

COLTON'S CROSSING

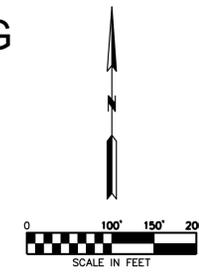
LOTS 1 THRU 39, 41 THRU 202, TRACTS A THRU G

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
DUPLX 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'S COMMENTS DATED 08/17/22
2	MAC	02/20/22	SUBMITTED TO CITY OF LEE'S SUMMIT



MATT CASTOR, MO 2015035109
October 20, 2022

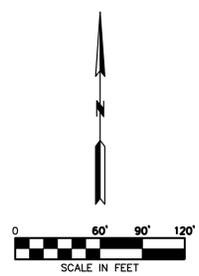
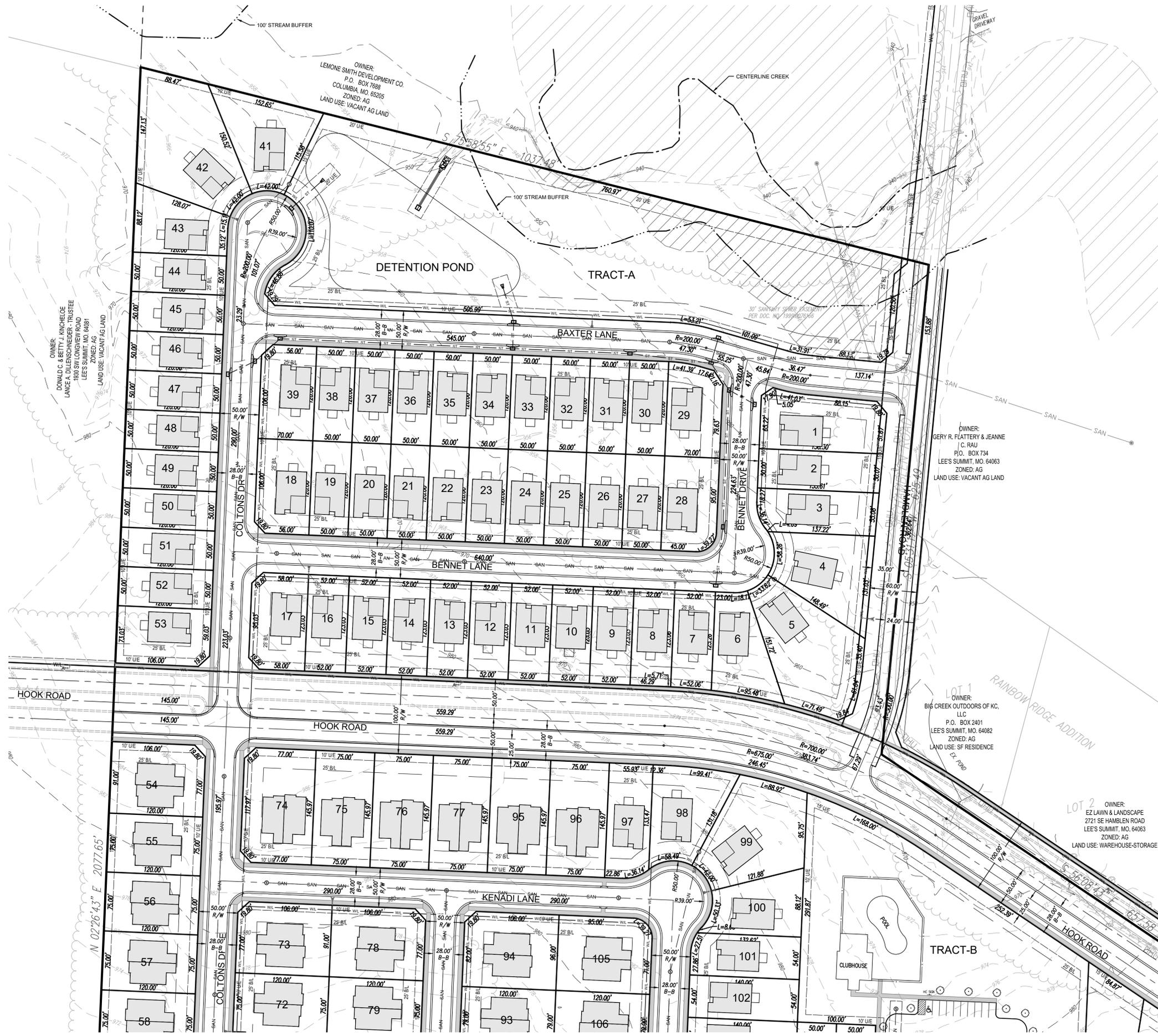
Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019050467

