

PRELIMINARY DEVELOPMENT PLAN FOR LEGACY RIDGE MIXED USE

IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

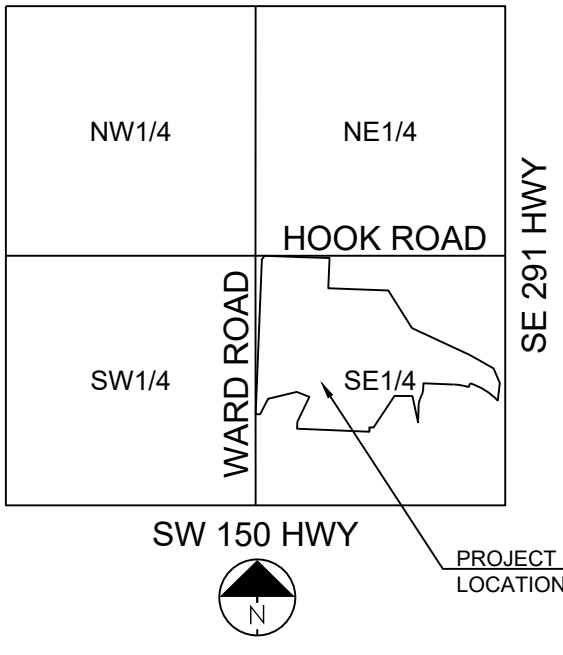
DRAWN BY:	CITY COMMENTS	DESCRIPTION
###	11-11-2025	CITY COMMENTS
###	12-9-2025	CITY COMMENTS
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DATE PREPARED:		
10-9-2025		
PROJ. NUMBER:		
25-018		

PROJECT INFORMATION

SHEET
C0.0

LEGEND:

- A/E - ACCESS EASEMENT
- BC - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- ROP - REINFORCED CONCRETE PIPE
- Row or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- SW - SIDEWALK
- TE - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT



SECTION 20-47-31

LOCATION MAP

SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)

Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

SPIRE

Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-0663
brent.jones@spireenergy.

EVERGY

Philip Ingram
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-347-4339
philip.ingram@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS

Michael Park
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T

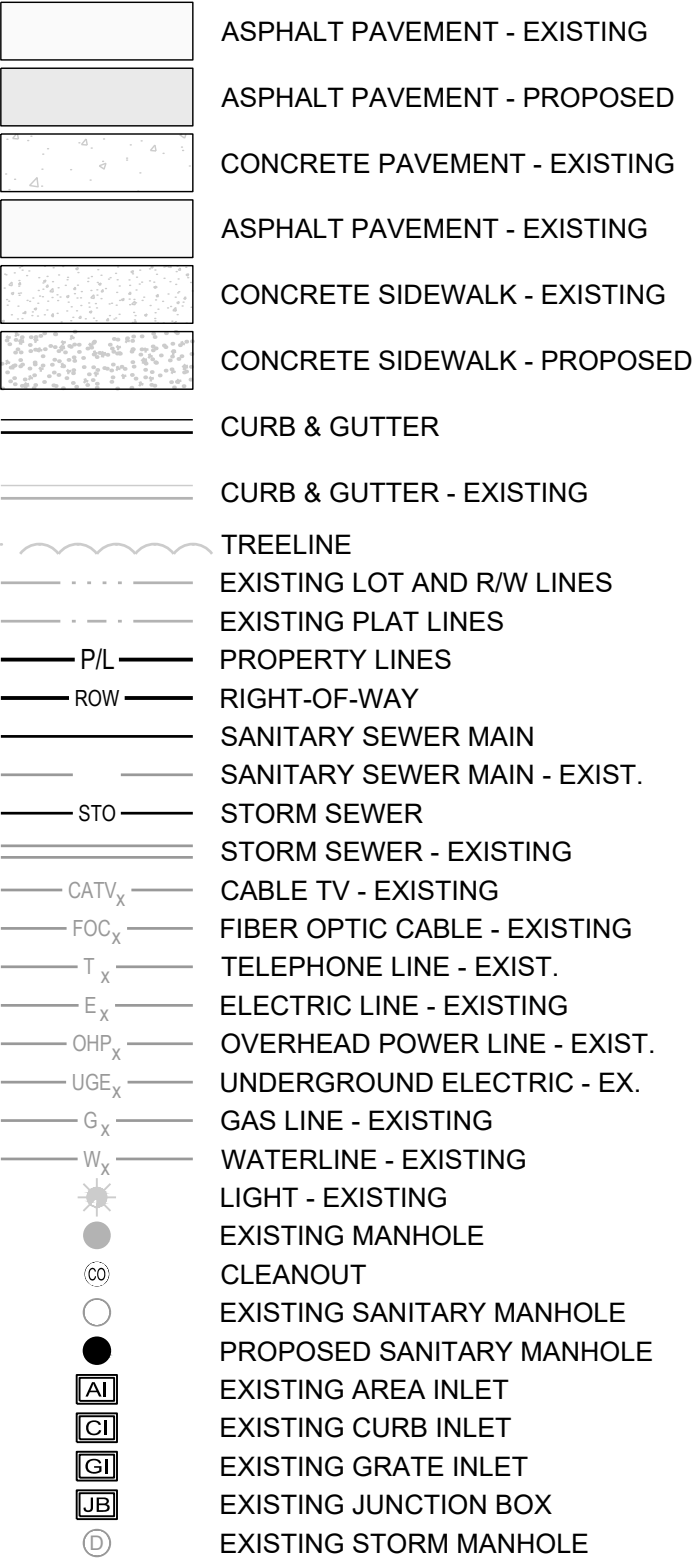
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE

John Meadows
4700 Little Blue Parkway
Independence, MO 64051
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES

Jeff Thorn
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900



GENERAL NOTES:

- Subject property is shown to be located in zone X (no screen), other areas, "areas of minimal flood hazard," as shown on flood insurance rate map 280905C0332g effective January 2010, 2017.
2. Based on the site plan, site location, site area information, and utility information is from altu survey, prepared by Continental, Inc dated 3/11/2015 provided by and used with approval of the owner.
3. Topography from City of Lee's summit GIS.
4. Based on the geologic data on Missouri department of natural resources web site there are no known wells on the site.
5. An easement or license will granted to the city of Lee's summit, missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of sidewalks, poles, wires, anchors, conduits and or structures to provide access to the site. The use of the easement or license shall include, but not be limited to, telephone, cable, television, or any other necessary public utility or services, any of all them, upon, over, under those areas outlined or designated upon this plan as "utility easement" or "LUE" or within any street or thoroughfare dedicated to public use.
6. The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the office of the recorder of deeds of Jackson County, Missouri, as provided above, and which will become a part of the dedication of the plat.
7. Parking lanes, drive ways or setbacks of the UDO Article 10 shall be established as shown on the plat and no building or portion thereof shall be constructed between this line and street right-of-way.
8. All construction must comply with the most recent adopted city code, ordinances, and design standards.
9. The use of the UDO Article 10 shall be established as shown on the plat and no building or portion thereof shall be constructed per the Design and Construction Manual Section 5200.
10. All parking lots shall have CG-1 curb as required by code.
11. All drives and parking to be asphalt unless otherwise noted on the plat.
12. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
13. All accessible paths shall comply with the ADA requirements.
14. All lighting along public streets that the City standard street lights and shall comply with the lighting standards contained in the City of Lee's Summit Code. If more than one parking stalls shall be illuminated. Any lights used to illuminate the parking area shall be arranged, located, or screened so that light is directed away from and no light source is visible from a public street, a residentially-zoned area, or a residential use.
15. All parking lots shall be illuminated by the City standard street lights and shall comply with the lighting standards of the UDO. All parking lot with 11 or more parking stalls shall be illuminated. Any lights used to illuminate the parking area shall be arranged, located or screened so that light is directed away from and no light source is visible from a public street, a residential use, or a residential use.
16. All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
17. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards.
18. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders in the event of a fire, shall be designed and constructed in accordance with the City of Lee's Summit Code, UDO Article 10, IFC 903.3.7. Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as otherwise required by the fire code official.
19. IFC 507.5.1 Where a portion of the facility or building hereafter constructed or moved into within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
20. D105.1 Where required, Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the roof surface shall be the highest finished roof surface measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater
21. IFC 503.2.3.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed width of not less than 10 feet (3048 mm) for the remainder of the road.
22. IFC 503.2.3.2 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
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78. IFC 503.2.3.58 Fire apparatus access

GENERAL GRADING NOTES:

1. Existing topography shown on this plan is from Lee's Summit GIS. No drone or field topography information has been completed or provided by the developer.
2. All proposed construction shall be consistent with the final development plan and permit plans.
3. Earthwork calculations are not part of the preliminary development plan services provided by the engineer.
4. All borrowings or geotechnical investigations have been completed or provided by the developer.
5. Recommend a geotechnical engineer review all earthwork activity to make sure recommendations in geotechnical report are followed.
6. All placement of curb and gutter and pavement, geotechnical engineer must approve subgrade in written form to the owner and project engineer.
7. All utility installations under paved areas must be compacted as per the recommendations of the engineer, placement of subgrade and compacted.
8. All construction shall comply with the city technical specifications.
9. The entire project shall be left in a mowable condition. All disturbed areas shall be seeded as required by the engineer. All disturbed areas shall be seeded with the public street right-of-way shall be seeded in compliance with the city of technical specifications and municipal code.
10. The contractor shall provide for positive drainage away from buildings and sidewalks at all times.
11. All disturbed areas shall be seeded with the same seed as the property corners disturbed or paved by grading activities shall be reset by a professional land surveyor licensed in the state of Missouri, and contractor to expense.
12. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - 13. a. Turf Areas - 2.5% Minimum, 4% IV Maximum
 - 14. b. Paved Areas - 1.2% Minimum, 5% Maximum
 - 15. c. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per the City of Lee's Summit standard edition.
17. All disturbed areas in the right-of-way shall be seeded.

GENERAL UTILITY NOTES:

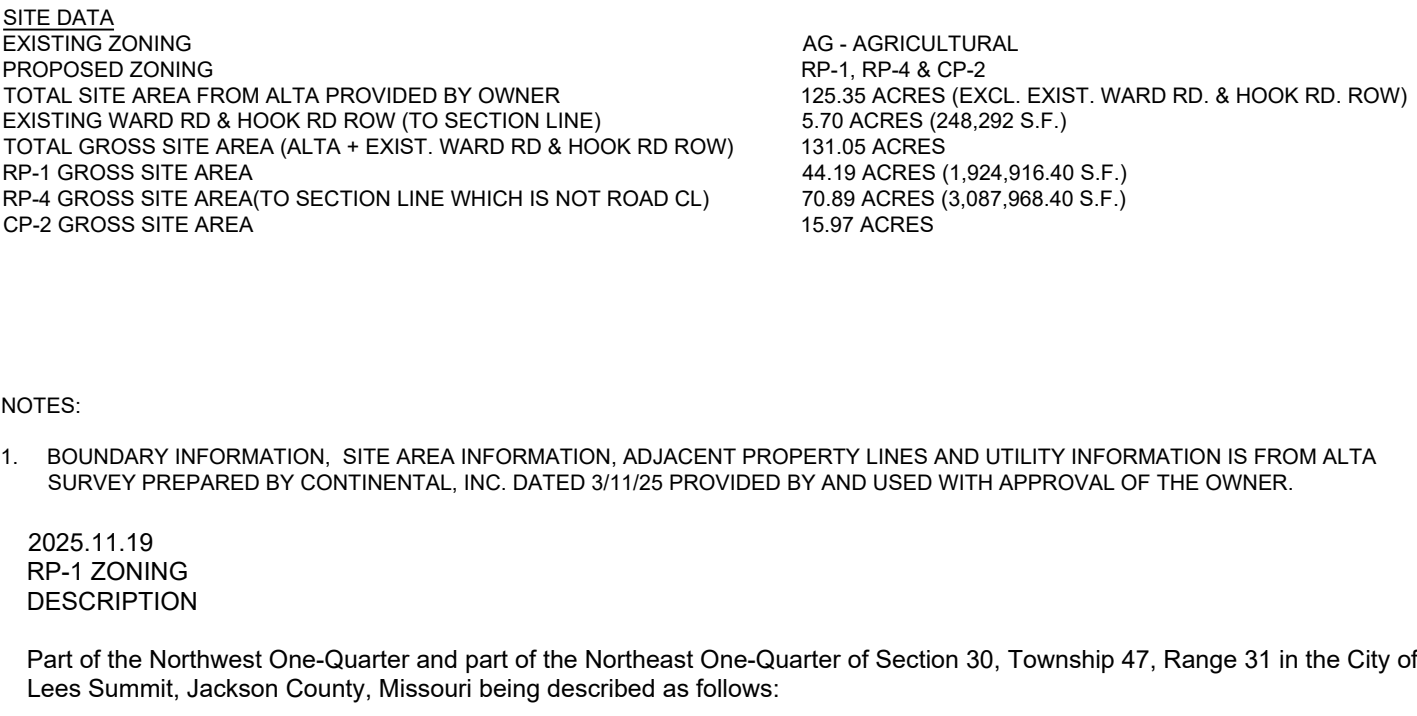
1. Existing topography shown on this plan is from Lee's Summit GIS. No drone or field topographic survey has been completed or provided by the developer.
2. Existing utilities have been shown to the greatest extent possible based upon ALTA survey by others, City of Lee's Summit GIS and information from utility companies provided to the Engineer. The existing utilities shown have not been verified by the Engineer. The Engineer and/or its representatives can not and will not provide certification and is not liable for the location, elevations, and capacity of the existing utilities. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer. Existing former location and elevations from asbuilts provided by the Little Blue River Sewer District. Pipeline location and elevations from City GIS and pipeline company. All other utilities shown on this plan are from the ALTA survey by others or City GIS.
3. The utility layout shown on this drawing is conceptual and will likely change with the final and permit plans. This drawing shall not be used for construction or cost estimates.
4. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
5. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
6. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
7. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
8. All construction shall comply with the city technical specifications.
9. The contractor is responsible for protection of all property corners. any property corners disturbed or damaged by grading activities shall be reset by a professional land surveyor licensed in the state of Kansas, at the contractor's expense.
10. All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
11. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.

