

PRELIMINARY PLAT of PARAGON STAR

Owner:
Scaian Properties, LLC
200 NW Commerce Ct.
Lee's Summit, MO 64086
Zoning: R-7.5

Owner:
OSBORNE SHERRIE L &
DAVIS GREGORY N
9801 WOODSON RD
KANSAS CITY, MO 64134
Zoning: R-80

Owner:
TURNER HOUSTON G & KIM D
1700 E 97TH ST
KANSAS CITY, MO 64134
Zoning: R-80

Owner:
THE FAMILY RANCH LLC
PHILLIP SHORT
801 NW COMMERCE DR
LEE'S SUMMIT, MO 64086
Zoning: R-80

Owner:
HARTMAN DAVID F & LINDA C
9935 VIEW HIGH DR
KANSAS CITY, MO 6413
Zoning: R-80

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

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

Owner:
RANK JERRY D
7300 W 110TH ST STE 700
OVERLAND PARK, KS 66210
Zoning: R-80

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

View High Dr.

NW 1/4 NE 1/4

SW 1/4 SE 1/4

NW Chipman Road

I-470

34

VICINITY MAP

Scale: 1"=2000'

Preliminary Plat Boundary Description:

All that part of the Northwest Quarter of Section 34, Township 48 North, Range 32 West, of the 5th P.M., and all of GRAHAM COMMERCIAL CENTER, a subdivision in the in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter of Section 34; thence South 86°33'45" East, along the North line of said Northwest Quarter, a distance of 2611.91 feet, to a point on the Westerly Right-of-Way line of Union Pacific Railroad, as now established; thence South 18°46'13" West, departing said North line, along said Westerly Right-of-Way line, a distance of 76.95 feet, to a point of curvature; thence Southwesterly and Southeasterly, continuing along said Westerly Right-of-Way line, along a curve to the left, having a radius of 2508.01 feet, and a central angle of 28°06'45", a distance of 1230.57 feet, to a point of tangency; thence South 09°20'32" East, continuing along said Westerly Right-of-Way line, a distance of 30.31 feet, to a point on the South line of the North half of said Northwest Quarter; thence North 86°26'21" West, departing said Westerly Right-of-Way line, along said South line of the North half of the Northwest Quarter, a distance of 1479.38 feet, to the Northeast corner of said GRAHAM COMMERCIAL CENTER; thence South 14°24'57" East, departing said South line of the North half of the Northwest Quarter, along the East line of said subdivision, a distance of 859.84 feet, to a point on the East line of the Southwest Quarter of said Northwest Quarter, said point also being on the North Right-of-Way line of Interstate 470, as now established, said point also being the Southeast corner of said subdivision; thence South 77°15'22" West, along said North Right-of-Way line, and along the South line of said subdivision, a distance of 1.94 feet; thence South 88°33'58" West, continuing along said North Right-of-Way line, and along said South line of said subdivision, a distance of 181.11 feet; thence North 85°01'31" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 100.18 feet; thence North 60°06'43" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 165.44 feet; thence North 85°08'16" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 199.96 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 97.23 feet; thence North 69°50'05" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 342.03 feet, to the Southwest corner of said subdivision; thence North 30°28'52" West, continuing along said North Right-of-Way line, and along the West line of said subdivision, a distance of 87.88 feet; thence North 07°21'08" East, continuing along said North Right-of-Way line and its transition to the East Right-of-Way line of View High Drive, as now established, and said West line of said subdivision, a distance of 106.53 feet; thence North 31°48'12" East, departing said East Right-of-Way line, continuing along said West line of said subdivision, a distance of 282.83 feet; thence North 02°17'51" East, continuing along said West line of said subdivision, a distance of 280.93 feet, to a point on said South line of the North half of the Northwest Quarter, said point also being the Northwest corner of said subdivision; thence North 86°26'21" West, along said South line of the North half of the Northwest Quarter, a distance of 379.61 feet, to the Southwest corner of said North half of the Northwest Quarter; thence North 02°25'47" East, along the West line of said Northwest Quarter, a distance of 1316.45 feet, to the POINT OF BEGINNING, containing 4,007,480.18 square feet or 92.00 acres, more or less.

Prepared and Submitted By:

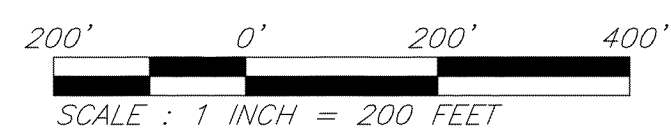
George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
Phone: 913-492-0400 Fax: 913-577-8312
Contact: Brad Burton P.E.
Email: bburton@gbateam.com

200' 0' 200' 400'

SCALE: 1" = 200 FEET

BEGINNING at the Northwest corner of said Northwest Quarter of Section 34, thence South 86°33'44" East, along the North line of said Northwest Quarter, a distance of 291.91 feet; thence South 86°06'43" West, along the West line of said Northwest Quarter, a distance of 291.91 feet, as now established; thence South 18°46'13" West, departing said North line, along said Westerly Right-of-Way line, a distance of 76.95 feet, to a point of curvature; thence Southwesterly and Southeasterly, continuing along said Westerly Right-of-Way line, along a curve to the left, having a radius of 2508.01 feet, and a central angle of 28°06'45", a distance of 1230.57 feet, to a point of tangency; thence South 09°20'32" East, continuing along said Westerly Right-of-Way line, a distance of 30.31 feet, to a point on the South line of the North half of said Northwest Quarter; thence North 86°26'21" West, departing said Westerly Right-of-Way line, along said South line of the North half of the Northwest Quarter, a distance of 1479.38 feet, to the Northeast corner of said GRAHAM COMMERCIAL CENTER; thence South 14°24'57" East, departing said South line of the North half of the Northwest Quarter, along the East line of said subdivision, a distance of 839.84 feet, to a point on the East line of the Southwest Quarter of said Northwest Quarter, said point also being on the North Right-of-Way line of said subdivision, as now established; thence East, along the Southeast corner of said subdivision; thence South 77°15'22" West, along said North Right-of-Way line, and along the South line of said subdivision, a distance of 1.94 feet; thence South 88°33'58" West, continuing along said North Right-of-Way line, and along said South line of said subdivision, a distance of 181.11 feet; thence North 85°01'31" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 100.18 feet; thence North 60°06'43" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 165.44 feet; thence North 85°08'16" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 199.96 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 97.23 feet; thence North 69°50'05" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 342.03 feet, to the Southwest corner of said subdivision; thence North 30°28'52" West, continuing along said North Right-of-Way line, and along the West line of said subdivision, a distance of 87.88 feet; thence North 07°21'08" East, continuing along said North Right-of-Way line and it's transition to the East Right-of-Way line of View High Drive, as now established, and said West line of said subdivision, a distance of 106.53 feet; thence North 37°48'12" East, departing said East Right-of-Way line, continuing along said West line of said subdivision, a distance of 200.83 feet; thence North 02°25'47" East, continuing along said West line of said subdivision, a distance of 280.93 feet, to the South line of the North half of the Northwest Quarter, said point also being the Northwest corner of said subdivision; thence North 86°26'21" West, along said South line of the North half of the Northwest Quarter, a distance of 379.61 feet, to the Southwest corner of said North half of the Northwest Quarter; thence North 02°25'47" East, along the West line of said Northwest Quarter, a distance of 1316.45 feet, to the POINT OF BEGINNING, containing 4,007,480.18 square feet or 92.00 acres, more or less.

