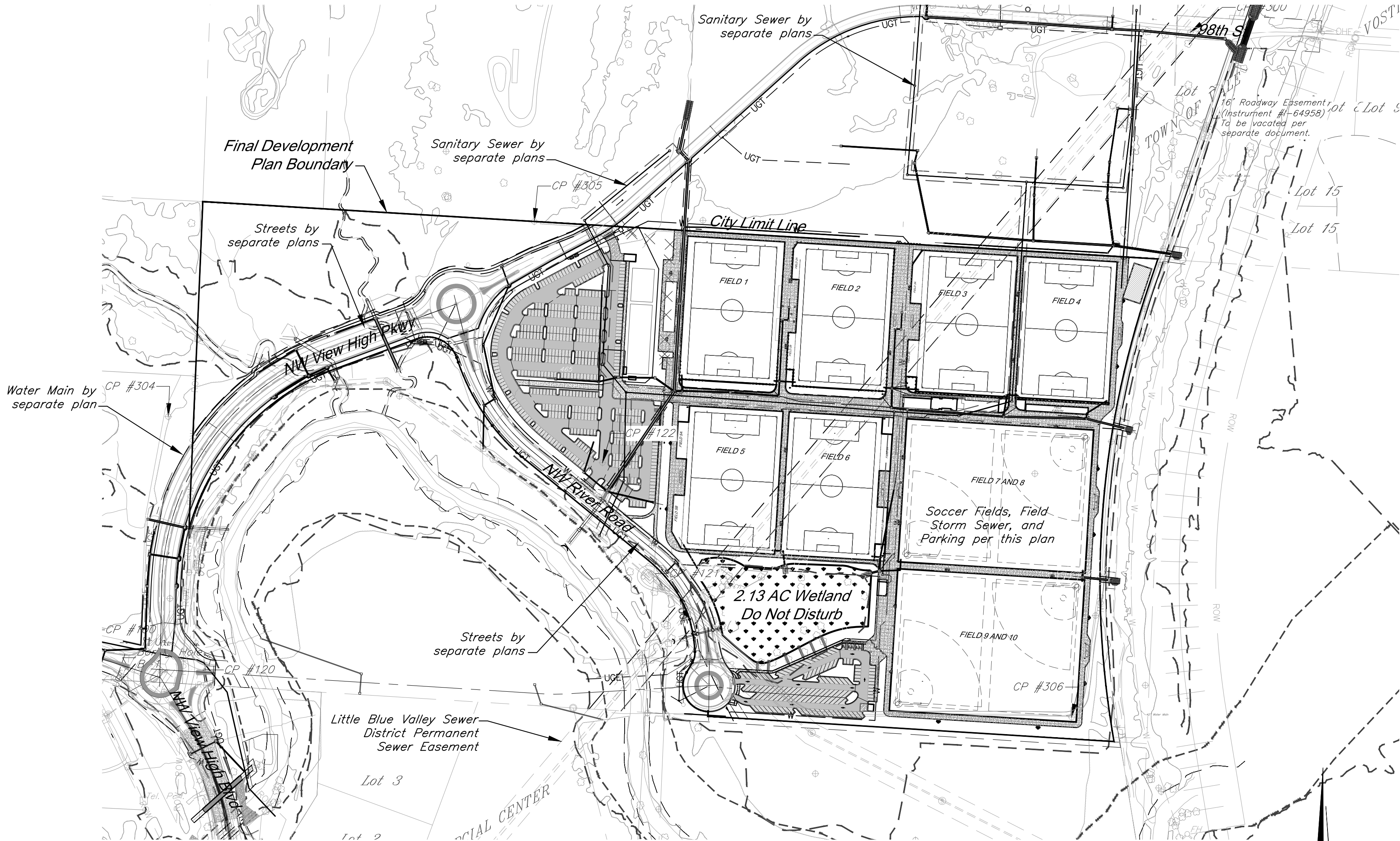


G:\12220\Civil\_3D\Production Drawings\Construction Site Plans\12220C0200.dwg Layout: C-100 General Layout -- Tuesday November 01, 2022 3:04pm -- Copyright 2022, George Butler Associates, Inc.