OWNER:

PROPERTY RESERVE INC.
PO BOX 511196
SALT LAKE CITY, UT 84151-1196

DEVELOPER: _____

GRIFFIN RILEY PROPERTY GROUP
 21 SE 29TH TERRACE
 LEE'S SUMMIT, MO 64082
 p (816) 366-7900
 JAKE@GRIFFINRILEY.COM



Commencing at the Northwest corner of the said Northwest One-Quarter of Section 30; thence along the West line of the said Northwest One-Quarter, South 02 degrees 36 minutes 07 seconds West a distance of 12.86 feet to the Northeast corner of the said Northwest One-Quarter of Section 30, South 02 degrees 36 minutes 07 seconds East, a distance of 173.33 feet to the Point of Beginning; thence South 87 degrees 33 minutes 48 seconds East, a distance of 190.16 feet to a point of curvature; thence Northeasterly curve to the left having an initial tangent bearing of South 87 degrees 45 minutes 58 seconds East, a radius of 335.00 feet, a central angle of 38 degrees 54 minutes 11 seconds and an arc length of 227.45 feet; thence North 53 degrees 19 minutes 52 seconds East, a distance of 600.00 feet, a central angle of 59 degrees 53 minutes 09 seconds, and an arc length of 627.12 feet; thence South 66 degrees 46 minutes 59 seconds East, a distance of 1007.13 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 530.00 feet, a central angle of 20 degrees 48 minutes 04 seconds and an arc length of 192.41 feet; thence South 87 degrees 35 minutes 03 seconds East, a distance of 713.90 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius of 930.00 feet, a central angle of 14 degrees 52 minutes 45 seconds and an arc length of 241.50 feet; thence South 16 degrees 57 minutes 28 seconds West, a distance of 30.00 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 72 degrees 41 minutes 40 seconds West, a radius of 900.00 feet, a central angle of 14 degrees 52 minutes 45 seconds, and an arc length of 241.50 feet; thence North 87 degrees 35 minutes 03 seconds West, a distance of 446.17 feet; thence North 87 degrees 35 minutes 03 seconds West, a distance of 72.25 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius of 305.00 feet, a central angle of 24 degrees 24 minutes 57 seconds, and an arc length of 109.55 feet; thence South 22 degrees 59 minutes 45 seconds West, a distance of 69.11 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 305.00 feet, a central angle of 24 degrees 24 minutes 57 seconds, and an arc length of 109.55 feet; thence North 11 degrees 48 minutes 18 seconds West, a distance of 400.00 feet; thence North 89 degrees 55 minutes 23 seconds West, a distance of 267.85 feet; thence South 33 degrees 45 minutes 02 seconds West, a distance of 566.63 feet; thence North 89 degrees 59 minutes 39 seconds West, a distance of 61.91 feet; thence South 00 degrees 00 minutes 21 seconds West, a distance of 62.25 feet; thence North 87 degrees 35 minutes 03 seconds West, a distance of 62.25 feet to the Point of Beginning; thence North 11 degrees 48 minutes 18 seconds West, a distance of 400.00 feet; thence North 89 degrees 55 minutes 23 seconds West, a distance of 267.85 feet; thence South 33 degrees 45 minutes 02 seconds West, a distance of 566.63 feet; thence North 89 degrees 59 minutes 39 seconds West, a distance of 61.91 feet; thence South 00 degrees 00 minutes 21 seconds West, a distance of 62.25 feet; thence North 87 degrees 35 minutes 03 seconds West, a distance of 62.25 feet to the Point of Beginning, containing 44.190 acres, more or less.

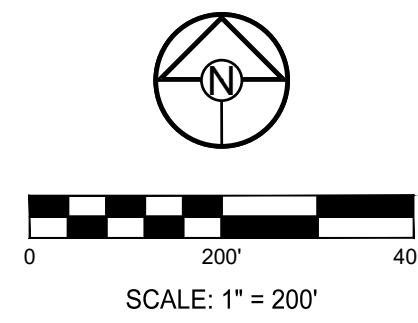
2025.11.19-
RP-4 ZONING
DESCRIPTION

Part of the Northwest One-Quarter and part of the Northeast One-Quarter of Section 30, Township 47, Range 31 in the City of Lees Summit, Jackson County, Missouri being described as follows:

Commencing at the Northwest corner of the said Northwest One-Quarter of Section 30; thence along the West line of the said Northwest One-Quarter, South 02 degrees 36 minutes 07 seconds West a distance of 12.88 feet to the Northeast corner of the North East One-Quarter of Section 30, thence along the East line of the said North East One-Quarter of Section 30, South 02 degrees 36 minutes 49 seconds West, a distance of 70.58 feet to the Point of Beginning; thence South 87 degrees 26 minutes 56 seconds East, a distance of 574.23 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 200.00 feet, a central angle of 21 degrees 16 minutes 25 seconds, and an arc length of 74.26 feet; thence North 71 degrees 16 minutes 40 seconds East, a distance of 78.94 feet; thence North 88 degrees 55 minutes 59 seconds East, a distance of 418.89 feet to the Southwest corner of Lot 1, Block A, CHICKASAW HILLS STORAGE, a subdivision in the City of Lees Summit, thence along the West line of the said Block A, North 02 degrees 36 minutes 49 seconds West, a distance of 12.88 feet to the Southeast corner of the said Block A, thence South 02 degrees 36 minutes 49 seconds West, a distance of 8.06 feet to the Northwest corner of the said Block A, thence South 32 degrees 15 minutes 23 seconds East, a distance of 664.34 feet; thence South 65 degrees 07 minutes 10 seconds East, a distance of 955.92 feet; thence North 60 degrees 27 minutes 53 seconds East, a distance of 403.80 feet; thence South 02 degrees 09 minutes 13 seconds East, a distance of 237.61 feet; thence South 06 degrees 28 minutes 39 seconds West, a distance of 31.00 feet to the intersection of the East line of the said North East One-Quarter of Section 30, thence North 02 degrees 36 minutes 56 seconds West, a distance of 980.00 feet, a central angle of 23 degrees 44 minutes 02 seconds, and an arc length of 498.20 feet; thence South 16 degrees 57 minutes 28 seconds West, a distance of 30.00 feet to a point of curvature; thence Northwesternly on a curve to the left having an initial tangent bearing of North 72 degrees 42 minutes 20 seconds West, a radius of 930.00 feet, a central angle of 14 degrees 52 minutes 43 seconds and an arc length of 241.50 feet; thence South 08 degrees 15 minutes 23 seconds East, a distance of 12.88 feet to the intersection of the East line of the said North East One-Quarter of Section 30, thence North 02 degrees 36 minutes 56 seconds West, a distance of 12.88 feet to the right being tangent to the previous course, having a radius of 530.00 feet, a central angle of 20 degrees 48 minutes 04 seconds, and an arc length of 192.41 feet; thence North 66 degrees 46 minutes 59 seconds West, a distance of 1007.13 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 600.00 feet, a central angle of 30 degrees 48 minutes 04 seconds, and an arc length of 310.00 feet; thence North 02 degrees 36 minutes 56 seconds West, a distance of 12.88 feet to a point of curvature; thence on a curve to the left being tangent to the previous course, having a radius of 335.00 feet, a central angle of 38 degrees 54 minutes 11 seconds, and an arc length of 227.46 feet; thence North 87 degrees 43 minutes 49 seconds West, a distance of 190.16 feet to a point on the said West line of the Northwest One-Quarter of Section 30; thence along said West line, North 02 degrees 36 minutes 49 seconds East, a distance of 1027.7

CP-2 ZONING DESCRIPTION

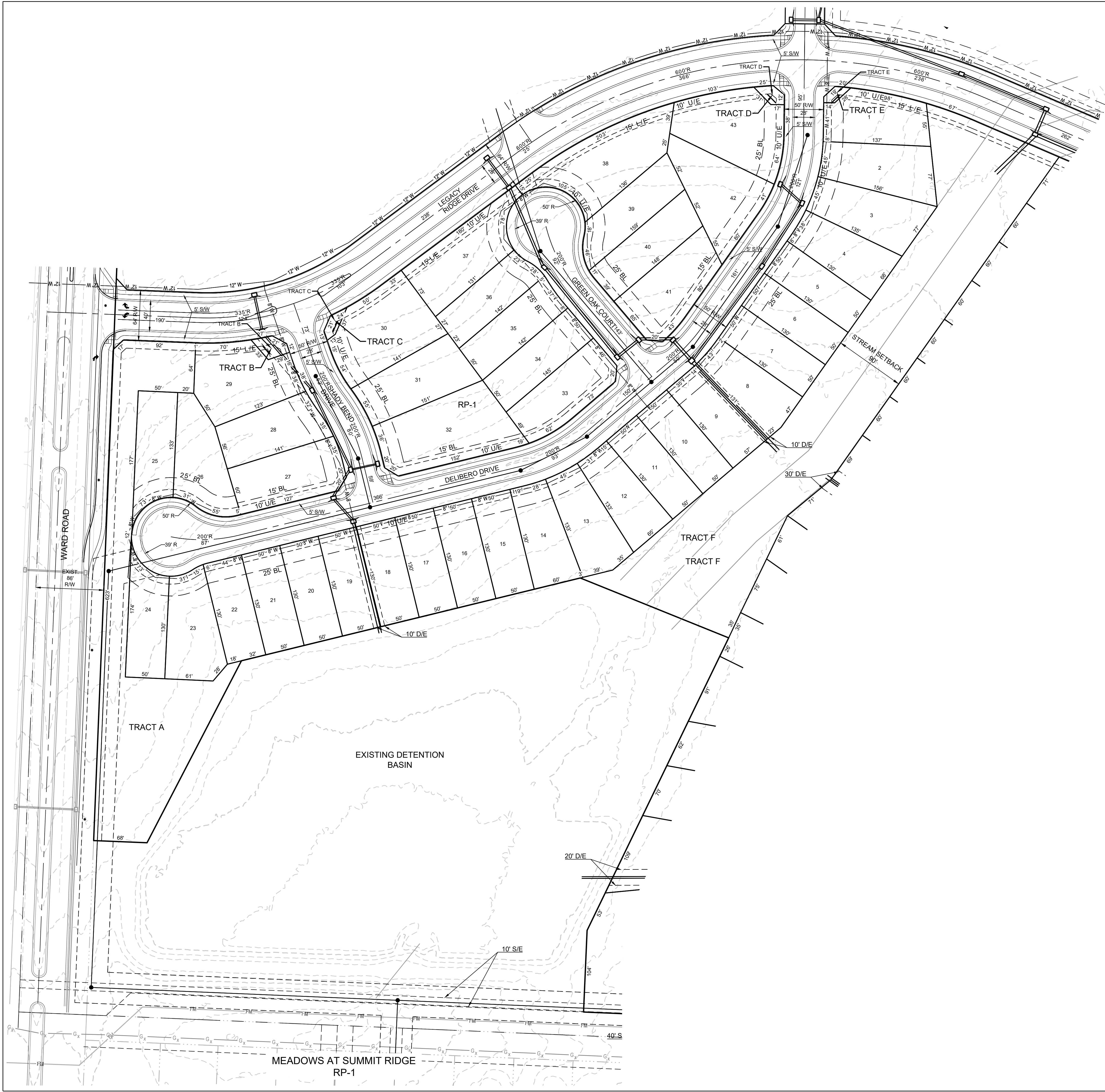
Beginning at the Northwest corner of the said Northwest One-Quarter of Section 30; thence along the North line of the said Northwest One-Quarter Section 30, 87 degrees 44 minutes 18 seconds East, a distance of 1095.85 feet; thence South 02 degrees 15 minutes 42 seconds West, a distance of 40.25 feet to the Northwest corner of Lot 1, Block A, HOOK RD, WATER STORAGE TANK, a subdivision in the City of Elie, Summit; thence along the West line of Lot 1, Block A, HOOK RD, 90 degrees 00 minutes 00 seconds West, a distance of 118.75 feet to the Northwest corner of the said Northwest One-Quarter Section 30, 87 degrees 44 minutes 18 seconds East, a distance of 1418.89 feet; thence South 01 degrees 56 minutes 01 seconds West, a distance of 38.64 feet to a point of curvature; thence along a curve to the left being tangent to the previous course, having a radius of 200.00 feet, a central angle of 21 degrees 16 minutes 25 seconds, a distance of 107.56 feet to a point of tangency; thence along the West line of the said Northwest One-Quarter Section 30, 87 degrees 44 minutes 18 seconds East, a distance of 83.22 feet; thence South 71 degrees 16 minutes 25 seconds West, a distance of 78.94 feet to a point of curvature; thence along a curve to the right being tangent to the previous course, having a radius of 200.00 feet, a central angle of 21 degrees 16 minutes 25 seconds, and an arc length of 107.56 feet to a point of tangency; thence along the West line of the said Northwest One-Quarter Section 30, 87 degrees 44 minutes 18 seconds East, a distance of 70.58 feet to the Northwest corner of the Northwest One-Quarter of Section 27, Township 47 Range 32; thence continuing along the West line of the said Northwest One-Quarter of Section 30, North 02 degrees 36 minutes 07 seconds East a distance of 12.86 feet to the Point of Beginning, and containing 15.96 acres, more or less.



SCHLAGEL ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS 14920 West 107th Street • Lenexa, Kansas 66215 (913) 492-5158 • Fax: (913) 492-9400 WWW.SCHLAGELASSOCIATES.COM			PREPARED BY:		
SCHLAGEL & ASSOCIATES, P.A.			LEGACY RIDGE MIXED USE PRELIMINARY DEVELOPMENT PLAN WARD ROAD AND HOOK ROAD LEE'S SUMMIT, MISSOURI		
DRAWN BY: SCH	REVISION DATE 11-11-2025	DESCRIPTION CITY COMMENTS			
CHECKED BY: SCH	12-9-2025	CITY COMMENTS			
DATE PREPARED: 10-9-2025					
PROJ. NUMBER: 25-019					
ZONING PLAN					
SHEET C1.0					



SITE DATA	
EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-1, RP-4 & CP-2
TOTAL SITE AREA FROM ALTA PROVIDED BY OWNER	125.35 ACRES (EXCL. EXIST. WARD RD. & HOOK RD. ROW)
EXISTING WARD RD & HOOK RD. ROW (TO SECTION LINE)	57.67 ACRES (248,292 S.F.)
TOTAL GROSS SITE AREA (ALTA - EXIST. WARD RD & HOOK RD ROW)	131.05 ACRES
RP-1 GROSS SITE AREA	44.19 ACRES (1,924,916.04 S.F.)
RP-4 GROSS SITE AREA (TO SECTION LINE WHICH IS NOT ROAD CL)	70.89 ACRES (3,087,968.40 S.F.)
CP-2 GROSS SITE AREA	15.97 ACRES
PROJECT DATA (Sec. 6.030, Table 6-2)	
RP-1 PROPOSED PROPOSED NUMBER OF LOTS/UNITS	124 LOTS
RP-4 SINGLE FAMILY DETACHED PROPOSED NUMBER OF LOTS/UNITS	73 LOTS
RP-4 SINGLE FAMILY ATTACHED (TOWNHOMES) PROPOSED NUMBER OF UNITS	241 UNITS
RP-4 MULTIFAMILY PROPOSED NUMBER OF UNITS	300 UNITS (SEPARATE APPLICATION)
TOTAL NUMBER OF UNITS	738 UNITS
RESIDENTIAL DENSITY	SEE RES. PLANS



SITE DATA	
EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-1
APPROXIMATE PLAT GROSS SITE AREA	14.23 AC +/-
APPROXIMATE WARD RD ROW AREA	1.32 AC +/-
APPROXIMATE PLAT NET SITE AREA (EXCL. ADJ. ARTERIAL ROW)	12.91 AC +/-
DENSITY ALLOWED BY UDO SEC 6.030 TABLE 6-2	ESTABLISHED WITH ZONING APPROVAL
DENSITY PROPOSED USING GROSS AREA (LOT QNTY/GROSS SITE AREA)	3.02 DU/AC
DENSITY PROPOSED USING NET AREA (LOT QNTY/NET SITE AREA)	3.33 DU/AC
LOT DATA	
MINIMUM LOT WIDTH PROPOSED	50 FEET
MINIMUM LOT DEPTH PROPOSED	120 FEET
LOT QUANTITY PROPOSED	43 LOTS
MINIMUM LOT SIZE ALLOWED BY UDO	ESTABLISHED WITH DEVELOPMENT PLAN APPROVAL
MINIMUM LOT SIZE PROPOSED	6,000 S.F.
SETBACK DATA	
MINIMUM SETBACKS PER UDO SEC 6.040 TABLE 6-3	ESTABLISHED WITH DEVELOPMENT PLAN APPROVAL
FRONT SETBACK PROPOSED	25 FT.
INTERIOR SIDE SETBACK PROPOSED	5 FT.
STREET SIDE SETBACK PROPOSED	15 FT.
REAR SETBACK PROPOSED	20 FT.

