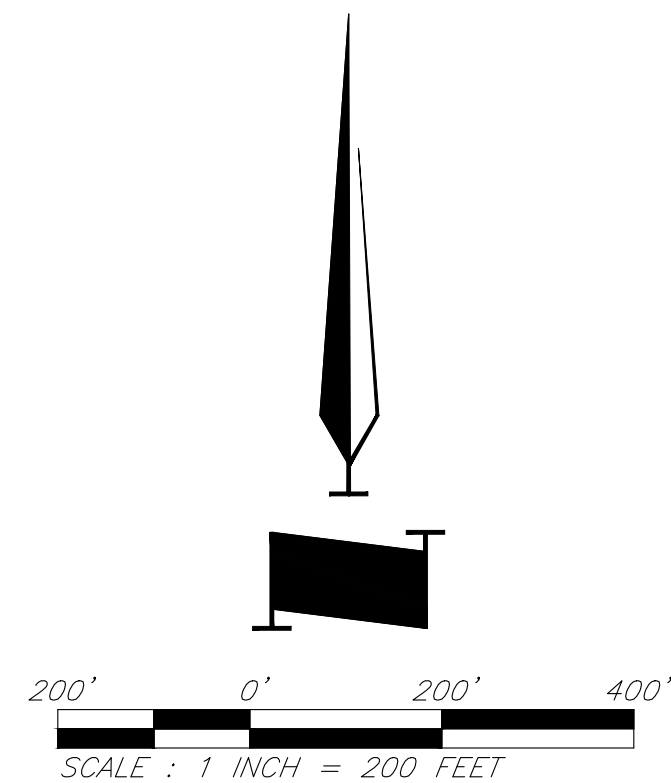
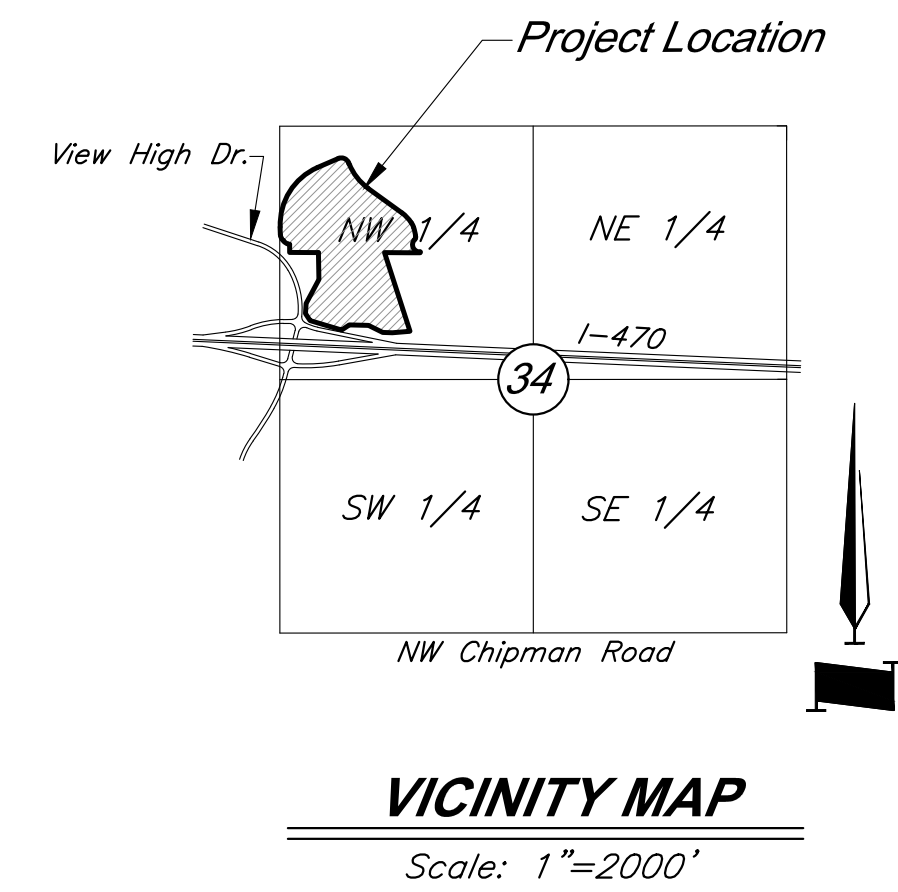


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*PRELIMINARY DEVELOPMENT PLAN  
FOR  
PARAGON STAR VILLAGE  
Section 34–Township 48N–Range 32W  
City of Lee’s Summit  
Jackson County, Missouri*



**INDEX OF SHEETS**

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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

Project No.: 17042.04  
Date: 04.03.2019  
Issued For: PRELIM. DEV. PACKAGE

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REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

SHEET TITLE

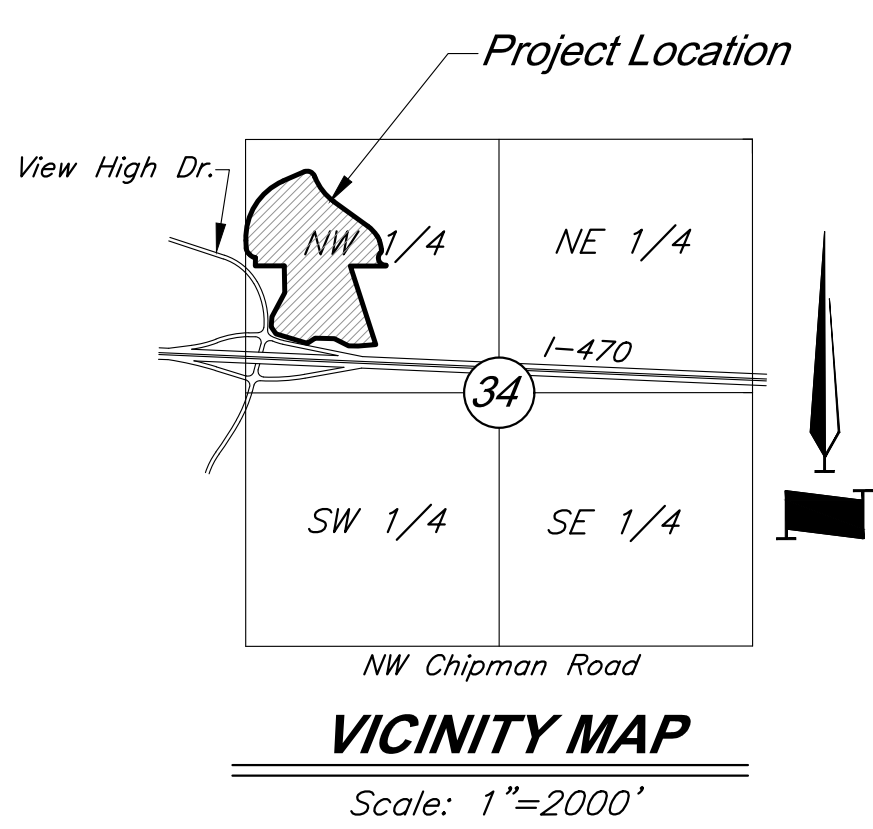
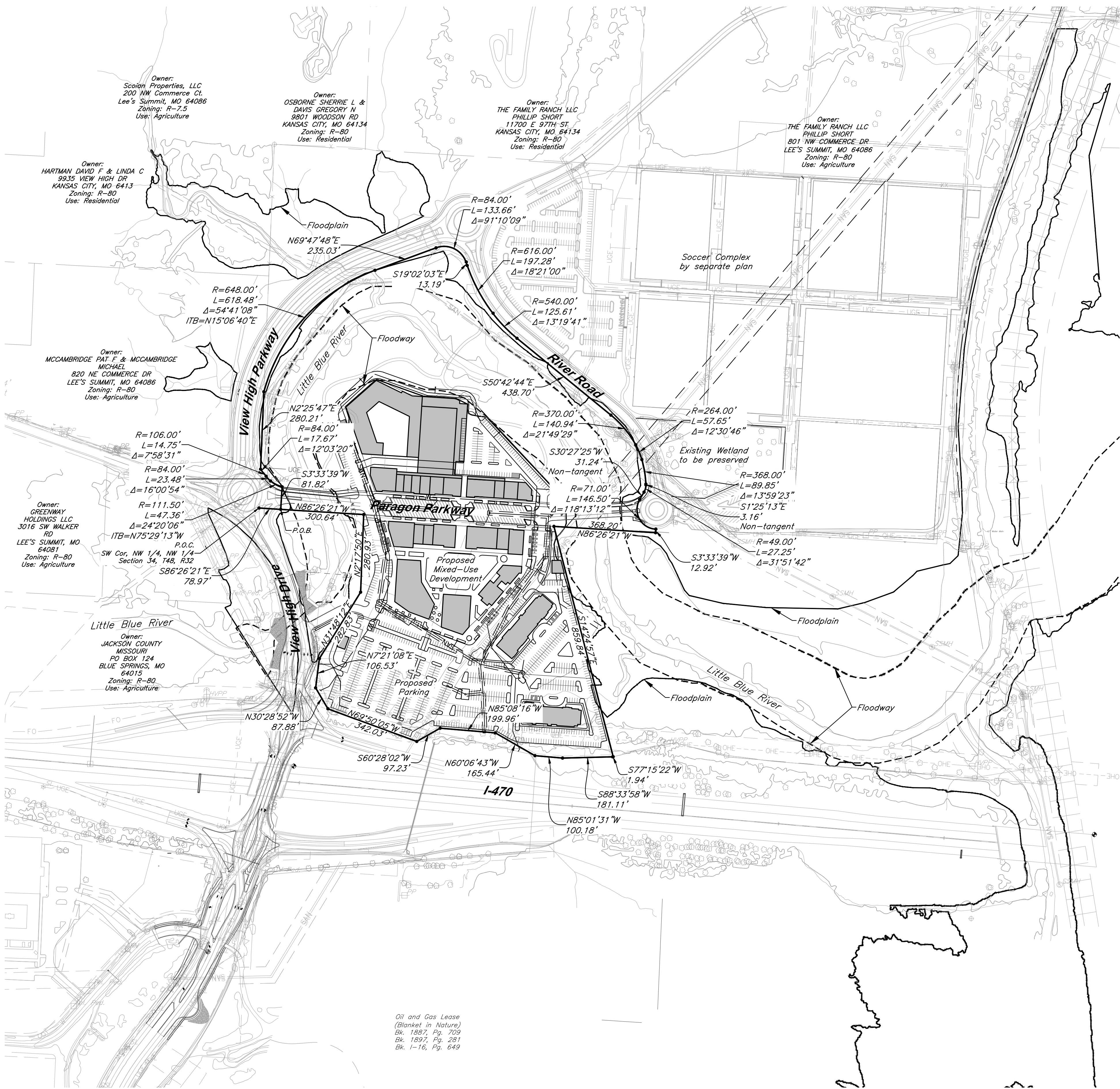
Title Sheet

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**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.

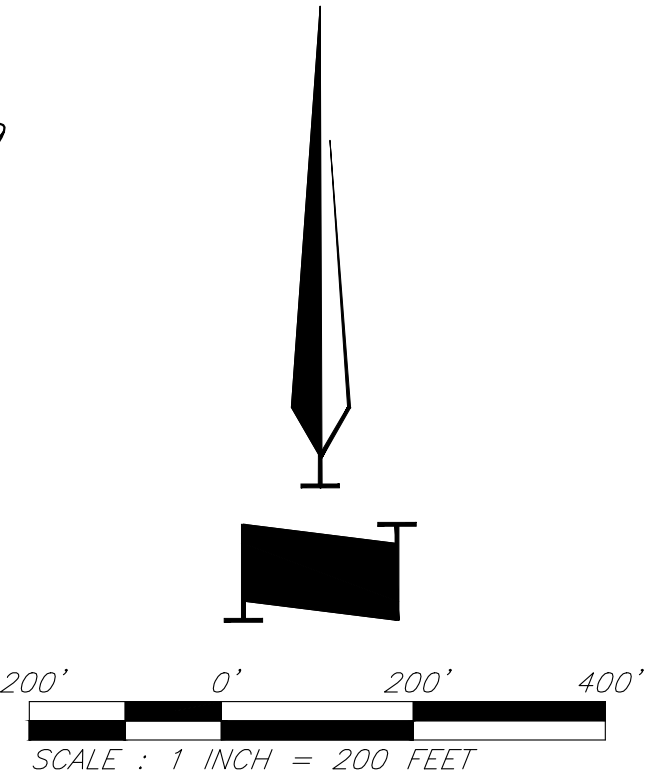
*Note:* No oil or gas wells are located on site per Missouri Department of Natural Resources.

