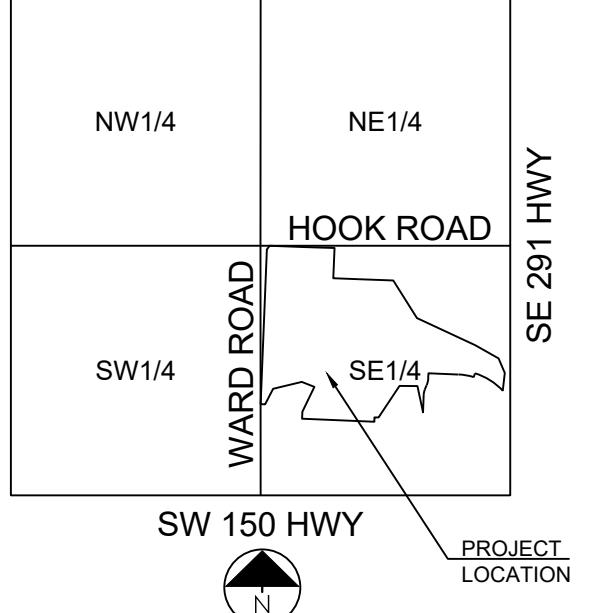


LEGEND:	
A/E	- ACCESS EASEMENT
BC	- BACK OF CURB
B/B	- BACK TO BACK
BM	- BENCHMARK
BL or B.L.	- BUILDING LINE
CO	- CLEANOUT
TJB	- TELEPHONE JUNCTION BOX
C&G	- CURB AND GUTTER
D/E	- DRAINAGE EASEMENT
E/E	- ELECTRICAL EASEMENT
EL	- ELEVATION
FL	- FLOW LINE
G/E	- GAS LINE EASEMENT
HDPE	- HIGH-DENSITY POLYETHYLENE
U/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	
PROPERTY LINES	
ROW	
RIGHT-OF-WAY	
SANITARY SEWER MAIN	
SANITARY SEWER MAIN - EXIST.	
STO	
STORM SEWER	
STORM SEWER - EXISTING	
CABLE TV - EXISTING	
FIBER OPTIC CABLE - EXISTING	
TELEPHONE LINE - EXIST.	
E_x	
OVERHEAD POWER LINE - EXIST.	
UNDERGROUND ELECTRIC - EX.	
G_x	
GAS LINE - EXISTING	
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	



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 LEE'S 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 Schaufler
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

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

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KANSAS CITY OFFICE #206 4140 Main Street Kansas City, Missouri 64112
#S-54

PREPARED BY:

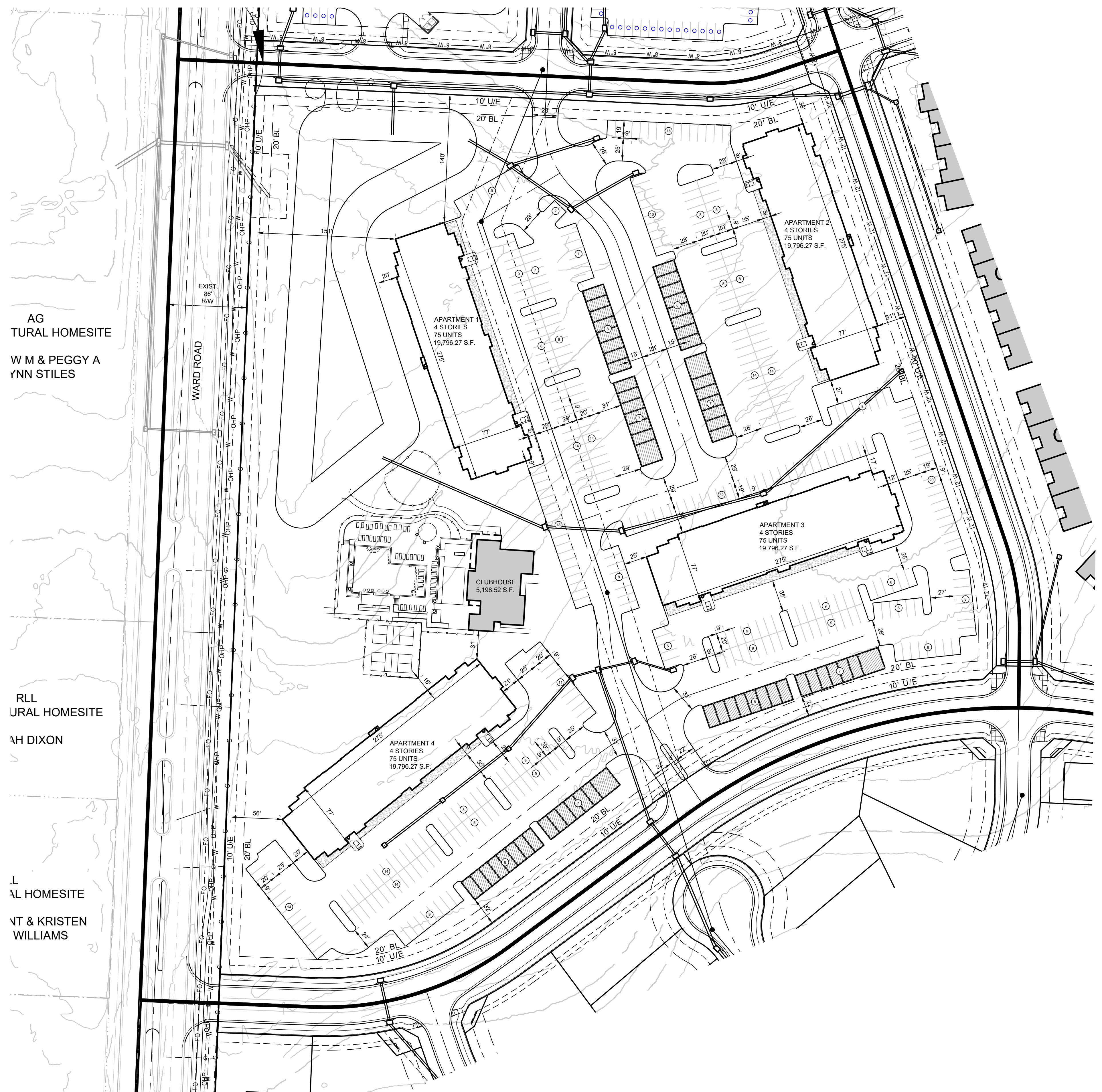
SCHLAGEL & ASSOCIATES, P.A.

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

SHEET
C0.0

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 map 2090505052g effective January 20, 2017.
- Boundary information, site location, property lines and utility information is from alta survey prepared by Continental, Inc. dated 3/1/20 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 by the recorded documents of the subdivision.
- 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 asphalt unless otherwise noted on the plan.
- All drives, alleys, driveways, and streets as 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.
- Existing buildings, structures and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety of 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. Construction shall be a 4 inch Storz type fitting and located within 100' feet of a fire hydrant, or as approved by the fire 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.
- IFC 507.5.2 - 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.
- IFC 507.5.3 - 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.
- IFC 507.5.4 - 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.
- IFC 507.5.5 - 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.
- IFC 507.5.6 - 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.
- IFC 507.5.7 - 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.
- IFC 507.5.8 - 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.
- IFC 507.5.9 - 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.
- IFC 507.5.10 - 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.
- IFC 507.5.11 - 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.
- IFC 507.5.12 - 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.
- IFC 507.5.13 - 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.
- IFC 507.5.14 - 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.
- IFC 507.5.15 - 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.
- IFC 507.5.16 - 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.
- IFC 507.5.17 - 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.
- IFC 507.5.18 - 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.
- IFC 507.5.19 - 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.
- IFC 507.5.20 - 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.
- IFC 507.5.21 - 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.
- IFC 507.5.22 - 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.
- IFC 507.5.23 - 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.
- IFC 507.5.24 - 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.
- IFC 507.5.25 - 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.
- IFC 507.5.26 - 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.
- IFC 507.5.27 - 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.
- IFC 507.5.28 - 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.
- IFC 507.5.29 - 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.
- IFC 507.5.30 - 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.
- IFC 507.5.31 - 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.
- IFC 507.5.32 - 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.
- IFC 507.5.33 - 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.
- IFC 507.5.34 - 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.
- IFC 507.5.35 - 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.
- IFC 507.5.36 - 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.
- IFC 507.5.37 - 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.
- IFC 507.5.38 - 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.
- IFC 507.5.39 - 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.
- IFC 507.5.40 - 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.
- IFC 507.5.41 - 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



