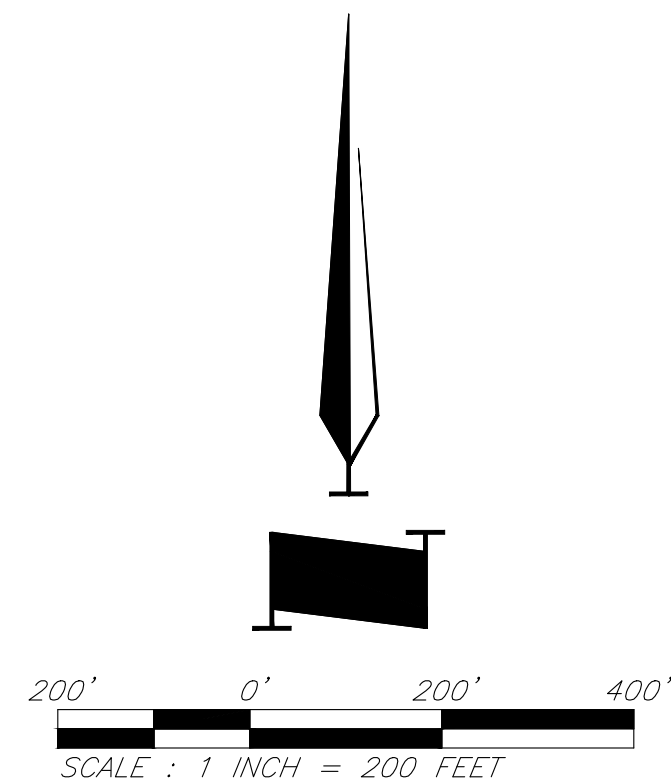
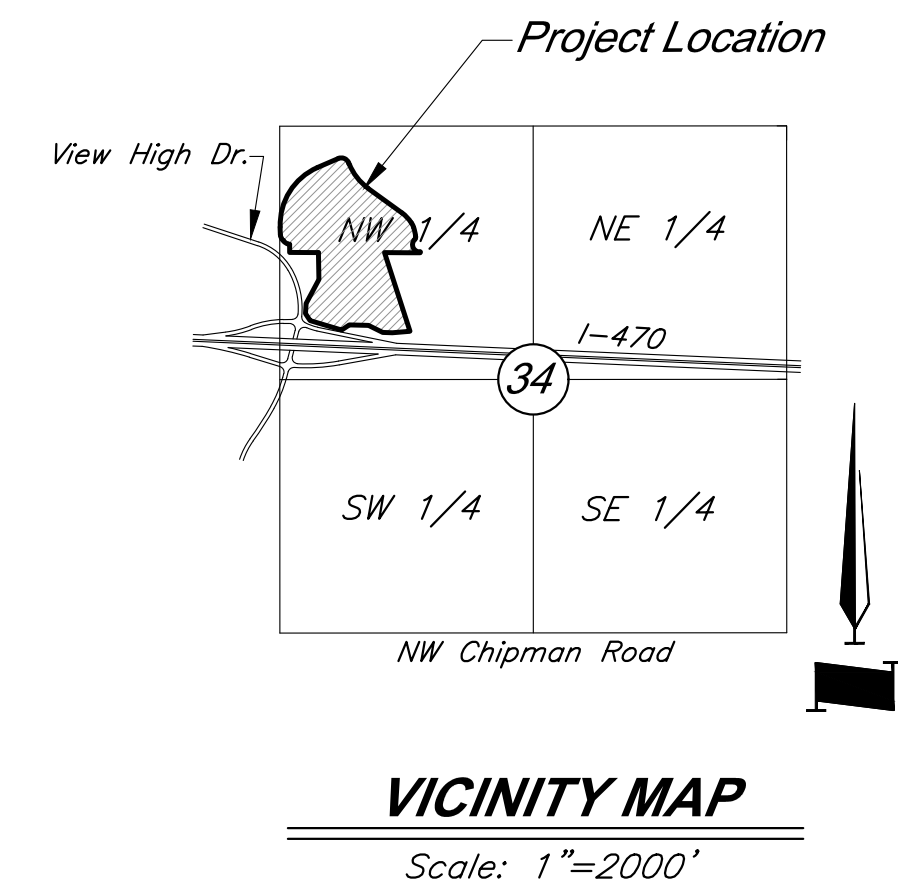


*PRELIMINARY DEVELOPMENT PLAN  
FOR  
PARAGON STAR VILLAGE  
Section 34–Township 48N–Range 32W  
City of Lee’s Summit  
Jackson County, Missouri*



| <i>INDEX OF SHEETS</i> |                                  |
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| <i>E200</i>            | <i>Photometric Plan</i>          |

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

PARAGON STAR VILLAGE

View High Drive & I-470  
Lee's Summit, MO

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Project No.: 17042.04  
Date: 03.19.2019  
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REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

|           |                              |
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| ARCHITECT | FINKLE+WILLIAMS ARCHITECTURE |
| CIVIL     | GBA                          |
| LANDSCAPE | HOERR SCHAUDT / LAND 3       |

CIVIL ENGINEERING BY:

**GBA**

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

SHEET TITLE

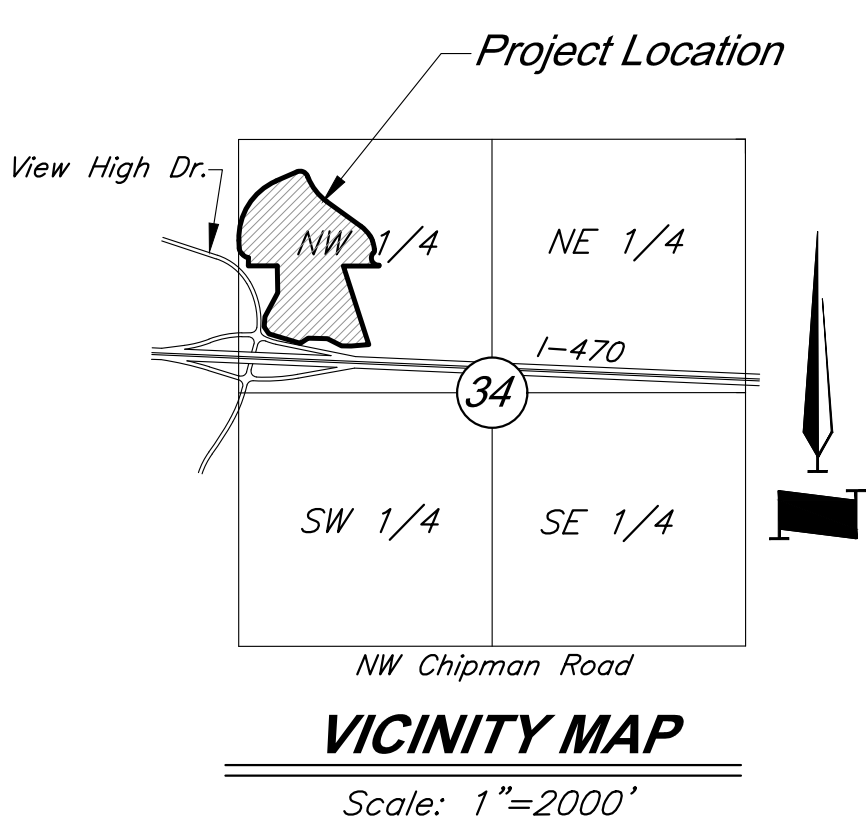
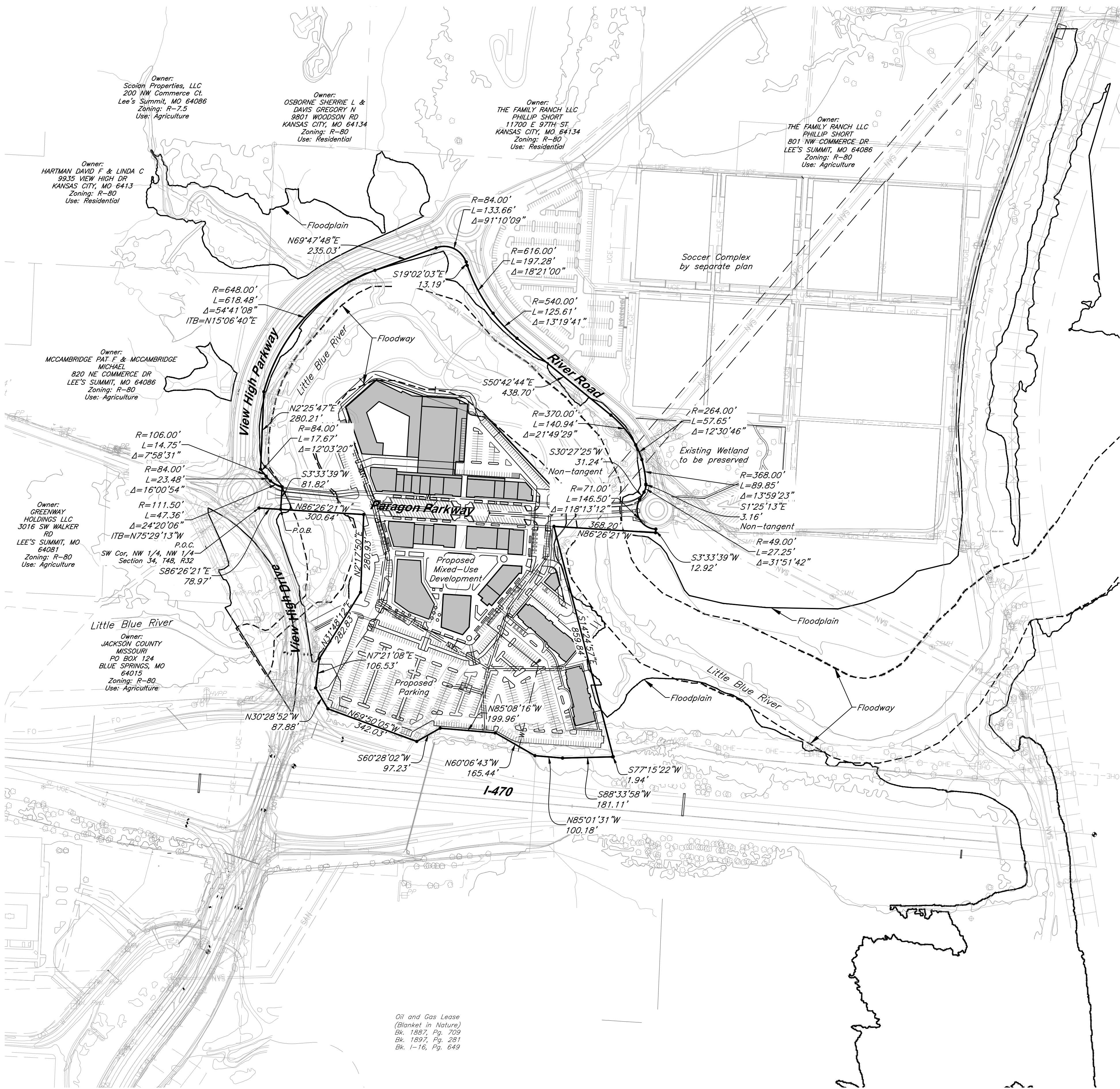
Title Sheet

