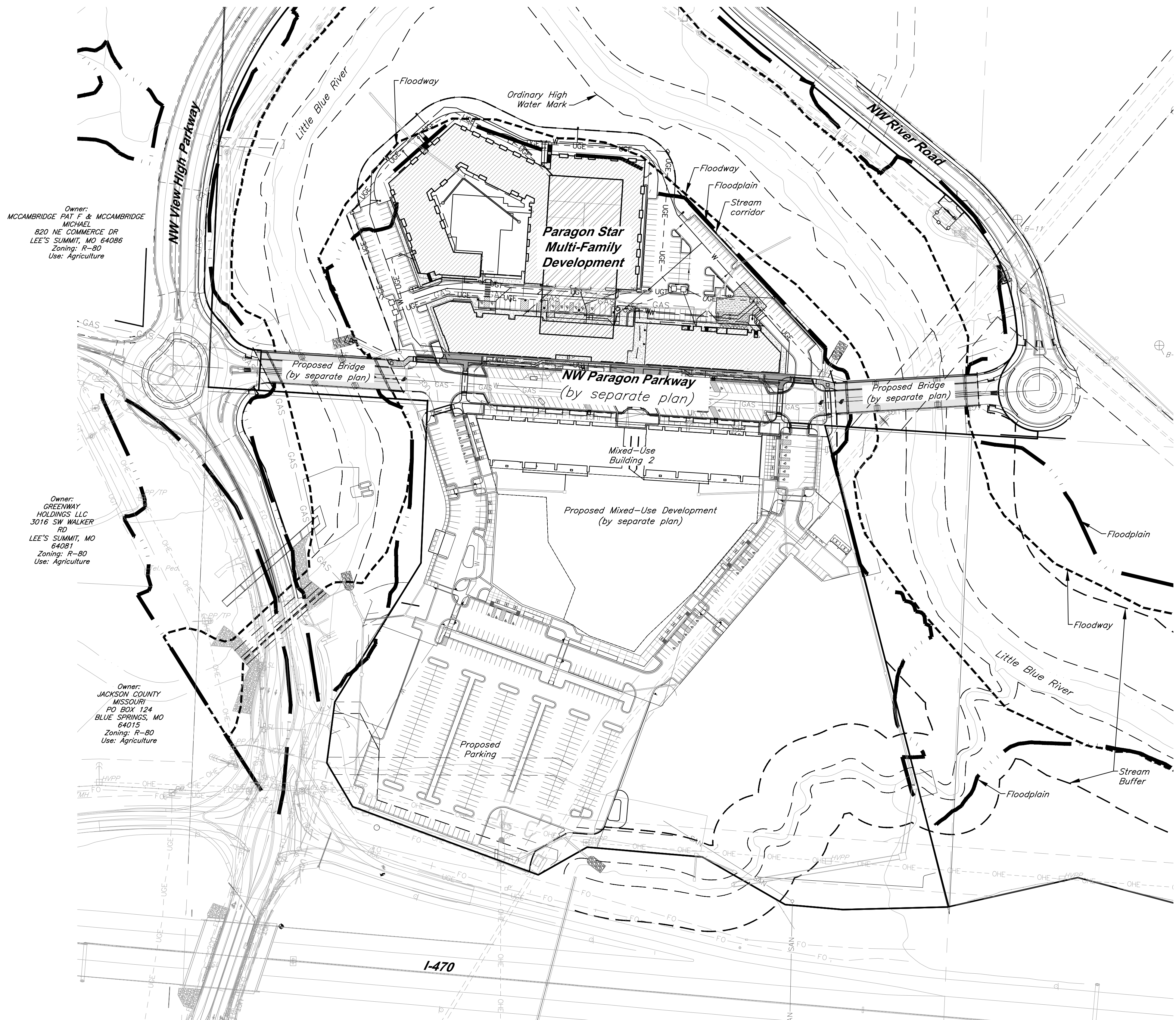


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**Prepared and Submitted By:**

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Phone: 913-492-0400 Fax: 913-577-8312  
Contact: Jay Healy, P.E.  
Email: jhealy@gbateam.com

**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.

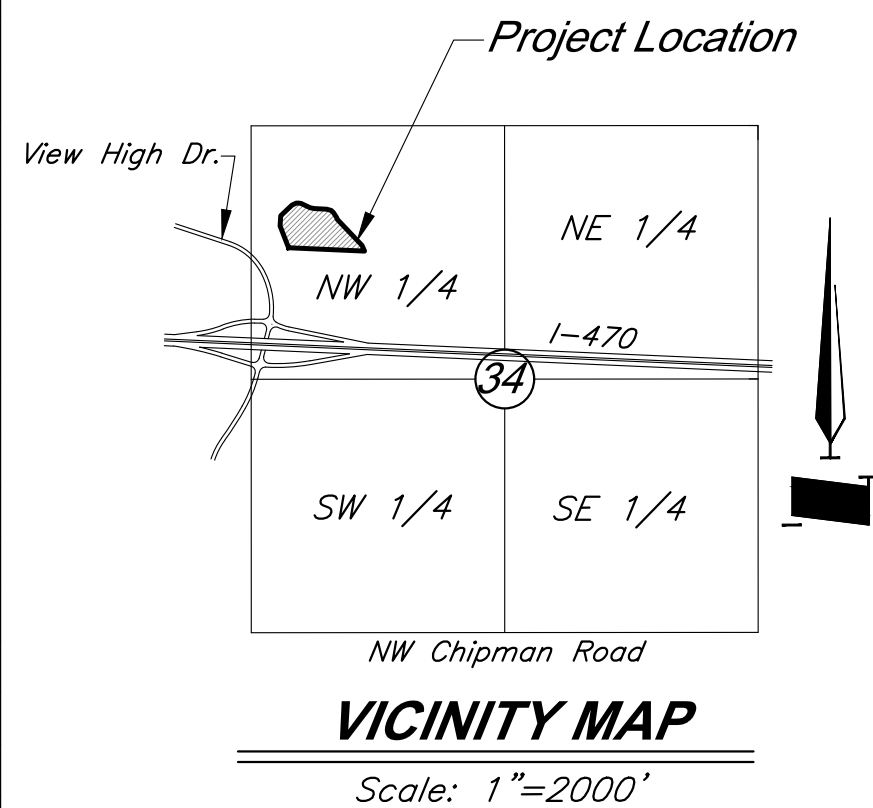
**Zoning:**

PMIX - Planned Mixed Use

**Notes:**

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

Land Use	
Total Site Area (AC)	19.63
Total Impervious Area(SF)	202,990 (23.74%)
Lot 5 Area (AC)	14.20
Lot 6 Area (AC)	0.72
Lot 7A Area (AC)	1.11
Lot 7B Area (AC)	0.69
Lot 7C Area (AC)	1.78
Lot 8 Area (AC)	1.13
Residential Building Area (SF)	344,995
Retail Building Area (SF)	35,232
Garage Area (SF)	168,460
Use	Mixed Use
Zoning	PMIX
Setback	0
Dwelling Units	374
Bedroom Count	426
Total Parking Spaces	660
Regular Parking Spaces	647
ADA Parking Spaces	13



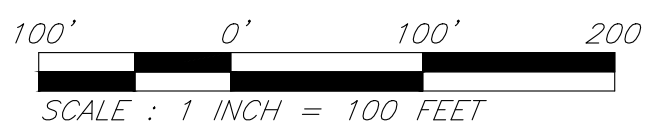
**Legend**

	Power Pole		Barbed Wire Fence
	Guy Anchor		Centerline
	Electric Meter		Fiber Optic Line
	Electrical Transformer		Gas Line
	Electric Pedestal		Guard Rail
	Power Pole/Telephone Pole		Over Head Electric
	Power Pole/Light Pole		Over Head Telephone
	Gas Meter		Property Line
	Gas Valve		Right-of-Way Line
	Curb Inlet		Sanitary Sewer Line
	Junction Box		Stream
	Sanitary Sewer Manhole		Underground Electric
	Light Pole		Underground Telephone
	Boring Hole		Underground Cable TV
	Sign		Water Line
	Property Corner		Proposed Grades
	Telephone Manhole		Proposed Storm Sewers
	Telephone Pedestal		Existing Grades
	Telephone Pole		Existing Storm Sewers
	Proposed Building		Tree Deciduous
			Fire Hydrant
			Water Meter
			Proposed Floodway
			Proposed Floodplain
			Stream Corridor

**PROJECT BENCHMARK**

BM #11 - Chiseled "L" on top Northeast corner of concrete guardrail at the Northeast corner of I470 bridge spanning View High Drive. Coordinates: N=1008590.33', E=2803864.07', EL=833.80

BM #13 - Chiseled "L" on NE corner of Interstate 470 and Cedar Creek Bridge. Coordinates: N=1008342.79', E=2806758.22', EL=852.04'



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PROJECT:

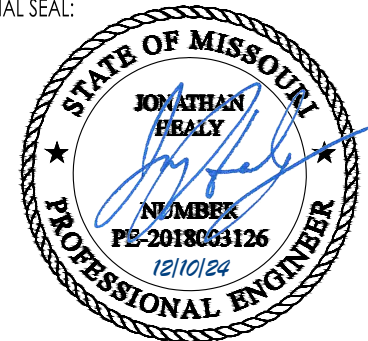
**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

**General Site Plan**

JOB NO: 18017, 19050.07, 19050.08

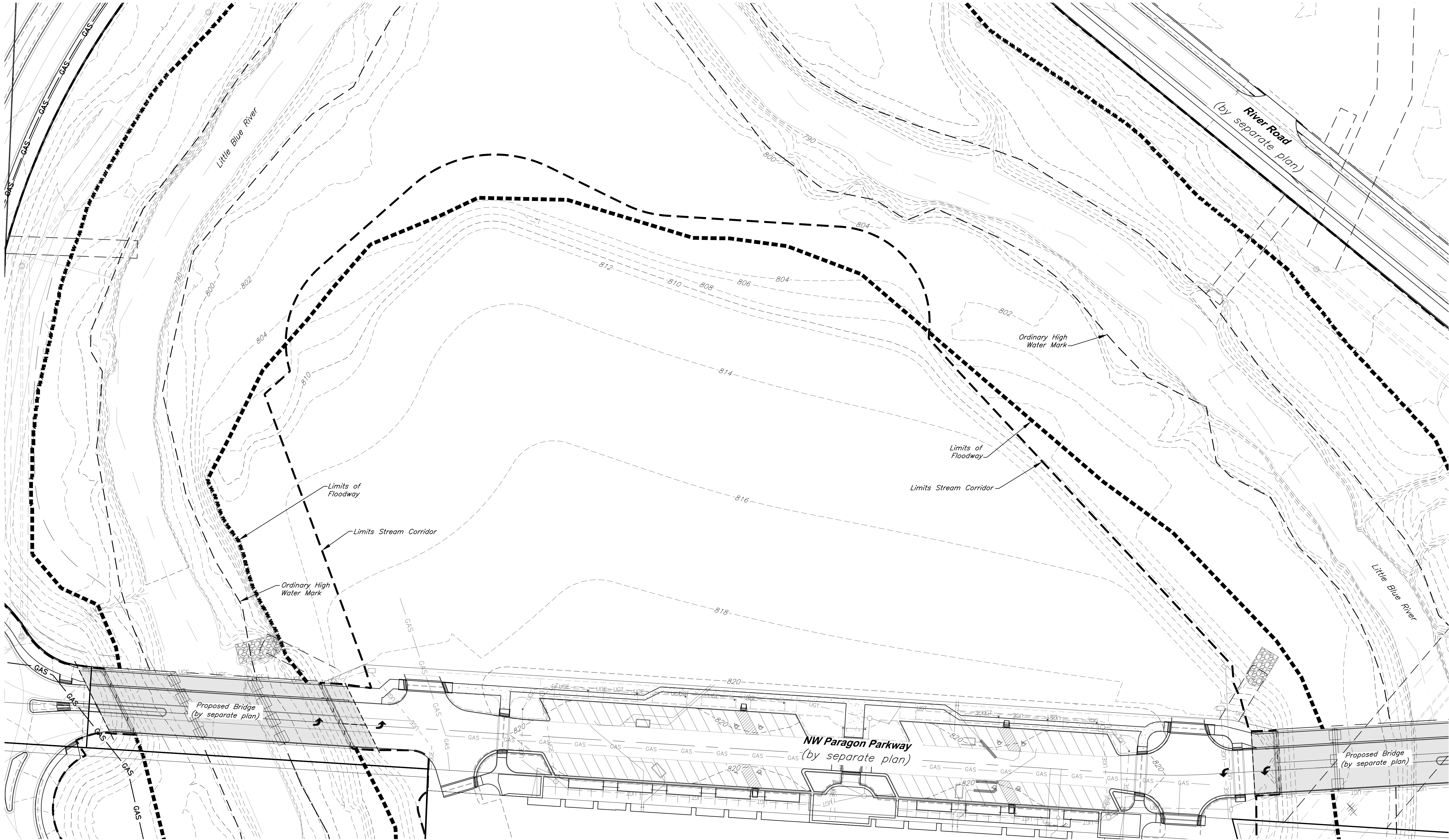
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SHEET NO:

**C001**

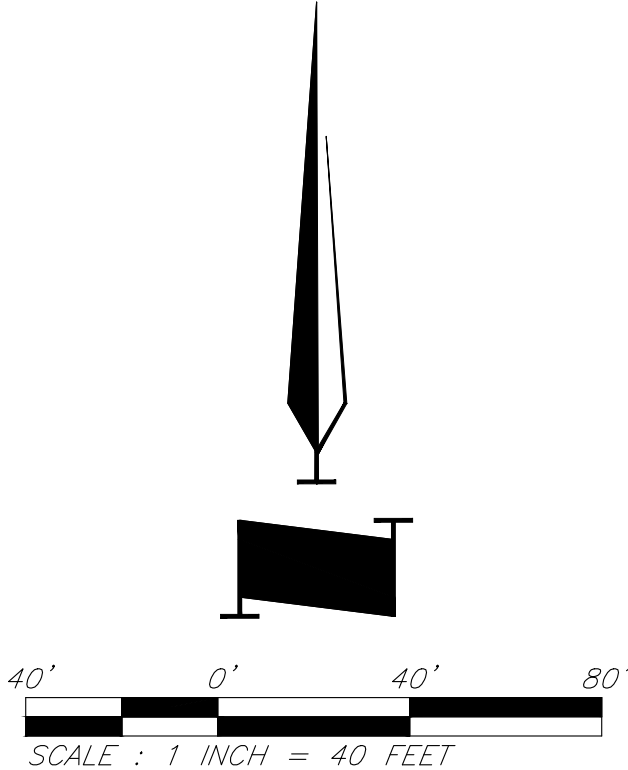


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**CAUTION!**  
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

- LEGEND**
- Existing Contour
  - Existing Flood Zone AE
  - Existing Flood Zone X
  - Stream Corridor
  - Proposed Floodplain
  - Proposed Floodway



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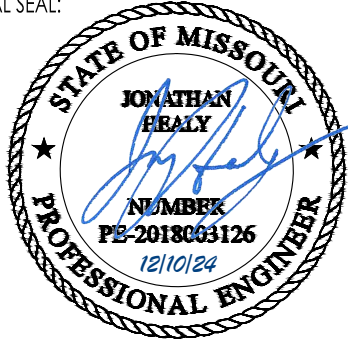
**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

**FDP Resubmittal**

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

**Existing Conditions**

JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

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FDP BOUNDARY DESCRIPTION

A tract of land being all of Lot 2, Paragon Star First Plat, a subdivision in the North Half of Northwest Quarter of Section 34, Township 48 North, Range 32 West of the Fifth Principal Meridian, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of said Section 34; thence South 02°25'47" West, along the West line of said Section, a distance of 895.66 feet, to a point on a non-tangent curve, said point also being the Point of Beginning; thence Northeasterly, departing said West line, along a curve to the right, having a radius of 648.00 feet, a central angle of 54°41'08", and an initial tangent bearing of North 15°06'40" 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, 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, 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 and Southerly, along a curve to the right, having a radius of 264.00 feet, and a central angle of 12°30'46", a distance of 57.65 feet, to a point of compound curvature; thence 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; thence South 01°25'13" East, a distance of 3.16 feet, to a point on a non-tangent curve; thence Southerly and Southwesterly, along a curve to the right, having a radius of 48.98 feet, a central angle of 56°47'34", and whose initial tangent bearing is South 01°25'22" East, a distance of 48.55 feet, to a point of compound curvature; thence Southwesterly and Westerly, along a curve to the right, having a radius of 112.00 feet, and a central angle of 31°18'53", a distance of 61.21 feet, to a point of tangency; thence South 86°41'02" West, a distance of 214.11 feet; thence North 78°36'20" West, a distance of 41.68 feet; thence North 86°20'31" West, a distance of 743.41 feet; thence South 83°16'48" West, a distance of 64.46 feet; thence North 84°23'47" West, a distance of 159.95 feet, to a point of curvature; thence Westerly and Northwesterly, along a curve to the right, having a radius of 111.50 feet, and a central angle of 33°14'40", a distance of 64.69 feet, to a point of compound curvature; thence Northeasterly, along a curve to the right, having a radius of 84.00 feet, 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, 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, a central angle of 12°03'20", a distance of 17.67 feet, to a point on said West line; thence North 02°25'47" East, along said West line, a distance of 280.21 feet, to the Point of Beginning, containing 854,869.97 square feet or 19.63 acres, more or less.

Coordinates Shown Hereon:

Modified State Plane (Project Ground Coordinates)  
2403 - Missouri West, U.S. Feet  
Vertical - NAVD83, U.S. Feet

CAF=0.99990648  
Coordinates x CAF = State Plane

CP #100 - ½" rebar with GBA cap on South side of View High Drive, 18' West of asphalt field entrance, approximately 975' North along the centerline of View High Drive from the ramp to West bound I-470.  
Coordinates:  
N: 1009568.88"  
E: 2803498.54"  
EL: 819.37'

Ties:  
1) North 4.15' to the South edge of asphalt of View High Drive  
2) East 18.00' to West edge of asphalt field entrance  
3) South 27.50' to west end of 18" cmp culvert for field entrance

CP #102 - ½" rebar with GBA cap along South side of East bound I-470, East of Bridge spanning View High Drive.  
Coordinates:  
N: 1009463.46"  
E: 2803878.88"  
EL: 829.94'

Ties:  
1) ENE 38.90' to centerline of steel highway reflector post, 1st post E. of bridge  
2) North 9.50' to South edge of asphalt shoulder of East bound I-470  
3) WNW 53.65' to top SE corner of concrete guardrail for I-470 bridge spanning View High Drive

CP #104 - ½" rebar with GBA cap along South edge of off ramp from East bound I-470 to View High Drive.  
Coordinates:  
N: 1008447.60"  
E: 2803180.41"  
EL: 822.96'

Ties:  
1) North 3.10' to South edge of asphalt of off ramp  
2) WNW 3.00' to SE corner of concrete pad around state lighting control box  
3) North 47.20' to SE corner of concrete pad around state lighting control box, North side of off ramp  
4) East 530 ½' to centerline of View High Drive

CP #105 - ½" rebar with GBA cap in grass between South edge of asphalt of East bound I-470 and the North edge of asphalt of East bound on ramp from View High Drive, at East end of grass area.  
Coordinates:  
N: 1008400.01"  
E: 2804608.18"  
EL: 833.34'

Ties:  
1) SW 8.64' to centerline of reflector post, North side of on ramp  
2) East 52.40' to centerline of reflector post, South side of I-470, East end of grass area

CP #106 - Set ½" rebar with GBA cap, West of View High Drive, South of entrance to substation at 10528 View High Drive  
Coordinates:  
N: 1006295.09"  
E: 2803203.41"  
EL: 944.66'

Ties:  
1) NE 62.75' to front face of curb inlet

2) N 28 ½' to center of gravel substation entrance  
3) E 20 ½' to West edge of sidewalk

CP #120 - ½" rebar with GBA cap at NW corner of View High Drive and access road "Future View High Drive Pkwy"  
Coordinates:  
N: 1009573.66"  
E: 2803729.57"  
EL: 811.46'

Ties:  
1) NW 3.60' to East edge of asphalt  
2) West 51.44' to back of curb at nose of island  
3) NE 56.30' to center of MH lid

CP #121 - ½" rebar with GBA cap approximately 1430 ± ENE of access road "Future View High Drive Pkwy" from View High Drive, near MH #1055  
Coordinates:  
N: 1009788.28"  
E: 2805047.90"  
EL: 806.65'

Ties:  
1) SW 3.65' to center of MH lid  
2) WNW 14 ½' to power pole  
3) NW 35.65' to NE corner of chain link fence area

CP #122 - ½" rebar with GBA cap approximately 1380 ± NE of access road "Future View High Drive Pkwy" from View High Drive  
Coordinates:  
N: 1010126.48"  
E: 2804884.88"  
EL: 813.20'

Ties:  
1) West 298 ½' to center of MH lid  
2) South 199 ½' to center of MH lid

CP #302 - ½" rebar on North end of gravel construction parking area, at NE quadrant of intersection of Interstate 470 and View High Drive  
Coordinates:  
N: 1009855.67"  
E: 2804291.58"  
EL: 813.83'

Ties:  
1) SE 156 ± to high voltage power pole

CP #303 - ½" rebar at E. end of gravel construction parking area  
Coordinates:  
N: 1009733.32"  
E: 2804645.61"  
EL: 811.78'

Ties:  
1) South 5.00' to North edge of high voltage OHP  
2) West 34.00' to East edge of gravel parking lot  
3) SW 57.85' to steel R/W post at fence line

CP #304 - ½" rebar West of future View High Pkwy at top of hill near tree line, approximately 732 ± North of access road "Future View High Drive Pkwy" from View High Drive  
Coordinates:  
N: 1010251.92"  
E: 2803699.53"  
EL: 839.39'

Ties:  
1) NNE 23.10' to South face of twin 10" oak tree  
2) SW 5.30' to East face of 10" oak tree  
3) NW 14.60' to East face of 9" oak tree

CP #305 - ½" rebar South of dead end of

gravel driveway, which connects to Easterly end of E. 97th Street, on top of hill.  
Coordinates:  
N: 1010784.43"  
E: 2804698.47"  
EL: 888.55'

Ties:  
1) SE 4.00' to great break at ridge line

CP #306 - ½" rebar on South side of gravel drive leading to lift station, near bend in road.  
Coordinates:  
N: 1009431.99"  
E: 2806165.47"  
EL: 810.46'

Ties:  
1) North 4.00' to South edge of gravel drive  
2) SE 18.80' to North face of power pole  
BM #10 - Chiseled "L" on top SW corner of concrete curb inlet at NE Quadrant of intersection of View High Drive and Chipman Road, 1st inlet East of View High Drive.  
Coordinates:  
N: 1005584.32"  
E: 2803334.61"  
EL: 951.45'

BM #11 - Chiseled "L" cut on NE corner of concrete guard rail at NE corner of Interstate 470 and View High Drive  
Coordinates:  
N: 1008590.33"  
E: 2803864.07"  
EL: 833.80'

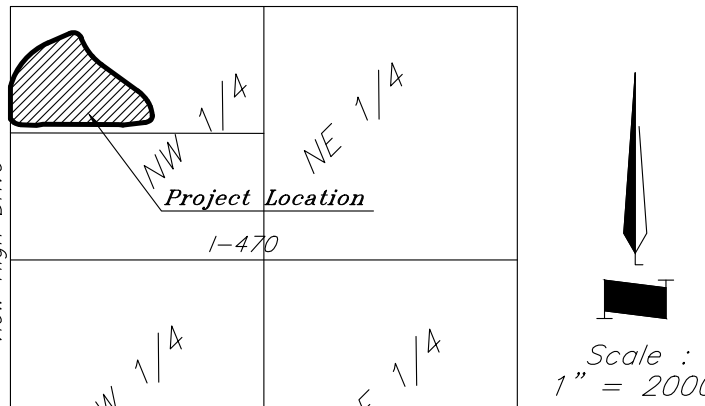
BM #13 - Chiseled "L" on NE corner of Interstate 470 and Cedar Creek Bridge  
Coordinates:  
N: 1008342.79"  
E: 2806758.22"  
EL: 852.04'

BM #16 - Chiseled "U" on top centerline of West side of curb inlet, at North end of island for View High Drive, 1st inlet South of Meers Road.  
Coordinates:  
N: 1007918.62"  
E: 2803553.77"  
EL: 830.12'

AREA TABLE

ADDRESS	LOT	AREA	BUILDING SETBACK TO PERIMETER PROPERTY	PARKING SETBACK	FLOOR-AREA RATIO
3290 NW Paragon Pkwy	LOT 5	618,315.40 sqft or 14.20 acres	N/A	N/A	N/A
3280 NW Paragon Pkwy	LOT 6	31,334.95 sqft or 0.72 acres	0 FT	0 FT	N/A
3200 NW Paragon Pkwy	LOT 7A	48,455.77 sqft or 1.11 acres	0 FT	0 FT	0.86
3260 NW Paragon Pkwy	LOT 7B	30,055.22 sqft or 0.69 acres	0 FT	0 FT	1.00
3240 NW Paragon Pkwy	LOT 7C	77,652.57 sqft or 1.78 acres	0 FT	0 FT	0.54
3220 NW Paragon Pkwy	LOT 8	49,056.06 sqft or 1.13 acres	0 FT	0 FT	N/A
Total		854,869.97 sqft or 19.63 acres			

COORDINATE TABLE					
Point	Northing	Easting	Point	Northing	Easting
1A-96	1000821.54	2794091.51	12	1009512.58	2804874.77
1	1009849.40	2803493.77	13	1009471.07	2804853.64
2	1010288.56	2803895.54	14	1009451.41	2804796.48
3	1010369.72	2804116.09	15	1009439.03	2804582.75
4	1010318.29	2804224.49	16	1009447.26	2804541.89
5	1010305.83	2804228.80	17	1009494.69	2803800.06
6	1010132.73	2804321.64	18	1009487.14	2803736.05
7	1010042.66	2804408.77	19	1009502.76	2803576.88
8	1009764.89	2804748.29	20	1009526.89	2803517.83
9	1009657.27	2804837.95	21	1009543.96	2803501.83
10	1009604.17	2804860.09	22	1009555.40	2803492.53
11	1009515.74	2804874.69	23	1009569.47	2803481.89



VICINITY MAP  
Section 34, Township 48, Range 32

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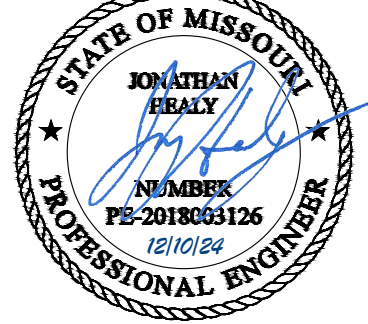
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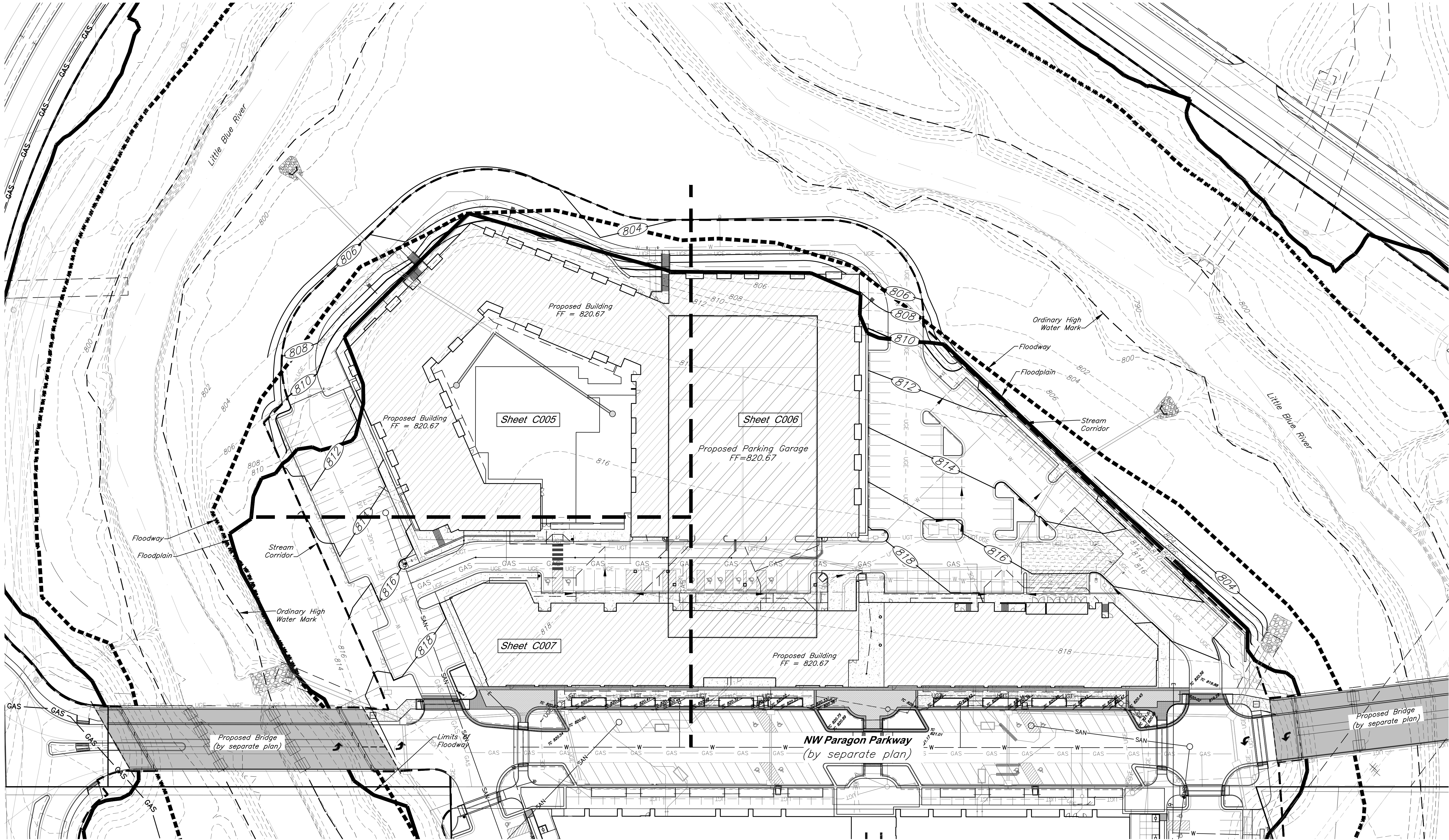
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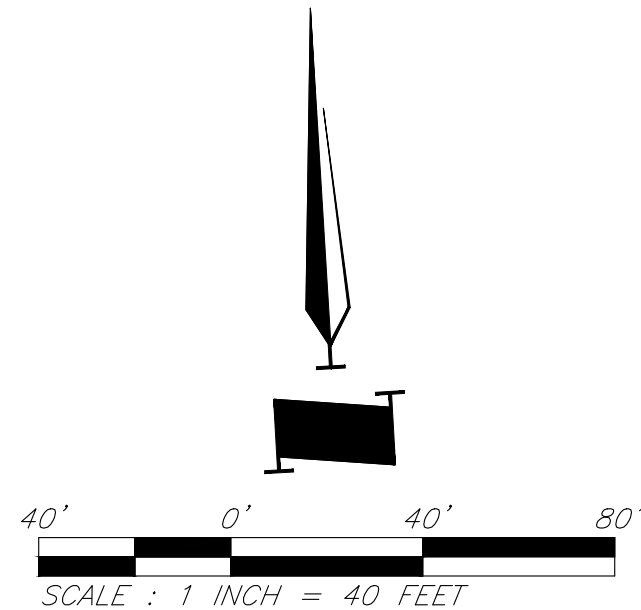


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LEGEND			
---XXX---	Existing Contour	---	Existing Flood Zone AE
---XXX---	Proposed Contour	---	Existing Flood Zone X
---TC XXX.XX---	Proposed Top of Curb	---	Stream Corridor
---XXX.XX---	Proposed Spot Grade	---	Proposed Floodplain
---	Drainage Flow Arrow	---	Proposed Floodway



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PROJECT:

# Paragon Star North Village

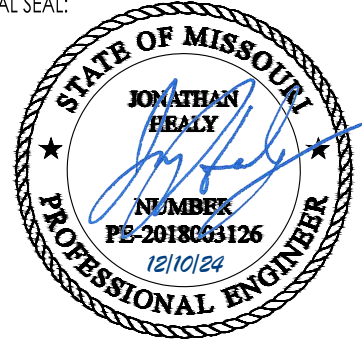
3200 NW Paragon Parkway, Lee's Summit, MO 64081

## FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

## Overall Grading Plan

JOB NO: 18017, 19050.07, 19050.08

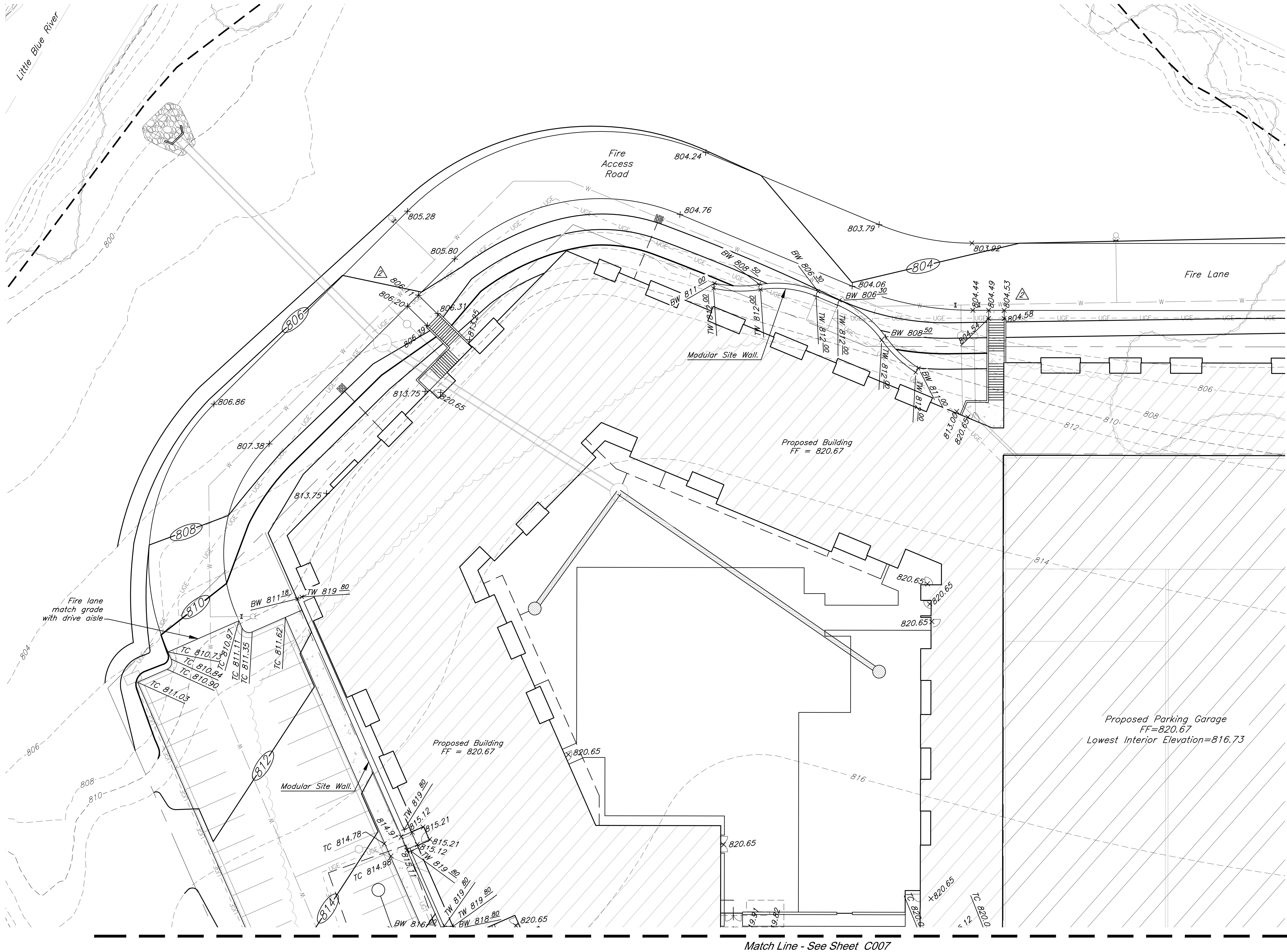
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

# C004

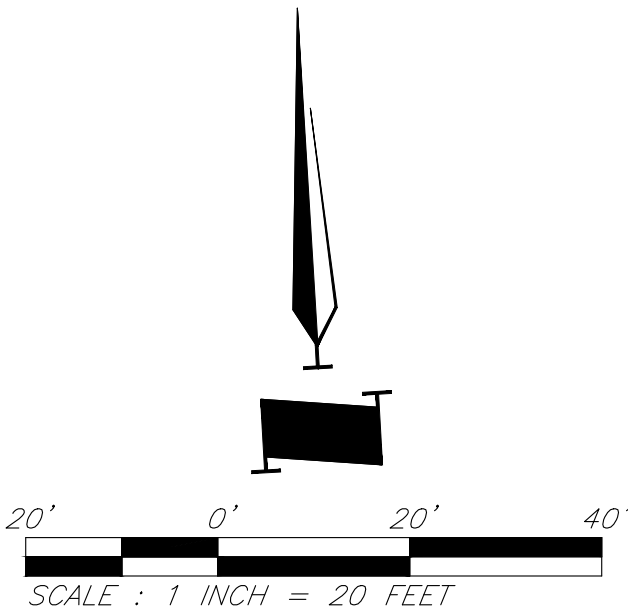


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**CAUTION!**  
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

- LEGEND**
- |           |                      |     |                        |
|-----------|----------------------|-----|------------------------|
| ---XXX--- | Existing Contour     | --- | Existing Flood Zone AE |
| ---XXX--- | Proposed Contour     | --- | Existing Flood Zone X  |
| TC XXX.XX | Proposed Top of Curb | --- | Stream Corridor        |
| xxx.xx    | Proposed Spot Grade  | --- | Proposed Floodplain    |
| ➔         | Drainage Flow Arrow  | --- | Proposed Floodway      |



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

**FDP Resubmittal**

ISSUE:

7/11/22	Addendum 1
11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

**Grading Plan**

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

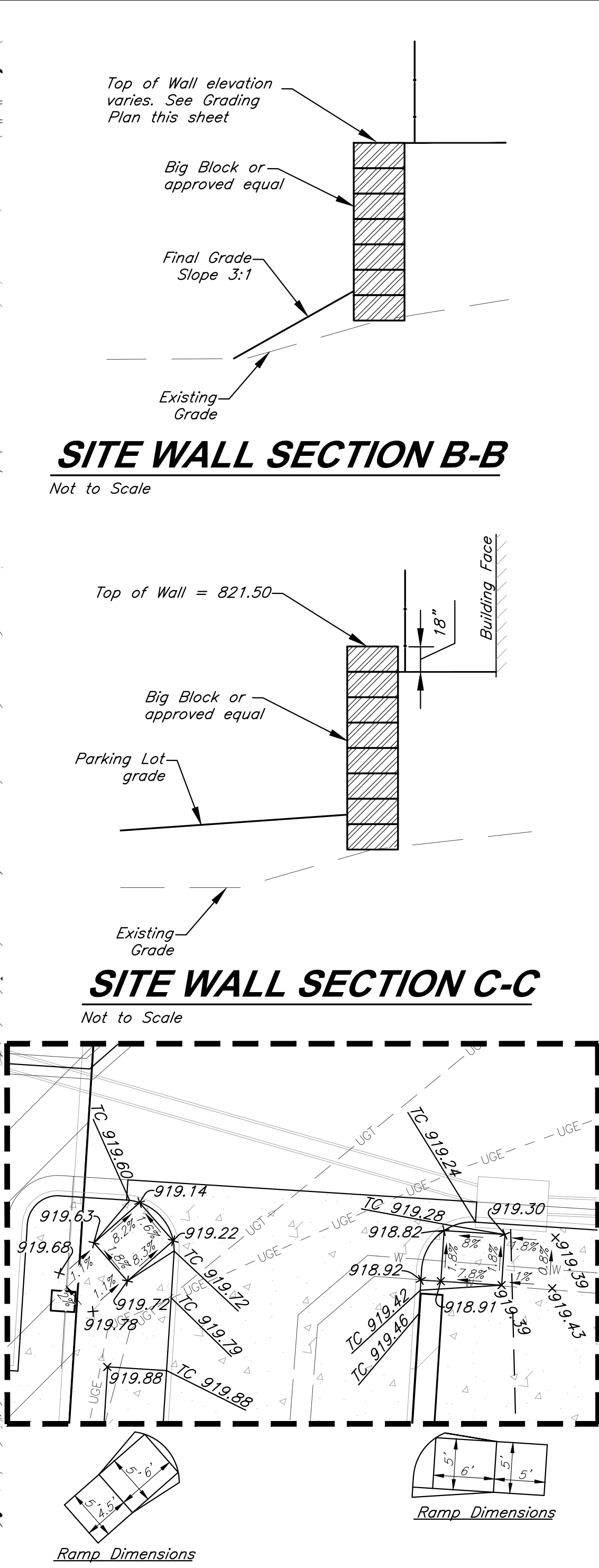
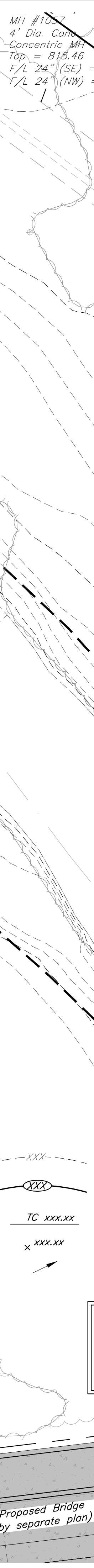
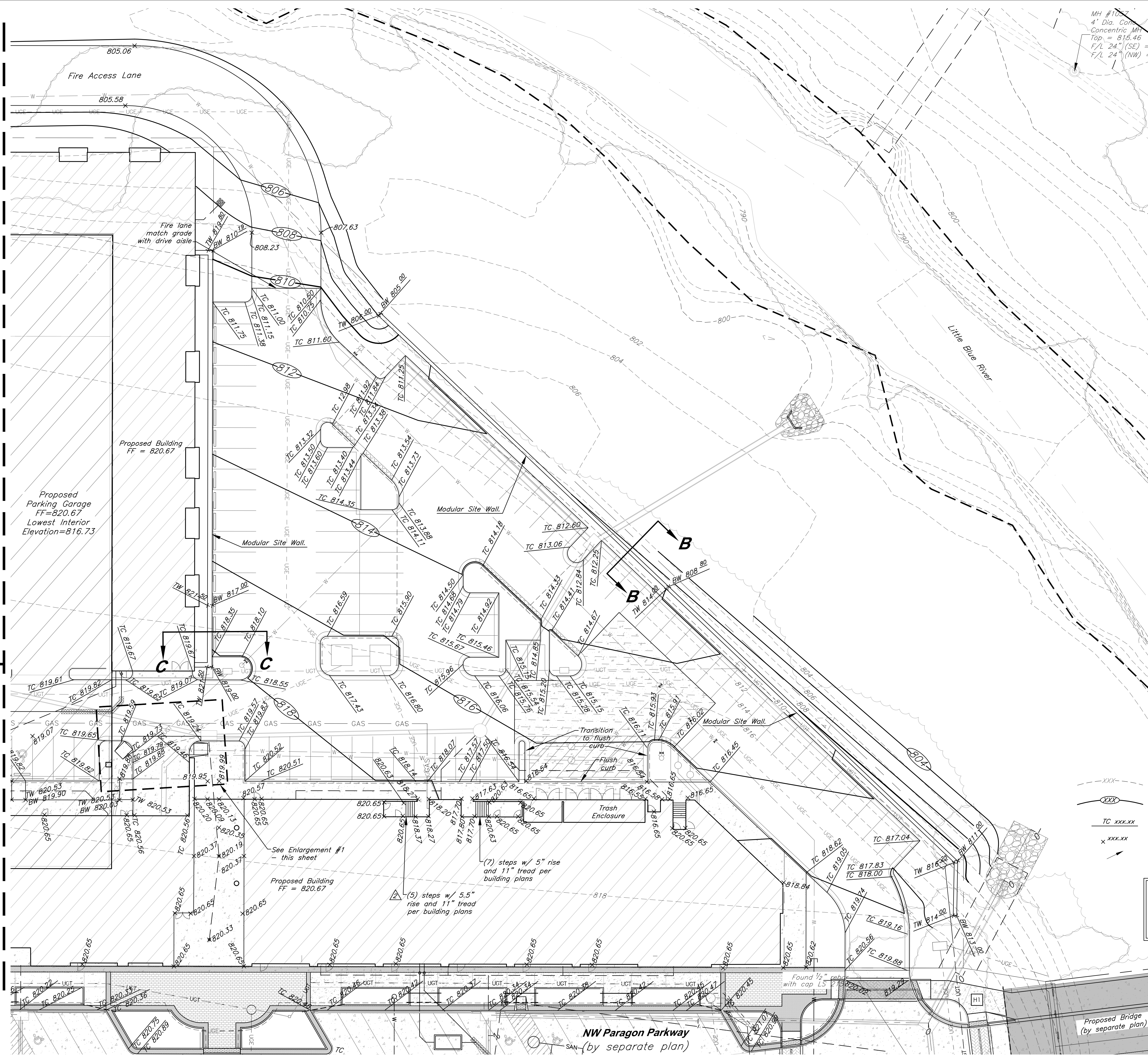
**C005**



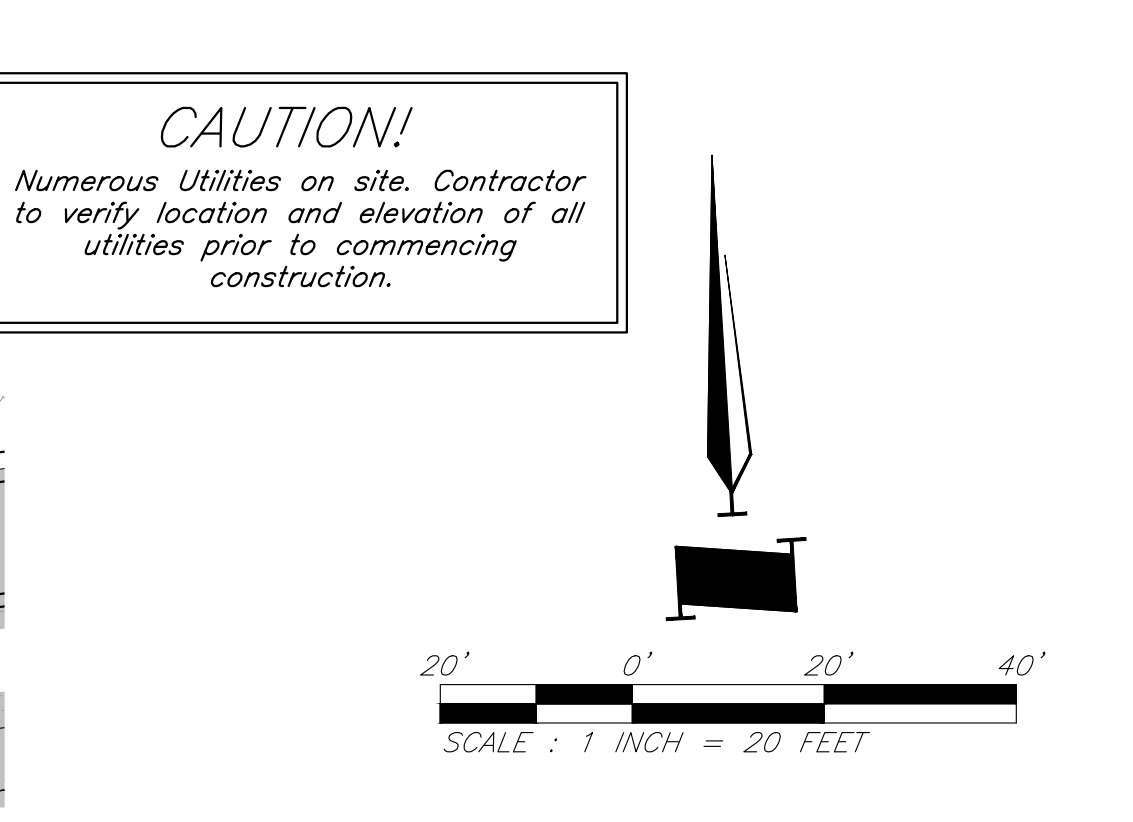
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Match Line - See Sheet C009

Match Line - See Sheet C007



LEGEND		
--- XXX ---	Existing Contour	--- XXX ---
--- XXX ---	Proposed Contour	--- XXX ---
TC XXX.XX	Proposed Top of Curb	--- XXX ---
X XXX.XX	Proposed Spot Grade	--- XXX ---
---	Drainage Flow Arrow	---
---	Existing Flood Zone AE	---
---	Existing Flood Zone X	---
---	Stream Corridor	---
---	Proposed Floodplain	---
---	Proposed Floodway	---



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PROJECT:

# Paragon Star North Village

3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

7/11/22	Addendum 1
11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:

DRAWING TITLE:

## Grading Plan

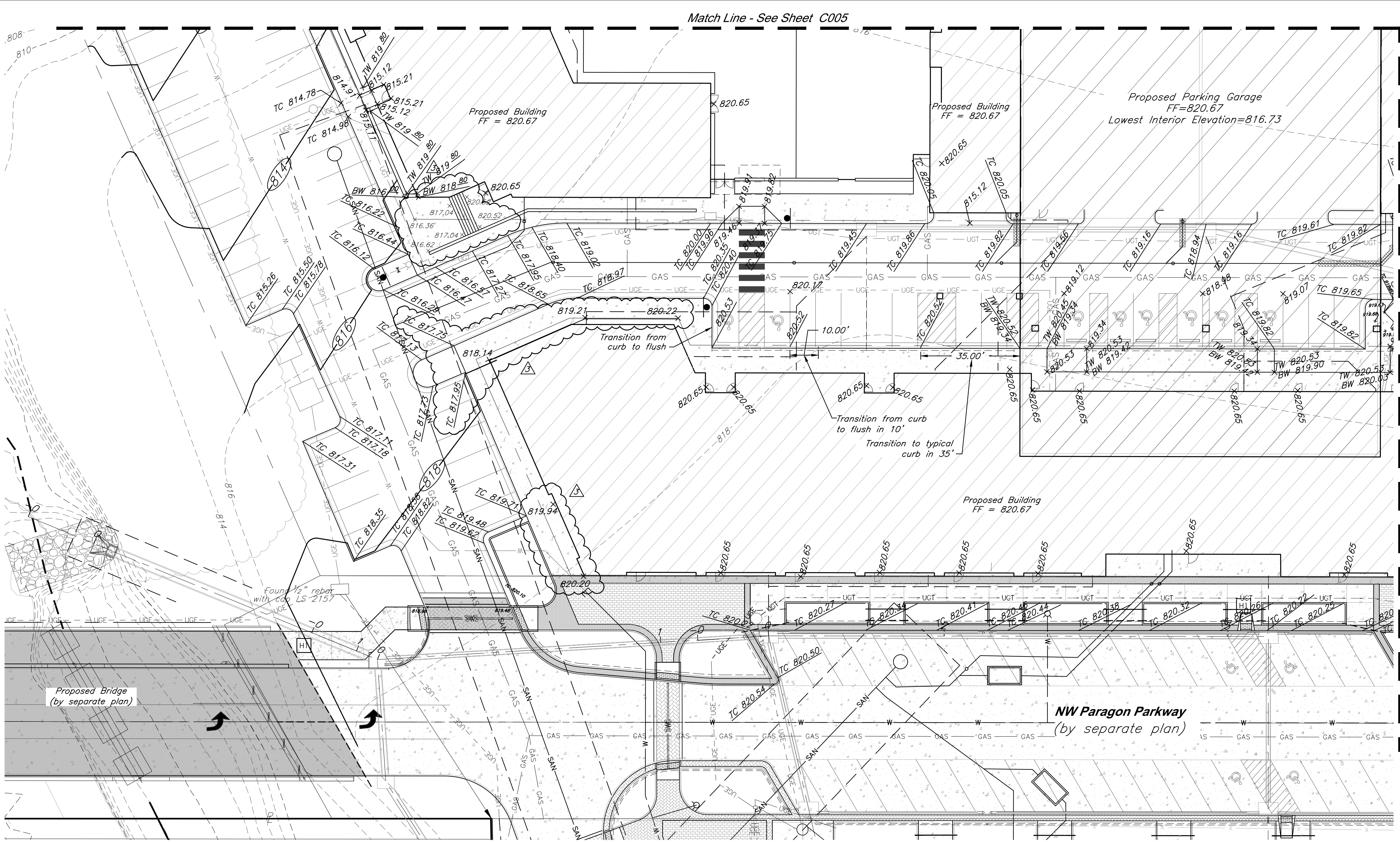
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DATE: 08.12.2022  
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SHEET NO:

# C006

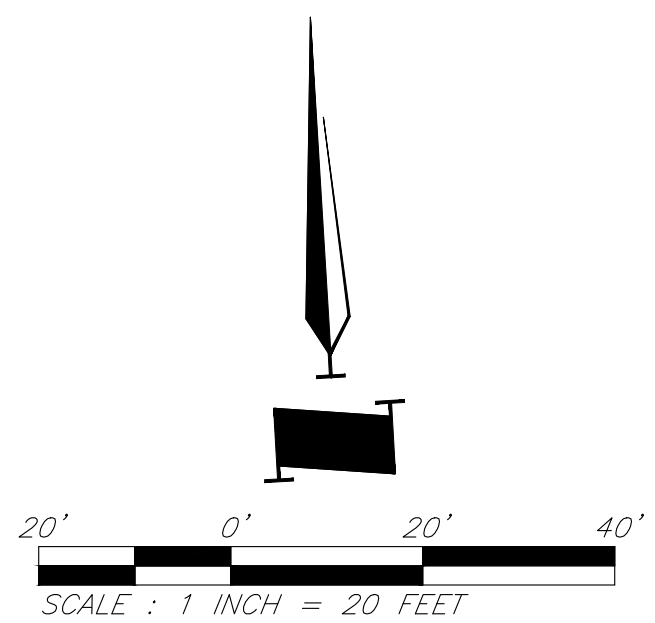


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LEGEND			
---XXX---	Existing Contour	---	Existing Flood Zone AE
---(XXX)---	Proposed Contour	---	Existing Flood Zone X
---TC XXX.XX---	Proposed Top of Curb	---	Stream Corridor
xxx.xx	Proposed Spot Grade		Proposed Floodplain
➔	Drainage Flow Arrow	---	Proposed Floodway



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PROJECT:

# Paragon Star North Village

3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:		
3	7/20/22	Addendum 2
	11/5/24	Revision
	12/10/24	City Comments



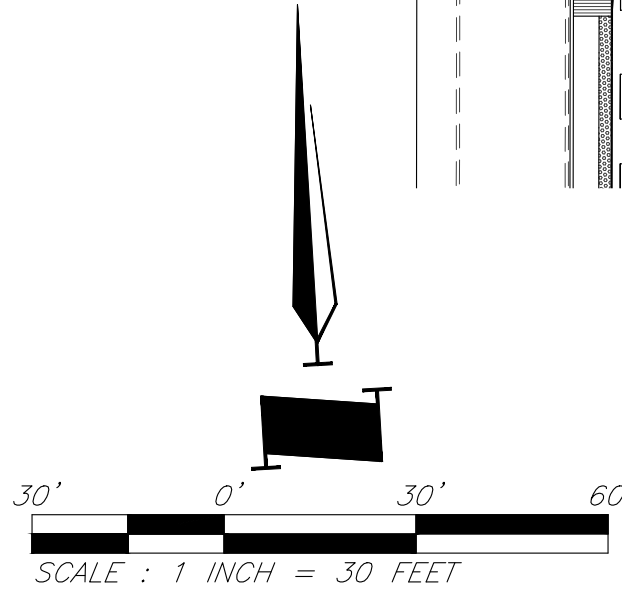
DRAWING TITLE:

## Grading Plan

JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH  
SHEET NO:

# C007



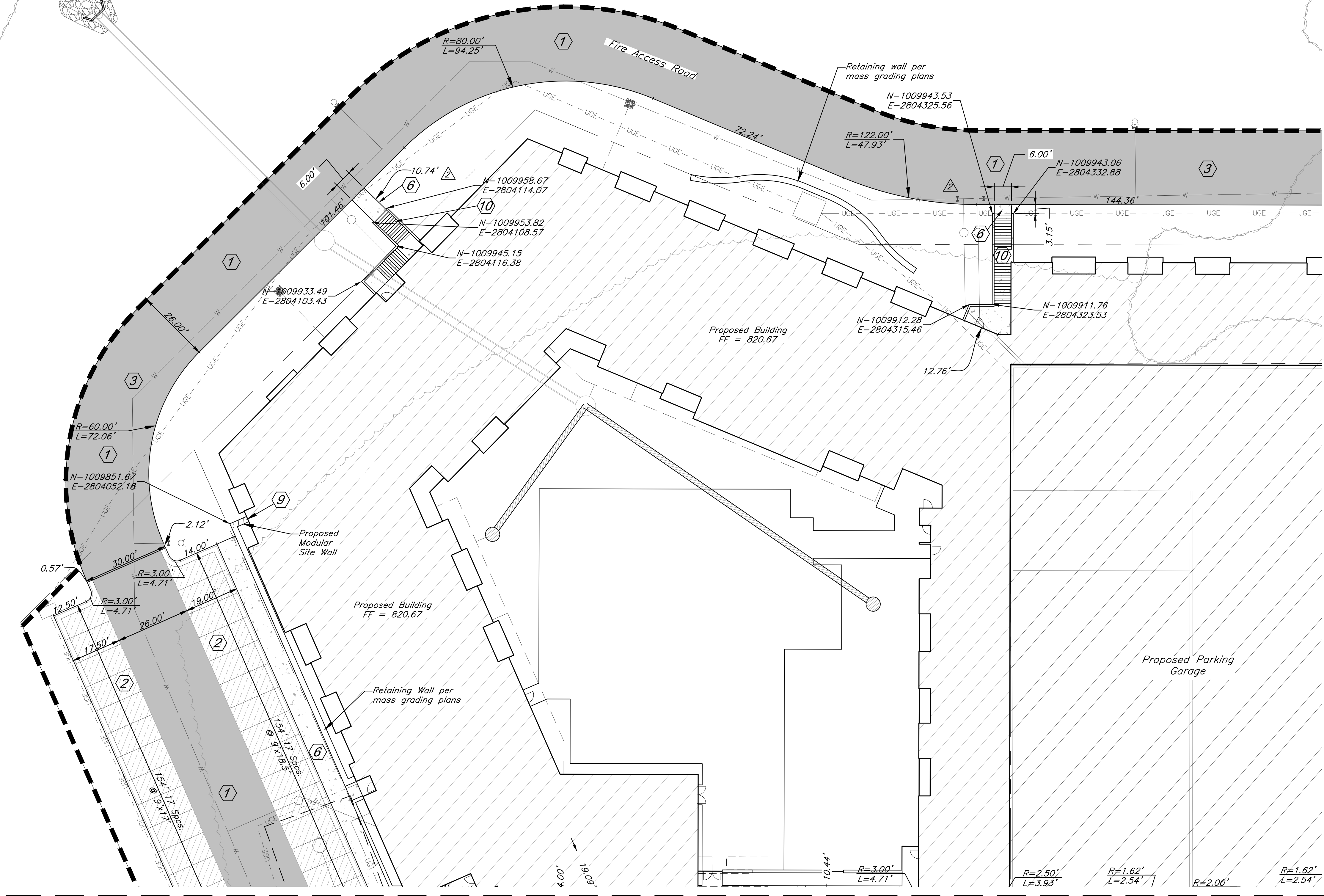


C008



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Little Blue River



CONSTRUCTION NOTES:

- 1 Proposed HD Asphalt Pavement
- 2 Proposed LD Asphalt Pavement
- 3 Proposed Fire Access Road
- 4 Type CG-1 Curb & Gutter
- 6 Construct Concrete Sidewalk
- 9 Construct Modular Site Walls per Architectural and Structural Plans
- 10 Construct Stairs per Architectural and Structural Plans

DIMENSION NOTES:

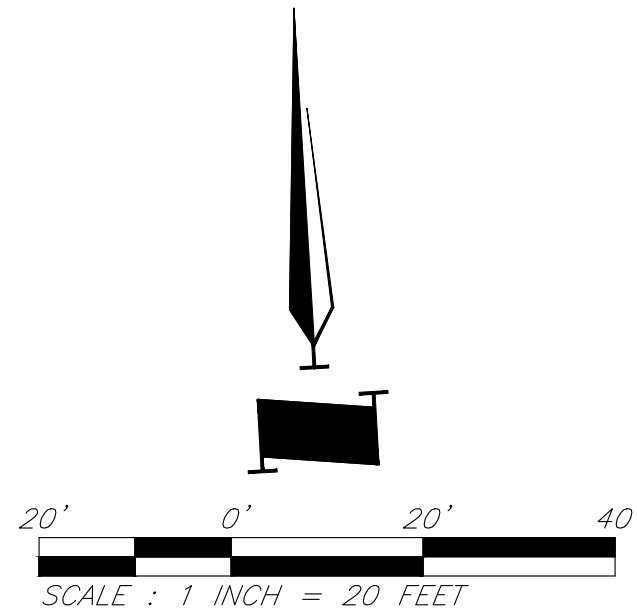
1. All curbs are to be Type CG-1 or Type CG-1 Dry unless shown otherwise.
2. Unless otherwise specified, all dimensions are to the back of curb and dimension ties to property line are measured at right angles to property lines.
3. See Sheets C020-C021 for construction details.

CAUTION!

Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

LEGEND

- |  |                             |  |                                  |
|--|-----------------------------|--|----------------------------------|
|  | Proposed HD Asphalt Surface |  | Proposed Water Line              |
|  | Proposed LD Asphalt Surface |  | Proposed Storm Sewer             |
|  | Type CG-1 "Dry Curb"        |  | Existing Sanitary Sewer          |
|  | Proposed Modular Site Wall  |  | Crosswalk Sign / Stop Sign (Typ) |
|  | Proposed Concrete Walk      |  | Proposed Grass Paver             |



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PROJECT:

Paragon Star North Village  
3200 NW Paragon Parkway, Lee's Summit, MO 64081  
FDP Resubmittal

ISSUE:

2	7/11/22	Addendum 1
	11/5/24	Revision
	12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Dimension Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

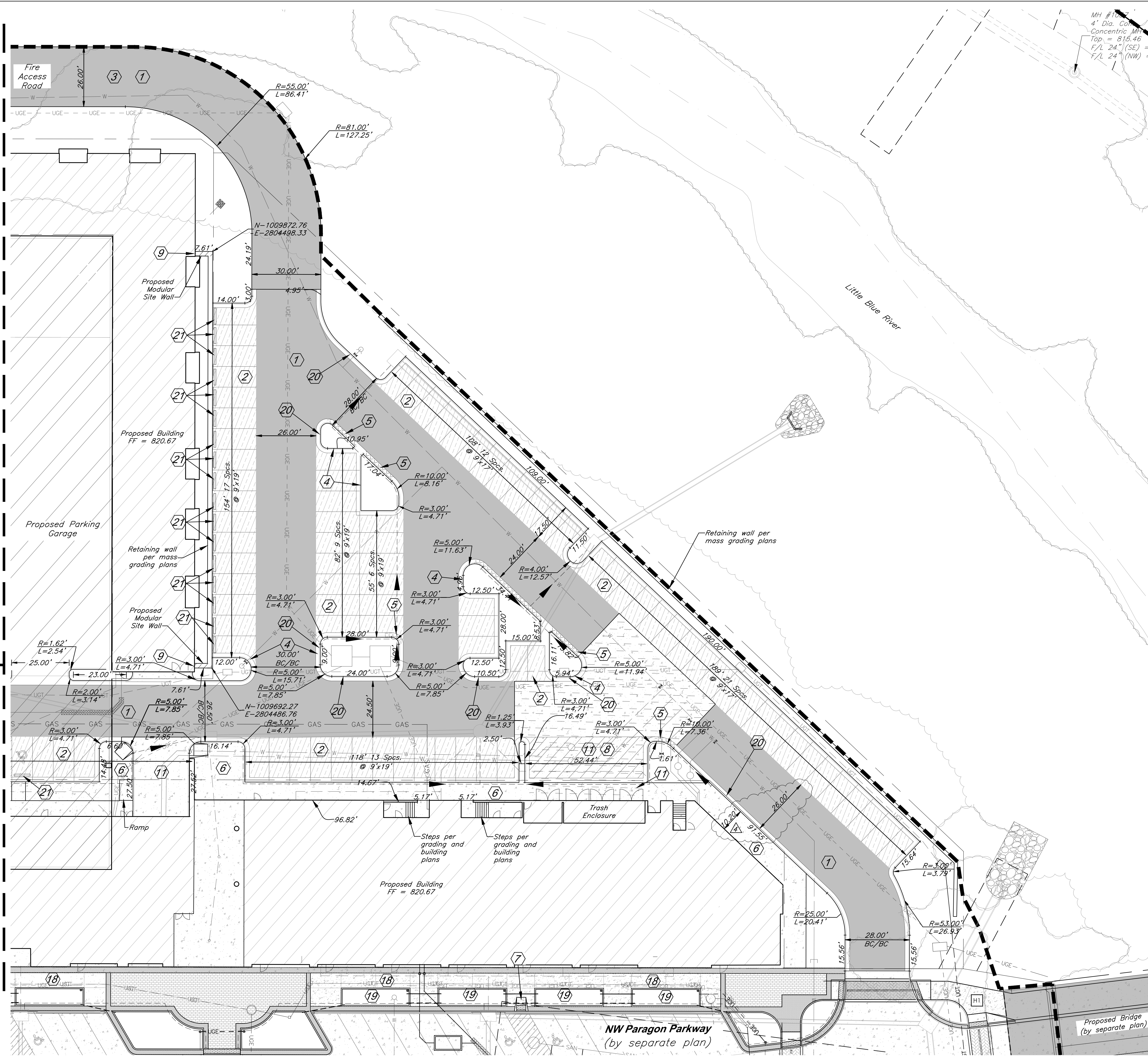
C009



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Match Line - See Sheet C009

Match Line - See Sheet C011



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**CONSTRUCTION NOTES:**

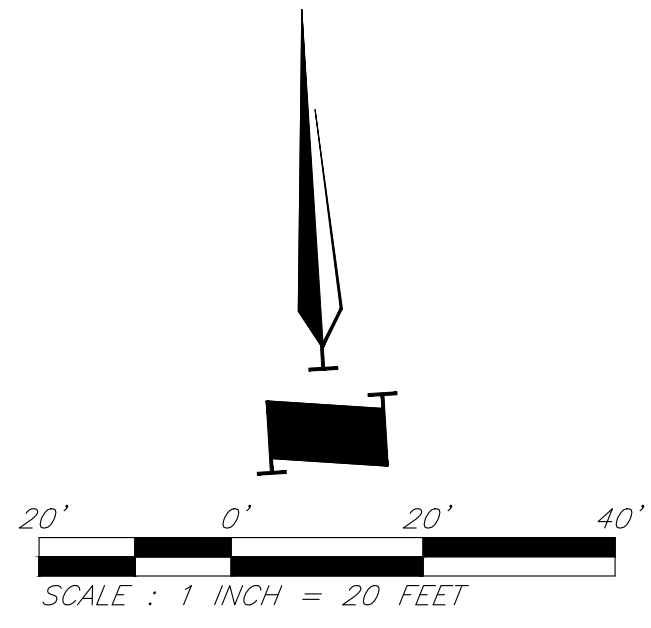
- 1 Proposed HD Asphalt Pavement
- 2 Proposed LD Asphalt Pavement
- 3 Proposed Fire Access Road
- 4 Type CG-1 Curb & Gutter
- 5 Type CG-1 "Dry" Curb & Gutter
- 6 Construct Concrete Sidewalk
- 7 Construct ADA Ramp
- 8 No Parking Pavement Striping for Trash Enclosure
- 9 Construct Modular Site Walls per Architectural and Structural Plans
- 11 Proposed HD Concrete Pavement
- 18 Construct typical sidewalk per streetscape details
- 19 Construct raised planter per streetscape details
- 20 Paint each edge of paved fire lane per Lee's Summit Code Chapter 13, Article III, Section 13-44-503.3. Paint 6 inch wide stripe on asphalt with 4 inch white lettering stating "FIRE LANE-NO PARKING". Warding shall not be spaced greater than 15 feet apart.
- 21 Install Concrete Stop Block. See Sht. C020 for Detail.

