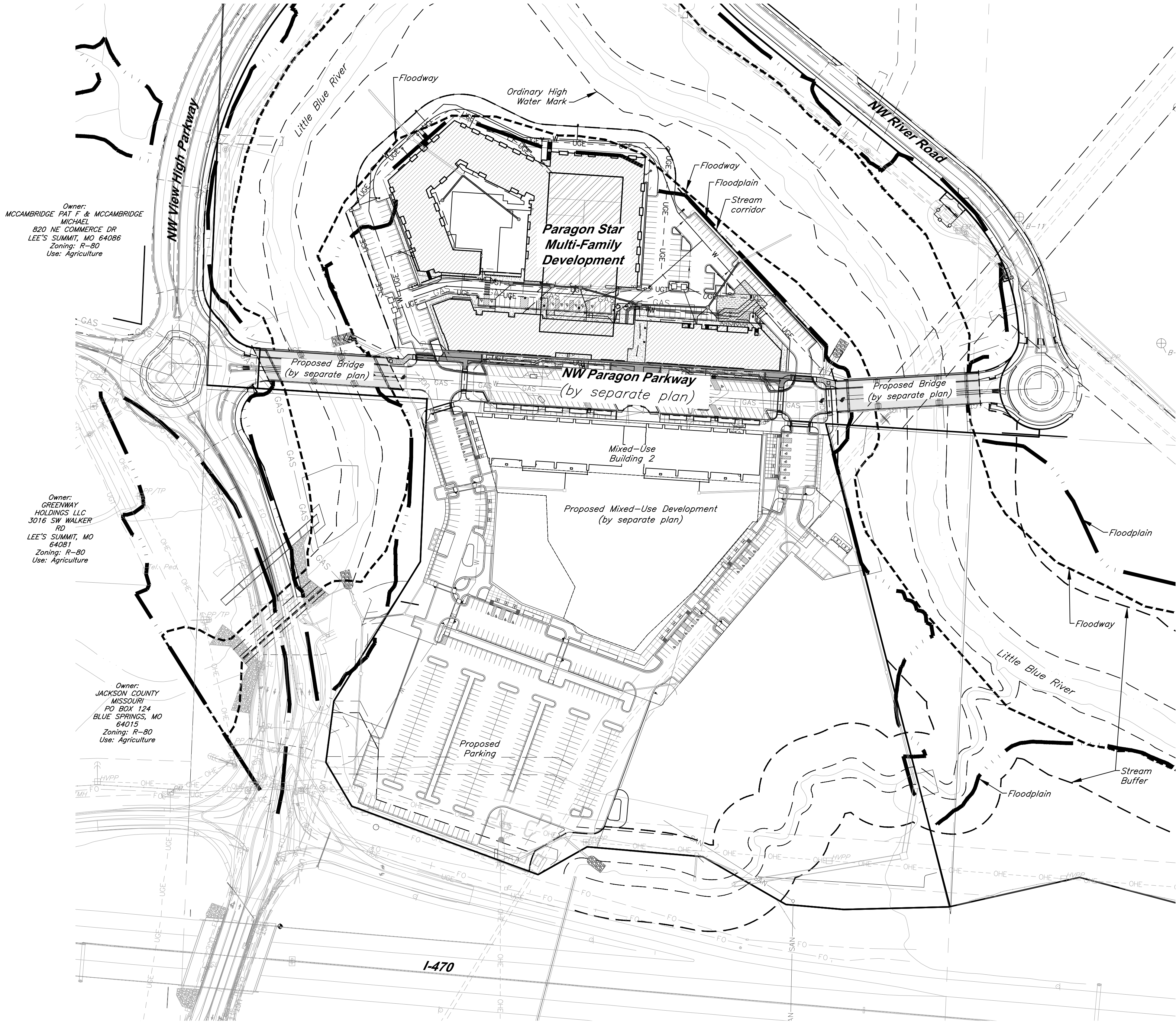


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Owner:  
MCCAMBRIDGE PAT F & MCCAMBRIDGE  
MICHAEL  
820 NE COMMERCE DR  
LEE'S SUMMIT, MO 64086  
Zoning: R-80  
Use: Agriculture

Owner:  
GREENWAY  
HOLDINGS LLC  
3016 SW WALKER  
RD  
LEE'S SUMMIT, MO  
64081  
Zoning: R-80  
Use: Agriculture

Owner:  
JACKSON COUNTY  
MISSOURI  
PO BOX 124  
BLUE SPRINGS, MO  
64015  
Zoning: R-80  
Use: Agriculture

### Prepared and Submitted By:

George Butler Associates, Inc.  
9801 Renner Boulevard Lenexa, Kansas 66219  
Phone: 913-492-0400 Fax: 913-577-8312  
Contact: Jay Healy, P.E.  
Email: jhealy@gbateam.com

### 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.

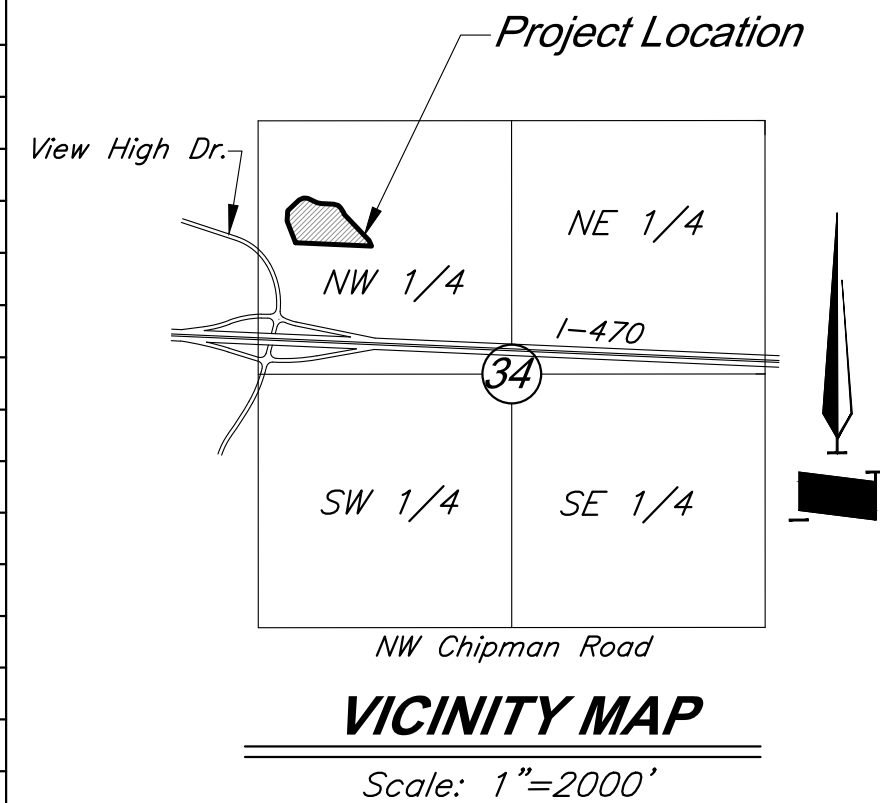
### Zoning:

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



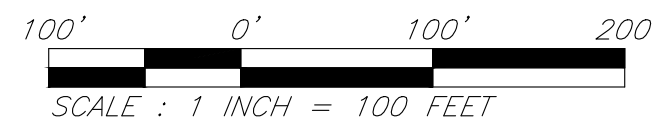
### Legend

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

FDP Resubmittal

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

**General Site Plan**

JOB NO: 18017, 19050.07, 19050.08

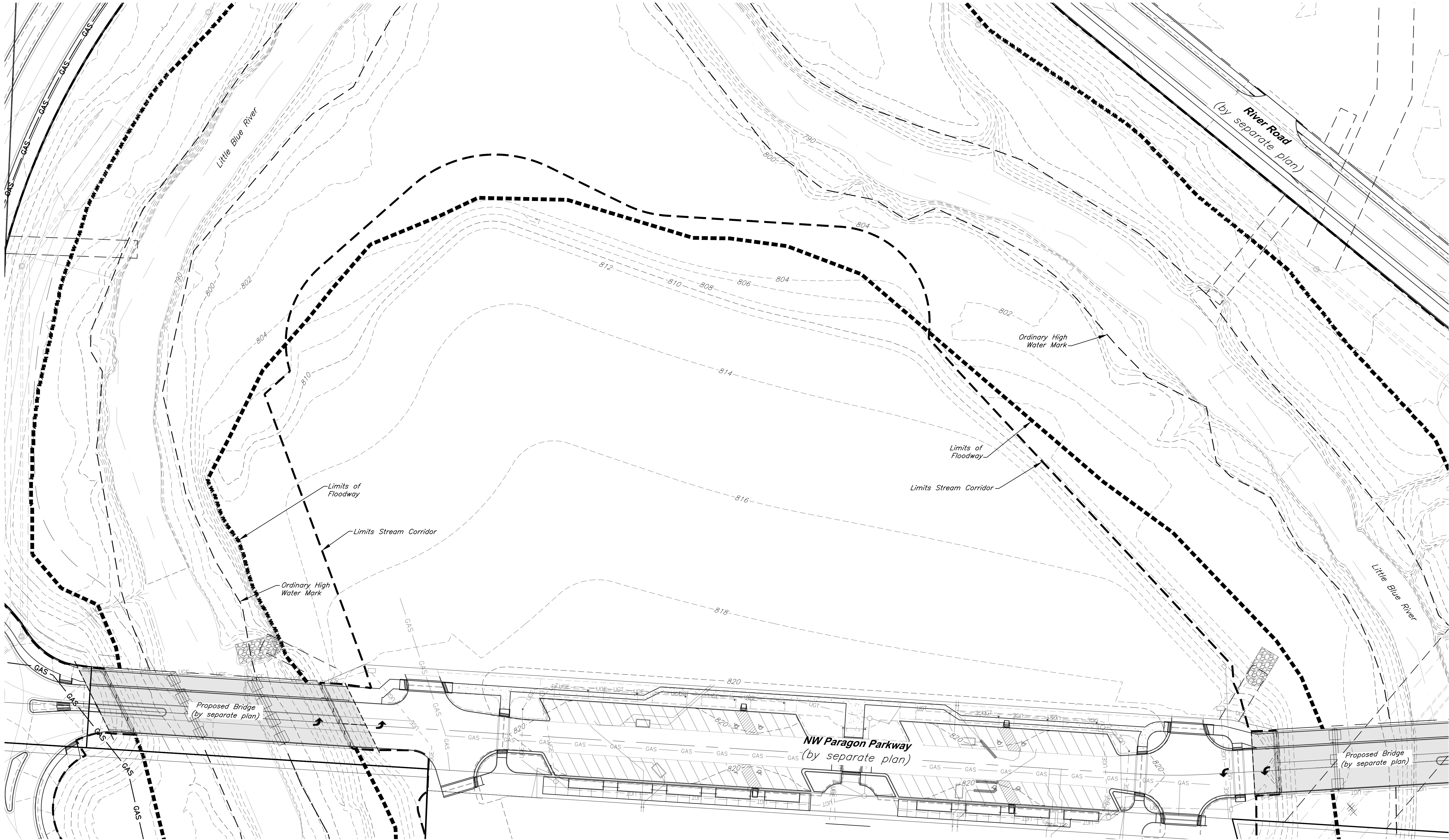
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SHEET NO:

**C001**

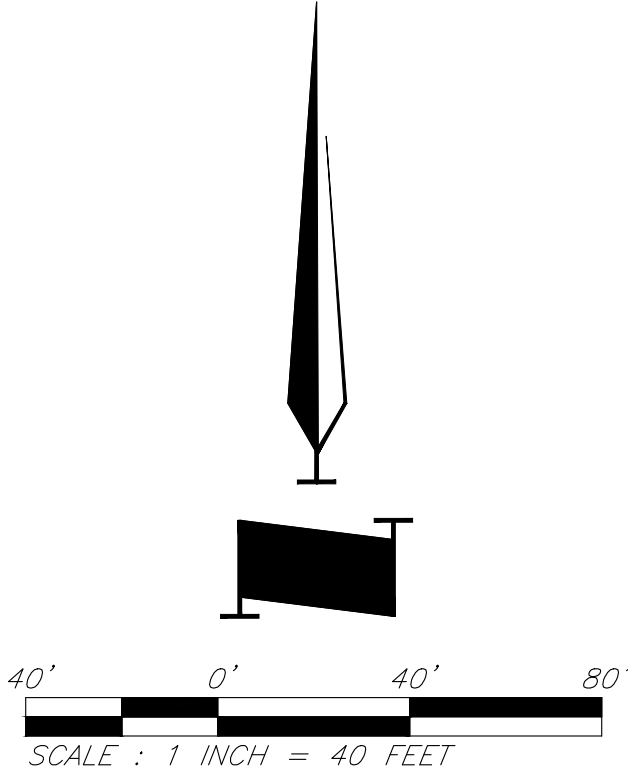


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**CAUTION!**  
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

- 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

**FDP Resubmittal**

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

**Existing Conditions**

JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022    DRAWN BY: JRH

SHEET NO:











**C002**

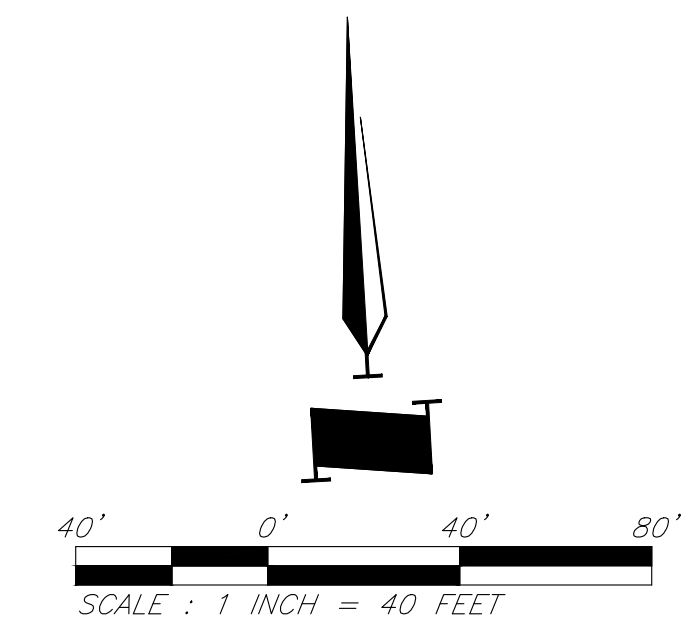


C003



**LEGEND**


	Existing Contour		Existing Flood Zone AE
	Proposed Contour		Existing Flood Zone X
	Proposed Top of Curb		Stream Corridor
	Proposed Spot Grade		Proposed Floodplain
	Drainage Flow Arrow		Proposed Floodway



PROJECT: \_\_\_\_\_

ISSUE:

PROFESSIONAL SEAL:



STATE OF MISSOURI  
JONATHAN HEALY  
NUMBER  
PE-2018003126  
9/28/22  
PROFESSIONAL ENGINEER

DRAWING TITLE:

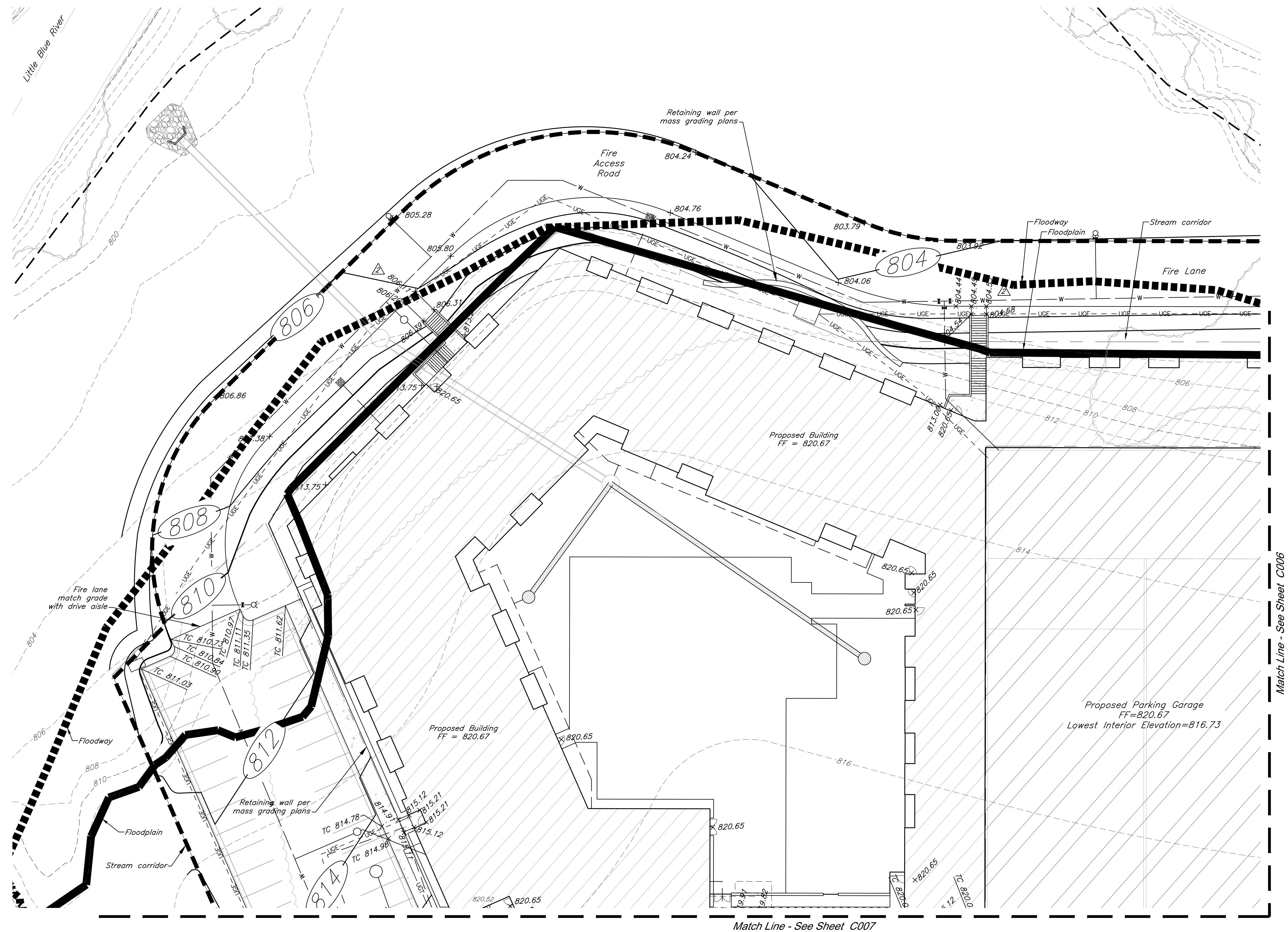
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DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO: \_\_\_\_\_

0001











C004

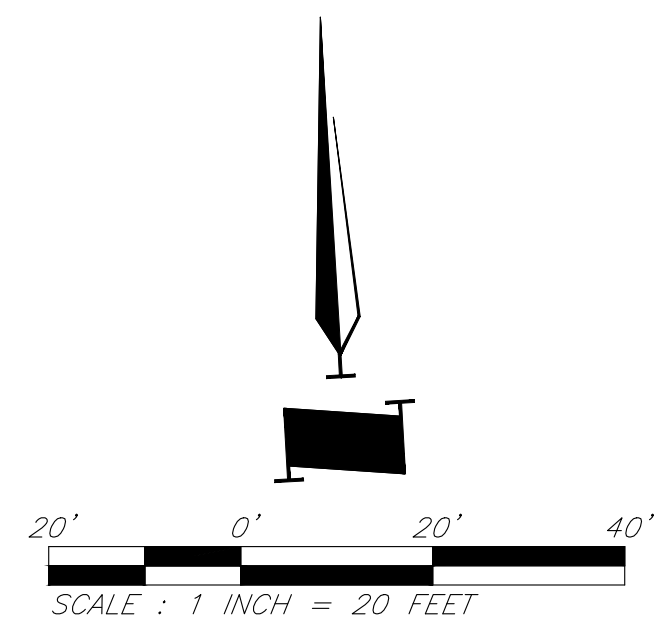




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utilities prior to commencing  
construction.

**LEGEND**

	Existing Contour		Existing Flood Zone AE
	Proposed Contour		Existing Flood Zone X
	Proposed Top of Curb		Stream Corridor
	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

FDP Resubmittal

ISSUE:

2 7/11/22 Addendum 1

PROFESSIONAL SEAL:



DRAWING TITLE:

## Grading Plan

IOB NO: 18017 19050 07 19050 08

DATE: 08.12.2022      DRAWN BY: JRH

SHEET NO.

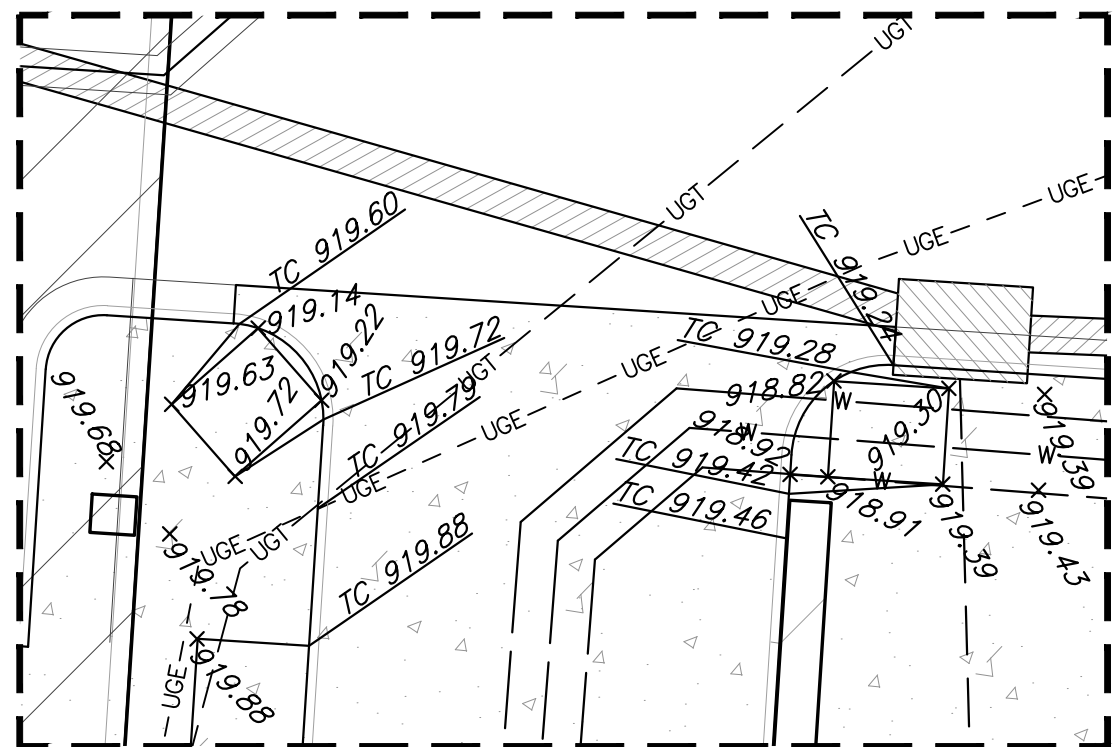
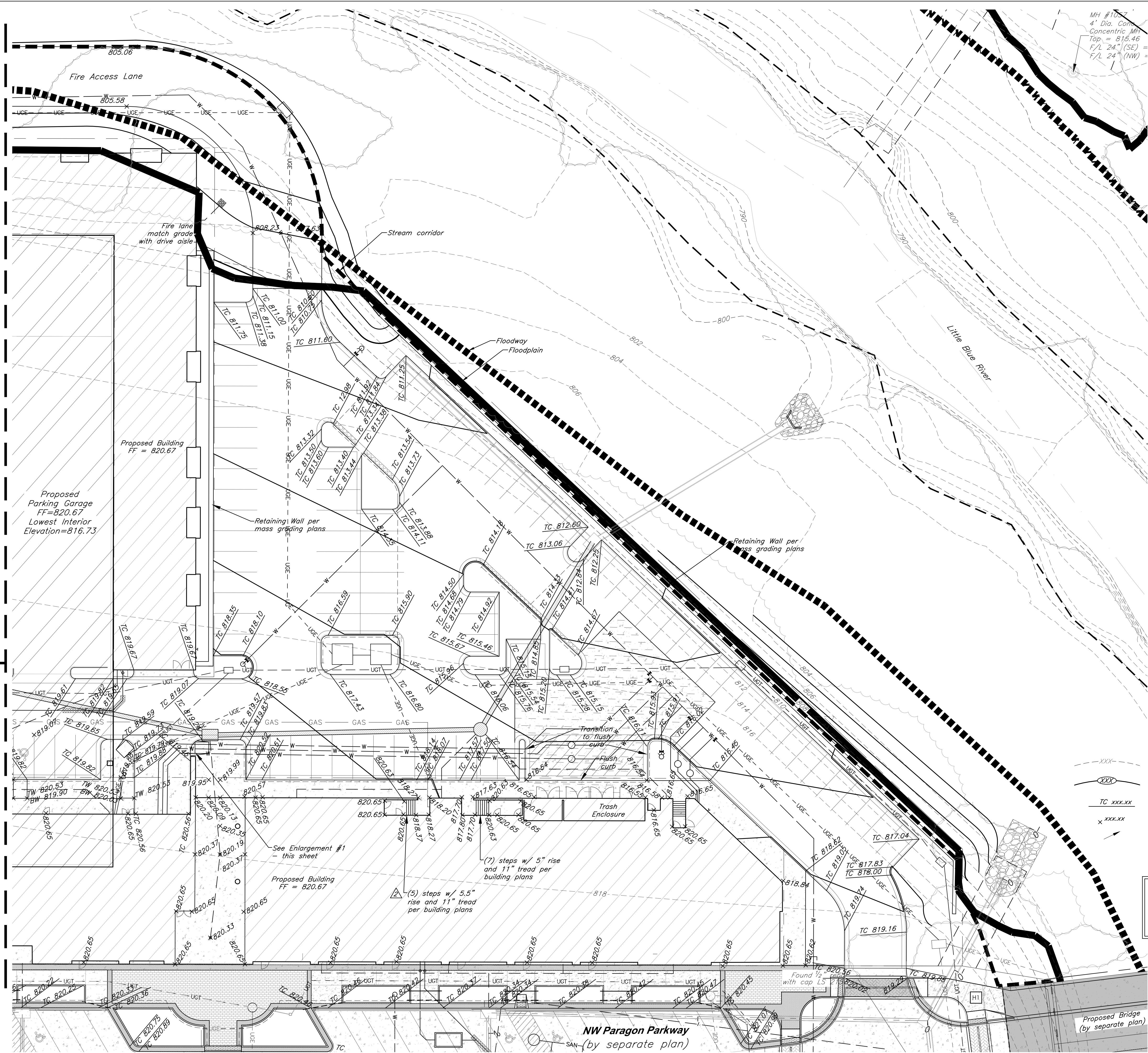
C005



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Match Line - See Sheet C008

Match Line - See Sheet C007

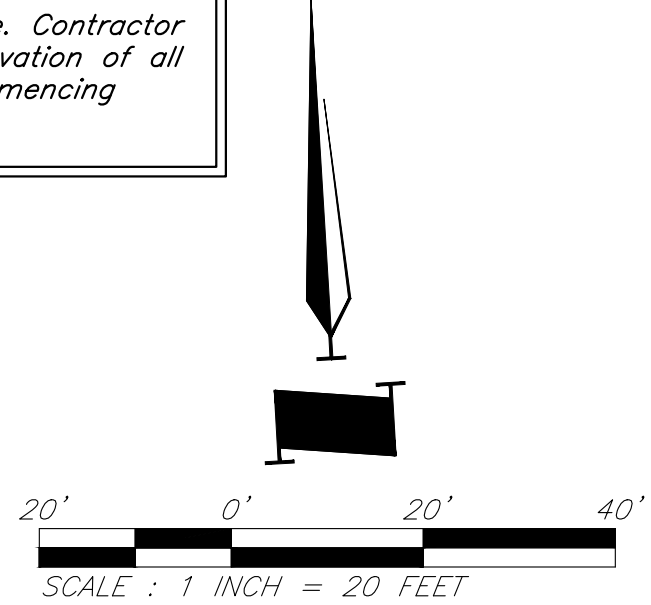


### LEGEND

---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!

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



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PROJECT:

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

FDP Resubmittal

ISSUE:

7/11/22 Addendum 1

PROFESSIONAL SEAL:



DRAWING TITLE:

Grading Plan

JOB NO: 18017, 19050.07, 19050.08

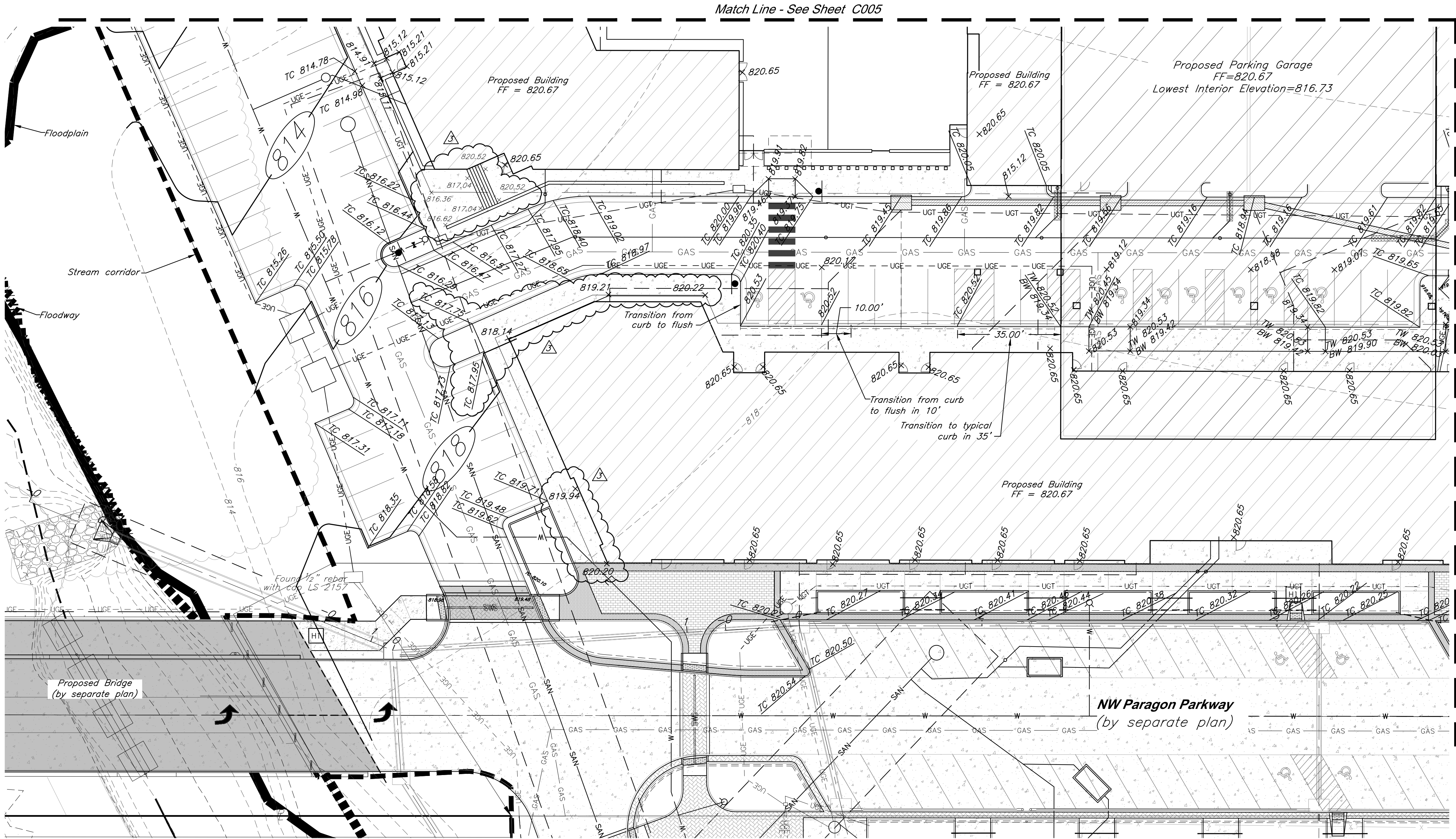
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SHEET NO:

C006

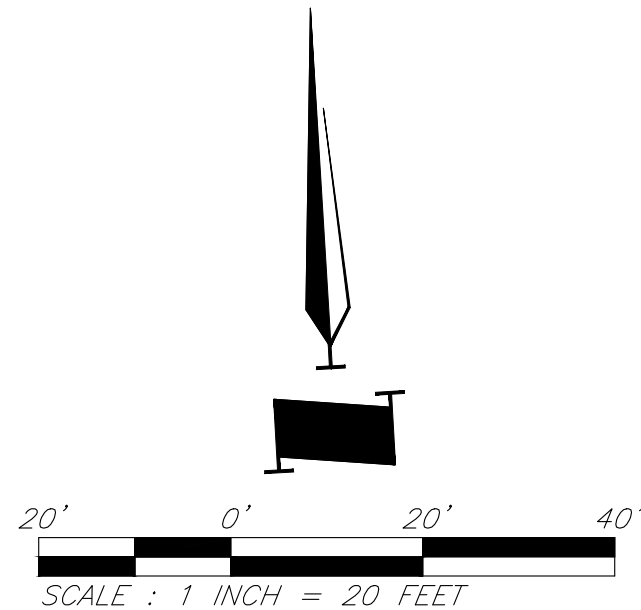


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**CAUTION!**  
Numerous Utilities on site. Contractor  
to verify location and elevation of all  
utilities prior to commencing  
construction.

