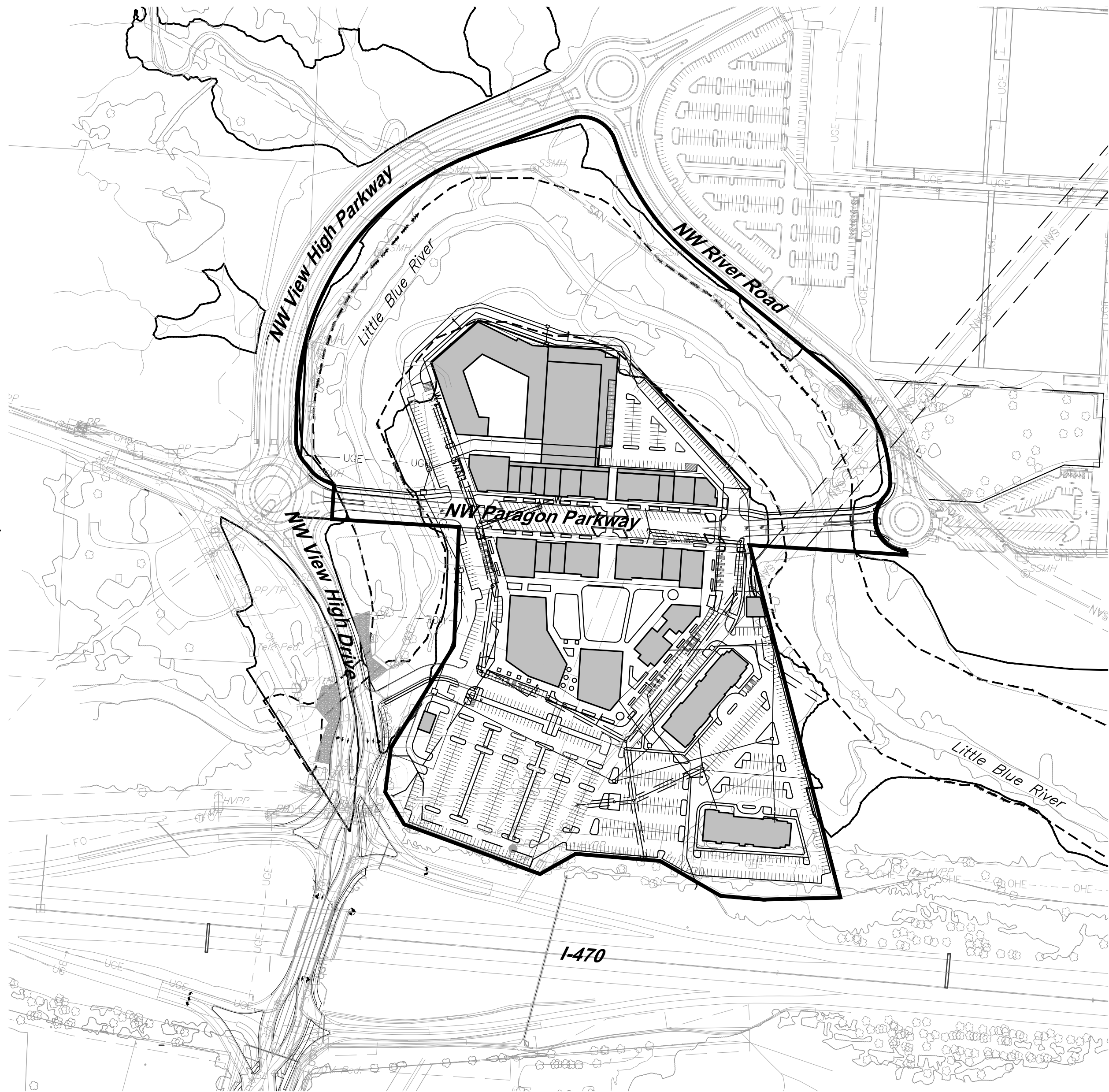
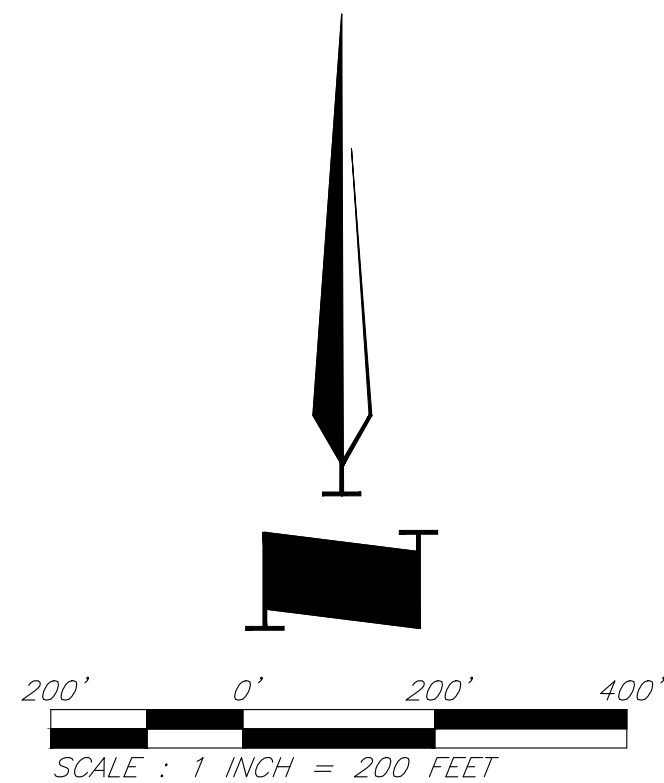
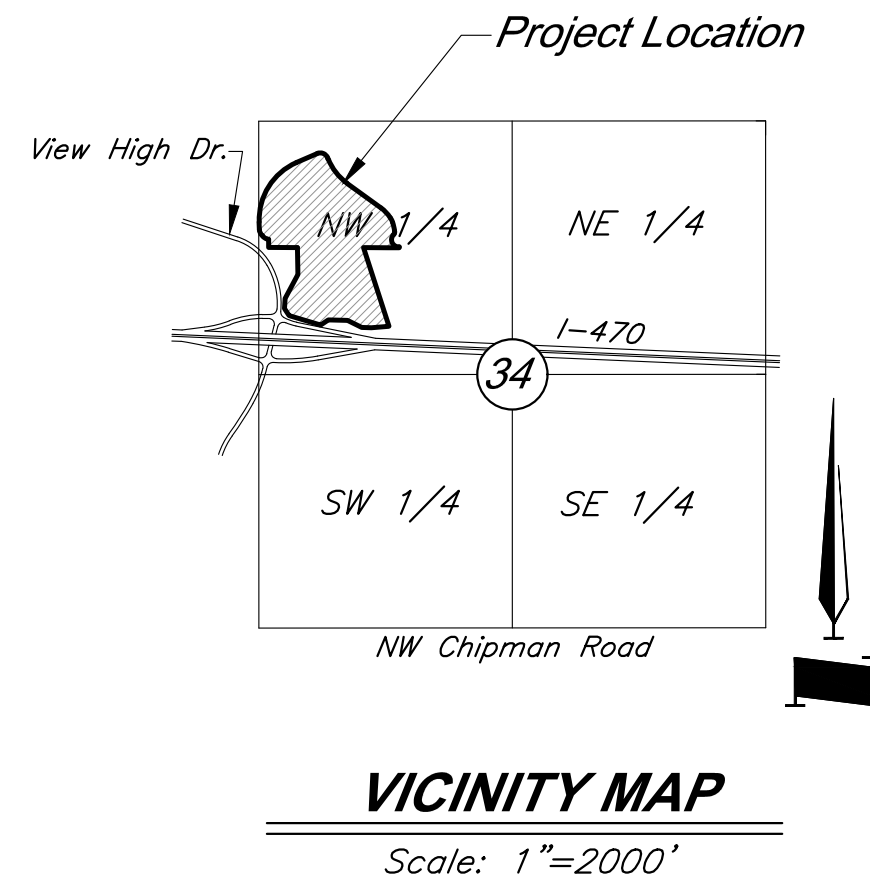


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*PRELIMINARY DEVELOPMENT PLAN
FOR
PARAGON STAR VILLAGE
Section 34–Township 48N–Range 32W
City of Lee’s Summit
Jackson County, Missouri*



INDEX OF SHEETS	
<i>Sht. No.</i>	<i>Description</i>
<i>000</i>	<i>Title Sheet</i>
<i>C001</i>	<i>General Layout</i>
<i>C002</i>	<i>Preliminary Re-Plat</i>
<i>C003</i>	<i>Preliminary Re-Plat</i>
<i>C004</i>	<i>Existing Conditions</i>
<i>C005</i>	<i>Grading Plan</i>
<i>C006</i>	<i>Utility Overview</i>
<i>C007</i>	<i>Utility Plan</i>
<i>C008</i>	<i>Dimension Plan</i>
<i>L500</i>	<i>Landscape Plan</i>
<i>L501</i>	<i>Landscape Plan</i>
<i>L502</i>	<i>Landscape Plan</i>
<i>L503</i>	<i>Screening Exhibit</i>
<i>L600</i>	<i>Site Sections</i>
<i>A1.01</i>	<i>Architectural Site Plan</i>
<i>A1.02</i>	<i>Parking Diagram</i>
<i>A2.01</i>	<i>Building Elevations</i>
<i>A2.02</i>	<i>Building Elevations</i>
<i>A2.03</i>	<i>Building Material Palette</i>
<i>E000</i>	<i>Electrical Symbols and Legends</i>
<i>E100</i>	<i>Electrical Site Plan</i>
<i>E200</i>	<i>Photometric Plan</i>

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

PREPARED & SUBMITTED BY:
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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: 04.09.2019
Issued For: PRELIM. DEV. PACKAGE

REVISIONS		
No.	Date	Description

REGISTRATION

PROJECT TEAM

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

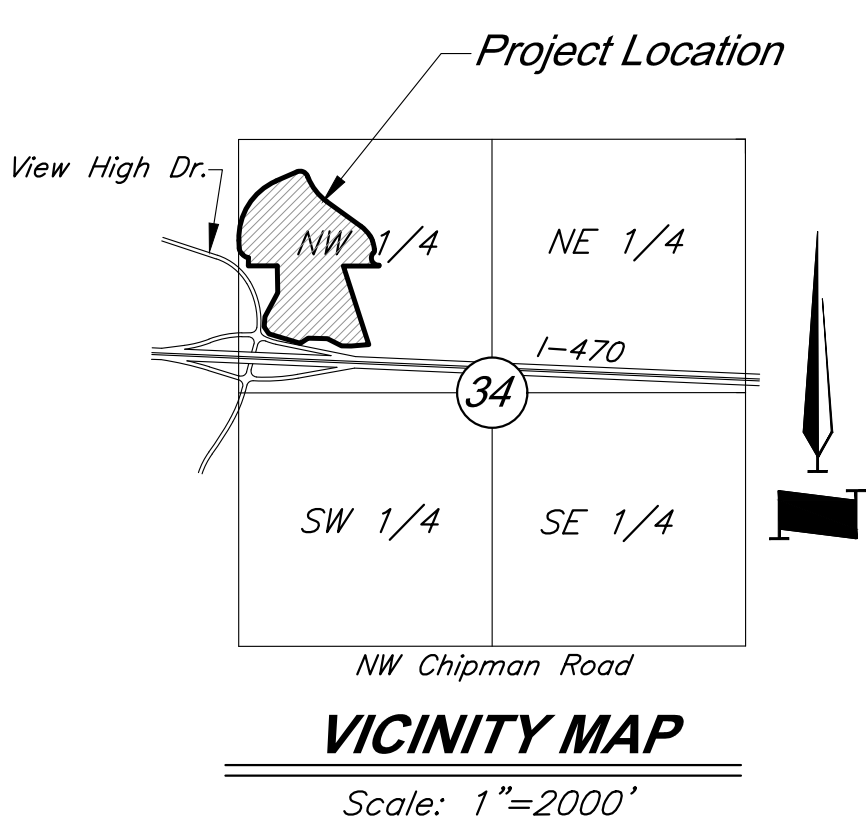
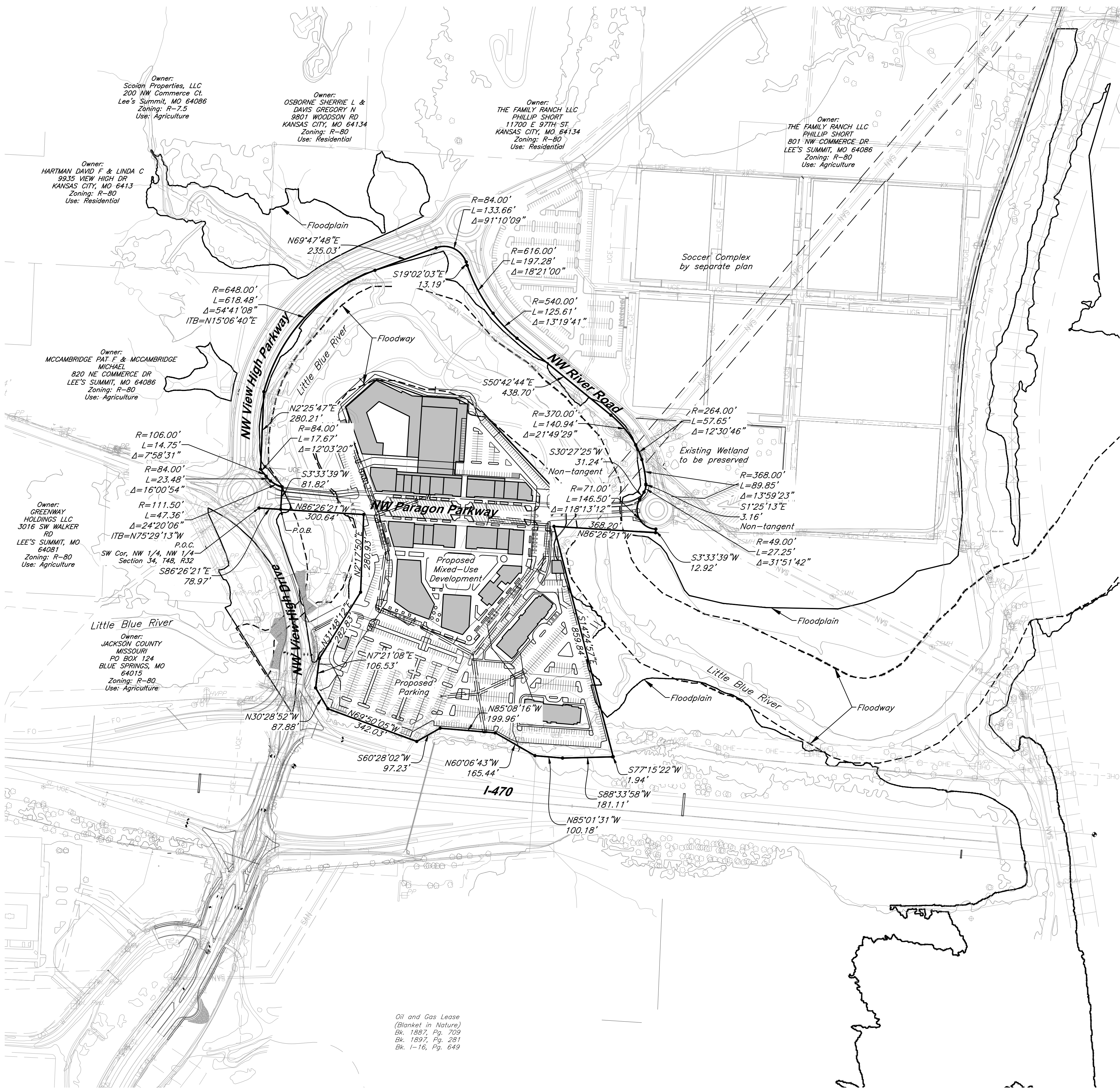
SHEET TITLE