SHEET NUMBER

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G:\12720\Civil 3D\Production Drawings\PD\ LS MXD\127200200.dwg Layout: 0001 General Layout --- Plotted Monday March 18, 2019, 9:52am by jhealy © George Butler Associates, Inc. 2019 Engineering CDM 000133 Architecture CDM 000212 Land Surveying CDM 000099



### Preliminary Development Plan Boundary Description:

A Tract of land in the Northwest Quarter of Section 34, Township 48 South, Range 32 West, of the 5<sup>th</sup> P.M., in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of said Northwest Quarter; thence South 86°26'21" East, along the South line of said Quarter-Quarter, a distance of 78.97 feet, to the POINT OF BEGINNING; thence North 03°33'19" East, departing said South line, a distance of 81.83 feet, to a point on a non-tangent curve; thence Northwest, along a curve to the right, whose initial tangent bearing is North 75°29'13" West, having a radius of 111.50 feet, and a central angle of 24°20'06", a distance of 47.36 feet; to a point of compound curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 16°00'54", a distance of 23.48 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the left, having a radius of 106.00 feet, and a central angle of 07°58'31", a distance of 14.75 feet, to a point of reverse curvature; thence Northwesterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 12°03'20", a distance of 17.67 feet, to a point on a non-tangent line, said point also being a point on the West line of said Northwest Quarter; thence North 02°25'47" East, along said West line, a distance of 280.21 feet, to a point on a non-tangent curve; thence Northeasterly, departing said West line and along a curve to the right, whose initial tangent bearing is North 15°06'40" East, having a radius of 648.00 feet, and a central angle of 54°41'08" East, a distance of 618.48 feet, to a point of tangency; thence North 69°47'48" East, a distance of 235.03 feet, to a point of curvature; thence Northeasterly and Southeasterly, along a curve to the right, having a radius of 84.00 feet, and a central angle of 91°10'09", a distance of 133.66 feet, to a point of tangency; thence South 19°02'03" East, a distance of 13.19 feet, to a point of curvature; thence Southeasterly, along a curve to the left, having a radius of 616.00 feet, and a central angle of 18°21'00", a distance of 197.28 feet, to a point of compound curvature; thence Southeasterly, along a curve to the left, having a radius of 540.00 feet, and a central angle of 13°19'41", a distance of 125.61 feet, to a point of tangency; thence South 50°42'44" East, a distance of 438.70 feet, to a point of curvature; thence Southeasterly, along a curve to the right, having a radius of 370.00 feet, and a central angle of 21°49'29", a distance of 140.94 feet, to a point of compound curvature; thence Southeasterly, along a curve to the right, having a radius of 264.00 feet, and a central angle of 12°30'46", a distance of 57.67 feet, to a point compound curvature; thence Southeasterly and Southerly, along a curve to the right, having a radius of 368.00 feet, and a central angle of 13°59'23", a distance of 89.85 feet, to a point on a non-tangent line; thence South 01°25'13" East, a distance of 3.16 feet, to a point of curvature; thence Southerly and Southwesterly, along a curve to the right, having a radius of 49.00 feet, and a central angle of 31°51'42", a distance of 27.25 feet, to a point on a non-tangent line; thence South 30°27'25" West, a distance of 31.24 feet, to a point of curvature; thence Southwesterly and Southeasterly, along a curve to the left, having a radius of 71.00 feet, and a central angle of 118°13'12", a distance of 146.50 feet, to a point on a non-tangent line; thence South 03°33'39" West, a distance of 12.92 feet, to a point on said South line; thence North 86°26'21" West, along said South line, a distance of 1,357.83 feet, to the POINT OF BEGINNING, containing 967,175.04 square feet, or 22.20 acres, more or less.

And also:

### TRACT 2

All of Lots 1, 2, 3 and 4, GRAHAM COMMERCIAL CENTER, a subdivision of land in the Southwest ¼ of the Northwest ¼ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri.

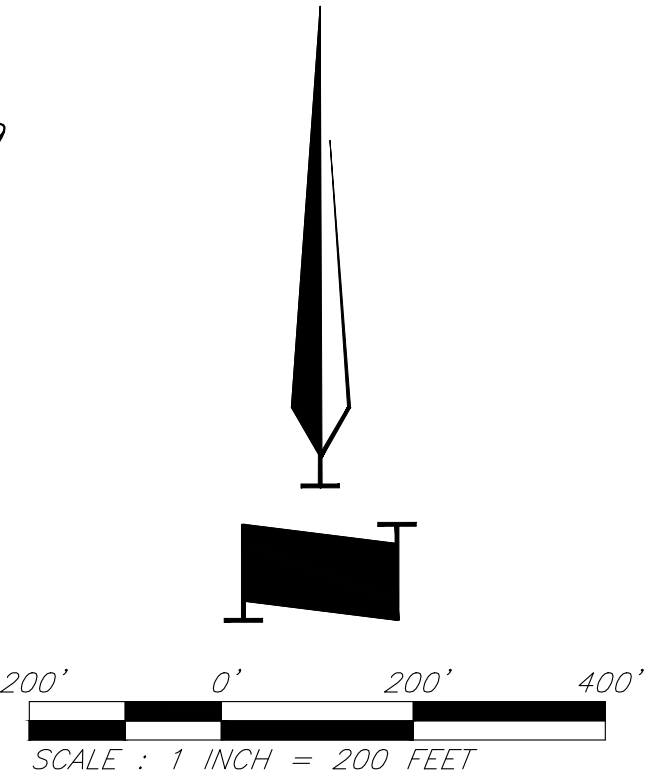
Note: No oil or gas wells are located on site per Missouri Department of Natural Resources.

### 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

### Legend

- Proposed Building
- Proposed Floodway
- Proposed Floodplain
- Stream Corridor



## PARAGON STAR VILLAGE

View High Drive & I-470  
Lee's Summit, MO

Project No.: 17042.04  
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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                              |
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| ARCHITECT    | FINKLE+WILLIAMS ARCHITECTURE |
| CIVIL        | GBA                          |
| LANDSCAPE    | HOERR SCHAUDT / LAND 3       |

CIVIL ENGINEERING BY:

**GBA**

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

SHEET TITLE

General Layout

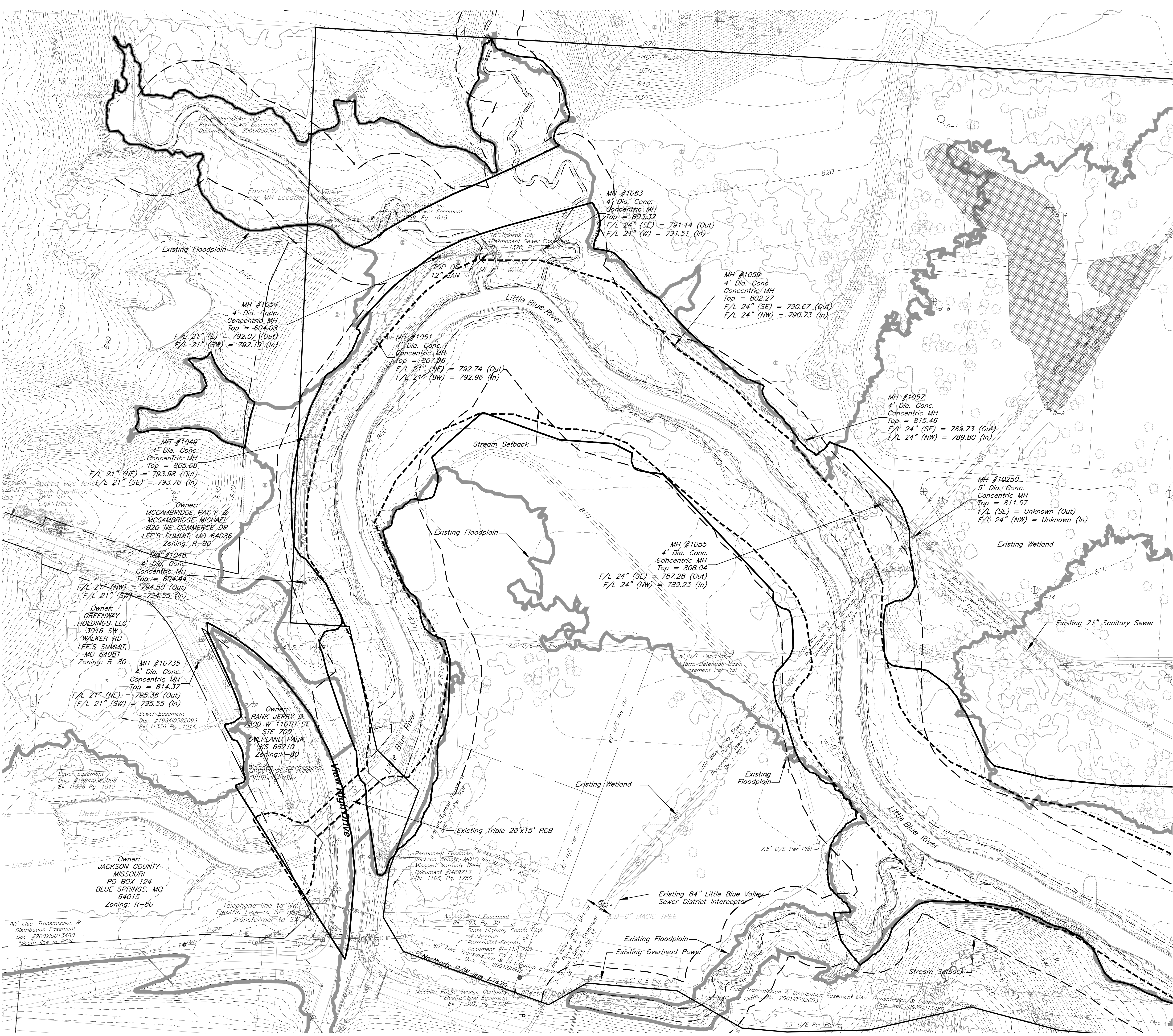
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## PARAGON STAR VILLAGE

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REGISTRATION

### PROJECT TEAM

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| ARCHITECT | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL     | GBA                             |
| LANDSCAPE | HOERR SCHAUDT /<br>LAND 3       |

CIVIL ENGINEERING BY:  
**GBA**  
9801 Renner Boulevard  
Lenexa, Kansas 66219  
913.492.0400  
www.gbateam.com

### SHEET TITLE

Existing  
Conditions

### SHEET NUMBER

C003

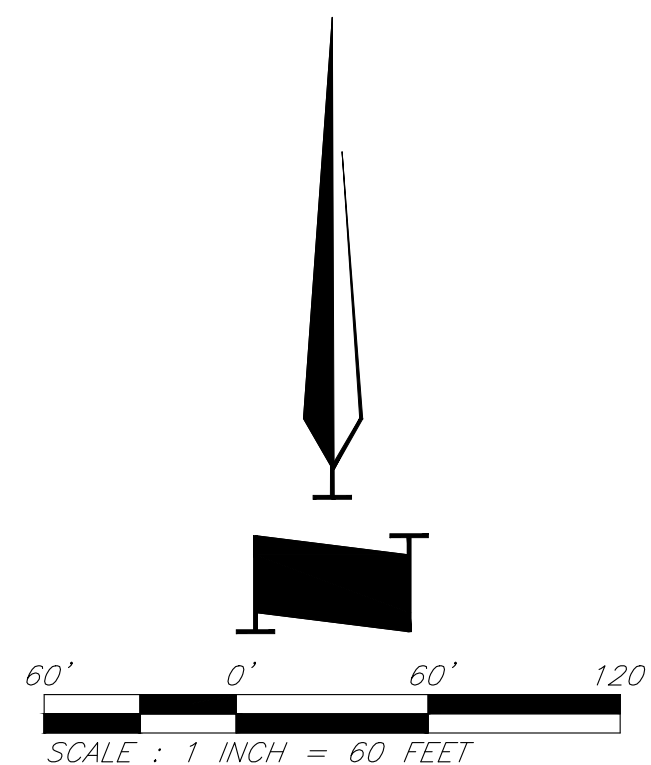




*Note: Minimum finish floor  
of all buildings on lots  
within the proposed  
floodplain is 813.00.*

