

C:\12220\Civil 3D\Production Drawings\ Preliminary Development Plans\Family Ranch\Cover.dwg Layout: J Cover Sheet -- Wednesday, August 15, 2018, 11:31am -- Copyright 2018, George B. Architect, 00212, Professional Engineer 000133, Landscape Architect 00025, Professional Land Surveyor 00059

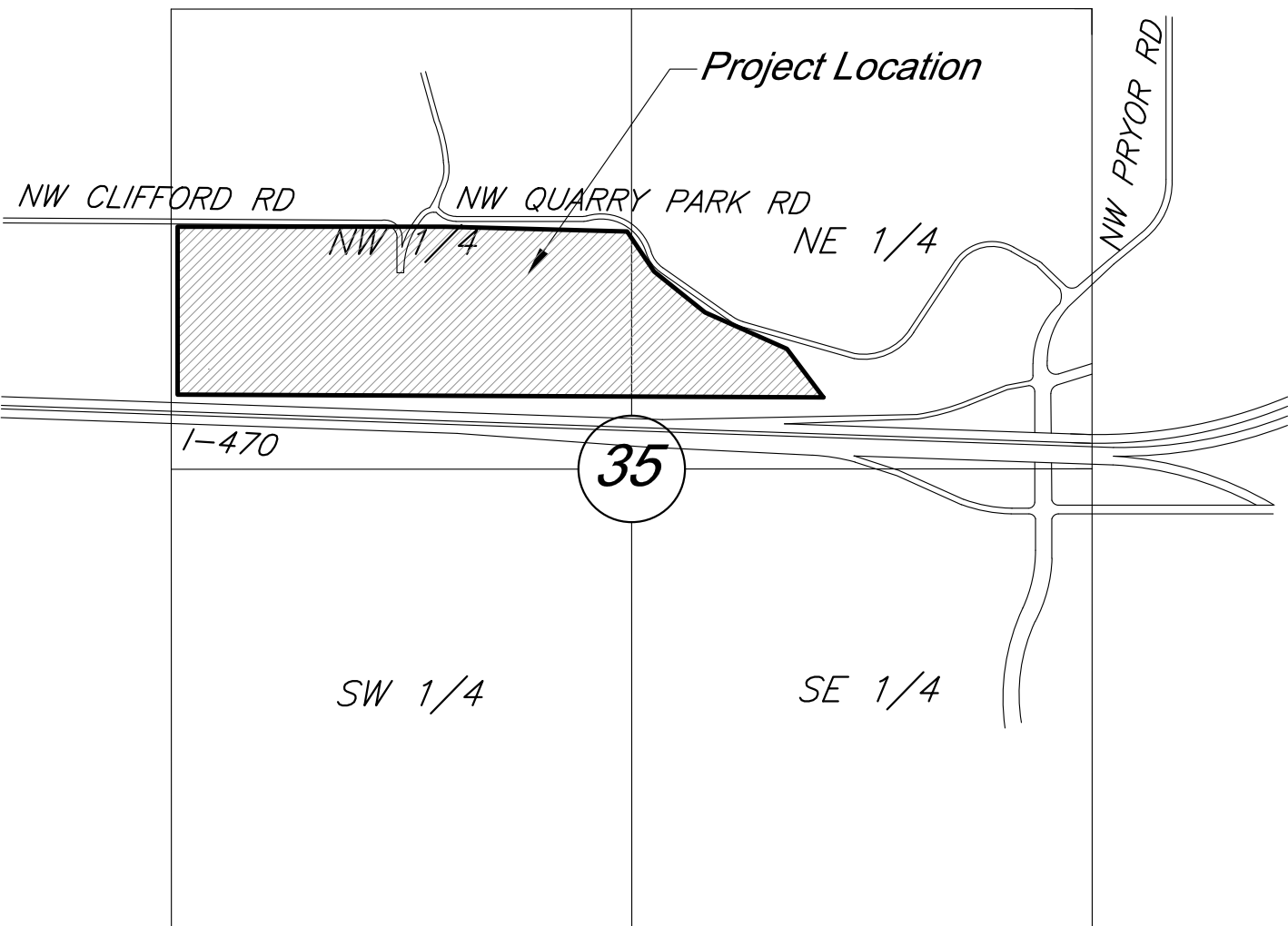
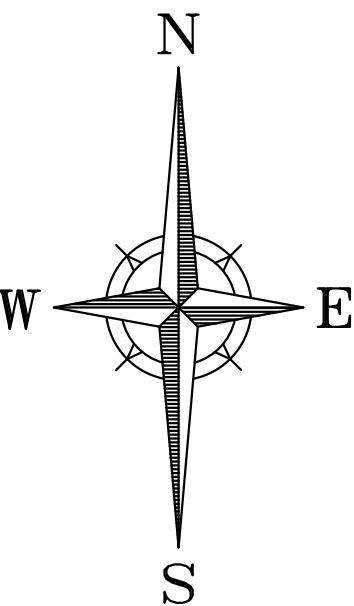
PRELIMINARY PLANS
FOR
STAR EXCAVATION
Sections 35–Township 48–Range 32
City of Lee’s Summit
Jackson County, Missouri