Title Sheet

SHEET NUMBER

000

NOT FOR CONSTRUCTION



Preliminary Development Plan Boundary Description:

A Tract of land in the Northwest Quarter of Section 34, Township 48 South, Range 32 West, of the 5th 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.

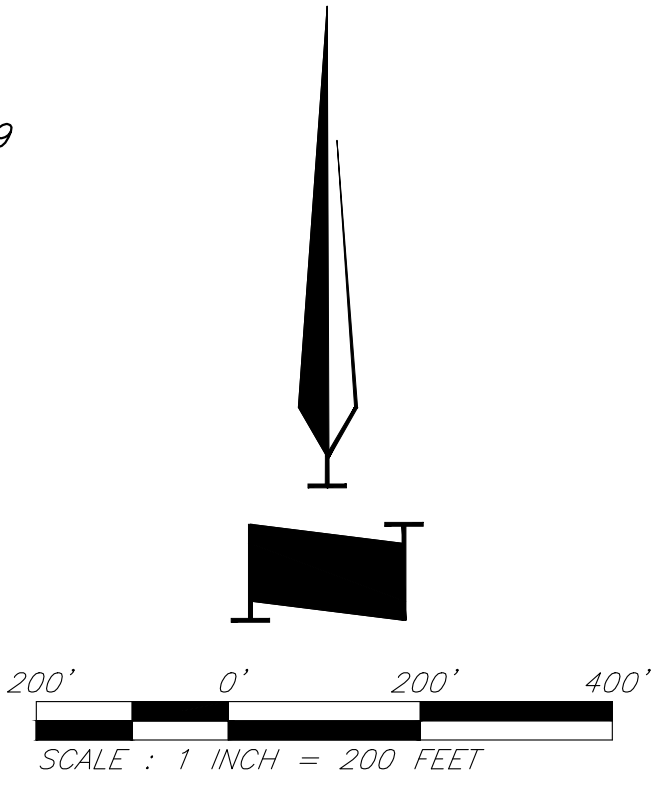
Note: No oil or gas wells are located on site per Missouri Department of Natural Resources.

Prepared and Submitted By:

George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
Phone: 913-492-0400 Fax: 913-577-8312
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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: 04.09.2019
Issued For: PRELIM. DEV. PACKAGE

REVISIONS		
No.	Date	Description

REGISTRATION

PROJECT TEAM

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

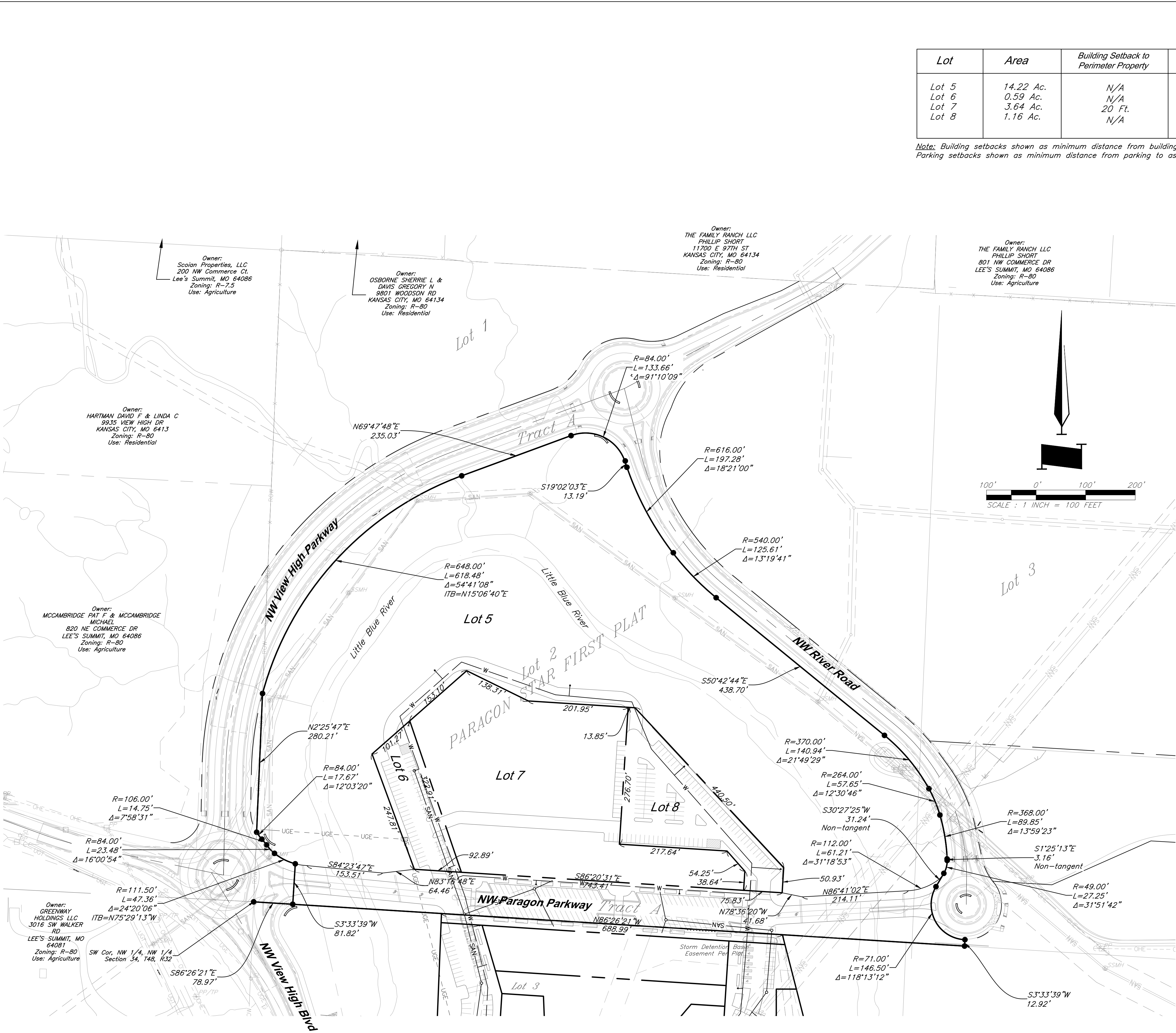
CIVIL ENGINEERING BY:
GBA
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

SHEET TITLE

General Layout

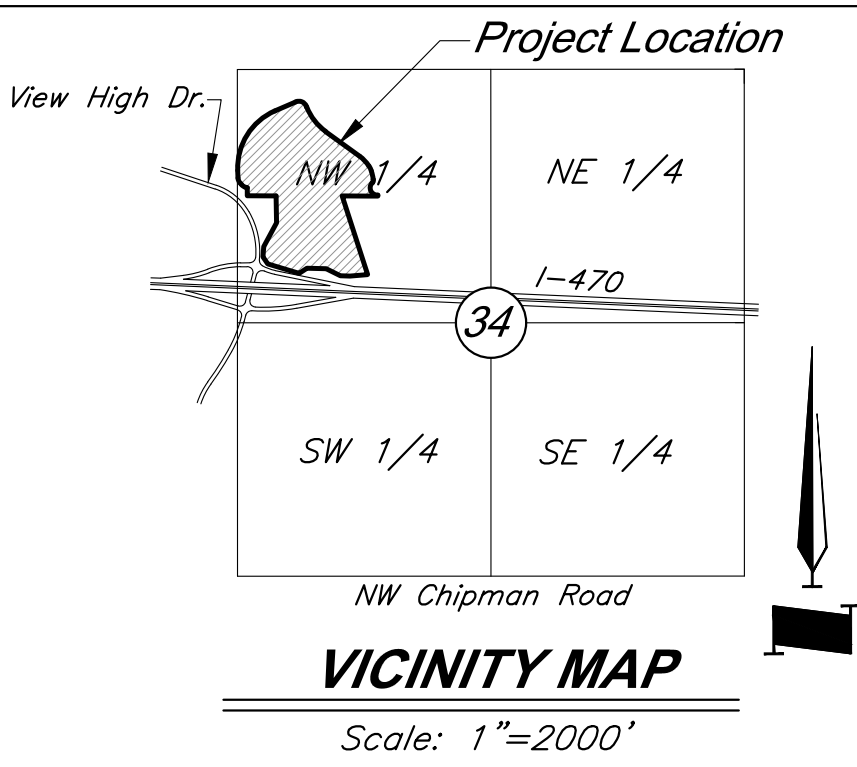
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C001



Lot	Area	Building Setback to Perimeter Property	Parking Setback
Lot 5	14.22 Ac.	N/A	N/A
Lot 6	0.59 Ac.	N/A	9 Ft.
Lot 7	3.64 Ac.	20 Ft.	0 Ft.
Lot 8	1.16 Ac.	N/A	0 Ft.

Note: Building setbacks shown as minimum distance from building to perimeter property.
Parking setbacks shown as minimum distance from parking to associated lot line.



Preliminary Development Plan Boundary Description:
All of Lot 2, PARAGON STAR FIRST PLAT, a subdivision in Section 34, Township 48, Range 32, In Lee's Summit, Jackson County, Missouri.

Prepared and Submitted By:

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PARAGON STAR VILLAGE

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

Project No.: 17042.04
Date: 04.09.2019
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REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

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

CIVIL ENGINEERING BY:

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SHEET TITLE

Preliminary
Re-Plot

SHEET NUMBER

C002

View High Dr.