**DIMENSION NOTES:**

1. All curbs are to be Type CG-1 or Type CG-1 Dry unless shown otherwise.
2. Unless otherwise specified, all dimensions are to the back of curb and dimension ties to property line are measured at right angles to property lines.
3. See Sheet C020-C021 for construction details.

**LEGEND**

- Proposed HD Asphalt Surface
- Proposed LD Asphalt Surface
- Proposed Concrete Pavement
- Proposed HD Concrete Pavement (Trash Enclosure)
- Proposed Grass Paver
- Type CG-1 "Dry Curb"
- Proposed Water Line
- Proposed Storm Sewer
- Existing Sanitary Sewer



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

4	9/28/22	ASI 1
	11/5/24	Revision
	12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Dimension Plan

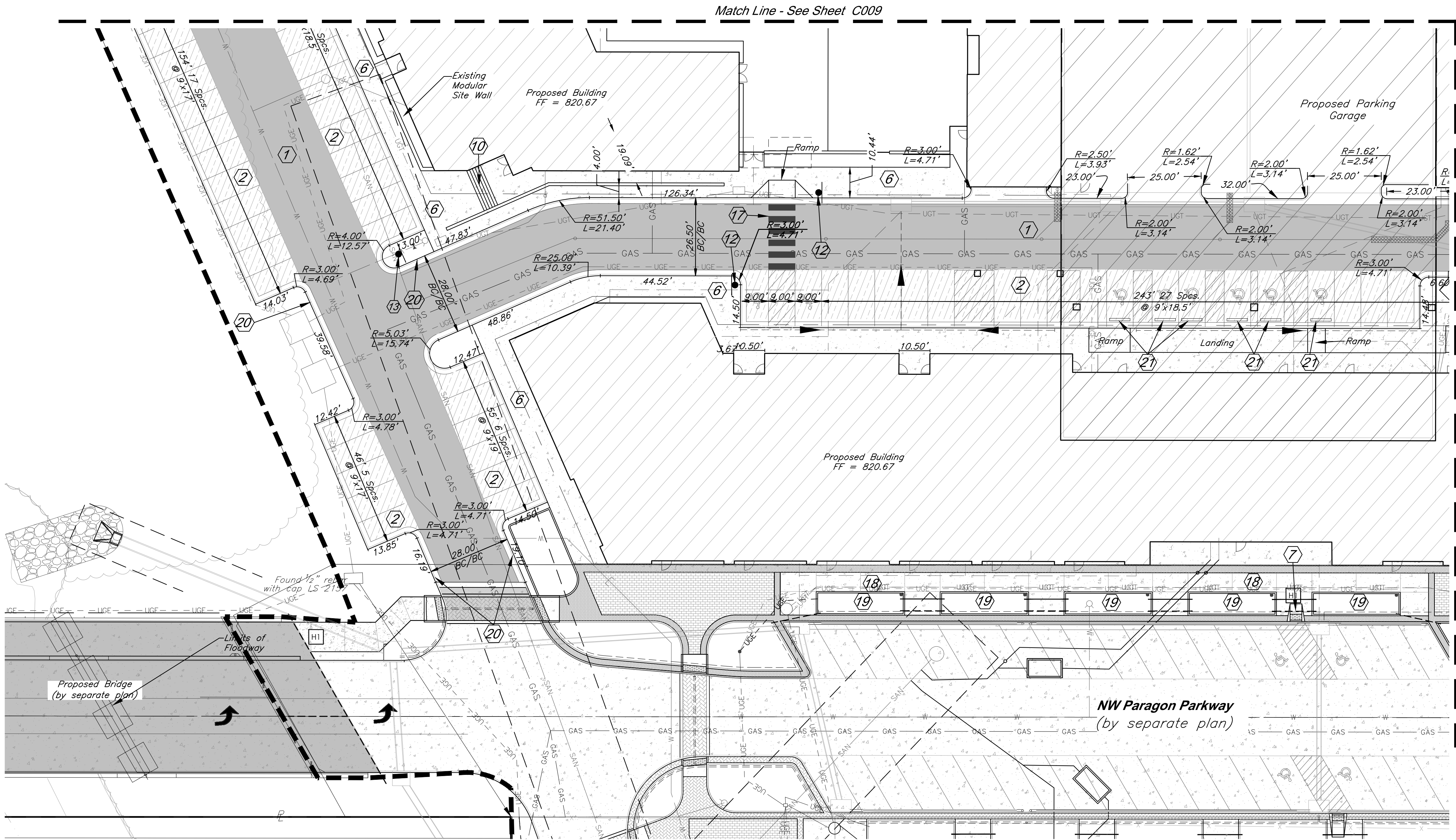
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**C010**

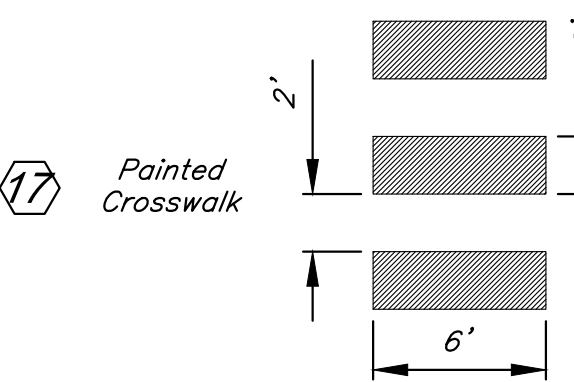
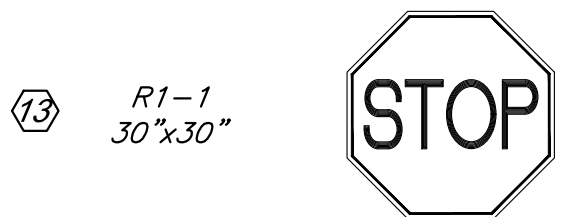
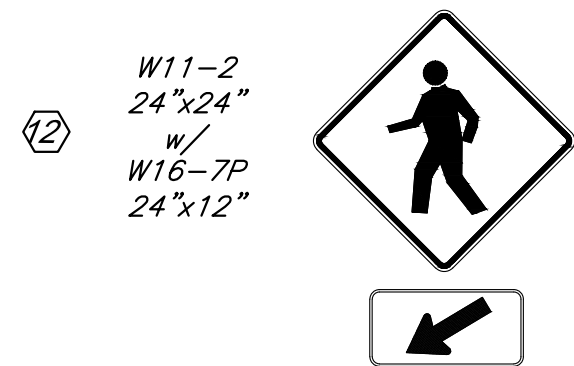


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Notes:

- All signs shall be placed 2' behind back of curb unless otherwise noted.
- All ADA accessible parking stalls to be painted in accordance with U.S. Dept. of Justice specifications.
- All pavement markings on private property shall be waterborne paint.
- All pavement markings in public Right of Way shall be preformed Thermoplastic conforming to AASHTO M249-79.



CONSTRUCTION NOTES:

- Proposed HD Asphalt Pavement
- Proposed LD Asphalt Pavement
- Type CG-1 Curb & Gutter
- Type CG-1 "Dry" Curb & Gutter
- Construct Concrete Sidewalk
- Construct ADA Ramp
- Construct Stairs per Architectural and Structural Plans
- Crosswalk Signage (See Detail this Sheet)
- Stop Sign Signage (See Detail this Sheet)
- White Traffic Paint Crosswalk
- Construct typical sidewalk per streetscape details
- Construct raised planter per streetscape details
- Paint each edge of paved fire lane per Lee's Summit Code Chapter 13, Article III, Section 13-44-503.3. Paint 6 inch wide stripe on asphalt with 4 inch white lettering stating "FIRE LANE-NO PARKING". Wordings shall not be spaced greater than 15 feet apart.
- Install Concrete Stop Block. See Sht. C020 for Detail.

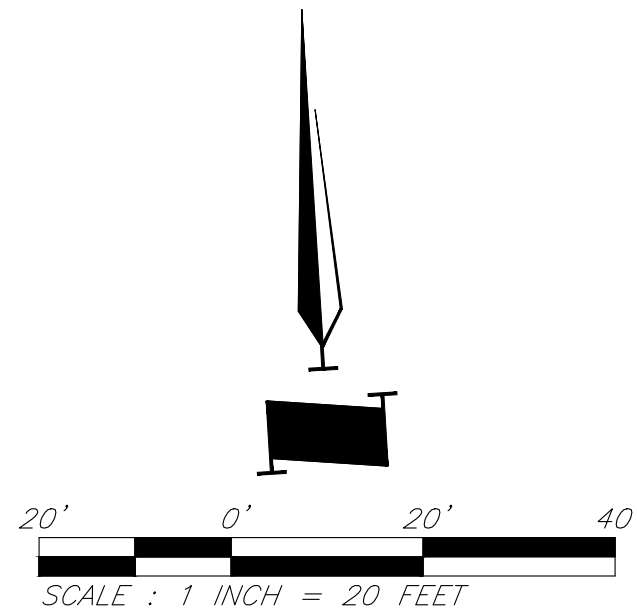
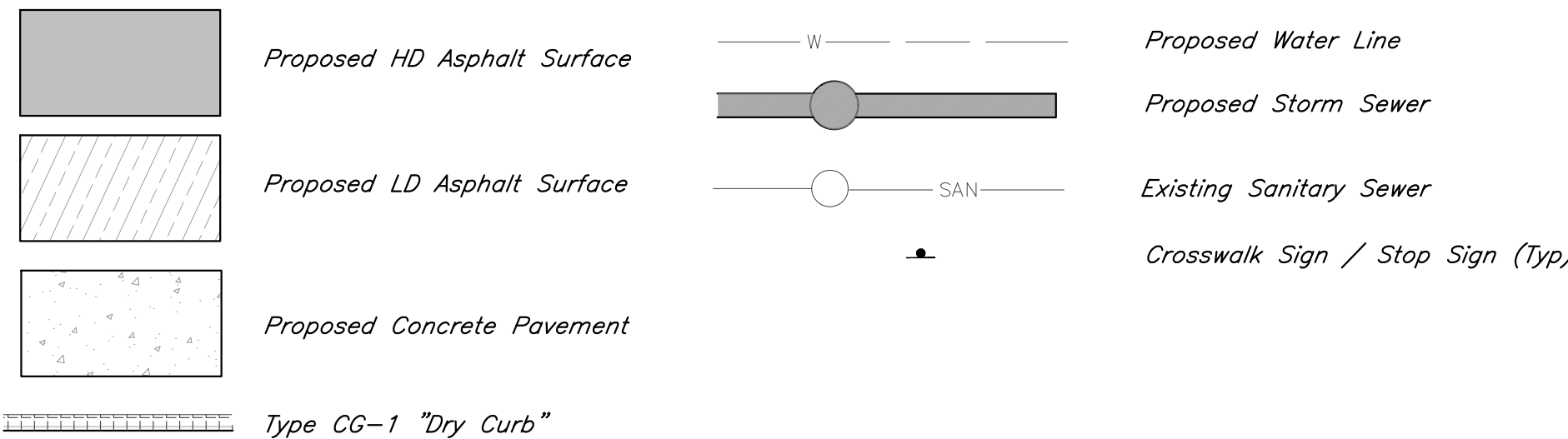
DIMENSION NOTES:

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- Unless otherwise specified, all dimensions are to the back of curb and dimension ties to property line are measured at right angles to property lines.
- See Sheet C020 - C021 for construction details.

CAUTION!

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LEGEND



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PROJECT:

Paragon Star North Village  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Dimension Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

C011



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Sanitary Sewer Construction Notes

- (S1) Connect 6" Service Line to Sanitary Sewer Line A with cut-in wye, Sta=14+18.41,  $\ell$ =809.26.  $\ell$  End of wye=809.93. Install 67 LF 6" Dia. SDR26 PVC Pipe @ 1% to S3.
- (S2) Install Cleanout
- (S3) Connect to 6" building stub,  $\ell$ =814.67. See MEP plan for continuation.
- (S4) Connect 6" Service Line to Sanitary Sewer Line A with cut-in wye, Sta=14+8.20,  $\ell$ =809.17.  $\ell$  End of Tee=809.84. Install 200 LF 6" Dia. SDR26 PVC Pipe @ 1% to S5.
- (S5) Install wye connection,  $\ell$ =811.83. Install 21 LF 6" Dia. SDR26 PVC Pipe @ 1% to S6. Install 60.5 LF 6" Dia. SDR26 PVC Pipe @ 1% to S7.
- (S6) Connect to 6" building stub,  $\ell$ =812.04. See MEP plan for continuation.
- (S7) Install wye connection,  $\ell$ =812.44. Install 19 LF 6" Dia. SDR26 PVC Pipe @ 1% to S8. Install 95 LF 6" Dia. SDR26 PVC Pipe @ 1% to S9.
- (S8) Connect to 6" building stub,  $\ell$ =812.63. See MEP plan for continuation.
- (S9) Connect to 6" building stub,  $\ell$ =813.39. See MEP plan for continuation.
- (S10) 45° Bend
- (S11) 22.5° Bend
- (S12) Sanitary line crosses under storm sewer. Construct 10 LF Reinforced Concrete Encasement, centered on crossing.
- (S13) Sanitary line crosses under storm sewer. Construct 30 LF Reinforced Concrete Encasement, centered on crossing.
- (S14) Connect 6" Service Line to existing Sanitary Sewer Service Stub,  $\ell$ =811.41±. Install 6 LF 6" dia. SDR26 PVC north to building stub,  $\ell$ =813.67.
- (S15) Connect 4" Service Line to existing Sanitary Sewer Service Stub,  $\ell$ =811.41±. Install 6 LF 4" dia. SDR26 PVC north to building stub (grease line),  $\ell$ =813.67.
- (S16) Connect 6" Service Line to existing Sanitary Sewer Service Stub,  $\ell$ =813.20±.
- (S17) Connect 4" Service Line to existing Sanitary Sewer Service Stub (grease line),  $\ell$ =813.20±.

Storm Sewer Construction Notes

- (ST1) Connect roof drain line to Structure 5002,  $\ell$ =813.00. Install 6 LF 10" Dia. SDR 26 PVC @ 2% to ST2.
- (ST2) Install tee connection,  $\ell$ =813.12. Install 21 LF 10" Dia. SDR26 PVC @ 2% to ST3. Install 14 LF 10" Dia. SDR26 PVC @ 2% to ST4.
- (ST3) Connect to building stub,  $\ell$ =813.54. See MEP Plan for continuation.
- (ST4) Install tee connection,  $\ell$ =813.40. Install 6.5 LF 10" Dia. SDR26 PVC @ 2% to ST5. Install 70.5 LF 10" Dia. SDR26 PVC @ 2% to ST6.
- (ST5) Connect to building stub,  $\ell$ =813.53. See MEP Plan for continuation.
- (ST6) Install tee connection,  $\ell$ =814.81. Install 2.5 LF 10" Dia. SDR26 PVC @ 5% to ST7. Install 29 LF 10" Dia. SDR26 PVC @ 2% to ST8.
- (ST7) Connect to building stub,  $\ell$ =814.94. See MEP Plan for continuation.
- (ST8) Connect to building stub,  $\ell$ =815.39. See MEP Plan for continuation.
- (ST9) Connect roof drain line to Structure 5901,  $\ell$ =813.00. Install 4 LF 12" Dia. SDR 26 PVC @ 2% to ST10.
- (ST10) Install tee connection,  $\ell$ =813.08. Install 25 LF 12" Dia. SDR26 PVC @ 2% to ST11. Install 27.5 LF 12" Dia. SDR26 PVC @ 2% to ST12.
- (ST11) Connect to building stub,  $\ell$ =813.58. See MEP Plan for continuation.
- (ST12) Install tee connection,  $\ell$ =813.63. Install 6 LF 12" Dia. SDR26 PVC @ 2% to ST13. Install 60.5 LF 12" Dia. SDR26 PVC @ 2% to ST14.
- (ST13) Connect to building stub,  $\ell$ =813.75. See MEP Plan for continuation.
- (ST14) Connect to building stub,  $\ell$ =814.84. See MEP Plan for continuation.

- (ST15) Connect roof drain line to Structure 4301,  $\ell$ =813.71. Install 18 LF 8" Dia. SDR 26 PVC @ 2% to ST16. Install tee connection,  $\ell$ =814.07. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST17. Install 57 LF 8" Dia. SDR26 PVC @ 2% to ST18.
- (ST17) Connect to building stub,  $\ell$ =814.15. See MEP Plan for continuation.
- (ST18) Install tee connection,  $\ell$ =815.21. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST19. Install 62 LF 8" Dia. SDR26 PVC @ 2% to ST20.
- (ST19) Connect to building stub,  $\ell$ =815.29. See MEP Plan for continuation.
- (ST20) Connect to building stub,  $\ell$ =816.45. See MEP Plan for continuation.

- (ST21) Connect roof drain line to Structure 4302,  $\ell$ =815.53. Install 22 LF 8" Dia. SDR 26 PVC @ 2% to ST22.
- (ST22) Connect to building stub,  $\ell$ =815.97. See MEP Plan for continuation.

- (ST23) Connect roof drain line to Structure 5401,  $\ell$ =815.03. Install 18 LF 8" Dia. SDR 26 PVC @ 2% to ST24. Install tee connection,  $\ell$ =815.39. Install 18 LF 8" Dia. SDR26 PVC @ 2% to ST25. Install 33 LF 8" Dia. SDR26 PVC @ 2% to ST28.
- (ST26) Install tee connection,  $\ell$ =815.75. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST26. Install 60 LF 8" Dia. SDR26 PVC @ 2% to ST27.

- (ST28) Connect to building stub,  $\ell$ =815.83. See MEP Plan for continuation.
- (ST27) Connect to building stub,  $\ell$ =816.95. See MEP Plan for continuation.

- (ST29) Install tee connection,  $\ell$ =816.05. Install 4 LF 8" Dia. SDR26 PVC @ 2% to ST29. Install 52 LF 8" Dia. SDR26 PVC @ 2% to ST30.
- (ST29) Connect to building stub,  $\ell$ =816.13. See MEP Plan for continuation.
- (ST30) Connect to building stub,  $\ell$ =817.09. See MEP Plan for continuation.
- (ST31) Connect 8" PVC pipe to structure 5702,  $\ell$ =815.44. Install 49.67 LF 8" PVC pipe @ 2% to ST32.
- (ST32) Construct 12" Nyloplast Drain Basin with Pedestrian Grate Top elev.=820.19.  $\ell$  8" In (S)=816.93.  $\ell$  8" Out (N)=816.43. Install 36.5 LF 8" PVC pipe @ 2% to ST33.
- (ST33) Construct 12" Nyloplast Inline Drain with Pedestrian Grate Top elev.=820.33.  $\ell$  8" Out (N)=817.66.

- (ST34) Construct 3'x3' riprap pad. D50=6", depth=12".  $\ell$  6"=808.00. Install 21 LF 6" PVC roof drain SW @ 5% to ST35.

- (ST35) Connect to building stub,  $\ell$ =809.05. See MEP Plan for continuation.
- (ST36) Construct 3'x3' riprap pad. D50=6", depth=12".  $\ell$  6"=806.00. Install 23.5 LF 6" PVC roof drain SW @ 5% to ST37.

- (ST37) Connect to building stub,  $\ell$ =807.18. See MEP Plan for continuation.
- (ST38) Construct 3'x3' riprap pad. D50=6", depth=12".  $\ell$  8"=808.00. Install 12.5 LF 6" PVC roof drain SW @ 5% to ST39.

- (ST39) Connect to building stub,  $\ell$ =808.63. See MEP Plan for continuation.

- (ST40) Connect roof drain line to Structure 5705,  $\ell$ =816.25. Install 46.5 LF 6" Dia. SDR 26 PVC @ 2% to ST41.
- (ST41) Install tee connection,  $\ell$ =817.18. Install 42.5 LF 8" Dia. SDR26 PVC @ 2% to ST42. Install 27.5 LF 8" Dia. SDR26 PVC @ 2% to ST43.
- (ST42) Connect to building stub,  $\ell$ =818.03. See MEP Plan for continuation.
- (ST43) Connect to building stub,  $\ell$ =817.73. See MEP Plan for continuation.

- (ST44) Connect roof drain line to Structure 5705,  $\ell$ =816.25. Install 37 LF 12" Dia. SDR 26 PVC @ 2% to ST41.
- (ST45) Install tee connection,  $\ell$ =816.99. Install 76.5 LF 8" Dia. SDR26 PVC @ 2% to ST46. Install 16 LF 12" Dia. SDR26 PVC @ 2% to ST47.

- (ST46) Connect to building stub,  $\ell$ =818.52. See MEP Plan for continuation.
- (ST47) Install tee connection,  $\ell$ =817.31. Install 5 LF 8" Dia. SDR26 PVC @ 2% to ST48. Install 36 LF 8" Dia. SDR26 PVC @ 2% to ST49.

- (ST48) Connect to building stub,  $\ell$ =817.41. See MEP Plan for continuation.
- (ST49) Connect to building stub,  $\ell$ =818.03. See MEP Plan for continuation.

- (ST50) Connect roof drain line to Structure 5704,  $\ell$ =816.10. Install 35 LF 6" Dia. SDR 26 PVC @ 2% to ST51.
- (ST51) Install wye connection,  $\ell$ =816.80. Install 32 LF 4" Dia. SDR26 PVC @ 2% to ST52. Install 23 LF 4" Dia. SDR26 PVC @ 2% to ST53.

- (ST52) Connect to building stub,  $\ell$ =817.44. See MEP Plan for continuation.
- (ST53) Connect to building stub,  $\ell$ =817.26. See MEP Plan for continuation.

- (ST54) Connect roof drain line to Structure 5704,  $\ell$ =815.93. Install 21 LF 8" Dia. SDR 26 PVC @ 2% to ST55.

- (ST55) Install wye connection,  $\ell$ =816.35. Install 3 LF 6" Dia. SDR26 PVC @ 2% to ST56. Install 2.5 LF 6" Dia. SDR26 PVC @ 2% to ST57.
- (ST56) Connect to building stub,  $\ell$ =816.41. See MEP Plan for continuation.

- (ST57) Connect to building stub,  $\ell$ =816.40. See MEP Plan for continuation.
- (ST58) Connect roof drain line to Structure 5703,  $\ell$ =815.00. Install 23 LF 8" Dia. SDR 26 PVC @ 2% to ST59.

- (ST59) Install wye connection,  $\ell$ =815.46. Install 34.5 LF 6" Dia. SDR26 PVC @ 2% to ST60. Install 66 LF 6" Dia. SDR26 PVC @ 2% to ST61.
- (ST60) Connect to building stub,  $\ell$ =816.15. See MEP Plan for continuation.

- (ST61) Connect to building stub,  $\ell$ =816.78. See MEP Plan for continuation.
- (ST62) Connect roof drain line to Structure 5701,  $\ell$ =815.73. Install 30 LF 8" Dia. SDR 26 PVC @ 2% to ST59.

- (ST63) Install wye connection,  $\ell$ =816.33. Install 4 LF 6" Dia. SDR26 PVC @ 2% to ST64. Install 67 LF 6" Dia. SDR26 PVC @ 2% to ST65.
- (ST64) Connect to building stub,  $\ell$ =816.41. See MEP Plan for continuation.

- (ST65) Connect to building stub,  $\ell$ =817.67. See MEP Plan for continuation.
- (ST66) Connect roof drain line to Structure 5701,  $\ell$ =815.73. Install 91.5 LF 8" Dia. SDR 26 PVC @ 2% to ST67.

- (ST67) Connect to building stub,  $\ell$ =817.56. See MEP Plan for continuation.

Gas Construction Notes

- (G1) Gas service line per service provider
- (G2) Retail Gas Meter
- (G3) Retail Gas Meter
- (G4) Multi-Family Gas Meter
- (G5) Multi-Family gas service

General Utility Notes:

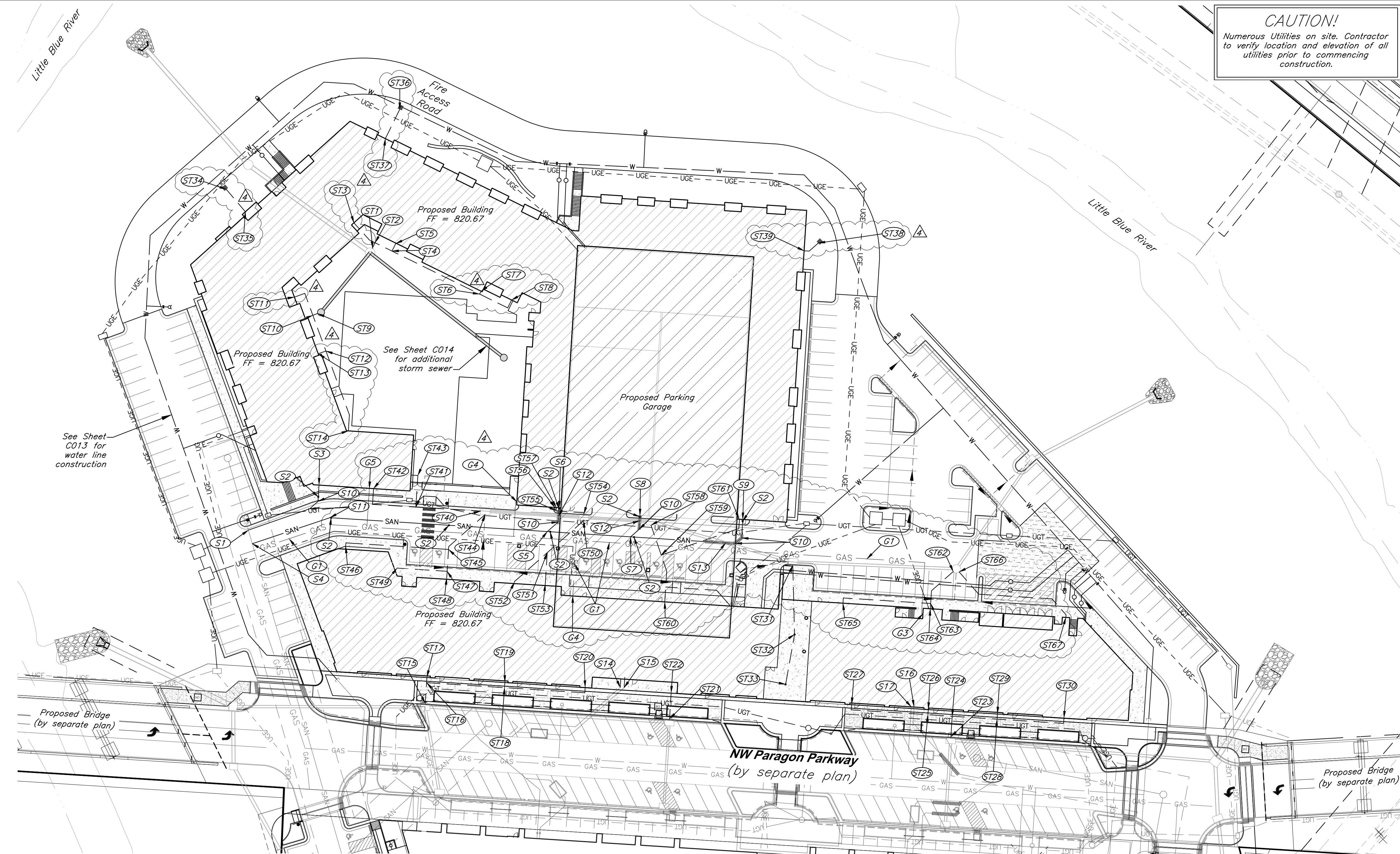
- See Sheet C020 for Construction Details.
- Contractor to deflect conduits as necessary to avoid conflicts with other utilities.
- Contractor shall coordinate with the Surveyor to leave trenches open for collecting survey data for record drawings.
- Water line minimum burial depth shall be 42 inches. All other pipe burial shall be minimum 12 inches.

Notes:

- Pipe length called out is from center of structure to center of structure. Payment for pipe length is from inside face to inside face of structure.
- Storm Sewer Structure Station offset and coordinates based on center of structure. Top elevations are top center of lid.
- Taps on all in grade inlets shall maintain street slope, low point inlets to be set level.
- Fire department connection locations are preliminary and subject to change upon final design. IFC distance requirements for FDCs shall be met with final design.

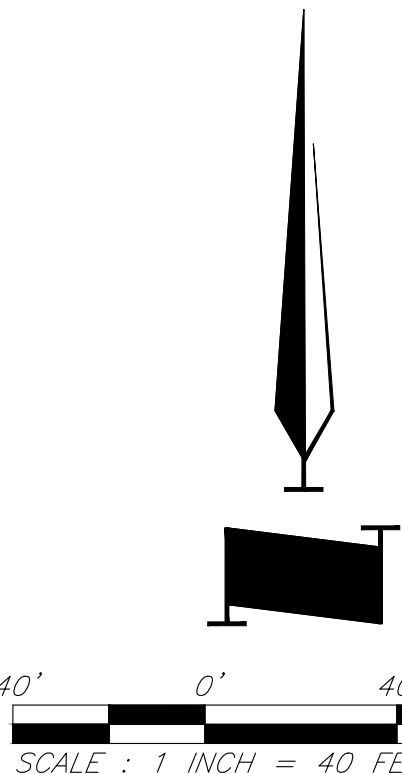
CAUTION!

Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.