**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  
Date: 04.03.2019  
Issued For: PRELIM. DEV. PACKAGE

**REVISIONS**

| No. | Date | Description |
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**REGISTRATION**

**PROJECT TEAM**

|           |                                 |
|-----------|---------------------------------|
| 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**

General Layout

**SHEET NUMBER**

C001



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| Project No.: | 17042.04             |
| Date:        | 04.03.2019           |
| Issued For:  | PRELIM. DEV. PACKAGE |

## REGISTRATION

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](mailto:bburton@gbateam.com)

## PROJECT TEAM

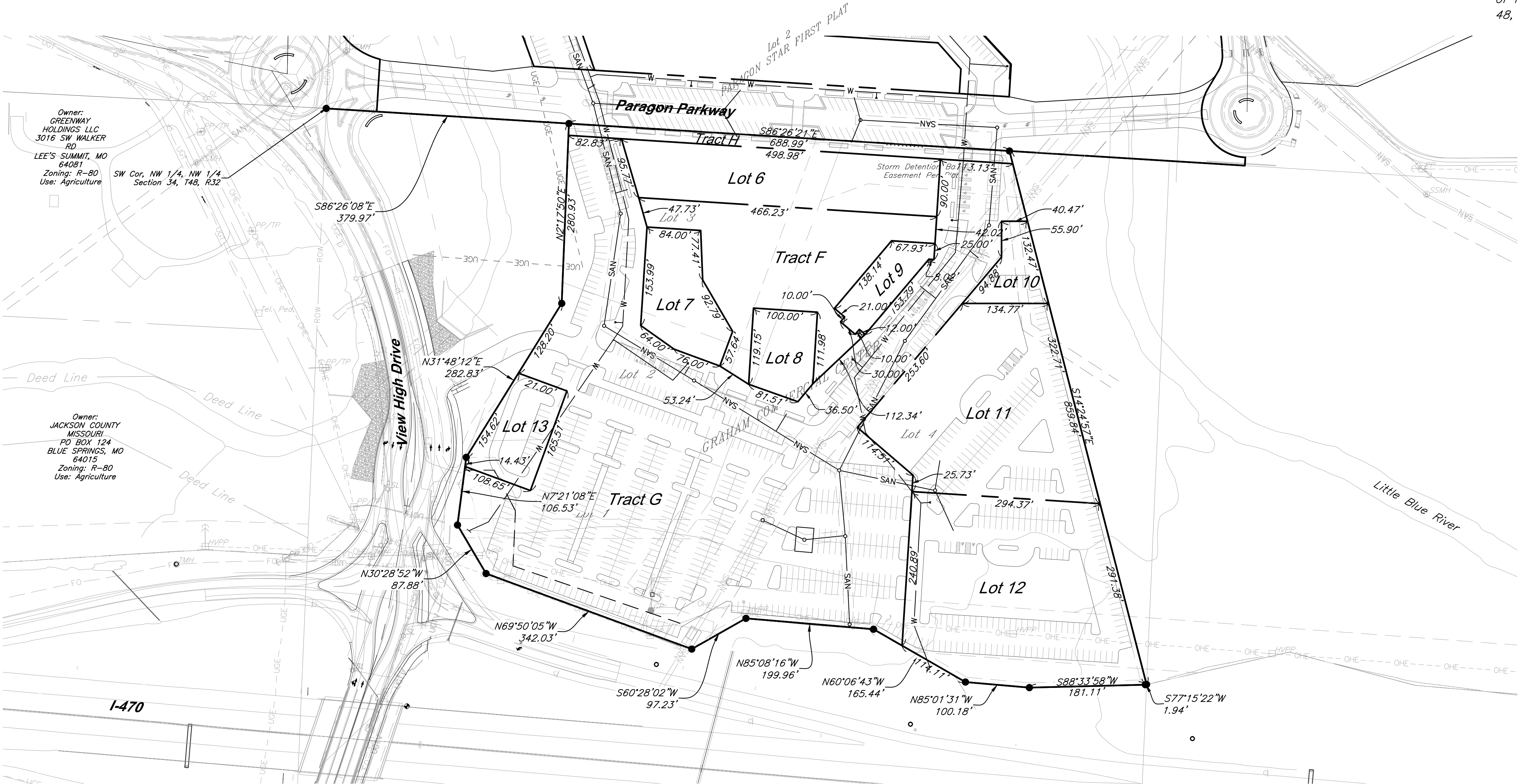
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| ARCHITECT | FINKLE+WILLIAMS<br>ARCHITECTURE |
| CIVIL     | GBA                             |
| LANDSCAPE | HOERR SCHAUDT /<br>LAND 3       |

CIVIL ENGINEERING BY:  
**GBA**  
9801 Renner Boulevard  
Lenexa, Kansas 66219  
913.492.0400  
[www.gbateam.com](http://www.gbateam.com)

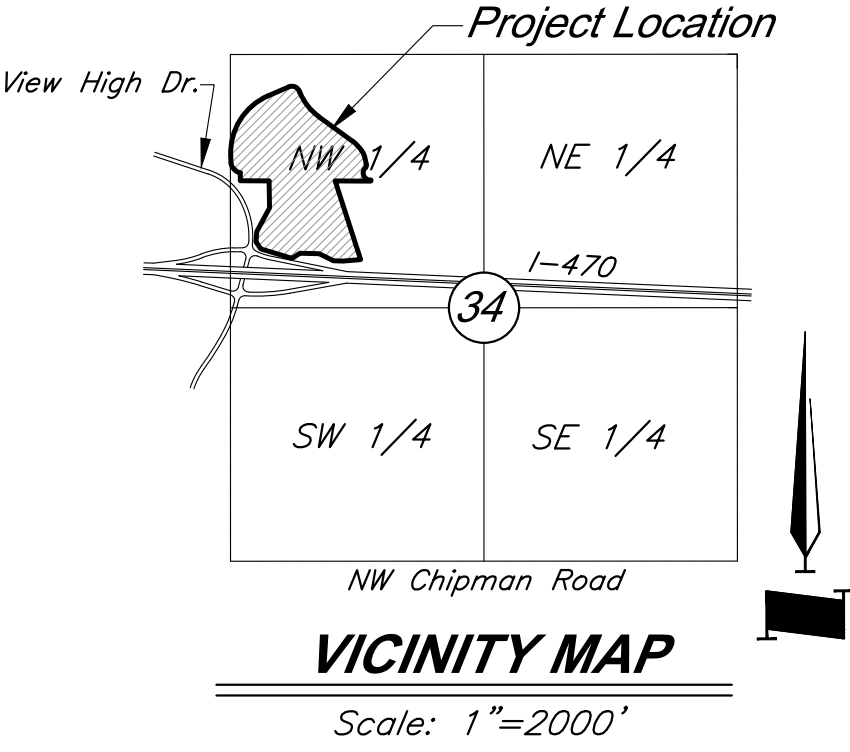
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C002





| Lot     | Area     | Building Setback | Parking Setback |
|---------|----------|------------------|-----------------|
| Lot 6   | 1.00 Ac. | 0 Ft.            | 0 Ft.           |
| Lot 7   | 0.47 Ac. | 0 Ft.            | 0 Ft.           |
| Lot 8   | 0.30 Ac. | 0 Ft.            | 0 Ft.           |
| Lot 9   | 0.24 Ac. | 0 Ft.            | 0 Ft.           |
| Lot 10  | 0.22 Ac. | 0 Ft.            | 0 Ft.           |
| Lot 11  | 1.84 Ac. | 0 Ft.            | 0 Ft.           |
| Lot 12  | 2.20 Ac. | 0 Ft.            | 0 Ft.           |
| Lot 13  | 0.37 Ac. | 0 Ft.            | 0 Ft.           |
| Tract F | 1.32 Ac. | 0 Ft.            | 0 Ft.           |
| Tract G | 8.71 Ac. | 0 Ft.            | 0 Ft.           |
| Tract H | 0.30 Ac. | 0 Ft.            | 0 Ft.           |



**Preliminary Development Plan Boundary Description:**  
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.

**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

**PARAGON STAR VILLAGE**

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

Project No.: 17042.04  
Date: 04.03.2019  
Issued For: PRELIM. DEV. PACKAGE

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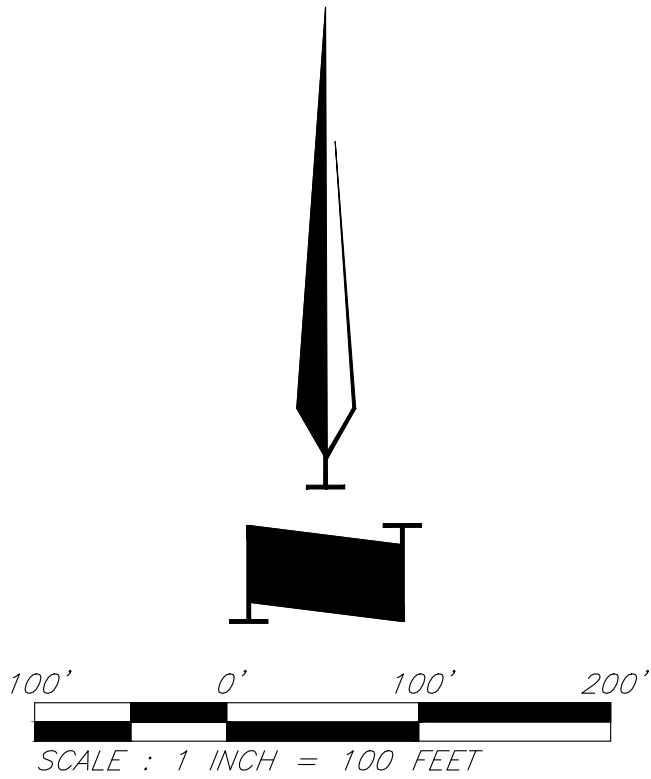
**PROJECT TEAM**

|           |                                 |
|-----------|---------------------------------|
| 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

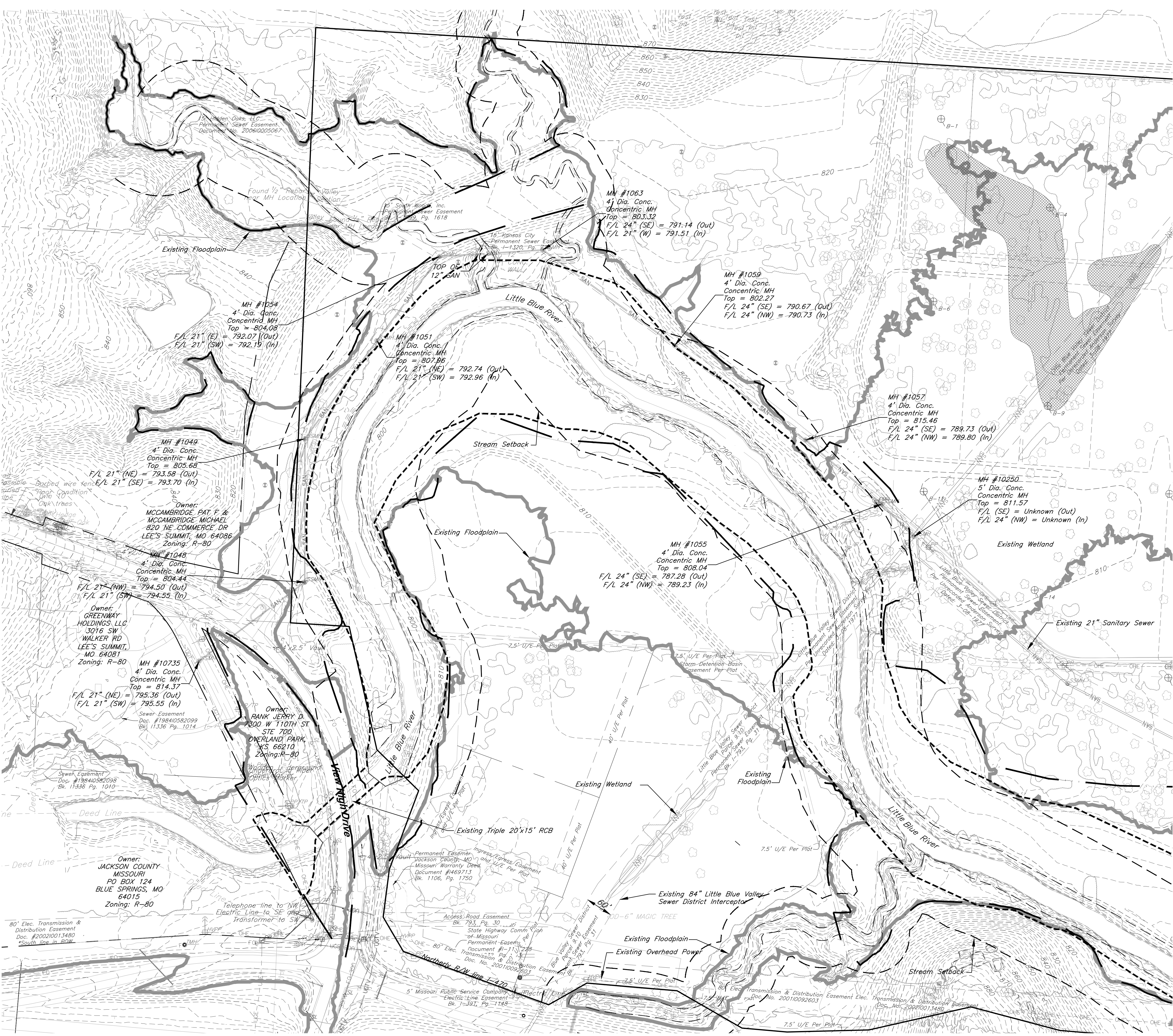
SHEET TITLE  
**Preliminary  
Re-Plot**

SHEET NUMBER  
**C003**



NOT FOR CONSTRUCTION





## PARAGON STAR VILLAGE

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

Project No.: 17042.04  
Date: 04.03.2019  
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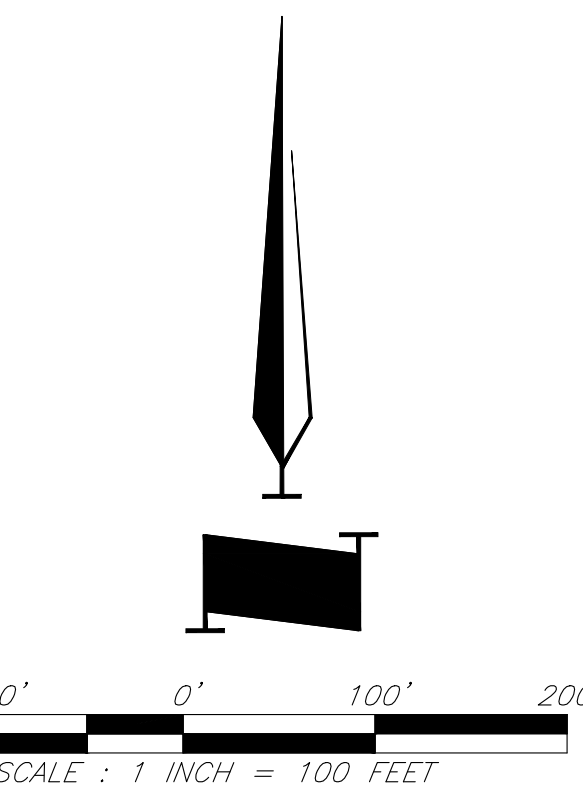
REGISTRATION

### PROJECT TEAM

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

### Legend

- Existing Floodplain  
Map: 29095C0404G
- Proposed Floodway
- Proposed Floodplain



CIVIL ENGINEERING BY:

**GBA**

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

SHEET TITLE

Existing  
Conditions

SHEET NUMBER

C004



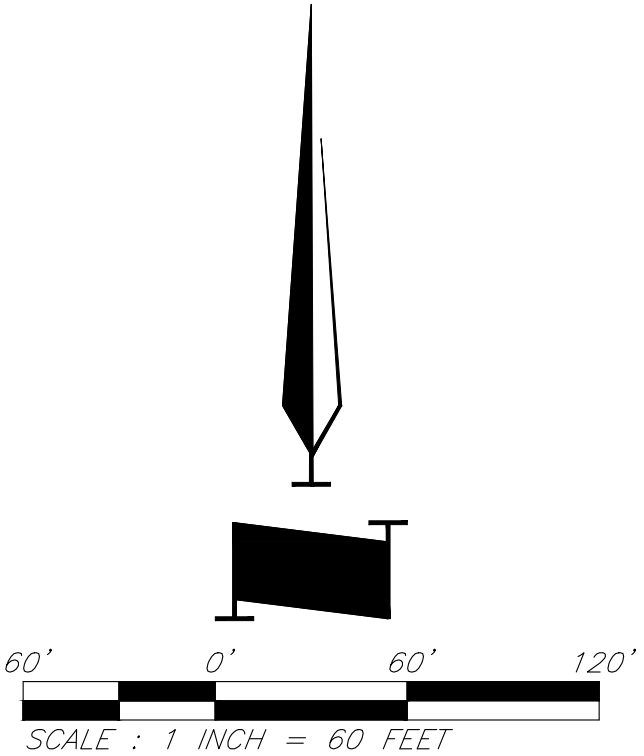
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Note: Minimum finish floor of all buildings on lots within the proposed floodplain is 813.00.