Land Use Schedule:

Requirement	Value	Comments
Total Floor Area	2,962 SF (min) 700 SF/Concession 500 SF/ Restroom 562 SF Press Box	Additional detail provided with subsequent submittals
Dwelling Units	None	
Land Area	76.36 Acres	Excludes Bldg Setback
Required Parking (Concessions)	5 per 1,000 SF = 12	Concessions/Restroom/Amenity Bldg
Required Parking (Soccer Complex)	Director's Determination	
Parking Provided (Lee's Summit)	580	
Parking Provided (KCMO)	663	(Total=1,243)
Impervious Coverage	9.01 Acres	
Soccer Field Coverage	24.2 Acres	
Floor Area Ratio	0.00089	Gross floor area / lot area

**Soccer Complex Parking Calculation:**  
Experience of the design team established 100 parking stalls per field as a baseline minimum requirement early in the design of Paragon Star. Similar complexes in the area (Scheel's Overland Park Soccer, Swape Park Soccer Village, etc.) provide approximately 70-75 stalls per field. The current design for Paragon will provide over 1243 parking spaces, a ratio of 120 / field.

Boundary Description:

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

BEGINNING at the Northwest corner of said Northwest Quarter of Section 34; thence South 86°33'45" East, along the North line of said Northwest Quarter, a distance of 2611.91 feet, to a point on the Westerly Right-of-Way line of Union Pacific Railroad, as now established; thence South 18°48'13" West, departing said North line, along said Westerly Right-of-Way line, a distance of 76.95 feet, to a point of curvature; thence Southwesterly and Southeasterly, continuing along said Westerly Right-of-Way line, along a curve to the left, having a radius of 2508.01 feet, and a central angle of 28°06'45"; a distance of 1230.57 feet, to a point of tangency; thence South 09°20'32" East, continuing along said Westerly Right-of-Way line, a distance of 30.31 feet, to a point on the South line of the North half of said Northwest Quarter; thence South 86°26'21" East, continuing along said Westerly Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 16.41 feet; thence South 09°20'32" East, departing said South line of the North half of the Northwest Quarter, continuing along said Westerly Right-of-Way line, a distance of 354.98 feet, to a point on the East line of said Northwest Quarter; thence South 02°29'17" West, continuing along said Westerly Right-of-Way line, and along said East line of the Northwest Quarter, a distance of 468.48 feet, to a point on the North Right-of-Way line of Interstate 470, as now established; thence North 85°05'37" West, departing said Westerly Right-of-Way line, along said North Right-of-Way line of Interstate 470, a distance of 899.87 feet; thence North 75°10'03" West, continuing along said North Right-of-Way line, a distance of 203.04 feet; thence South 77°15'22" West, continuing along said North Right-of-Way line, a distance of 228.93 feet, to a point on the East line of the Southwest Quarter of said Northwest Quarter, said point also being the Southeast corner of said GRAHAM COMMERCIAL CENTER; thence continuing South 77°15'22" West, continuing along said North Right-of-Way line, and along the South line of said subdivision, a distance of 1.94 feet; thence South 88°33'58" West, continuing along said North Right-of-Way line, and along said South line of said subdivision, a distance of 181.11 feet; thence North 85°01'31" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 100.18 feet; thence North 60°06'43" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 165.44 feet; thence North 85°08'16" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 199.96 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 97.23 feet; thence North 69°50'05" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 342.03 feet, to the Southwest corner of said subdivision; thence North 30°28'52" West, continuing along said North Right-of-Way line, and along the West line of said subdivision, a distance of 87.88 feet; thence North 07°21'08" East, continuing along said North Right-of-Way line and it's transition to the East Right-of-Way line of View High Drive, as now established, and said West line of said subdivision, a distance of 106.53 feet; thence North 20°25'39" East, departing said West line of said subdivision, continuing along said East Right-of-Way line of View High Drive, a distance of 185.39 feet; thence North 45°30'34" West, continuing along said East Right-of-Way line, a distance of 129.40 feet; thence North 12°40'32" West, continuing along said East Right-of-Way line, a distance of 278.96 feet, to a point on said South line of the North half of the Northwest Quarter; thence North 86°26'21" West, continuing along said East Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 130.00 feet, to the Southwest corner of said North half of the Northwest Quarter; thence North 02°25'47" East, along the West line of said Northwest Quarter, a distance of 1316.45 feet, to the POINT OF BEGINNING, containing 5,217,462.56 square feet or 119.78 acres, more or less.

See Sheet C-101 for dimensioned boundary.