- MODIFICATION REQUEST
1. REDUCTION IN LOT WIDTH TO ALLOW A 50' WIDE LOT.
 2. REDUCTION IN LOT SIZE TO ALLOW A 6,500 S.F. LOT SIZE
 - 3.

- TRACT NOTES:
1. TRACT A & F TO BE OWNED BY THE HOMES ASSOCIATION AND IS USED FOR OPEN SPACE AND STORMWATER BMPS.
 2. TRACTS B-E TO BE OWNED BY THE HOA & USED FOR ENTRY MONUMENT SIGNAGE.

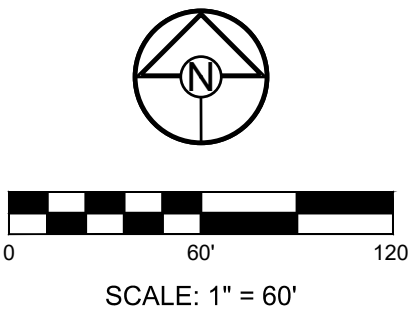
LOT #	AREA (SF)
1	8,116.35
2	8,623.32
3	8,571.47
4	7,490.37
5	6,503.62
6	6,502.57
7	6,501.52
8	7,582.05
9	6,826.35
10	6,500.00
11	6,500.00
12	7,285.93
13	7,998.97
14	7,208.35
15	6,511.63
16	6,511.96
17	6,512.28
18	6,512.61
19	6,512.94
20	6,513.26

LOT #	AREA (SF)
21	6,513.59
22	6,513.29
23	8,604.99
24	7,018.70
25	7,164.39
26	8,479.00
27	9,041.45
28	7,993.92
29	10,455.54
30	11,979.14
31	9,206.44
32	13,584.02
33	8,492.35
34	7,163.73
35	7,051.79
36	6,829.35
37	10,222.63
38	12,623.97
39	7,570.55
40	7,693.12

LOT #	AREA (SF)
41	9,536.18
42	10,198.61
43	11,592.46
TRACT A	43,076.48
TRACT B	853.55
TRACT C	508.28
TRACT D	581.24
TRACT E	404.74
TRACT F	81,650.74

LEGEND:

- FOUND 1/2" REBAR WITH KSLS 54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- R/W - RIGHT-OF-WAY
- BL - BUILDING LINE
- LNA - LIMITS OF NO ACCESS
- U/S - LANDSCAPE AREA
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- SW - SIDEWALK
- S/E - SANITARY SEWER EASEMENT
- E/E - ELECTRICAL EASEMENT
- W/E - WATERLINE EASEMENT
- U/E - UTILITY EASEMENT
- U.V. - UTILITY VAULT
- B/B - BACK TO BACK OF CURB
- CURB & GUTTER
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- FENCE - ROD IRON
- E_x - ELECTRIC LINE
- FOC_x - FIBER OPTIC CABLE
- G_x - GAS LINE
- OH_x - OVERHEAD POWER LINE
- SAN_x - SANITARY SEWER MAIN
- W_x - WATERLINE
- EXISTING MANHOLE
- ☼ LIGHT OVERHEAD
- P - POWER PEDESTAL
- T - TELEPHONE PEDESTAL
- C - CABLE PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-9-2025	CITY COMMENTS
3		
4		
5		
6		
7		
8		

DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 10-9-2025
PROJ. NUMBER: 25-019

SINGLE FAMILY
50' LOTS PLAT

SHEET
C2.0

SITE DATA
EXISTING ZONING
PROPOSED ZONING
APPROXIMATE PLAT GROSS SITE AREA
DENSITY ALLOWED BY UDO SEC 6.030 TABLE 6-2
DENSITY PROPOSED USING GROSS AREA (LOT QNTY/GROSS SITE AREA)

AG - AGRICULTURAL
RP-1
25.93 AC +/-
ESTABLISHED WITH ZONING APPROVAL
3.12 DU/AC

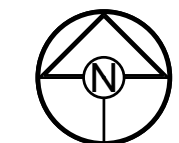
LOT DATA
MINIMUM LOT WIDTH PROPOSED
MINIMUM LOT DEPTH PROPOSED
60' WIDE LOT QUANTITY
62' WIDE LOT QUANTITY
MINIMUM LOT SIZE ALLOWED BY UDO SEC 6.030 TABLE 6-2
MINIMUM LOT SIZE PROPOSED

60 FEET
125 FEET
24 LOTS
57 LOTS
ESTABLISHED WITH DEVELOPMENT PLAN APPROVAL
7,800 S.F.

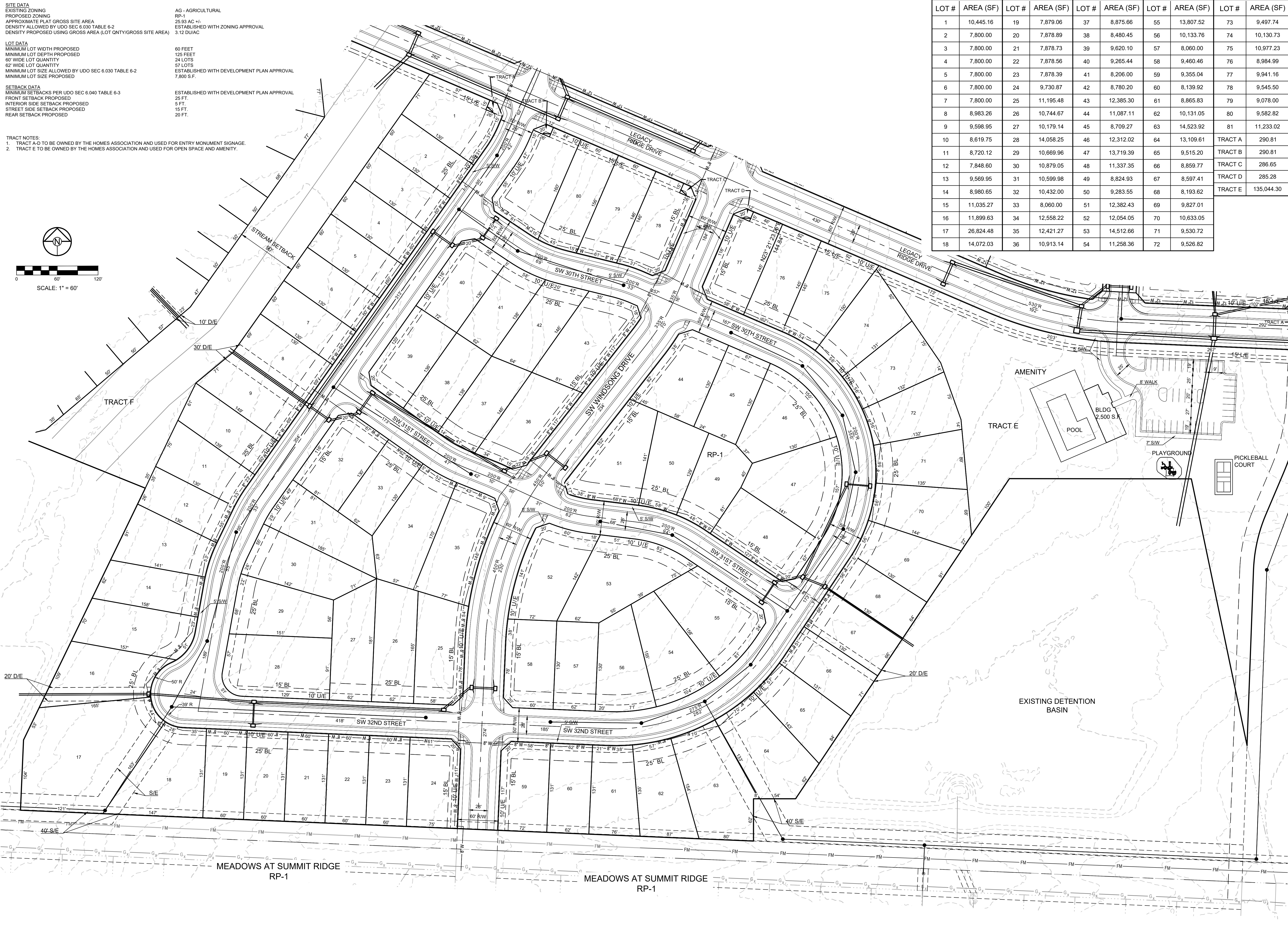
SETBACK DATA
MINIMUM SETBACKS PER UDO SEC 6.040 TABLE 6-3
FRONT SETBACK PROPOSED
INTERIOR SIDE SETBACK PROPOSED
STREET SIDE SETBACK PROPOSED
REAR SETBACK PROPOSED

ESTABLISHED WITH DEVELOPMENT PLAN APPROVAL
25 FT.
5 FT.
15 FT.
20 FT.

TRACT NOTES:
1. TRACT A-D TO BE OWNED BY THE HOMES ASSOCIATION AND USED FOR ENTRY MONUMENT SIGNAGE.
2. TRACT E TO BE OWNED BY THE HOMES ASSOCIATION AND USED FOR OPEN SPACE AND AMENITY.



SCALE: 1" = 60'



LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	10,445.16	19	7,879.06	37	8,875.66	55	13,807.52	73	9,497.74
2	7,800.00	20	7,878.89	38	8,480.45	56	10,133.76	74	10,130.73
3	7,800.00	21	7,878.73	39	9,620.10	57	8,060.00	75	10,977.23
4	7,800.00	22	7,878.56	40	9,265.44	58	9,460.46	76	8,984.99
5	7,800.00	23	7,878.39	41	8,206.00	59	9,355.04	77	9,941.16
6	7,800.00	24	9,730.87	42	8,780.20	60	8,139.92	78	9,545.50
7	7,800.00	25	11,195.48	43	12,385.30	61	8,865.83	79	9,078.00
8	8,983.26	26	10,744.67	44	11,087.11	62	10,131.05	80	9,582.82
9	9,598.95	27	10,179.14	45	8,709.27	63	14,523.92	81	11,233.02
10	8,619.75	28	14,058.25	46	12,312.02	64	13,109.61	TRACT A	290.81
11	8,720.12	29	10,669.96	47	13,719.39	65	9,515.20	TRACT B	290.81
12	7,848.60	30	10,879.05	48	11,337.35	66	8,859.77	TRACT C	286.65
13	9,569.95	31	10,599.98	49	8,824.93	67	8,597.41	TRACT D	285.28
14	8,980.65	32	10,432.00	50	9,283.55	68	8,193.62	TRACT E	135,044.30
15	11,035.27	33	8,060.00	51	12,382.43	69	9,827.01		
16	11,899.63	34	12,558.22	52	12,054.05	70	10,633.05		
17	26,824.48	35	12,421.27	53	14,512.66	71	9,530.72		
18	14,072.03	36	10,913.14	54	11,258.36	72	9,526.82		

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

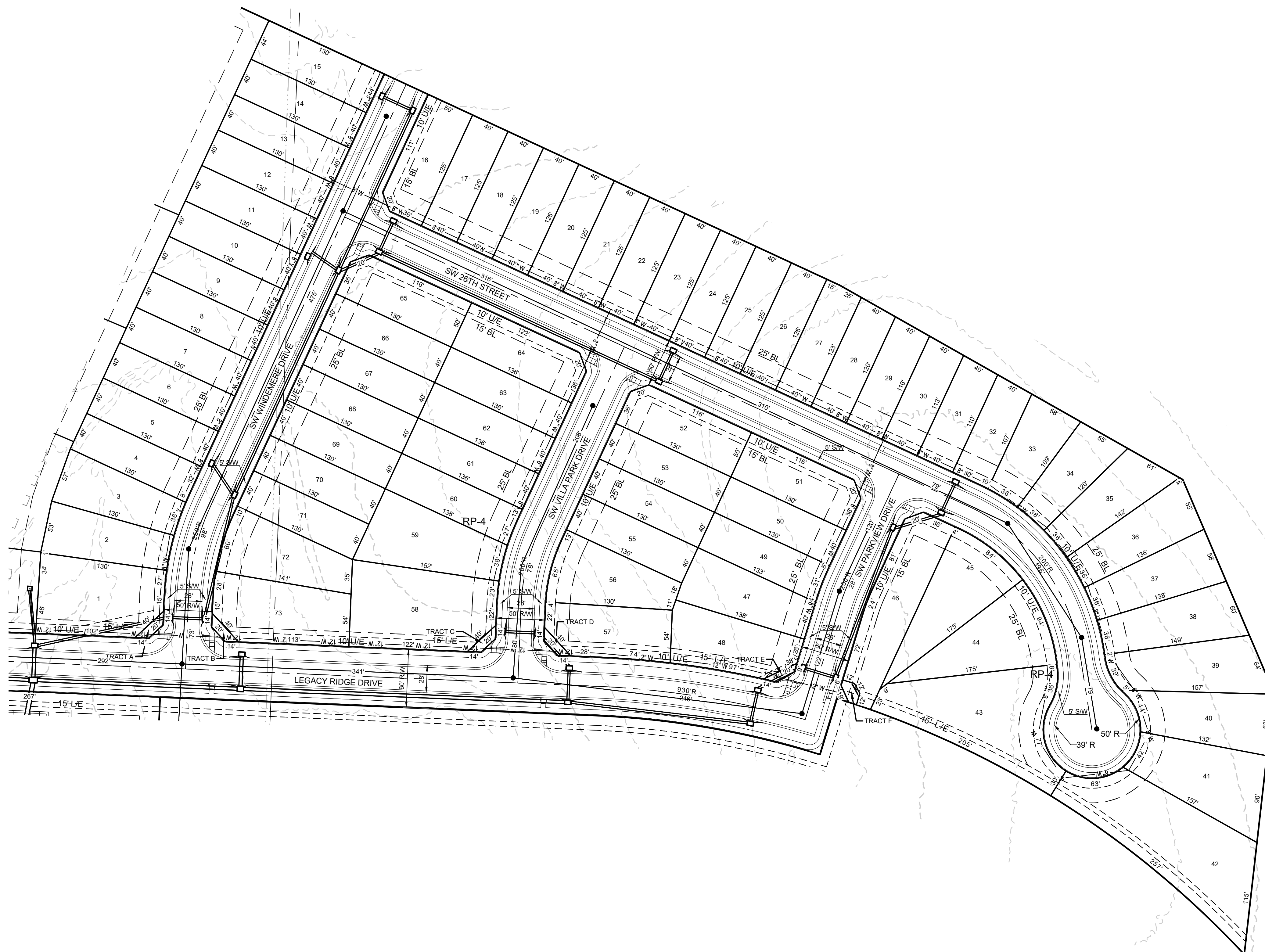
LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
SCH	SCH	10-9-2025	25-019