LEGEND			
	Existing Contour		Existing Flood Zone AE
	Proposed Contour		Existing Flood Zone X
	Proposed Top of Curb		Stream Corridor
	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

FDP Resubmittal

ISSUE:

7/20/22 Addendum 2

PROFESSIONAL SEAL:



DRAWING TITLE:

Grading Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

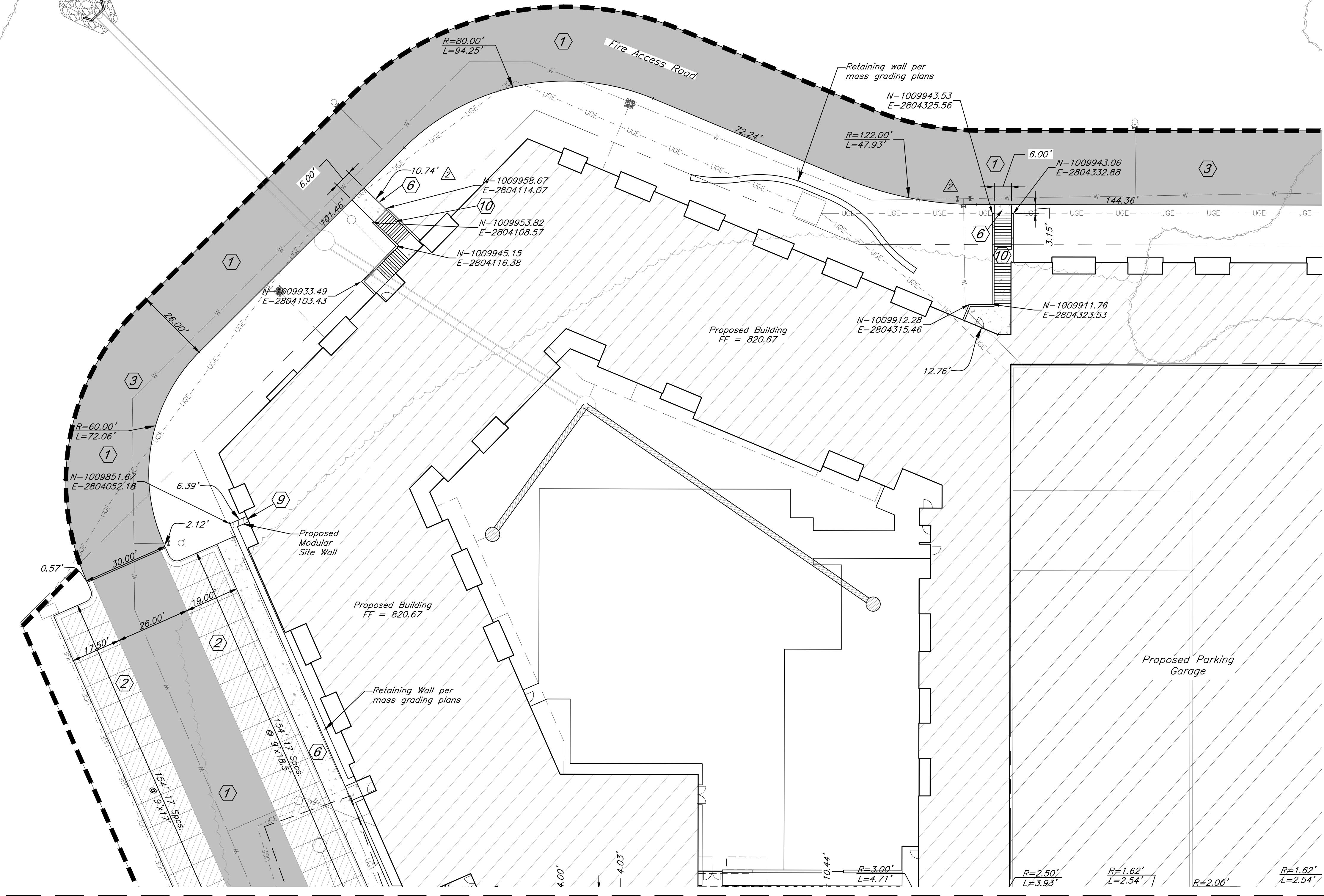
SHEET NO:

C007



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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.

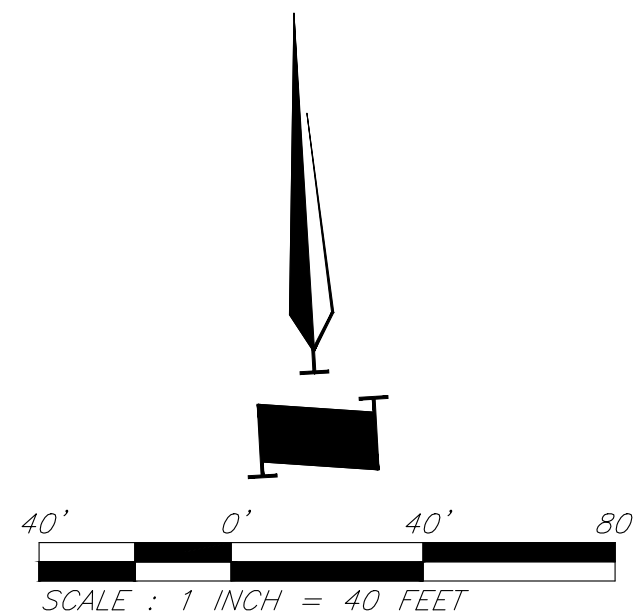
CAUTION!

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

	Proposed HD Asphalt Surface
	Proposed LD Asphalt Surface
	Type CG-1 "Dry Curb"
	Proposed Modular Site Wall
	Proposed Concrete Walk

LEGEND

	Proposed Water Line
	Proposed Storm Sewer
	Existing Sanitary Sewer
	Crosswalk Sign / Stop Sign (Typ)
	Proposed Grass Paver



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PROJECT:

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

ISSUE:

7/11/22 Addendum 1

PROFESSIONAL SEAL:



DRAWING TITLE:

Dimension Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

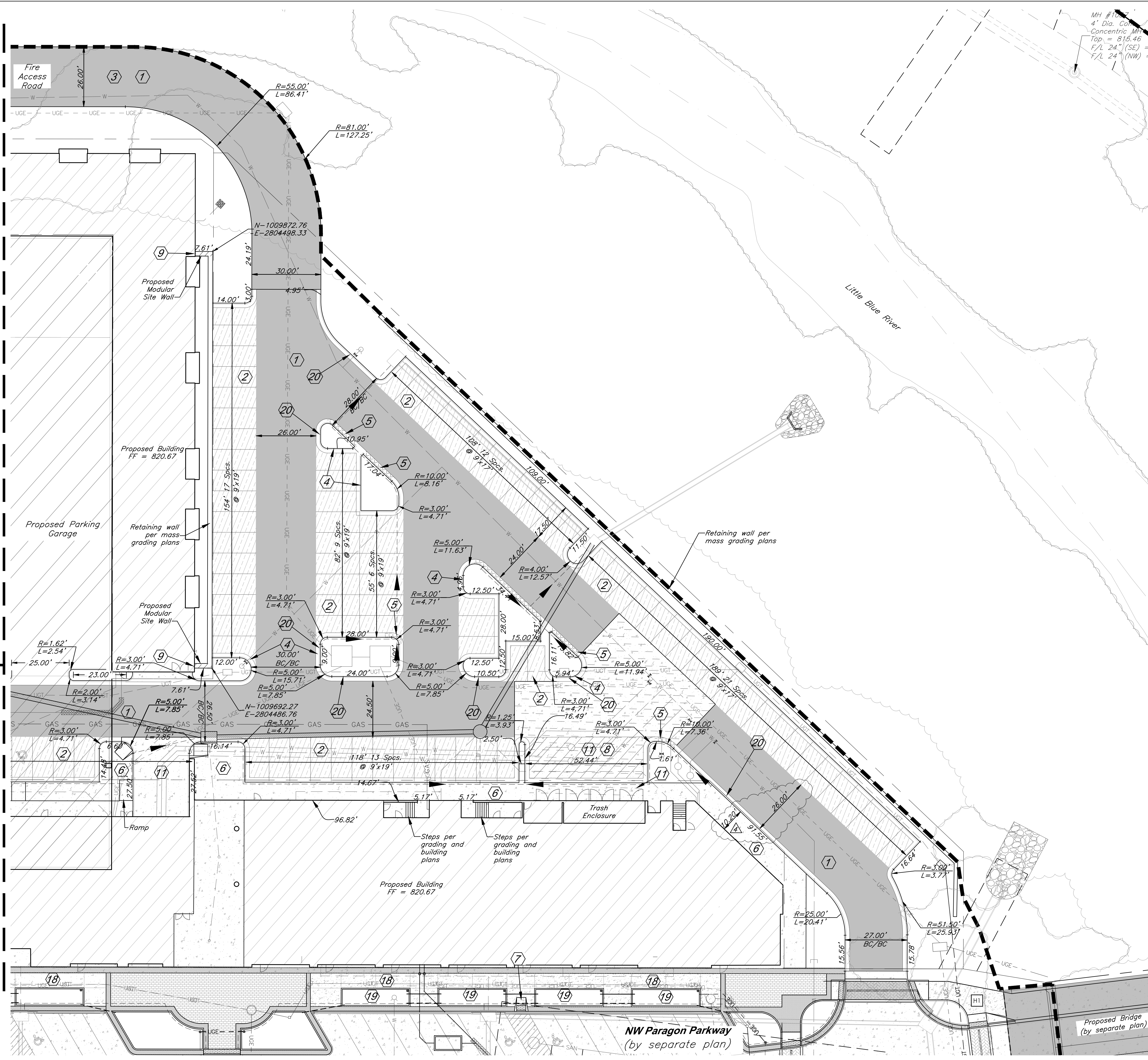
C008



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Match Line - See Sheet C008

Match Line - See Sheet C010



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**CONSTRUCTION NOTES:**

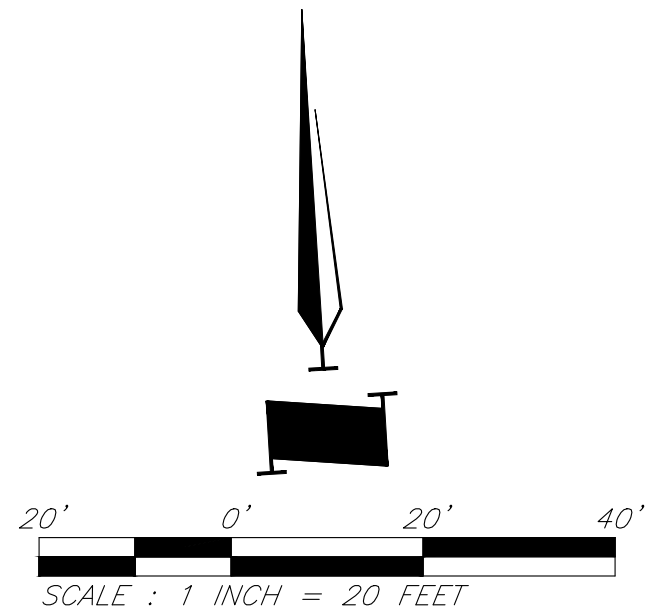
- 1 Proposed HD Asphalt Pavement
- 2 Proposed LD Asphalt Pavement
- 3 Proposed Fire Access Road
- 4 Type CG-1 Curb & Gutter
- 5 Type CG-1 "Dry" Curb & Gutter
- 6 Construct Concrete Sidewalk
- 7 Construct ADA Ramp
- 8 No Parking Pavement Striping for Trash Enclosure
- 9 Construct Modular Site Walls per 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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PROJECT:

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

FDP Resubmittal

ISSUE:

4	9/28/22	ASI 1

PROFESSIONAL SEAL:



DRAWING TITLE:

Dimension Plan

JOB NO: 18017, 19050.07, 19050.08

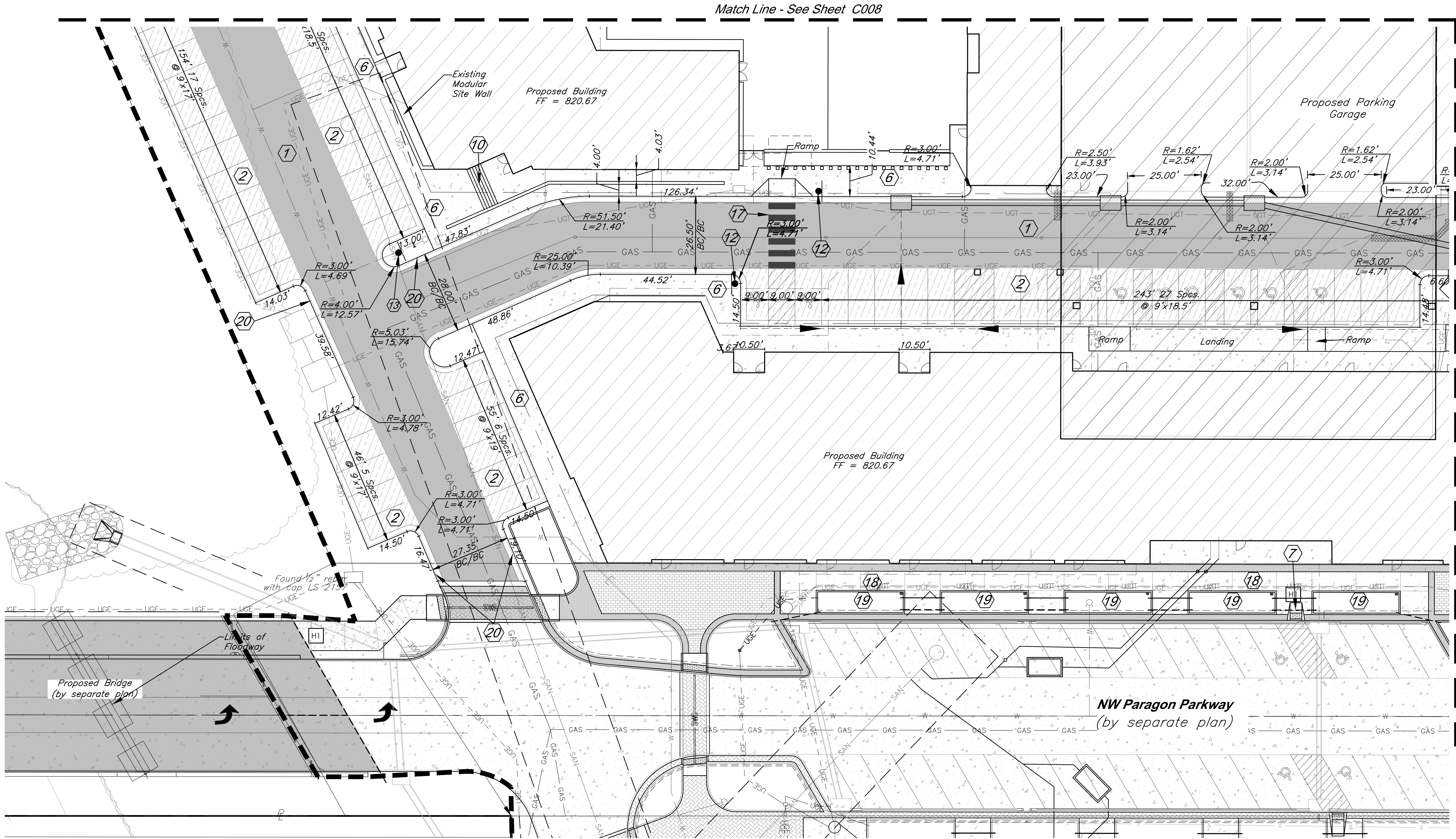
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SHEET NO:

**C009**

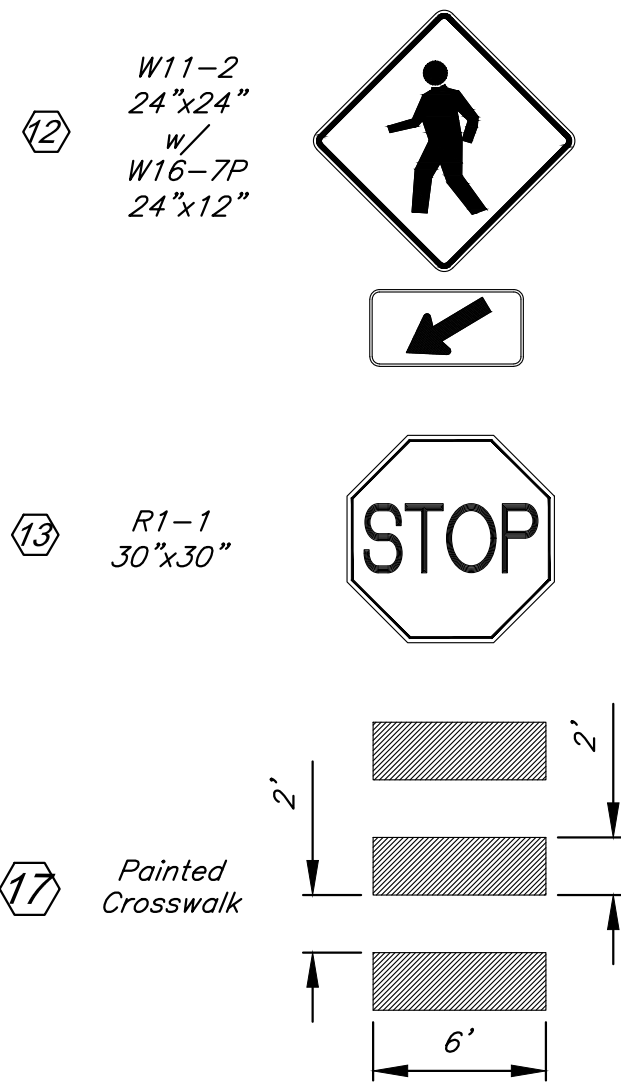


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Notes:

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". Wording shall not be spaced greater than 15 feet apart.

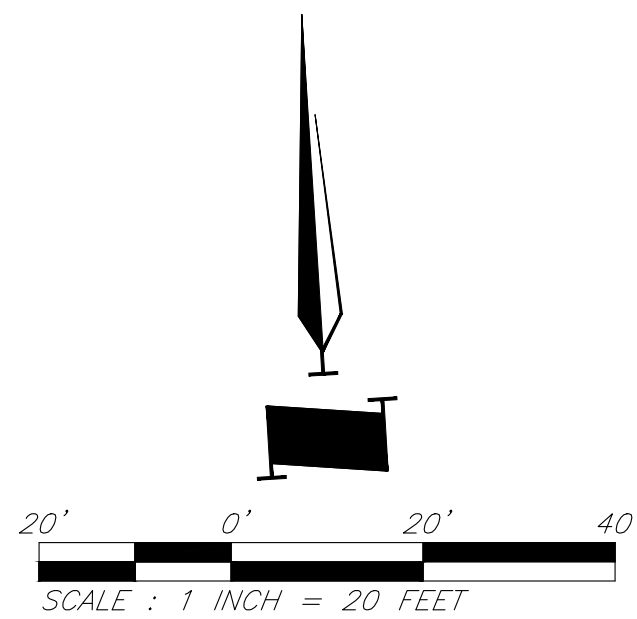
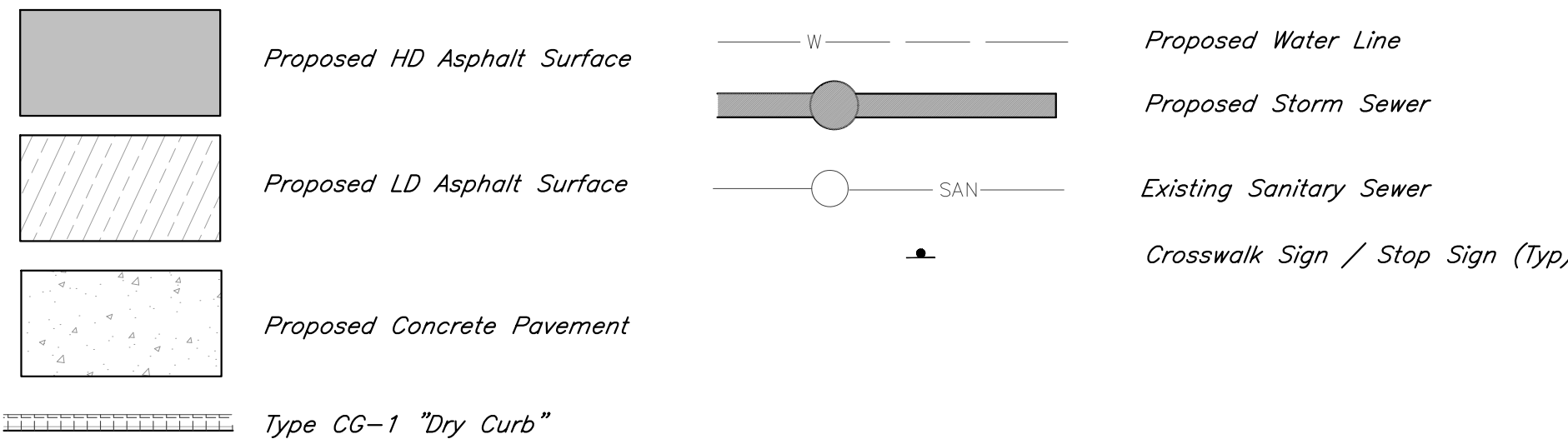
DIMENSION NOTES:

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.

CAUTION!

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

LEGEND



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PROJECT:

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

FDP Resubmittal

ISSUE:


PROFESSIONAL SEAL:



DRAWING TITLE:

Dimension Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

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+18.41,  $\ell$ =809.26.  $\ell$  End of wye=809.93. Install 67 LF 6" Dia. SDR26 PVC Pipe @ 1% to S3.
- (S2) Install Cleanout
- (S3) Connect to 6" building stub,  $\ell$ =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,  $\ell$ =809.17.  $\ell$  End of Tee=809.84. Install 200 LF 6" Dia. SDR26 PVC Pipe @ 1% to S5.
- (S5) Install wye connection,  $\ell$ =811.83. Install 21 LF 6" Dia. SDR26 PVC Pipe @ 1% to S6. Install 60.5 LF 6" Dia. SDR26 PVC Pipe @ 1% to S7.
- (S6) Connect to 6" building stub,  $\ell$ =812.04. See MEP plan for continuation.
- (S7) Install wye connection,  $\ell$ =812.44. Install 19 LF 6" Dia. SDR26 PVC Pipe @ 1% to S8. Install 95 LF 6" Dia. SDR26 PVC Pipe @ 1% to S9.
- (S8) Connect to 6" building stub,  $\ell$ =812.63. See MEP plan for continuation.
- (S9) Connect to 6" building stub,  $\ell$ =813.39. 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,  $\ell$ =811.41±. Install 6 LF 6" dia. SDR26 PVC north to building stub,  $\ell$ =813.67.
- (S15) Connect 4" Service Line to existing Sanitary Sewer Service Stub,  $\ell$ =811.41±. Install 6 LF 4" dia. SDR26 PVC north to building stub (grease line),  $\ell$ =813.67.
- (S16) Connect 6" Service Line to existing Sanitary Sewer Service Stub,  $\ell$ =813.20±.
- (S17) Connect 4" Service Line to existing Sanitary Sewer Service Stub (grease line),  $\ell$ =813.20±.

Storm Sewer Construction Notes

- (ST1) Connect roof drain line to Structure 5002,  $\ell$ =813.00. Install 6 LF 10" Dia. SDR 26 PVC @ 2% to ST2.
- (ST2) Install tee connection,  $\ell$ =813.12. Install 21 LF 10" Dia. SDR26 PVC @ 2% to ST3. Install 14 LF 10" Dia. SDR26 PVC @ 2% to ST4.
- (ST3) Connect to building stub,  $\ell$ =813.54. See MEP Plan for continuation.
- (ST4) Install tee connection,  $\ell$ =813.40. Install 6.5 LF 10" Dia. SDR26 PVC @ 2% to ST5. Install 70.5 LF 10" Dia. SDR26 PVC @ 2% to ST6.
- (ST5) Connect to building stub,  $\ell$ =813.53. See MEP Plan for continuation.
- (ST6) Install tee connection,  $\ell$ =814.81. Install 2.5 LF 10" Dia. SDR26 PVC @ 5% to ST7. Install 29 LF 10" Dia. SDR26 PVC @ 2% to ST8.
- (ST7) Connect to building stub,  $\ell$ =814.94. See MEP Plan for continuation.
- (ST8) Connect to building stub,  $\ell$ =815.39. See MEP Plan for continuation.
- (ST9) Connect roof drain line to Structure 5901,  $\ell$ =813.00. Install 4 LF 12" Dia. SDR 26 PVC @ 2% to ST10.
- (ST10) Install tee connection,  $\ell$ =813.08. Install 25 LF 12" Dia. SDR26 PVC @ 2% to ST11. Install 27.5 LF 12" Dia. SDR26 PVC @ 2% to ST12.
- (ST11) Connect to building stub,  $\ell$ =813.58. See MEP Plan for continuation.
- (ST12) Install tee connection,  $\ell$ =813.63. Install 6 LF 12" Dia. SDR26 PVC @ 2% to ST13. Install 60.5 LF 12" Dia. SDR26 PVC @ 2% to ST14.
- (ST13) Connect to building stub,  $\ell$ =813.75. See MEP Plan for continuation.
- (ST14) Connect to building stub,  $\ell$ =814.84. See MEP Plan for continuation.

- (ST15) Connect roof drain line to Structure 4301,  $\ell$ =813.71. Install 18 LF 8" Dia. SDR 26 PVC @ 2% to ST16.
- (ST16) Install tee connection,  $\ell$ =814.07. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST17.
- (ST17) Connect to building stub,  $\ell$ =814.15. See MEP Plan for continuation.
- (ST18) Install tee connection,  $\ell$ =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,  $\ell$ =815.29. See MEP Plan for continuation.
- (ST20) Connect to building stub,  $\ell$ =816.45. See MEP Plan for continuation.
- (ST21) Connect roof drain line to Structure 4302,  $\ell$ =815.53. Install 22 LF 8" Dia. SDR 26 PVC @ 2% to ST22.
- (ST22) Connect to building stub,  $\ell$ =815.97. See MEP Plan for continuation.

- (ST23) Connect roof drain line to Structure 5401,  $\ell$ =815.03. Install 18 LF 8" Dia. SDR 26 PVC @ 2% to ST24.
- (ST24) Install tee connection,  $\ell$ =815.39. Install 18 LF 8" Dia. SDR26 PVC @ 2% to ST25.
- (ST25) Install 33 LF 8" Dia. SDR26 PVC @ 2% to ST28.
- (ST26) Install tee connection,  $\ell$ =815.75. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST26. Install 60 LF 8" Dia. SDR26 PVC @ 2% to ST27.
- (ST27) Connect to building stub,  $\ell$ =815.83. See MEP Plan for continuation.
- (ST28) Connect to building stub,  $\ell$ =816.95. See MEP Plan for continuation.

- (ST29) Install tee connection,  $\ell$ =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,  $\ell$ =816.13. See MEP Plan for continuation.
- (ST30) Connect to building stub,  $\ell$ =817.09. See MEP Plan for continuation.
- (ST31) Connect 8" PVC pipe to structure 5702,  $\ell$ =815.44. Install 49.67 LF 8" PVC pipe @ 2% to ST32.
- (ST32) Construct 12" Nyloplast Drain Basin with Pedestrian Grate Top elev.=820.19  $\ell$  8" In (S)=816.93  $\ell$  8" Out (N)=816.43 Install 36.5 LF 8" PVC pipe @ 2% to ST33.
- (ST33) Construct 12" Nyloplast Inline Drain with Pedestrian Grate Top elev.=820.33  $\ell$  8" Out (N)=817.66

- (ST34) Construct 3'x3' riprap pad. D50=6", depth=12".  $\ell$  6"=808.00 Install 21 LF 6" PVC roof drain SW @ 5% to ST35.
- (ST35) Connect to building stub,  $\ell$ =809.05. See MEP Plan for continuation.
- (ST36) Construct 3'x3' riprap pad. D50=6", depth=12".  $\ell$  6"=806.00 Install 23.5 LF 6" PVC roof drain SW @ 5% to ST37.
- (ST37) Connect to building stub,  $\ell$ =807.18. See MEP Plan for continuation.
- (ST38) Construct 3'x3' riprap pad. D50=6", depth=12".  $\ell$  8"=808.00 Install 12.5 LF 6" PVC roof drain SW @ 5% to ST39.
- (ST39) Connect to building stub,  $\ell$ =808.63. See MEP Plan for continuation.

- (ST40) Connect roof drain line to Structure 5705,  $\ell$ =816.25. Install 46.5 LF 6" Dia. SDR 26 PVC @ 2% to ST41.
- (ST41) Install tee connection,  $\ell$ =817.18. Install 42.5 LF 8" Dia. SDR26 PVC @ 2% to ST42.
- (ST42) Connect to building stub,  $\ell$ =818.03. See MEP Plan for continuation.
- (ST43) Connect to building stub,  $\ell$ =817.73. See MEP Plan for continuation.
- (ST44) Connect roof drain line to Structure 5705,  $\ell$ =816.25. Install 37 LF 12" Dia. SDR 26 PVC @ 2% to ST41.
- (ST45) Install tee connection,  $\ell$ =816.99. Install 76.5 LF 8" Dia. SDR26 PVC @ 2% to ST46.
- (ST46) Connect to building stub,  $\ell$ =818.52. See MEP Plan for continuation.
- (ST47) Install tee connection,  $\ell$ =817.31. Install 5 LF 8" Dia. SDR26 PVC @ 2% to ST48.
- (ST48) Connect to building stub,  $\ell$ =817.41. See MEP Plan for continuation.
- (ST49) Connect to building stub,  $\ell$ =818.03. See MEP Plan for continuation.
- (ST50) Connect roof drain line to Structure 5704,  $\ell$ =816.10. Install 35 LF 6" Dia. SDR 26 PVC @ 2% to ST51.
- (ST51) Install wye connection,  $\ell$ =816.80. Install 32 LF 4" Dia. SDR26 PVC @ 2% to ST52.
- (ST52) Connect to building stub,  $\ell$ =817.44. See MEP Plan for continuation.
- (ST53) Connect to building stub,  $\ell$ =817.26. See MEP Plan for continuation.