SITE DATA
EXISTING ZONING
PROPOSED ZONING
GROSS SITE AREA
NET SITE AREA
BUILDING DATA
TYPE I NUMBER OF UNITS
TOTAL NUMBER OF UNITS TYPE I BLDG

AG - AGRICULTURAL
RP-4 PLANNED APARTMENT RESIDENTIAL DISTRICT
17.68 ACRES (770.140.80 S.E.)
15.65 ACRES (681.714.00 S.F.)

10(STD) 29(1 BED) 29(2 BED) 7(3 BED) 75 UNITS TOTAL
4 BLDGS X 75 UNITS = 300 UNITS

RP-4 SITE DATA
PROPOSED NUMBER OF APARTMENT
PROPOSED RP-4 DENSITY PROPOSED
DEVELOPMENT CODE FOR RP-4 ZONING
NUMBER OF UNITS PER CODE FOR RP-4 ZONING
OPEN SPACE REQUIRED BY CODE (30%)(681.714X.3)
BUILDING AREA
DRIVE AND PARKING AREA
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)
OPEN SPACE AREA

900 UNITS
16.97 UNITS / ACRE
26 UNITS/ACRE
350 UNITS
204.514.20 S.F.
102.813.6 S.F.
73.266.03 S.F.
176.079.3 S.F.
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 4(0(STD)X1P + 116(1BD)X1.5P + 116(2 BD)X1.5P + 28(3BD)X2P
GUEST PARKING REQUIRED 300 UNITS X 0.5P
TOTAL SPACES REQUIRED FOR UNITS
CLUBHOUSE PARKING REQUIRED (MINIMUM OF 6)
TOTAL APARTMENT PARKING REQUIRED

444 SPACES(111 PER BLDG)
150 SPACES (37.5 SPACES PER BLDG)
594 SPACES(1.98 SPACES PER BLDG)
6 SPACES

PARKING PROVIDED
DETACHED GARAGE PARKING PROVIDED
OPEN PARKING PROVIDED
TYPE I BLDG DETACHED GARAGE PARKING PROVIDED (4 BLDGS X16)
TOTAL APARTMENT PARKING PROVIDED

60 SPACES
388 SPACES
64 SPACES
525 SPACES

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

10 SPACES
10 SPACES

RP-4 BUILDING SETBACKS
REQUIRED FRONT YARD MAJOR STREET
PROVIDED FRONT YARD MAJOR STREET
REQUIRED FRONT YARD FROM OTHER STREETS
PROVIDED FRONT YARD FROM OTHER STREETS
REQUIRED SIDE YARD SETBACK FROM LOT LINE
PROVIDED SIDE YARD SETBACK FROM LOT LINE
REQUIRED SEPARATION BETWEEN BUILDINGS
PROVIDED SEPARATION BETWEEN BUILDINGS
REQUIRED REAR YARD SETBACK
PROVIDED REAR YARD SETBACK

50 FT.
N/A
20 FT.
20 FT.
20 FT.
20 FT.
20 FT.
20 FT. FOR CLOSEST
20 FT.
20 FT.

PARKING SETBACKS
REQUIRED FROM PUBLIC RIGHT OF WAY
PROVIDED FROM PUBLIC RIGHT OF WAY
REQUIRED FROM RESIDENTIAL USE
PROVIDED FROM RESIDENTIAL USE
REQUIRED FROM SIDE AND REAR PROPERTY
PROVIDED FROM SIDE AND REAR PROPERTY

20 FT.
20 FT.
20 FT.
20 FT.
20 FT.
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 00 seconds West a distance of 700.00 feet to the South 02 degrees 18 minutes 00 seconds East line; thence North 24 minutes 54 seconds East a distance of 574.08 feet to a point of curvature; thence Northeastly 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 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 584.83 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 51.50 feet; thence South 73 degrees 44 minutes 40 seconds East a distance of 12.40 feet to a point of curvature; thence Southeastly on a curve to the left having an initial tangent bearing of North 89 degrees 54 minutes 40 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 237.78 feet to a point of curvature; thence Southwesterly 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.