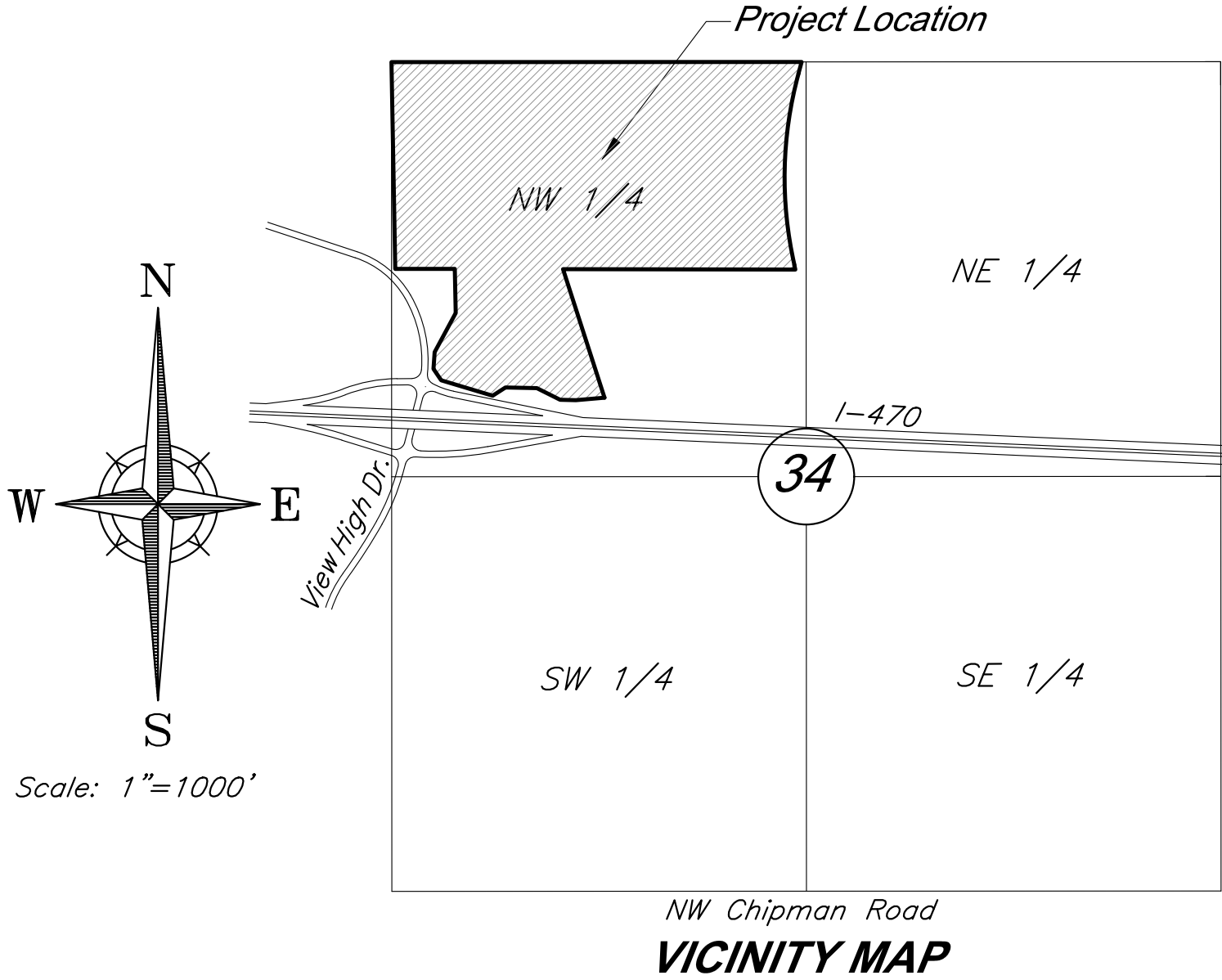
Project Benchmark:

BM #11 - Chiseled "L" on top Northeast corner of concrete guardrail at the Northeast corner of 1470 bridge spanning View High Drive.  
EL=833.80

Floodplain:

According to FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 29095C0404G, effective Date 1/20/17, the tract lies partially within an area designated as Special Flood Hazard Areas. Special Flood Hazard Areas defined on portions of the site include regulatory floodway, Zone AE (with depths identified on site from 810 to 811), and 0.2% Annual Chance Flood Hazard Areas.

A CLOMR has been issued for this project, case number 20-07-0520R, dated 2/14/20. Proposed Floodplain/ Floodway refers to boundary set by this CLOMR.



Section 33 & 34-T48N-R32W

General Notes:

- All Construction shall conform to the City of Lee's Summit Technical Specifications in effect at the time of the City's approval date shown on the approved plans and incorporated herein by reference.
- All traffic control shall be the responsibility of the Contractor and shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- Property Corners and/or Section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the state of Missouri, at the Contractor's expense.
- The Contractor shall be responsible for the restoration of the Right-of-Way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal equipment, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- The Contractor shall, prior to the commencement of work, investigate surface and subsurface conditions to be encountered across the site and notify the Engineer if any discrepancies or changed conditions are noted.
- All trash and debris identified on site shall be properly handled and disposed of in accordance with state of Missouri regulations.
- All measurements on these plans are horizontal distances, not slope distances.
- This project will include numerous activities occurring on site including storm sewer, sanitary sewer, grading, erosion control, etc. Contractor shall coordinate his work with other contractors on site.
- Initial construction staking will be performed by GBA - Refer to Bid Documents.
- All concrete shall be KCMMB 4,000 psi.
- Oil / Gas Wells are not present on site per Missouri Department of Natural Resources.