- (ST54) Connect roof drain line to Structure 5704,  $\ell$ =815.93. Install 21 LF 8" Dia. SDR 26 PVC @ 2% to ST55.
- (ST55) Install wye connection,  $\ell$ =816.35. Install 3 LF 6" Dia. SDR26 PVC @ 2% to ST56.
- (ST56) Connect to building stub,  $\ell$ =816.41. See MEP Plan for continuation.
- (ST57) Connect to building stub,  $\ell$ =816.40. See MEP Plan for continuation.
- (ST58) Connect roof drain line to Structure 5703,  $\ell$ =815.00. Install 23 LF 8" Dia. SDR 26 PVC @ 2% to ST59.
- (ST59) Install wye connection,  $\ell$ =815.46. Install 34.5 LF 6" Dia. SDR26 PVC @ 2% to ST60.
- (ST60) Connect to building stub,  $\ell$ =816.15. See MEP Plan for continuation.
- (ST61) Connect to building stub,  $\ell$ =816.78. See MEP Plan for continuation.
- (ST62) Connect roof drain line to Structure 5701,  $\ell$ =815.73. Install 30 LF 8" Dia. SDR 26 PVC @ 2% to ST59.
- (ST63) Install wye connection,  $\ell$ =816.33. Install 4 LF 6" Dia. SDR26 PVC @ 2% to ST64.
- (ST64) Connect to building stub,  $\ell$ =816.41. See MEP Plan for continuation.
- (ST65) Connect to building stub,  $\ell$ =817.67. See MEP Plan for continuation.
- (ST66) Connect roof drain line to Structure 5701,  $\ell$ =815.73. Install 91.5 LF 8" Dia. SDR 26 PVC @ 2% to ST67.
- (ST67) Connect to building stub,  $\ell$ =817.56. See MEP Plan for continuation.

Gas Construction Notes

- (G1) Gas service line per service provider
- (G2) Retail Gas Meter
- (G3) Retail Gas Meter
- (G4) Multi-Family Gas Meter
- (G5) Multi-Family gas service

General Utility Notes:

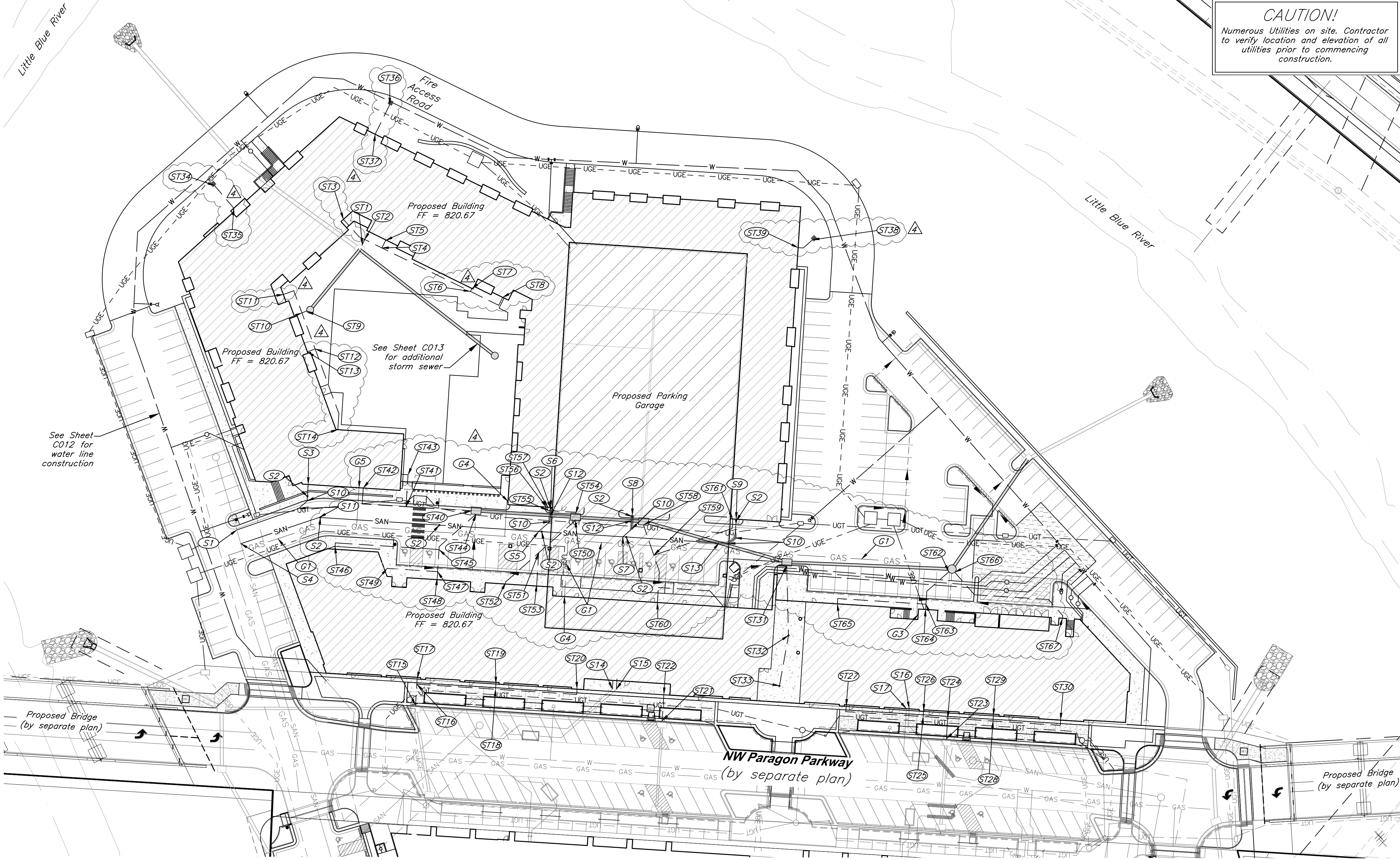
- See Sheet C018 for Construction Details.
- Contractor to deflect conduits as necessary to avoid conflicts with other utilities.
- Contractor shall coordinate with the Surveyor to leave trenches open for collecting survey data for record drawings.
- Water line minimum burial depth shall be 42 inches. All other pipe burial shall be minimum 12 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.
- 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— GAS ——— Proposed Gas Line
- UGE— — UGE— — Proposed Underground Electric
- UGT— — UGT— — Proposed Telecom

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

FDP Resubmittal

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PROJECT:

ISSUE:

9/28/22 ASI 1

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Plan

JOB NO: 18017, 19050.07, 19050.08

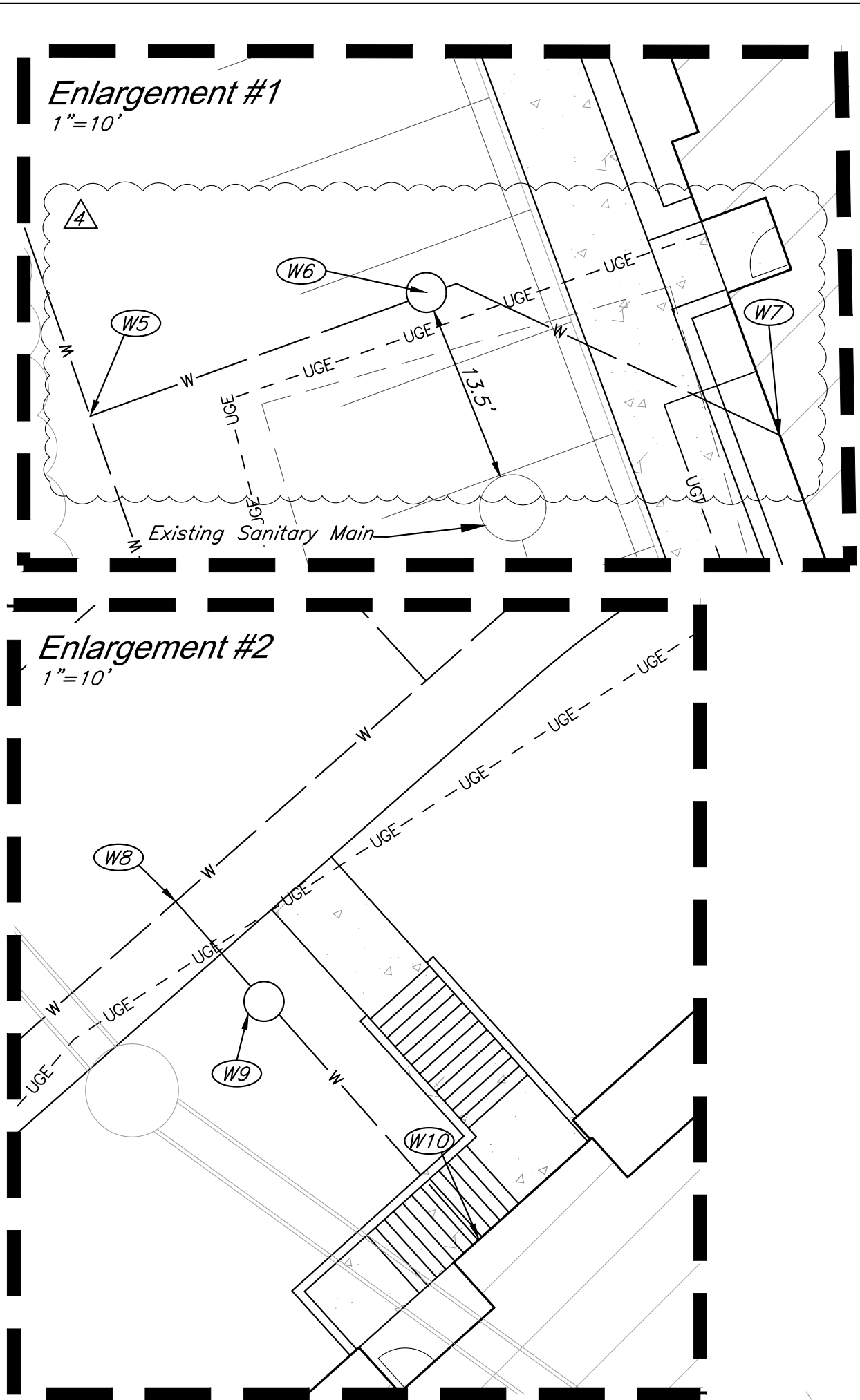
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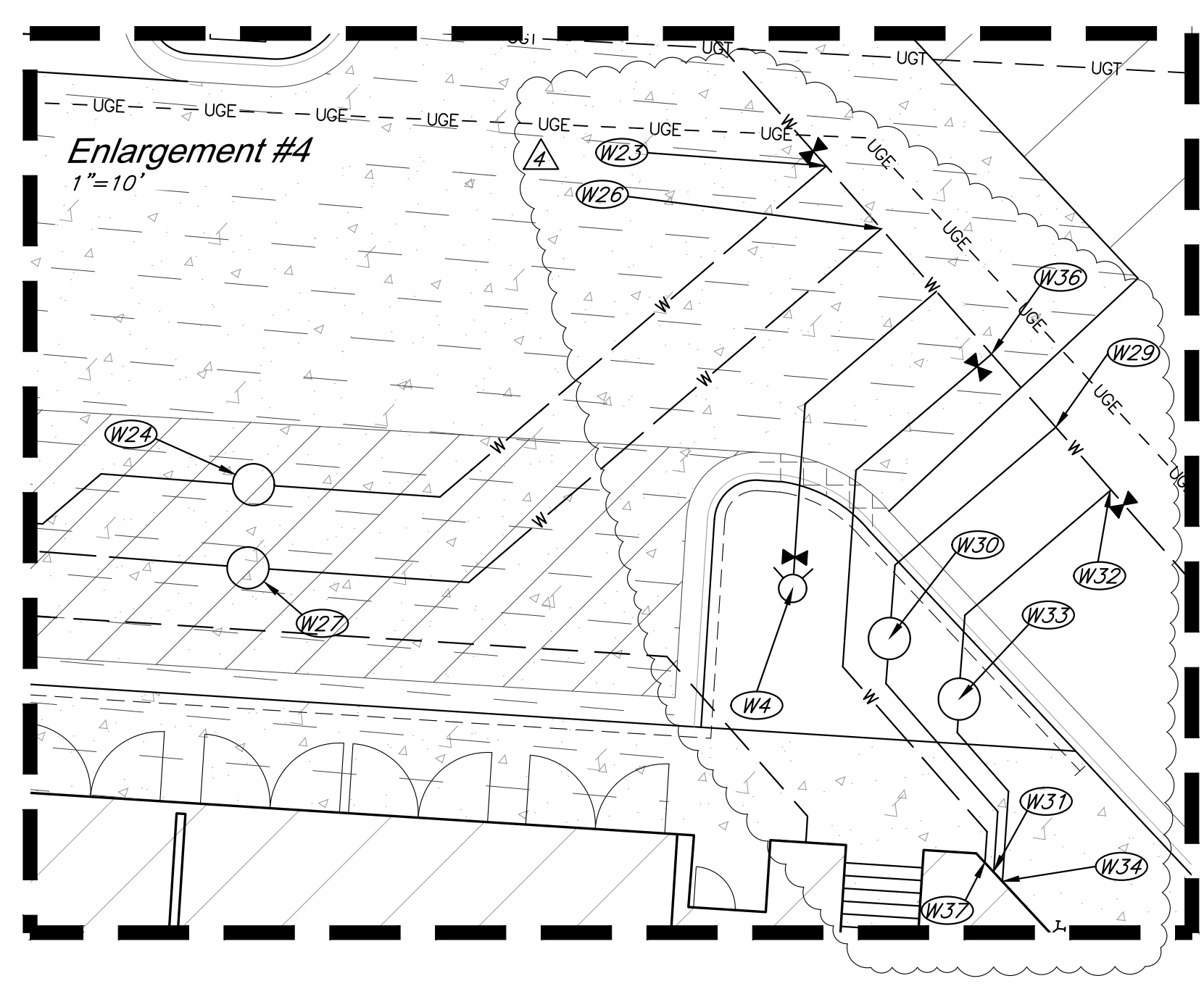
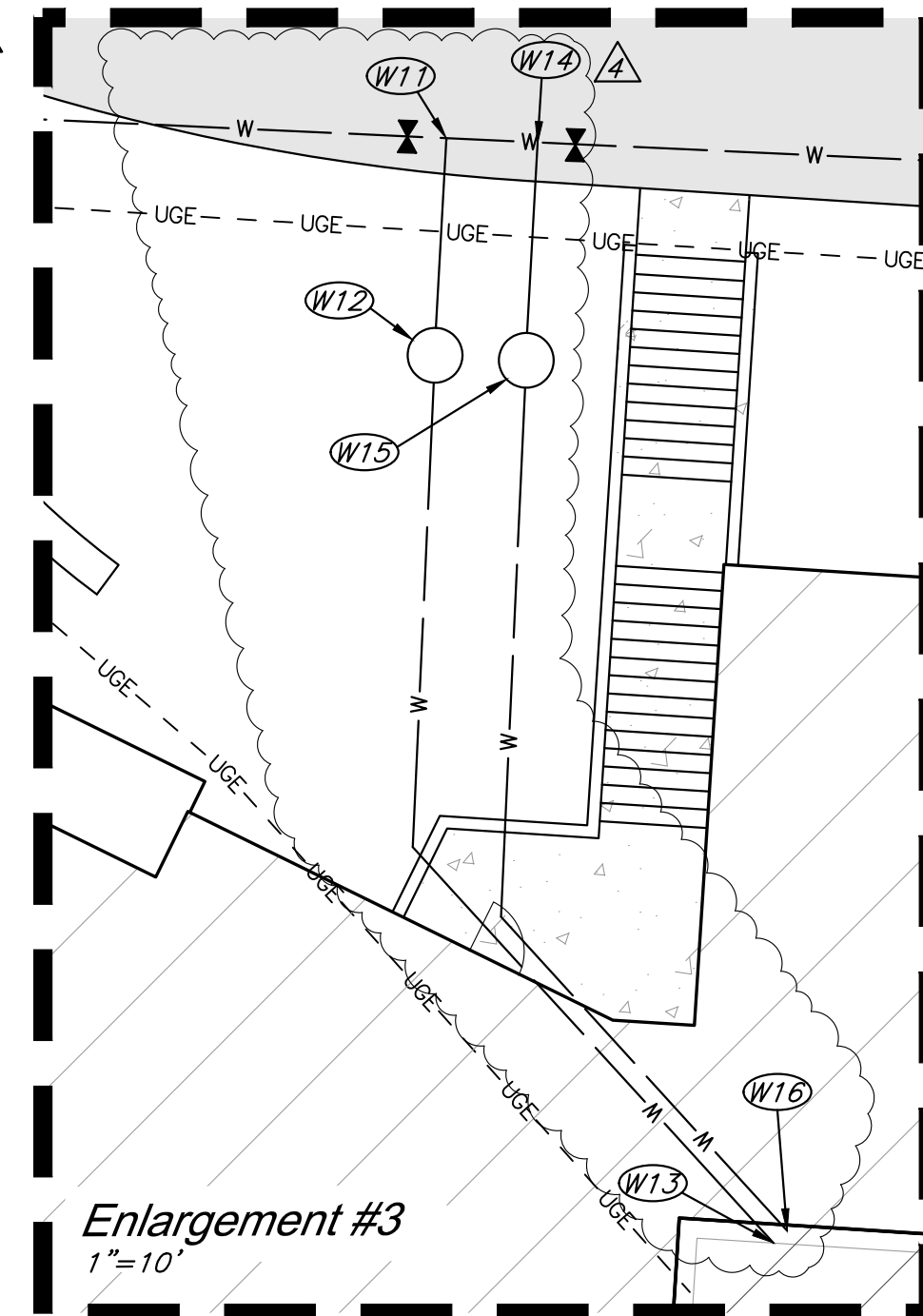
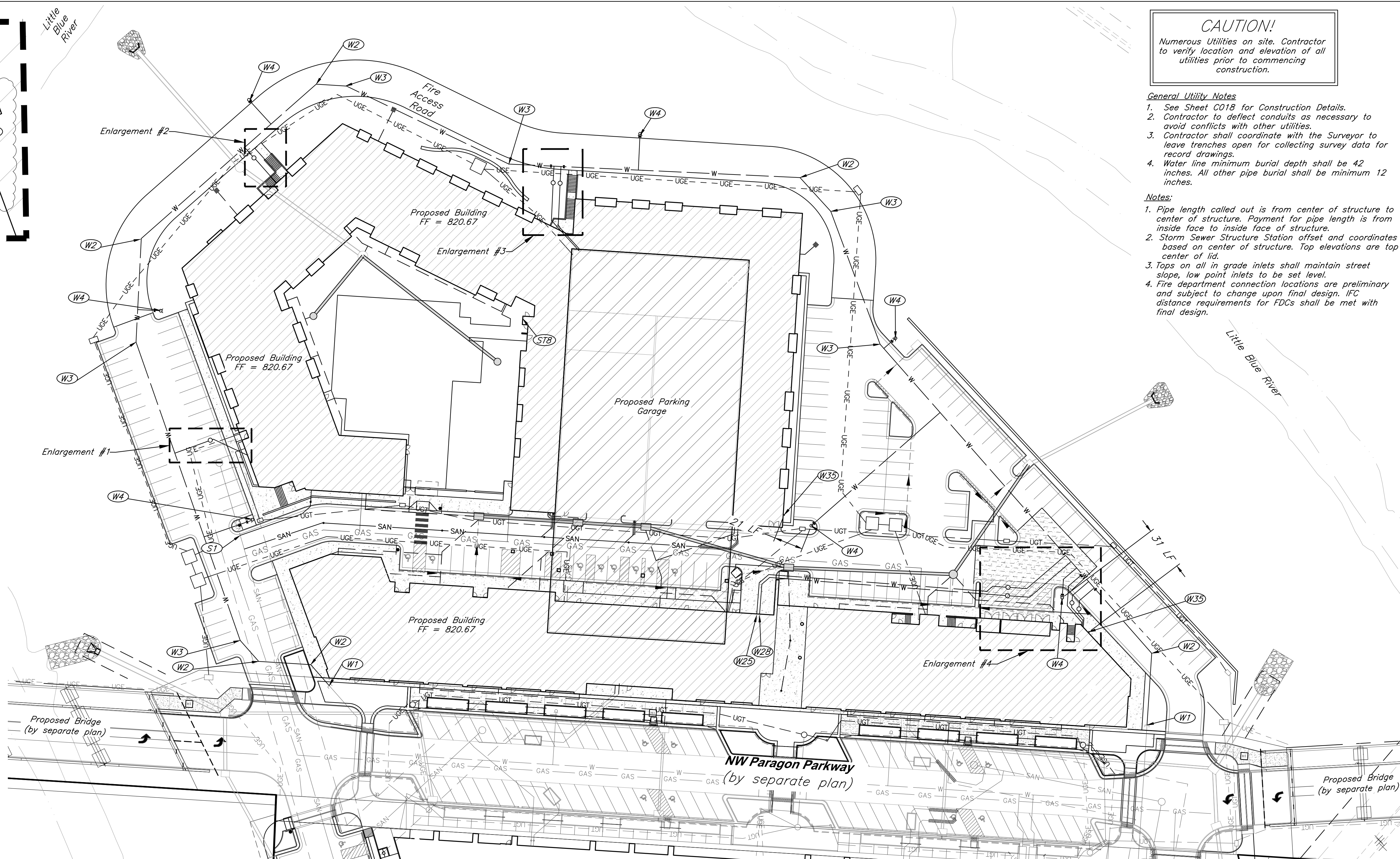
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**Water Line Construction Notes**

- (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" dia. C901 HDPE to W7.  
(W7) 2" 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" dia. C901 HDPE to W10.  
(W10) 2" 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" dia. C901 HDPE to W13.  
(W13) 2" 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 (1) gate valve E. Install 2" dia. C901 HDPE S to W15.  
(W15) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W16.  
(W16) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.  
(W17) removed  
(W18) removed  
(W19) removed  
(W20) removed  
(W21) removed  
(W22) removed  
(W23) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install (1) gate valve NW. Install 2" dia. C901 HDPE SW to W24.  
(W24) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W25.  
(W25) 2" 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" dia. C901 HDPE to W28.  
(W28) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.  
(W29) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install 2" dia. C901 HDPE SW to W30.  
(W30) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W31.  
(W31) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.  
(W32) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install (1) gate valve SE. Install 2" dia. C901 HDPE SW to W33.  
(W33) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W34.  
(W34) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.  
(W35) Fire Department Connection  
(W36) Connect to water main via 8"x8"x8" tee w/ thrust block for fire protection service. Install (1) gate valve SW. Install 8" dia. C900 PVC SW to W37.  
(W37) 8" Fire Protection Line Building Connection. See MEP Plan for Continuation.



**Legend**

- Proposed Water Line
- Proposed Valve
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Gas Line
- Proposed Underground Electric
- Proposed Telecom

Scale: 1" = 40' FEET

**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. All other pipe burial shall be minimum 12 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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Missouri Certificate of Authority #F00403304

PROJECT:

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

FDP Resubmittal

ISSUE:

7/11/22	Addendum 1
9/9/22	ASI 1
9/28/22	ASI 1

PROFESSIONAL SEAL:

**UTILITY PLAN**

DRAWING TITLE:

JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

**C012**



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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) See MEP Plan for electrical service conduit.  
(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) See MEP Plan for electrical service conduit.  
(E15) See MEP Plan for electrical service 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

- 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. All other pipe burial shall be minimum 12 inches.

Electrical Service General Notes

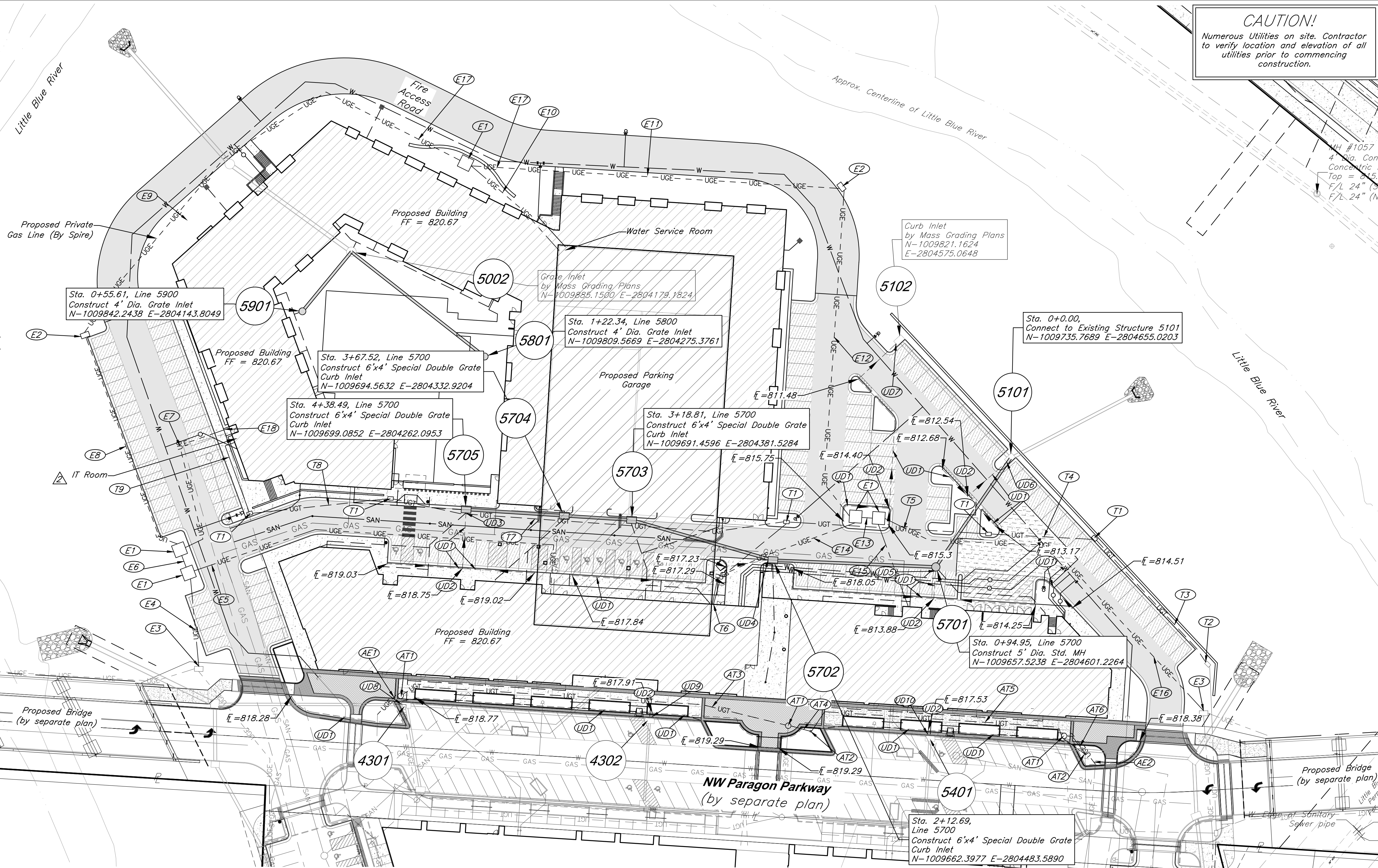
- Electrical routing reflects the latest, although preliminary designs from Every. Final routing of conduit shall match final design from Every.
- Electrical conduit shall be NEC approved schedule 40 gray PVC.
- Electrical trench, conduit, and backfill per Every Standards (Typ. All).

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		

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.



