

# REZONING MAP

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.



1. Tracts "A thru G" are intended for open space and shall be owned and maintained by the Colton'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.
5. All lots with frontage along SW Hook Road shall not be allowed driveway access onto said street.
6. 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.
7. There are no Oil and Gas Wells located on property per MoDNR Geological Survey as of October 19, 2022.

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

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

SINGLE FAMILY LOTS: 133  
 DUPLEX LOTS: 68  
 TOTAL DWELLINGS: 269

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-DUPLEX 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: 201 (54.58 ACRES)  
AREA - OPEN SPACE: 5 TRACTS (14.61 ACRES)

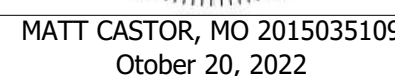
SINGLE FAMILY LOTS:  
FRONT YARD - 25 FEET  
SIDE YARD - 5 FEET  
REAR YARD - 20 FEET

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

| LOT SIZE SUMMARY  |               |
|-------------------|---------------|
| NUMBER OF LOTS    | 201           |
| MINIMUM LOT SIZE  | 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.  
1533 LOCUST STREET  
KANSAS CITY, MO. 64108  
(816) 703-7098  
CONTACT - MATT CASTOR

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



**It**  
**ers**  
**ers**



**Consult**  
**Inc**  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108

CONTACT: LINDSEY A. WILSON, P.E., 816.452.2000 ext. 200

CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY PLAT

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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. | 8 Preliminary Plan |

DATE  
Oct. 20, 2022

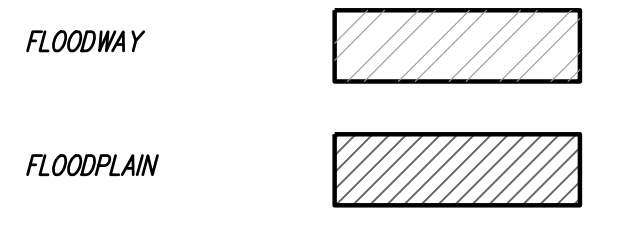
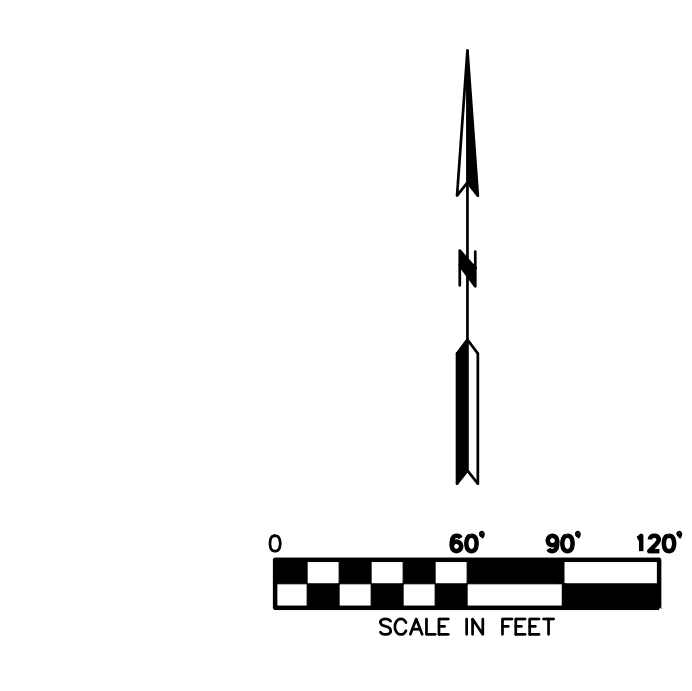
JOB NO.  
21-018

1 SHEET OF

PLOT DATE 11/14/2022 2:08 PM by MARK HILL  
FILE LOCATION G:\SHARED DRIVES\WG PROJECTS (YR 2021-2022)\2021121.018 HAMBLEN ROAD MULTI-FAMILY RESIDENTIAL (HAMBLEN)\CIVIL\DWG\PRELIMINARY PLAT REVISED 10-12-2022\21-018 PRELIMINARY PLAT.DWG