Project Location

NW 1/4

NE 1/4

SW 1/4

SE 1/4

1-470

34

NW Chipman Road

VICINITY MAP

Scale: 1"=2000'

Preliminary Development Plan Boundary Description:

Prepared and Submitted By:

George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
Phone: 913-492-0400 Fax: 913-577-8312
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Lee's Summit, MO

Project No.:	17042.04
Date:	04.09.2019
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REGISTRATION

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

CIVIL ENGINEERING BY:

GBA

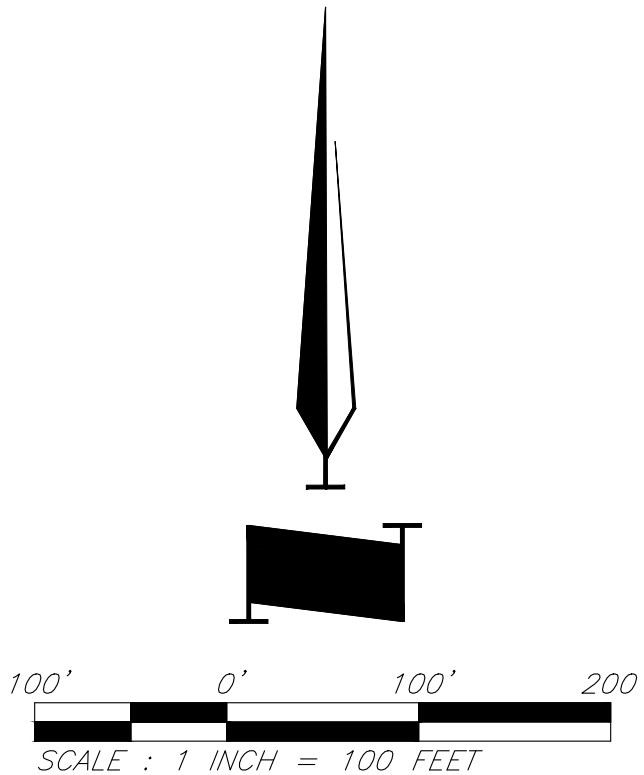
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Lenexa, Kansas 66219
913.492.0400
www.gbteam.com

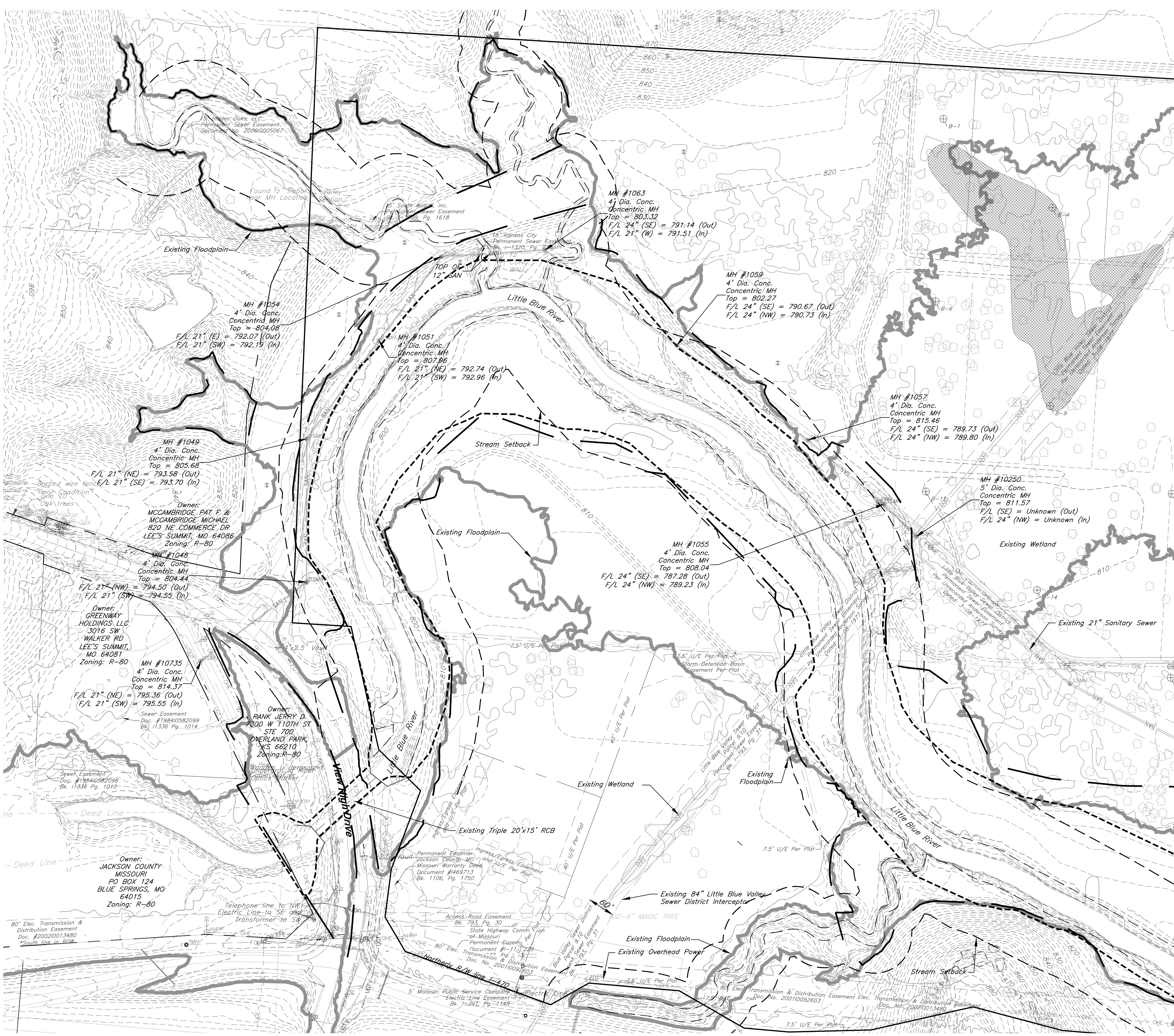
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Preliminary Re-Plat

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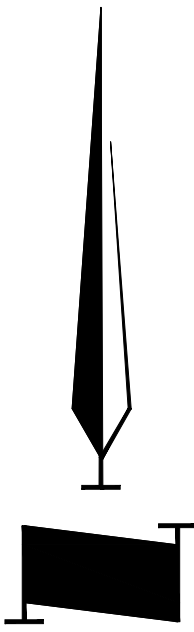
C003





Legend

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



100' 0' 100' 200'
SCALE : 1 INCH = 100 FEET

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

REGISTRATION

NOT FOR CONSTRUCTION

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

CIVIL ENGINEERING BY:
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SHEET TITLE
Existing
Conditions

SHEET NUMBER
C004

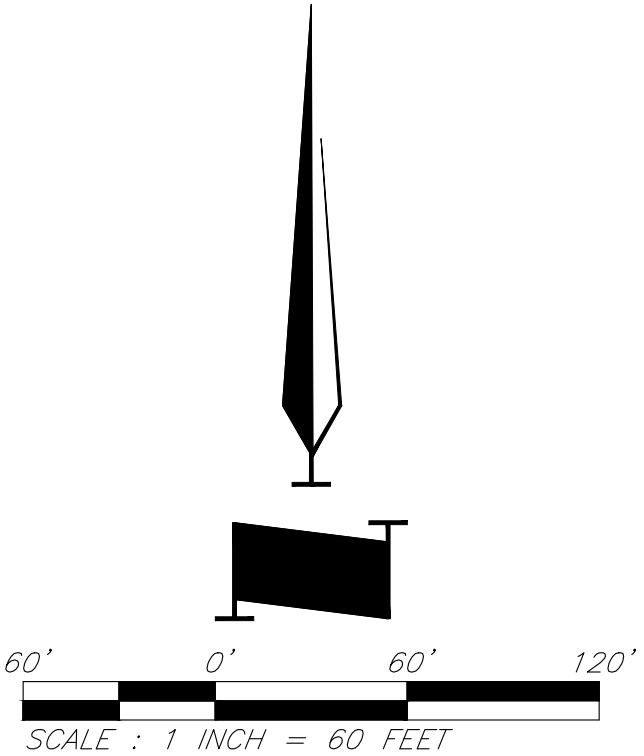
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Note: Minimum finish floor of all buildings on lots within the proposed floodplain is 813.00.

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: 04.09.2019
Issued For: PRELIM. DEV. PACKAGE

REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

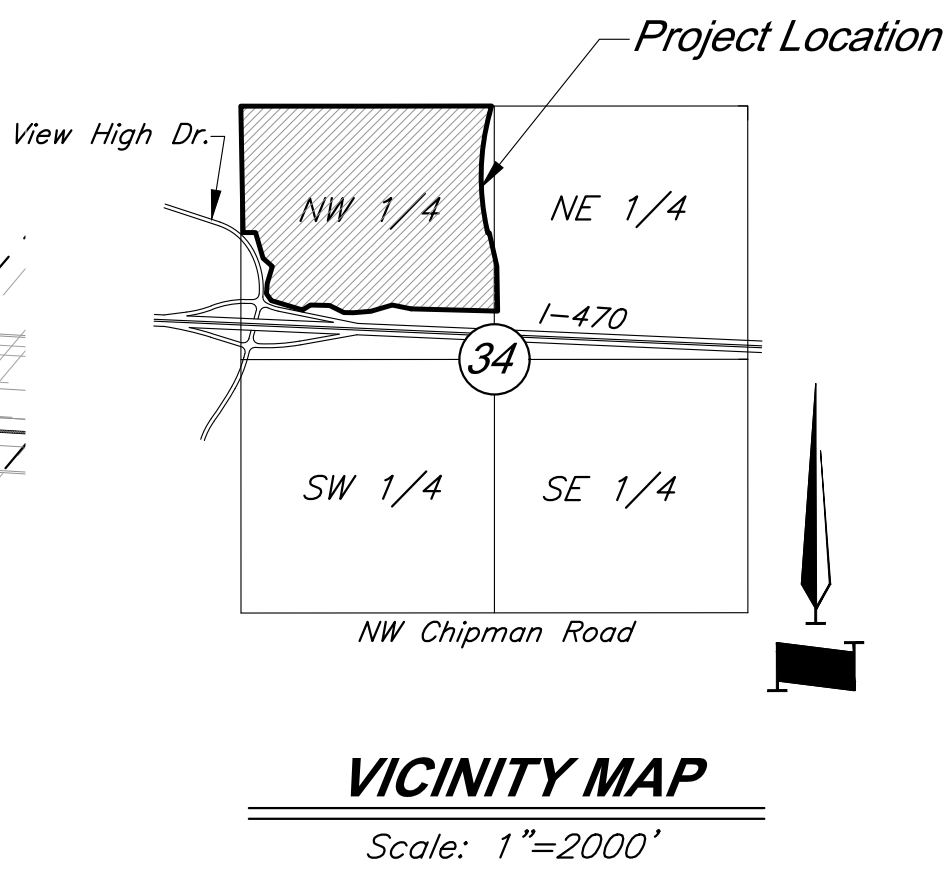
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Lenexa, Kansas 66219
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www.gbateam.com

SHEET TITLE

Grading Plan

SHEET NUMBER

C005

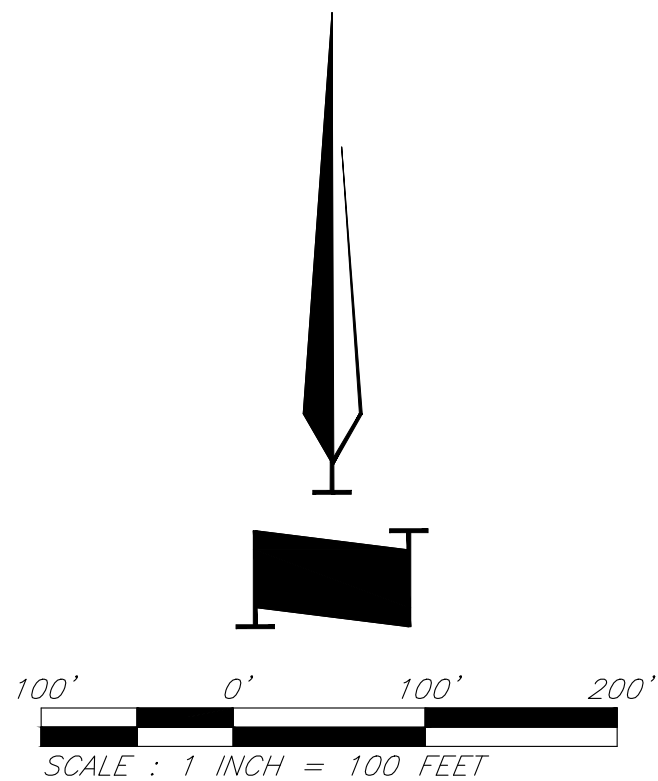


- Legend**
- SAN Proposed Sanitary Sewer
 - W Proposed Water Sewer
 - A Proposed Fire Hydrant
 - - - Proposed Floodway
 - - - Proposed Floodplain
 - - - Stream Ordinary High Water Mark/Stream Buffer Zone Boundary

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

Prepared and Submitted By:

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PARAGON STAR VILLAGE

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

Project No.: 17042.04
Date: 04.09.2019
Issued For: PRELIM. DEV. PACKAGE

REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

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

CIVIL ENGINEERING BY:

GBA

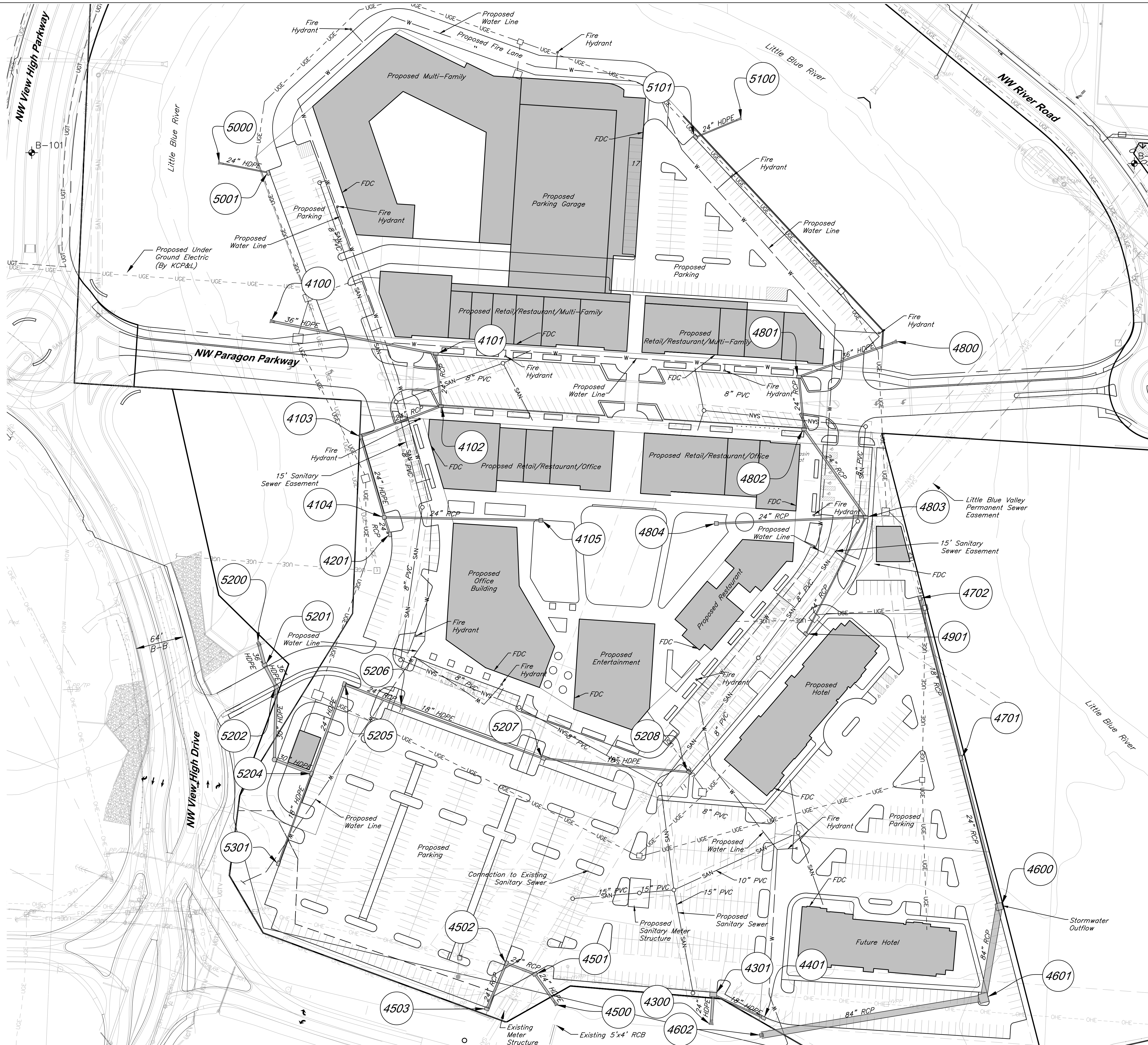
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

SHEET TITLE

Utility Overview

SHEET NUMBER

C006



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

Note: Fire department connection locations are preliminary and subject to change upon final design. IFC distance requirements for FDCs shall be met with final design.

PARAGON STAR VILLAGE

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

Project No.: 17042.04
Date: 04.09.2019
Issued For: PRELIM. DEV. PACKAGE

REVISIONS		
No.	Date	Description

REGISTRATION

PROJECT TEAM

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

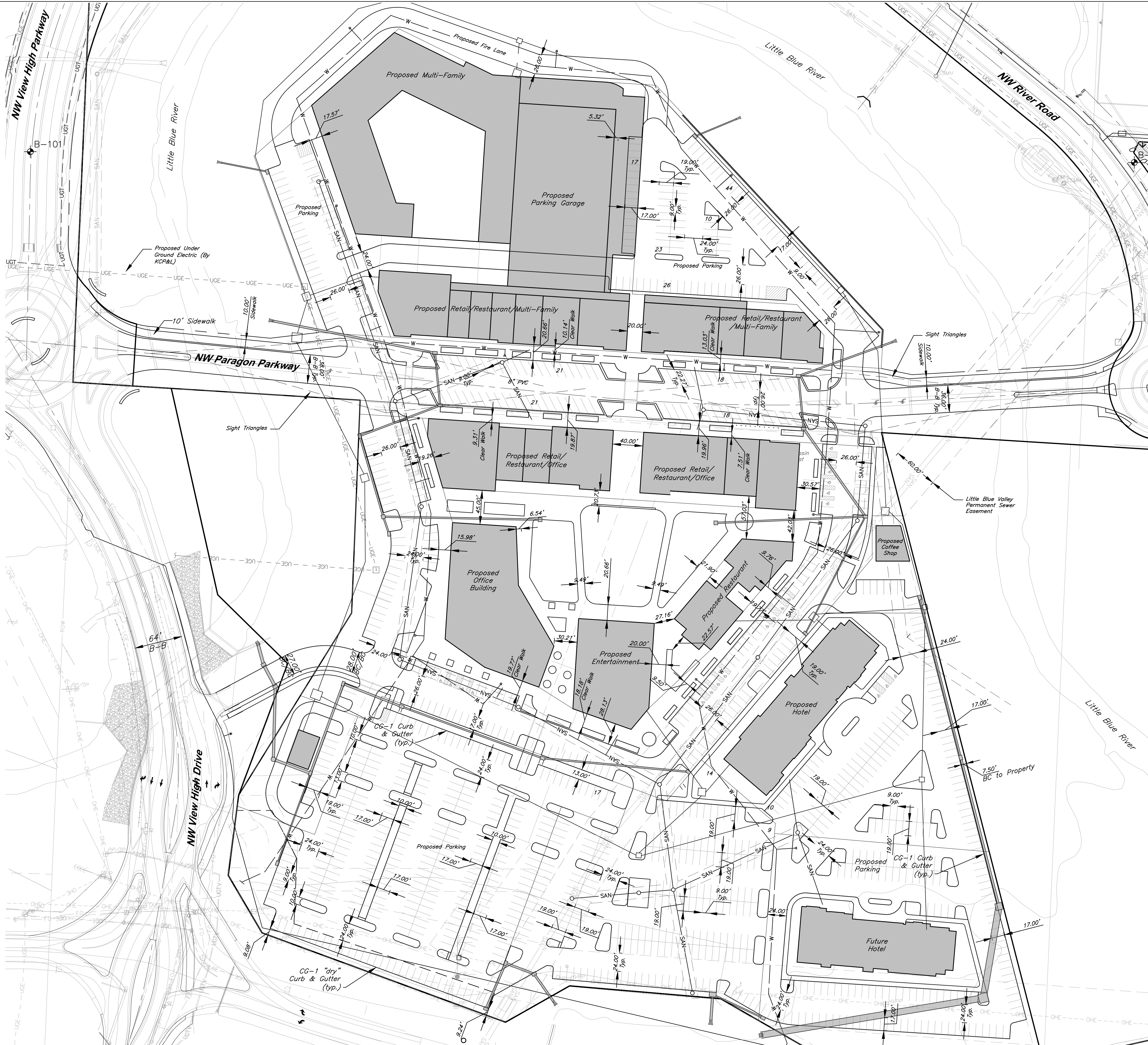
CIVIL ENGINEERING BY:
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SHEET TITLE

Utility Plan

SHEET NUMBER

C007



PARAGON STAR VILLAGE

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

Project No.: 17042.04
Date: 04.09.2019
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REVISIONS		
No.	Date	Description

REGISTRATION

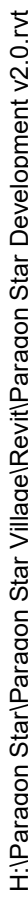
NOT FOR CONSTRUCTION

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

CIVIL ENGINEERING BY:
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Lenexa, Kansas 66219
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www.gbateam.com

SHEET TITLE
Dimension Plan

SHEET NUMBER
C008



CECIDURIUS TREES
 MIN. '3" CALIPER
 SPECIES BELOW:
 ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
 CELTIS OCCIDENTALIS / COMMON HACKBERRY
 GLEDITSIA 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:
 BOUTELOUA 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:
 BOUTELOUA 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**
 -