LEGACY RIDGE MULTIFAMILY CONCEPT PLAN

WARD ROAD AND HOOK ROAD LEE'S SUMMIT, MISSOURI

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

CONCEPTUAL SITE PLAN

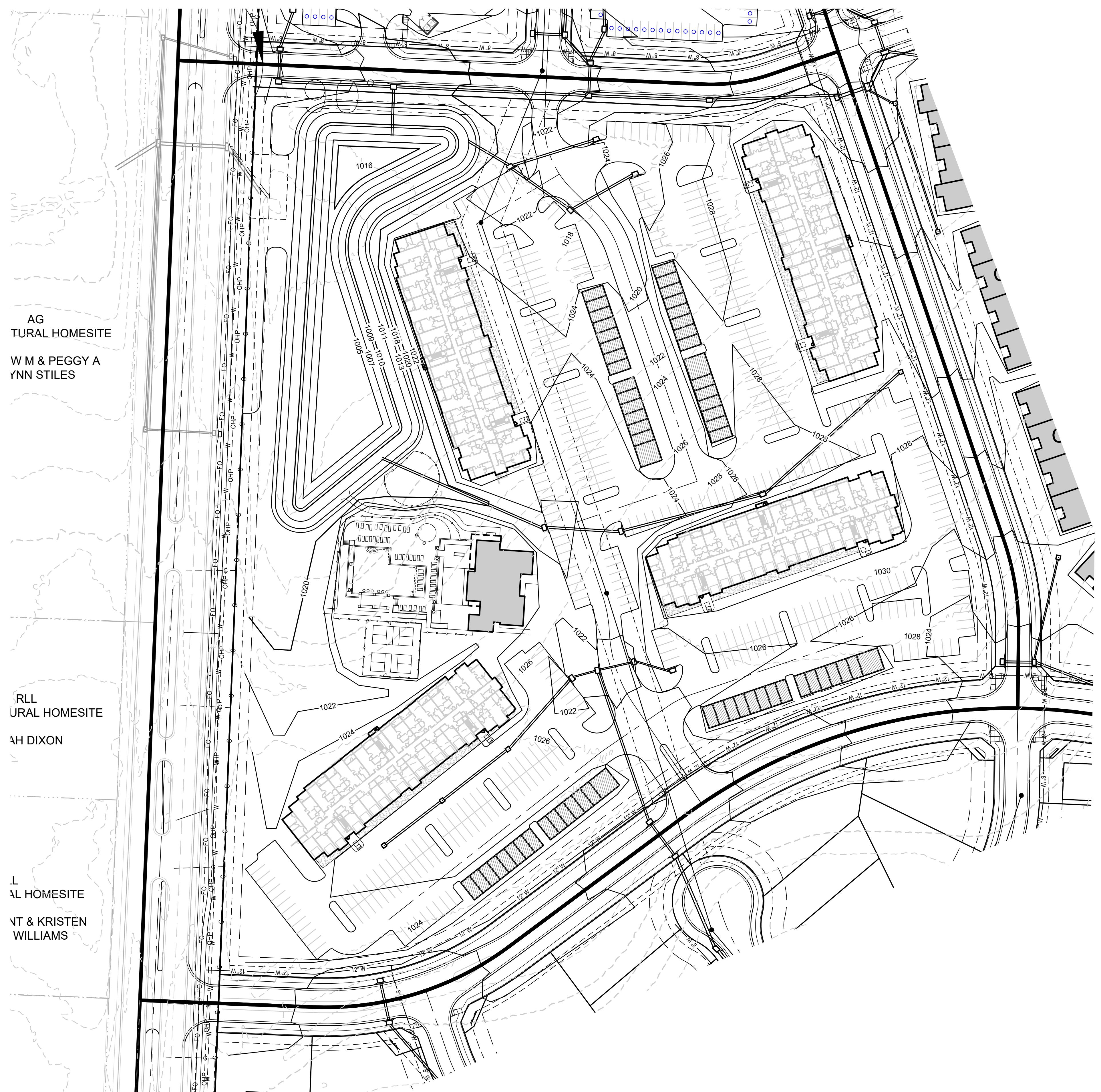
SHEET

C1.0

SCALE: 1" = 60'