Permitting:

- Contractor is responsible for obtaining all required permits, paying all fees, and for otherwise complying with all applicable regulations governing the work.
- The U.S. Corps of Engineers Section 404 permit has been issued for this project. All work shall adhere to the terms and conditions of this permit, including the preservation of 2.13 Acres of the existing wetland.
- All work within KCMO city limits shall adhere to KCMO Site disturbance requirements.

Erosion Control:

- The Contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses, and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the Right-Of-Way, or adjacent properties to original or better condition.
- Contractor shall ensure that all construction shall conform to the requirements of the Stormwater Pollution Prevention Plan (SWPPP) a copy of which shall be maintained and updated on site by the Contractor.
- The Contractor shall sod all disturbed areas within the Public Street Right-of-Way unless otherwise noted in the plans.
- No trees shall be damaged or removed without prior authorization from owner unless otherwise shown on this plan.

Earthwork:

- Slopes shall be constructed to a maximum slope of 3:1 (Horiz:Vert) unless specifically noted otherwise in the referenced Geotechnical reports.
- Refer to "Geotechnical Engineering Report - Paragon Star Roadways and Borrow Site" Dated December 8, 2016 - along with Addendum #1 dated 1/4/17, Addendum #2 dated 2/27/17, Addendum #3 dated 5/9/19 and "Geotechnical Engineering Report - Soccer Fields" Dated July 27, 2016 and "Geotechnical Engineering Report - Retaining Walls" Dated April 4, 2019 prepared by Terracon Consultants, Inc. for grading recommendations and boring logs. All earthwork shall conform to the recommendations of the Reports.
- Unless otherwise noted, all spot elevations and contours are shown to "finish" grade surface.
- All temporary slopes and excavations should conform to Occupational Safety and Health Administration (OSHA) standards for the Construction Industry (29 CFR part 1026, subpart P).
- Earthwork for this phase of development is intended to balance. Contractor to cut only enough fill material from the borrow source at the north end of the project as required to accomplish the fills shown on this plan set.
- All Permanent seeded shall be dressed with 12" topsoil and permanent seed. All other disturbed areas shall be seeded with the temporary seed mix.
- Earthwork quantities shown on the plans assume 0% shrinkage for all fill material. The Contractor shall perform the fill to achieve the grades shown on the drawings. The determination of the actual adjustment of fill required due to shrink/swell of various materials shall be the responsibility of the Contractor.

Utility:

- All Manholes, Catch Basins, Utility Valves, Meter Pits, and other utility equipment shall be adjusted or rebuilt to grade as required.
- Prior to beginning work, the Contractor shall notify all utility companies who have facilities in the vicinity of the project area of the work to be performed.

Storm Sewer:

- All RCP shall be Class III.
- All HDPE Pipe shall be ADS N-12 or equivalent. Pipe shall meet AASHTO M294.
- Pipe Lengths are called out from center of structure to center of structure.
- Drainage across the project site during construction shall be the Contractor's responsibility. Surface drainage shall be controlled to reduce or prevent the flow of surface water onto adjacent grounds. Contractor shall control downstream erosion and silting during construction. Flexibility is given to the Contractor to make minor grading revisions along roads or between building pads to improve drainage during construction, with prior approval of the engineer.
- Prior to ordering precast storm sewer structures, Contractor shall provide shop drawings to the Engineer for review and approval.

RELEASED FOR CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
11/10/2022

Utility Contacts

Sanitary Sewers	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1922 email: jeff.thorn@cityofLS.net	Gas	Mr. Donnie Richards Missouri Gas Energy 7500 E 35th Terrace Kansas City, MO 64129 (816) 472-9464 Fax (816) 472-3488 email: donnie.richards@sug.com
Water	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1922 email: jeff.thorn@cityofLS.net	Cable Television	Mr. Greg Thomas Time Warner Cable 8221 W. 119th Street Overland Park, KS 66213 (913) 643-1950 email: greg.thomas@twcable.com
		Telephone	Ms. Glenda Charles AT&T 1425 Oak Street Kansas City, MO 64106 (816) 365-1669 Fax (816) 275-1109 email: gc6954@att.com
		Electric Service	Mr. Nathan Michael Kansas City Power & Light P.O. Box 418679 Kansas City, MO 64141 (816) 220-5210 Fax (816) 245-3623 email: Nathan.Michael@kcpl.com

