

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

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.

UG_x- UNDERGROUND ELECTRIC - EX.

G_x- GAS LINE - EXISTING

W_x- WATERLINE - EXISTING

LIGHT - EXISTING

EXISTING MANHOLE

CLEANOUT

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)
Steve Holloway
800 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
Phillip Inghram
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-347-4339
philip.ingham@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS
Dena Mezger
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
Mark Schaulfer
1200 SE Hamblin Road
Lee's Summit, MO 64081
(816) 969-1900

CONCEPT PLAN FOR LEGACY RIDGE MULTIFAMILY IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

GENERAL NOTES:

- 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 290950532g effective January 20, 2017.
- 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.
- Topography from city of lee's summit gis.
- An easement or license will be granted to the city of lee's summit, missouri to locate, construct and maintain, or to authorize the location, construction and maintenance of 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.
- 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.
- Building lines (BL) or setback lines will be established as shown on the plat and no building or portion thereof shall be constructed between this line and street right-of-way.
- All construction must comply with the most recent adopted city code, ordinances, and design standards.
- All parking lots shall have CG-1 curb as required by code.
- All drives and parking to be asphalt unless otherwise noted on the plan.
- All drive aisles, driveways, and streets are dimensioned from back of curb to back of curb on this plan.
- All accessible parking shall comply with the ADA requirements.
- Based on the geologic data on Missouri department of natural resources web site there are no known wells on the site.
- All lights 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.
- 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.
- 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.
- 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.
- 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
- 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)
- 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.
- 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.
- 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
- 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.
- 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.
- All public infrastructure shall require the submittal of separate engineering plans (separate from the Final Development Plans).
- The public sanitary sewer shall be designed and constructed in accordance with the City codes and standards. Maximum depth is 15 feet.
- 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.

GENERAL GRADING NOTES:

- Existing topography shown on this plan is from Lee's Summit GIS. No drone or field topographic survey has been completed or provided by the developer.
- Proposed topography is conceptual and will change with the final development plan and permit plans.
- Earthwork calculations are not part of the preliminary development plan services provided by the engineer.
- No soil borings or geotechnical investigations have been completed or provided by the developer.
- Recommend a geotechnical engineer review all earthwork activity to make sure recommendations in geotechnical report are followed.
- Prior to placement of curb and gutter and pavement, geotechnical engineer must approve subgrade in written form to the owner and project engineer.
- All utility installations under paved areas must be compacted as per the recommendations of the geotechnical engineer and/or geotechnical report.
- All construction shall comply with the city technical specifications.
- 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.
- The contractor shall provide for positive drainage away from buildings and sidewalks at all times.
- The contractor is responsible for protection of all property corners. Any property corners disturbed or damaged by grading activities shall be reset by a professional land surveyor licensed in the state of Kansas, at the contractor's expense.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4H:1V Maximum
 - Paved Areas - 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- 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.
- All disturbed areas in the right-of-way shall be sodded.

GENERAL UTILITY NOTES:

- Existing topography shown on this plan is from Lee's Summit GIS. No drone or field topographic survey has been completed or provided by the developer.
- Existing utilities have been shown to the greatest extent possible based upon ALTA survey by others, City of Lee's Summit GIS and information from utility companies provided to the Engineer. The existing utilities shown have not been verified by the Engineer. The Engineer and/or 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.
- The utility layout shown on this drawing is conceptual and will likely change with the final and permit plans. This drawing shall not be used for construction or cost estimates.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- The 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.
- All construction shall comply with the city technical specifications.
- 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.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	PROJECT INFROMATION
C1.0	CONCEPTUAL SITE PLAN
C2.0	CONCEPTUAL GRADING PLAN
C3.0	CONCEPTUAL UTILITY PLAN
L1.0	CONCEPTUAL LANDSCAPE PLAN

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-286 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MULTIFAMILY
CONCEPT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

OWNER:

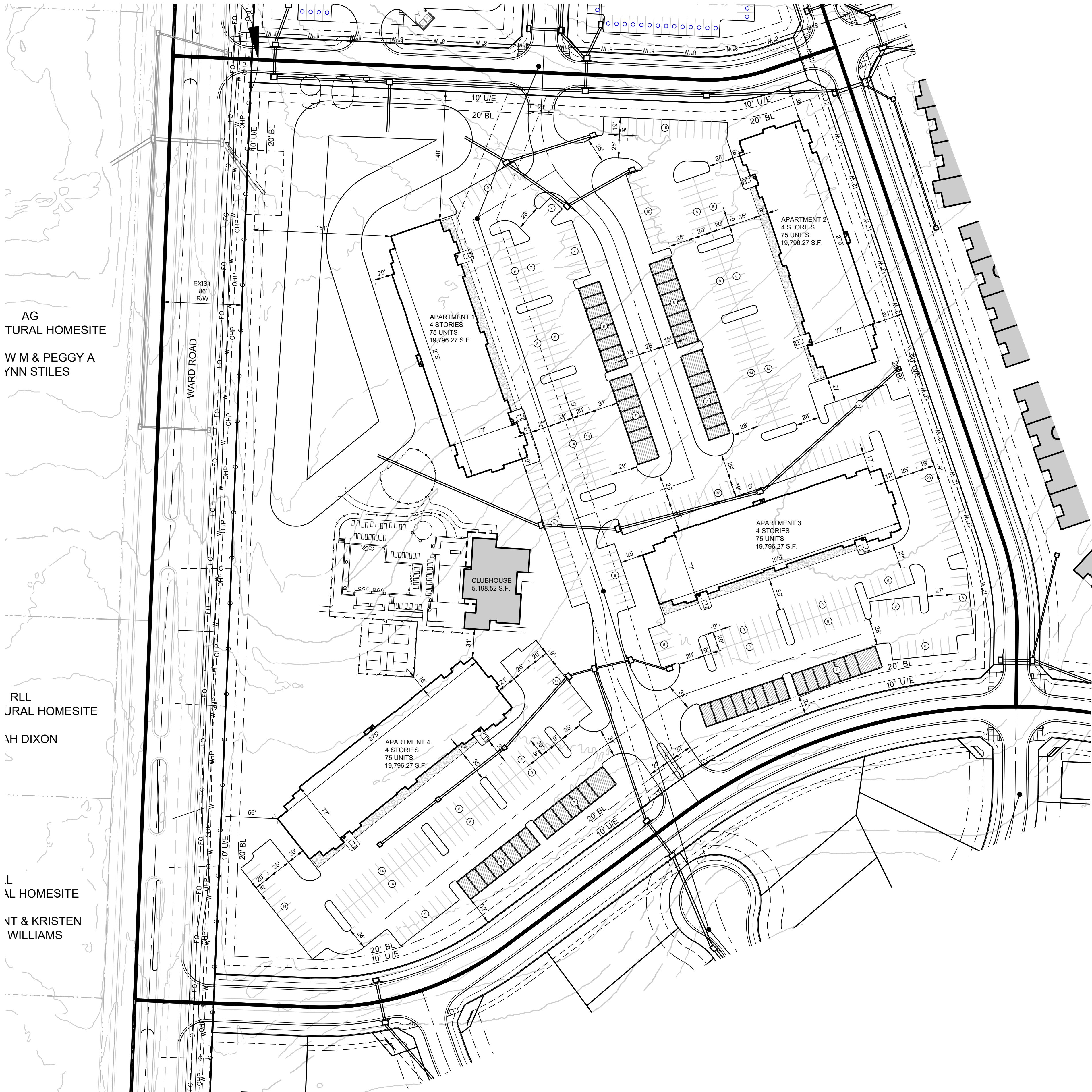
PROPERTY RESERVE INC.
PO BOX 511196
SALT LAKE CITY, UT 84151-1196

DEVELOPER:

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

DRAWN BY: ###	REVISION DATE DATE	DESCRIPTION	
		DESCRIPTION 1	DESCRIPTION 2
CHECKED BY: ###	1		
DATE PREPARED: 10-9-2025	2		
PROJ. NUMBER: 25-019	3		
	4		
	5		
	6		
	7		
	8		
PROJECT INFORMATION			
SHEET C0.0			

I:\PROJECTS\2025\25-019\3.0 Design\3.0 DWG Plans\2.0 PDP\25-019 PDP APT SP.dwg, C5.0 APARTMENT CP SITE PLAN, 1:1