PROJECT BENCHMARKS

BM #459 2" Aluminum monument on top curb inlet on the West side of Renner Boulevard, six tenths of a mile South of Prairie Star Parkway. Elev. 1030.15

UTILITY CONTACTS

Sanitary Sewers	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 220 SE Green Street Lee's Summit, MO 64063 (816) 969-1922 email: jeff.thorn@cityofLS.net	Gas	Mr. Donnie Richards Missouri Gas Energy 7500 E 35th Terrace Kansas City, MO 64129 (816) 472-9464 Fax (816) 472-3498 email: donnie.richards@sug.com
	Mr. Jeff Shook Little Blue Valley Sewer District 21101 East 78 Highway Independence, MO 64057 (816) 285-1522 email: jshook@lbvsd.net	Cable Television	Mr. Greg Thomas Time Warner Cable 8221 W. 119th Street Overland Park, KS 66213 (913) 643-1950 email: greg.thomas@twcable.com
Water	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 220 SE Green Street Lee's Summit, MO 64063 (816) 969-1922 email: jeff.thorn@cityofLS.net	Telephone	Ms. Glenda Charles AT&T 1425 Oak Street Kansas City, MO 64106 (816) 365-1669 Fax (816) 275-1109 email: gc6954@att.com
Electric Service	Mr. Nathan Michael Kansas City Power & Light P.O. Box 418679 Kansas City, MO 64141 (816) 220-5210 Fax (816) 245-3623 email: Nathan.Michael@kcpl.com		



Section 35-T48N-R32W

VICINITY MAP

Scale: 1"=1000'

DEVELOPED AND OWNED BY:
PARAGON STAR LLC
801 NORTHWEST COMMERCE CENTER
LEE'S SUMMIT, MISSOURI 64086
PHONE: (816) 802-6801
CONTACT: Mr. Flip Short
EMAIL: fshort@legacytouch.com

PREPARED & 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

INDEX OF SHEETS

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1	Cover Sheet
2	Overall Layout
3-4	General Layout
5-6	Site Dimension
7-8	Grading Plan / Erosion control

PREPARED & SUBMITTED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219-9745

PROJECT ENGINEER:

DATE:

APPROVED:

CITY ENGINEER:

DATE:

GBA
architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

STATE OF MISSOURI

BRADLEY D. BURTON

REGISTERED PROFESSIONAL ENGINEER

25862

8/7/18

GBA

architects

engineers

9801 Renner Boulevard

Lenexa, Kansas 66219

913.492.0400

www.gbateam.com

DATE: 8/8/2018

DESIGN BY: CEL

DRAWN BY: JMS

PROJECT NO.: 12720

SHEET NO.