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Contact: Brad Burton P.E.
Email: bburton@gbteam.com



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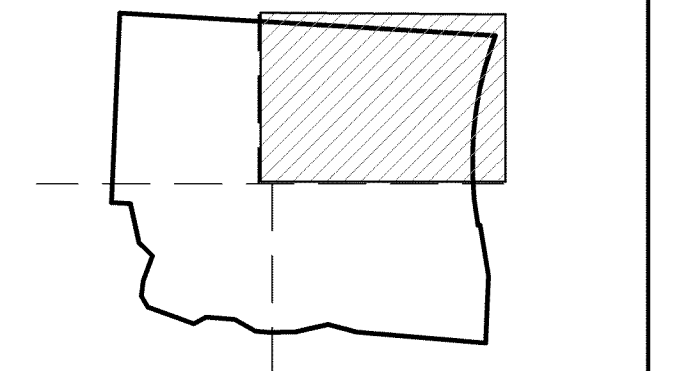
PARAGON STAR

Preliminary Development Package

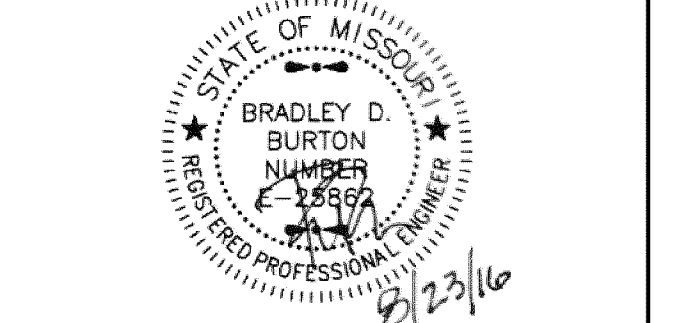
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Key Plan



Seal



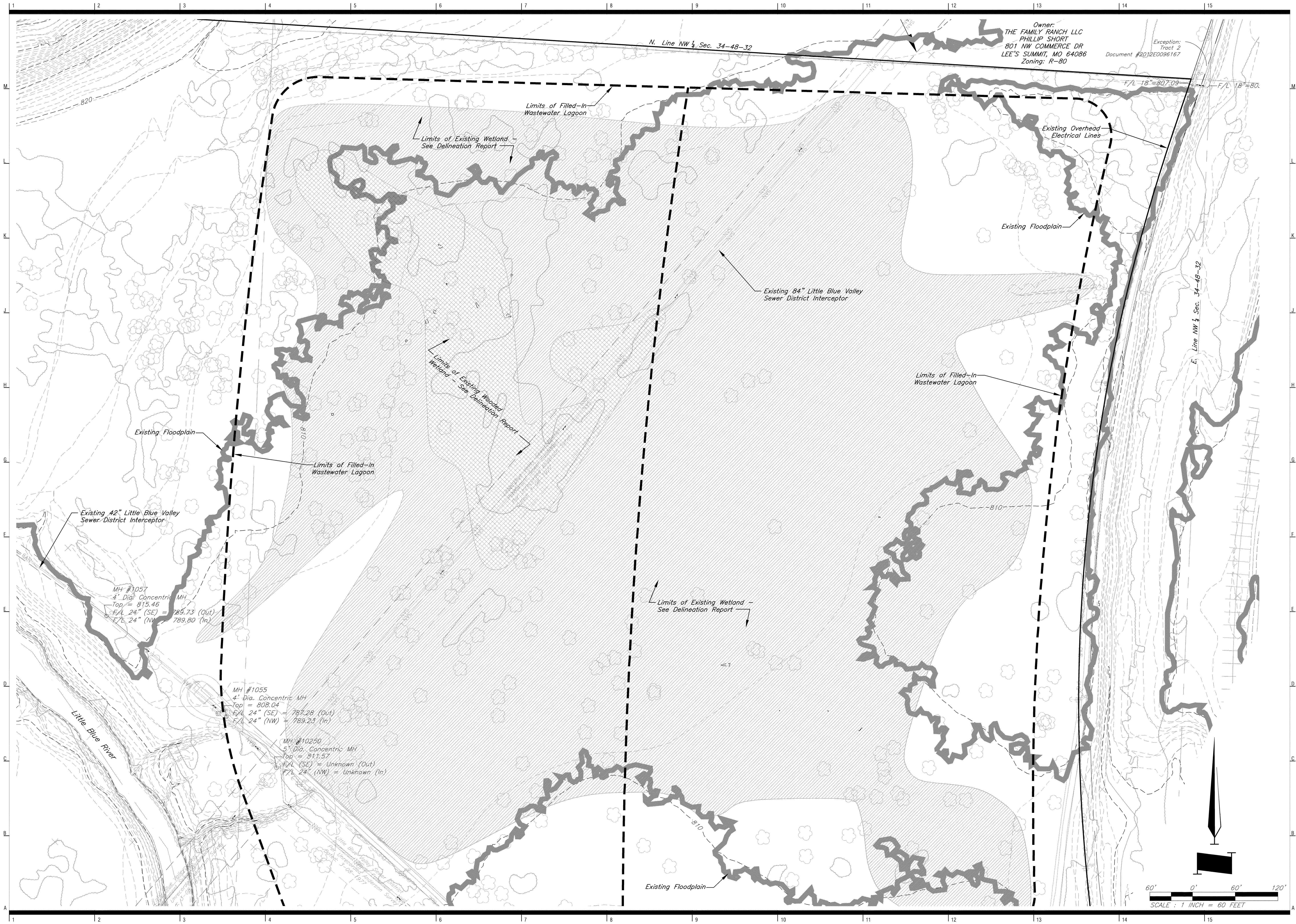
Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
 Profession Name: Architectural Corp.
 Licensee Number: 000377

EXISTING CONDITIONS PLAN

G050

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Happy Valley LLC 801 Northwest Commerce Drive Lee's Summit, MO 64086 p.855.802.6800	Owner/Developer
George Butler Associates Inc. 3981 Tanner Blvd, Suite 300 Lenexa, KS 66219 p.913.492.0400	Engineer
BNIM Architects 1735 Baltimore, Suite 300 Kansas City, MO 64108 p.816.783.1500	Architect
Land 2 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p.913.371.7933	Landscape Architect

GBA Project NO. 12720

PARAGON STAR

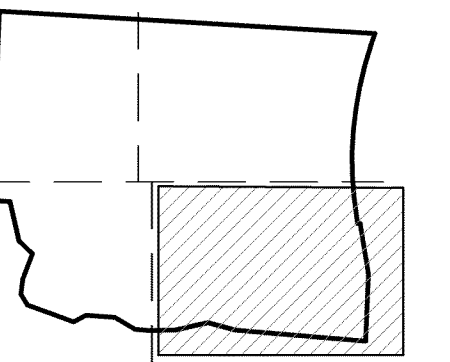
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Preliminary Development Package

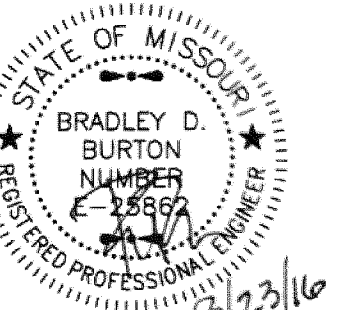
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Key Plan