SINGLE FAMILY
62' LOTS PLAT

SHEET
C2.1

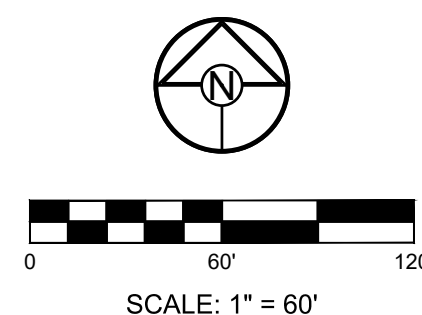


LOT #	AREA (SF)
1	9,496.52
2	5,874.78
3	6,007.54
4	5,200.34
5	5,200.00
6	5,200.00
7	5,200.00
8	5,200.00
9	5,200.00
10	5,200.00
11	5,200.00
12	5,200.00
13	5,200.00
14	5,200.00
15	5,679.22
16	6,152.03
17	5,000.03
18	5,000.02
19	5,000.02
20	5,000.02

LOT #	AREA (SF)
21	5,000.02
22	5,000.02
23	5,000.01
24	5,000.01
25	5,000.01
26	5,000.01
27	4,973.84
28	4,852.29
29	4,722.02
30	4,591.75
31	4,461.47
32	4,331.88
33	4,193.55
34	5,116.17
35	6,038.38
36	6,568.67
37	6,404.60
38	6,787.66
39	7,648.68
40	7,280.39

LOT #	AREA (SF)
41	8,939.29
42	16,149.16
43	13,964.39
44	8,266.69
45	8,153.24
46	9,218.27
47	6,622.38
48	7,015.48
49	5,230.90
50	5,200.00
51	6,402.00
52	6,402.00
53	5,200.00
54	5,200.00
55	5,200.00
56	6,990.68
57	6,524.00
58	11,784.35
59	8,329.62
60	5,453.79

LOT #	AREA (SF)
61	5,439.00
62	5,439.00
63	5,439.00
64	6,700.75
65	6,402.00
66	5,200.00
67	5,200.00
68	5,200.00
69	5,200.00
70	5,200.00
71	5,200.00
72	7,134.09
73	8,427.43
TRACT A	294.00
TRACT B	294.00
TRACT C	294.00
TRACT D	294.00
TRACT E	227.58
TRACT F	294.65



SITE DATA	
EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-4
APPROXIMATE PLAT GROSS SITE AREA	13.53 AC +/-
DENSITY ALLOWED BY UDO SEC 6.030 TABLE 6-2	ESTABLISHED WITH ZONING APPROVAL
DENSITY PROPOSED USING GROSS AREA (LOT QNTY/GROSS SITE AREA)	5.40 DU/AC
LOT DATA	
MINIMUM LOT WIDTH PROPOSED	40 FEET
MINIMUM LOT DEPTH PROPOSED	105 FEET
LOT QUANTITY PROPOSED	73 LOTS
MINIMUM LOT SIZE ALLOWED BY UDO SEC 6.030 TABLE 6-2	ESTABLISHED WITH DEVELOPMENT PLAN APPROVAL
MINIMUM LOT SIZE PROPOSED	5,000 S.F.
SETBACK DATA	
MINIMUM SETBACKS PER UDO SEC 6.040 TABLE 6-3	ESTABLISHED WITH DEVELOPMENT PLAN APPROVAL
FRONT SETBACK PROPOSED	25 FT.
INTERIOR SIDE SETBACK PROPOSED	5 FT.
STREET SIDE SETBACK PROPOSED	15 FT.
REAR SETBACK PROPOSED	20 FT.

TRACT NOTES:
1. TRACTS A-F TO BE OWNED BY THE HOMES ASSOCIATION AND IS USED FOR ENTRY MONUMENT SIGNAGE

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/ 11-11-2025	CITY COMMENTS
2/ 12-9-2025	CITY COMMENTS
3/	
4/	
5/	
6/	
7/	
8/	
9/	

SINGLE FAMILY
40' LOTS PLAT

SHEET

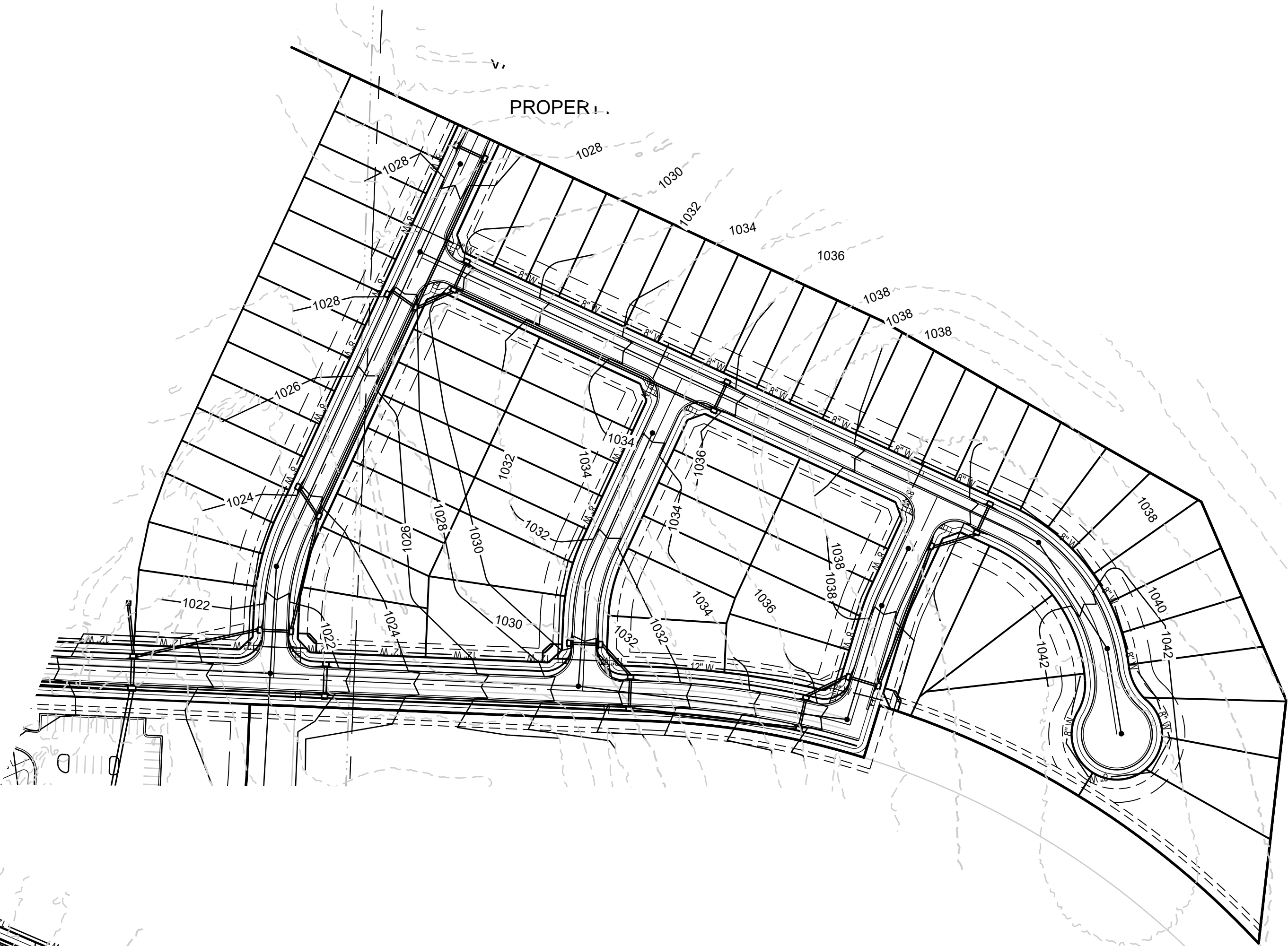
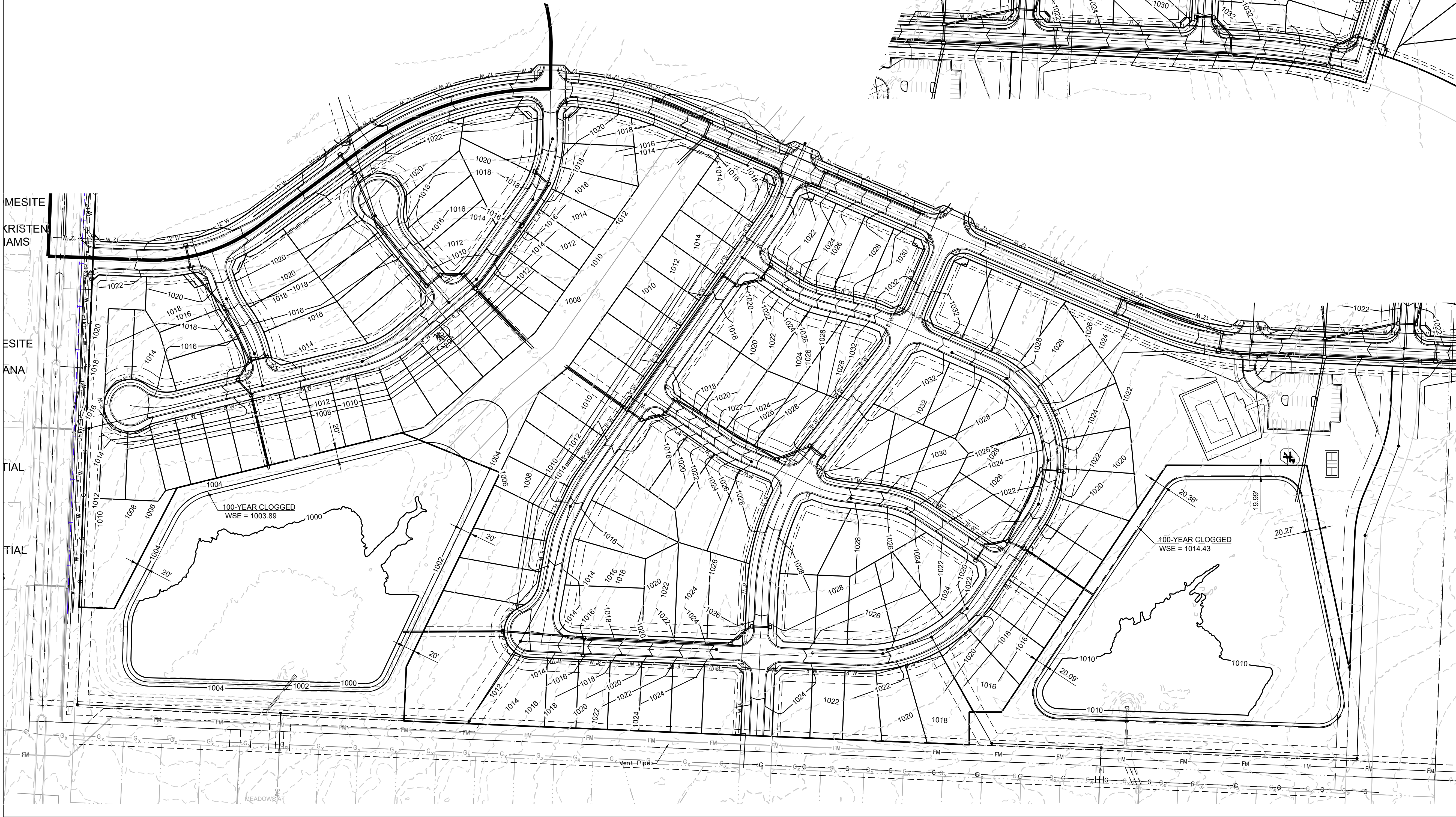
C2.2

GRADING LEGEND:

- 1023--- EXISTING CONTOUR
——1023—— PROPOSED CONTOUR

GRADING NOTES:

- EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS FROM LEE'S SUMMIT GIS. NO DRONE OR FIELD TOPOGRAPHIC SURVEY HAS BEEN COMPLETED OR PROVIDED BY THE DEVELOPER.
- PROPOSED TOPOGRAPHY IS CONCEPTUAL AND WILL CHANGE WITH THE FINAL DEVELOPMENT PLAN AND PERMIT PLANS.
- EARTHWORK CALCULATIONS ARE NOT PART OF THE PRELIMINARY DEVELOPMENT PLAN SERVICES PROVIDED BY THE ENGINEER.
- NO SOIL BORINGS OR GEOTECHNICAL INVESTIGATIONS HAVE BEEN COMPLETED OR PROVIDED BY THE DEVELOPER.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY TECHNICAL SPECIFICATIONS.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF KANSAS, AT THE CONTRACTOR'S EXPENSE.