LEGEND

- 
- Existing Contour
- Proposed Contour
- Proposed Floodway
- Proposed Floodplain
- Stream Corridor
- Drainage Flow Arrow



PARAGON STAR  
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View High Drive & I-470  
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## REVISIONS

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## PROJECT TEAM

|           |                                 |
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| ARCHITECT | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL     | GBA                             |
| LANDSCAPE | HOERR SCHAUDT /<br>LAND 3       |

CIVIL ENGINEERING BY:

**GBA**

9801 Renner Boulevard  
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913.492.0400  
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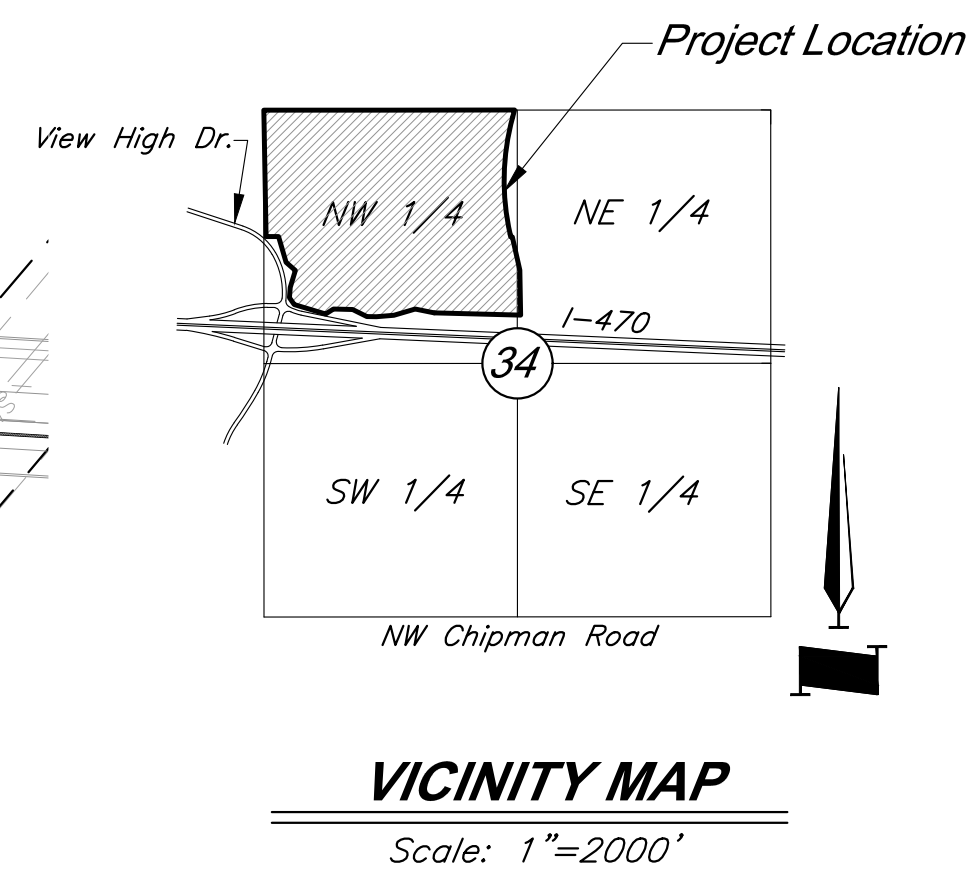
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## Grading Plan

## SHEET NUMBER

C004





View High Drive & I-470  
Lee's Summit, MO

## REVISIONS

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## PROJECT TEAM

CIVIL                      GBA

LANDSCAPE      HOF

LANDSCAPE HOERR SCHAUDT /  
LAND 3

CIVIL ENGINEERING BY:

GBA

9801 Renner Boulevard  
Lenexa, Kansas 66215  
913.492.0400  
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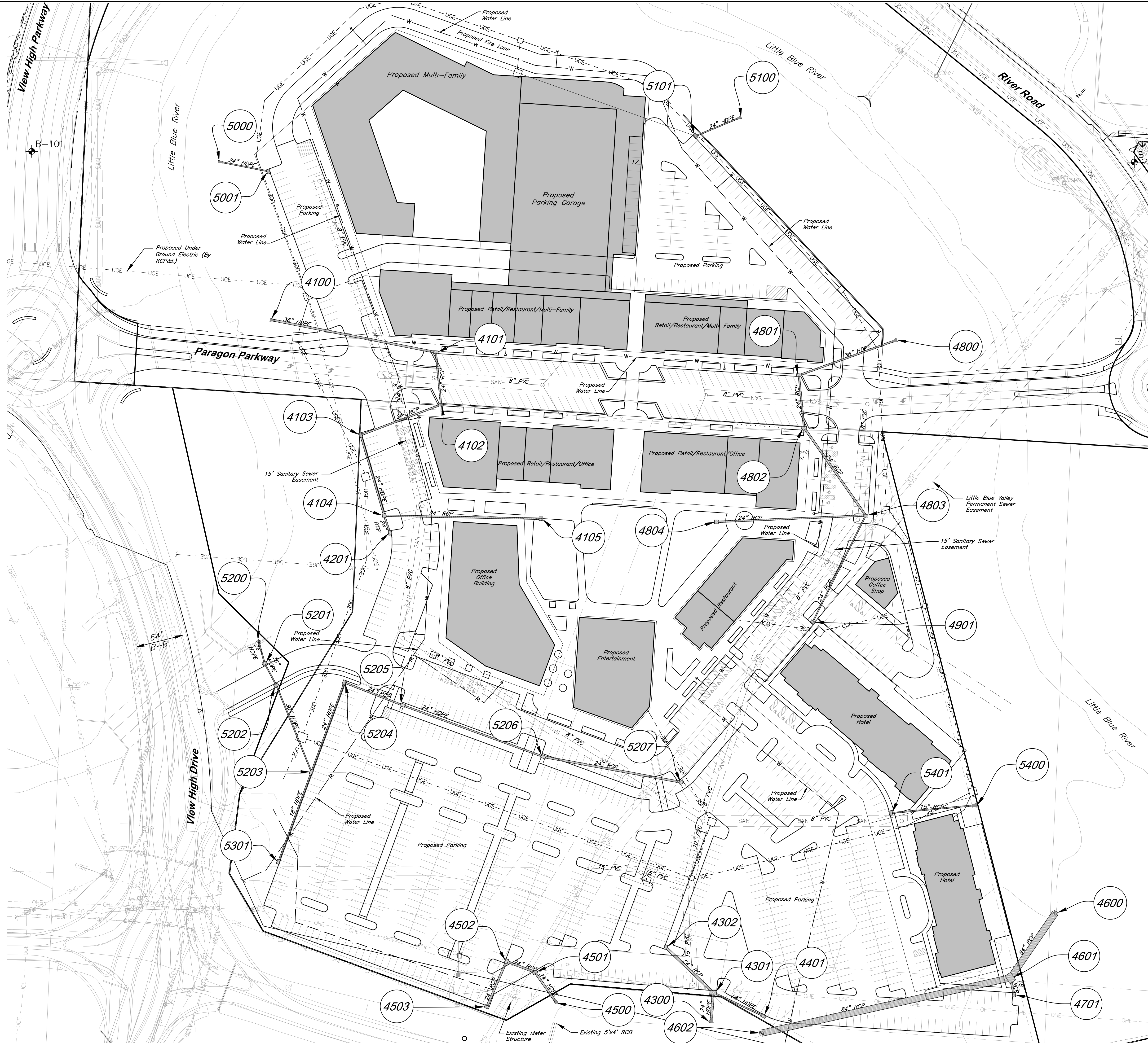
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## Utility Overview

SHEET NUMBER

C005





#### Utility Legend

- Cable TV Pedestal
- Power Pole
- Guy Anchor
- Electrical Manhole
- Electrical Transformer
- Gas Meter
- Curb Inlet
- Sanitary Sewer Manhole
- Sanitary Cleanout
- Light Pole
- Boring Hole
- Sign
- Telephone Pedestal
- Traffic Signal Post
- Traffic Manhole
- Fire Hydrant
- Water Meter
- Fiber Optic Line
- Fire Protection Line
- Gas Line
- Over Head Electric
- Over Head Telephone
- Over Head Cable TV
- Property Line
- Right-of-Way Line
- Existing Sanitary Sewer Line
- Underground Electric
- Underground Telephone
- Underground Cable TV
- Water Line
- Proposed Storm Sewer
- Future Storm Sewer
- Proposed Sanitary Sewer Line

#### Notes

- Proposed Meter Structure

## PARAGON STAR VILLAGE

View High Drive & I-470  
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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                                 |
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| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |

CIVIL ENGINEERING BY:

