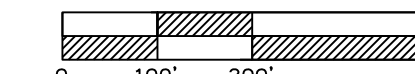


TRISTAR AT LEE'S SUMMIT

Preliminary Development Plan

Section 29, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



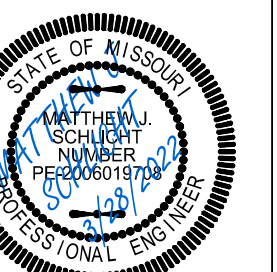
Preliminary Development Plan
SCALE: 1" = 200'



Professional Registration
Missouri
Engineering 2005602188-D
Surveying 2005061918-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
WEAVER DEVELOPMENT
Issue Date:
February 25, 2022

PRELIMINARY DEVELOPMENT PLAN
Preliminary Plans for:
TRISTAR AT LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

REV. 3/28/2022

INDEX OF SHEETS:

- C.100 ~ OVERALL SITE PLAN
- C.101 ~ STREET SITE PLAN
- C.102 ~ WEST SITE PLAN
- C.103 ~ EAST SITE PLAN
- C.104 ~ TRAFFIC MASTER PLAN
- C.200 ~ WEST PLAN
- C.201 ~ EAST PLAN
- C.300 ~ WEST UTILITY PLAN
- C.301 ~ EAST UTILITY PLAN
- L.100 ~ STREET LANDSCAPE PLAN
- L.101 ~ WEST LANDSCAPE PLAN
- L.102 ~ EAST LANDSCAPE PLAN
- L.103 ~ LANDSCAPE PLAN DETAILS

Site Improvement Notes

- Sanitary Sewer Improvements**
- The site will utilize the existing sanitary sewer on the east side of SE M 291 HWY.
- Water Main Improvements**
- The existing 16" water main located on the east side of SE M 291 HWY.
- Storm Sewer**
- Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**
- The site will utilize onsite storm detention
- Common Area**
- HOA will be responsible for all maintenance

LEGEND:

| | | |
|--------------------------------|---------|---------|
| Existing Underground Power | —UGP— | —UGP— |
| Existing Conc. Curb & Gutter | — | — |
| Existing Wood Fence | —X— | —X— |
| Existing Gas Main | —GAS— | —GAS— |
| Existing Water Main | -X-W/M- | -X-W/M- |
| Existing Storm Sewer | -X-STM- | -X-STM- |
| Existing Sanitary Sewer | -X-SAN- | -X-SAN- |
| Existing Underground Telephone | —UGT— | —UGT— |
| Existing Overhead Power | —OHE— | —OHE— |
| Proposed Storm Sewer | —ST— | —ST— |
| Proposed Sanitary Sewer | —SS— | —SS— |
| Proposed Underground Power | —UGT— | —UGT— |
| Proposed Gas Service | —GAS— | —GAS— |
| Proposed 8" D.I.P. Water | —W— | —W— |
| Proposed Electrical Service | —UGP— | —UGP— |

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON JAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0551G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

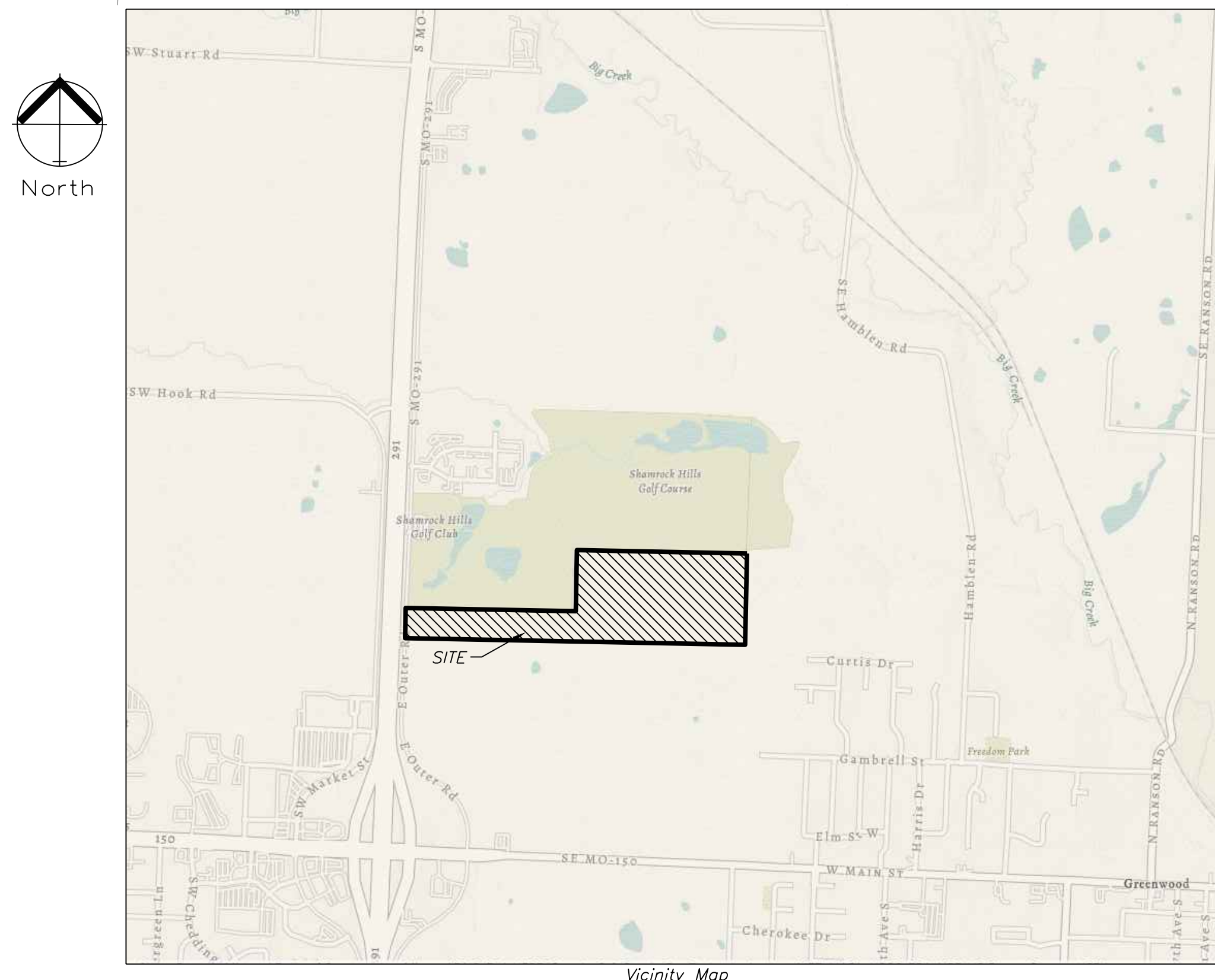
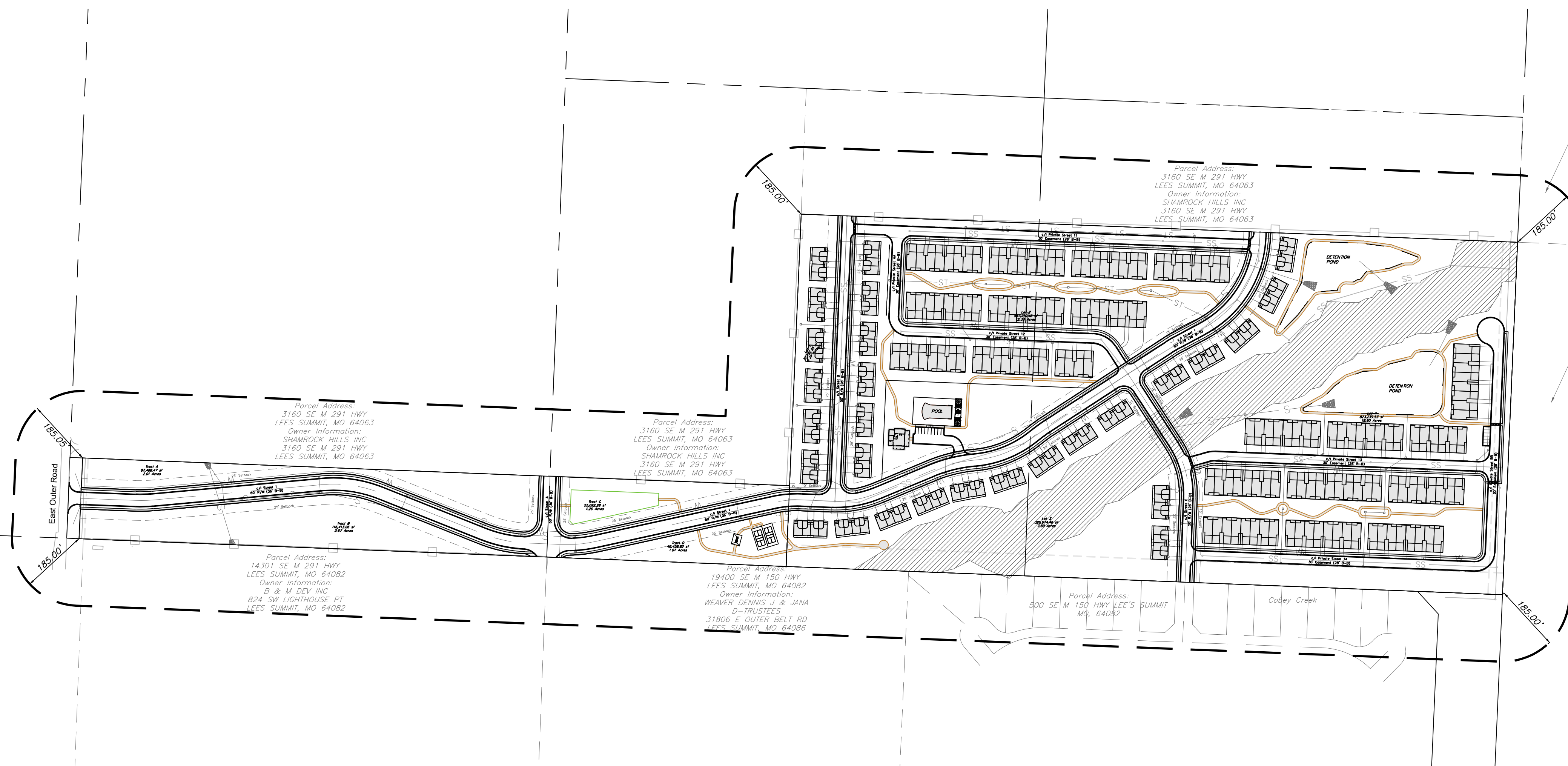
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

- ENERGY - 298-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

Current Zoning: AG
Proposed Zoning: RP-3



PROPERTY DESCRIPTION

TRACT 1:
ALL THAT PART OF THE NORTH 1/2 OF THE SECTION 29, TOWNSHIP 47, RANGE 31, IN THE LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SECTION 29, THENCE EAST ALONG THE 1/2 SECTION LINE 655.4 FEET; THENCE NORTH 223.13 FEET; THENCE WEST 1953.62 FEET TO A POINT IN THE EAST LINE OF U.S. HIGHWAY NO. 71 BY-PASS; THENCE SOUTH ALONG SAID EAST LINE 233.13 FEET TO A POINT IN THE EAST AND WEST CENTER LINE OF SAID SECTION 29; THENCE EAST ALONG SAID CENTER LINE 1292.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 2:
PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 47 RANGE 31, IN THE LEE'S SUMMIT, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 47, RANGE 31, RUNNING THENCE NORTH 59 POLES, THENCE WEST 120 POLES, THENCE SOUTH 59 POLES THENCE EAST 120 POLES TO THE POINT OF BEGINNING.

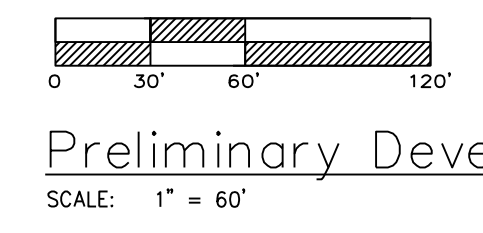
Site Impervious Area

| | | |
|----------------------|---|---------------------------------|
| Total Area | 54.26 acres (2,363,561.42 sq. ft.) | |
| Proposed Site | 54.26 Acres | |
| Site Area | 192,090 sq. ft. | |
| Building | 128,148 sq. ft. | |
| Parking Lot | 6,218 sq. ft. | |
| Sidewalk | 62,761 sq. ft. | |
| Trail | 42,171 sq. ft. (7,028 Feet Long) | |
| Street | 304,684 sq. ft. | |
| Impervious Area | 741,072 sq. ft. (31.4% of Site) | |
| Total Units | 268 (156 Townhomes / 112 Quad Units) | |
| Density | 4.94 units per acre with Common Area | |
| Density | 5.67 units per acre without Common Area | |
| Lots | 4 | |
| 1 | 71,137.35 sf (1.77 Acres) | 24 Units (13.45 Units/Acre) |
| 2 | 537,210.48 sf (12.33 Acres) | 76 Units (6.16 Units/Acre) |
| 3 | 326,674.46 sf (7.50 Acres) | 36 Units (4.80 Units/Acre) |
| 4 | 823,239.53 sf (18.90 Acres) | 132 Units (6.98 Units/Acre) |
| Subtotal | 1,758,261.82 sf (40.36 Acres) | |
| Tracts | 4 | |
| A | 87,488.47 sf (2.01 Acres) | Open Space |
| B | 116,413.06 sf (2.67 Acres) | Detention Facility / Open Space |
| C | 55,092.29 sf (1.26 Acres) | Dog Park / Open Space |
| D | 46,458.82 sf (1.07 Acres) | Pickle Ball / Gazebo / Trail |
| Subtotal | 305,452.62 sf (7.01 Acres) | |

Added dwelling units per acre, with and without common area.

