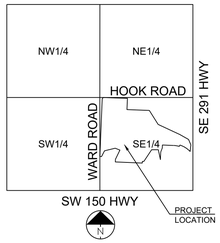
PRELIMINARY DEVELOPMENT PLAN
FOR
LEGACY RIDGE MIXED USE

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

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
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

- ASPHALT PAVEMENT - EXISTING
- ASPHALT PAVEMENT - PROPOSED
- CONCRETE PAVEMENT - EXISTING
- ASPHALT PAVEMENT - EXISTING
- CONCRETE SIDEWALK - EXISTING
- CONCRETE SIDEWALK - PROPOSED
- CURB & GUTTER
- CURB & GUTTER - EXISTING
- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L — PROPERTY LINES
- ROW — RIGHT-OF-WAY
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STO — STORM SEWER
- STORM SEWER - EXISTING
- $CATV_X$ — CABLE TV - EXISTING
- FOC_X — FIBER OPTIC CABLE - EXISTING
- T_X — TELEPHONE LINE - EXIST.
- E_X — ELECTRIC LINE - EXISTING
- OHP_X — OVERHEAD POWER LINE - EXIST.
- UGE_X — UNDERGROUND ELECTRIC - EX.
- G_X — GAS LINE - EXISTING
- W_X — WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CO — CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- AI — EXISTING AREA INLET
- CI — EXISTING CURB INLET
- GI — EXISTING GRATE INLET
- JB — EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE



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.com

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 64057
(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:

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 29095c0532g effective January 20, 2017.
2. Boundary information, site area information, adjacent property lines and utility information is from alta survey prepared by Continental, Inc. dated 3/11/25 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 for, pedestrian access, 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 easement" or "U/E" 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. Building lines (BL) or setback lines will 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. Parking lot design must meet the UDO Article 8 requirements and the private drive must meet public street design standards 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 plan.
12. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
13. All accessible parking shall comply with the ADA requirements.
14. All lighting along public streets shall be the City standard street lights and shall comply with the lighting standards contained within Article 8 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 residentially-zoned area, or a residential use.
15. All private site lighting shall comply with the lighting standards contained within Article 8 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 residentially-zoned area, 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. Maximum depth is 20 feet.
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 during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
19. 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 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. D105.1 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 highest roof surface shall be determined by 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
22. IFC 503.2.1 - 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 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 capabilities.
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 an 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 box to be installed in an approved location. The key box shall be of an approved type listed 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 on the gate and a Knox box on the building.
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.

GENERAL GRADING 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. 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. The 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.
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.
12. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
    a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
    b. Paved Areas – 1.2% Minimum, 5% Maximum
13. A.D.A. parking stalls shall not be sloped greater then 2% in any direction and constructed per A.D.A. requirements.
14. 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 APWA Section 2400, latest edition.
15. All disturbed areas in the right-of-way shall be sodded.

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 it's 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 forcemain 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.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	PROJECT INFORMATION
C1.0	ZONING PLAN
C1.1	OVERALL PLAN
C1.2	PHASING PLAN
C2.0	SINGLE FAMILY 50' LOTS PLAT
C2.1	SINGLE FAMILY 62' LOTS PLAT
C2.2	SINGLE FAMILY 40' LOTS PLAT
C2.3	SINGLE FAMILY GRADING PLAN
C2.4	SINGLE FAMILY UTILITY PLAN
C2.5	SINGLE FAMILY 50' LOTS LANDSCAPE PLAN
C2.6	SINGLE FAMILY 62' LOTS LANDSCAPE PLAN
C2.7	SINGLE FAMILY 40' LOTS LANDSCAPE PLAN
C3.0	ACTIVE ADULT SITE PLAN
C3.1	ACTIVE ADULT GRADING PLAN
C3.2	ACTIVE ADULT UTILITY PLAN
C3.3	ACTIVE ADULT LANDSCAPE PLAN
C4.0	TOWNHOME SITE PLAN
C4.1	TOWNHOME GRADING PLAN
C4.2	TOWNHOME UTILITY PLAN
C4.3	TOWNHOME LANDSCAPE PLAN
C5.0	TOWNHOMES WEST SITE PLAN
C5.1	TOWNHOMES WEST GRADING PLAN
C5.2	TOWNHOMES WEST UTILITY PLAN
C5.3	TOWNHOMES WEST LANDSCAPE PLAN
C6.0	COMMERCIAL SITE PLAN
C6.1	COMMERCIAL GRADING PLAN
C6.2	COMMERCIAL UTILITY PLAN
C6.3	COMMERCIAL LANDSCAPE PLAN
F1.0	FIRE ACCESS PLAN

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

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WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MIXED USE
PRELIMINARY DEVELOPMENT PLAN

WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

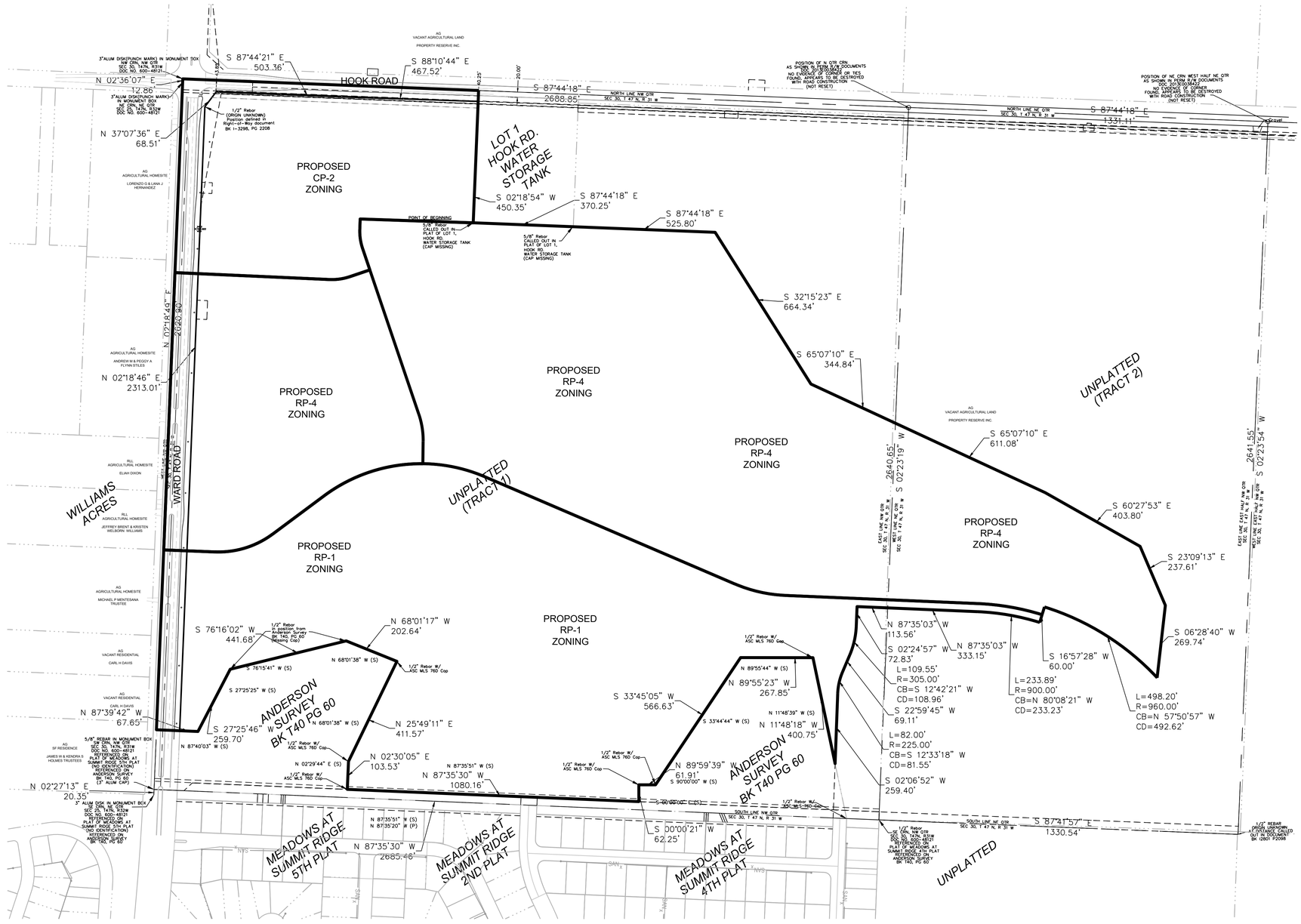
REVISION DATE	DESCRIPTION
1 11-11-2025	CITY COMMENTS
2 12-8-2025	CITY COMMENTS
3 01-06-2026	CITY COMMENTS
4 1-28-2026	CITY COMMENTS

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

PROJECT INFORMATION

SHEET
C0.0

I:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP CVR.dwg, CVR, 1:1



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)	5.70 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 (1,924,916.40 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

NOTES:

1. BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY CONTINENTAL, INC. DATED 3/11/25 PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.

2025.11.19
RP-1 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 12.86 feet to the Northeast corner of the Northeast One-Quarter of Section 27, Township 47, Range 32; thence continuing along the West line of the said Northwest One-Quarter of Section 30, South 02 degrees 18 minutes 49 seconds West, a distance of 1733.33 feet to the Point of Beginning; thence South 87 degrees 43 minutes 48 seconds East, a distance of 190.16 feet to a point of curvature; thence Northeasterly on a 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 227.46 feet; thence North 53 degrees 19 minutes 52 seconds East, a distance of 237.78 feet to a point of curvature; thence on a curve to the right being tangent to the previous course, having a radius 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 Southeasterly 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 43 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 Northwesterly 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 53 minutes 23 seconds, and an arc length of 233.89 feet; thence North 87 degrees 35 minutes 03 seconds West, a distance of 446.71 feet; thence South 02 degrees 24 minutes 57 seconds West, a distance of 72.83 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 20 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 225.00 feet, a central angle of 20 degrees 52 minutes 53 seconds, and an arc length of 82.00 feet; thence South 02 degrees 06 minutes 52 seconds West, a distance of 259.40 feet; thence North 11 degrees 48 minutes 18 seconds West, a distance of 400.75 feet; thence North 89 degrees 55 minutes 23 seconds West, a distance of 267.85 feet; thence South 33 degrees 45 minutes 05 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 30 seconds West, a distance of 1080.16 feet; thence North 02 degrees 30 minutes 05 seconds East, a distance of 103.53 feet; thence North 25 degrees 49 minutes 11 seconds East, a distance of 411.57 feet; thence North 68 degrees 01 minutes 17 seconds West, a distance of 202.64 feet; thence South 76 degrees 16 minutes 02 seconds West, a distance of 441.68 feet; thence South 27 degrees 25 minutes 46 seconds West, a distance of 259.70 feet; thence North 87 degrees 39 minutes 42 seconds West, a distance of 67.65 feet; thence North 87 degrees 41 minutes 11 seconds West, a distance of 86.00 feet to a point on the West line of the said Northwest One-Quarter; thence along said West line, North 02 degrees 18 minutes 49 seconds East, a distance of 666.81 feet, to the Point of Beginning, and 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 12.86 feet to the Northeast corner of the Northeast One-Quarter of Section 27, Township 47, Range 32; thence continuing along the West line of the said Northwest One-Quarter of Section 30, South 02 degrees 18 minutes 49 seconds West, a distance of 705.58 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 18 degrees 43 minutes 20 seconds West, a distance of 83.22 feet to a point of curvature; thence on a curve to the right, being tangent to the previous course, having a radius of 200.00 feet, a central angle of 20 degrees 39 minutes 22 seconds, and an arc length of 72.10 feet; thence North 01 degrees 56 minutes 01 seconds East, a distance of 38.64 feet; thence South 88 degrees 03 minutes 59 seconds East, a distance of 418.89 feet to the Southwest corner of Lot 1, Block A, HOOK RD. WATER STORAGE TANK, a subdivision in the City of Lee's Summit; thence along the South line of said Lot 1, Block A and the Easterly extension thereof, South 87 degrees 44 minutes 18 seconds East, a distance of 896.05 feet; 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 South 60 degrees 27 minutes 53 seconds East, a distance of 403.80 feet; thence South 23 degrees 09 minutes 13 seconds East, a distance of 237.61 feet; thence South 06 degrees 28 minutes 39 seconds West, a distance of 269.74 feet to a point of curvature; thence Northwesterly on a curve to the left having an initial tangent bearing of North 42 degrees 58 minutes 56 seconds West, a radius of 960.00 feet, a central angle of 29 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 Northwesterly 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 North 87 degrees 35 minutes 03 seconds West, a distance of 713.89 feet to a point of curvature; thence on a curve 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 59 degrees 53 minutes 09 seconds, and an arc length of 627.12 feet; thence South 53 degrees 19 minutes 52 seconds West, a distance of 237.78 feet to a point of curvature; thence on a curve to the right 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 48 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 18 minutes 49 seconds East, a distance of 1027.75 feet to the Point of Beginning, and containing 70.894 acres, more or less.

CP-2 ZONING
DESCRIPTION

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

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, South 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 Lee's Summit; thence along the West line of said Lot 1, Block A, South 02 degrees 18 minutes 54 seconds West, a distance of 450.35 feet to the Southwest corner thereof; thence North 88 degrees 03 minutes 59 seconds West, a distance of 418.89 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 20 degrees 39 minutes 22 seconds, and an arc length of 72.10 feet; thence South 18 degrees 43 minutes 20 seconds East, a distance of 83.22 feet; thence South 71 degrees 16 minutes 40 seconds West, a distance of 78.94 feet to a point of curvature; thence on 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 74.26 feet; thence North 87 degrees 26 minutes 56 seconds West, a distance of 574.23 feet to a point on the West line of the said Northwest One-Quarter of Section 30; thence along said West line, North 02 degrees 18 minutes 49 seconds East, a distance of 705.58 feet to the Northeast corner of the Northeast 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 15.968 acres, more or less.

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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

NO.	REVISION DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-9-2025	CITY COMMENTS
3	01-06-2026	CITY COMMENTS
4	1-26-2026	CITY COMMENTS

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

ZONING PLAN

SHEET
C1.0

I:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 ZONING PLAN FROM ALTA.dwg, ZONING PLAN, 1:1



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)	5.70 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 (1,924,916.40 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	71 LOTS
RP-4 SINGLE FAMILY ATTACHED (TOWNHOMES) PROPOSED NUMBER OF UNITS	310 UNITS
TOTAL NUMBER OF UNITS	505 UNITS
RESIDENTIAL DENSITY	SEE DETAIL PLANS

NOTES:

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 29095C0532G effective January 20, 2017.
2. Boundary information, site area information, adjacent property lines and utility information is from alta survey prepared by Continental, Inc. dated 3/11/25 provided by and used with approval of the owner.
3. Topography from city of lee's summit gis.
4. 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 for, pedestrian access, 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 easement" or "U/E" or within 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 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.
6. Building lines (BL) or setback lines will 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 code, ordinances, and design standards.
12. All drives and parking to be asphalt unless otherwise noted on the plan.
13. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
14. All accessible parking shall comply with the ADA requirements.
15. Parking lot design must meet the UDO Article 8 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
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. Maximum depth is 20 feet.
18. All parking lots shall have CG-1 curb as required by code.
19. Individual trash service will be provided for each residential unit/building.
20. Based on the geologic data on Missouri department of natural resources web site there are no known wells on the site.
13. All lighting for public streets shall be the City standard street lights and shall comply with the lighting standards contained within Article 8 of the UDO.
14. All private lighting shall comply with the requirements of the UDO Article 8. 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 (except lights for parking along a street), a residentially-zoned area, or a residential use.
15. 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 2012 International Fire Code and local amendments.
16. 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 approved by the code official.
17. 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.
18. 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 highest roof surface shall be determined by 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.
19. IFC 503.2.1 - 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 vertical clearance of not less than 13 feet 6 inches (4115 mm)
20. 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 capabilities.
21. 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.
22. IFC 506.1 -Where access to or within a structure or an 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 box to be installed in an approved location. The key box shall be of an approved type listed 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 on the gate and a Knox box on the building.
23. 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.