LEGEND

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



PARAGON STAR VILLAGE

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

Project No.: 17042.04  
Date: 04.03.2019  
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REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

|           |                                 |
|-----------|---------------------------------|
| 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

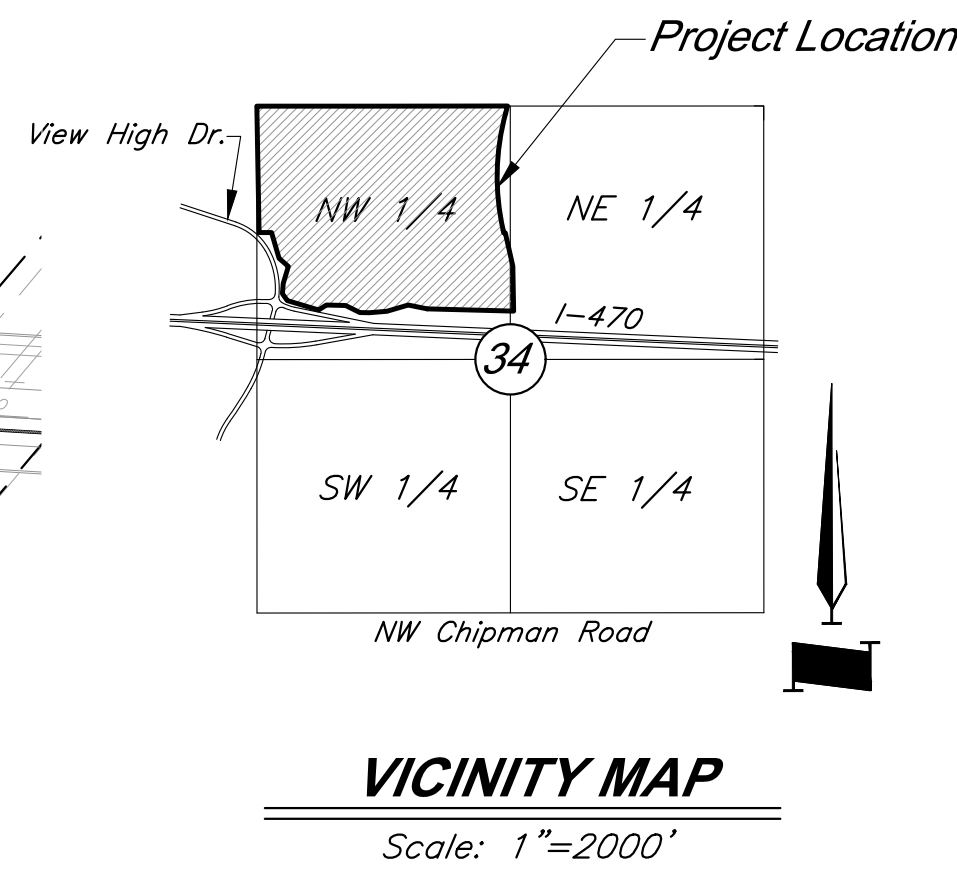
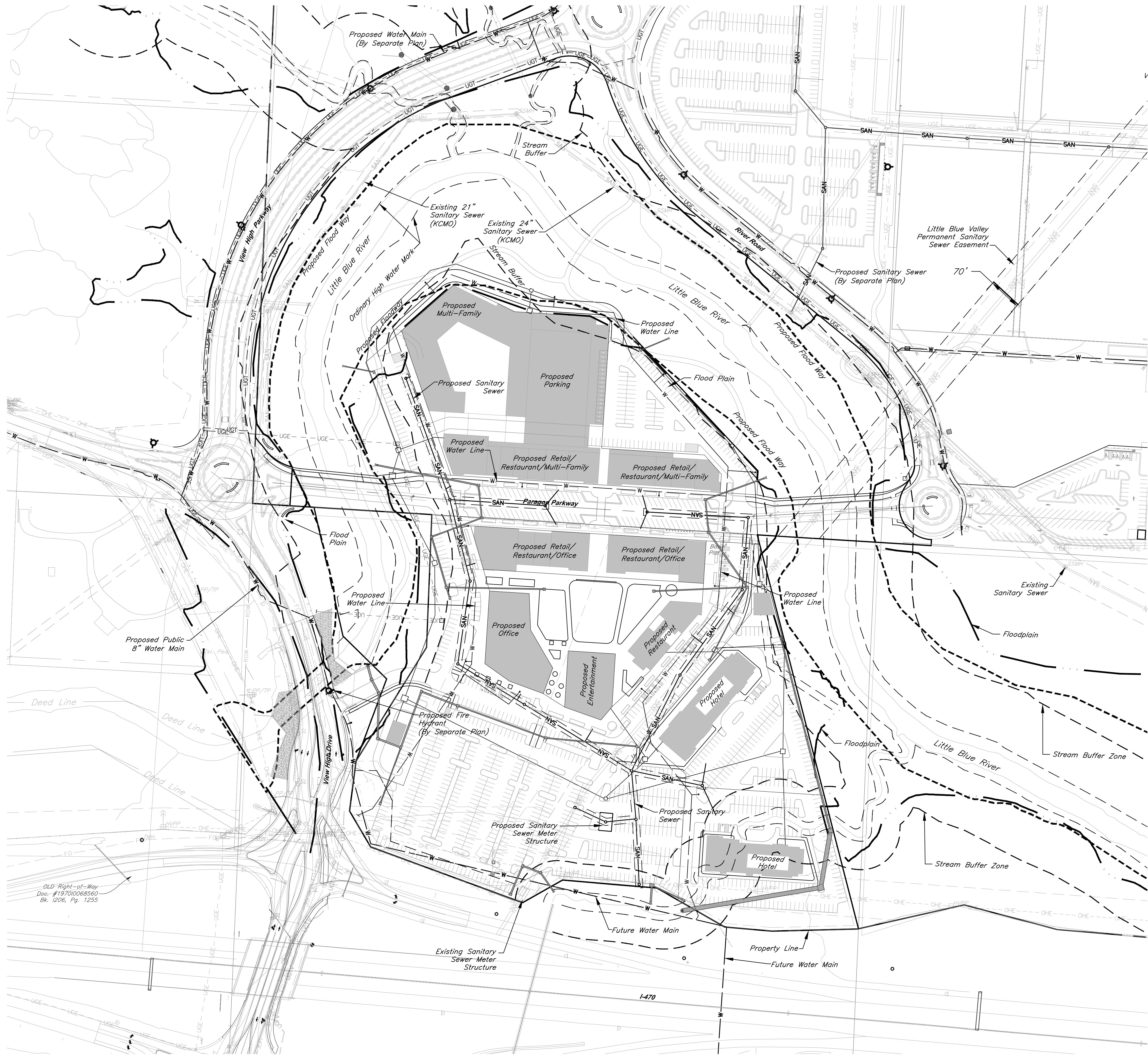
Grading Plan

SHEET NUMBER

C005



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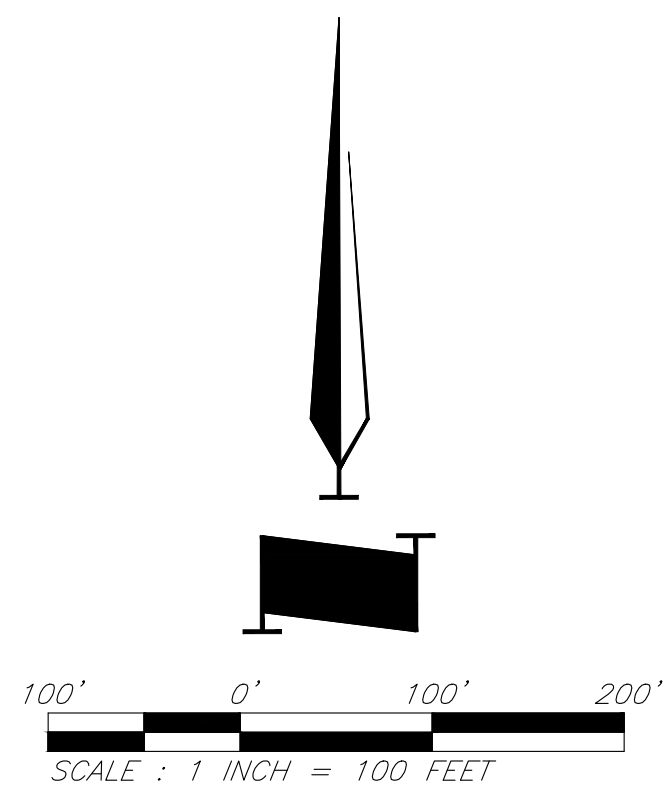


- Legend**
- SAN Proposed Sanitary Sewer
  - W Proposed Water Sewer
  - A Proposed Fire Hydrant
  - - - Proposed Floodway
  - - - Proposed Floodplain
  - - - Stream Ordinary High Water Mark/Stream Buffer Zone Boundary

Note: All utilities shown are to be constructed as part of Phase 1.

**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



**PARAGON STAR VILLAGE**

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

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REGISTRATION

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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  
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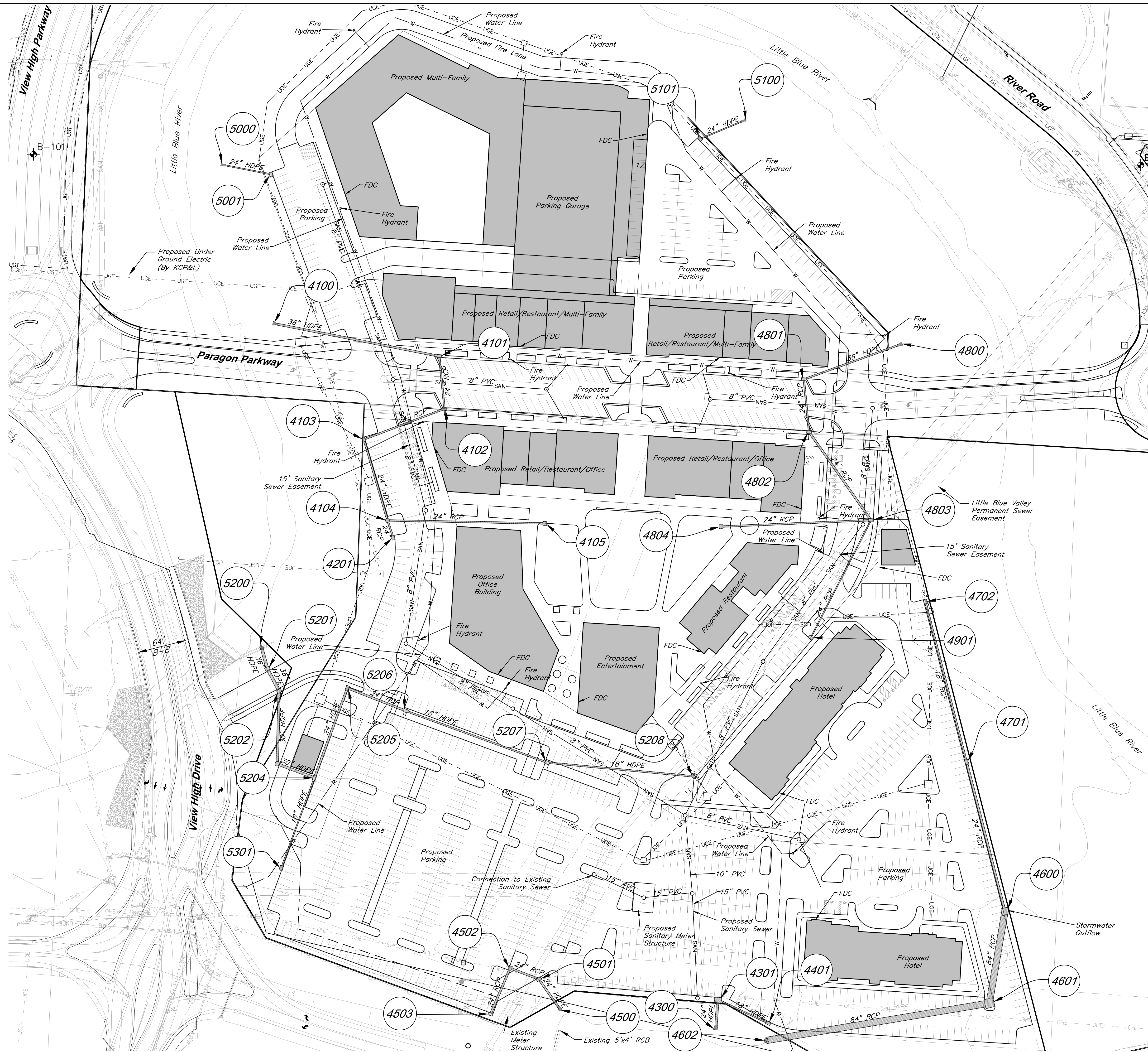
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Utility Overview