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

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PROJECT:

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

FDP Resubmittal

ISSUE:

	7/11/22	Addendum 1
	9/28/22	ASI 1

PROFESSIONAL SEAL:



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Utility Plan

JOB NO: 18017, 19050.07, 19050.08

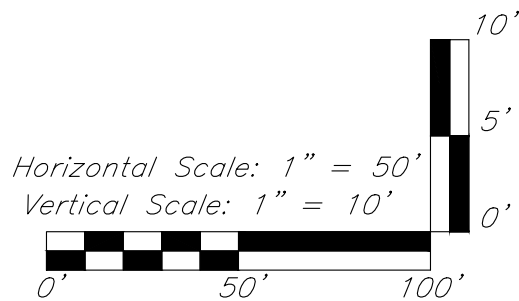
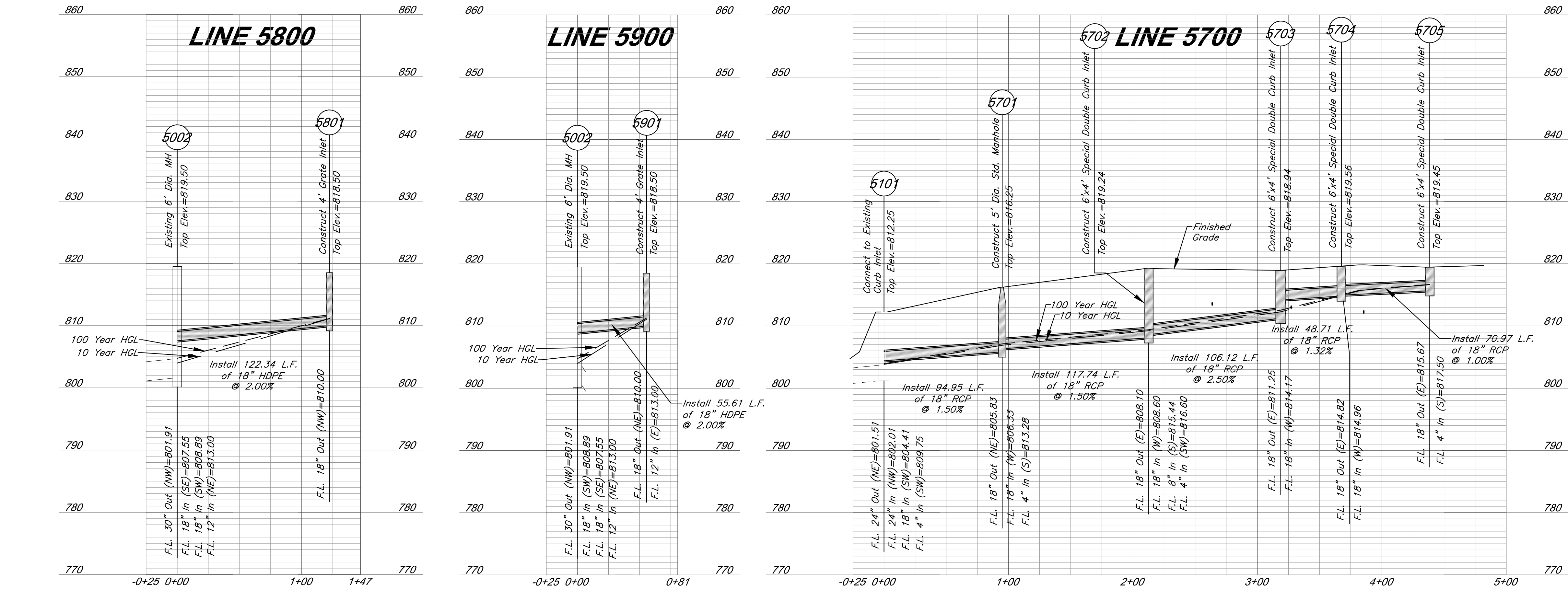
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**C013**



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10 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 (lin ft)	Pipe Slope, %	Pipe dia (in)	Manning's n Value	Q full (cfs)	Pipe Area, sf	V full fps	Design V fps	HwD	outlet head, H	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 (Allowable)	Comments		
Line 5700	5705	0.13		0.90	1.00	5.00			7.35	0.9	Curb Inlet																						
	5704		0.13	0.90	1.00	5.00	0.33		7.35	0.9	RCP	70.97	1.00	18	0.013	10.53	1.77	5.96	3.63	0.7	0.01	816.68	815.85	819.45	815.67	814.96		815.84	816.68	818.95			
	5703	0.05		0.90	1.00	5.00			7.35	0.3	Curb Inlet																	0.14	815.84	819.06			
	5703		0.18	0.90	1.00	5.00	0.21		7.35	1.2	RCP	48.71	1.32	18	0.013	12.10	1.77	6.85	3.95	0.7	0.02	815.84	812.35	819.56	814.82	814.17		812.32	818.44				
	5703	0.16		0.90	1.00	5.00			7.35	1.1	Curb Inlet																	2.92	812.32	818.44			
	5702		0.34	0.90	1.00	5.00	0.27		7.35	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	818.94	811.25	808.60		809.21	812.32				
	5702	0.09		0.90	1.00	5.00			7.35	0.6	Junction Box																0.5	809.21	818.74				
	5701		0.43	0.90	1.00	5.00	0.34		7.35	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	819.24	808.10	806.33		806.94	818.74				
	5701	0.00		0.90	1.00	5.00			7.35	0.0	Junction Box																0.5	806.94	815.75				
	5101		0.43	0.90	1.00	5.34	0.27		7.25	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		805.63	804.41		805.16					
Line 5800	5801	0.25		0.90	1.00	5.00			7.35	1.7	Curb Inlet																						
	5802		0.25	0.90	1.00	5.00	0.36		7.35	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	811.04	818.00			
Line 5900	5901	0.14	0.32		0.90	1.00	5.00			7.35	0.9	Curb Inlet																					
	5902		0.46	0.90	1.00	5.00	0.14		7.35	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	818.50	810.00	808.89		809.64	811.13	818.00			

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 Value	Q full (cfs)	Pipe Area, sf	V full fps	Design V fps	HwD	outlet head, H	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 (Allowable)	Comments		
Line 5700	5705	0.13		0.90	1.25	5.00			10.32	1.5	Curb Inlet																						
	5704		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	819.45	815.67	815.12		815.88	816.70	818.95			
	5704	0.05		0.90	1.25	5.00			10.32	0.6	Curb Inlet																						
	5703		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	819.82	814.82	814.17	0.3	812.46	815.88	819.32			
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	5702		0.34	0.90	1.25	5.00	0.27		10.32	3.9	RCP	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			
	5702	0.09		0.90	1.25	5.00			10.32	1.0	Junction Box																						
	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	819.24	808.10	808.33	0.5	807.15	809.42	818.74			
	5701	0.00		0.90	1.25	5.00			10.32	0.0	Junction Box																						
	5101		0.43	0.90	1.25	5.34	0.27		10.16	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	816.25	805.63	804.41	0.5	805.16	807.15	815.75			

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PROJECT:

# Paragon Star North Village

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

## FDP Resubmittal

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## Storm Sewer Profiles

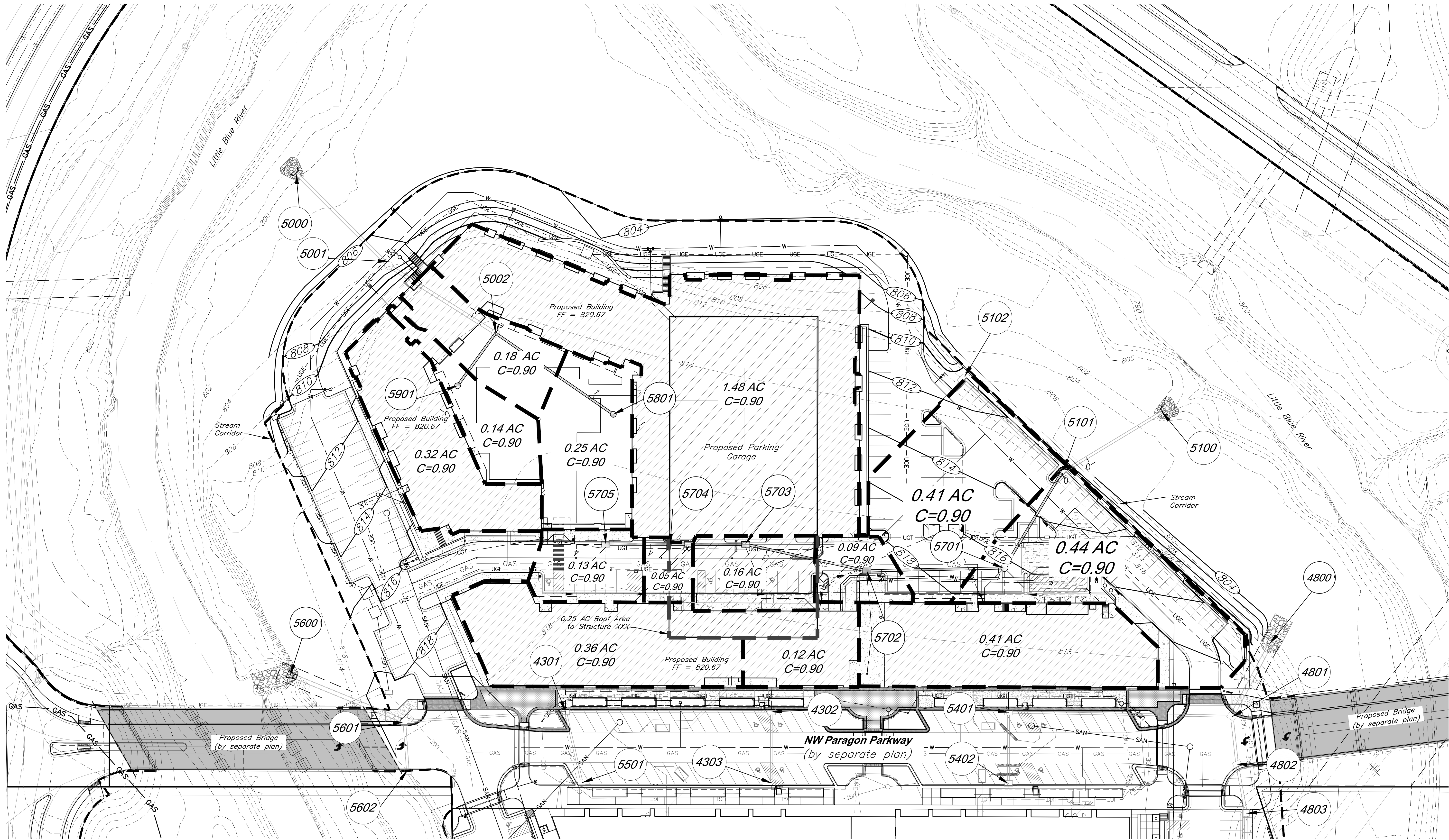
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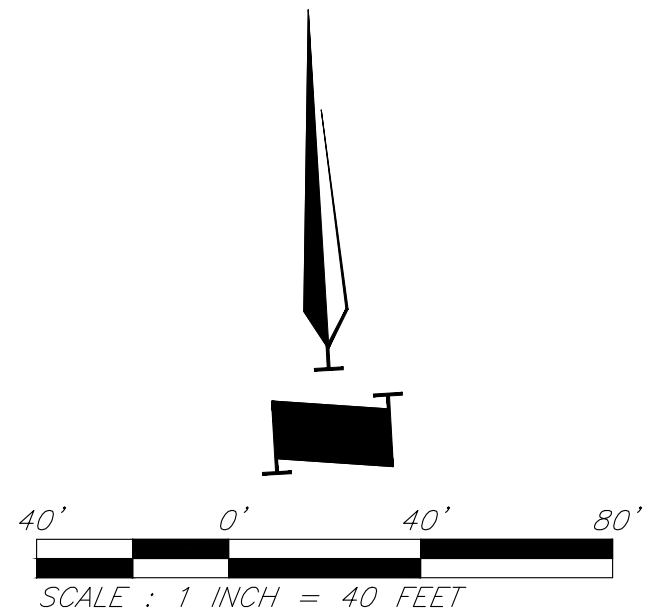


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**CAUTION!**  
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

- LEGEND**
- XXX--- Existing Contour
  - (XXX)--- Proposed Contour
  - Proposed Drainage Area
  - 0.28 Acres Drainage Area
  - Proposed Storm Sewer
  - Future Storm Sewer



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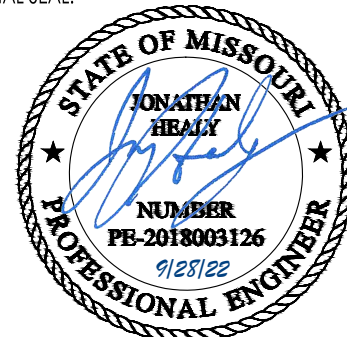
PROJECT:

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

FDP Resubmittal

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**Drainage Map**

JOB NO: 18017, 19050.07, 19050.08

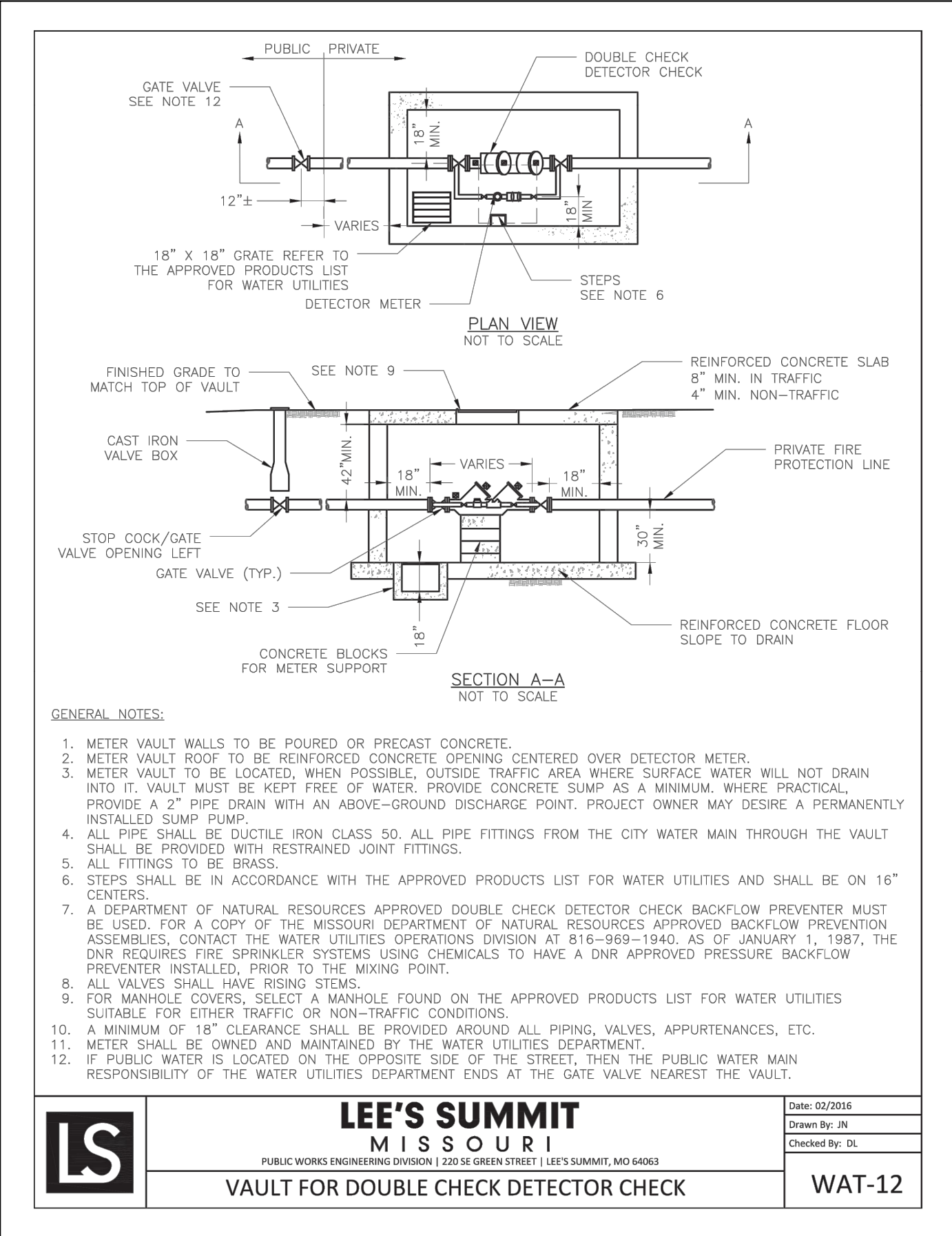
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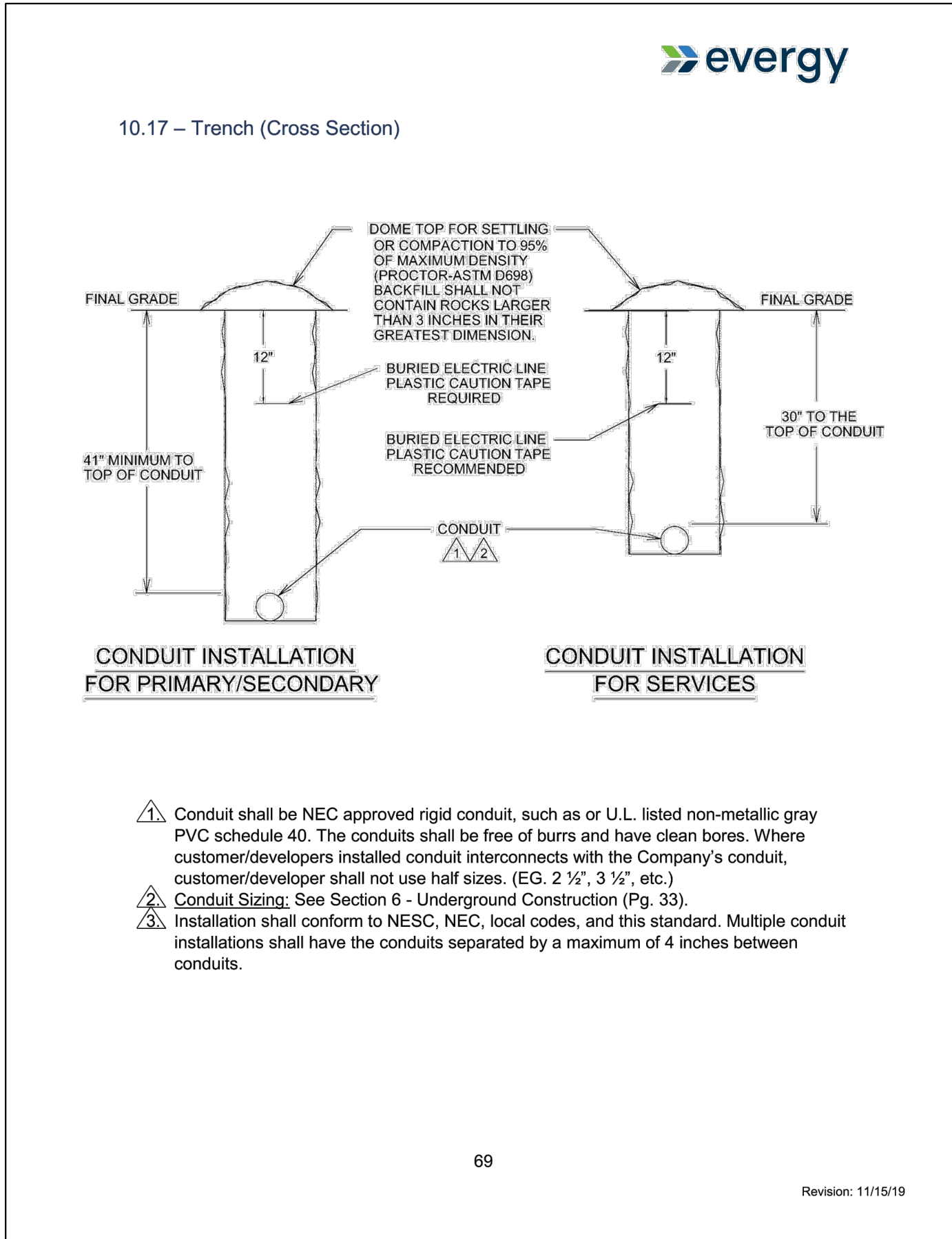


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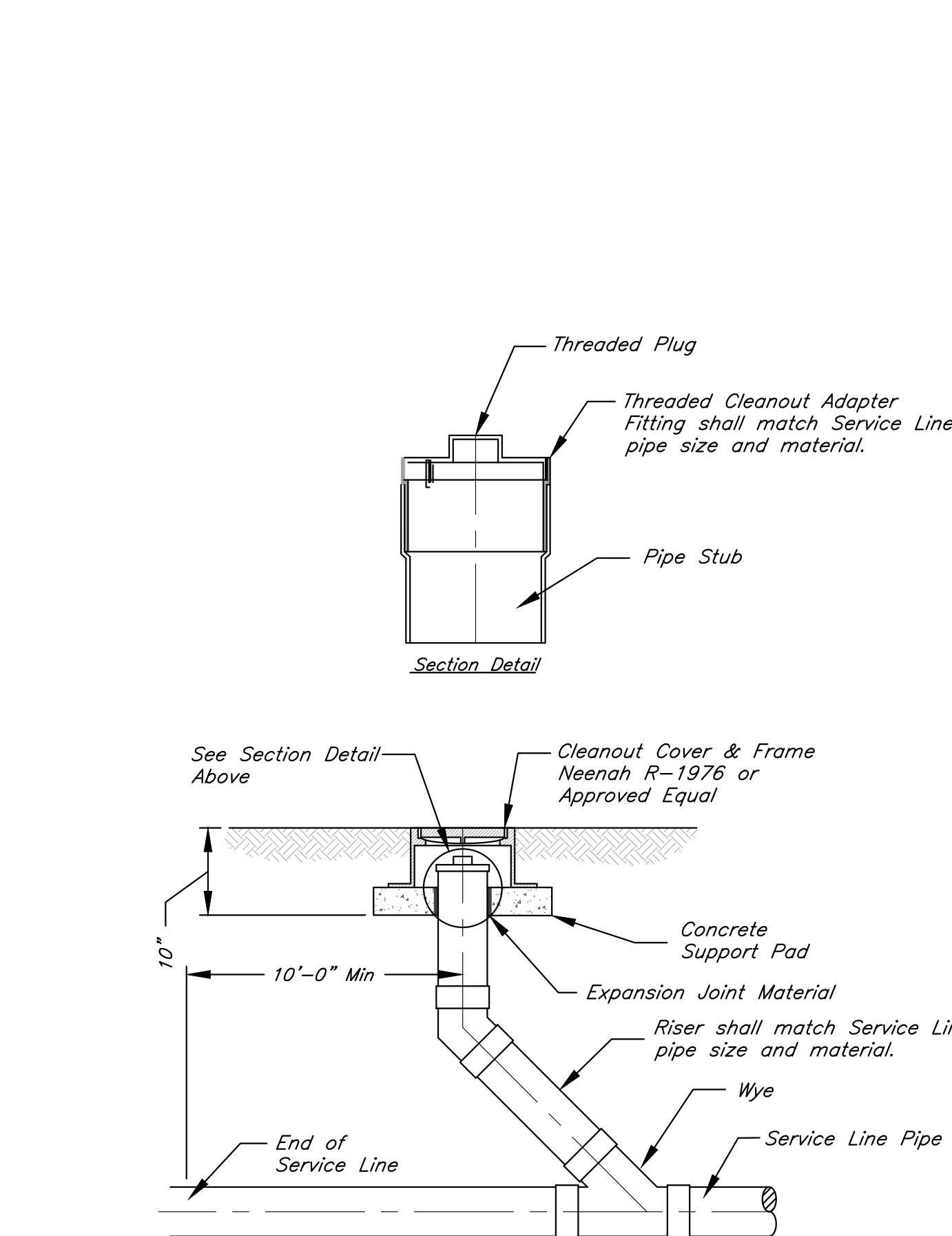
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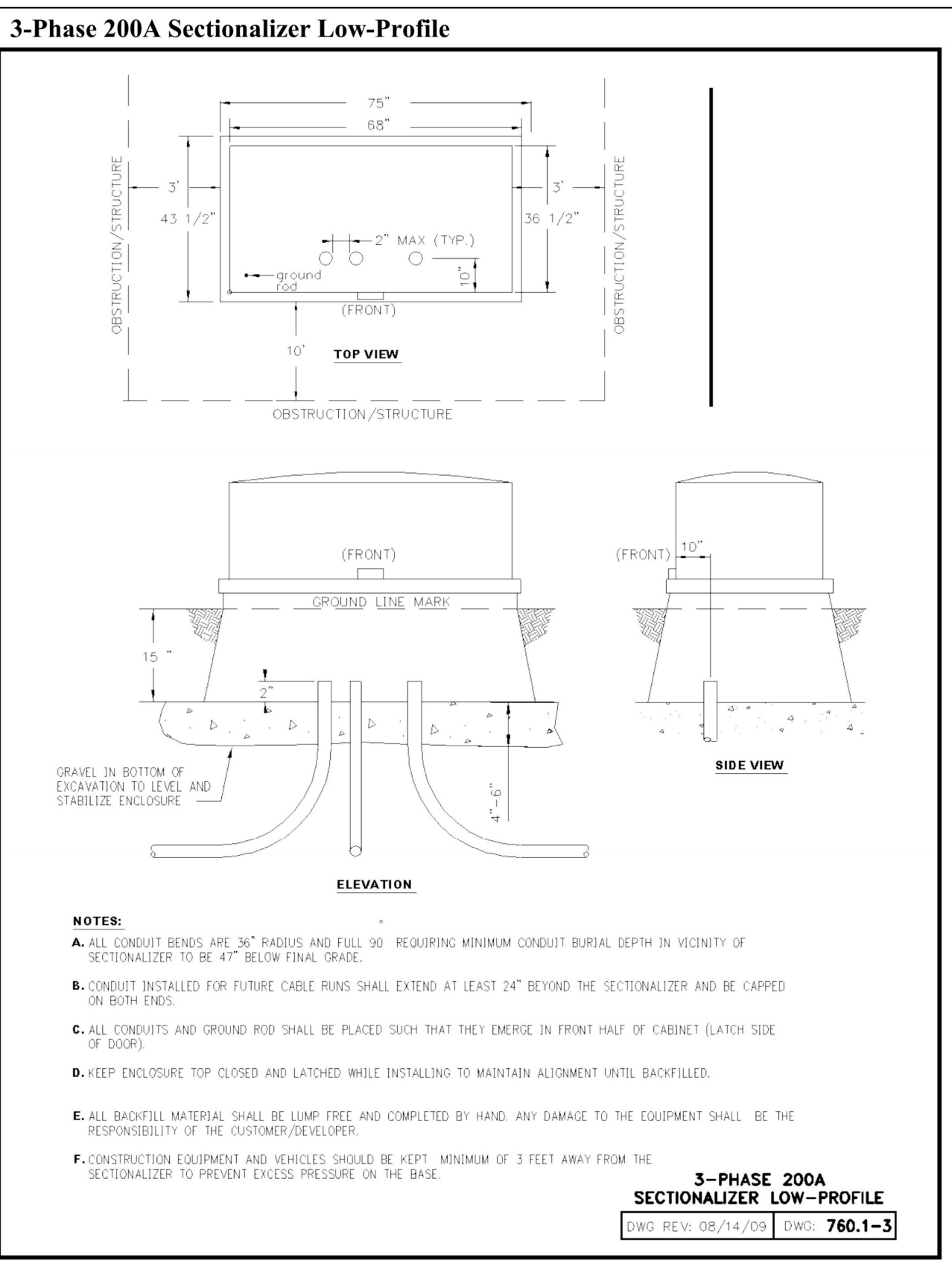
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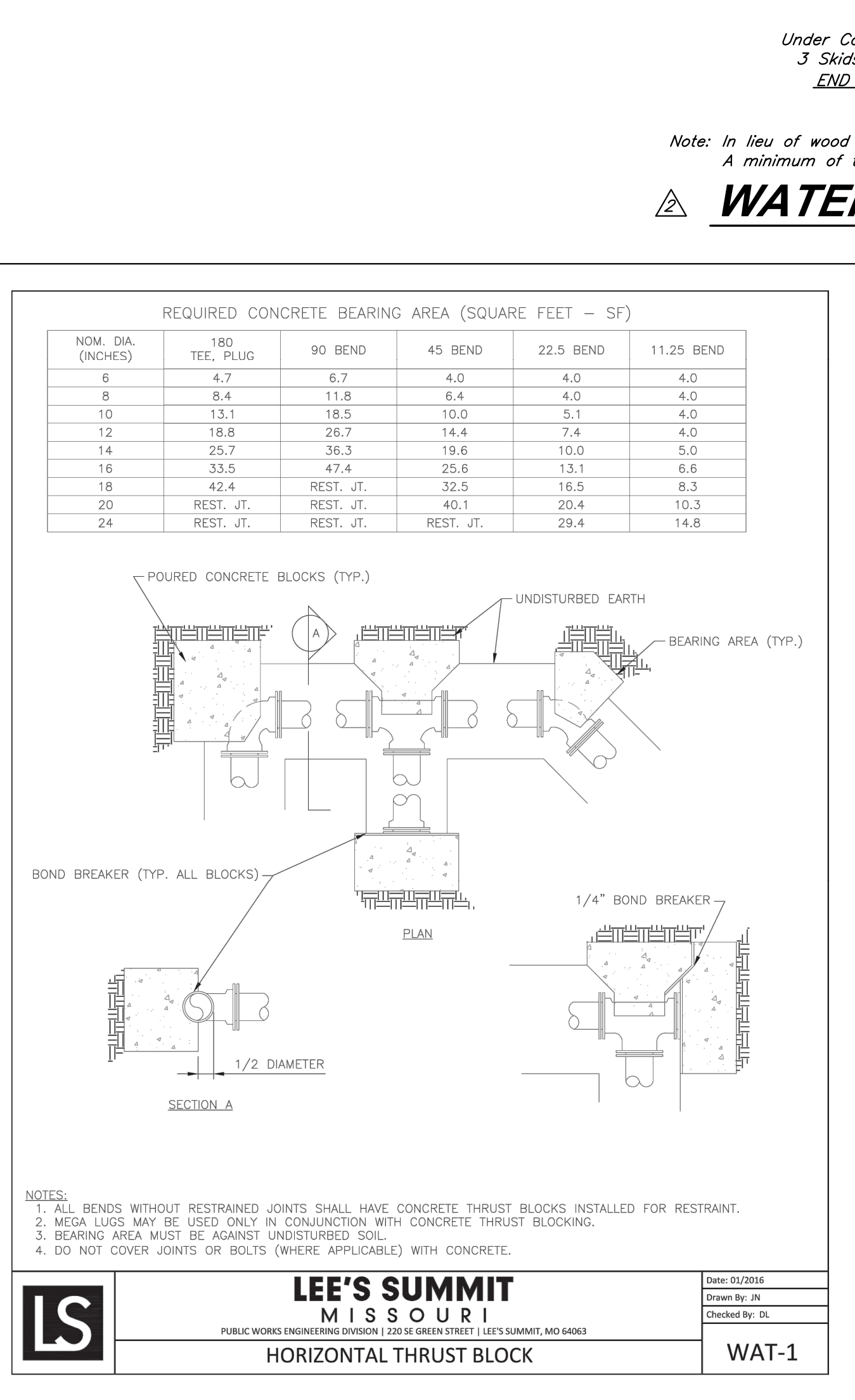
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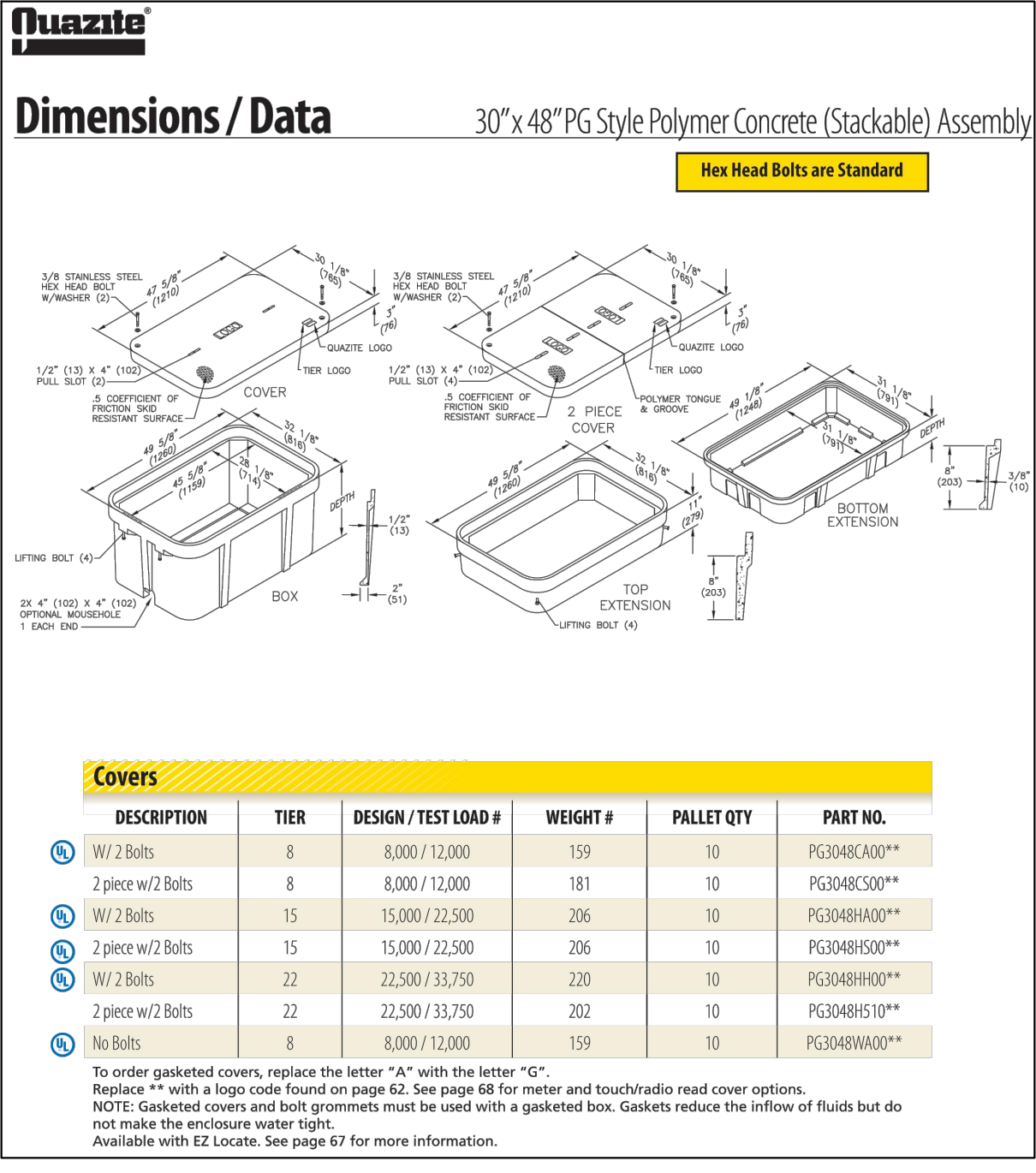
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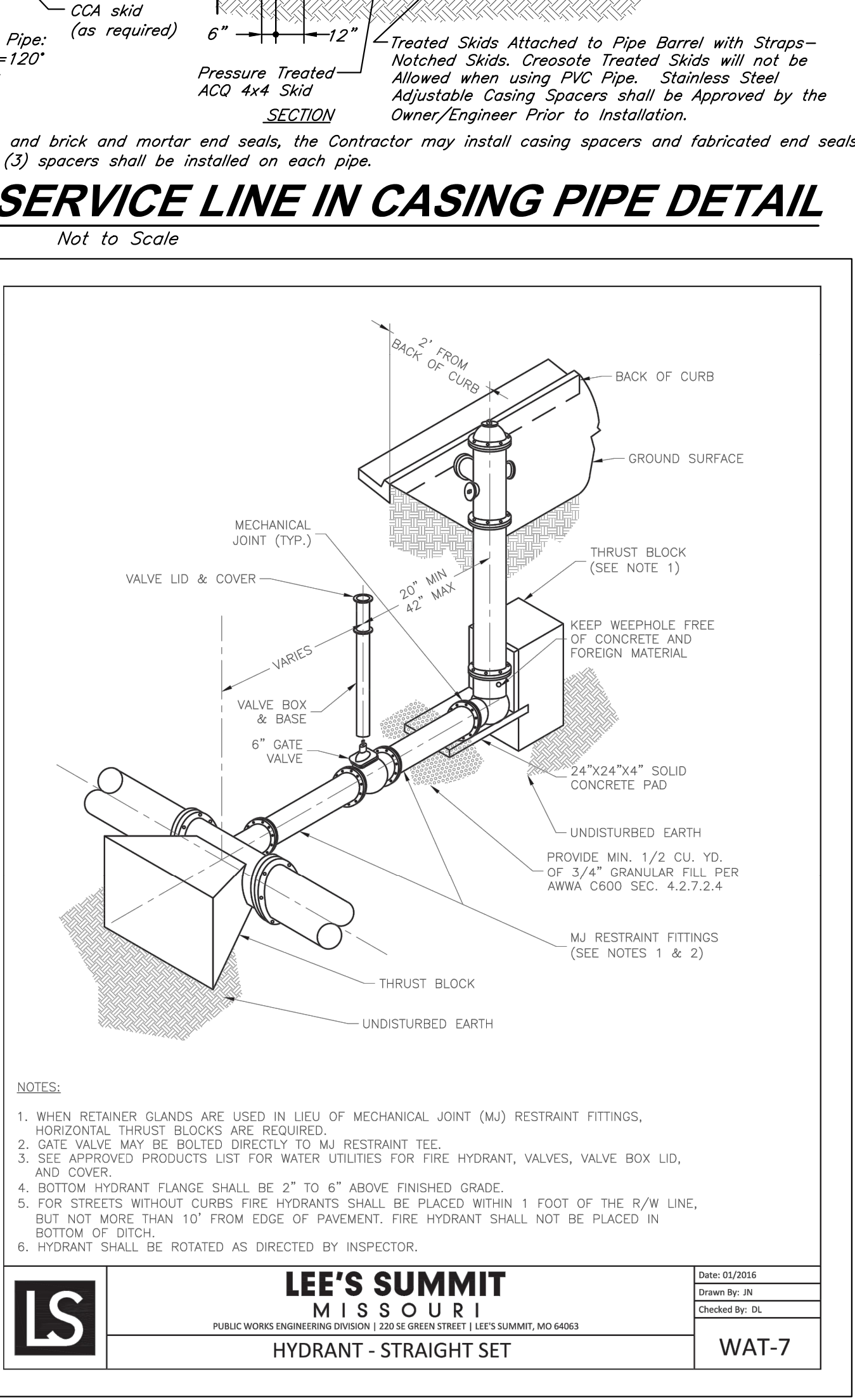
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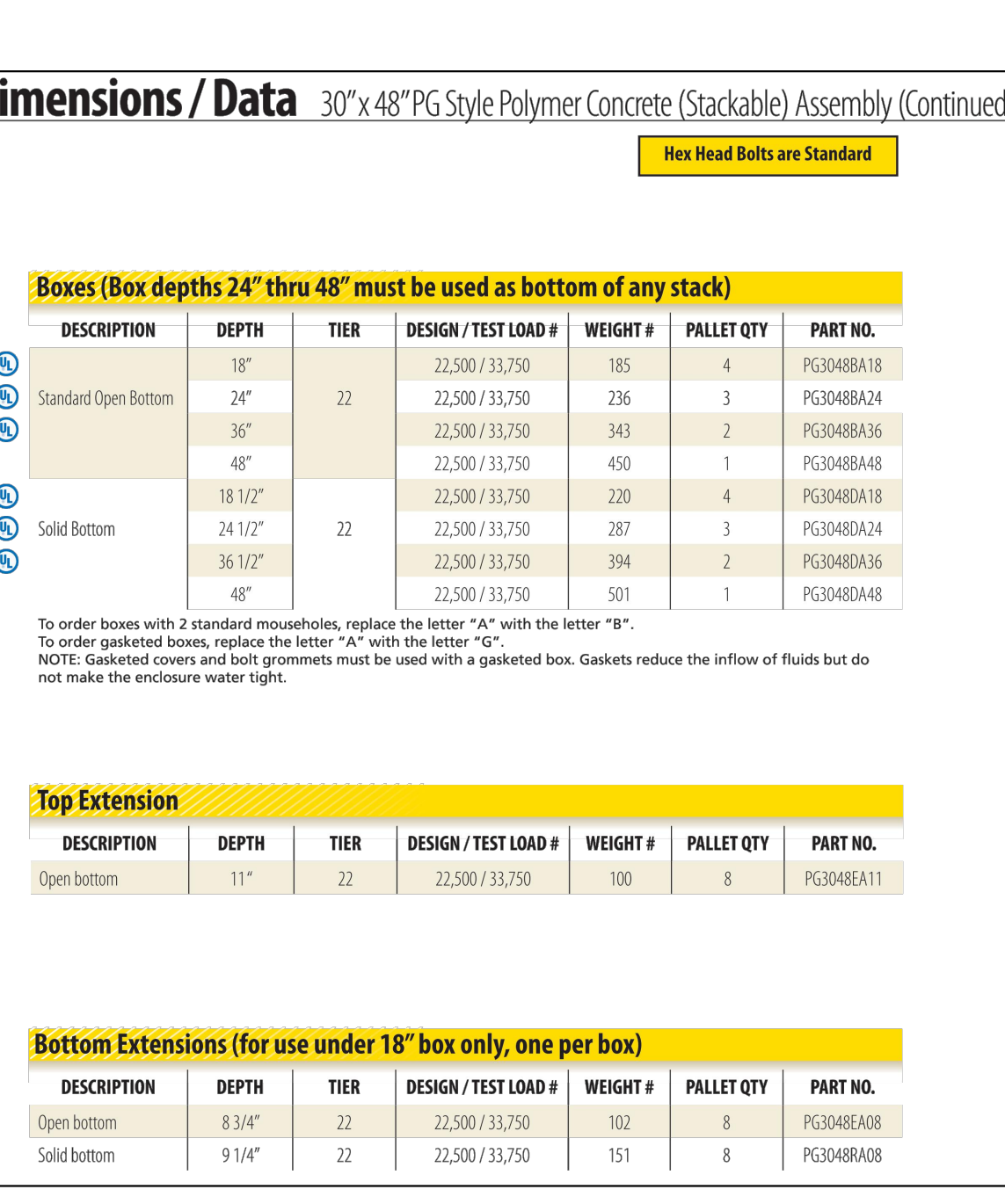
## TELECOM PULL BOX