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

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
- E_x ELECTRIC LINE
- FOC_x FIBER OPTIC CABLE
- G_x GAS LINE
- OHP_x OVERHEAD POWER LINE
- SAN_x SANITARY SEWER MAIN
- W_x WATERLINE
- EXISTING MANHOLE
- LIGHT OVERHEAD
- P POWER PEDESTAL
- T TELEPHONE PEDESTAL
- C CABLE PEDISTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE

0 200' 400'
SCALE: 1" = 200'

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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

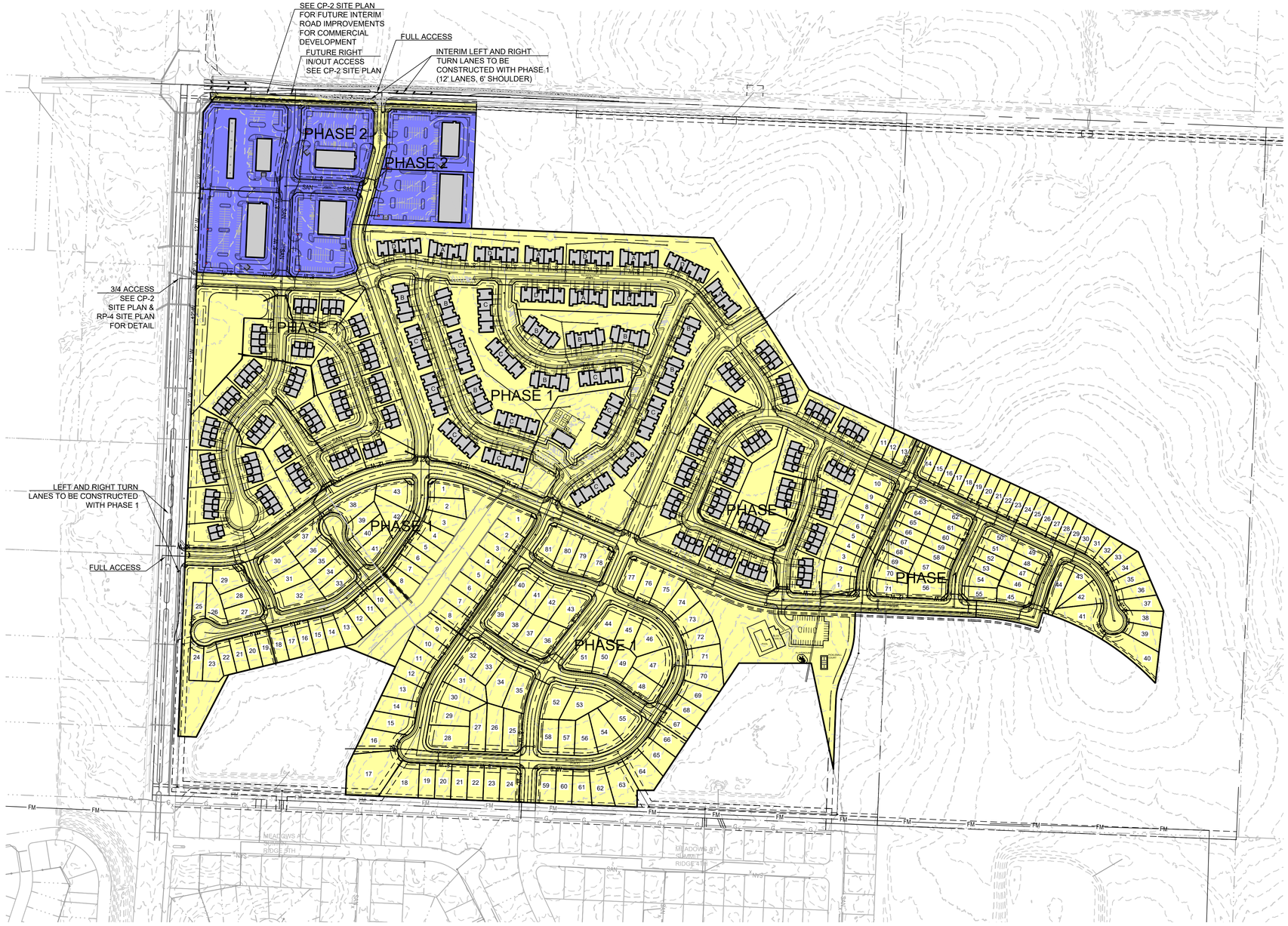
REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-9-2025	CITY COMMENTS
01-06-2026	CITY COMMENTS
1-29-2026	CITY COMMENTS

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

OVERALL PLAN

SHEET
C1.1

i:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF PP.dwg, C1.0 OVERALL PLAN, 1:1



PHASE 1

PHASE 2

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.

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
E_x		ELECTRIC LINE
FOC_x		FIBER OPTIC CABLE
G_x		GAS LINE
OHP_x		OVERHEAD POWER LINE
SAN_x		SANITARY SEWER MAIN
W_x		WATERLINE
		EXISTING MANHOLE
		LIGHT OVERHEAD
P		POWER PEDESTAL
T		TELEPHONE PEDESTAL
C		CABLE PEDISTAL
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE

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0 200' 400'

SCALE: 1" = 200'

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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
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01-06-2026	CITY COMMENTS
1-29-2026	CITY COMMENTS

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

PHASING PLAN

SHEET
C1.2

I:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF PP.dwg, PHASING PLAN, 1:1



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
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- C CABLE PEDISTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE

N

0 60' 120'

SCALE: 1" = 60'

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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
12-8-2025	CITY COMMENTS
01-06-2026	CITY COMMENTS
1-28-2026	CITY COMMENTS

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

SINGLE FAMILY
50' LOTS PLAT

SHEET
C2.0

I:\PROJECTS\2025\25-0193.0 design\3.0 DWG Plans\2.0 PDP\[25-019 PDP SF PP.dwg, C2.0 SINGLE FAMILY 50' LOTS PLAT, 1:1

SITE DATA

EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-1
APPROXIMATE PLAT GROSS SITE AREA	25.93 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)	3.12 DU/AC

LOT DATA

MINIMUM LOT WIDTH PROPOSED	60 FEET
MINIMUM LOT DEPTH PROPOSED	125 FEET
60' WIDE LOT QUANTITY	24 LOTS
62' WIDE LOT QUANTITY	57 LOTS
MINIMUM LOT SIZE ALLOWED BY UDO SEC 6.030 TABLE 6-2	ESTABLISHED WITH DEVELOPMENT PLAN APPROVAL
MINIMUM LOT SIZE PROPOSED	7,800 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. 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.

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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PRELIMINARY DEVELOPMENT PLAN
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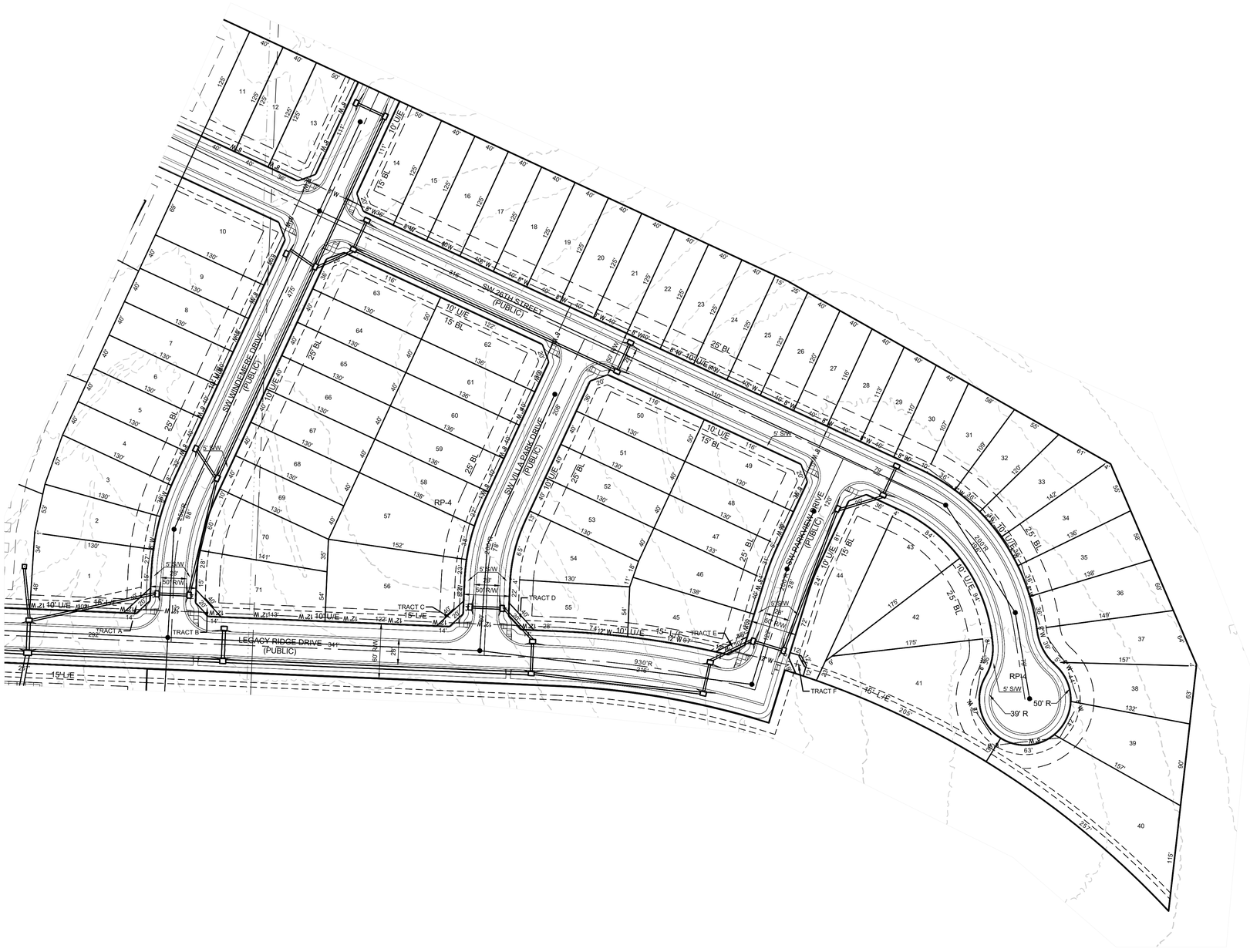
REVISION	DATE	DESCRIPTION
1	11-11-2025	CITY COMMENTS
2	12-8-2025	CITY COMMENTS
3	01-06-2026	CITY COMMENTS
4	1-28-2026	CITY COMMENTS

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

SINGLE FAMILY
62' LOTS PLAT

SHEET
C2.1

I:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF PP.dwg, C2.1 SINGLE FAMILY 62' LOTS PLAT, 1:1



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	71 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.

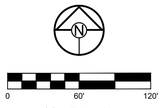
TRACT NOTES:
1. TRACTS A-F TO BE OWNED BY THE HOMES ASSOCIATION AND IS USED FOR ENTRY MONUMENT SIGNAGE.

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	8,831.12
14	6,152.03
15	5,000.03
16	5,000.02
17	5,000.02
18	5,000.02
19	5,000.02
20	5,000.02
21	5,000.01
22	5,000.01
23	5,000.01

LOT #	AREA (SF)
24	5,000.01
25	4,973.84
26	4,852.29
27	4,722.02
28	4,591.75
29	4,461.47
30	4,331.88
31	4,993.55
32	5,116.17
33	6,038.38
34	6,568.67
35	6,404.60
36	6,787.66
37	7,648.68
38	7,280.39
39	8,939.29
40	16,149.16
41	13,964.39
42	8,266.69
43	8,153.24

LOT #	AREA (SF)
44	9,218.27
45	7,015.48
46	6,622.38
47	5,230.90
48	5,200.00
49	6,402.00
50	6,402.00
51	5,200.00
52	5,200.00
53	5,200.00
54	6,990.68
55	6,524.00
56	11,784.35
57	8,329.62
58	5,453.79
59	5,439.00
60	5,439.00
61	5,439.00
62	6,700.75
63	6,402.00

LOT #	AREA (SF)
64	5,200.00
65	5,200.00
66	5,200.00
67	5,200.00
68	5,200.00
69	5,200.00
70	7,134.09
71	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



SCALE: 1" = 60'

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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	12-8-2025	CITY COMMENTS
3	01-06-2026	CITY COMMENTS
4	1-28-2026	CITY COMMENTS
5		
6		
7		
8		

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

SINGLE FAMILY
40' LOTS PLAT

SHEET
C2.2

i:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF PP.dwg, C2.2 SINGLE FAMILY 40' LOTS PLAT, 1:1

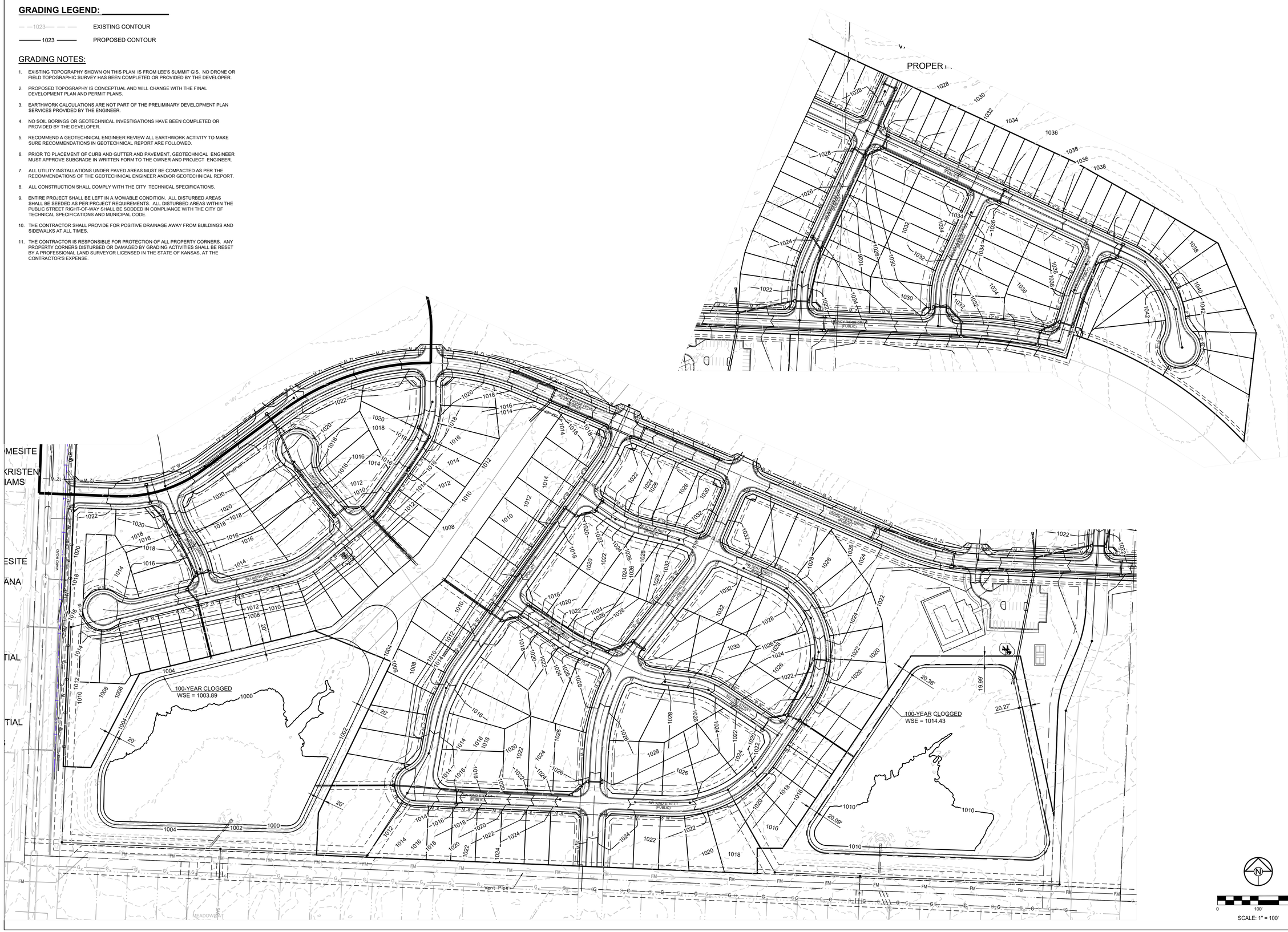
GRADING LEGEND:

— —1023— — — EXISTING CONTOUR

——— 1023 ——— PROPOSED CONTOUR

GRADING 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. 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 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.
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.