Legend

- W ————— Proposed Water Line
- Proposed Storm Sewer
- SAN ————— Proposed Sanitary Sewer
- GAS— GAS ————— Proposed Gas Line
- UGE— — UGE— — Proposed Underground Electric
- UGT— — — — — Proposed Telecom



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PROJECT:

Paragon Star North Village  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

9/28/22	ASI 1
11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

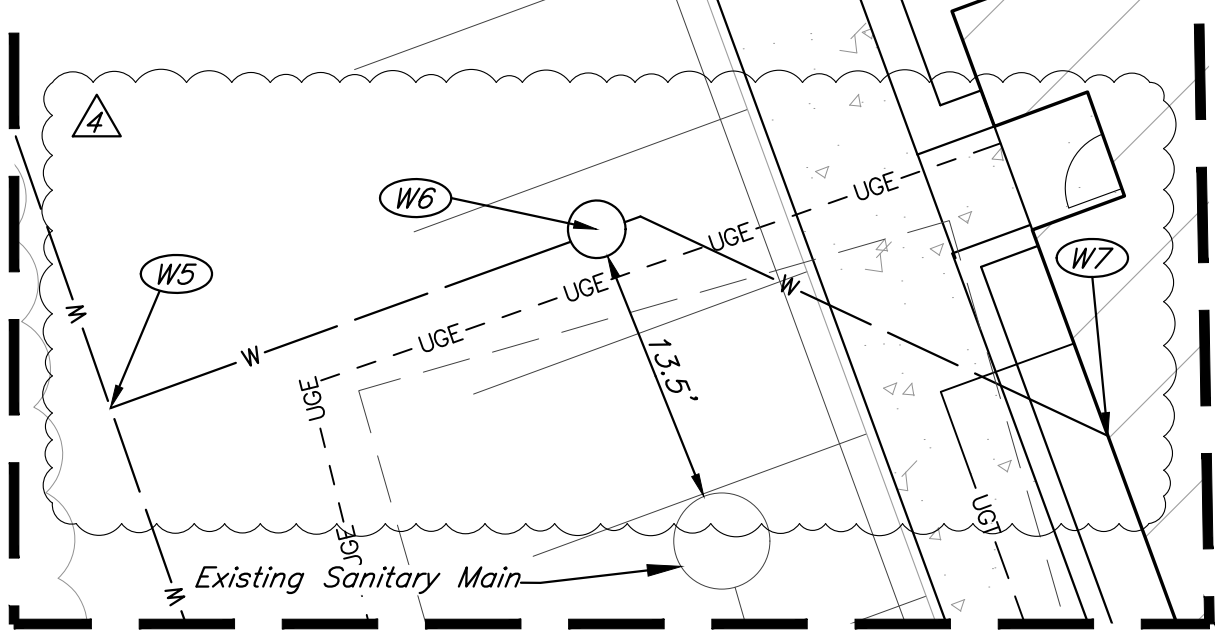
C012



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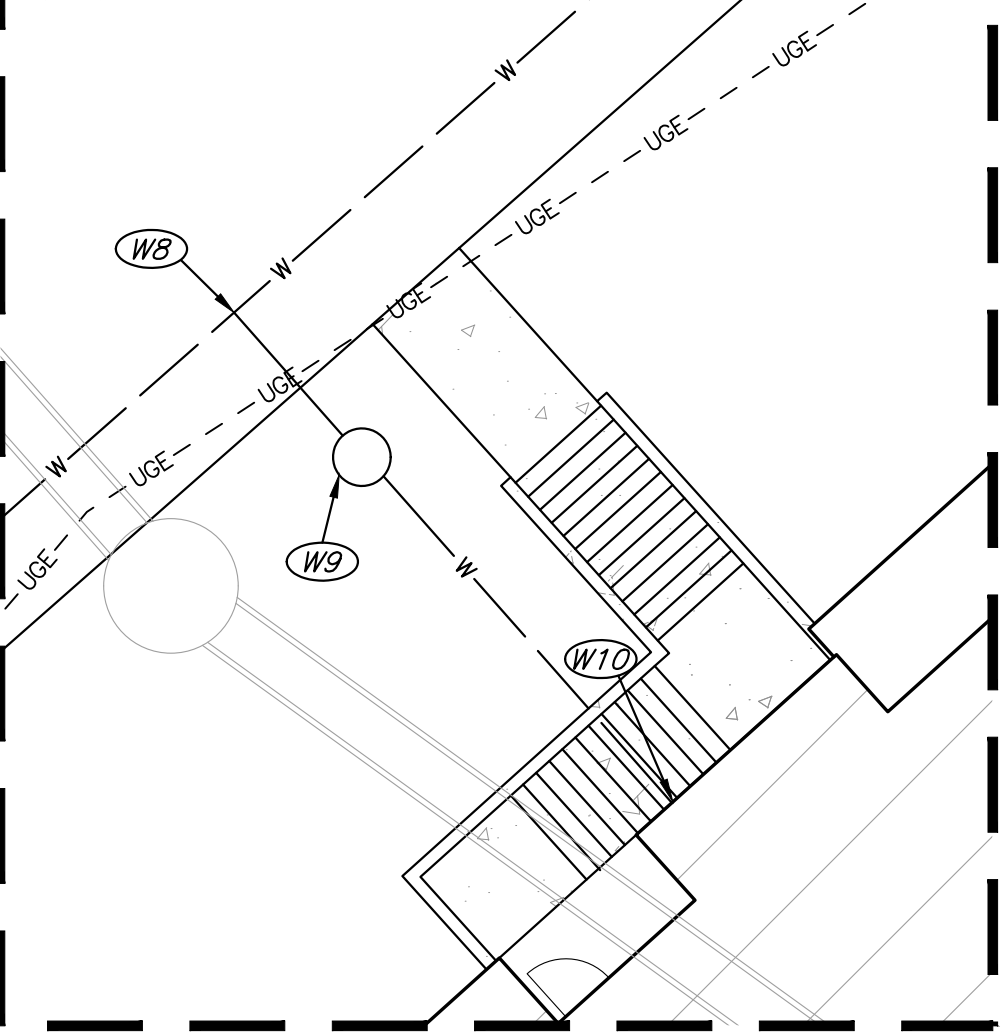
### Enlargement #1

1"=10'



### Enlargement #2

1"=10'



#### Water Line Construction Notes

- (W1) Connect to 12" water main. Install 8" Dia. Class 305 C900 PVC.
- (W2) Install 45° Bend with Thrust Block
- (W3) Install 22.5° Bend with Thrust Block
- (W4) Install Fire Hydrant Assembly
- (W5) Connect to water main via 8"x8"x8" tee with 2" reducer E for domestic water service. Install 2" dia. C901 HDPE E to W6.

- (W6) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W7.
- (W7) 2" Domestic Water Line Building Connection. Utilize 6" casing pipe installed per mass grading plans. See casing pipe detail, sheet C017. See MEP Plan for Continuation.
- (W8) Connect to water main via 8"x8"x8" tee with 2" reducer SE for domestic water service. Install 2" dia. C901 HDPE SE to W9.

- (W9) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W10.
- (W10) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.
- (W11) Connect to water main via 8"x8"x8" tee with 2" reducer S for domestic water service. Install (1) gate valve W. Install 2" dia. C901 HDPE S to W12.

- (W12) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W13.
- (W13) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.
- (W14) Connect to water main via 8"x8"x8" tee with 2" reducer S for domestic water service. Install (1) gate valve E. Install 2" dia. C901 HDPE S to W15.

- (W15) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W16.
- (W16) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.
- (W17) removed

- (W18) removed
- (W19) removed
- (W20) removed
- (W21) removed
- (W22) removed

- (W23) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install (1) gate valve NW. Install 2" dia. C901 HDPE SW to W24.
- (W24) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W25.

- (W25) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.
- (W26) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install 2" dia. C901 HDPE SW to W27.

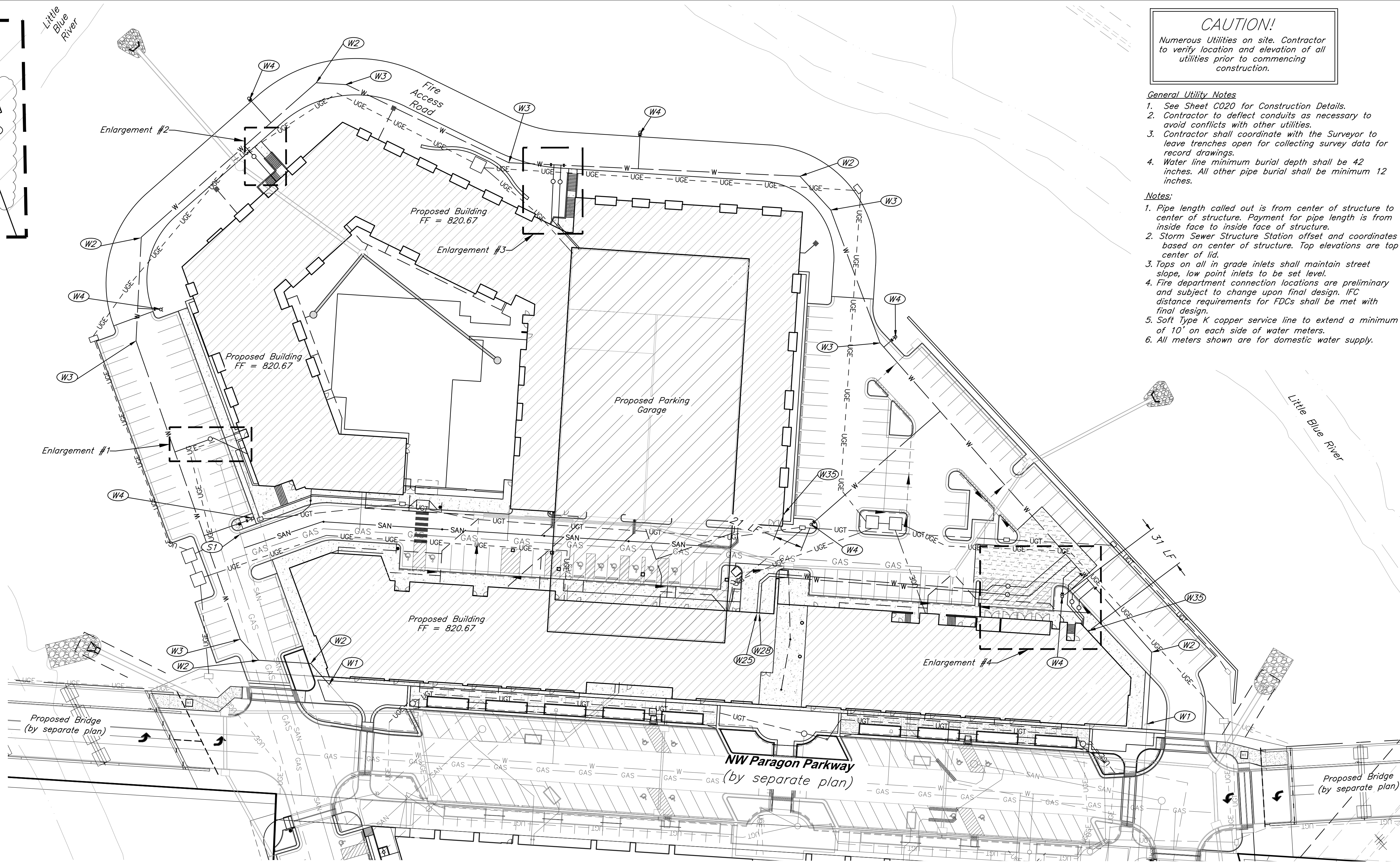
- (W27) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W28.
- (W28) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.
- (W29) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install 2" dia. C901 HDPE SW to W30.

- (W30) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W31.
- (W31) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.
- (W32) Connect to water main via 8"x8"x8" tee with 2" reducer SW for domestic water service. Install (1) gate valve SE. Install 2" dia. C901 HDPE SW to W33.

- (W33) Install 2" Water Meter in City provided vault. Install 2" dia. C901 HDPE to W34.
- (W34) 2" Domestic Water Line Building Connection. See MEP Plan for Continuation.
- (W35) Fire Department Connection

- (W36) Connect to water main via 8"x8"x8" tee w/ thrust block for fire protection service. Install (1) gate valve SW. Install 8" dia. C900 PVC SW to W37.
- (W37) 8" Fire Protection Line Building Connection. See MEP Plan for Continuation.

Available flow for Paragon North Village:  
169 psi static and 2200 GPM at 84 psi residual



**CAUTION!**  
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

#### General Utility Notes

- See Sheet C020 for Construction Details.
- Contractor to deflect conduits as necessary to avoid conflicts with other utilities.
- Contractor shall coordinate with the Surveyor to leave trenches open for collecting survey data for record drawings.
- Water line minimum burial depth shall be 42 inches. All other pipe burial shall be minimum 12 inches.

#### Notes:

- Pipe length called out is from center of structure to center of structure. Payment for pipe length is from inside face to inside face of structure.
- Storm Sewer Structure Station offset and coordinates based on center of structure. Top elevations are top center of lid.
- Tops on all in grade inlets shall maintain street slope, low point inlets to be set level.
- Fire department connection locations are preliminary and subject to change upon final design. IFC distance requirements for FDCs shall be met with final design.
- Soft type K copper service line to extend a minimum of 10' on each side of water meters.
- All meters shown are for domestic water supply.

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PROJECT:

## Paragon Star North Village

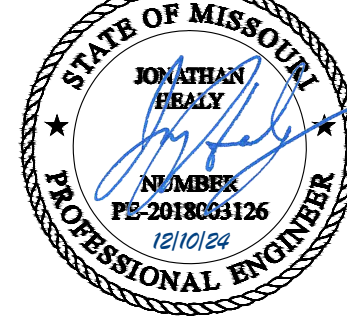
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

7/11/22	Addendum 1
9/9/22	ASI 1
9/28/22	ASI 1
11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

# C013



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Electrical Service Construction Notes

- E1 Install 9'x9' Building Transformer Pad per Every Standards  
E2 Install 200 Amp Sectionalizer Furnished by Every per Detail 760.1-3  
E3 Connect to existing 200 Amp Sectionalizer constructed per Paragon Parkway Plans  
E4 Install 64 LF 4" Dia. Sch. 40 PVC Conduit.  
E5 Install 300 LF (8) 3" Dia. Sch. 40 PVC Conduit to building electrical room. Continue per MEP Plans.  
E6 Install 9 LF 4" Dia. Sch. 40 PVC Conduit.  
E7 Install 122 LF (8) 3" Dia. Sch. 40 PVC Conduit to building electrical room. Continue per MEP Plans.  
E8 Install 168 LF 4" Dia. Sch. 40 PVC Conduit.  
E9 Install 356 LF 4" Dia. Sch. 40 PVC Conduit.  
E10 See MEP Plan for electrical service conduit.  
E11 Install 266 LF 4" Dia. Sch. 40 PVC Conduit.  
E12 Install 242 LF 4" Dia. Sch. 40 PVC Conduit.  
E13 Install 8 LF 4" Dia. Sch. 40 PVC Conduit.  
E14 See MEP Plan for electrical service conduit.  
E15 See MEP Plan for electrical service conduit.  
E16 Install 287 LF 4" Dia. Sch. 40 PVC Conduit.  
E17 Connect to existing 4" Dia. PVC Conduit installed per the Multifamily Mass Grading Plans.  
E18 Connect to existing 3" Dia. PVC Conduit installed per the Multifamily Mass Grading Plans.

Amenity Zone Electrical Construction Notes

- AE1 Install 35 LF 1" HDPE Conduit from existing connection to Planter Box  
AE2 Install 39 LF 1" HDPE Conduit from existing connection to Planter Box

Telecom Construction Notes

- T1 Install Telecom Utility Pull Box.  
T2 Connect to existing Telecom Pull Box installed per Paragon Parkway Plans  
T3 Install 119 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.  
T4 Install 108 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.  
T5 Install 109 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.  
T6 Install 82 LF (2) 5" HDPE Conduit to building mail room. Two conduits shall have (4) 2" fabric innerducts.  
T7 Install 285 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.  
T8 Install 98 LF (3) 5" HDPE Conduit. Two conduits shall have (4) 2" fabric innerducts.  
T9 Install 98 LF (3) 5" HDPE Conduit to IT Room. Two conduits shall have (4) 2" fabric innerducts.

Amenity Zone Telecom Construction Notes

- AT1 Install Digital Display with Power/Data Connections, Unswitched Hot Power  
AT2 Install Telecom Utility 12"x12" Quazite Box  
AT3 Install 281 LF 2" PVC Conduit  
AT4 Install 15 LF 2" PVC Conduit  
AT5 Install 215 LF 2" PVC Conduit  
AT6 Install 19 LF 2" PVC Conduit

Underdrain Construction Notes

- UD1 Install 4" Dia. Perforated HDPE @ 0.5% minimum slope.  
UD2 Install 4" Dia. HDPE Tee  
UD3 Connect to Storm Structure 5705,  $\ell=817.50$ .  
UD4 Connect to Storm Structure 5702,  $\ell=816.60$ .  
UD5 Connect to Storm Structure 5701,  $\ell=813.28$ .  
UD6 Connect to Storm Structure 5101,  $\ell=809.75$ .  
UD7 Connect to Storm Structure 5102,  $\ell=808.75$ .  
UD8 Connect to Storm Structure 4301,  $\ell=817.70$ .  
UD9 Connect to Storm Structure 4302,  $\ell=817.80$ .  
UD10 Connect to Storm Structure 5401,  $\ell=817.50$ .

General Utility Notes

- See Sheet CD20 for Construction Details.
- Contractor to deflect conduits as necessary to avoid conflicts with other utilities.
- Contractor shall coordinate with the Surveyor to leave trenches open for collecting survey data for record drawings.
- Water line minimum burial depth shall be 42 inches. All other pipe burial shall be minimum 12 inches.

Electrical Service General Notes

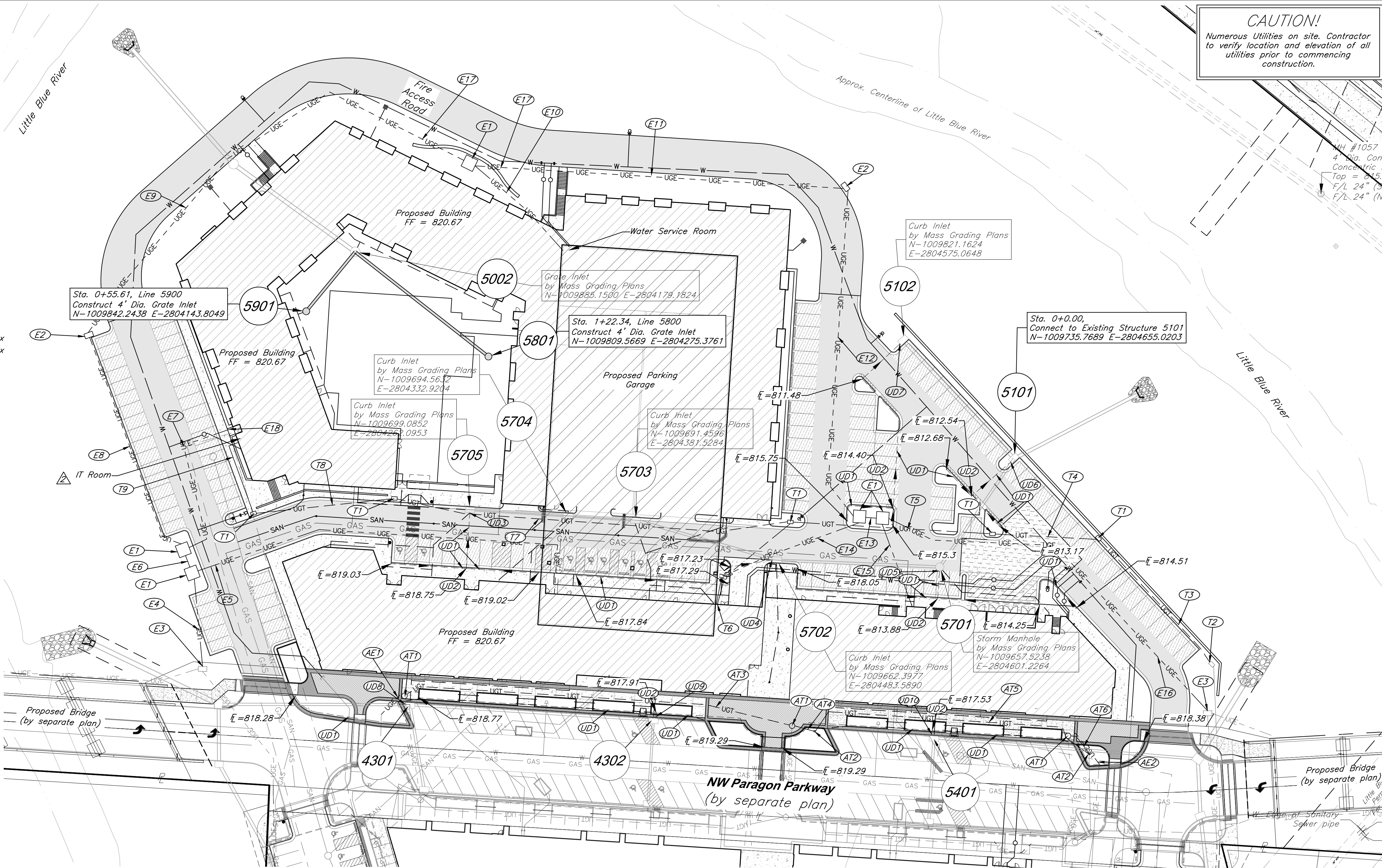
- Electrical routing reflects the latest, although preliminary designs from Every. Final routing of conduit shall match final design from Every.
- Electrical conduit shall be NEC approved schedule 40 gray PVC.
- Electrical trench, conduit, and backfill per Every Standards (Typ. All).

Legend

W	Proposed Water Line		Proposed Building
	Proposed Storm Sewer		Proposed HD Asphalt Surface
SAN	Proposed Sanitary Sewer		Proposed LD Asphalt Surface
GAS	Proposed Gas Line		Proposed Concrete
UGE	Proposed Underground Electric		
UGT	Proposed Telecom		
	Flow Path		

Notes:

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PROJECT:

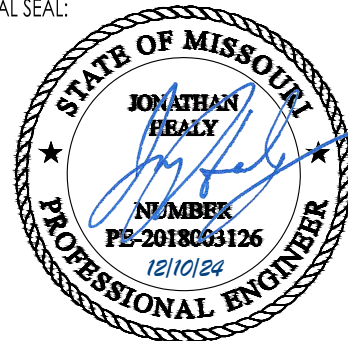
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3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

7/11/22	Addendum 1
9/28/22	ASI 1
11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

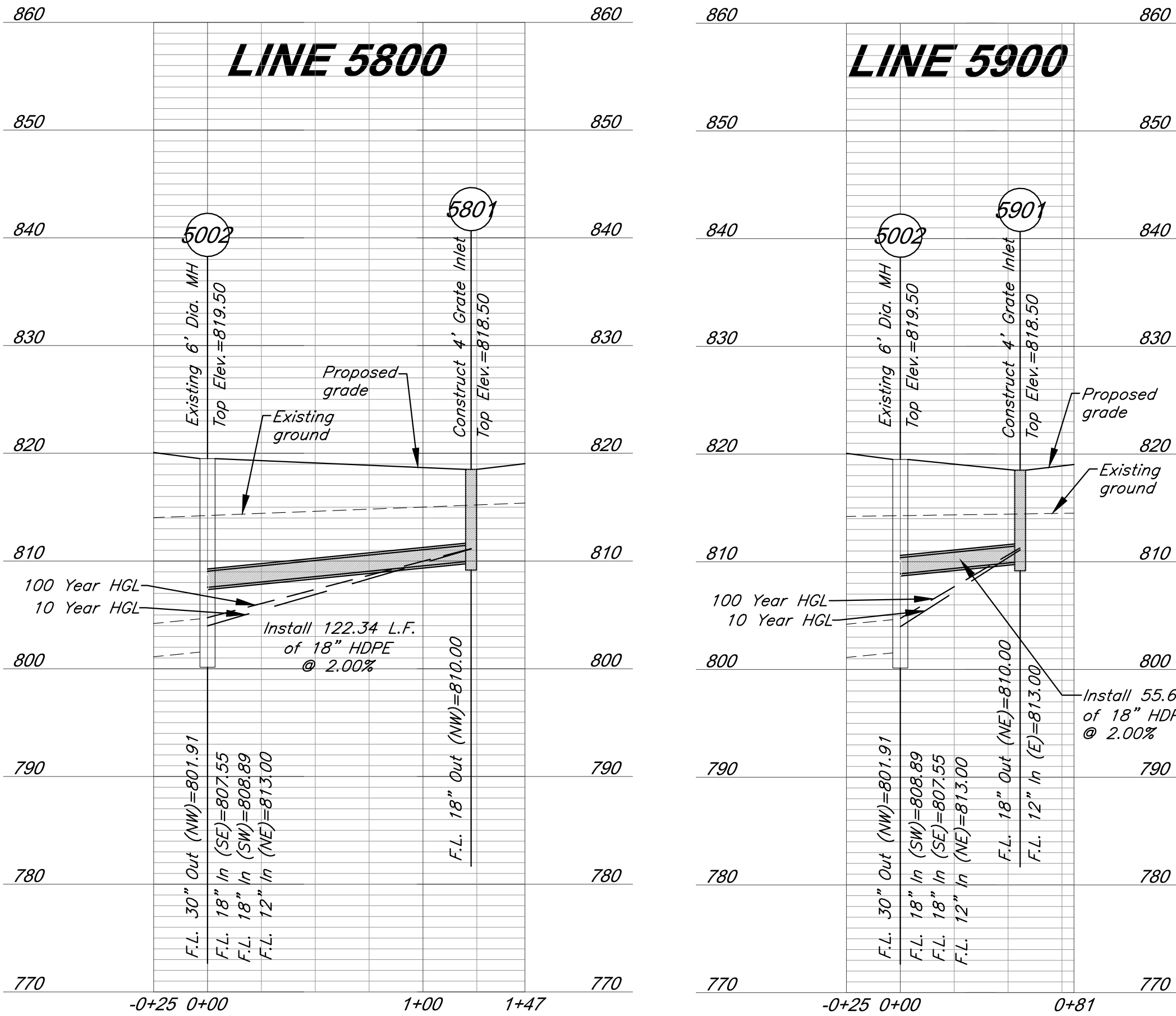
C014



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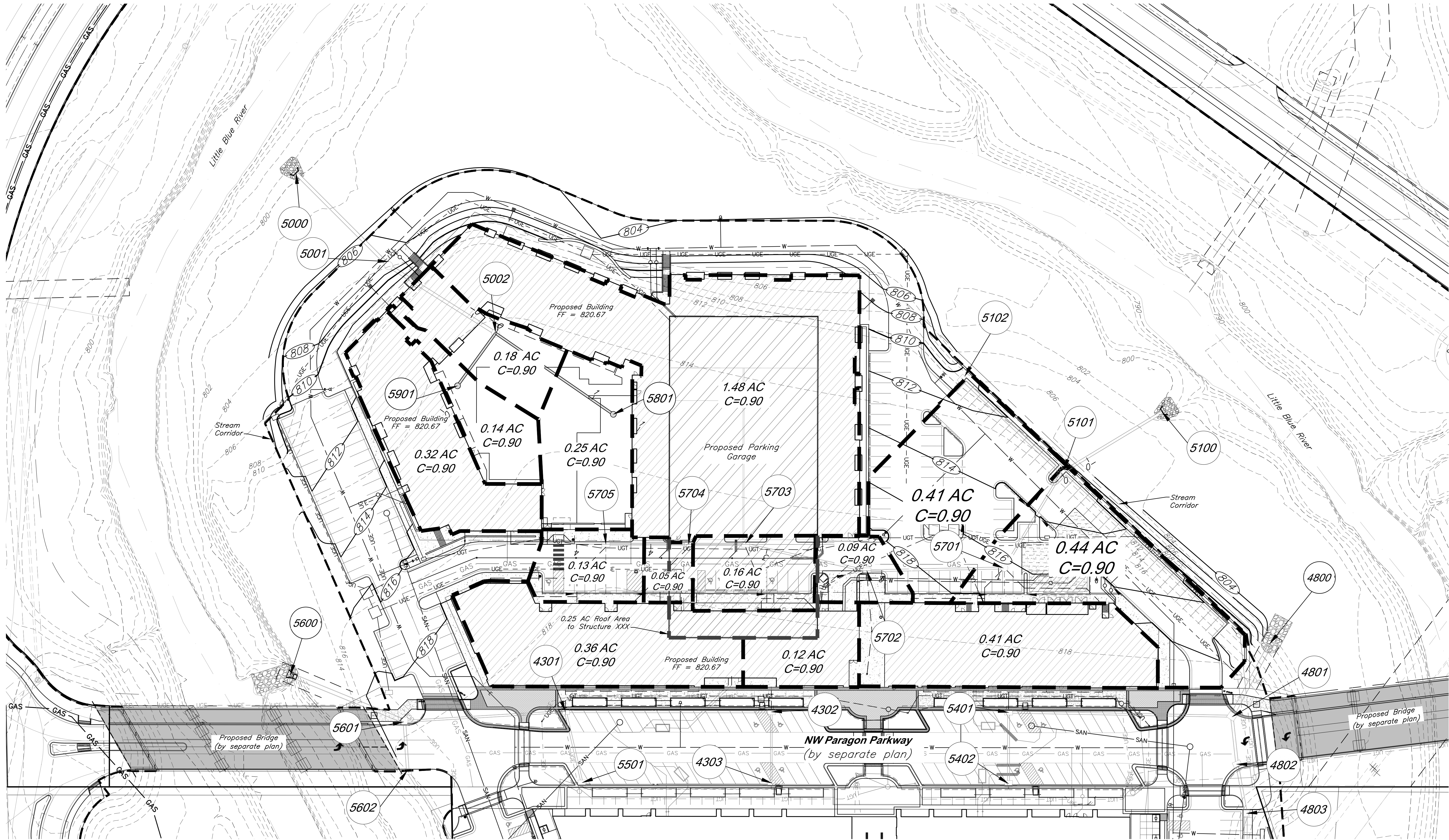
10 Year Storm																			
Structures		Runoff Calculations								Pipe Design									
From	To	Direct Area (acre)	Line In (acre)	Total Area (acre)	C	K	Tc (min)	Flow Time (min)	Intensity (in/hr)	Design Q (cfs)	Description	Pipe length (lin ft)	Pipe Slope Slope, %	Pipe dia (in)	Manning's n Value	Q full (cfs)	Pipe Area, sf	V full fps	Design V fps
Line 5800	5801		0.25		0.90	1.00	5.00		7.35	1.7	Curb Inlet								
	5002			0.25	0.90	1.00	5.00	0.36	7.35	1.7	RCP	122.34	2.00	18	0.013	14.90	1.77	8.43	5.59
Line 5900	5901		0.14	0.32	0.90	1.00	5.00		7.35	0.9	Curb Inlet								
	5002			0.46	0.90	1.00	5.00	0.14	7.35	3.0	RCP	55.61	2.00	18	0.013	14.90	1.77	8.43	6.58

100 Year Storm																			
Structures		Runoff Calculations								Pipe Design									
From	To	Direct Area (acre)	Line In (acre)	Total Area (acre)	C	K	Tc (min)	Flow Time (min)	Intensity (in/hr)	Design Q (cfs)	Description	Pipe length (lin ft)	Pipe Slope Slope, %	Pipe dia (in)	Manning's n Value	Q full (cfs)	Pipe Area, sf	V full fps	Design V fps
Line 5800	5801		0.25		0.90	1.25	5.00		10.32	2.9	Curb Inlet								
	5002			0.25	0.90	1.25	5.00	0.36	10.32	2.9	RCP	122.34	2.00	18	0.013	14.90	1.77	8.43	5.59
Line 5900	5901		0.14	0.32	0.90	1.25	5.00		10.32	1.6	Curb Inlet								
	5002			0.46	0.90	1.25	5.00	0.14	10.32	5.3	RCP	55.61	2.00	18	0.013	14.90	1.77	8.43	6.58



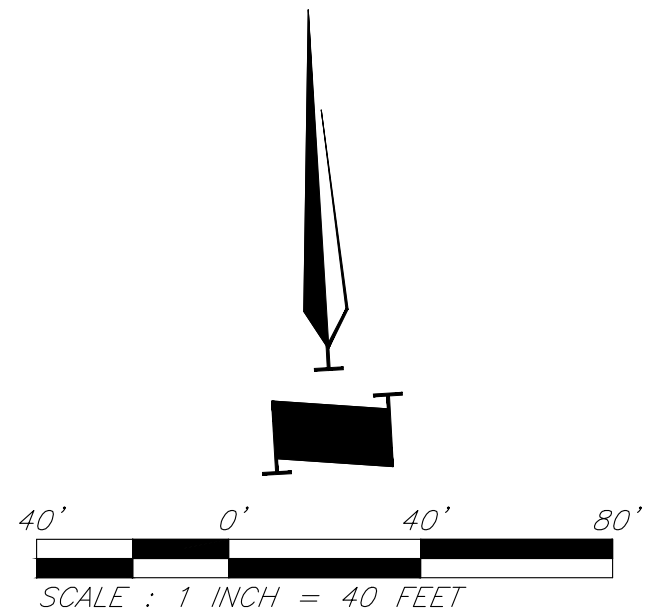


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**CAUTION!**  
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

- LEGEND**
- XXX--- Existing Contour
  - (XXX)--- Proposed Contour
  - Proposed Drainage Area
  - 0.28 Acres Drainage Area
  - Proposed Storm Sewer
  - Future Storm Sewer



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PROJECT:

# Paragon Star North Village

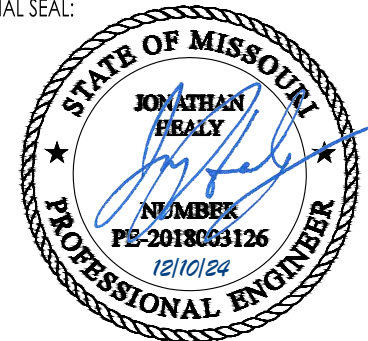
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Drainage Map

