

COLTON'S CROSSING

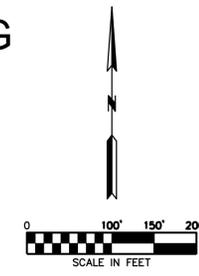
LOTS 1 THRU 39, 41 THRU 202, TRACTS A THRU G

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.

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
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 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	10/20/22	REVISED PER CITY'S COMMENTS DATED 08/17/22
2	MMH	02/20/23	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. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

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
SHEET OF	5

NOTE DATE 12/01/2022 12:08 PM BY MMH/KILL. FILE LOCATION C:\GEMINI\PROJECTS\21-018 COLTON'S CROSSING\21-018 PRELIMINARY PLAT.DWG