Parking:

| | |
|-----------------------------|---------------------------|
| Required | 536 Standard (2 Per Unit) |
| Provided | |
| Driveway | 2 PER UNIT = 536 |
| Garage | 2 PER UNIT = 536 |
| Common/Visitor | 15 |
| Total Parking Spaces | 1,087 |



Preliminary Development Plan

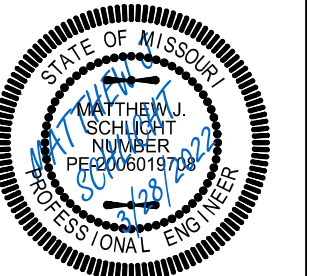


Professional Registration
Missouri
Engineering 2005602188-D
Surveying 200506319-D
Kansas
Engineering E-1895
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
WEAVER
DEVELOPMENT
Issue Date:
February 25, 2022

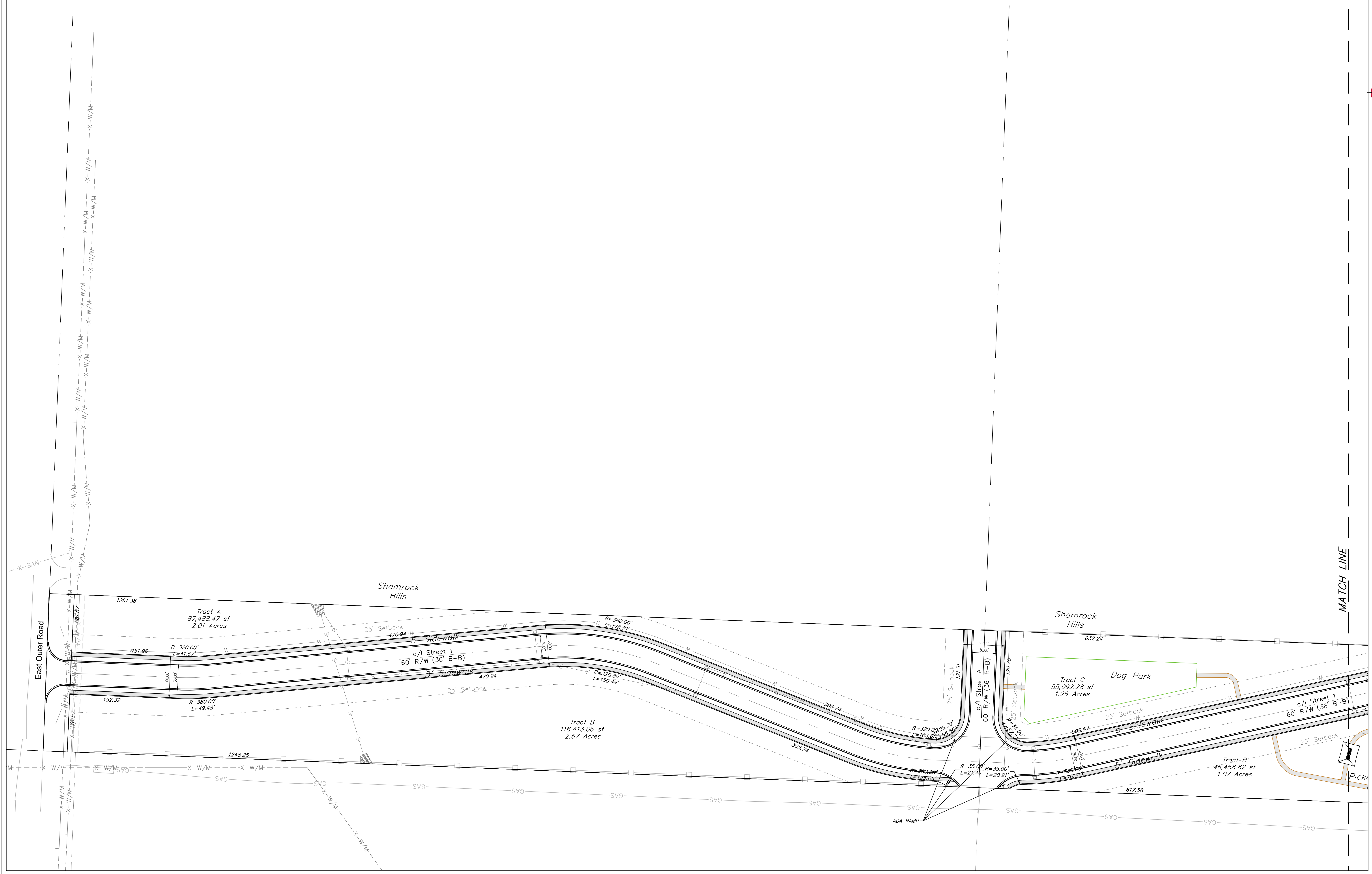
TRISTART AT LEE'S SUMMIT
Part of the North 1/2 of
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

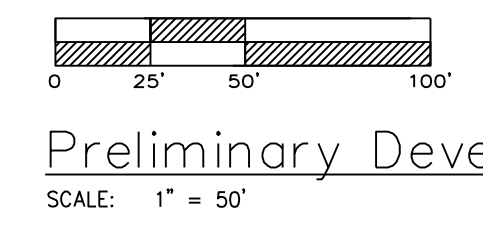
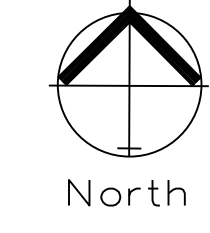
PRELIMINARY DEVELOPMENT PLAN
Preliminary Plans for:
TRISTRAR AT LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
REV. 3/28/2022





Preliminary Development Plan

SCALE: 1" = 50'

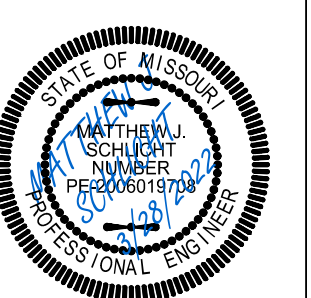


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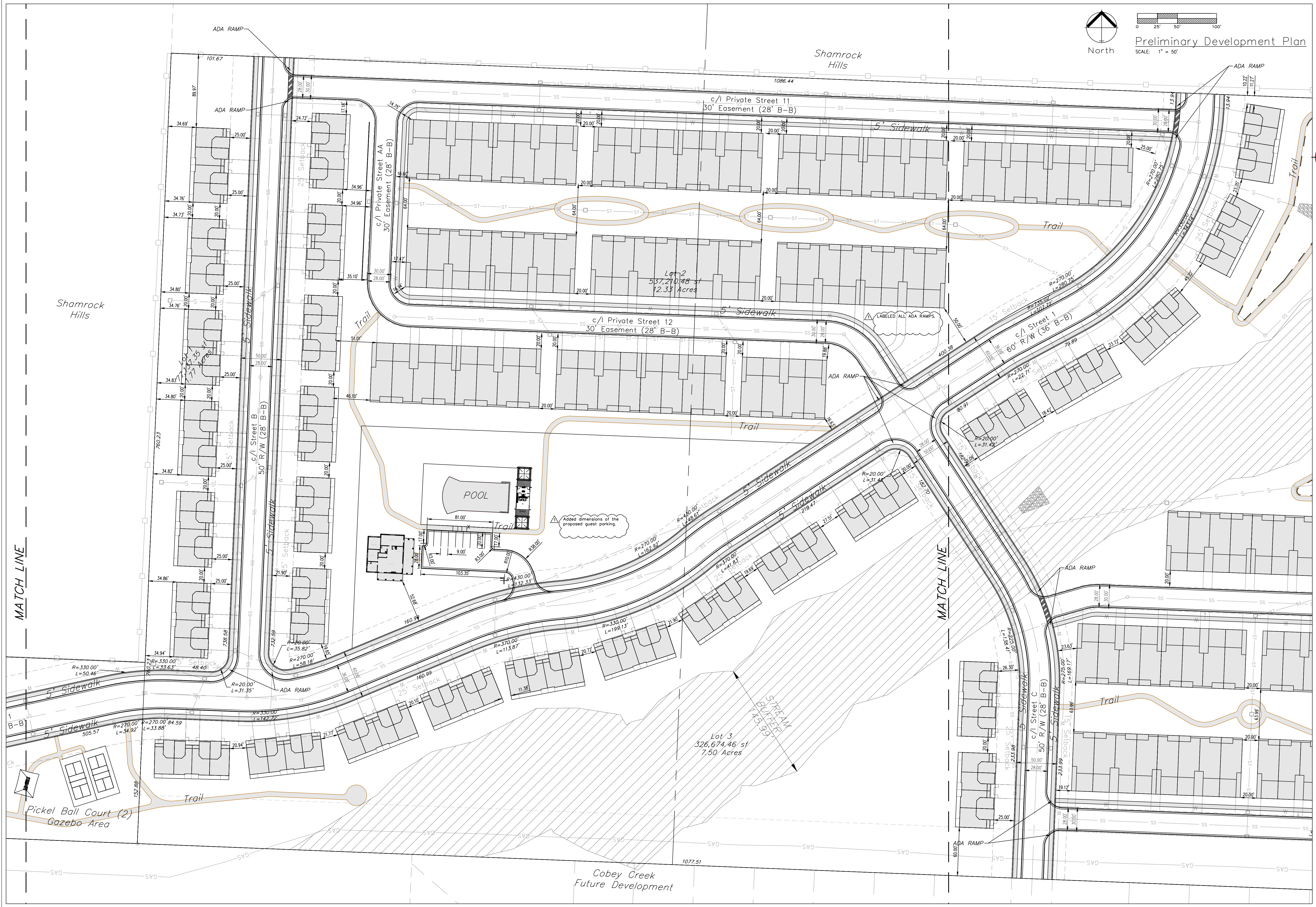
TRISTART AT LEE'S SUMMIT
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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Shamrock Hills

Shamrock Hills

Cobey Creek Future Development

MATCH LINE

MATCH LINE

Added dimensions of the proposed guest parking.

LABELLED ALL ADA RAMP

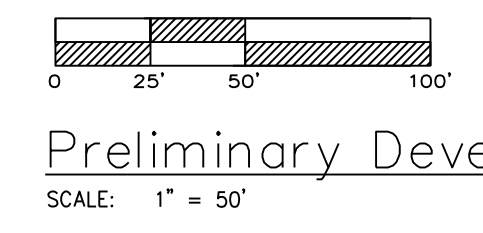
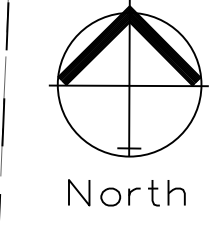
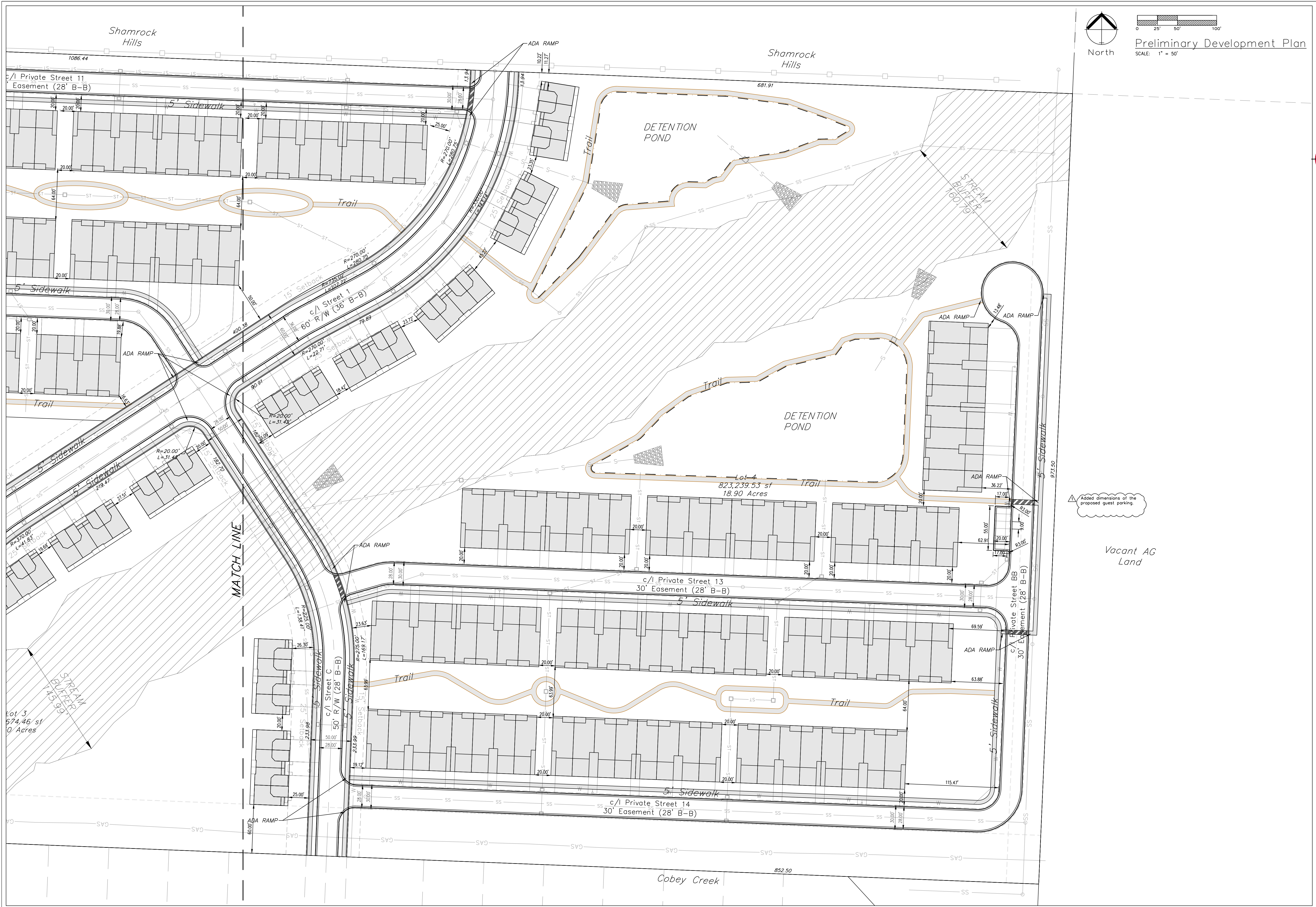
Pickel Ball Court (2)
Gazebo Area

POOL

Lot 3
326,674.46 sq ft
7.50 Acres

Lot 2
537,210.48 sq ft
12.33 Acres

REVISIONS



Preliminary Development Plan

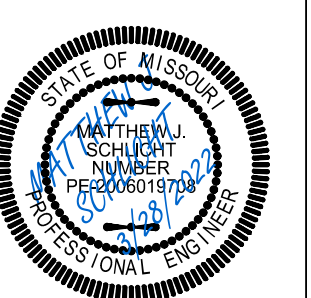


Professional Registration
 Missouri
 Engineering 2005602188-D
 Surveying 200506319-D
 Kansas
 Engineering E-1895
 Surveying LS-216
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: TRISTAR AT LEE'S SUMMIT
 Part of the North 1/2 of
 Section 29, Township 47 North, Range 31 West
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

