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 PRPOSED 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

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

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.

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'

SCHLAGEL
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
1 11-11-2025	CITY COMMENTS
2 12-9-2025	CITY COMMENTS
3 01-06-2026	CITY COMMENTS
4 1-29-2026	CITY COMMENTS
5	
6	
7	
8	

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

OVERALL PLAN

SHEET
C1.1

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