Missouri One Call System 1-800-344-7483 (DIG-RITE)

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9801 Renner Boulevard  
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MO Certificate of Authority # 2008001860

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2100 Central Street, Suite 01C  
Kansas City, MO 64108  
816.510.0438  
www.hoerschaudt.com  
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913.742.5000  
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Missouri Certificate of Authority # 000556

FINKLE & WILLIAMS Architecture  
8787 Renner Boulevard, Suite 100  
Lenexa, KS 66219  
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Missouri Certificate of Authority #F00453304

PROJECT:

Paragon Star Soccer Complex  
Soccer Complex & Associated Improvements  
1401 NW View High Dr, Lee's Summit, MO 64081  
Final Development Plan - RESUBMITTAL

ISSUE:


PROFESSIONAL SEAL:



DRAWING TITLE:

General Layout

JOB NO: 1197 SCALE:

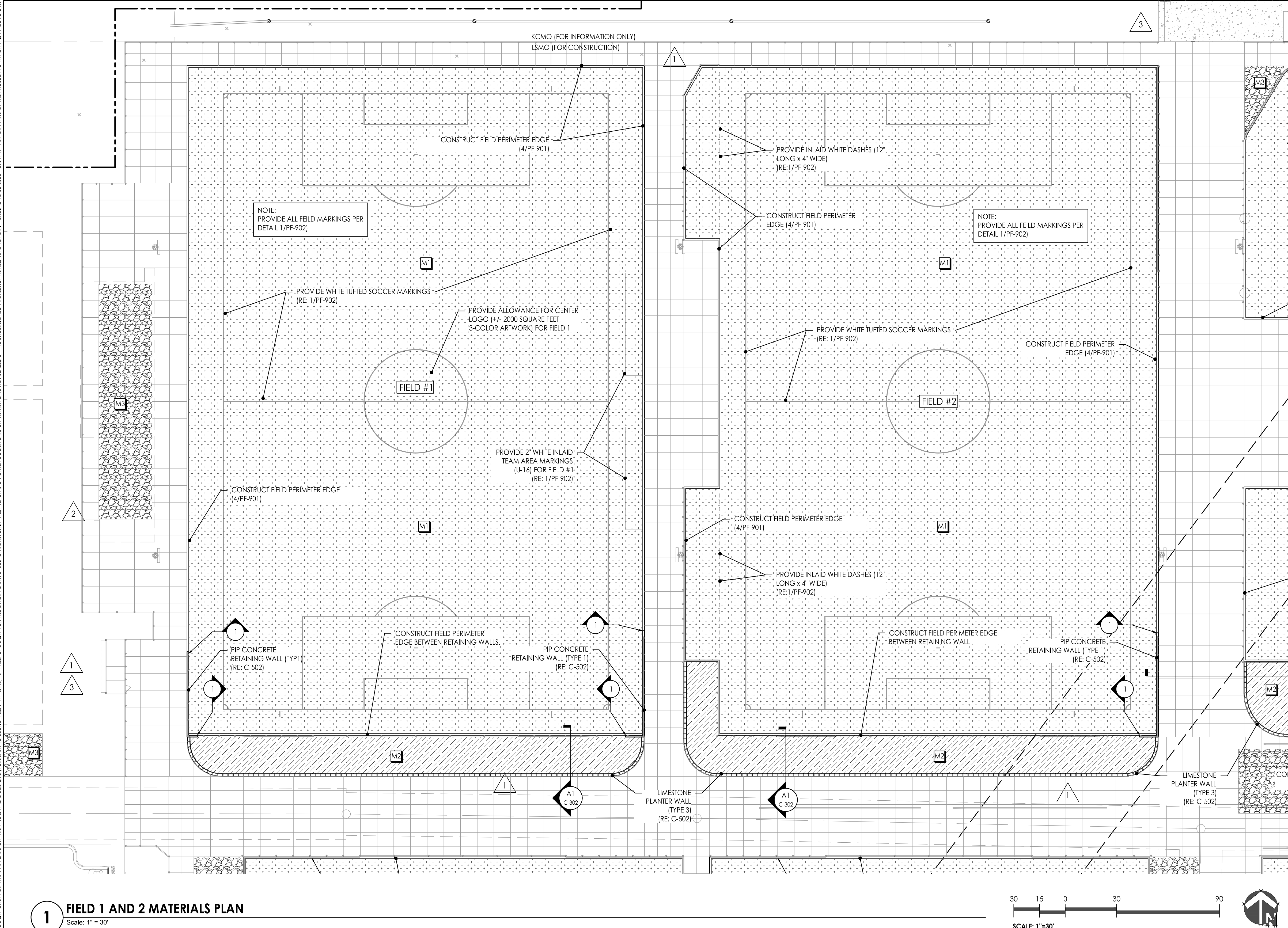
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SHEET NO:

C-100

GBA Project Number 12720.09





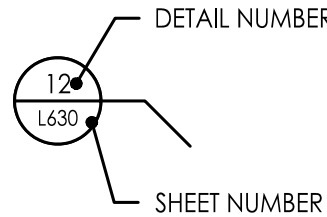
1 FIELD 1 AND 2 MATERIALS PLAN  
Scale: 1" = 30'



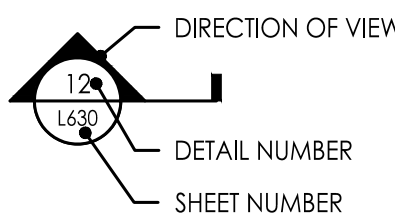
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KEY	DESCRIPTION	DETAIL REFERENCE
	PERIMETER EDGE TYPE 1: 12\"W x 12\"D C.I.P. CONCRETE	

MATERIALS LEGEND		
SYMBOL	DESCRIPTION	DETAIL REFERENCE
	ARTIFICIAL TURF PLAYING FIELD - INFILL SYSTEM OVER GRAVEL DRAINAGE	1/PF-901
	PLANTING SOIL (SECTION 329300) - 42\" MINIMUM DEPTH	
	3/4\" CLEAN GRAVEL SURFACE - FINISH GRADE TO MATCH ADJACENT PAVEMENT	

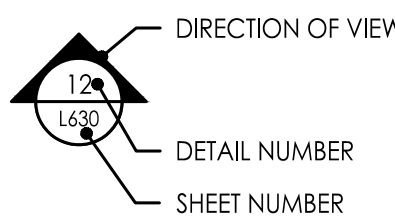
DETAIL / ENLARGEMENT CALLOUT



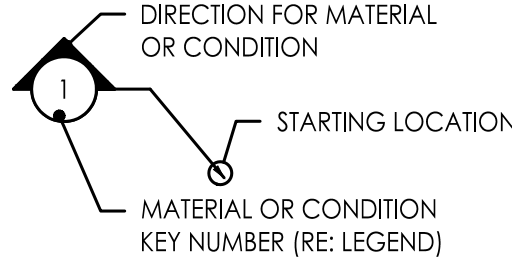
SECTION CALLOUT



ELEVATION CALLOUT



MATERIAL / CONDITION CALLOUT

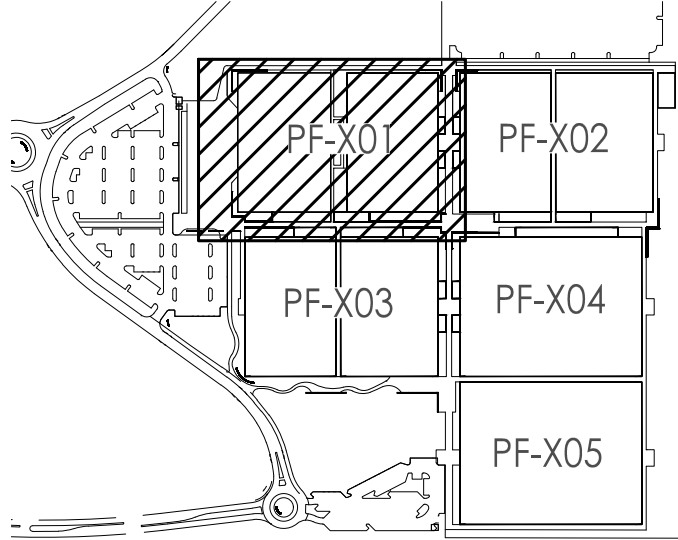


MATERIALS AND EQUIPMENT NOTES

- MATERIALS IDENTIFIED BY HATCHES ARE TO THE APPROXIMATE LIMITS. DO NOT SCALE PLANS; REFER TO DETAILS FOR THE LIMITS OF THE MATERIAL AND THE EDGE ADJACENCIES CREATED BY OTHER MATERIALS
- EQUIPMENT IDENTIFIED BY KEY SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS. REFER TO SPECS AND REFERENCED DETAILS FOR ADDITIONAL INFORMATION.
- EDGE CONDITIONS IDENTIFIED BY KEY NUMBER PROVIDE GUIDANCE ON THE CONSTRUCTED CONDITION BETWEEN DIFFERING MATERIALS. REFER TO THE IDENTIFIED DETAIL FOR ADDITIONAL INFORMATION.
- OTHER SCOPES OF WORK DIRECTLY RELATED TO THESE MATERIALS AND CONDITIONS INCLUDE SUBSURFACE DRAINAGE, SUB- AND SURFACE GRADING, FENCING AND UTILITIES. REFER TO OTHER PF-SERIES DRAWINGS THAT ILLUSTRATE THESE SCOPES OF WORK.

