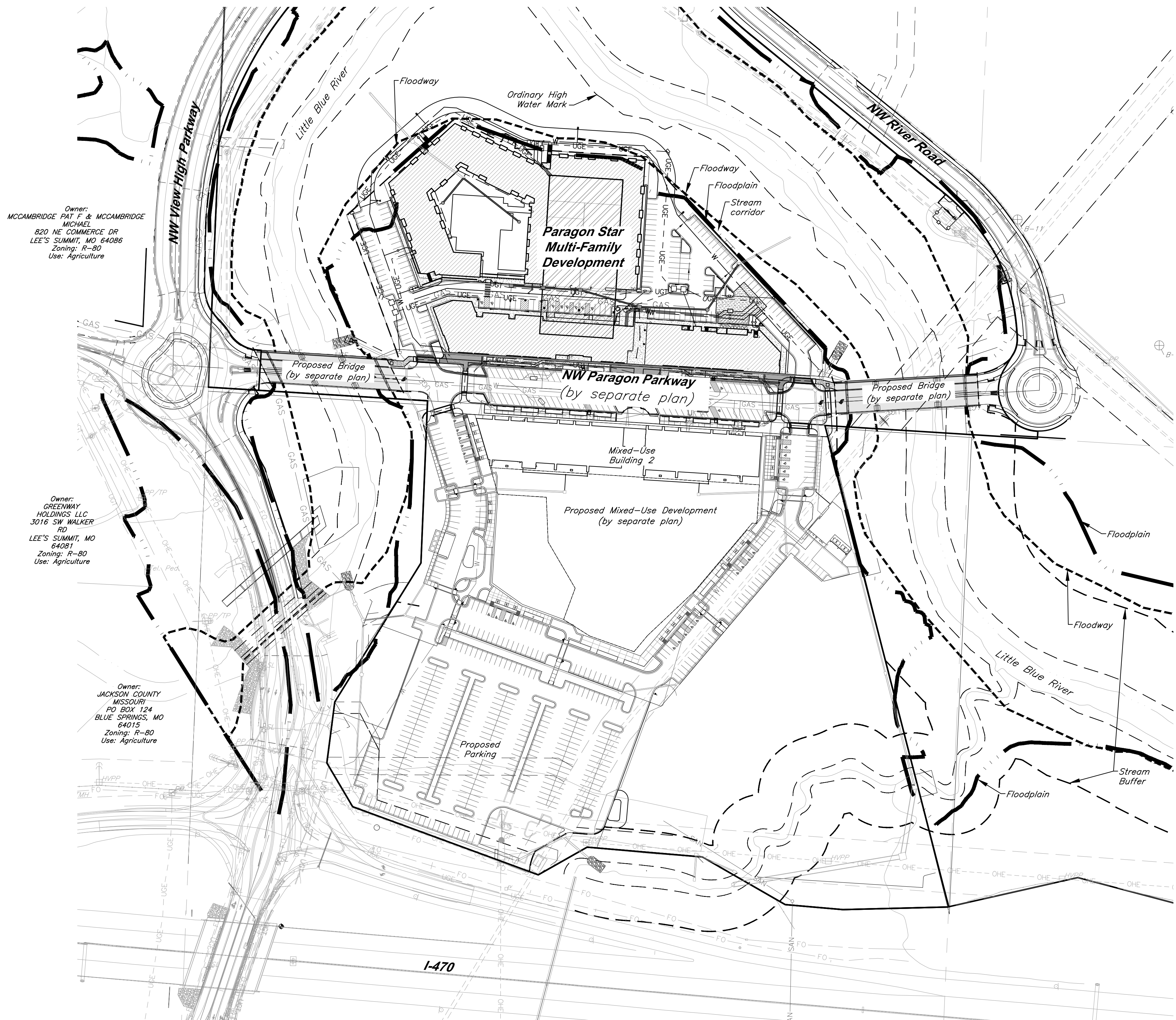


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Prepared and Submitted By:

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Contact: Jay Healy, P.E.
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Floodplain:

According to FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 29095C0404G, effective Date 1/20/17, the tract lies partially within an area designated as Special Flood Hazard Areas. Special Flood Hazard Areas defined on portions of the site include regulatory floodway, Zone AE (with depths identified on site from 810 to 811), and 0.2% Annual Chance Flood Hazard Areas.

A CLOMR has been issued for this project, case number 20-07-0520R, dated 2/14/20. Proposed Floodplain/ Floodway refers to boundary set by this CLOMR.

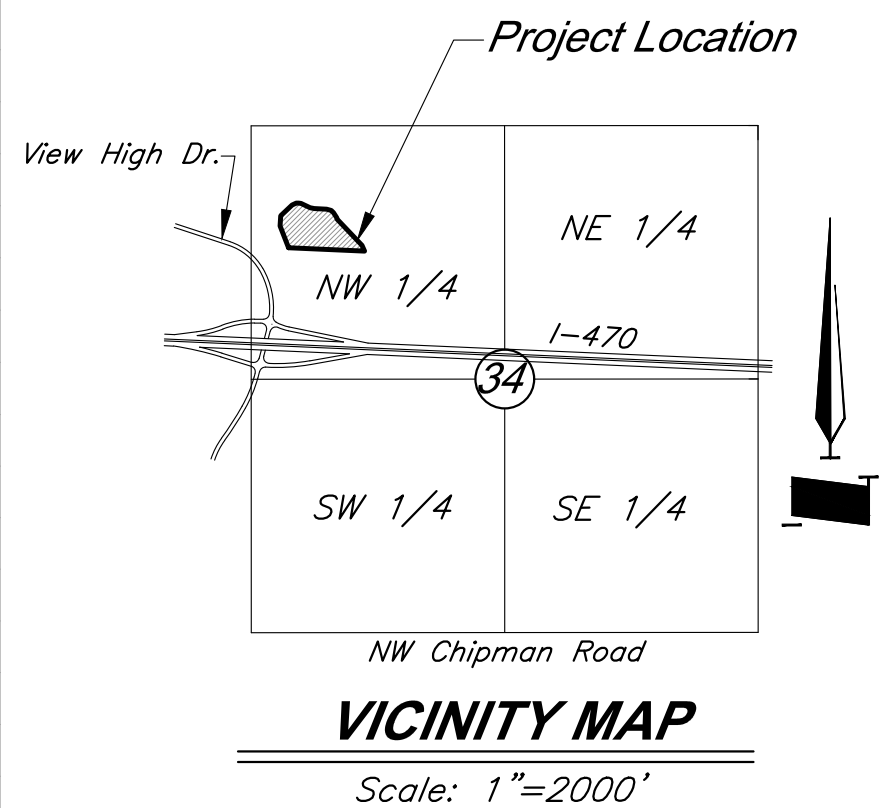
Zoning:

PMIX - Planned Mixed Use

Notes:

1. No oil or gas wells are located on site per Missouri Department of Natural Resources.

Land Use	
Total Site Area (AC)	19.63
Lot 5 Area (AC)	14.20
Lot 6 Area (AC)	0.72
Lot 7A Area (AC)	1.11
Lot 7B Area (AC)	0.69
Lot 7C Area (AC)	1.78
Lot 8 Area (AC)	1.13
Residential Building Area (SF)	344,995
Retail Building Area (SF)	35,232
Garage Area (SF)	168,460
Use	Mixed Use
Zoning	PMIX
Setback	0
Dwelling Units	374
Bedroom Count	426
Total Parking Spaces	660
Regular Parking Spaces	647
ADA Parking Spaces	13

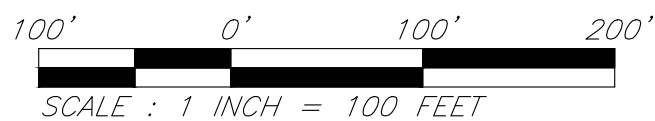


Legend	
	Power Pole
	Guy Anchor
	Electric Meter
	Electrical Transformer
	Electric Pedestal
	Power Pole/Telephone Pole
	Power Pole/Light Pole
	Gas Meter
	Gas Valve
	Curb Inlet
	Junction Box
	Sanitary Sewer Manhole
	Light Pole
	Boring Hole
	Sign
	Property Corner
	Telephone Manhole
	Telephone Pedestal
	Telephone Pole
	Proposed Building
	Barbed Wire Fence
	Centerline
	Fiber Optic Line
	Gas Line
	Guard Rail
	Over Head Electric
	Over Head Telephone
	Property Line
	Right-of-Way Line
	Sanitary Sewer Line
	Stream
	Underground Electric
	Underground Telephone
	Underground Cable TV
	Water Line
	Proposed Grades
	Proposed Storm Sewers
	Existing Grades
	Existing Storm Sewers
	Tree Deciduous
	Fire Hydrant
	Water Meter
	Proposed Floodway
	Proposed Floodplain
	Stream Corridor

PROJECT BENCHMARK

BM #11 - Chiseled "L" on top Northeast corner of concrete guardrail at the Northeast corner of I470 and Cedar Creek Bridge. Coordinates: N=1008590.33', E=2803864.07', EL=833.80

BM #13 - Chiseled "L" on NE corner of Interstate 470 and Cedar Creek Bridge. Coordinates: N=1008342.79', E=2806758.22', EL=852.04'



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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

General Site Plan

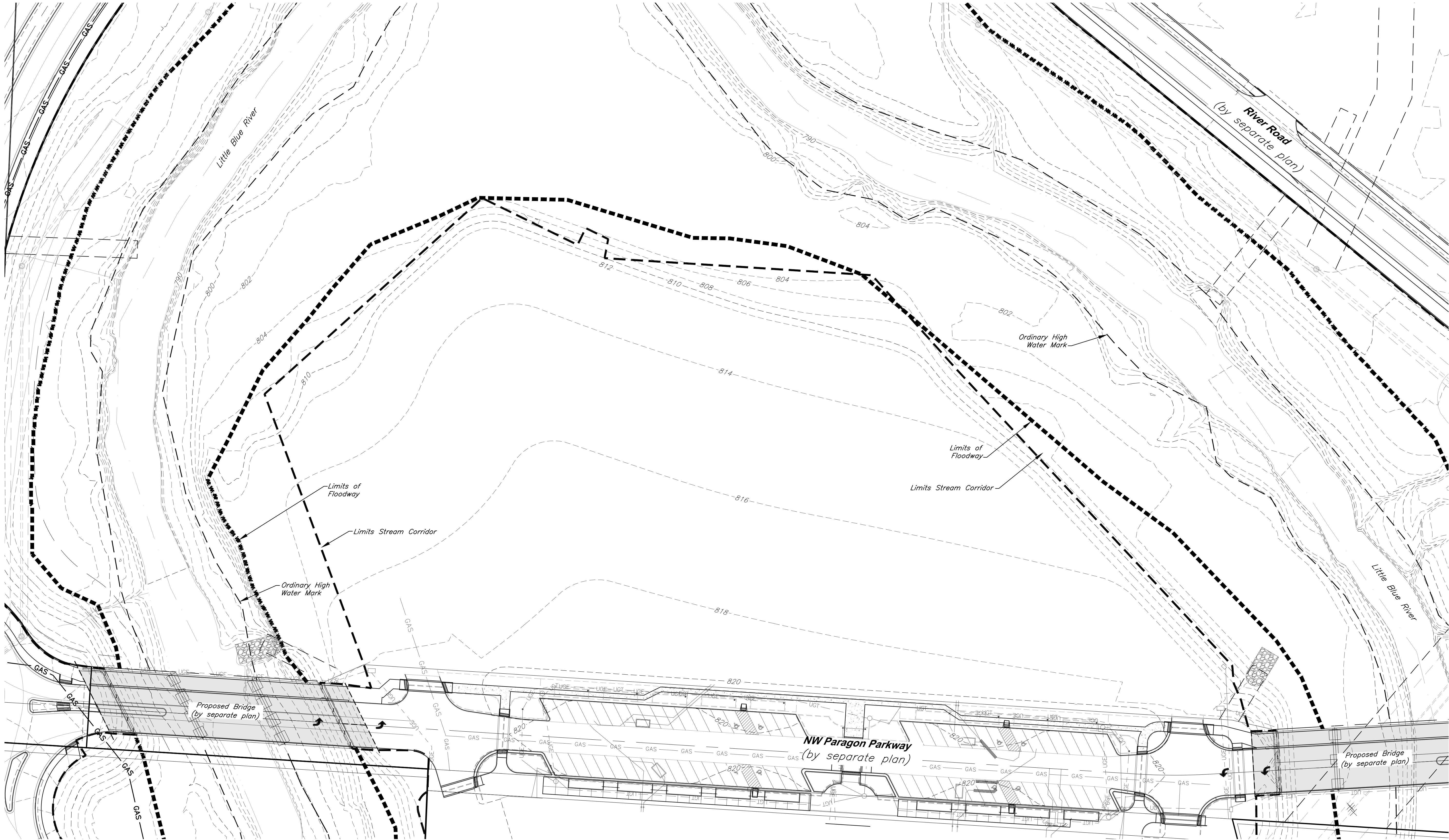
JOB NO: 18017, 19050.07, 19050.08

DATE: 06.28.2022 DRAWN BY: JRH

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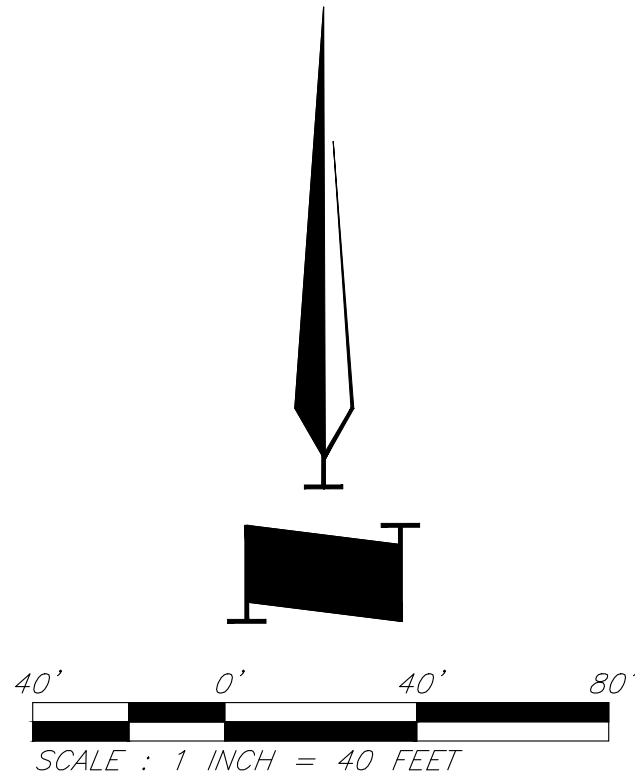
C001

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CAUTION!
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

- LEGEND**
- Existing Contour
 - Existing Flood Zone AE
 - Existing Flood Zone X
 - Stream Corridor
 - Proposed Floodplain
 - Proposed Floodway



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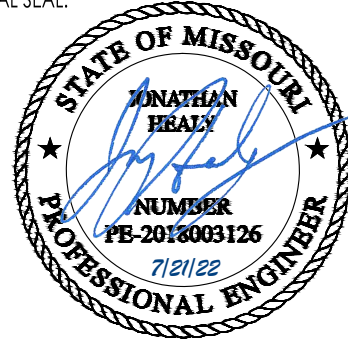
PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

Existing Conditions

JOB NO: 18017, 19050.07, 19050.08
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C002

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FDP BOUNDARY DESCRIPTION

A tract of land being all of Lot 2, Paragon Star First Plat, a subdivision in the North Half of Northwest Quarter of Section 34, Township 48 North, Range 32 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 34; thence South 02°25'47" West, along the West line of said Section, a distance of 895.66 feet, to a point on a non-tangent curve, said point also being the Point of Beginning; thence Northeasterly, departing said West line, along a curve to the right, having a radius of 648.00 feet, a central angle of 54°41'08", and an initial tangent bearing of North 15°06'40" East, a distance of 618.48 feet, to a point of tangency; thence North 69°47'48" East, a distance of 235.03 feet, to a point of curvature; thence Northeasterly and Southeasterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 91°10'09", a distance of 133.66 feet, to a point of tangency; thence South 19°02'03" East, a distance of 13.19 feet, to a point of curvature; thence Southeasterly, along a curve to the left, having a radius of 616.00 feet, a central angle of 18°21'00", a distance of 197.28 feet, to a point of compound curvature; thence Southeasterly, along a curve to the left, having a radius of 540.00 feet, a central angle of 13°19'41", a distance of 125.61 feet, to a point of tangency; thence South 50°42'44" East, a distance of 438.70 feet, to a point of curvature; thence Southeasterly, along a curve to the right, having a radius of 370.00 feet, and a central angle of 21°49'29", a distance of 140.94 feet, to a point of compound curvature; thence Southeasterly and Southerly, along a curve to the right, having a radius of 264.00 feet, and a central angle of 12°30'46", a distance of 57.65 feet, to a point of compound curvature; thence Southerly, along a curve to the right, having a radius of 368.00 feet, and a central angle of 13°59'23", a distance of 89.85 feet; thence South 01°25'13" East, a distance of 3.16 feet, to a point on a non-tangent curve; thence Southerly and Southwesterly, along a curve to the right, having a radius of 48.98 feet, a central angle of 56°47'34", and whose initial tangent bearing is South 01°25'22" East, a distance of 48.55 feet, to a point of compound curvature; thence Southwesterly and Westerly, along a curve to the right, having a radius of 112.00 feet, and a central angle of 31°18'53", a distance of 61.21 feet, to a point of tangency; thence South 86°41'02" West, a distance of 214.11 feet; thence North 78°36'20" West, a distance of 41.68 feet; thence North 86°20'31" West, a distance of 743.41 feet; thence South 83°16'48" West, a distance of 64.46 feet; thence North 84°23'47" West, a distance of 159.95 feet, to a point of curvature; thence Westerly and Northwesterly, along a curve to the right, having a radius of 111.50 feet, and a central angle of 33°14'40", a distance of 64.69 feet, to a point of compound curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, a distance of 17.67 feet, to a point on said West line; thence North 02°25'47" East, along said West line, a distance of 280.21 feet, to the Point of Beginning, containing 854,869.97 square feet or 19.63 acres, more or less.

Coordinates Shown Hereon:

Modified State Plane (Project Ground Coordinates) NAD83 - U.S. Feet
2403 - Missouri West, U.S. Feet
Vertical - NAVD83, U.S. Feet

CAF=0.99990648
Coordinates x CAF = State Plane

CP #100 - 1/4" rebar with GBA cap on South side of View High Drive, 18' West of asphalt field entrance, approximately 975' North along the centerline of View High Drive from the ramp to West bound I-470.
Coordinates:
N: 1009568.88'
E: 2803498.54'
EL: 819.37'

Ties:
1) North 4.15' to the South edge of asphalt of View High Drive
2) East 18.00' to West edge of asphalt field entrance
3) South 27.50' to west end of 18" cmp culvert for field entrance

CP #102 - 1/4" rebar with GBA cap along South side of East bound I-470, East of Bridge spanning View High Drive.
Coordinates:
N: 1009463.46'
E: 2803788.88'
EL: 829.94'

Ties:
1) ENE 38.90' to centerline of steel highway reflector post, 1st post E. of bridge
2) North 9.50' to South edge of asphalt shoulder of East bound I-470
3) WNW 53.65' to top SE corner of concrete guardrail for I-470 bridge spanning View High Drive

CP #104 - 1/4" rebar with GBA cap along South edge of off ramp from East bound I-470 to View High Drive.
Coordinates:
N: 1008447.60'
E: 2803180.41'
EL: 822.96'

Ties:
1) North 3.10' to South edge of asphalt of off ramp
2) WNW 3.00' to SE corner of concrete pad around state lighting control box
3) North 47.20' to SE corner of concrete pad around state lighting control box, North side of off ramp
4) East 530 1/2 to centerline of View High Drive

CP #105 - 1/4" rebar with GBA cap in grass between South edge of asphalt of East bound I-470 and the North edge of asphalt of East bound on ramp from View High Drive, at East end of grass area.
Coordinates:
N: 1008400.01'
E: 2804608.18'
EL: 833.34'

Ties:
1) SW 8.64' to centerline of reflector post, North side of on ramp
2) East 52.40' to centerline of reflector post, South side of I-470, East end of grass area

CP #106 - Set 1/2" rebar with GBA cap, West of View High Drive, South of entrance to substation at 10528 View High Drive
Coordinates:
N: 1006295.09'
E: 2803203.41'
EL: 844.66'

Ties:
1) NE 62.75' to front face of curb inlet

2) N 28 1/2 to center of gravel substation entrance
3) E 20 1/2 to West edge of sidewalk

CP #120 - 1/4" rebar with GBA cap at NW corner of View High Drive and access road "Future View High Drive Pkwy"
Coordinates:
N: 1009573.66'
E: 2803729.57'
EL: 811.46'

Ties:
1) NW 3.60' to East edge of asphalt
2) West 51.44' to back of curb at nose of island
3) NE 56.30' to center of MH lid

CP #121 - 1/4" rebar with GBA cap approximately 1430 ± ENE of access road "Future View High Drive Pkwy" from View High Drive, near MH #1055
Coordinates:
N: 1009788.28'
E: 2805047.90'
EL: 806.65'

Ties:
1) SW 3.65' to center of MH lid
2) WNW 14 ± to power pole
3) NW 35.65' to NE corner of chain link fence area

CP #122 - 1/4" rebar with GBA cap approximately 1380 ± NE of access road "Future View High Drive Pkwy" from View High Drive
Coordinates:
N: 1010126.48'
E: 2804884.88'
EL: 813.20'

Ties:
1) West 298 ± to center of MH lid
2) South 199 ± to center of MH lid

CP #302 - 5/8" rebar on North end of gravel construction parking area, at NE quadrant of intersection of Interstate 470 and View High Drive
Coordinates:
N: 1009855.67'
E: 2804291.58'
EL: 813.83'

Ties:
1) SE 156 ± to high voltage power pole

CP #303 - 1/4" rebar at E. end of gravel construction parking area
Coordinates:
N: 1009733.32'
E: 2804645.61'
EL: 811.78'

Ties:
1) South 5.00' to North edge of high voltage OHP
2) West 34.00' to East edge of gravel parking lot
3) SW 57.85' to steel R/W post at fence line

CP #304 - 1/4" rebar West of future View High Pkwy at top of hill near tree line, approximately 732 ± North of access road "Future View High Drive Pkwy" from View High Drive
Coordinates:
N: 1010251.92'
E: 2803699.53'
EL: 839.39'

Ties:
1) NNE 23.10' to South face of twin 10" oak tree
2) SW 5.30' to East face of 10" oak tree
3) NW 14.60' to East face of 9" oak tree

CP #305 - 1/4" rebar South of dead end of

gravel driveway, which connects to Easterly end of E. 97th Street, on top of hill.
Coordinates:
N: 1010784.43'
E: 2804698.47'
EL: 888.55'

Ties:
1) SE 4.00' to great break at ridge line

CP #306 - 1/4" rebar on South side of gravel drive leading to lift station, near bend in road.
Coordinates:
N: 1009431.99'
E: 2806165.47'
EL: 810.46'

Ties:
1) North 4.00' to South edge of gravel drive
2) SE 18.80' to North face of power pole
CP #10 - Chiseled "L" on top SW corner of concrete curb inlet at NE Quadrant of intersection of View High Drive and Chipman Road, 1st inlet East of View High Drive.
Coordinates:
N: 1005584.32'
E: 2803334.61'
EL: 951.45'

BM #11 - Chiseled "L" cut on NE corner of concrete guard rail at NE corner of Interstate 470 and View High Drive
Coordinates:
N: 1008590.33'
E: 2803864.07'
EL: 833.80'

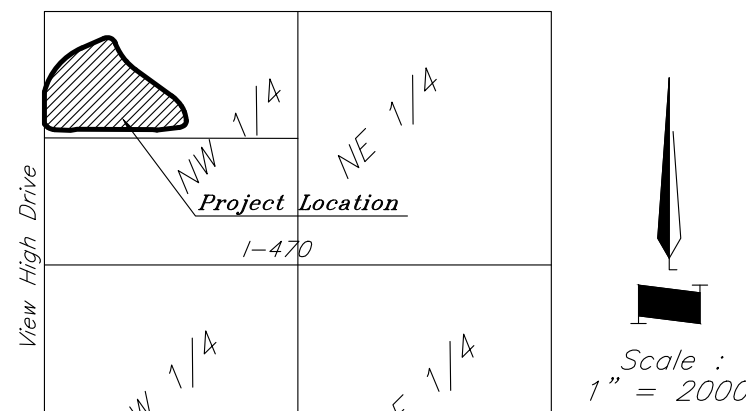
BM #13 - Chiseled "L" on NE corner of Interstate 470 and Cedar Creek Bridge
Coordinates:
N: 1008542.79'
E: 2806758.22'
EL: 852.04'

BM #16 - Chiseled "U" on top centerline of West side of curb inlet, at North end of island for View High Drive, 1st inlet South of Meers Road.
Coordinates:
N: 1007918.62'
E: 2803553.77'
EL: 830.12'

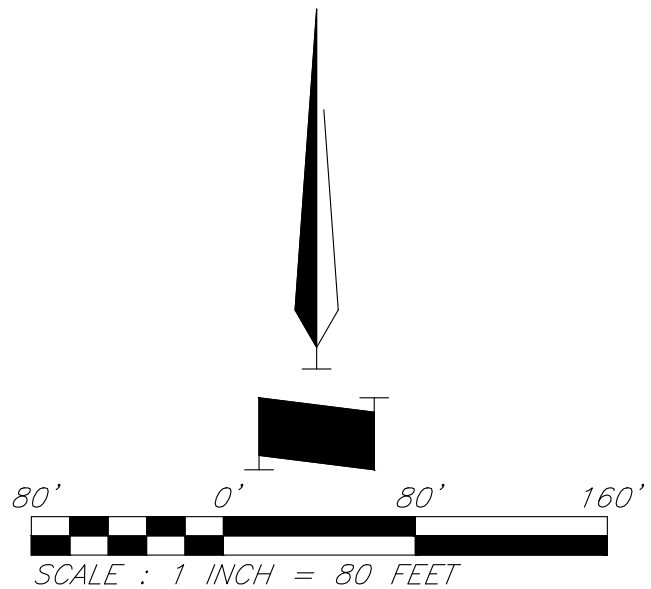
AREA TABLE

ADDRESS	LOT	AREA	BUILDING SETBACK TO PERIMETER PROPERTY	PARKING SETBACK	FLOOR-AREA RATIO
3290 NW Paragon Pkwy	LOT 5	618,315.40 sqft or 14.20 acres	N/A	N/A	N/A
3280 NW Paragon Pkwy	LOT 6	31,334.95 sqft or 0.72 acres	0 FT	0 FT	N/A
3200 NW Paragon Pkwy	LOT 7A	48,455.77 sqft or 1.11 acres	0 FT	0 FT	0.86
3260 NW Paragon Pkwy	LOT 7B	30,055.22 sqft or 0.69 acres	0 FT	0 FT	1.00
3240 NW Paragon Pkwy	LOT 7C	77,652.57 sqft or 1.78 acres	0 FT	0 FT	0.54
3220 NW Paragon Pkwy	LOT 8	49,056.06 sqft or 1.13 acres	0 FT	0 FT	N/A
Total		854,869.97 sqft or 19.63 acres			

COORDINATE TABLE					
Point	Northing	Easting	Point	Northing	Easting
1A-96	1000821.54	2794091.51	12	1009512.58	2804874.77
1	1009849.40	2803493.77	13	1009471.07	2804853.64
2	1010288.56	2803895.54	14	1009451.41	2804796.48
3	1010369.72	2804116.09	15	1009439.03	2804582.75
4	1010318.29	2804224.49	16	1009447.26	2804541.89
5	1010305.83	2804228.80	17	1009494.69	2803800.06
6	1010132.73	2804321.64	18	1009487.14	2803736.05
7	1010042.66	2804408.77	19	1009502.76	2803576.88
8	1009764.89	2804748.29	20	1009526.89	2803517.83
9	1009657.27	2804837.95	21	1009543.96	2803501.83
10	1009604.17	2804860.09	22	1009555.40	2803492.53
11	1009515.74	2804874.69	23	1009569.47	2803481.89



VICINITY MAP
Section 34, Township 48, Range 32



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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

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DRAWING TITLE:

FDP Lot Plan

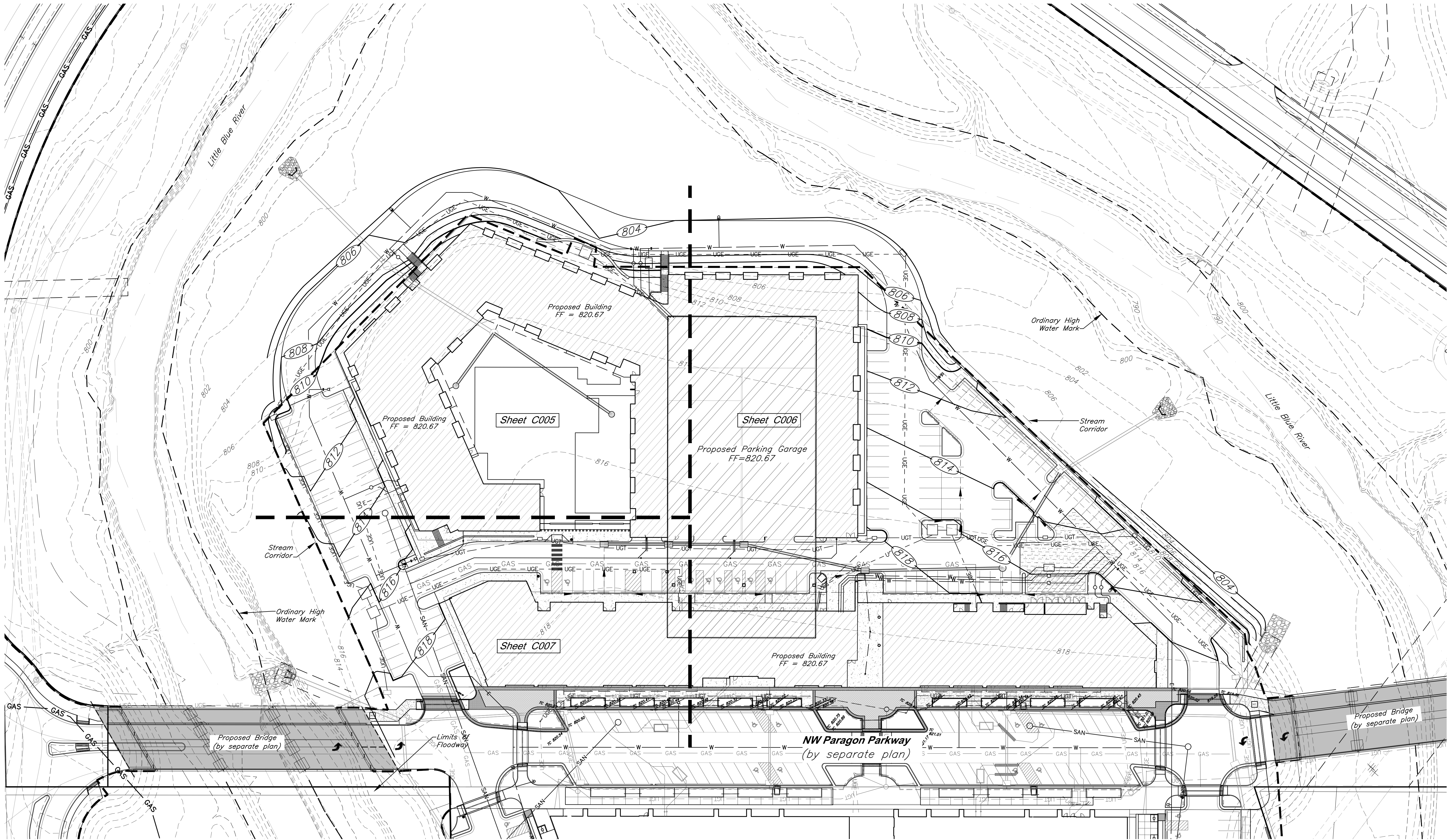
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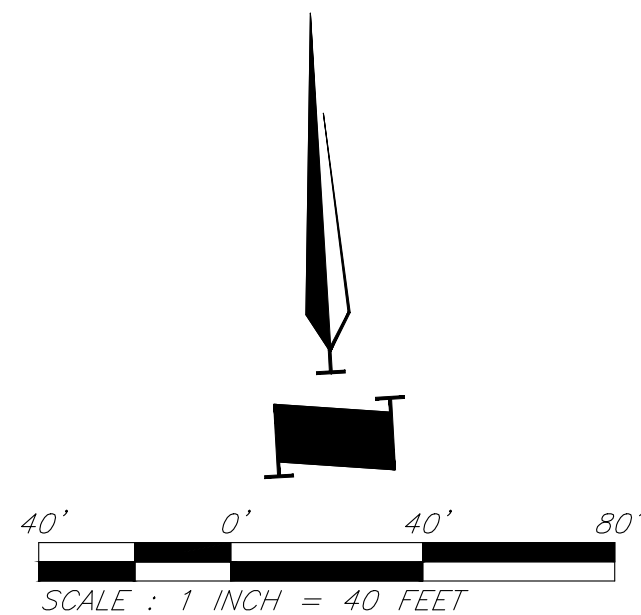
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utilities prior to commencing
construction.