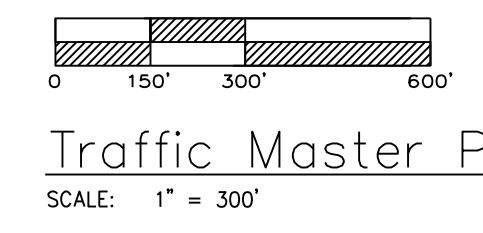
Project: WEAVER DEVELOPMENT
 Issue Date: February 25, 2022

PRELIMINARY DEVELOPMENT PLAN
 Preliminary Plans for:
 TRISTAR AT LEE'S SUMMIT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS
 REV. 3/28/2022



Professional Registration
Missouri
Engineering 2005602188-D
Surveying 200506319-D
Kansas
Engineering E-1895
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: TRISTART AT LEE'S SUMMIT
WEAVER DEVELOPMENT
Part of the North 1/2 of Section 29, Township 47 North, Range 31 West, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
Issue Date: February 25, 2022

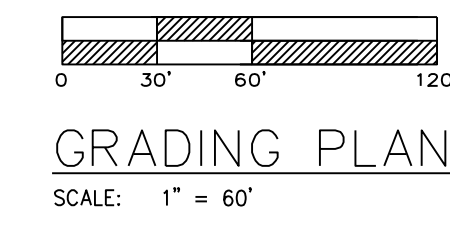
TRAFFIC MASTER PLAN
Preliminary Plans for:
TRISTRAR AT LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

| REV. | DATE | DESCRIPTION |
|------|-----------|-------------|
| △ | 3/28/2022 | |
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Professional Registration
Missouri
Engineering 2005602188-D
Surveying 200506319-D
Kansas
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Surveying LS-216
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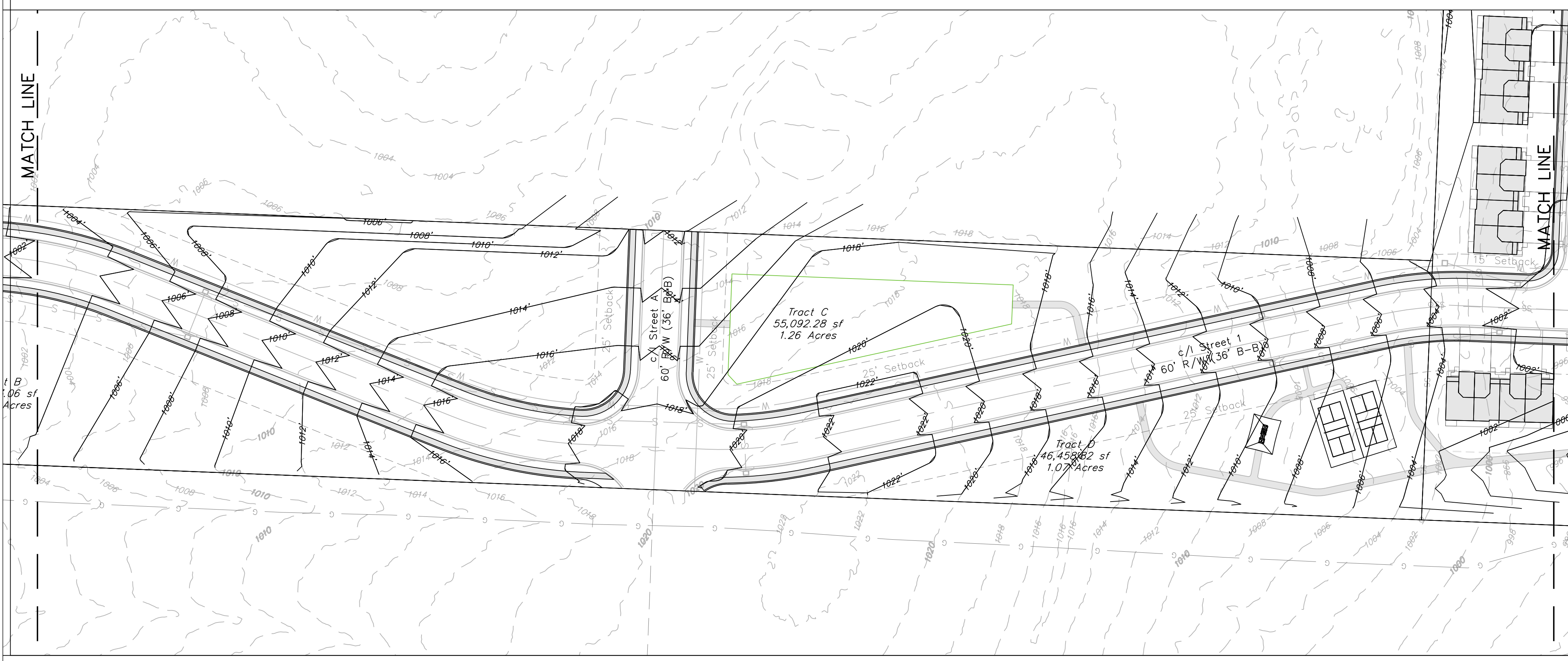
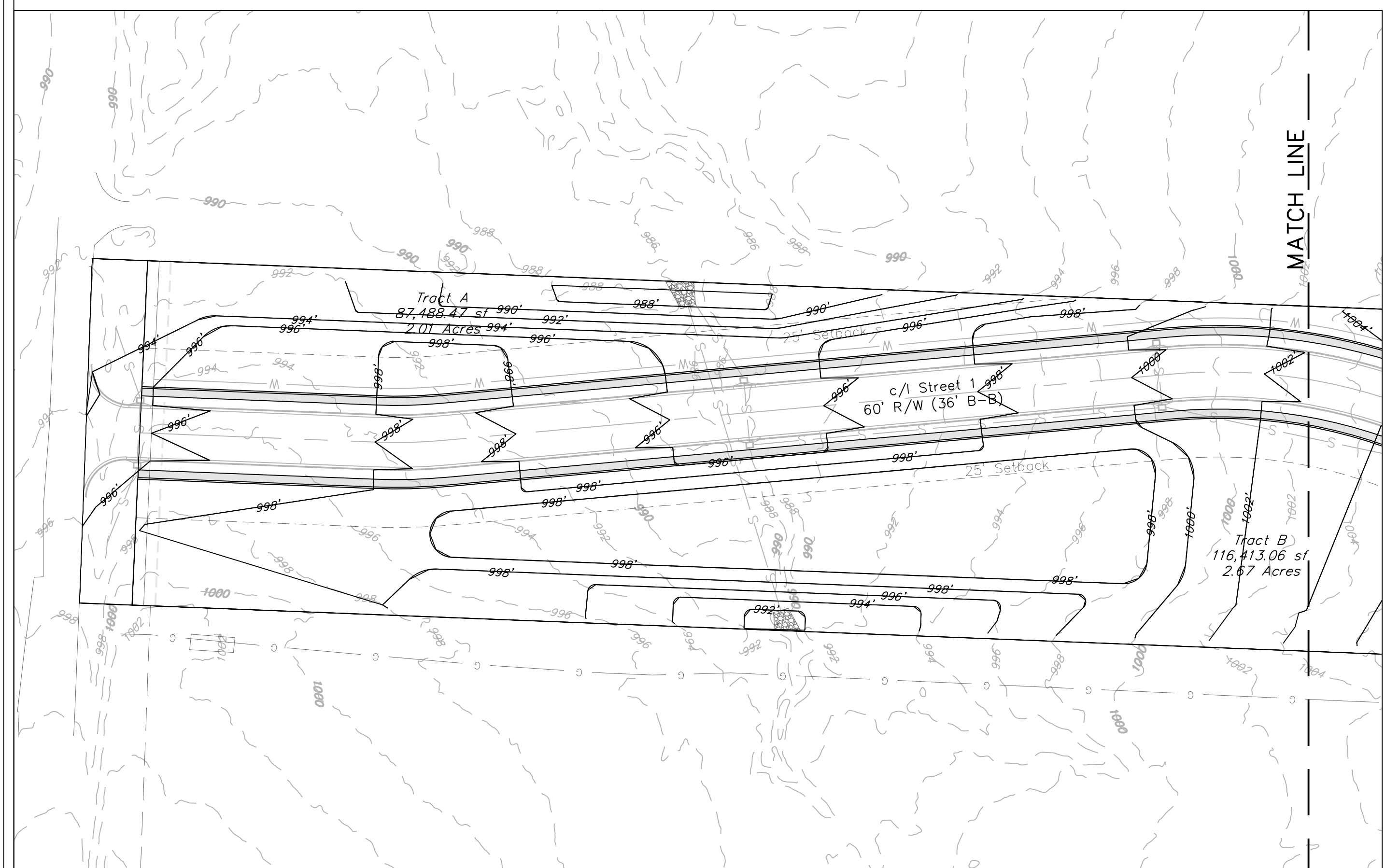
Project: TRISTART AT LEE'S SUMMIT
WEAVER DEVELOPMENT
Issue Date: February 25, 2022
Part of the North 1/2 of Section 29, Township 47 North, Range 31 West, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Grading Plan
Preliminary Plans for:
TRISTRAR AT LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



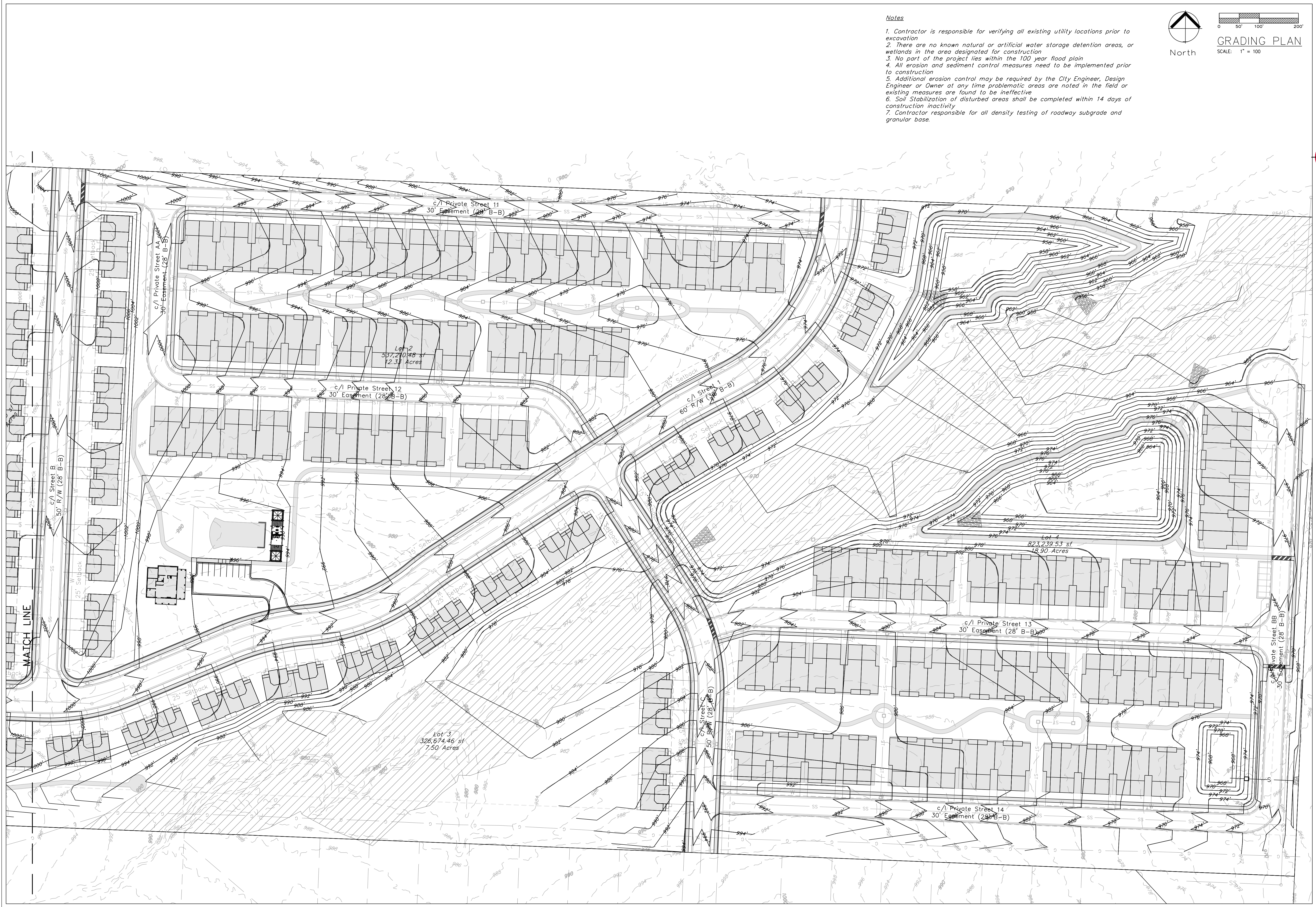
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
REV. 3/28/2022



Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

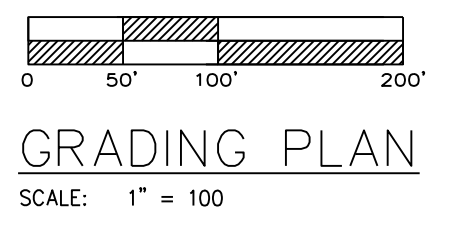


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North



GRADING PLAN
SCALE: 1" = 100'