Seal



Bradley D. Burton - Professional Engineer
MO# E-25862

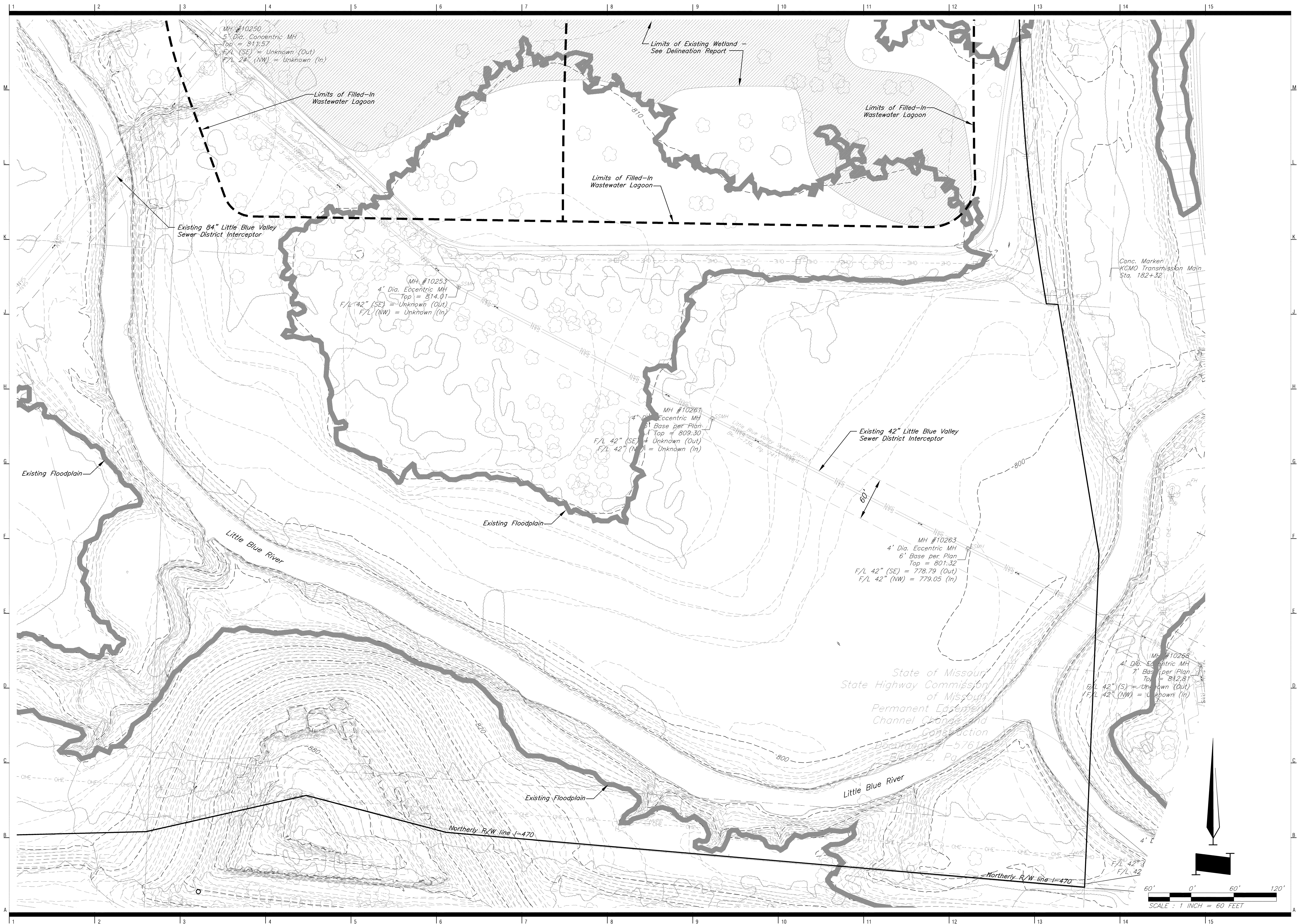
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G051

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Land 3 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p.913.371.7933	Landscape Architect

GBA Project NO. 12720

PARAGON STAR

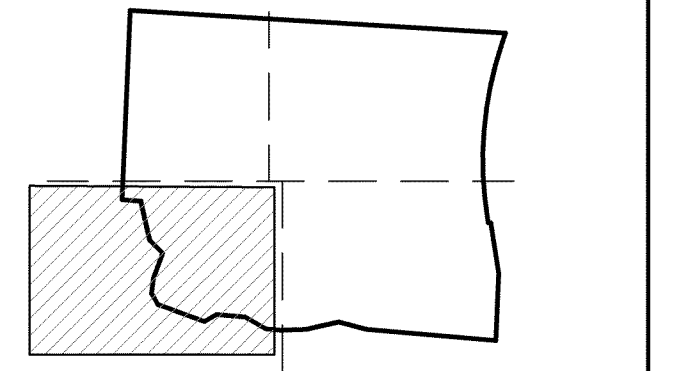
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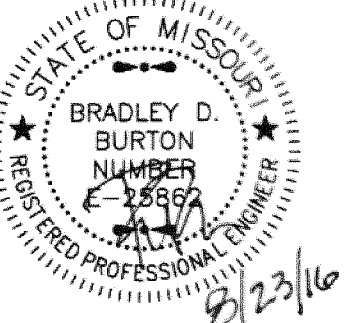
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Key Plan



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Bradley D. Burton - Professional Engineer
MO# E-25862

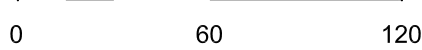
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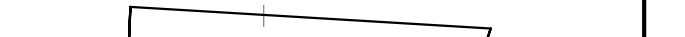
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Rev. #	Description	Date Issued
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Key Plan

Seal 

Aaron James Ross - Landscape Architect

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SITE PLAN

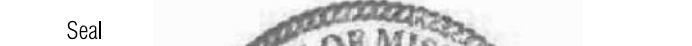
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George Butler Associates Inc. Engineer

Lee's Summit, MO Project No: 12063.0

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SITE PLAN

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Land 3 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p.913.371.7933	Landscape Architect

GBA Project NO. 12720

PARAGON STAR

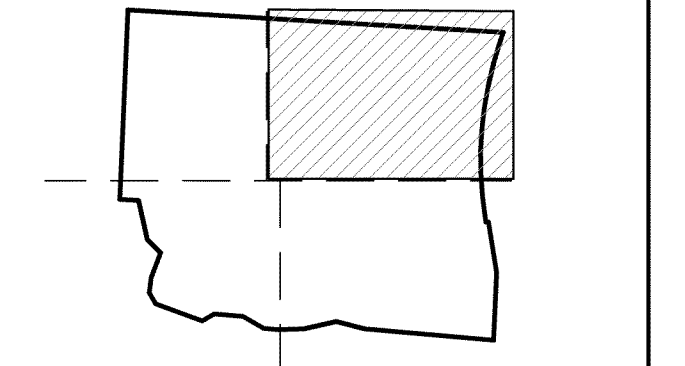
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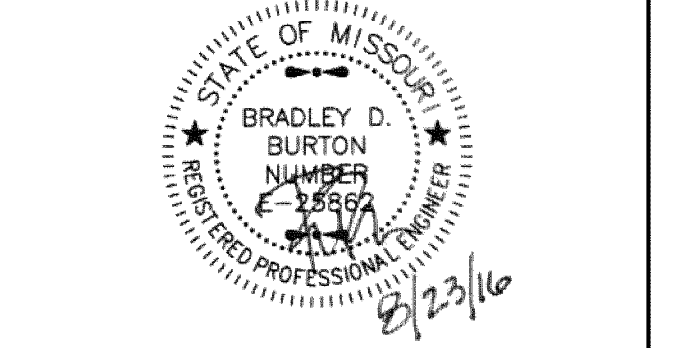
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Key Plan