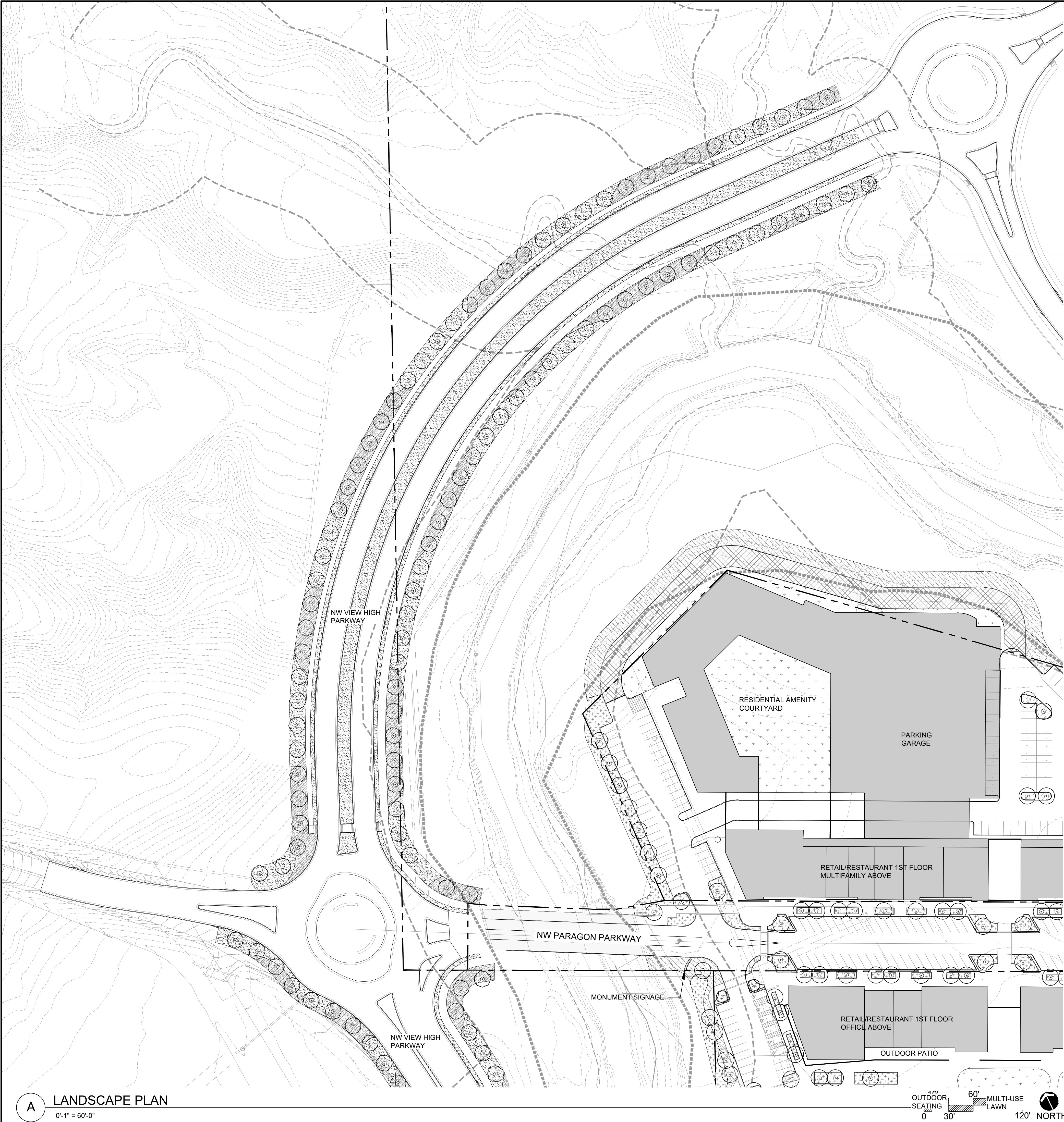
VEGETATED POROUS PAVEMENT
 -

	Ordinance Requirement	Required for this Site	Proposed
8.790.A.1. Street Frontage Trees - Paragon Parkway	1 tree per 30 feet of street frontage / per side	535 ft. of street frontage ÷ 30 = 36 trees required	38 trees
8.790.A.1. Street Frontage Trees - NW View High Parkway	1 tree per 30 feet of street frontage / per side	1,925 ft. of street frontage ÷ 30 = 128 trees required	138 trees
8.790.A.1. Street Frontage Trees - I-470	1 tree per 30 feet of street frontage / per side	1,055 ft. of street frontage ÷ 30 = 35 trees required	41 trees
8.790.A.3. Street Frontage Shrubs - I-470	1 shrub per 20 feet of street frontage	1,055 ft. of street frontage ÷ 20 = 53 shrubs required	Required shrubs to be additionally incorporated into parking lot screening requirements
8.790.A.3. Street Frontage Shrubs - Paragon Parkway	1 shrub per 20 feet of street frontage	535 ft. of street frontage ÷ 20 = 54 shrubs required	54 shrubs "provided within planting beds"
8.790.A.3. Street Frontage Shrubs - NW View High Parkway	1 shrub per 20 feet of street frontage	1,925 ft. of street frontage ÷ 20 = 193 shrubs required	193 shrubs "provided within planting beds"
8.790.A.2. Street Frontage Green Strip	20 feet	20 feet	20 ft. requirement to be met except where a Modification has been requested.
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 = 1,054,471 ÷ 5000 x 2 = 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 = 1,054,471 ÷ 5000 = 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. 10' wide	419,766 sq.ft. of parking area x .05 = 20,488 sq.ft. of landscape islands required	37,500 sq.ft.
8.820.C.2. Parking Lot Screening, if required - NW View High Parkway	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	910 linear feet ÷ 40 x 12 = 273 shrubs required	273 shrubs
8.820.C.2. Parking Lot Screening, if required - I-470	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	1,055 linear feet ÷ 40 x 12 = 317 shrubs required	317 shrubs
8.900 High Impact Buffer Screen, if required	Fence + Landscaping: 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 Buffer area = _____ linear feet x 20 ft. width = _____ sq.ft. x formula at left = _____ _____ shade trees _____ ornamental trees _____ evergreen trees _____ shrubs	Reference Sheet L-502

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

L-500

H:\Paragon Star\Paragon Star Village\Revit\Paragon Star Development v2.0.rvt



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

CONCEPT PLANT SCHEDULE NW VIEW HIGH PARKWAY

- STREET TREES
* MIN 3" 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		
No.	Date	Description

REGISTRATION

PROJECT TEAM

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

HOERR SCHAUDT

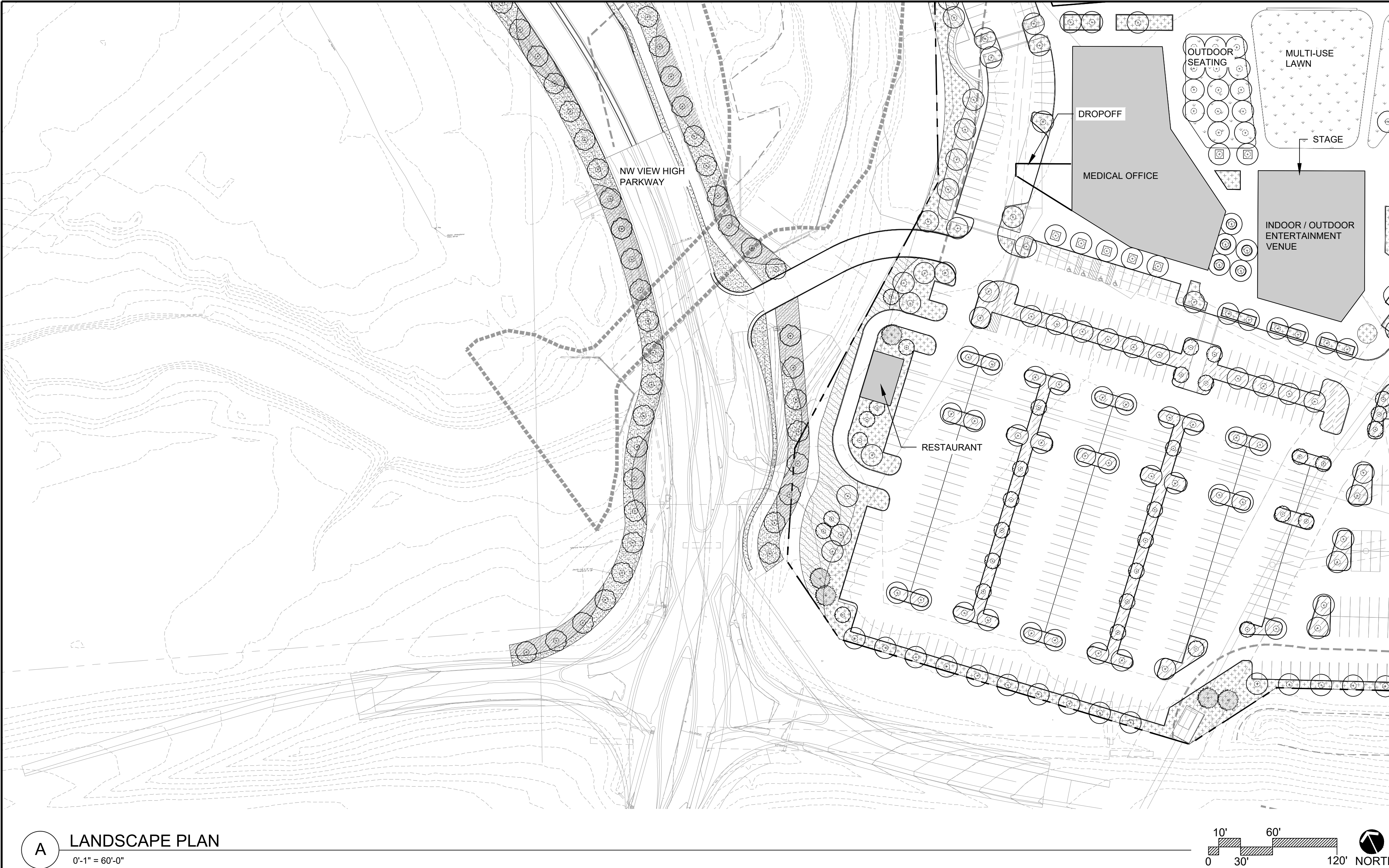
SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

L-501

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CONCEPT PLANT SCHEDULE NW VIEW HIGH PARKWAY

- STREET TREES**
* MIN 3" 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
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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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No.	Date	Description

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"



IMAGE #1 LOOKING NORTH



IMAGE #1 LOOKING NORTH (SUMMER)