0 60' 120'

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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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WWW.SCHLAGELASSOCIATES.COM



GRADING LEGEND:

— 1023 — EXISTING CONTOUR
— 1023 — PROPOSED CONTOUR

GRADING NOTES:

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

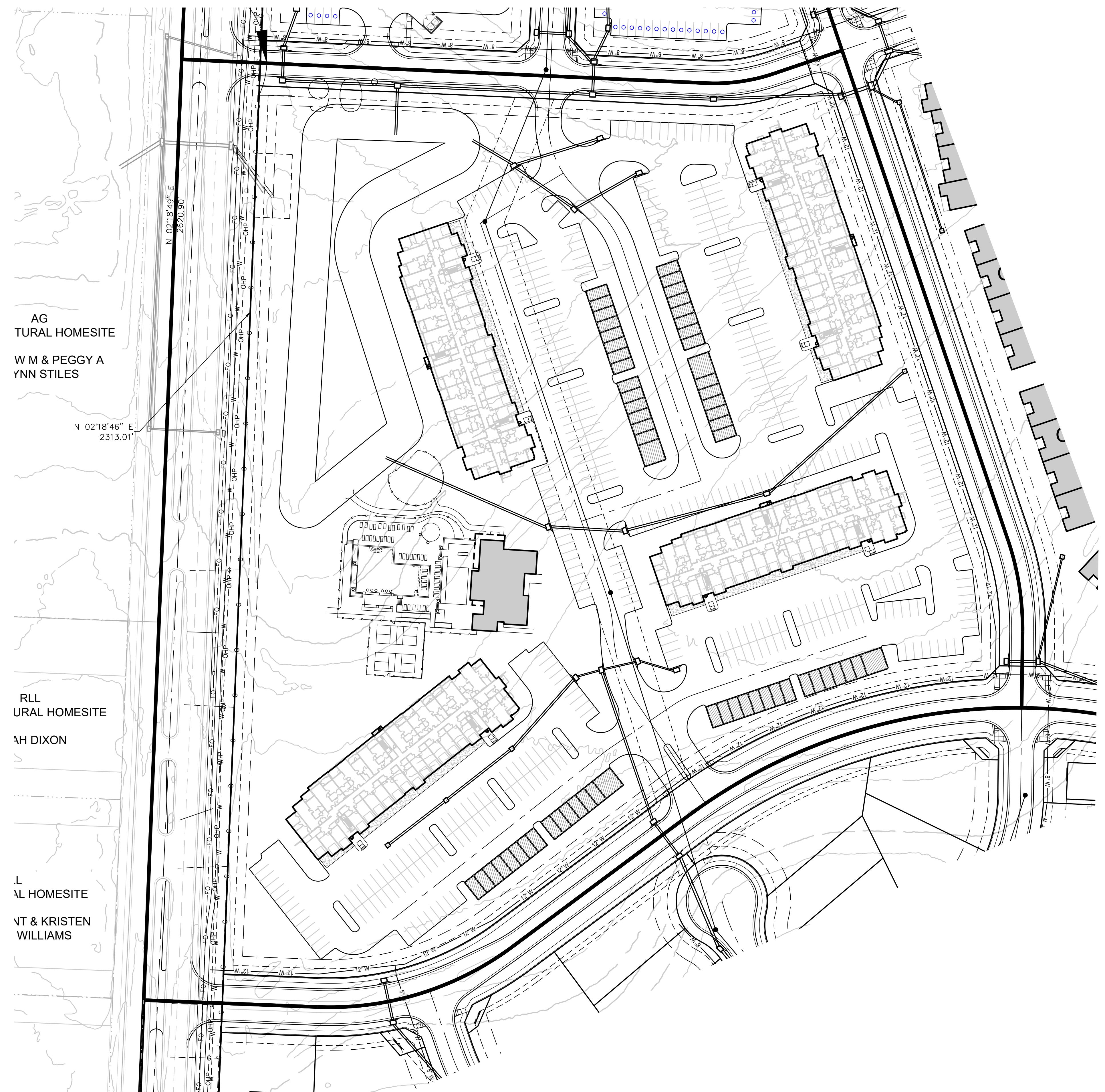
PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