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Bradley D. Burton - Professional Engineer
MO# E-25862

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Profession Name: Architectural Corp.
Licensee Number: 000377

GRADING PLAN

G200

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George Butler Associates Inc. 9801 Penners Blvd, Suite 300 Lenexa, KS 66219 p.913.492.0400	Engineer
BNIM Architects 1735 Baltimore, Suite 300 Kansas City, MO 64108 p.816.783.1500	Architect
Land 3 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p.913.371.7933	Landscape Architect

GBA Project NO. 12720

PARAGON STAR

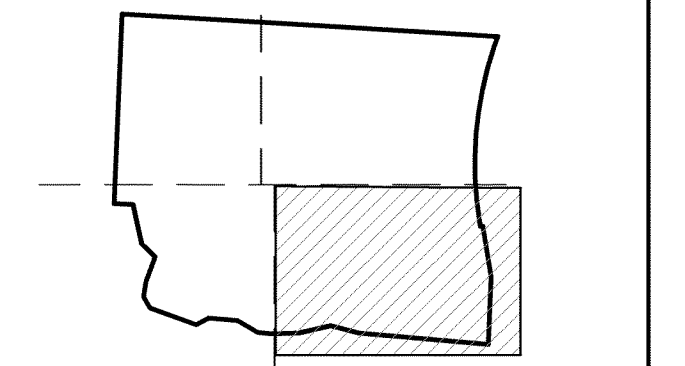
Lee's Summit, MO Project No: 12063.00

Preliminary Development Package

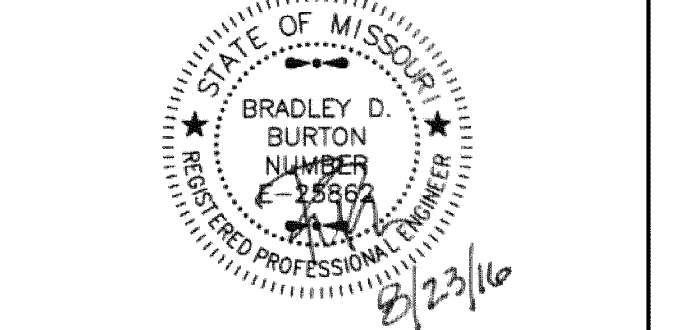
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Key Plan



Seal



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GRADING PLAN

G201

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GBA Project NO. 12720

PARAGON STAR

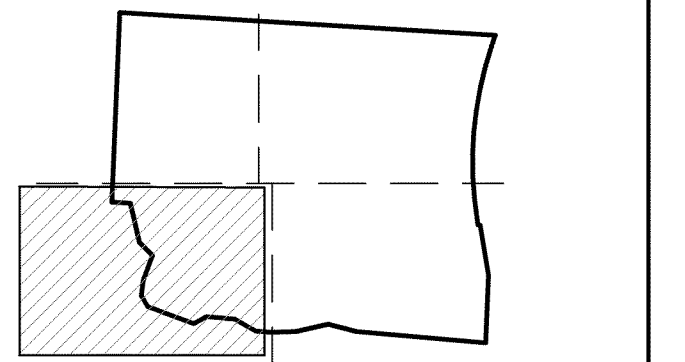
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Preliminary Development Package

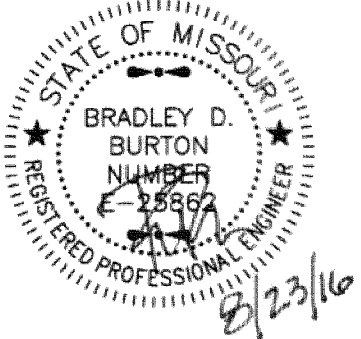
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Key Plan



Seal



Bradley D. Burton - Professional Engineer
MO# E-25862

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Profession Name: Architectural Corp.
Licensee Number: 000377

GRADING PLAN

G202

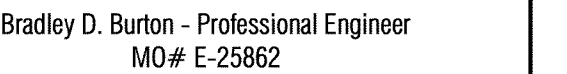
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Key Plan

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George Butler Associates Inc. 9801 Penner Blvd, Suite 300 Lenexa, KS 66219 p.913.492.0400	Engineer
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GBA Project NO. 12720

PARAGON STAR

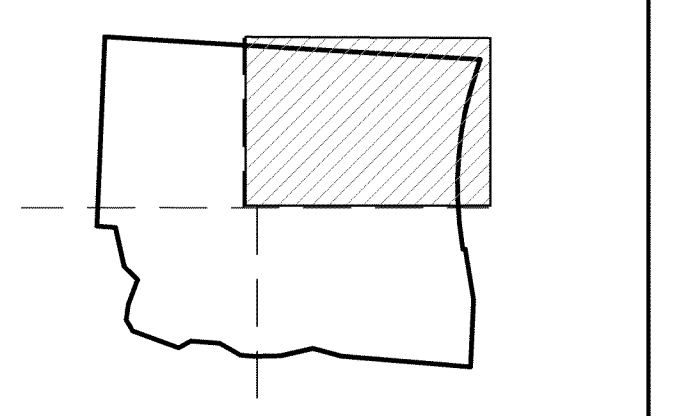
Lee's Summit, MO Project No: 12063.00

Preliminary Development Package

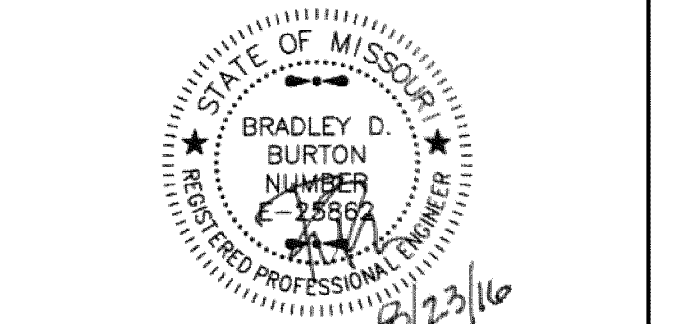
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Key Plan