PREPARED BY:

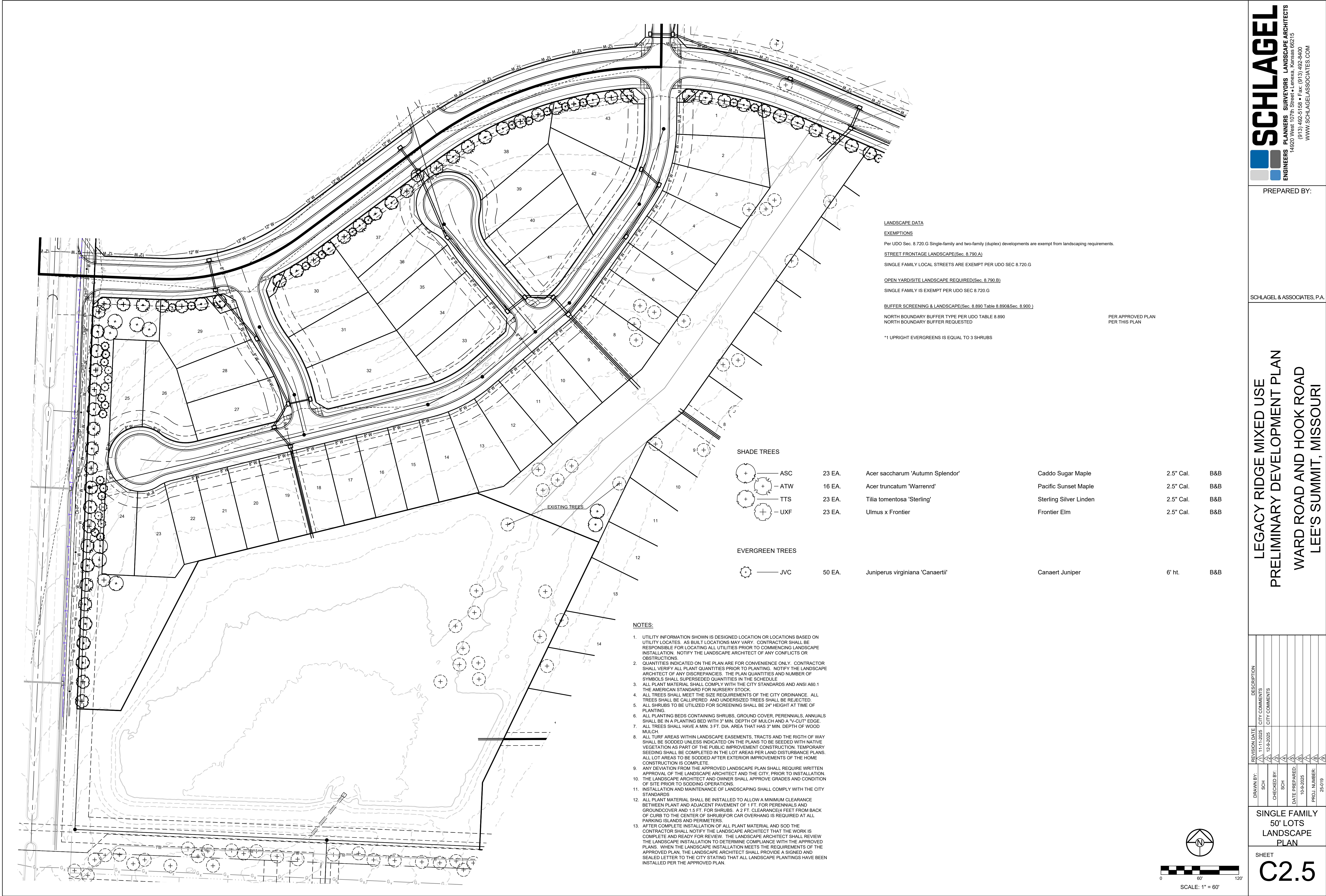
SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS

SINGLE FAMILY
GRADING PLAN

SHEET
C2.3



LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
10-9-2025	DATE PREPARED
25-019	PROJ. NUMBER

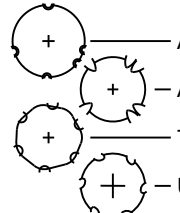
SINGLE FAMILY
50' LOTS
LANDSCAPE
PLAN

SHEET
C2.5

NOTES:

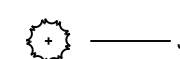
1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALLIPEDED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS WITHIN LANDSCAPE EASEMENTS, TRACTS AND THE RIGH OF WAY SHALL BE SODDED UNLESS INDICATED ON THE PLANS TO BE SEEDED WITH NATIVE VEGETATION AS PART OF THE PUBLIC IMPROVEMENT CONSTRUCTION. TEMPORARY SEEDING SHALL BE COMPLETED IN THE LOT AREAS PER LAND DISTURBANCE PLANS. ALL LOT AREAS TO BE SODDED AFTER EXTERIOR IMPROVEMENTS OF THE HOME CONSTRUCTION IS COMPLETE.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE(4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

SHADE TREES



- | | | | |
|--------|----------------------------------|------------------------|-----------|
| 36 EA. | Acer saccharum 'Autumn Splendor' | Caddo Sugar Maple | 2.5" Cal. |
| 40 EA. | Acer truncatum 'Warrenii' | Pacific Sunset Maple | 2.5" Cal. |
| 35 EA. | Tilia tomentosa 'Sterling' | Sterling Silver Linden | 2.5" Cal. |
| 47 EA. | Ulmus x Frontier | Frontier Elm | 2.5" Cal. |

EVERGREEN TREES



- | | | | |
|--------|----------------------------------|-----------------|--------|
| 94 EA. | Juniperus virginiana 'Canaertii' | Canaert Juniper | 6' ht. |
|--------|----------------------------------|-----------------|--------|

LANDSCAPE DATA

EXEMPTIONS

- | | |
|-----|---|
| B&B | Per UDO Sec. 8.720 G Single-family and two-family (duplex) developments are exempt from landscaping requirements. |
| B&B | STREET FRONTAGE LANDSCAPE(Sec. 8.790 A) |
| B&B | SINGLE FAMILY LOCAL STREETS ARE EXEMPT PER UDO SEC 8.720 G |
| B&B | OPEN YARD/SITE LANDSCAPE REQUIRED(Sec. 8.790 B) |
| | SINGLE FAMILY IS EXEMPT PER UDO SEC 8.720 G |

BUFFER SCREENING & LANDSCAPE(Sec. 8.890 Table 8.890a Sec. 8.900)

- | | |
|-----|--|
| B&B | NORTH BOUNDARY BUFFER TYPE PER UDO TABLE 8.890 |
| | NORTH BOUNDARY BUFFER REQUESTED |

PER APPROVED PLAN
PER THIS PLAN

*1 UPRIGHT EVERGREENS IS EQUAL TO 3 SHRUBS



SCHLAGEL
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

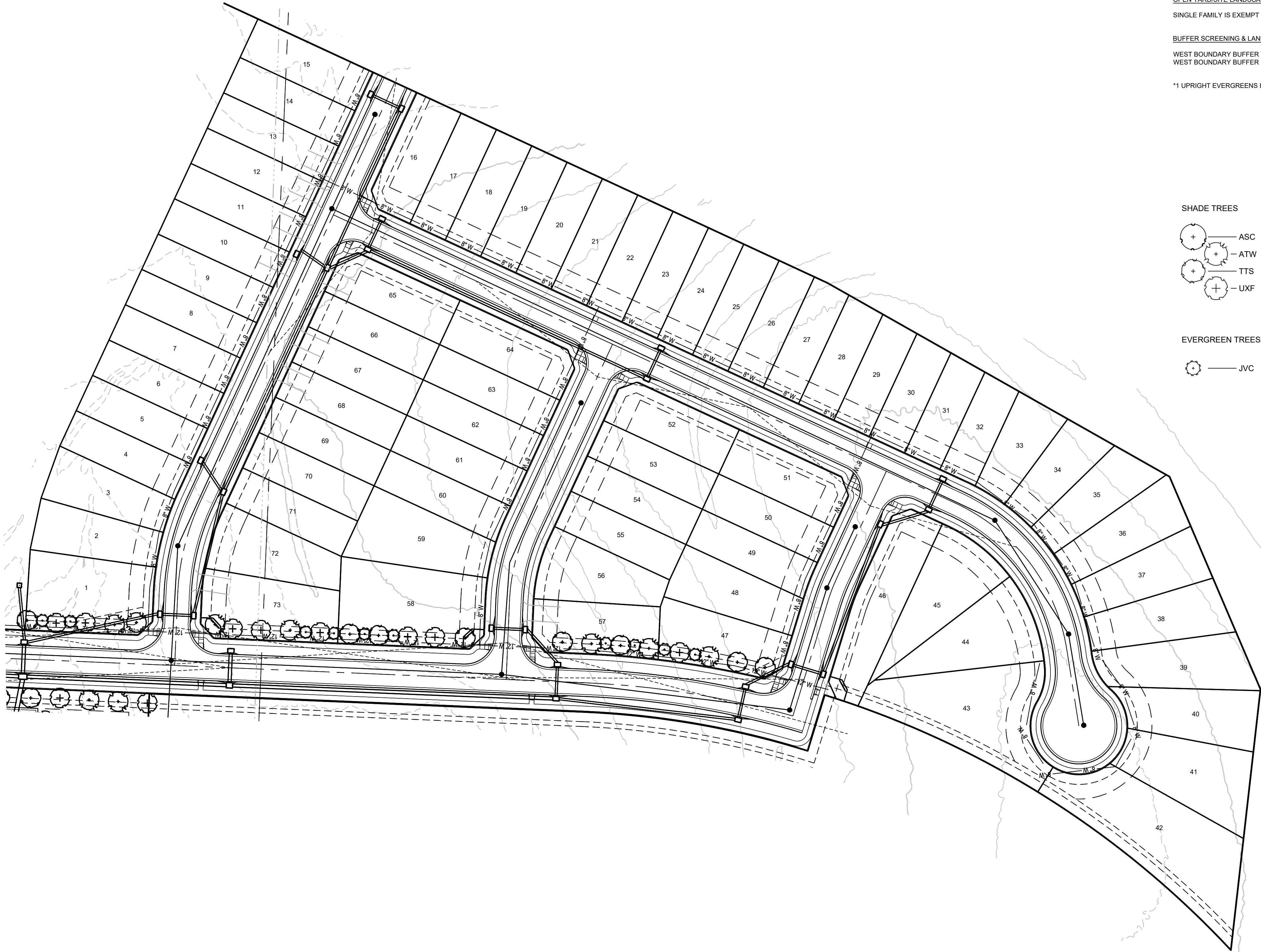
LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-9-2025	CITY COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 10-9-2025
PROJ. NUMBER: 25-019

SINGLE FAMILY
62' LOTS
LANDSCAPE
PLAN

SHEET
C2.6



LANDSCAPE DATA

EXEMPTIONS

Per UDO Sec. 8.720.G Single-family and two-family (duplex) developments are exempt from landscaping requirements.

STREET FRONTAGE LANDSCAPE(Sec. 8.790.A)

SINGLE FAMILY LOCAL STREETS ARE EXEMPT PER UDO SEC 8.720.G

OPEN YARD/SITE LANDSCAPE REQUIRED(Sec. 8.790.B)

SINGLE FAMILY IS EXEMPT PER UDO SEC 8.720.G

BUFFER SCREENING & LANDSCAPE(Sec. 8.890 Table 8.890&Sec. 8.900)

WEST BOUNDARY BUFFER TYPE PER UDO TABLE 8.890

WEST BOUNDARY BUFFER REQUESTED

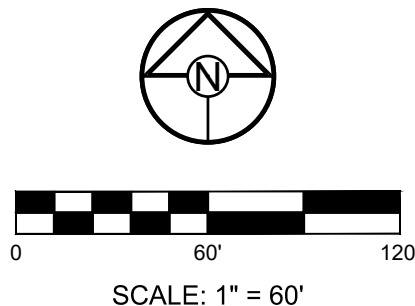
PER APPROVED PLAN

PER THIS PLAN

*1 UPRIGHT EVERGREENS IS EQUAL TO 3 SHRUBS

SHADE TREES					
	ASC	2 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal. B&B
	ATW	9 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal. B&B
	TTS	10 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal. B&B
	UXF	11 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal. B&B
EVERGREEN TREES					
	JVC	13 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht. B&B

- NOTES:
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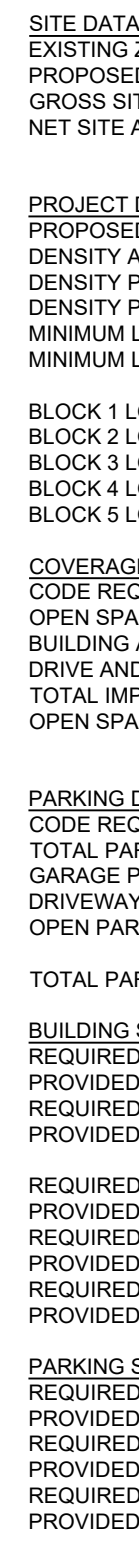
SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS

SINGLE FAMILY
40' LOTS
LANDSCAPE
PLAN

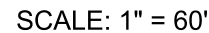
SHEET
C2.7



BUILDING TYPE	
TYPE	COUNT
A	5
B	10
C	12
D	6

20 FT.
20 FT.
20 FT.
20 FT.
20 FT.
20 FT.

1. Subject property is shown to be located in Zone X (no screen), other area, "areas of minimal flood hazard", as shown on flood insurance rate map 2909C50532G effective January 10, 2017.
2. Boundary information, site area information, adjacent property lines and utility information from an information survey prepared by Continental, Inc. dated 3/11/12 provided by and used with approval of the owner.
3. Topography from city of Lee's summit.
4. An easement or license is shown for the City of Lee's Summit, Missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of sidewalks, poles, wires, anchors, conduits and/or structures for, pedestrian access, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable, television, or any other utility purposes, or for any of or all of them, over, under, or through areas outlined or designated upon this plat as "utility easement" or "UE" or under any street or thoroughfare dedicated to public use.
5. The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to all covenants and restrictions and instruments to be recorded in the office of the recorder of deeds of Jackson County, Missouri, as provided above, and which will become a part of the dedication of the plat.
6. The boundary (BL) of said subdivision is shown on the plat and no building or portion thereof shall be constructed between the line and street right-of-way.
7. All construction must comply with the most recent adopted City code, ordinances, and design standards.
8. All drives and parking to be asphalt unless otherwise noted on the plan.
9. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
10. All accessible parking shall comply with the ADA requirements.
11. Parking lot design must meet the UDO Article 6 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
12. All public structure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
13. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.
14. All parking lots shall have a paved or sealed surface.
15. Individual trash service will be provided for each residential unit/building.
16. Based on the geologic data on Missouri Department of natural resources web site there are no wells or springs on the site.
17. All lighting for public streets shall be the City standard street lights and comply with the lighting standards contained within Article 8 of the UDO.
18. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and facilities, and to the safety of the public during fire fighting and emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
19. IFC 503.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch (102 mm) fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
20. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
21. D105.2 - Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof with exterior wall, or the roof edge.
22. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 16 feet (4896 mm), exclusive of shoulders, except for approved security gates in accordance with Section 506.1.2, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
23. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving conditions.
24. D105.2 Width - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
25. IFC 506.1 - Where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key to be provided in an approved location and to be used in accordance with the fire code official's approval in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks An approved lock shall be installed on gates or similar barriers when required by the fire code official. A Knox padlock will be provided at the gate and a key to the padlock shall be provided to the fire code official.
26. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

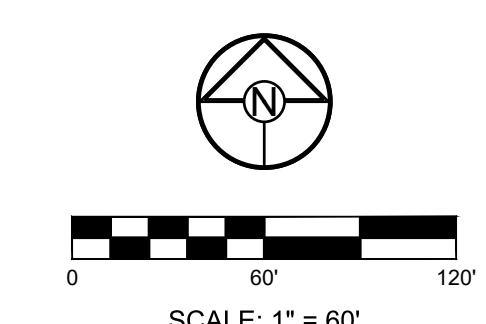
LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION	REVISION DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-9-2025	CITY COMMENTS
3		
4		
5		
6		
7		
8		
9		

ACTIVE ADULT SITE PLAN

SHEET

C3.0



1. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS FROM LEE'S SUMMIT GIS. NO DRONE OR FIELD TOPOGRAPHIC SURVEY HAS BEEN COMPLETED OR PROVIDED BY THE DEVELOPER.
2. PROPOSED TOPOGRAPHY IS CONCEPTUAL AND WILL CHANGE WITH THE FINAL DEVELOPMENT PLAN AND PERMIT PLANS.
3. EARTHWORK CALCULATIONS ARE NOT PART OF THE PRELIMINARY DEVELOPMENT PLAN SERVICES PROVIDED BY THE ENGINEER.
4. NO SOIL BORINGS OR GEOTECHNICAL INVESTIGATIONS HAVE BEEN COMPLETED OR PROVIDED BY THE DEVELOPER.
5. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
6. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
7. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
8. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY TECHNICAL SPECIFICATIONS.
9. ENTIRE PROJECT SHALL BE LEFT IN A MOVABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDDED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SOIDDED IN COMPLIANCE WITH THE CITY OF TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
10. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF KANSAS, AT THE CONTRACTOR'S EXPENSE.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-9-2025	CITY COMMENTS
3	3	
4	4	
5	5	
6	6	
7	7	
8	8	
9	9	