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CONCEPTUAL
GRADING PLAN
SHEET
C2.0
0 60' 120'
SCALE: 1" = 60'



GENERAL NOTES:

- Existing topography shown on this plan is from Lee's Summit GIS. No drone or field topographic survey has been completed or provided by the developer.
- Existing utilities have been shown to the greatest extent possible based upon ALTA survey by others, City of Lee's Summit GIS and information from utility companies provided to the Engineer. The existing utilities shown have not been verified by the Engineer. The Engineer and/or its representatives can not and will not provide certification and is not liable for the location, elevations, and capacity of the existing utilities. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer. Existing force main location and elevations from as-built 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.

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

LEGEND:

A/E	- ACCESS EASEMENT	SAN	- SANITARY SEWER MAIN
BC	- BACK OF CURB	SAN_x	- SANITARY SEWER MAIN - EXIST.
B/B	- BACK TO BACK	STO	- STORM SEWER
BM	- BENCHMARK		- STORM SEWER - EXISTING
BL or B.L.	- BUILDING LINE	CBL	- CABLE TV - EXISTING
CO	- CLEANOUT	CATV_x	- FIBER OPTIC CABLE - EXISTING
TJB	- TELEPHONE JUNCTION BOX	FOC_x	- TELEPHONE LINE - EXIST.
C&G	- CURB AND GUTTER	T_x	- ELECTRIC LINE - EXISTING
D/E	- DRAINAGE EASEMENT	E_x	- OVERHEAD POWER LINE - EXIST.
E/E	- ELECTRICAL EASEMENT	OHPx	- UNDERGROUND ELECTRIC - EX.
EL	- ELEVATION	UGE_x	- GAS LINE - EXISTING
FL	- FLOW LINE	G_x	- WATERLINE - EXISTING
G/E	- GAS LINE EASEMENT	W_x	- WATERLINE - 8"
HDPE	- HIGH-DENSITY POLYETHYLENE	8'W	- WATERLINE - 12"
L/E	- LANDSCAPE EASEMENT	12'W	- LIGHT - EXISTING
MSFE	- MINIMUM SERVICEABLE FLOOR ELEVATION	●	- EXISTING SANITARY MANHOLE
PVC	- POLYVINYL CHLORIDE	○	- PROPOSED SANITARY MANHOLE
P/L	- PROPERTY LINE	○○	- EXISTING AREA INLET
PUB/E	- PUBLIC EASEMENT	●○	- EXISTING CURB INLET
RCP	- REINFORCED CONCRETE PIPE	○●	- EXISTING GRATE INLET
ROW or R/W	- RIGHT-OF-WAY	○○●	- EXISTING JUNCTION BOX
S/E	- SANITARY SEWER EASEMENT	●○○	- EXISTING STORM MANHOLE
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		

DRAWN BY:	REVISION DATE	DESCRIPTION
SCH	DATE	DESCRIPTION 1
CHECKED BY:		
SCH	DATE	
DATE PREPARED:		
SCH	DATE	
PROJ. NUMBER:		