Seal



Bradley D. Burton - Professional Engineer
MO # E-25862

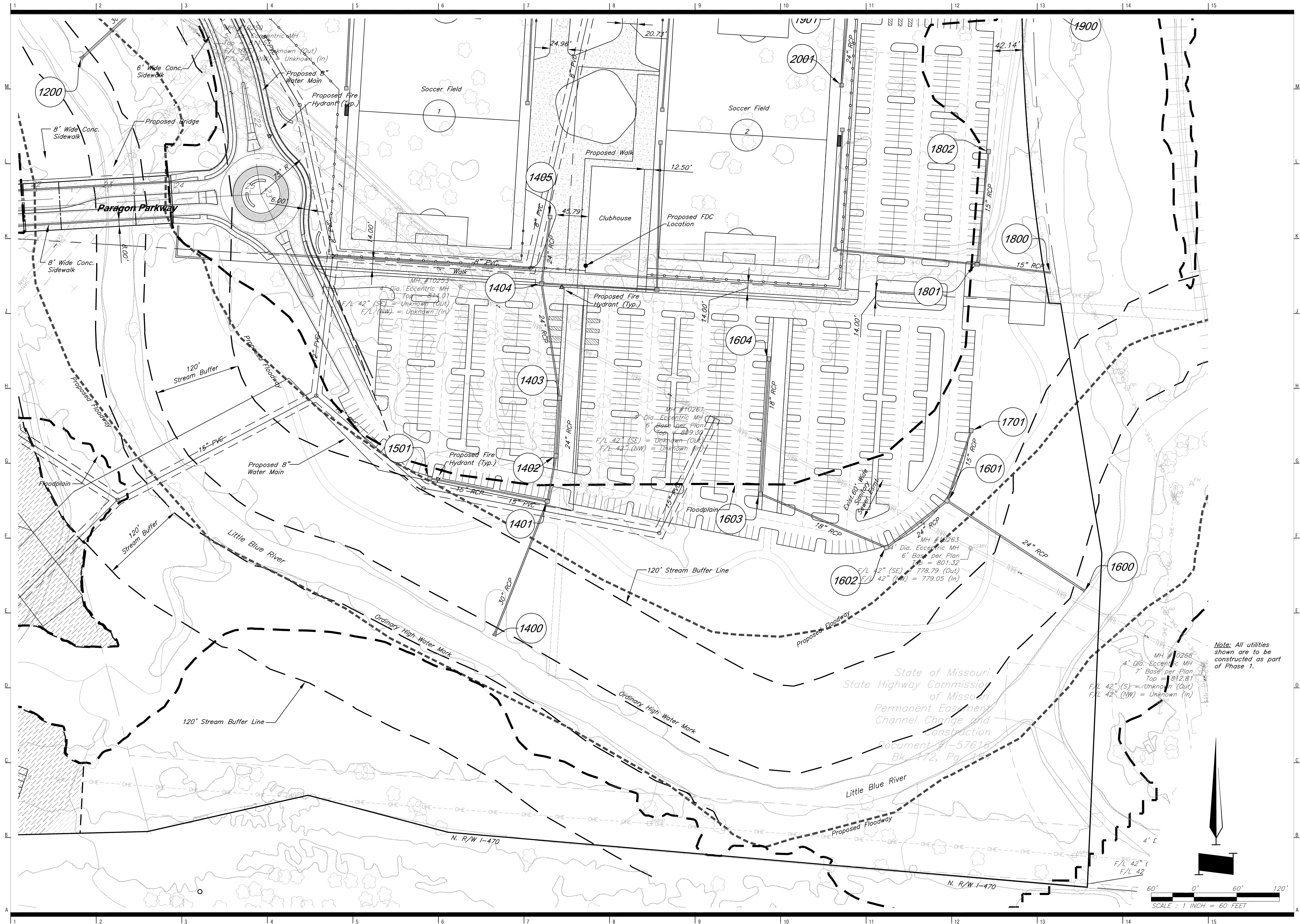
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UTILITY/DIMENSION PLAN

G300

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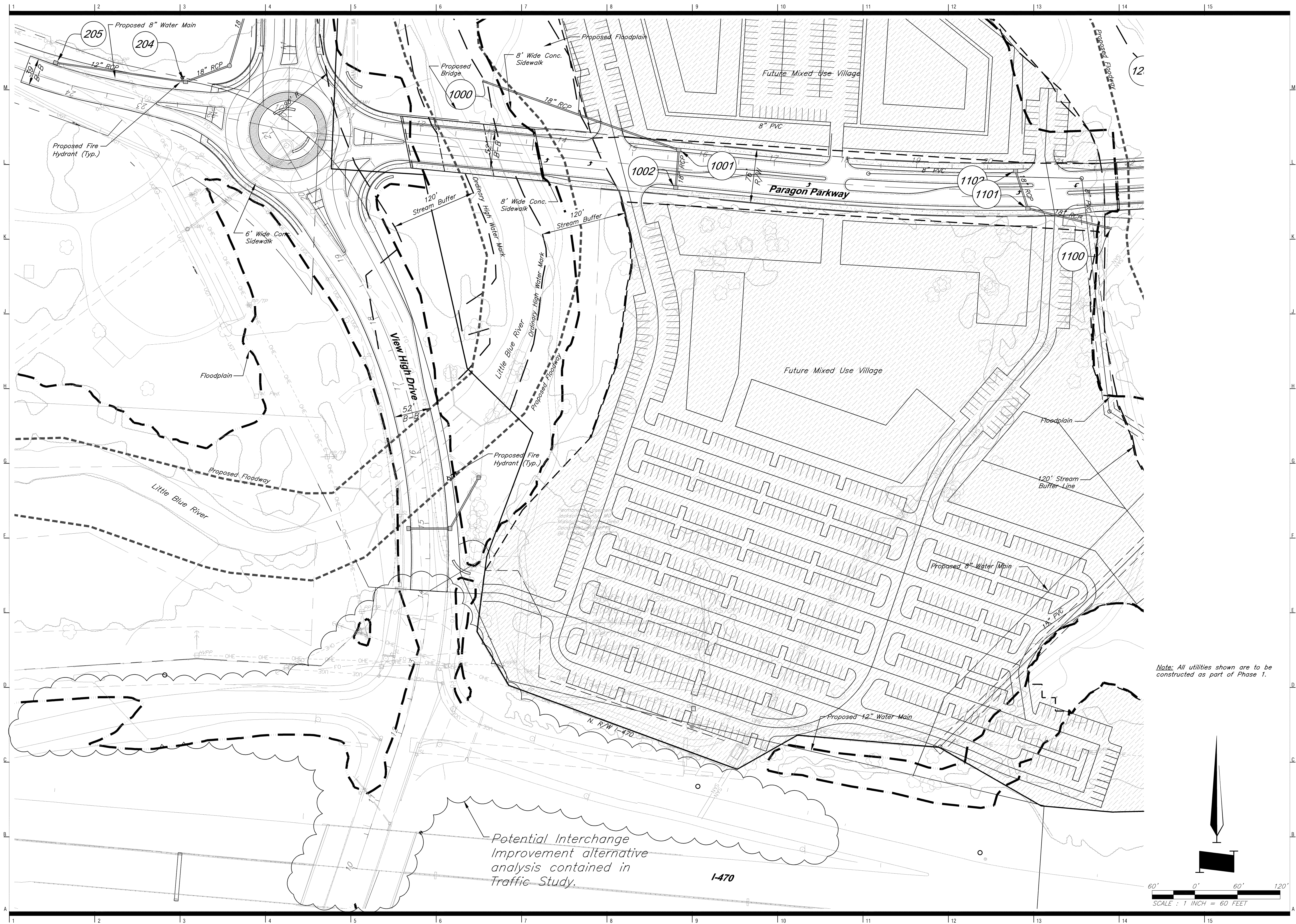
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UTILITY/DIMENSION PLAN

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Land 2 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p.913.371.7933	Landscape Architect