**GBA**

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

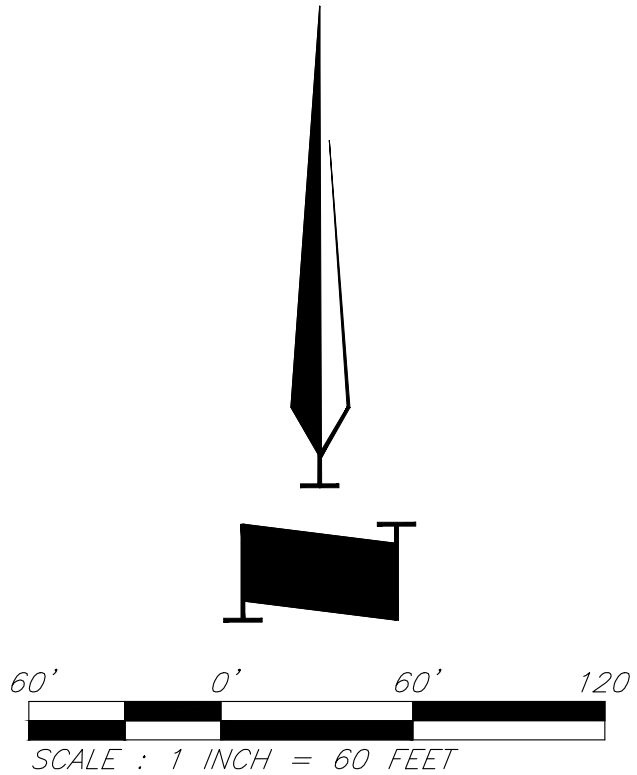
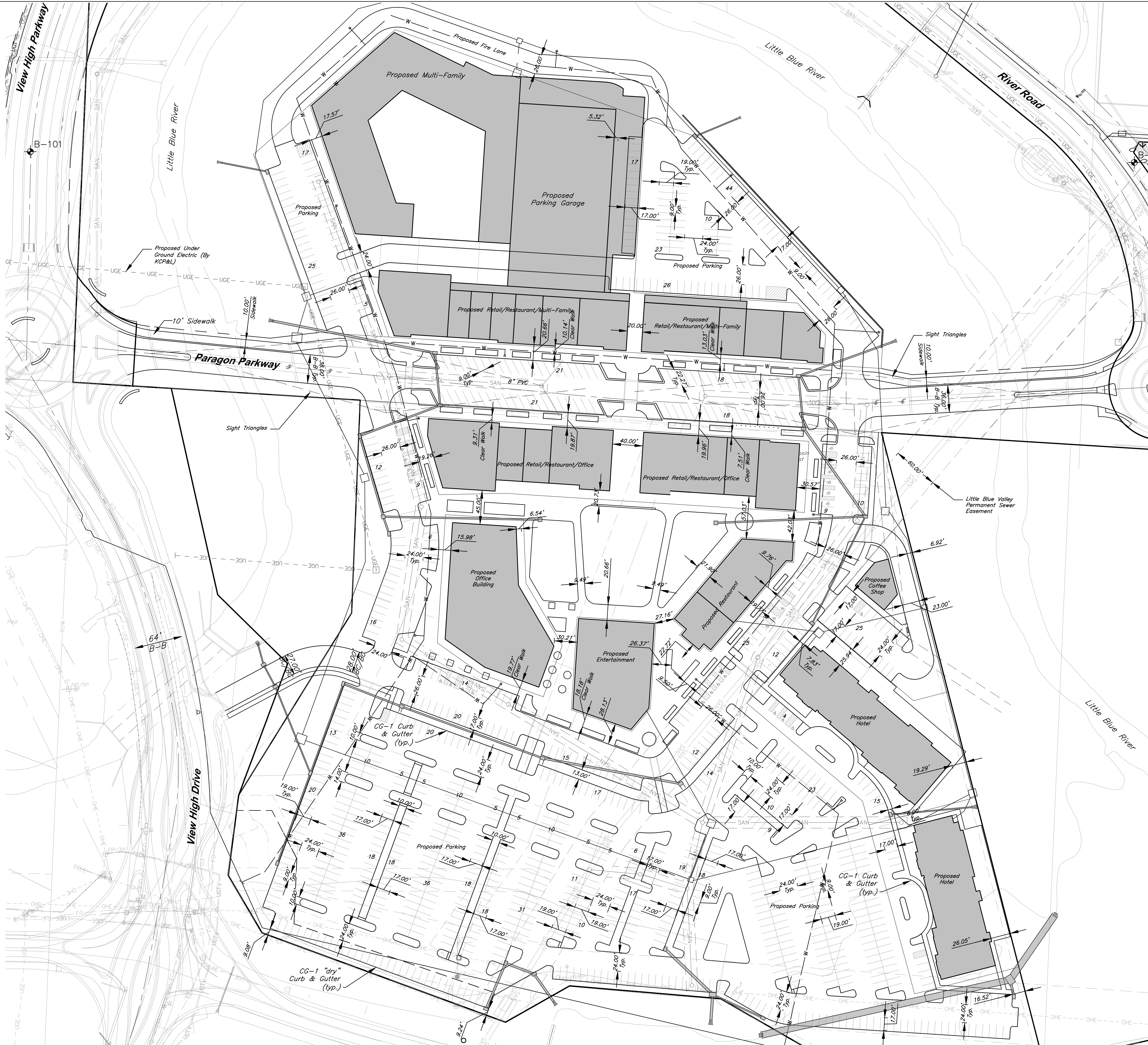
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Utility Plan

SHEET NUMBER

**C006**





PARAGON STAR  
VILLAGE

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| PROJECT TEAM |                                 |
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| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |

CIVIL ENGINEERING BY:  
**GBA**  
9801 Renner Boulevard  
Lenexa, Kansas 66219  
913.492.0400  
www.gbateam.com

SHEET TITLE  
Dimension Plan

SHEET NUMBER  
C007



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## LANDSCAPE PLAN

0'-1" = 60'-0"

## CONCEPT PLANT SCHEDULE

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | DECIDUOUS TREE<br>MIN. 3" CALIPER<br>SPECIES BELOW:<br>ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE<br>CELTIS OCCIDENTALIS / COMMON HACKBERRY<br>GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST<br>QUERCUS BICOLOR / SWAMP WHITE OAK                                                                                                                                                                                                                                                               |
|    | ORNAMENTAL TREES<br>MIN. 3" CALIPER<br>SPECIES BELOW:<br>AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY<br>CERCIS CANADENSIS / EASTERN REDBUD<br>MAGNOLIA X 'JANE' / MAGNOLIA<br>MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE                                                                                                                                                                                                                                                                                 |
|    | EVERGREEN TREES<br>MIN. 8 FT. IN HEIGHT<br>SPECIES BELOW:<br>JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC JUNIPER<br>PICEA ABIES / NORWAY SPRUCE<br>PINUS STROBUS / WHITE PINE                                                                                                                                                                                                                                                                                                                                 |
|    | GROUNDCOVER MIX<br>*VARYING CONTAINER SIZE; PLUGS TO 5 GALLONS<br>MIX OF SHRUBS, GRASSES, & PERENNIALS<br>SPECIES BELOW:<br>BOUTELLOUA CURTIPENDULA / SIDE OATS GRAMA<br>COREOPSIS VERTICILLATA 'MOONBEAM' / THREADLEAF COREOPSIS<br>ECHINACEA PURPUREA / PURPLE CONEFLOWER<br>EUPATORIUM DUBIUM 'LITTLE JOE' / JOE-PYE WEED<br>HYDRANGEA PANICULATA / PANICLED HYDRANGEA<br>PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE<br>RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC<br>SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED |
|    | PARKING ISLAND MIX<br>*VARYING CONTAINER SIZE; PLUGS TO 5 GALLONS<br>MIX OF SHRUBS, GRASSES, & PERENNIALS<br>SPECIES BELOW:<br>BOUTELLOUA CURTIPENDULA / SIDE OATS GRAMA<br>PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS<br>RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC<br>SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS<br>SOLIDAGO RUGOSA 'FIREWORKS' / WRINKLELEAF GOLDENROD                                                                                                                                |
|    | TURF<br>SOD/SEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | PRAIRIE MIX<br>SEED MIX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|  | VEGETATED POROUS PAVEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## LANDSCAPE CODE REQUIREMENTS

|                                               | Ordinance Requirement                                                                                                                                                                              | Required for this Site                                                                                                                                                                                                           | Proposed                                    |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 8.790.A.1. Street Frontage Trees              | 1 tree per 30 feet of street frontage                                                                                                                                                              | 370 ft. of street frontage<br>÷ 30 = 13 trees required                                                                                                                                                                           | 19 trees                                    |
| 8.790.A.3. Street Frontage Shrubs             | 1 shrub per 20 feet of street frontage                                                                                                                                                             | 370 ft. of street frontage<br>÷ 20 = 19 shrubs required                                                                                                                                                                          | 59 shrubs<br>*provided within planting beds |
| 8.790.A.2. Street Frontage Green Strip        | 20 feet                                                                                                                                                                                            | 20 feet                                                                                                                                                                                                                          | 20 feet                                     |
| 8.790.B.1. Open Yard Shrubs                   | 2 shrubs per 5000 sq.ft. of total lot area excluding building footprint                                                                                                                            | 1,652,371 sq.ft. of total lot area minus 597,900 sq.ft. of building footprint<br>= 1,054,471 ÷ 5000 x 2<br>= 422 shrubs required                                                                                                 | 422 shrubs                                  |
| 8.790.B.3. Open Yard Trees                    | 1 tree per 5000 sq.ft. of total lot area excluding building footprint (in addition to street trees)                                                                                                | 1,652,371 sq.ft. of total lot area minus 597,900 sq.ft. of building footprint<br>= 1,054,471 ÷ 5000<br>= 211 trees required                                                                                                      | 211 trees                                   |
| 8.810.A. Parking Lot Landscape Islands        | 5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide                                                                                            | 419,766 sq.ft. of parking area x .05 = 20,458 of landscape parking lot islands required                                                                                                                                          | 37,500 sq.ft.                               |
| 8.820.C.2. Parking Lot Screening, if required | 12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)                                                                                                            | 203 linear feet ÷ 40 x 12 = 61 shrubs required                                                                                                                                                                                   | 61 shrubs                                   |
| 8.900 High Impact Buffer Screen, if required  | Fence + Landscaping:<br>Option A = 1 shade tree per 500 sq.ft. of buffer screen area + 1 ornamental tree/750 sq.ft. + 1 evergreen tree/500 sq.ft. + 1 shrub/500 sq.ft. (See UDO for other options) | Minimum 6' high opaque vinyl or masonry fence<br>Buffer area = _____ lineal feet x 20 ft. width = _____ sq.ft. x formula at left = _____<br>_____ shade trees<br>_____ ornamental trees<br>_____ evergreen trees<br>_____ shrubs | N/A                                         |

## PARAGON STAR VILLAGE

View High Drive & I-470  
Lee's Summit, MO

Project No.: 17042.04  
Date: 03.19.2019  
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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                                 |
|--------------|---------------------------------|
| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |

HOERR SCHAUDT

SHEET TITLE

## LANDSCAPE PLAN

SHEET NUMBER

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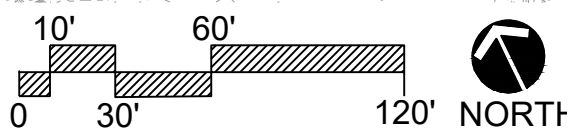


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SCREENING EXHIBIT  
0'-1" = 100'-0"



PARAGON STAR  
VILLAGE

View High Drive & I-470  
Lee's Summit, MO

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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                                 |
|--------------|---------------------------------|
| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |

HOERR SCHAUDT

SHEET TITLE

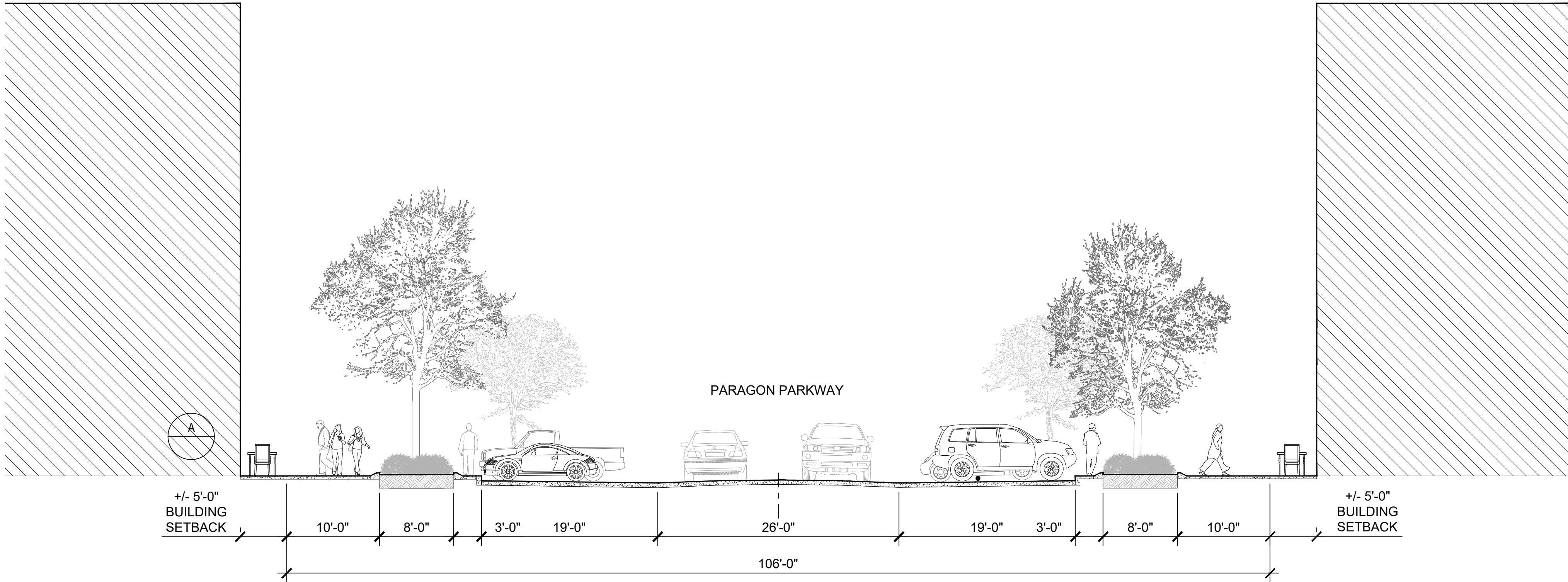
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EXHIBIT

