUITE 1000

ADDRESS
1500 N. UNIVERSITY AVENUE, SUITE 1000

PROJECT NO.
1500

MAIN CONTACT
DAVID CLARK, ARCHITECT
1500 N. UNIVERSITY AVENUE, SUITE 1000
DENVER, CO 80202
(303) 733-1111
dclark@clarkit.com

DESIGN TEAM

ARCHITECTURE
DAVID CLARK, ARCHITECT
1500 N. UNIVERSITY AVENUE, SUITE 1000
DENVER, CO 80202
(303) 733-1111
dclark@clarkit.com

STRUCTURAL
MICHAEL A. LEE
1500 N. UNIVERSITY AVENUE, SUITE 1000
DENVER, CO 80202
(303) 733-1111
mlee@clarkit.com

ELECTRICAL
CLARKITECTURE

CIVIL & LANDSCAPE
CLARKITECTURE

MECHANICAL
CLARKITECTURE

INTERIOR DESIGN
CLARKITECTURE

PAINT & FINISHES
CLARKITECTURE

SHED INFO

ISSUE DATE
10/10/2017

ISSUED FOR
1500 N. UNIVERSITY AVENUE, SUITE 1000

1500 N. UNIVERSITY AVENUE, SUITE 1000

DATE
10/10/2017

PROFESSIONAL'S SEAL

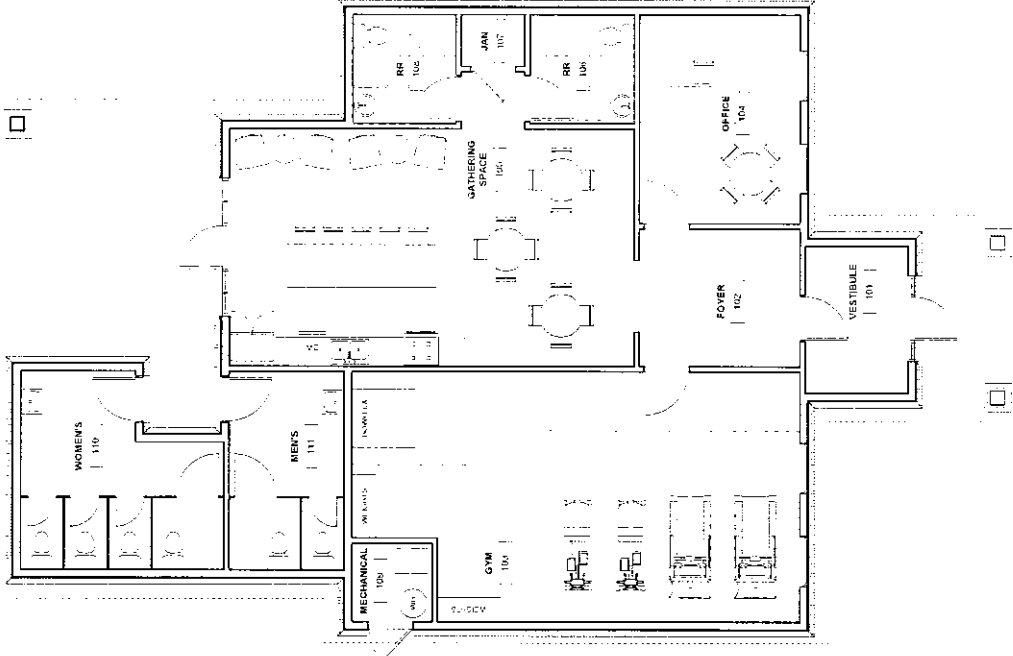
FLOOR PLAN

A21.0

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND THE 2015 INTERNATIONAL ELECTRICAL CODE (NEC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2015 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC) AND THE 2015 INTERNATIONAL GREEN BUILDING CODE (IGBC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS (IAS) AND THE 2015 INTERNATIONAL WELLNESS CODE (IWC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC) AND THE 2015 INTERNATIONAL LEED CODE (ILEC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS CODE (IWC) AND THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS CODE (IWC) AND THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS CODE (IWC) AND THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS CODE (IWC) AND THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).

NEIGHBORHOOD



(1) FLOOR PLAN
1/4" = 1'-0"

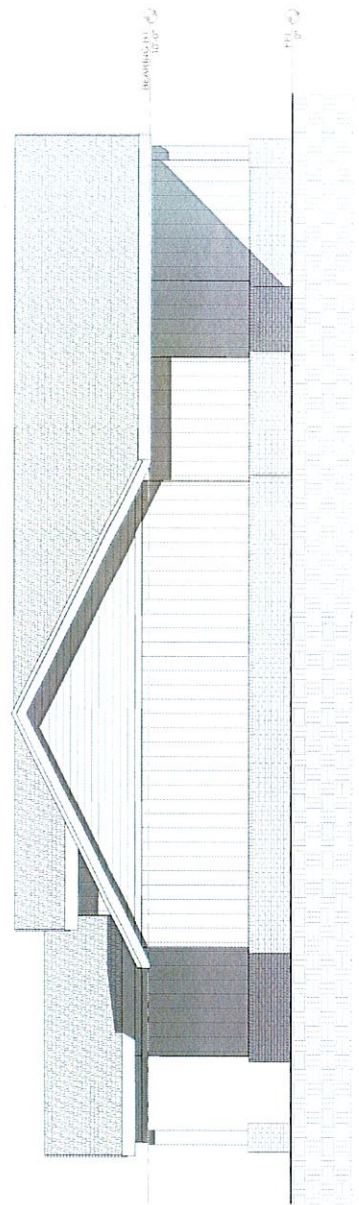
1/4" = 1'-0"