GBA Project NO. 12720

PARAGON STAR

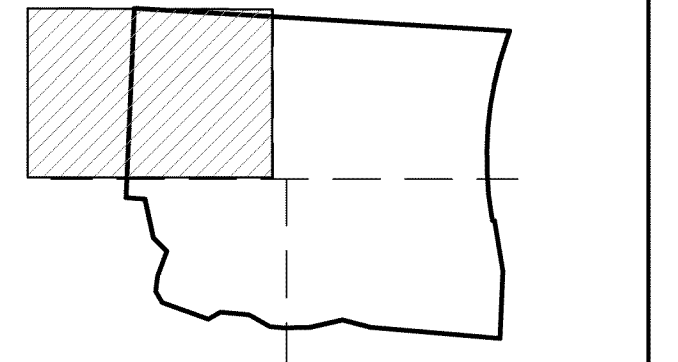
Lee's Summit, MO Project No: 12063.00

Preliminary Development Package

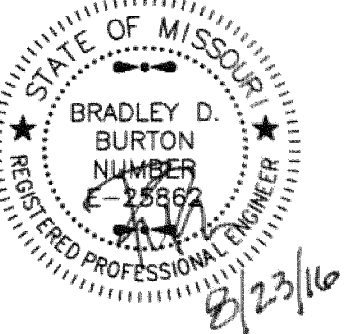
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Key Plan



Scal



Bradley D. Burton - Professional Engineer
MO# E-25862

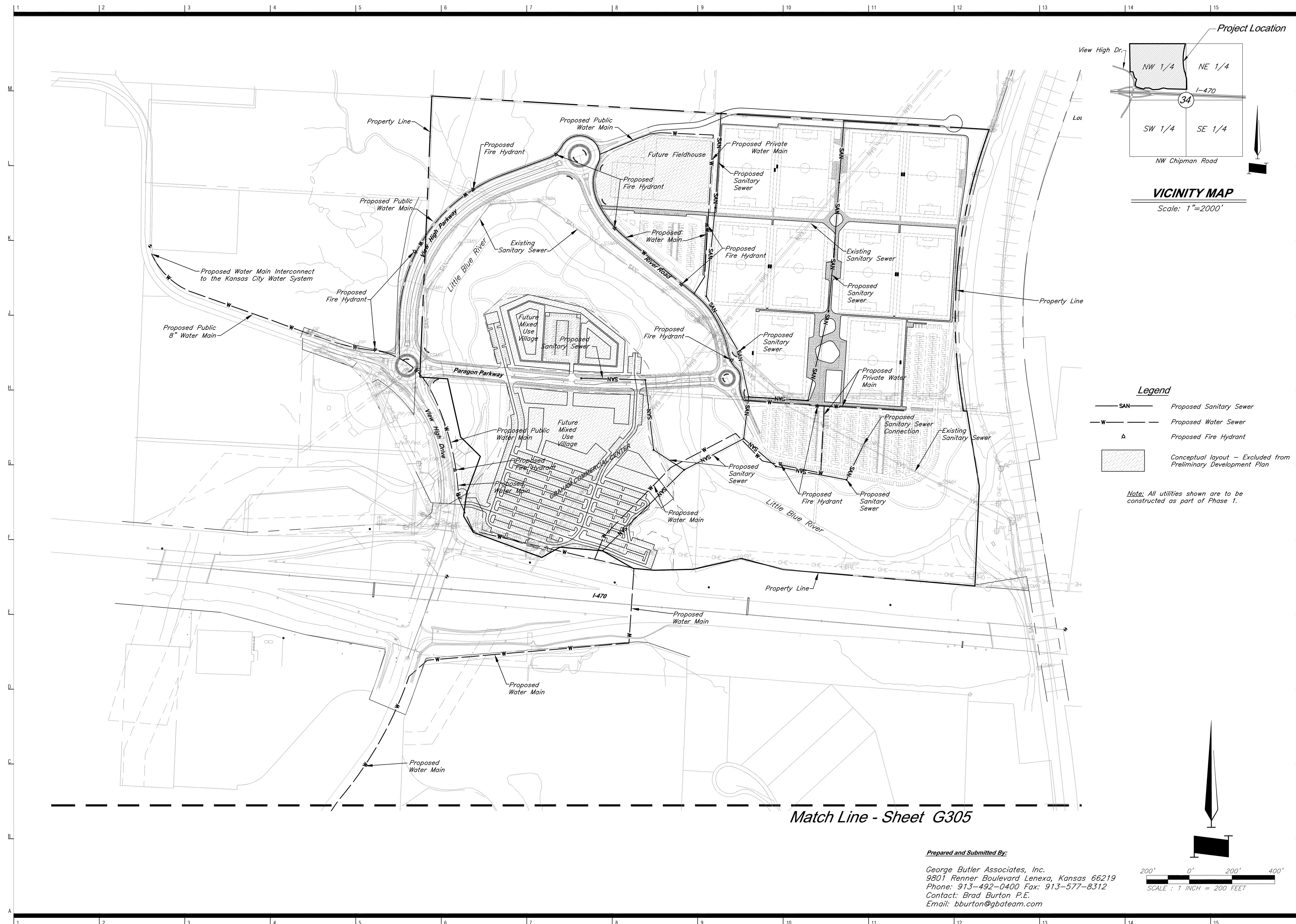
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 Licensee Number: 000377

UTILITY/DIMENSION PLAN

G303

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B N I M

berkebile nelson immenschuh mcdowell architects

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Kansas City, MO 64108
p.816.783.1500

Land 3 **Landscape Architect**
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p.913.371.7933

GBA Project NO. 12720

PARAGON STAR

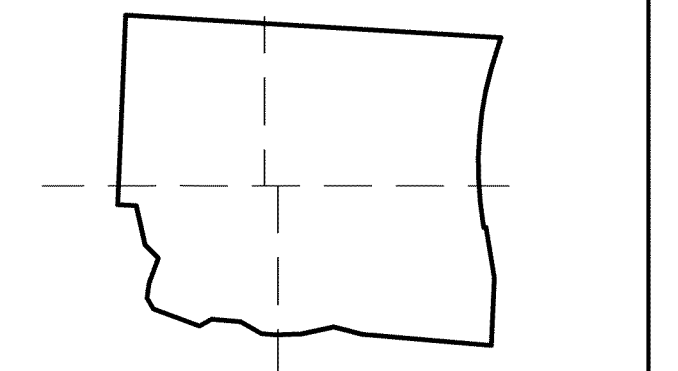
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Preliminary Development Package

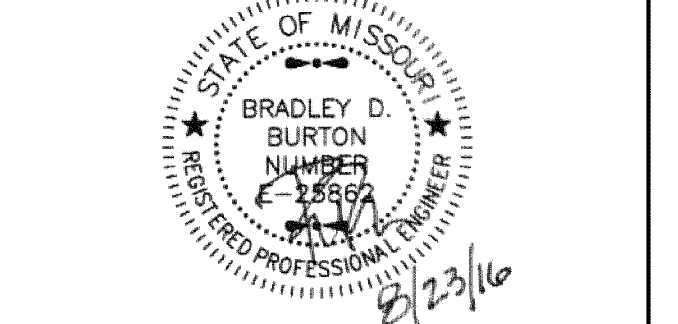
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Key Plan