CONCEPTUAL
UTILITY PLAN

SHEET

C3.0

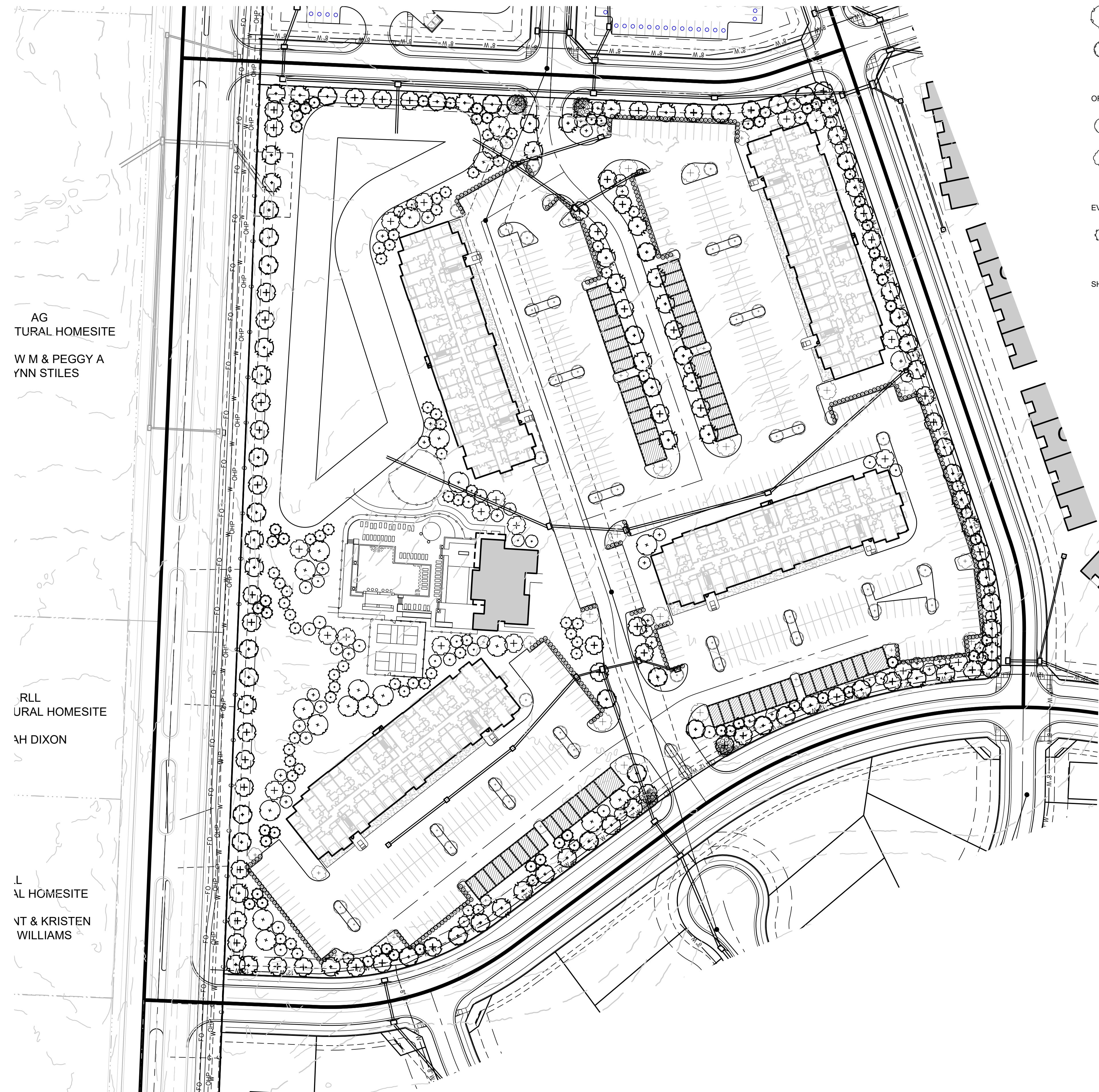
SCALE: 1" = 60'

0 60' 120'

N

SCHLAGEL

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(913) 492-5158 • Fax: (913) 492-3400
WWW.SCHLAGELASSOCIATES.COM



SHADE TREES

ASC	23 EA.	Acer saccharum 'Autumn Splendor'
ATW	46 EA.	Acer truncatum 'Warrenrd'
TTS	41 EA.	Tilia tomentosa 'Sterling'
UXF	79 EA.	Ulmus x Frontier
ZSM	41 EA.	Zelkova serrata 'Musashino'

Caddo Sugar Maple	2.5" Cal.	B&B
Pacific Sunset Maple	2.5" Cal.	B&B
Sterling Silver Linden	2.5" Cal.	B&B
Frontier Elm	2.5" Cal.	B&B
Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

AGF	32 EA.	Acer ginnala 'Flame'
BN	33 EA.	Betula nigra
SRI	17 EA.	Syringa reticulata 'Ivory Silk'

Flame Amur Maple	2" Cal. & 8' ht.	B&B
River Birch	2" Cal. & 8' ht.	B&B
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'
JVG	374 EA.	Juniperus virginiana 'Grey Owl'
RAG	44 EA.	Rhus aromatica 'Gro-Low'
VPS	12 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'

Hughes Juniper	5 gal.	Cont.
Grey Owl Juniper	5 gal.	Cont.
Gro-Low Fragrant sumac	5 gal.	Cont.
Summer Snowflake Viburnum	5 gal.	Cont.