SITE DATA	
EXISTING ZONING	AG - AGRICULTURAL
PROPOSED ZONING	RP-4 PLANNED APARTMENT RESIDENTIAL DISTRICT
GROSS SITE AREA	17.68 ACRES (770,140.80 S.F.)
NET SITE AREA	15.65 ACRES (681,714.00 S.F.)
BUILDING DATA	
TYPE I NUMBER OF UNITS	10(STD) 29(1 BED) 29(2 BED) 7(3 BED) 75 UNITS TOTAL
TOTAL NUMBER OF UNITS TYPE I BLDG	4 BLDGS X 75 UNITS = 300 UNITS
RP-4 SITE DATA	
PROPOSED NUMBER OF APARTMENT	300 UNITS
PROPOSED RP-4 DENSITY PROPOSED	16.97 UNITS / ACRE
DENSITY PER CODE FOR RP-4 ZONING	25 UNITS/ACRE
NUMBER OF UNITS PER CODE FOR RP-4 ZONING	350 UNITS
OPEN SPACE REQUIRED BY CODE (30%)(681,714X.3)	204,514.20 S.F.
BUILDING AREA	102,813.6 S.F.
DRIVE AND PARKING AREA	73,266.03 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)	176,079.63 S.F.
OPEN SPACE AREA	435,239.87 S.F. (63.84%)

RP-4 PARKING DATA	
PARKING REQUIRED	
CODE REQUIREMENT(Sec. 8.530 - Vehicle parking Table 8-1)	1 PER STUDIO, 1.5 PER 1 BED OR 2 BED, 2 PER 3 BED PLUS .5 PER UNIT FOR VISITOR

TYPE I BLDG PARKING REQUIRED	
PARKING FOR UNITS REQUIRED 40(STD)X1P + 116(1BD)X1.5P + 116(2 BD)X1.5P + 28(3BD)X2P	444 SPACES(111 PER BLDG)
GUEST PARKING REQUIRED 300 UNITS X 0.5 P	150 SPACES (37.5 SPACES PER BLDG)
TOTAL SPACES REQUIRED FOR UNITS	594 SPACES(1.98 SPACES PER BLDG)
CLUBHOUSE PARKING REQUIRED (MINIMUM OF 6)	6 SPACES
TOTAL APARTMENT PARKING REQUIRED	600 SPACES

PARKING PROVIDED	
DETACHED GARAGE PARKING PROVIDED	60 SPACES
OPEN PARKING PROVIDED	386 SPACES
TYPE I BLDG ATTACHED GARAGE PARKING PROVIDED (4 BLDGS X16)	64 SPACES
TOTAL APARTMENT PARKING PROVIDED	525 SPACES

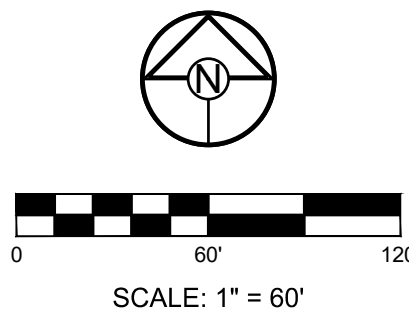
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 511X.02)	10 SPACES
ACCESSIBLE SPACES PROVIDED REQUIRED	10 SPACES

RP-4 BUILDING SETBACKS	
REQUIRED FRONT YARD MAJOR STREET	50 FT.
PROVIDED FRONT YARD MAJOR STREET	N/A
REQUIRED FRONT YARD FROM OTHER STREETS	20 FT.
PROVIDED FRONT YARD FROM OTHER STREETS	20 FT.
REQUIRED SIDE YARD SETBACK FROM LOT LINE	10 FT.
PROVIDED SIDE YARD SETBACK FROM LOT LINE	20 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	
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.

2025 10.02 RP-4
DESCRIPTION
Part of the Northwest One-Quarter of Section 30, Township 47, Range 31 in the City of Lee's Summit, Jackson County, Missouri being described as follows:

Commencing at the Northwest corner of the Northwest One-Quarter of said 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 25, Township 47, Range 32; thence continuing along the said West line of the Northwest One-Quarter of Section 30, South 02 degrees 18 minutes 49 seconds West a distance of 705.16 feet to the Point of Beginning; thence South 87 degrees 24 minutes 25 seconds East a distance of 574.09 feet to a point of curvature; thence Northeastly on a curve to the left being tangent to the previous course, having a radius of 201.00 feet, a central angle of 21 degrees 18 minutes 55 seconds and an arc length of 74.40 feet; thence North 71 degrees 16 minutes 40 seconds East a distance of 78.94 feet; thence South 18 degrees 43 minutes 20 seconds East a distance of 564.83 feet to a point of curvature; thence Southeastly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 19 degrees 23 minutes 35 seconds and an arc length of 101.54 feet; thence South 00 degrees 40 minutes 14 seconds West a distance of 83.12 feet to a point of curvature; thence Southwestly on a curve to the left having an initial tangent bearing of North 89 degrees 19 minutes 46 seconds West, a radius of 600.00 feet, a central angle of 37 degrees 20 minutes 22 seconds and an arc length of 391.02 feet; thence South 53 degrees 19 minutes 52 seconds West a distance of 227.78 feet to a point of curvature; thence Southwestly 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 1028.17 feet to the Point of Beginning and containing 17.681 acres, more or less.