SHEET NUMBER

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**A** Paragon Parkway  
1/8" = 1'-0"

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VILLAGE

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| REVISIONS |      |             |
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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                                 |
|--------------|---------------------------------|
| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |

HOERR SCHAUDT

SHEET TITLE

**SITE  
SECTIONS**

SHEET NUMBER

**L-600**



H:\Paragon Star\Paragon Star Village\Revit\Paragon Star Development V2.0.rvt



| PARKING MATRIX        |                         |                   |            |              |                |                        |
|-----------------------|-------------------------|-------------------|------------|--------------|----------------|------------------------|
| USE                   | SIZE                    | CODE REQ'T        | CODE REQ'D | MARKET REQ'D | DAYTIME DEMAND | EVENING/WEEKEND DEMAND |
| RESTAURANT            | 38,500 S.F.             | 14 PER 1,000 S.F. | 539        | 539          | 70% - 377      | 95% - 512              |
| MERCANTILE            | 48,000 S.F.             | 5 PER 1,000 S.F.  | 240        | 240          | 100% - 240     | 100% - 240             |
| LIVE ENTERTAINMENT    | 12,000 S.F. / 800 SEATS | 1 PER 3 SEATS     | 264        | 264          | 0% - 0         | 100% - 264             |
| OFFICE, GENERAL       | 40,000 S.F.             | 4 PER 1,000 S.F.  | 140        | 140          | 100% - 140     | 10% - 14               |
| OFFICE, MEDICAL       | 60,000 S.F.             | 5 PER 1,000 S.F.  | 300        | 275          | 100% - 275     | 15% - 41               |
| HOTEL 1               | 134 ROOMS               | 1 PER ROOM        | 134        | 134          | 50% - 67       | 100% - 134             |
| HOTEL 2               | 98 ROOMS                | 1 PER ROOM        | 98         | 98           | 50% - 49       | 100% - 98              |
| MULTIFAMILY           | 390 UNITS               | PER UNIT TYPE     | 695        | 519          | 100% - 533     | 95% - 519              |
| TOTALS                |                         |                   | 2,410      | 2,209        | 1,667          | 1,822                  |
| SURFACE PARKING       |                         |                   |            |              |                |                        |
| PARKING GARAGE        |                         |                   |            |              |                |                        |
| FUTURE PARKING GARAGE |                         |                   |            |              |                |                        |
| TOTAL                 |                         |                   |            |              |                | 1,103                  |

| FLOOR AREA RATIO |                |         |              |        |
|------------------|----------------|---------|--------------|--------|
| LOT              | LOT SQ. FT.    | LOT AC. | FLOOR AREA   | F.A.R. |
| 1                | 625,522 S.F.   | 14.36   | 0 S.F.       | 0      |
| 2                | 25,265 S.F.    | .58     | 0 S.F.       | 0      |
| 3                | 161,801 S.F.   | 3.64    | 319,500 S.F. | 1.98   |
| 4                | 47,045 S.F.    | 1.08    | 0 S.F.       | 0      |
| 5                | 47,480 S.F.    | 1.09    | 75,000 S.F.  | 1.58   |
| 6                | 27,007 S.F.    | .62     | 60,000 S.F.  | 2.22   |
| 7                | 13,939 S.F.    | .32     | 12,000 S.F.  | 1.16   |
| 8                | 11,326 S.F.    | .26     | 14,500 S.F.  | 1.28   |
| 9                | 20,038 S.F.    | .46     | 2,000 S.F.   | .10    |
| 10               | 41,818 S.F.    | .96     | 72,000 S.F.  | 1.72   |
| 11               | 33,106 S.F.    | .76     | 44,000 S.F.  | 1.33   |
| TOTAL            | 1,652,371 S.F. | 37.93   | 597,900 S.F. | .36    |

## PARAGON STAR VILLAGE

View High Drive & I-470  
Lee's Summit, MO

Project No.: 17042.04  
Date: 03.19.2019  
Issued For: PRELIM. DEV. PACKAGE

| REVISIONS |      |             |
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| No.       | Date | Description |
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REGISTRATION

NOT FOR CONSTRUCTION

### PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE  
CIVIL GBA  
LANDSCAPE HOERR SCHAUDT / LAND 3



FINKLE + WILLIAMS  
ARCHITECTURE

7007 College Blvd, Suite 415  
Overland Park, Kansas 66211  
913+498-1550

### SHEET TITLE

ARCHITECTURAL  
SITE PLAN

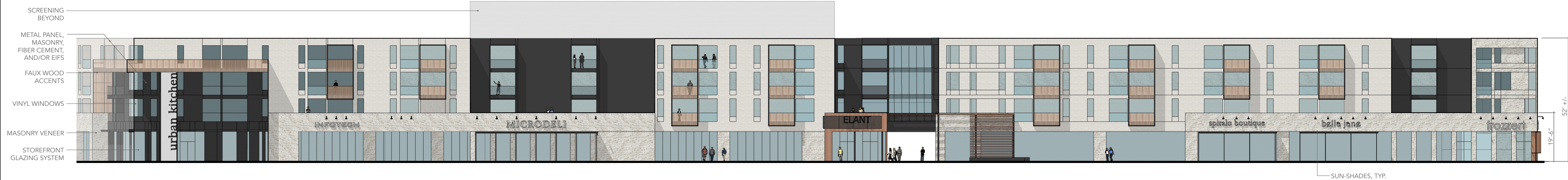
### SHEET NUMBER

A1.01

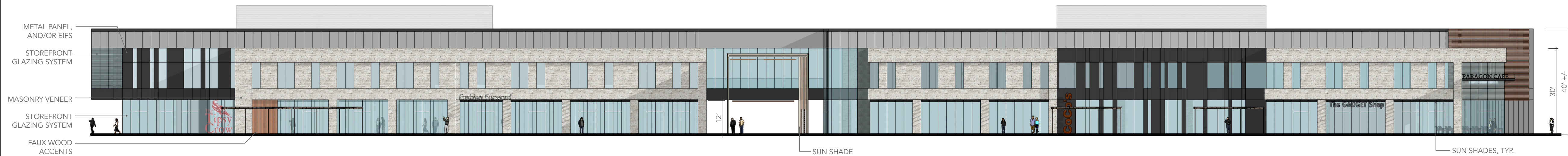
1 PDP Site Plan  
A1.01 SCALE : 1" = 60'-0"



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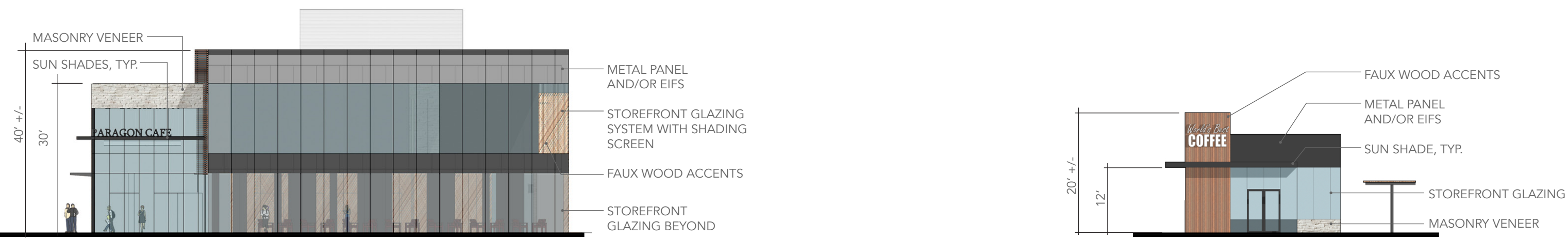
1. SOUTH ELEVATION @ PARAGON PARKWAY RESIDENTIAL / RETAIL