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WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
11-11-2025	CITY COMMENTS
12-8-2025	CITY COMMENTS
01-06-2026	CITY COMMENTS
1-28-2026	CITY COMMENTS

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

SINGLE FAMILY GRADING PLAN

SHEET
C2.3

I:\PROJECTS\2025\25-019\3.0 Design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF GP.dwg, C2.3 SINGLE FAMILY GRADING PLAN, 1:1

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
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

ASPHALT PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER

CURB & GUTTER - EXISTING

TREELINE

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

P/L PROPERTY LINES

ROW RIGHT-OF-WAY

SAN SANITARY SEWER MAIN

SAN_x SANITARY SEWER MAIN - EXIST.

STORM SEWER

STORM SEWER - EXISTING

$CATV_x$ CABLE TV - EXISTING

FOC_x FIBER OPTIC CABLE - EXISTING

T_x TELEPHONE LINE - EXIST.

E_x ELECTRIC LINE - EXISTING

OHP_x OVERHEAD POWER LINE - EXIST.

UGE_x UNDERGROUND ELECTRIC - EX.

G_x GAS LINE - EXISTING

W_x WATERLINE - EXISTING

8" W WATERLINE - 8"

12" W WATERLINE - 12"

LIGHT - EXISTING

EXISTING MANHOLE

CO CLEANOUT

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

AI EXISTING AREA INLET

CI EXISTING CURB INLET

GI EXISTING GRATE INLET

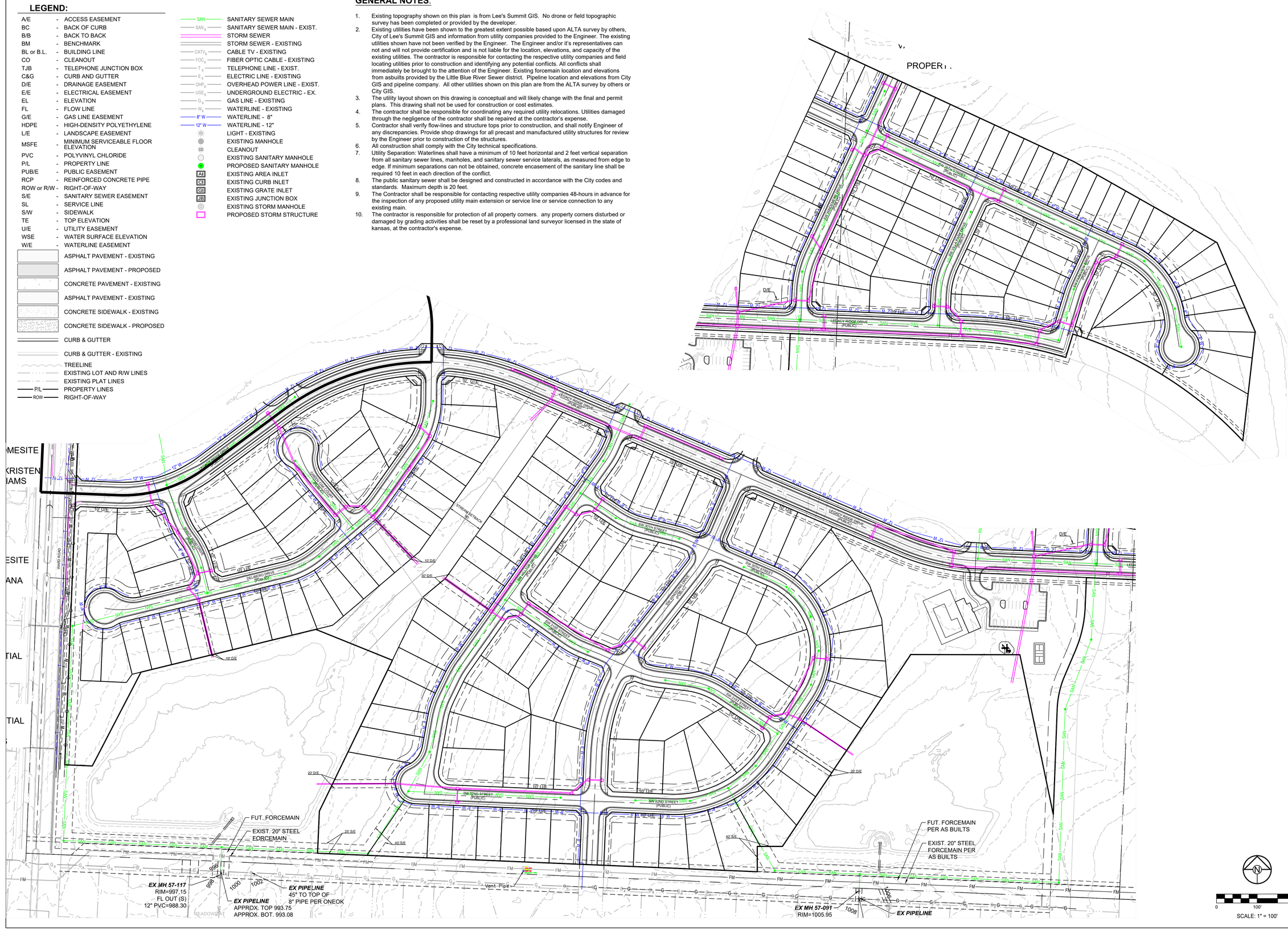
MB EXISTING JUNCTION BOX

D EXISTING STORM MANHOLE

PROPOSED STORM STRUCTURE

GENERAL 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 it's 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 forcemain 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. All construction shall comply with the City technical specifications.
7. 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.
8. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.
9. 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.
10. 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.



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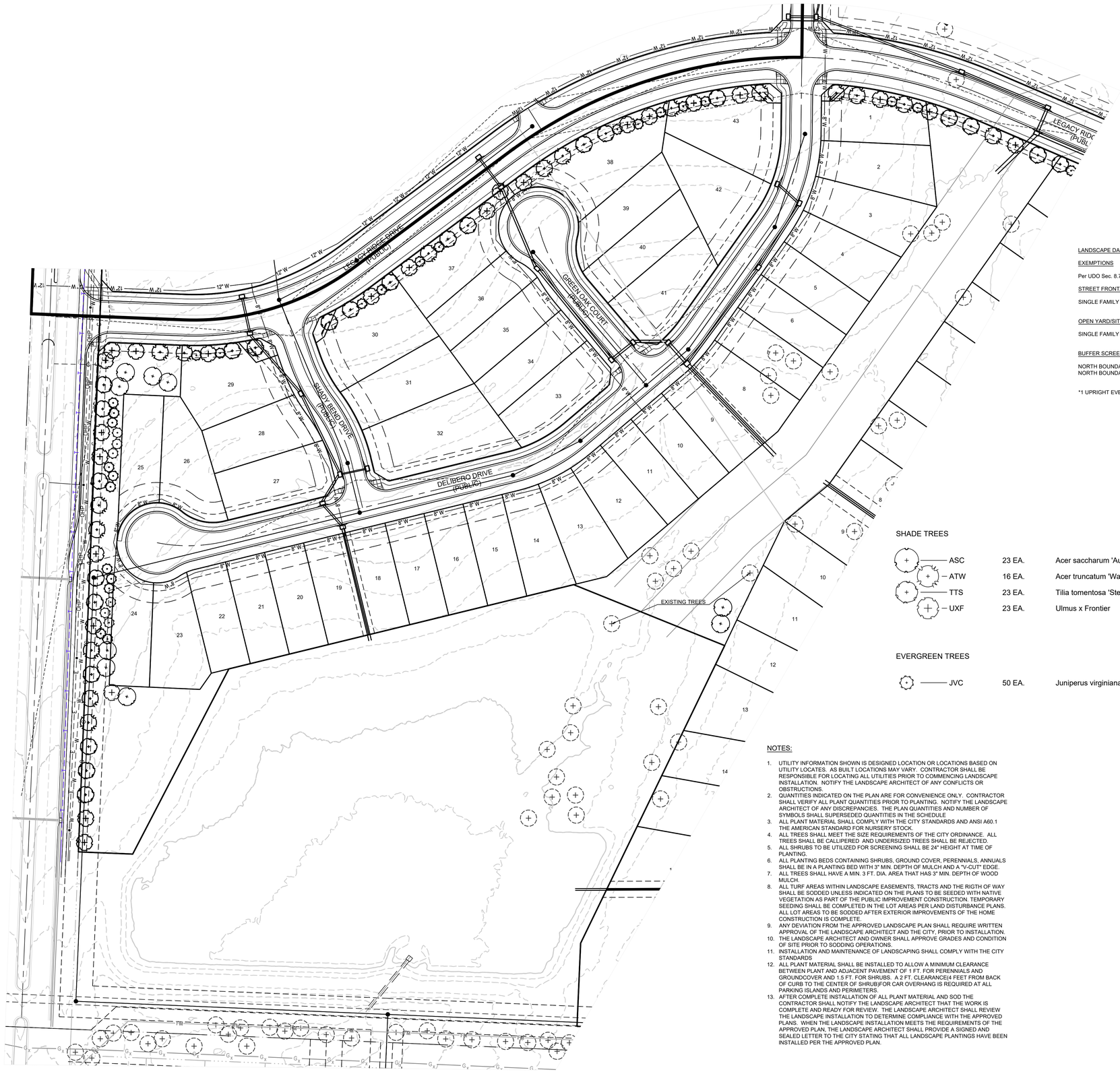
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1-28-2026	CITY COMMENTS

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

SINGLE FAMILY UTILITY PLAN

SHEET C2.4

J:\PROJECTS\2025\25-019\3.0 Design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF UP.dwg, C2.4 SINGLE FAMILY UTILITY PLAN, 1:1



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)

NORTH BOUNDARY BUFFER TYPE PER UDO TABLE 8.890	PER APPROVED PLAN
NORTH BOUNDARY BUFFER REQUESTED	PER THIS PLAN

*1 UPRIGHT EVERGREENS IS EQUAL TO 3 SHRUBS

SHADE TREES

ASC	23 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal.	B&B
ATW	16 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
TTS	23 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	23 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

EVERGREEN TREES

JVC	50 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B

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 SUPERSEDED 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 CALLIPERED 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 RIGTH 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.
10. 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 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 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.

0 60' 120'

SCALE: 1" = 60'

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

SINGLE FAMILY 50' LOTS LANDSCAPE PLAN

SHEET
C2.5

i:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF LP.dwg, C2.5 SINGLE FAMILY 50' LOTS LANDSCAPE PLAN, 1:1

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 SUPERSEDED 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 CALLIPERED 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 RIGTH 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.
10. 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 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 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

ASC	36 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal.	B&B
ATW	40 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
TTS	35 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	47 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

EVERGREEN TREES

JVC	94 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B

*1 UPRIGHT EVERGREENS IS EQUAL TO 3 SHRUBS

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)

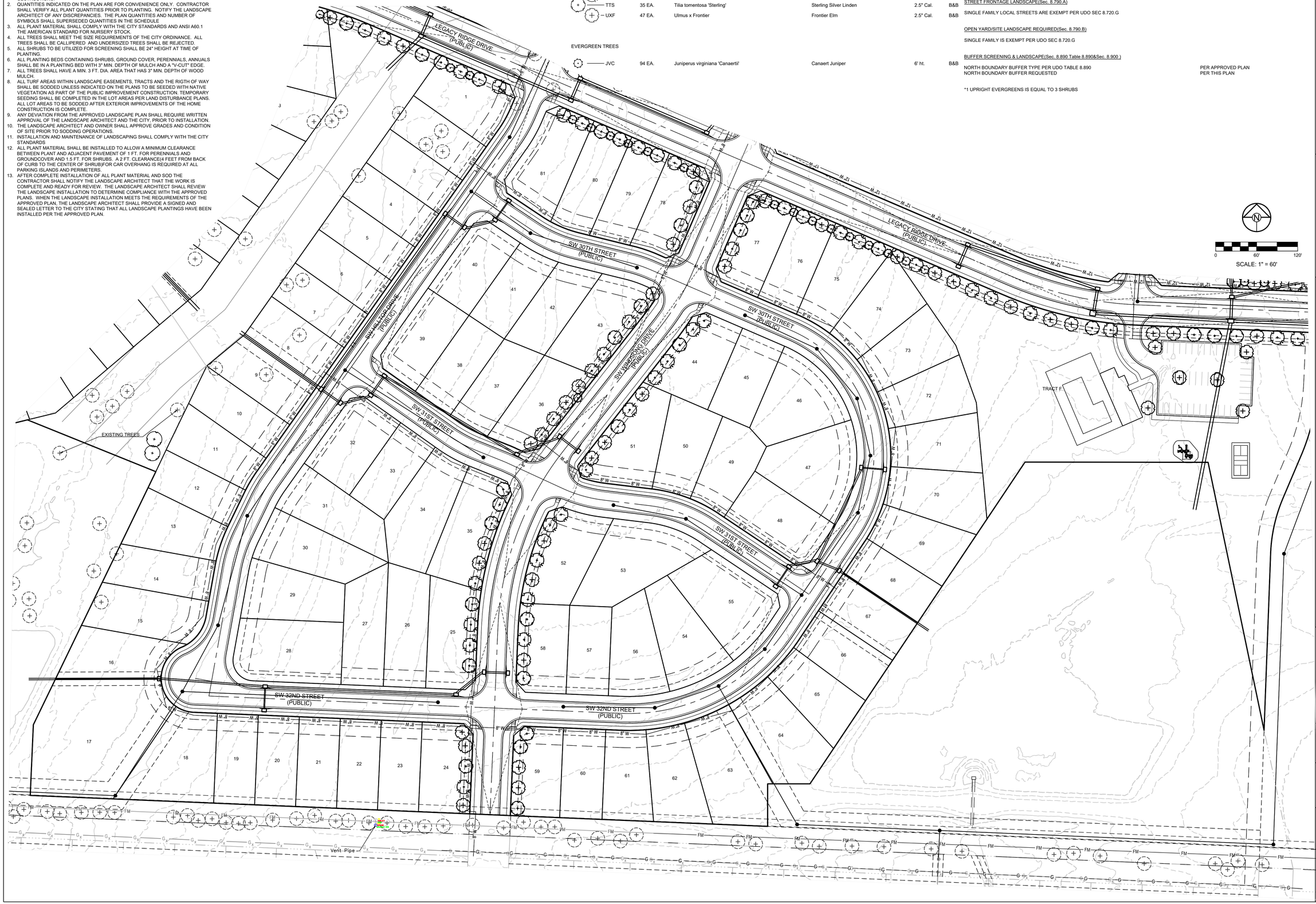
SINGLE FAMILY LOCAL STREETS ARE EXEMPT PER UDO SEC 8.720.G

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)