2

TOTAL SHEETS

8

Bradley D. Burton

Professional Engineer

License No. 25862

General Layout

NO.	DATE	REVISIONS	BY	APPROVED

Legend

	Cable TV Pedestal		Barbed Wire Fence
	Power Pole		Centerline
	Guy Anchor		Fiber Optic Line
	Electrical Manhole		Gas Line
	Electric Meter		Guard Rail
	Electrical Transformer		Over Head Electric
	Electric Pedestal		Over Head Telephone
	Power Pole/Telephone Pole		Over Head Cable TV
	Power Pole/Light Pole		Property Line
	Bollard/Guard Post		Right-of-Way Line
	Existing Gas Meter		Sanitary Sewer Line
	Existing Gas Valve		Stream
	Existing Curb Inlet		Tree Line
	Existing Light Pole		Underground Electric
	Existing Yard Light		Underground Telephone
	Existing Sign		Underground Cable TV
	Existing Telephone Manhole		Water Line
	Existing Telephone Pedestal		Proposed Storm Sewers
	Existing Telephone Pole		Existing Storm Sewers
	Existing Traffic Signal Controller Box		
	Existing Fire Hydrant		
	Existing Water Meter		

Floodplain:

This site is located in Zone X, defined as areas of 0.2% chance flood; areas of 1% chance flood with average depths less than 1' or with drainage area less than 1 square mile; and areas protected by levees from 1% annual chance flood. Per FEMA Map Number 29095C0416G and 29095C0408G dated January 20, 2017.

Watershed:

Little Blue River

Site Data:

Existing:
Approximate building area: 37,800 SF
Total lot area: 69.52 Ac.

* No new building, Lighting or Signage in proposed

STATE OF MISSOURI

BRADLEY D. BURTON

REGISTERED PROFESSIONAL ENGINEER

8/7/18

DATE: 8/8/2018

DESIGN BY: CEL

DRAWN BY: JMS

PROJECT NO.: 12720

SHEET NO. 3

TOTAL SHEETS 8

Bradley D. Burton
Professional Engineer
License No. 25862

Site Plan

NO.	DATE	REVISIONS	BY	APPROVED

Legend

CATV Ped.