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 Base
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
FILE LOCATION: C:\GIS\PROJECTS\2021-006951\2021-006951-008 HAMBLEN ROAD PROJECT PHASE 1 PRELIMINARY PLAT.DWG REVISION: 01-2022-01-08 PRELIMINARY PLAT.DWG

DATE: 12/16/2022 2:41 PM MWK:KLL
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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 | — w/l — Proposed Waterline |
| — Existing Gas Main | — SAN — Proposed Sanitary Sewer |
| — Existing Sanitary Sewer | — Proposed Sanitary Manhole |
| ○ Existing Sanitary Manhole | ○ Proposed Street Light |
| — Existing Street Light | — Proposed Contour Major |
| — Existing Contour Major | — Proposed Contour Minor |
| — Existing Contour Minor | — Future Curb & Gutter |
| — Existing Tree Line | |

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

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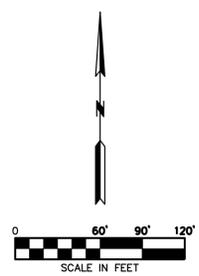
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 CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

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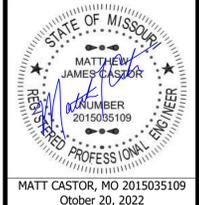
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DRAWING NO. 21-018 Preliminary Plat	
DATE Oct. 20, 2022	2
JOB NO. 21-018	



LEGEND

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—	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	A	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
—	Existing Contour Minor	—	Proposed Contour Minor
—	Existing Tree Line	-----	Future Curb & Gutter

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4	PWS		



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DATE	Oct. 20, 2022
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SHEET OF	4 5

PLOT DATE: 12/16/2022 2:42 PM BY: MMH/KH/LL
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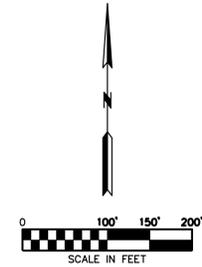
PRELIMINARY DEVELOPMENT PLAN

REZONING MAP



VICINITY MAP

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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 (DUPLICATE) - 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
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CONTACT - MATT CASTOR

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1	MMH	10/20/22	REVISED PER CITY COMMENTS DATED 08/17/22
2	MMH	02/29/22	SUBMITTED TO CITY OF LEE'S SUMMIT