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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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PREPARED BY:

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LEGACY RIDGE MULTIFAMILY

CONCEPT PLAN

WARD ROAD AND HOOK ROAD

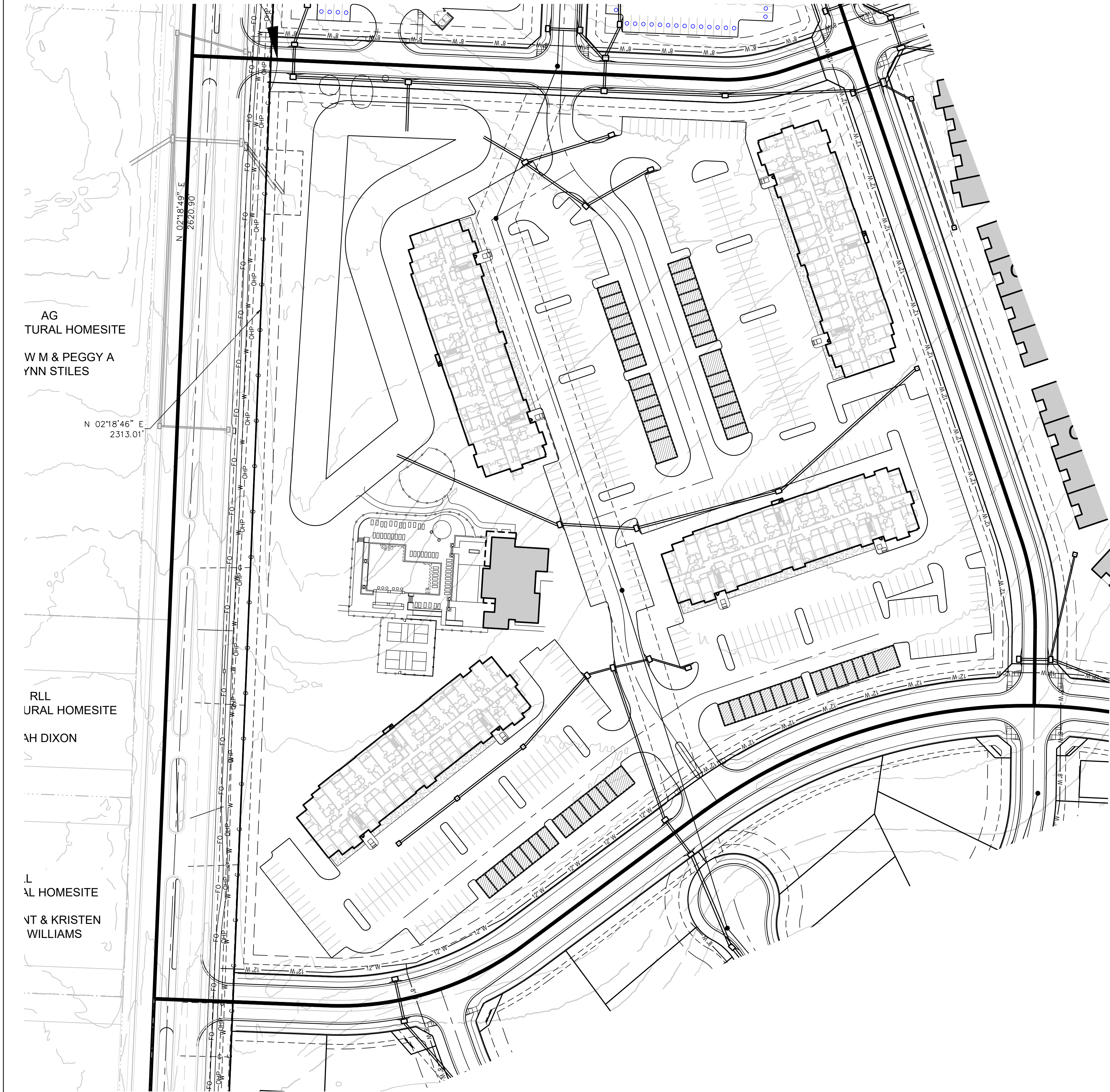
LEE'S SUMMIT, MISSOURI

SHEET C1.0	CONCEPTUAL SITE PLAN		DRAWN BY: SCH	REVISION DATE: 1 DATE	DESCRIPTION
			CHECKED BY: SCH	2	
				3	
				4	
			DATE PREPARED: 10-9-2025	5	
				6	
			PROJ. NUMBER: 25-019	7	
				8	
				9	
				10	

CONCEPTUAL
SITE PLAN

SHEET
C1.0