Power Pole

Guy Anchor

Electrical Manhole

Electric Meter

Electrical Transformer

Electric Pedestal

Power Pole/Telephone Pole

Power Pole/Light Pole

Bollard/Guard Post

Existing Gas Meter

Existing Gas Valve

Existing Curb Inlet

Existing Light Pole

Existing Yard Light

Existing Sign

Existing Telephone Manhole

Existing Telephone Pedestal

Existing Telephone Pole

Existing Traffic Signal Controller Box

Existing Fire Hydrant

Existing Water Meter

Proposed Sod Field

Barbed Wire Fence

Centerline

Fiber Optic Line

Gas Line

Guard Rail

Over Head Electric

Over Head Telephone

Over Head Cable TV

Property Line

Right-of-Way Line

Sanitary Sewer Line

Stream

Tree Line

Underground Electric

Underground Telephone

Underground Cable TV

Water Line

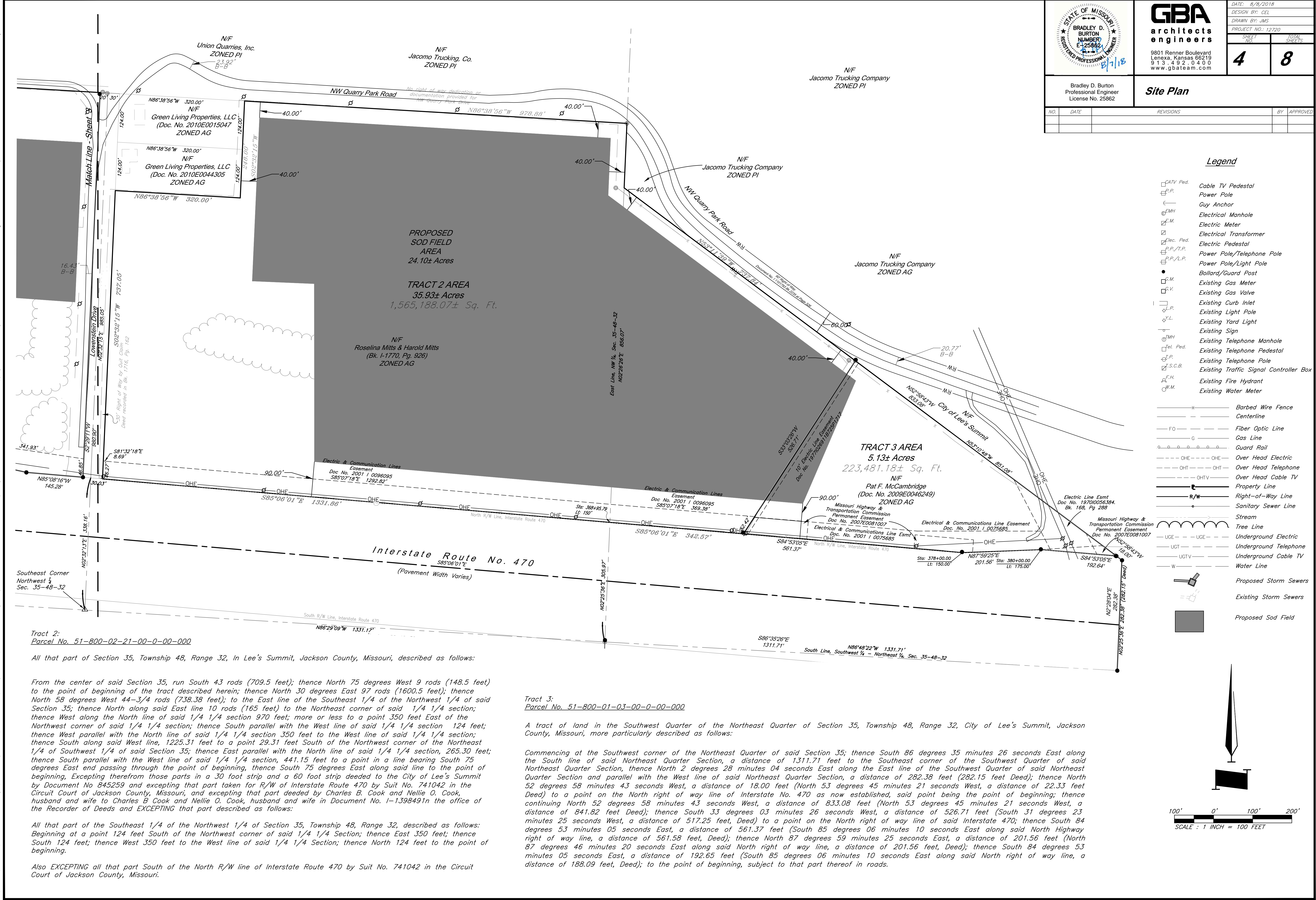
Proposed Storm Sewers

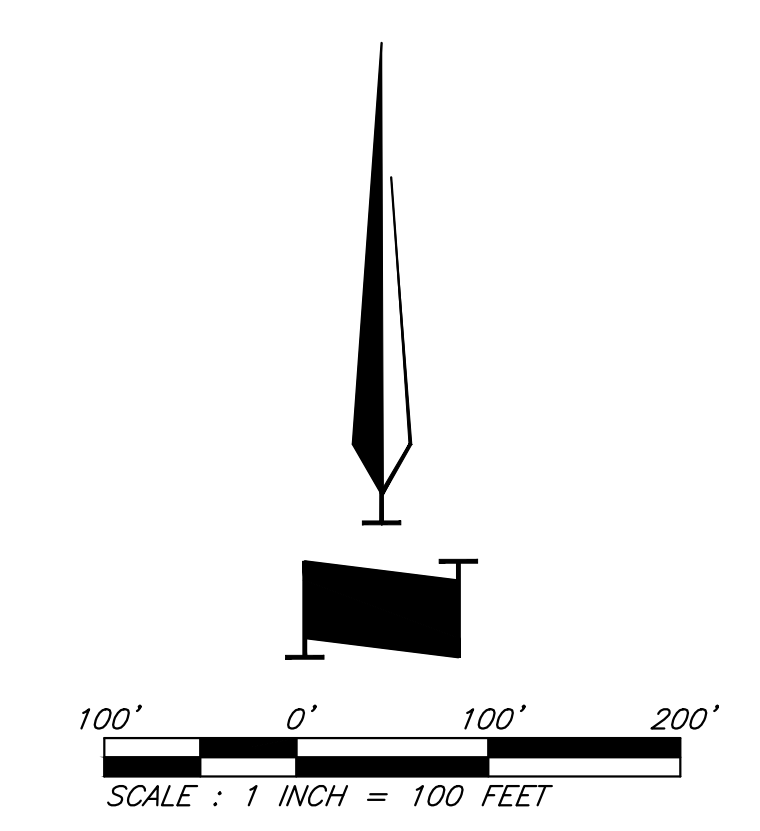
Existing Storm Sewers

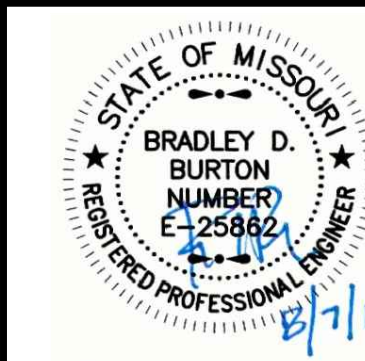
Tract 1:
Parcel No. 51-800-02-06-00-0-00-000

Part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 48 North, Range 32 West in Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence South 86 degrees 36 minutes 33 seconds East along the North line of said Quarter Quarter Section, a distance of 1308.17 feet to a point being 20.00 feet Westerly of the East line of said