JOB NO: 18017, 19050.07, 19050.08

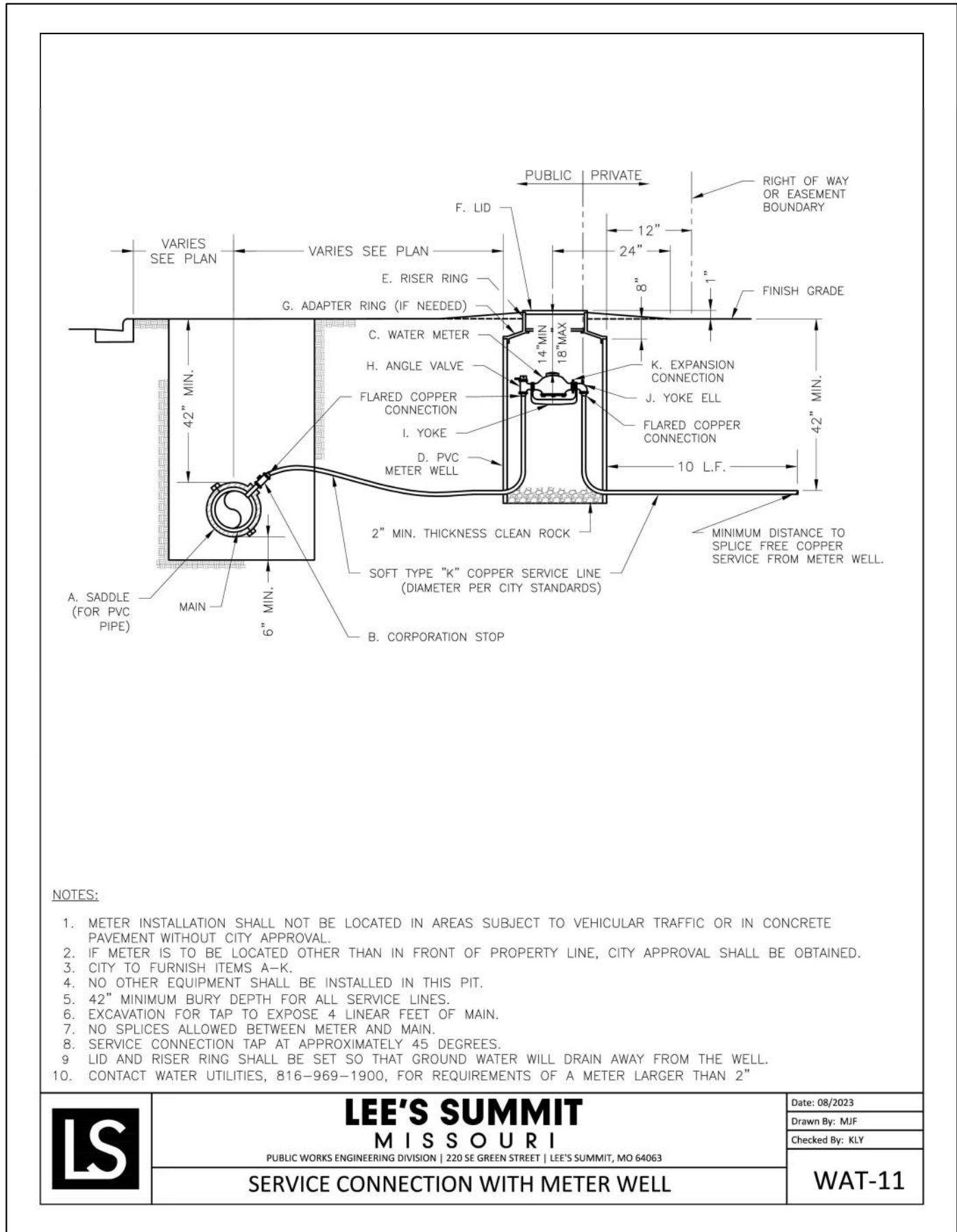
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

C016

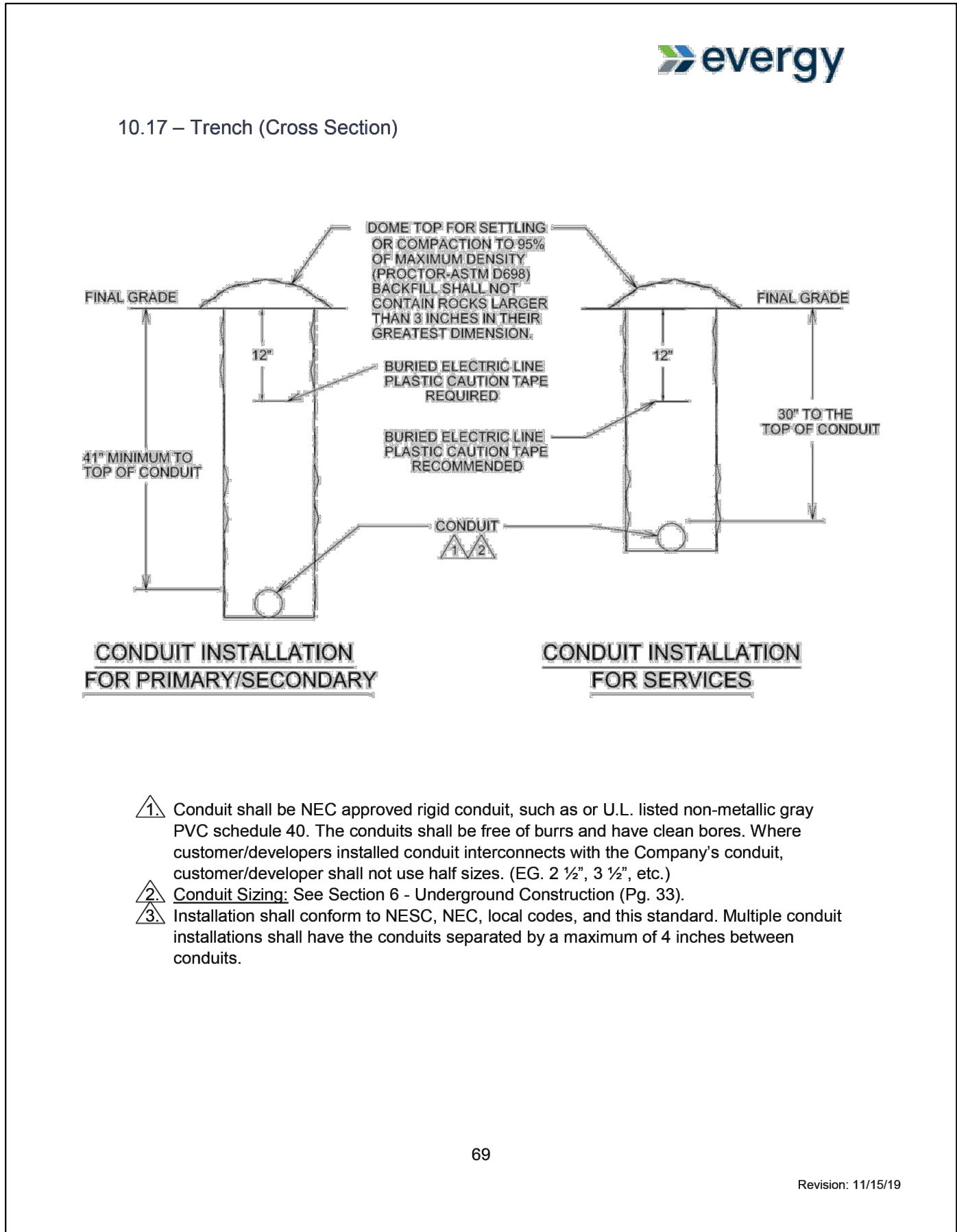


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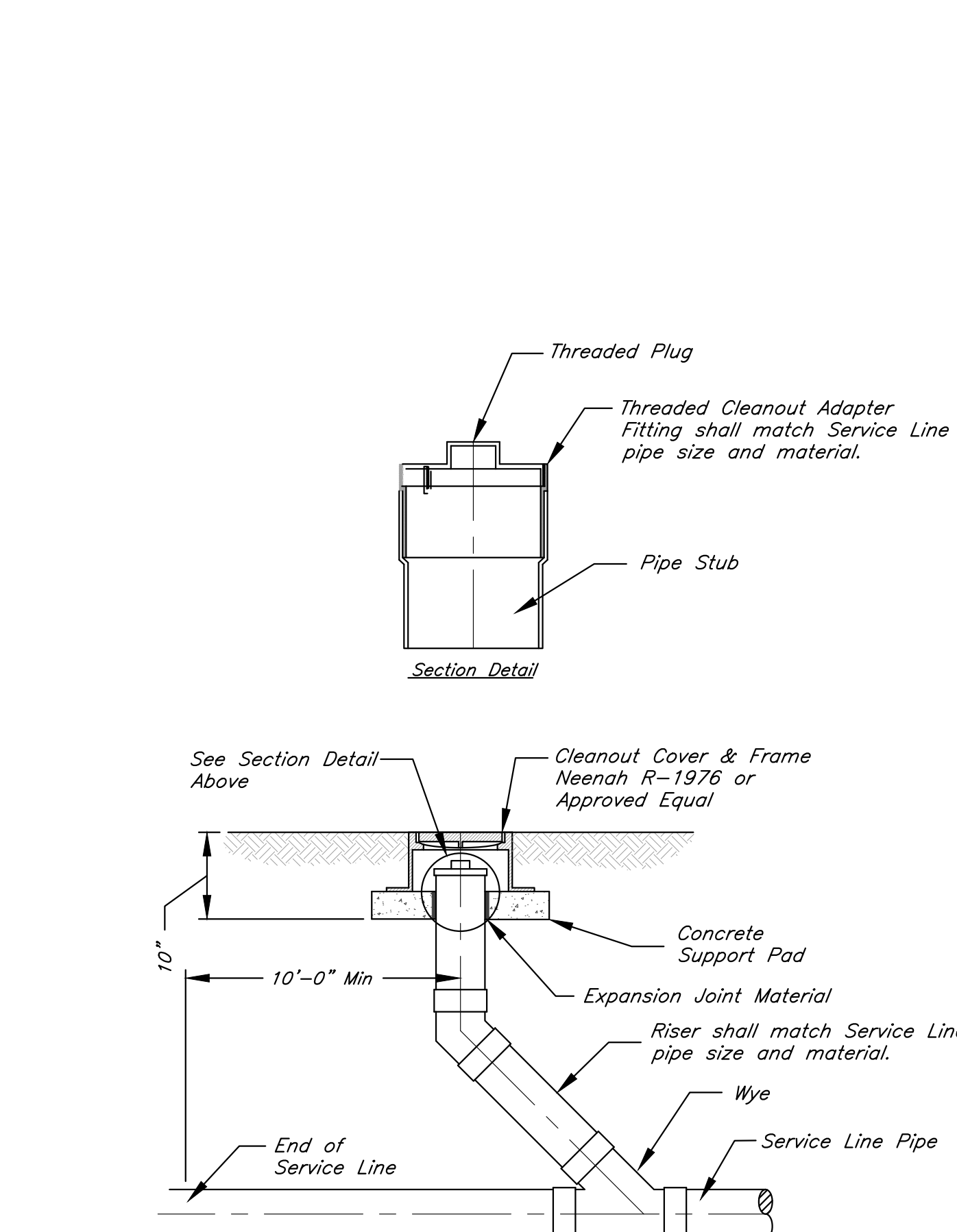
## WATER METER VAULT DETAIL

Not to Scale



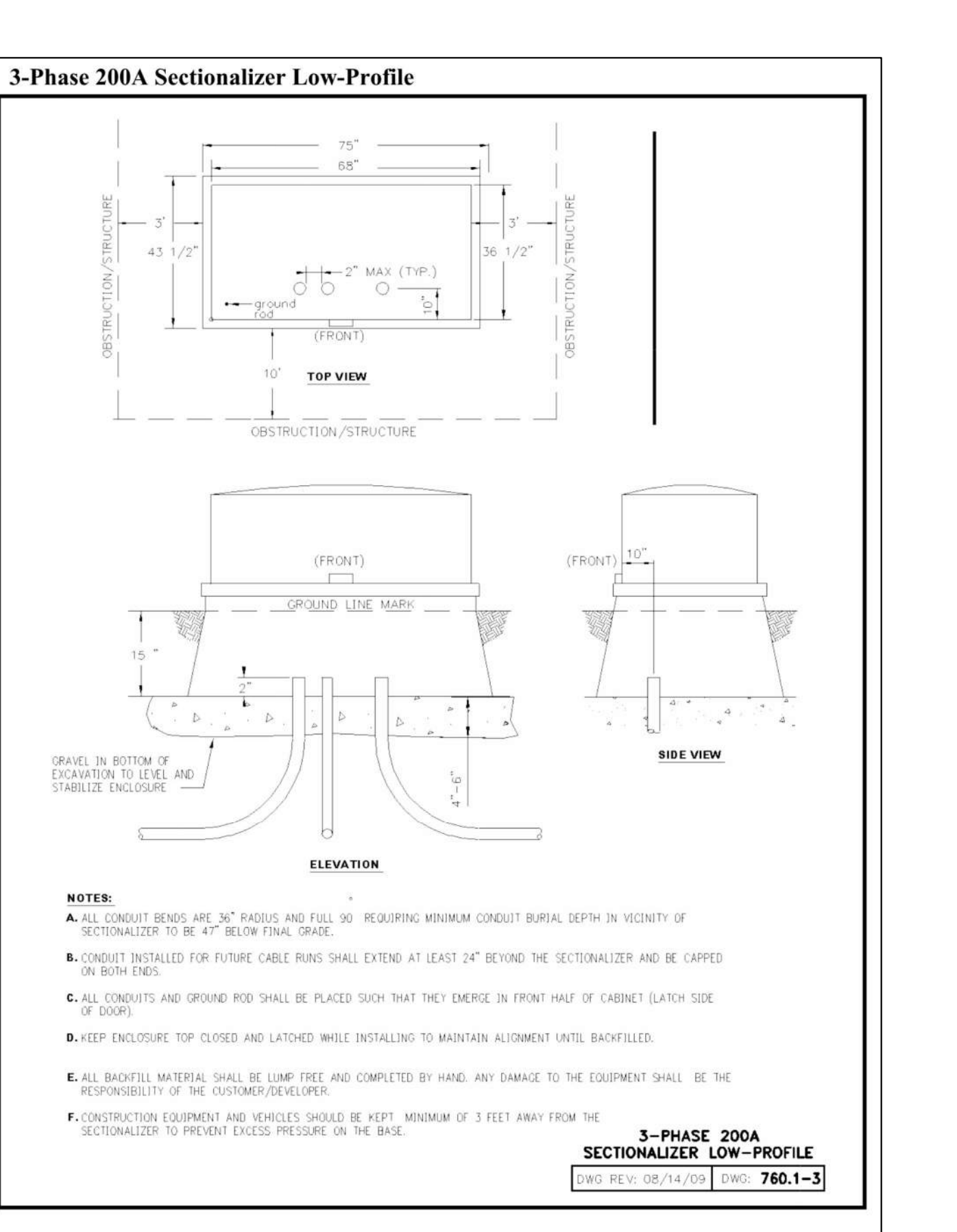
## EVERGY STANDARD TRENCH DETAIL

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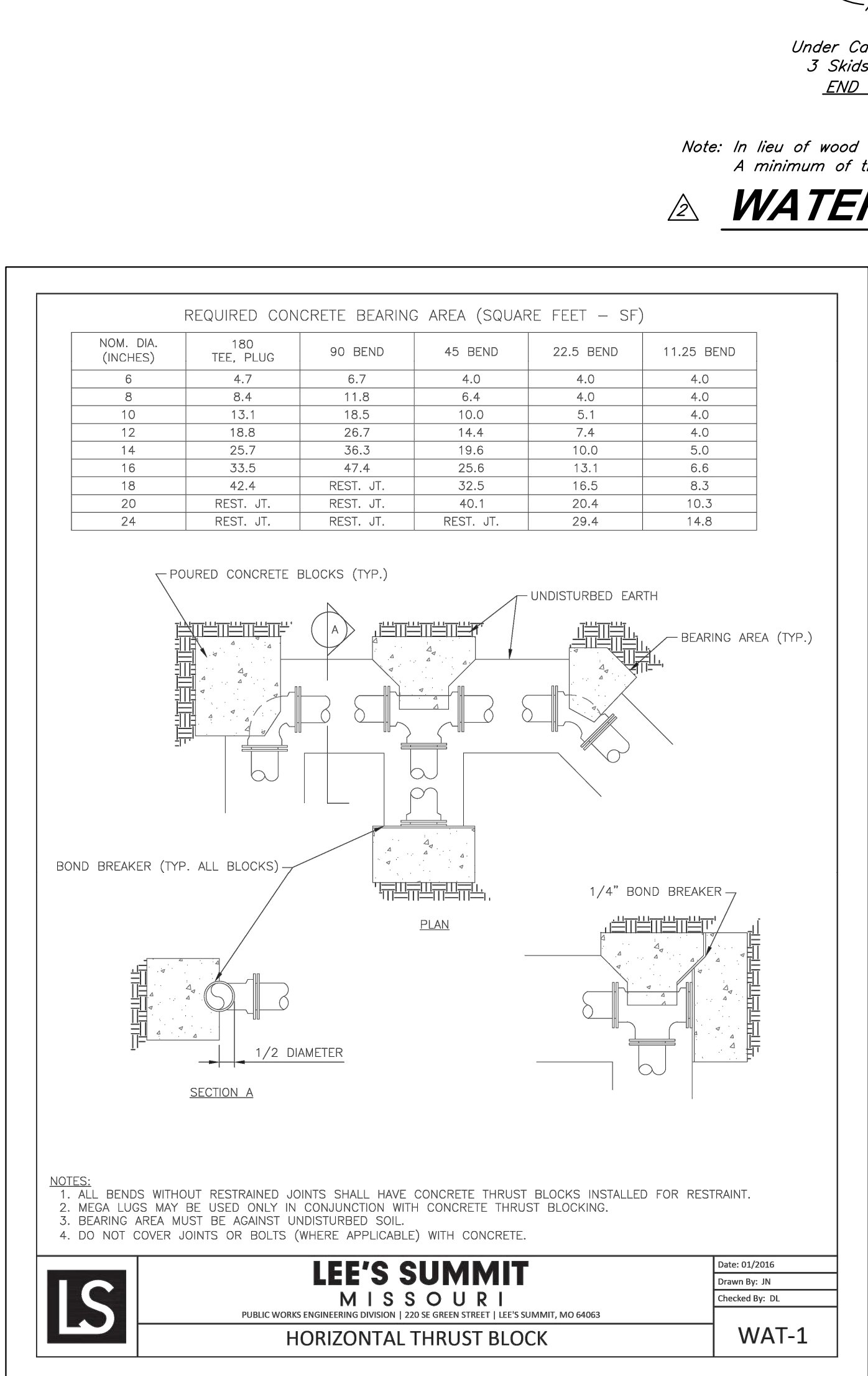
## CLEANOUT DETAIL

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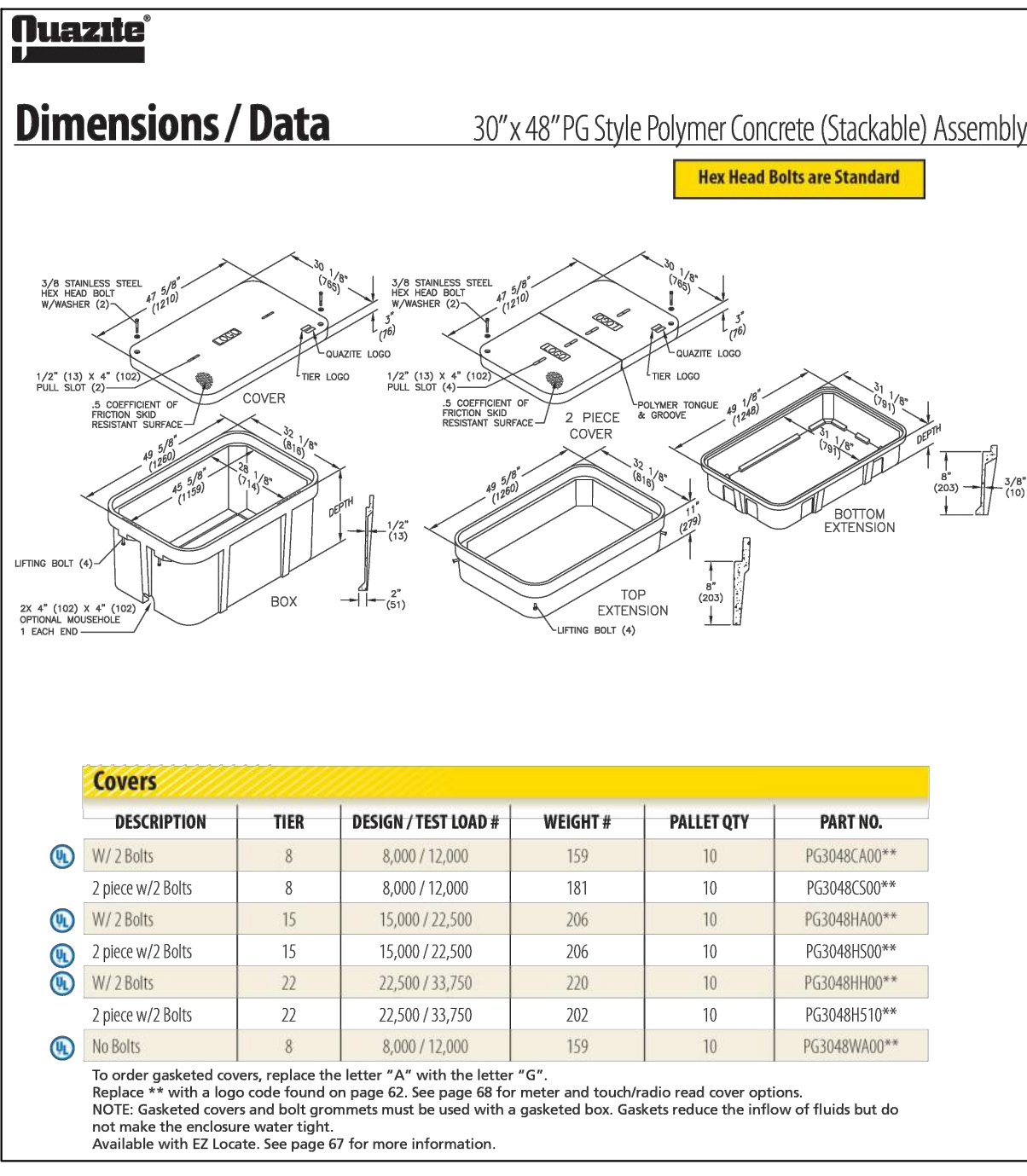
## SECTIONALIZER DETAIL

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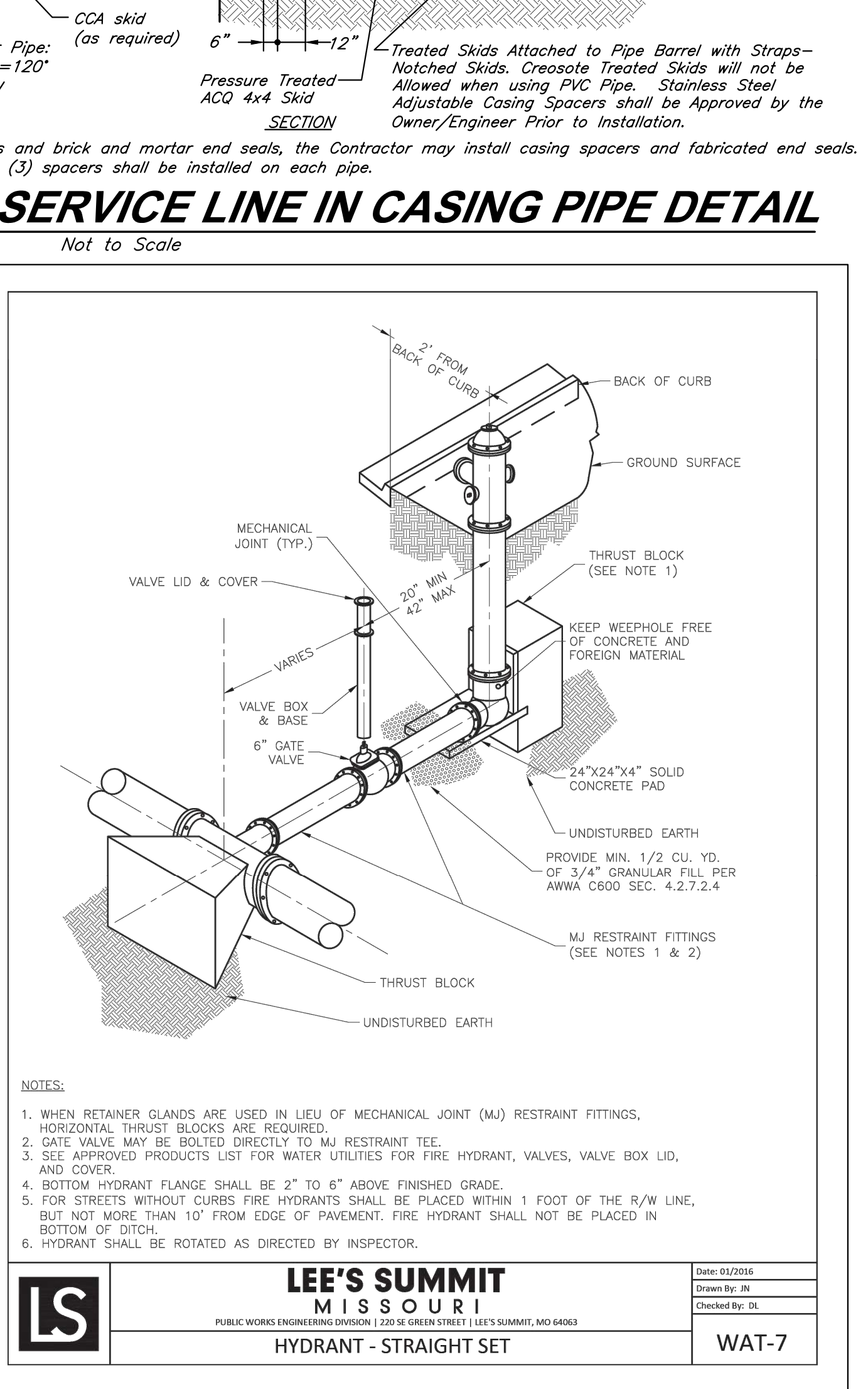
## THRUST BLOCK DETAIL

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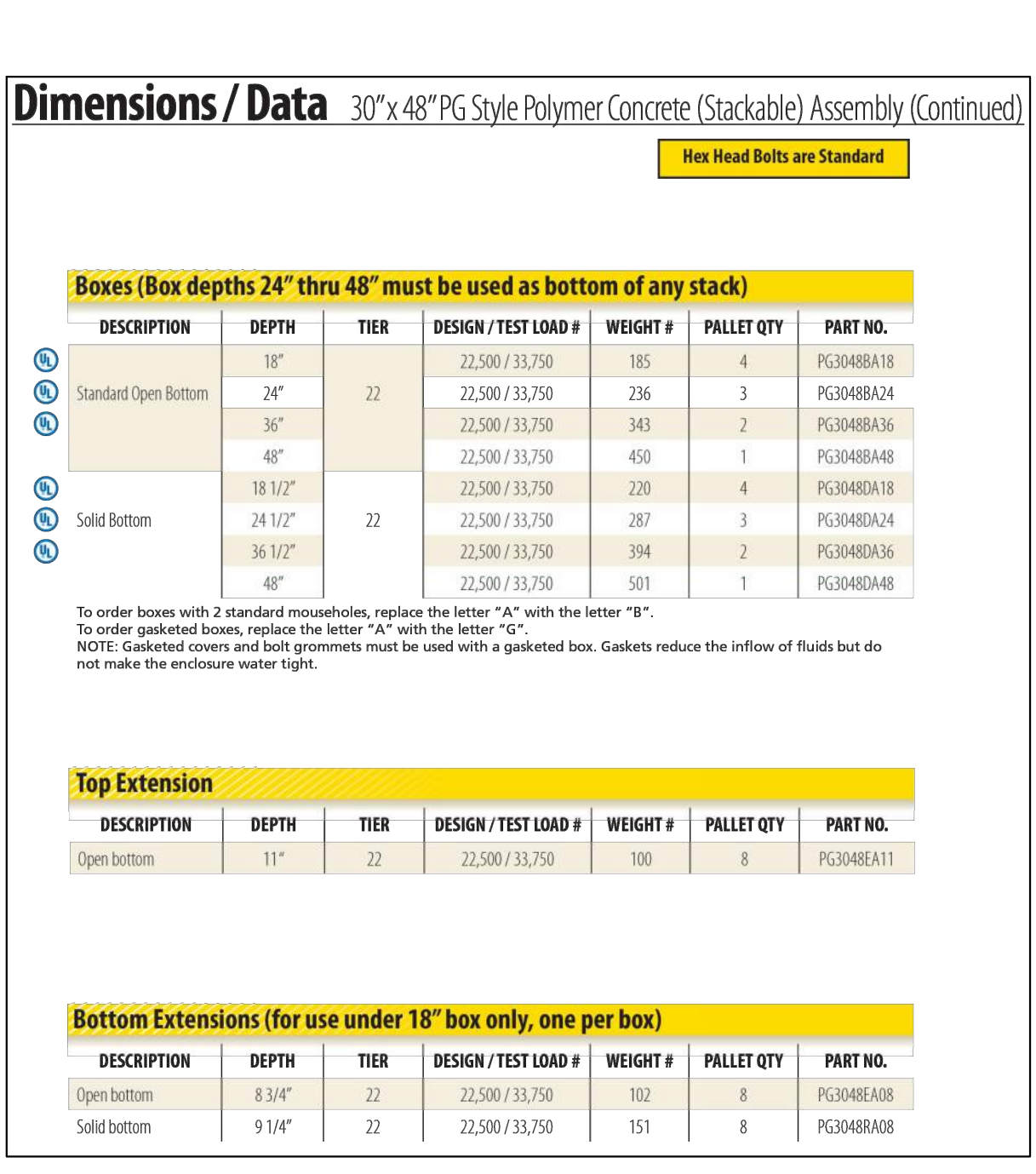
## TELECOM PULL BOX

Not to Scale



## FIRE HYDRANT DETAIL

Not to Scale



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PROJECT:

Paragon Star North Village  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

ISSUE:

7/11/22 Addendum 1  
11/5/24 Revision  
12/10/24 City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Details

JOB NO: 18017, 19050.07, 19050.08

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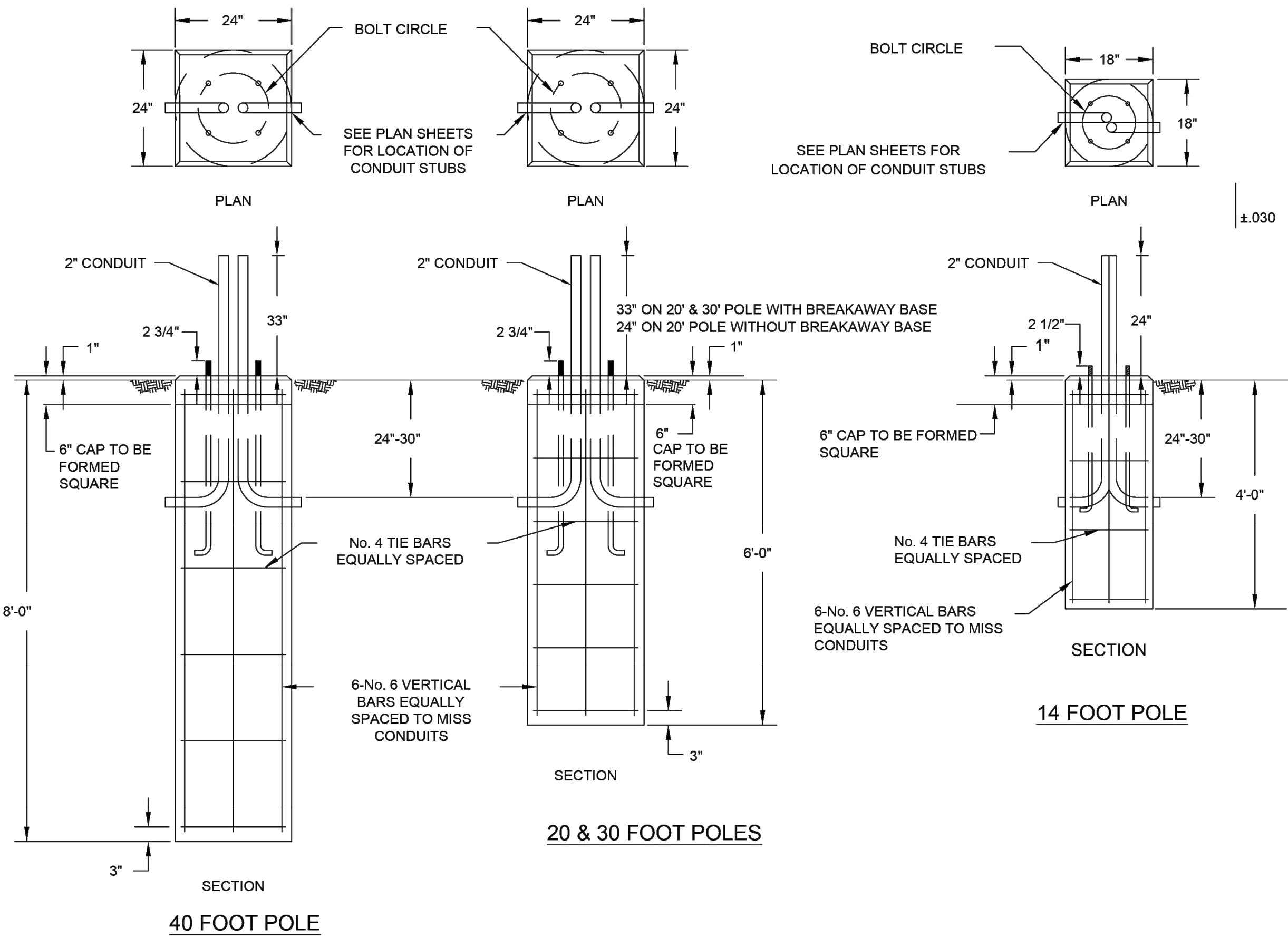
SHEET NO:

C017

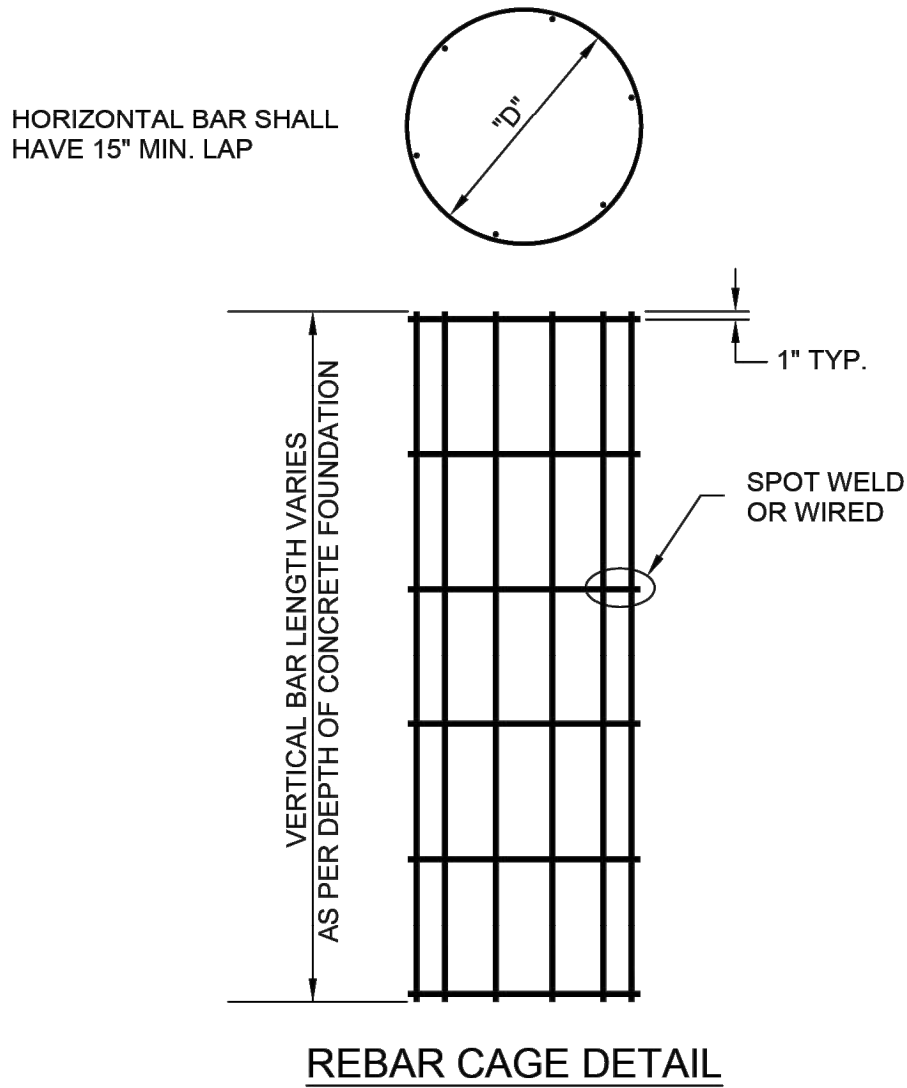
FDP Resubmittal



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CONCRETE FOUNDATION DETAILS



REBAR SCHEDULE				
FDN. DIA.	FDN. LENGTH	REBAR CIRCLE "D"	VERTICAL REBAR LENGTH	HORIZONTAL REBAR SPACING
18"	4'	14"	3'-6"	14" MAX.
24"	6'	20"	5'-6"	14" MAX.
24"	8'	20"	7'-6"	14" MAX.
36"	8'	30"	7'-8"	12" MAX.
36"	10'	30"	9'-8"	12" MAX.
36"	12'	30"	11'-8"	9" MAX.

TYPE	MOUNTING HEIGHT	ARM SPECIFICATION	MAXIMUM TORQUE RATING (lbs ft)	A SHAFT DIA.	B SHAFT LENGTH	C HELIX DIA.	D PLATE SIZE	E PLATE THICKNESS	F BOLT CIRCLE	G SLOT LOCATION
1	14', 20'	—	15,000	6"	48"	12"	10"	0.75"	9.5"	12"
2A	30'	SINGLE/TWIN	15,000	6"	60"	12"	12"	1.0"	11.0"	18"
2B	40'	SINGLE/40-A-8-8	20,000	8"	60"	14"	14.5"	1.0"	11.5"	18"
3	40'	TWIN	20,000	8"	60"	14"	15"	1.25"	14.5"	18"

NOTES:

- FINISH: HOT DIP GALVANIZE PER ASTM-A153 (LATEST REVISION), UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- BASEPLATE TO BE PERPENDICULAR TO SHAFT AXIS ( $\pm 1$ ) AND HOLE AND CONCENTRIC ( $\pm 188$  I.D. FIM) TO SHAFT AXIS
- ALL BASES SHALL BE IDENTIFIED BY THE MANUFACTURER'S INITIALS AND THE ANCHOR TYPE (1, 2 & 3) PERMANENTLY STAMP INTO THE TOP PLATE WITH 1/2" LETTERS. THE JULIAN DATE OF MANUFACTURE SHALL BE PERMANENTLY STAMPED IN 1/4" NUMERALS.
- PILOT POINT AND SHAFT AXES TO BE CONCENTRIC ( $\pm 125$  FIM) AND IN LINE ( $\pm 2$ )
- TAP 1" HOLES ON THE SPECIFIED BOLT CIRCLE PERPENDICULAR TO THE BASEPLATE. CLEAN AND CHASE THE THREADS AFTER HOT-DIP GALVANIZING SO THAT A BOLT MAY BE HAND INSTALLED.
- PREHEAT (ROOM TEMPERATURE 70°F), TUMBLEBLAST, HANDGRIND, AND CLEAN BASEPLATE, HELIX, AND CORE ON ALL WELD AREAS.
- FLAMECUT IRREGULARITIES PERMISSIBLE:  
(1) VALLEYS NOT TO EXCEED 3/32 IN. BELOW NOMINAL SURFACE LEVEL.  
(2) PEAKS OR POSITIVE IRREGULARITIES NOT TO EXCEED 1/32 IN. ABOVE NOMINAL SURFACE LEVEL OR INTERSECTIONS OF NOMINAL SURFACES.
- MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING PROCESSES.
- ALL MATERIAL IS TO BE NEW, UNUSED AND MILL TRACEABLE MEETING THE FOLLOWING SPECIFICATIONS:  
BASEPLATE: ASTM A36-(LATEST REVISION) HOT ROLLED STEEL PLATE  
SHAFT: STEEL PIPE PILES, SEAMLESS OR STRAIGHT WELDED, GRADE 2 PER ASTM A252. ALTERNATE MATERIAL PIPE TYPE E OR S, GRADE B PER ASTM A53.  
HELIX: ASTM A635-(LATEST REVISION) HOT ROLLED STEEL PLATE  
PILOT POINT: ASTM A575-(LATEST REVISION) HOT ROLLED STEEL
- ALL 30' AND 40' ALUMINUM LIGHT POLES SHALL BE FURNISHED WITH BREAKAWAY BASES.
- THE DESIGN AND PERFORMANCE INTEGRITY OF THE FOUNDATION SHALL BE VERIFIED BY FULL-SCALE TESTS BY QUALIFIED ENGINEERS INDEPENDENT OF THE MANUFACTURER. CERTIFIED TEST REPORTS SHALL BE PROVIDED UPON REQUEST.
- FLAME CUT NOTCH OR PROJECTION WILL BE ON BASE PLATE TO INDICATE SLOT ORIENTATION.
- ALL CONDUITS AND ANCHOR BOLTS FOR CONTROL PADS AND POLE FOUNDATIONS SHALL BE RIGIDLY INSTALLED BEFORE CONCRETE IS PLACED. ANCHOR BOLTS SHALL BE SPACED BY MEANS OF A TEMPLATE, THE CENTER OF WHICH SHALL COINCIDE WITH THE CENTER OF THE BASE.
- ALL CONCRETE POLE BASES SHALL BE PLACED IN TWO SEPARATE PLACEMENTS. THE FINAL 6 INCHES SHALL BE PLACED AFTER THE POLE IS SET AND FINAL ADJUSTMENTS HAVE BEEN MADE.

LIGHT POLE BASE FOUNDATION

Not to Scale

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PROJECT:

Paragon Star North Village  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

12/10/24 City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Utility Details

JOB NO: 18017, 19050.07, 19050.08

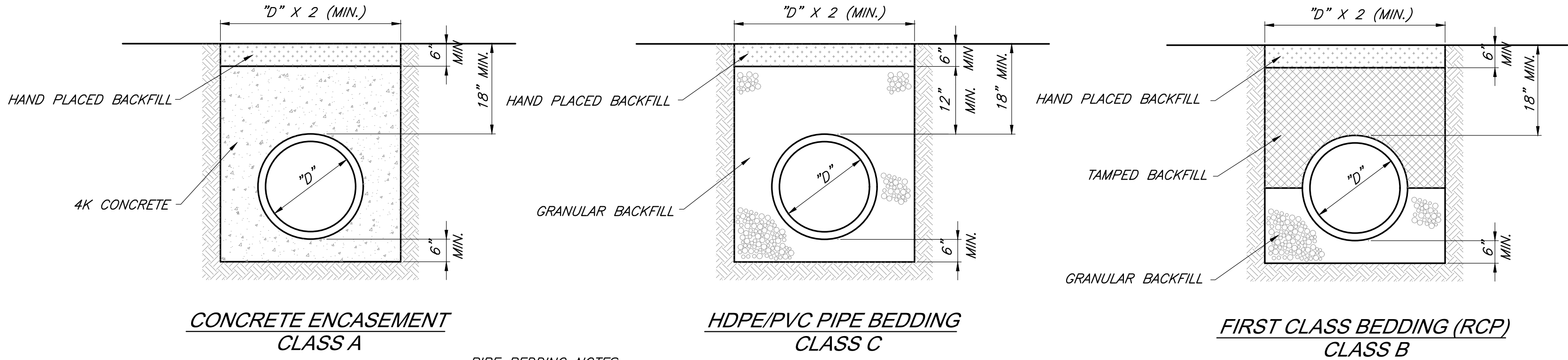
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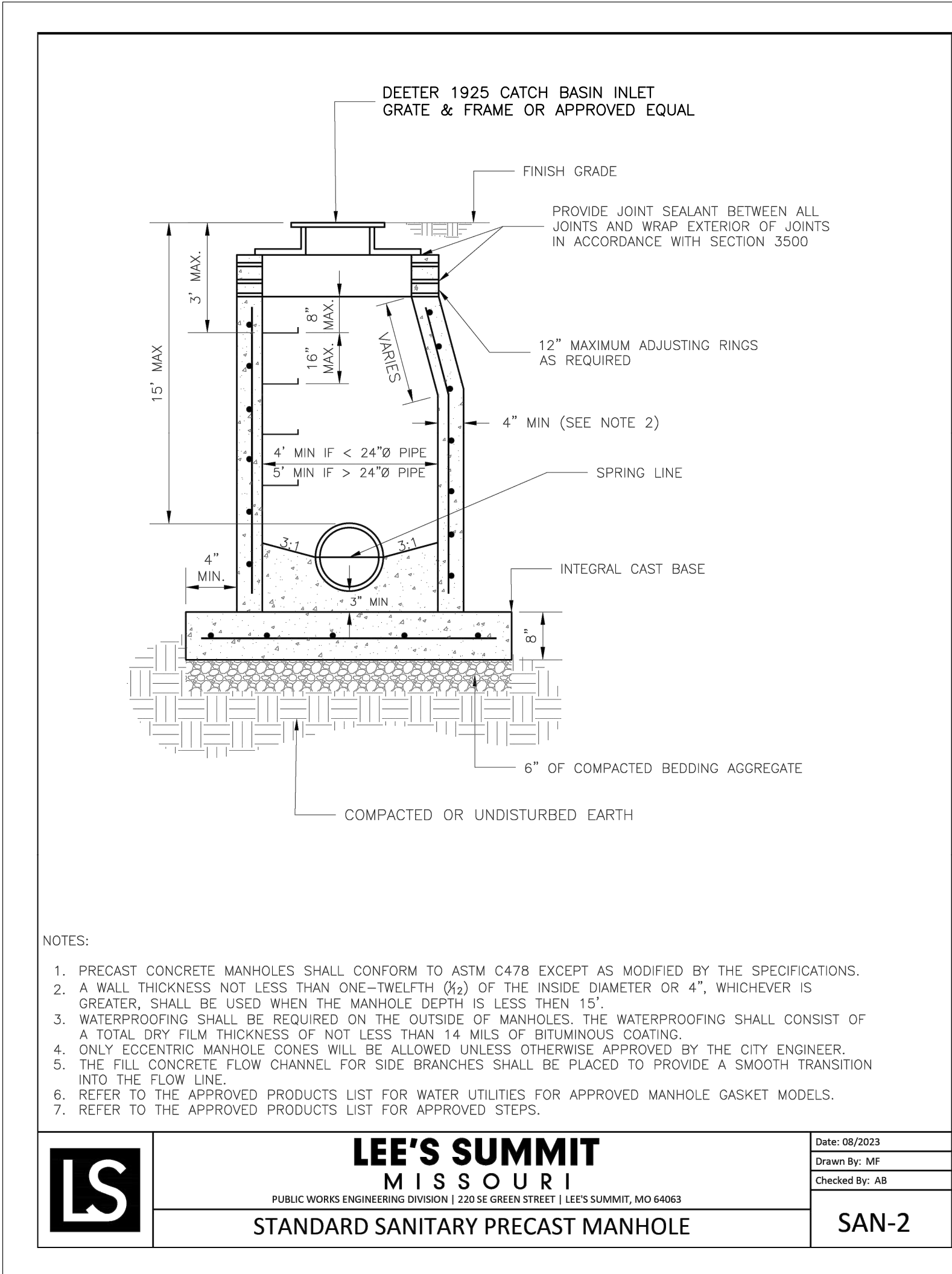
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PIPE BEDDING NOTES:

1. GRANULAR FILL SHALL BE 1/2" CLEAN ROCK, PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
2. TAMPED FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED TO TYPE AA MR-5 COMPACTION.
3. HAND PLACED FILL SHALL BE FINELY DIVIDED MATERIAL, FREE OF DEBRIS AND STONES, COMPACTED TO TYPE 95%.

**PIP BEDDING DETAILS**  
*Not to Scale*



- NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
  2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
  3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
  4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
  5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
  6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
  7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

	<b>LEE'S SUMMIT MISSOURI</b>	Date: 08/2023
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Drawn By: MF
	STANDARD SANITARY PRECAST MANHOLE	Checked By: AB
		<b>SAN-2</b>

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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

**FDP Resubmittal**

ISSUE:

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12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

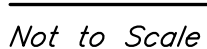
**Storm Sewer  
Details**

JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022    DRAWN BY: JRH

SHEET NO:

**C019**





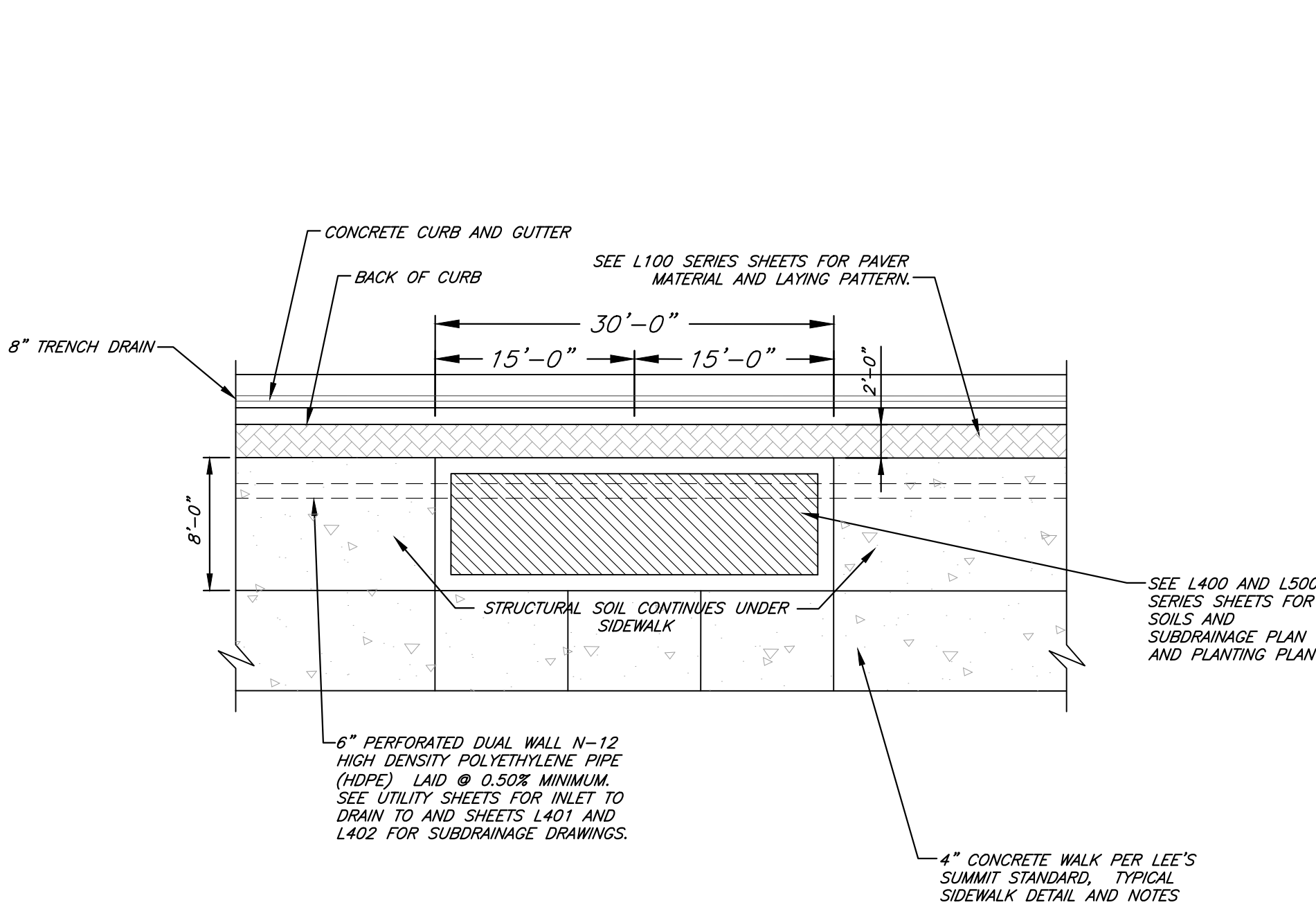
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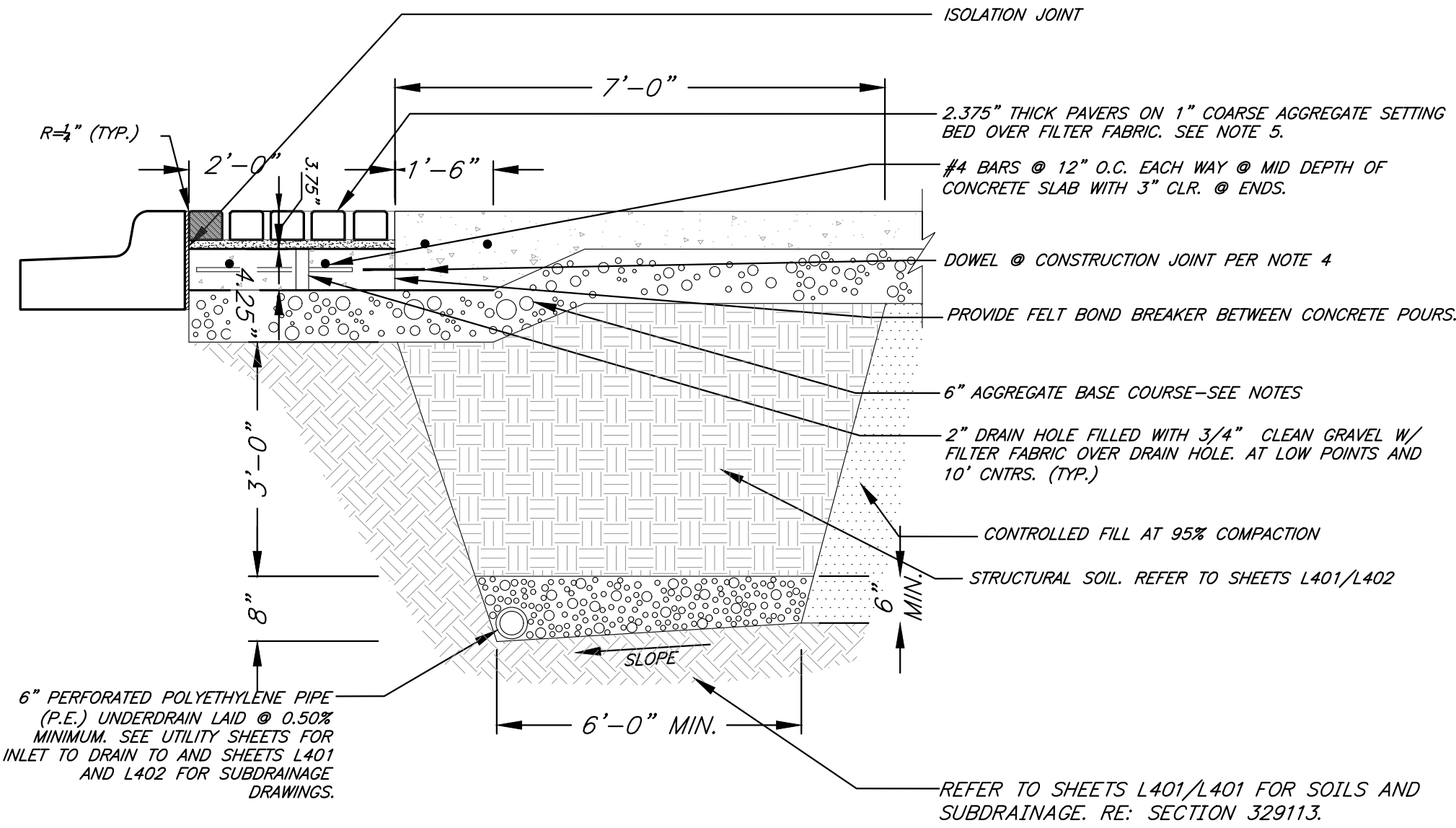


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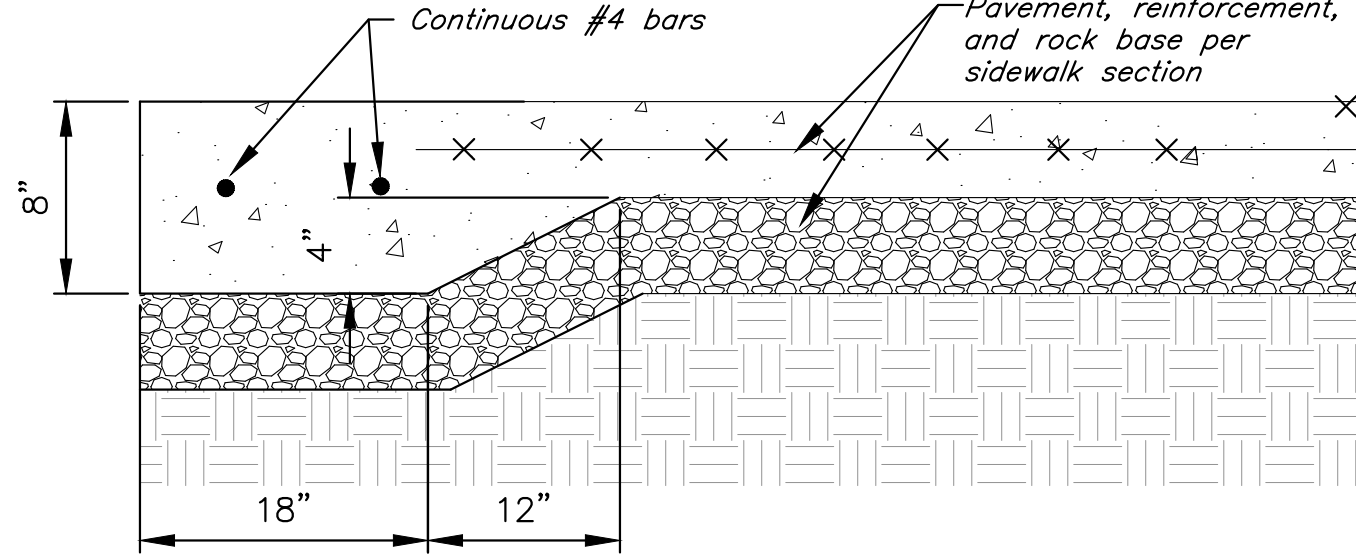
### RAISED PLANTER PLAN

Not to Scale



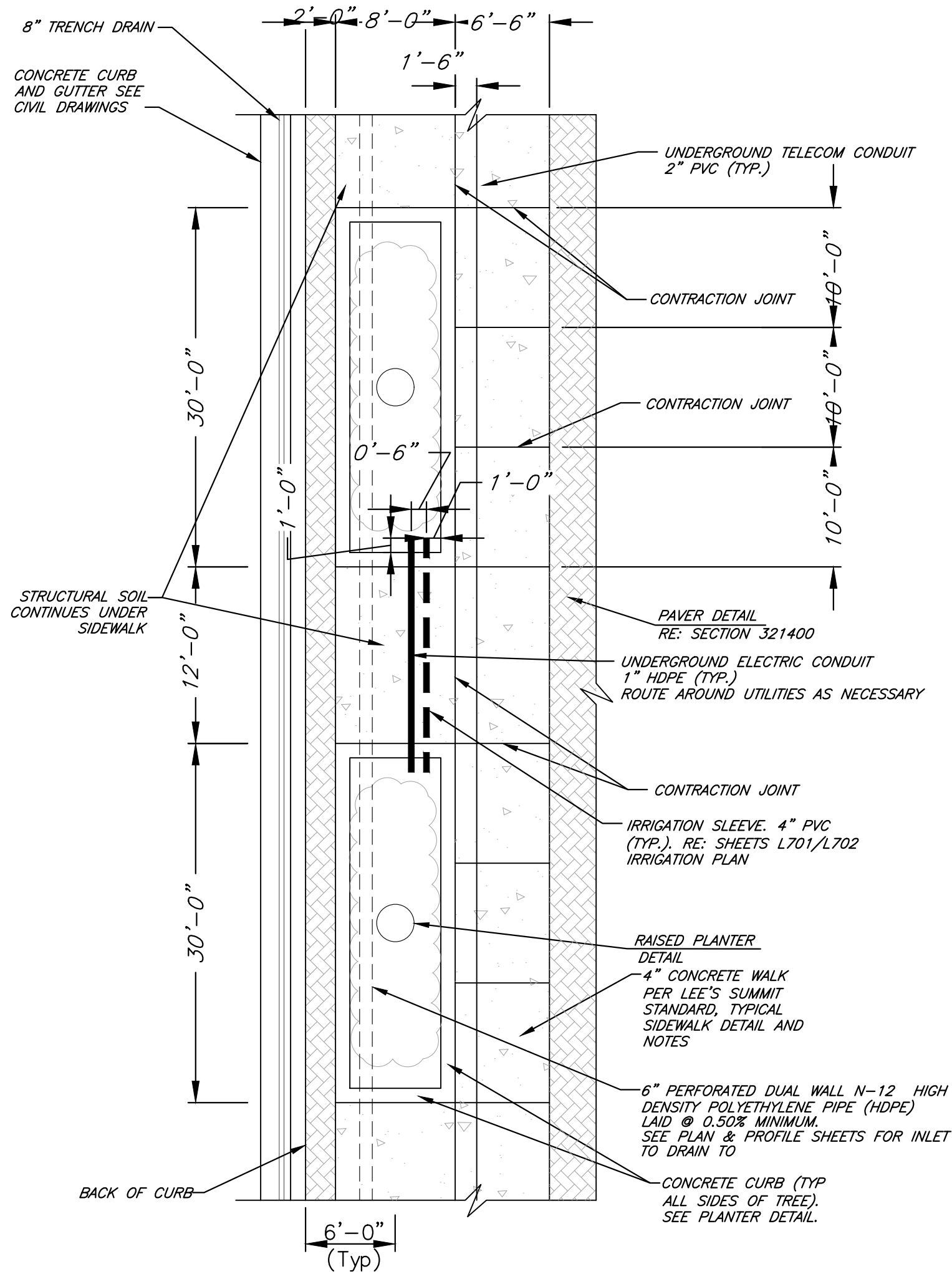
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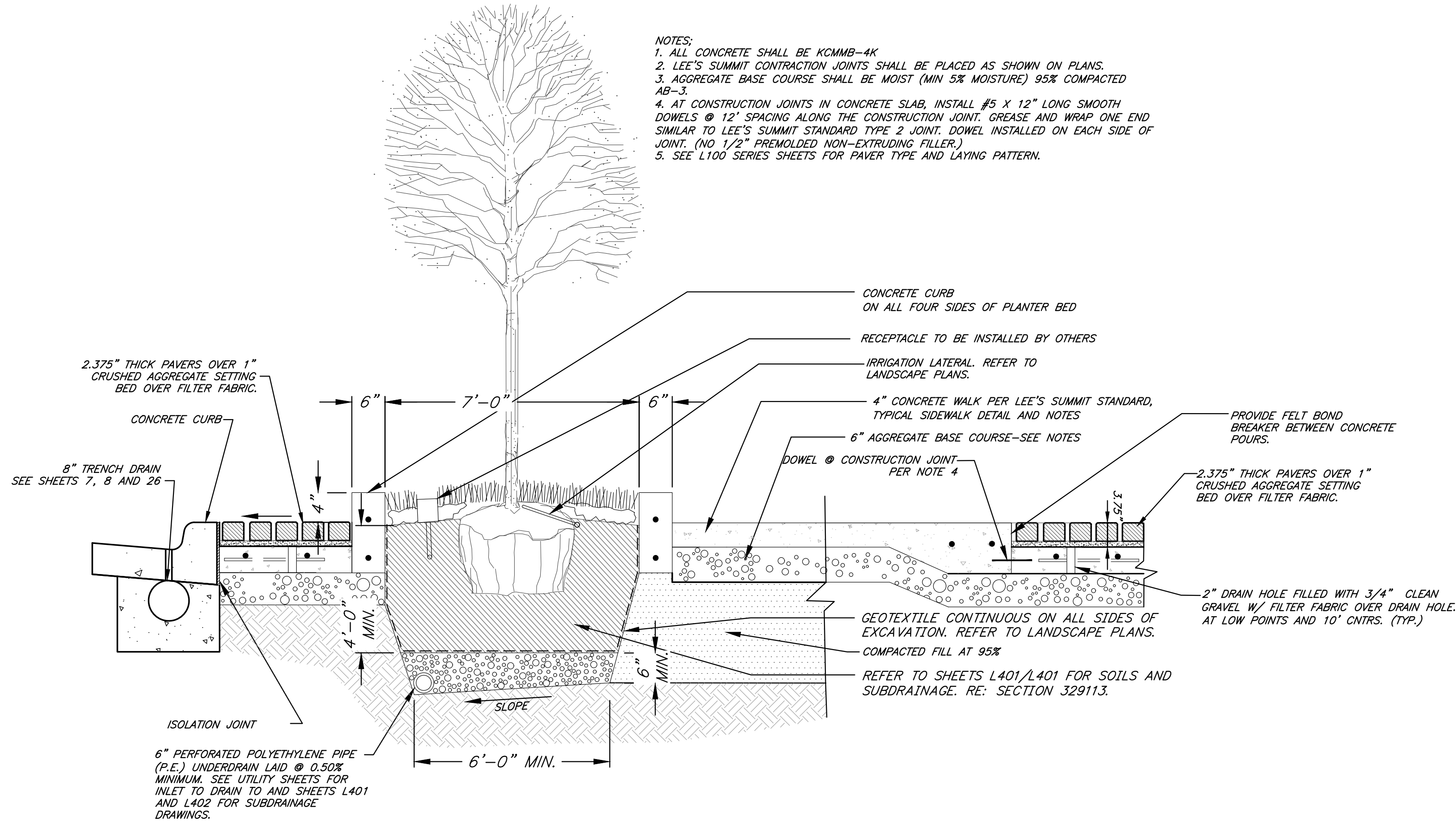
### THICKENED EDGE DETAIL