Seal



Bradley D. Burton - Professional Engineer
MO# E-25862

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 Profession Name: Architectural Corp.
 Licensee Number: 000377

Utility Overview

G304

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PARAGON STAR

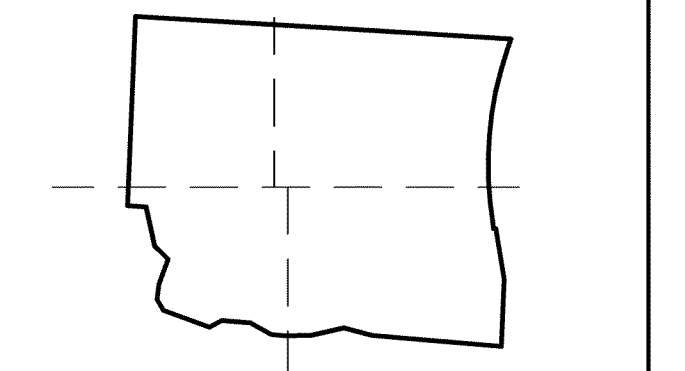
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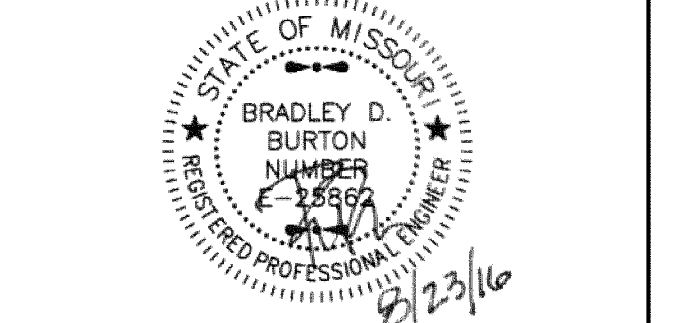
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Utility Overview

G305

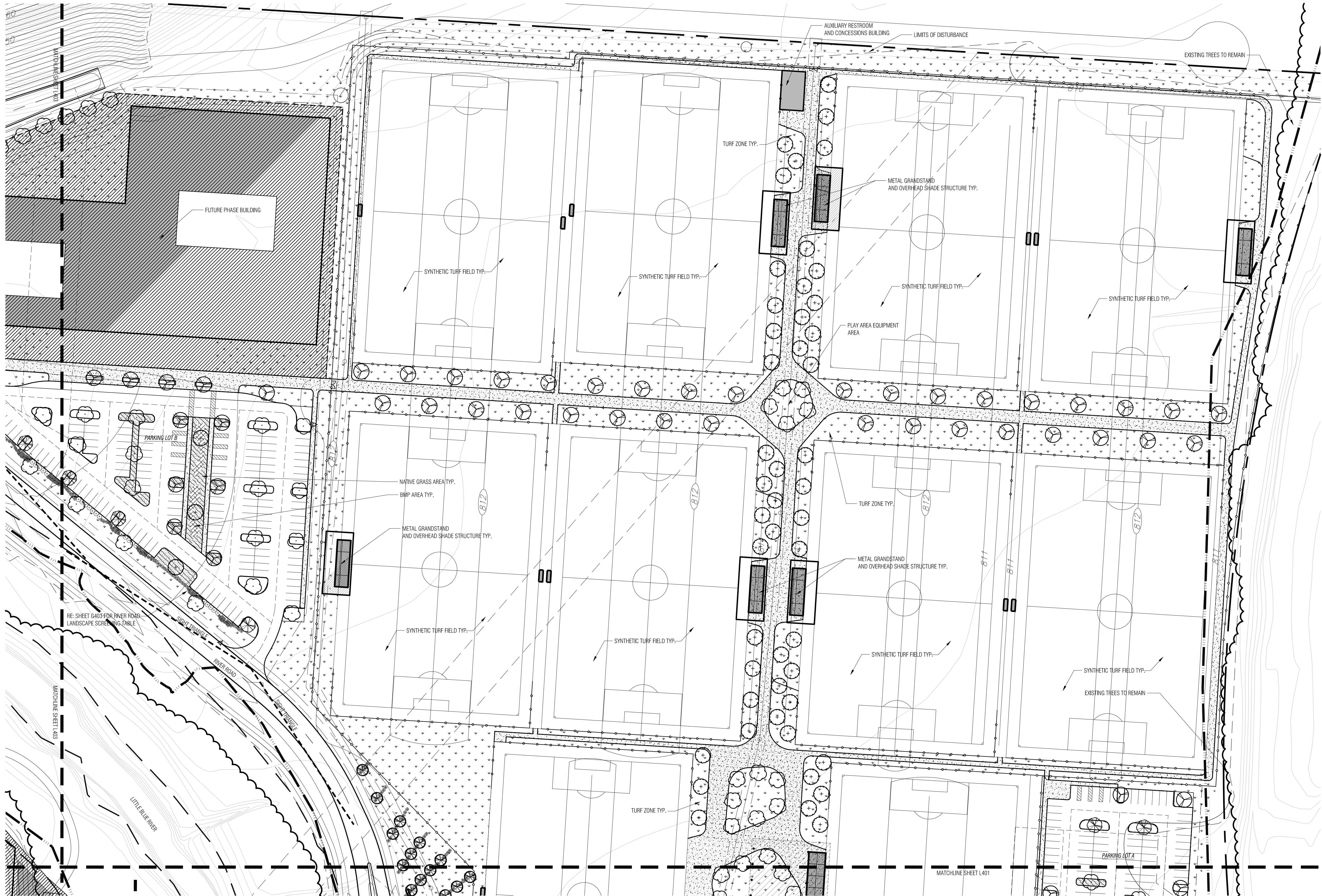
[illegible]

A circular professional seal for Aaron James Ross, a Landscape Architect in the State of Missouri. The seal features a rope-like border. Inside the border, the text "STATE OF MISSOURI" is at the top and "LANDSCAPE ARCHITECT" is at the bottom, separated by two stars. The center of the seal contains the name "AARON JAMES ROSS" and the license number "NUMBER LA-2012019748".

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
 Profession Name: Architectural Corp.
 Licensee Number: 000377

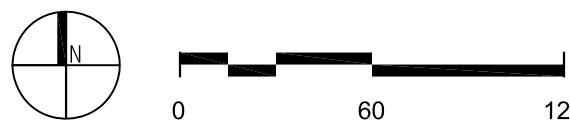
G400

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1 Landscape Plan

NOTE:
1. SEE SHEET G403 FOR LANDSCAPE LEGEND AND SCHEDULE INFORMATION.