Quarter Quarter Section; thence South 02 degrees 29 minutes 11 seconds West (South 03 degrees 00 minutes 16 seconds West-Deed) parallel with the East line of the Southwest Quarter of the Northwest Quarter of said Section 35, a distance of 980.90 feet to a point on the existing North right of way line of I-470 Highway; thence North 85 degrees 08 minutes 16 seconds West (North 85 degrees 02 minutes 17 seconds West-Deed) along said existing North right of way line, a distance of 145.28 feet (127.64 feet-Deed) to a point being 150 feet left of Highway Station 354+00; thence North 78 degrees 00 minutes 46 seconds West (North 77 degrees 54 minutes 47 seconds West-Deed) continuing along said existing North right of way line of I-470 Highway, a distance of 201.56 feet to a point being 175 feet left of Highway Station 352+00; thence North 85 degrees 08 minutes 16 seconds West (North 85 degrees 02 minutes 17 seconds West-Deed) continuing along said existing North right of way line of I-470 Highway, a distance of 966.76 feet (967.23 feet-Deed) to a point on the West line of said Quarter Quarter Section; thence North 02 degrees 36 minutes 11 seconds East (North 02 degrees 37 minutes 26 seconds East-Deed) along said West line, a distance of 922.17 feet (923.46 feet-Deed) to the point of beginning.