Not to Scale



### TYPICAL SIDEWALK LAYOUT

Not to Scale



### TREE PLANTER DETAIL

Not to Scale

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PROFESSIONAL SEAL:



DRAWING TITLE:

Streetscape  
Details

JOB NO: 18017, 19050.07, 19050.08

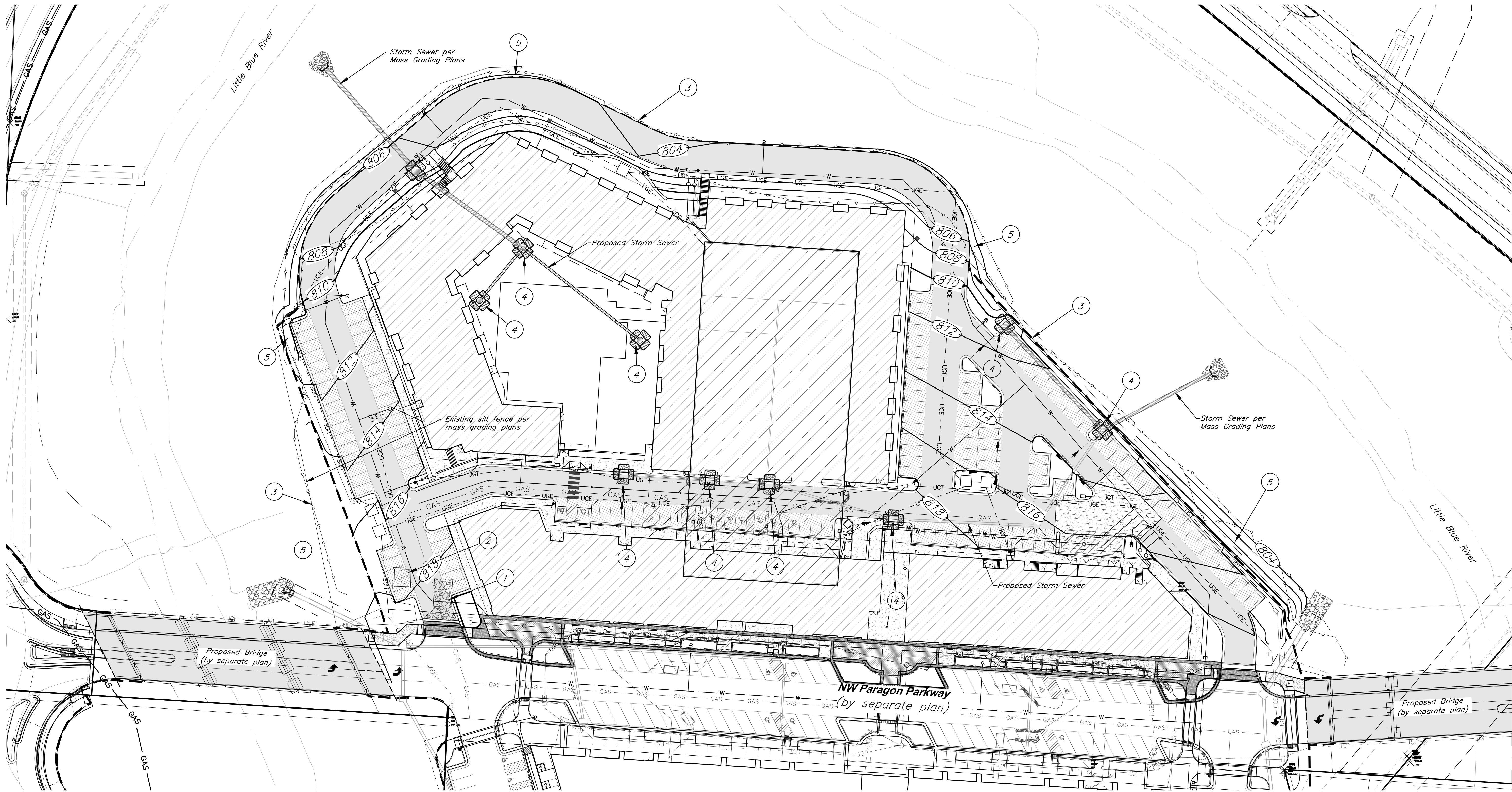
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SHEET NO:

C022



G:\127201 Civil 3D\Production Drawings\LS Multifamily FDP\127201C023 Erosion Control Plan --- Tuesday December 10, 2024, 11:43am --- Copyright 2024, George Butler Associates, Inc.  
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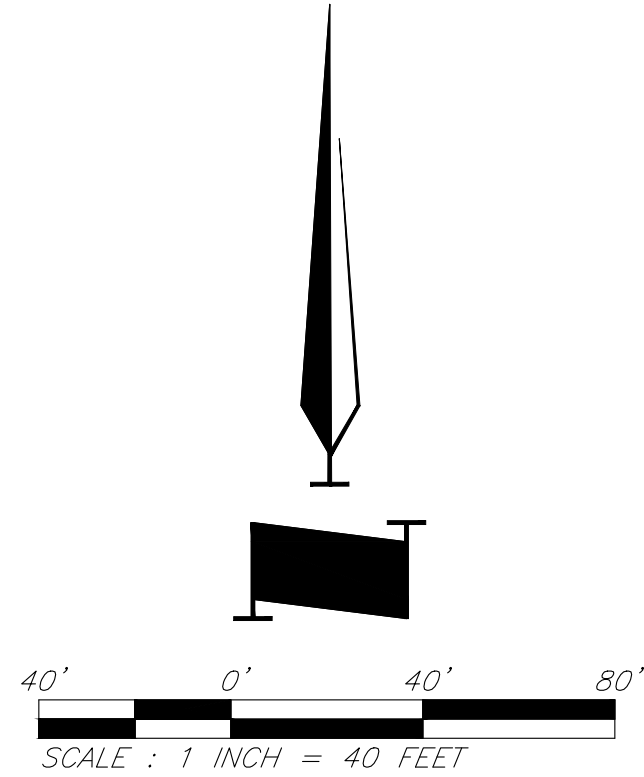


EROSION & SEDIMENT CONTROL STAGING CHART

Project Stage	Ref. No.	BMP Description	May Remove after Stage	Notes
A. Place Erosion Control Prior to Land Disturbance	1	Const. Entrance & Staging Area	C	
	2	Construct Concrete Wash-out	C	
	3	Perimeter Silt Fence	C	
B. Final Grading, Paving, and Landscaping	4	Inlet Protection	C	
	5	Seed & Mulch or Blanket or Sod		Erosion control blanket to be installed w/ seed. Check approved seeding dates and install temporary stabilization if out of seeding season. Install blanket according to manufacturer's instructions and stapling pattern.

Note: Permanent Stabilization will be considered stabilized when 100% of disturbed area is established with perennial vegetation with a density of 70%.

- Legend**
- Proposed Contour
  - Existing Contour
  - Geotechnical Boring Location
  - Straw Wattles
  - Inlet Filter Sock
  - Grading Limits
  - Sediment Fence
  - Exist. Sediment Fence (to be maintained on perimeter)



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

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PROJECT:

Paragon Star North Village  
3200 NW Paragon Parkway, Lee's Summit, MO 64081  
FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Erosion Control Plan

JOB NO: 18017, 19050.07, 19050.08

DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

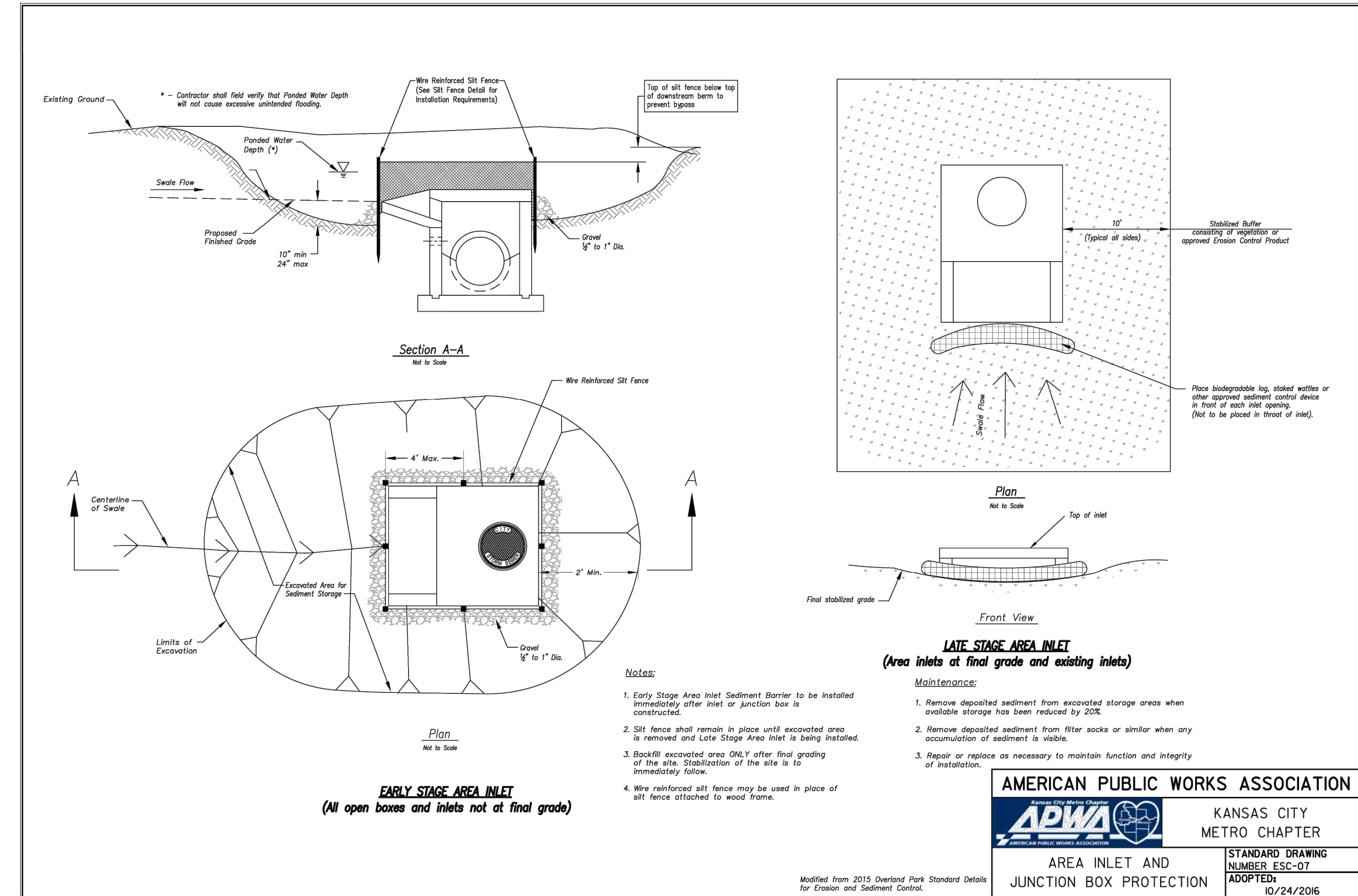
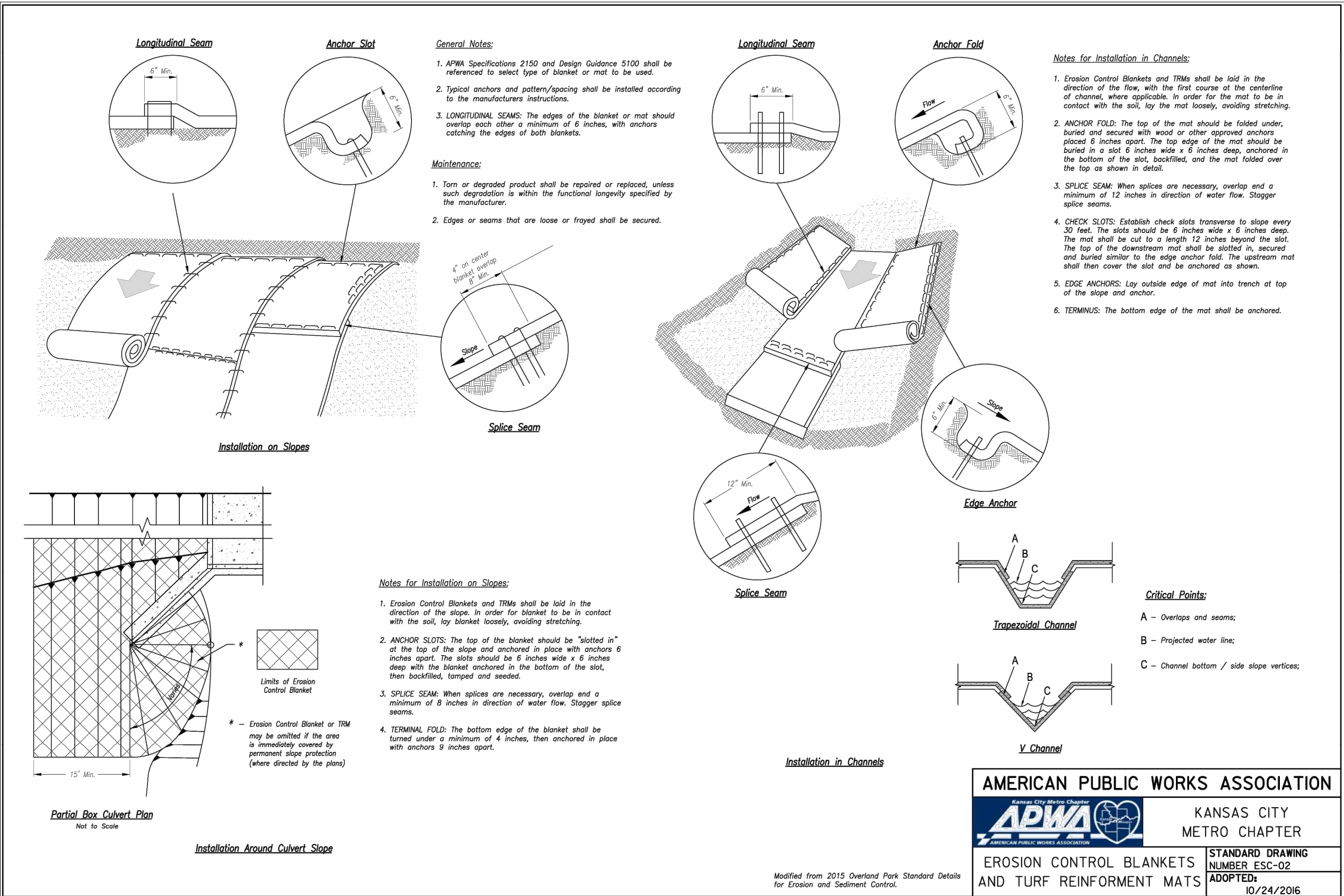
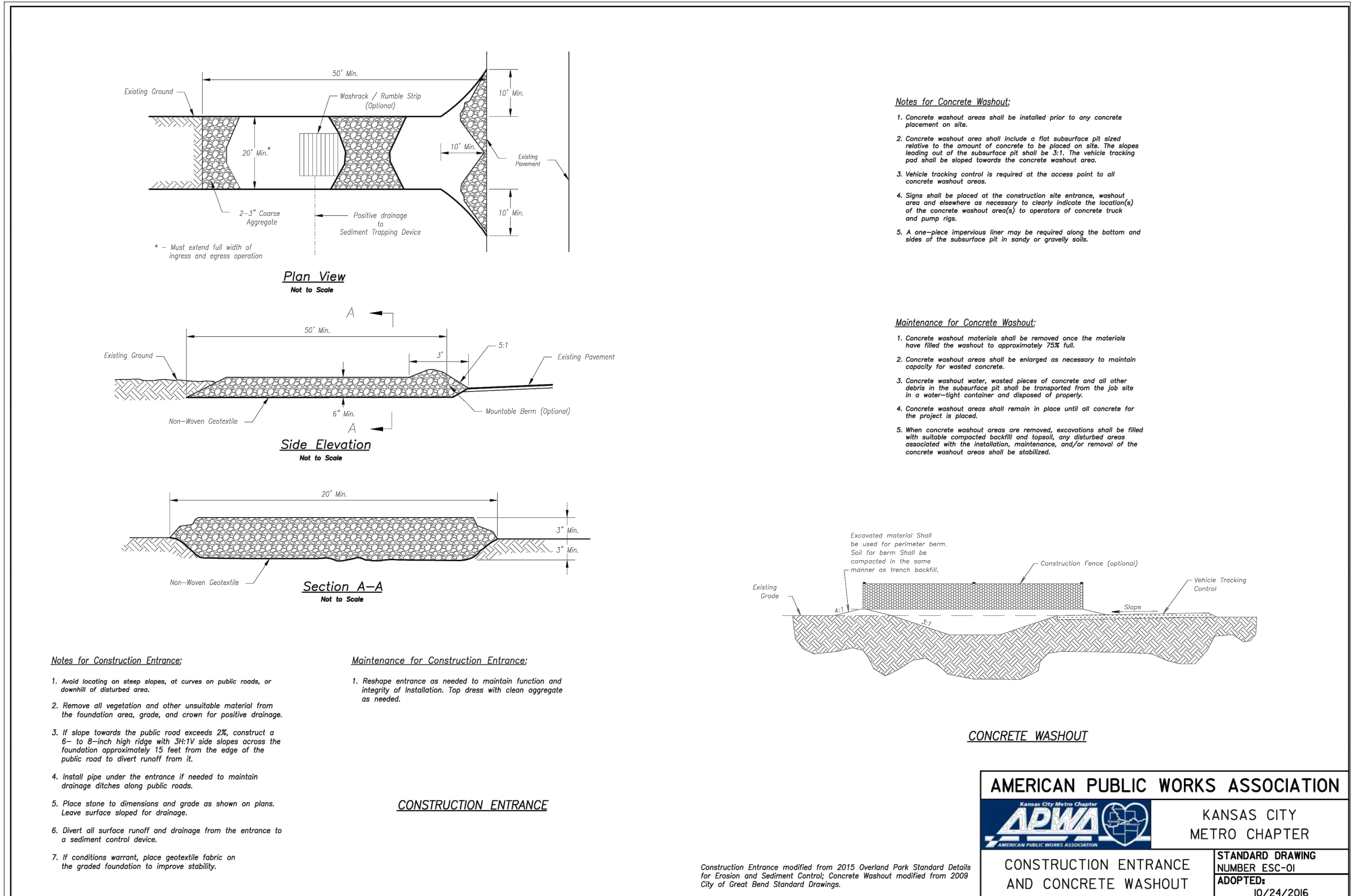
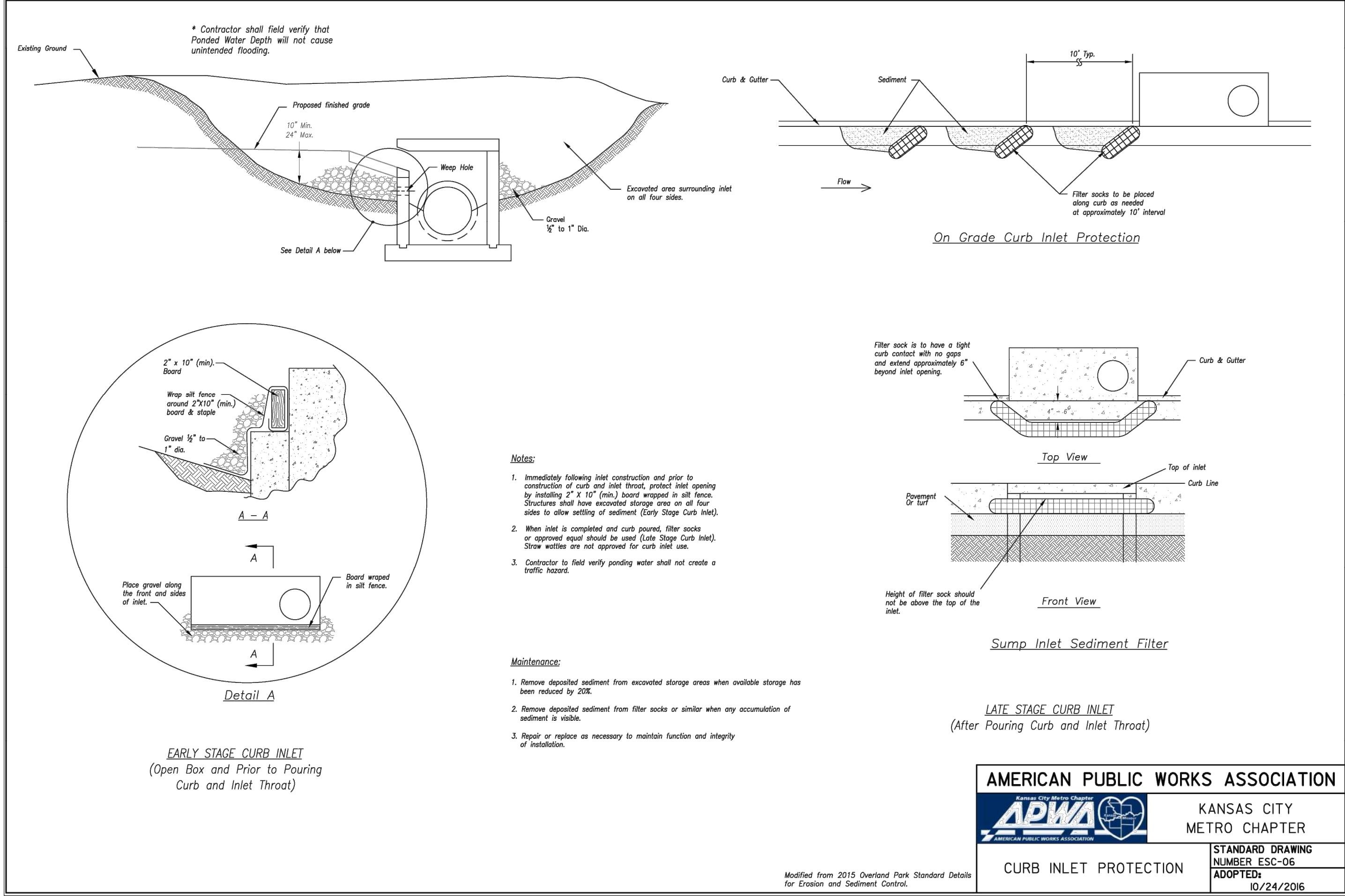
C023







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PROJECT:

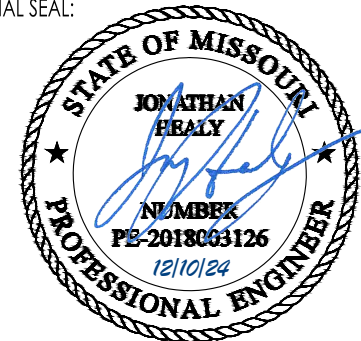
Paragon Star North Village  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

Erosion Control  
Details

JOB NO: 18017, 19050.07, 19050.08

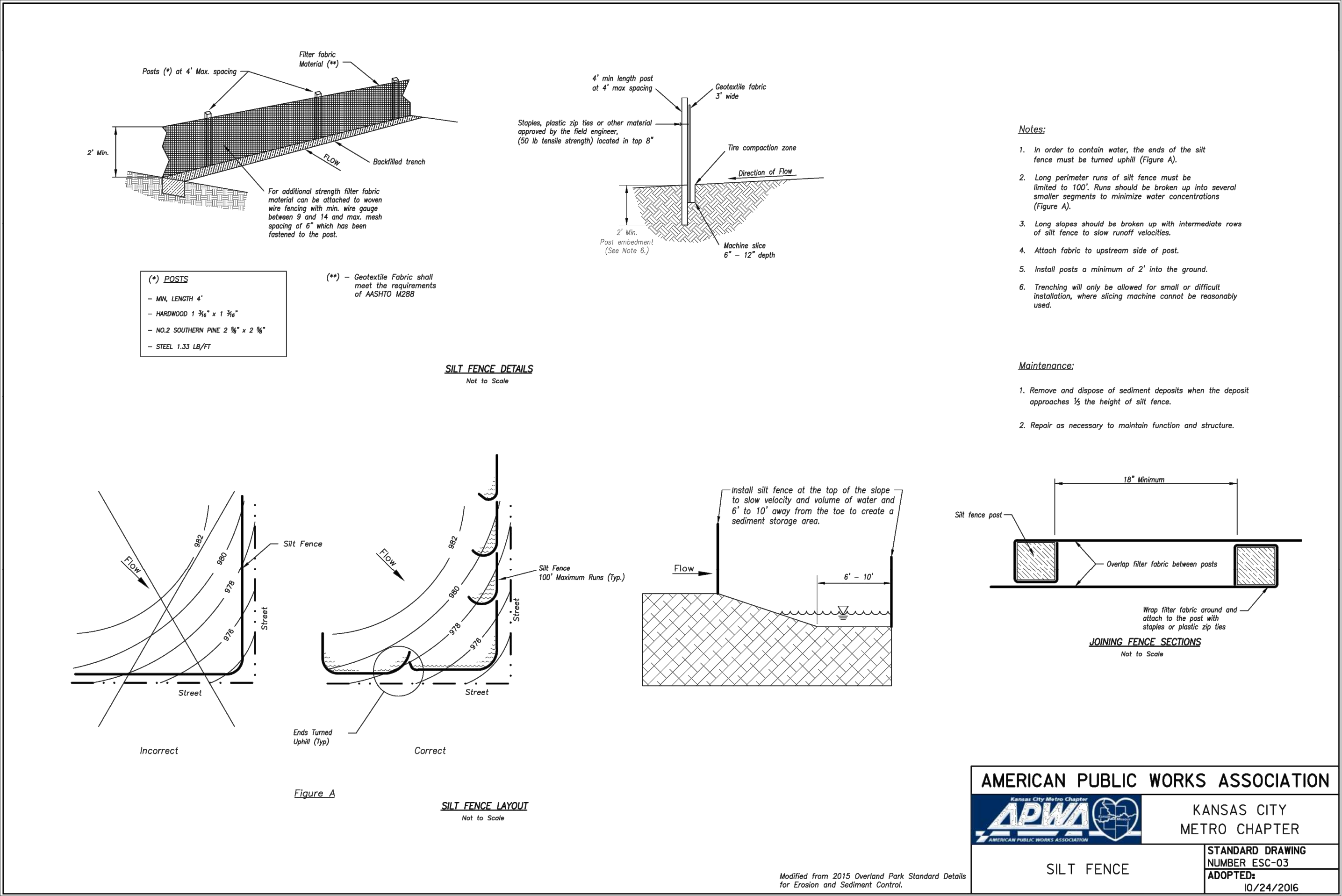
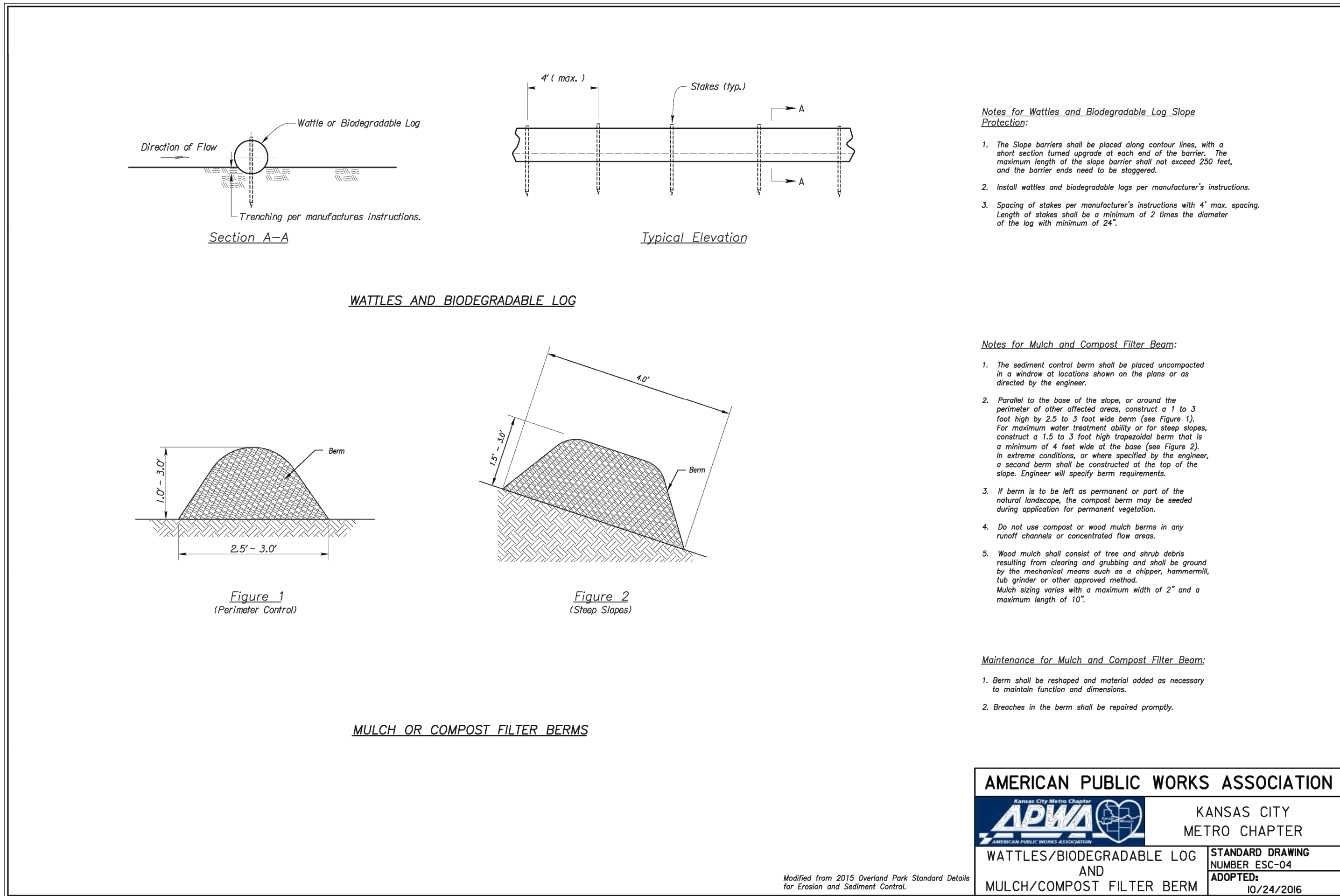
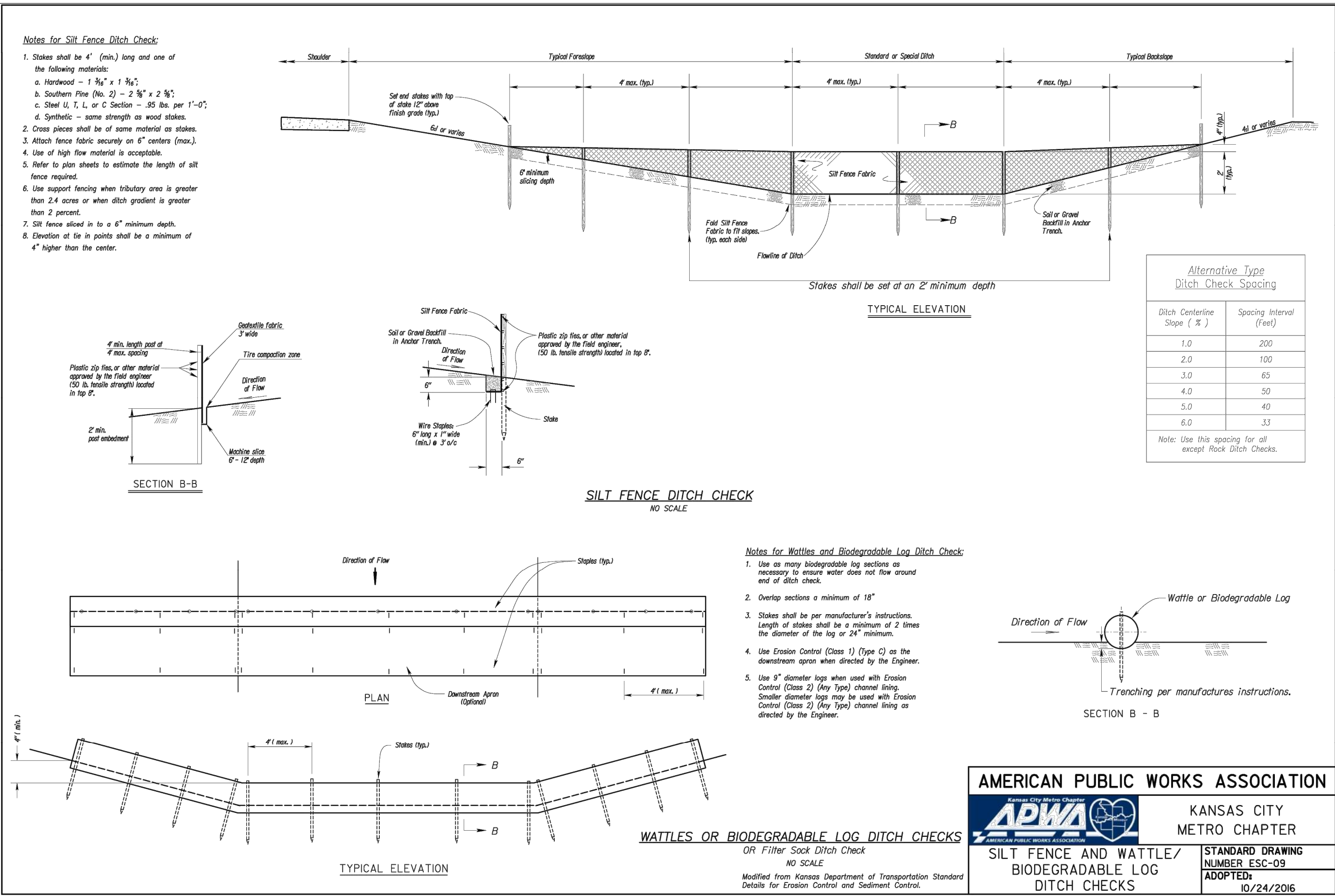
DATE: 08.12.2022 DRAWN BY: JRH