SHEET NUMBER

**C006**

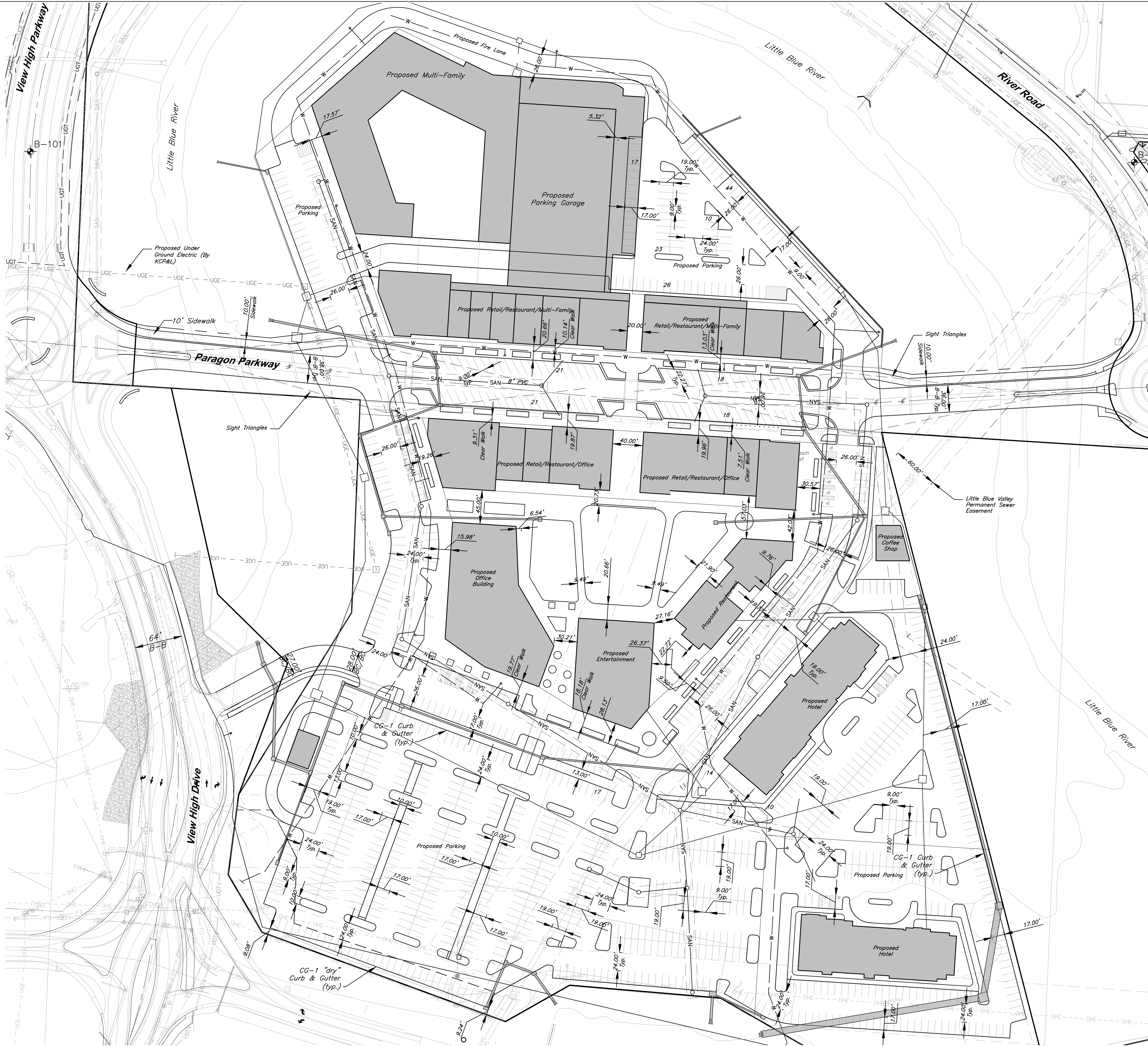


LANDSCAPE HOERR SCHAUDT /  
LAND 3

C007



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PARAGON STAR  
VILLAGE

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

Project No.: 17042.04  
Date: 04.03.2019  
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REGISTRATION

PROJECT TEAM

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

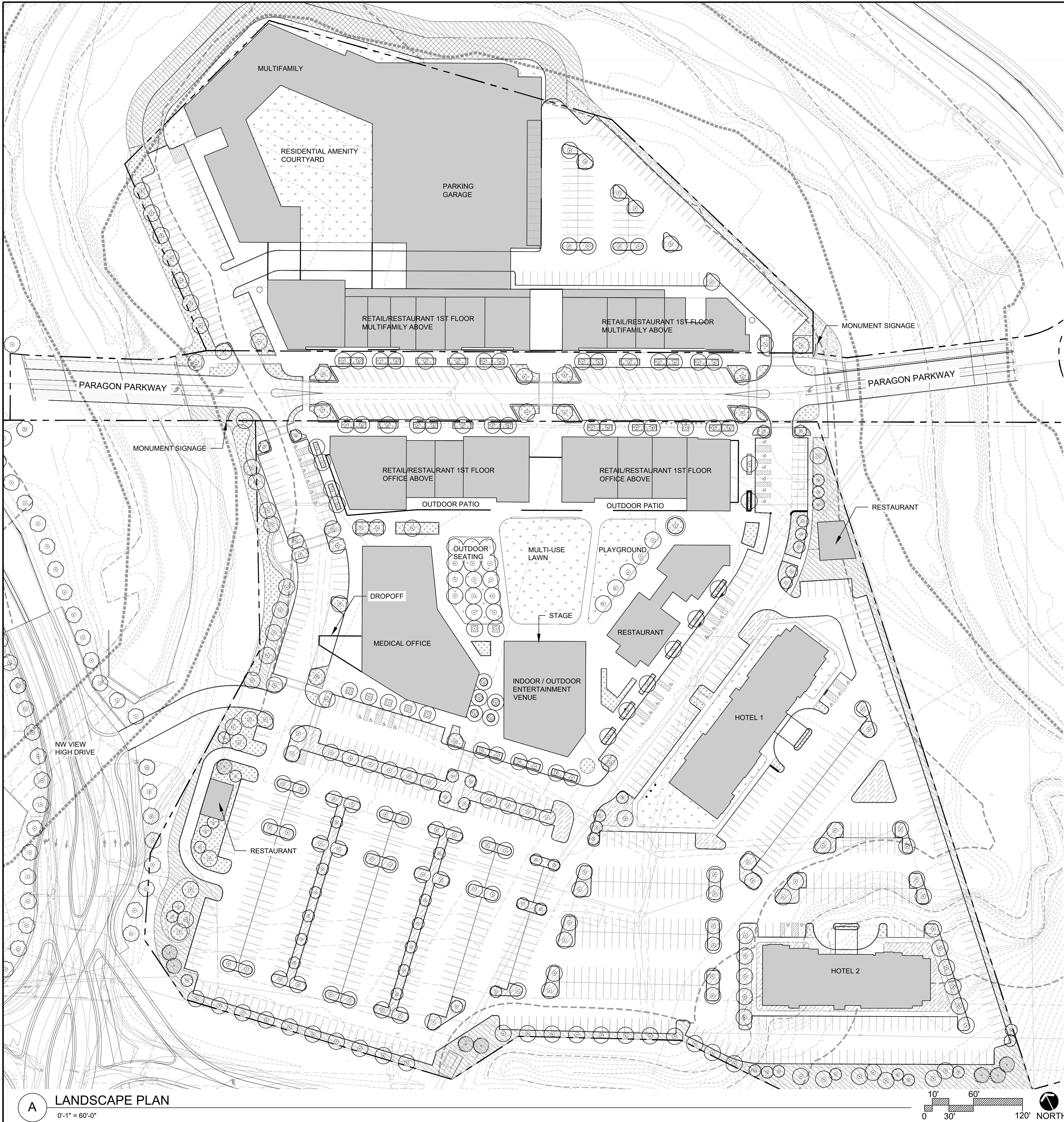
Dimension Plan

SHEET NUMBER

C008



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A LANDSCAPE PLAN  
0'-1" = 60'-0"

### CONCEPT PLANT SCHEDULE

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

### LANDSCAPE CODE REQUIREMENTS

## PARAGON STAR VILLAGE

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

Project No.: 17042.04  
Date: 04.04.2019  
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       |

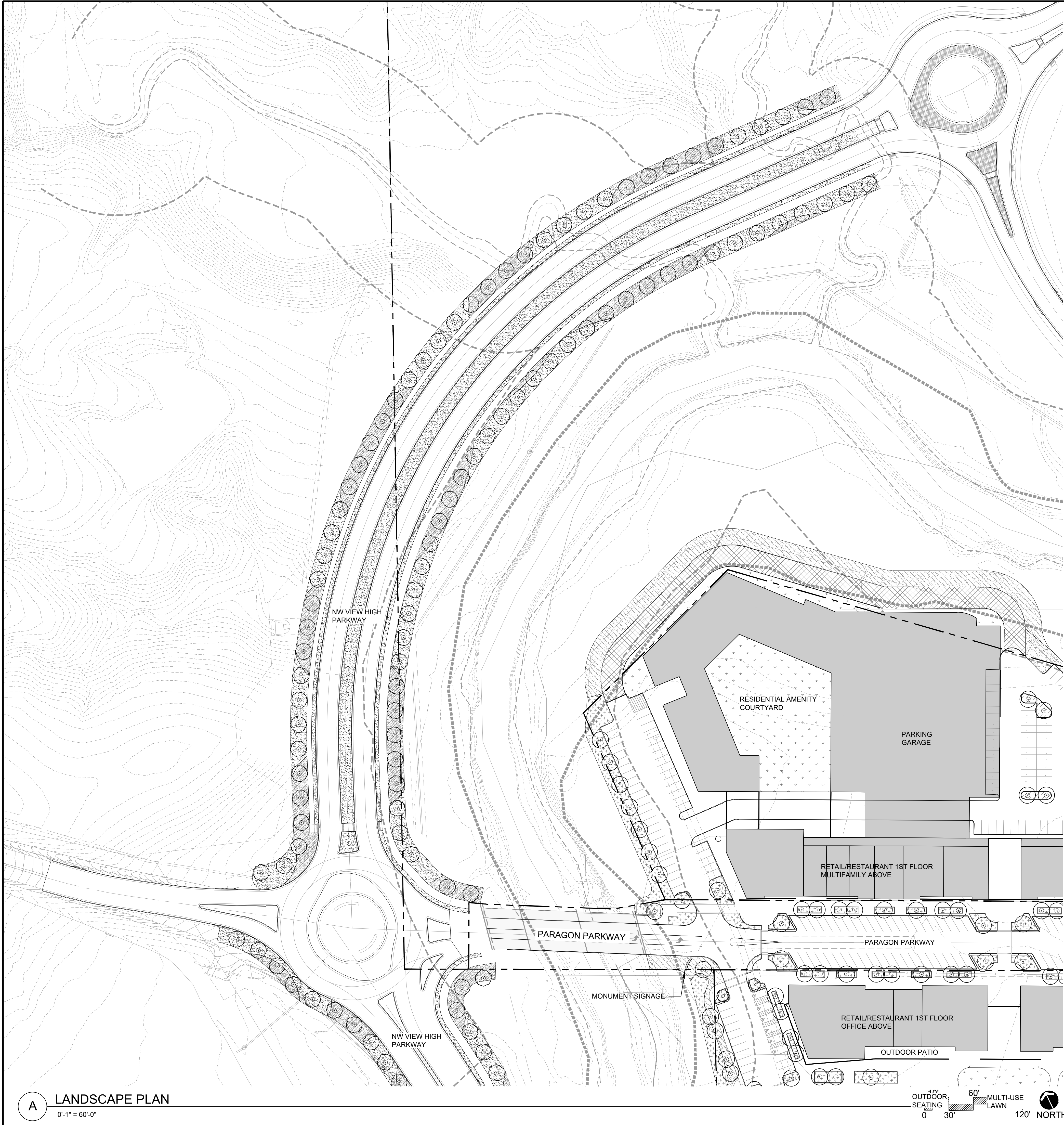
HOERR SCHAUDT

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER  
L-500



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A LANDSCAPE PLAN  
0'-1" = 60'-0"

CONCEPT PLANT SCHEDULE NW VIEW HIGH PARKWAY

- STREET TREES  
\* 2" - 2.5" CALIPER TREES  
SPECIES BELOW:  
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST  
GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE  
QUERCUS BICOLOR / SWAMP WHITE OAK  
QUERCUS RUBRA / RED OAK
- TURF  
SOD
- PARKWAY MIX  
\* PLUGS @ 12" O.C.  
SPECIES BELOW:  
BAPTISIA AUSTRALIS / BLUE WILD INDIGO  
CEANOTHUS AMERICANUS / NEW JERSEY TEA  
HAMAMELIS VERNALIS 'AMETHYST' / AMETHYST VERNAL WITCHHAZEL  
LIATRIS SCARIOSA NOVAE-ANGLIAE / NEW ENGLAND BLAZING ASTER  
MONARDA BRADBURIANA / EASTERN BEE BALM  
PANICUM VIRGATUM / SWITCH GRASS  
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC  
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS  
SORGHASTRUM NUTANS / INDIAN GRASS

LANDSCAPE CODE REQUIREMENTS

PARAGON STAR  
VILLAGE

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

Project No.: 17042.04  
Date: 04.04.2019  
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       |