NORTH BOUNDARY BUFFER TYPE PER UDO TABLE 8.890	PER APPROVED PLAN
NORTH BOUNDARY BUFFER REQUESTED	PER THIS PLAN



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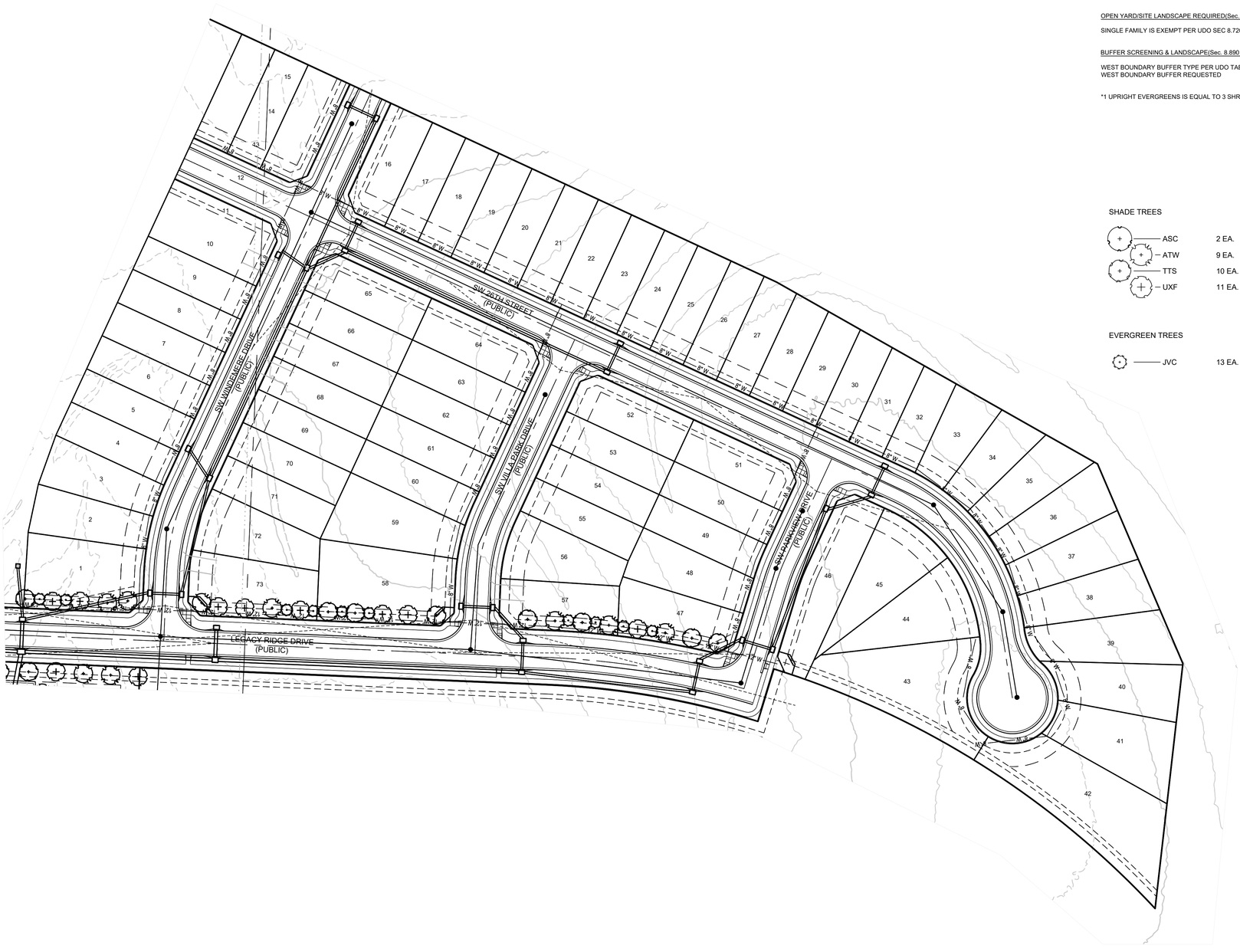
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1-28-2026	CITY COMMENTS

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

SINGLE FAMILY 62' LOTS LANDSCAPE PLAN

SHEET
C2.6

i:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF LP.dwg, C2.6 SINGLE FAMILY 62' LOTS LANDSCAPE PLAN, 1:1



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	PER APPROVED PLAN
WEST BOUNDARY BUFFER REQUESTED	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

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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 RIGTH 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.
10. 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 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 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.

0 60' 120'

SCALE: 1" = 60'

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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 11-1-2025	CITY COMMENTS
2 12-9-2025	CITY COMMENTS
3 01-06-2026	CITY COMMENTS
4 1-26-2026	CITY COMMENTS
5	
6	
7	
8	

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

SINGLE FAMILY 40' LOTS LANDSCAPE PLAN

SHEET
C2.7

I:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP SF LP.dwg, C2.7 SINGLE FAMILY 40' LOTS LANDSCAPE PLAN, 1:1



LOT #	AREA (SF)
BLOCK 1	129,223.61
BLOCK 2	128,369.89
BLOCK 3	244,780.18
BLOCK 4	133,088.55
BLOCK 5	211,334.54

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

SITE DATA

EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-4
GROSS SITE AREA	26.26 ACRES (1,143,992.92 S.F.)
NET SITE AREA	19.63 ACRES (855,158.86 S.F.)(EXCL. PUBLIC ROW)

PROJECT DATA(Sec. 6.030, Table 6-2)

PROPOSED NUMBER UNITS	132 UNITS
DENSITY ALLOWED PER CODE	10 DU/AC
DENSITY PROPOSED INCL. PUBLIC ROW	5.03 DU/AC
DENSITY PROPOSED EXCL. PUBLIC ROW	6.72 DU/AC
MINIMUM LOT SIZE PER CODE	3,500 S.F. PER UNIT
MINIMUM LOT SIZE PROPOSED	5,545.36 S.F. PER UNIT (BLOCK 4)
BLOCK 1 LOT SIZE PROPOSED(129,223.61/20)	6,461.18 S.F. PER UNIT
BLOCK 2 LOT SIZE PROPOSED(128,369.89/20)	6,418.49 S.F. PER UNIT
BLOCK 3 LOT SIZE PROPOSED(244,780.18/36)	6,799.45 S.F. PER UNIT
BLOCK 4 LOT SIZE PROPOSED(133,088.55/24)	5,545.36 S.F. PER UNIT
BLOCK 5 LOT SIZE PROPOSED(211,334.54/32)	6,604.20 S.F. PER UNIT

COVERAGE AND OPEN SPACE DATA

CODE REQUIREMENT (Sec. 8.050)	10% OF TOTAL LAND AREA
OPEN SPACE REQUIRED BY CODE (10%)(26.26 AC. GROSS AREAX.1)	114,399.29 S.F.
BUILDING AREA	247,921.87 S.F.
DRIVE AND PARKING AREA	76,935.8 S.F.(EXCL. PUBLIC STREETS)
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	324,857.67 S.F.
OPEN SPACE AREA	530,301.19 S.F.

PARKING DATA

CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	2 PER UNIT
TOTAL PARKING REQUIRED PER CODE(132 x 2)	264 SPACES(132 GARAGE MIN)
GARAGE PARKING PROVIDED	264 GARAGE SPACES
DRIVEWAY SPACES PROVIDED	264 SPACES
OPEN PARKING SPACES PROVIDED	61 SPACES (INCL. 2 ADA)
TOTAL PARKING SPACES PROVIDED	589 SPACES

BUILDING SETBACKS(Sec. 6.040 Table 6-3)

REQUIRED FRONT YARD MAJOR STREET	50 FT.
PROVIDED FRONT YARD MAJOR STREET	N/A
REQUIRED FRONT YARD FROM OTHER STREETS	20 FT. 25 FT GARAGE
PROVIDED FRONT YARD FROM OTHER STREETS	20 FT. 25 FT. GARAGE
REQUIRED SIDE YARD SETBACK FROM LOT LINE	10 FT.
PROVIDED SIDE YARD SETACK FROM LOT LINE	10 FT.
REQUIRED SEPARATION BETWEEN BUILDINGS	20 FT.
PROVIDED SEPARATION BETWEEN BUILDINGS	20 FT. FOR CLOSEST
REQUIRED REAR YARD SETBACK	20 FT.
PROVIDED REAR YARD SETBACK	20 FT.

PARKING SETBACKS(Sec. 8.620)

REQUIRED FROM PUBLIC RIGHT OF WAY	20 FT.
PROVIDED FROM PUBLIC RIGHT OF WAY	20 FT.
REQUIRED FROM RESIDENTIAL USE	20 FT.
PROVIDED FROM RESIDENTIAL USE	20 FT.
REQUIRED FROM SIDE AND REAR PROPERTY	20 FT.
PROVIDED FROM SIDE AND REAR PROPERTY	20 FT.

NOTES:

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 29095C0532G effective January 20, 2017.
2. Boundary information, site area information, adjacent property lines and utility information is from alta survey prepared by Continental, Inc. dated 3/11/25 provided by and used with approval of the owner.
3. Topography from city of lee's summit gis.
4. 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 for, pedestrian access, 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 easement" or "U/E" or within 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 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.
6. Building lines (BL) or setback lines will 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 code, ordinances, and design standards.
12. All drives and parking to be asphalt unless otherwise noted on the plan.
13. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
14. All accessible parking shall comply with the ADA requirements.
15. Parking lot design must meet the UDO Article 8 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
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. Maximum depth is 20 feet.
18. All parking lots shall have CG-1 curb as required by code.
19. Individual trash service will be provided for each residential unit/building.
20. Based on the geologic data on Missouri department of natural resources web site there are no known wells on the site.
13. All lighting for public streets shall be the City standard street lights and shall comply with the lighting standards contained within Article 8 of the UDO.
14. All private lighting shall comply with the requirements of the UDO Article 8. 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 (except lights for parking along a streeet), a residentially-zoned area, or a residential use.
15. 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 2012 International Fire Code and local amendments.
16. 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 approved by the code official.
17. 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.
18. 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 highest roof surface shall be determined by 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
19. IFC 503.2.1 - 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 vertical clearance of not less than 13 feet 6 inches (4115 mm)
20. 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 capabilities.
21. 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.
22. IFC 506.1 -Where access to or within a structure or an 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 box to be installed in an approved location. The key box shall be of an approved type listed 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 on the gate and a Knox box on the building.
23. 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.

0 60' 120'

SCALE: 1" = 60'

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PRELIMINARY DEVELOPMENT PLAN
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12-8-2025	CITY COMMENTS
01-06-2026	CITY COMMENTS
1-28-2026	CITY COMMENTS

DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 10-9-2025
PROJ. NUMBER: 25-419

ACTIVE ADULT SITE PLAN

SHEET C3.0

I:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP AATH SP.dwg, C3.0 ACTIVE ADULT SITE PLAN, 1:1



GRADING LEGEND:

— —1023— — — — EXISTING CONTOUR

——— 1023 ——— PROPOSED CONTOUR

GRADING 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. 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 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.
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.

N

0 60' 120'

SCALE: 1" = 60'

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

ACTIVE ADULT GRADING PLAN

SHEET
C3.1

i:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP AATH GP.dwg, C3.1 ACTIVE ADULT GRADING PLAN, 1:1



GENERAL 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 it's 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 forcemain 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. All construction shall comply with the City technical specifications.
7. 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.
8. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.
9. 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.
10. 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
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
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE PAVEMENT - EXISTING
ASPHALT PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L PROPERTY LINES
ROW RIGHT-OF-WAY

SAN SANITARY SEWER MAIN
SAN_X SANITARY SEWER MAIN - EXIST.
STORM SEWER
STORM SEWER - EXISTING
$CATV_X$ CABLE TV - EXISTING
FOC_X FIBER OPTIC CABLE - EXISTING
T_X TELEPHONE LINE - EXIST.
E_X ELECTRIC LINE - EXISTING
OHP_X OVERHEAD POWER LINE - EXIST.
UGE_X UNDERGROUND ELECTRIC - EX.
G_X GAS LINE - EXISTING
W_X WATERLINE - EXISTING
8" W WATERLINE - 8"
12" W WATERLINE - 12"
LIGHT - EXISTING
EXISTING MANHOLE
CO CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI EXISTING AREA INLET
CI EXISTING CURB INLET
GI EXISTING GRATE INLET
JB EXISTING JUNCTION BOX
D EXISTING STORM MANHOLE

N
0 60' 120'
SCALE: 1" = 60'

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DRAWN BY: SCH
CHECKED BY: SCH
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PROJ. NUMBER: 25-019

ACTIVE ADULT UTILITY PLAN

SHEET C3.2

i:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP AATH UP.dwg, C3.2 ACTIVE ADULT UTILITY PLAN, 1:1



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 SUPERSEDED 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 CALLIPERED 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 RIGTH 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 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 LENEXA, PRIOR TO INSTALLATION.
10. 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 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 PARKING ISLANDS AND PERIMETERS. 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 STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

SHADE TREES

ASC	26 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal.	B&B
ATW	86 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
QRC	12 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
QR	4 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
TTS	93 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	129 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

ORNAMENTAL TREES

AGF	33 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
AC	11 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8' ht.	B&B
BN	41 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JCK	19 EA.	Juniperus chinensis 'Keteleerii'	Keteleerii Juniper	6' ht.	B&B
JVC	156 EA.	Juniperus virginiana 'Canaerti'	Canaert Juniper	6' ht.	B&B

SHRUBS

JHH	98 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
RAG	86 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
VPS	24 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal.	Cont.

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE(Sec. 8.790 A)

EAST WEST COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(813.7'/30')	27 TREES
EAST WEST COLLECTOR PUBLIC TREES PROVIDED	26 TREES*
EAST WEST COLLECTOR PUBLIC STREET SHRUBS REQUIRED (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 EVREGREENS**
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 REQUIRED (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	1 TREE 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

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

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 REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(/5000X2)	242 SHRUBS
SHRUBS PROVIDED	87 EVERGREENS**

PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)

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

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

BUFFER LOCATION	NORTH BOUNDARY
BUFFER LENGTH	393.89
USE COMPARISON	RP-4 ADJ TO CP-2
BUFFER REQUIRED	H=HIGH IMPACT(FENCE + LOW IMPACT LANDSCAPE)
BUFFER PROVIDED	M=MEDIUM IMPACT(ADJ. USE ALSO HAS BUFFER M)
DEVIATION REQUESTED	USE M BUFFER AND NO FENCE SING ADJ. USE ALSO HAS M BUFFER AND IS PART OF THIS PROJECT
BUFFER WIDTH REQUIRED	20 FEET
BUFFER WIDTH PROVIDED	20 FEET
BUFFER OPTION SELECTED	SCREEN A
SHADE TREES REQUIRED (1/500 S.F.)(393.89X20)/500)	16 SHADE TREES
SHADE TREES PROPOSED	16 SHADE TREES
ORNAMENTAL TREES REQUIRED (1/750 S.F.)((393.89X20)/750)	11 ORNAMENTAL TREES
ORNAMENTAL TREES PROPOSED	11 ORNAMENTAL TREES
EVERGREEN TREES REQUIRED (1/300 S.F.)((393.89X20)/300)	27 EVERGREEN TRESS
EVERGREEN TREES PROPOSED	41 EVERGREEN TREES (SEE NOTE BELOW FOR SHRUBS)
SHRUBS REQUIRED (1/200 S.F.)((393.89X20)/200)	40 SHRUBS
SHRUBS PROPOSED	14 EVERGREEN TREES INSTEAD OF SHRUBS

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

0 60' 120'
SCALE: 1" = 60'

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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
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2 12-9-2025	CITY COMMENTS
3 01-06-2026	CITY COMMENTS
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5	
6	
7	
8	

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

ACTIVE ADULT LANDSCAPE PLAN

SHEET
C3.3

i:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP AATH LP.dwg, C3.3 ACTIVE ADULT LANDSCAPE PLAN, 1:1