GBA
architects
engineers

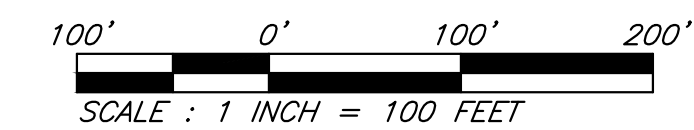
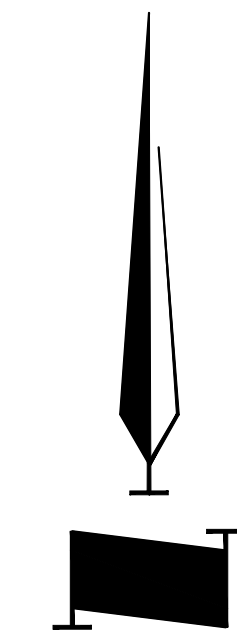
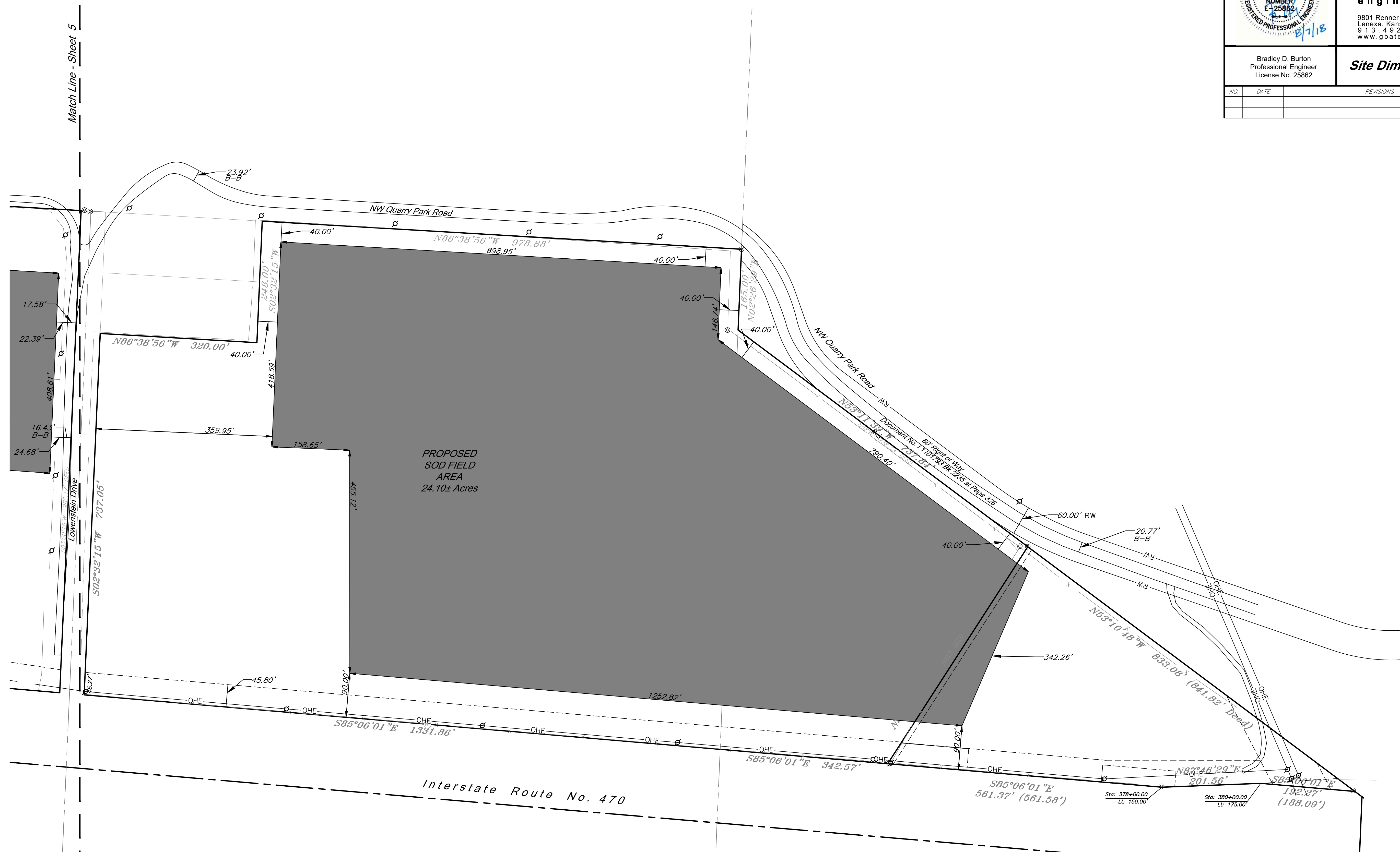
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE: 8/8/2018	
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DRAWN BY: JMS	
PROJECT NO.: 12720	
SHEET NO.	TOTAL SHEETS
6	8