Professional Registration
Missouri
Engineering 2005602168-D
Surveying 200506319-D
Kansas
Engineering E-1895
Surveying LS-216
Oklahoma
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TRISTART AT LEE'S SUMMIT
Part of the North 1/2 of
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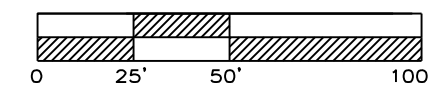
Project:
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DEVELOPMENT
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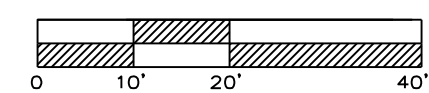
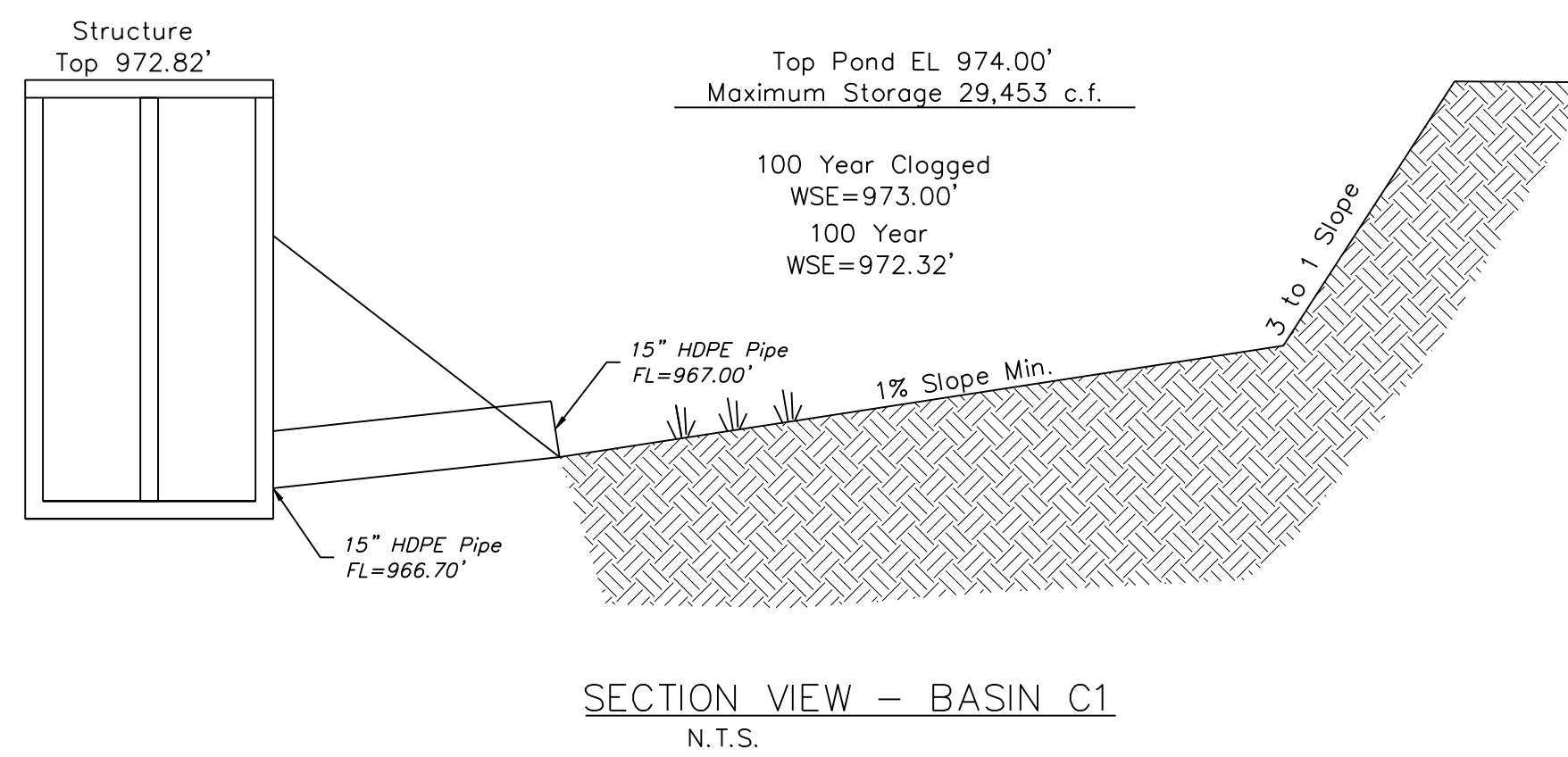
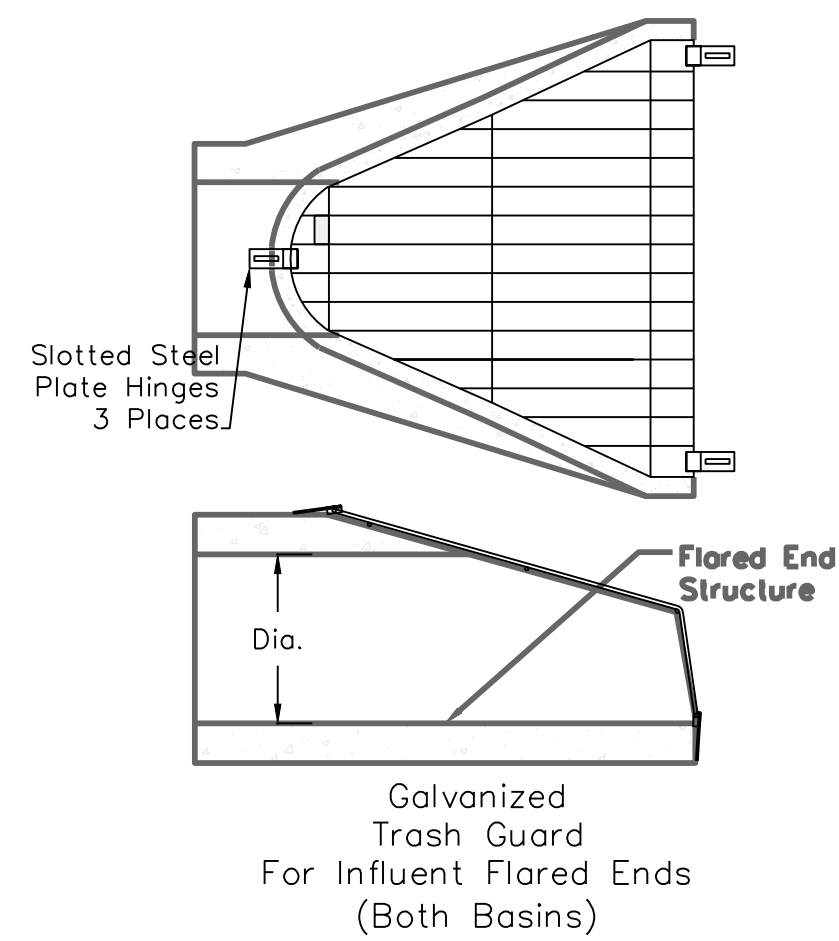
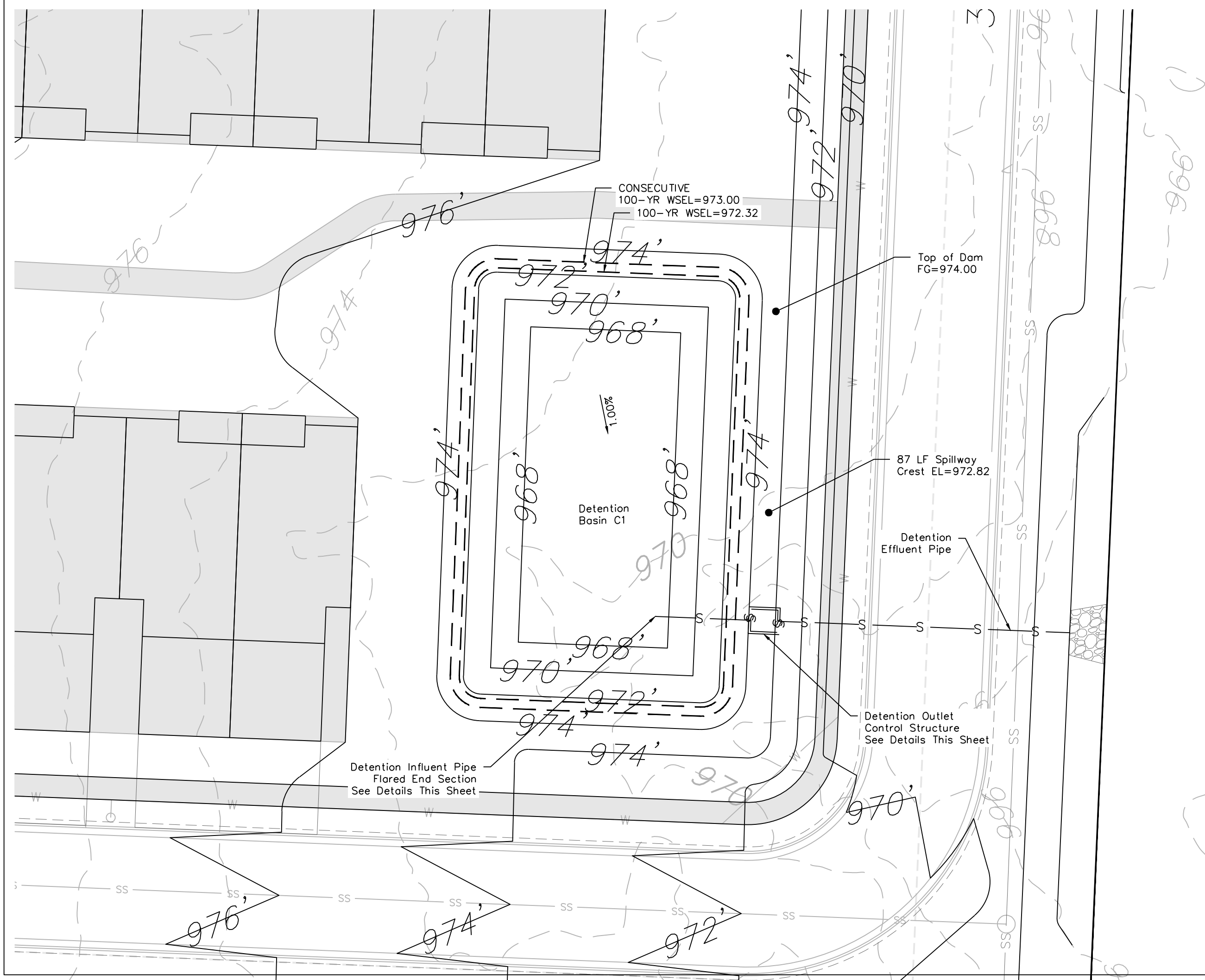


DETENTION BASIN PLAN

SCALE: 1" = 50'

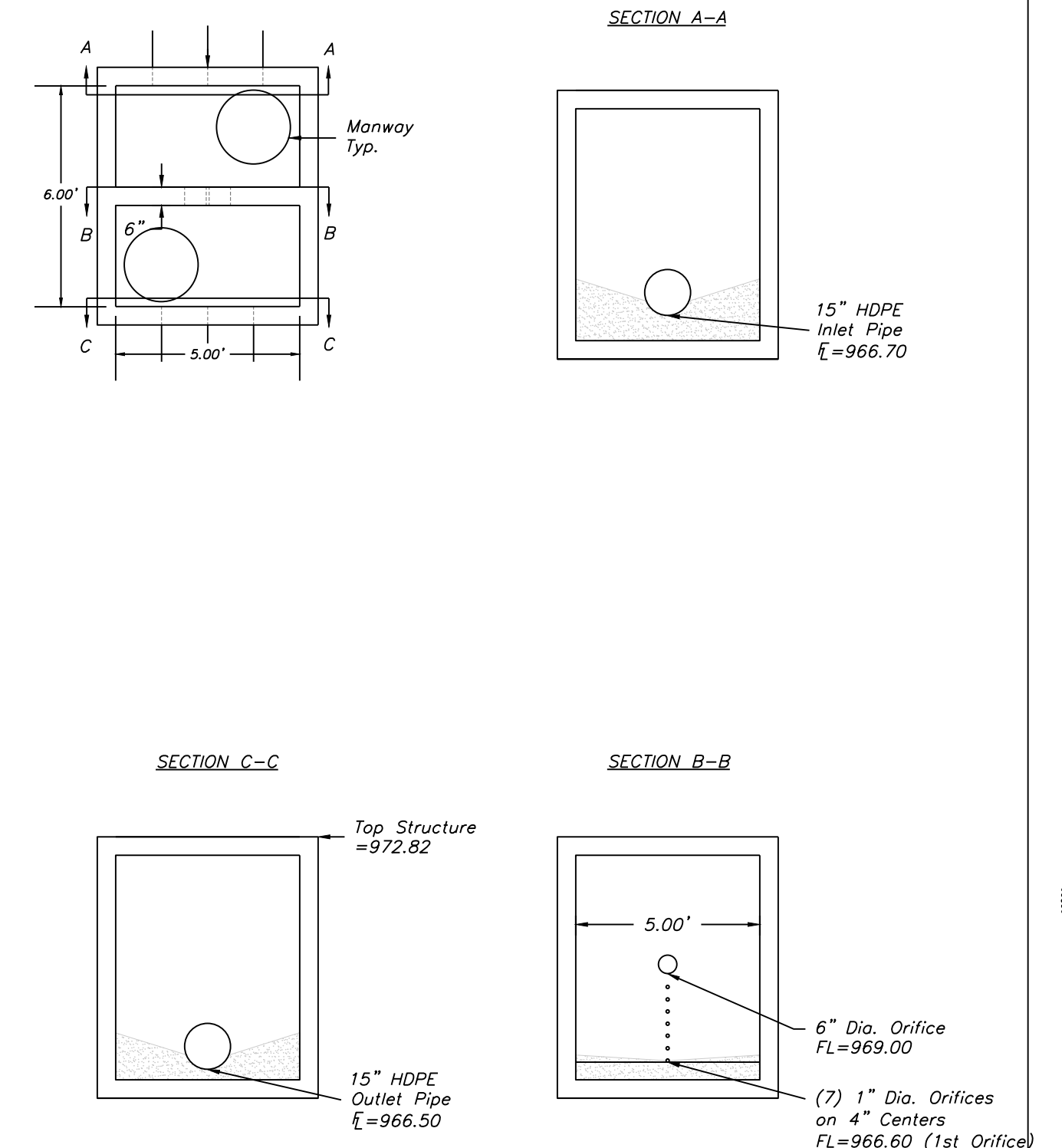
NOTES:

- BOTH BASINS SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
- AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



DETENTION BASIN PLAN

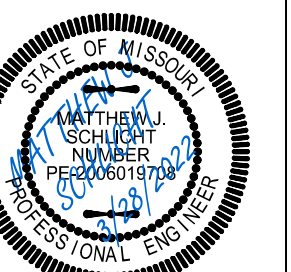
SCALE: 1" = 20'



CONTROL STRUCTURE - BASIN C1
1" = 1'-0"