SITE DATA	
EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-4
GROSS SITE AREA	13.43 ACRES (584,917.64 S.F.)
NET SITE AREA (EXCL. ALL PUBLIC ROW)	10.98 ACRES (478,333.51 S.F.)
PROJECT DATA(Sec. 6.030. Table 6-2)	
PROPOSED NUMBER OF UNITS	88 UNITS
DENSITY ALLOWED PER CODE	10 DU/AC
DENSITY PROPOSED INCL. PUBLIC ROW	6.55 DU/AC
DENSITY PROPOSED EXCL. PUBLIC ROW	8.01 DU/AC
MINIMUM LOT SIZE PER UNIT PER CODE	3,500 S.F. PER UNIT
MINIMUM LOT SIZE PER UNIT USING GROSS SITE AREA	8,557.12 S.F. PER UNIT
MINIMUM LOT SIZE PER UNIT PROPOSED USING NET SITE AREA	5,561.16 S.F. PER UNIT
MINIMUM LOT SIZE PER UNIT PROPOSED FOR SMALLEST LOT	3,806 S.F. (LOT 12)
COVERAGE AND OPEN SPACE DATA	
CODE REQUIREMENT (Sec. 8.050)	10% OF TOTAL LAND AREA
OPEN SPACE REQUIRED BY CODE (10%)(13.43 AC. GROSS AREAX.1)	58,491.76 S.F.
BUILDING AREA	118,039.42 S.F.
DRIVE AREA (EXCL. PUBLIC STREETS)	47,314.28 S.F.
TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA)	165,353.70 S.F.
OPEN SPACE AREA	312,979.81 S.F.
PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	2 PER UNIT
TOTAL PARKING REQUIRED PER CODE(88X2)	176 SPACES(88 GARAGE SPACES MIN)
GARAGE PARKING PROVIDED	176 GARAGES
DRIVEWAY SPACES PROVIDED	176 SPACES
ON STREET PARKING PROVIDED	24 SPACES
TOTAL PARKING SPACES PROVIDED	376 SPACES
BUILDING SETBACKS(Sec. 6.040 Table 6-3)	
REQUIRED FRONT YARD MAJOR STREET	50 FT.
PROVIDED FRONT YARD MAJOR STREET	N/A
REQUIRED FRONT YARD FROM OTHER STREETS	20 FT. 25 FT GARAGE
PROVIDED FRONT YARD FROM OTHER STREETS	20 FT. 25 FT. GARAGE
REQUIRED SIDE YARD SETBACK FROM LOT LINE	10 FT.
PROVIDED SIDE YARD SETACK FROM LOT LINE	10 FT.
REQUIRED SEPARATION BETWEEN BUILDINGS	20 FT.
PROVIDED SEPARATION BETWEEN BUILDINGS	20 FT. FOR CLOSEST
REQUIRED REAR YARD SETBACK	20 FT.
PROVIDED REAR YARD SETBACK	20 FT.
PARKING SETBACKS(Sec. 8.620)	
REQUIRED FROM PUBLIC RIGHT OF WAY	20 FT.
PROVIDED FROM PUBLIC RIGHT OF WAY	20 FT.
REQUIRED FROM RESIDENTIAL USE	20 FT.
PROVIDED FROM RESIDENTIAL USE	20 FT.
REQUIRED FROM SIDE AND REAR PROPERTY	20 FT.
PROVIDED FROM SIDE AND REAR PROPERTY	20 FT.

LOT #	AREA (SF)	UNIT QNTY.	AREA PER UNIT
1	20,610.66	4	5,152.67
2	18,099.92	4	4,524.98
3	16,122.97	4	4,030.74
4	20,872.00	4	5,218.00
5	17,034.79	4	4,258.69
6	17,991.27	4	4,497.81
7	14,830.17	4	3,707.54
8	17,213.69	4	4,303.42
9	18,317.95	4	4,579.49
10	15,262.46	4	3,815.61
11	21,128.71	4	5,282.18
12	21,620.80	4	5,405.20
13	15,461.87	4	3,865.47
14	16,297.23	4	4,074.31
15	21,966.47	4	5,491.62
16	22,905.00	4	5,726.25
17	17,033.66	4	4,258.42
18	17,366.56	4	4,341.64
19	23,732.35	4	5,933.09
20	14,915.53	4	3,728.88
21	14,574.97	4	3,643.74
22	18,209.42	4	4,552.36
TRACT A	23,131.42		

NOTES:

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 29095C0532G effective January 20, 2017.
2. Boundary information, site area information, adjacent property lines and utility information is from alta survey prepared by Continental, Inc. dated 3/11/25 provided by and used with approval of the owner.
3. Topography from city of lee's summit gis.
4. 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 for, pedestrian access, 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 easement" or "UIE" or within 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 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.
6. Building lines (BL) or setback lines will 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 code, ordinances, and design standards.
8. Please note that parking lot design must meet the UDO Article 12 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
9. All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
10. The public sanitary sewer 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 to be asphalt unless otherwise noted on the plan.
13. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
14. All accessible parking shall comply with the ADA requirements.
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 known wells on the site.
17. Lighting 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 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.
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 during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
19. 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 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. D105.1 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 highest roof surface shall be determined by 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
22. IFC 503.2.1 - 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 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 capabilities.
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 an 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 box to be installed in an approved location. The key box shall be of an approved type listed 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 on the gate and a Knox box on the building.
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.

0 60' 120'

SCALE: 1" = 60'

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

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12-9-2025	CITY COMMENTS
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1-28-2026	CITY COMMENTS

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

TOWNHOME SITE PLAN

SHEET
C4.0

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GRADING LEGEND:

— —1023— — — EXISTING CONTOUR

——— 1023 ——— PROPOSED CONTOUR

GRADING 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. 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 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.
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.

N

0 60' 120'

SCALE: 1" = 60'

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DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 10-9-2025
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TOWNHOME GRADING PLAN

SHEET C4.1

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GENERAL 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 it's 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 forcemain 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. All construction shall comply with the City technical specifications.
7. 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.
8. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.
9. 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.
10. 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
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
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE PAVEMENT - EXISTING
ASPHALT PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L — PROPERTY LINES
ROW — RIGHT-OF-WAY

SAN — SANITARY SEWER MAIN
SAN_X — SANITARY SEWER MAIN - EXIST.
STORM SEWER
STORM SEWER - EXISTING
$CATV_X$ — CABLE TV - EXISTING
FOC_X — FIBER OPTIC CABLE - EXISTING
T_X — TELEPHONE LINE - EXIST.
E_X — ELECTRIC LINE - EXISTING
OHP_X — OVERHEAD POWER LINE - EXIST.
UGE_X — UNDERGROUND ELECTRIC - EX.
G_X — GAS LINE - EXISTING
W_X — WATERLINE - EXISTING
8" W — WATERLINE - 8"
12" W — WATERLINE - 12"
LIGHT - EXISTING
EXISTING MANHOLE
CO — CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI — EXISTING AREA INLET
CI — EXISTING CURB INLET
GI — EXISTING GRATE INLET
JB — EXISTING JUNCTION BOX
D — EXISTING STORM MANHOLE
PROPOSED STORM STRUCTURE



SCALE: 1" = 60'

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

TOWNHOME UTILITY PLAN

SHEET
C4.2

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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 SUPERSEDED 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 CALLIPERED 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 RIGTH 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 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 LENEXA, PRIOR TO INSTALLATION.
10. 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 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 PARKING ISLANDS AND PERIMETERS. 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 STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE(Sec. 8.790.A)

EAST WEST COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(758.9'/30')	25 TREES
EAST WEST COLLECTOR PUBLIC TREES PROVIDED	24 TREES*
EAST WEST COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(758.9'/20')	38 SHRUBS
EAST COLLECTOR PUBLIC STREET SHRUBS PROVIDED	13 EVERGREENS**
NORTH SOUTH COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(1014.6'/30')	34 TREES
NORTH SOUTH COLLECTOR PUBLIC TREES PROVIDED	31 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**
INTERNAL DRIVE PUBLIC TREES REQUIRED (1 PER 30')(2,068.56'/30')	69 TREES
INTERNAL DRIVE PUBLIC TREES PROVIDED	1 TREE PER 30' L.F.
INTERNAL DRIVE PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(2,068.56'/20')	103 SHRUBS
INTERNAL DRIVE PUBLIC STREET SHRUBS PROVIDED	104 SHRUBS

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

LOT AREA	427,866.69 S.F.
BUILDING AREA	124,170.73 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(303,695.96/5000)	61 TREES
TREES PROVIDED	61 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(303,695.96/5000X2)	122 SHRUBS
SHRUBS PROVIDED	48 EVERGREENS**

PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)

LANDSCAPE AREA REQUIRED (5% OF PARKING AREA)(3,620.1 x .05)	180.1 S.F.
LANDSCAPE AREA PROVIDED	S.F.
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
SCREENING PROVIDED	SCREENING ACHIEVED USING METHOD 4 "COMBINATION". DETACHED GARAGES LINE THE PERIMETER & ARE DESIGNED W/ THE SAME ARCHITECTURAL AESTHETIC AS THE BUILDINGS (C.3 "WALL"), & THE LANDSCAPING PROVIDED UNDER SEC. 8.970.A.3 FOR STREET FRONTAGE PROVIDED WILL BE CONSOLIDATED AT THE GAPS TO MEET THE DENSITY OF C.1 "PLANTED".

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

MODIFICATION REQUESTED FOR SOUTH AND EAST BOUNDARY SINCE USES ARE WITHIN THE SAME PROJECT
MODIFICATION REQUESTED FOR NORTH BOUNDARY SINCE COMPREHENSIVE PLAN HAS SAME RESIDENTIAL TYPE ILLUSTRATED
EAST BOUNDARY NO BUFFER REQUIRED SINCE SAME ZONING

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

SHADE TREES

ASC	14 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal.	B&B
ATW	40 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
QB	23 EA.	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
QRC	12 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
QR	12 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
TTS	53 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	61 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B

ORNAMENTAL TREES

AGF	4 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
AC	14 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8' ht.	B&B
BN	8 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
SRI	6 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JCK	17 EA.	Juniperus chinensis 'Keteleerii'	Keteleeri Juniper	6' ht.	B&B
JVC	89 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B

SHRUBS

JHH	48 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
RAG	44 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
VPS	12 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal.	Cont.

0 60' 120'
SCALE: 1" = 60'

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

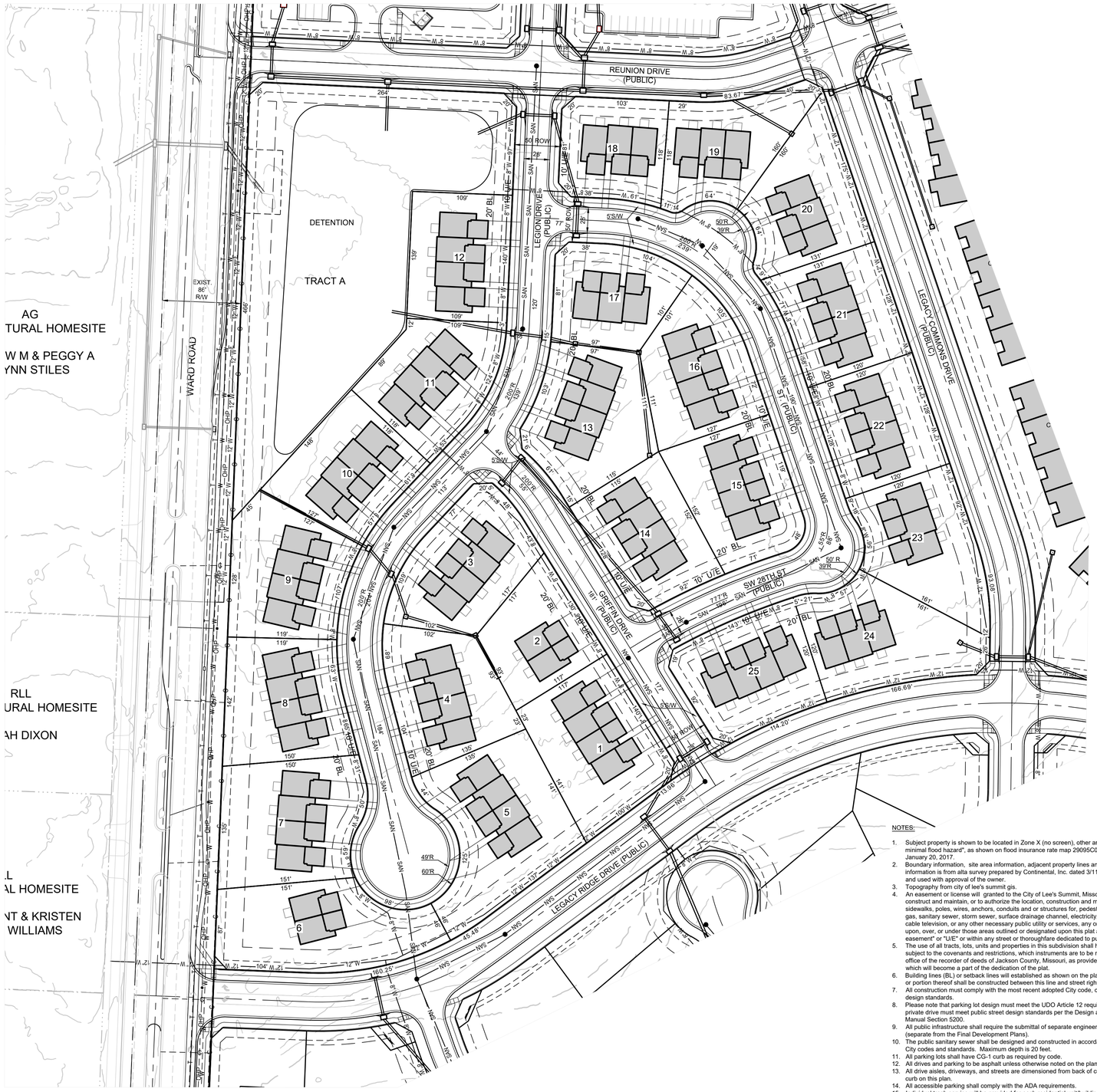
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12-9-2025	CITY COMMENTS
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DRAWN BY:	SCH
CHECKED BY:	SCH
DATE PREPARED:	10-9-2025
PROJ. NUMBER:	25-019

TOWNHOME LANDSCAPE PLAN

SHEET
C4.3

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SITE DATA

EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-4
GROSS SITE AREA (TO CENTER OF PERIMETER STREETS)	17.68 ACRES (770,140.80 S.F.)
NET SITE AREA (EXCL. ALL PUBLIC ROW)	11.49 ACRES (500,504.40 S.F.)

PROJECT DATA(Sec. 6.030, Table 6-2)

PROPOSED NUMBER OF UNITS	90 UNITS
DENSITY ALLOWED PER CODE	10 DU/AC
DENSITY PROPOSED INCL. PUBLIC ROW	5.09 DU/AC
DENSITY PROPOSED EXCL. PUBLIC ROW	7.83 DU/AC
MINIMUM LOT SIZE PER UNIT PER CODE	3,500 S.F. PER UNIT
MINIMUM LOT SIZE PER UNIT USING GROSS SITE AREA	8,557.12 S.F. PER UNIT
MINIMUM LOT SIZE PER UNIT PROPOSED USING NET SITE AREA	5,561.16 S.F. PER UNIT
MINIMUM LOT SIZE PER UNIT PROPOSED FOR SMALLEST LOT	3,806 S.F. (LOT 12)

COVERAGE AND OPEN SPACE DATA

CODE REQUIREMENT (Sec. 8.050)	10% OF TOTAL LAND AREA
OPEN SPACE REQUIRED BY CODE (10%)(17.68 AC. GROSS AREAX.1)	77,014.08 S.F.
BUILDING AREA (1,345 S.F. X 90)	120,632.52 S.F.
DRIVE AREA (EXCL. PUBLIC STREETS)	50,506.02 S.F.
TOTAL IMPERVIOUS AREA (BUILDING, DRIVES, AND PARKING AREA)	171,138.54 S.F.
OPEN SPACE AREA (NET AREA-IMPERVIOUS AREA)	329,365.86 S.F.

