



LEE'S SUMMIT MISSOURI

DESIGN & CONSTRUCTION MANUAL DESIGN CRITERIA MODIFICATION REQUEST

PROJECT NAME: Colton's Crossing

ADDRESS: SW ¼ Section 21, Township 47 N, Range 30 W, Jackson County, MO

PERMIT NUMBER: PL2022217

OWNER'S NAME: Hamblen Road Project, LLC

TO: Deputy Director of Public Works / City Engineer

In accordance with the City of Lee's Summit's Design and Construction Manual (DCM), I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the DCM is observed and the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: Cite specific code sections, justification and all appropriate supporting documents.)

See attached summary sheet

SUBMITTED BY:

NAME: Matthew Castor

() OWNER (X) OWNER'S AGENT

ADDRESS: 1533 Locust Street

PHONE #: 816 262-4771

CITY, STATE, ZIP: Kansas City, MO 64108

Email: mcastor@hgcons.com

SIGNATURE: _____

DEVELOPMENT ENGINEERING MANAGER

() APPROVAL () DENIAL

SIGNATURE: _____

DATE: _____

JEFF THORN, P.E.

DEPUTY DIRECTOR OF WATER UTILITIES

() APPROVED () DENIAL

SIGNATURE: _____

DATE: _____

GEORGE M. BINGER III, P.E.

DEPUTY DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

() APPROVED () DENIAL

SIGNATURE: _____

DATE: _____

COMMENTS: _____



1533 Locust Street | Kansas City, MO 64108 | 816.912.4720 | www.HgCons.com

Waiver Summary (Colton's Crossing)
Application Number: PL2022217
Applicant: HAMBLÉN ROAD PROJECT LLC

To: City of Lee's Summit
Attn: Dawn Bell, Project Manager
From: HG Consult (Matthew Castor)
Date: December 16, 2022

On behalf of our client, Hamblen Road Project LLC, we are requesting for a waiver to the Comprehensive Control strategy due to an area being "peripheral" in nature, and due to the re-grading that will take place to eliminate a portion of the existing drainage area in this location. The area we are requesting a waiver for is P-3. This area gets reduced in area from 1.44 acres to 1.22 acres and is the back of lots 191-194. Part of this area contains the roadway improvements to Hook Road. These areas can be found on the drainage area maps contain herein. Also contained herein is the cover sheet of the Preliminary Plat representing the project location.

The table below lists the pre-developed flow vs. the post-developed flows.

Area	2-Year (cfs)	10-Year (cfs)	100-Year (cfs)
E-3 (CN 74)	2.74	5.90	10.52
P-3 (CN 83)	3.57	6.55	10.60
Difference	-0.68	-0.48	-0.08

The reason for the slight increase in discharge is due to the increased CN value caused by the linear roadway improvements.

Thank you for your consideration of this peripheral drainage area waiver.

Sincerely,

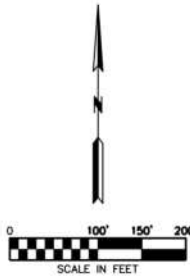
Matthew Castor

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

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.



VICINITY MAP
NOT TO SCALE

NOTES:

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.
8. Pavement design for the Clubhouse/Pool parking lot shall meet the standards of UDO Section 8.620.
9. 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.
10. 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: I
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
HAMBLÉN 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

PRELIMINARY PLAT

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



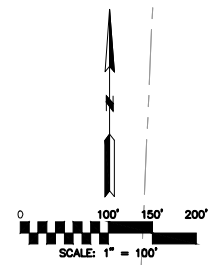
MATT CASTOR, MO 2015035109
October 20, 2022



PRELIMINARY PLAT

X-REF NO. 21-018 Base	
DRAWING NO. 21-018 Preliminary Plat	
DATE Oct. 20, 2022	
JOB NO. 21-018	
1	5

FIGURE C



P-1B
1.59 ACRES
CN=83

P-1A
12.96 ACRES
CN=83

P-6
4.01 ACRES
CN=83

P-2A
43.37 ACRES
CN=83

P-5
3.66 ACRES
CN=83

P-4
2.63 ACRES
CN=83

P-3
1.22 ACRES
CN=83

P-2B
4.86 ACRES
CN=83

FLATTERY
DOC. #200110015224

STATE OF MISSOURI
MATTHEW JAMES CASTOR
NUMBER 2015035109
REGISTERED PROFESSIONAL ENGINEER

MATT CASTOR, MO 2015035109
November 14, 2022

Consult Inc
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000572 (MO.) / E-1736 (KS.) / LS 20190055467

POST-DEVELOPED DRAINAGE AREA MAP
COLTON'S CROSSING
FIRST PLAT
CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

X-REF. NO.
21-018 Base
DRAWING NO.
21-018 Preliminary Plat
DATE
May 27, 2022
JOB NO.
21-018
2 SHEET OF 2