

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.



1. Tracts "A thru D" are intended for open space and shall be owned and maintained by the Columbia's Crossing Owners' Association.
2. 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.
3. 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.
4. 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.

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

SEWER SYSTEM TO NORTH (18" PVC) - 16.30 AC
SEWER SYSTEM TO SOUTH (24" PVC) - 52.00 AC

SINGLE FAMILY LOTS: 134
DUPLEX LOTS: 68

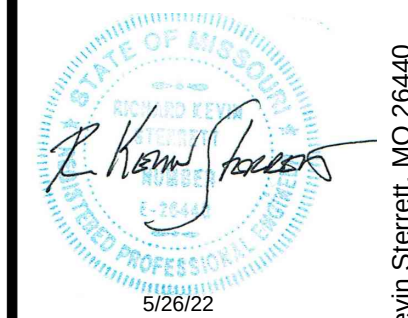
EXISTING ZONING: AG
PROPOSED ZONING: RP-3, (10 UNITS/ACRE)
TOTAL BOUNDARY AREA: 74.1 ACRES
STREET TYPE: LOCAL - NEIGHBORHOOD STREET
BUILDING TYPES: SINGLE/MULTI FAMILY HOUSE
MINIMUM LOT SIZE AND WIDTH: 4,000 sq. ft. & 50-ft. WIDE (SF), 70-ft. WIDE (MF)
MINIMUM LIVABLE FLOOR AREA CLASSIFICATION: I
MINIMUM LIVABLE FLOOR AREA: 1,100 SQUARE FEET
AREA - LOTS: 202 (54.58 ACRES)
AREA - OPEN SPACE: 5 TRACTS (14.61 ACRES)

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

MULTI FAMILY:
FRONT YARD - 25 FEET
SIDE YARD - 10 FEET
REAR YARD - 30 FEET

LOT SIZE SUMMARY	
NUMBER OF LOTS	202
MINIMUM LOT SIZE	6,000 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

ENGINEER
Hg CONSULT, INC.
1411 NE TODD GEORGE RD.
LEE'S SUMMIT, MISSOURI 64086
(816) 703-7098
CONTACT - KEVIN STERRETT

[illegible]

R. Kevin Sterrett, MO 26440

CORPORATE | ICENSE Nº: E201000573 (MO.) / F-1736 (KS.) / JS2019005467
1999 LOCUST STREET, KANSAS CITY, MISSOURI 64108

PRELIMINARY PLAT

COLTON'S CROSSING
LOTS 1 THRU 202 AND TRACTS A THRU E
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	
21-018 Base ALT-2	
DRAWING NO.	
21-018 Preliminary Plot	
DATE	
May 27, 2022	
JOB NO.	
21-018	
1	SHEET OF 5