PARKING DATA

CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	2 PER UNIT
TOTAL PARKING REQUIRED PER CODE(90X2)	180 SPACES(90 GARAGE SPACES MIN)
GARAGE PARKING PROVIDED	180 GARAGES
DRIVEWAY SPACES PROVIDED	180 SPACES
ON STREET PARKING PROVIDED	30 SPACES
TOTAL PARKING SPACES PROVIDED	390 SPACES

BUILDING SETBACKS(Sec. 6.040 Table 6-3)

REQUIRED FRONT YARD MAJOR STREET	50 FT.
PROVIDED FRONT YARD MAJOR STREET	N/A
REQUIRED FRONT YARD FROM OTHER STREETS	20 FT. 25 FT GARAGE
PROVIDED FRONT YARD FROM OTHER STREETS	20 FT. 25 FT. GARAGE
REQUIRED SIDE YARD SETBACK FROM LOT LINE	10 FT.
PROVIDED SIDE YARD SETACK FROM LOT LINE	10 FT.
REQUIRED SEPARATION BETWEEN BUILDINGS	20 FT.
PROVIDED SEPARATION BETWEEN BUILDINGS	20 FT. FOR CLOSEST
REQUIRED REAR YARD SETBACK	20 FT.
PROVIDED REAR YARD SETBACK	20 FT.

PARKING SETBACKS(Sec. 8.620)

REQUIRED FROM PUBLIC RIGHT OF WAY	20 FT.
PROVIDED FROM PUBLIC RIGHT OF WAY	20 FT.
REQUIRED FROM RESIDENTIAL USE	20 FT.
PROVIDED FROM RESIDENTIAL USE	20 FT.
REQUIRED FROM SIDE AND REAR PROPERTY	20 FT.
PROVIDED FROM SIDE AND REAR PROPERTY	20 FT.

LOT #	AREA (SF)	UNIT QNTY.	AREA PER UNIT
1	19,265.46	4	4,816.36
2	12,626.04	2	6,313.02
3	17,527.48	4	4,381.87
4	16,856.85	4	4,214.21
5	22,900.11	4	5,725.02
6	20,491.78	2	10,245.89
7	20,429.33	4	5,107.33
8	17,596.89	4	4,399.22
9	17,620.43	4	4,405.10
10	15,753.09	4	3,938.27
11	16,172.72	4	4,043.18
12	15,224.56	4	3,806.14
13	18,483.80	4	4,620.95
14	16,011.66	4	4,002.91
15	16,805.53	4	4,201.38
16	16,529.07	4	4,132.26
17	13,760.99	3	4,586.99
18	12,521.81	3	4,173.93
19	14,892.89	3	4,964.29
20	16,136.20	3	5,378.73
21	15,619.38	4	3,904.84
22	15,360.00	4	3,840.00
23	17,365.45	3	5,788.48
24	18,504.94	3	6,168.31
25	16,933.47	4	4,233.36
TRACT A	79,505.37		

NOTES:

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 29095C0532G effective January 20, 2017.
2. Boundary information, site area information, adjacent property lines and utility information is from alta survey prepared by Continental, Inc. dated 3/11/25 provided by and used with approval of the owner.
3. Topography from city of lee's summit gis.
4. 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 for, pedestrian access, 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 easement" or "U/E" or within 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 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.
6. Building lines (BL) or setback lines will 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 code, ordinances, and design standards.
8. Please note that parking lot design must meet the UDO Article 12 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
9. All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
10. The public sanitary sewer 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 to be asphalt unless otherwise noted on the plan.
13. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
14. All accessible parking shall comply with the ADA requirements.
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 known wells on the site.
17. Lighting 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 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.
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 during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
19. 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 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. D105.1 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 highest roof surface shall be determined by 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
22. IFC 503.2.1 - 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 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 capabilities.
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 an 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 box to be installed in an approved location. The key box shall be of an approved type listed 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 on the gate and a Knox box on the building.
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.

0 60' 120'

SCALE: 1" = 60'

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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

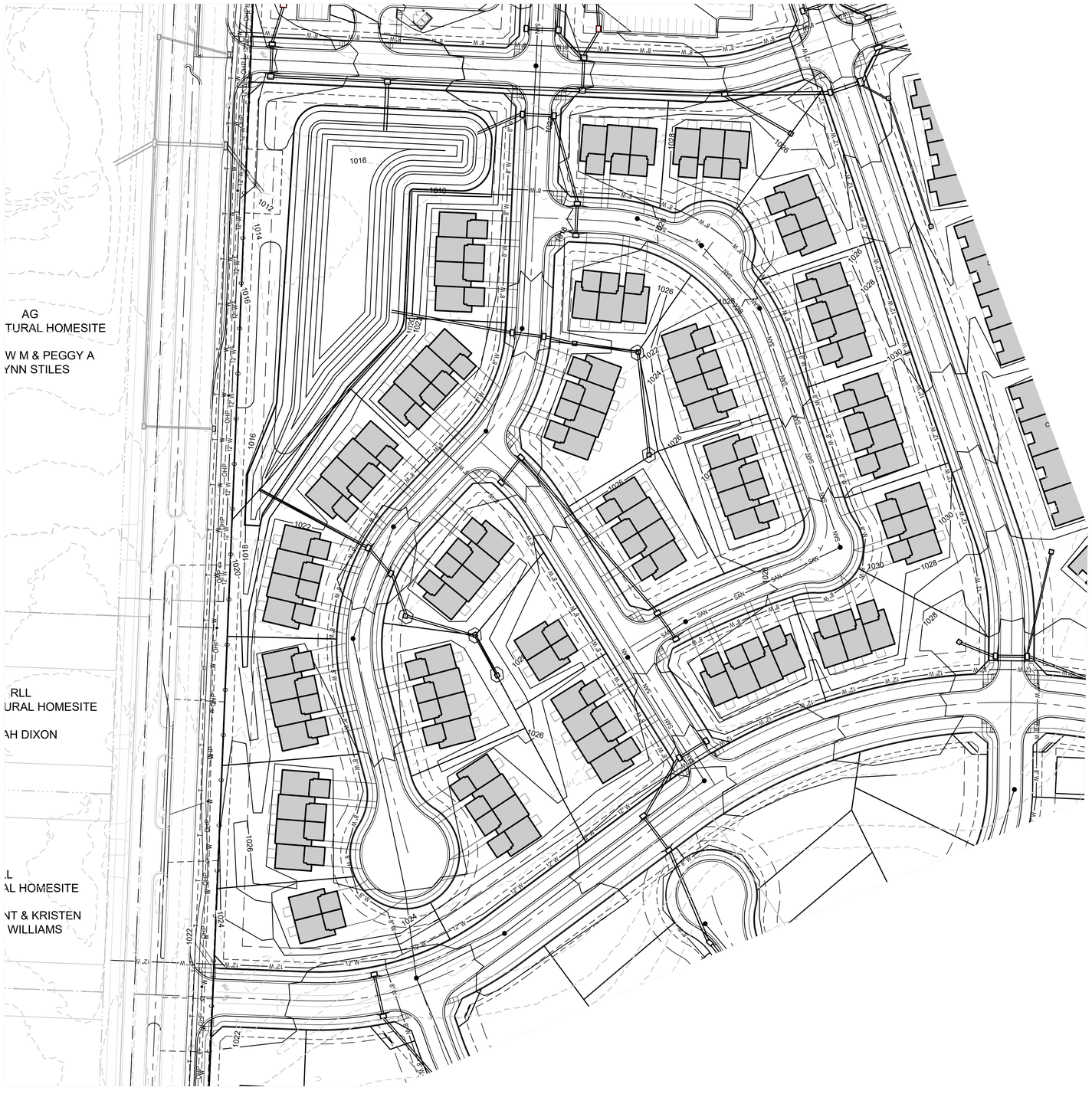
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12-8-2025	CITY COMMENTS
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DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 10-9-2025
PROJ. NUMBER: 25-019

TOWNHOMES WEST SITE PLAN

SHEET C5.0

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GRADING LEGEND:

— —1023— — — EXISTING CONTOUR

1023 PROPOSED CONTOUR

GRADING 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. 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 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.
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.

0 60' 120'

SCALE: 1" = 60'

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

REVISION DATE	DESCRIPTION
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DRAWN BY:	SCH
CHECKED BY:	SCH
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TOWNHOMES WEST GRADING PLAN

SHEET
C5.1

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GENERAL 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 it's 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 forcemain 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.

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
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE PAVEMENT - EXISTING
ASPHALT PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L — PROPERTY LINES
ROW — RIGHT-OF-WAY

SAN — SANITARY SEWER MAIN
SAN X — SANITARY SEWER MAIN - EXIST.
STO — STORM SEWER
STORM SEWER - EXISTING
CATV X — CABLE TV - EXISTING
FOC X — FIBER OPTIC CABLE - EXISTING
T X — TELEPHONE LINE - EXIST.
E X — ELECTRIC LINE - EXISTING
OHP X — OVERHEAD POWER LINE - EXIST.
UGE X — UNDERGROUND ELECTRIC - EX.
G X — GAS LINE - EXISTING
W X — WATERLINE - EXISTING
8" W — WATERLINE - 8"
12" W — WATERLINE - 12"
LIGHT - EXISTING
EXISTING MANHOLE
CO — CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI — EXISTING AREA INLET
CI — EXISTING CURB INLET
GI — EXISTING GRATE INLET
JB — EXISTING JUNCTION BOX
D — EXISTING STORM MANHOLE

0 60' 120'
SCALE: 1" = 60'

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TOWNHOMES WEST UTILITY PLAN

SHEET
C5.2

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SHADE TREES

ASC	15 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal.	B&B
ATW	67 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
TTS	47 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	66 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
ZSM	40 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

AGF	50 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
BN	6 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
SRI	9 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JVC	184 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B

SHRUBS

CSI	94 EA.	Cornus sericea	Red Twig Dogwood	5 gal.	Cont.
JHH	90 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
RAG	100 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
VPS	30 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal.	Cont.

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE(Sec. 8.790.A)

WARD ROAD SEE BUFFER LANDSCAPE

EAST WEST COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(956.45'/30')	32 TREES
EAST WEST COLLECTOR PUBLIC TREES PROVIDED	30 TREES*
EAST WEST COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(956.45'/20')	48 SHRUBS
EAST COLLECTOR PUBLIC STREET SHRUBS PROVIDED	16 EVERGREENS**
NORTH SOUTH LOCAL PUBLIC TREES REQUIRED (1 PER 30')(749.5'/30')	25 TREES
NORTH SOUTH LOCAL PUBLIC TREES PROVIDED	24 TREES*
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(749.5'/20')	37 SHRUBS
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS PROVIDED	13 EVERGREENS**
EAST WEST LOCAL PUBLIC TREES REQUIRED (1 PER 30')(632.4'/30')	21 TREES
EAST WEST LOCAL PUBLIC TREES PROVIDED	20 TREES*
EAST WEST LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(632.4'/20')	32 SHRUBS
EAST WEST LOCAL PUBLIC STREET SHRUBS PROVIDED	11 EVERGREENS**
INTERNAL LOCAL PUBLIC TREES REQUIRED (1 PER 30')(1,411.64'/30')	47 TREES
INTERNAL LOCAL PUBLIC TREES PROVIDED	1 TREE PER 30' L.F.*
INTERNAL LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(1,411.64'/20')	94 SHRUBS
INTERNAL LOCAL PUBLIC STREET SHRUBS PROVIDED	104 SHRUBS

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

LOT AREA (EXCL. ROW)	500,504.40 S.F.
BLDG AREA	120,632.52 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(379,871/5000)	76 TREES
TREES PROVIDED	76 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(379,871/5000X2)	152 SHRUBS
SHRUBS PROVIDED	51 EVERGREENS**

BUFFER SCREENING & LANDSCAPE(Sec. 8.870-8.890 Table 8.890&Sec. 8.900)

WEST BOUNDARY-WARD ROAD	
WEST BOUNDARY LENGTH	942.70 L.F.
BUFFER TYPE REQUIRED PER TABLE 8.890	M-MEDIUM
BUFFER WIDTH PER CODE SEC 8.900	20 FT.
SCREENING TYPE PROPOSED	SCREEN C
SHADE TREES REQUIRED (1 PER 750 S.F.)(942.70X20/750)	25 TREES
SHADE TREES PROVIDED	TREES
ORNAMENTAL TREES REQUIRED	NONE REQ.
ORNAMENTAL TREES PROVIDED	TREES
EVERGREEN TREES REQUIRED (1 PER 200 S.F.)(942.70X20/200)	94 TREES
SHRUBS REQUIRED (1 PER 200 S.F.)(942.70X20/200)	94 SHRUBS

MODIFICATION REQUESTED FOR NORTH, SOUTH EAST BOUNDARY SINCE USES ARE WITHIN THE SAME PROJECT

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

0 60' 120'
SCALE: 1" = 60'

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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
12-8-2025	CITY COMMENTS
01-06-2026	CITY COMMENTS
1-28-2026	CITY COMMENTS

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

TOWNHOMES WEST LANDSCAPE PLAN

SHEET
C5.3

I:\PROJECTS\2025\25-019\3.0 design\3.0 DWG Plans\2.0 PDP\25-019 PDP THFR LP.dwg, C5.3 TOWNHOMES WEST LANDSCAPE PLAN, 1:1

LOT #	AREA (SF)
LOT 1	98,394.17
LOT 2	90,400.91
LOT 3	73,644.02
LOT 4	72,433.30
LOT 5	73,310.51
LOT 6	76,371.45

SITE DATA

EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	CP-2
GROSS SITE AREA	13.52 ACRES (589,163.31 S.F.)
WARD & HOOK ROW AREA	2.82 ACRES (122,907.69 S.F.)
INTERNAL ROW AREA	2.02 ACRES (88,013.52 S.F.)
NET SITE AREA	8.68 ACRES (378,242.10 S.F.)

PROJECT DATA(Sec. 6.030. Table 6-2)

DENSITY PER CODE	MAX. 0.55 FAR
DENSITY PROPOSED	0 FAR
MINIMUM LOT SIZE	20,000 S.F.
MINIMUM LOT SIZE PROPOSED	72,433.30 S.F.
MINIMUM LOT WIDTH PER CODE	100 FT.
LOT WIDTH PROPOSED	222 FT.

BUILDING SETBACKS

REQUIRED FRONT YARD MAJOR STREET	Max 15 FT.
PROVIDED FRONT YARD MAJOR STREET	150 FT.
REQUIRED FRONT YARD FROM OTHER STREETS	Max. 0-5 FT.
PROVIDED FRONT YARD FROM OTHER STREETS	60 FT.
REQUIRED SIDE YARD SETBACK FROM LOT LINE	10 FT.
SIDE YARD SETBACK PROVIDED	15 FT.
REQUIRED REAR YARD SETBACK	20 FT.
REAR YARD SETBACK PROVIDED	20 FT.

PARKING SETBACKS(Sec. 8.620)

REQUIRED FROM PUBLIC RIGHT OF WAY	20 FT.
PROVIDED FROM PUBLIC RIGHT OF WAY	20 FT.
REQUIRED FROM RESIDENTIAL USE	20 FT.
PROVIDED FROM RESIDENTIAL USE	20 FT.
REQUIRED FROM SIDE AND REAR PROPERTY	20 FT.
PROVIDED FROM SIDE AND REAR PROPERTY	20 FT.

LOT 1 DATA

LOT AREA	2.26 ACRES (98,394.17 S.F.)
BLDG AREA	6,600 S.F.
DRIVE AND PARKING AREA	55,557.19 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	62,157.19 S.F.
PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	5 PER 1,000SQFT
PARKING REQUIRED PER CODE (6,600/ 1000 X 5)	33 SPACES
PARKING PROVIDED	23 SPACES(18 OPEN, 14 PUMP, 5 TRAILER)
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 18 X.02)	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(16,974 x 0.05)	848.70 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	1,360.00 S.F.
OPEN SPACE DATA	
OPEN SPACE AREA	36,236.98 S.F.
PUBLIC GATHERING OPEN SPACE REQUIRED BY CODE(Sec. 8.130)(5%)(36,236.98 x .05)	1,811.85 S.F.
PUBLIC GATHERING OPEN SPACE PROVIDED	2,378.00 S.F.