ACTIVE ADULT GRADING PLAN

SHEET

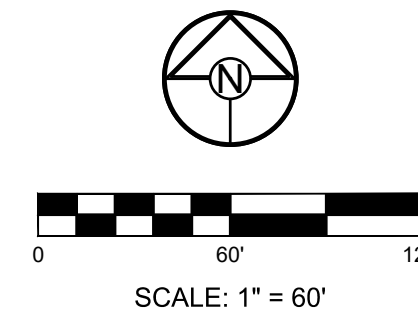
C3.1



<u>LANDSCAPE DATA</u>	
<u>STREET FRONTAGE LANDSCAPE(See 8.790.A)</u>	
EAST WEST COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')/813.7/30)	27 TREES
EAST WEST COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')/813.7/30)	26 TREES**
EAST WEST COLLECTOR PUBLIC STREET SHRUBS PROVIDED (1 PER 20')/813.7/20)	41 SHRUBS
EAST COLLECTOR PUBLIC STREET SHRUBS PROVIDED	14 EVERGREENS**
NORTH SOUTH COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')/1014.6/30)	34 TREES
NORTH SOUTH COLLECTOR PUBLIC TREES PROVIDED	33 TREES*
NORTH SOUTH COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')/1014.6/20)	51 SHRUBS
NORTH SOUTH COLLECTOR PUBLIC STREET SHRUBS PROVIDED	17 EVERGREENS**
NORTH SOUTH LOCAL PUBLIC TREES REQUIRED (1 PER 30')/943.5/30)	31 TREES
NORTH SOUTH LOCAL PUBLIC TREES PROVIDED	31 TREES
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS PROVIDED (1 PER 20')/943.5/20)	47 SHRUBS
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS PROVIDED	16 EVERGREENS**
INTERNAL DRIVE PUBLIC TREES REQUIRED (1 PER 30')/4,258.56/30)	142 TREES
INTERNAL DRIVE PUBLIC TREES PROVIDED	11 TREES PER 30' L.F.
INTERNAL DRIVE PUBLIC STREET SHRUBS REQUIRED (1 PER 20')/4,258.56/20)	213 SHRUBS
INTERNAL DRIVE PUBLIC STREET SHRUBS PROVIDED	213 SHRUBS
<u>OPEN YARD/SITE LANDSCAPE REQUIRED(See 8.790.B)</u>	
LOT AREA	855,158.86 S.F.
BUILDING AREA	247,921.87 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)/607,236.9/5000)	121 TREES
TREES PROVIDED	132 TREES
SHRUBS PROVIDED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)/5000X2)	242 SHRUBS
SHRUBS PROVIDED	87 EVERGREENS**
<u>PARKING LOT LANDSCAPE(See 8.810 & 8.820)</u>	
LANDSCAPE AREA REQUIRED (5% OF PARKING AREA)/(11,484.94 x .05)	574.25 S.F.
LANDSCAPE AREA PROVIDED	S.F.
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	N/A
SCREENING PROVIDED	N/A

NORTH BOUNDARY
393.89
RP-4 ADJ TO CP-2
H=HIGH IMPACT (FENCE + LOW IMPACT LANDSCAPE)
M=MEDIUM IMPACT (ADJ. USE ALSO HAS BUFFER M)
U=USE M BUFFER AND NO FENCE SING ADJ. USE ALSO HAS M BUFFER
AND IS PART OF THIS PROJECT
20 FEET
20 FEET
SCREEN A
16 SHADE TREES
16 SHADE TREES
11 ORNAMENTAL TREES
11 ORNAMENTAL TREES
27 EVERGREEN TREES
41 EVERGREEN TREES (SEE NOTE BELOW FOR SHRUBS)
40 SHRUBS
14 EVERGREEN TREES INSTEAD OF SHRUBS

*STREET INTERSECTIONS AND DRIVEWAYS PREVENT MEETING REQUIREMENT
**1 UPRIGHT EVERGREENS IS EQUAL TO 3 SHRUBS



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7. ALL TREES SHALL HAVE A MIN. 3" DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS WITHIN LANDSCAPE EASEMENTS, TRACTS AND THE RIGHT OF WAY SHALL BE SOODED UNLESS INDICATED ON THE PLANS TO BE SEEDED WITH NATIVE GRASS. AS PART OF THE SEEDING PROCESS, THE CONTRACTOR SHALL PREPARE THE SEEDING PLANS. SEEDING SHALL BE COMPLETED IN THE LOT AREAS PER LAND DISTURBANCE PLANS, ALL LOT AREAS TO BE SOODED AFTER ALL BUILDING, PARKING AND OTHER SITE IMPROVEMENTS ARE COMPLETED.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEXENA. PRIOR TO INSTALLATION.
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12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE(4 FEET FROM BACK OF CURB) TO THE CENTER OF SHRUB/FOR CAR OVERHANG IS REQUIRED AT ALL LANDSCAPE HANDS AND PERMANENT. NO TREE SHALL BE LOCATED LESS THAN 4 FEET FROM THE BACK OF CURB.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY OF LEXENA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEEN INSTALLED PER THE APPROVED PLAN.

SCHLAGEL
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5188 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

DRAWN BY:	REVISION DATE	DESCRIPTION
SCH	A 11-11-2025	CITY COMMENTS
CHECKED BY:	A 12-9-2025	CITY COMMENTS
SCH	A	
DATE PREPARED:	A	
10-9-2025	B	
PROJ. NUMBER:	A	
25-019	B	
	A	

ACTIVE ADULT
LANDSCAPE
PLAN

SHEET

C3.3



1. Subject property is shown to be located in Zone X (no screen), other areas "Areas of minimal flood hazard", as shown on flood insurance rate map 29995C0332 effective 1/1/12.
2. Boundary information, site area information, adjacent property lines and utility information is from altas survey prepared by Continental, Inc. dated 3/11/12s provided by and used with approval of the owner.
3. Topography from city of Chicago.
4. An easement or license will be granted to the City of Lee's Summit, Missouri to locate, construct and maintain, or, to authorize the location, construction and maintenance of, a sewer, storm, water, gas, electric, telephone, cable, gas, natural gas, water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "utility easements" or "CE" - City of Lee's Summit, Missouri, as provided above, and
5. The use of all tracts, lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions, which instruments are to be recorded in the office of the recorder of deeds for the County of Thornton, Colorado, as provided above, and which will become a part of the dedication of the plat.
6. Building lines (B) or setback lines will be established as shown on the plat and no building or portion thereof shall be constructed between this line and street right-of-way.
7. All construction must comply with the most recent adopted City codes, ordinances, and design standards.
8. Please note that parking lot design must meet the UDO Article 12 requirements and the City of Lee's Summit must public street design standards per the Design and Construction Manual Section 5200.
9. All public infrastructure shall require the submittal of separate engineering plans to be stamped and signed by a Professional Engineer.
10. All public infrastructure shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.
11. All parking lots shall have CG-1 curb as required by code.
12. All drives and parking spaces shall be asphalt and paved on the plan.
13. All drive aisles, driveways, and streets are dimensioned from back curb to back curb on this plan.
14. All accessible parking shall comply with the ADA requirements.
15. Individual trash service will be provided for each residential unbundling.
16. Based on the geologic data to Missouri department of natural resources web site there are no known wells on the site.
17. All parking shall comply with the requirements of the UDO Article 8. All lighting shall be the City standard street lights and shall comply with the lighting standards contained within Article 7 of the UDO. All parking lot with 11 or more parking stalls shall be screened by a screen or lighting shall be screened by a screen or lighting shall be screened so that light is directed away from and no light source is visible from a public

SITE DATA
EXISTING ZONING
PROPOSED ZONING
GROSS SITE AREA
NET SITE AREA (EXCL. ALL PUBLIC ROW)

PROJECT DATA (Sec. 6.030, Table 6-2)
 PROPOSED NUMBER FRONT GARAGE UNITS
 PROPOSED NUMBER ALLEY GARAGE UNITS
 TOTAL NUMBER OF UNITS
 DENSITY ALLOWED PER CODE
 DENSITY PROPOSED INCL. PUBLIC ROW
 DENSITY PROPOSED EXCL. PUBLIC ROW
 MINIMUM LOT SIZE PER UNIT PER CODE
 MINIMUM LOT SIZE PER UNIT USING GROSS SITE AREA
 MINIMUM LOT SIZE PER UNIT PROPOSED USING NET SITE AREA
 MINIMUM LOT SIZE PER UNIT PROPOSED FOR SMALLEST LOT

COVERAGE AND OPEN SPACE DATA
CODE REQUIREMENT (Sec. 8.050)
OPEN SPACE REQUIRED BY CODE (10%)(13.43 AC. GROSS AREA X .1)
BUILDING AREA
DRIVE AREA (EXCL. PUBLIC STREETS)
TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA)
OPEN SPACE AREA

PARKING DATA
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)
TOTAL PARKING REQUIRED PER CODE(109X2)
GARAGE PARKING PROVIDED
DRIVEWAY SPACES PROVIDED
OPEN PARKING SPACES PROVIDED
ON STREET PARKING PROVIDED
TOTAL PARKING SPACES PROVIDED

BUILDING SETBACKS(Sec. 6.040 Table 6-3)
REQUIRED FRONT YARD MAJOR STREET
PROVIDED FRONT YARD MAJOR STREET
REQUIRED FRONT YARD FROM OTHER STREETS
REQUIRED FRONT YARD FROM OTHER STREETS

REQUIRED SIDE YARD SETBACK FROM LOT LINE
PROVIDED SIDE YARD SETACK FROM LOT LINE
REQUIRED SEPARATION BETWEEN BUILDINGS
PROVIDED SEPARATION BETWEEN BUILDINGS
REQUIRED REAR YARD SETBACK
PROVIDED REAR YARD SETBACK

PARKING SETBACKS(Sec. 8.620)
REQUIRED FROM PUBLIC RIGHT OF WAY
PROVIDED FROM PUBLIC RIGHT OF WAY
REQUIRED FROM RESIDENTIAL USE
PROVIDED FROM RESIDENTIAL USE
REQUIRED FROM SIDE AND REAR PROPERTY
PROVIDED FROM SIDE AND REAR PROPERTY

AG - AGRICULTURAL
RP-4
13.43 ACRES (584,917.64 S.F.)
9.82 ACRES (427,866.69 S.F.)

65 UNITS
44 UNITS
109 UNITS
10 DU/AC
8.12 DU/AC
11.1 DU/AC
3,500 S.F. PER UNIT
5,366.22 S.F. PER UNIT
3,925.38 S.F.
2,451.81 S.F. (LOT 27) MODIFICATION REQUESTED

10% OF TOTAL LAND AREA
58,491.76 S.F.
133,748.35 S.F.
62,273.85 S.F.
196,022.2 S.F.
226,188.0703 S.F.

2 PER UNIT
218 SPACES(109 GARAGE SPACES MIN
218 GARAGES
130 SPACES
12 SPACES
30 SPACES
368 SPACES

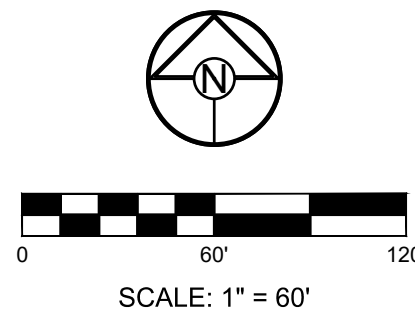
50 FT.
N/A
20 FT. 25 FT GARAGE
20 FT. 25 FT. GARAGE

10 FT.
10 FT.
20 FT.
20 FT. FOR CLOSEST
20 FT.
20 FT.

20 FT.
20 FT.
20 FT.
20 FT.
20 FT.
20 FT.

MODIFICATION REQUESTED FOR LOTS 18-28 TO HAVE LESS LOT AREA PER UNIT DUE TO THE ALLEY PRODUCT.

LOT #	AREA (SF)	AREA PER UNIT(SF)
1	18,013.17	4,503.29
2	15,262.46	3,815.62
3	21,081.62	5,270.41
4	18,406.39	6,135.46
5	15,461.91	3,865.48
6	15,461.87	3,865.47
7	16,101.96	4,025.49
8	21,913.36	5,478.34
9	16,484.94	4,121.24
10	15,261.39	3,815.35
11	17,660.66	4,415.17
12	20,617.42	5,154.36
13	22,449.44	5,612.36
14	14,683.98	3,670.99
15	14,208.17	3,552.04
16	15,323.42	3,830.86
17	10,312.00	5,156.00
18	11,577.06	2,894.27
19	15,522.99	3,880.75
20	11,505.38	2,876.35
21	10,522.43	2,630.61
22	11,482.48	2,870.62
23	11,482.48	2,870.62
24	10,522.43	2,630.61
25	11,505.38	2,876.35
26	10,888.78	2,722.20
27	9,807.23	2,451.81
28	10,766.52	2,691.63
TRACT A	9,367.24	



LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN

WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-9-2025	CITY COMMENTS
3		
4		
5		
6		
7		
8		

TOWNHOME SITE PLAN

SHEET

C4.0

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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I:\PROJECTS\2025\25-019\3.0 Design\3.0 DWG Plans\2.0 PDP\25-019 PDP TH GP.dwg C4.1 TOWNHOME GRADING PLAN, 1:1



GRADING LEGEND:

- 1023--- EXISTING CONTOUR
---1023--- PROPOSED CONTOUR

GRADING NOTES:

- EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS FROM LEE'S SUMMIT GIS. NO DRONE OR FIELD TOPOGRAPHIC SURVEY HAS BEEN COMPLETED OR PROVIDED BY THE DEVELOPER.
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- EARTHWORK CALCULATIONS ARE NOT PART OF THE PRELIMINARY DEVELOPMENT PLAN SERVICES PROVIDED BY THE ENGINEER.
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- PRIOR TO PLACEMENT OF CURBS AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY TECHNICAL SPECIFICATIONS.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF KANSAS, AT THE CONTRACTOR'S EXPENSE.