LEGEND			
---XXX---	Existing Contour	---	Existing Flood Zone AE
---XXX---	Proposed Contour	---	Existing Flood Zone X
---TC XXX.XX---	Proposed Top of Curb	---	Stream Corridor
---XXX.XX---	Proposed Spot Grade	---	Proposed Floodplain
---	Drainage Flow Arrow	---	Proposed Floodway



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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

**Overall Grading
Plan**

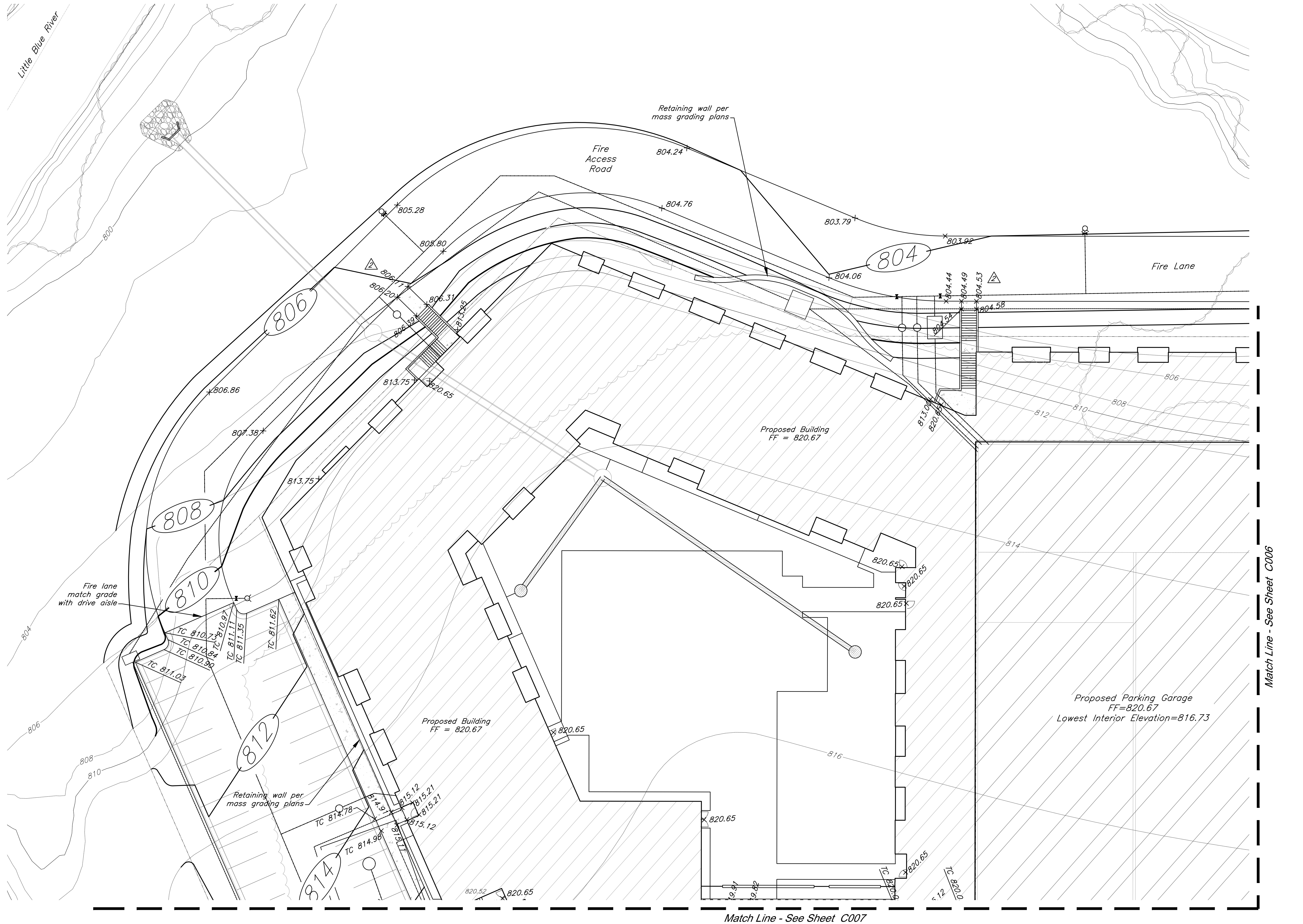
JOB NO: 18017, 19050.07, 19050.08

DATE: 06.28.2022 DRAWN BY: JRH

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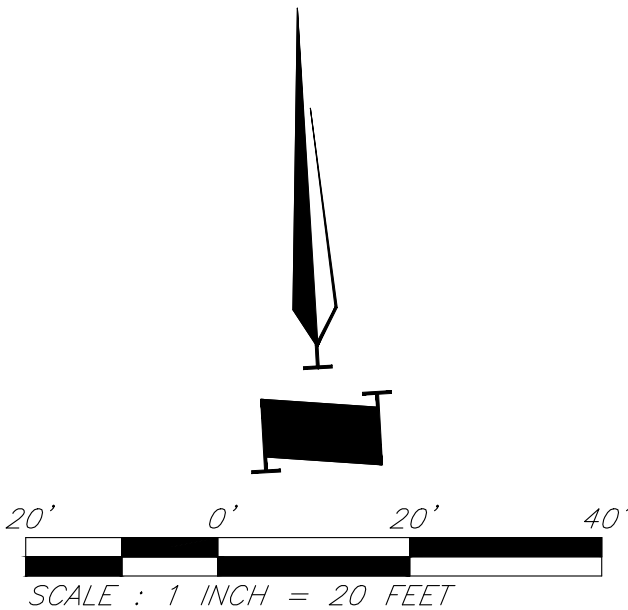
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CAUTION!
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to verify location and elevation of all
utilities prior to commencing
construction.

LEGEND			
---XXX---	Existing Contour	---	Existing Flood Zone AE
---XXX---	Proposed Contour	---	Existing Flood Zone X
---TC XXX.XX---	Proposed Top of Curb	---	Stream Corridor
---XXX.XX---	Proposed Spot Grade	---	Proposed Floodplain
--->---	Drainage Flow Arrow	---	Proposed Floodway



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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

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7/11/22 Addendum 1

PROFESSIONAL SEAL:



DRAWING TITLE:

Grading Plan

JOB NO: 18017, 19050.07, 19050.08

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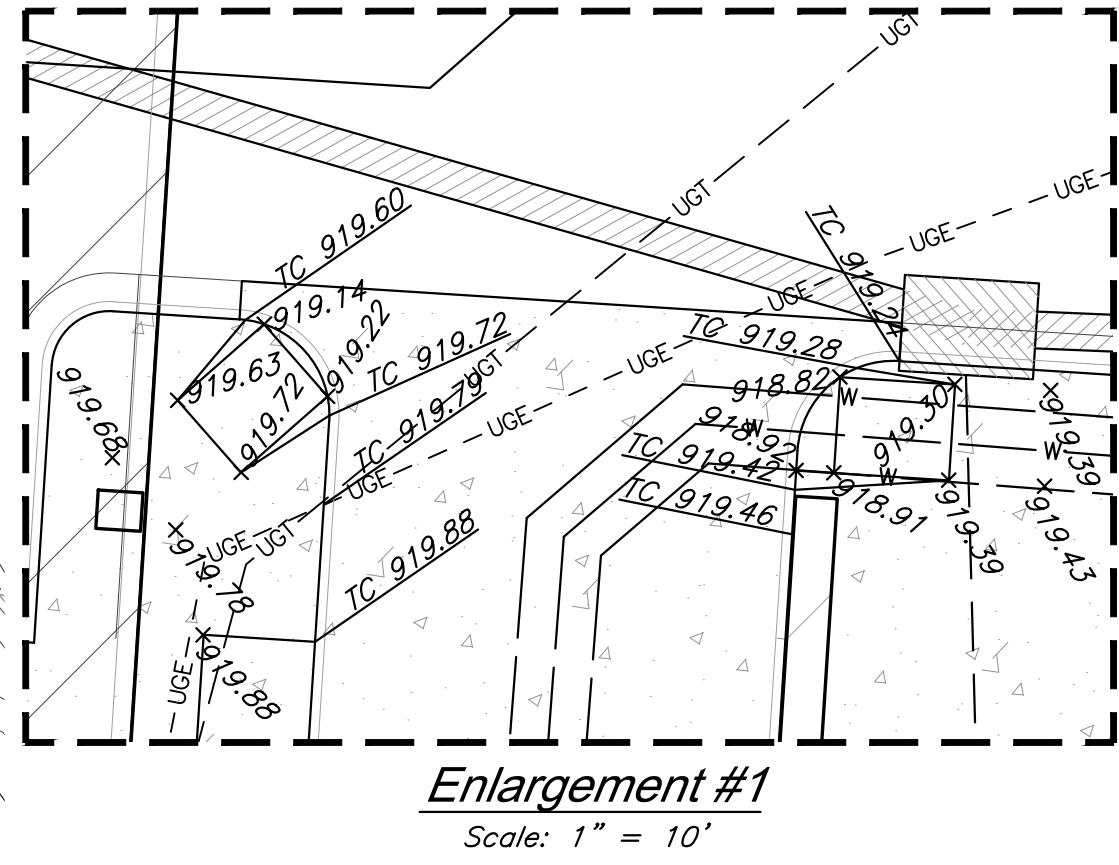
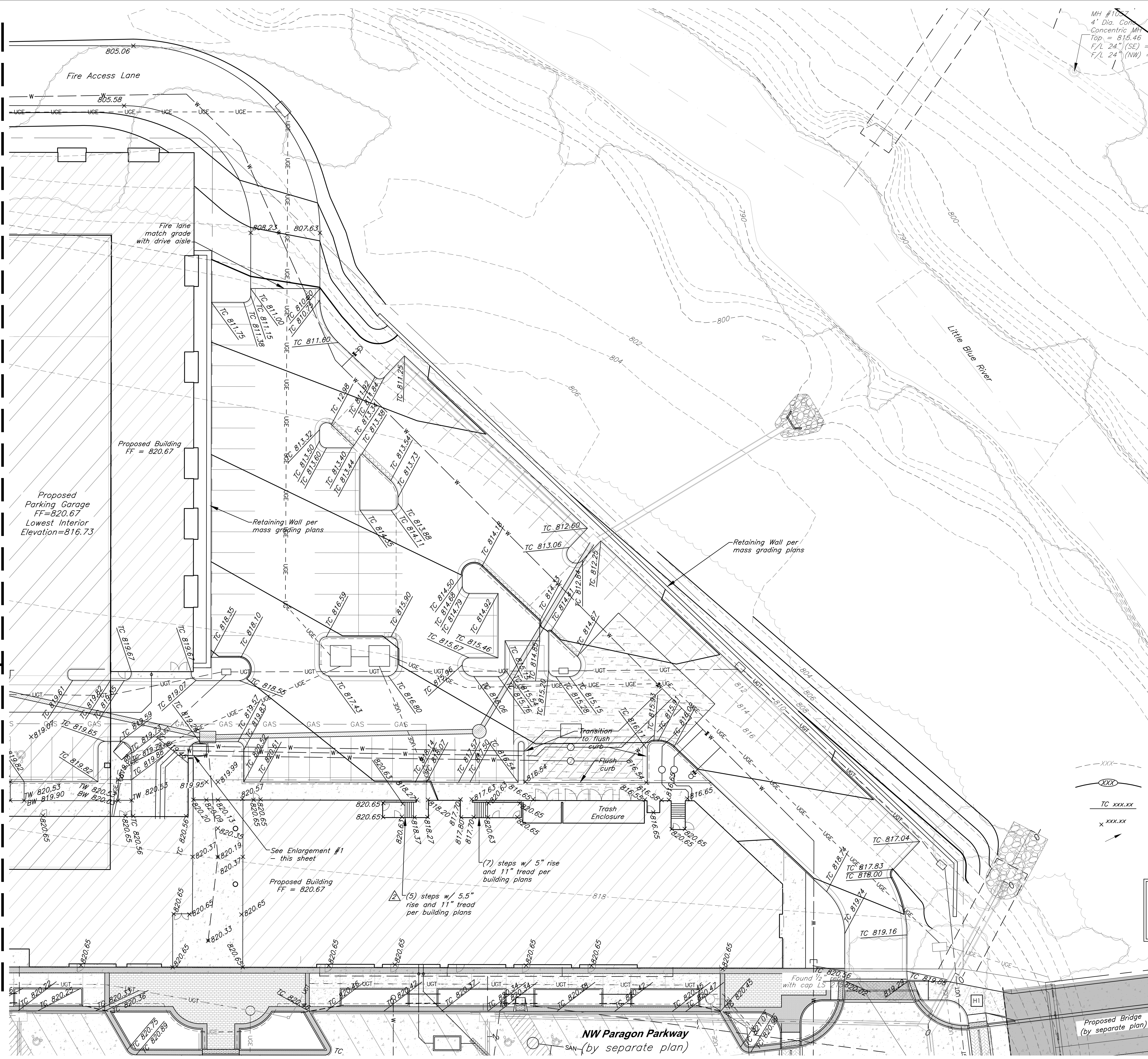
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C005

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Match Line - See Sheet C008

Match Line - See Sheet C007

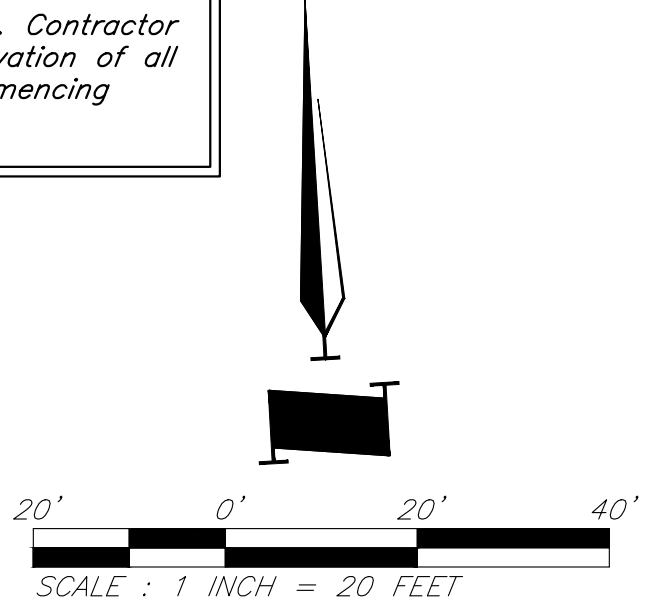


LEGEND

---XXX---	Existing Contour	---	Existing Flood Zone AE
---XXX---	Proposed Contour	---	Existing Flood Zone X
TC xxx.xx	Proposed Top of Curb	---	Stream Corridor
x xxx.xx	Proposed Spot Grade	---	Proposed Floodplain
→	Drainage Flow Arrow	---	Proposed Floodway

CAUTION!

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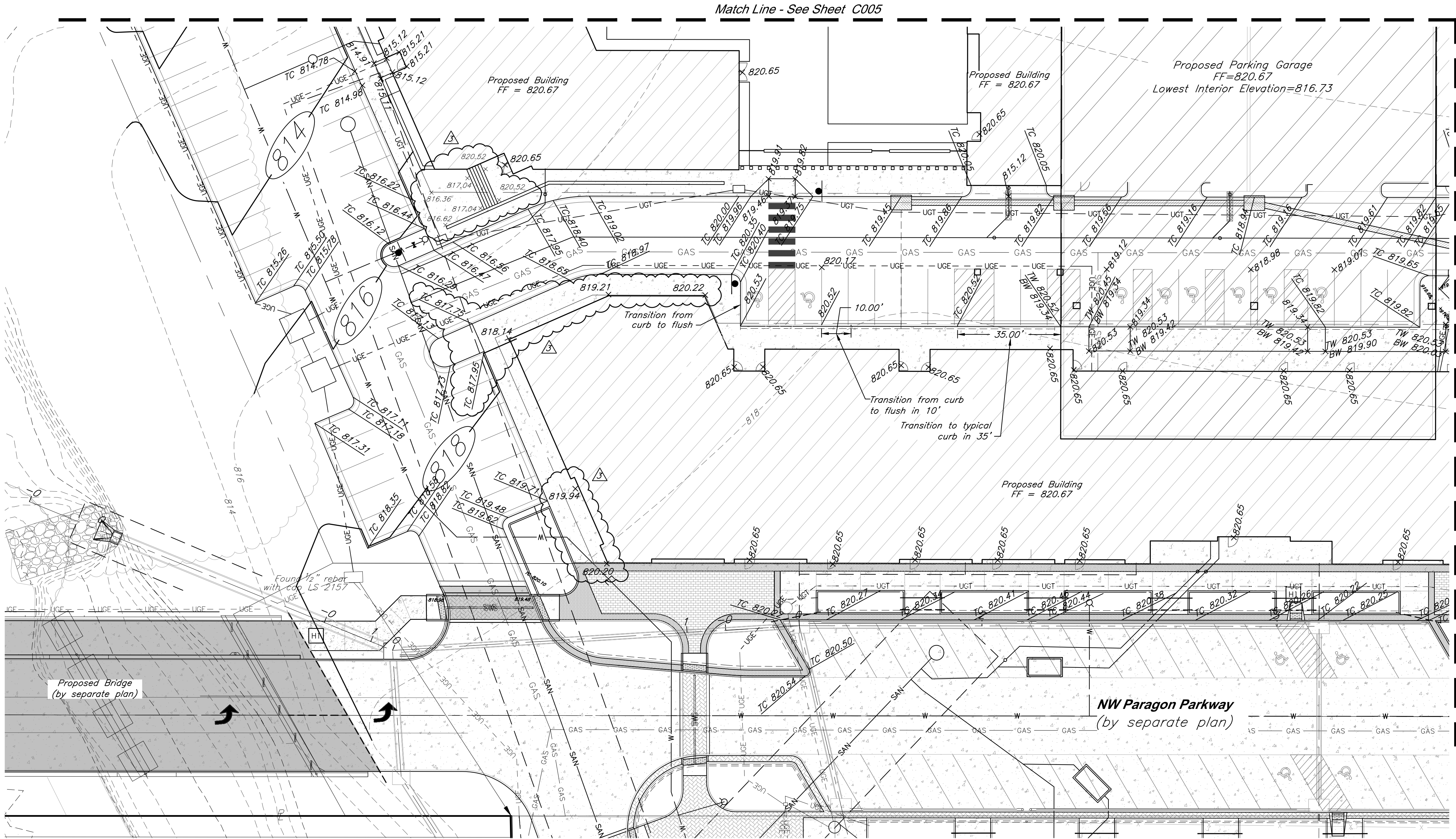
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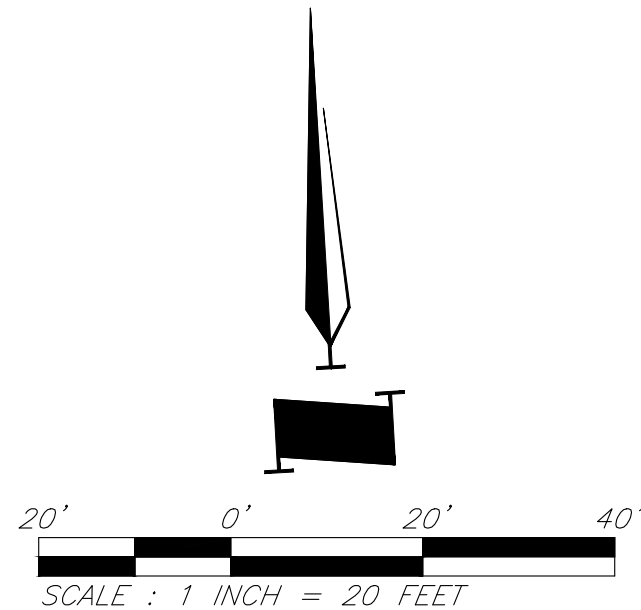
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CAUTION!
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LEGEND			
---XXX---	Existing Contour	---	Existing Flood Zone AE
---XXX---	Proposed Contour	---	Existing Flood Zone X
TC XXX.XX	Proposed Top of Curb	---	Stream Corridor
XXX.XX	Proposed Spot Grade		Proposed Floodplain
➔	Drainage Flow Arrow	---	Proposed Floodway



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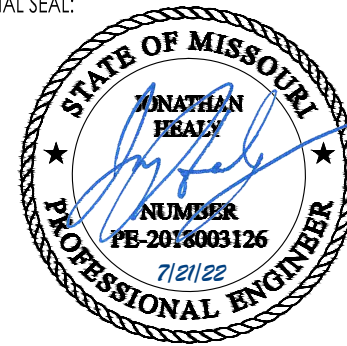
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3 7/20/22 Addendum 2

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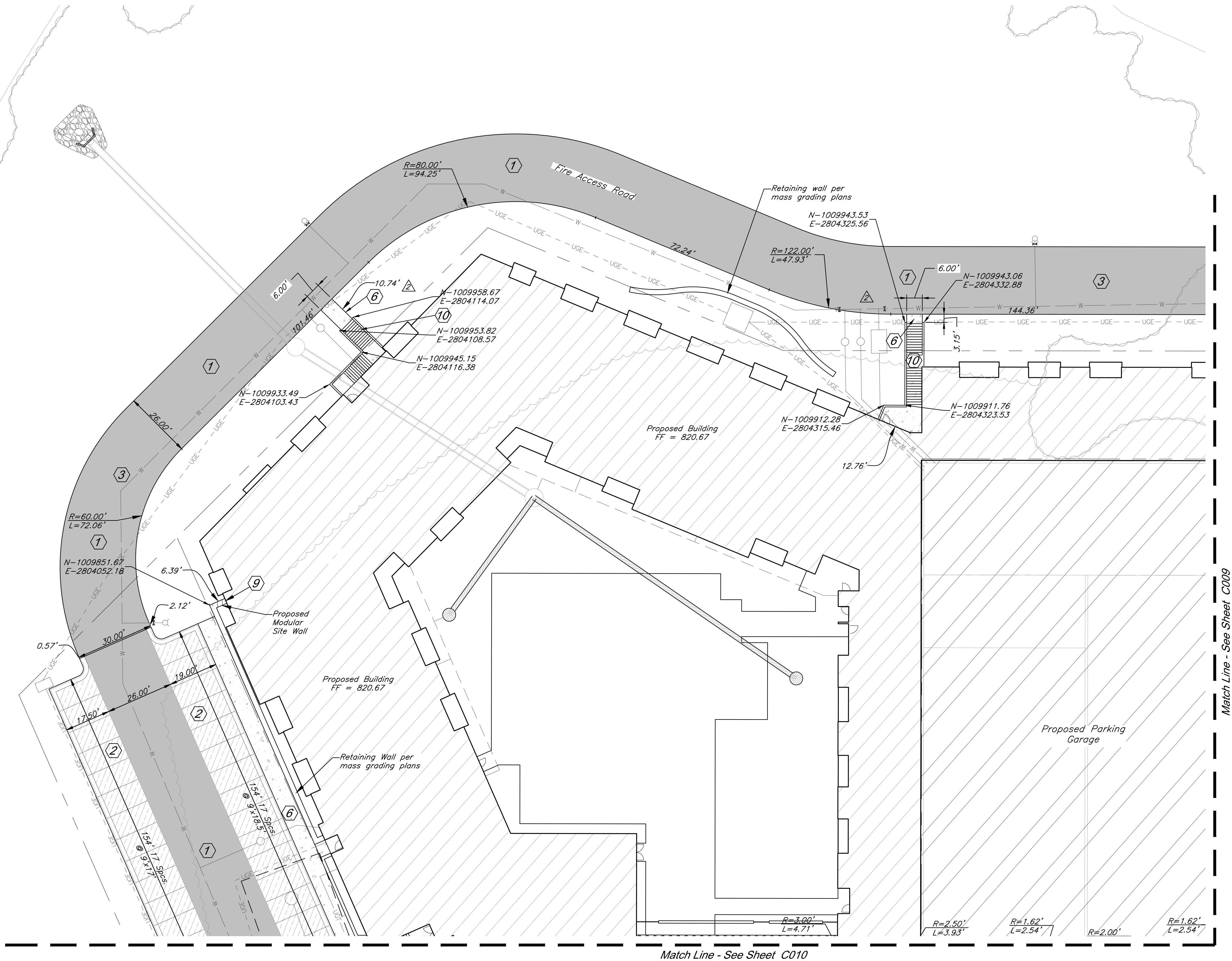
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Little Blue River



CONSTRUCTION NOTES:

- 1 Proposed HD Asphalt Pavement
- 2 Proposed LD Asphalt Pavement
- 3 Proposed Fire Access Road
- 4 Type CG-1 Curb & Gutter
- 6 Construct Concrete Sidewalk
- 9 Construct Modular Site Walls per Architectural and Structural Plans
- 10 Construct Stairs per Architectural and Structural Plans

DIMENSION NOTES:

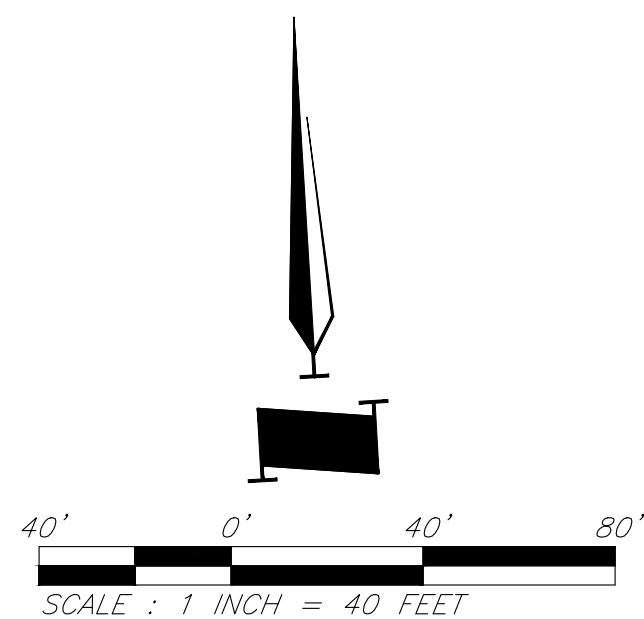
1. All curbs are to be Type CG-1 or Type CG-1 Dry unless shown otherwise.
2. Unless otherwise specified, all dimensions are to the back of curb and dimension ties to property line are measured at right angles to property lines.
3. See Sheets C018-C019 for construction details.

CAUTION!

Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

LEGEND

- | | | | |
|--|-----------------------------|--|----------------------------------|
| | Proposed HD Asphalt Surface | | Proposed Water Line |
| | Proposed LD Asphalt Surface | | Proposed Storm Sewer |
| | Type CG-1 "Dry Curb" | | Existing Sanitary Sewer |
| | Proposed Modular Site Wall | | Crosswalk Sign / Stop Sign (Typ) |
| | Proposed Concrete Walk | | Proposed Grass Paver |



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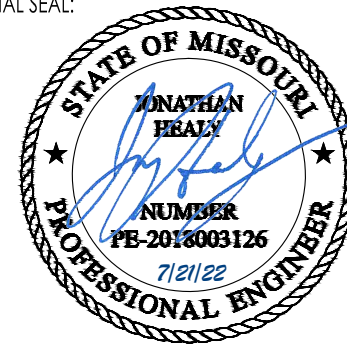
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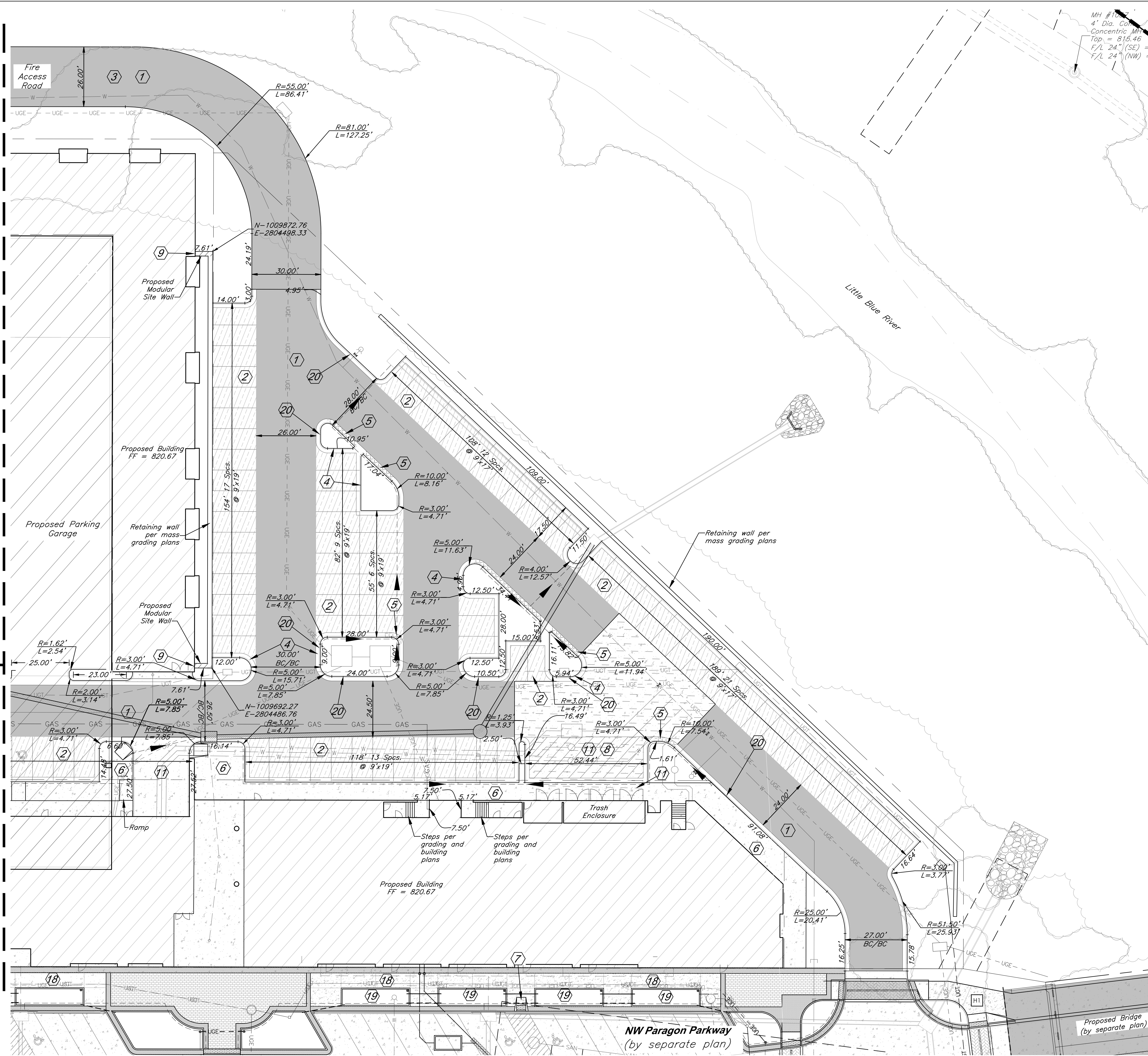
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Match Line - See Sheet C008

Match Line - See Sheet C010



CAUTION!
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CONSTRUCTION NOTES:

- 1 Proposed HD Asphalt Pavement
- 2 Proposed LD Asphalt Pavement
- 3 Proposed Fire Access Road
- 4 Type CG-1 Curb & Gutter
- 5 Type CG-1 "Dry" Curb & Gutter
- 6 Construct Concrete Sidewalk
- 7 Construct ADA Ramp
- 8 No Parking Pavement Striping for Trash Enclosure
- 9 Construct Modular Site Walls per Architectural and Structural Plans
- 11 Proposed HD Concrete Pavement
- 18 Construct typical sidewalk per streetscape details
- 19 Construct raised planter per streetscape details
- 20 Paint each edge of paved fire lane per Lee's Summit Code Chapter 13, Article III, Section 13-44-503.3. Paint 6 inch wide stripe on asphalt with 4 inch white lettering stating "FIRE LANE-NO PARKING". Wording shall not be spaced greater than 15 feet apart.

DIMENSION NOTES:

1. All curbs are to be Type CG-1 or Type CG-1 Dry unless shown otherwise.
2. Unless otherwise specified, all dimensions are to the back of curb and dimension ties to property line are measured at right angles to property lines.
3. See Sheet C018-C019 for construction details.

LEGEND

- Proposed HD Asphalt Surface
- Proposed LD Asphalt Surface
- Proposed Concrete Pavement
- Proposed HD Concrete Pavement (Trash Enclosure)
- Proposed Grass Paver
- Type CG-1 "Dry Curb"
- Proposed Water Line
- Proposed Storm Sewer
- Existing Sanitary Sewer

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Dimension Plan

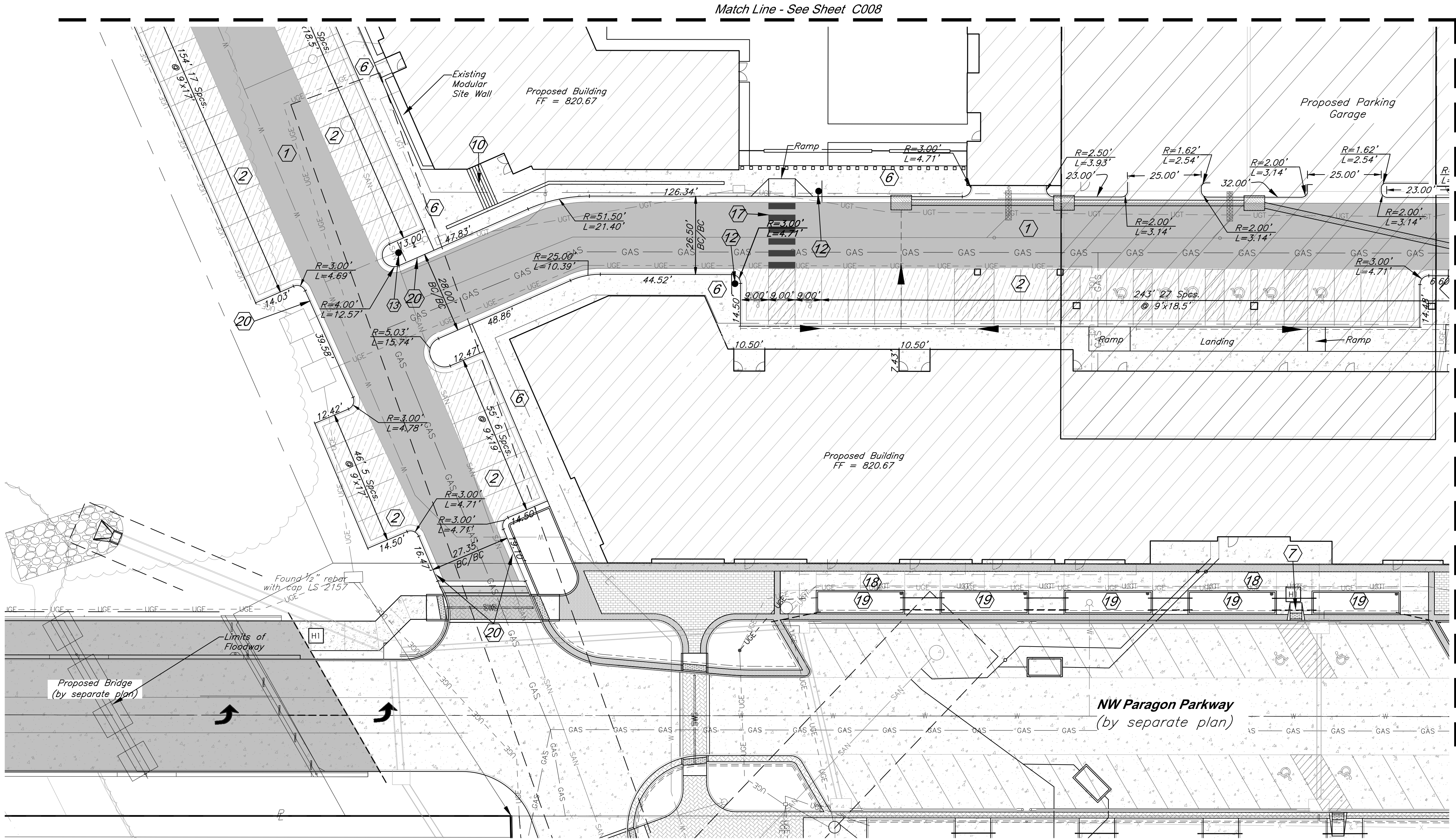
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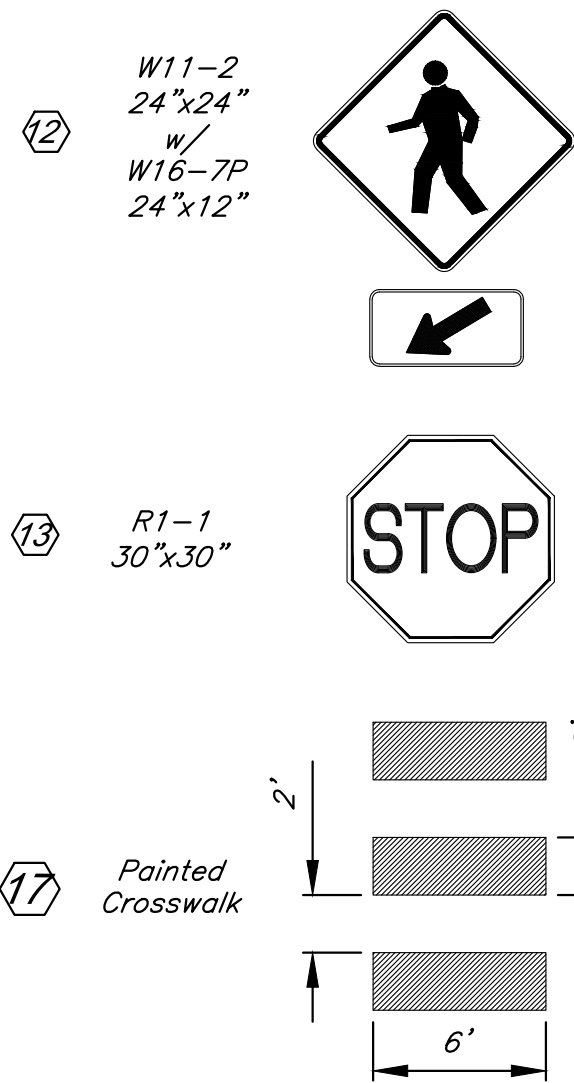
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Notes:

1. All signs shall be placed 2' behind back of curb unless otherwise noted.
2. All ADA accessible parking stalls to be painted in accordance with U.S. Dept. of Justice specifications.
3. All pavement markings on private property shall be waterborne paint.
4. All pavement markings in public Right of Way shall be preformed Thermoplastic conforming to AASHTO M249-79.



CONSTRUCTION NOTES:

- 1 Proposed HD Asphalt Pavement
- 2 Proposed LD Asphalt Pavement
- 4 Type CG-1 Curb & Gutter
- 5 Type CG-1 "Dry" Curb & Gutter
- 6 Construct Concrete Sidewalk
- 7 Construct ADA Ramp
- 10 Construct Stairs per Architectural and Structural Plans
- 12 Crosswalk Signage (See Detail this Sheet)
- 13 Stop Sign Signage (See Detail this Sheet)
- 17 White Traffic Paint Crosswalk
- 18 Construct typical sidewalk per streetscape details
- 19 Construct raised planter per streetscape details
- 20 Paint each edge of paved fire lane per Lee's Summit Code Chapter 13, Article III, Section 13-44-503.3. Paint 6 inch wide stripe on asphalt with 4 inch white lettering stating "FIRE LANE-NO PARKING". Wordings shall not be spaced greater than 15 feet apart.

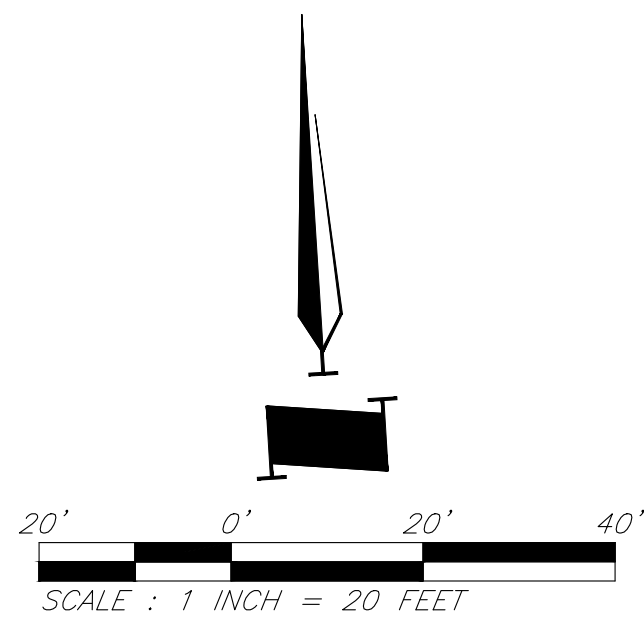
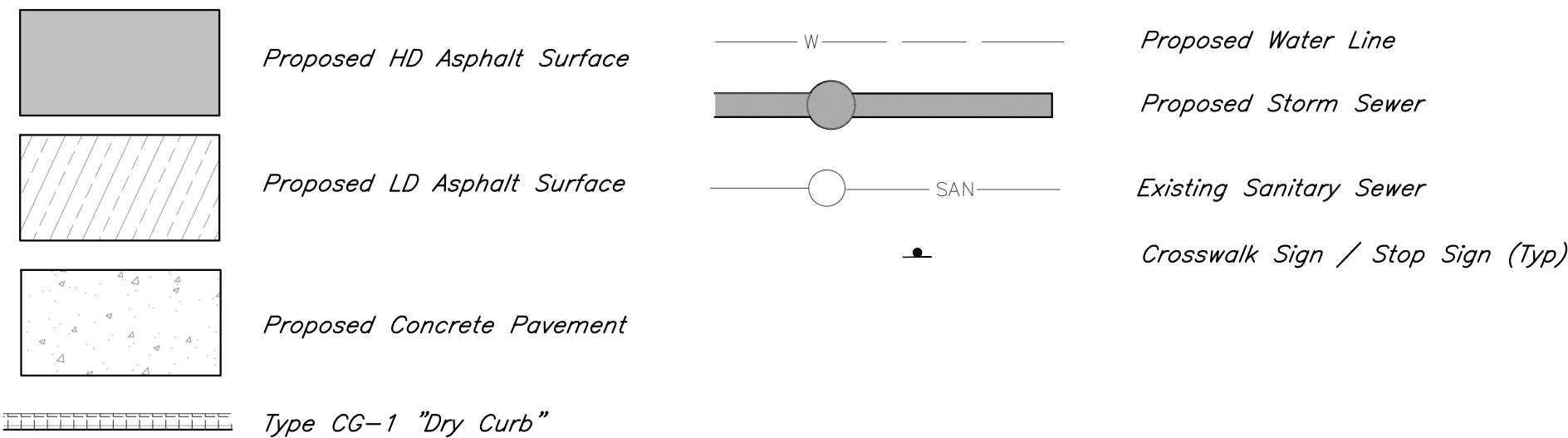
DIMENSION NOTES:

1. All curbs are to be Type CG-1 or Type CG-1 Dry unless shown otherwise.
2. Unless otherwise specified, all dimensions are to the back of curb and dimension ties to property line are measured at right angles to property lines.
3. See Sheet C018 - C019 for construction details.

CAUTION!

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LEGEND



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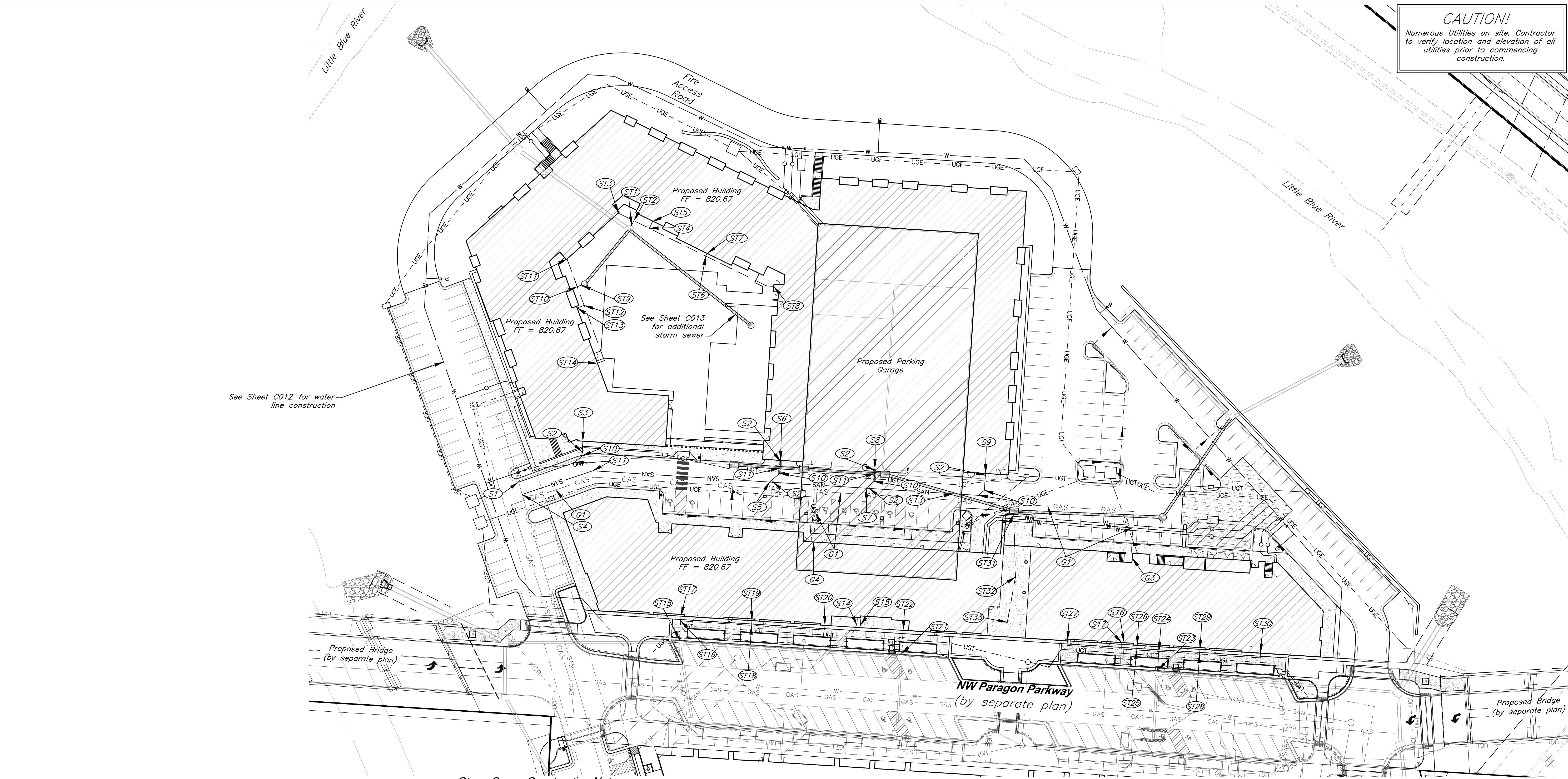
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C010

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Sanitary Sewer Construction Notes

- S1** Connect 6" Service Line to Sanitary Sewer Line A with cut-in wye, Sta=14+8.20, ℓ =809.26. ℓ @ End of Tee=809.93. Install 67 LF 6" Dia. SDR26 PVC Pipe @ 7.07% to S3.
- S2** Install Cleanout
- S3** Connect to 6" building stub, ℓ =814.67. See MEP plan for continuation.
- S4** Connect 6" Service Line to Sanitary Sewer Line A with cut-in wye, Sta=14+8.20, ℓ =809.17. ℓ @ End of Tee=809.84. Install 200 LF 6" Dia. SDR26 PVC Pipe @ 1% to S5.
- S5** Install wye connection, ℓ =811.84. Install 21 LF 6" Dia. SDR26 PVC Pipe @ 1% to S6. Install 77 LF 6" Dia. SDR26 PVC Pipe @ 1% to S7.
- S6** Connect to 6" building stub, ℓ =812.05. See MEP plan for continuation.
- S7** Install wye connection, ℓ =812.61. Install 19 LF 6" Dia. SDR26 PVC Pipe @ 1% to S8. Install 109 LF 6" Dia. SDR26 PVC Pipe @ 1% to S9.
- S8** Connect to 6" building stub, ℓ =812.80. See MEP plan for continuation.
- S9** Connect to 6" building stub, ℓ =813.70. See MEP plan for continuation.
- S10** 45° Bend
- S11** 22.5° Bend
- S12** Sanitary line crosses under storm sewer. Construct 10 LF Reinforced Concrete Encasement, centered on crossing.
- S13** Sanitary line crosses under storm sewer. Construct 30 LF Reinforced Concrete Encasement, centered on crossing.
- S14** Connect 6" Service Line to existing Sanitary Sewer Service Stub, ℓ =811.41±. Install 6 LF 6" dia. SDR26 PVC north to building stub, ℓ =813.67.
- S15** Connect 4" Service Line to existing Sanitary Sewer Service Stub, ℓ =813.20±.
- S16** Connect 6" Service Line to existing Sanitary Sewer Service Stub, ℓ =813.20±.
- S17** Connect 4" Service Line to existing Sanitary Sewer Service Stub (grease line), ℓ =813.20±.

Storm Sewer Construction Notes

- ST1** Connect roof drain line to Structure 5002, ℓ =813.00. Install 6 LF 10" Dia. SDR 26 PVC @ 2% to ST2.
- ST2** Install tee connection, ℓ =813.12. Install 14 LF 10" Dia. SDR26 PVC @ 2% to ST3. Install 14 LF 10" Dia. SDR26 PVC @ 2% to ST4.
- ST3** Connect to building stub, ℓ =813.40. See MEP Plan for continuation.
- ST4** Install tee connection, ℓ =813.40. Install 6.5 LF 10" Dia. SDR26 PVC @ 2% to ST5. Install 50 LF 10" Dia. SDR26 PVC @ 2% to ST6.
- ST5** Connect to building stub, ℓ =813.53. See MEP Plan for continuation.
- ST6** Install tee connection, ℓ =814.40. Install 2.5 LF 10" Dia. SDR26 PVC @ 2% to ST7. Install 59 LF 10" Dia. SDR26 PVC @ 2% to ST8.
- ST7** Connect to building stub, ℓ =814.45. See MEP Plan for continuation.
- ST8** Connect to building stub, ℓ =815.58. See MEP Plan for continuation.
- ST9** Connect roof drain line to Structure 5901, ℓ =813.00. Install 4 LF 12" Dia. SDR 26 PVC @ 2% to ST10.
- ST10** Install tee connection, ℓ =813.08. Install 23.5 LF 12" Dia. SDR26 PVC @ 2% to ST11. Install 16 LF 12" Dia. SDR26 PVC @ 2% to ST12.
- ST11** Connect to building stub, ℓ =813.55. See MEP Plan for continuation.
- ST12** Install tee connection, ℓ =813.40. Install 6 LF 12" Dia. SDR26 PVC @ 2% to ST13. Install 52.5 LF 12" Dia. SDR26 PVC @ 2% to ST14.
- ST13** Connect to building stub, ℓ =813.52. See MEP Plan for continuation.
- ST14** Connect to building stub, ℓ =814.45. See MEP Plan for continuation.
- ST15** Connect roof drain line to Structure 4301, ℓ =813.71. Install 18 LF 8" Dia. SDR 26 PVC @ 2% to ST16. Install tee connection, ℓ =814.07.
- ST16** Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST17. Install 57 LF 8" Dia. SDR26 PVC @ 2% to ST18.
- ST17** Connect to building stub, ℓ =814.15. See MEP Plan for continuation.
- ST18** Install tee connection, ℓ =815.21. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST19. Install 62 LF 8" Dia. SDR26 PVC @ 2% to ST20.
- ST19** Connect to building stub, ℓ =815.29. See MEP Plan for continuation.
- ST20** Connect to building stub, ℓ =816.45. See MEP Plan for continuation.
- ST21** Connect roof drain line to Structure 4302, ℓ =815.53. Install 22 LF 8" Dia. SDR 26 PVC @ 2% to ST22.
- ST22** Connect to building stub, ℓ =815.97. See MEP Plan for continuation.
- ST23** Connect roof drain line to Structure 5401, ℓ =815.03. Install 18 LF 8" Dia. SDR 26 PVC @ 2% to ST24.
- ST24** Install tee connection, ℓ =815.39. Install 18 LF 8" Dia. SDR26 PVC @ 2% to ST25. Install 33 LF 8" Dia. SDR26 PVC @ 2% to ST28.
- ST25** Install tee connection, ℓ =815.75. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST26. Install 16 LF 8" Dia. SDR26 PVC @ 2% to ST27.
- ST26** Connect to building stub, ℓ =815.83. See MEP Plan for continuation.
- ST27** Connect to building stub, ℓ =816.95. See MEP Plan for continuation.
- ST28** Install tee connection, ℓ =816.05. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST29. Install 52 LF 8" Dia. SDR26 PVC @ 2% to ST30.
- ST29** Connect to building stub, ℓ =816.13. See MEP Plan for continuation.
- ST30** Connect to building stub, ℓ =817.09. See MEP Plan for continuation.

- ST31** Connect 8" HDPE pipe to structure 5702, ℓ =815.44. Install 49.67 LF 8" HDPE pipe @ 2% to ST32.
- ST32** Construct 12" Nyloplast Drain Basin with Pedestrian Grate Top elev.=820.19
 ℓ 8" In (S)=816.93
 ℓ 8" Out (N)=816.43
Install 36.5 LF 8" HDPE pipe @ 2% to ST33.
- ST33** Construct 12" Nyloplast Inline Drain with Pedestrian Grate Top elev.=820.33
 ℓ 8" Out (N)=817.66

Gas Construction Notes

- G1** Gas service line per service provider
- G2** Retail Gas Meter
- G3** Retail Gas Meter

General Utility Notes

- See Sheet C018 for Construction Details.
- Contractor to deflect conduits as necessary to avoid conflicts with other utilities.
- Contractor shall coordinate with the Surveyor to leave trenches open for collecting survey data for record drawings.
- Water line minimum burial depth shall be 42 inches.

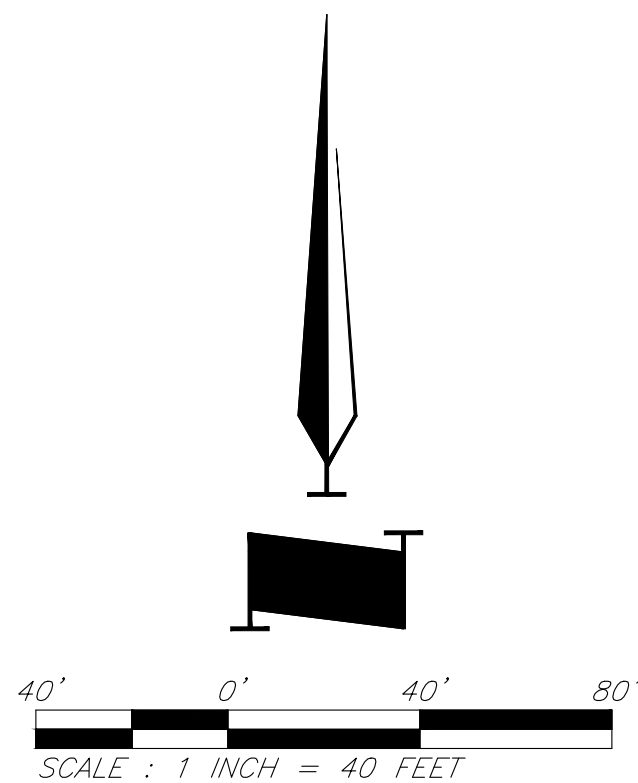
Notes:

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- Storm Sewer Structure Station offset and coordinates based on center of structure. Top elevations are top center of lid.
- Taps on all in grade inlets shall maintain street slope, low point inlets to be set level.
- Fire department connection locations are preliminary and subject to change upon final design. IFC distance requirements for FDCs shall be met with final design.