Not to Scale



## FIRE HYDRANT DETAIL

Not to Scale



## UTILITY DETAILS

Not to Scale

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PROJECT:

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

ISSUE:

7/11/22 Addendum 1

PROFESSIONAL SEAL:



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Utility Details

JOB NO: 18017, 19050.07, 19050.08

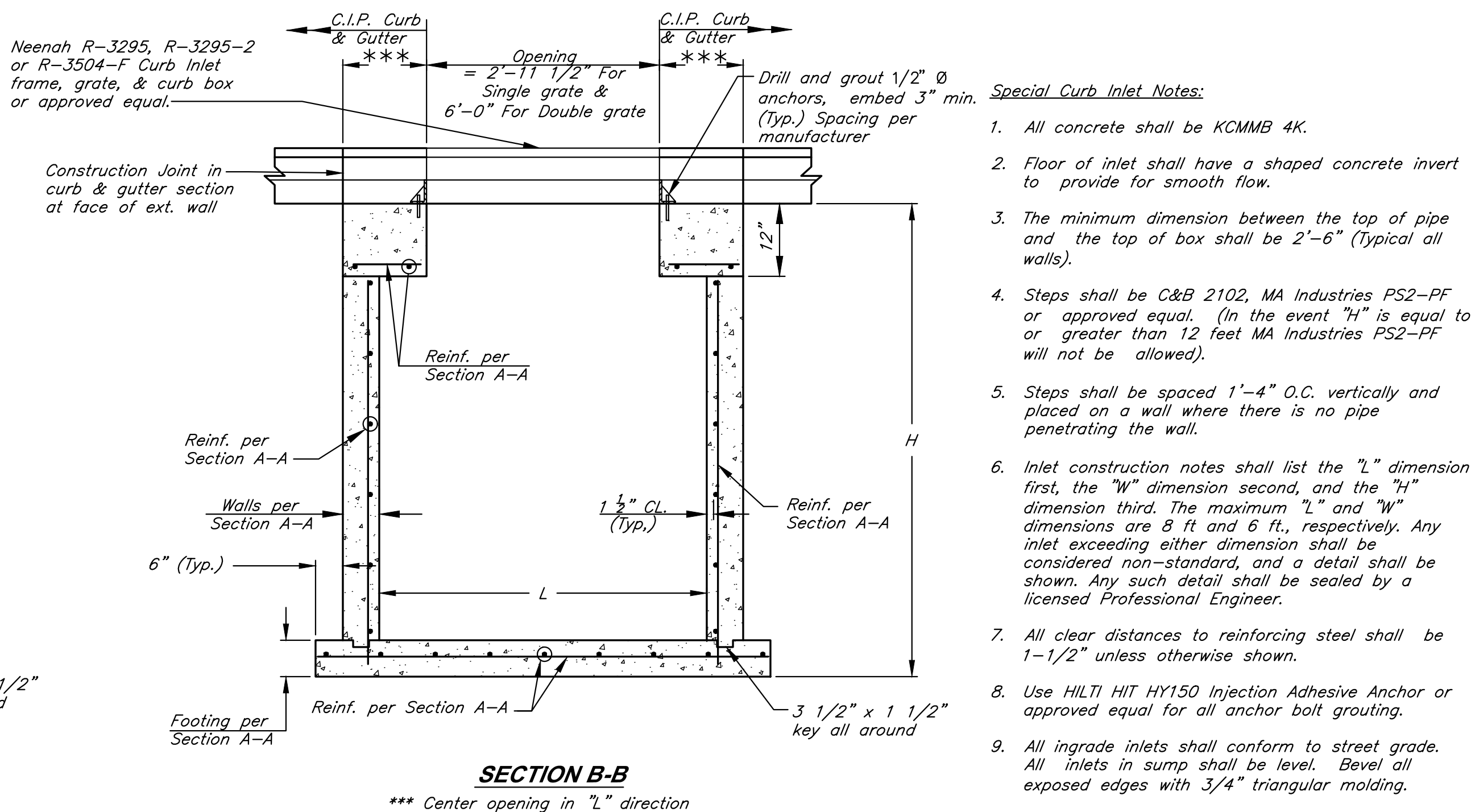
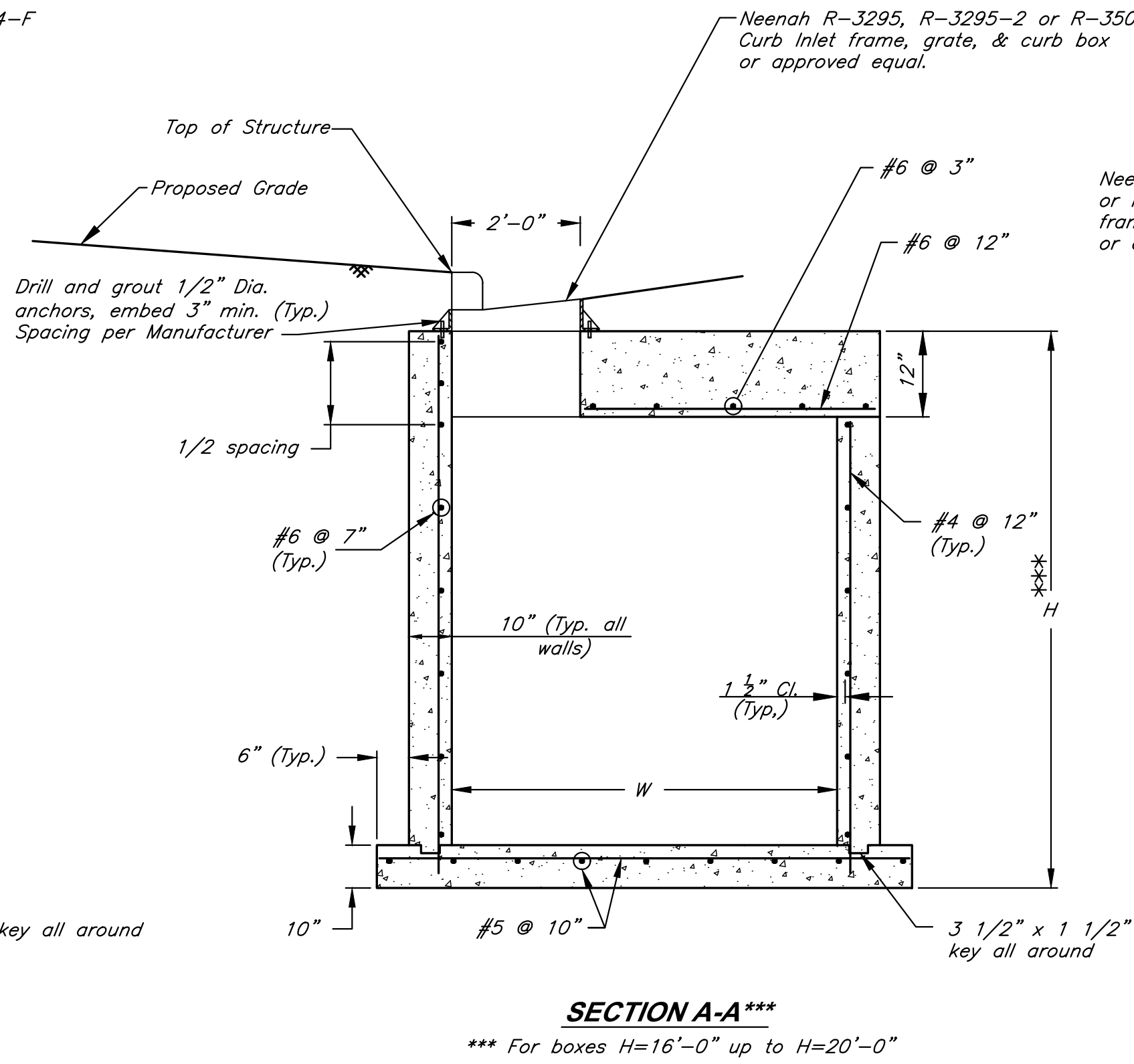
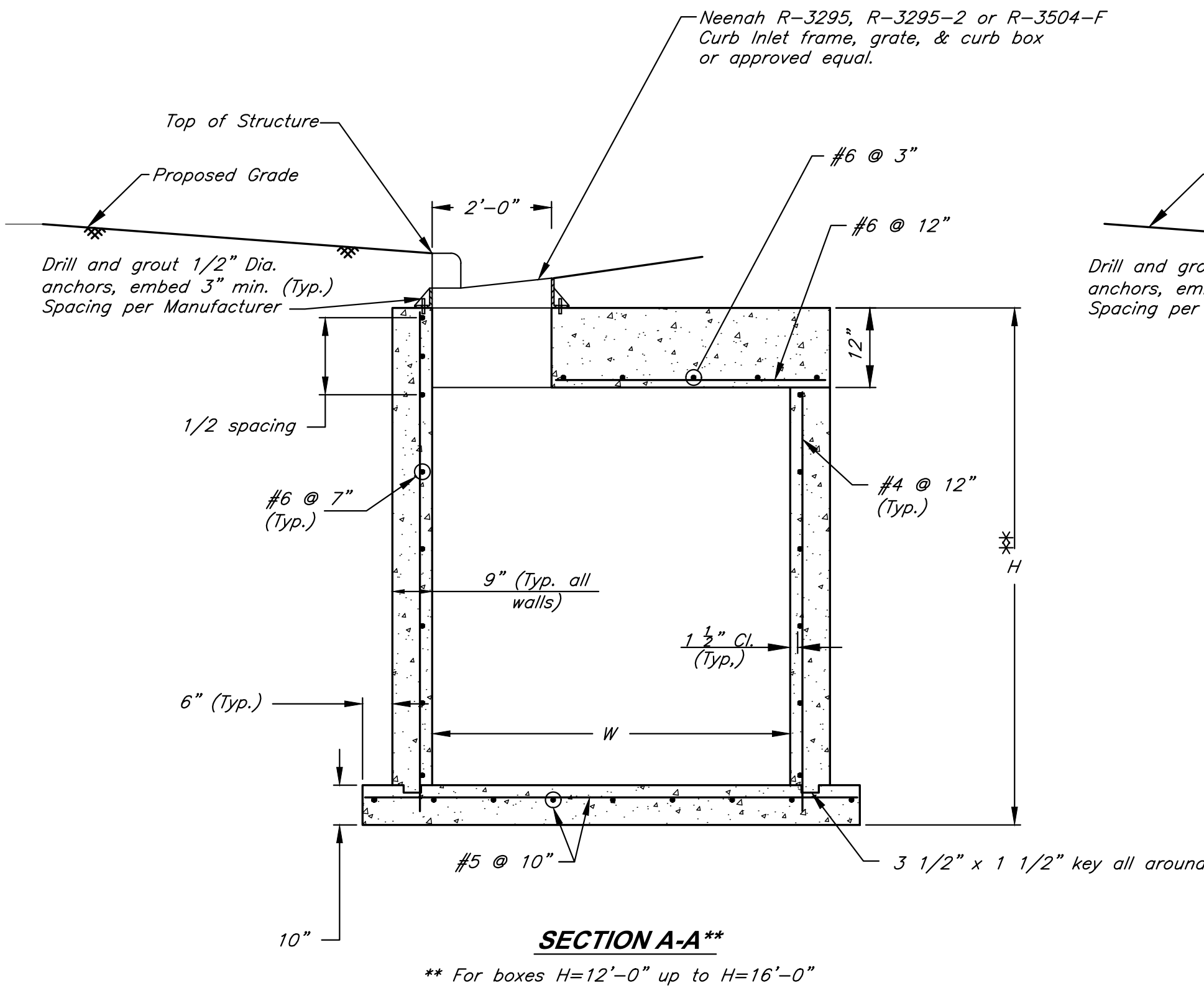
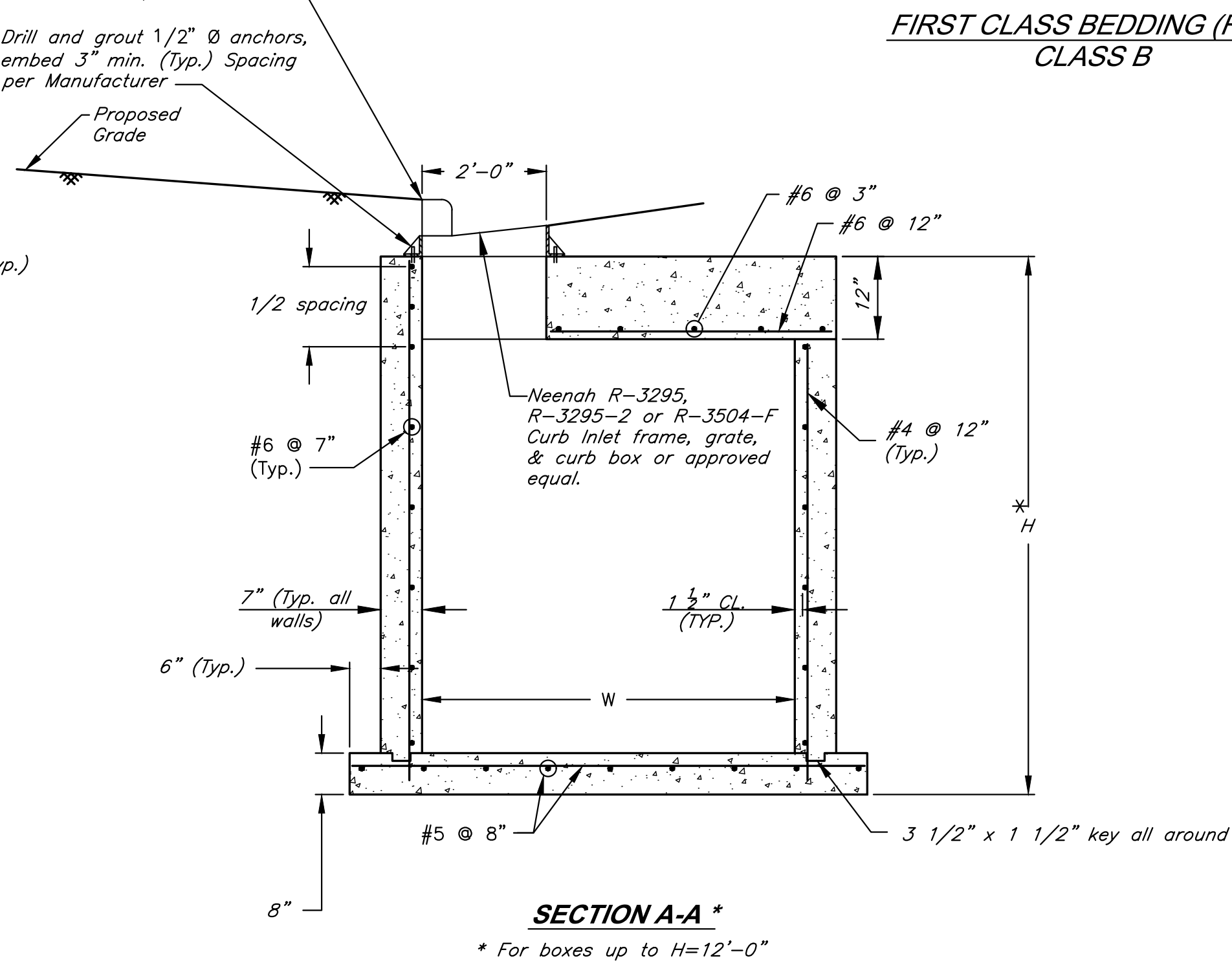
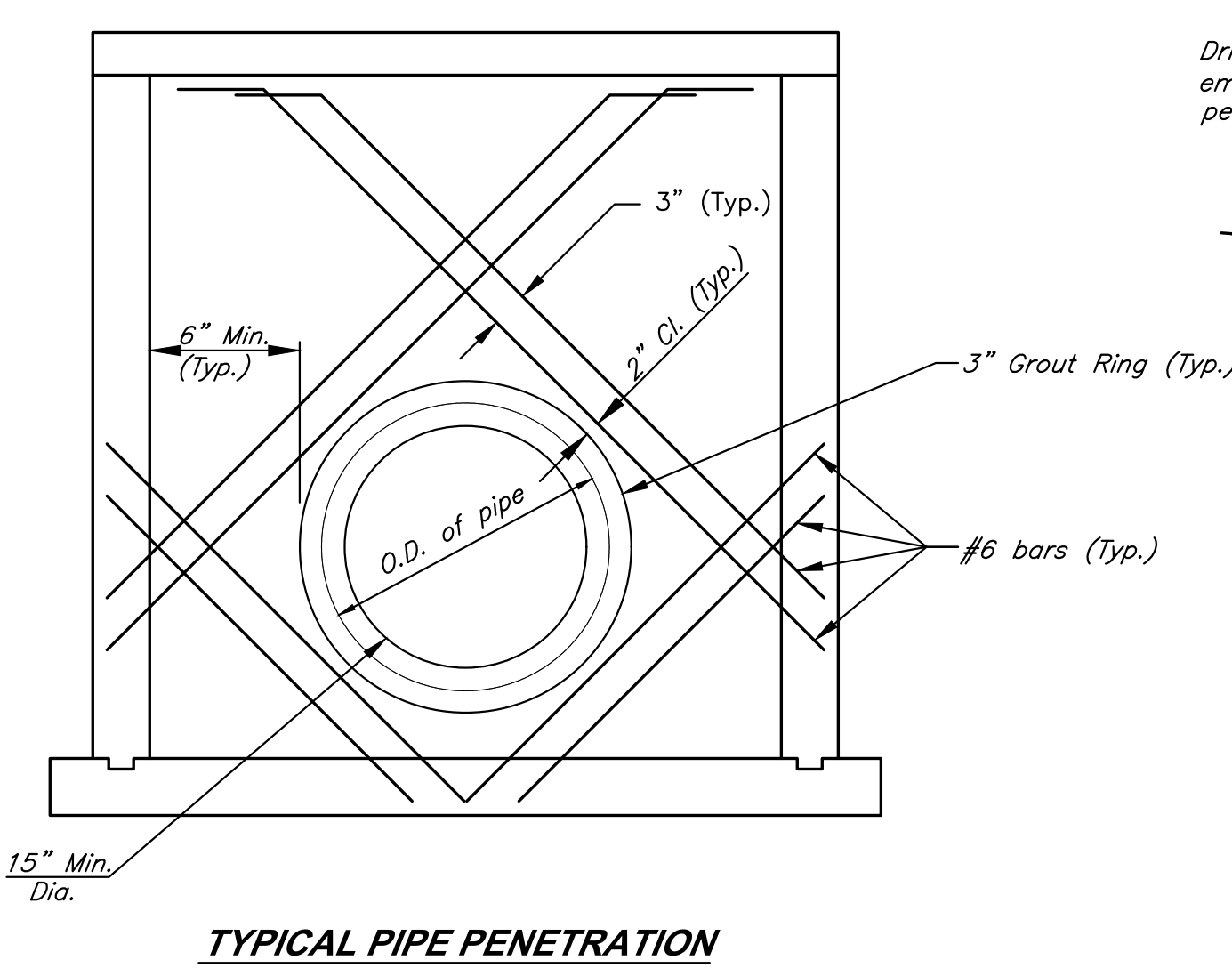
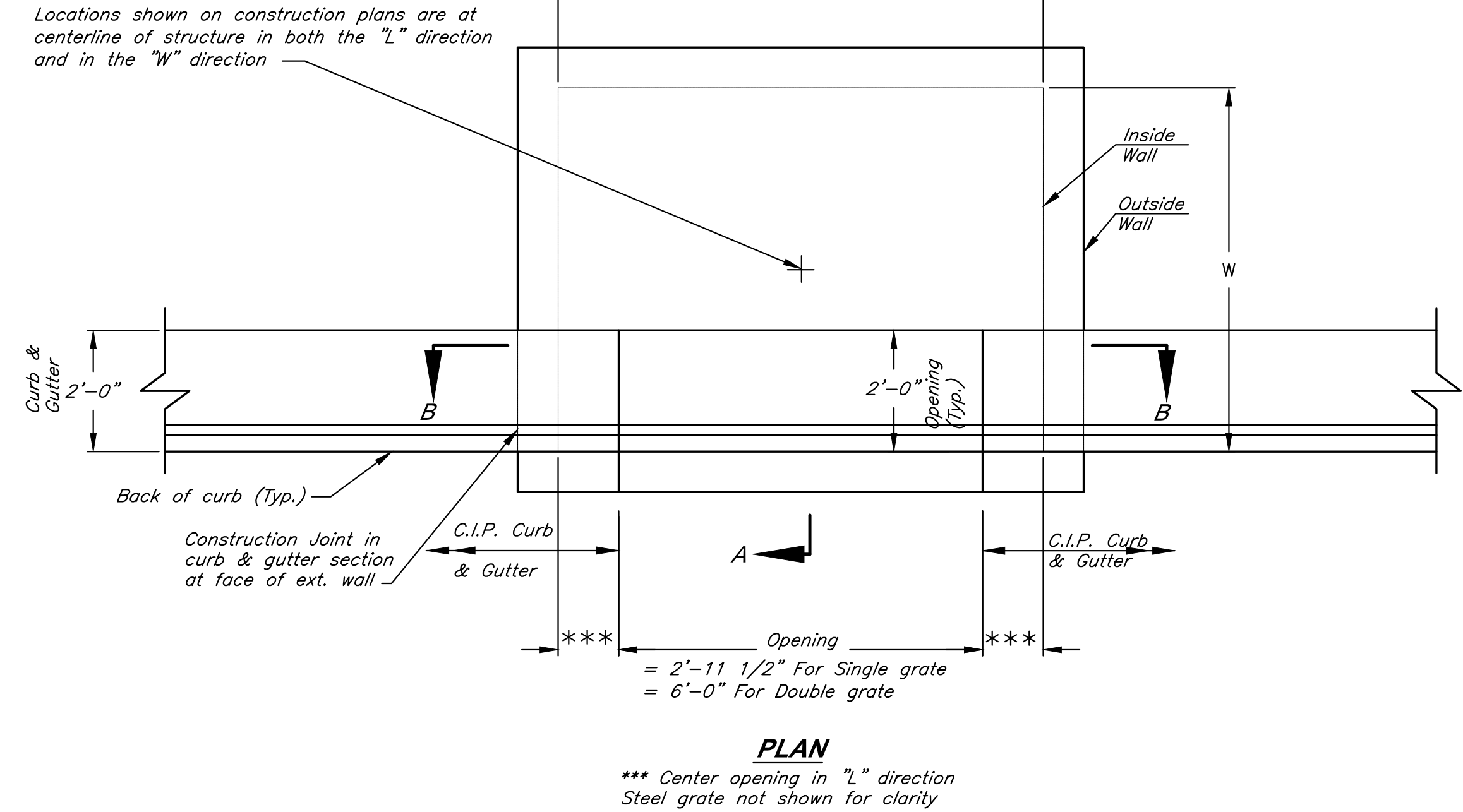
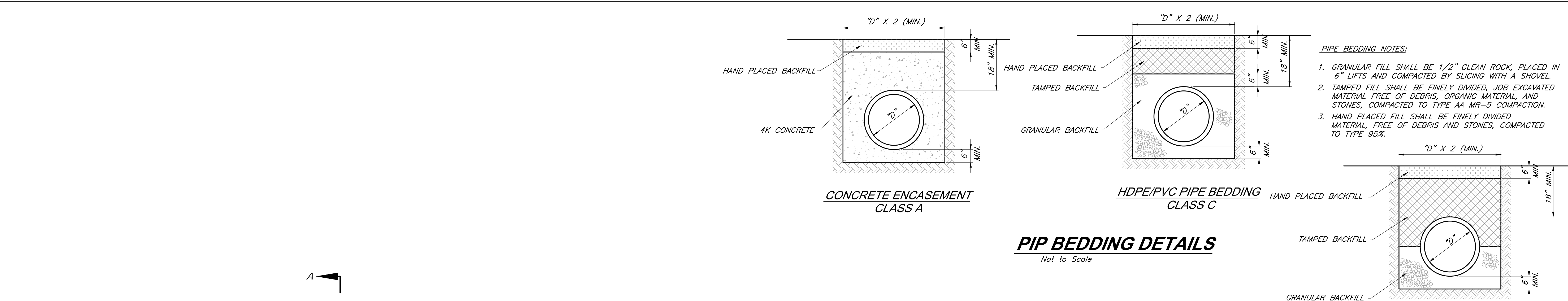
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- Special Curb Inlet Notes:**
1. All concrete shall be KOMMB 4K.
  2. Floor of inlet shall have a shaped concrete invert to provide for smooth flow.
  3. The minimum dimension between the top of pipe and the top of box shall be 2'-6" (Typical all walls).
  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.