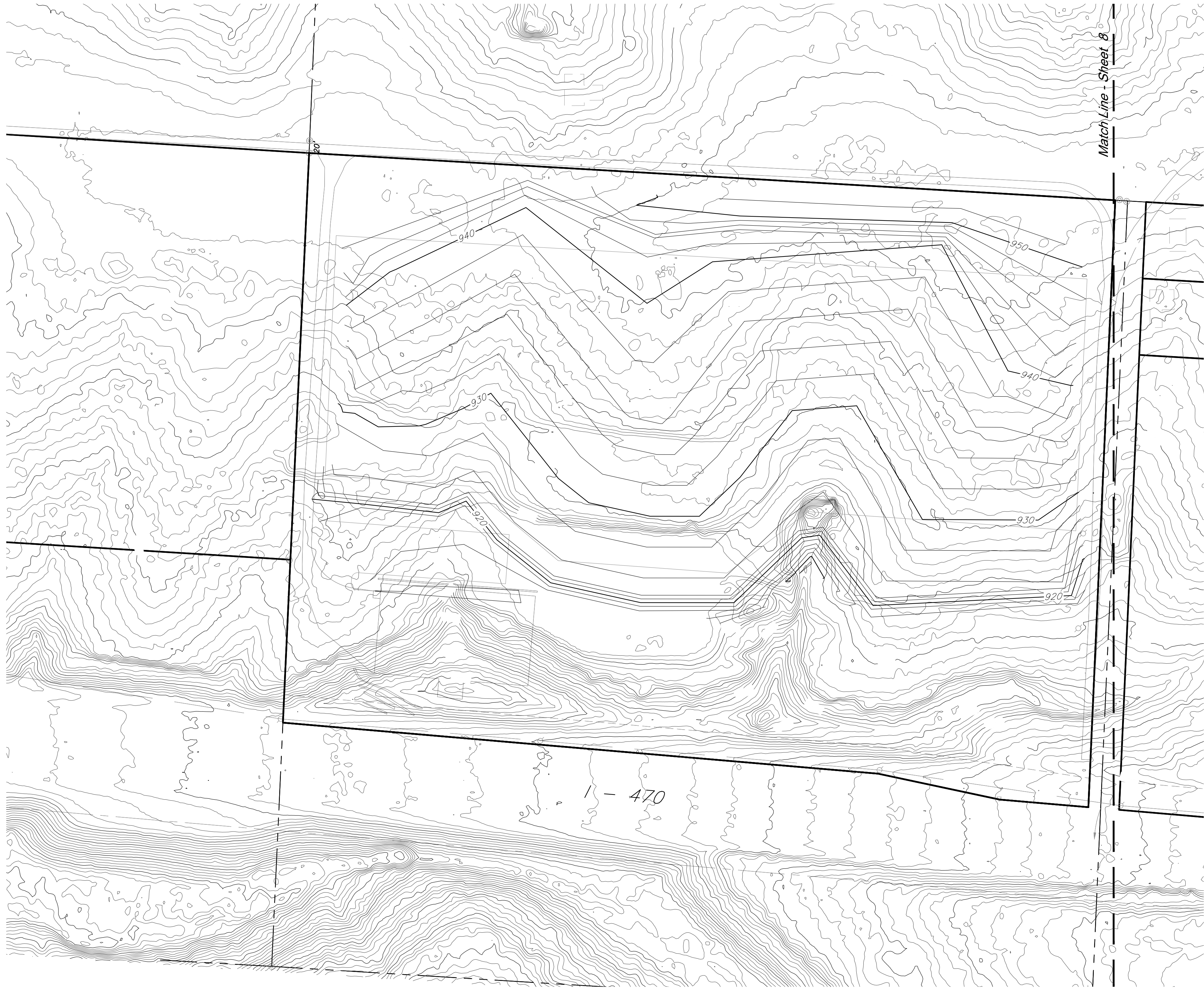
Bradley D. Burton
Professional Engineer
License No. 25862