CAUTION!
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

Legend

- W Proposed Water Line
- Proposed Storm Sewer
- SAN Proposed Sanitary Sewer
- GAS Proposed Gas Line
- UGE Proposed Underground Electric
- UGT Proposed Telecom



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Missouri Certificate of Authority #F00453304

PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Plan

JOB NO: 18017, 19050.07, 19050.08

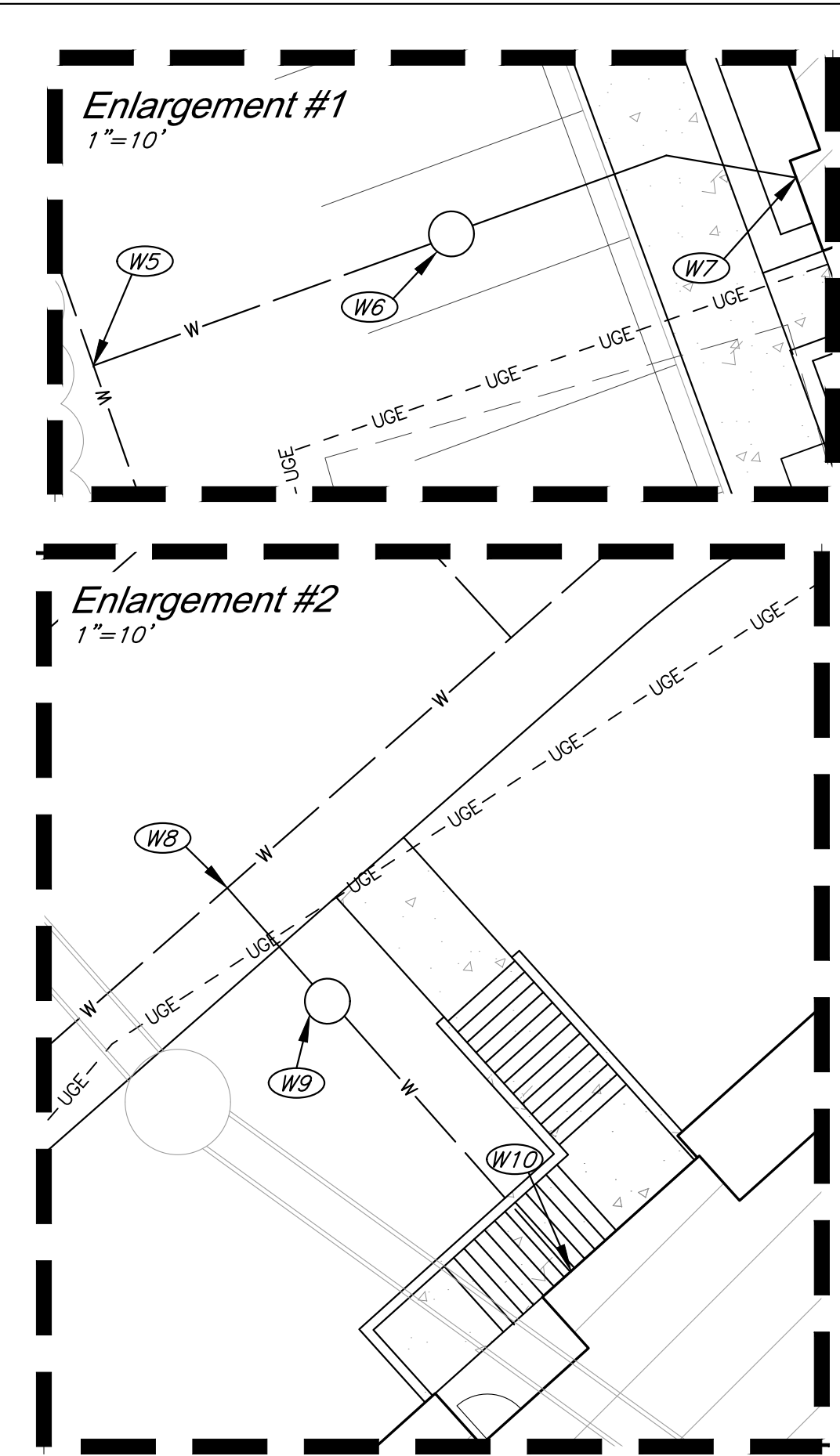
DATE: 06.28.2022 DRAWN BY: JRH

SHEET NO:









C011

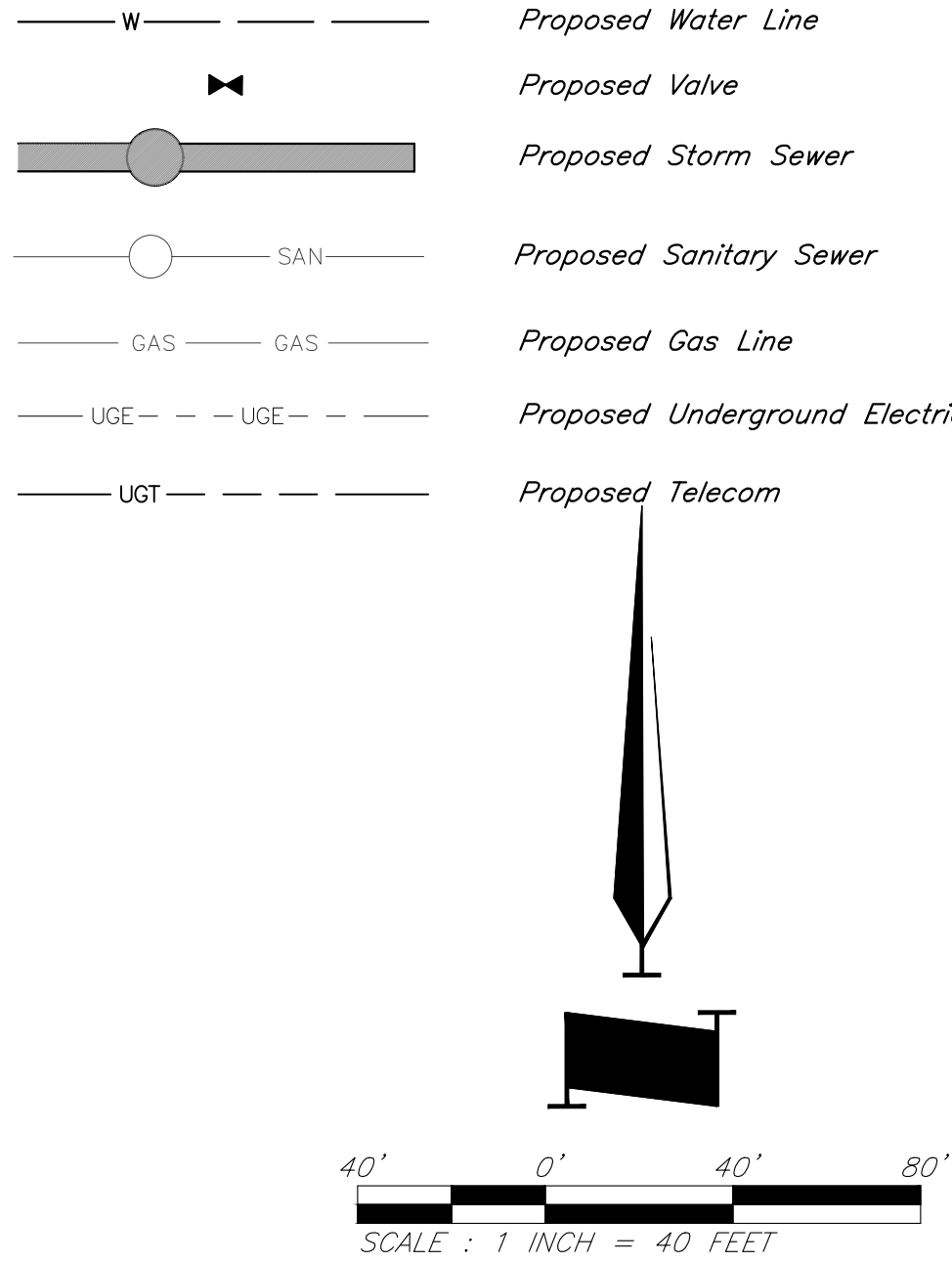
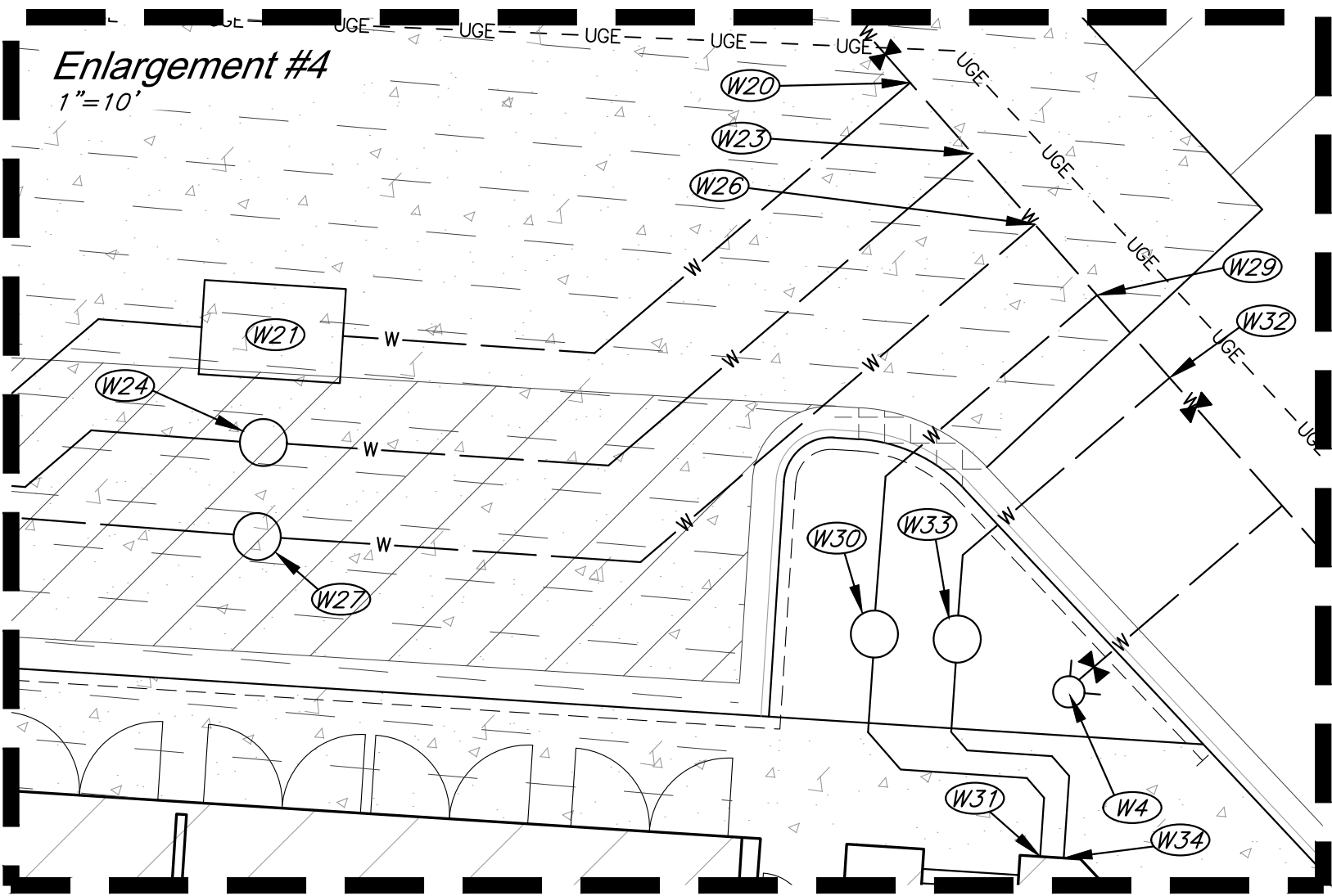
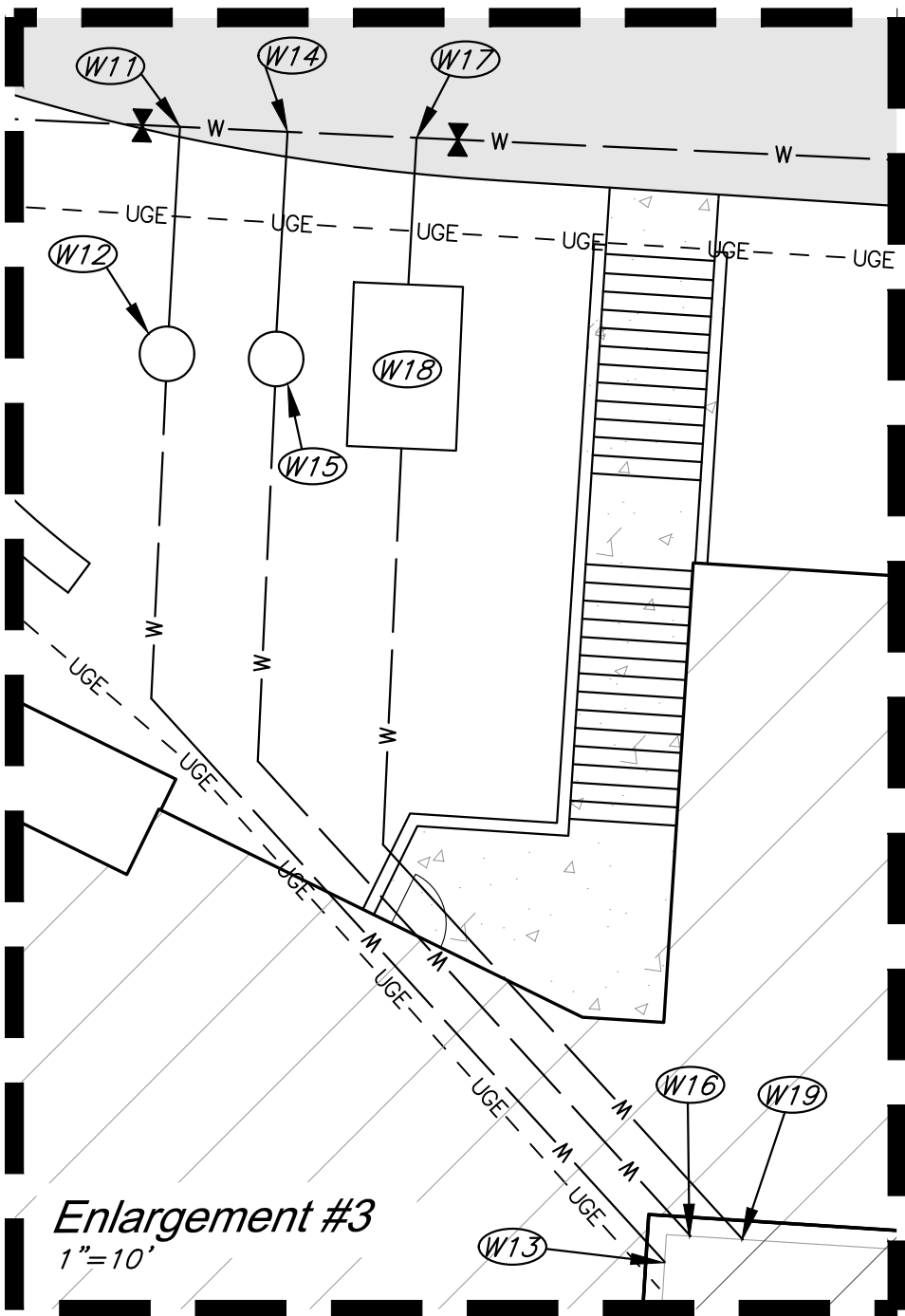
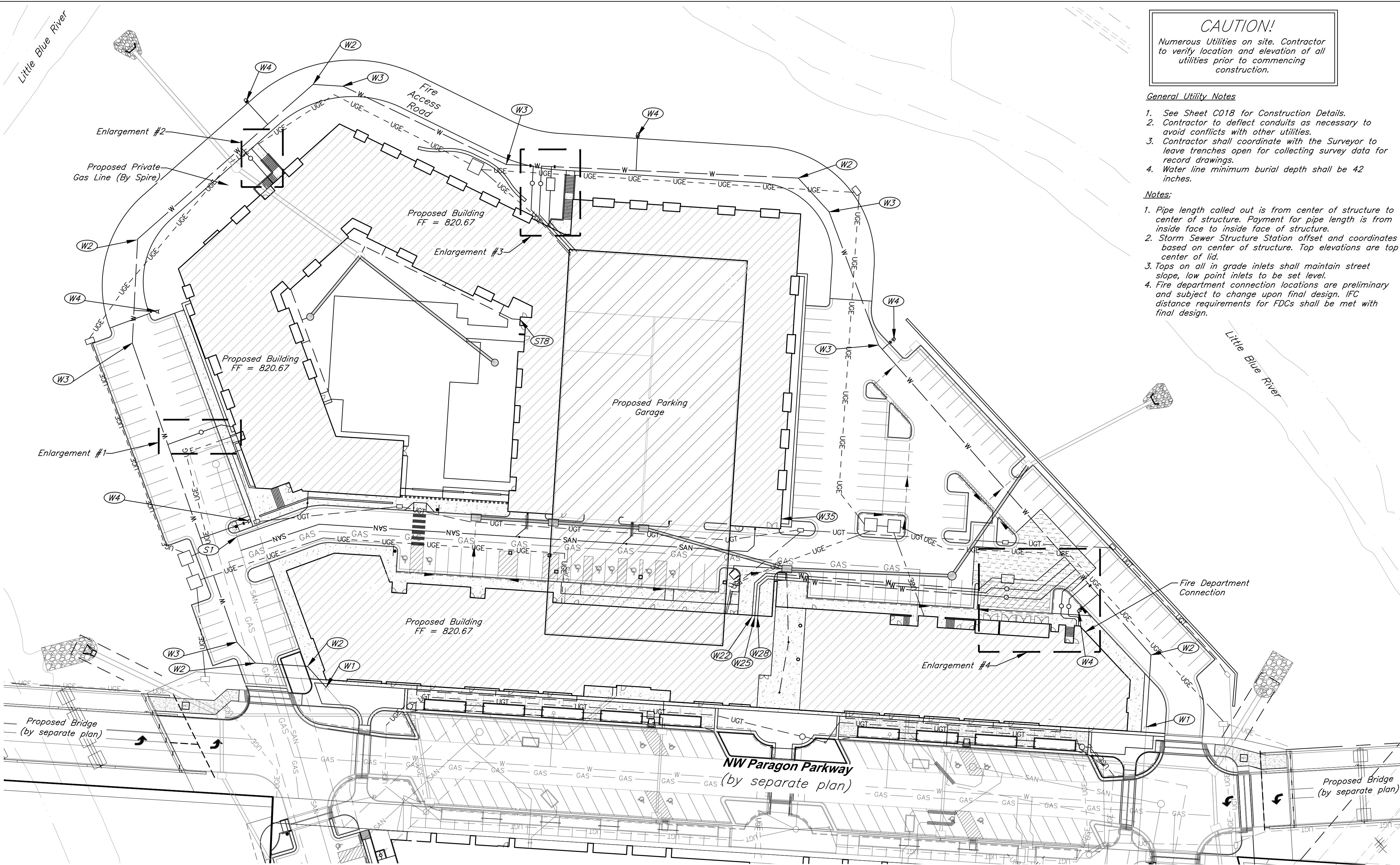
G:\127201 Civil 3D\Production Drawings\LS Multifamily FDP\127200090.dwg, Layout: C012 Utility Plan --, Wednesday, July 20, 2022, 12:17pm --, Copyright 2022, George Baker Associates, Inc.

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Water Line Construction Notes

- (W1) Connect to 12" water main. Install 8" Dia. Class 305 C900 PVC.
(W2) Install 45° Bend with Thrust Block
(W3) Install 22.5° Bend with Thrust Block
(W4) Install Fire Hydrant Assembly
(W5) Connect to water main via 8"x8"x8" tee with 2" reducer E for domestic water service. Install 2" dia. C901 HDPE E to W6. 
(W6) Install 2" Water Meter in City provided vault. Install 2.5" dia. C901 HDPE to W7.
(W7) 2.5" Domestic Water Line Building Connection. Utilize 6" casing pipe installed per mass grading plans. See casing pipe detail, sheet C016. See MEP Plan for Continuation.
(W8) Connect to water main via 8"x8"x8" tee with 2" reducer SE for domestic water service. Install 2" dia. C901 HDPE SE to W9.
(W9) Install 2" Water Meter in City provided vault. Install 2.5" dia. C901 HDPE to W10.
(W10) 2.5" Domestic Water Line Building Connection. See MEP Plan for Continuation.
(W11) Connect to water main via 8"x8"x8" tee with 2" reducer S for domestic water service. Install (1) gate valve W. Install 2" dia. C901 HDPE S to W12. 
(W12) Install 2" Water Meter in City provided vault. Install 2.5" dia. C901 HDPE to W13.
(W13) 2.5" Domestic Water Line Building Connection. See MEP Plan for Continuation.
(W14) Connect to water main via 8"x8"x8" tee with 2" reducer S for domestic water service. Install 2" dia. C901 HDPE S to W15. 
(W15) Install 2" Water Meter in City provided vault. Install 2.5" dia. C901 HDPE to W16.
(W16) 2.5" Domestic Water Line Building Connection. See MEP Plan for Continuation.
(W17) Connect to water main via 8"x8"x8" tee w/ thrust block for fire protection service. Install (1) gate valve E. Install 8" dia. C900 PVC S to W18.
(W18) Install Double Check Detector Assembly in Concrete Vault. Install 8" dia. C900 PVC to W19. 
(W19) 8" Fire Protection Line Building Connection. See MEP Plan for Continuation.
(W20) Connect to water main via 8"x8"x8" tee w/ thrust block for fire protection service. Install (1) gate valve NW. Install 8" dia. C900 PVC SW to W21. 
(W21) Install Double Check Detector Assembly in Concrete Vault. Install 8" dia. C900 PVC to W22.
(W22) 8" Fire Protection Line Building Connection. See MEP Plan for Continuation.
(W23) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install 2" dia. C901 HDPE SW to W24. 
(W24) Install 2" Water Meter in City provided vault. Install 2.5" dia. C901 HDPE to W25. 
(W25) 2.5" Domestic Water Line Building Connection. See MEP Plan for Continuation.
(W26) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install 2" dia. C901 HDPE SW to W27.
(W27) Install 2" Water Meter in City provided vault. Install 2.5" dia. C901 HDPE to W28. 
(W28) 2.5" Domestic Water Line Building Connection. See MEP Plan for Continuation.



CAUTION!
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

General Utility Notes

- See Sheet C018 for Construction Details.
- Contractor to deflect conduits as necessary to avoid conflicts with other utilities.
- Contractor shall coordinate with the Surveyor to leave trenches open for collecting survey data for record drawings.
- Water line minimum burial depth shall be 42 inches.

Notes:

- Pipe length called out is from center of structure to center of structure. Payment for pipe length is from inside face to inside face of structure.
- Storm Sewer Structure Station offset and coordinates based on center of structure. Top elevations are top center of lid.
- Tops on all in grade inlets shall maintain street slope, low point inlets to be set level.
- Fire department connection locations are preliminary and subject to change upon final design. IFC distance requirements for FDCs shall be met with final design.

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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

ISSUE:

 7/11/22 Addendum 1

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 06.28.2022 DRAWN BY: JRH

SHEET NO:

C012

G:\127201 Civil 3D\Production Drawings\LS Multifamily FDP\127200000.dwg Layout: C013 Utility Plan -- Wednesday, July 20, 2022, 12:18pm -- Copyright 2022, George Butler Associates, Inc. THE PROFESSIONAL WHOSE SEAL SIGNATURE AND PERSONAL SEAL APPEARS ON THE PAGE ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE. NO OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDING TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

Electrical Service Construction Notes

- E1 Install 9'x9' Building Transformer Pad per Every Standards
- E2 Install 200 Amp Sectionalizer Furnished by Every per Detail 760.1-3
- E3 Connect to existing 200 Amp Sectionalizer constructed per Paragon Parkway Plans
- E4 Install 64 LF 4" Dia. Sch. 40 PVC Conduit.
- E5 Install 300 LF (8) 3" Dia. Sch. 40 PVC Conduit to building electrical room. Continue per MEP Plans.
- E6 Install 9 LF 4" Dia. Sch. 40 PVC Conduit.
- E7 Install 122 LF (8) 3" Dia. Sch. 40 PVC Conduit to building electrical room. Continue per MEP Plans.
- E8 Install 168 LF 4" Dia. Sch. 40 PVC Conduit.
- E9 Install 356 LF 4" Dia. Sch. 40 PVC Conduit.
- E10 Install 88 LF (8) 3" Dia. Sch. 40 PVC Conduit to building electrical room. Continue per MEP Plans.
- E11 Install 266 LF 4" Dia. Sch. 40 PVC Conduit.
- E12 Install 242 LF 4" Dia. Sch. 40 PVC Conduit.
- E13 Install 8 LF 4" Dia. Sch. 40 PVC Conduit.
- E14 Install 127 LF 4" Dia. Sch. 40 PVC Conduit.
- E15 Install 63 LF 4" Dia. Sch. 40 PVC Conduit.
- E16 Install 287 LF 4" Dia. Sch. 40 PVC Conduit.
- E17 Connect to existing 4" Dia. PVC Conduit installed per the Multifamily Mass Grading Plans.
- E18 Connect to existing 3" Dia. PVC Conduit installed per the Multifamily Mass Grading Plans.

Amenity Zone Electrical Construction Notes

- AE1 Install 35 LF 1" HDPE Conduit from existing connection to Planter Box
- AE2 Install 39 LF 1" HDPE Conduit from existing connection to Planter Box

Telecom Construction Notes

- T1 Install Telecom Utility Pull Box.
- T2 Connect to existing Telecom Pull Box installed per Paragon Parkway Plans
- T3 Install 119 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.
- T4 Install 108 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.
- T5 Install 109 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.
- T6 Install 82 LF (2) 5" HDPE Conduit to building mail room. Two conduits shall have (4) 2" fabric innerducts.
- T7 Install 285 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.
- T8 Install 98 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.
- T9 Install 98 LF (3) 5" HDPE Conduit to IT Room. Two conduits shall have (4) 2" fabric innerducts.

Amenity Zone Telecom Construction Notes

- AT1 Install Digital Display with Power/Data Connections, Unswitched Hot Power
- AT2 Install Telecom Utility 12"x12" Quazite Box
- AT3 Install 281 LF 2" PVC Conduit
- AT4 Install 15 LF 2" PVC Conduit
- AT5 Install 215 LF 2" PVC Conduit
- AT6 Install 19 LF 2" PVC Conduit

Underdrain Construction Notes

- UD1 Install 4" Dia. Perforated HDPE @ 0.5% minimum slope.
- UD2 Install 4" Dia. HDPE Tee
- UD3 Connect to Storm Structure 5705, $\ell=817.50$.
- UD4 Connect to Storm Structure 5702, $\ell=816.60$.
- UD5 Connect to Storm Structure 5701, $\ell=813.28$.
- UD6 Connect to Storm Structure 5101, $\ell=809.75$.
- UD7 Connect to Storm Structure 5102, $\ell=808.75$.
- UD8 Connect to Storm Structure 4301, $\ell=817.70$.
- UD9 Connect to Storm Structure 4302, $\ell=817.80$.
- UD10 Connect to Storm Structure 5401, $\ell=817.50$.

General Utility Notes

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Electrical Service General Notes

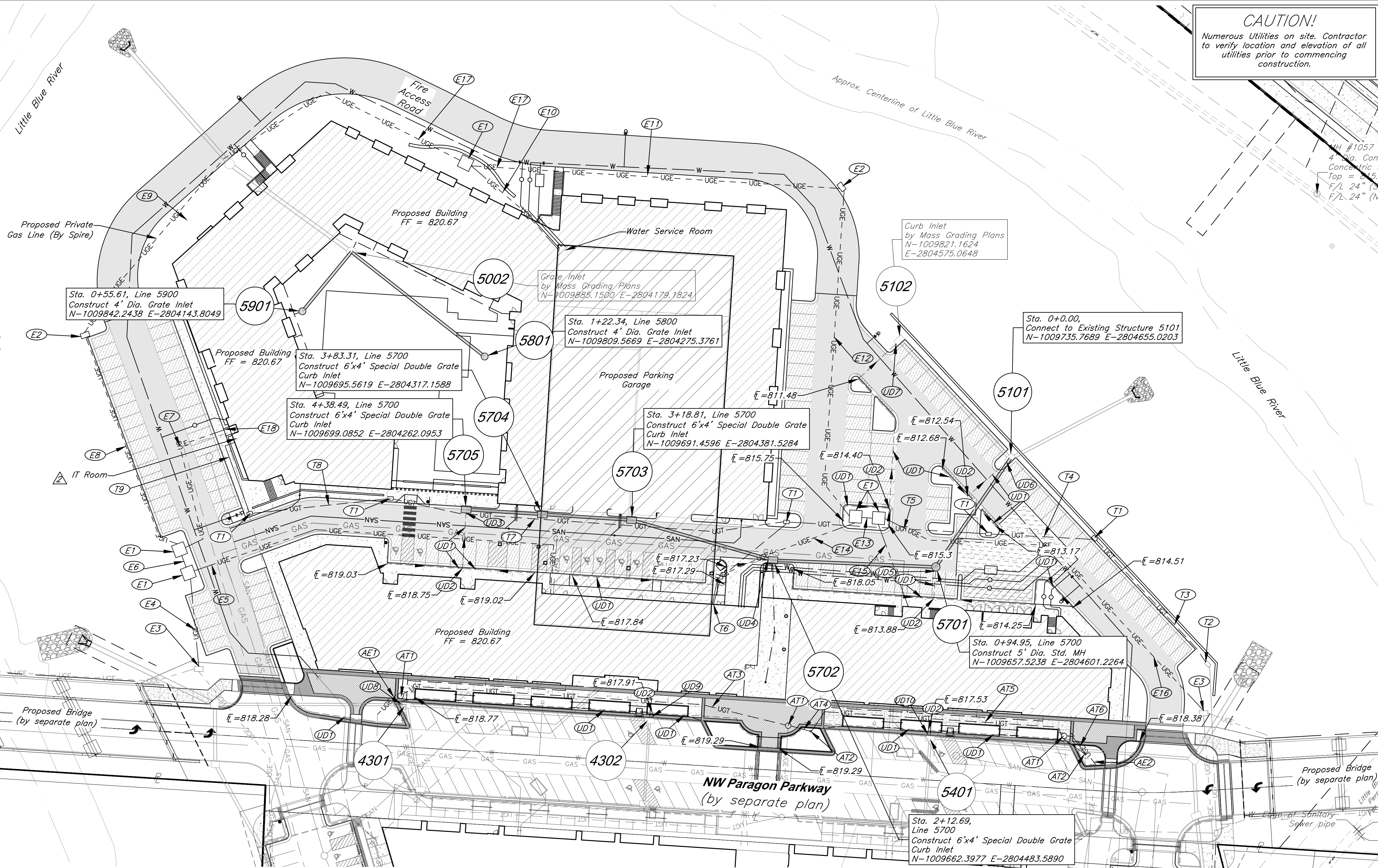
- Electrical routing reflects the latest, although preliminary designs from Every. Final routing of conduit shall match final design from Every.
- Electrical conduit shall be NEC approved schedule 40 gray PVC.
- Electrical trench, conduit, and backfill per Every Standards (Typ. All).