HOERR SCHAUDT

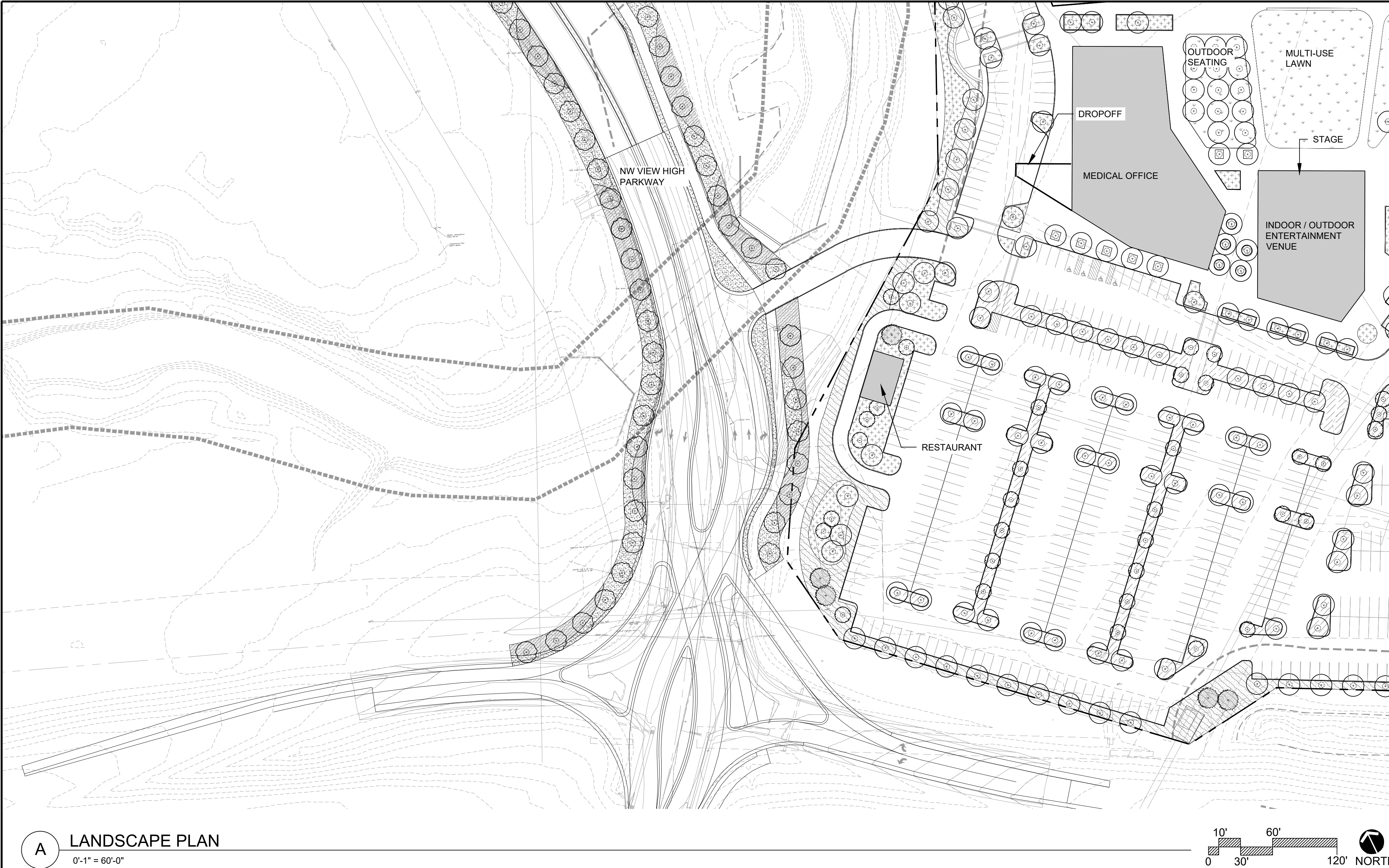
LANDSCAPE  
PLANS

SHEET NUMBER

L-501



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**A** LANDSCAPE PLAN  
0'-1" = 60'-0"

CONCEPT PLANT SCHEDULE NW VIEW HIGH PARKWAY

- STREET TREES**  
\* 2" - 2.5" CALIPER TREES  
SPECIES BELOW:  
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST  
GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE  
QUERCUS BICOLOR / SWAMP WHITE OAK  
QUERCUS RUBRA / RED OAK
- TURF SOD**
- PARKWAY MIX**  
\* PLUGS @ 12" O.C.  
SPECIES BELOW:  
BAPTISIA AUSTRALIS / BLUE WILD INDIGO  
CEANOTHUS AMERICANUS / NEW JERSEY TEA  
HAMAMELIS VERNALIS 'AMETHYST' / AMETHYST VERNAL WITCHHAZEL  
LIATRIS SCARIOS A NOVAE-ANGLIAE / NEW ENGLAND BLAZING ASTER  
MONARDA BRADBURIANA / EASTERN BEE BALM  
PANICUM VIRGATUM / SWITCH GRASS  
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC  
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS  
SORGHASTRUM NUTANS / INDIAN GRASS

LANDSCAPE CODE REQUIREMENTS

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

HOERR SCHAUDT

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L-502

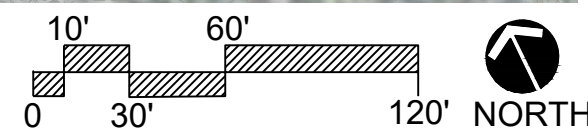


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A

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 ARCHITECTURE |
| CIVIL        | GBA                          |
| LANDSCAPE    | HOERR SCHAUDT / LAND 3       |

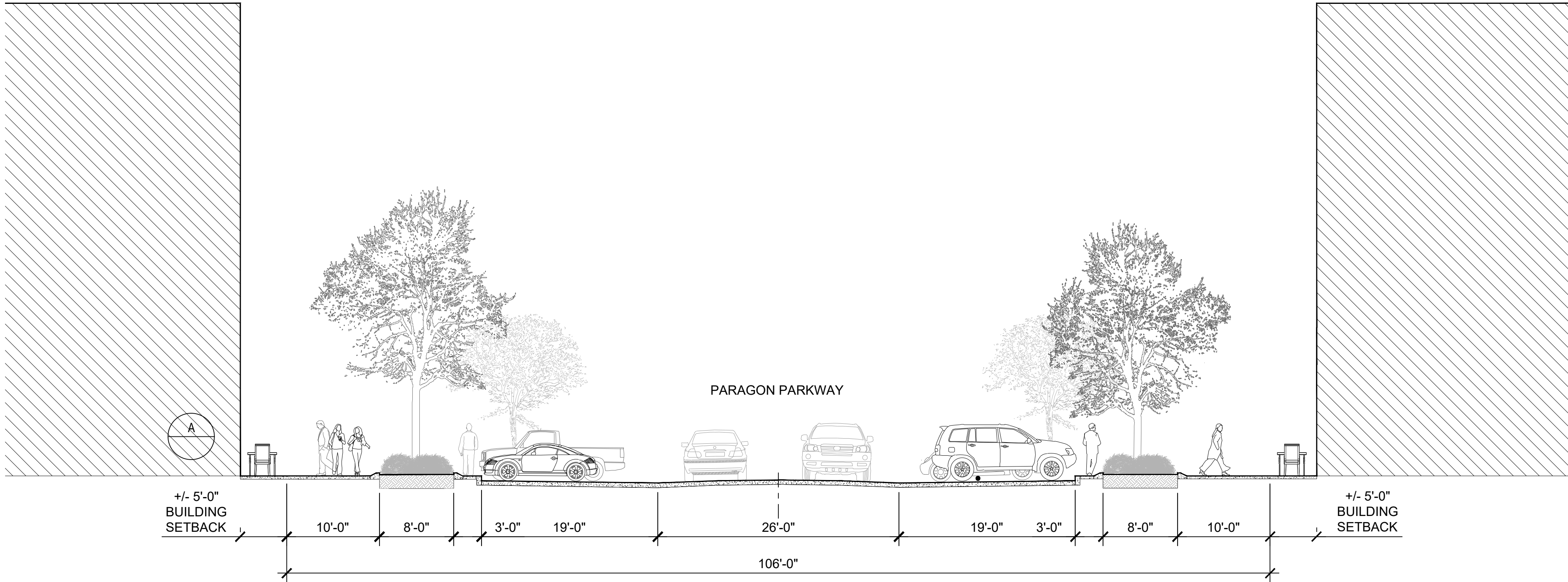
HOERR SCHAUDT

SHEET TITLE  
**SCREENING EXHIBIT**  
SHEET NUMBER

**L-503**



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

PARAGON STAR  
VILLAGE

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

Project No.: 17042.04  
Date: 04.04.2019  
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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

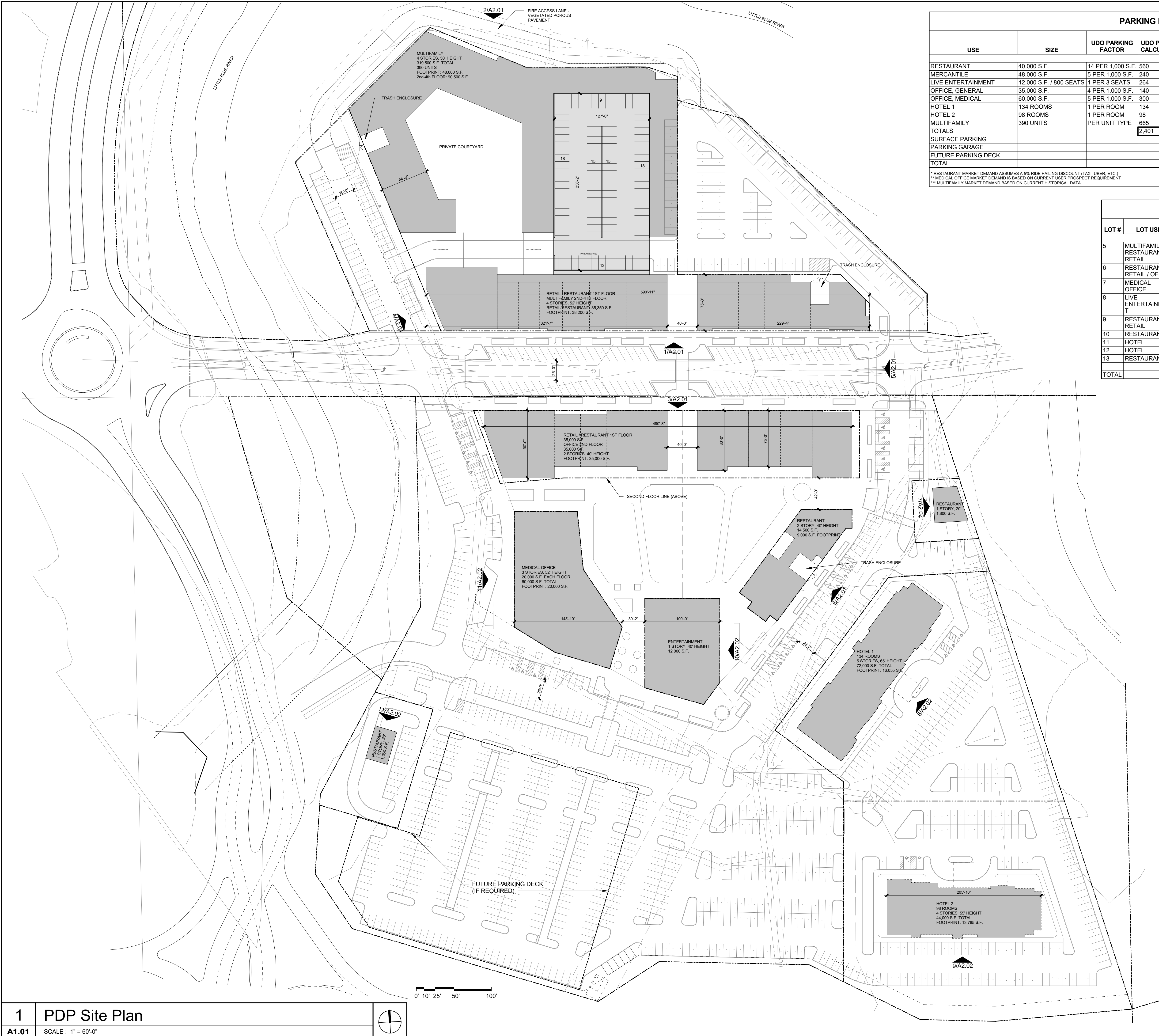
**SITE  
SECTIONS**

SHEET NUMBER

**L-600**



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| PARKING MATRIX      |                         |                    |                         |               |                                |            |                  |
|---------------------|-------------------------|--------------------|-------------------------|---------------|--------------------------------|------------|------------------|
| USE                 | SIZE                    | UDO PARKING FACTOR | UDO PARKING CALCULATION | MARKET DEMAND | SHARED PARKING / MARKET DEMAND |            | PROVIDED PARKING |
| RESTAURANT          | 40,000 S.F.             | 14 PER 1,000 S.F.  | 560                     | 532*          | 70% - 392                      | 100% - 532 |                  |
| 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     | 35,000 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      | 865                     | 519***        | 100% - 519                     | 100% - 519 |                  |
| TOTALS              |                         |                    | 2,401                   |               | 1,682                          | 1,842      |                  |
| SURFACE PARKING     |                         |                    |                         |               |                                |            | 1,143            |
| PARKING GARAGE      |                         |                    |                         |               |                                |            | 520              |
| FUTURE PARKING DECK |                         |                    |                         |               |                                |            | 180              |
| TOTAL               |                         |                    |                         |               |                                |            | 1,843            |

\* RESTAURANT MARKET DEMAND ASSUMES A 5% RIDE HAULING DISCOUNT (TAXI, USER, ETC.)  
\*\* MEDICAL OFFICE MARKET DEMAND IS BASED ON CURRENT USER PROSPECT REQUIREMENT  
\*\*\* MULTIFAMILY MARKET DEMAND BASED ON CURRENT HISTORICAL DATA.