LANDSCAPE DATA

STREET FRONTOG LANDSCAPE(Sec. 8.790 A)

WARD ROAD ARTERIAL PUBLIC STREET FRONTOG TREES REQUIRED (1 PER 30')(1028.2'30')
 WARD ROAD ARTERIAL PUBLIC STREET FRONTOG TREES PROVIDED
 WARD ROAD ARTERIAL PUBLIC STREET FRONTOG SHRUBS REQUIRED (1 PER 20')(1028.2'20')
 WARD ROAD ARTERIAL PUBLIC STREET FRONTOG SHRUBS PROVIDED

34 TREES
 34 TREES
 51 SHRUBS
 17 EVERGREENS**

EAST WEST COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(956.45'30')
 EAST WEST COLLECTOR PUBLIC TREES PROVIDED
 EAST WEST COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(956.45'20')
 EAST COLLECTOR PUBLIC STREET SHRUBS PROVIDED

32 TREES
 32 TREES*
 48 SHRUBS
 16 EVERGREENS**

NORTH SOUTH LOCAL PUBLIC TREES REQUIRED (1 PER 30')(749.5'30')
 NORTH SOUTH LOCAL PUBLIC TREES PROVIDED
 NORTH SOUTH LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(749.5'20')
 NORTH SOUTH LOCAL PUBLIC STREET SHRUBS PROVIDED

26 TREES
 24 TREES*
 37 SHRUBS
 13 EVERGREENS**

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

21 TREES
 20 TREES*
 32 SHRUBS
 11 EVERGREENS**

INTERNAL LOCAL PUBLIC TREES REQUIRED (1 PER 30')(1,411.64'30')
 INTERNAL LOCAL PUBLIC TREES PROVIDED
 INTERNAL LOCAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(1,411.64'20')
 INTERNAL LOCAL PUBLIC STREET SHRUBS PROVIDED

47 TREES
 1 TREE PER 30' L.F.*
 94 SHRUBS
 104 SHRUBS

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

LOT AREA
 BLDG AREA
 TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(508,505.9/5000)
 TREES PROVIDED
 SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL BLDG.)(5000X2)
 SHRUBS PROVIDED

611,819.5 S.F.
 102,813.6 S.F.
 102 TREES
 204 SHRUBS
 68 EVERGREENS**

PARKING LOT LANDSCAPE(Sec. 8.810 & 8.820)

LANDSCAPE AREA REQUIRED (5% OF PARKING AREA)(X.05)
 LANDSCAPE AREA PROVIDED
 TREES REQUIRED
 TREES PROVIDED
 SCREENING REQUIRED
 SCREENING PROVIDED

S.F.
 S.F.
 1 PER ISLAND
 (2.5 FT. HT ALONG ENTIRE FRONTOG ADJ. TO STREET)
 SCREENING ACHIEVED USING METHOD 4 "COMBINATION".
 DETACHED GARAGES LINE THE PERIMETER & ARE
 DESIGNED TO MAINTAIN THE AESTHETIC & STRUCTURAL
 AESTHETIC AS THE BUILDINGS (C.3 "WALL"). & THE
 LANDSCAPING PROVIDED UNDER
 SEC. 8.970.A.3 FOR STREET FRONTOG 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 SINCE USES ARE WITHIN THE SAME PROJECT

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

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WARD ROAD AND HOOK ROAD LEE'S SUMMIT, MISSOURI

CONCEPTUAL LANDSCAPE PLAN

SHEET

L1.0
 0 60' 120'
 SCALE: 1" = 60'