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PROJECT:

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

FDP Resubmittal

ISSUE:

PROFESSIONAL SEAL:

DRAWING TITLE:

**Storm Sewer Details**

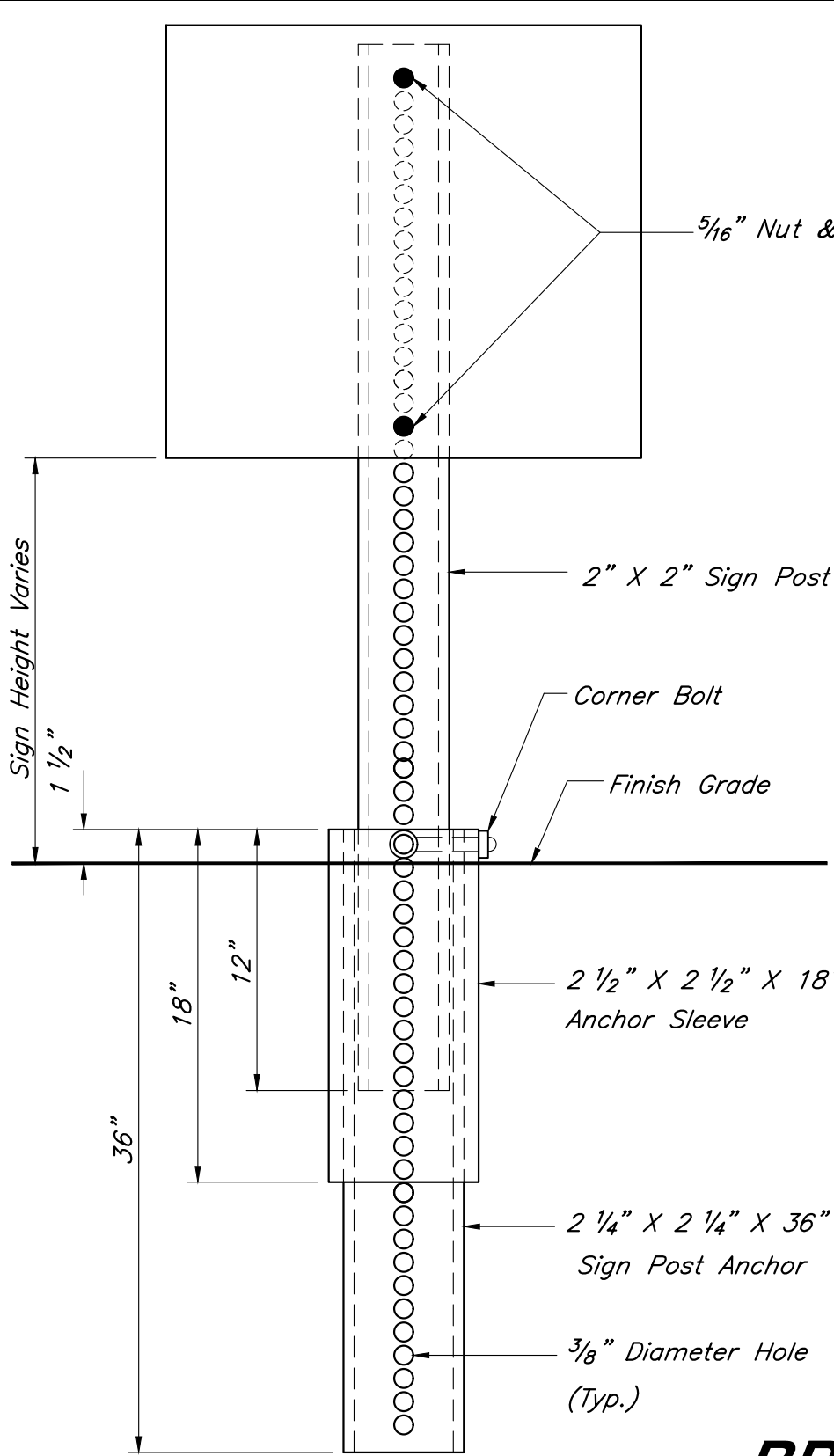
JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

C017



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### BREAK-AWAY SIGN POST DETAIL

Not to Scale

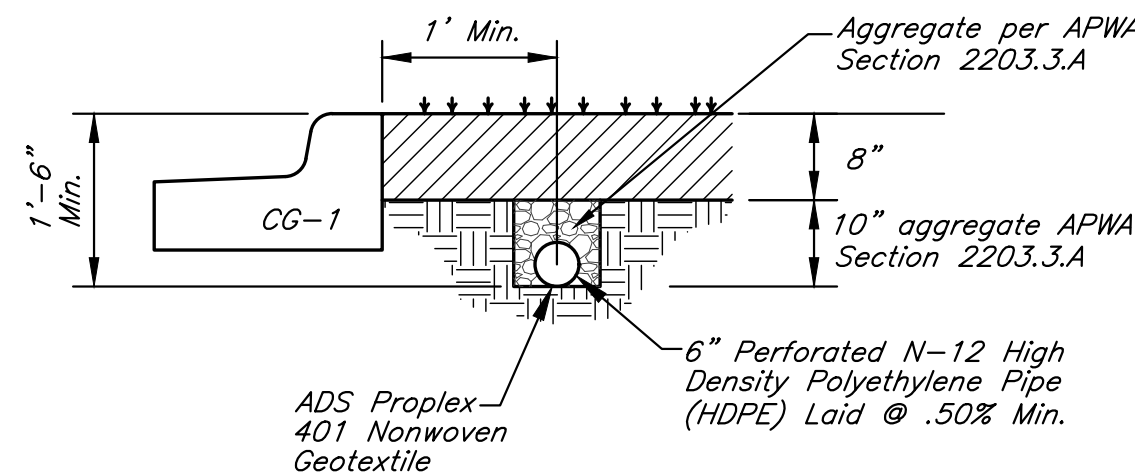
- Pavement Installation Sequence
1. Sign post anchor driven into subgrade prior to the placement of the pavement.
  2. Anchor sleeve driven into subgrade over the sign post anchor prior to the placement of the pavement.
  3. Insert sign post into the sign post anchor and bolt in place.

- Ground Installation Sequence
1. Sign post anchor driven into the ground.
  2. Anchor sleeve driven into the ground over the sign post anchor.
  3. Insert sign post into the sign post anchor and bolt in place.

Note:  
In all installations the first hole above the finished grade level in all three units must be in line for insertion of the corner bolt.

All corner bolts and nuts for fastening the signs and sign post assembly shall comply the applicable ANSI standards and ASTM testing requirements and shall be subsidiary items.

All Components shall be galvanized.

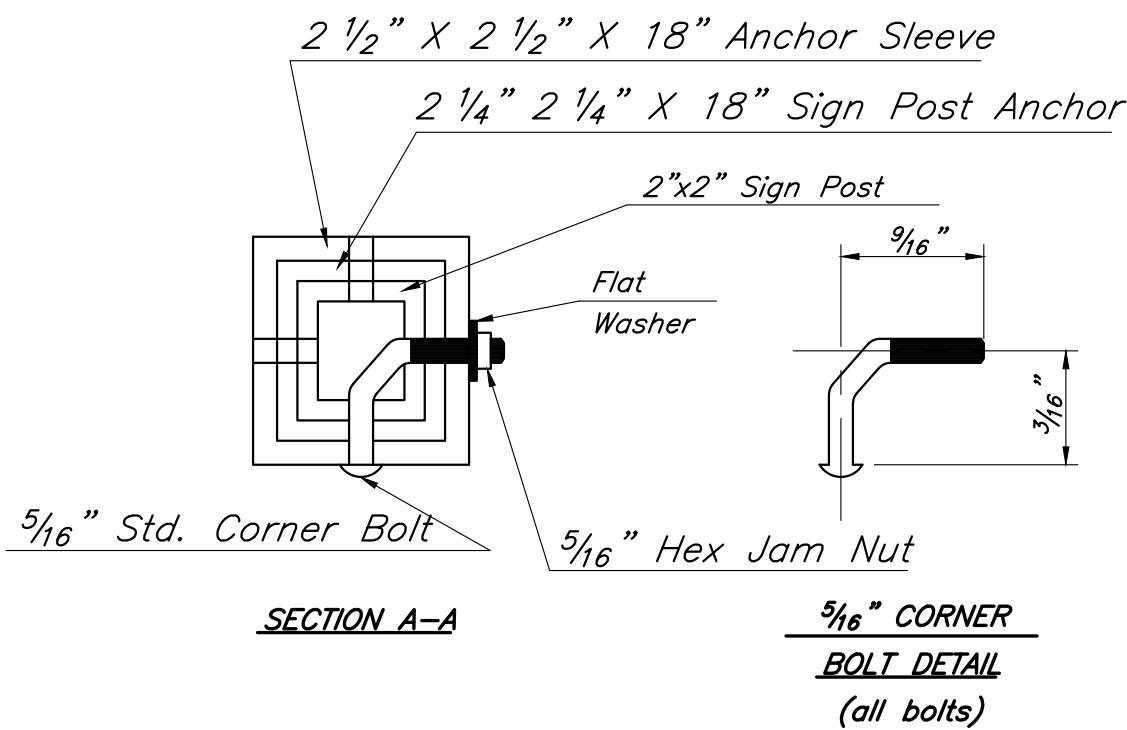


### UNDERDRAIN DETAIL

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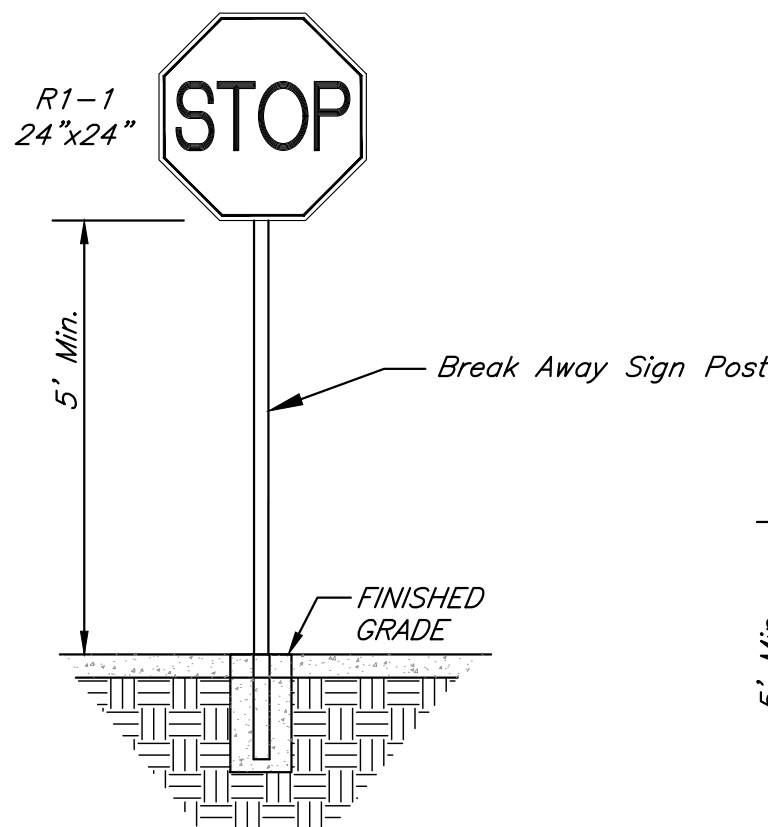
### Sign Notes:

1. All letter, number & symbol sizes, spacing & colors, and the sign colors shall conform to the current "Manual On Uniform Traffic Control Devices."
2. Sign blank material shall be as follows:  
Signs 36"x36" or greater 0.100" thick  
Guide Signs 0.125" thick  
All other signs 0.080" thick
3. All sign mounting hardware shall be galvanized.
4. All sign faces shall be fabricated using ASTM Type III Prismatic reflective sheeting.



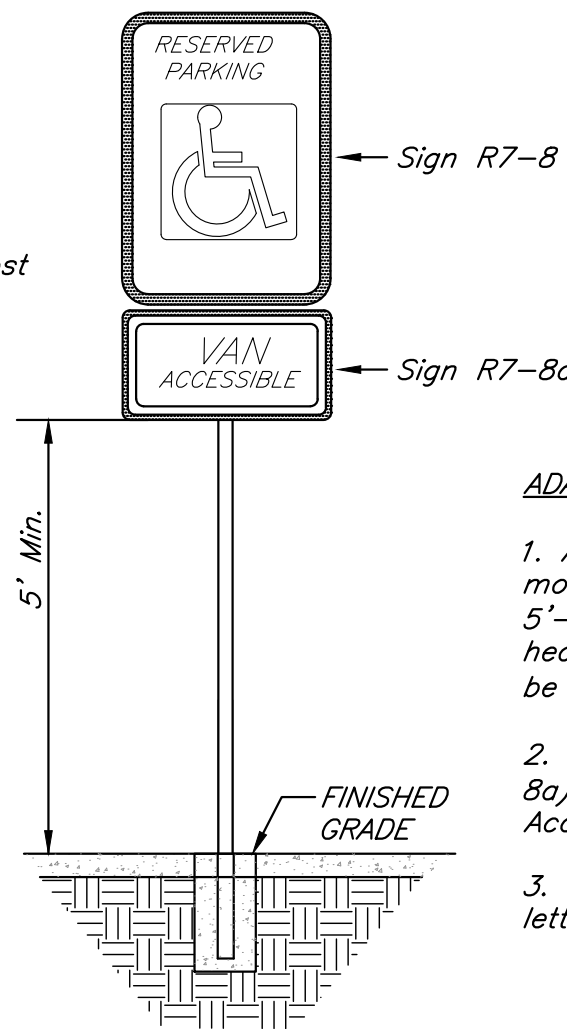
### SECTION A-A

### 5/16" CORNER BOLT DETAIL (all bolts)



### STOP SIGN DETAIL

Not to Scale

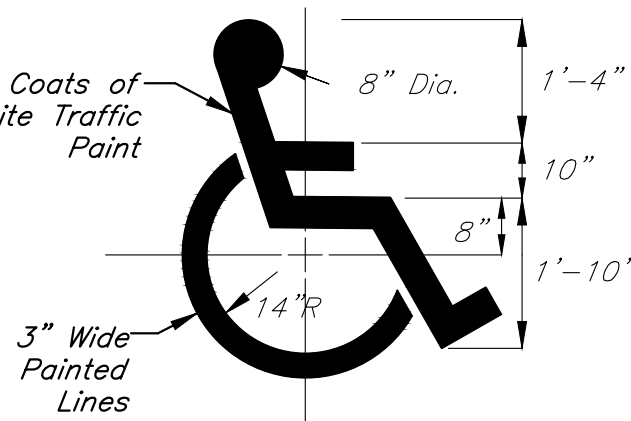


### TYPICAL ACCESSIBLE SIGNAGE

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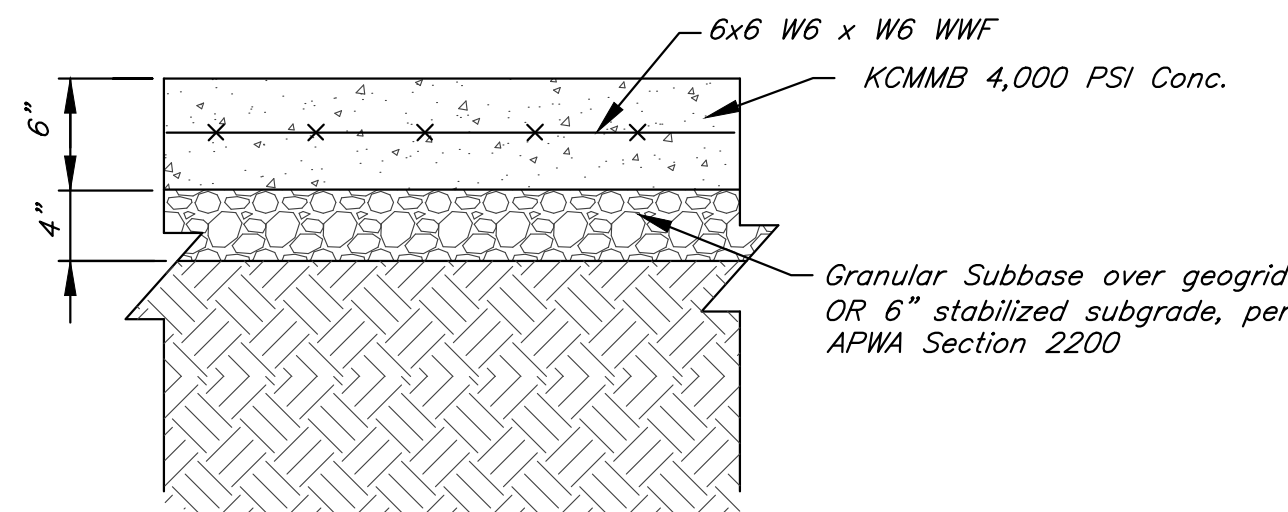
### ADA Sign Notes:

1. Accessible Sign (R7-8) Shall be mounted on a pole or other structure 5'-6" above the parking surface, at the head of the parking space, and shall be at least 12"x18" in area.
2. Supplemental Accessible Sign (R7-8a) shall be used on all required Van Accessible Spaces.
3. Signs shall be blue with white lettering.



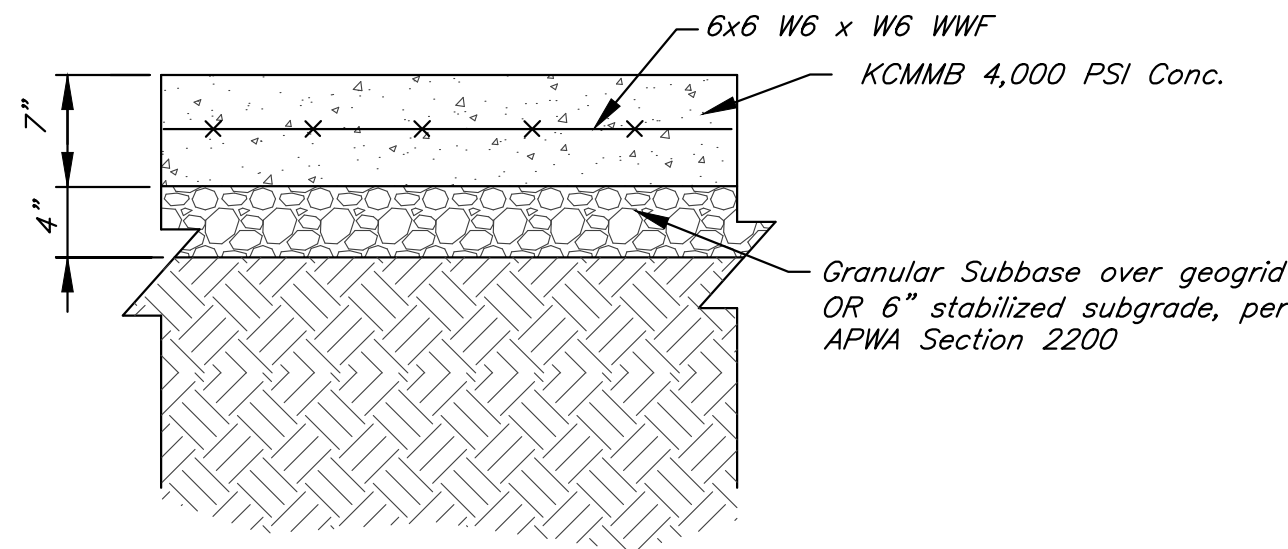
### ACCESSIBLE PARKING SYMBOL DETAIL

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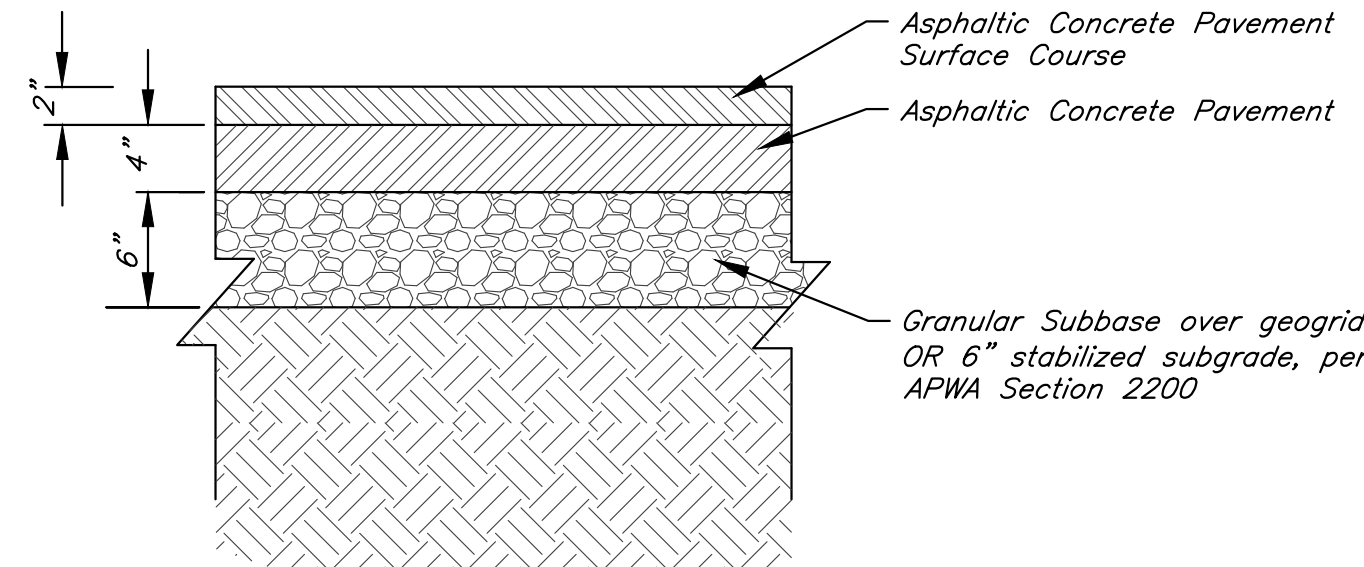
### CONCRETE PAVEMENT SECTION

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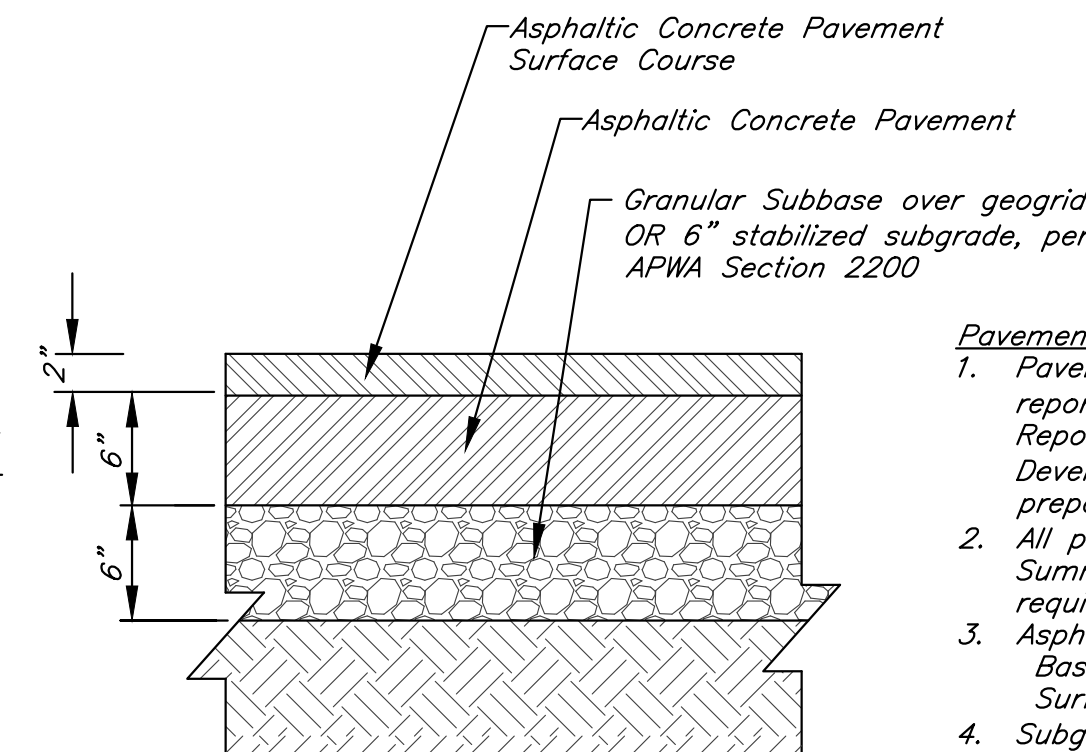
### HEAVY DUTY CONCRETE PAVEMENT SECTION

Not To Scale



### LIGHT DUTY ASPHALT PAVEMENT SECTION

Not To Scale

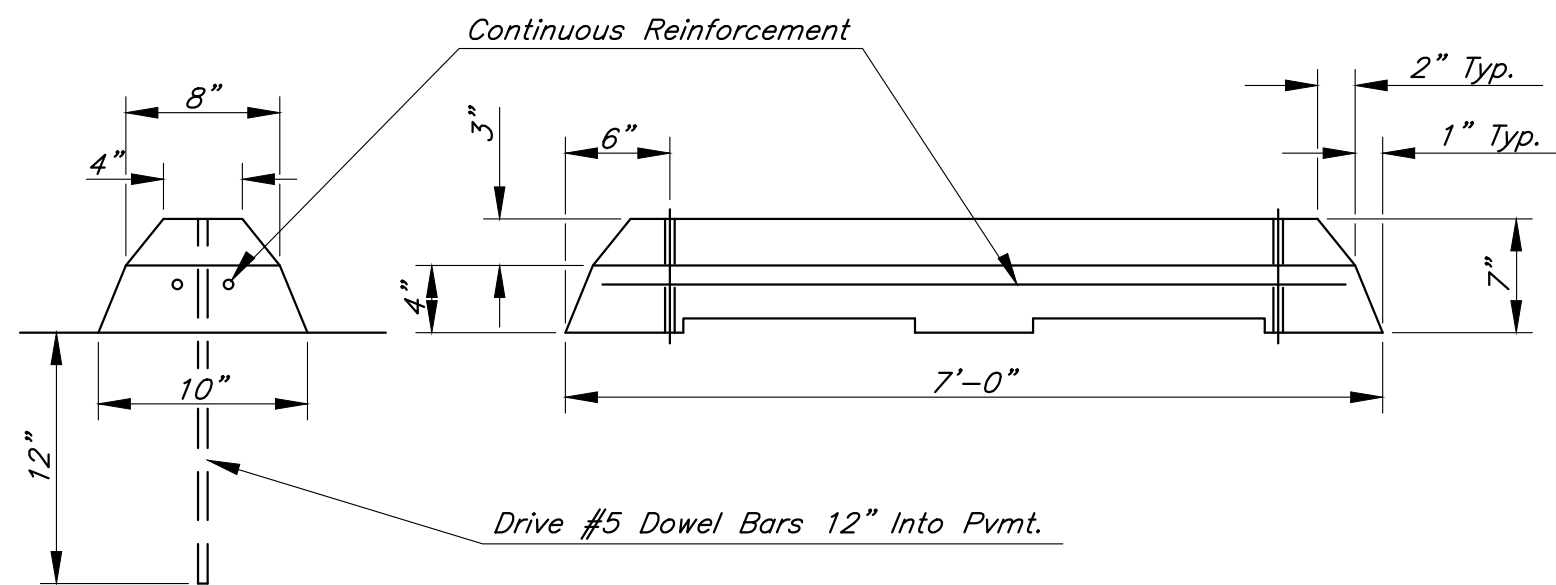


### HEAVY DUTY ASPHALT PAVEMENT SECTION

Not To Scale

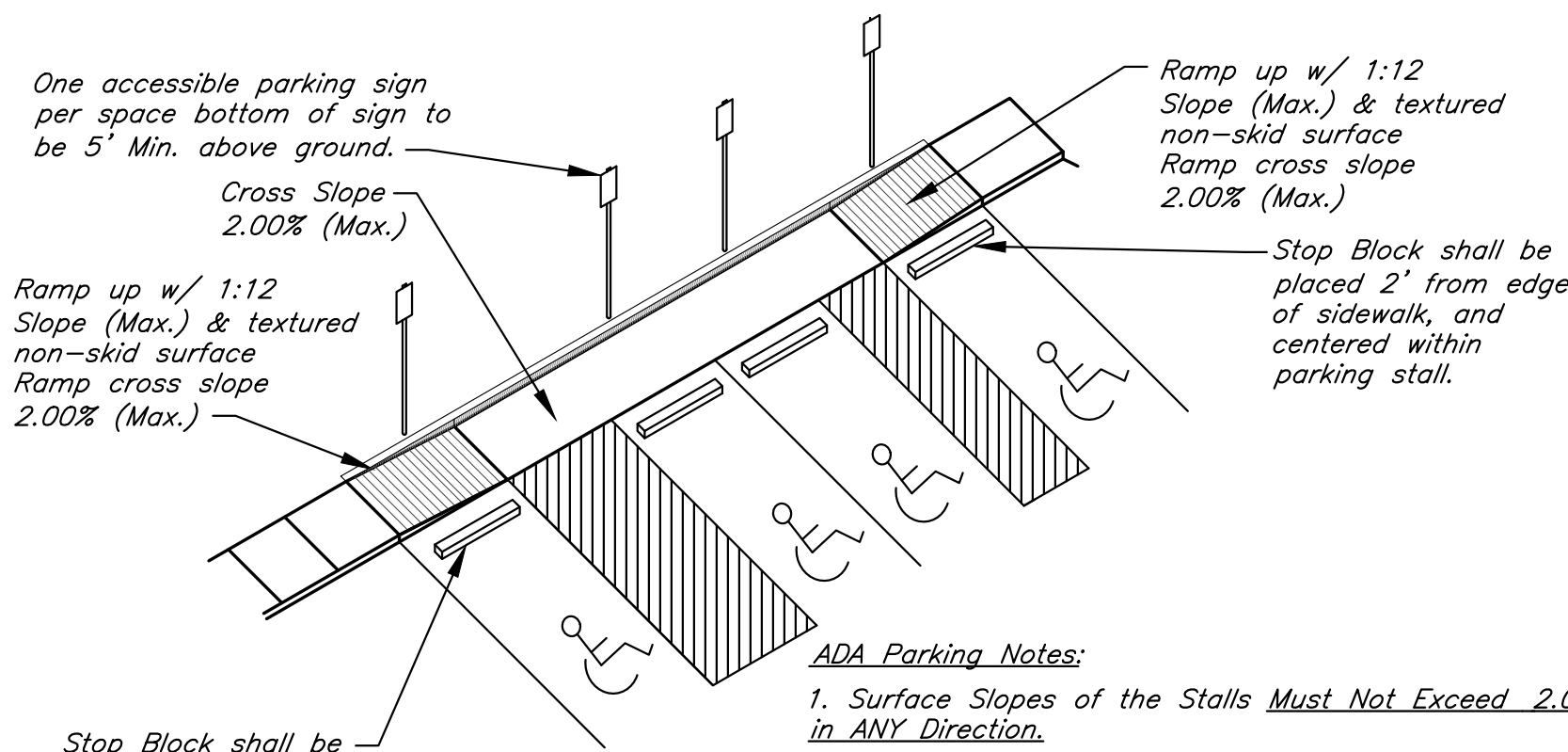
### Pavement Notes:

1. Pavement sections from geotechnical report title "Geotechnical Engineering Report - Paragon Multi-Family Development", dated August 11, 2021, prepared by Terracon Consultants, Inc.
2. All pavement shall meet City of Lee's Summit UDO Section 8.620 requirements.
3. Asphalt mix shall be APWA Base: 1-01, 2-01 or 5-01 Surface: 2-01, 3-01 or 5-01
4. Subgrade stabilization shall be per Lee's Summit Standard Specifications - APWA Section 2200.



### PRECAST CONCRETE STOP BLOCK

Not to Scale



### ADA Parking Notes:

1. Surface Slopes of the Stalls Must Not Exceed 2.00% in ANY Direction.
2. Van Accessible Spaces are denoted on the plan.
3. Parking Blocks shall be placed 24" from edge of sidewalk to center line of parking block.