NOT DATE 11/4/2022 08:00 PM BY MARK HILL  
FILE LOCATION IS SHOWN UNLESS OTHERWISE SPECIFIED  
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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    |
| Existing Contour Minor     | Proposed Contour Minor    |
| Existing Tree Line         | Future Curb & Gutter      |

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

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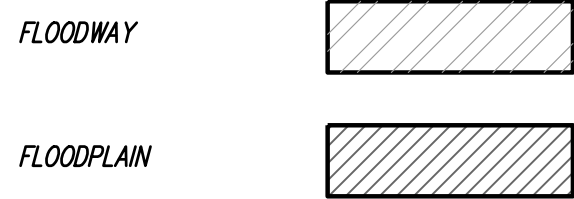
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|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----|----|----------|
| PRELIMINARY PLAT                                                                                           | DATE                                                                                                                                                                    | REVISION      | NO. | BY | CHK/APP. |
|                                                                                                            |                                                                                                                                                                         |               |     |    |          |
|                                                                                                            |                                                                                                                                                                         |               |     |    |          |
|                                                                                                            |                                                                                                                                                                         |               |     |    |          |
| COLTON'S CROSSING<br>LOTS 1-39, 41-202 & TRACTS A THRU G<br>CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI | STATE OF MISSOURI<br>MATT CASTOR, MO 2015035109<br>October 20, 2022                                                                                                     |               |     |    |          |
|                                                                                                            | <b>Consult Inc</b><br>engineers<br>planners<br>1533 Locust Street, Kansas City, Missouri 64108<br>CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467 |               |     |    |          |
|                                                                                                            | X-REF. NO.<br>21-018 Base                                                                                                                                               |               |     |    |          |
|                                                                                                            | DRAWING NO.<br>21-018 Preliminary Plat                                                                                                                                  |               |     |    |          |
|                                                                                                            | DATE                                                                                                                                                                    | Oct. 20, 2022 |     |    |          |
|                                                                                                            | JOB NO.                                                                                                                                                                 | 21-018        |     |    |          |
| 2                                                                                                          | SHEET OF                                                                                                                                                                | 5             |     |    |          |



|                                        |             |
|----------------------------------------|-------------|
| X-REF NO.<br>21-018 Base               |             |
| DRAWING NO.<br>21-018 Preliminary Plot |             |
| DATE<br>Oct. 20, 2022                  |             |
| JOB NO.<br>21-018                      |             |
| 3                                      | SHEET<br>OF |
| 5                                      |             |



NOT DATE 11/14/2022 2:08 PM BY MARK HILL  
FILE LOCATION IS SHOWN IN THE PROJECTS (R 2021-2022) 11/14/2022 2:08 PM BY MARK HILL  
HAMBLEN ROAD PROJECT, CITY OF LEE'S SUMMIT, MISSOURI, PRELIMINARY PLAT, RECEIVED BY 11-20-2022 11:15 AM PRELIMINARY PLAT 2022



#### LEGEND

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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

STATE OF MISSOURI  
MATT CASTOR, MO 2015035109  
October 20, 2022

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

| NO. | BY  | DATE     | REVISION                                                                                                                                                                                              |
|-----|-----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | MMH | 10/20/22 | REVISED PER CITY COMMENTS DATED 08/17/22                                                                                                                                                              |
| 2   | MMH | 02/20/22 | SUBMITTED TO CITY OF LEE'S SUMMIT                                                                                                                                                                     |
| 3   | MMH | 02/20/22 | IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES |



# COLTON'S CROSSING

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

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRELIMINARY PLAT

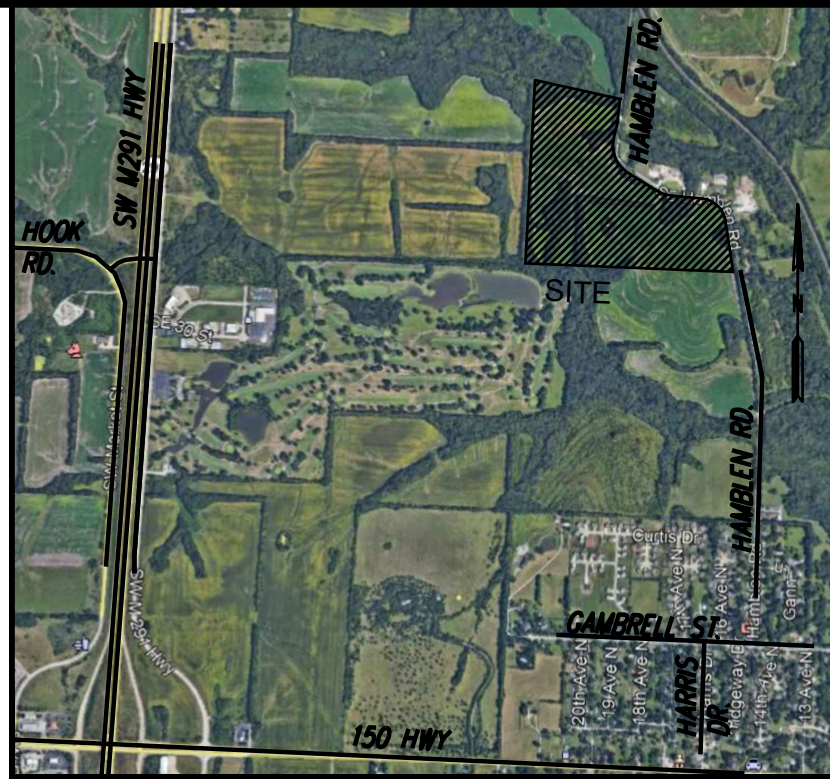
PRELIMINARY DEVELOPMENT PLAN

REZONING MAP

## LEGAL DESCRIPTION:

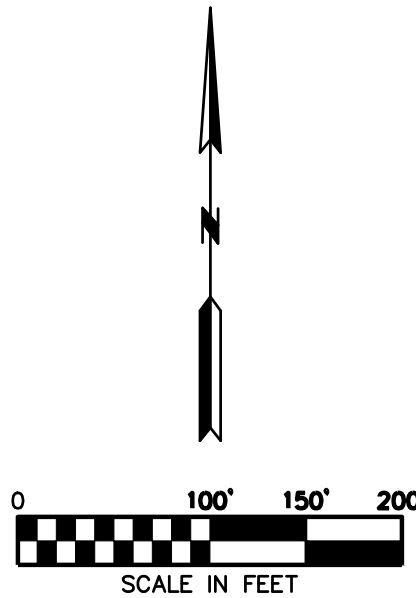
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## VICINITY MAP

NOT TO SCALE



EXISTING ZONING: AG  
EXISTING LAND USE: VACANT AG LAND

## PROPOSED ZONING: RP-3

- 74.1 ACRES
- 3226472.62 SQ. FT.
- 10 UNITS/ACRE
- MINIMUM LOT SIZE - 4000 Square Feet
- MINIMUM LOT WIDTH - 50' Single Family

## PROPOSED BUILDINGS:

- SINGLE FAMILY - 2,010 Square feet
- DUPLEX - 2,925 Square feet

| NO. | BY  | REVISION | DATE     |
|-----|-----|----------|----------|
| 1   | MMH |          | 02/26/22 |
| 2   | MMH |          | 02/26/22 |



MATT CASTOR, MO 2015035109  
October 20, 2022

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

DEVELOPER  
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(816) 877-5086  
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|             |                         |
|-------------|-------------------------|
| X-REF. NO.  | 21-018 Base             |
| DRAWING NO. | 21-018 Preliminary Plat |
| DATE        | Oct. 20, 2022           |
| JOB NO.     | 21-018                  |
| SHEET OF    | 5                       |

NOT DATE 11/4/2022 2:09 PM BY MARK HILL  
FILE LOCATION IS SHOWN IN THE PROJECTS (P) 2021-2022/2021/21-018 HAMBLEN ROAD PROJECT, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI PRELIMINARY PLAT REVISION 10-20-2022 1:18 PM PRELIMINARY PLAT DMS