IMAGE #2 LOOKING NORTH



IMAGE #2 LOOKING NORTH



IMAGE #3 LOOKING EAST



IMAGE #4 LOOKING EAST



IMAGE #5 LOOKING SOUTHEAST



IMAGE #6 LOOKING SOUTHEAST



IMAGE #7 LOOKING SOUTHEAST

PARAGON STAR
VILLAGE

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

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

HOERR SCHAUDT

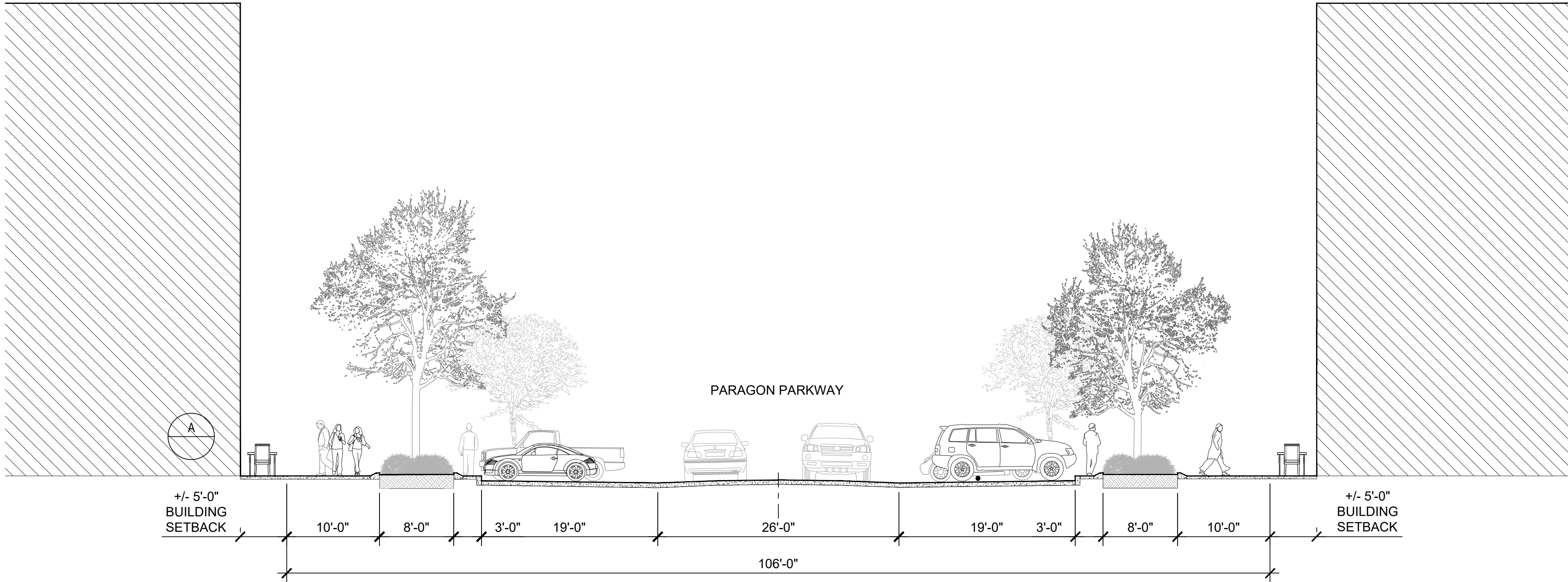
SHEET TITLE

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

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

HOERR SCHAUDT

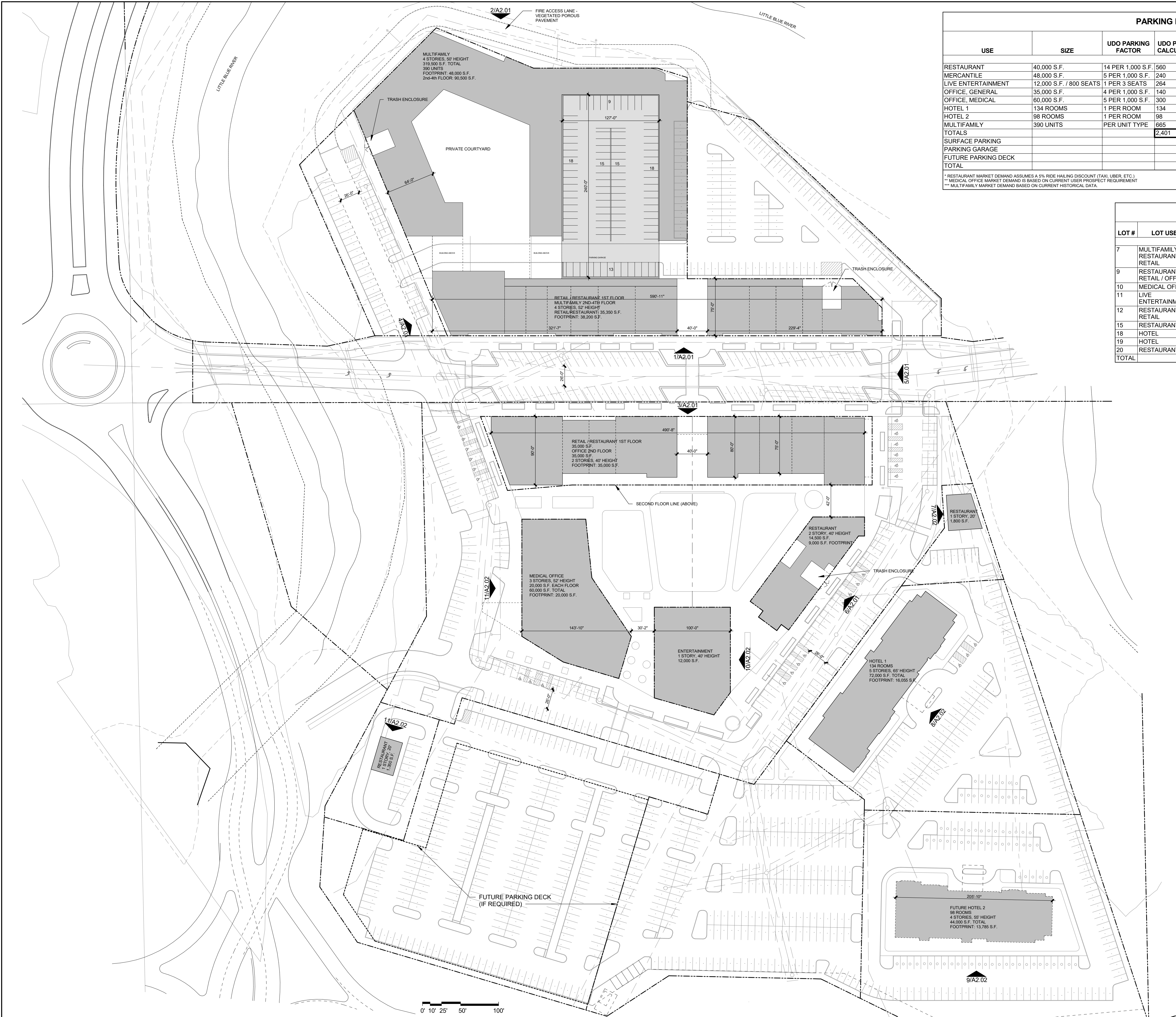
SHEET TITLE

**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
					DAYTIME DEMAND	EVENING/WEEKEND DEMAND	
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	665	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
7	MULTIFAMILY / RESTAURANT / RETAIL	158,558 S.F.	3.64	354,850 S.F.	2.24	0'	52' (4 STORY)
9	RESTAURANT / RETAIL / OFFICE	43,560 S.F.	1.00	70,000 S.F.	1.61	0'	40' (2 STORY)
10	MEDICAL OFFICE	20,473 S.F.	.47	60,000 S.F.	2.93	0'	52' (3 STORY)
11	LIVE ENTERTAINMENT	13,068 S.F.	.30	12,000 S.F.	.92	0'	40' (1 STORY)
12	RESTAURANT / RETAIL	10,454 S.F.	.24	14,500 S.F.	1.39	0'	40' (2 STORY)
15	RESTAURANT	16,117 S.F.	.37	1,350 S.F.	.08	0'	20' (1 STORY)
18	HOTEL	94,090 S.F.	2.16	44,000 S.F.	.47	0'	55' (4 STORY)
19	HOTEL	79,715 S.F.	1.83	72,000 S.F.	.90	0'	65' (5 STORY)
20	RESTAURANT	9,583 S.F.	.22	1,800 S.F.	.19	0'	20' (1 STORY)
TOTAL				630,500 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
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No.	Date	Description

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

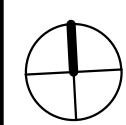
ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A1.01

1 PDP Site Plan

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



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	PARAGON STAR VILLAGE SHARED PARKING MODEL								
						Utilization		Market Demand	
	Building	Use	Area/Unit	UDO	Market	Daytime	Weekend/Evening	Daytime	Weekend/Evening
	Building A	Multi-Family	390	665	519	100%	100%	519	519
	Building A (1st Floor)	Retail	30,350	152	152	100%	100%	152	152
	Building A (1st Floor)	Restaurant	5,000	70	67	70%	100%	47	67
			35,350				SUBTOTAL	198	737
	Building B (1st Floor)	Retail	17,650	88	88	100%	100%	88	88
	Building B (1st Floor)	Restaurant	17,350	243	231	70%	100%	162	231
	Building B (2nd Floor)	General Office	35,000	140	140	100%	10%	140	14
			70,000					390	333
	Building C	Medical Office	60,000	300	275	100%	15%	275	41
	Building D	Live Entertainment	800	264	264	0%	100%	0	264
	Building E	Restaurant	14,500	203	193	70%	100%	135	193
	Building F	Restaurant	1,800	25	24	70%	100%	17	24
	Building G	Hotel	134	134	134	50%	100%	67	134
	Building H	Hotel	98	98	98	50%	100%	49	98
	Building I	Restaurant	1,350	19	18	70%	100%	13	18

PARAGON STAR VILLAGE

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ARCHITECTURE
CIVIL GBA
LANDSCAPE HOERR SCHAUDT /
LAND 3



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Overland Park, Kansas 66211
913+498-1550

SHEET TITLE

PARKING
DIAGRAM

SHEET NUMBER

A1.02

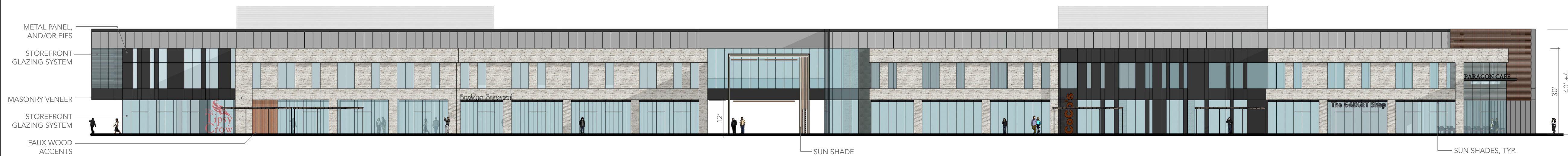
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1. SOUTH ELEVATION @ PARAGON PARKWAY RESIDENTIAL / RETAIL



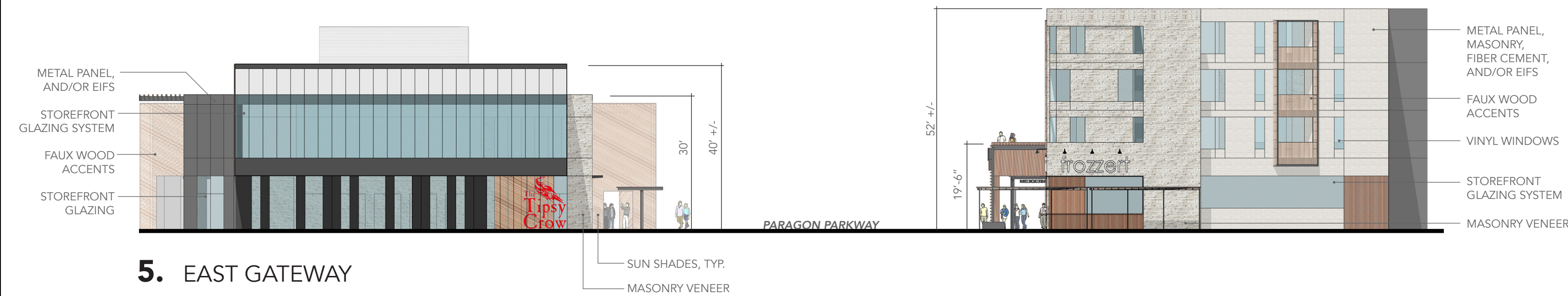
2. NORTH ELEVATION RESIDENTIAL



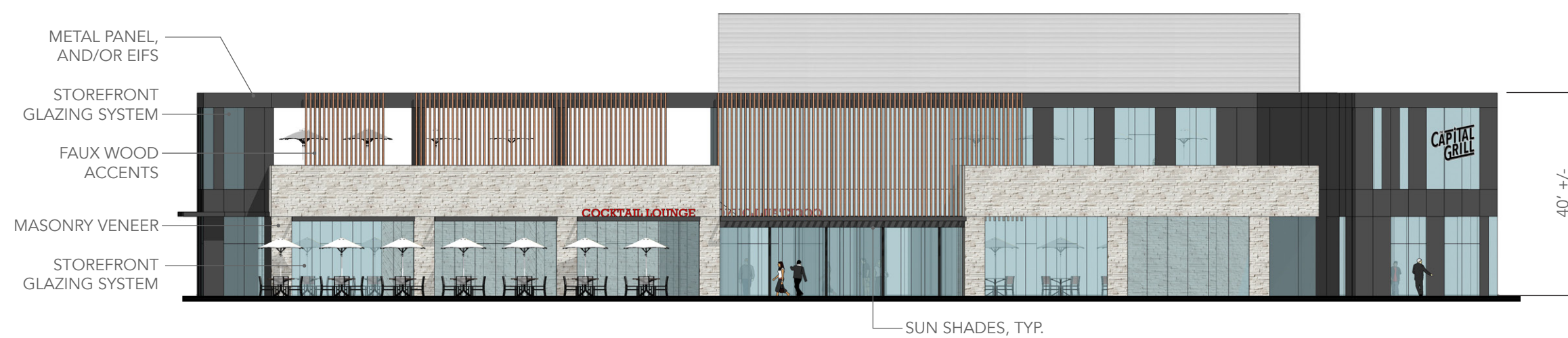
3. NORTH ELEVATION @ PARAGON PARKWAY RETAIL / OFFICE



4. WEST GATEWAY



5. EAST GATEWAY



6. EAST ELEVATION RETAIL / RESTAURANT

PARAGON STAR VILLAGE

View High Drive & I-470
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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

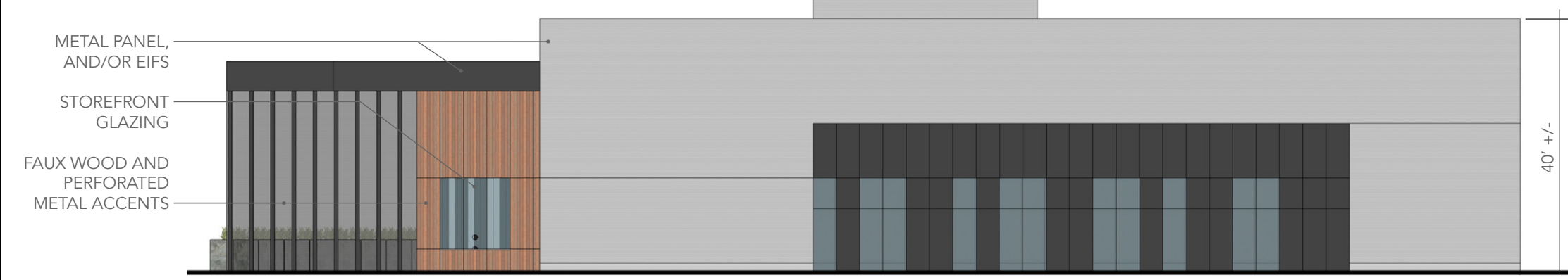
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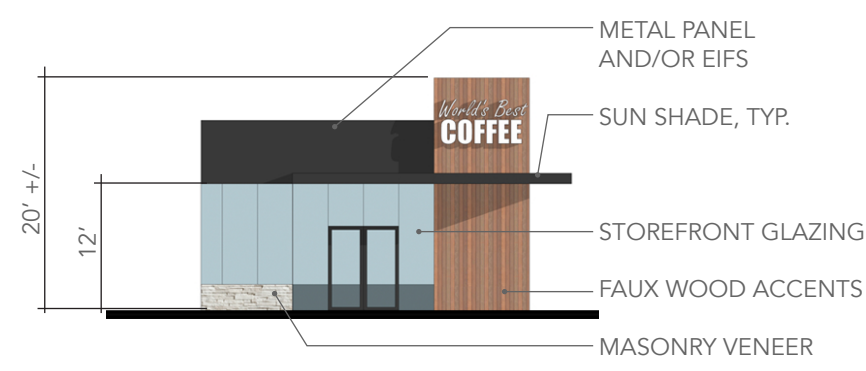
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8. FRONT ELEVATION HOTEL 1



10. EAST ELEVATION ENTERTAINMENT



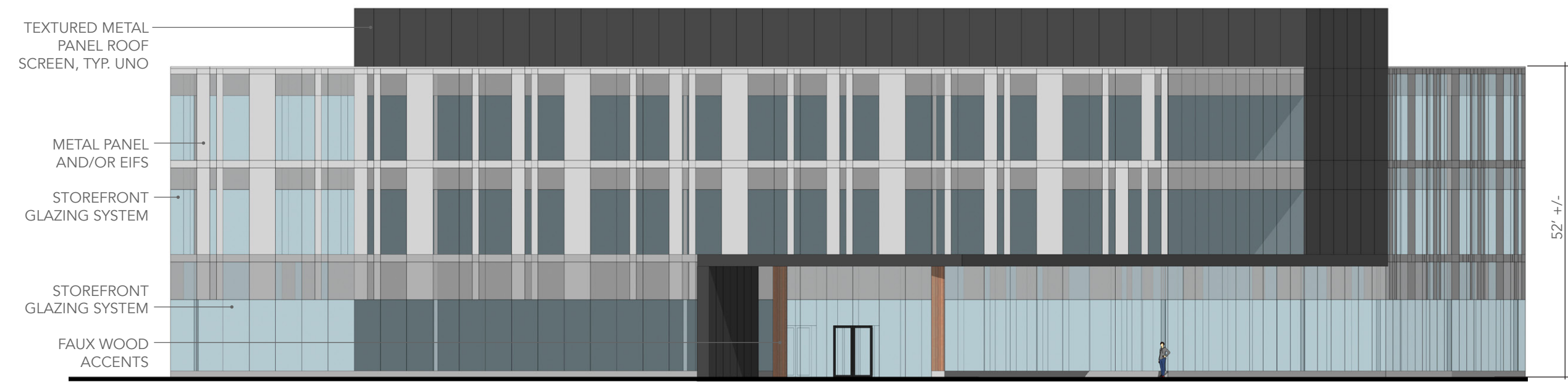
11. NORTH ELEVATION RESTAURANT



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

Project No.: 17042.04
Date: 04.04.2019
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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