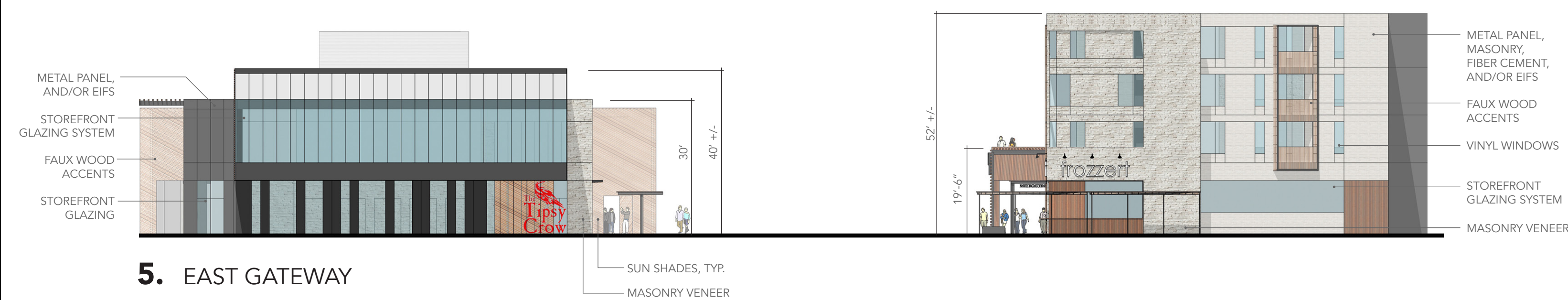
2. NORTH ELEVATION @ PARAGON PARKWAY RETAIL / OFFICE



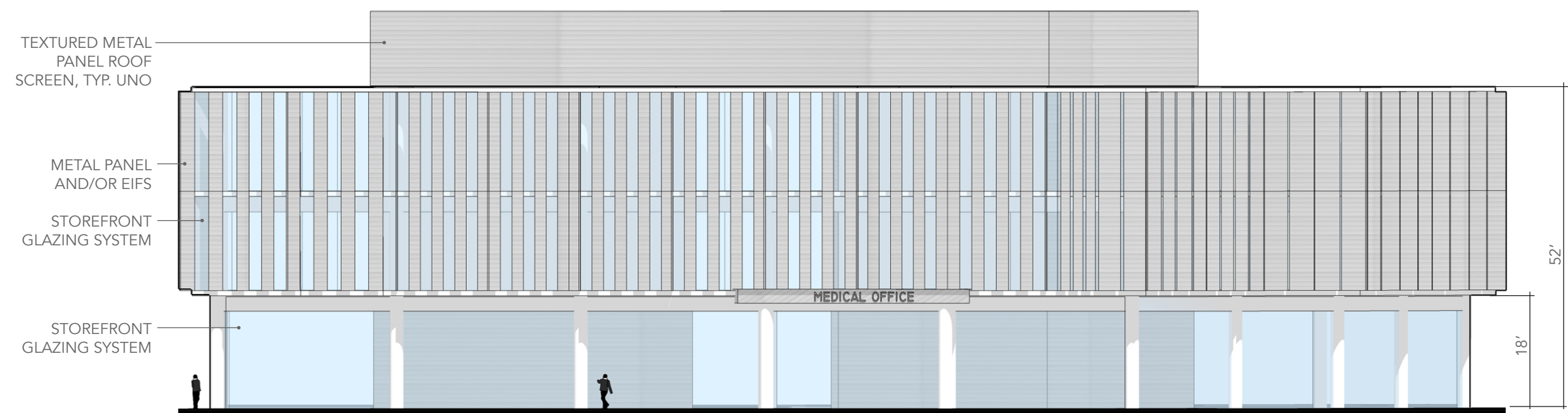
3. WEST GATEWAY



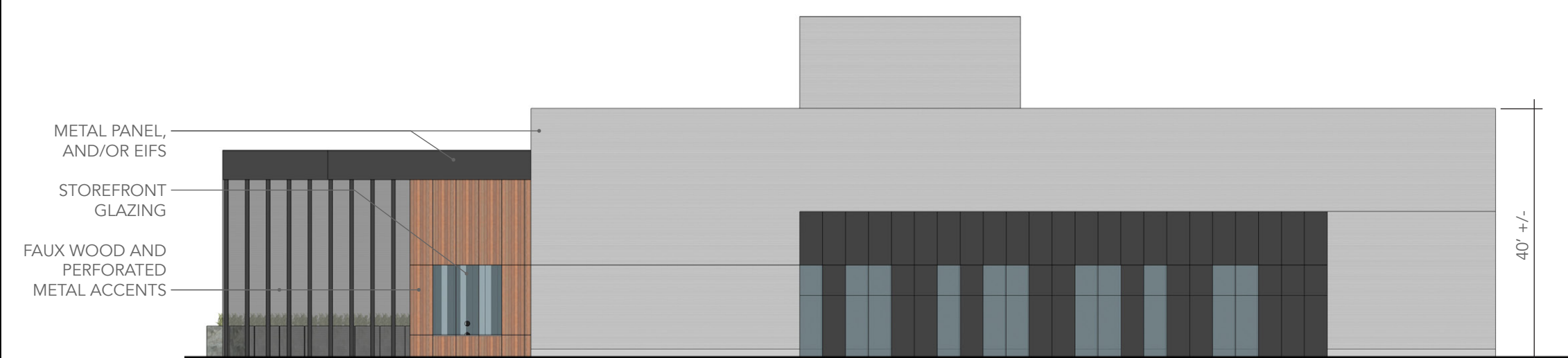
4. NORTH ELEVATION RETAIL / RESTAURANT



5. EAST GATEWAY



6. WEST ELEVATION MEDICAL OFFICE BUILDING



7. EAST ELEVATION ENTERTAINMENT



8. EAST ELEVATION RETAIL / RESTAURANT

## PARAGON STAR VILLAGE

View High Drive & I-470  
Lee's Summit, MO

Project No.: 17042.04  
Date: 03.19.2019  
Issued For: PRELIM. DEV. PACKAGE

| REVISIONS |      |             |
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REGISTRATION

NOT FOR CONSTRUCTION

### PROJECT TEAM

|           |                                 |
|-----------|---------------------------------|
| ARCHITECT | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL     | GBA                             |
| LANDSCAPE | HOERR SCHAUDT /<br>LAND 3       |

SCALE: 1"=20"



FINKLE + WILLIAMS  
ARCHITECTURE

7007 College Blvd, Suite 415  
Overland Park, Kansas 66211  
913+498-1550

### SHEET TITLE

BUILDING  
ELEVATIONS

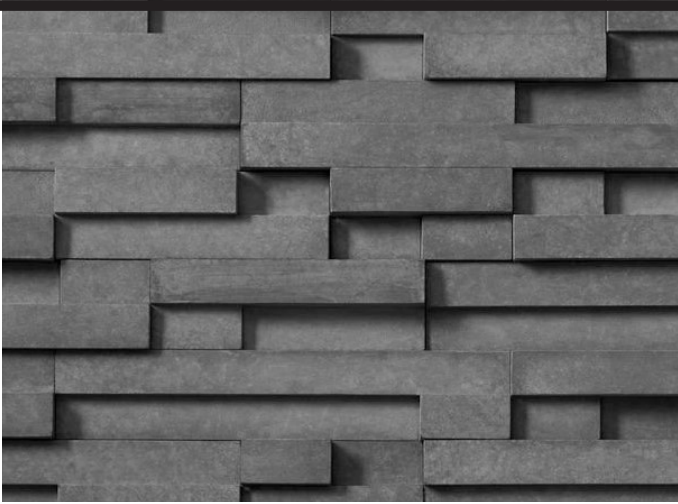
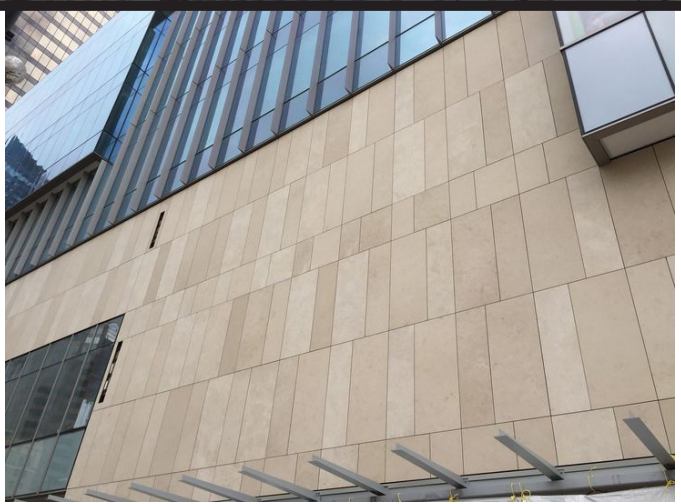
### SHEET NUMBER

A2.01

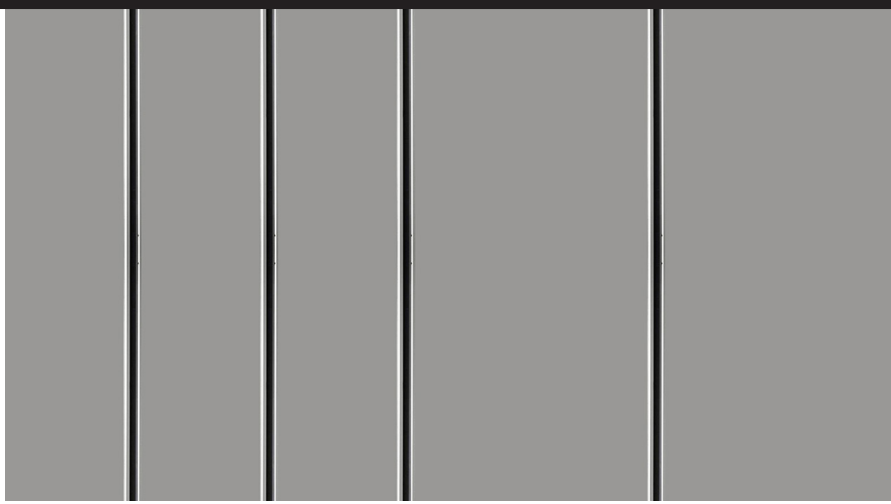
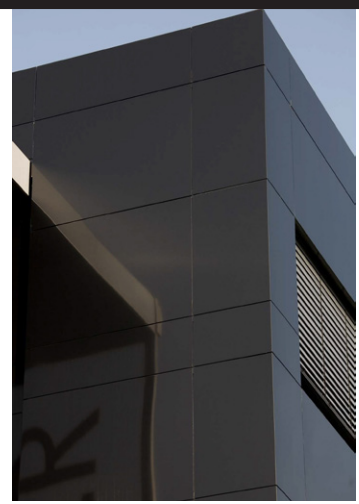


OPAQUE WALL / SOFFIT MATERIALS

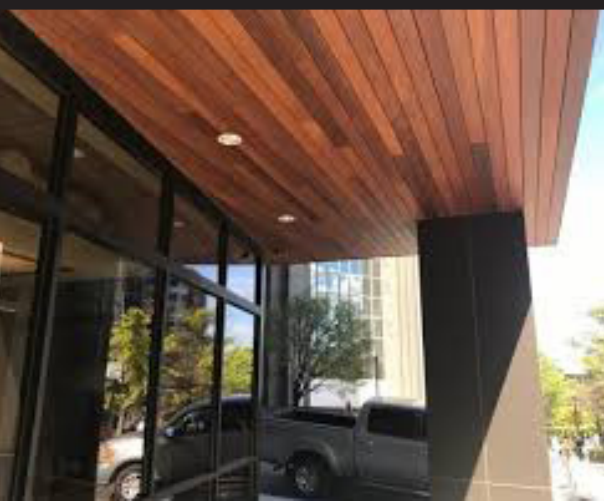
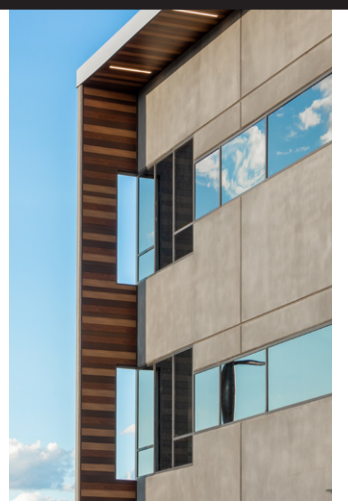
MANUFACTURED STONE /  
BRICK MASONRY VENEER