| FLOOR AREA RATIO |                                   |              |         |              |        |                  |                 |
|------------------|-----------------------------------|--------------|---------|--------------|--------|------------------|-----------------|
| LOT #            | LOT USE                           | LOT SQ FT.   | LOT AC. | FLOOR AREA   | F.A.R. | BUILDING SETBACK | BUILDING HEIGHT |
| 5                | MULTIFAMILY / RESTAURANT / RETAIL | 158,558 S.F. | 3.64    | 319,500 S.F. | 2.01   | 0'               | 52' (4 STORY)   |
| 6                | RESTAURANT / RETAIL / OFFICE      | 43,560 S.F.  | 1.00    | 70,000 S.F.  | 1.61   | 0'               | 40' (2 STORY)   |
| 7                | MEDICAL OFFICE                    | 20,473 S.F.  | .47     | 60,000 S.F.  | 2.93   | 0'               | 52' (3 STORY)   |
| 8                | LIVE ENTERTAINMENT                | 13,068 S.F.  | .30     | 12,000 S.F.  | .92    | 0'               | 40' (1 STORY)   |
| 9                | RESTAURANT / RETAIL               | 10,454 S.F.  | .24     | 14,500 S.F.  | 1.39   | 0'               | 40' (2 STORY)   |
| 10               | RESTAURANT                        | 9,583 S.F.   | .22     | 1,800 S.F.   | .19    | 0'               | 20' (1 STORY)   |
| 11               | HOTEL                             | 80,150 S.F.  | 1.84    | 72,000 S.F.  | .90    | 0'               | 65' (5 STORY)   |
| 12               | HOTEL                             | 95,832 S.F.  | 2.20    | 44,000 S.F.  | .46    | 0'               | 55' (4 STORY)   |
| 13               | RESTAURANT                        | 16,117 S.F.  | .37     | 1,350 S.F.   | .08    | 0'               | 20' (1 STORY)   |
| TOTAL            |                                   |              |         | 600,150 S.F. |        |                  |                 |

| MULTIFAMILY UNIT MIX + UDO PARKING REQ'D |            |                  |                      |
|------------------------------------------|------------|------------------|----------------------|
| UNIT TYPE                                | # OF UNITS | PARKING PER UNIT | TOTAL STALLS PER UDO |
| STUDIO                                   | 110        | 1                | 110                  |
| STUDIO FLEX                              | 120        | 1                | 120                  |
| 1 BEDROOM                                | 75         | 1.5              | 112.5                |
| 2 BEDROOM                                | 85         | 1.5              | 127.5                |
| GUESTS                                   | 390 TOTAL  | .5               | 195                  |
| TOTAL                                    |            |                  | 665                  |

## PARAGON STAR VILLAGE

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

Project No.: 17042.04  
Date: 04.04.2019  
Issued For: PRELIM. DEV. PACKAGE

| REVISIONS |      |             |
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REGISTRATION

NOT FOR CONSTRUCTION

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



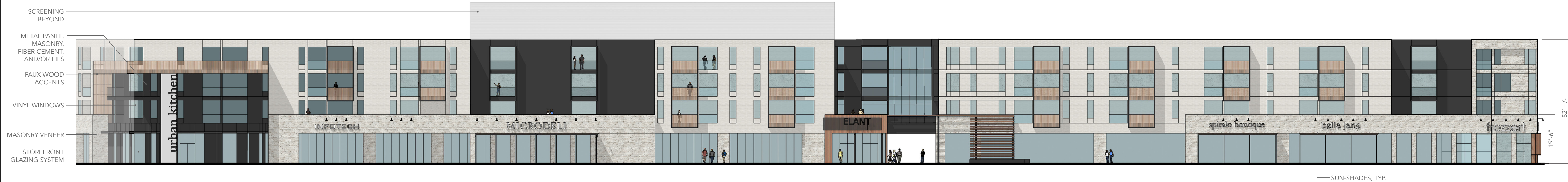
7007 College Blvd, Suite 415  
Overland Park, Kansas 66211  
913+498-1550

SHEET TITLE  
ARCHITECTURAL SITE PLAN

SHEET NUMBER  
A1.01



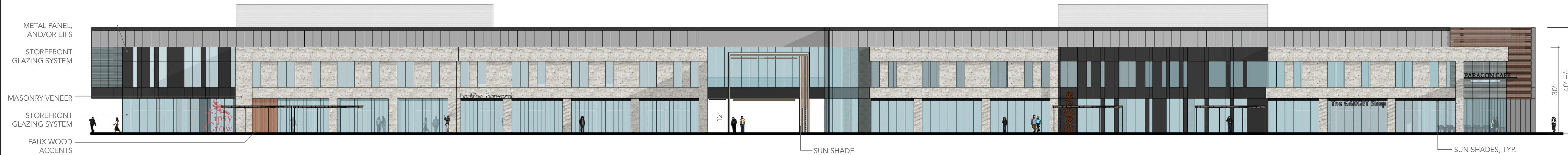
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1. SOUTH ELEVATION @ PARAGON PARKWAY RESIDENTIAL / RETAIL



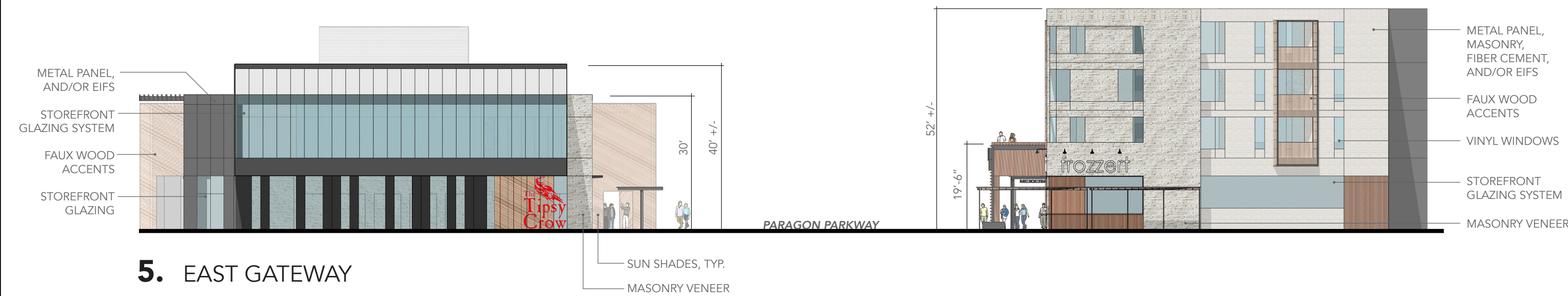
2. NORTH ELEVATION RESIDENTIAL



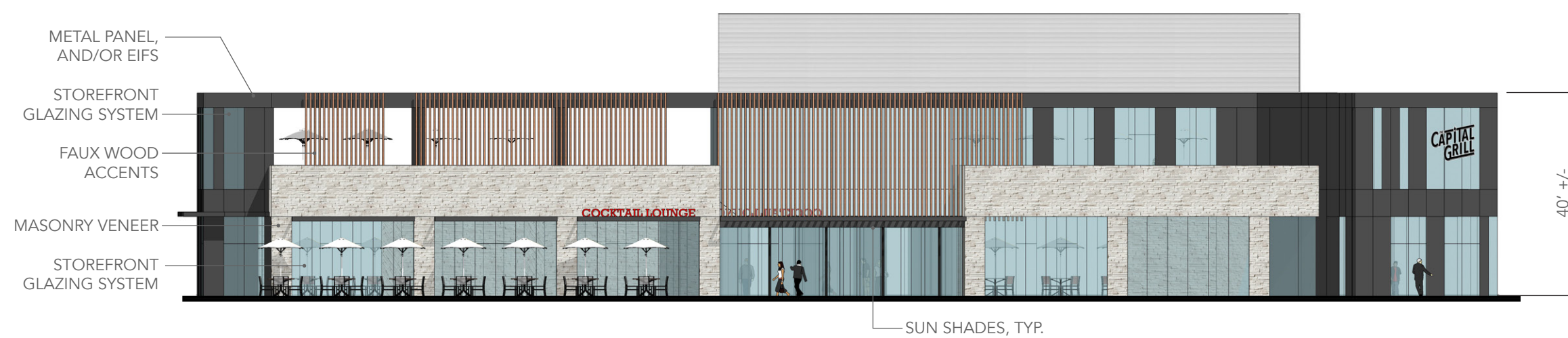
3. NORTH ELEVATION @ PARAGON PARKWAY RETAIL / OFFICE



4. WEST GATEWAY



5. EAST GATEWAY



6. EAST ELEVATION RETAIL / RESTAURANT

## 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

|           |                                 |
|-----------|---------------------------------|
| 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

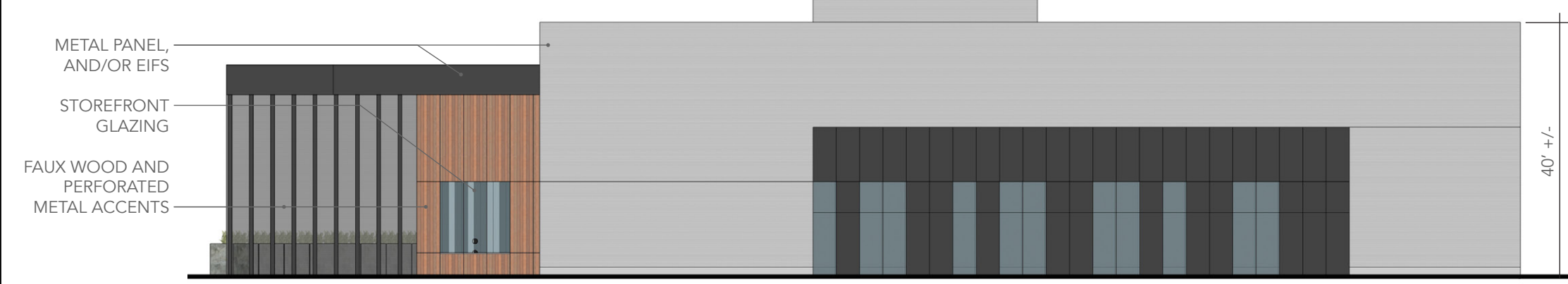
A2.01



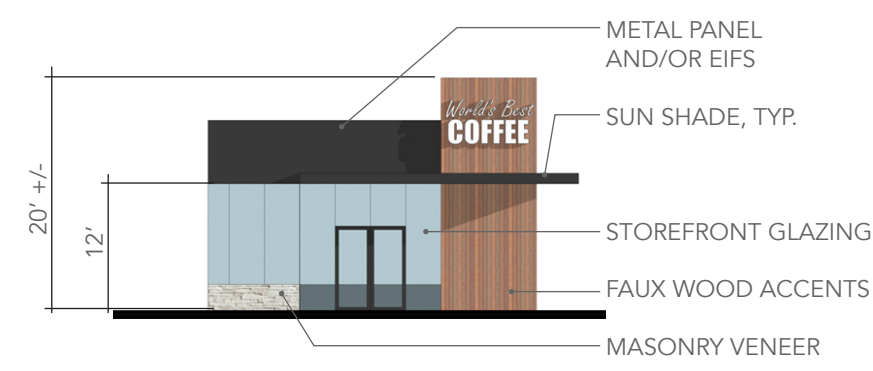
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8. FRONT ELEVATION HOTEL 1



10. EAST ELEVATION ENTERTAINMENT



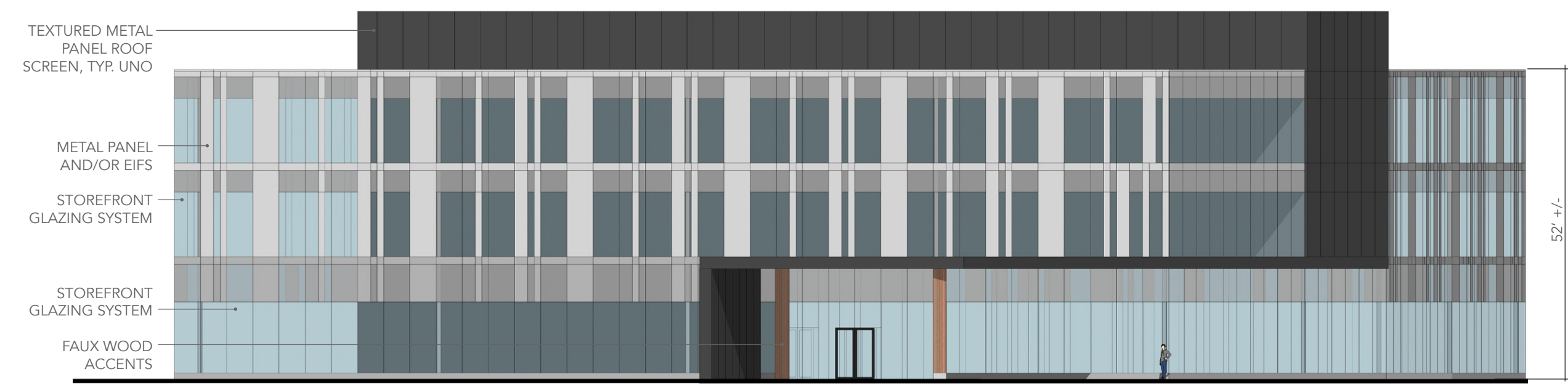
11. NORTH ELEVATION RESTAURANT



7. WEST ELEVATION RESTAURANT



9. FRONT ELEVATION HOTEL 2



12. WEST ELEVATION MEDICAL OFFICE BUILDING

# 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 ARCHITECTURE |
| CIVIL     | GBA                          |
| LANDSCAPE | HOERR SCHAUDT / LAND 3       |

SCALE: 1"=20"



FINKLE + WILLIAMS  
ARCHITECTURE

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

## SHEET TITLE

BUILDING  
ELEVATIONS

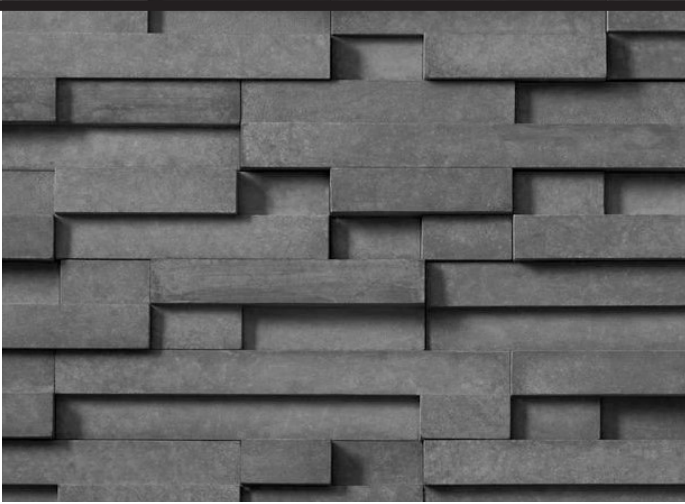
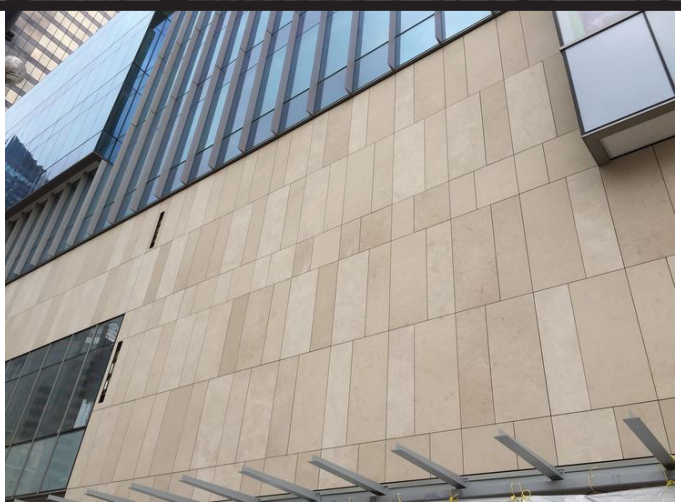
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A2.02