Legend

— W —	Proposed Water Line		Proposed Building
	Proposed Storm Sewer		Proposed HD Asphalt Surface
— SAN —	Proposed Sanitary Sewer		Proposed LD Asphalt Surface
— GAS — GAS —	Proposed Gas Line		Proposed Concrete
— UGE — — UGE — —	Proposed Underground Electric		
— UGT — — UGT — —	Proposed Telecom		
	Flow Path		

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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

ISSUE:

7/11/22 Addendum 1

PROFESSIONAL SEAL:



DRAWING TITLE:

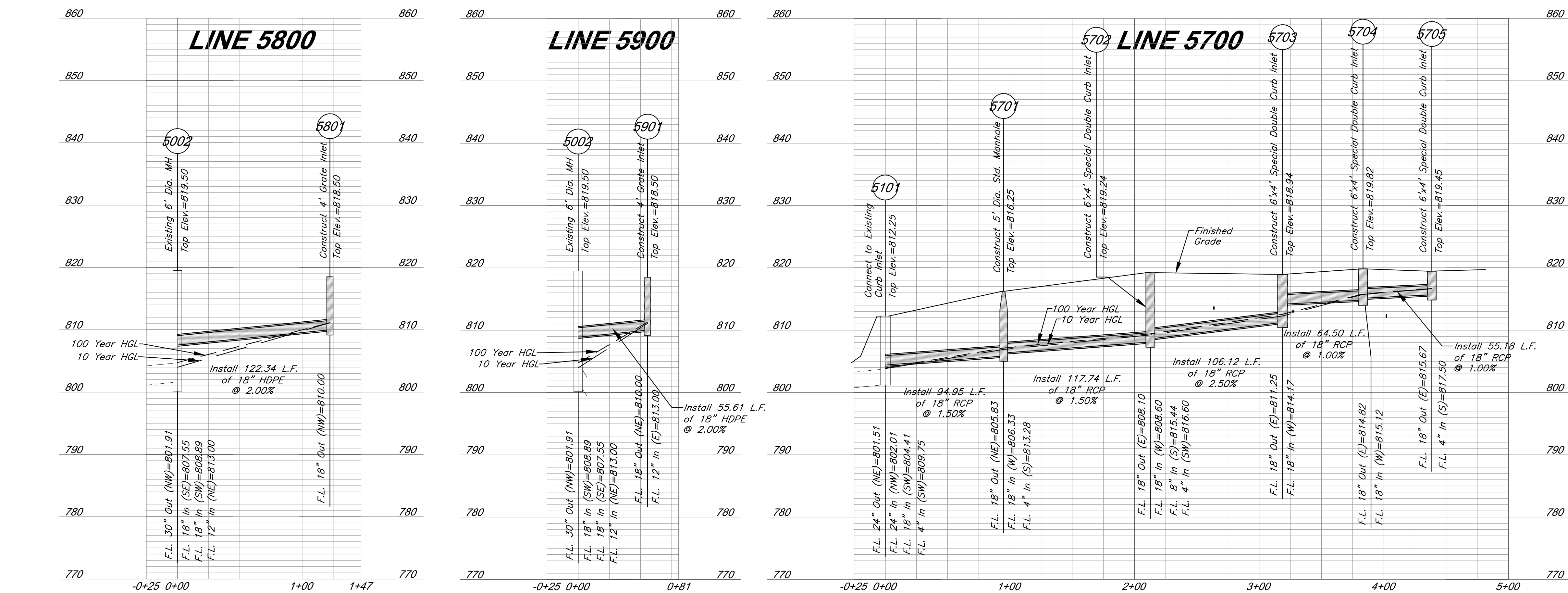
Utility Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 06.28.2022 DRAWN BY: JRH

SHEET NO:

C013



10 Year Storm																																
Structures											Pipe Design											Design Checks										
From	To	Direct Area (acre)	Line In (acre)	Total Area (acre)	C	K	Tc (min)	Flow Time (min)	Intensity (in/hr)	Design Q (cfs)	Description	Pipe length (lin ft)	Pipe Slope, %	Pipe dia (in)	Manning's n	Q full (cfs)	Pipe Area, sf	V full f/s	Design V f/s	Hw/D	outlet head, ft	Hw/ Inlet Control, (ft)	Hw/ Outlet Control, (ft)	Inlet Top Elevation	Upstream flowline	Downstream flowline	Inlet Drop (ft)	Downstream Water Elevation	Hydraulic Grade Elev (Calculated)	Hydraulic Grade Elev (Allowable)	Comments	
Line 5700	5705	0.13		0.13	0.90	1.00	5.00		7.35	0.9	Curb Inlet														819.45	815.67	815.12		815.84	816.68	818.95	
	5704		0.13	0.90	1.00	5.00	0.25		7.35	0.9	RCP	55.18	1.00	18	0.013	10.53	1.77	5.96	3.63	0.7	0.01	816.68	815.85		815.67	815.12		815.84	816.68	818.95		
	5704	0.05		0.90	1.00	5.00			7.35	0.3	Curb Inlet													819.82	815.67		0.3	815.84	816.68	819.32		
	5703		0.18	0.90	1.00	5.00	0.27	7.35	1.2	1.2	RCP	64.50	1.00	18	0.013	10.53	1.77	5.96	3.95	0.7	0.03	815.84	812.35		814.82	814.17		812.32	815.84	819.32		
	5703	0.16		0.90	1.00	5.00			7.35	1.1	Curb Inlet													818.94	811.25	2.92	809.21	812.32	818.44			
	5702	0.09	0.34	0.90	1.00	5.00	0.27	7.35	2.3	2.3	RCP	106.12	2.50	18	0.013	16.65	1.77	9.42	6.61	0.7	0.14	812.32	809.35		819.24	808.60	0.5	809.21	809.21	818.74		
	5701		0.43	0.90	1.00	5.00	0.34	7.35	2.8	2.8	RCP	117.74	1.50	18	0.013	12.90	1.77	7.30	5.82	0.7	0.24	809.21	807.18		808.10	806.33	0.5	806.94	809.21	815.75		
	5701	0.00		0.90	1.00	5.00			7.35	0.0	Junction Box													816.25	808.10		816.25	806.94	815.75			
	5101		0.43	0.90	1.00	5.34	0.27	7.25	2.8	2.8	RCP	94.95	1.50	18	0.013	12.90	1.77	7.30	5.82	0.7	0.20	806.94	805.36		805.83	804.41		805.16	805.16			
Line 5900	5901	0.25		0.90	1.00	5.00		7.35	1.7	1.7	Curb Inlet													818.50				811.04	818.00			
	5002		0.25	0.90	1.00	5.00	0.36	7.35	1.7	1.7	RCP	122.34	2.00	18	0.013	14.90	1.77	8.43	5.59	0.7	0.08	811.04	808.38		810.00	807.55		808.30	808.30			
Line 5900	5901	0.14	0.32	0.46	0.90	1.00	5.00		7.35	0.9	Curb Inlet													818.50				811.13	818.00			
	5002		0.46	0.90	1.00	5.00	0.14	7.35	3.0	3.0	RCP	55.61	2.00	18	0.013	14.90	1.77	8.43	6.58	0.7	0.16	811.13	809.80		810.00	808.89		809.64	809.64			

100 Year Storm																																
Structures			Runoff Calculations								Pipe Design										Design Checks											
From	To	Direct Area (acre)	Line In (acre)	Total Area (acre)	C	K	Tc (min)	Flow Time (min)	Intensity (in/hr)	Design Q (cfs)	Description	Pipe length (in ft)	Pipe Slope, %	Pipe dia (in)	Manning's n	Q full (cfs)	Pipe Area, sf	V full fps	Design V	Hw/D	outlet head, ft	H/W, Inlet Control, (ft)	H/W, Outlet Control, (ft)	Inlet Top Elevation	Upstream flowline	Downstream flowline	Inlet Drop (ft)	Downstream Water Elevation	Hydraulic Grade Elevation (Calculated)	Hydraulic Grade Elevation (Allowable)	Comments	
Line 5700	5705	0.13		0.13	0.90	1.25	5.00		10.32	1.5	Curb Inlet														819.45					816.70	818.95	
	5702		0.13		0.90	1.25	5.00	0.25	10.32	1.5	RCP	55.18	1.00	18	0.013	10.53	1.77	5.96	3.63	0.7	0.04	816.70	815.92		815.67	815.12		0.3	815.88	815.88	819.32	
	5704	0.05			0.90	1.25	5.00		10.32	0.6	Curb Inlet													819.82					812.46	815.88	819.32	
	5703	0.16		0.18	0.90	1.25	5.00	0.27	10.32	2.1	RCP	64.50	1.00	18	0.013	10.53	1.77	5.96	3.95	0.7	0.08	815.88	812.54		814.82	814.17			812.46	818.44		
	5702	0.09	0.34		0.90	1.25	5.00	0.27	10.32	1.9	Curb Inlet	106.12	2.50	18	0.013	16.65	1.77	9.42	6.61	0.8	0.42	812.46	809.85		818.94	811.25	808.60	2.92	809.42	812.46	818.44	
					0.90	1.25	5.00		10.32	3.9	RCP														819.24			0.5	809.42	809.42	818.74	
	5701			0.43	0.90	1.25	5.00	0.34	10.32	5.0	RCP	117.74	1.50	18	0.013	12.90	1.77	7.30	5.82	0.9	0.74	809.42	807.89		808.10	805.33		0.5	807.15	807.15	815.75	
	5701	0.00			0.90	1.25	5.00		10.32	0.0	Junction Box														816.25					807.15	815.75	
	5101			0.43	0.90	1.25	5.34	0.27	10.18	4.9	RCP	94.95	1.50	18	0.013	12.90	1.77	7.30	5.82	0.9	0.61	807.15	805.77		805.63	804.41			805.16			
Line 5800	5801	0.25			0.90	1.25	5.00		10.32	2.9	Curb Inlet														818.50					811.11	818.00	
	5002			0.25	0.90	1.25	5.00	0.36	10.32	2.9	RCP	122.34	2.00	18	0.013	14.90	1.77	8.43	5.59	0.7	0.26	811.11	808.56		810.00	807.55			808.30		808.30	
Line 5900	5901	0.14	0.32		0.90	1.25	5.00		10.32	1.6	Curb Inlet														818.50					811.37	818.00	
	5002			0.46	0.90	1.25	5.00	0.14	10.32	5.3	RCP	55.61	2.00	18	0.013	14.90	1.77	8.43	6.58	0.9	0.49	811.37	810.13		810.00	808.89			809.64	809.64		

PROJECT

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for Construction

ISSUE

PROFESSIONAL SEAL



DRAWING TITLE:

Storm Sewer Profiles


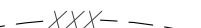



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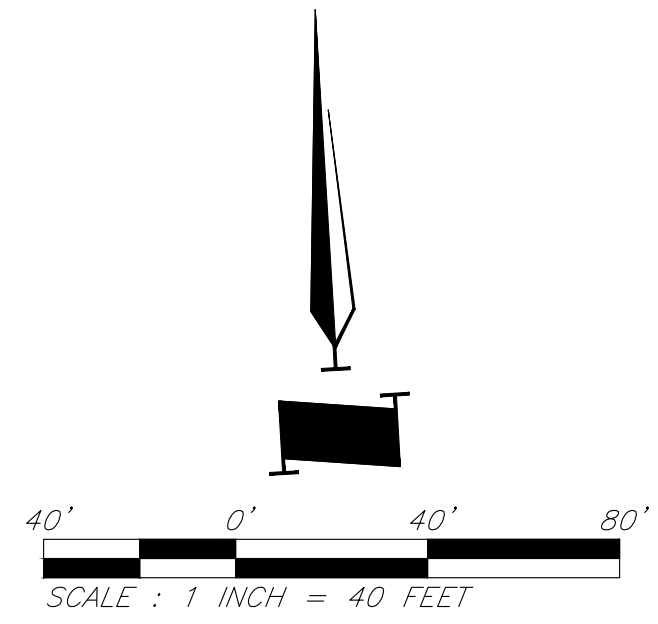
DATE: 06.28.2022 DRAWN BY: JRH

SHEET NO.

C014

LEGEND

	Existing Contour
	Proposed Contour
	Proposed Drainage Area
0.28 Acres	Drainage Area
	Proposed Storm Sewer
	Future Storm Sewer



PROJECT:

ISSUE:

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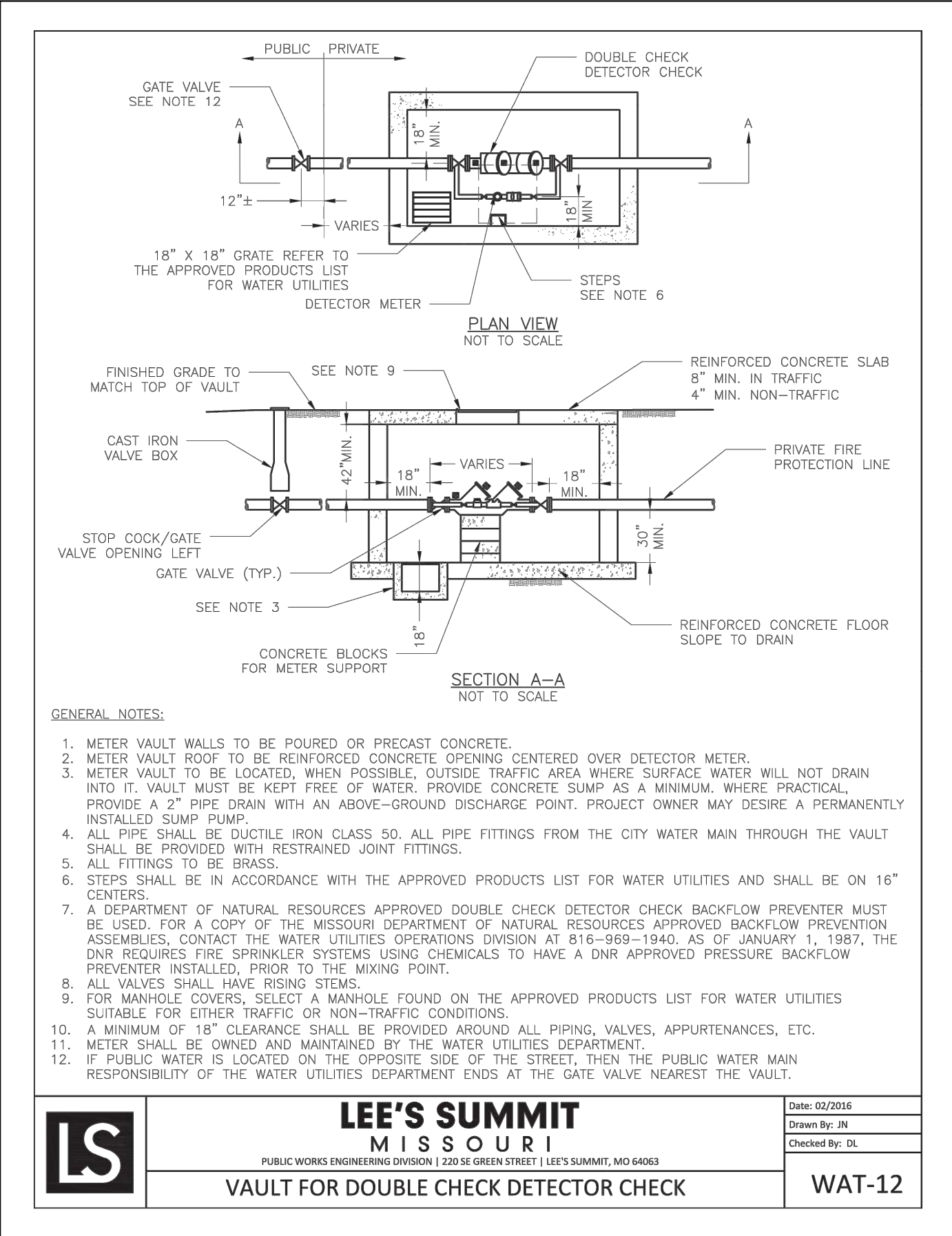
The seal is circular with a rope-like border. The text "STATE OF MISSOURI" is at the top and "PROFESSIONAL ENGINEER" is at the bottom. In the center, the name "JONATHAN HEALY" is printed above a blue ink signature. Below the signature, the text "NUMBER" is printed above the license number "PE-2018003126". At the bottom of the seal, the date "7/21/22" is handwritten in blue ink. Two stars are positioned on the left and right sides of the seal.

Drainage Map

JOB NO: 18017, 19050.07, 19050.08
DATE: 06.28.2022 DRAWN BY: JRH

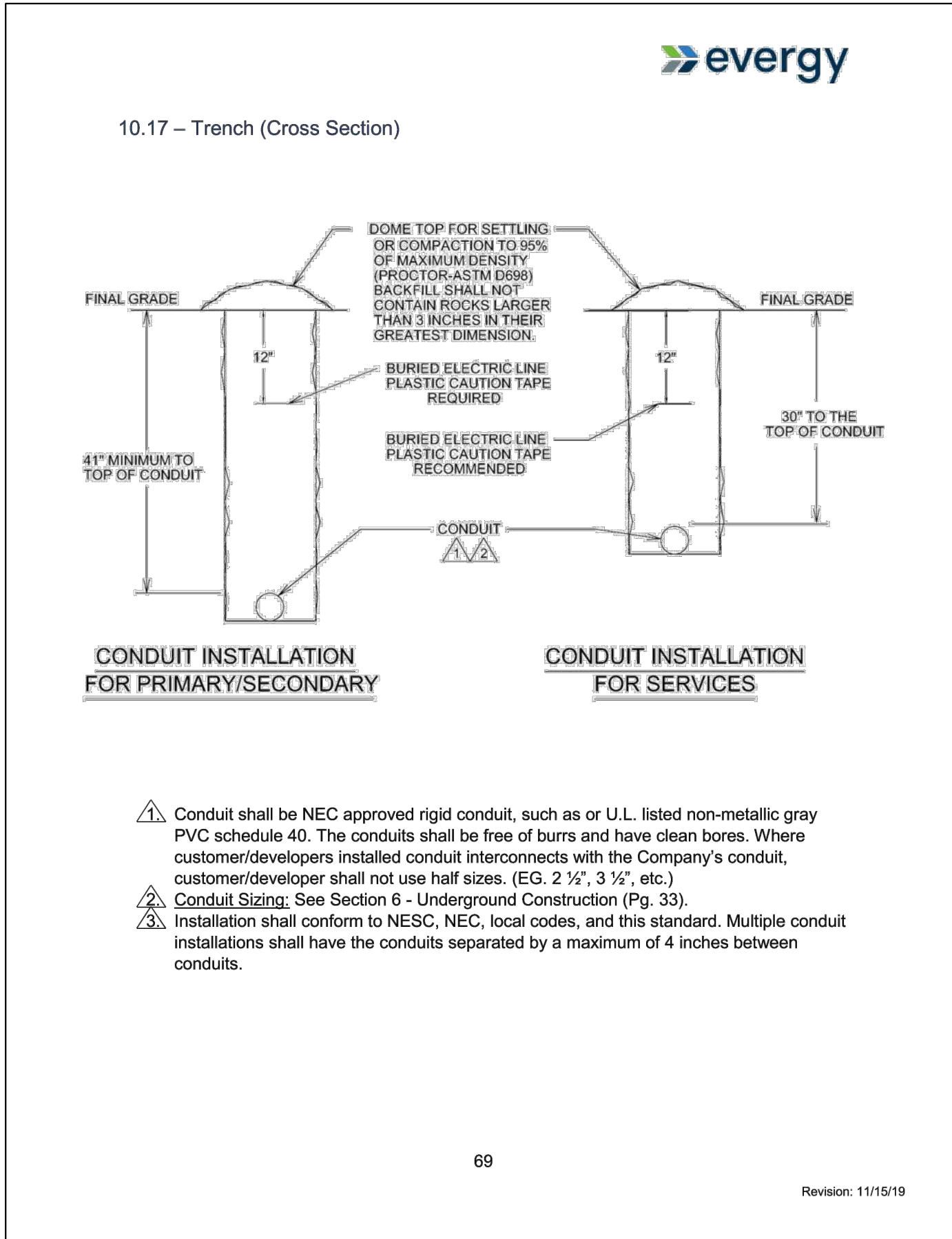
C015

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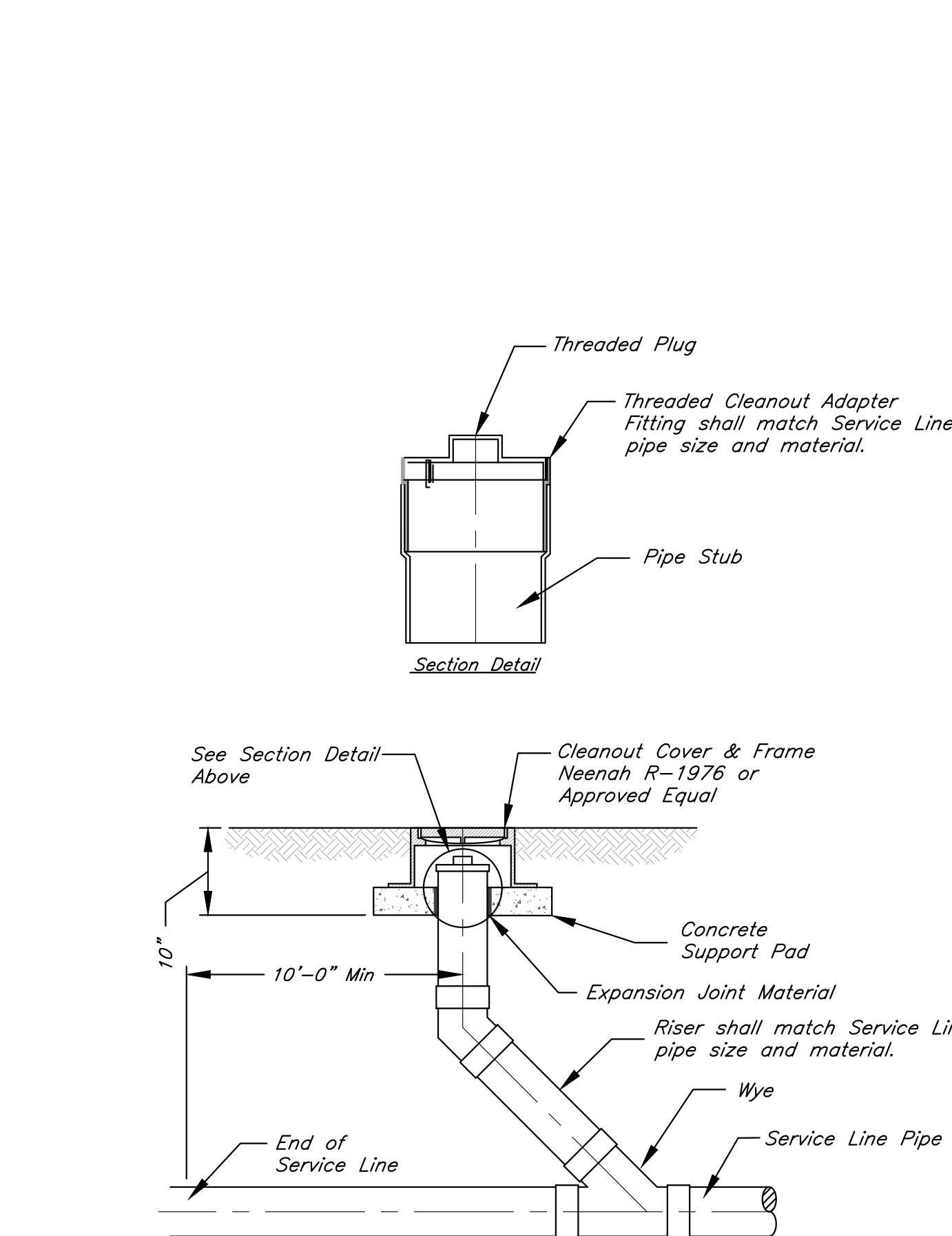
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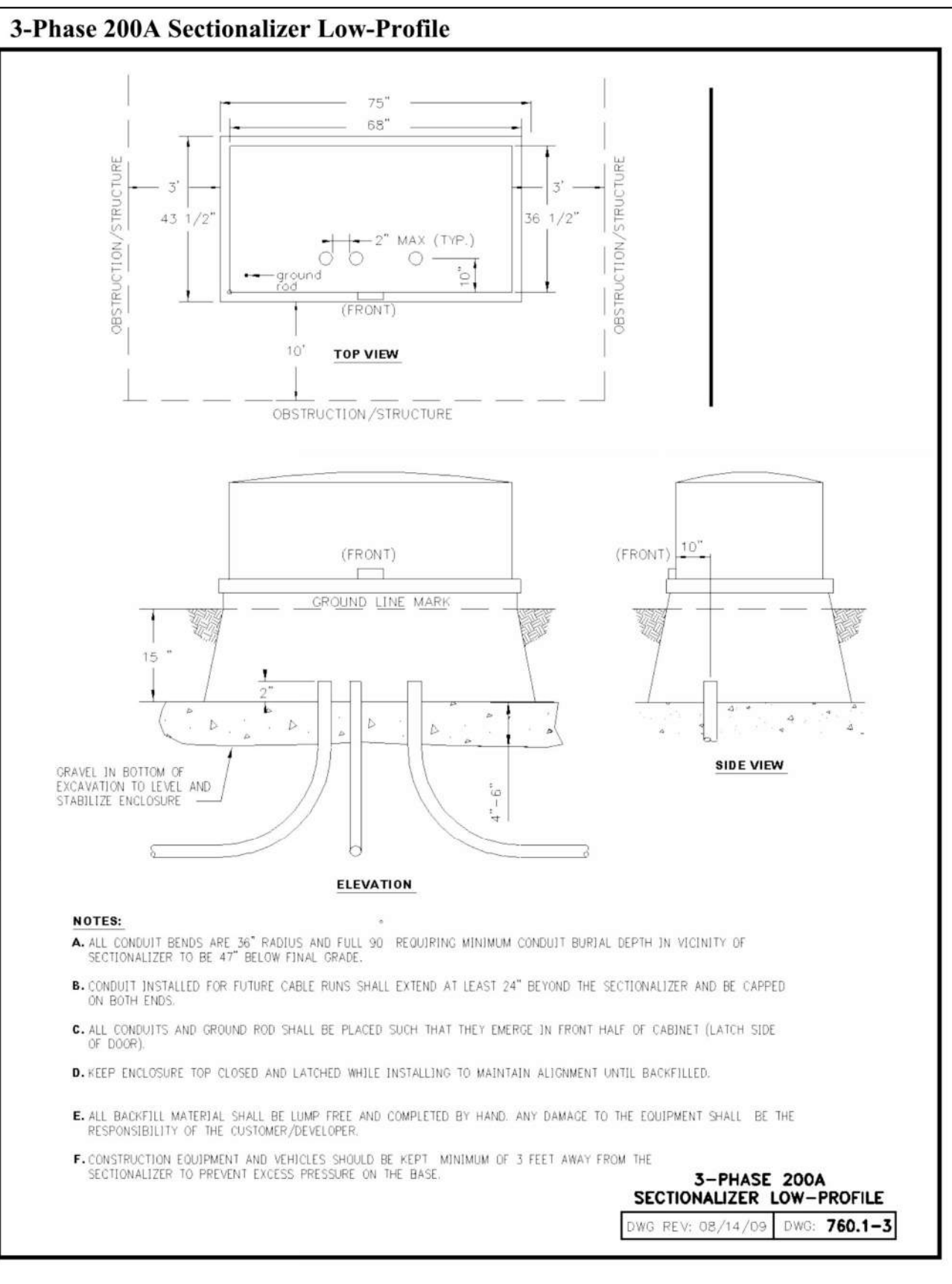
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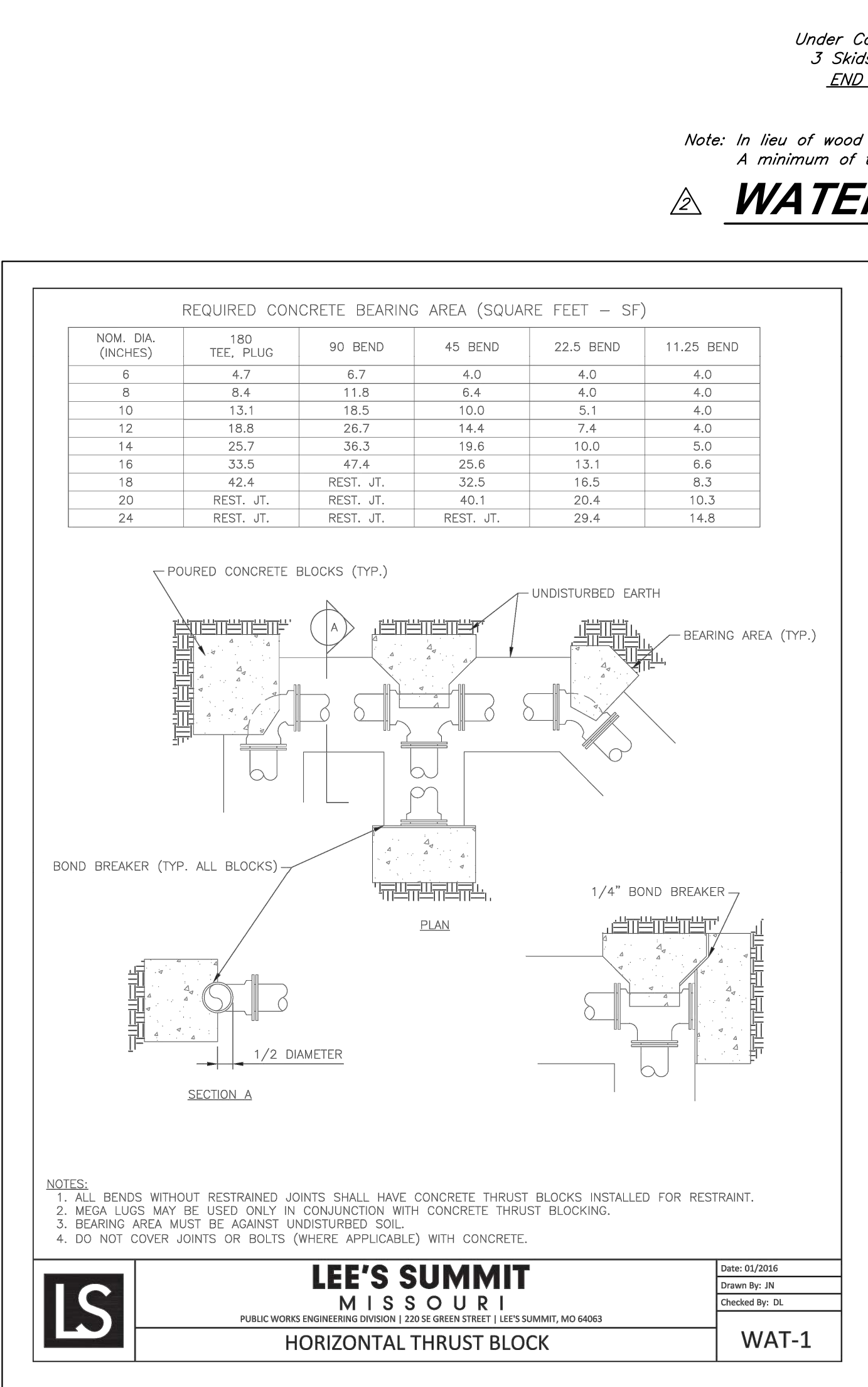
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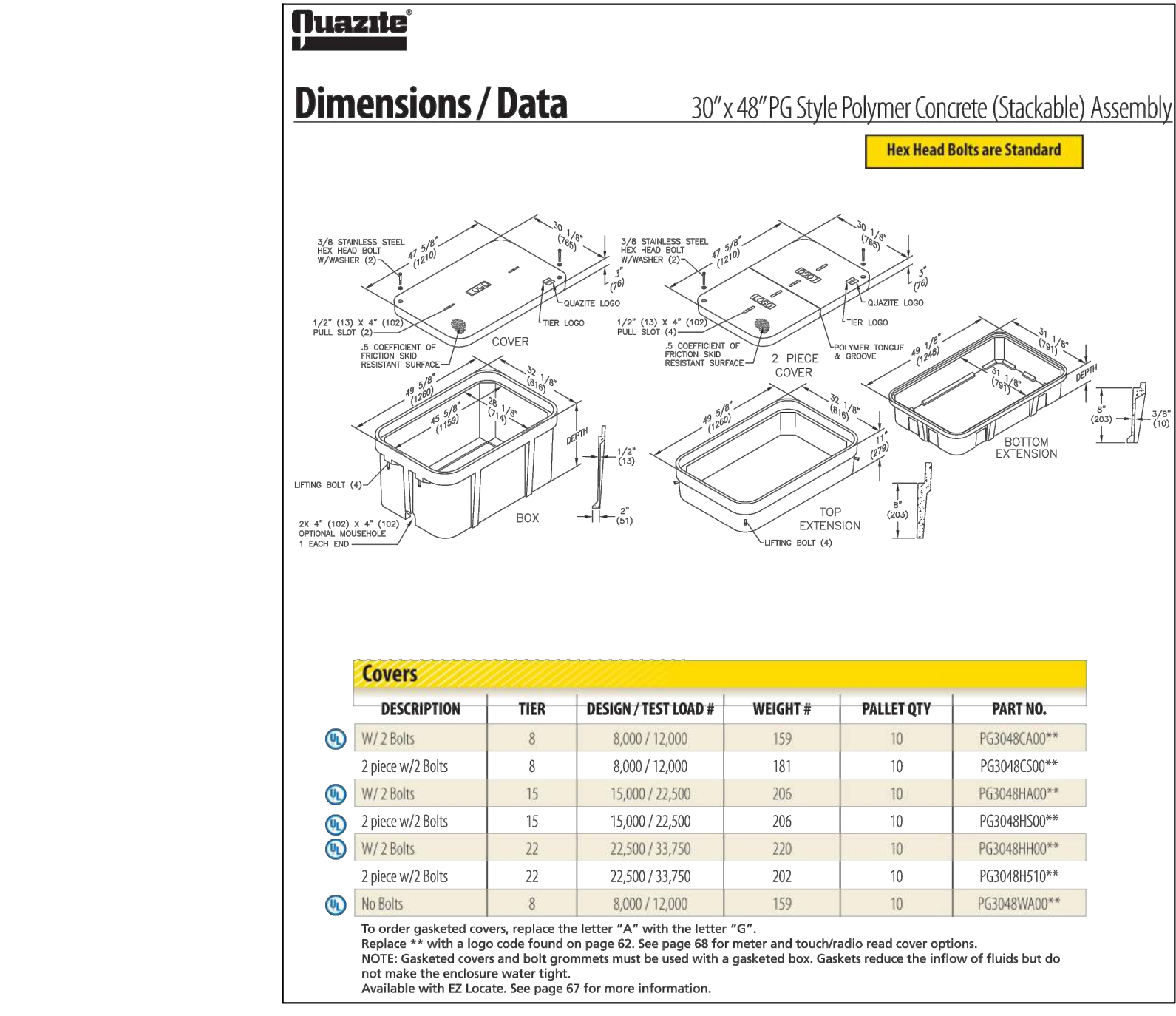
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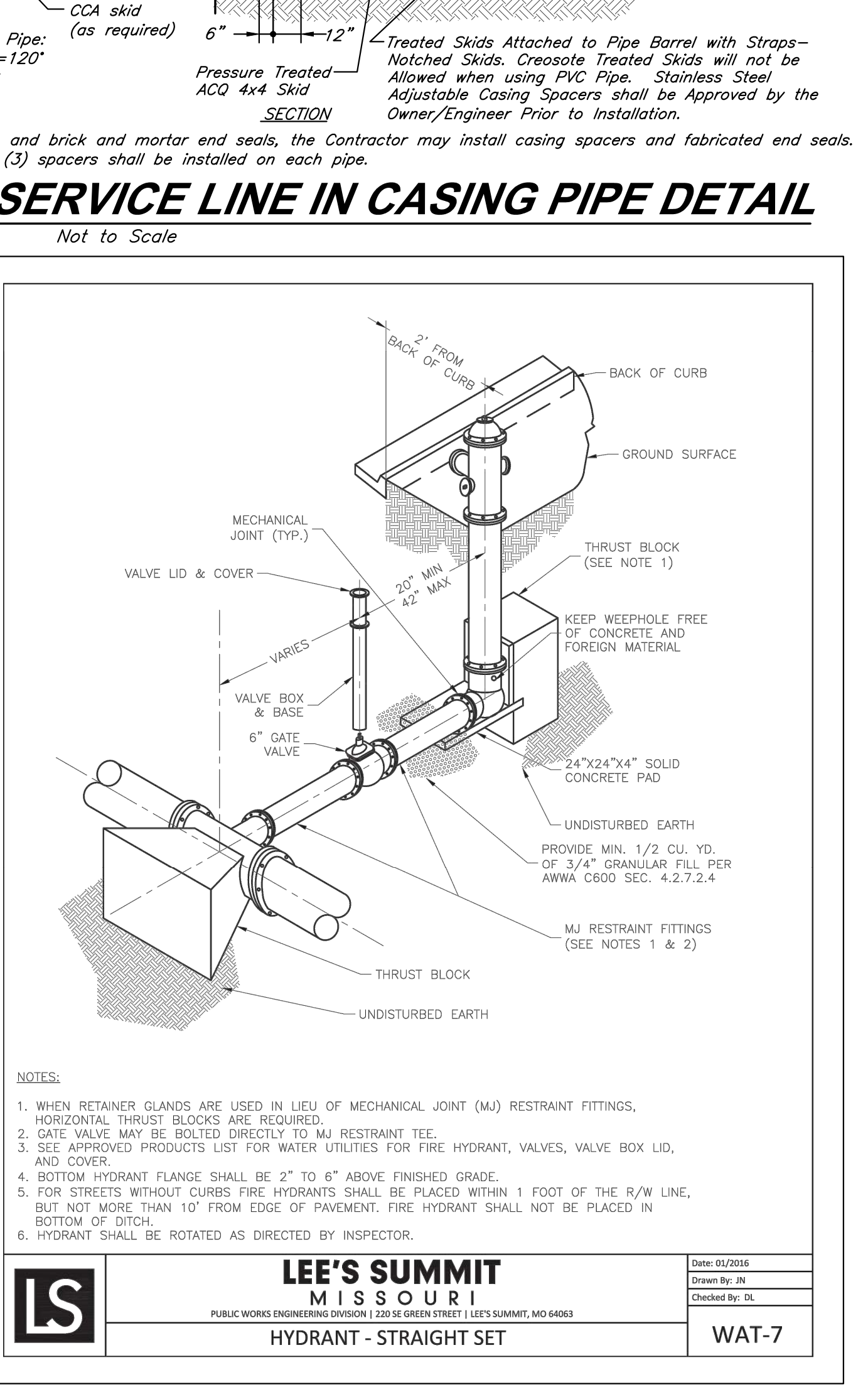
THRUST BLOCK DETAIL