SCHLAGEL

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PREPARED BY:

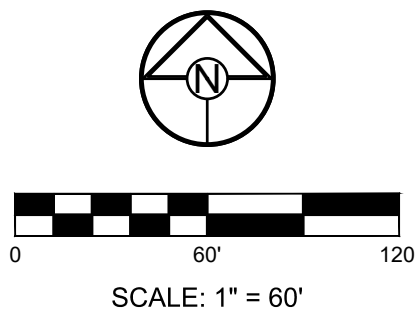
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LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

DRAWN BY:	REVISION DATE	DESCRIPTION
SCH	11-11-2025	CITY COMMENTS
CHECKED BY:	12-9-2025	CITY COMMENTS
SCH		
DATE PREPARED:		
10-9-2025		
PROJ. NUMBER:		
25-019		

TOWNHOME
GRADING PLAN

SHEET
C4.1



I:\PROJECTS\2025\25-019\3.0 DWG Plans\2.0 PDP\25-019 PDP - TH UP.dwg, C4.2 TOWNHOME UTILITY PLAN, 1:1

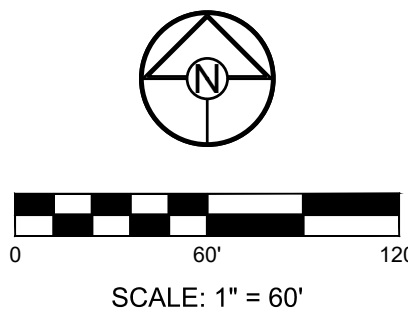


GENERAL NOTES:

- Existing topography shown on this plan is from Lee's Summit GIS. No drone or field topographic survey has been completed or provided by the developer.
- Existing utilities have been shown to the greatest extent possible based upon ALTA survey by others, City of Lee's Summit GIS and information from utility companies provided to the Engineer. The existing utilities shown have not been verified by the Engineer. The Engineer and/or its representatives can not and will not provide certification and is not liable for the location, elevations, and capacity of the existing utilities. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer. Existing forremain location and elevations from asbuilts provided by the Little Blue River Sewer district. Pipeline location and elevations from City GIS and pipeline company. All other utilities shown on this plan are from the ALTA survey by others or City GIS.
- The utility layout shown on this drawing is conceptual and will likely change with the final and permit plans. This drawing shall not be used for construction or cost estimates.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- All construction shall comply with the City technical specifications.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- The contractor is responsible for protection of all property corners. any property corners disturbed or damaged by grading activities shall be reset by a professional land surveyor licensed in the state of Kansas, at the contractor's expense.

LEGEND:

A/E	- ACCESS EASEMENT	SAN	SANITARY SEWER MAIN
BC	- BACK OF CURB	SAN _{EX}	SANITARY SEWER MAIN - EXIST.
B/B	- BACK TO BACK	SS	STORM SEWER
BM	- BENCHMARK	SS _{EX}	STORM SEWER - EXISTING
BL or B.L.	- BUILDING LINE	CATV _{EX}	CABLE TV - EXISTING
CO	- CLEANOUT	FOC _{EX}	FIBER OPTIC CABLE - EXISTING
TJB	- TELEPHONE JUNCTION BOX	T _{EX}	TELEPHONE LINE - EXIST.
C&G	- CURB AND GUTTER	E _{EX}	ELECTRIC LINE - EXISTING
D/E	- DRAINAGE EASEMENT	OHP _{EX}	OVERHEAD POWER LINE - EXIST.
E/E	- ELECTRICAL EASEMENT	UGE _{EX}	UNDERGROUND ELECTRIC - EX.
EL	- ELEVATION	G _{EX}	GAS LINE - EXISTING
FL	- FLOW LINE	W _{EX}	WATERLINE - EXISTING
G/E	- GAS LINE EASEMENT	8" W	WATERLINE - 8"
HDPE	- HIGH-DENSITY POLYETHYLENE	12" W	WATERLINE - 12"
L/E	- LANDSCAPE EASEMENT	Light	LIGHT - EXISTING
MSFE	- MINIMUM SERVICEABLE FLOOR ELEVATION	Manhole	EXISTING MANHOLE
PVC	- POLYVINYL CHLORIDE	Cleanout	CLEANOUT
P/L	- PROPERTY LINE	Manhole	EXISTING SANITARY MANHOLE
PUB/E	- PUBLIC EASEMENT	Manhole	PROPOSED SANITARY MANHOLE
RCP	- REINFORCED CONCRETE PIPE	Manhole	EXISTING AREA INLET
ROW or R/W	- RIGHT-OF-WAY	Manhole	EXISTING CURB INLET
S/E	- SANITARY SEWER EASEMENT	Manhole	EXISTING GRATE INLET
SL	- SERVICE LINE	Manhole	EXISTING JUNCTION BOX
SW	- SIDEWALK	Manhole	EXISTING STORM MANHOLE
TE	- TOP ELEVATION		
U/E	- UTILITY EASEMENT		
WSE	- WATER SURFACE ELEVATION		
W/E	- WATERLINE EASEMENT		
Asphalt	ASPHALT PAVEMENT - EXISTING		
Asphalt	ASPHALT PAVEMENT - PROPOSED		
Concrete	CONCRETE PAVEMENT - EXISTING		
Asphalt	ASPHALT PAVEMENT - EXISTING		
Concrete	CONCRETE SIDEWALK - EXISTING		
Concrete	CONCRETE SIDEWALK - PROPOSED		
Curbs	CURB & GUTTER		
Curbs	CURB & GUTTER - EXISTING		
Treeline	TREELINE		
Lot/RW	EXISTING LOT AND R/W LINES		
Plat	EXISTING PLAT LINES		
P/L	PROPERTY LINES		
ROW	RIGHT-OF-WAY		



LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-9-2025	CITY COMMENTS
3		
4		
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8		

DRAWN BY:	SCH
CHECKED BY:	SCH
DATE PREPARED:	10-9-2025
PROJ. NUMBER:	25-019

TOWNHOME
UTILITY PLAN

SHEET
C4.2

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

SCHLAGEL

ENGINEERS

PLANNERS

SURVEYORS

LANDSCAPE ARCHITECTS

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C5.0



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PREPARED BY

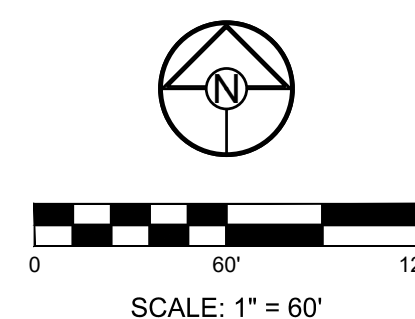
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LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

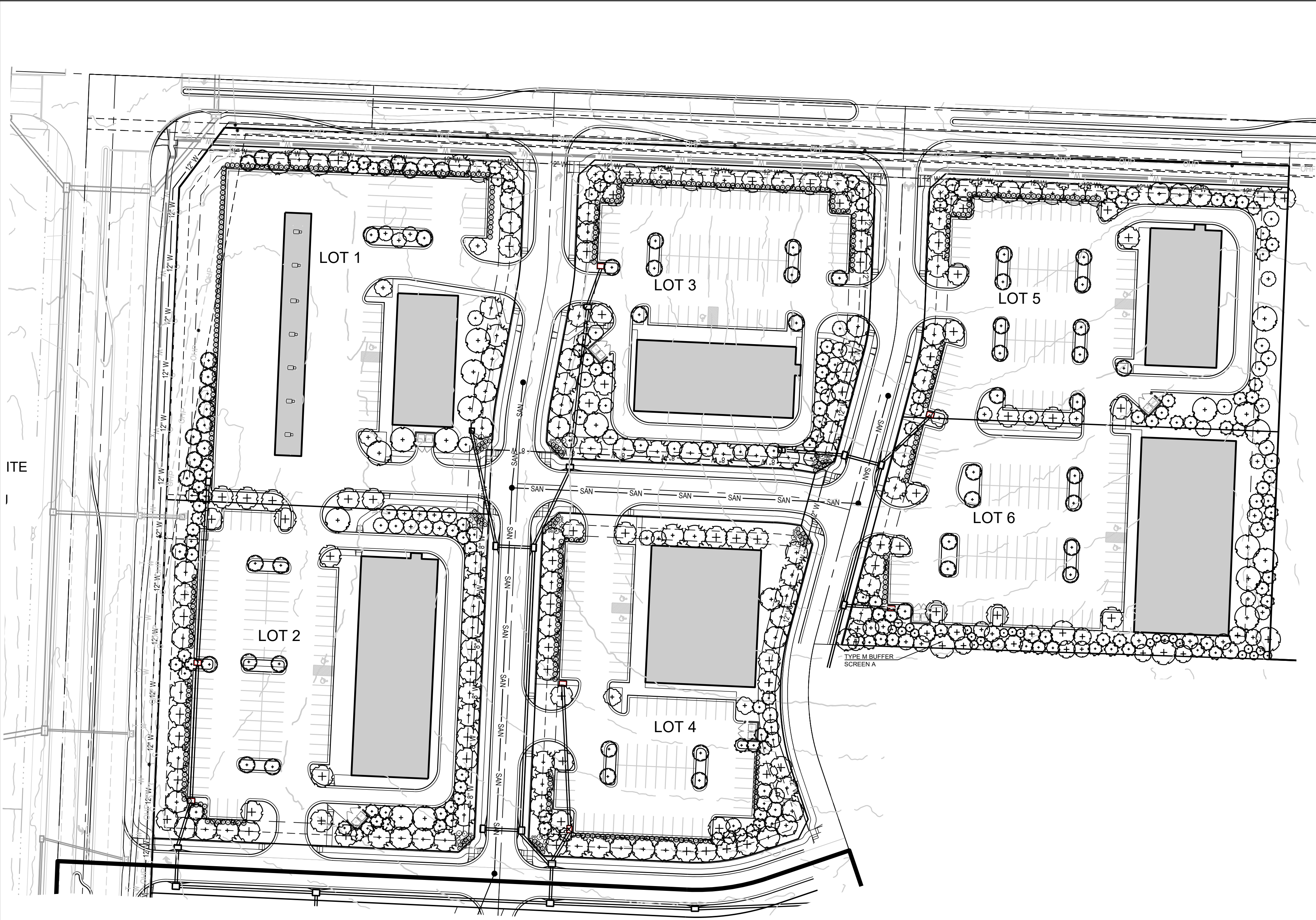
DRAWN BY:		REVISION DATE	DESCRIPTION
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CHECKED BY:	12-9-2025		CITY COMMENTS
SCH			
DATE PREPARED:			
10-9-2025			
PROJ. NUMBER			
25-018			

COMMERCIAL GRADING PLAN

SHEET
C5.1



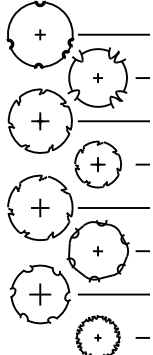
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NOTES:

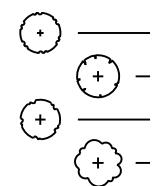
- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS WITHIN LANDSCAPE EASEMENTS, TRACTS AND THE RIGHT OF WAY SHALL BE SODDED UNLESS INDICATED ON THE PLANS TO BE SEED WITH NATIVE VEGETATION AS PART OF THE PUBLIC IMPROVEMENT CONSTRUCTION. TEMPORARY SEEDING SHALL BE COMPLETED IN THE LOT AREAS PER LAND DISTURBANCE PLANS. ALL LOT AREAS TO BE SODDED AFTER ALL BUILDING, PARKING AND OTHER SITE IMPROVEMENTS ARE COMPLETED.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LENEXA, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE 4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB OR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS. NO TREE SHALL BE LOCATED LESS THAN 4 FEET FROM THE BACK OF CURB.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

SHADE TREES



18 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal.	B&B
47 EA.	Acer truncatum 'Warrend'	Pacific Sunset Maple	2.5" Cal.	B&B
1 EA.	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
12 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
4 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
50 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
80 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
58 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES



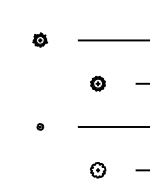
42 EA.	Acer ginnata 'Flame'	Flame Amur Maple	2" Cal. & 8" ht.	B&B
12 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8" ht.	B&B
21 EA.	Betula nigra	River Birch	2" Cal. & 8" ht.	B&B
11 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8" ht.	B&B

EVERGREEN TREES



23 EA.	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht.	B&B
129 EA.	Juniperus virginiana 'Canaret'	Canaret Juniper	6' ht.	B&B

SHRUBS



64 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
417 EA.	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 gal.	Cont.
32 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
24 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal.	Cont.

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE (Sec. 8.790.A)

WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE TREES REQUIRED (1 PER 30') (634.4'/30')
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE TREES PROVIDED
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE SHRUBS REQUIRED (1 PER 20') (634.4'/20')
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE SHRUBS PROVIDED

21 TREES
21 TREES
32 SHRUBS
11 EVERGREENS**

HOOK ROAD ARTERIAL PUBLIC TREES REQUIRED (1 PER 30') (882.39'/30') (EXCL. CROSS ST. RW.)
HOOK ROAD ARTERIAL PUBLIC TREES PROVIDED
HOOK ROAD ARTERIAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20') (882.39'/20')
HOOK ROAD ARTERIAL PUBLIC STREET SHRUBS PROVIDED

29 TREES
29 TREES
44 SHRUBS
11 EVERGREENS AND 11 SHRUBS **

NORTH SOUTH LOCAL PUBLIC TREES REQUIRED (1 PER 30') (631.8'/30')
NORTH SOUTH LOCAL PUBLIC TREES PROVIDED
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20') (631.8'/20')
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS PROVIDED

21 TREES
21 TREES
32 SHRUBS
11 EVERGREENS**

EAST WEST LOCAL PUBLIC TREES REQUIRED (1 PER 30') (632.4'/30')
EAST WEST LOCAL PUBLIC TREES PROVIDED
EAST WEST LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20') (632.4'/20')
EAST WEST LOCAL PUBLIC STREET SHRUBS PROVIDED

21 TREES
21 TREES
32 SHRUBS
11 EVERGREENS**

INTERNAL LOCAL PUBLIC TREES REQUIRED (1 PER 30') (1,112.85'/30')
INTERNAL LOCAL PUBLIC TREES PROVIDED
INTERNAL LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20') (1,112.85'/20')
INTERNAL LOCAL PUBLIC STREET SHRUBS PROVIDED

37 TREES
1 TREE PER 30' L.F.*
56 SHRUBS
56 SHRUBS

LOT 1 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)

LOT 1 AREA
BUILDING AREA
OPEN YARD AREA
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (91,794.17/5000)
TREES PROVIDED
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (91,794.17/5000X2)
SHRUBS PROVIDED

98,394.17 S.F.
6,600 S.F.
91,794.17 S.F.
18 TREES
18 TREES
18 TREES
37 SHRUBS
8 EVERGREEN TREES AND 15 SHRUBS**

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT (Sec. 8.810)
PARKING LOT LANDSCAPE AREA REQUIRED (16,974 x 0.05)
PARKING LOT LANDSCAPE AREA PROVIDED
TREES REQUIRED
TREES PROVIDED
SCREENING REQUIRED
SCREENING PROVIDED

5% OF PARKING AREA
848.70 S.F.
1,360 S.F.
1 PER ISLAND
1 PER ISLAND
(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

LOT 2 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)

LOT 2 AREA
BUILDING AREA
OPEN YARD AREA
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (89,200.10/5000)
TREES PROVIDED
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (89,200.10/5000X2)
SHRUBS PROVIDED

90,400.91 S.F.
14,050 S.F.
89,200.10 S.F.
18 TREES
18 TREES
36 SHRUBS
13 EVERGREENS**

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT (Sec. 8.810)
PARKING LOT LANDSCAPE AREA REQUIRED (33,139 x 0.05)
PARKING LOT LANDSCAPE AREA PROVIDED
TREES REQUIRED
TREES PROVIDED
SCREENING REQUIRED
SCREENING PROVIDED