### ADA PARKING DETAIL

Not to Scale

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PROJECT:

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

FDP Resubmittal

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**Construction Details**

JOB NO: 18017, 19050.07, 19050.08

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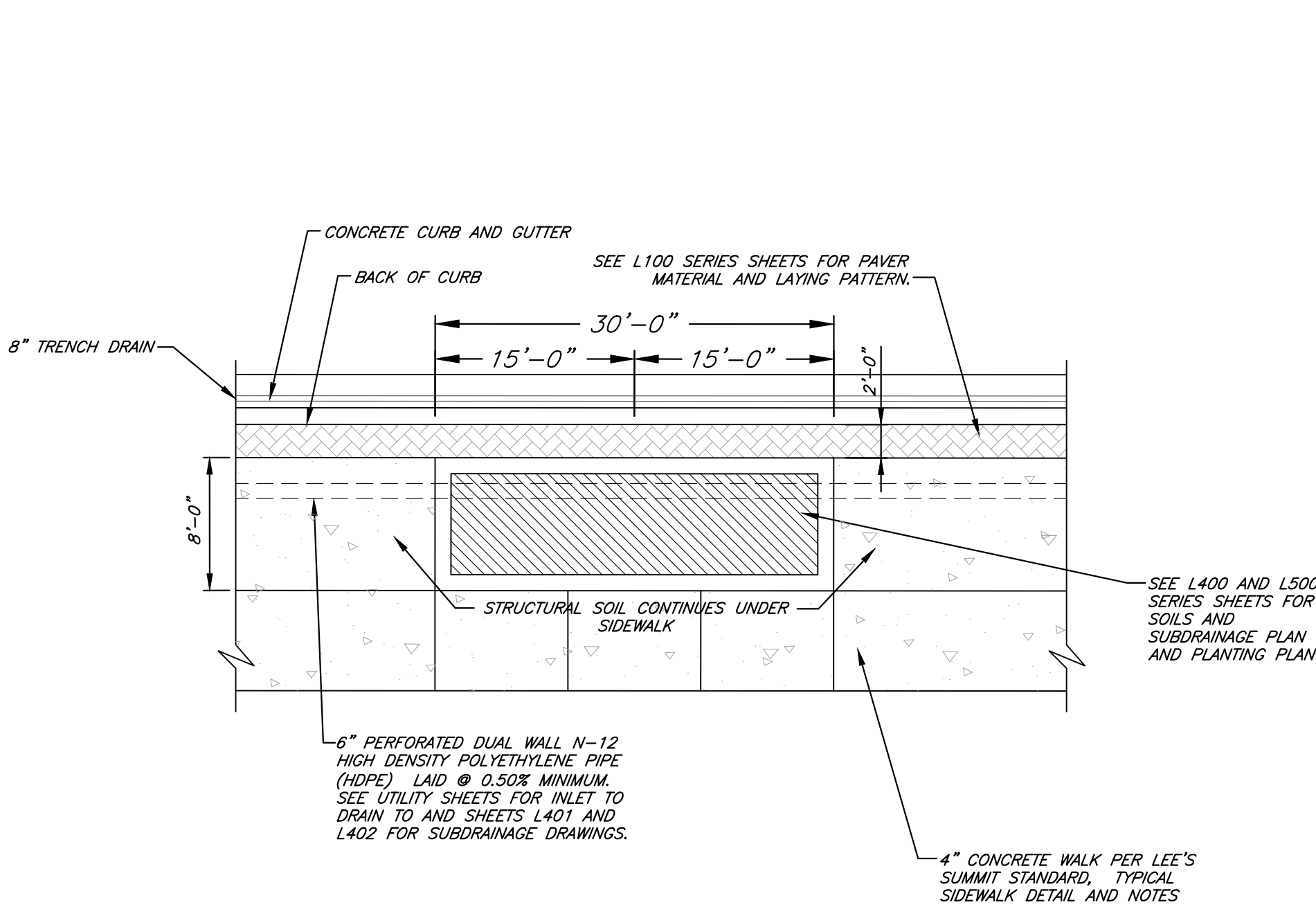
**C018**





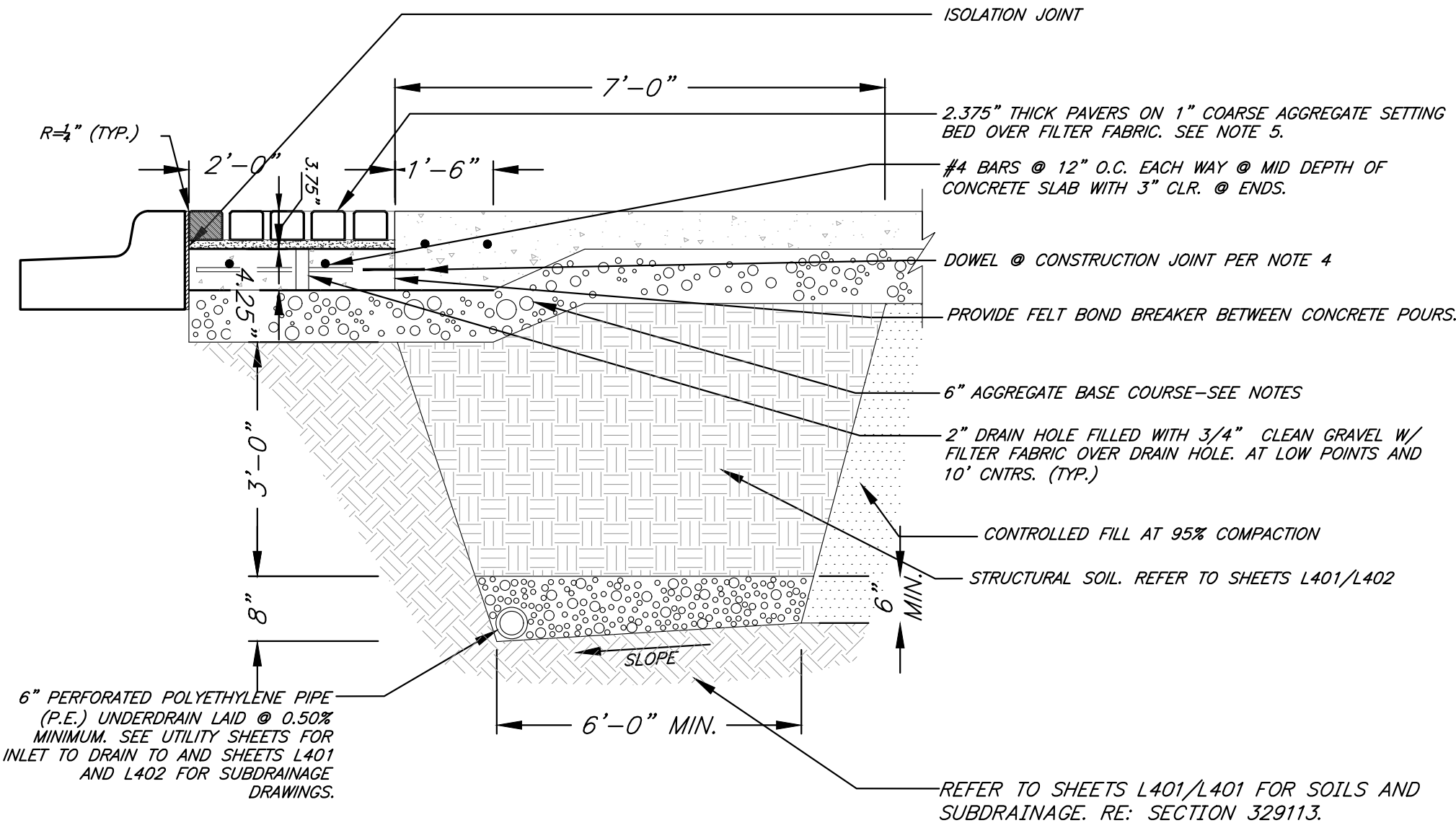


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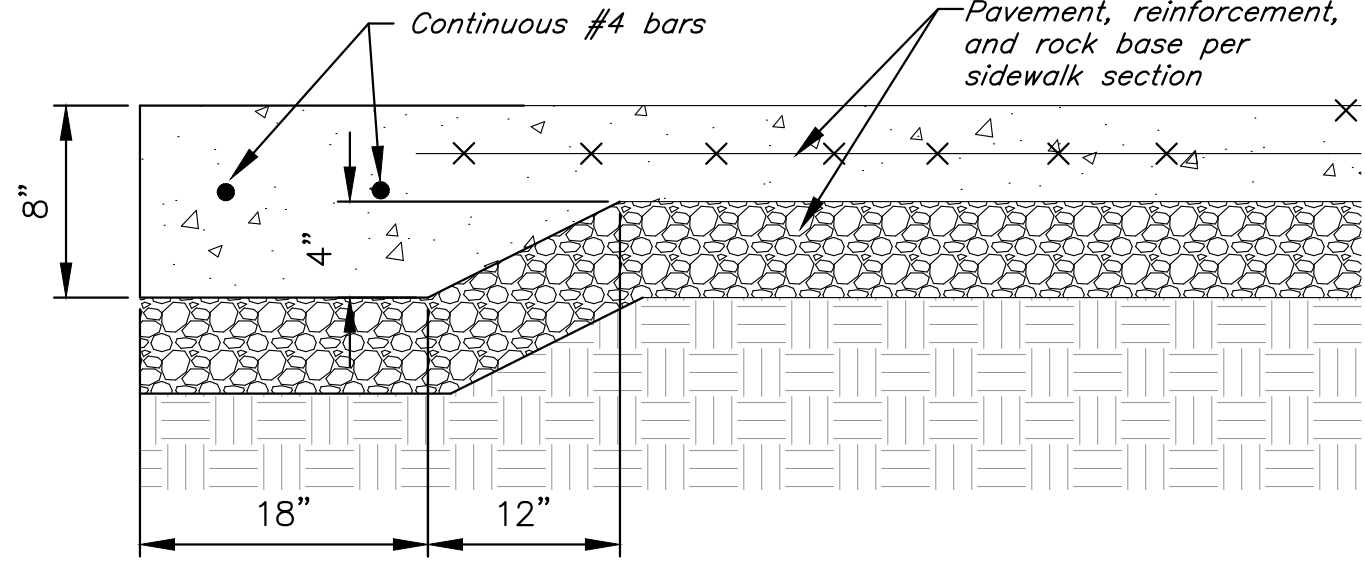
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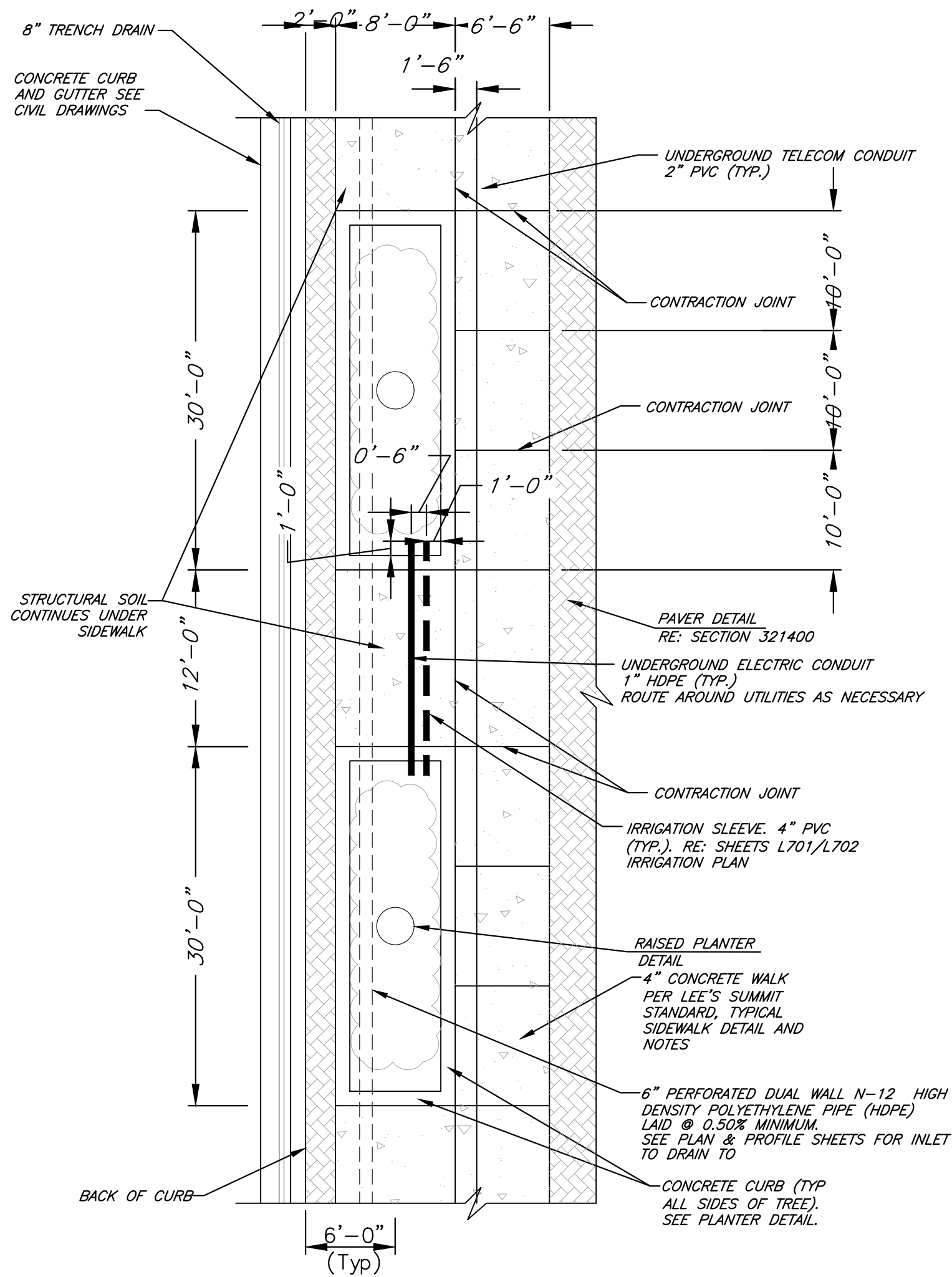
### AMENITY ZONE PAVER DETAIL

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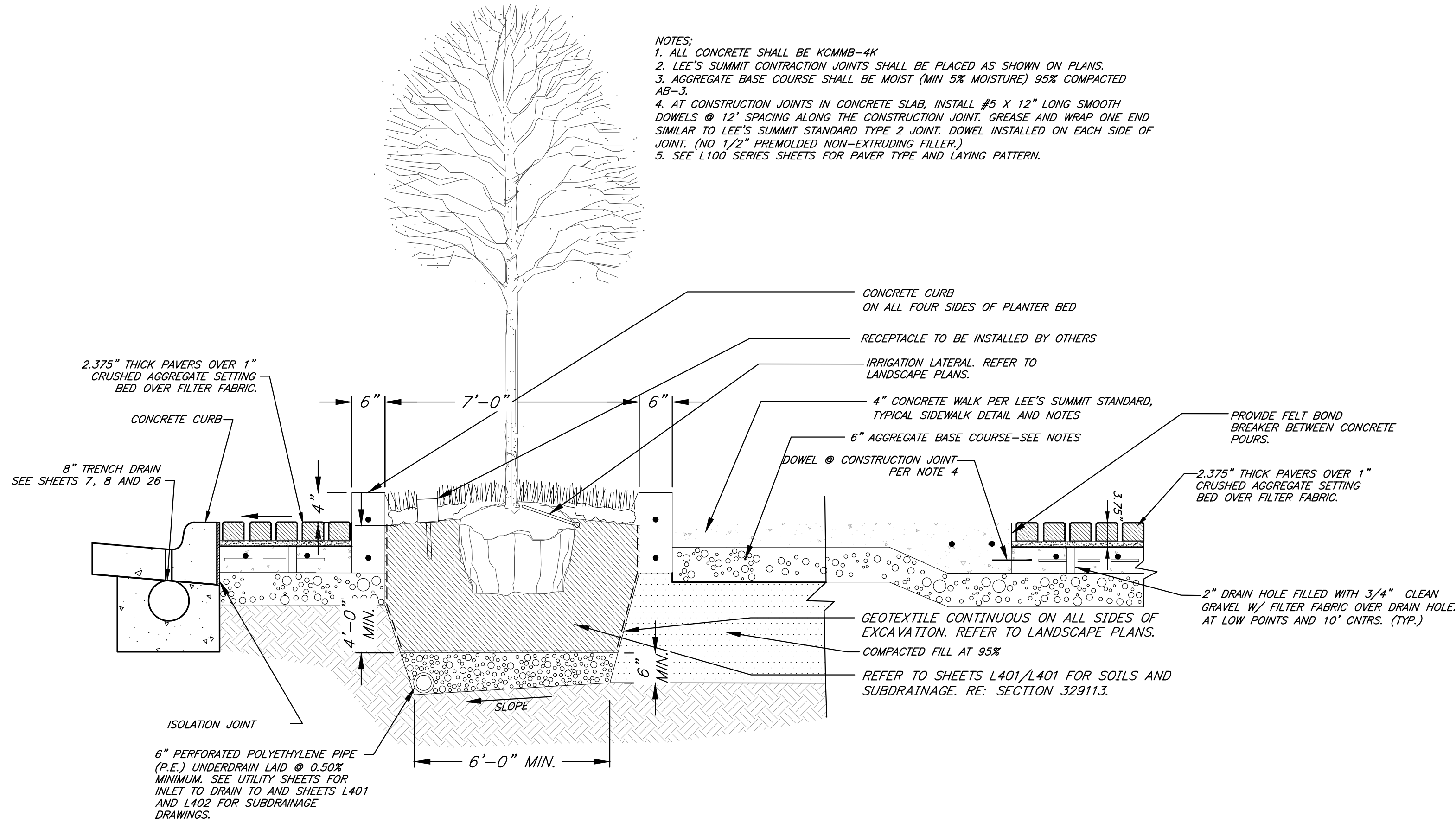
### THICKENED EDGE DETAIL

Not to Scale



### TYPICAL SIDEWALK LAYOUT

Not to Scale



### TREE PLANTER DETAIL

Not to Scale

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PROJECT:

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

FDP Resubmittal

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

Streetscape  
Details

JOB NO: 18017, 19050.07, 19050.08

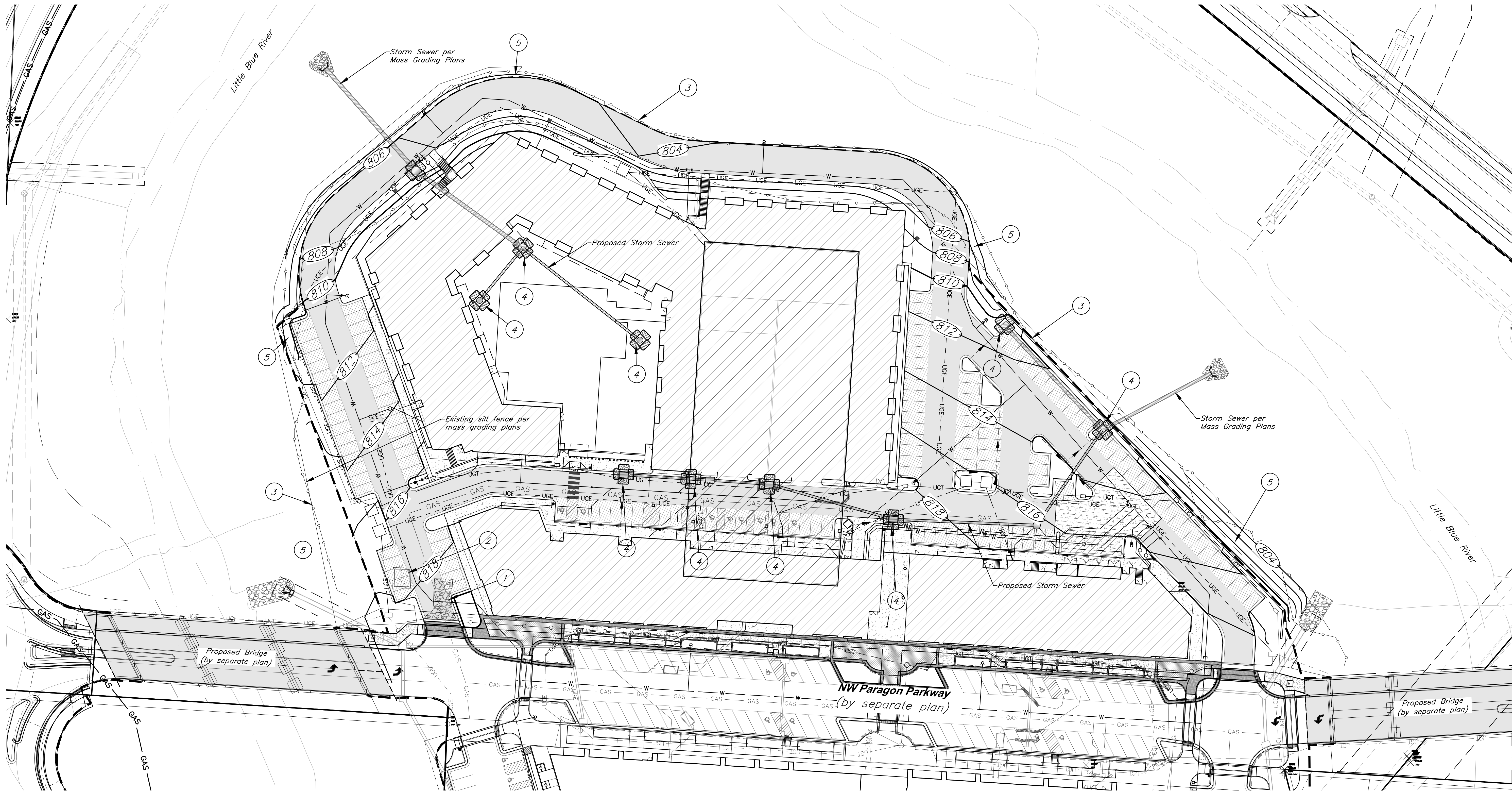
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C020



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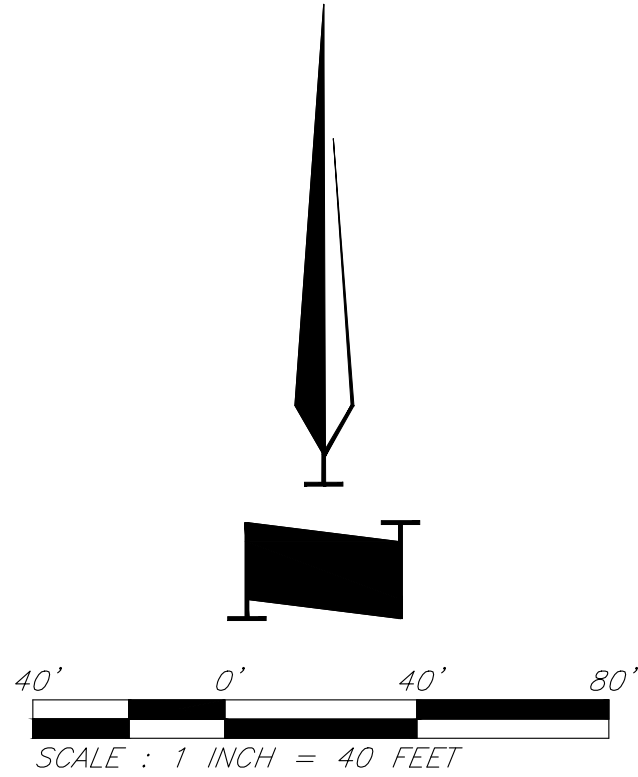


EROSION & SEDIMENT CONTROL STAGING CHART

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

FDP Resubmittal

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

Erosion Control Plan

JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH

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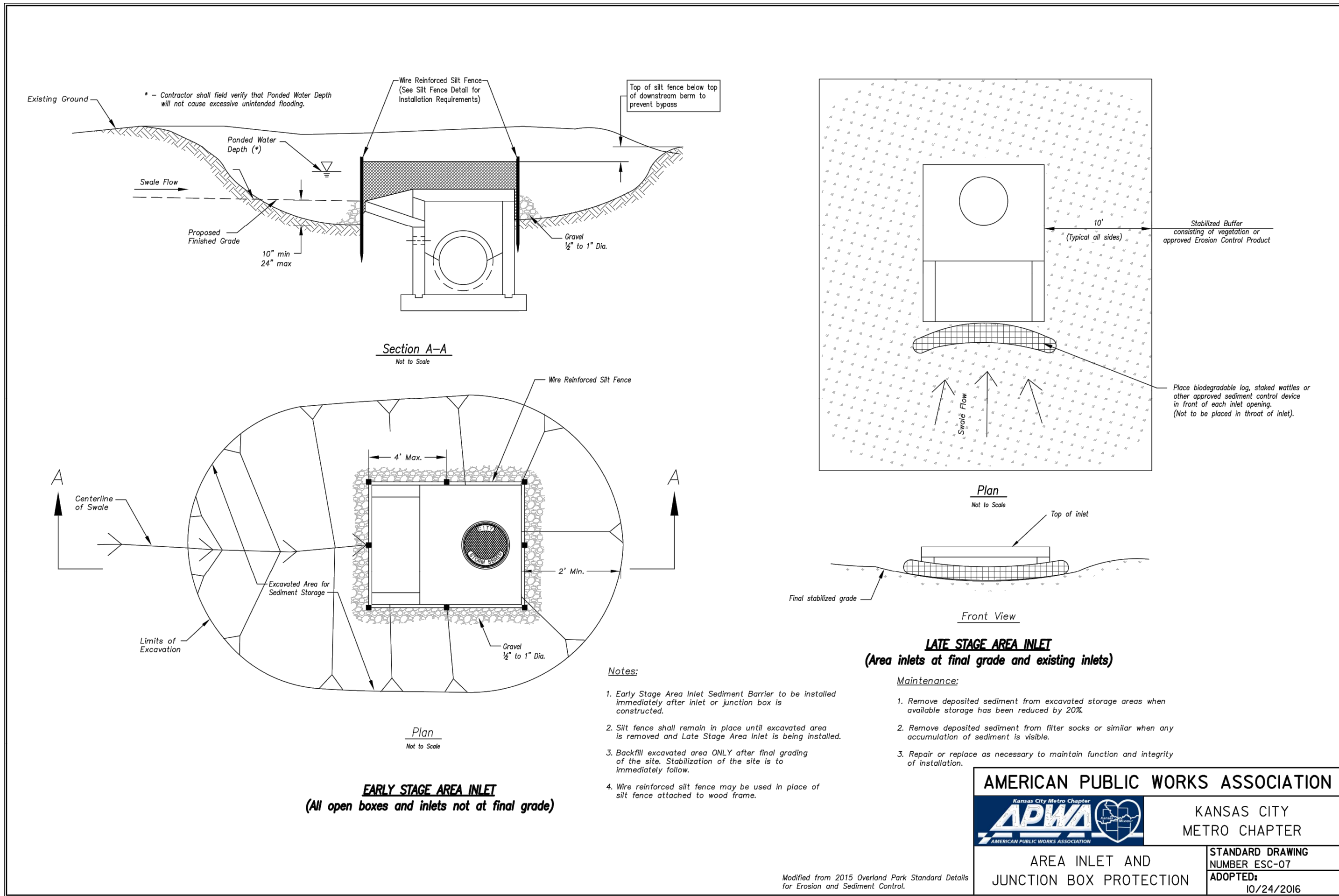
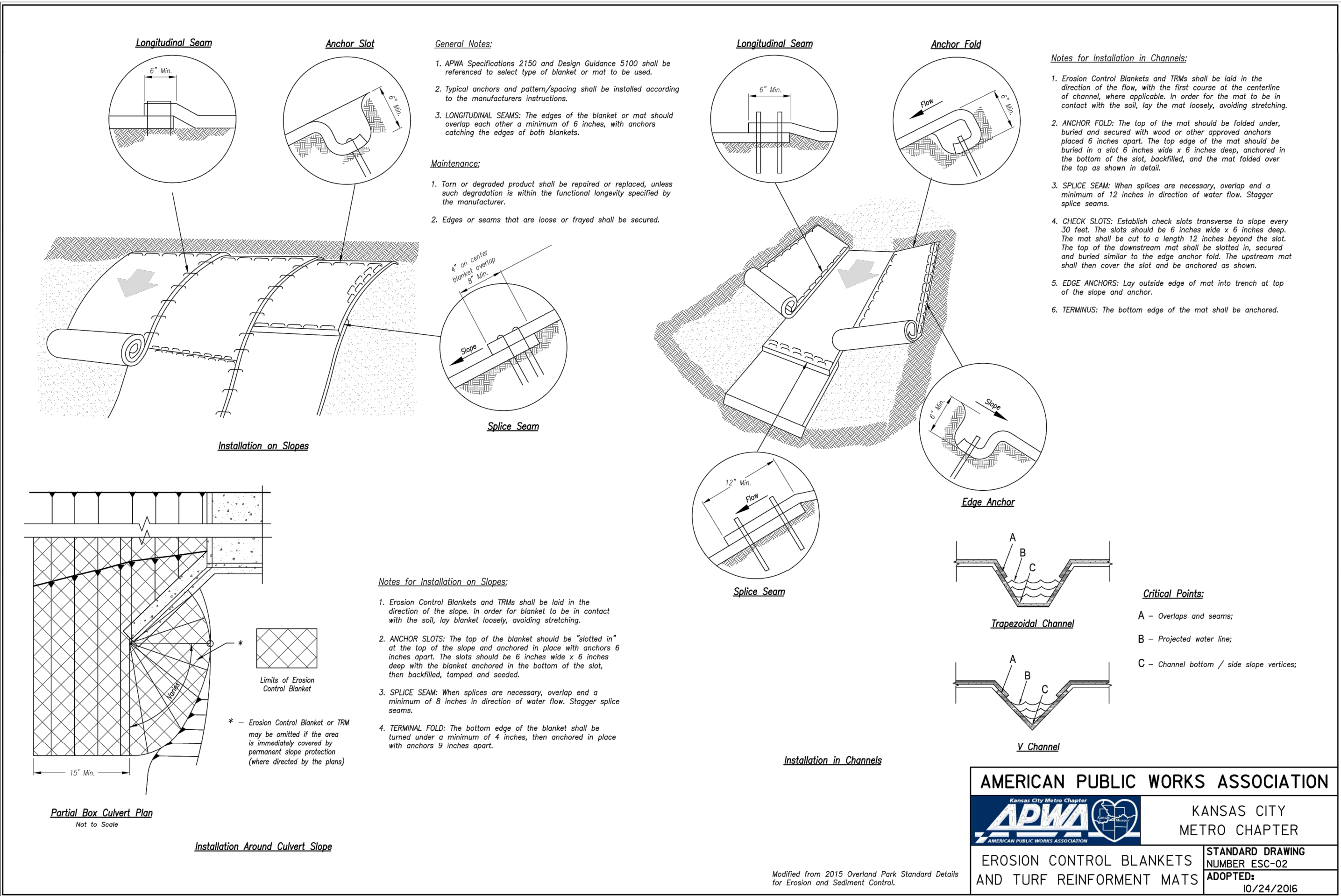
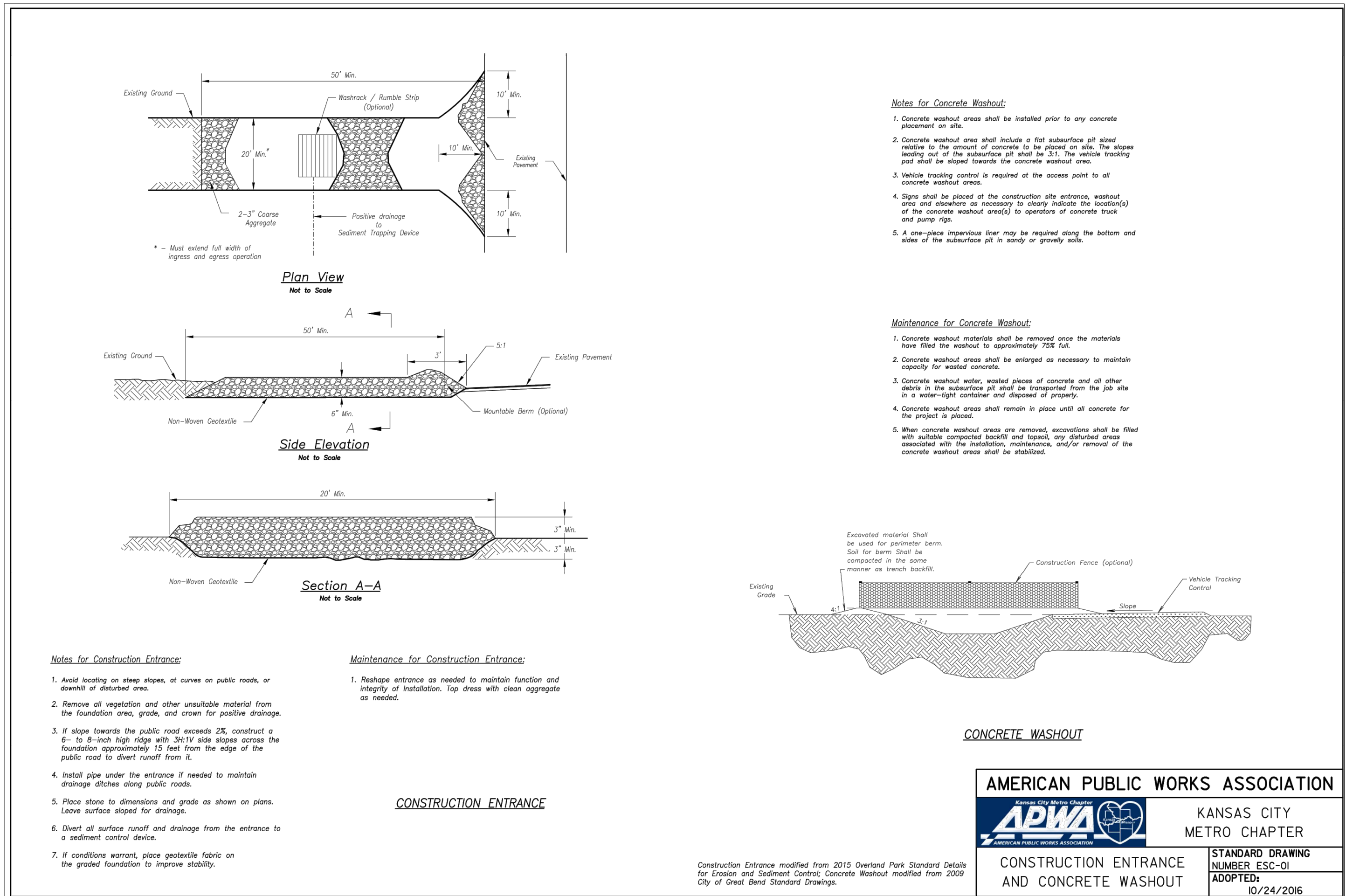
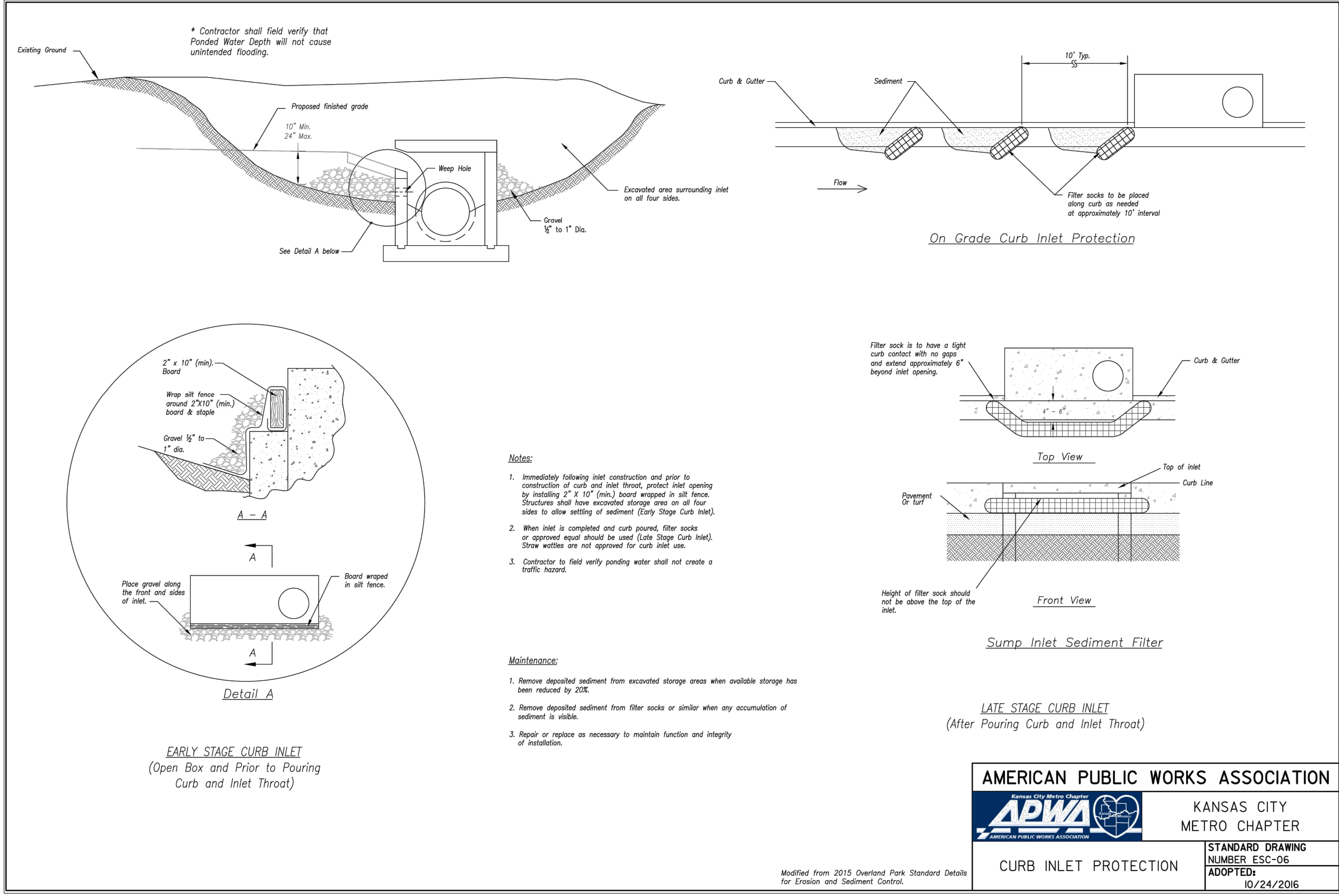
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PROJECT:

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**Erosion Control Details**

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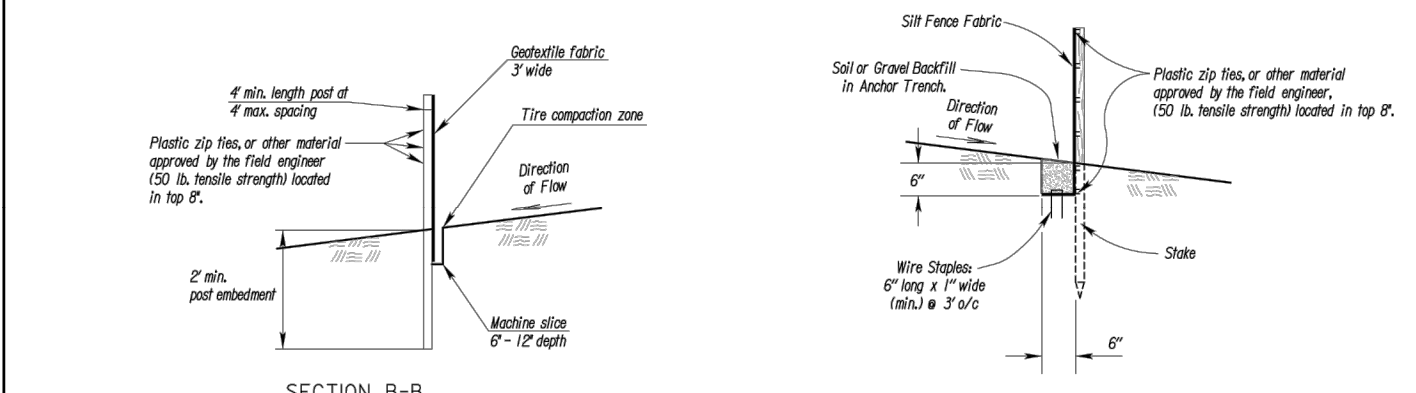
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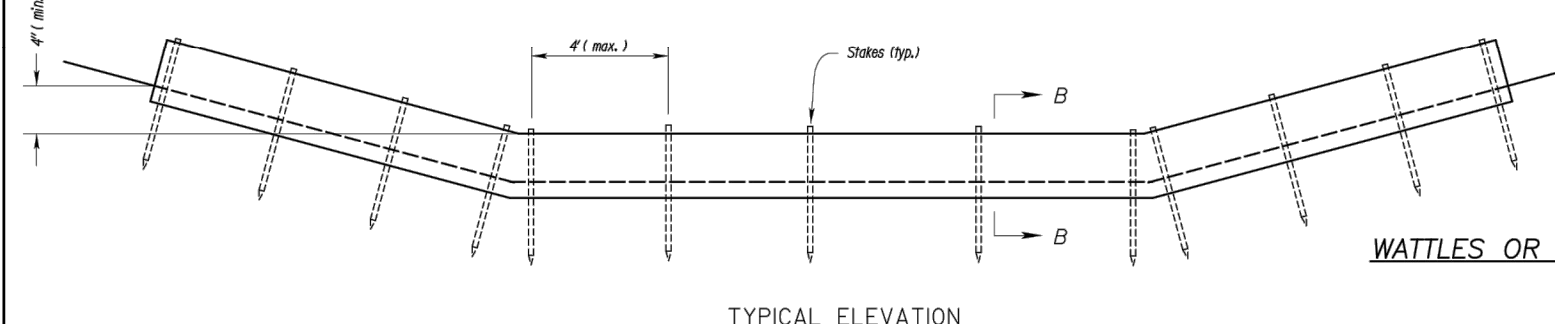
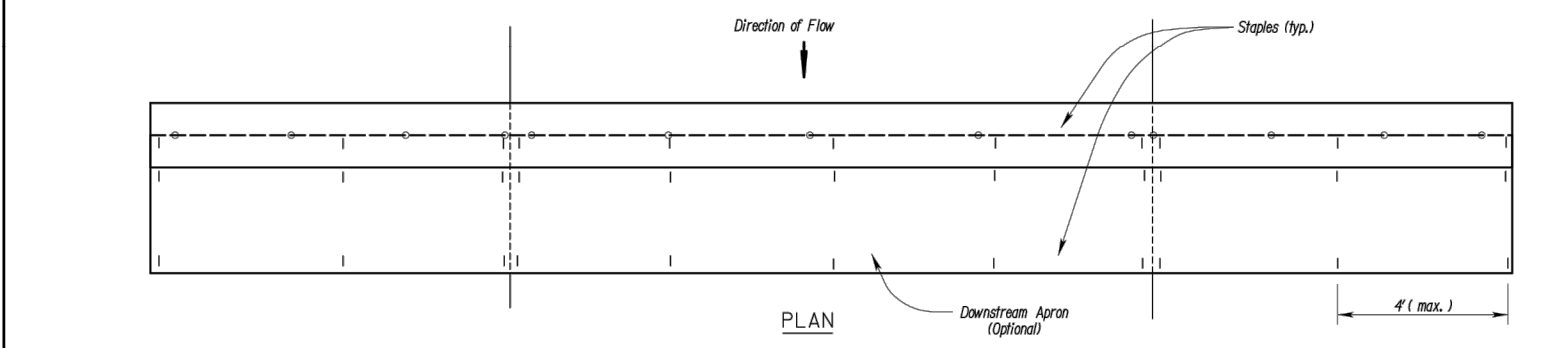


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- Notes for Silt Fence Ditch Checks:
- Stakes shall be 4' (min.) long and one of the following materials:
    - Harwood - 1 3/4" x 1 3/4";
    - Southern Pine (No. 2) - 2 3/4" x 2 3/4";
    - Steel U, L, I, or C Section - 35 lbs. per 1'-0";
    - Synthetic - same strength as wood stakes.
  - Crack pieces shall be of same material as stakes.
  - Attach fence fabric securely on 6" centers (max.).
  - Use of high flow material is acceptable.
  - Refer to plan sheets to estimate the length of silt fence required.
  - Use support fencing when tributary area is greater than 2.4 acres or when ditch gradient is greater than 2 percent.
  - Silt fence allowed to be a 6" minimum depth.
  - Elevation of top in points shall be a minimum of 4" higher than the center.

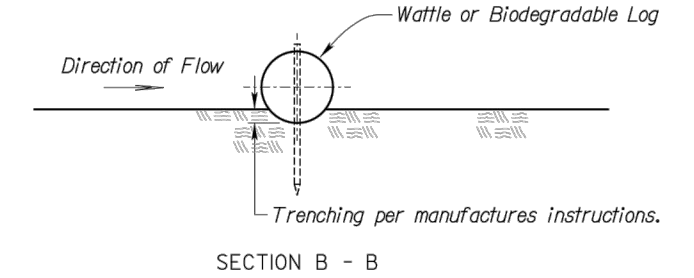


SILT FENCE DITCH CHECK  
NO SCALE



WATTLES OR BIODEGRADABLE LOG DITCH CHECKS  
OR Filter Sock Ditch Check  
NO SCALE

- Notes for Wattles and Biodegradable Log Ditch Checks:
- Use as many biodegradable log sections as necessary to ensure water does not flow around end of ditch check.
  - Overlap sections a minimum of 18"
  - Stakes shall be per manufacturer's instructions. Length of stakes shall be a minimum of 2 times the diameter of the log or 24" minimum.
  - Use Erosion Control (Class 1) (Type G) as the downstream apron when directed by the Engineer.
  - Use 3" diameter logs when used with Erosion Control (Class 2) (Any Type) channel lining. Smaller diameter logs may be used with Erosion Control (Class 2) (Any Type) channel lining as directed by the Engineer.

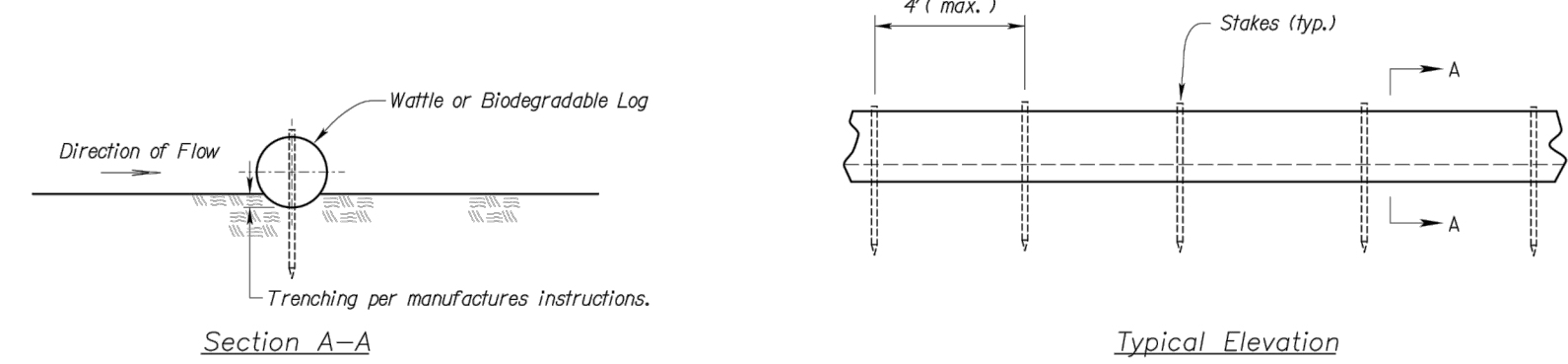


AMERICAN PUBLIC WORKS ASSOCIATION  
KANSAS CITY METRO CHAPTER  
SILT FENCE AND WATTLE/BIODEGRADABLE LOG DITCH CHECKS  
STANDARD DRAWING NUMBER ESC-09  
ADOPTED: 10/24/2016

Alternative Type Ditch Check Spacing

Ditch Centerline Slope ( % )	Spacing Interval (feet)
1.0	200
2.0	100
3.0	65
4.0	50
5.0	40
6.0	33

Note: Use this spacing for all except Rock Ditch Checks.



WATTLES AND BIODEGRADABLE LOG

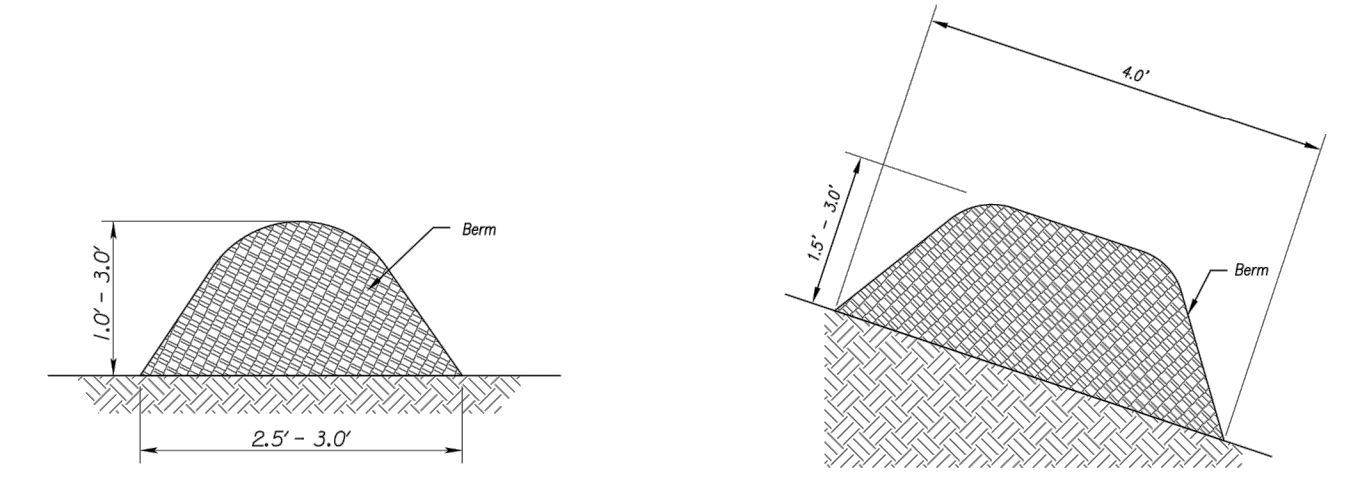


Figure 1  
(Perimeter Control)

Figure 2  
(Steep Slopes)

MULCH OR COMPOST FILTER BERMS

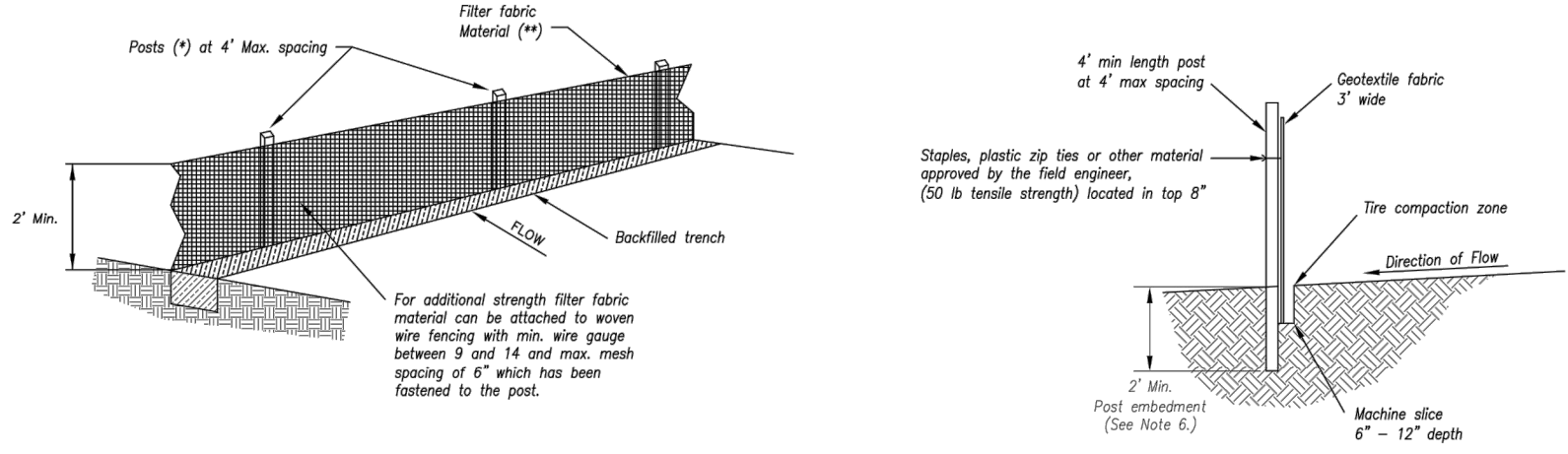
- Notes for Wattles and Biodegradable Log Slope Protection:
- The Slope barriers shall be placed along contour lines, with a short section turned upgrade at each end of the barrier. The maximum length of the slope barrier shall not exceed 250 feet, and the barrier ends need to be staggered.
  - Install wattles and biodegradable logs per manufacturer's instructions.
  - Spacing of stakes per manufacturer's instructions with 4' max. spacing. Length of stakes shall be a minimum of 2 times the diameter of the log with minimum of 24".

- Notes for Mulch and Compost Filter Berm:
- The sediment control berm shall be placed uncompacted in a windrow at locations shown on the plans or as directed by the engineer.
  - Parallel to the base of the slope, or around the perimeter of other affected areas, construct a 1 to 3 foot high by 2.5 to 3 foot wide berm (see Figure 1). For maximum water treatment ability or for steep slopes, construct a 1.5 to 3 foot high trapezoidal berm that is a minimum of 4 feet wide of the base (see Figure 2). In extreme conditions, or where specified by the engineer, a second berm shall be constructed at the top of the slope. Engineer will specify berm requirements.
  - If berm is to be left as permanent or part of the natural landscape, the compost berm may be seeded during application for permanent vegetation.
  - Do not use compost or wood mulch berms in any runoff channels or concentrated flow areas.
  - Wood mulch shall consist of tree and shrub debris resulting from clearing and grubbing and shall be ground by the mechanical means such as a chipper, nonmammal, tub grinder or other approved method. Mulch sizing varies with a maximum width of 2" and a maximum length of 10".

- Maintenance for Mulch and Compost Filter Berm:
- Berm shall be reshaped and material added as necessary to maintain function and dimensions.
  - Branches in the berm shall be repaired promptly.

AMERICAN PUBLIC WORKS ASSOCIATION  
KANSAS CITY METRO CHAPTER  
WATTLES/BIODEGRADABLE LOG AND MULCH/COMPOST FILTER BERM  
STANDARD DRAWING NUMBER ESC-04  
ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



- (\*) POSTS
- MIN. LENGTH 4'
  - HARDWOOD 1 3/4" x 1 3/4"
  - NO.2 SOUTHERN PINE 2 3/4" x 2 3/4"
  - STEEL 1.33 LB/FT

- (\*\*) - Geotextile Fabric shall meet the requirements of ASDOT M208

SILT FENCE DETAILS  
Not to Scale

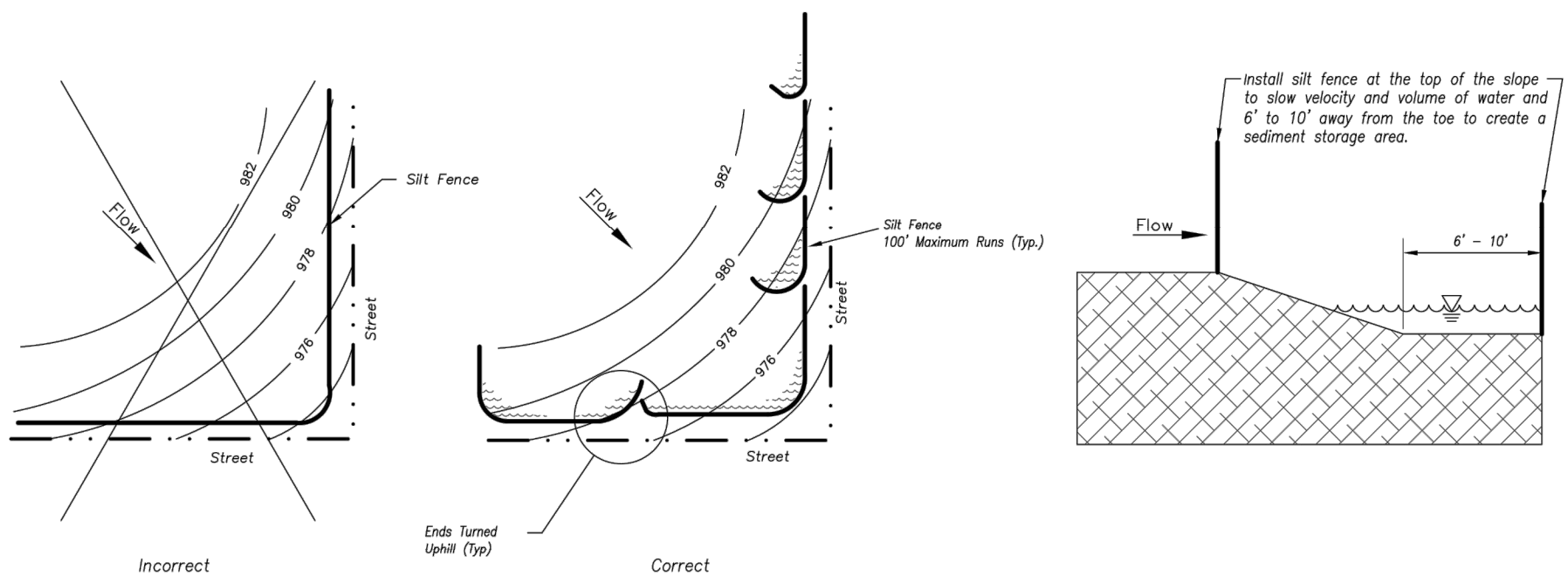
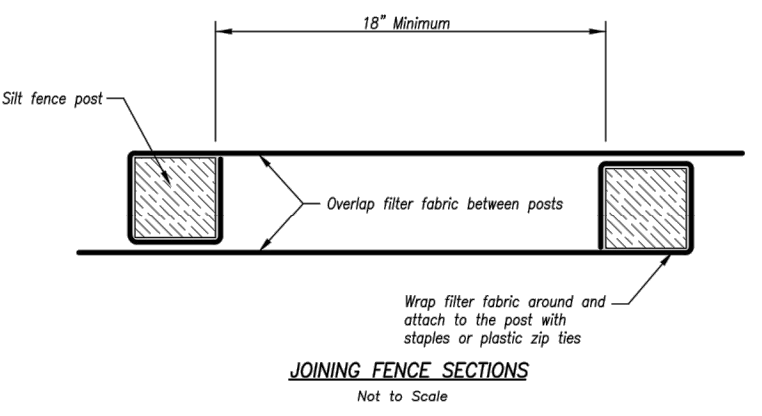


Figure A

SILT FENCE LAYOUT  
Not to Scale

- Notes:
- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
  - Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
  - Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
  - Attach fabric to upstream side of post.
  - Install posts a minimum of 2' into the ground.
  - Trenching will only be allowed for small or difficult installation, where staking machine cannot be reasonably used.

- Maintenance:
- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
  - Repair as necessary to maintain function and structure.



JOINING FENCE SECTIONS  
Not to Scale

AMERICAN PUBLIC WORKS ASSOCIATION  
KANSAS CITY METRO CHAPTER  
SILT FENCE  
STANDARD DRAWING NUMBER ESC-03  
ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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PROJECT:

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

FDP Resubmittal

ISSUE:

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9. \_\_\_\_\_

10. \_\_\_\_\_

PROFESSIONAL SEAL:



DRAWING TITLE:

Erosion Control Details

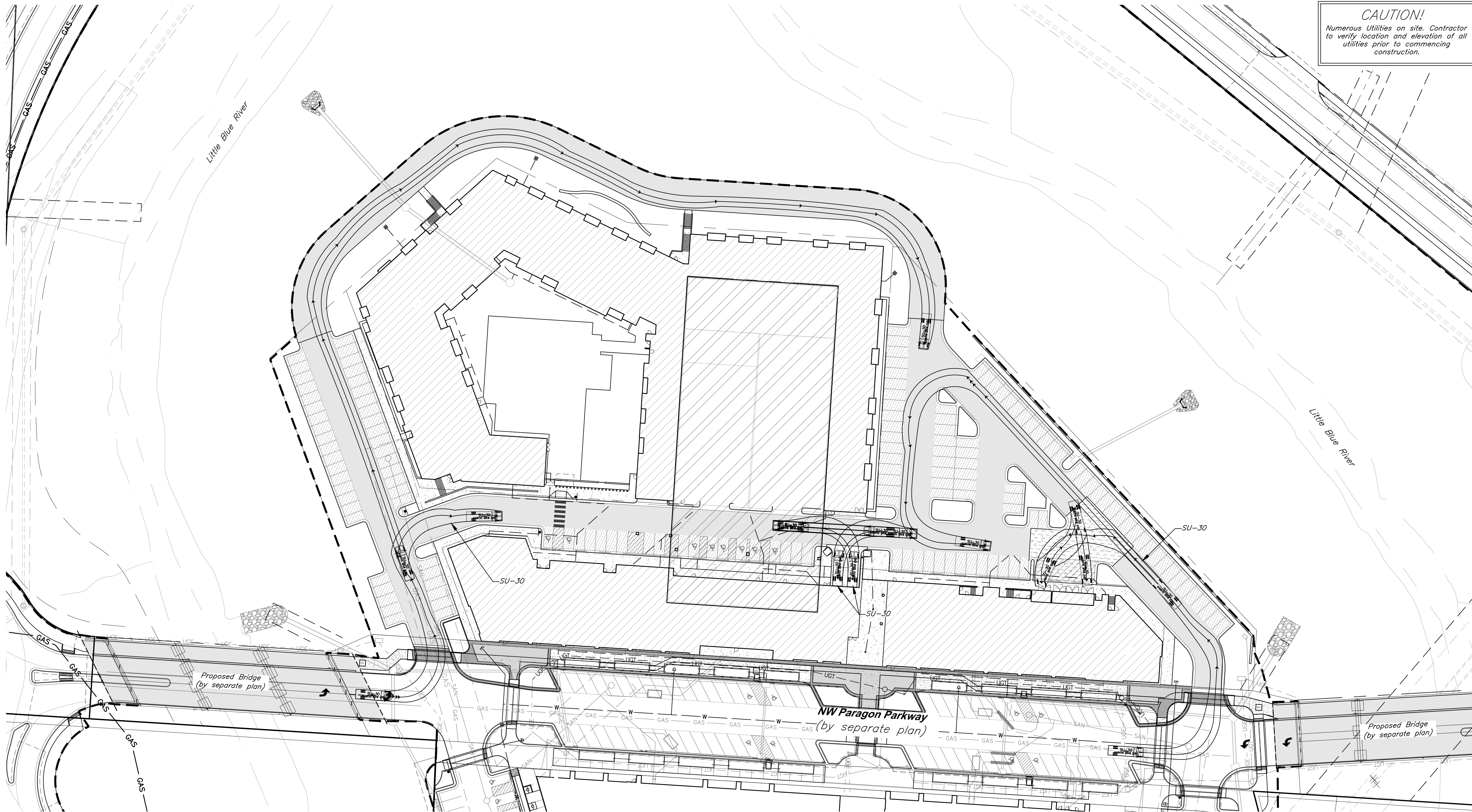
JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

C024



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

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FDP Resubmittal

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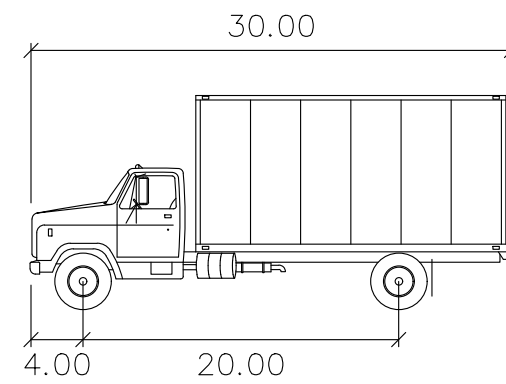
DRAWING TITLE:

**Turning  
Movements**

JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022    DRAWN BY: JRH

SHEET NO:

**C025**



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