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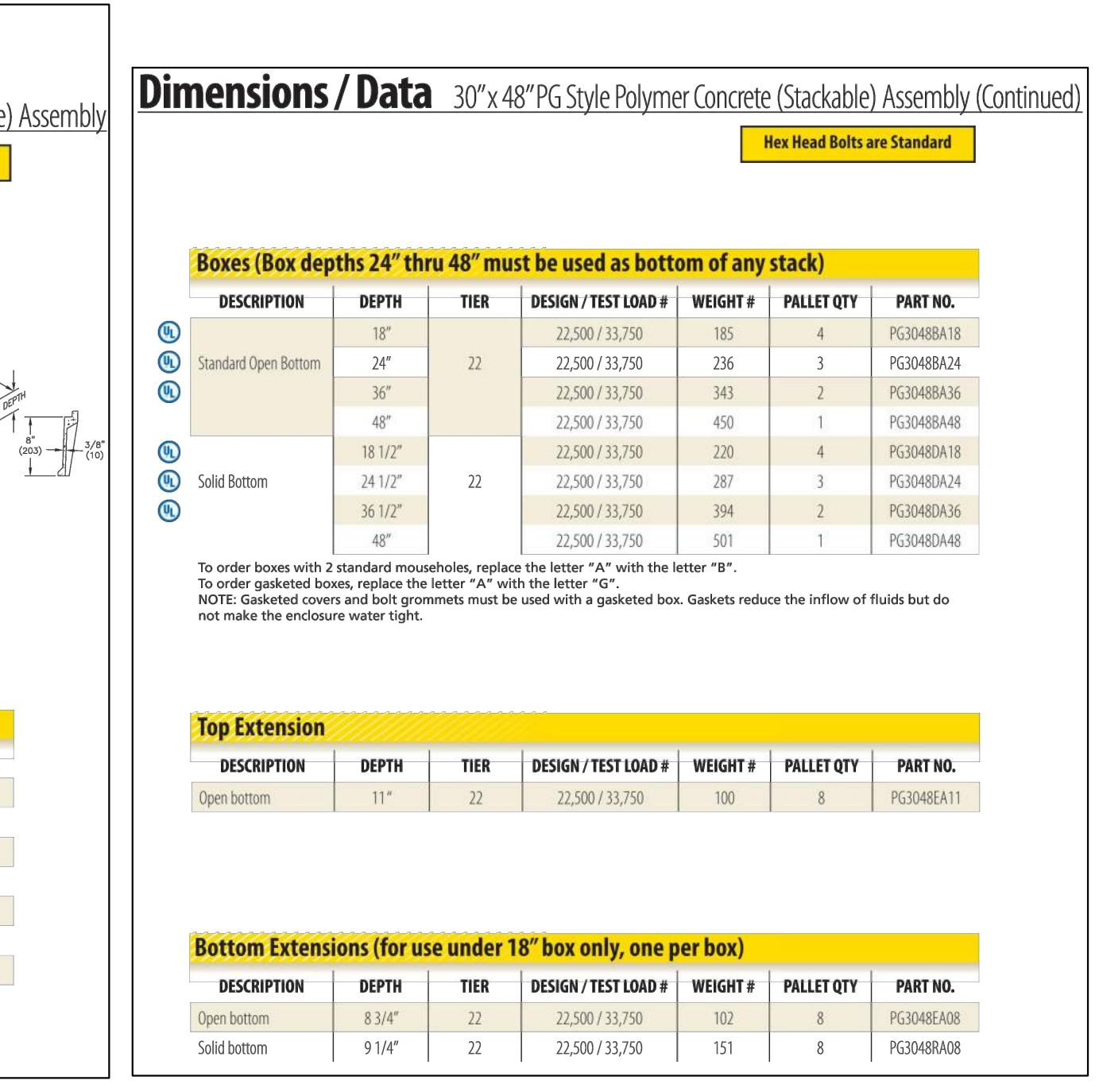
TELECOM PULL BOX

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FIRE HYDRANT DETAIL

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UTILITY DETAILS

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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

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7/11/22 Addendum 1

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Utility Details

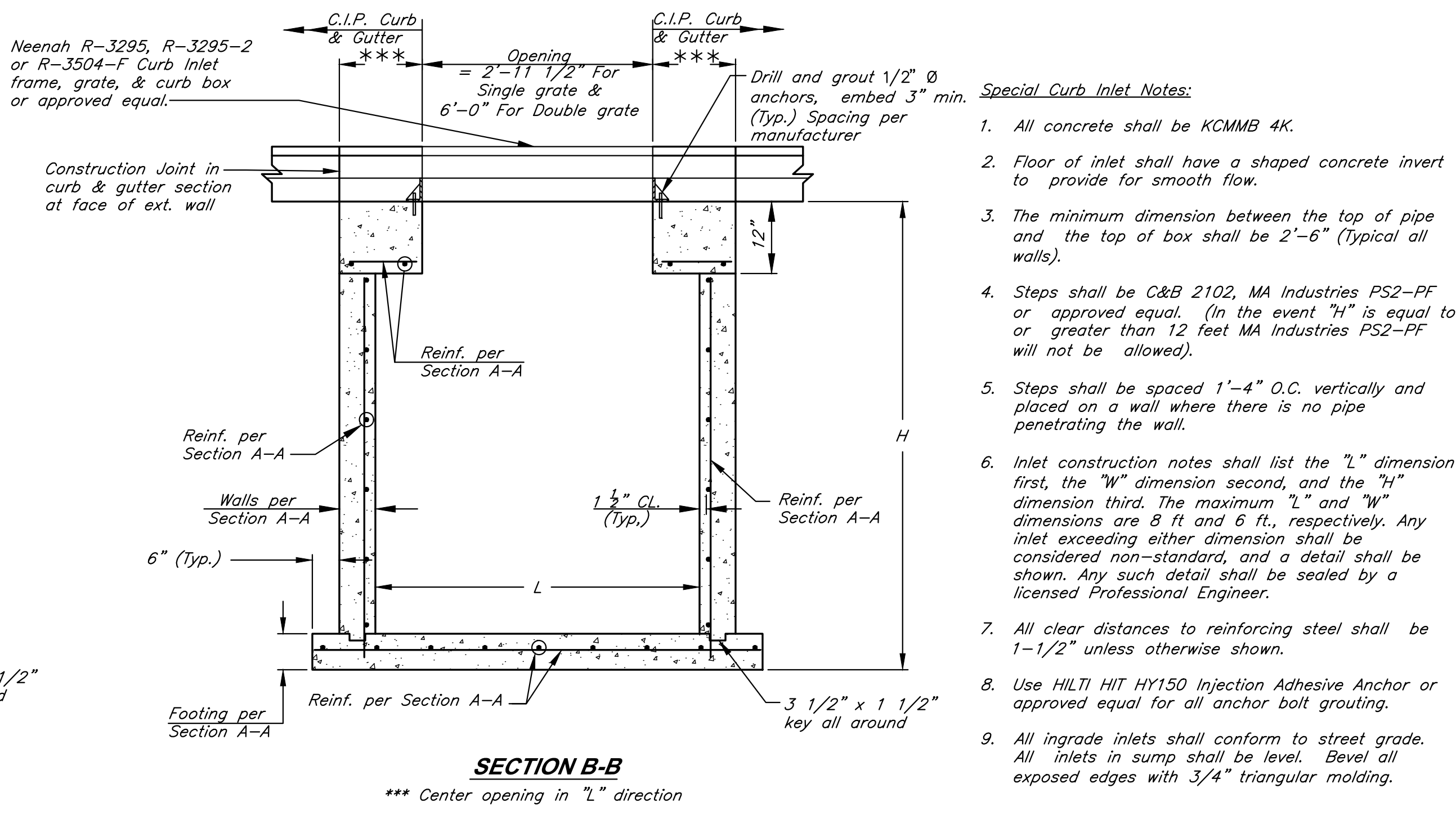
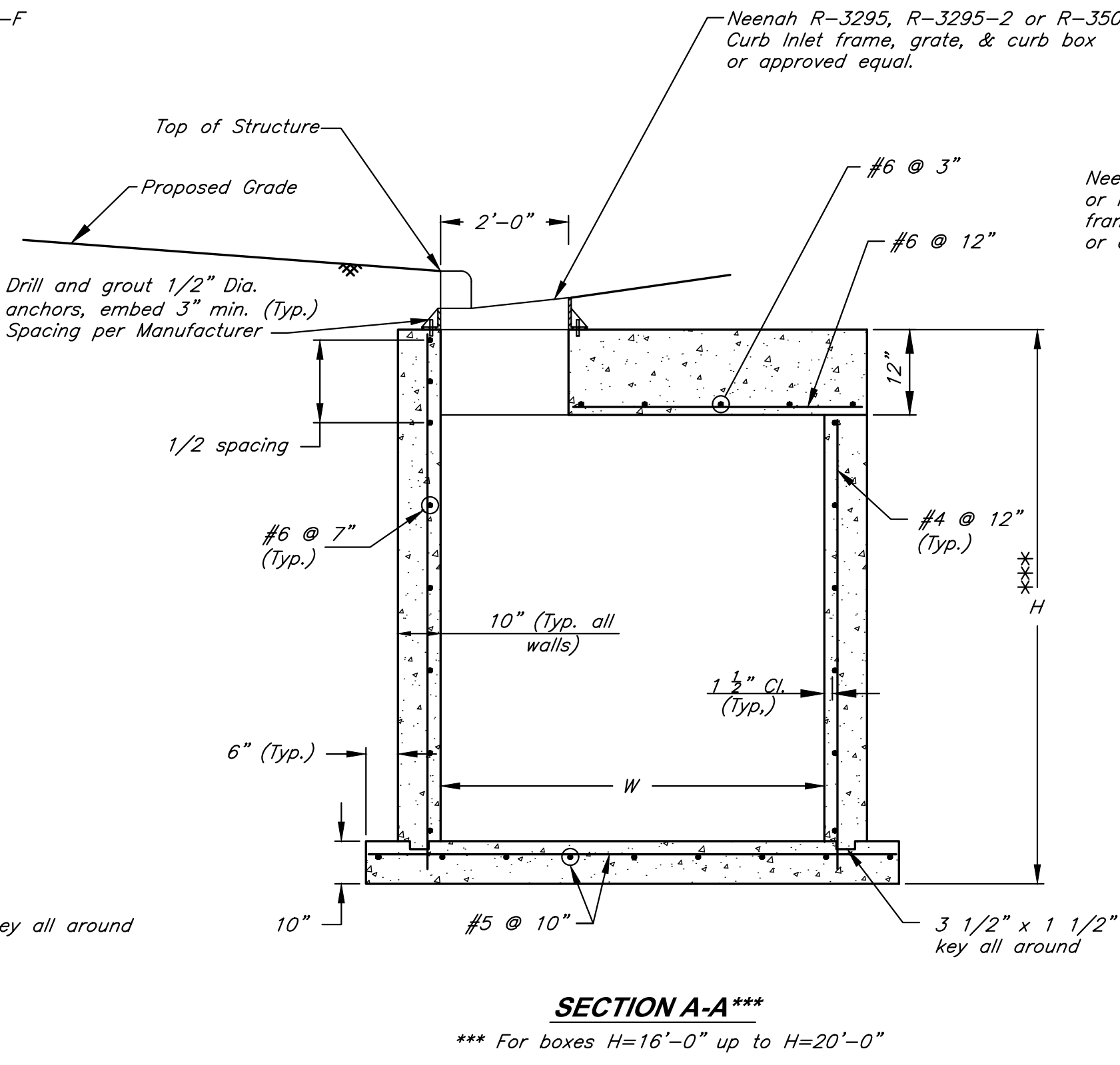
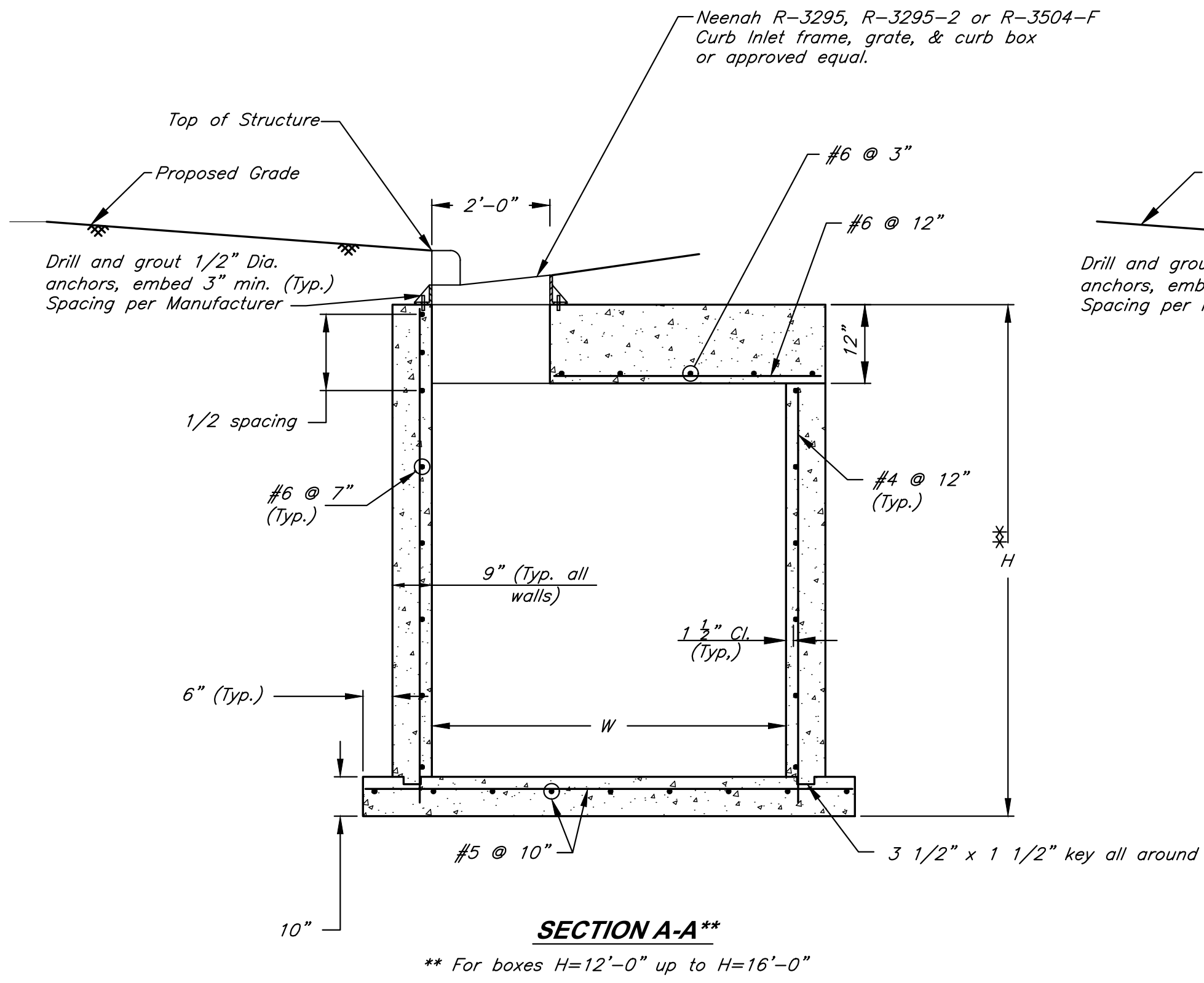
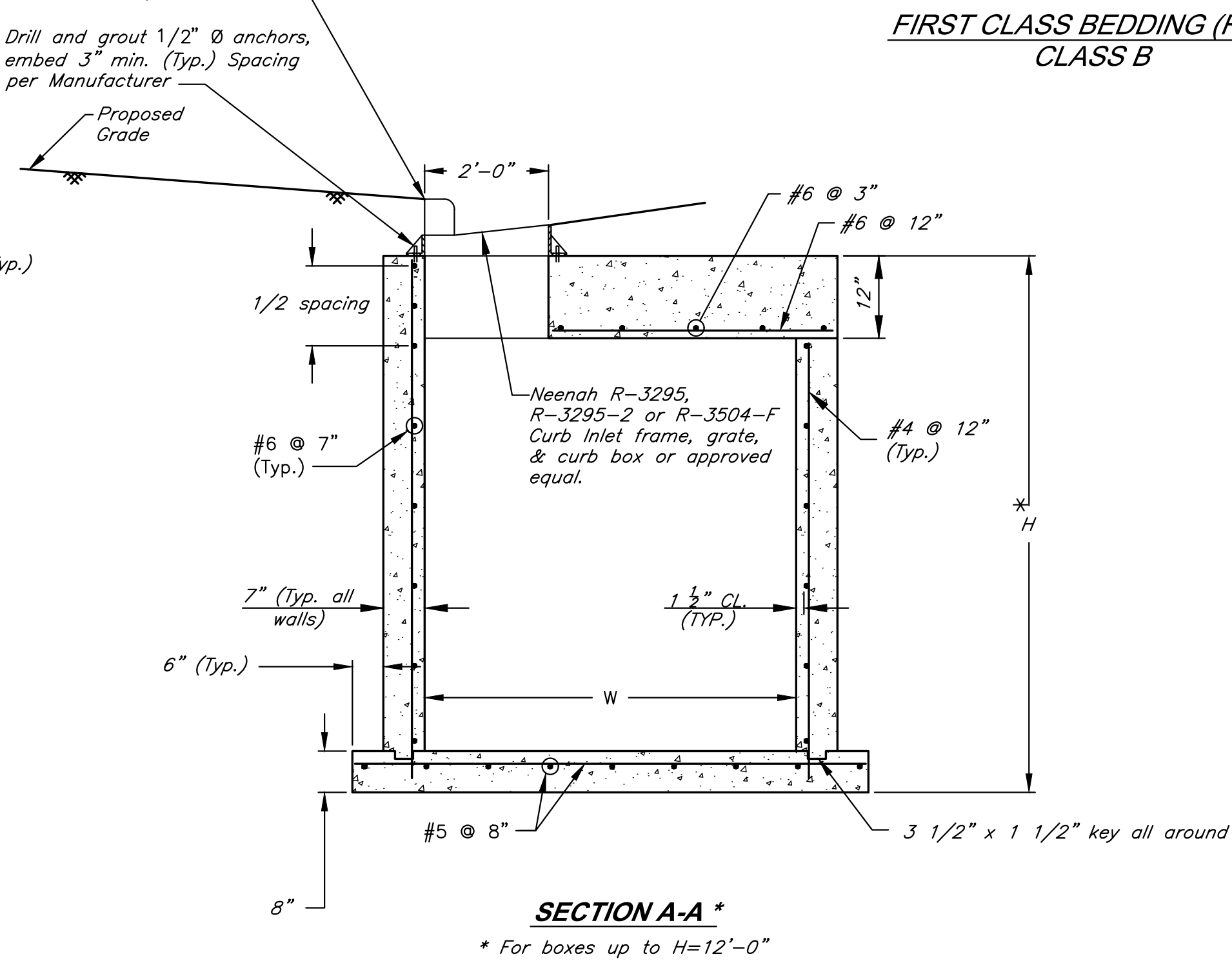
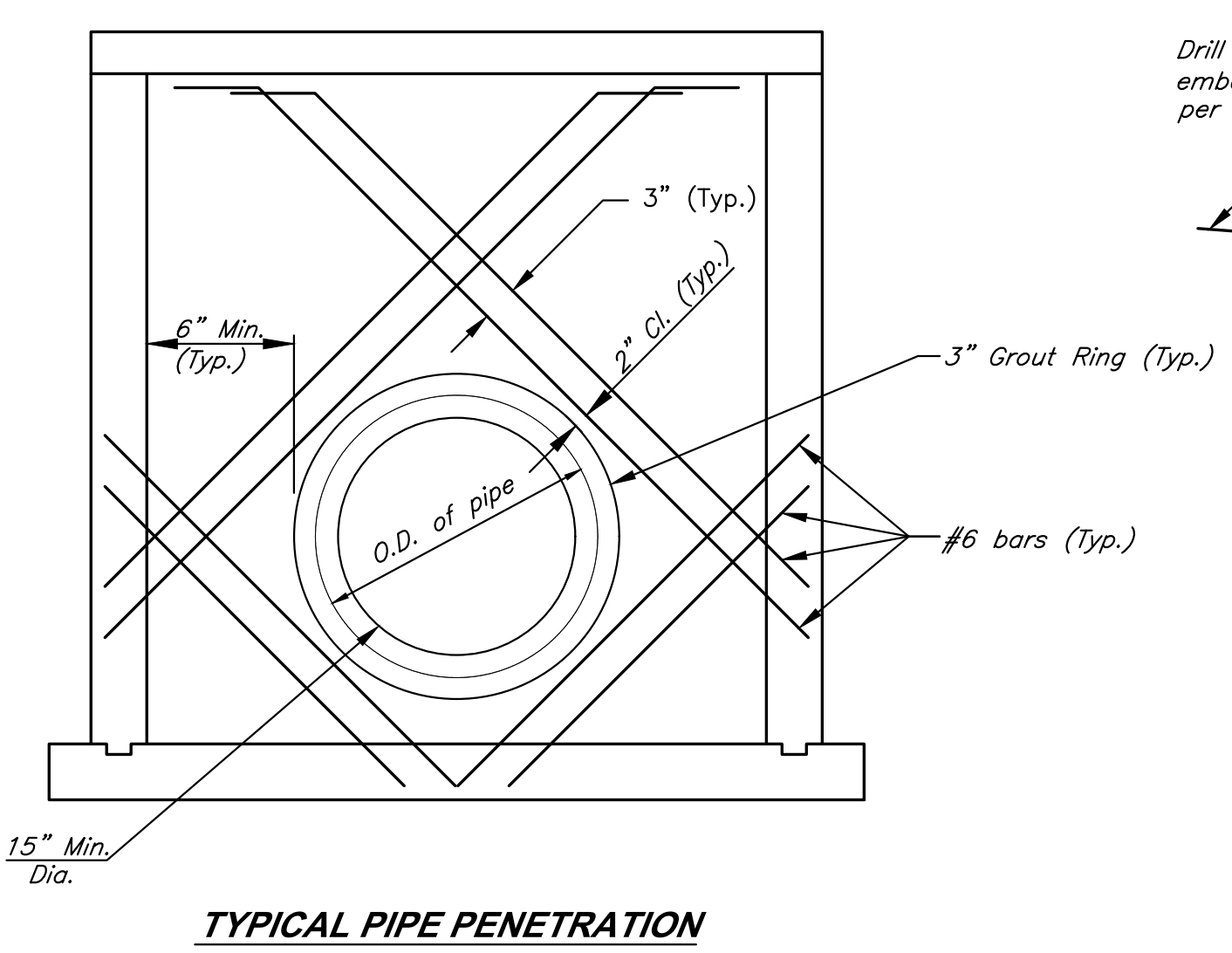
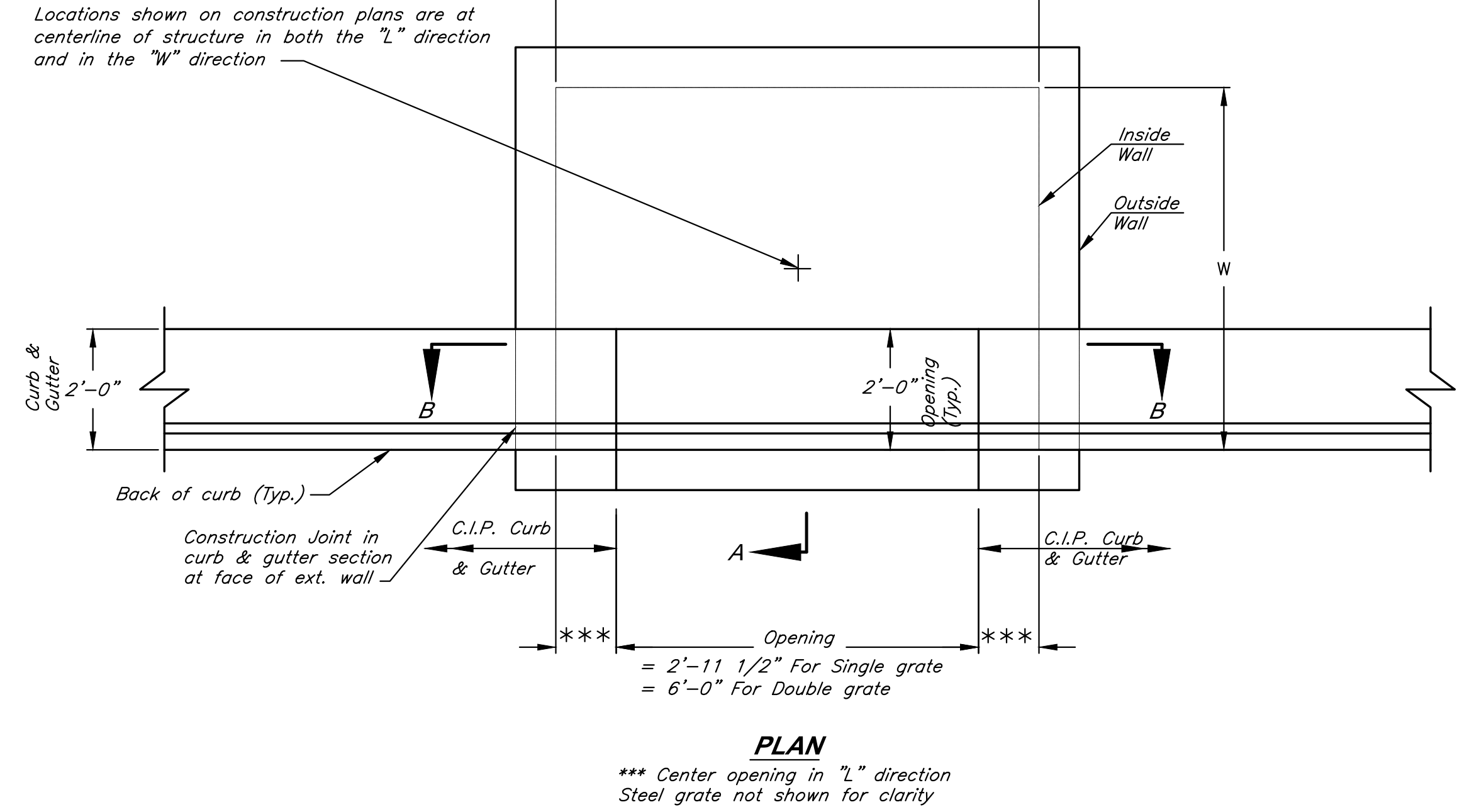
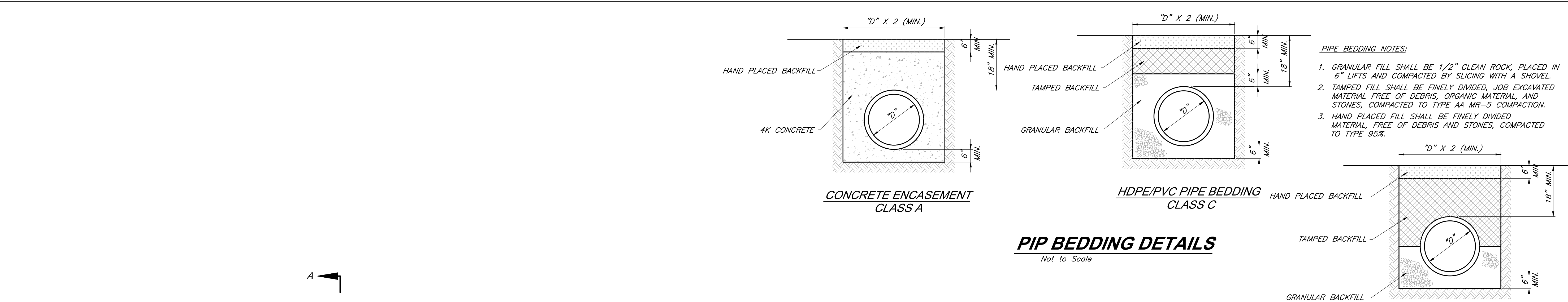
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- SPECIAL CURB INLET NOTES:**
1. All concrete shall be KOMMB 4K.
 2. Floor of inlet shall have a shaped concrete invert to provide for smooth flow.
 3. The minimum dimension between the top of pipe and the top of box shall be 2'-6" (Typical all walls).
 4. Steps shall be C&B 2102, MA Industries PS2-PF or approved equal. (In the event "H" is equal to or greater than 12 feet MA Industries PS2-PF will not be allowed).
 5. Steps shall be spaced 1'-4" O.C. vertically and placed on a wall where there is no pipe penetrating the wall.
 6. Inlet construction notes shall list the "L" dimension first, the "W" dimension second, and the "H" dimension third. The maximum "L" and "W" dimensions are 8 ft and 6 ft., respectively. Any inlet exceeding either dimension shall be considered non-standard, and a detail shall be shown. Any such detail shall be sealed by a licensed Professional Engineer.
 7. All clear distances to reinforcing steel shall be 1-1/2" unless otherwise shown.
 8. Use HILTI HIT HY150 Injection Adhesive Anchor or approved equal for all anchor bolt grouting.
 9. All ingrade inlets shall conform to street grade. All inlets in sump shall be level. Bevel all exposed edges with 3/4" triangular molding.