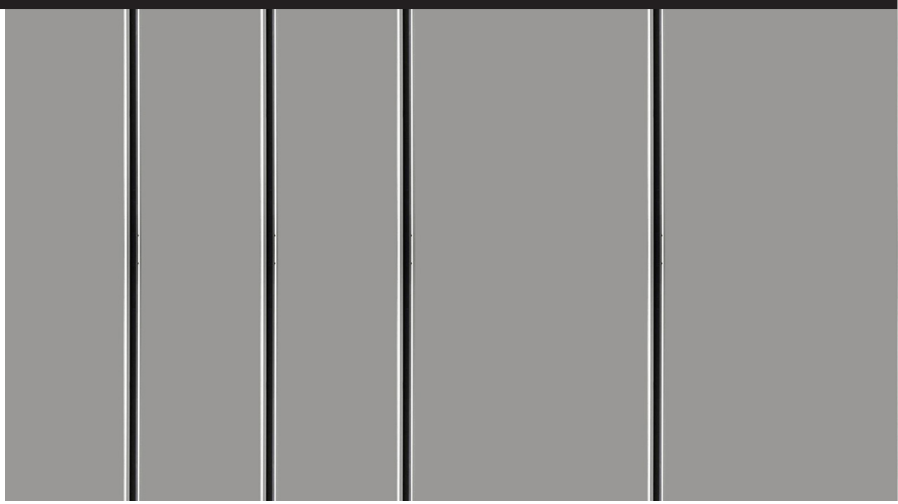
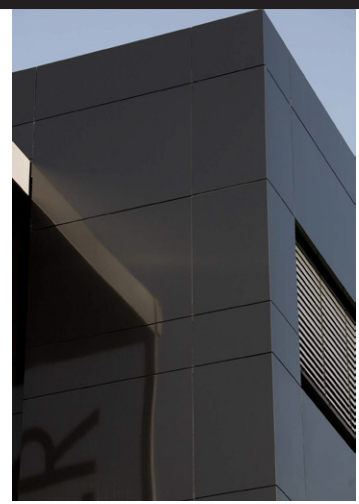


OPAQUE WALL / SOFFIT MATERIALS

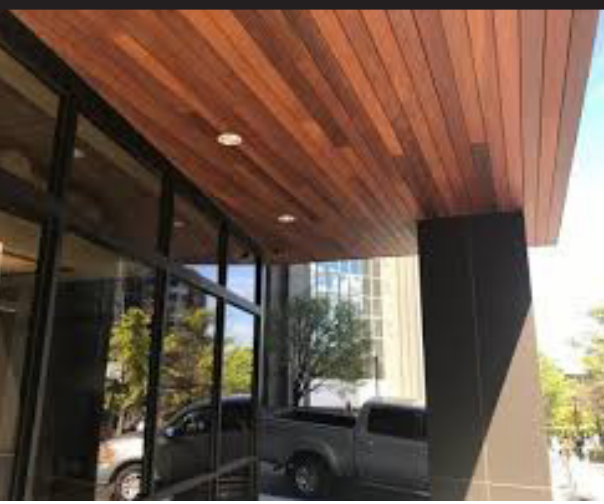
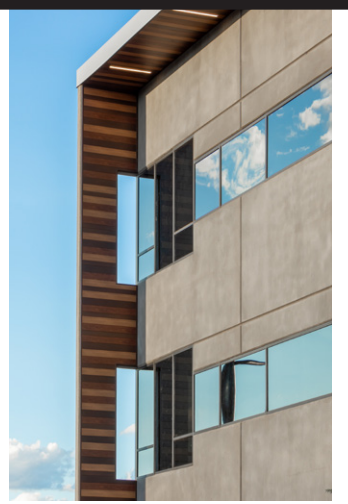
MANUFACTURED STONE /  
BRICK MASONRY VENEER



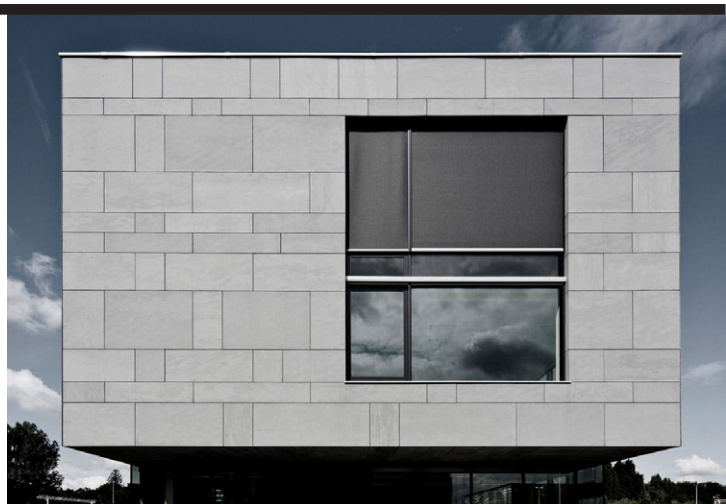
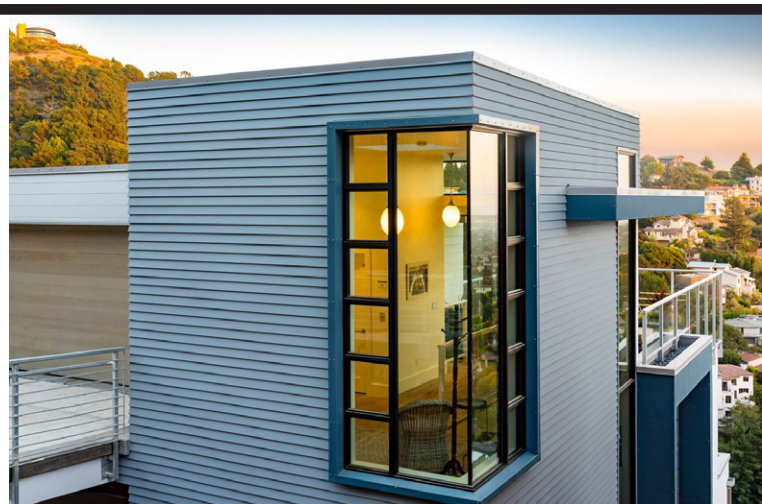
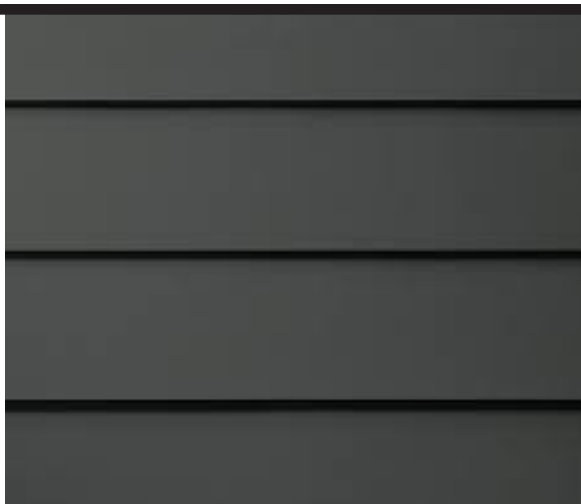
TEXTURED METAL PANELS



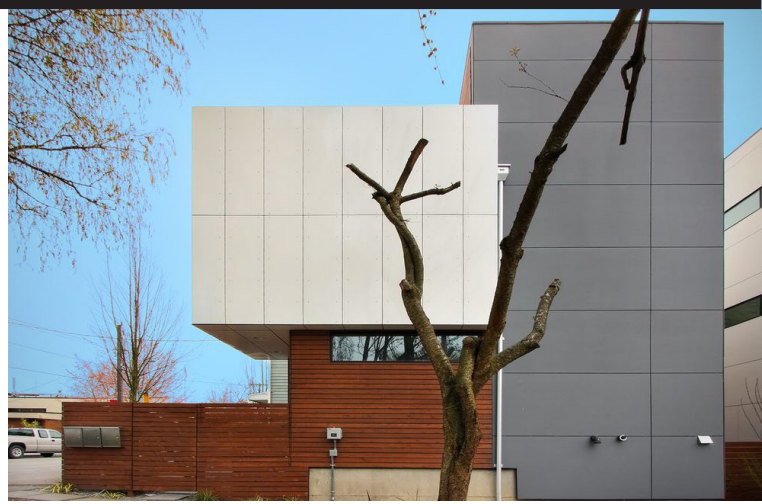
FAUX WOOD CLADDING &  
SOFFITS



FIBER CEMENT BOARD  
CLADDING

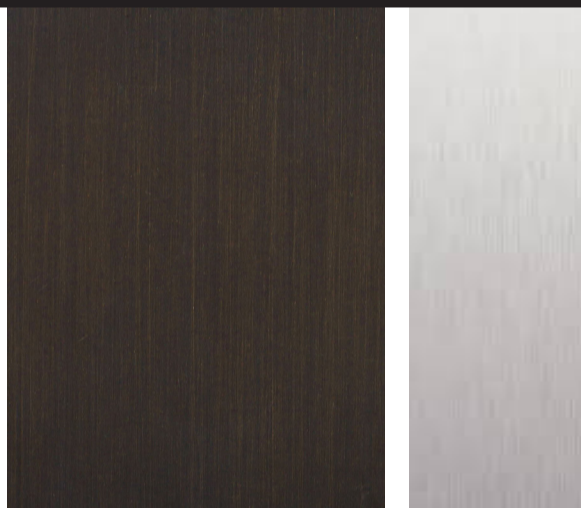


STUCCO / EIFS COATING

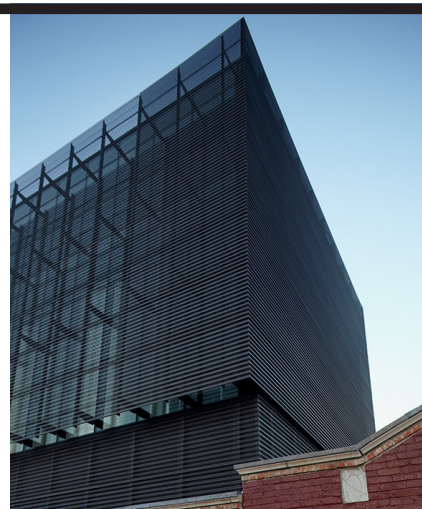
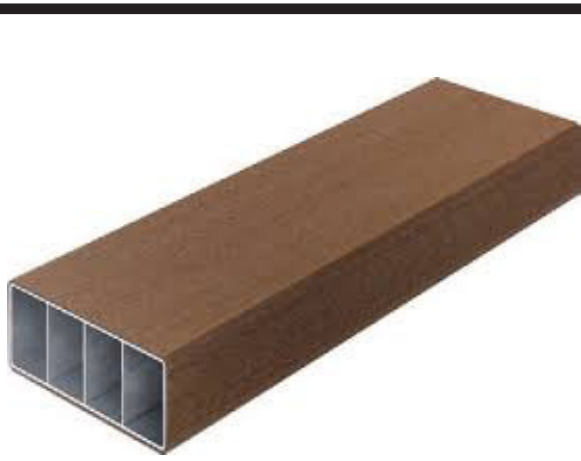


TRANSPARENT / TRANSLUCENT MATERIALS

STOREFRONT GLAZING



PERFORATED METAL / FAUX  
WOOD SUN-SHADING



PARAGON STAR  
VILLAGE

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

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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

A2.03



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

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| 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

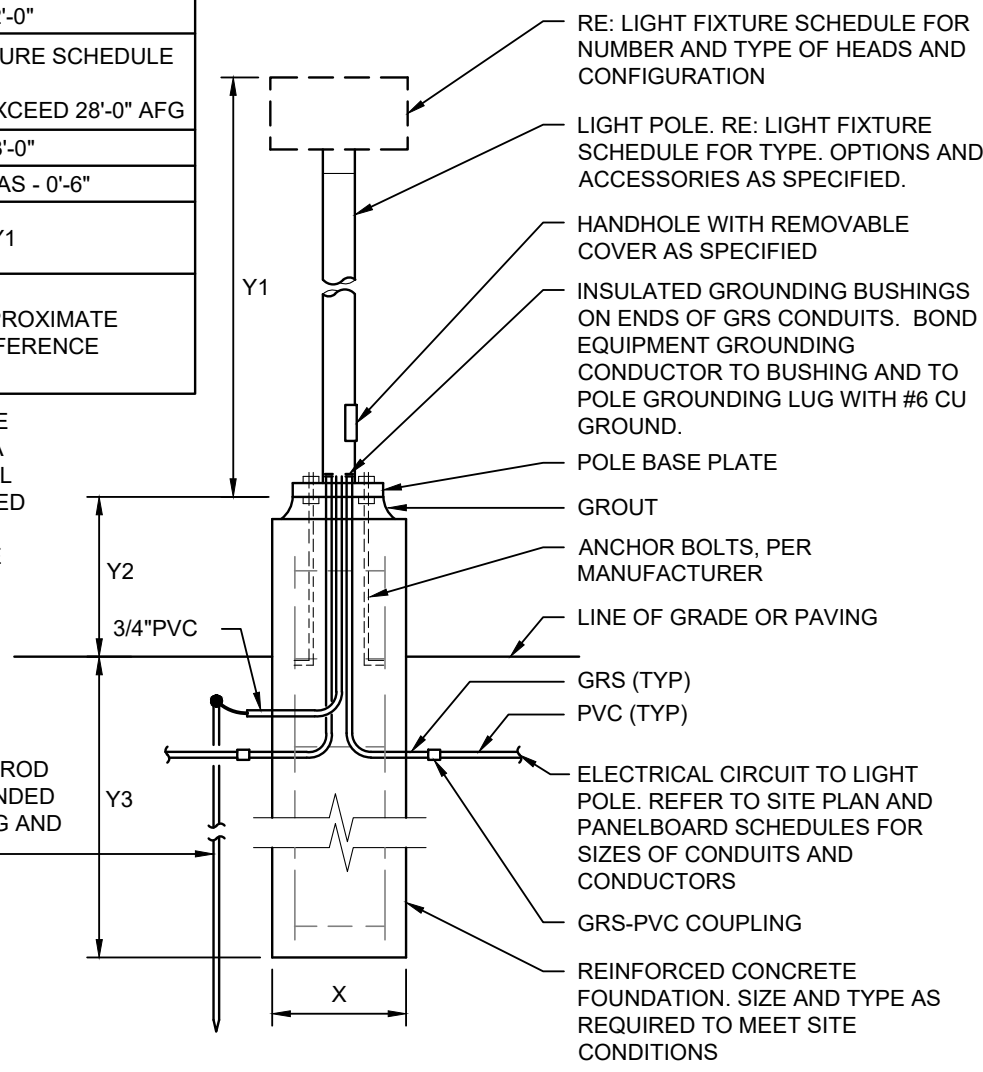
**E100**

| TABLE OF DIMENSIONS* |                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------|
| X                    | POLE HEIGHT < 16' = 1'-6"                                                               |
|                      | 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"                                                                 |
|                      | NON-VEHICULAR AREAS - 0'-6"                                                             |
| Y3                   | 1/4 OF POLE HEIGHT Y1                                                                   |