Project:
WEAVER
DEVELOPMENT
Issue Date:
February 25, 2022

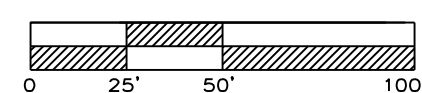
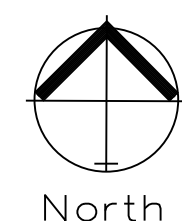
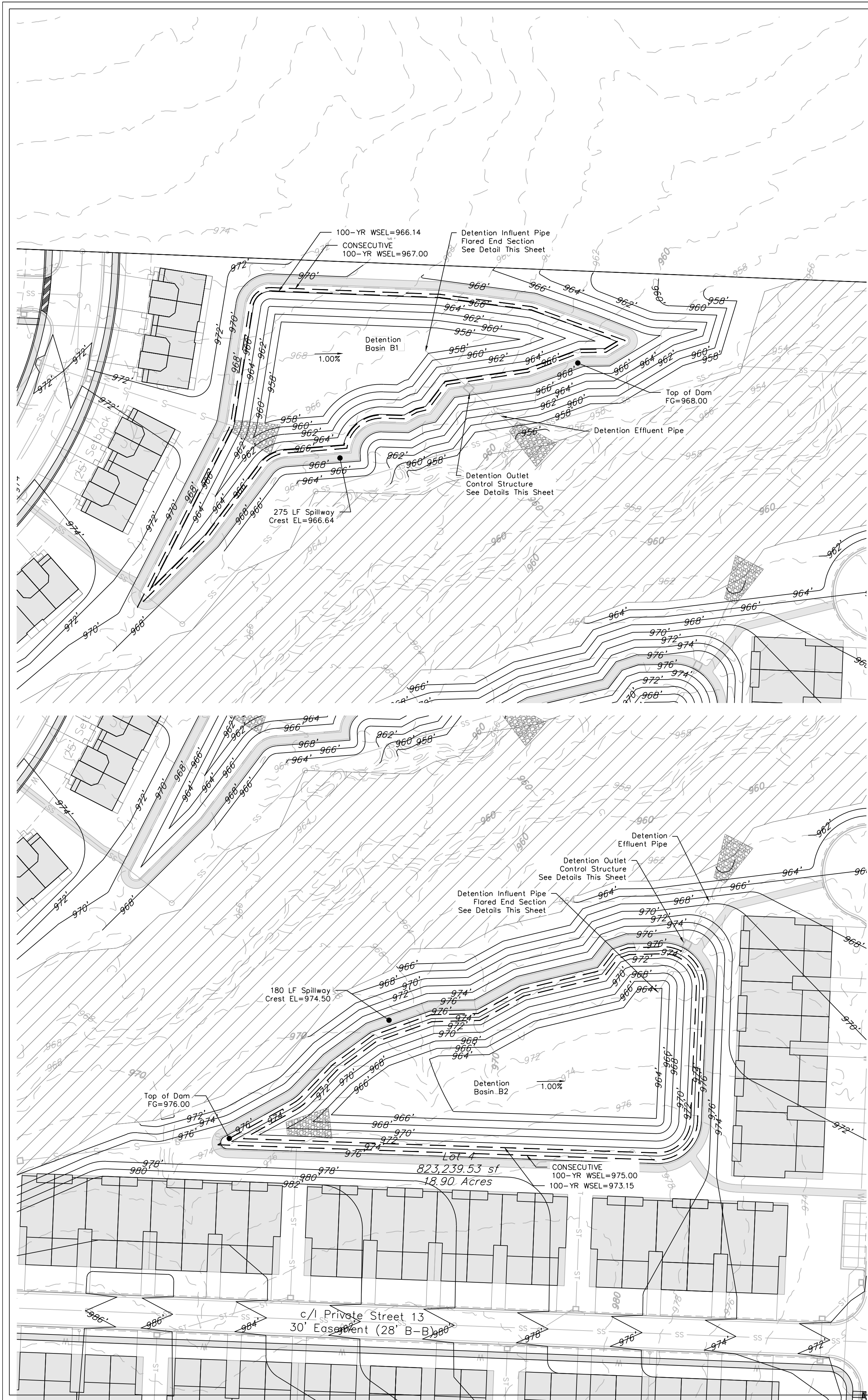
Detention Basin Plan - C1
Preliminary Plans for:
TRISTRAR AT LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

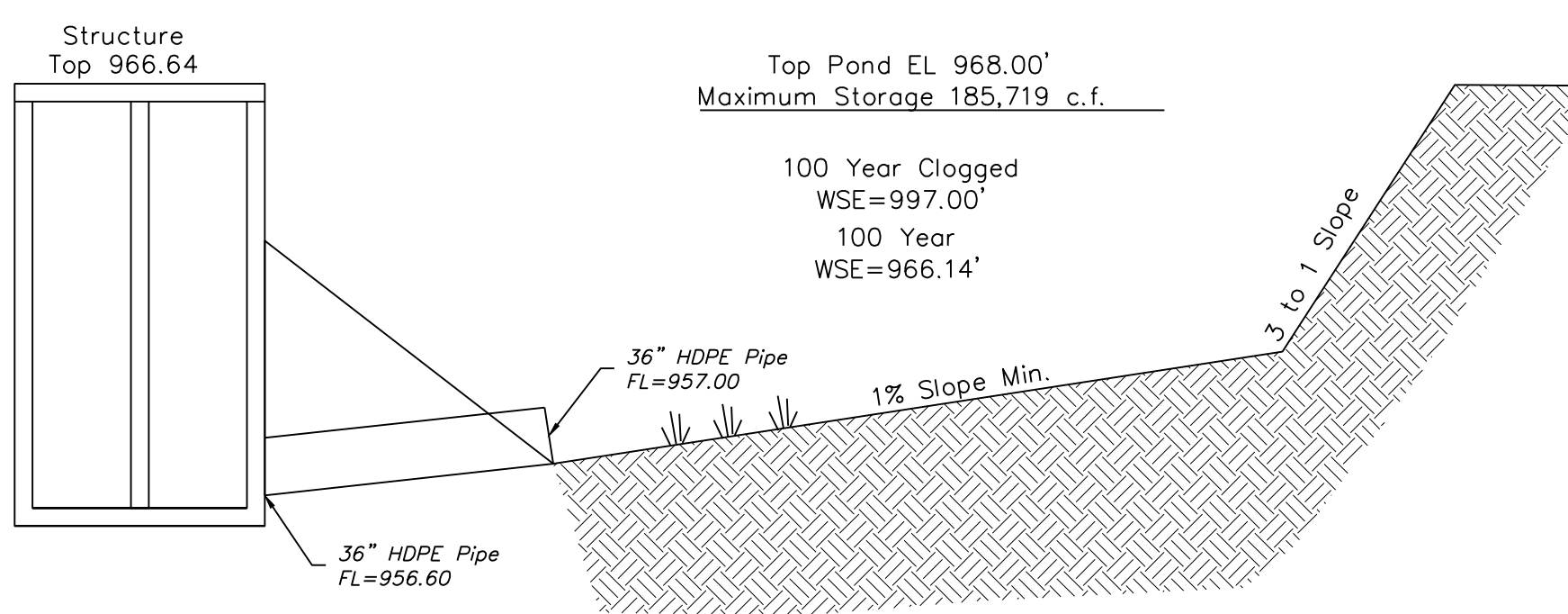
REV. 3/28/2022



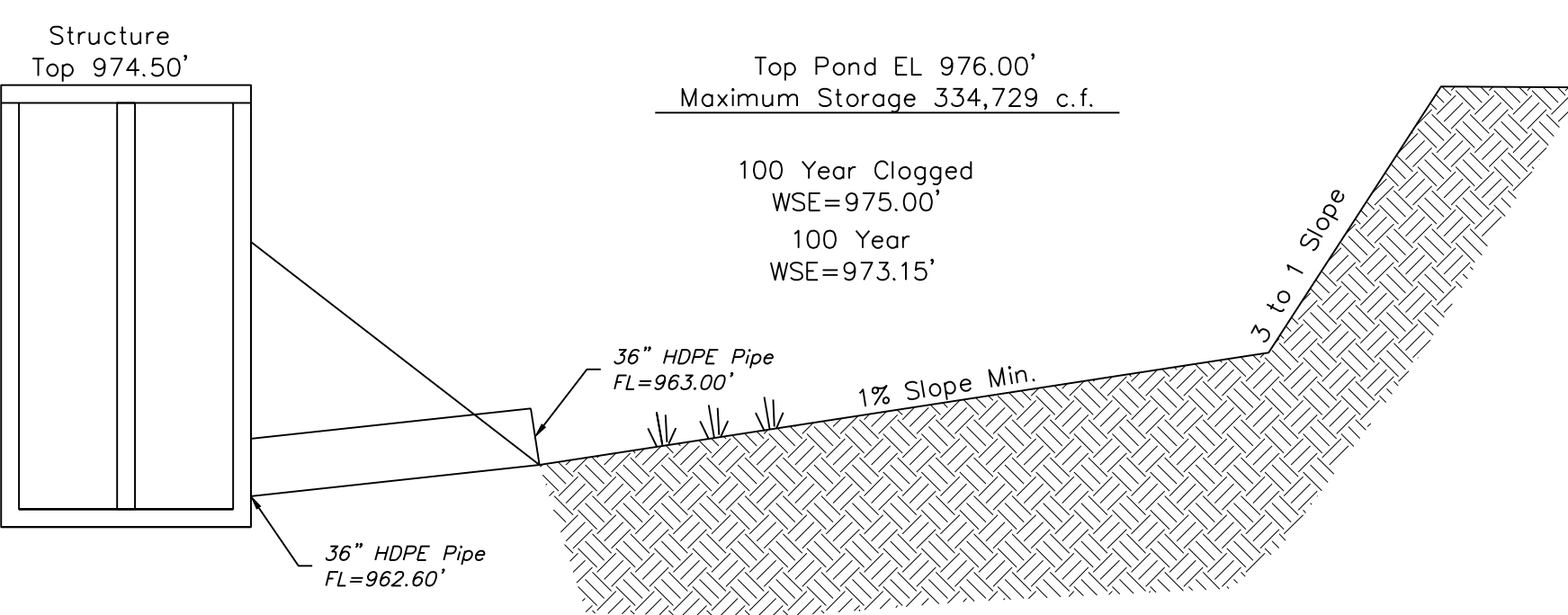
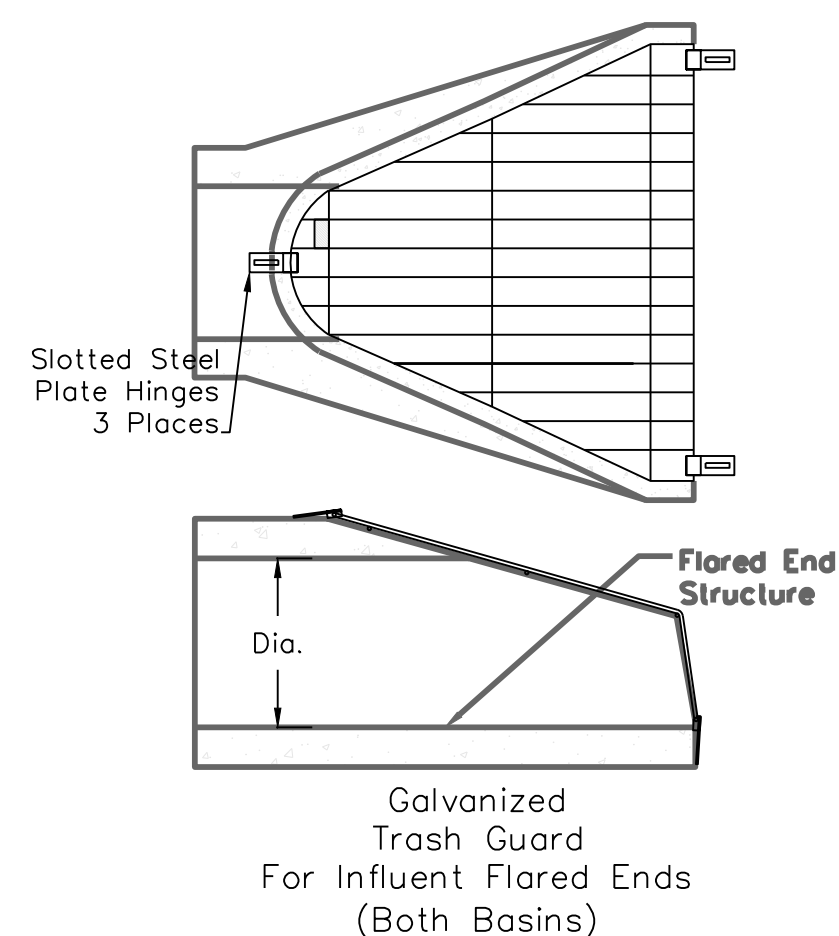
DETONATION BASIN PLAN

SCALE: 1" = 50'

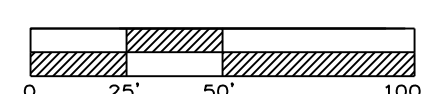
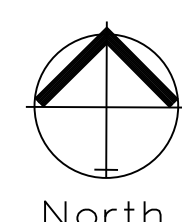
- NOTES:
- BOTH BASINS SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
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SECTION VIEW - BASIN B1
N.T.S.