5% OF PARKING AREA
1,656.95 S.F.
2,678 S.F.
1 PER ISLAND
1 PER ISLAND
(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

LOT 3 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)

LOT 3 AREA
BUILDING AREA
OPEN YARD AREA
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (64,165.02/5000)
TREES PROVIDED
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (64,165.02/5000X2)
SHRUBS PROVIDED

73,644.02 S.F.
9,479 S.F.
64,165.02 S.F.
13 TREES
13 TREES
28 SHRUBS
9 EVERGREEN TREES**

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT (Sec. 8.810)
PARKING LOT LANDSCAPE AREA REQUIRED (29,336 x 0.05)
PARKING LOT LANDSCAPE AREA PROVIDED
TREES REQUIRED
TREES PROVIDED
SCREENING REQUIRED
SCREENING PROVIDED

5% OF PARKING AREA
1,466.80 S.F.
2,587 S.F.
1 PER ISLAND
1 PER ISLAND
(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

LOT 4 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)

LOT 4 AREA
BUILDING AREA
OPEN YARD AREA
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (59,933.30/5000)
TREES PROVIDED
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (59,933.30/5000X2)
SHRUBS PROVIDED

72,433.30 S.F.
12,500 S.F.
59,933.30 S.F.
12 TREES
12 TREES
24 SHRUBS
8 EVERGREENS**

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT (Sec. 8.810)
PARKING LOT LANDSCAPE AREA REQUIRED (32,793 x 0.05)
PARKING LOT LANDSCAPE AREA PROVIDED
TREES REQUIRED
TREES PROVIDED
SCREENING REQUIRED
SCREENING PROVIDED

5% OF PARKING AREA
1,639.65 S.F.
3,503 S.F.
1 PER ISLAND
1 PER ISLAND
(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

LOT 5 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)

LOT 5 AREA
BUILDING AREA
OPEN YARD AREA
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (65,185.51/5000)
TREES PROVIDED
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (65,185.51/5000X2)
SHRUBS PROVIDED

73,310.51 S.F.
8,125 S.F.
65,185.51 S.F.
13 TREES
13 TREES
26 SHRUBS
9 EVERGREENS**

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT (Sec. 8.810)
PARKING LOT LANDSCAPE AREA REQUIRED (35,453 x 0.05)
PARKING LOT LANDSCAPE AREA PROVIDED
TREES REQUIRED
TREES PROVIDED
SCREENING REQUIRED
SCREENING PROVIDED

5% OF PARKING AREA
1,772.65 S.F.
4,749 S.F.
1 PER ISLAND
1 PER ISLAND
(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

LOT 6 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)

LOT 6 AREA
BUILDING AREA
OPEN YARD AREA
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (61,071.45/5000)
TREES PROVIDED
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.) (61,071.45/5000X2)
SHRUBS PROVIDED

76,371.45 S.F.
15,300 S.F.
61,071.45 S.F.
12 TREES
12 TREES
24 SHRUBS
8 EVERGREENS**

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT (Sec. 8.810)
PARKING LOT LANDSCAPE AREA REQUIRED (38,692 x 0.05)
PARKING LOT LANDSCAPE AREA PROVIDED
TREES REQUIRED
TREES PROVIDED
SCREENING REQUIRED
SCREENING PROVIDED

5% OF PARKING AREA
1,934.60 S.F.
4,143 S.F.
1 PER ISLAND
1 PER ISLAND
(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)

BUFFER SCREENING & LANDSCAPE (Sec. 8.890 Table 8.890 & Sec. 8.900)

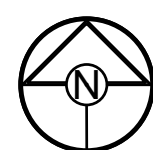
BUFFER LOCATION
USE COMPARISON TO RP-4
BUFFER REQUIRED
BUFFER PROVIDED
DEVIATION REQUESTED

SOUTH BOUNDARY
CP-2 ADJ. TO RP-4
H-HIGH IMPACT (FENCE + LOW IMPACT PLANTING)
M-MEDIUM IMPACT (ADJ. USE ALSO HAS M BUFFER)
USE M BUFFER AND NO FENCE SING ADJ. USE ALSO HAS M BUFFER
AND IS PART OF THIS PROJECT

BUFFER WIDTH REQUIRED
BUFFER WIDTH PROVIDED
BUFFER OPTION SELECTED
SHADE TREES REQUIRED (1/600 S.F.) (393.89X20/500)
SHADE TREES PROPOSED
ORNAMENTAL TREES REQUIRED (1/750 S.F.) (393.89X20/750)
ORNAMENTAL TREES PROPOSED
EVERGREEN TREES REQUIRED (1/300 S.F.) (393.89X20/300)
EVERGREEN TREES PROPOSED
SHRUBS REQUIRED (1/200 S.F.) (393.89X20/200)
SHRUBS PROPOSED

20 FEET
20 FEET
SCREEN A
15 SHADE TREES
16 SHADE TREES
11 ORNAMENTAL TREES
11 ORNAMENTAL TREES
27 EVERGREEN TREES
41 EVERGREEN TREES (SEE NOTE BELOW FOR SHRUBS)
40 SHRUBS
14 EVERGREEN TREES INSTEAD OF SHRUBS

*STREET INTERSECTIONS AND DRIVEWAYS PREVENT MEETING REQUIREMENT
**1 UPRIGHT EVERGREENS IS EQUAL TO 3 SHRUBS



SCALE: 1" = 60'

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
	CITY COMMENTS
	CITY COMMENTS
	CITY COMMENTS
	CITY COMMENTS
	CITY COMMENTS
	CITY COMMENTS
	CITY COMMENTS

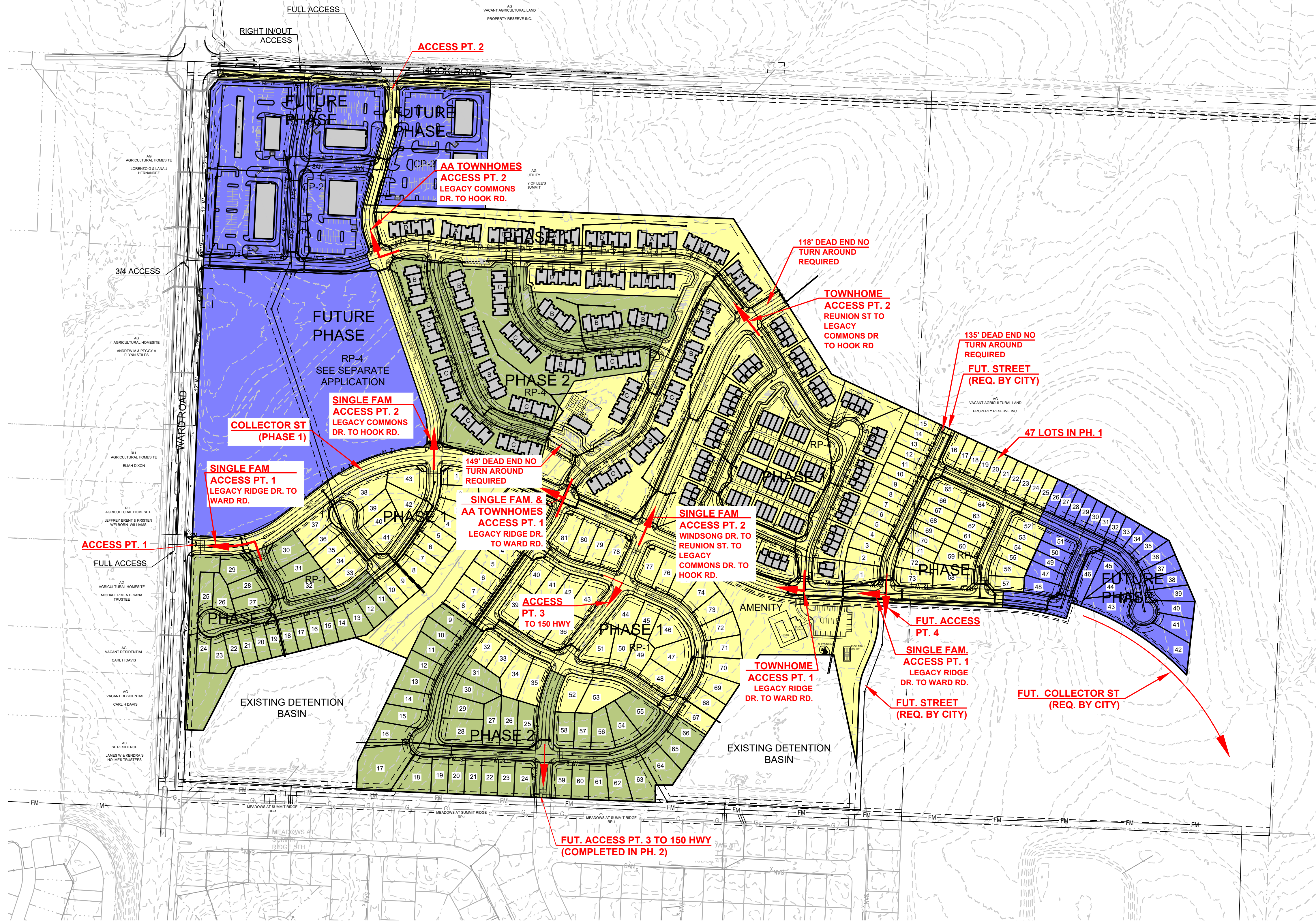
DRAWN BY:	SCH
CHECKED BY:	SCH
DATE PREPARED:	10-9-2025
PROJ. NUMBER:	25-019

COMMERCIAL
LANDSCAPE
PLAN

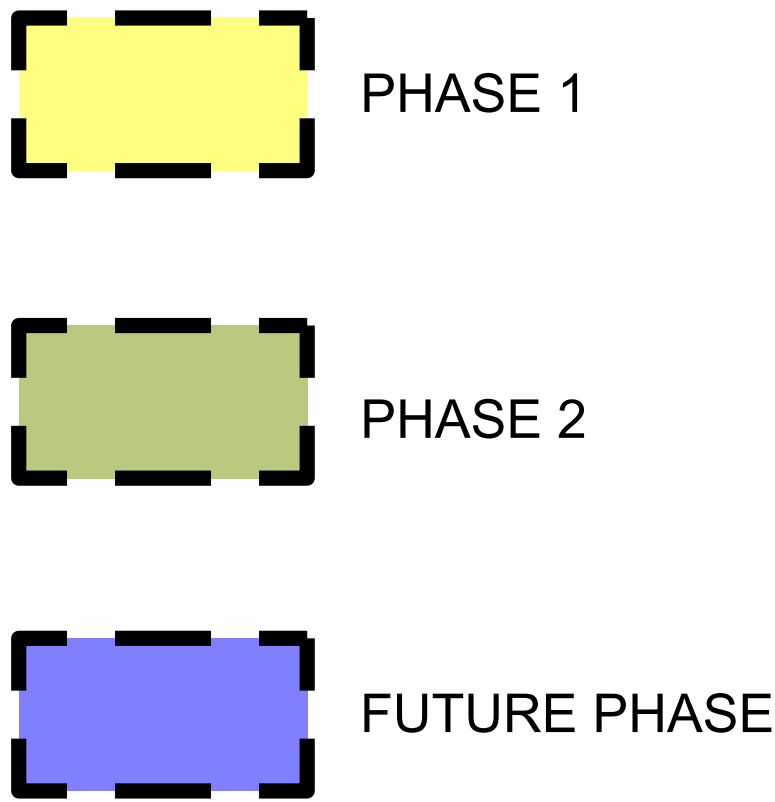
SHEET

C5.3

I:\PROJECTS\2025\25-019\3.0 DWG Plans\2.0 PDP\25-019 PDP SF PP.dwg, FIRE ACCESS, 1:1



NOTE: ALL STREETS ARE PUBLIC



PHASING NOTES:

1. Phasing shown is anticipated phasing and is subject to change.
2. Phasing boundaries shown are subject to change.
3. Mass grading will likely occur in Phase 2-4 areas with the construction of Phase 1 to make cuts or fills needed for future development of those phases.

FIRE NOTES:

1. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.
2. ALL STREETS SHOWN ON THIS PLAN ARE PUBLIC WHICH MEET THE FIRE CODE ACCESS REQUIREMENTS.
3. ALL SETBACKS FROM THE STREET ARE MINIMUM ALLOWED BY THE CITY. THEREFORE THE TOWNHOMES SHOWN ON THIS PLAN MEET THE PROXIMITY TO BUILDING REQUIREMENTS.
4. ALL RESIDENTIAL AND COMMERCIAL USES SHALL COMPLY WITH THE FIRE SPRINKLER REGULATIONS.
5. DEAD END FIRE ACCESS STREETS IN EXCESS OF 150' SHALL COMPLY IFC 503.2.5 AND PROVIDE A TEMPORARY TURN AROUND.
6. THE CITY OF LEE'S SUMMIT WILL PROVIDE A WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION.
7. AS NOTED ON THIS PLAN A MINIMUM OF TWO SEPARATE ACCESS POINTS (1) ACCESS TO WARD ROAD AND 1 ACCESS TO HOOK ROAD) HAVE BEEN PROVIDED PER SECTION D107.1.

LEGEND:

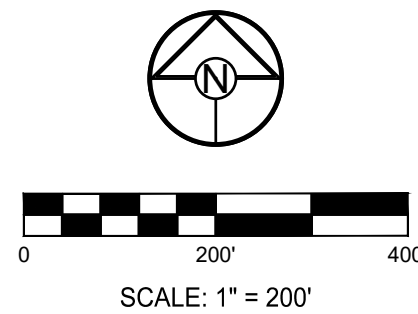
- FOUND 1/2" REBAR WITH KSLS 54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- R/W - RIGHT-OF-WAY
- BL - BUILDING LINE
- LNA - LIMITS OF NO ACCESS
- L/S - LANDSCAPE AREA
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- S/W - SIDEWALK
- S/E - SANITARY SEWER EASEMENT
- E/E - ELECTRICAL EASEMENT
- W/E - WATERLINE EASEMENT
- U/E - UTILITY EASEMENT
- U.V. - UTILITY VAULT
- B/B - BACK TO BACK OF CURB
- CURB & GUTTER
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES
- FENCE - ROD IRON
- E₁ - ELECTRIC LINE
- FOC₁ - FIBER OPTIC CABLE
- G₁ - GAS LINE
- OHP₁ - OVERHEAD POWER LINE
- SAN₁ - SANITARY SEWER MAIN
- W₁ - WATERLINE
- EXISTING MANHOLE
- LIGHT OVERHEAD
- POWER PEDESTAL
- TELEPHONE PEDESTAL
- CABLE PEDISTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE

OWNER:

PROPERTY RESERVE INC.
PO BOX 511196
SALT LAKE CITY, UT 84151-1196

DEVELOPER:

GRIFFIN RILEY PROPERTY GROUP
21 SE 29TH TERRACE
LEE'S SUMMIT, MO 64082
p (816) 366-7900
JAKE@GRIFFINRILEY.COM



LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

SCHLAGEL
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WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS

DRAWN BY:	SCH
CHECKED BY:	SCH
DATE PREPARED:	2025.4.11
PROJ. NUMBER:	25-019

EMERGENCY
ACCESS PLAN

SHEET
F1.0