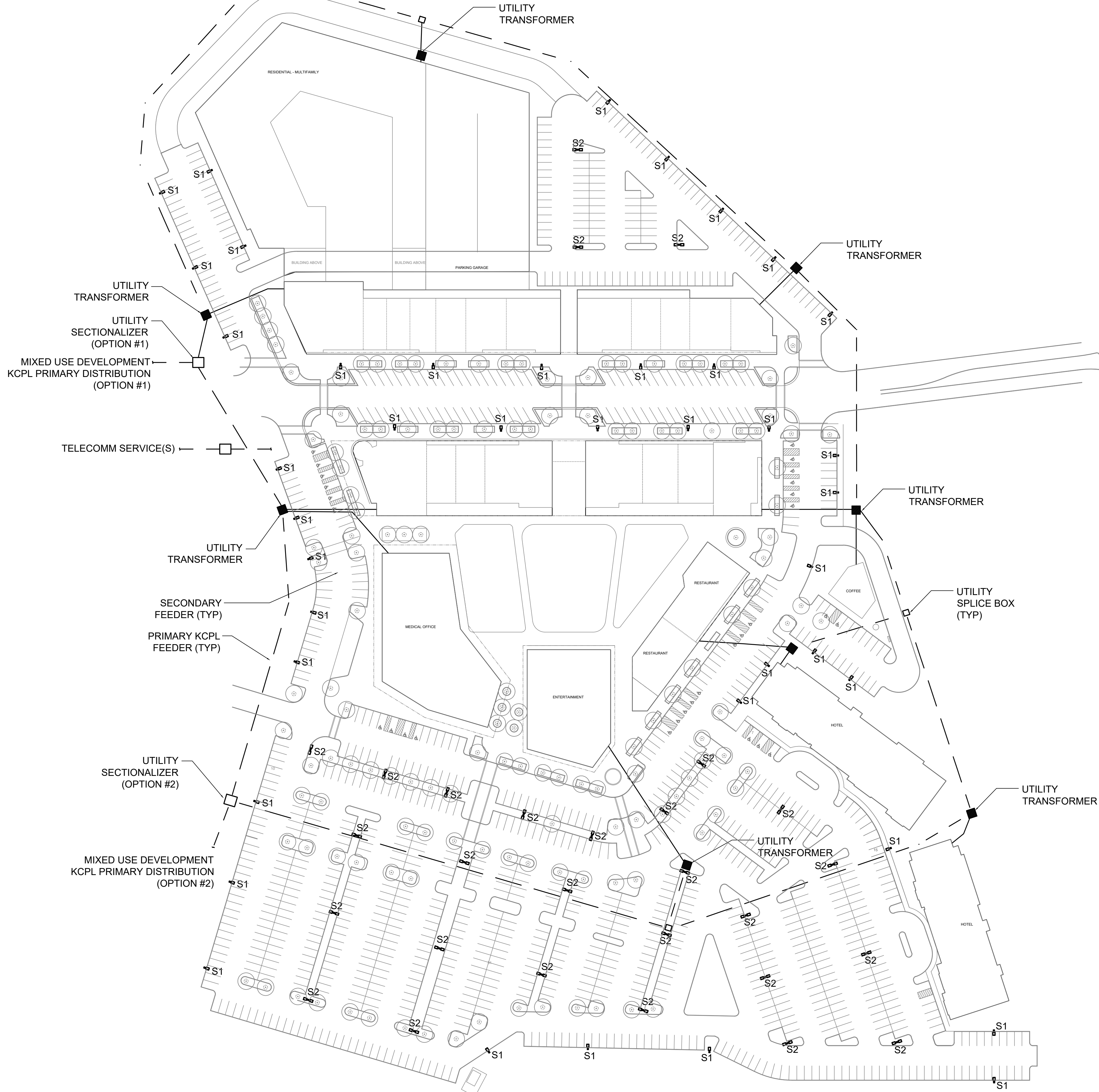
\* NOTE:  
ALL DIMENSIONS ARE APPROXIMATE  
AND ARE SHOWN FOR REFERENCE  
ONLY.

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.

5/8" X 8' DRIVEN GROUND ROD  
WITH #6 CU. GROUND BONDED  
TO POLE GROUNDING LUG AND  
TO GROUND ROD



**2 POLE BASE DETAIL**  
NO SCALE



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



| 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 |
| Parallel Parkway    | illumination | Fc    | 2.14 | 3.0 | 1.4 | 1.53    | 2.14    |
| Parking Lot NE      | illumination | Fc    | 1.96 | 4.0 | 0.8 | 2.45    | 5.00    |
| Parking Lot NW      | illumination | Fc    | 2.32 | 3.4 | 0.8 | 2.90    | 4.25    |
| Parking Lot South   | illumination | Fc    | 2.14 | 5.4 | 0.8 | 2.68    | 6.75    |

| LIGHT FIXTURE SCHEDULE |                                                |       |                                                                         |             |          |             |                                                                                                               |
|------------------------|------------------------------------------------|-------|-------------------------------------------------------------------------|-------------|----------|-------------|---------------------------------------------------------------------------------------------------------------|
| TYPE                   | MANUFACTURER/MODEL #                           | LAMPS |                                                                         | INPUT WATTS | INPUT VA | DESCRIPTION |                                                                                                               |
|                        |                                                | NO.   | TYPE                                                                    | VOLT        |          |             |                                                                                                               |
| S1                     | MCGRW-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                     | MCGRW-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. |

PROJECT PROPERTY LINES ARE NOT ADJACENT TO RESIDENTIAL PROPERTY LINES. EAST, WEST, AND NORTH PROPERTY LINE PHOTOMETRIC CALCULATIONS ARE 0.01 FOOTCANDLES OR LESS. PROPERTY LINE PHOTOMETRICS CAN BE PROVIDED UPON REQUEST (LARGER SCALED PLAN REQUIRED).

## McGraw-Edison

### 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 ULcUL Listed for wet locations.

### SPECIFICATION FEATURES

#### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and 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 600mA, 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 slide 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



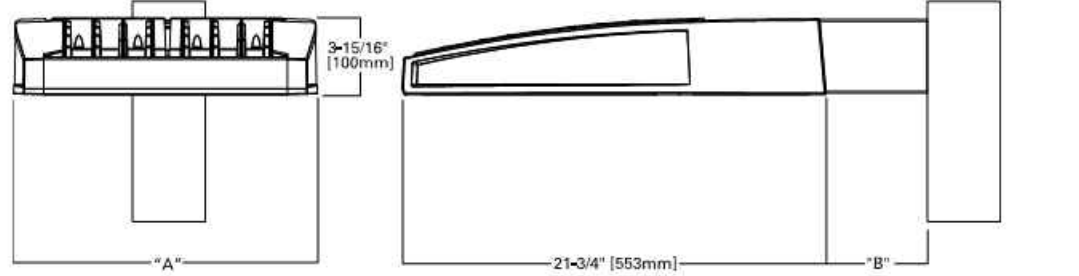
### CERTIFICATION DATA

UL/cUL Wet Location Listed  
E10 9001  
LMTV (UL888 Compliant)  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium® Qualified\*

**ENERGY DATA**  
Electronic LED Driver  
+0.9 Power Factor  
<20% Total Harmonic Distortion  
120V~277V 50/60Hz  
347V & 480V 60Hz  
+40°C Min. Temperature  
+40°C Max. Temperature  
55°C Max. Temperature (HA Option)

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### DIMENSIONS

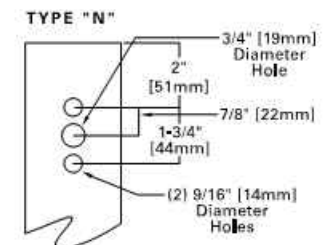


| DIMENSION DATA          |                      |                                    |                                      |                                        |                               |
|-------------------------|----------------------|------------------------------------|--------------------------------------|----------------------------------------|-------------------------------|
| Number of Light Squares | "A" Width<br>(254mm) | "B" Standard Arm Length<br>(178mm) | "B" Optional Arm Length 1<br>(254mm) | Weight With Arm<br>(lb/ft) (8.9 kg/ft) | EPA With Arm<br>(ft) (8.9 ft) |
| 14                      | 154 1/2"             | 7"                                 | 10"                                  | 23                                     | 0.86                          |
| 54                      | 214 5/8"             | 7"                                 | 10"                                  | 44                                     | 1.00                          |
| 74                      | 234 5/8"             | 7"                                 | 10"                                  | 54                                     | 1.07                          |
| 94                      | 254 5/8"             | 7"                                 | 10"                                  | 63                                     | 1.12                          |

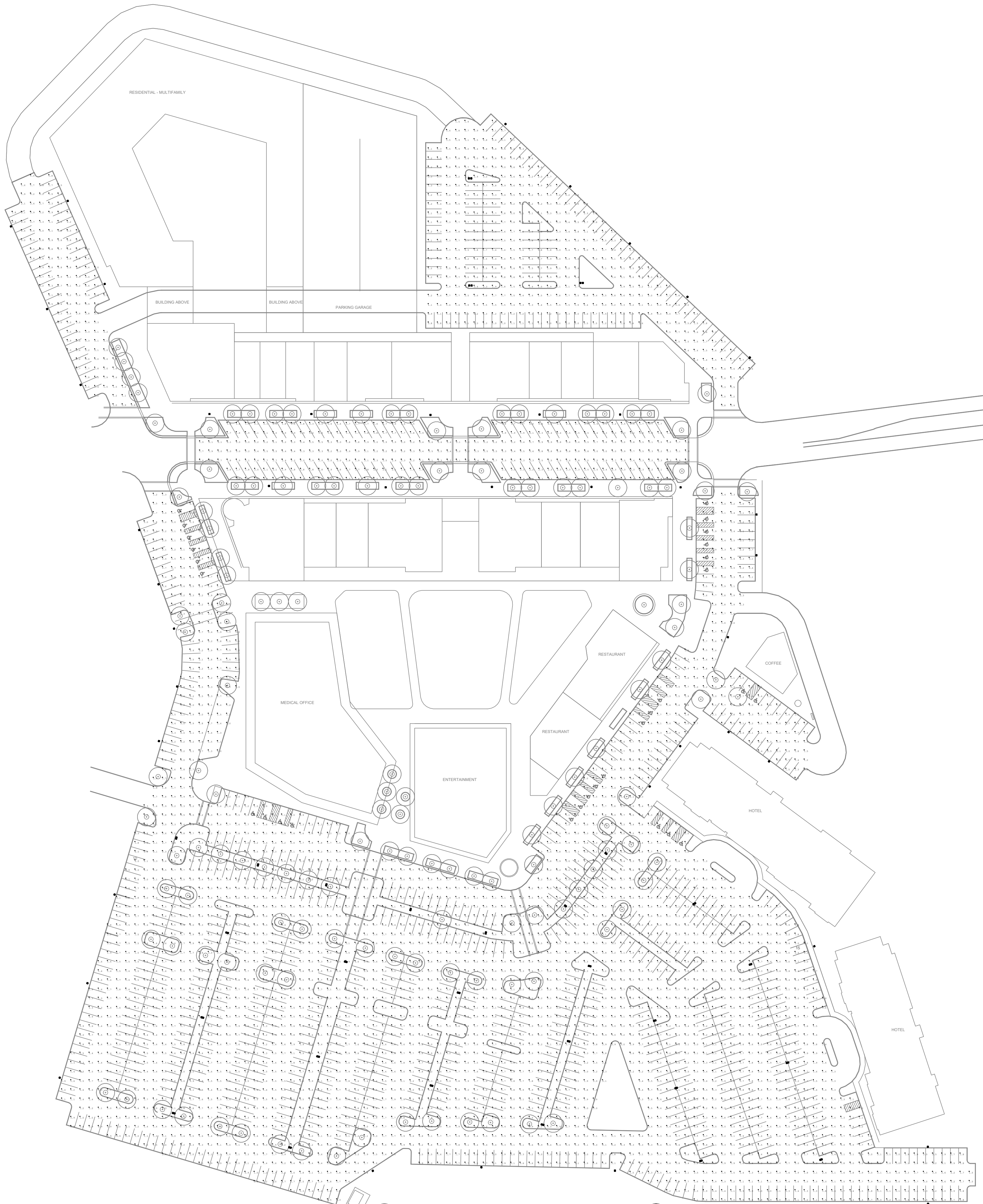
NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

EATON  
Power Systems Worldwide

### DRILLING PATTERN



\*www.designlights.org



## 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

| No. | Date | Description |
|-----|------|-------------|
|-----|------|-------------|