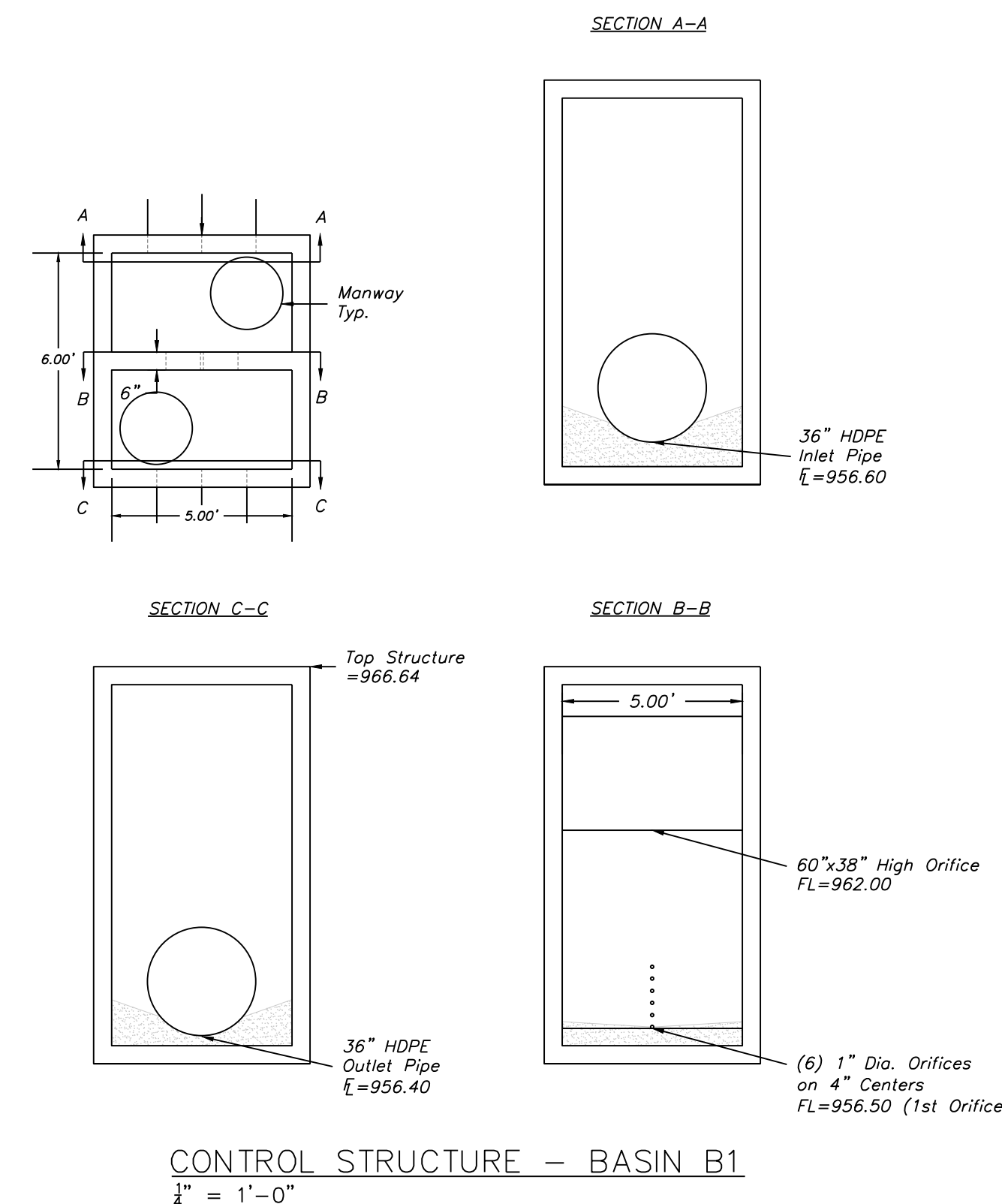


SECTION VIEW - BASIN C1
N.T.S.

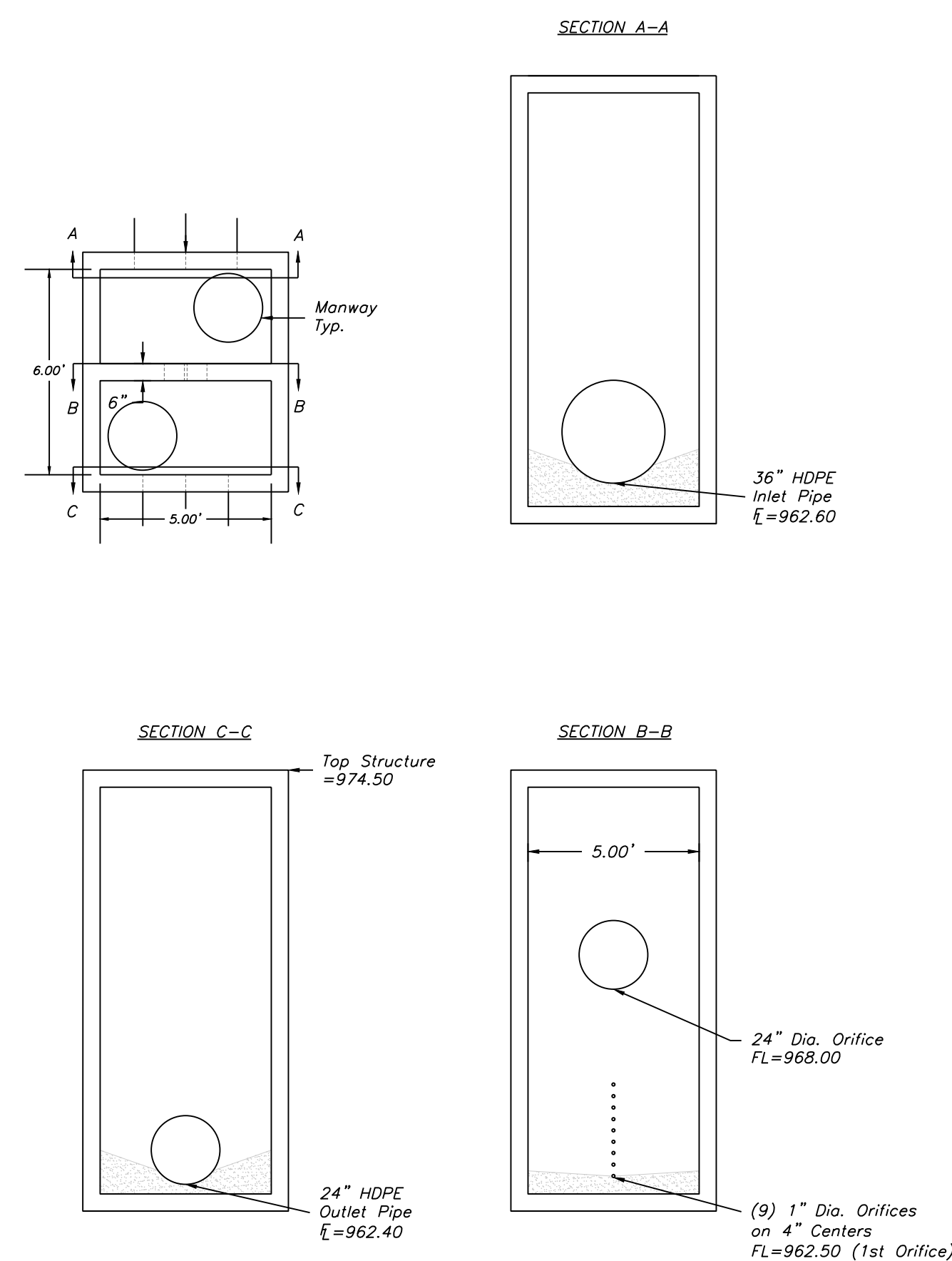


DETONATION BASIN PLAN

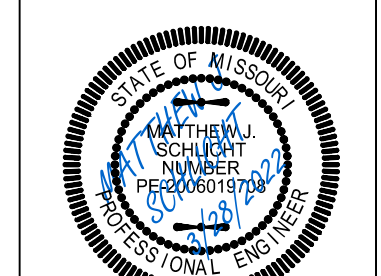
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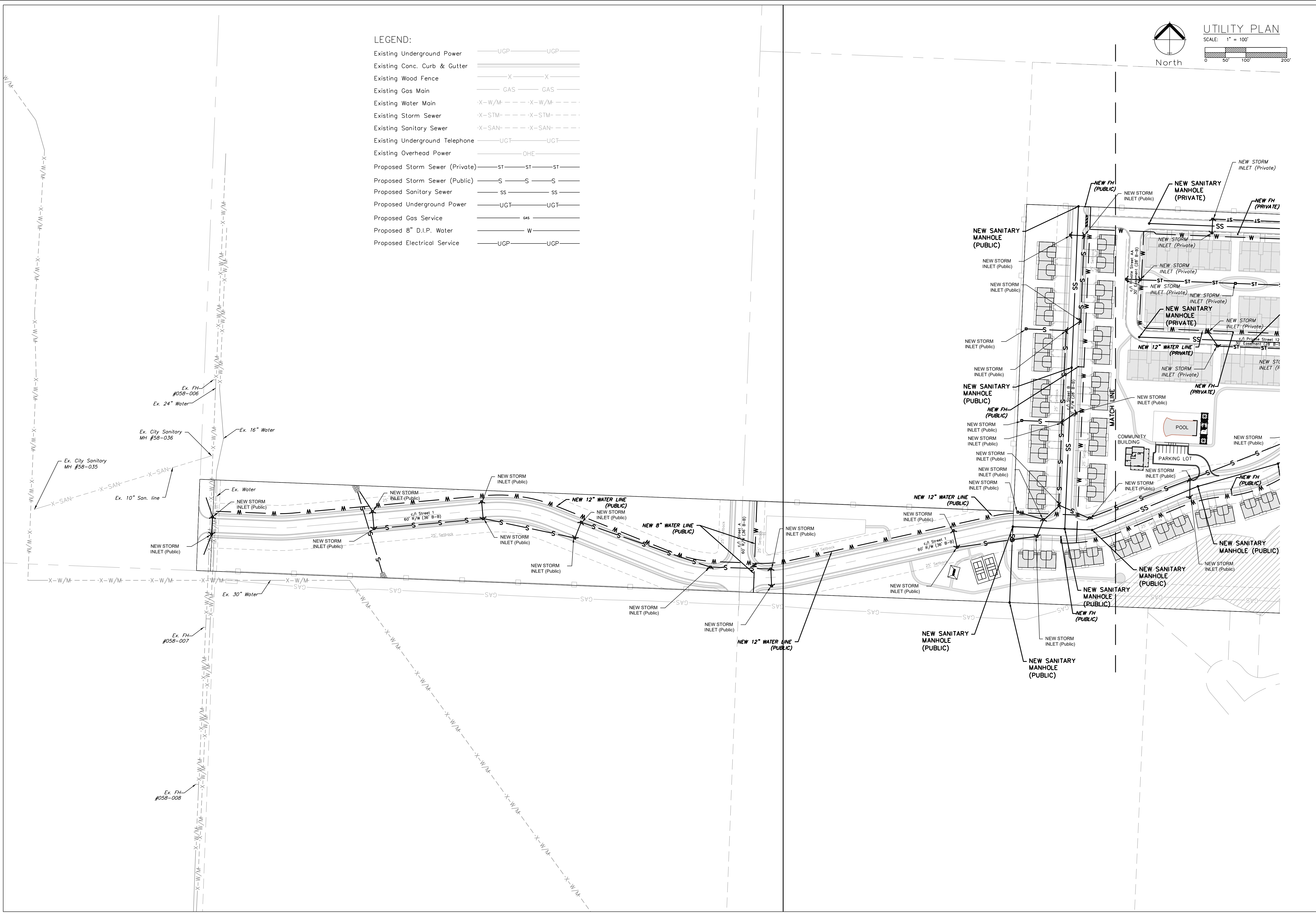


CONTROL STRUCTURE - BASIN B1
1/4" = 1'-0"



CONTROL STRUCTURE - BASIN B2
1/4" = 1'-0"



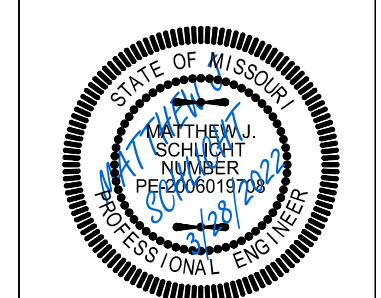


Professional Registration
 Missouri
 Engineering 2005002188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: TRISTAR AT LEE'S SUMMIT
 Part of the North 1/2 of
 Section 29, Township 47 North, Range 31 West
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: WEAVER DEVELOPMENT
 Issue Date: February 25, 2022

Utility Plan
 Preliminary Plans for:
 TRISTAR AT LEE'S SUMMIT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

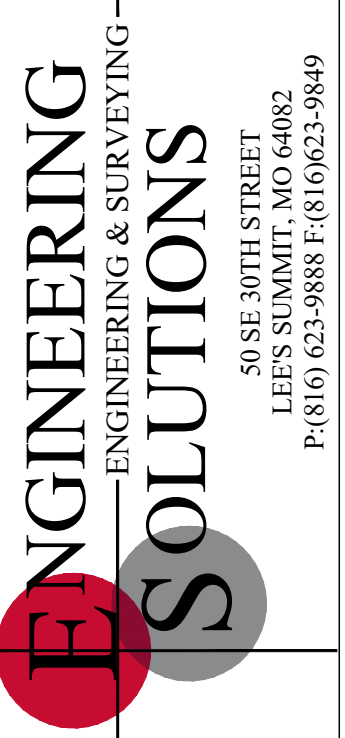
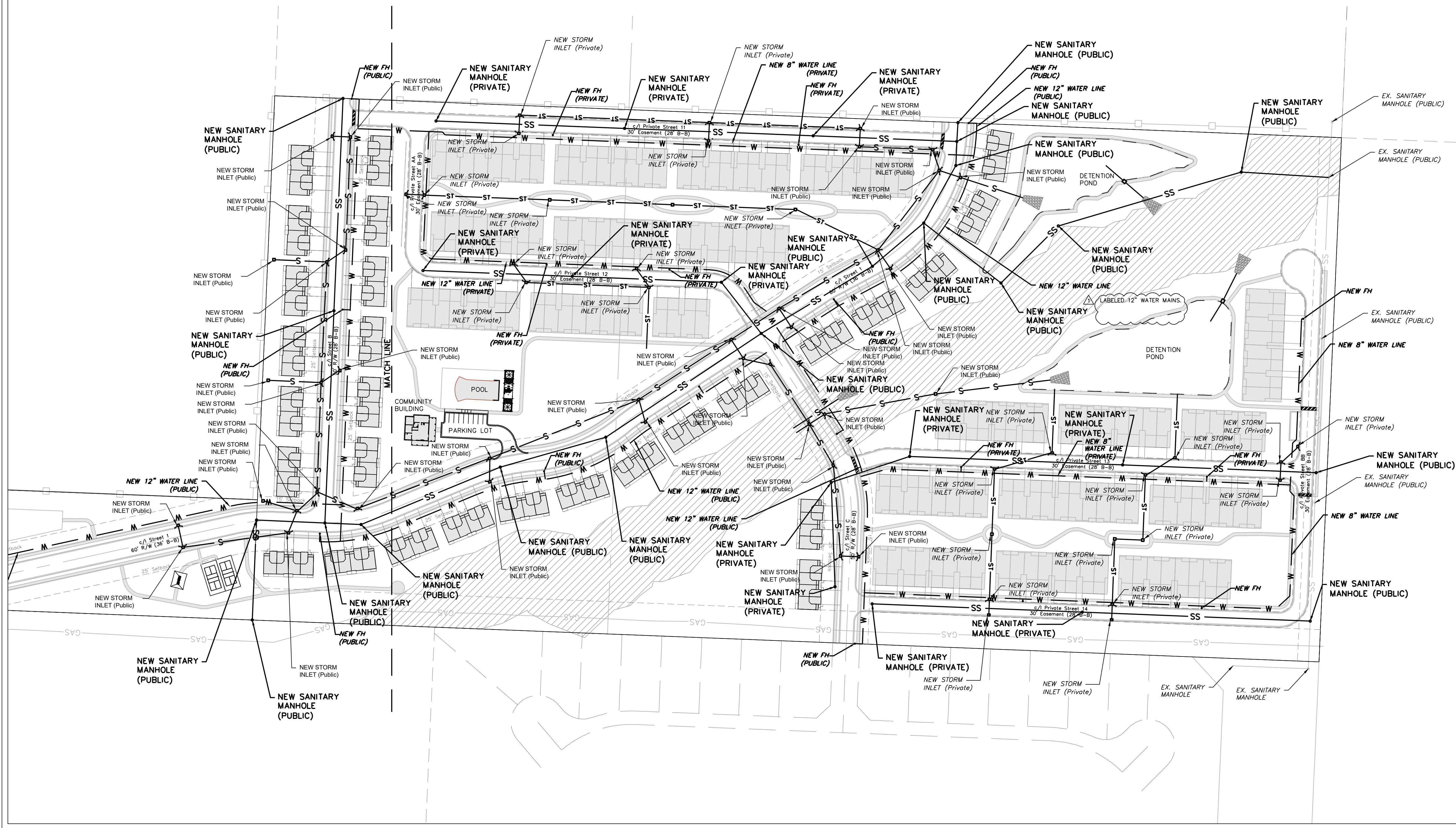
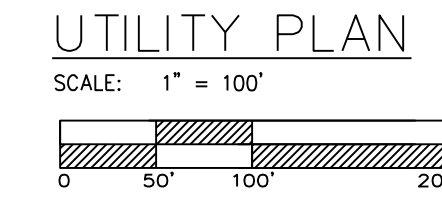