MATT CASTOR, MO 2015035109
October 20, 2022

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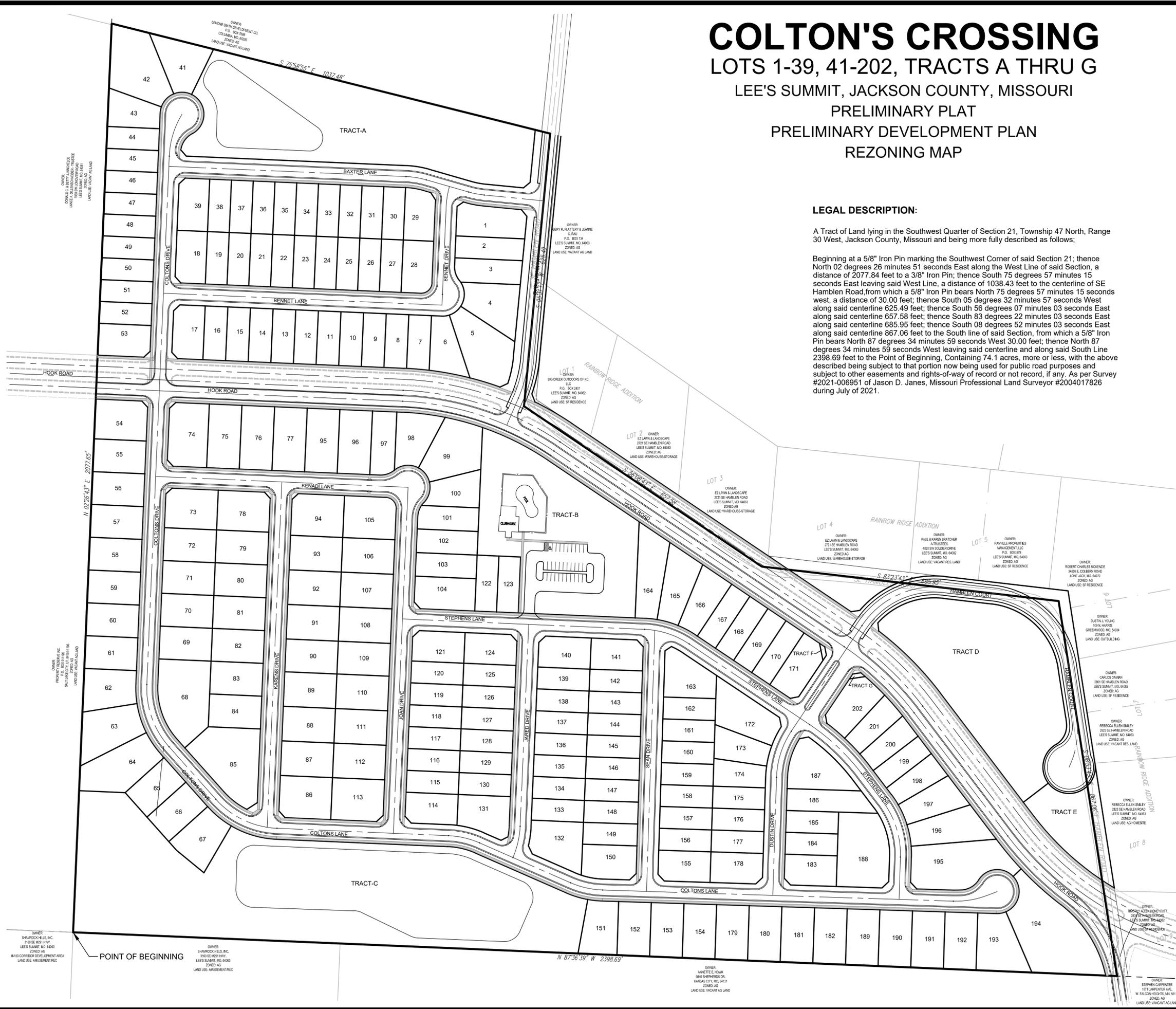
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5 SHEET OF 5



PLAT DATE: 12/16/2022 2:42 PM BY: MMH/KH/LL
 FILE LOCATION: C:\GIS\PROJECTS\2021-006951\2021-006951-018 PRELIMINARY PLAT.DWG

OWNER: SHARROCK HILLS, INC.
1718 SE MOY HWY.
LEE'S SUMMIT, MO 64063
ZONED: AG
M-100 CORRIDOR DEVELOPMENT AREA
LAND USE: AMUSEMENT/REC

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

OWNER: ANNETTE S. KUNK
948 S. FERRIS DR.
KANSAS CITY, MO 64111
ZONED: AG
LAND USE: VACANT AG LAND

OWNER: STEPHEN CARPENTER
1871 S. PAPERBRIAR DR.
W. FALCON HEIGHTS, MO 63113
ZONED: AG
LAND USE: VACANT AG LAND