RELEASED FOR  
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Lee's Summit, Missouri  
11/10/2022

KEYPLAN



CIVIL ENGINEERING  
G&A  
9801 Renner Boulevard  
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6787 Renner Boulevard, Suite 100  
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913.498.1550  
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Missouri Certificate of Authority # F00453304

PROJECT:

Paragon Star Soccer Complex

Soccer Complex & Associated Improvements

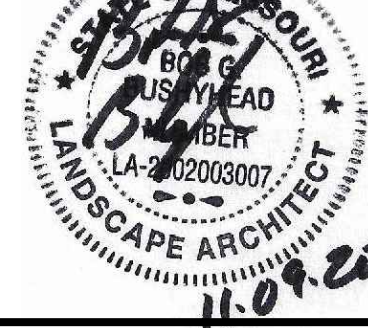
1401 NW View High Dr, Lee's Summit, MO 64081

PLAYING FIELD CONSTRUCTION - ISSUED FOR BID

ISSUE:

1	6.13.2022	SOCCER COMPLEX REVISIONS
2	09.23.2022	REVISION 3
3	10.21.2022	REVISION 5

PROFESSIONAL SEAL:



DRAWING TITLE:

Field 1 & 2  
Material & Details  
Plan

JOB NO: 1197

SCALE:

DATE: 05.03.21

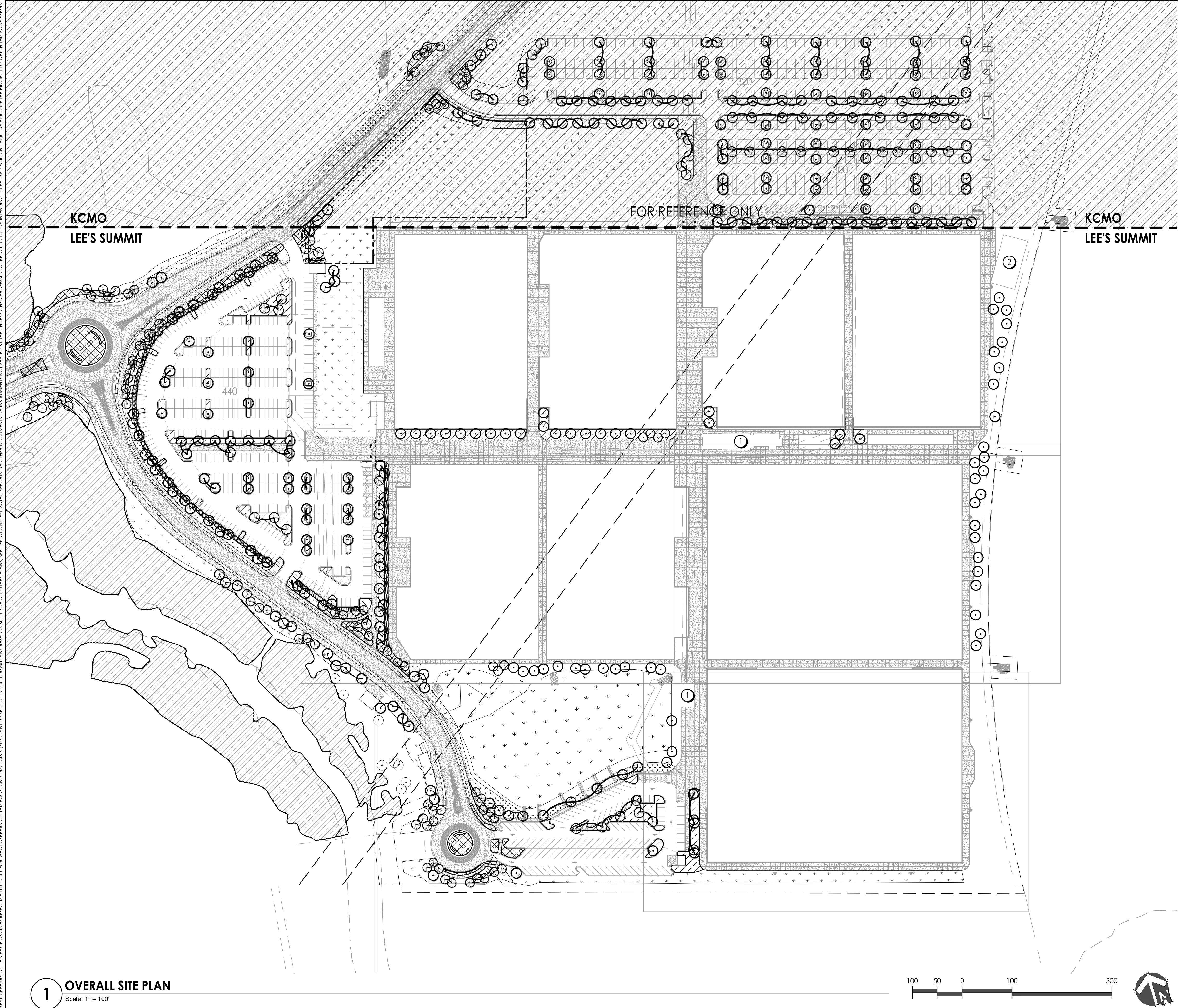
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SHEET NO:

PF-101



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1 OVERALL SITE PLAN  
Scale: 1" = 100'

### PLANTING NOTES

1. THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF ALL PLANT MATERIAL TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 329300 - PLANTS** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/ OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
3. LOCATIONS OF ALL PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING, EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.
5. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH PRE-EMERGENT HERBICIDE AND 3" (MIN) DEPTH OF HARDWOOD MULCH (RE: SECTION 329300)

### PLAN NOTES

- ① CONCESSION / RESTROOM / AMENITY BUILDING (TYPICAL - TWO LOCATIONS)  
  
GENERAL DESCRIPTION IS AS FOLLOWS: ADDITIONAL DETAIL SHALL BE PROVIDED WITH SUBSEQUENT SUBMITTAL TO THE CITY OF LEE'S SUMMIT.
  - STRUCTURE SHALL BE A ONE-STORY BUILDING, CMU/TIMBER CONSTRUCTION
  - SCREENING OF ROOFROP MECHANICAL UNITS WILL BE INCORPORATED INTO ROOFLINE DESIGN FOR SCREENING.
  - ROOF MATERIAL SHALL BE RAISED SEAM METAL PANEL.
  - SQUARE FOOTAGE VALUES PROVIDED IN LAND USE SCHEDULE REPRESENT ANTICIPATED MINIMUMS - ADJUSTMENTS TO TOTALS OR ALLOCATION FOR ADDITIONAL USES SUCH AS TRAINING, FIRST AID, OFFICIAL'S LOUNGE, ETC. MAY BE EXPLORED.
- ② FUTURE MAINTENANCE BUILDING

### PLANTING SCHEDULE

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
●	SHADE/STREET TREES		
	AT	Shantung Maple <i>Acer truncatum 'Shantung Maple'</i>	2' cal.
	CO	Hackberry <i>Celtis occidentalis</i>	2' cal.
	ZS	Sawleaf Zelkova <i>Zelkova serrata</i>	2' cal.
	UF	Frontier Elm <i>Ulmus 'Frontier'</i>	2' cal.
	QB	Swamp White Oak <i>Quercus bicolor</i>	2' cal.
	QR	Northern Red Oak <i>Quercus rubra</i>	2' cal.
⌚	CC	Eastern Redbud <i>Cercis canadensis</i>	1.5" cal.

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
PLANT MIXES			
	Native Planting Mix- Plugs @ 18" o.c.		
	[AT] Asclepias tuberosa / Butterfly Milkweed		
	[BC] Bouteloua curtipendula / Side Oats Grama		
	[SS] Schizachyrium scoparium / Little Bluestem Grass		
	[SH] Sporobolus heterolepis / Prairie Dropseed		
	Shrubs - #1 @ 36" o.c.		
	[CA] Cornus alba / Tatarian Dogwood		
	[PO] Physocarpus opulifolius 'Nanus' / Dwarf Ninebark		
	[RA] Rhus aromatica 'Gro-low' / Gro-low Fragrant Sumac		

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Missouri Certificate of Authority # 000556

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Final Development Plan - RESUBMITTAL

ISSUE:

PROFESSIONAL SEAL:



DRAWING TITLE:

OVERALL SITE PLAN

JOB NO: 1197 SCALE:  
DATE: 11.01.2022 DRAWN BY: EDD  
SHEET NO:

L-001