

# TRISTAR AT LEE'S SUMMIT

## Preliminary Development Plan

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

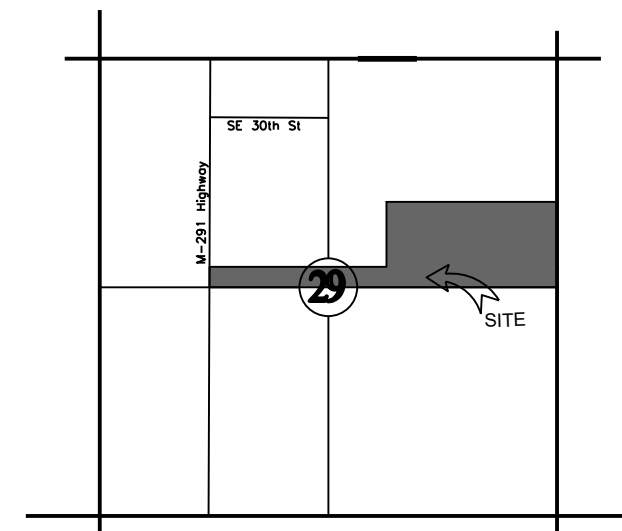
### Site Data Table

Total Area	54.26 acres (2,363,561.42 sq. ft.)	
<b>Proposed Site</b>	<b>54.26 Acres</b>	
Building	192,090 sq. ft.	
Driveway	128,148 sq. ft.	
Parking Lot	6,218 sq. ft.	
Sidewalk	67,761 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)	
<b>Total Units</b>	<b>268 (156 Townhomes / 112 Quad Units)</b>	
Density	4.94 units per acre with Common Area	
Density	5.67 units per acre without Common Area	
<b>Lots</b>	<b>4</b>	
1	71,137.35 sf (1.77 Acres)	24 Units (13.45 Units/Acre)
2	450,527.53 sf (10.34 Acres)	76 Units (6.16 Units/Acre)
3	326,674.46 sf (7.50 Acres)	38 Units (4.80 Units/Acre)
4	623,239.53 sf (18.90 Acres)	132 Units (6.88 Units/Acre)
Subtotal	1,671,578.87 sf (38.37 Acres)	
<b>Tracts</b>	<b>4</b>	
A	87,488.47 sf (2.01 Acres)	Open Space
B	116,413.06 sf (2.67 Acres)	Detention Facility / Open Space
C	55,092.28 sf (1.26 Acres)	Dog Park / Open Space
D	46,458.82 sf (1.07 Acres)	Pickle Ball / Gazebo / Trail
E	86,682.95 sf (1.99 Acres)	Pool
Subtotal	392,135.58 sf (9.00 Acres)	
<b>Parking:</b>		
Required	536 Standard (2 Per Unit)	
Provided	2 PER UNIT = 536	
Driveway	2 PER UNIT = 536	
Garage	15	
Common/Visitor	1,087	
Total Parking Spaces	1,087	

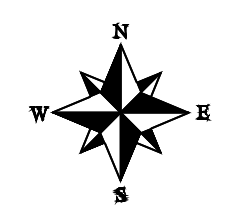
### Site Improvement Notes

- 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

**UTILITIES:**  
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSIDERED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.



LOCATION MAP  
SECTION 29-T48N-R31W



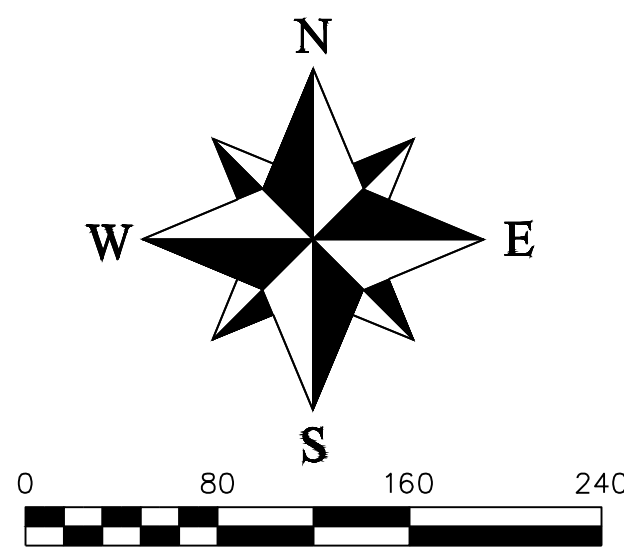
### PROPERTY DESCRIPTION

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 699.4 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 223.13 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 130 POLES, THENCE SOUTH 59 POLES THENCE EAST 130 POLES TO THE POINT OF BEGINNING.

### LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-2005008319-D)
  - ⊙ Found Survey Monument (As Noted)
  - ⊙ Exception Document Location
  - - - Existing Fence Line - Chain Link
  - - - Existing Water Line
  - - - Existing Sanitary Sewer Main
  - - - Existing Storm Sewer
  - - - Existing Gas Line
  - - - Existing Underground Telephone
  - - - Existing Underground Electric



### NOTES

- STORM DETENTION BASIN**  
STORM DETENTION LOCATED ON LOT 4 TO PROVIDE STORM DETENTION FOR TOTAL DEVELOPMENT.
- ACCESS**  
ALL LOTS HAVE USE AND ACCESS RIGHTS TO ALL TRACTS AND LOTS. MAINTENANCE TO BE PROVIDED BY HOA.
- LOT 4**  
STORM DETENTION TO BE MAINTAINED BY HOA. LOT 4 CANNOT BE SUBDIVIDED.
- TRACTS A-E**  
TRACTS A THRU E TO BE COMMON ELEMENTS TO BE OWNED AND MAINTAINED BY HOA.
- PRIVATE STREETS**  
TO BE OWNED AND MAINTAINED BY HOA.
- STREAM BUFFER ZONE**  
THE AREA DESIGNATED AS THE STREAM BUFFER ZONE IS LOCATED 60 FEET ON EITHER SIDE OF THE ORDINARY HIGH WATER MARK OF THE EXISTING STREAM CHANNEL. THIS AREA SHALL HAVE NO GRADING, EXCAVATING, CLEAR, GRUBBING, STRIPPING, FILL, LINEAR GRADING, PAVING OR BUILDING (INCLUDING FENCES) ALLOWED EXCEPT AREAS TO BE DISTURBED DURING INITIAL CONSTRUCTION OR NECESSARY FUTURE REPAIRS/MAINTENANCE FOR PUBLIC INFRASTRUCTURE.

**OIL - GAS WELLS**  
ACCORDING TO EDWARD ALTON MAY 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.

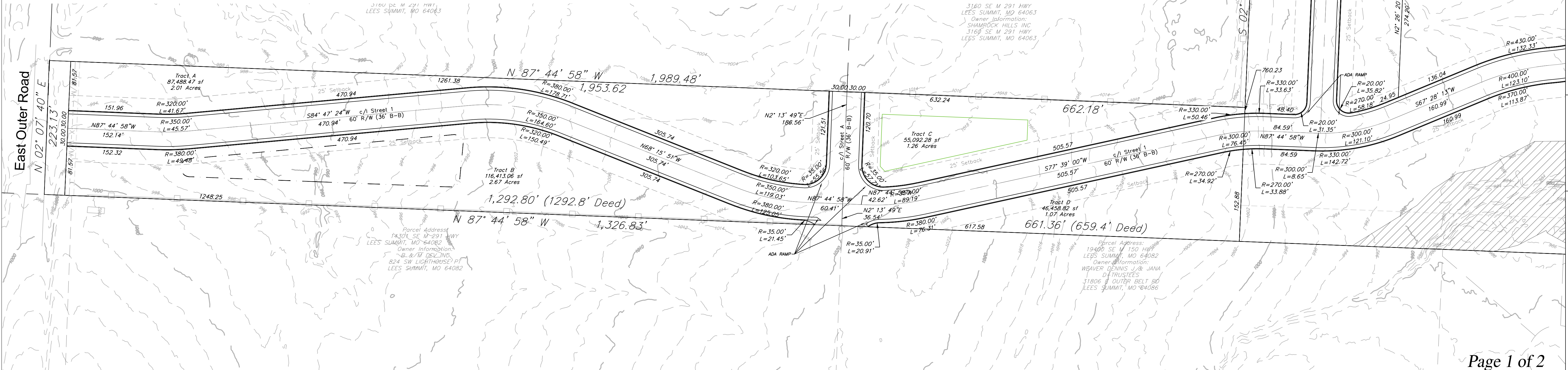
### SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.  
(A). Cobey Creek - 2nd Plat.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished
- Bearings shown hereon are based upon bearings described in the legal description
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rate Ticket #150071203, 150071179, 150071171
- FLOOD INFORMATION:**  
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. 290500516 EFFECTIVE DATE: JANUARY 20, 2017.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

### EASEMENT NOTE:

Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted.

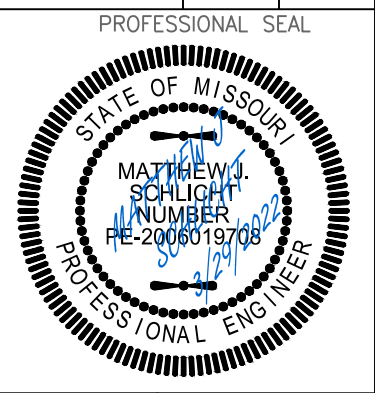
Current Zoning: AG  
Proposed Zoning: RP-3



REVISIONS	
DATE	

Part of Section 29  
Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

SHEET	1 OF 2	TOWNSHIP	47 N	JOB NO.	
	SECTION		29		COUNTY
DRAWN BY	M. Schlicht, PLS., PE	SCALE	1" = 80'	DATE OF PREPARATION	March 29, 2022



**ENGINEERING & SURVEYING SOLUTIONS**  
30 SE 8TH STREET  
LEE'S SUMMIT, MO 64082  
PR016162-5888-FR016062-5849