I:\PROJECTS\2025\25-019\3.0 Design\3.0 DWG Plans\2.0 PDP\25-019 PDP APT UP.dwg, C5.2 APARTMENT CP UTILITY PLAN, 1:1

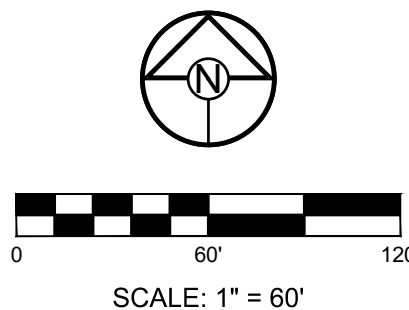


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LEGEND:

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



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

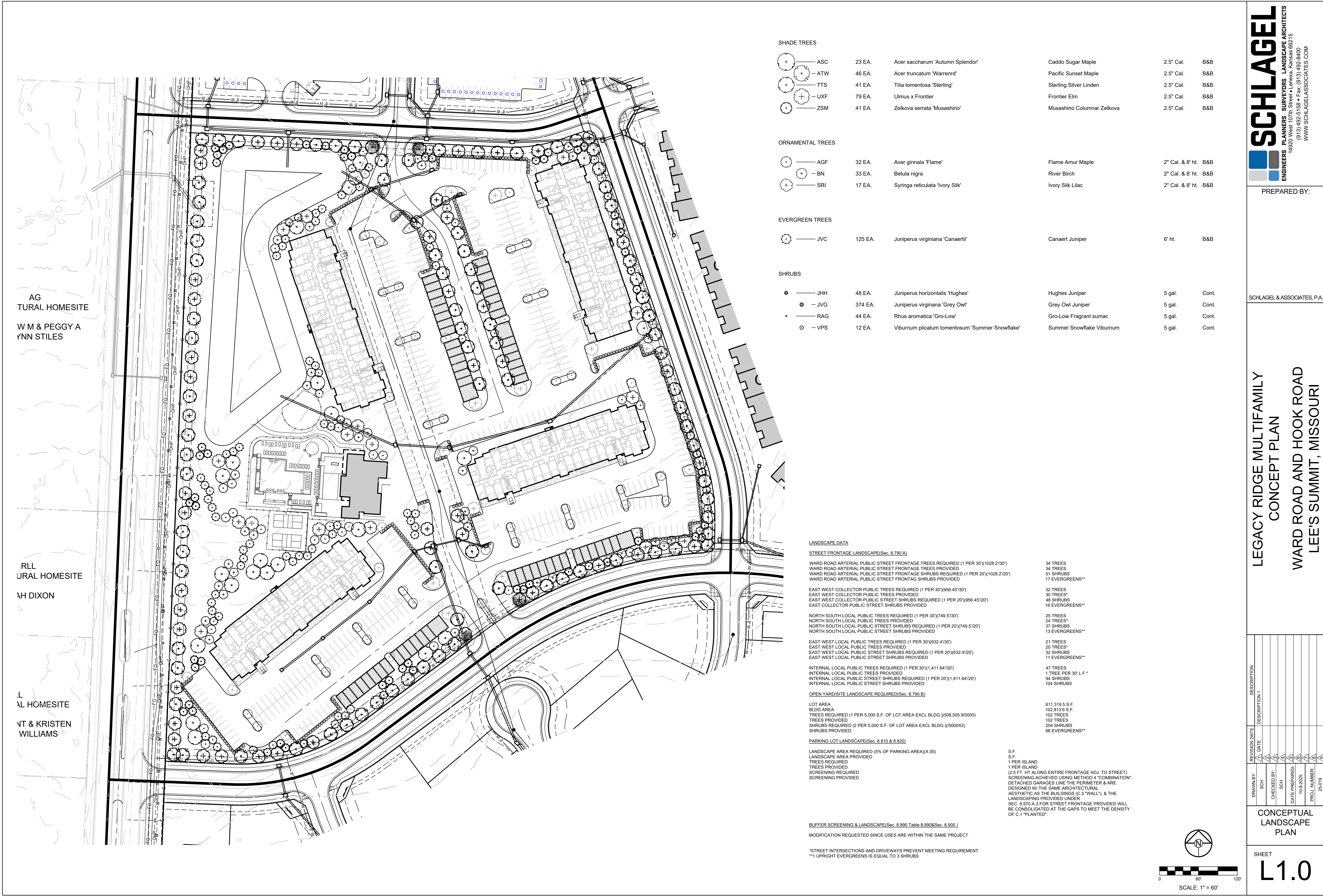
LEGACY RIDGE MULTIFAMILY
CONCEPT PLAN
WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DATE	DESCRIPTION
1	2/25/25	DESCRIPTION 1
2	2/25/25	
3	2/25/25	
4	2/25/25	
5	2/25/25	
6	2/25/25	
7	2/25/25	
8	2/25/25	
9	2/25/25	
10	2/25/25	