LOT 2 DATA

LOT AREA	2.07 ACRES (90,400.91 S.F.)
BLDG AREA	14,050 S.F. (INCL. 2,100 S.F. RESTAURANT)
DRIVE AND PARKING AREA	40,450.51 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	54,590.51 S.F.
PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	14 PER 1,000 S.F. RESTAURANT 5 PER 1,000S.F. OTHER RETAIL
PARKING REQUIRED PER CODE (2,100/1000 X 14 + 11,950/1000 X 5)	90 SPACES
PARKING PROVIDED	91 SPACES (31 REST., 60 RETAIL)
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 90 X.02)	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(33,139 x 0.05)	1,656.95 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	2,678.00 S.F.
OPEN SPACE DATA	
OPEN SPACE AREA	35,810.40 S.F.
PUBLIC GATHERING OPEN SPACE REQUIRED BY CODE(Sec. 8.130)(5%)(35,810.40 x.05)	1,790.52 S.F.
PUBLIC GATHERING OPEN SPACE PROVIDED	4,001.00 S.F.

LOT 3 DATA

LOT AREA	1.69 ACRES (73,644.02 S.F.)
BLDG AREA	9,479 S.F. (INCL. 1,400 S.F. RESTAURANT)
DRIVE AND PARKING AREA	33,729.17 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	43,208.17 S.F.
PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	14 PER 1,000 S.F. RESTAURANT 5 PER 1,000S.F. OTHER RETAIL
PARKING REQUIRED PER CODE (1,400/1000 X 14 + 8,079/1000 X 5)	61 SPACES
PARKING PROVIDED	72 SPACES (20 REST., 52 RETAIL)
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 72 X.02)	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(29,336 x 0.05)	1,466.80 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	2,587.00 S.F
OPEN SPACE DATA	
OPEN SPACE AREA	30,435.85 S.F.
PUBLIC GATHERING OPEN SPACE REQUIRED BY CODE(Sec. 8.130)(5%)(30,435.85 x .05)	1,521.79 S.F.
PUBLIC GATHERING OPEN SPACE PROVIDED	2,033.00 S.F.

LOT 4 DATA

LOT AREA	1.66 ACRES (72,433.30 S.F.)
BLDG AREA	12,500 S.F.
DRIVE AND PARKING AREA	29,889.88 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	42,389.88 S.F.
PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	5 PER 1,000SQFT
PARKING REQUIRED PER CODE (12,500/ 1000 X 5)	63 SPACES
PARKING PROVIDED	79 SPACES
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 79 X.02)	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(32,793 x 0.05)	1,639.65 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	3,503 S.F.
OPEN SPACE DATA	
OPEN SPACE AREA	30,043.42 S.F.
PUBLIC GATHERING OPEN SPACE REQUIRED BY CODE(Sec. 8.130)(5%)(30,043.42 x .05)	1,502.17 S.F.
PUBLIC GATHERING OPEN SPACE PROVIDED	3,242.00 S.F.

LOT 5 DATA

LOT AREA	1.68 ACRES (73,310.51 S.F.)
BLDG AREA	8,125 S.F. (INCL. 3,200 S.F. RESTAURANT)
DRIVE AND PARKING AREA	36,904.52 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	45,029.52 S.F.
PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	14 PER 1,000 S.F. RESTAURANT 5 PER 1,000S.F. OTHER RETAIL
PARKING REQUIRED PER CODE (3,200/1000 X14 + 4925/1000 X 5)	70 SPACES (45 REST., 25 RETAIL)
PARKING PROVIDED	70 SPACES (45 REST., 25 RETAIL)
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 70X.02)	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(35,453 x 0.05)	1,772.65 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	4,749 S.F.
OPEN SPACE DATA	
OPEN SPACE AREA	28,280.99 S.F.
PUBLIC GATHERING OPEN SPACE REQUIRED BY CODE(Sec. 8.130)(5%)(28,280.99 x .05)	1,414.05 S.F.
PUBLIC GATHERING OPEN SPACE PROVIDED	1,318.00 S.F.

LOT 6 DATA

LOT AREA	1.75 ACRES (76,371.45 S.F.)
BLDG AREA	15,300 S.F.
DRIVE AND PARKING AREA	34,337.35 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	49,637.35 S.F.
PARKING DATA	
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)	5 PER 1,000SQFT
PARKING REQUIRED PER CODE (15,300/ 1000 X 5)	77 SPACES
PARKING PROVIDED	83 SPACES
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 83 X.02)	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(38,692 x 0.05)	1,934.60 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	4,143 S.F.
OPEN SPACE DATA	
OPEN SPACE AREA	28,734.10 S.F.
PUBLIC GATHERING OPEN SPACE REQUIRED BY CODE(Sec. 8.130)(5%)(26,734.10 x .05)	1,336.70 S.F.
PUBLIC GATHERING OPEN SPACE PROVIDED	1,776.00 S.F.

NOTES:

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 29095c0532g effective january 20, 2017.
2. Boundary information, site area information, adjacent property lines and utility information is from alta survey prepared by Continental, Inc. dated 3/11/25 provided by and used with approval of the owner.
3. Topography from city of lee's summit gis.
4. 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 for, pedestrian access, 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 easement" or "U/E" or within 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 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.
6. Building lines (BL) or setback lines will 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 code, ordinances, and design standards.
8. All parking lots shall have CG-1 curb as required by code.
9. All drives and parking to be asphalt unless otherwise noted on the plan.
10. All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
11. All accessible parking shall comply with the ADA requirements.
12. Based on the geologic data on Missouri department of natural resources web site there are no known wells on the site.
13. Lighting shall comply with the requirements of the UDO Article 8. All lighting along the public streets shall be the City standard street light. All private lights within the commercial area shall be arranged, located and/or screened so that light is directed away from and no light source is visible from a public street or residential use. A photometric plan for any private lights will be provided with the final development plans.
14. 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 2012 International Fire Code and local amendments.
15. 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 approved by the code official.
16. 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.
17. 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 highest roof surface shall be determined by 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
18. IFC 503.2.1 - 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 vertical clearance of not less than 13 feet 6 inches (4115 mm)
19. 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 capabilities.
20. 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.
21. IFC 506.1 -Where access to or within a structure or an 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 box to be installed in an approved location. The key box shall be of an approved type listed 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 on the gate and a Knox box on the building.
22. 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.
23. Please note that parking lot design must meet the UDO Article 8 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
24. All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
25. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 15 feet.
26. All lighting shall be the City standard street lights and shall comply with the lighting standards contained within Article 8 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 residentially-zoned area, or a residential use.

0 60' 120'

SCALE: 1" = 60'

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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

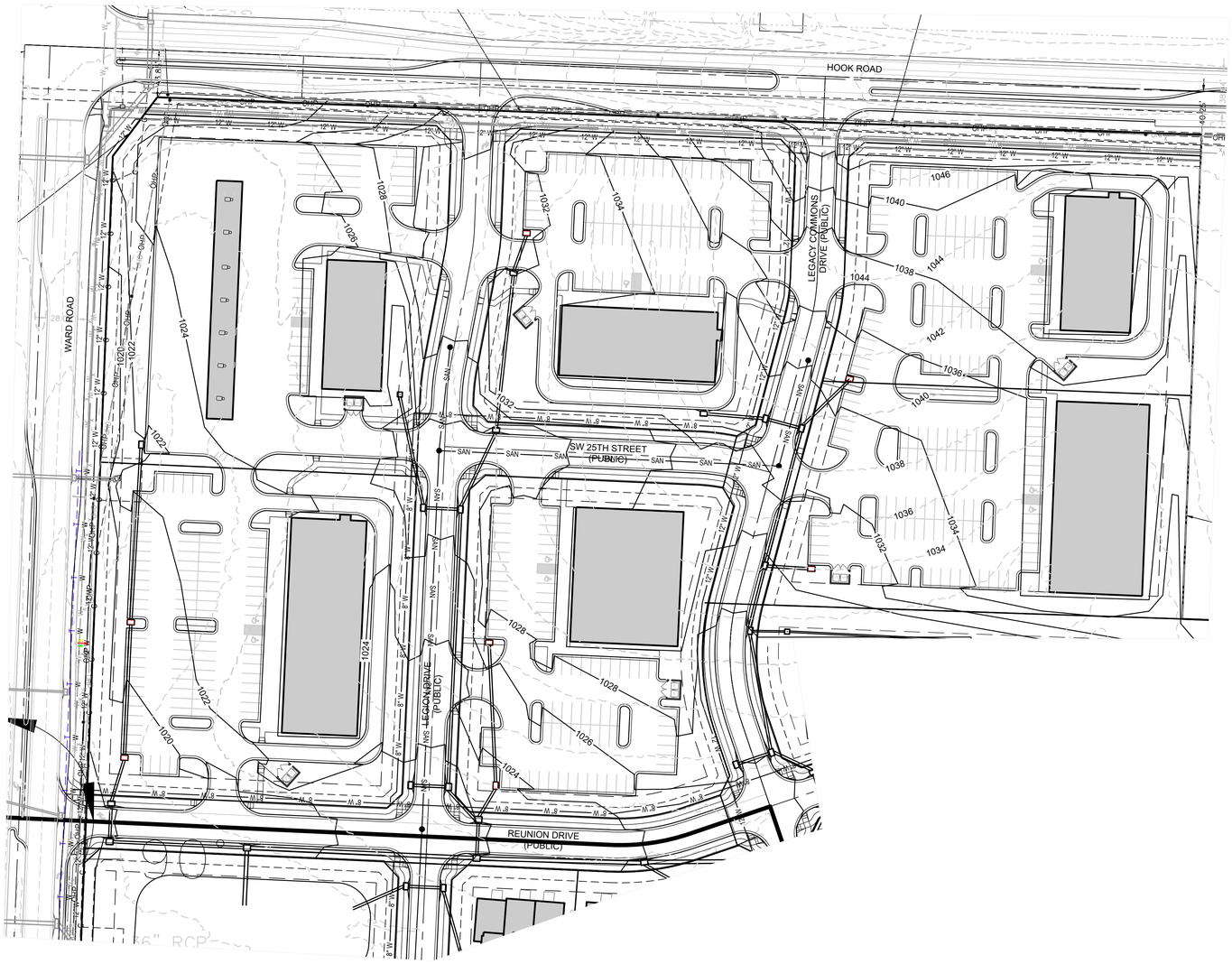
REVISION DATE	DESCRIPTION
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3 01-06-2026	CITY COMMENTS
4 1-28-2026	CITY COMMENTS

DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 10-8-2025
PROJ. NUMBER: 25-019

COMMERCIAL SITE PLAN

SHEET
C6.0

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GRADING LEGEND:

1023 EXISTING CONTOUR

1023 PROPOSED CONTOUR

GRADING 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. 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 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.
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.

N

0 60' 120'

SCALE: 1" = 60'

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

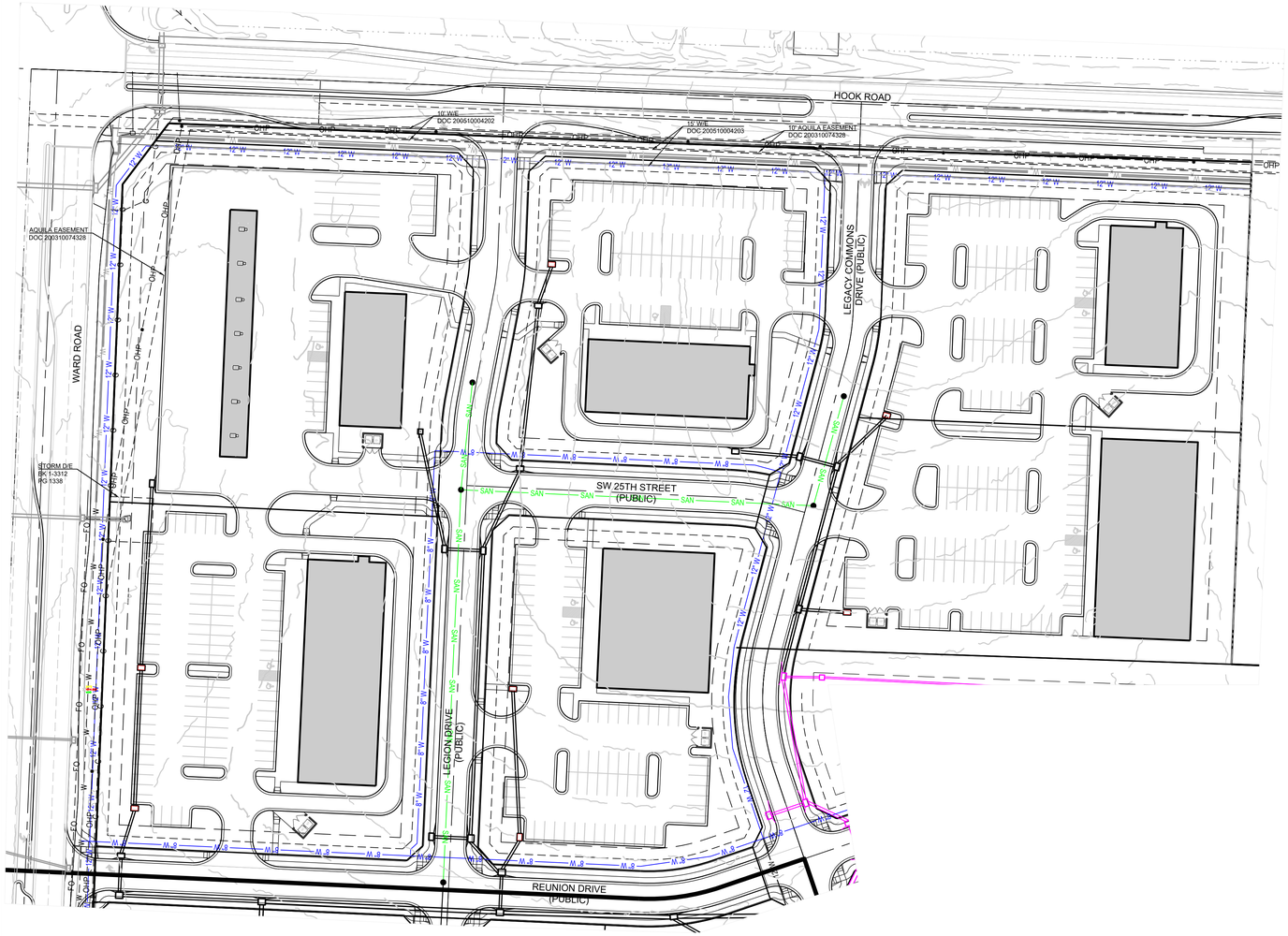
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5	
6	
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DRAWN BY: SCH
CHECKED BY: SCH
DATE PREPARED: 10-9-2025
PROJ. NUMBER: 25-019

COMMERCIAL GRADING PLAN

SHEET
C6.1

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GENERAL 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 it's 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 forcemain 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. All construction shall comply with the City technical specifications.
7. 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.
8. The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 20 feet.
9. 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.
10. 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
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
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE PAVEMENT - EXISTING
ASPHALT PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L PROPERTY LINES
ROW RIGHT-OF-WAY

SAN SANITARY SEWER MAIN
SAN_X SANITARY SEWER MAIN - EXIST.
STORM SEWER
STORM SEWER - EXISTING
$CATV_X$ CABLE TV - EXISTING
FOC_X FIBER OPTIC CABLE - EXISTING
T_X TELEPHONE LINE - EXIST.
E_X ELECTRIC LINE - EXISTING
OHP_X OVERHEAD POWER LINE - EXIST.
UGE_X UNDERGROUND ELECTRIC - EX.
G_X GAS LINE - EXISTING
W_X WATERLINE - EXISTING
8" W WATERLINE - 8"
12" W WATERLINE - 12"
LIGHT - EXISTING
EXISTING MANHOLE
CO CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI EXISTING AREA INLET
CI EXISTING CURB INLET
GI EXISTING GRATE INLET
JB EXISTING JUNCTION BOX
D EXISTING STORM MANHOLE

0 60' 120'
SCALE: 1" = 60'

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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