SPECIAL CURB INLET
Not to Scale

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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

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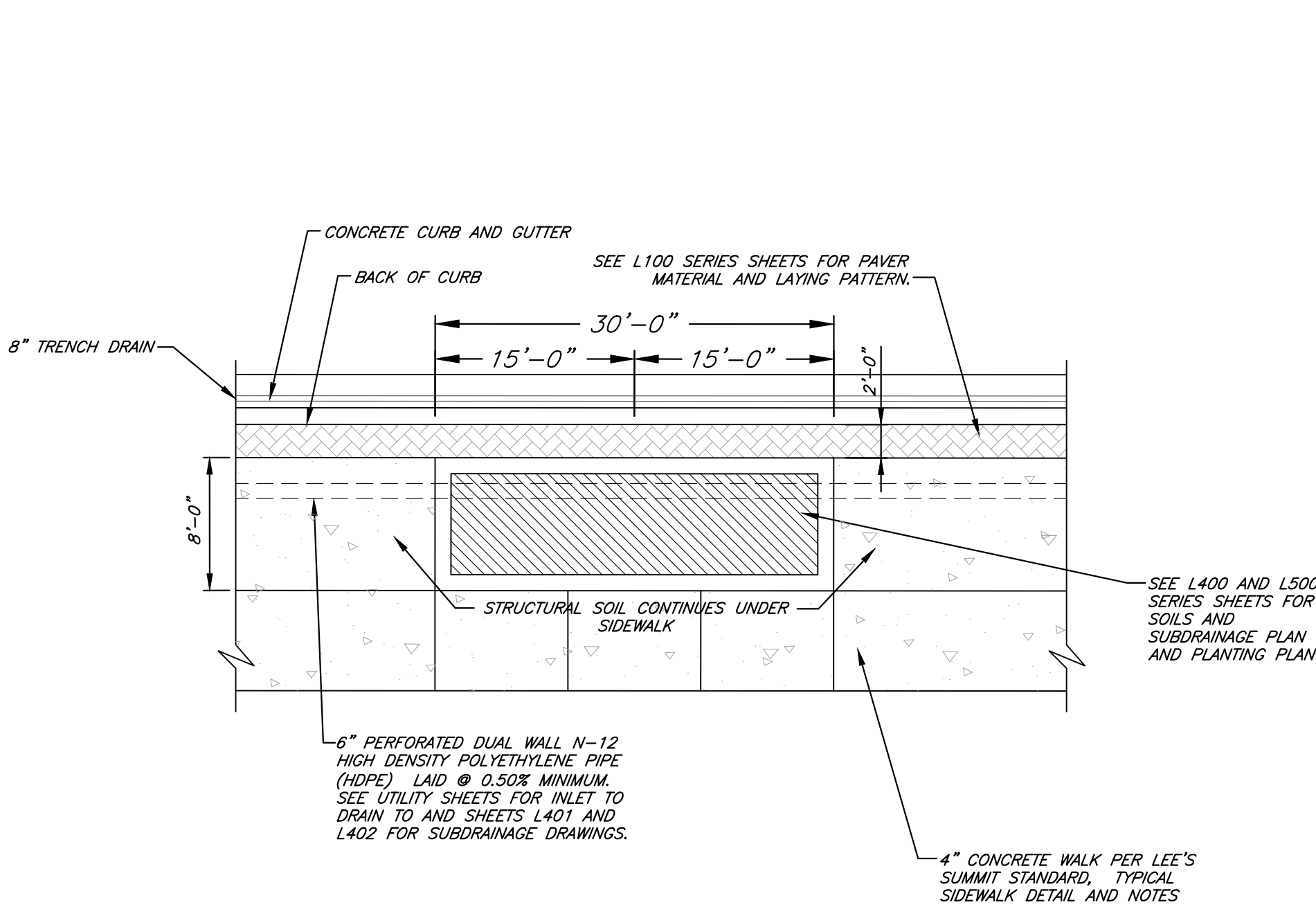
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Storm Sewer Details

JOB NO: 18017, 19050.07, 19050.08
DATE: 06.28.2022 DRAWN BY: JRH

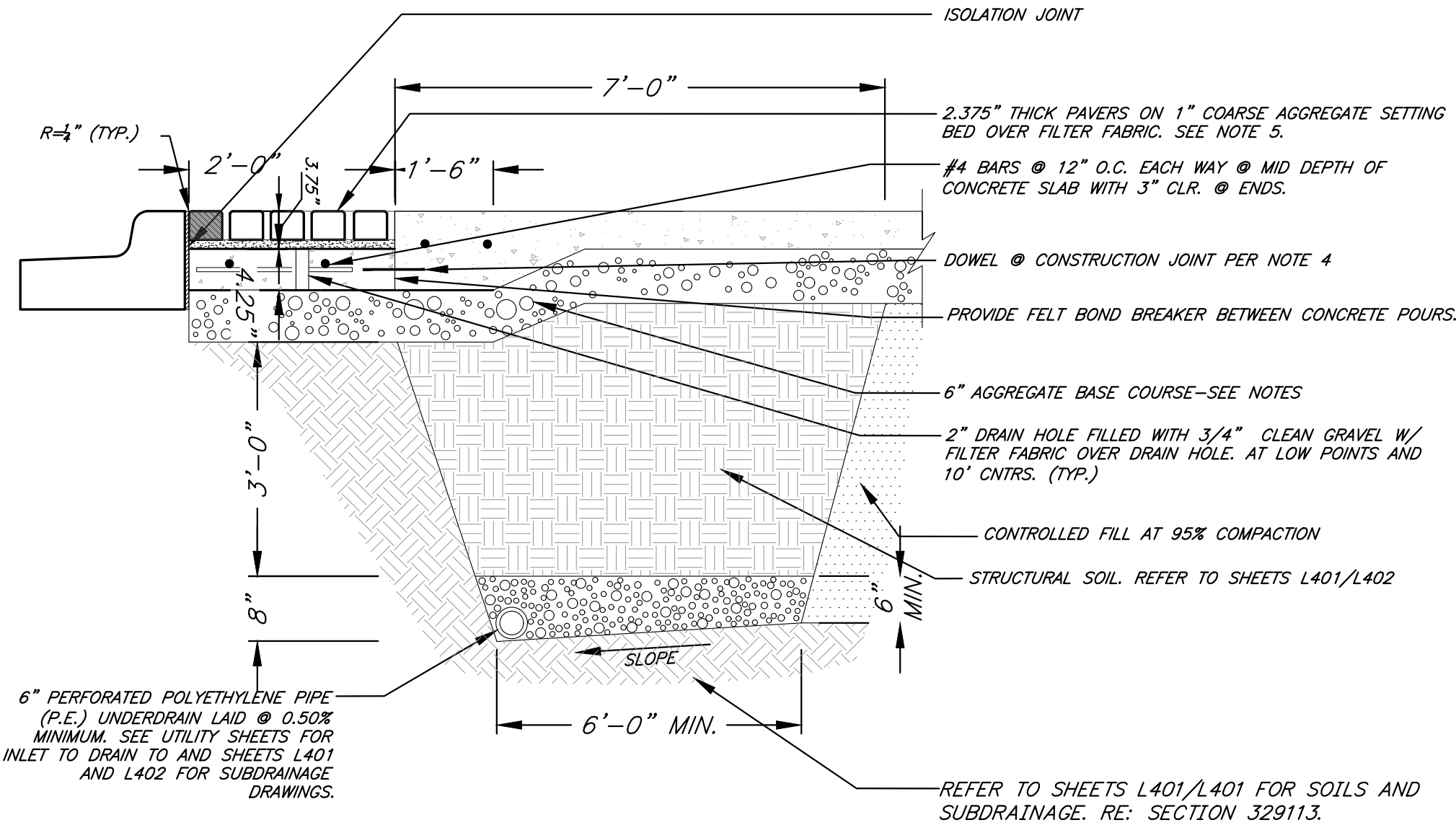
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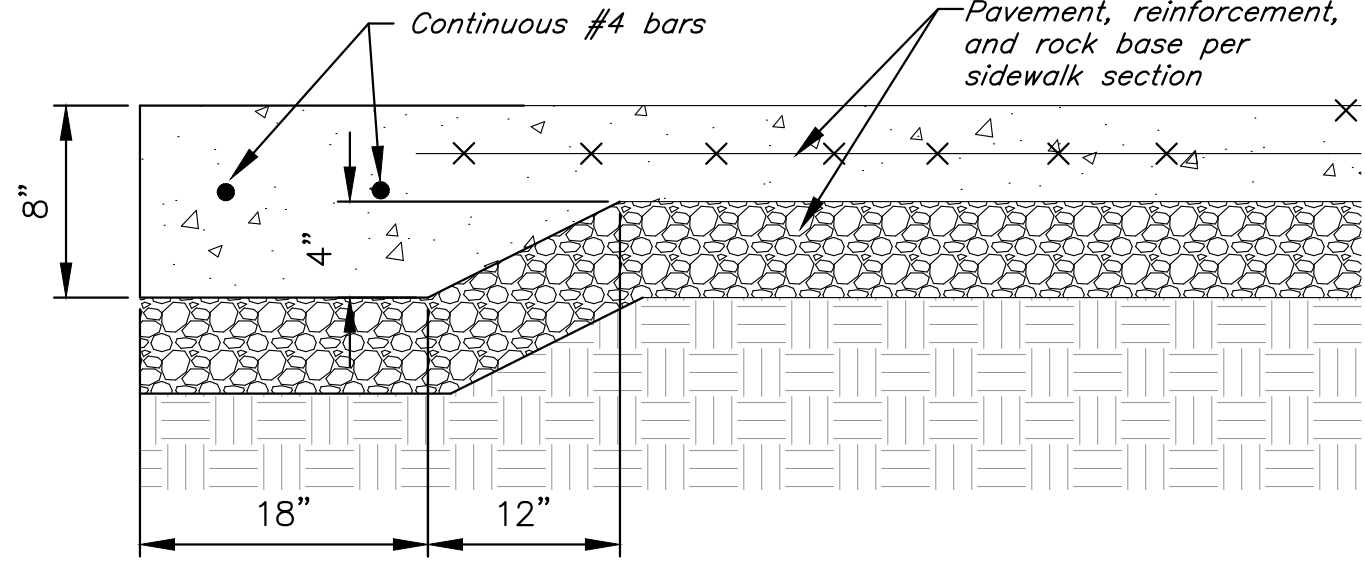
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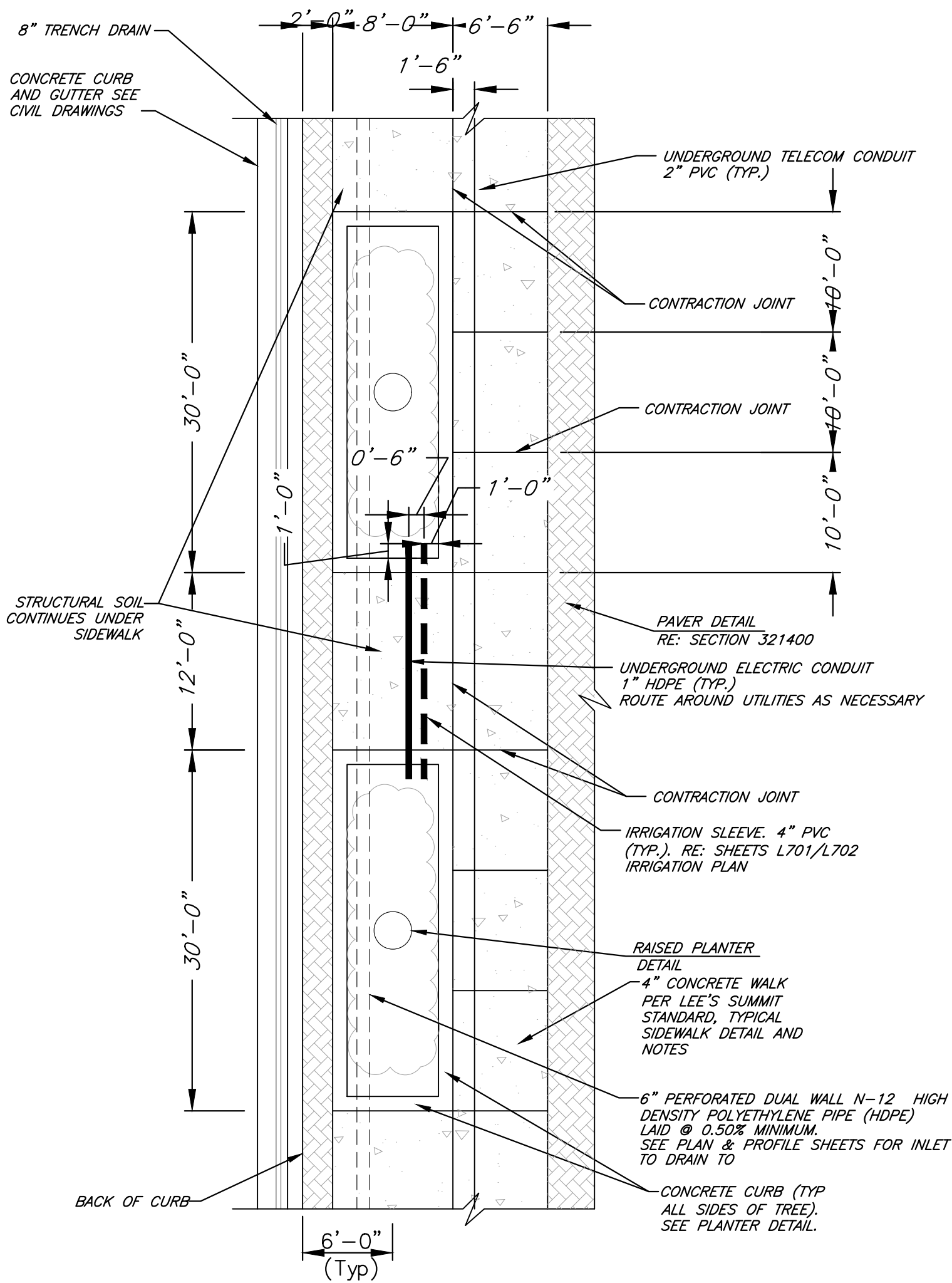
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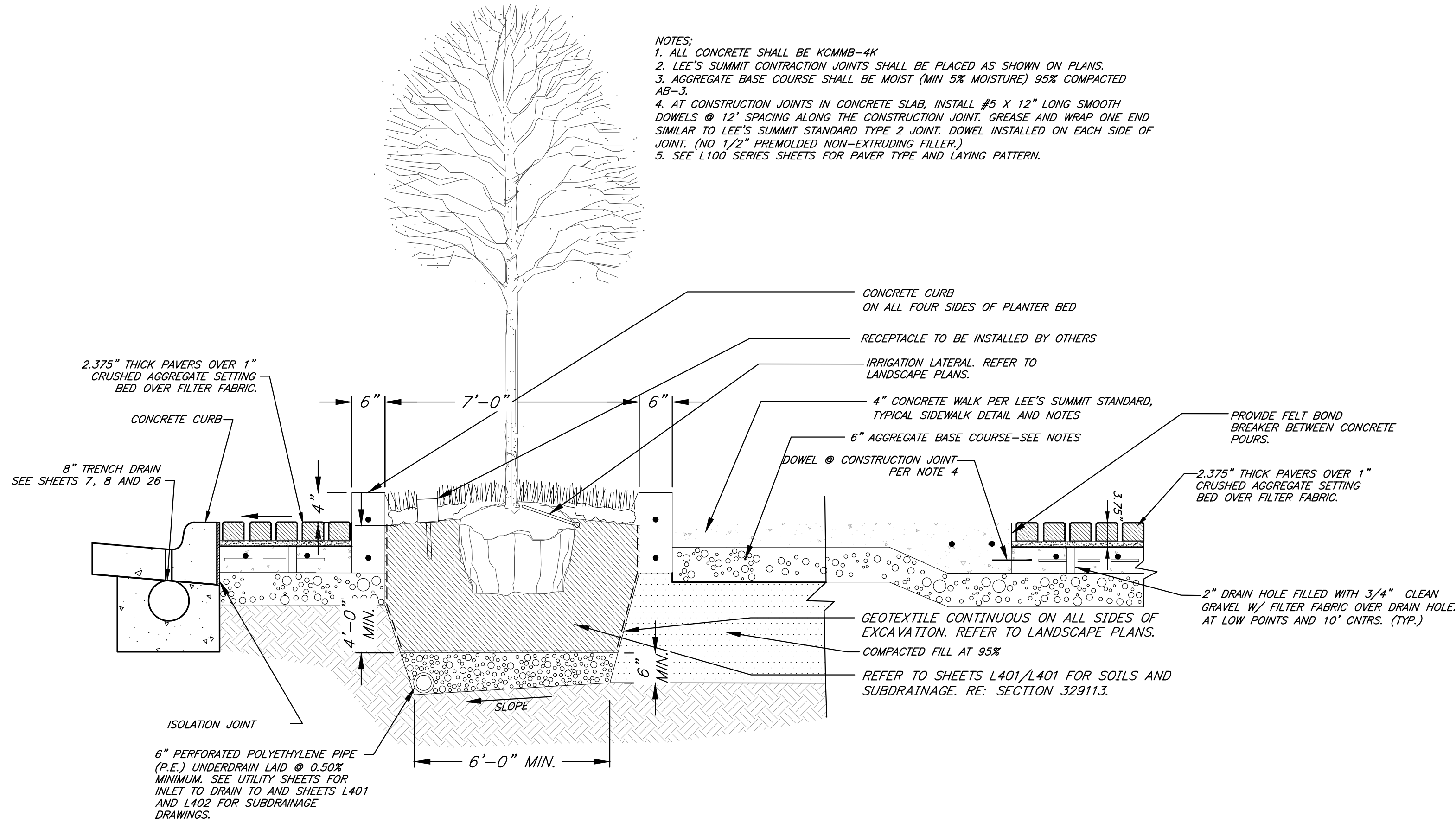
THICKENED EDGE DETAIL

Not to Scale



TYPICAL SIDEWALK LAYOUT

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TREE PLANTER DETAIL

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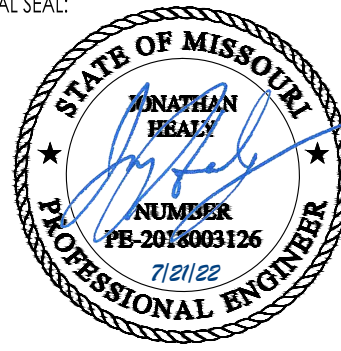
PROJECT:

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3200 NW Paragon Parkway, Lee's Summit, MO 64081

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DRAWING TITLE:

Streetscape
Details

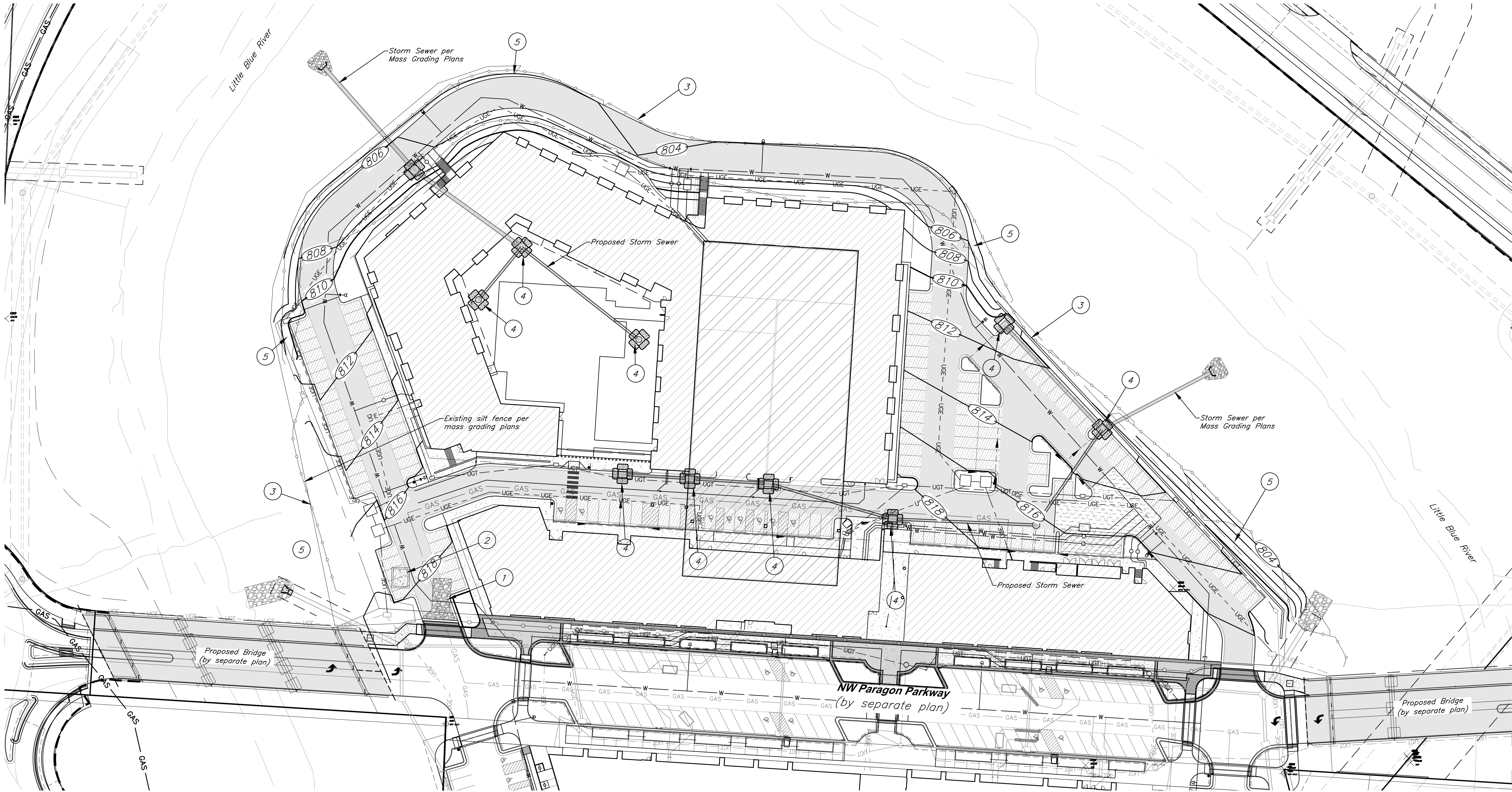
JOB NO: 18017, 19050.07, 19050.08

DATE: 06.28.2022 DRAWN BY: JRH

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C020

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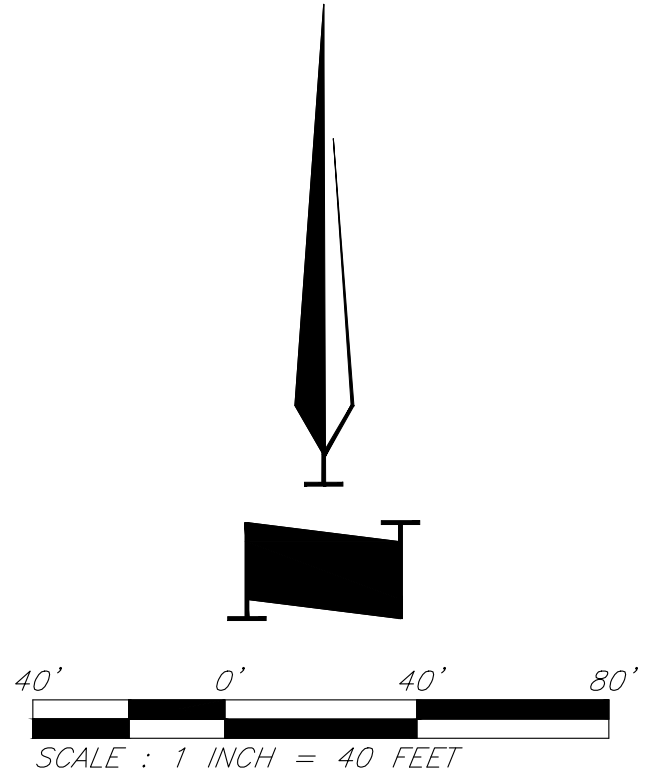


EROSION & SEDIMENT CONTROL STAGING CHART

Project Stage	Ref. No.	BMP Description	May Remove after Stage	Notes
A. Place Erosion Control Prior to Land Disturbance	1	Const. Entrance & Staging Area	C	
	2	Construct Concrete Wash-out	C	
	3	Perimeter Silt Fence	C	
B. Final Grading, Paving, and Landscaping	4	Inlet Protection	C	
	5	Seed & Mulch or Blanket or Sod		Erosion control blanket to be installed w/ seed. Check approved seeding dates and install temporary stabilization if out of seeding season. Install blanket according to manufacturer's instructions and stapling pattern.

Note: Permanent Stabilization will be considered stabilized when 100% of disturbed area is established with perennial vegetation with a density of 70%.

- Legend
- Proposed Contour
 - Existing Contour
 - Geotechnical Boring Location
 - Straw Wattles
 - Inlet Filter Sock
 - Grading Limits
 - Sediment Fence
 - Exist. Sediment Fence (to be maintained on perimeter)



PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top Northeast corner of concrete guardrail at the Northeast corner of 1470 bridge spanning View High Drive. EL=833.80

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PROJECT:

Paragon Star North Village
3200 NW Paragon Parkway, Lee's Summit, MO 64081

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DRAWING TITLE:

Erosion Control Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 06.28.2022 DRAWN BY: JRH

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C021

The layout of erosion control best management practices (BMPs) shown on the engineering plans is intended to control erosion and minimize, if not eliminate, the transport of sediment from the disturbed areas. The Contractor shall be responsible for the evaluation of existing surface drainage patterns and for making adjustments to the BMP locations to best control erosion and minimize, if not eliminate, the transport of sediment from the disturbed areas. The following are measures to achieve the control of erosion and sediment.

- Table 1. Temporary Seeding Dates and Minimum Application Rates

Seedbed Preparation – For oadcast seeding or drilling, loosen soil to depth of 3 inches. For no till, drilling, loosened soil if it is compacted. Loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. For establishment and long-term growth, apply a complete fertilizer at rates recommended by soil tests or as specified in plans and specifications. If soil pH is less than 6.0, apply lime according to soil tests. Incorporate necessary lime and fertilizer to a depth of 3 to 6 inches of soil.

Installation — For the best results use certified seed. Apply seed uniformly using a cyclone seeder, drop-type spreader, drill, cultipacker seeder or hydroseeder. When using a drill seeder, plant rye or other grains about 1 inch deep and plant grasses no more than ½ inch. A vegetative straw mulch cover shall be applied over the seed mixture to help germinate and establish plant cover, control weeds, and protect seed mixture against temperature extremes. Follow straw mulch preparation and application procedures described herein.