Matthew J. Schlicht
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 KS PE 19071
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LEGEND:

| | |
|--------------------------------|-----------------|
| Existing Underground Power | —UGP—UGP— |
| Existing Conc. Curb & Gutter | ===== |
| Existing Wood Fence | -X-X- |
| Existing Gas Main | —GAS—GAS— |
| Existing Water Main | -X-W/M--X-W/M-- |
| Existing Storm Sewer | -X-STM--X-STM-- |
| Existing Sanitary Sewer | -X-SAN--X-SAN-- |
| Existing Underground Telephone | —UGT—UGT— |
| Existing Overhead Power | —OHE— |
| Proposed Storm Sewer (Private) | —ST—ST—ST— |
| Proposed Storm Sewer (Public) | —S—S—S— |
| Proposed Sanitary Sewer | —SS—SS—SS— |
| Proposed Underground Power | —UGT—UGT— |
| Proposed Gas Service | —GAS— |
| Proposed 8" D.I.P. Water | —W— |
| Proposed Electrical Service | —UGP—UGP— |



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500619-D
Kansas
Engineering E-1895
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Project: TRISTRAT AT LEE'S SUMMIT
DEVELOPMENT
Part of the North 1/2 of
Section 29, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Issue Date: February 25, 2022

Utility Plan
Preliminary Plans for:
TRISTRAT AT LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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REV. 3/28/2022

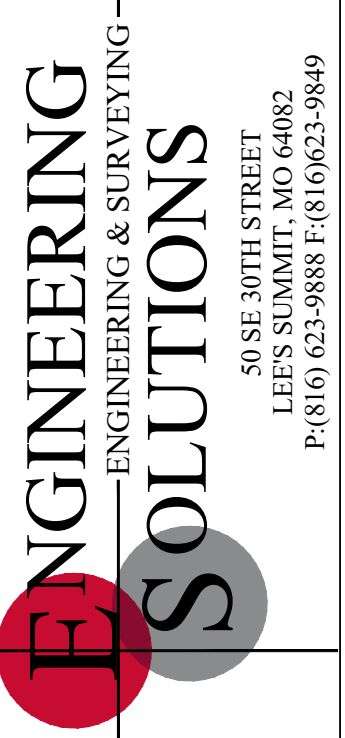
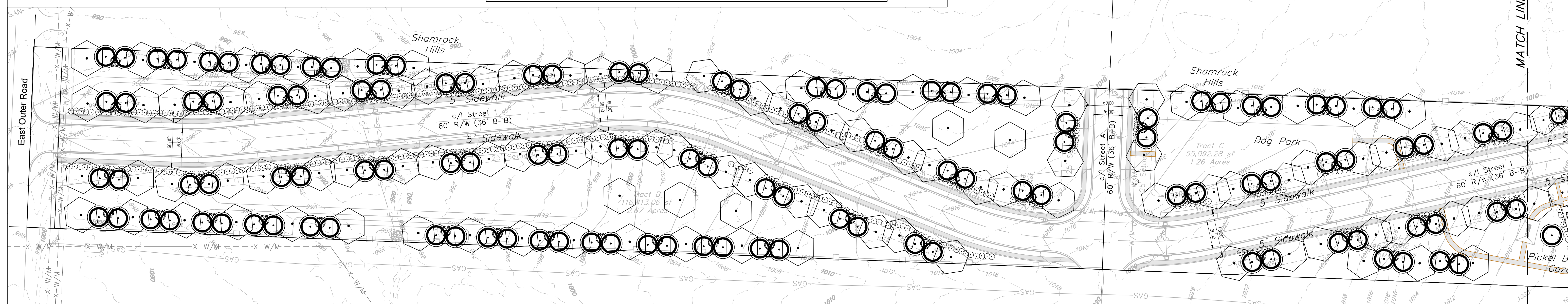
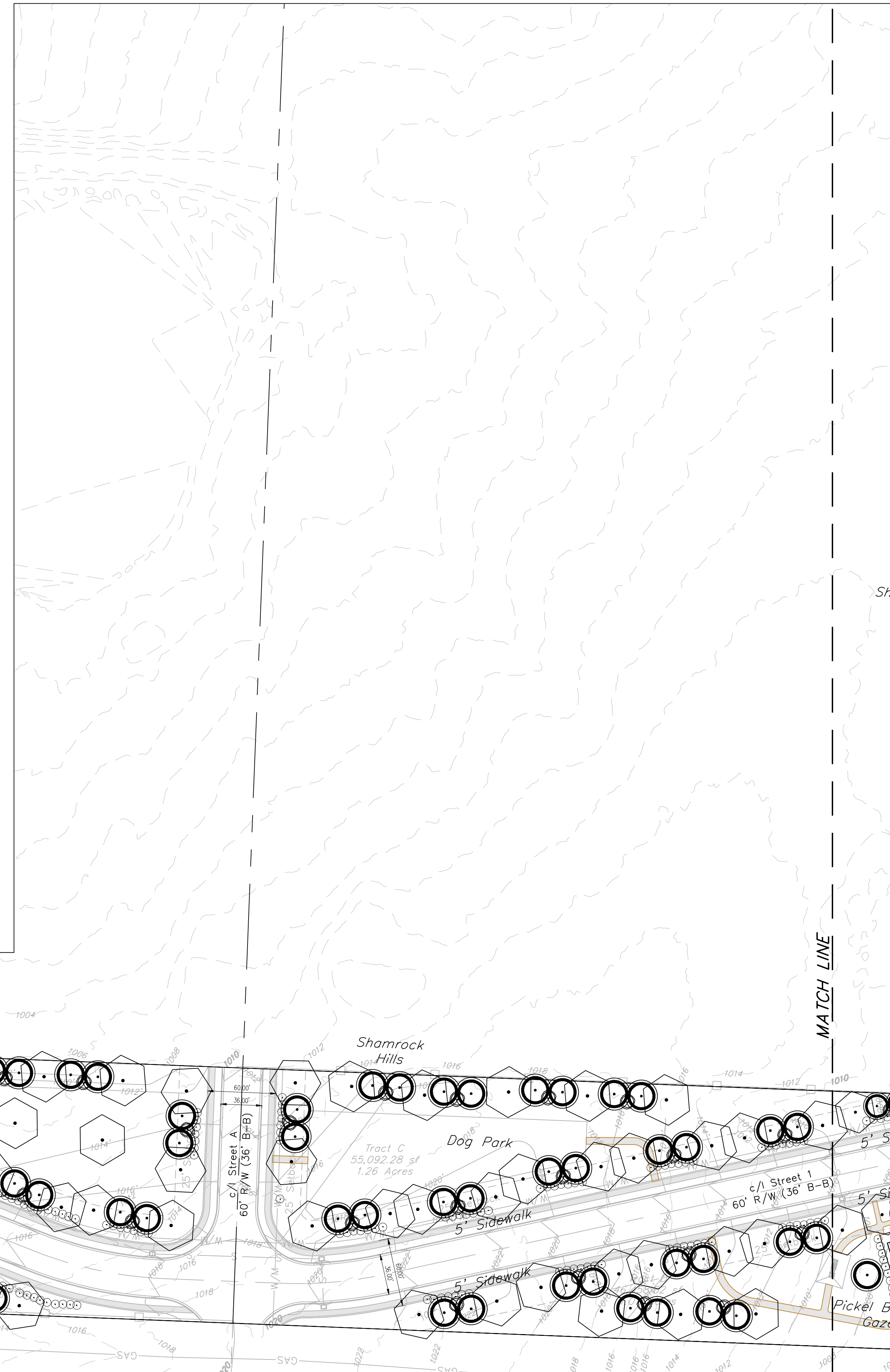
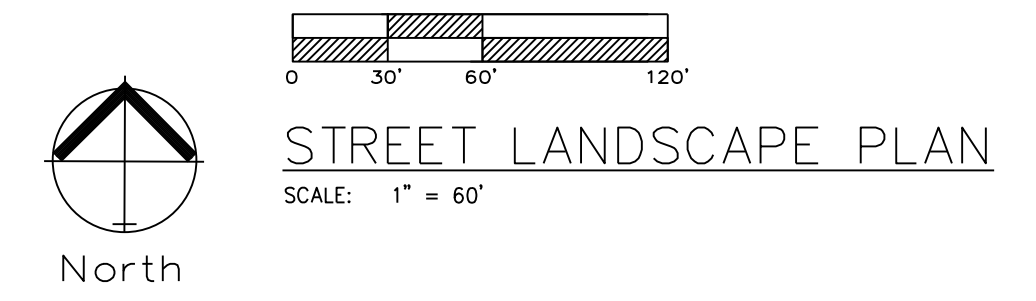
PLANTING SCHEDULE:

IS FOR PHASE I ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

| SYMBOL | QUANT. | KEY | NAME | SIZE |
|-----------|--------|-----|---|--------------|
| tree | 320 | TA | AMERICAN BASSWOOD LINDEN TILIA AMERICANA | 3.0" CAL |
| evergreen | 226 | SR | SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET" | 8' Ht. |
| tree | 366 | RB | OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA" | 3.0" CAL |
| shrub | 1464 | BB | BURNING BUSH EUONYMUS ALATA "COMPACTUS" | 2 Gallon Pot |

LANDSCAPE WORKSHEET

| | ORDINANCE REQUIREMENT | REQUIRED FOR THIS SITE | PROPOSED LANDSCAPE |
|---|---|---|---------------------|
| 14.090.A.1 Street Frontage Trees (STREET 1) | 1 tree per 30 feet of street frontage | 6880 ft. of street frontage /30= 229 trees required | 254 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET 1) | 1 shrub per 20 feet of street frontage | 6880 ft. of street frontage /20= 344 shrubs required | 344 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET A) | 1 tree per 30 feet of street frontage | 300 ft. of street frontage /30= 10 trees required | 10 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET A) | 1 shrub per 20 feet of street frontage | 300 ft. of street frontage /20= 15 shrubs required | 15 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET B) | 1 tree per 30 feet of street frontage | 1490 ft. of street frontage /30= 50 trees required | 53 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET B) | 1 shrub per 20 feet of street frontage | 1490 ft. of street frontage /20= 75 shrubs required | 75 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET C) | 1 tree per 30 feet of street frontage | 1170 ft. of street frontage /30= 39 trees required | 40 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET C) | 1 shrub per 20 feet of street frontage | 1170 ft. of street frontage /20= 59 shrubs required | 60 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET AA) | 1 tree per 30 feet of street frontage | 495 ft. of street frontage /30= 17 trees required | 17 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET AA) | 1 shrub per 20 feet of street frontage | 495 ft. of street frontage /20= 25 shrubs required | 25 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET BB) | 1 tree per 30 feet of street frontage | 1386 ft. of street frontage /30= 46 trees required | 46 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET BB) | 1 shrub per 20 feet of street frontage | 1386 ft. of street frontage /20= 69 shrubs required | 70 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET 11) | 1 tree per 30 feet of street frontage | 2163 ft. of street frontage /30= 72 trees required | 72 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET 11) | 1 shrub per 20 feet of street frontage | 2163 ft. of street frontage /20= 108 shrubs required | 112 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET 12) | 1 tree per 30 feet of street frontage | 1332 ft. of street frontage /30= 44 trees required | 44 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET 12) | 1 shrub per 20 feet of street frontage | 1332 ft. of street frontage /20= 66 shrubs required | 66 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET 13) | 1 tree per 30 feet of street frontage | 1647 ft. of street frontage /30= 55 trees required | 55 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET 13) | 1 shrub per 20 feet of street frontage | 1647 ft. of street frontage /20= 82 shrubs required | 82 shrubs provided |
| 14.090.A.1 Street Frontage Trees (STREET 14) | 1 tree per 30 feet of street frontage | 1623 ft. of street frontage /30= 54 trees required | 54 Trees Provided |
| 14.090.A.3 Street Frontage Shrubs (STREET 14) | 1 shrub per 20 feet of street frontage | 1623 ft. of street frontage /20= 81 shrubs required | 81 shrubs provided |
| 14.090.B.1 Open Yard Shrubs | 2 shrubs per 5000 sq. ft. of total lot area excluding building and parking | 2,077,266 sq. ft. of total lot area minus 741,072 sq. ft. of bldg. & parking= 1,336,194 sq. ft. /5,000 x 2 = 534 shrubs | 534 shrubs |
| 14.090.B.3 Open Yard Trees | 1 tree per 5000 sq. ft. of total lot area excluding building and parking | 2,077,266 sq. ft. of total lot area minus 741,072 sq. ft. of bldg. & parking= 1,336,194 sq. ft. /5,000 = 267 trees | 267 Provided |
| 14.110. Parking Lot Landscape | 5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide | 6,218 sq. ft. of parking area x .05 = 311 sq. ft. of landscape parking lot islands required | 311 sq. ft. |