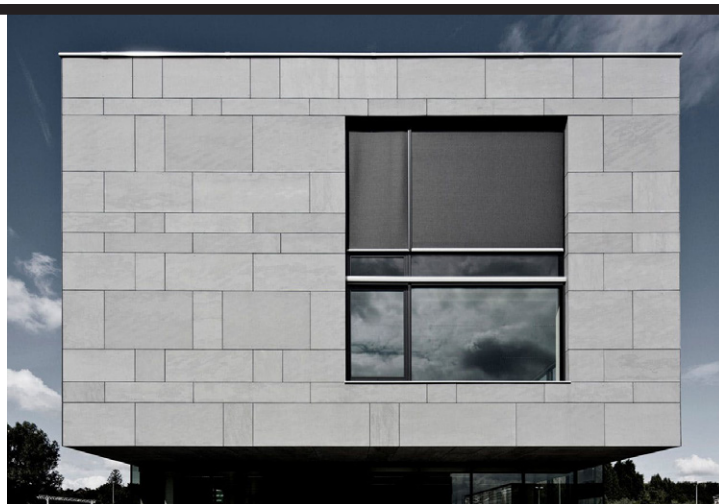
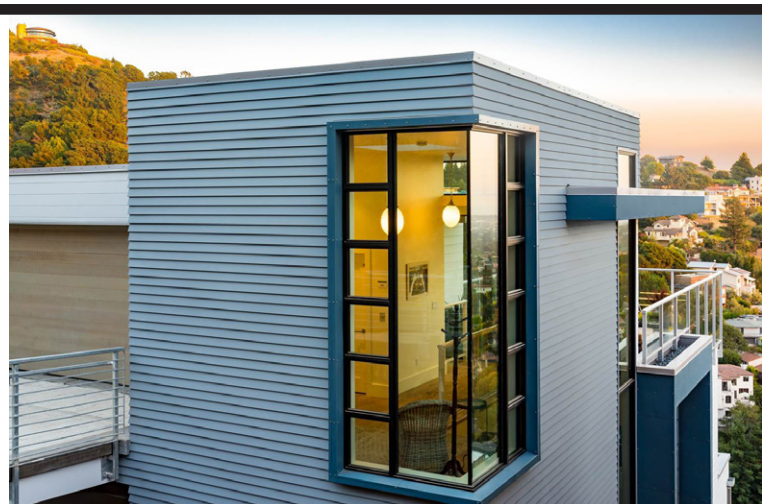
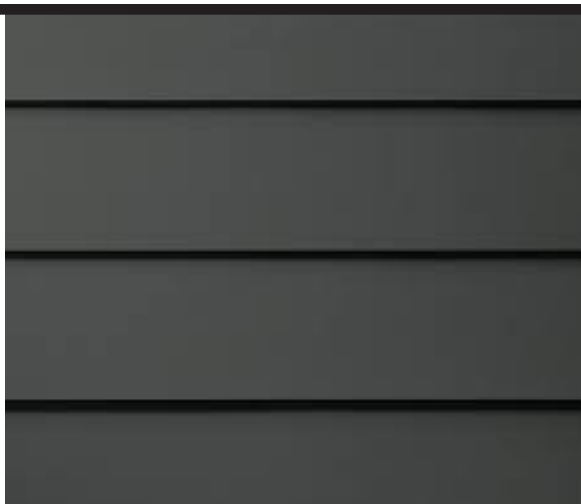
TEXTURED METAL PANELS



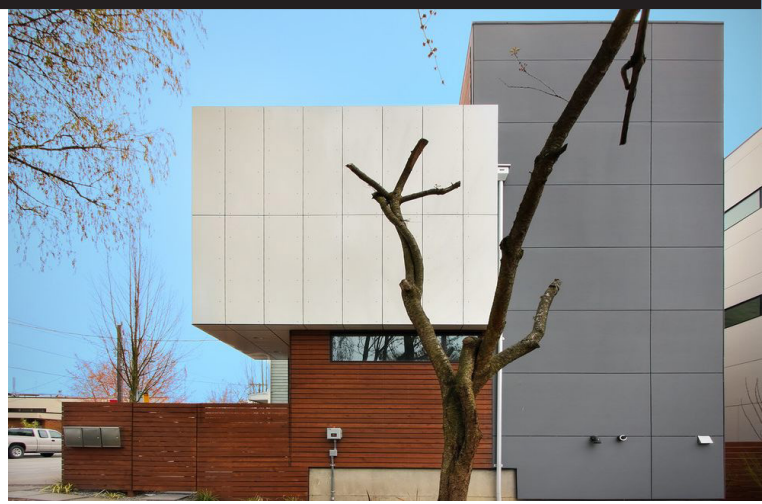
FAUX WOOD CLADDING &  
SOFFITS



FIBER CEMENT BOARD  
CLADDING

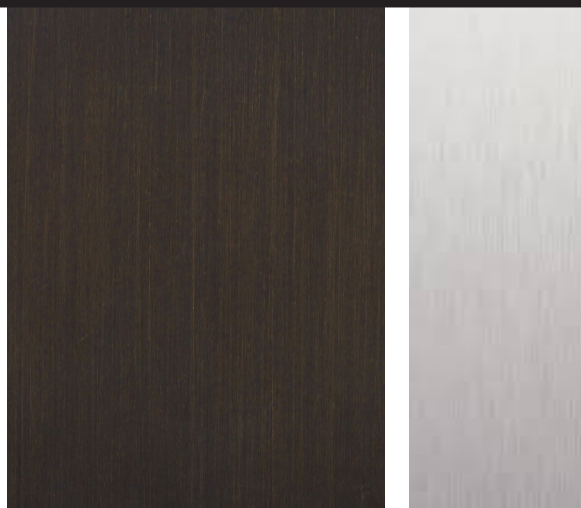


STUCCO / EIFS COATING

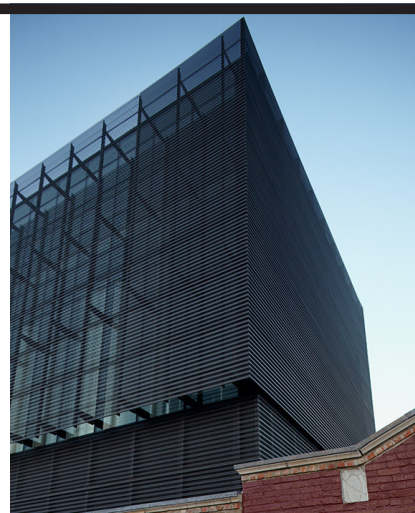
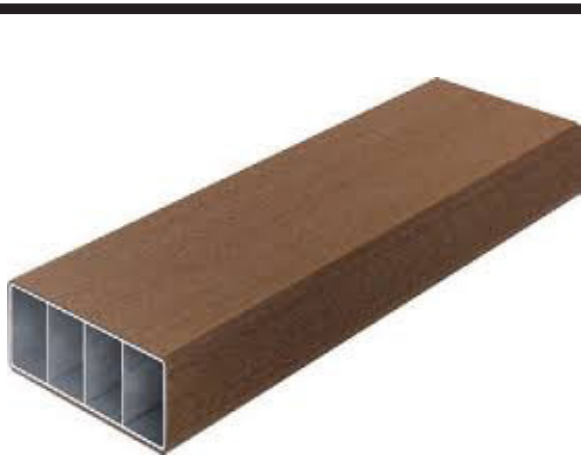


TRANSPARENT / TRANSLUCENT MATERIALS

STOREFRONT GLAZING



PERFORATED METAL / FAUX  
WOOD SUN-SHADING



PARAGON STAR  
VILLAGE

View High Drive & I-470  
Lee's Summit, MO

Project No.: 17042.04  
Date: 03.19.2019  
Issued For: PRELIM. DEV. PACKAGE

| REVISIONS |      |             |
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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                                 |
|--------------|---------------------------------|
| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |



FINKLE + WILLIAMS  
ARCHITECTURE

7007 College Blvd, Suite 415  
Overland Park, Kansas 66211  
913+498-1550

SHEET TITLE

BUILDING  
MATERIAL PALETTE

SHEET NUMBER

A2.02



PARAGON STAR VILLAGE

View High Drive & I-470  
Lee's Summit, MO

Project No.: 17042.04  
Date: 02.15.2019  
Issued For: PRELIM. DEV. PACKAGE

| REVISIONS |      |             |
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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                                 |
|--------------|---------------------------------|
| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |

**HENDERSON ENGINEERS**  
1801 MAIN, SUITE 300  
KANSAS CITY, MO 64108  
TEL (816) 663-8700 FAX (816) 663-8701  
WWW.HENDERSONENGINEERS.COM  
1850004412  
MO. CORPORATE NUMBER: E-556D  
EXPIRES 12/31/20