Site Dimension Plan

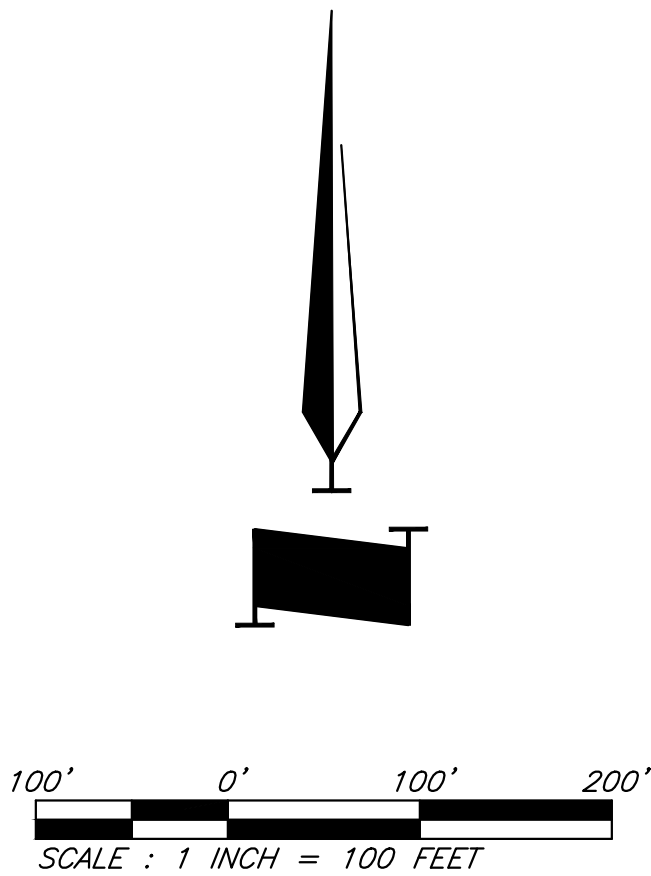
NO.	DATE	REVISIONS	BY	APPROVED

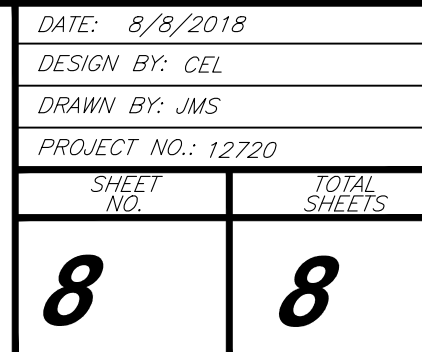


C:\12720\Civil 3D\Production Drawings\1272000700.dwg Layout: 7 Grading Plan --- Wednesday August 15, 2018, 11:49am --- Copyright 2018, GBA Architects\00112, Professional Engineer 000133, Landscape Architect 000025, Professional Land Surveyor 000059



	GBA architects engineers		DATE: 8/8/2018		
	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com		DESIGN BY: CEL		
	PROJECT NO.: 12720		DRAWN BY: JMS		
Bradley D. Burton Professional Engineer License No. 25862		Grading Plan		SHEET NO. 7	
				TOTAL SHEETS 8	
NO.		DATE		REVISIONS	
				BY	
				APPROVED	





Grading Plan