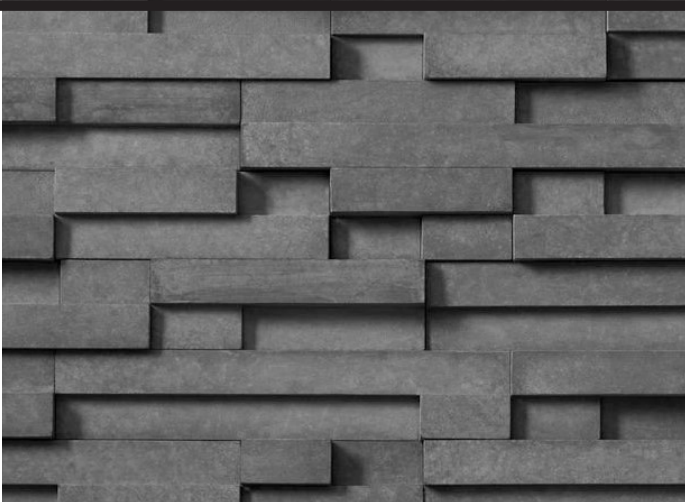
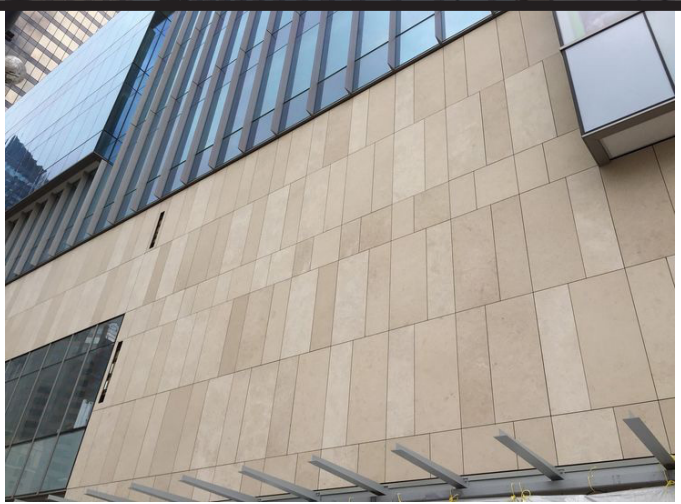
BUILDING
ELEVATIONS

SHEET NUMBER

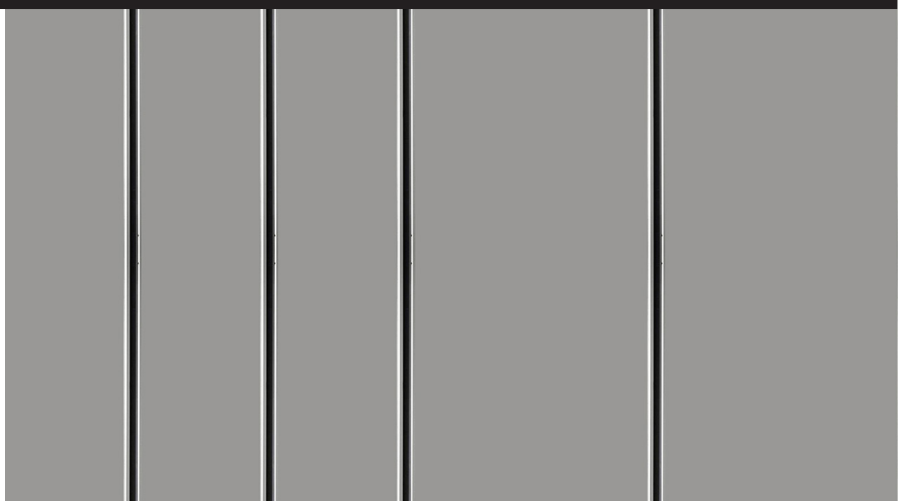
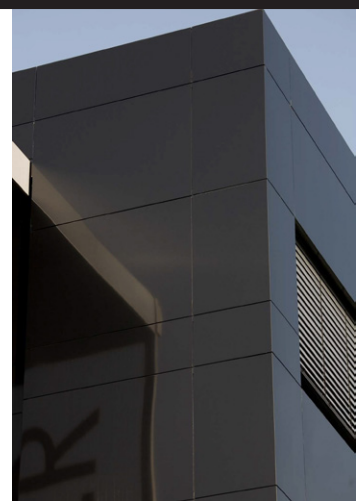
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OPAQUE WALL / SOFFIT MATERIALS

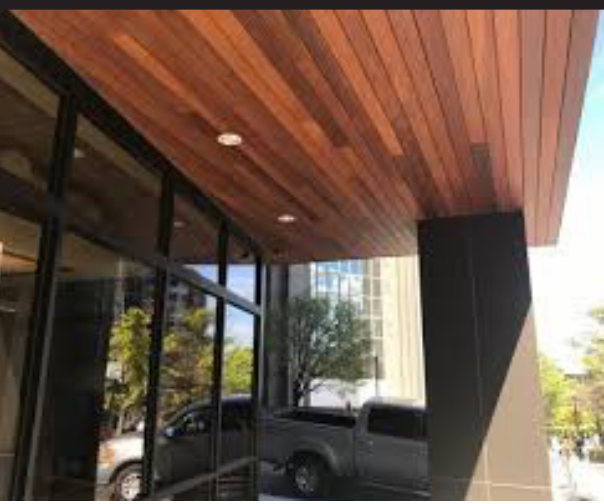
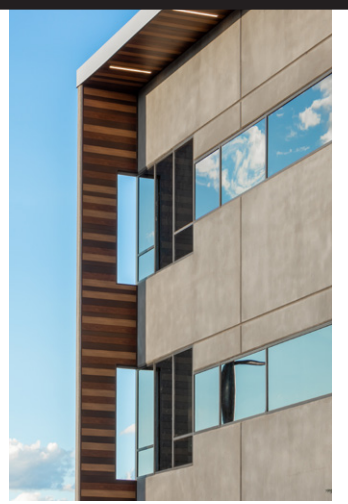
MANUFACTURED STONE /
BRICK MASONRY VENEER



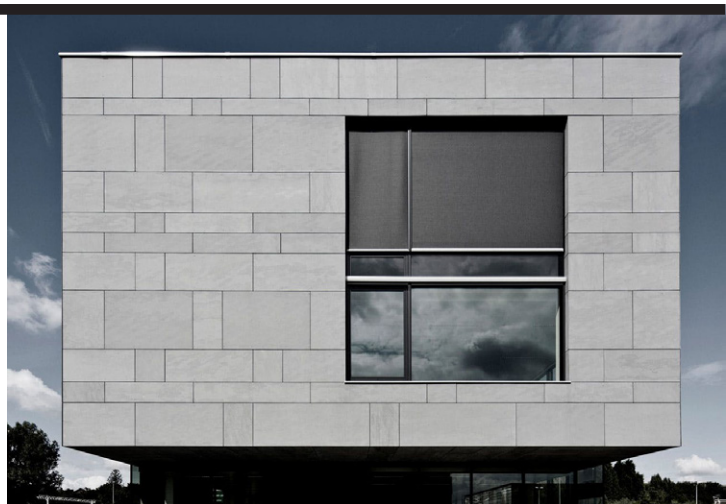
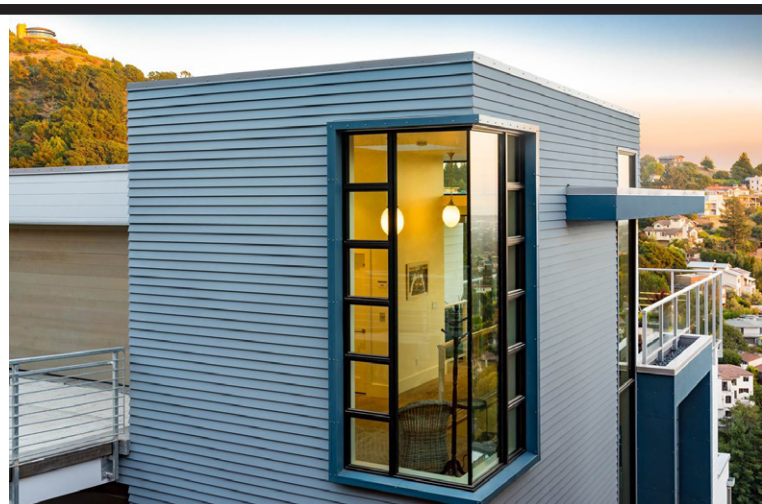
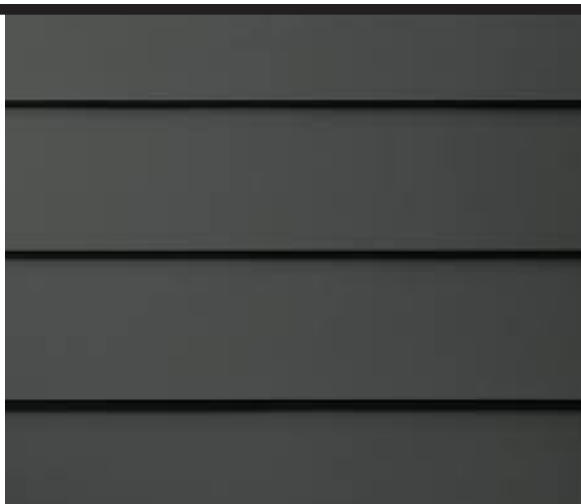
TEXTURED METAL PANELS



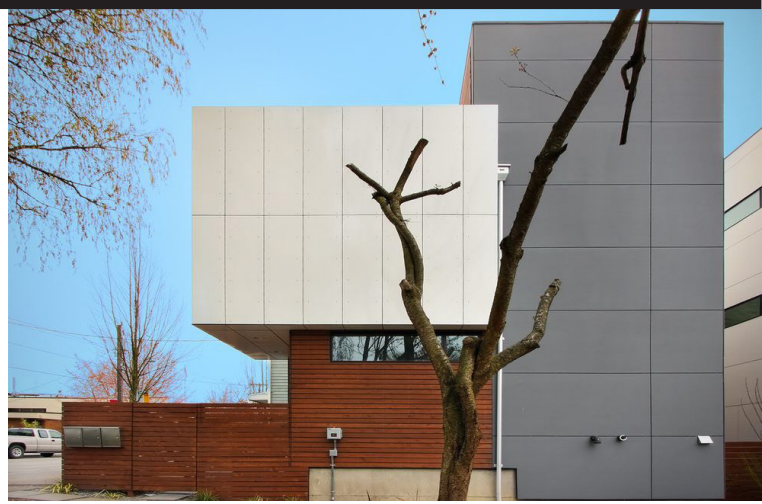
FAUX WOOD CLADDING &
SOFFITS



FIBER CEMENT BOARD
CLADDING

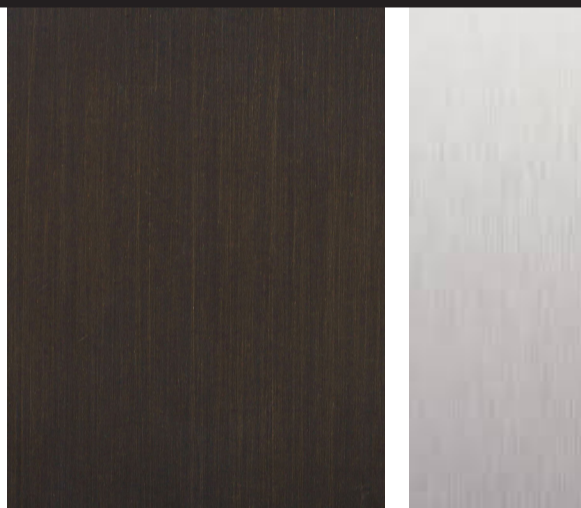


STUCCO / EIFS COATING

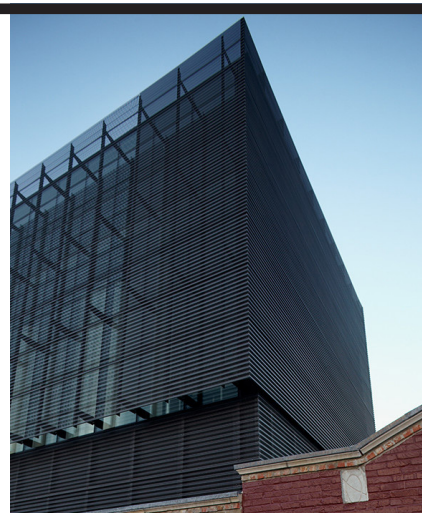
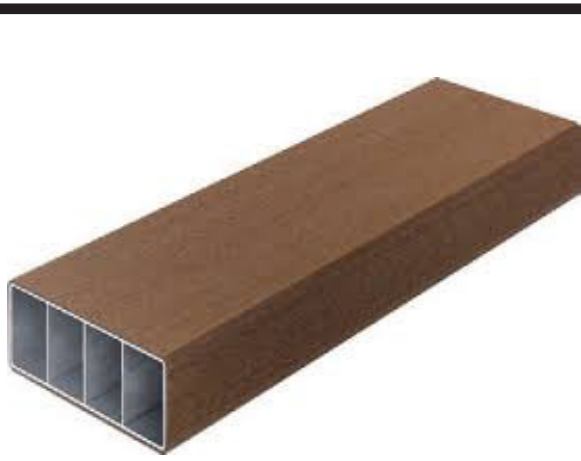