Professional Registration
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 Surveying 200500619-D
 Kansas
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 Nebraska
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Project:
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 Part of the North 1/2 of
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 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

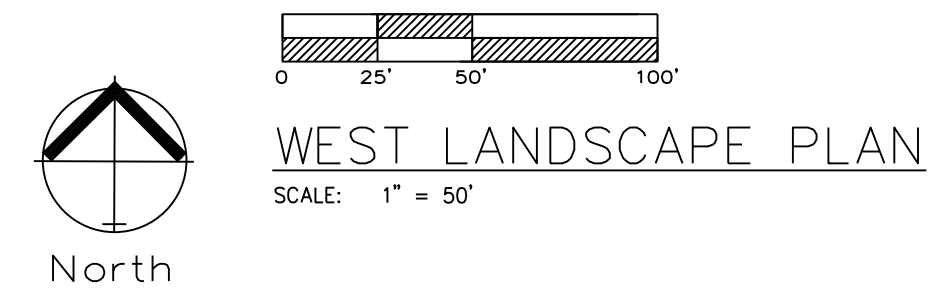
Project:
 WEAVER
 DEVELOPMENT
 Issue Date:
 February 25, 2022

STREET LANDSCAPE PLAN
 Preliminary Plans for:
 TRISTRAR AT LEE'S SUMMIT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 23226

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 REV. 3/28/2022



Professional Registration
 Missouri
 Engineering 2005602188-D
 Surveying 200506319-D
 Kansas
 Engineering E-1895
 Surveying LS-216
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 WEAVER
 DEVELOPMENT
 Issue Date:
 February 25, 2022

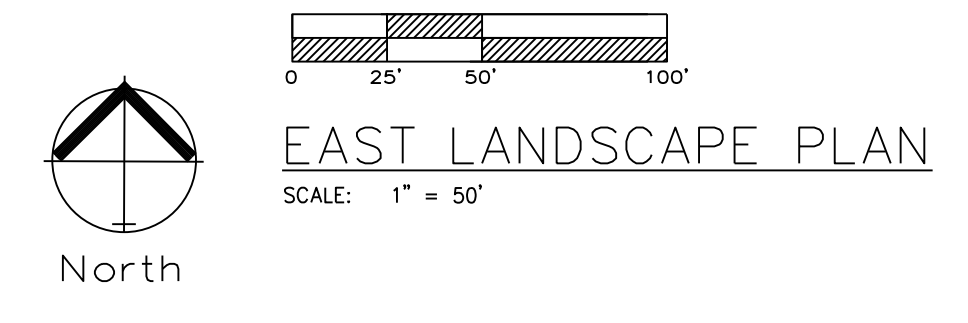
TRISTART AT LEE'S SUMMIT
 Part of the North 1/2 of
 Section 29, Township 47 North, Range 31 West
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WEST LANDSCAPE PLAN
 Preliminary Plans for:
 TRISTRAR AT LEE'S SUMMIT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

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Professional Registration
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 Engineering 2005602188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: TRISTART AT LEE'S SUMMIT
 WEAVER DEVELOPMENT
 Issue Date: February 25, 2022
 Part of the North 1/2 of Section 29, Township 47 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: TRISTART AT LEE'S SUMMIT
 WEAVER DEVELOPMENT
 Issue Date: February 25, 2022

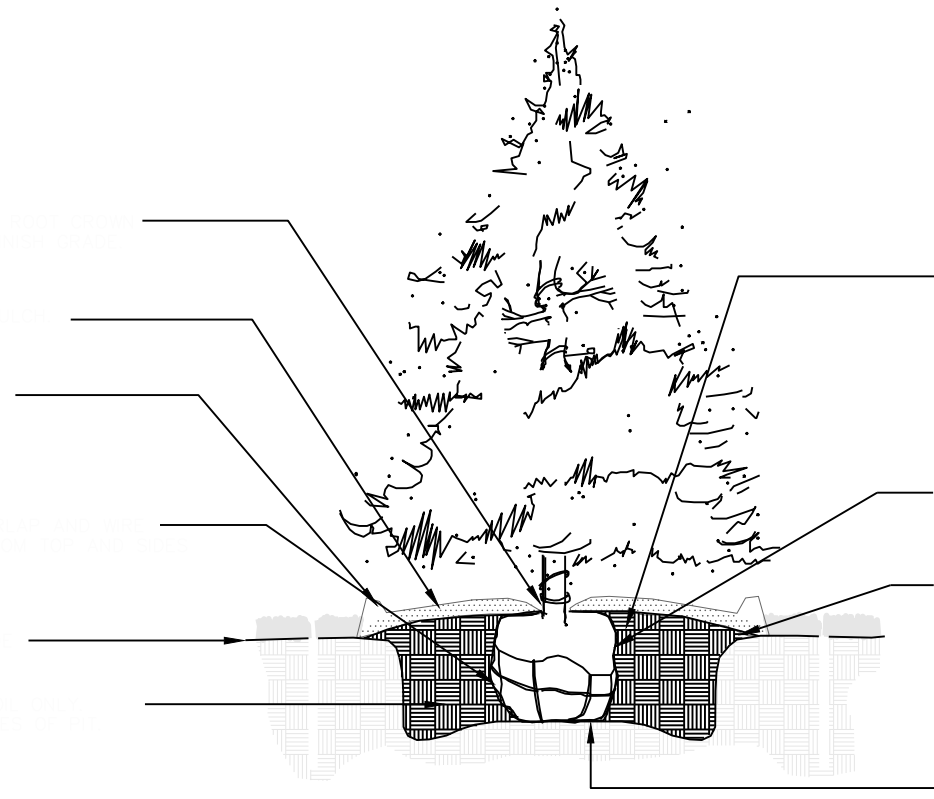
EAST LANDSCAPE PLAN
 Preliminary Plans for:
 TRISTRAR AT LEE'S SUMMIT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 24226

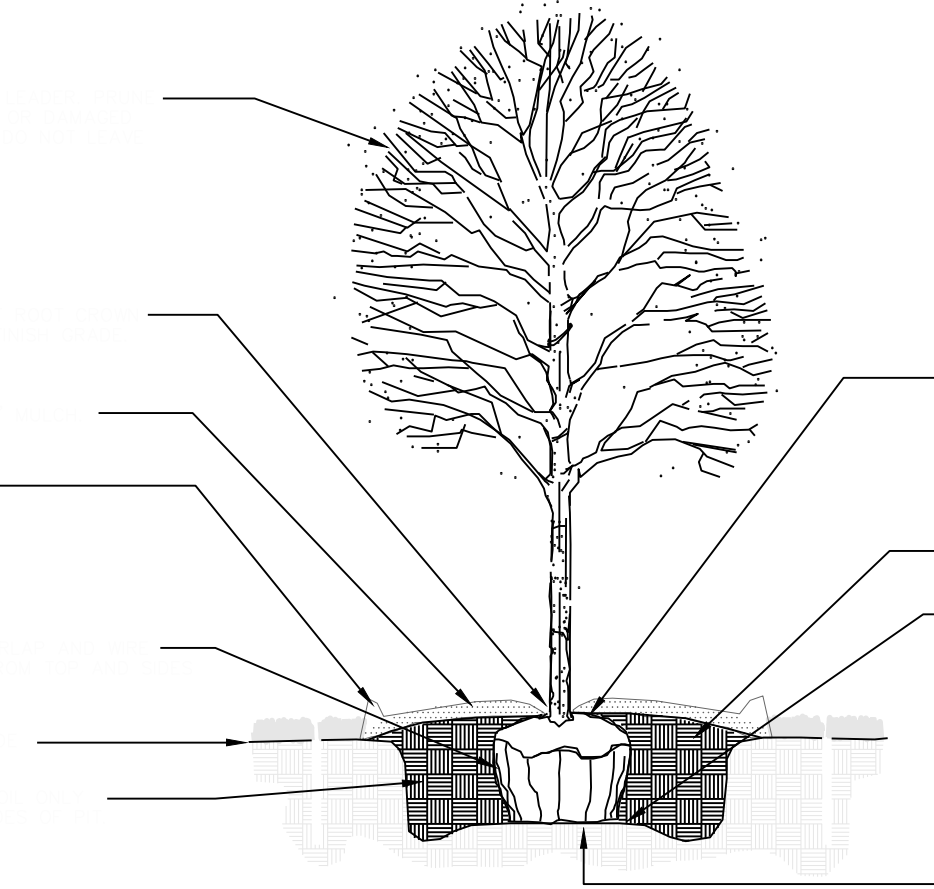
REVISIONS

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| REV. 3/28/2022 | |
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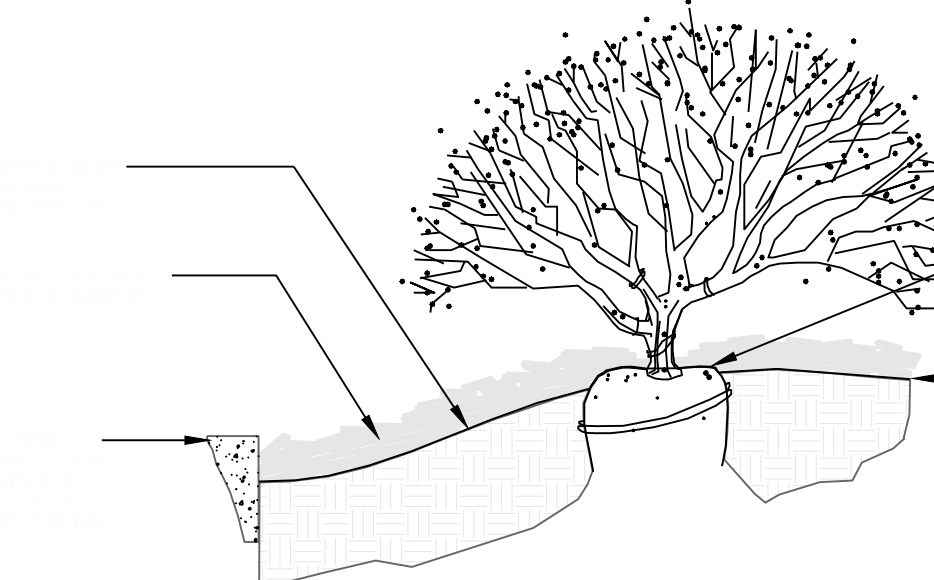
1 EVERGREEN TREE PLANTING

NTS



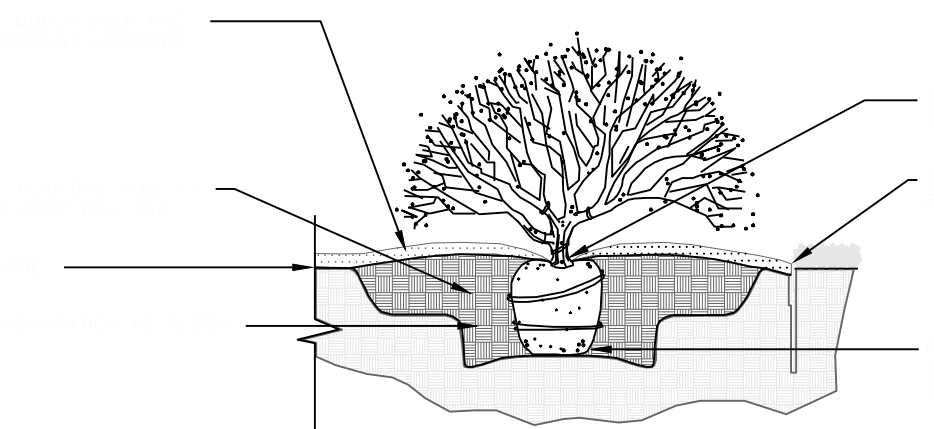
2 DECIDUOUS TREE PLANTING

NTS



3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

GENERAL LANDSCAPE NOTES:
PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANS Z601-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED OR SEEDS AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

| | |
|-----------------------|-----|
| TURF-TYPE TALL FESCUE | 90% |
| KENTUCKY BLUEGRASS | 10% |
8. ALL SEEDS AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5558.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 5/16" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

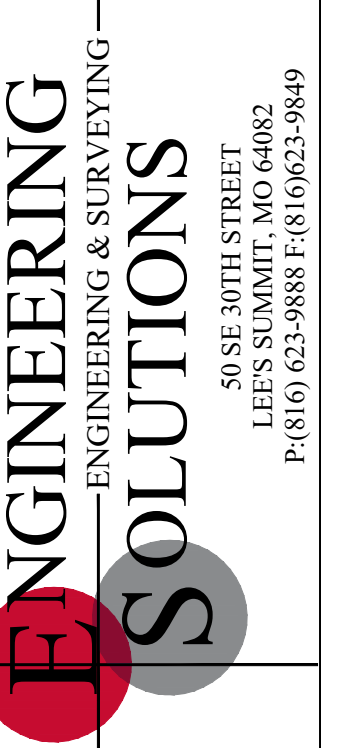
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
 - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - c. PIPE SIZE AND QUANTITY
 - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - e. CIRCUIT IDENTIFICATION SYSTEM
 - f. DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.)

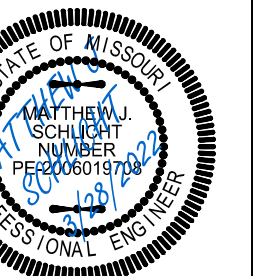


Professional Registration
Missouri
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TRISTAR AT LEE'S SUMMIT
Part of the North 1/2 of
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LANDSCAPE PLAN DETAILS
Preliminary Plans for:
TRISTAR AT LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
REV. 3/28/2022