JULIETTE A. PIERCE  
LICENSE # PE-2009003622

SHEET TITLE  
**ELECTRICAL  
SITE PLAN**

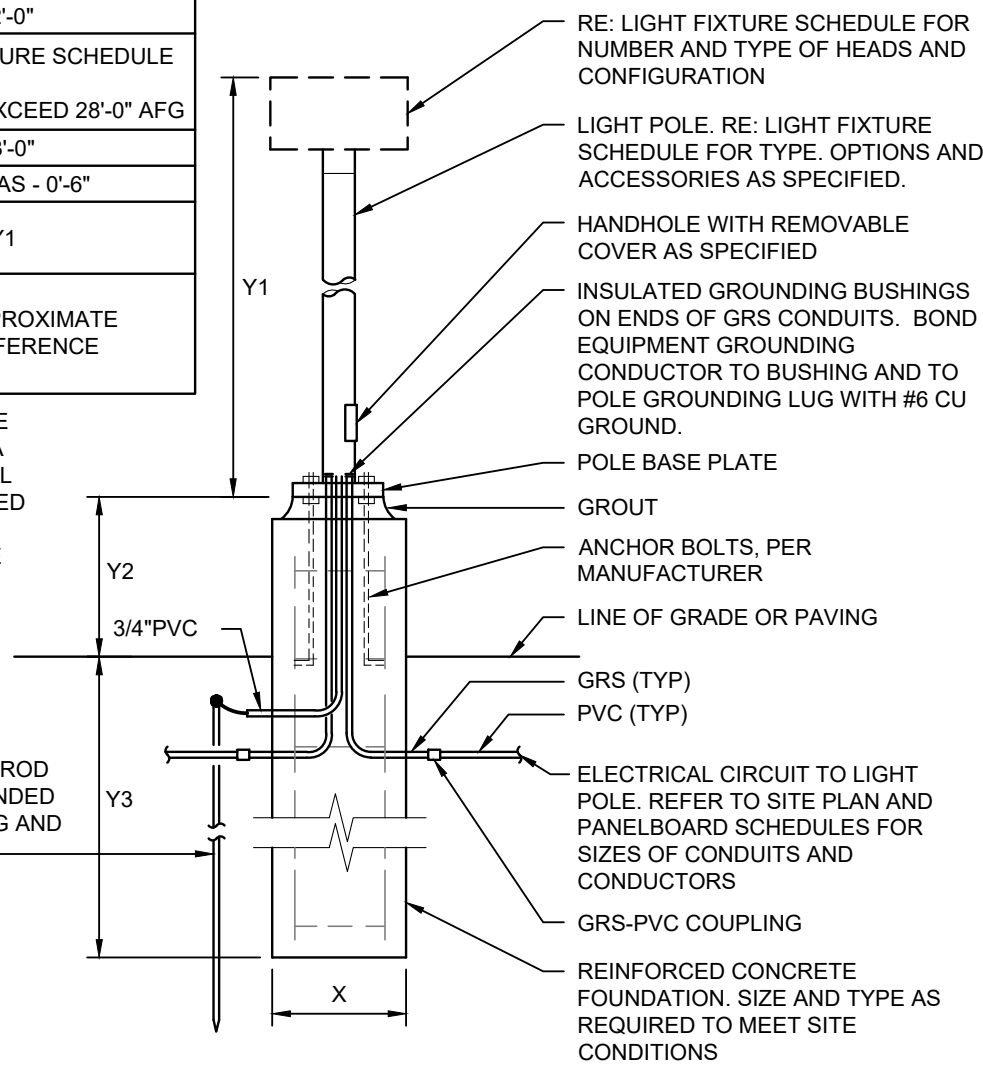
SHEET NUMBER

**E100**

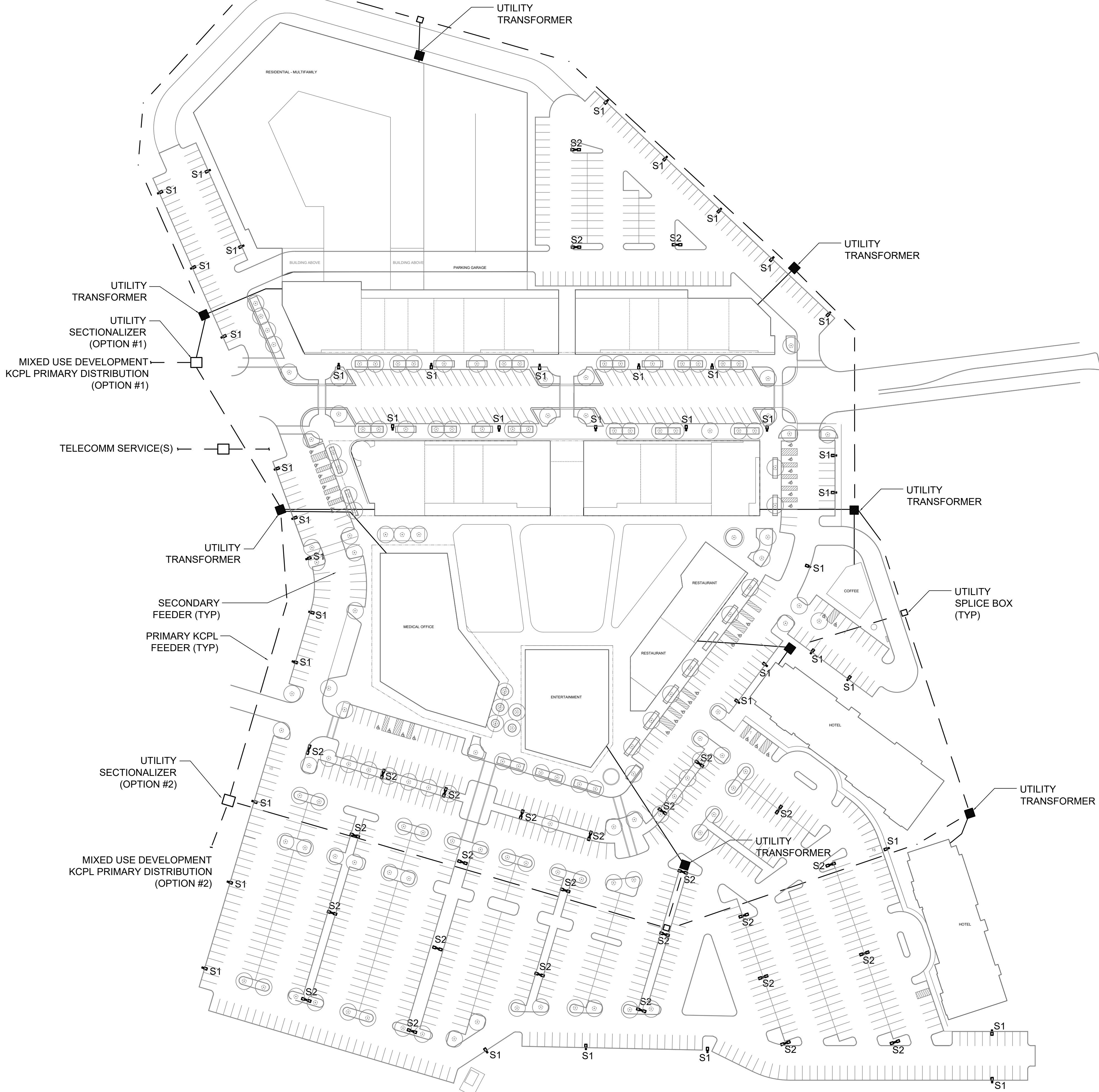
| TABLE OF DIMENSIONS* |                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------|
| X                    | POLE HEIGHT < 16' = 1'-6"<br>POLE HEIGHT > 16' = 2'-0"                                  |
| Y1                   | REFER TO LIGHT FIXTURE SCHEDULE FOR POLE HEIGHT.<br>Y1 + Y2 SHALL NOT EXCEED 28'-0" AFG |
| Y2                   | VEHICULAR AREAS - 3'-0"<br>NON-VEHICULAR AREAS - 0'-6"                                  |
| Y3                   | 1/4 OF POLE HEIGHT Y1                                                                   |

\* NOTE:  
ALL DIMENSIONS ARE APPROXIMATE  
AND ARE SHOWN FOR REFERENCE  
ONLY.

POLE FOUNDATION SHALL BE  
DESIGNED AND SEALED BY A  
PROFESSIONAL STRUCTURAL  
OR CIVIL ENGINEER LICENSED  
IN THE PROJECT STATE AND  
SUBMITTED AS PART OF THE  
SUBMITTAL PROCESS.



**2 POLE BASE DETAIL**  
NO SCALE



**1 ELECTRICAL SITE PLAN**  
SCALE: 1" = 64'



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| Luminaire Schedule |     |                        |             |                   |       |                        |
|--------------------|-----|------------------------|-------------|-------------------|-------|------------------------|
| Symbol             | Qty | Label                  | Arrangement | Total Lamp Lumens | LLF   | Description            |
|                    | 97  | GLEON-AF-03-LED-E1-T4W | SINGLE      | N.A.              | 0.720 | GLEON-AF-03-LED-E1-T4W |

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| Extend 0s           | Illuminance | Fc    | 0.01 | 0.7 | 0.0 | N.A.    | N.A.    |
| Extend 0s east      | Illuminance | Fc    | 0.00 | 0.0 | 0.0 | N.A.    | N.A.    |
| Parallel Parkway    | Illuminance | Fc    | 2.14 | 3.0 | 1.4 | 1.53    | 2.14    |
| Parking Lot NE      | Illuminance | Fc    | 1.96 | 4.0 | 0.8 | 2.45    | 5.00    |
| Parking Lot NW      | Illuminance | Fc    | 2.32 | 3.4 | 0.8 | 2.90    | 4.25    |
| Parking Lot South   | Illuminance | Fc    | 2.14 | 5.4 | 0.8 | 2.68    | 6.75    |

| LIGHT FIXTURE SCHEDULE |                                                 |     |                                                                         |      |                |             |                                                                                                               |
|------------------------|-------------------------------------------------|-----|-------------------------------------------------------------------------|------|----------------|-------------|---------------------------------------------------------------------------------------------------------------|
| TYPE                   | MANUFACTURER/MODEL #                            | NO. | LAMPS<br>TYPE                                                           | VOLT | INPUT<br>WATTS | INPUT<br>VA | DESCRIPTION                                                                                                   |
| S1                     | McGraw-Edison<br>GLEON-AF-03-LED-480-T4W-BK     | -   | LED BY<br>MANUFACTURER<br>4000K, 70 CRI<br>18,045 LUMENS<br>400,000 HRS | 480  | 166            | 166         | LED PARKING LOT FIXTURE. PROVIDE WITH 25' ALUMINUM POLE ON 3' BASE.                                           |
| S2                     | McGraw-Edison<br>(2) GLEON-AF-03-LED-480-T4W-BK | -   | LED BY<br>MANUFACTURER<br>4000K, 70 CRI<br>36,090 LUMENS<br>400,000 HRS | 480  | 332            | 332         | LED PARKING LOT FIXTURE. PROVIDE (2) HEAD PER POLE AT 180 DEGREES. PROVIDE WITH 25' ALUMINUM POLE ON 3' BASE. |

#### DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

### McGraw-Edison

| Catalog #   | Type |
|-------------|------|
| Project     |      |
| Comments    | Date |
| Prepared by |      |

#### SPECIFICATION FEATURES

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

**Mounting**  
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option, QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slides into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**  
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Five-year warranty.



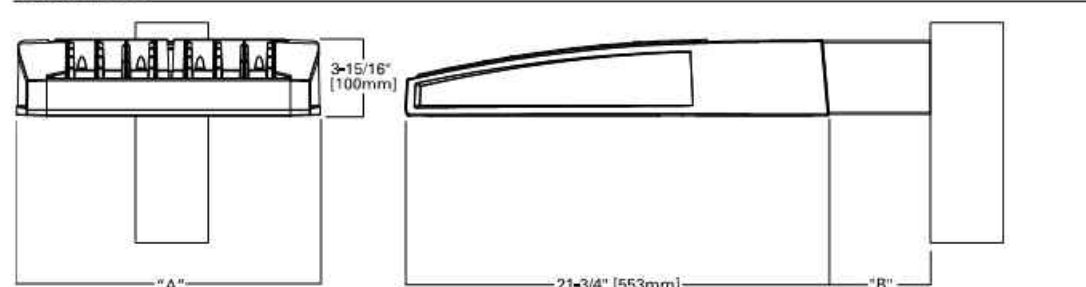
GLEON  
GALLEON LED

1-10 Light Squares  
Solid State LED

AREA/SITE LUMINAIRE



#### DIMENSIONS



| DIMENSION DATA          |                      |                                    |                                    |                                 |                            |
|-------------------------|----------------------|------------------------------------|------------------------------------|---------------------------------|----------------------------|
| Number of Light Squares | 5A" Width<br>(127mm) | 5B" Standard Arm Length<br>(127mm) | 5C" Optional Arm Length<br>(127mm) | Weight with Arm (lbs.)<br>(kg.) | SFA with Arm<br>(SFA, Ft.) |
| 14                      | 15 1/2" (394mm)      | 7"                                 | 10"                                | 33 (15.0 kg)                    | 0.96                       |
| 56                      | 21 3/8" (549mm)      | 7"                                 | 10"                                | 44 (20.0 kg)                    | 1.00                       |
| 56                      | 25 1/8" (639mm)      | 7"                                 | 10"                                | 44 (20.0 kg)                    | 1.07                       |
| 9+10                    | 33 3/4" (857mm)      | 7"                                 | 16"                                | 63 (28.6 kg)                    | 1.12                       |

NOTES: 1. Optional arm lengths to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



\*www.designlights.org



**CERTIFICATION DATA**  
UL/cUL Wet Location Listed  
E90900  
UL919: LM80 Compliant  
90 Vibration Rated  
IP66 Rated  
DesignLights Consortium® Qualified\*

**ENERGY DATA**  
Electronic LED Driver  
≤20 Power Factor  
≤20% Total Harmonic Distortion  
120VAC/7V 50/60Hz  
347V & 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
90°C Max. Temperature (HA Option)



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November 30, 2018 2:24 PM



## PARAGON STAR VILLAGE

View High Drive & I-470  
Lee's Summit, MO

Project No.: 17042.04  
Date: 02.15.2019  
Issued For: PRELIM. DEV. PACKAGE

| REVISIONS |      |             |
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REGISTRATION

NOT FOR CONSTRUCTION

| PROJECT TEAM |                                 |
|--------------|---------------------------------|
| ARCHITECT    | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL        | GBA                             |
| LANDSCAPE    | HOERR SCHAUDT /<br>LAND 3       |

**HENDERSON ENGINEERS**  
1801 MAIN, SUITE 300  
KANSAS CITY, MO 64108  
TEL (816) 663-8700 FAX (816) 663-8701  
WWW.HENDERSONENGINEERS.COM  
1850004412  
MO. CORPORATE NUMBER: E-556D  
EXPIRES 12/31/20

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JULIETTE A. PIERCE  
LICENSE # PE-2009003622  
IT IS NOT TO BE USED FOR  
CONSTRUCTION  
PURPOSES.

## ELECTRICAL PHOTOMETRIC PLAN

SHEET NUMBER