1/4" = 1'-0"

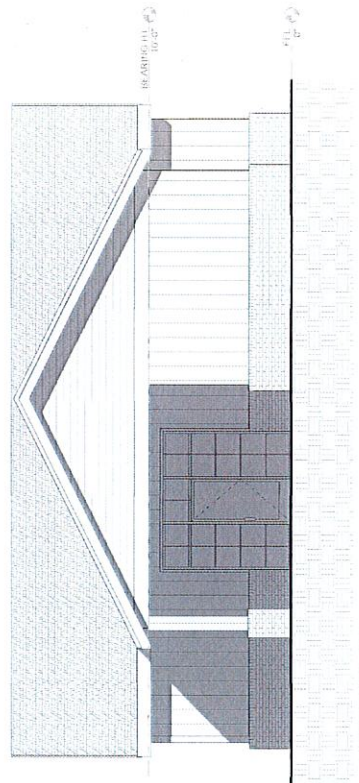
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 901.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

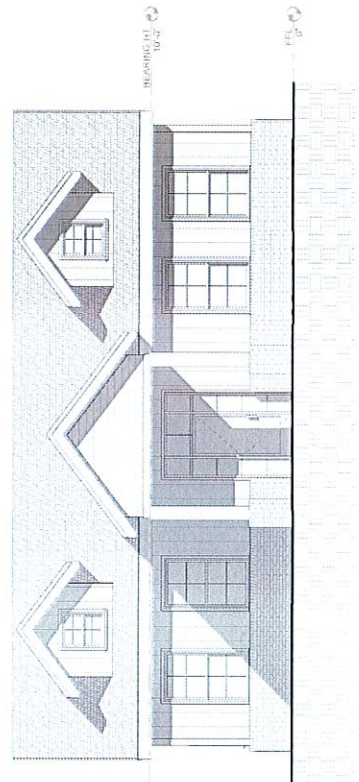
KEY NOTE LEGEND



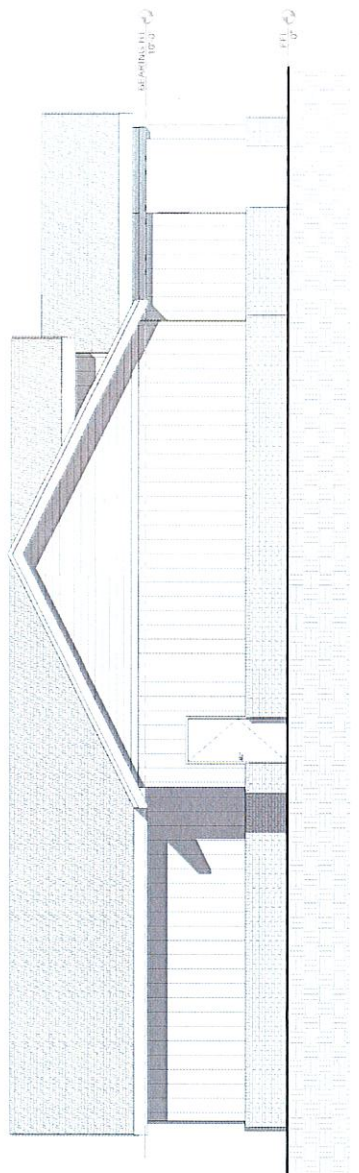
2 EAST ELEVATION / NEW
1/4" = 1'-0"



1 NORTH ELEVATION / NEW
1/4" = 1'-0"



3 SOUTH ELEVATION / NEW
1/4" = 1'-0"



4 WEST ELEVATION / NEW
1/4" = 1'-0"



CLARKITECTURE
BUILDINGS THAT MEAN BUSINESS

PROJECT INFO

CLIENT: HARBORVIEW PROJECT LLC
PROJECT: COLONIAL COUNTRY CLUBHOUSE
ADDRESS: 1000 N. 100TH AVE., SUITE 100, FARMINGTON, CT 06030
PROJECT ADDRESS: 1000 N. 100TH AVE., SUITE 100, FARMINGTON, CT 06030

MAIN CONTACT

CONTACT: JEFFREY CLARK, PRINCIPAL
781.441.1111
JEFF@CLARKITECTURE.COM

DESIGN TEAM

ARCHITECTURE: JEFFREY CLARK, PRINCIPAL
781.441.1111
JEFF@CLARKITECTURE.COM
STRUCTURAL: JEFFREY CLARK, PRINCIPAL
781.441.1111
JEFF@CLARKITECTURE.COM
MECHANICAL: JEFFREY CLARK, PRINCIPAL
781.441.1111
JEFF@CLARKITECTURE.COM
ELECTRICAL: JEFFREY CLARK, PRINCIPAL
781.441.1111
JEFF@CLARKITECTURE.COM
CIVIL & LANDSCAPE: JEFFREY CLARK, PRINCIPAL
781.441.1111
JEFF@CLARKITECTURE.COM

SHEET INFO

ISSUE DATE: 08/27/2022
DESIGNED FOR: 1000 N. 100TH AVE., SUITE 100, FARMINGTON, CT 06030
NO. 10.00
DATE: 08/27/2022



BUILDING ELEVATIONS

A30.0