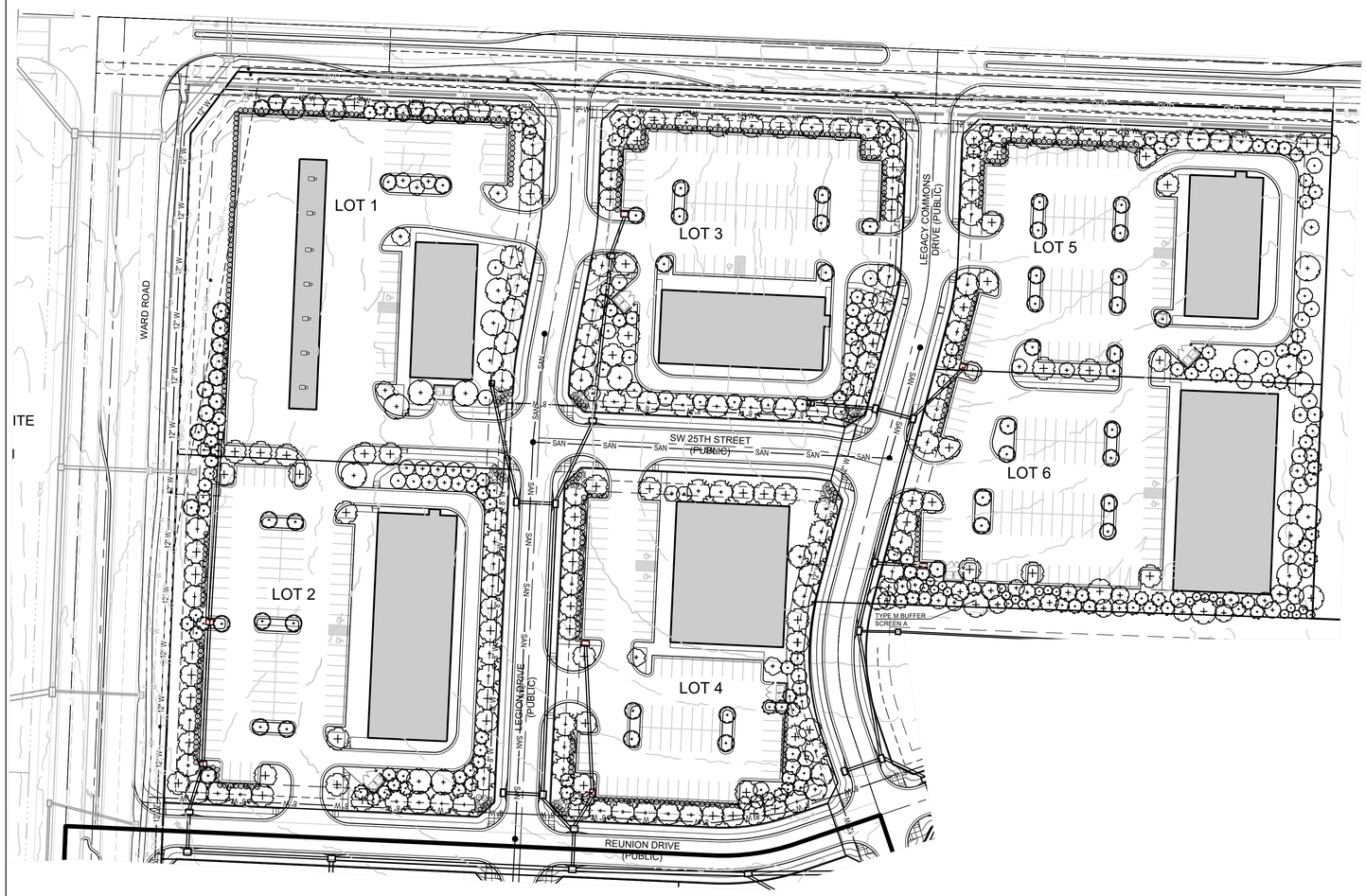
REVISION DATE	DESCRIPTION
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12-8-2025	CITY COMMENTS
01-06-2026	CITY COMMENTS
1-28-2026	CITY COMMENTS

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

COMMERCIAL UTILITY PLAN

SHEET
C6.2

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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 SUPERSEDED 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 CALLIPERED 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 RIGTH 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 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 LENEXA, PRIOR TO INSTALLATION.
10. 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 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 PARKING ISLANDS AND PERIMETERS. 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 STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

SHADE TREES

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

ORNAMENTAL TREES

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

EVERGREEN TREES

JCK	23 EA.	Juniperus chinensis 'Keteleerii'	Keteleeri Juniper	6' ht.	B&B
JVC	129 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B

SHRUBS

JHH	64 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
JVG	417 EA.	Juniperus virginana 'Grey Owl'	Grey Owl Juniper	5 gal.	Cont.
RAG	32 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
VPS	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')	21 TREES
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE TREES PROVIDED	21 TREES
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE SHRUBS REQUIRED (1 PER 20')(634.4'/20')	32 SHRUBS
WARD ROAD ARTERIAL PUBLIC STREET FRONTAG SHRUBS PROVIDED	11 EVERGREENS**
HOOK ROAD ARTERIAL PUBLIC TREES REQUIRED (1 PER 30')(882.39'/30')(EXCL. CROSS ST. R/W)	29 TREES
HOOK ROAD ARTERIAL PUBLIC TREES PROVIDED	29 TREES
HOOK ROAD ARTERIAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(882.39'/20')	44 SHRUBS
HOOK ROAD ARTERIAL PUBLIC STREET SHRUBS PROVIDED	11 EVERGREENS AND 11 SHRUBS **
NORTH SOUTH LOCAL PUBLIC TREES REQUIRED (1 PER 30')(631.8'/30')	21 TREES
NORTH SOUTH LOCAL PUBLIC TREES PROVIDED	21 TREES
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(631.8'/20')	32 SHRUBS
NORTH SOUTH LOCAL PUBLIC STREET SHRUBS PROVIDED	11 EVERGREENS**
EAST WEST LOCAL PUBLIC TREES REQUIRED (1 PER 30')(632.4'/30')	21 TREES
EAST WEST LOCAL PUBLIC TREES PROVIDED	21 TREES
EAST WEST LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(632.4'/20')	32 SHRUBS
EAST WEST LOCAL PUBLIC STREET SHRUBS PROVIDED	11 EVERGREENS**
INTERNAL LOCAL PUBLIC TREES REQUIRED (1 PER 30')(1,112.85'/30')	37 TREES
INTERNAL LOCAL PUBLIC TREES PROVIDED	1 TREE PER 30' L.F.*
INTERNAL LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(1,112.85'/20')	56 SHRUBS
INTERNAL LOCAL PUBLIC STREET SHRUBS PROVIDED	56 SHRUBS

LOT 1 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)	
LOT 1 AREA	98,394.17 S.F.
BUILDING AREA	6,600 S.F.
OPEN YARD AREA	91,794.17 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(91,794.17/5000)	18 TREES
TREES PROVIDED	18 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(91.794.17/5000X2)	37 SHRUBS
SHRUBS PROVIDED	8 EVERGREEN TREES AND 15 SHRUBS**
PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)	
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(16,974 x 0.05)	848.70 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	1,360 S.F.
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
SCREENING PROVIDED	

LOT 2 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)	
LOT 2 AREA	90,400.91 S.F.
BUILDING AREA	14,050 S.F.
OPEN YARD AREA	89,200.10 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(89,200.10/5000)	18 TREES
TREES PROVIDED	18 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(89,200.10/5000X2)	36 SHRUBS
SHRUBS PROVIDED	13 EVERGREENS**
PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)	
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(33,139 x 0.05)	1,656.95 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	2,678 S.F.
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
SCREENING PROVIDED	

LOT 3 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)	
LOT 3 AREA	73,644.02 S.F.
BUILDING AREA	9,479 S.F.
OPEN YARD AREA	64,165.02 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(64,165.02/5000)	13 TREES
TREES PROVIDED	13 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(64,165.02/5000X2)	26 SHRUBS
SHRUBS PROVIDED	9 EVERGREEN TREES**
PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)	
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(29,336 x 0.05)	1,466.80 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	2,587 S.F
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
SCREENING PROVIDED	

LOT 4 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)	
LOT 4 AREA	72,433.30 S.F.
BUILDING AREA	12,500 S.F.
OPEN YARD AREA	59,933.30 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(59,933.30/5000)	12 TREES
TREES PROVIDED	12 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(59,933.30/5000X2)	24 SHRUBS
SHRUBS PROVIDED	8 EVERGREENS**
PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)	
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(32,793 x 0.05)	1,639.65 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	3,503 S.F.
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
SCREENING PROVIDED	

LOT 5 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 9.790.B)	
LOT 5 AREA	73,310.51 S.F.
BUILDING AREA	8,125 S.F.
OPEN YARD AREA	65,185.51 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(65,185.51/5000)	13 TREES
TREES PROVIDED	15 TREES
SHRUBS REQUIRED (2 PER 5,**000** S.F. OF LOT AREA EXCL BLDG.)(65,185.51/5000X2)	26 SHRUBS
SHRUBS PROVIDED	9 EVERGREENS**
PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)	
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(35,453 x 0.05)	1,772.65 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	4,749 S.F.
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
SCREENING PROVIDED	

LOT 6 LANDSCAPE DATA

OPEN YARD AREAS (Sec. 8.790.B)	
LOT 6 AREA	76,371.45 S.F.
BUILDING AREA	15,300 S.F.
OPEN YARD AREA	61,071.45 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(61,071.45/5000)	12 TREES
TREES PROVIDED	12 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(61,071.45/5000X2)	24 SHRUBS
SHRUBS PROVIDED	8 EVERGREENS**
PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)	
PARKING LOT LANDSCAPE AREA CODE REQUIREMENT(Sec. 8.810)	5% OF PARKING AREA
PARKING LOT LANDSCAPE AREA REQUIRED(38,692 x 0.05)	1,934.60 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED	4,143 S.F.
TREES REQUIRED	1 PER ISLAND
TREES PROVIDED	1 PER ISLAND
SCREENING REQUIRED	(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
SCREENING PROVIDED	

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

BUFFER LOCATION	SOUTH BOUNDARY
USE COMPARISON	CP-2 ADJ TO RP-4
BUFFER REQUIRED	H=HIGH IMPACT(FENCE + LOW IMPACT PLANTING)
BUFFER PROVIDED	M=MEDIUM IMPACT (ADJ. USE ALSO HAS M BUFFER)
DEVIATION REQUESTED	USE M BUFFER AND NO FENCE SINCE ADJ. USE ALSO HAS M BUFFER AND IS PART OF THIS PROJECT
BUFFER WIDTH REQUIRED	20 FEET
BUFFER WIDTH PROVIDED	20 FEET
BUFFER OPTION SELECTED	SCREEN A
SHADE TREES REQUIRED (1/500 S.F.)((393.89X20)/500)	16 SHADE TREES
SHADE TREES PROPOSED	16 SHADE TREES
ORNAMENTAL TREES REQUIRED (1/750 S.F.)((393.89X20)/750)	11 ORNAMENTAL TREES
ORNAMENTAL TREES PROPOSED	11 ORNAMENTAL TREES
EVERGREEN TREES REQUIRED (1/300 S.F.)((393.89X20)/300)	27 EVERGREEN TRESS
EVERGREEN TREES PROPOSED	41 EVERGREEN TREES (SEE NOTE BELOW FOR SHRUBS)
SHRUBS REQUIRED (1/200 S.F.)((393.89X20)/200)	40 SHRUBS
SHURBS PROPOSED	14 EVERGREEN TREES INSTEAD OF SHRUBS

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



SCALE: 1" = 60'

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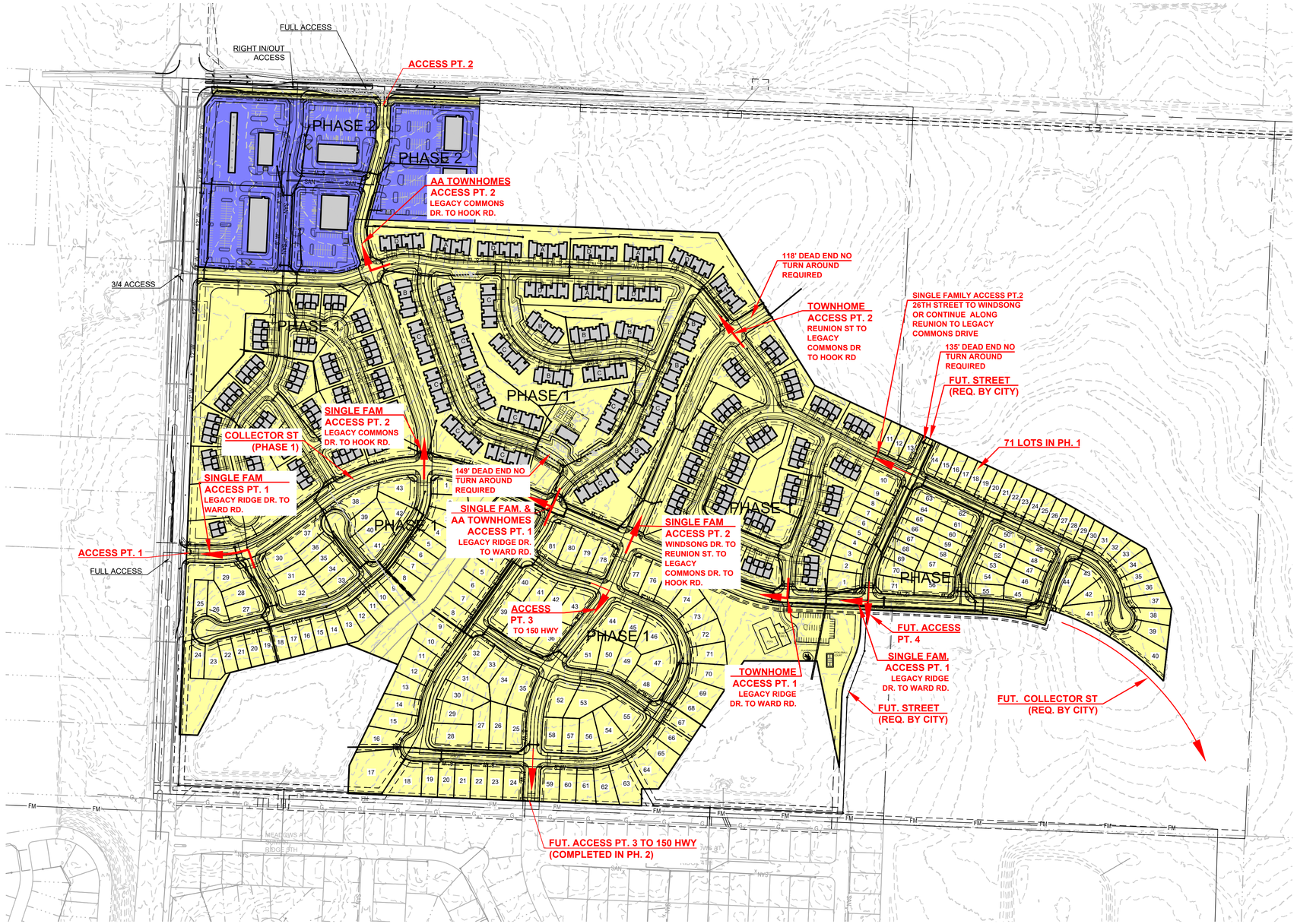
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CHECKED BY: SCH
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COMMERCIAL LANDSCAPE PLAN

SHEET
C6.3

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NOTE: ALL STREETS ARE PUBLIC

PHASE 1

PHASE 2

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
E_x		ELECTRIC LINE
FOC_x		FIBER OPTIC CABLE
G_x		GAS LINE
OHP_x		OVERHEAD POWER LINE
SAN_x		SANITARY SEWER MAIN
W_x		WATERLINE
		EXISTING MANHOLE
		LIGHT OVERHEAD
P		POWER PEDESTAL
T		TELEPHONE PEDESTAL
C		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

0 200' 400'
SCALE: 1" = 200'

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CHECKED BY:	SCH
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EMERGENCY ACCESS PLAN

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