- Site Preparation – Divert runoff water from areas above the site that will be mulched. Remove stumps, roots and other debris from the construction area. Grade area as needed to permit the use of equipment for seeding, mulching and maintenance. Shape area so that it is relatively smooth.*

Application — Spread straw mulch uniformly over the area with a power blower, hydroseeder, or by hand. No more than 25% of the ground surface should be visible after spreading. Apply straw mulch at a rate of 1.5 tons per acre as a seed cover or 2.5 tons per acre as a stand alone cover. The straw should be dry, unchopped, unweathered; free of weed seeds and rot. In areas of steep slopes or high winds, or in critical areas such as swales, mulching may need to be secured to the ground with a binder, netting, or tacking.

- Seedbed Preparation** – loosen soil to depth of 3 inches. For no till drilling, loosen soil if it is compacted. Loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. For establishment and long-term growth, apply a complete fertilizer at rates recommended by soil tests or as specified in plans and specifications. If soil pH is less than 6.0, apply lime according to soil tests. Incorporate necessary lime and fertilizer to a depth of 3 to 6 inches of soil.

Installation – For the best results use certified seed. Apply seed uniformly using a hydroseeder. A vegetative straw mulch cover shall be applied over the seed mixture to help germinate and establish plant cover, control weeds, and protect seed mixture against temperature extremes. Follow straw mulch preparation and application procedures described in the Standards and Specifications of the City of Lee's Summit, Missouri.

a. *Silt Fence* – A temporary sediment barrier consisting of a geotextile fabric shall be installed as shown on the attached engineering plans and details. Silt fencing shall be installed to maintain sediment onsite.

Minimum Requirements:

Location – Fence should be built on a nearly level grade and at least 10 feet from the toe of the slope to provide a broad shallow sediment pool. Install on the contour, where fence can intercept runoff as a sheet flow; not located crossing channels, waterways or other concentrated flow paths; not attached to existing trees.

Spacing of Support Posts 10 feet maximum for fence supported by wire; 6 feet maximum for high strength fabric without supportive wire backing. Support posts should be driven into the ground a minimum of 10 inches deep.

Trench – Bottom 1 foot of fence must be buried minimum of 4 inches deep.

- b. *Inlet Protection* – When installation of the storm drainage system is complete, gravel curb inlet sediment traps will be placed at the drainage system inlets. Construction shall be in accordance with attached engineering plans and details.
- c. *Stockpiles* – The toe of stockpiles shall be placed a minimum of 10 feet from erosion control measures. If stockpiles are to remain for more than 14 days, they shall be temporarily stabilized with vegetative mulch and temporary seeding.

3. *Maintenance* – The contractor shall repair all erosion control measures or re-seed areas that are disturbed or damaged as a result of weather or other situations, within 2 days after the occurrence. This will include all areas bare of vegetation.

-Installation of containment berms and use of drip pans at petroleum product and liquid storage tanks and containers.

- practices. This shall be completed within fourteen (14) days after completing the work, in any area. If this is outside of the seeding period, silt barriers or other similarly effective measures shall be provided until such time that the areas can be seeded.*

7. All erosion control measures, temporary or permanent, require maintenance to preserve their effectiveness. All erosion control devices shall be inspected immediately after each heavy rainstorm and at least daily during prolonged rainfall. Any required repairs should be made immediately. All costs associated with the repair work including related incidentals will be the contractor's responsibility and shall be included in the Contractor's bid for the proposed work. Only after the project is complete and accepted can the erosion control be removed.

8. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seed shall not exceed one percent by weight of mix.

9. During the dates Dec. 15 through May 30 ALL lime, fertilizer, seed, and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October, and November 1st through December 15th, lime, fertilizer, seed, and mulch shall be applied at the following rates:

Lime - 100% of the specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

10. Mulch shall be Vegetative type, cereal straw form stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Apply straw mulch at a rate of 1.5 tons per acre as a seed cover or 2.5 tons per acre as a stand alone cover. Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

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PROJECT

Paragon Star North Village
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Erosion Control Notes

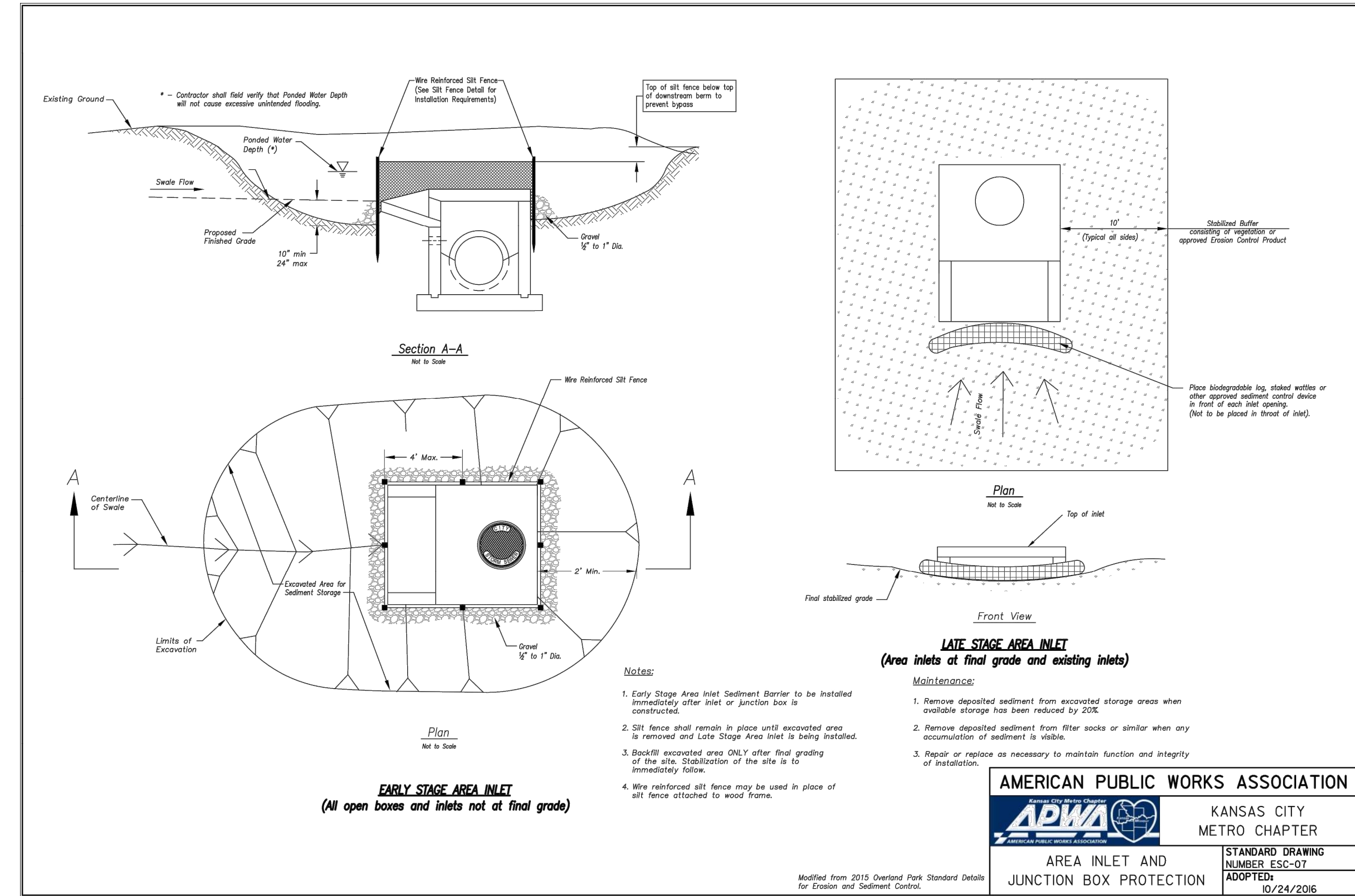
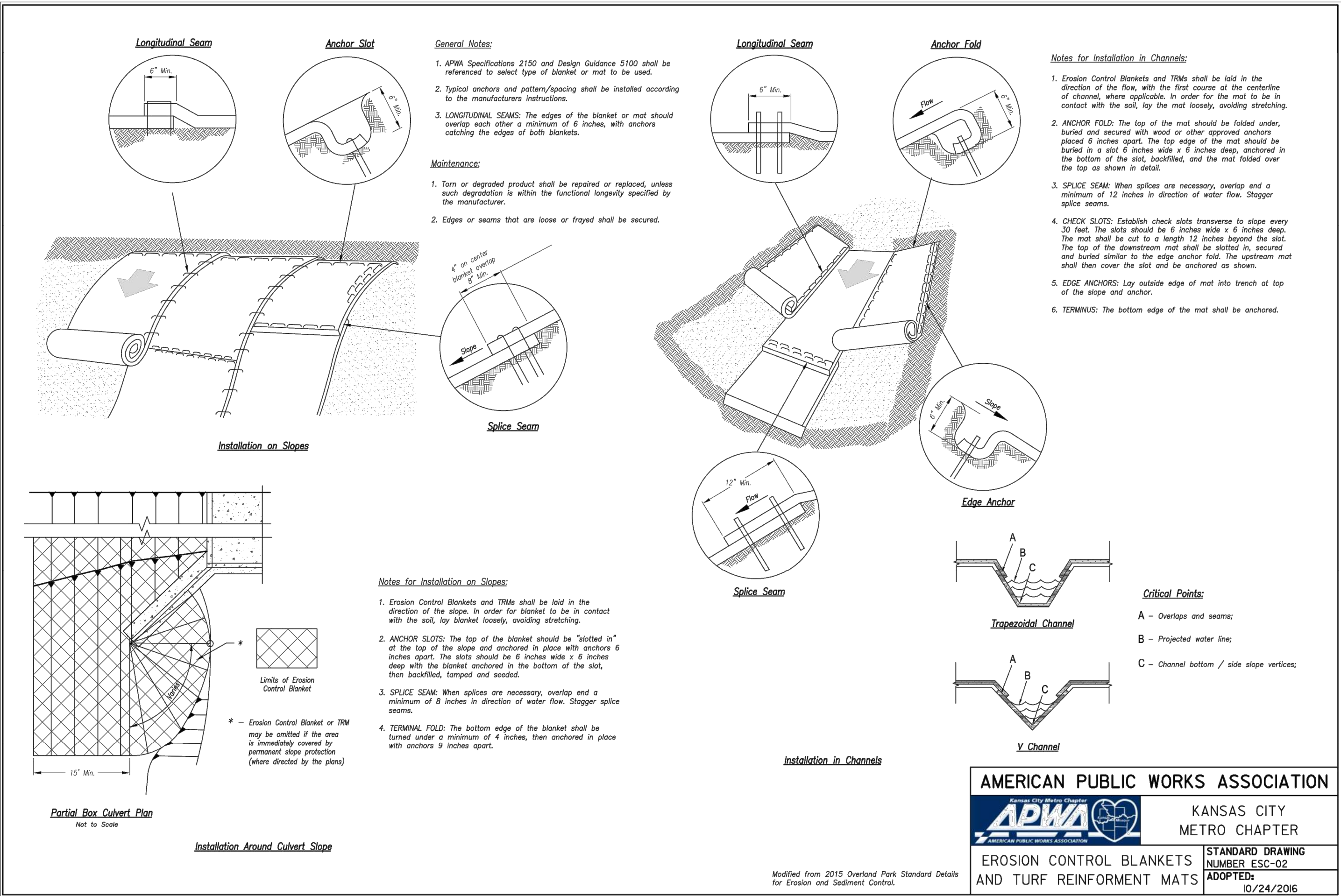
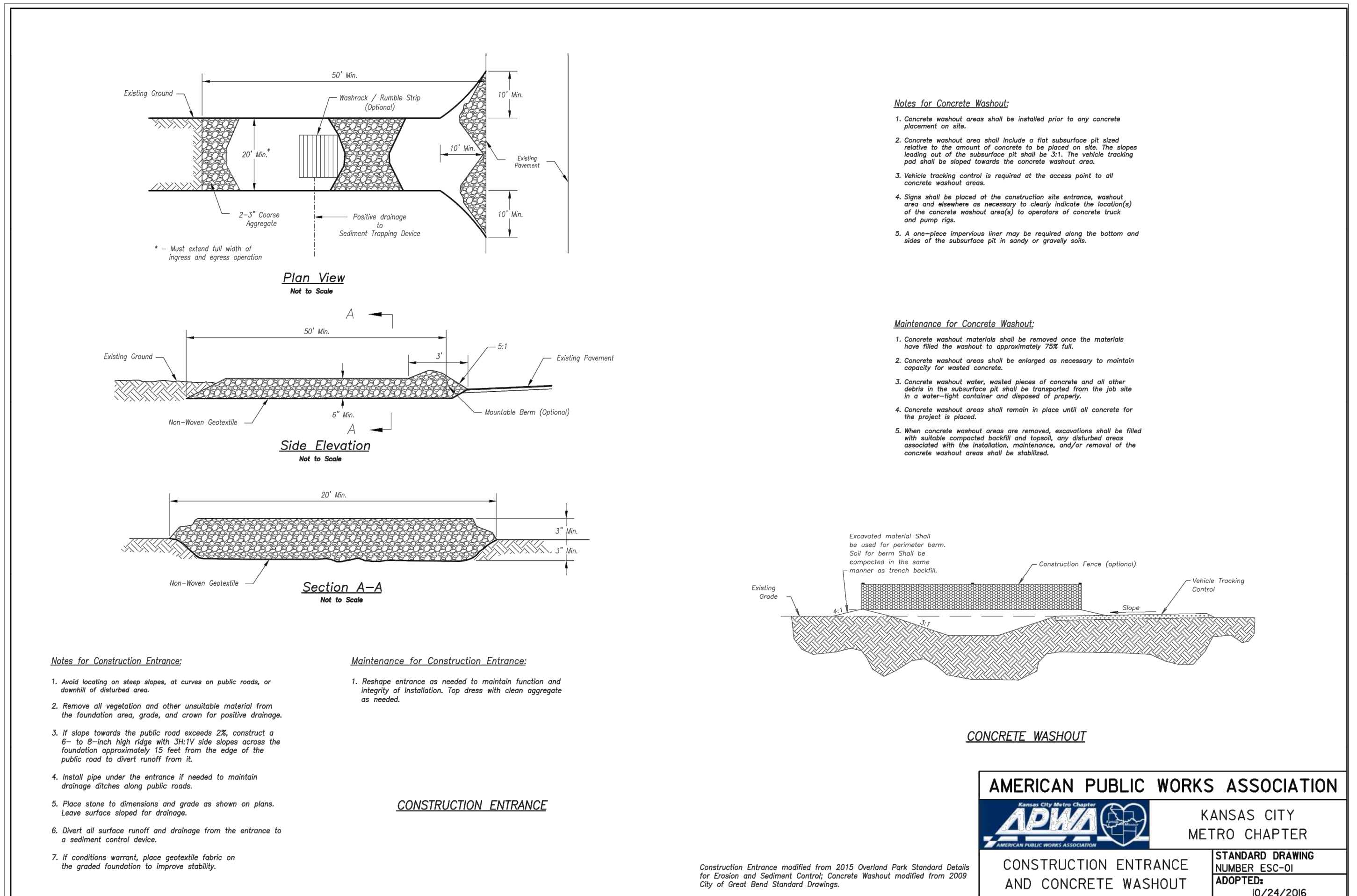
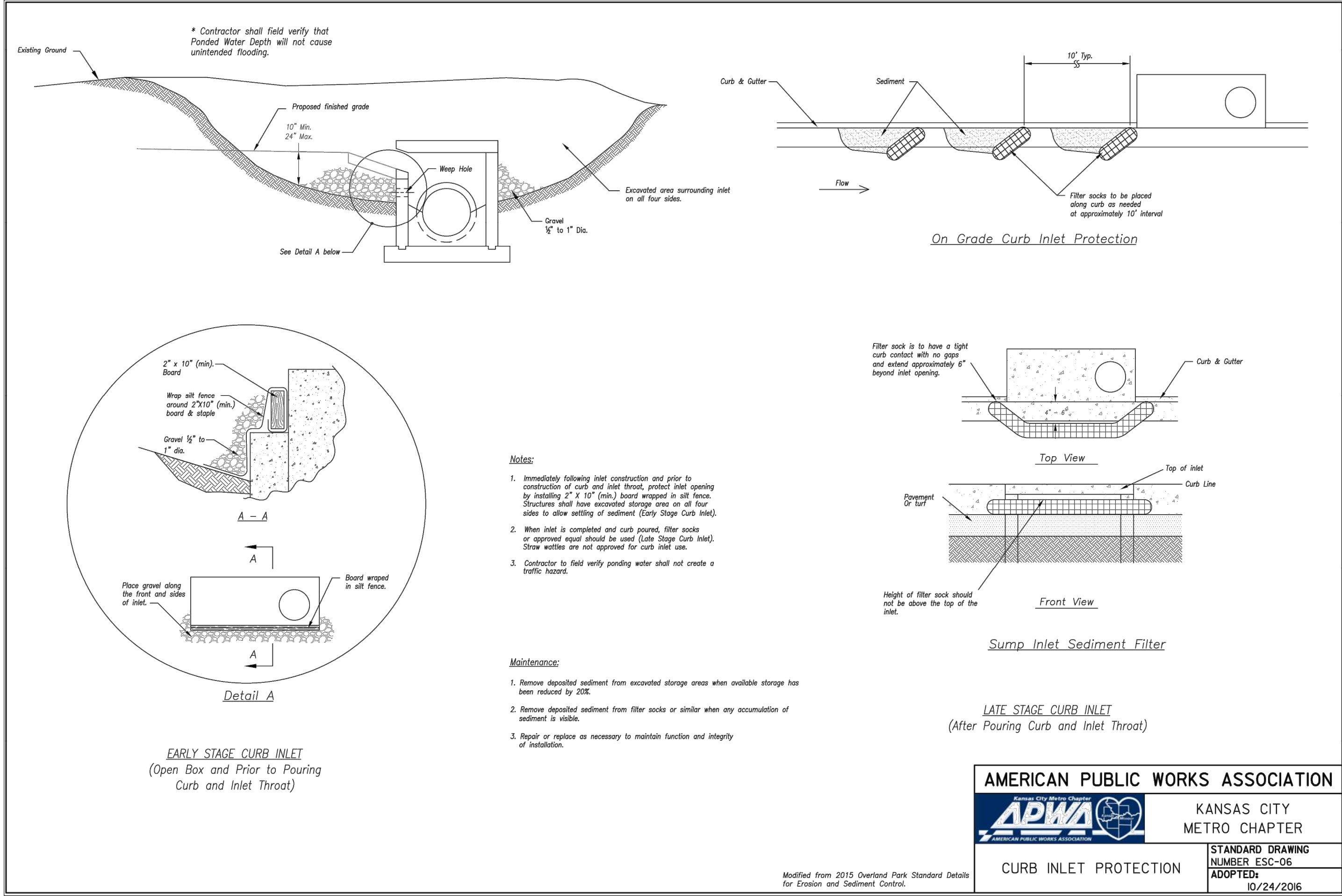
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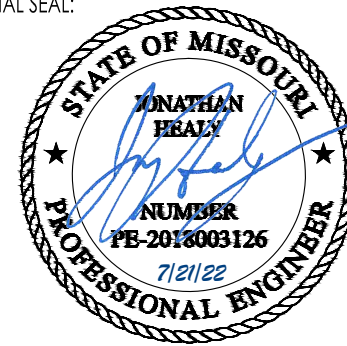
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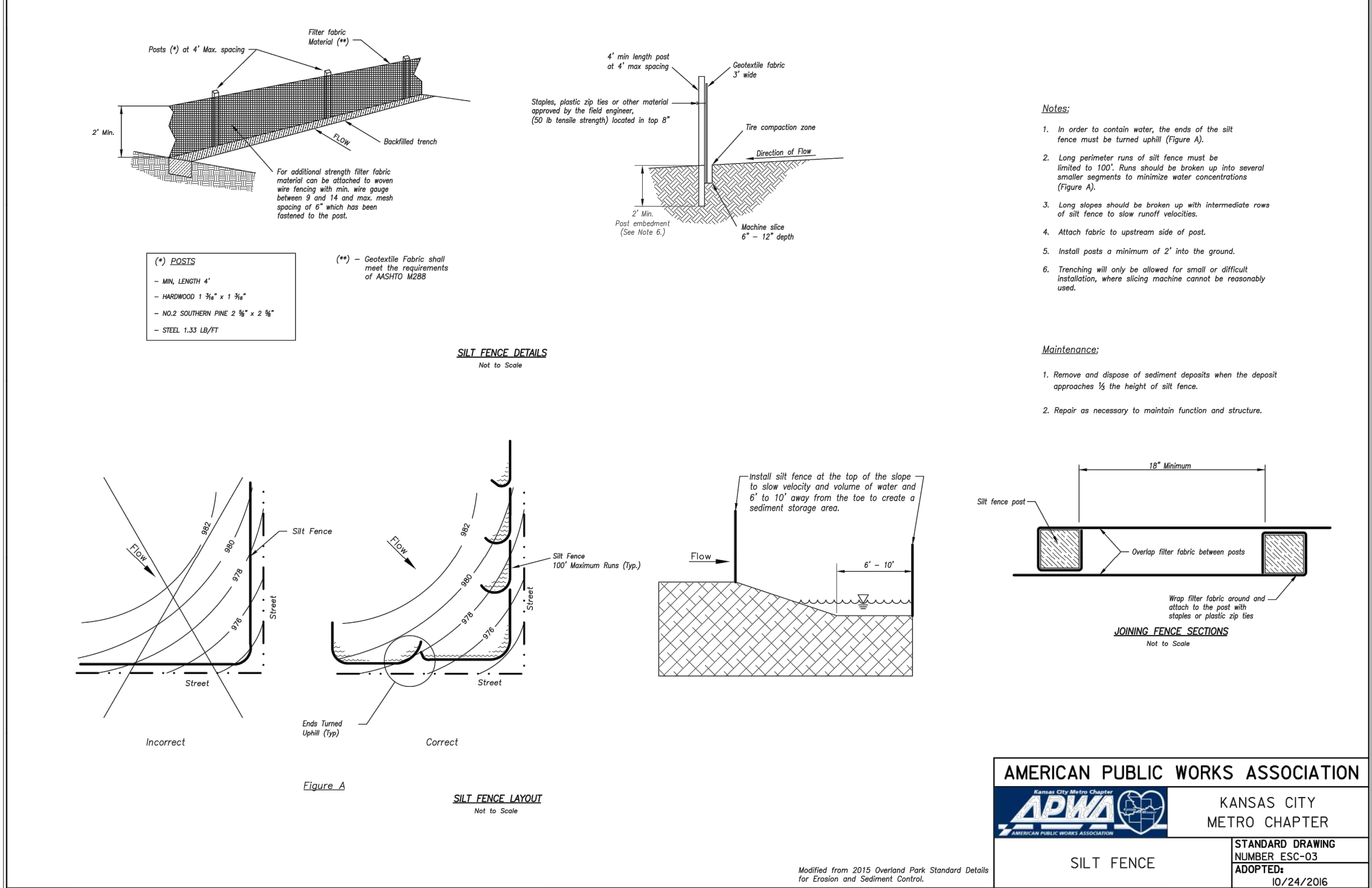
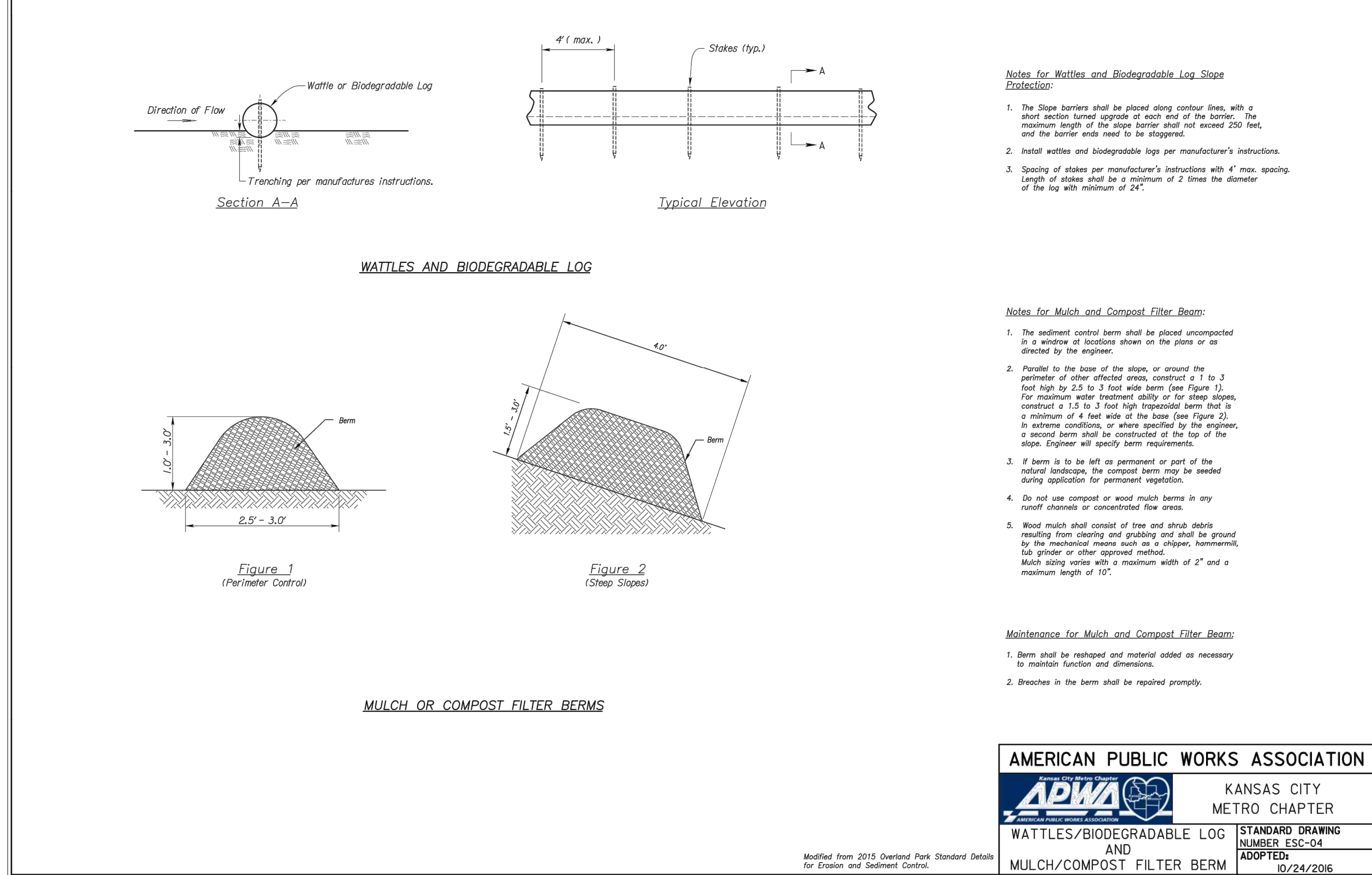
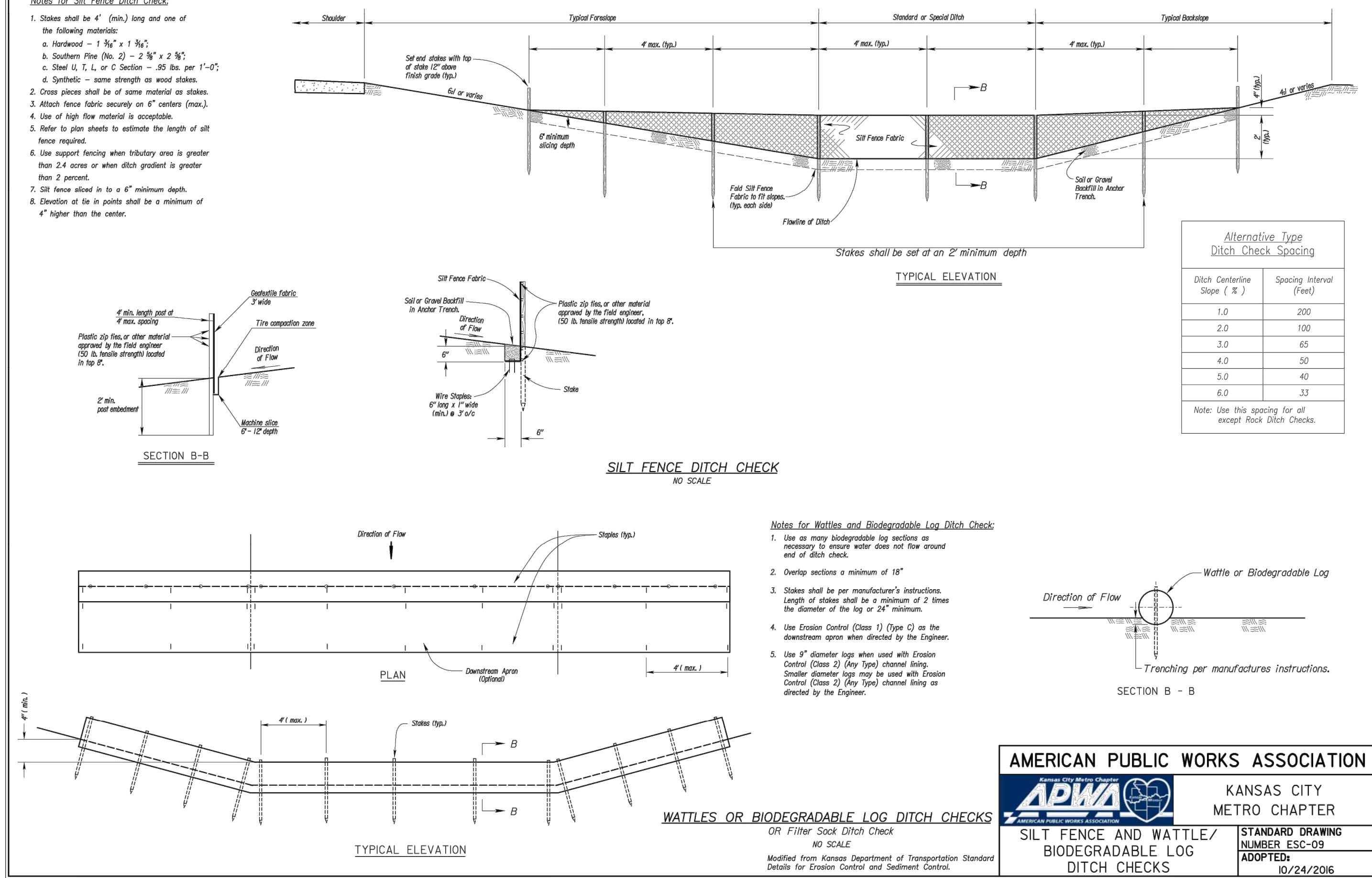
Erosion Control Details

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DATE: 06.28.2022 DRAWN BY: JRH


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C023



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C024



DRAWING TITLE:

Turning Movements

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 DATE: 06.28.2022 DRAWN BY: JRH

SHEET NO:

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