CONCEPTUAL
UTILITY PLAN

SHEET
C3.0

I:\PROJECTS\2025\25-019\3.0 Design\3.0 DWG Plans\2.0 PDP\25-019 PDP APT LP.dwg, C5.3 APARTMENT CP LANDSCAPE PLAN, 1.1



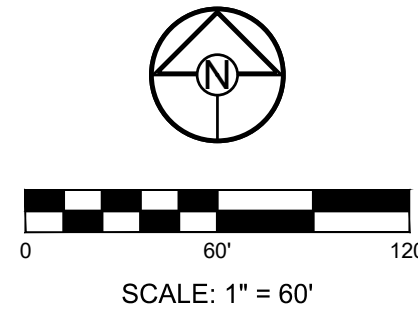
SHADE TREES					
	ASC	23 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple	2.5" Cal. B&B
	ATW	46 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal. B&B
	TTS	41 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal. B&B
	UXF	79 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal. B&B
	ZSM	41 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal. B&B
ORNAMENTAL TREES					
	AGF	32 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht. B&B
	BN	33 EA.	Betula nigra	River Birch	2" Cal. & 8' ht. B&B
	SRI	17 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht. B&B
EVERGREEN TREES					
	JVC	125 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht. B&B
SHRUBS					
	JHH	48 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal. Cont.
	JVG	374 EA.	Juniperus virginana 'Grey Owl'	Grey Owl 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.

LANDSCAPE DATA	
STREET FRONTAGE LANDSCAPE(Sec. 8.790.A)	
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE TREES REQUIRED (1 PER 30')(1028.2/30')	34 TREES
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE TREES PROVIDED	34 TREES
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE SHRUBS REQUIRED (1 PER 20')(1028.2/20')	51 SHRUBS
WARD ROAD ARTERIAL PUBLIC STREET FRONTAGE SHRUBS PROVIDED	17 EVERGREENS**
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	611,319.5 S.F.
BLDG AREA	102,813.8 S.F.
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(508,505.9/5000)	102 TREES
TREES PROVIDED	102 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(5000X2)	204 SHRUBS
SHRUBS PROVIDED	68 EVERGREENS**
PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)	
LANDSCAPE AREA REQUIRED (5% OF PARKING AREA)(X.05)	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".

BUFFER SCREENING & LANDSCAPE(Sec. 8.890 Table 8.890&Sec. 8.900)
MODIFICATION REQUESTED SINCE USES ARE WITHIN THE SAME PROJECT

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

S.F.
S.F.
1 PER ISLAND
1 PER ISLAND
(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)
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".



SCHLAGEL

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LEGACY RIDGE MULTIFAMILY
CONCEPT PLAN

WARD ROAD AND HOOK ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	25-019	DESCRIPTION 1

DRAWN BY: SCH

CHECKED BY: SCH

DATE PREPARED: 10-9-2025

PROJ. NUMBER: 25-019

CONCEPTUAL
LANDSCAPE
PLAN

SHEET
L1.0