TRANSPARENT / TRANSLUCENT MATERIALS

STOREFRONT GLAZING



PERFORATED METAL / FAUX
WOOD SUN-SHADING



PARAGON STAR
VILLAGE

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

Project No.: 17042.04
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REVISIONS		
No.	Date	Description

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

BUILDING
MATERIAL PALETTE

SHEET NUMBER

A2.03

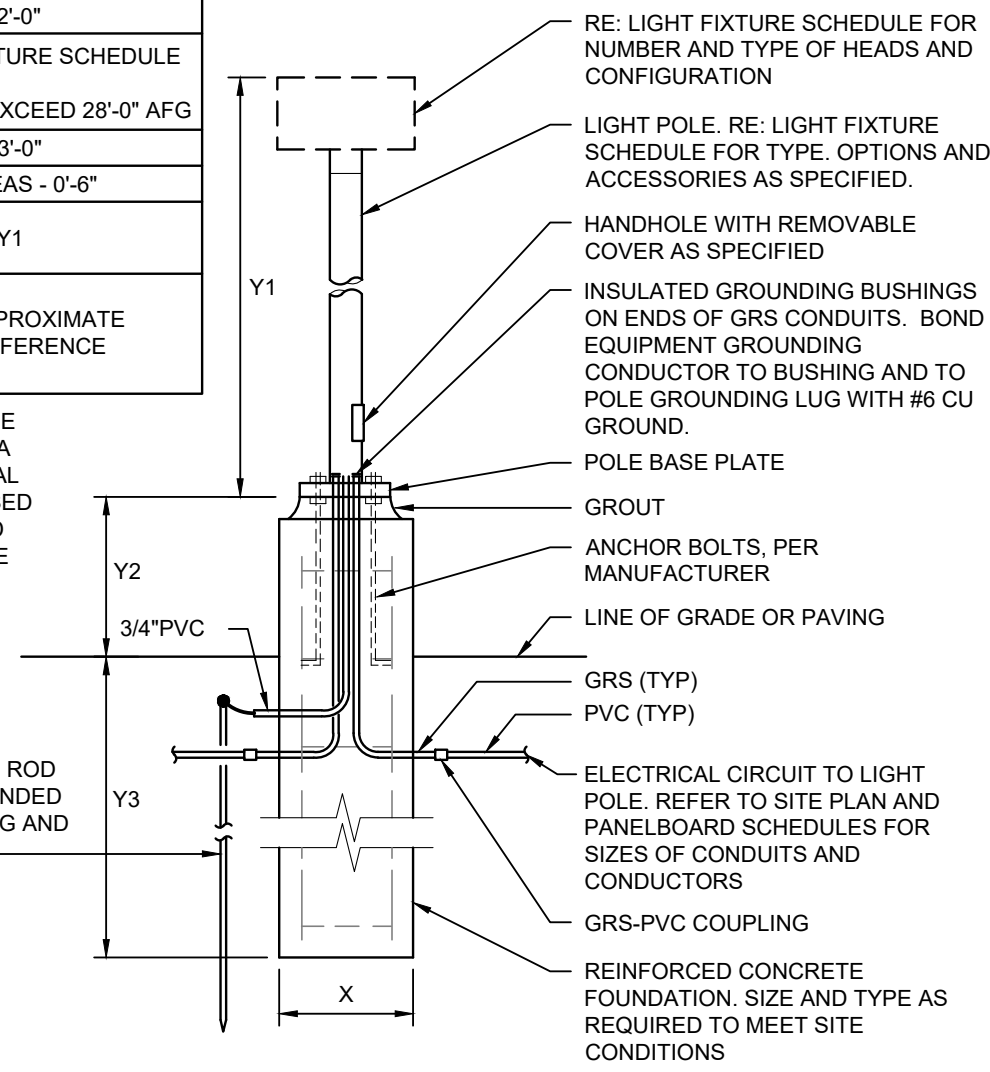
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TABLE OF DIMENSIONS*	
X	POLE HEIGHT < 16' = 1'-6"
	POLE HEIGHT > 16' = 2'-0"
Y1	REFER TO LIGHT FIXTURE SCHEDULE FOR POLE HEIGHT. Y1 + Y2 SHALL NOT EXCEED 28'-0" AFG
Y2	VEHICULAR AREAS - 3'-0"
	NON-VEHICULAR AREAS - 0'-6"
Y3	1/4 OF POLE HEIGHT Y1

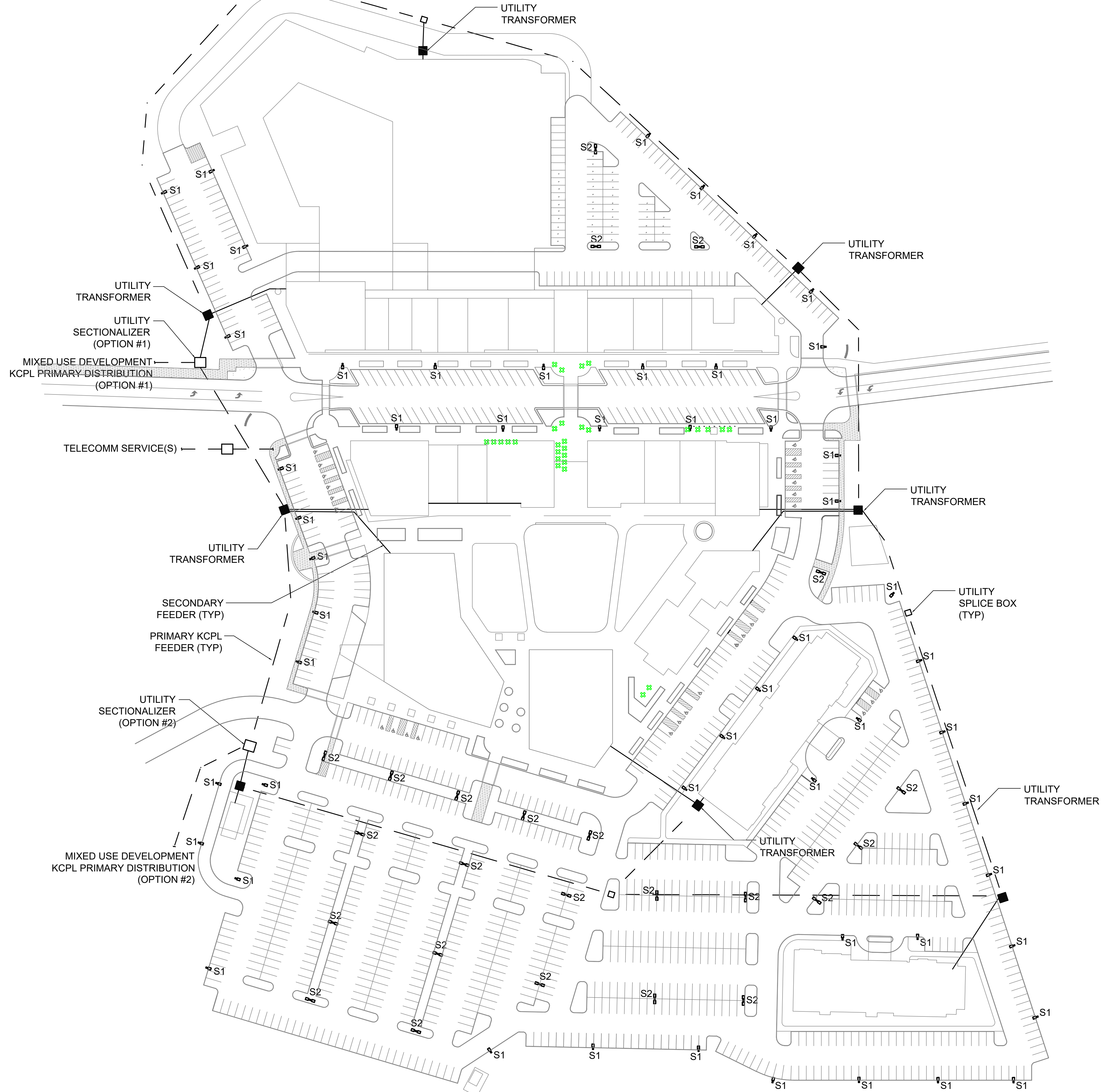
* NOTE:
ALL DIMENSIONS ARE APPROXIMATE
AND ARE SHOWN FOR REFERENCE
ONLY.

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'

PARAGON STAR VILLAGE

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

Project No.: 17042.04
Date: 02.15.2019
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PROJECT TEAM	
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	GBA
LANDSCAPE	HOERR SCHAUDT / 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

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
PRELIMINARY SUBMITTAL
JULIETTE A. PIERCE
LICENSE # PE-2009003622

IT IS NOT TO BE USED FOR
CONSTRUCTION
PURPOSES.

SHEET TITLE
**ELECTRICAL
SITE PLAN**

SHEET NUMBER

E100

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	103	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	illumiance	Fc	0.02	0.5	0.0	N.A.	N.A.
Extend 0s east	illumiance	Fc	0.02	0.1	0.0	N.A.	N.A.
Extend 0s east 1	illumiance	Fc	0.10	0.2	0.0	N.A.	N.A.
Parallel Parkway	illumiance	Fc	2.15	3.1	1.4	1.54	2.21
Parking Lot NE	illumiance	Fc	1.92	4.4	0.5	3.84	8.80
Parking Lot NW	illumiance	Fc	2.32	3.4	0.8	2.90	4.25
Parking Lot South	illumiance	Fc	2.10	5.7	0.2	10.50	28.50

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER/MODEL #	NO.	LAMPS	INPUT WATTS	INPUT VA	DESCRIPTION
S1	MCGRAW-EDISON GLEON-AF-03-LED-480-T4W-BK	-	LED BY	480	166	LED PARKING LOT FIXTURE. PROVIDE WITH 25' ALUMINUM POLE ON 3' BASE.
			MANUFACTURER 4000K 70 CRI 18,045 LUMENS 400,000 HRS			
S2	MCGRAW-EDISON (2) GLEON-AF-03-LED-480-T4W-BK	-	LED BY MANUFACTURER 4000K 70 CRI 36,090 LUMENS 400,000 HRS	480	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.

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 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.

McGraw-Edison

Catalog #	Type
Project	
Comments	Date
Prepared by	



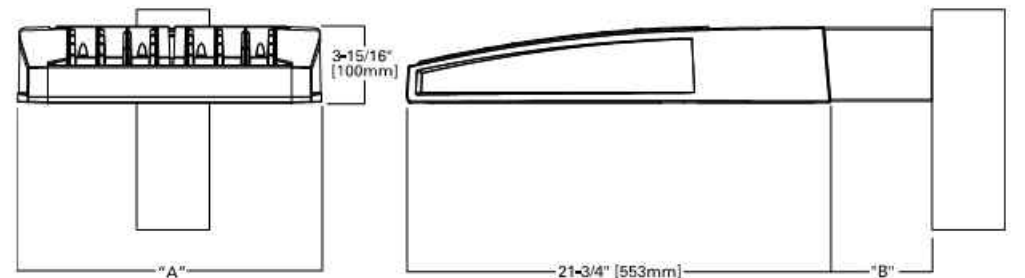
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology
ELECTRICAL

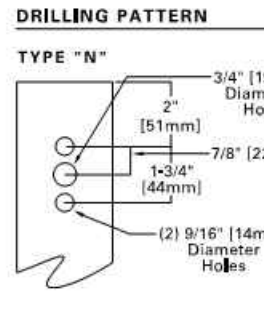
DIMENSIONS



DIMENSION DATA	1A Width (384mm)	1B Standard Arm Length (178mm)	1C Optional Arm Length (254mm)	Weight with Arm (lb/kg)	EPA with Arm (ft/ft)
1A	15x12" (384mm)	7"	10"	33 (15.0 kg)	0.96
1B	21x18" (548mm)	7"	10"	44 (20.0 kg)	1.00
1C	21x18" (548mm)	13"	10"	64 (29.0 kg)	1.07
1D	33x14" (857mm)	17mm	16"	63 (28.6 kg)	1.12

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

McGraw-Edison
Powering Business Worldwide



*www.design-lighting.org



CERTIFICATION DATA
UL/cUL Wet Location Listed
E030901
LM79 / LM80 Compliant
30 Vibration Rated
P66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
+2.0 Power Factor
+20% Total Harmonic Distortion
120/277V 50/60Hz
347V & 480V 60Hz
+10°C Min. Temperature
+40°C Max. Temperature
+50°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		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM
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ARCHITECTURE
CIVIL GBA
LANDSCAPE HOERR SCHAUDT /
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EXPIRES 12/31/20

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