PARAGON STAR

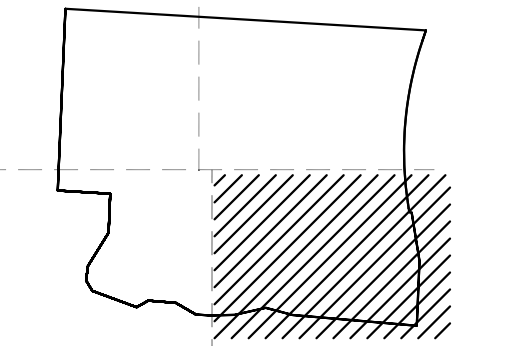
Lee's Summit, MO Project No: 12063.00

Preliminary Development Package

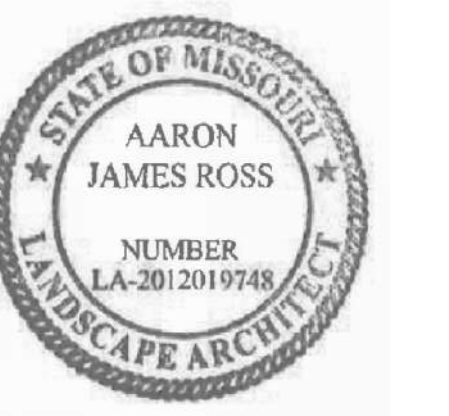
Issued: August 23, 2016

[illegible]

Key Plan



Seal



ron James Ross - Landscape Architect
MO# LA-2012019748

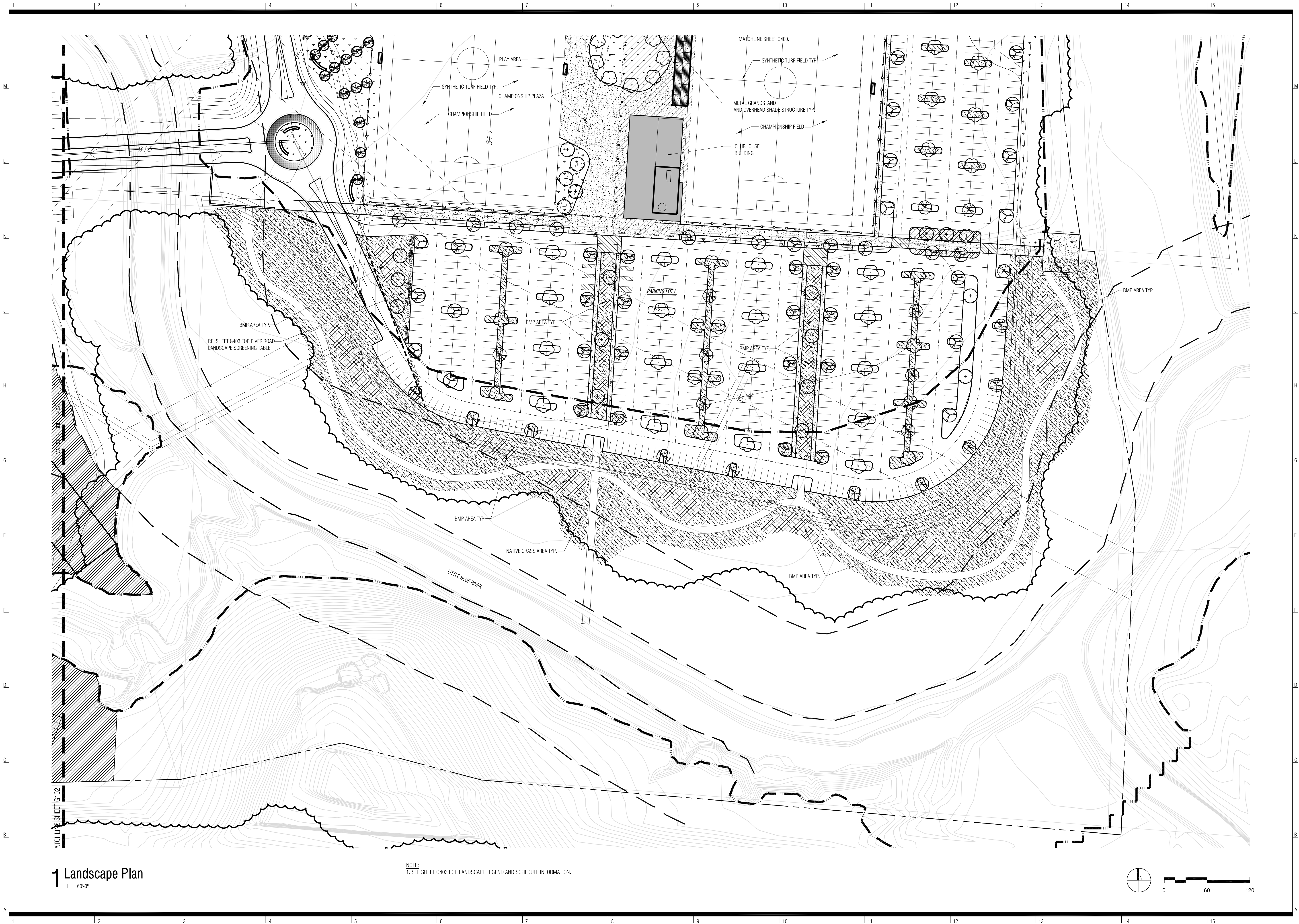
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LANDSCAPE PLAN

G401

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George Butler Associates Inc. Engineer

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PARAGON STAR

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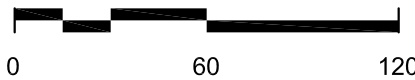
LANDSCAPE PLAN

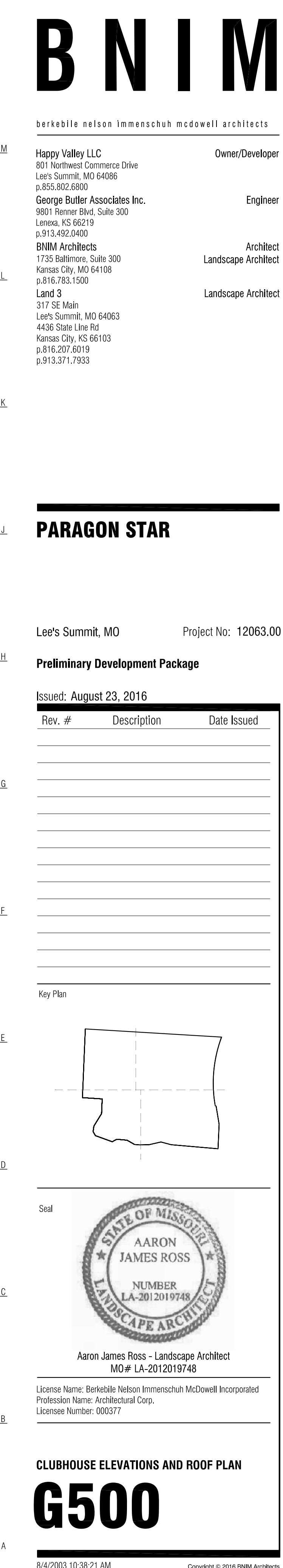
8/4/2003 10:38:21 AM

PLANT SCHEDULE

	WETLAND / BMP MIX	26,626 sf
-		
	NATIVE GRASS MIX	167,030 sf
-		

NTE

NTS
$$1^{\text{st}} = 50^{\circ} - 0^{\circ}$$




1 West Elevation

5 Roof Plan

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Happy Valley LLC	Owner/Developer
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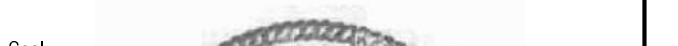
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SIGNAGE ELEVATIONS

0501

GBA Project NO. 12720

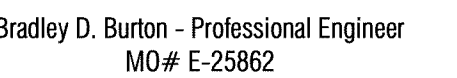
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TYPICAL SECTIONS

8/4/2003 10:38:21 AM



*NOTE:
Road Sections shall adhere to all City of
Lee's Summit, Missouri Specifications.*