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C025



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

**Erosion Control Details**

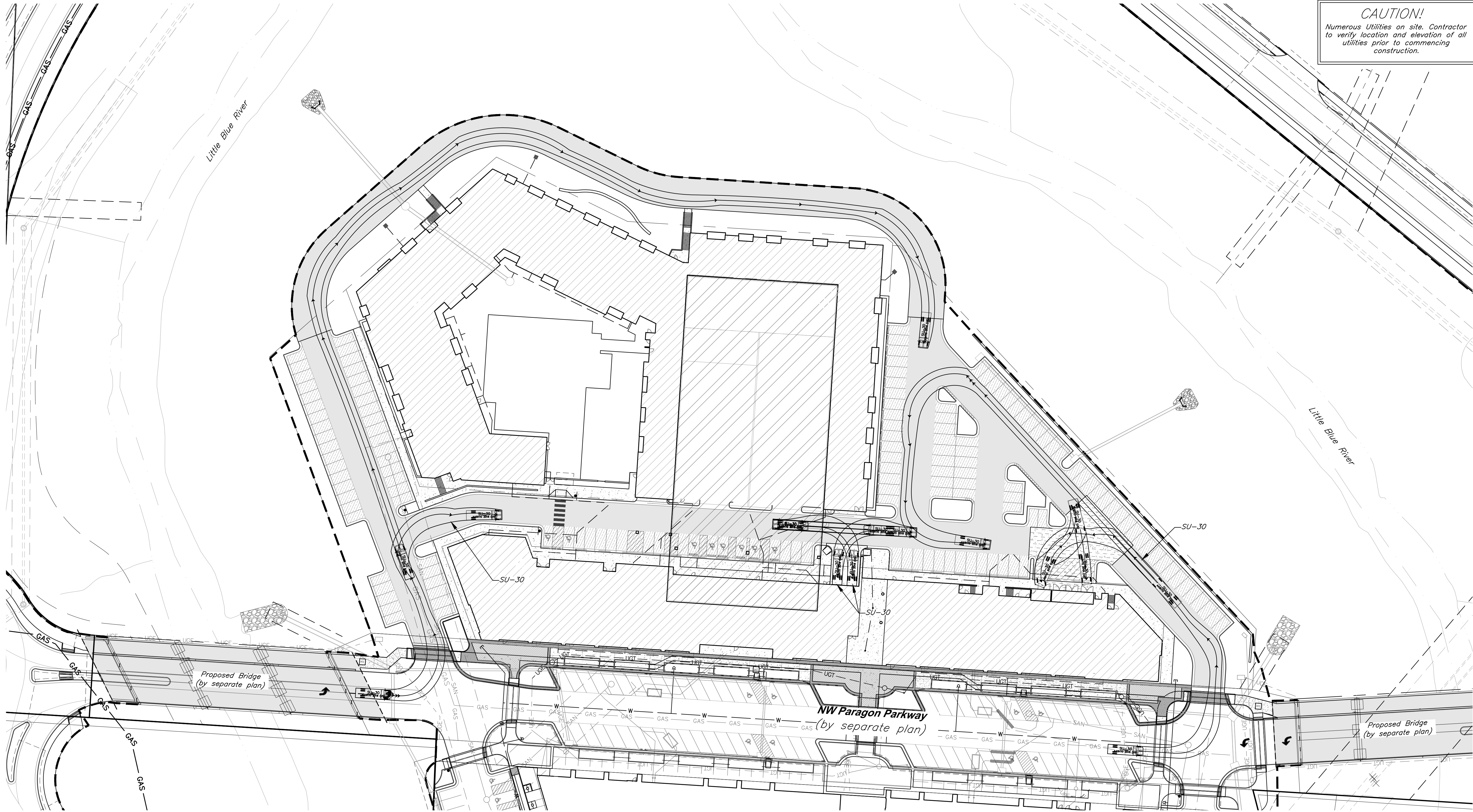
JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

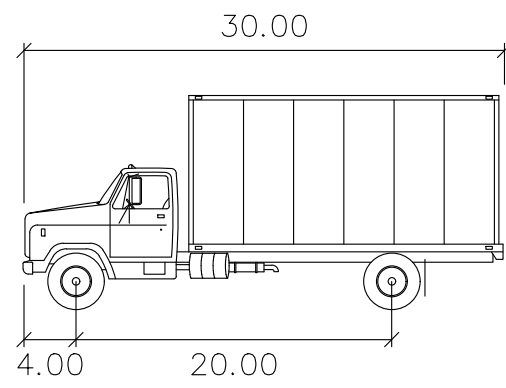
**C026**



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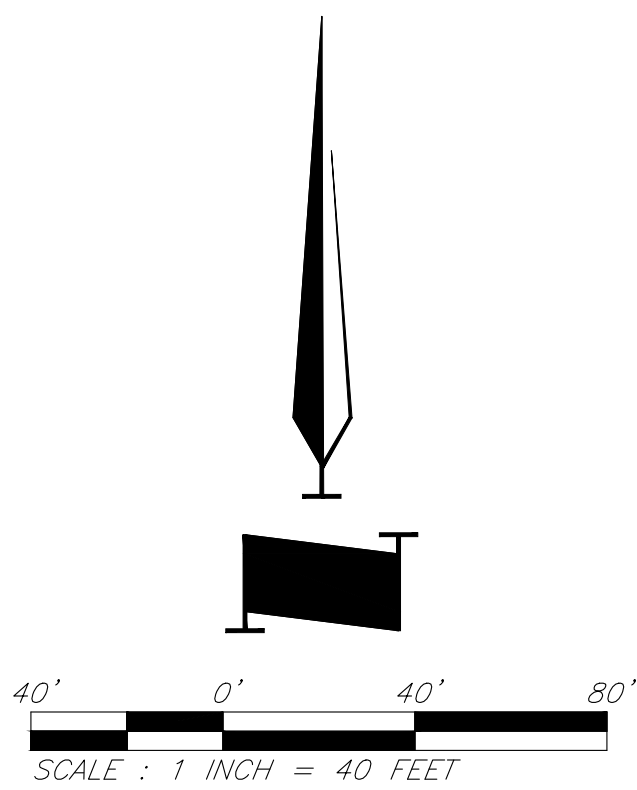


**CAUTION!**  
Numerous Utilities on site. Contractor  
to verify location and elevation of all  
utilities prior to commencing  
construction.



SU-30

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

FDP Resubmittal

ISSUE:

11/5/24	Revision
12/10/24	City Comments

PROFESSIONAL SEAL:



DRAWING TITLE:

**Turning  
Movements**

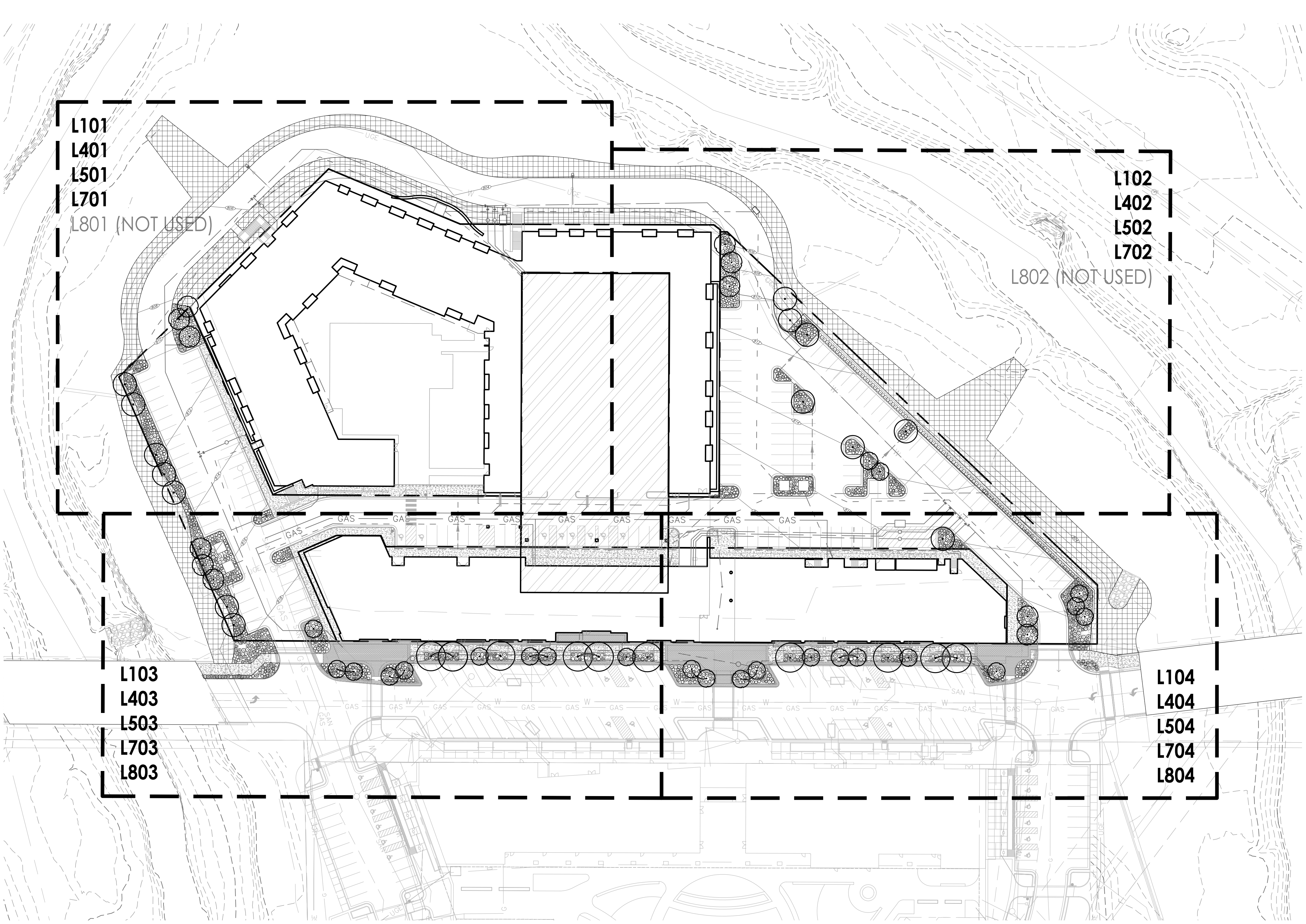
JOB NO: 18017, 19050.07, 19050.08  
DATE: 08.12.2022 DRAWN BY: JRH

SHEET NO:

**C027**



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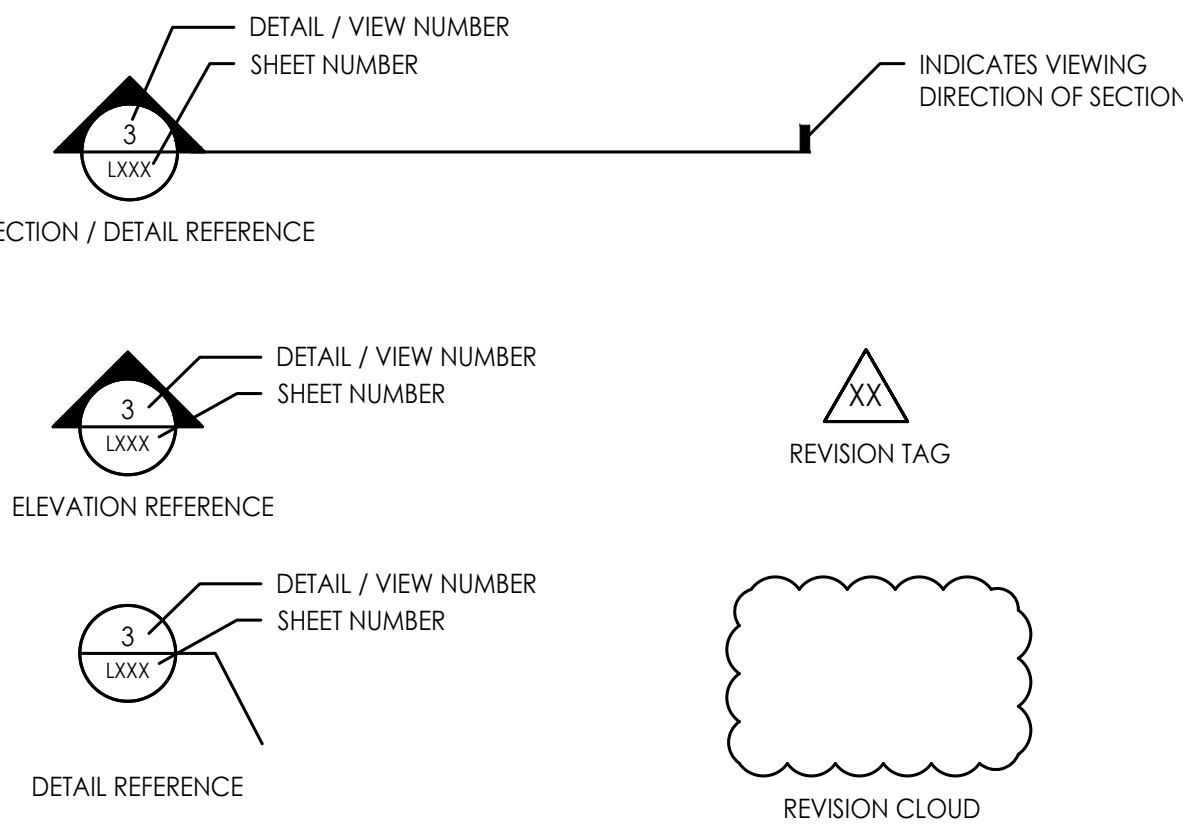
## GENERAL NOTES

- ALL SITE AND UTILITY INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE AT THE TIME OF DESIGN. VERIFY ALL SITE CONDITIONS, ELEVATIONS, UTILITY LOCATIONS AND DIMENSIONS INCLUDING NEW IMPROVEMENTS PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS. 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.
- ALL DIMENSIONS SHOWN ARE REPRESENTED USING U.S. SURVEY DIMENSION STANDARDS.

## COMMON ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B&B	BALLED AND BURLAPPED	N	NORTH
BC	BOTTOM OF CURB	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OC	ON CENTER
CAL	CALIPER	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CIP	CAST IN PLACE	PERF	PERFORATED
CL	CENTERLINE	PI	POINT OF INTERSECTION
CLR	CLEAR, CLEARANCE	PL	PROPERTY LINE
CJ	CONTROL JOINT	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	QTY	QUANTITY
CONT	CONTINUOUS	R	RADIUS
CY	CUBIC YARD	RE	REFERENCE, REFER TO
DEG	DEGREE	REINF	REINFORCED
DEMO	DEMOLISH, DEMOLITION	REQ'D	REQUIRED
DIA	DIAMETER	REV	REVISION, REVISED
DIM	DIMENSION	ROW	RIGHT OF WAY
DTL	DETAIL	S	SOUTH
DWG	DRAWING	SAN	SANITARY
E	EAST	SEC	SECTION
EA	EACH	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SHT	SHEET
EL	ELEVATION	SIM	SIMILAR
ENG	ENGINEER	SPECS	SPECIFICATIONS
EQ	EQUAL	STM	STORM SEWER
EST	ESTIMATE	SY	SQUARE YARD
E.W.	EACH WAY	STA	STATION
EXIST	EXISTING	STD	STANDARD
EXP	EXPANSION, EXPOSED	SYM	SYMMETRICAL
FFE	FINISHED FLOOR ELEVATION	T&B	TOP AND BOTTOM
FG	FINISHED GRADE	T&C	TOP OF BACK CURB
FL	FLOW LINE	TC	TOP OF CURB
FT	FOOT (FEET)	TF	TOP OF FOOTING
FIG	FOOTING	TH	THICK
GA	GAUGE	TOPO	TOPOGRAPHY
GEN	GENERAL	TW	TOP OF WALL
GR	GRADE ELEVATION	TYP	TYPICAL
HDPE	HIGH-DENSITY POLYURETHANE	VAR	VARIES
HORIZ	HORIZONTAL	VOL	VOLUME
HP	HIGH POINT	W/	WITH
HT	HEIGHT	W/O	WITHOUT
ID	INSIDE DIAMETER	WT	WEIGHT
INV	INVERT ELEVATION	WL	WATER LEVEL
IN	INCH(ES)	WWF	WELED WIRE FABRIC
INCL	INCLUDE(D)	YD	YARD
JT	JOINT	@	AT
LF	LINEAR FEET		
LP	LOW POINT		
MAX	MAXIMUM		

## SYMBOLS LEGEND



## 1 KEY PLAN

Scale: 1:50

### LANDSCAPE REQUIREMENTS - Paragon Star North Village Final Development Plan

CITY: LEE'S SUMMIT, MISSOURI

Code	Requirement	Location	Dimension	Required	Provided	Additional Notes
8.790.A.1 Street Frontage Trees	One (1) tree shall be planted for each 30lf of street frontage	Paragon Parkway	743 LF	25 Trees	27	Trees part of streetscape designs
8.790.A.2 Street Frontage Green Strip	Any parking or loading visible from a street shall be separated with a 20 ft wide landscape strip	East & West Ends of Paragon Parkway		20 FT	20 FT	
8.790.A.3 Street Frontage Shrubs	One (1) shrub shall be provided for each 20ft of street frontage	Paragon Parkway	743 LF	25 Shrubs	25	Provided as part of streetscape design
8.790.B.1 Open Yard Areas	Provide two (2) shrubs per 5,000 square feet of total lot area excluding building footprint area.	North Village Lot	120683 SF	48 Shrubs	48	236,554 SF of lot area 115,871 SF building footprint
8.790.B.2 Open Yard Areas	All portions of the site not covered with paving or buildings shall be landscaped.	North Village Lot	N/A			Refer to site landscape beds
8.790.B.3 Open Yard Areas	In addition to trees required based upon street frontage, provide one (1) tree for every 5,000 square feet of lot area not covered by buildings/structures.	North Village Lot	120683 SF	24 Trees	30	236,554 SF of lot area 115,871 SF building footprint
8.810.A Parking Lot Landscaping & Trees	Landscape islands, strips or other planting areas shall constitute 5% of the entire area devoted to parking spaces, aisles and driveways.	Northeast Parking Lot West Parking Lot	42346 SF 22310 SF	2117 SF 1116 SF	2538 SF 1368 SF	
8.810.B Parking Lot Landscaping & Trees	Landscape island shall be located at the end of every parking bay. The island shall be planted in trees, shrubs, grass, or ground cover.	Northeast and West Parking Lots	N/A			Refer to site landscape beds
8.810.C Parking Lot Landscaping & Trees	Tree planting areas shall be no less than ten feet in width. No tree shall be located less than four feet from the back of curb.	Northeast and West Parking Lots	N/A			Refer to site landscape beds



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PROJECT:

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3200 NW Paragon Parkway, Lee's Summit, MO 64081

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KEY PLAN &  
GENERAL  
INFORMATION

JOB NO: 1249

SCALE:

DATE: 07.11.2022

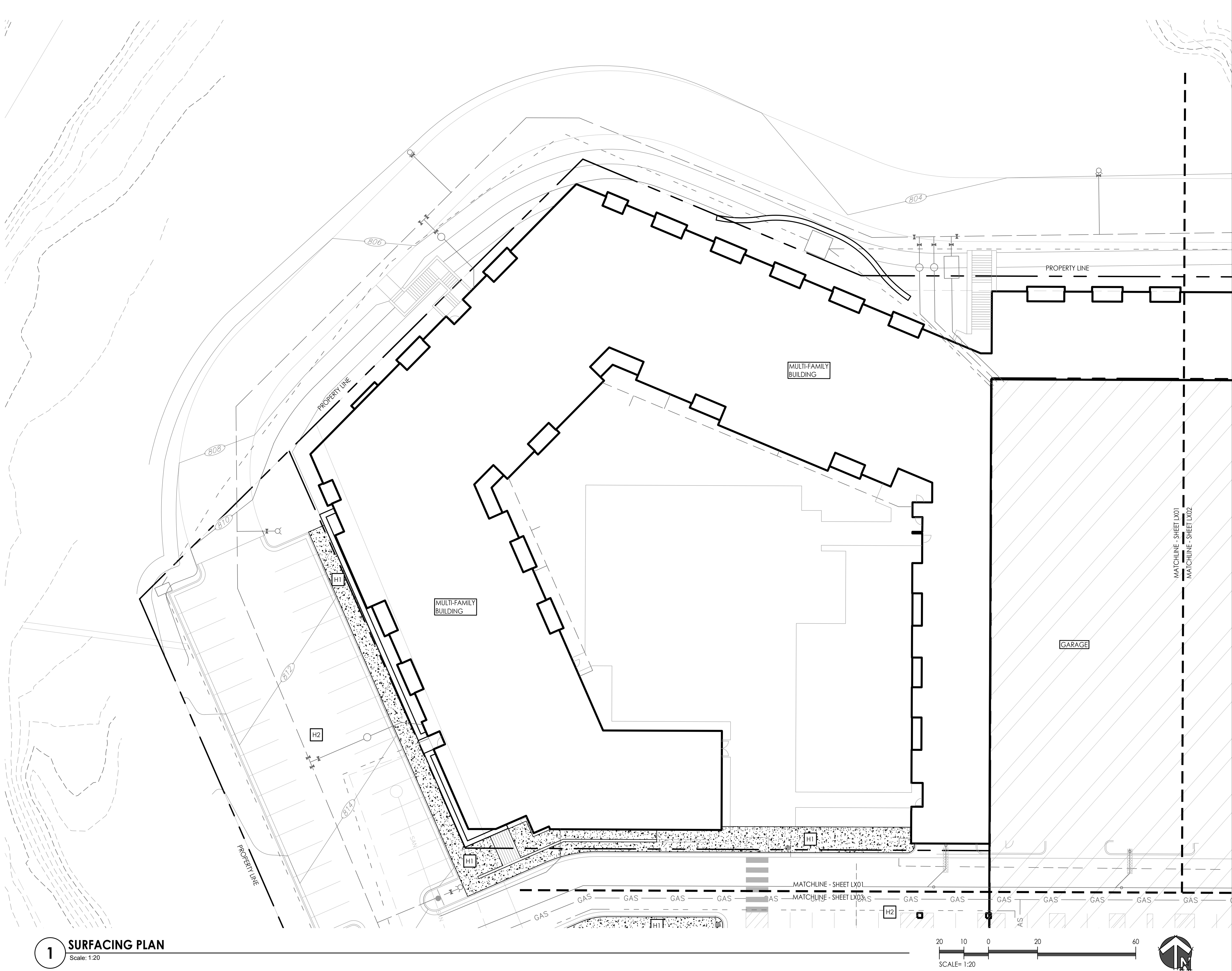
DRAWN BY: MRK

SHEET NO:

L000



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**1 SURFACING PLAN**  
Scale: 1:20

**SURFACE FINISHES AND MATERIALS LEGEND**

- H1

CONCRETE SIDEWALK AND PAVER EDGE w/  
MEDIUM BRUSH FINISH  
(REFER TO CIVIL DRAWINGS)
- H2

ROAD AND PARKING LOT PAVING  
(RE: CIVIL DWGS)
- H3

TYPE 1 - PRECAST CONCRETE PAVERS  
(RUNNING BOND PATTERN)  
(RE: 1/L120)
- H4

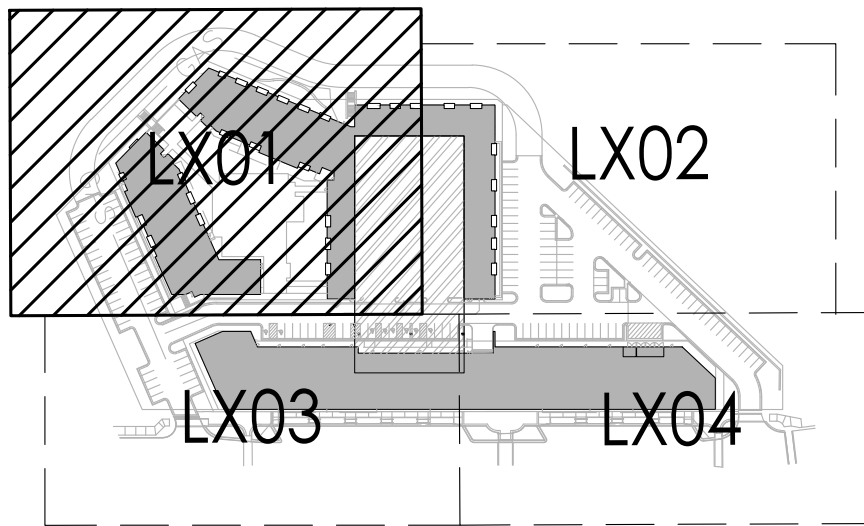
TYPE 2 - PRECAST CONCRETE PAVERS  
(HERRINGBONE PATTERN)  
(RE: 1/L120)
- H5

CONCRETE PLANTER CURB  
(RE: CIVIL DWGS)

**SURFACE FINISHES AND MATERIALS NOTES**

- THIS PLAN PROVIDES GENERAL LAYOUT AND TYPES OF HORIZONTAL SURFACE MATERIALS AND FINISHES TO BE PROVIDED BY THE CONTRACTOR. REFER TO THE FOLLOWING SPECIFICATION SECTIONS FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK:
  - SECTION 321400 - UNIT PAVING**
  - SECTION 321316 - DECORATIVE FINISHES CONCRETE PAVING**
- REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND LAYOUT OF PAVING. SURFACE LIMITS, DIMENSIONS ON THIS DRAWING ARE PROVIDED FOR GENERAL ARRANGEMENT AND EXTENTS OF THE FINISHES TO BE PROVIDED.

**KEY PLAN**



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Issued for GMP

ISSUE:

PROFESSIONAL SEAL:

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DRAWING TITLE:

**SURFACE  
FINISHES &  
MATERIALS  
PLAN**

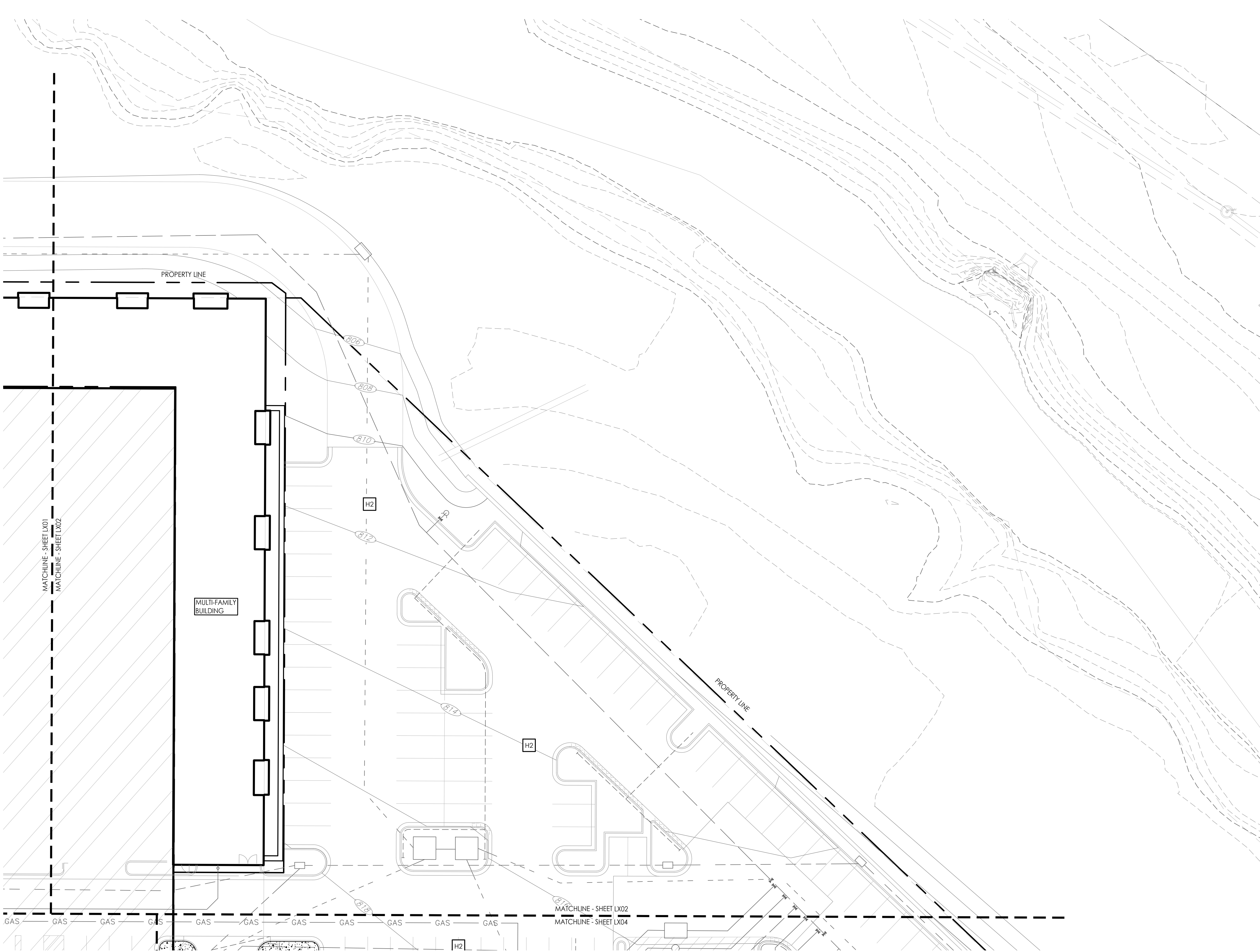
JOB NO: 1249      SCALE:  
DATE: 07.11.2022      DRAWN BY: MRK

SHEET NO:

**L101**



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**1 SURFACING PLAN**  
Scale: 1:20



**SURFACE FINISHES AND MATERIALS LEGEND**

- |  |   |
|--|---|
|  | CONCRETE SIDEWALK AND PAVER EDGE w/<br>MEDIUM BRUSH FINISH<br>(REFER TO CIVIL DRAWINGS) |
|  | ROAD AND PARKING LOT PAVING<br>(RE: CIVIL DWGS)   |
|  | TYPE 1 - PRECAST CONCRETE PAVERS<br>(RUNNING BOND PATTERN)<br>(RE: 1/L120)              |
|  | TYPE 2 - PRECAST CONCRETE PAVERS<br>(HERRINGBONE PATTERN)<br>(RE: 1/L120)               |
|  | CONCRETE PLANTER CURB<br>(RE: CIVIL DWGS)   |

**SURFACE FINISHES AND MATERIALS NOTES**

- THIS PLAN PROVIDES GENERAL LAYOUT AND TYPES OF HORIZONTAL SURFACE MATERIALS AND FINISHES TO BE PROVIDED BY THE CONTRACTOR. REFER TO THE FOLLOWING SPECIFICATION SECTIONS FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK:
  - SECTION 321400 - UNIT PAVING**
  - SECTION 321316 - DECORATIVE FINISHES CONCRETE PAVING**
- REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND LAYOUT OF PAVING SURFACE LIMITS. DIMENSIONS ON THIS DRAWING ARE PROVIDED FOR GENERAL ARRANGEMENT AND EXTENTS OF THE FINISHES TO BE PROVIDED.

**KEY PLAN**



CIVIL ENGINEERING  
G&A  
9801 Renner Boulevard  
Lenexa, KS 66219  
913.492.0400  
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MO Certificate of Authority # 000133

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Missouri Certificate of Authority #F00453304

PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for GMP

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DRAWING TITLE:

**SURFACE  
FINISHES &  
MATERIALS  
PLAN**

JOB NO: 1249

SCALE:

DATE: 07.11.2022

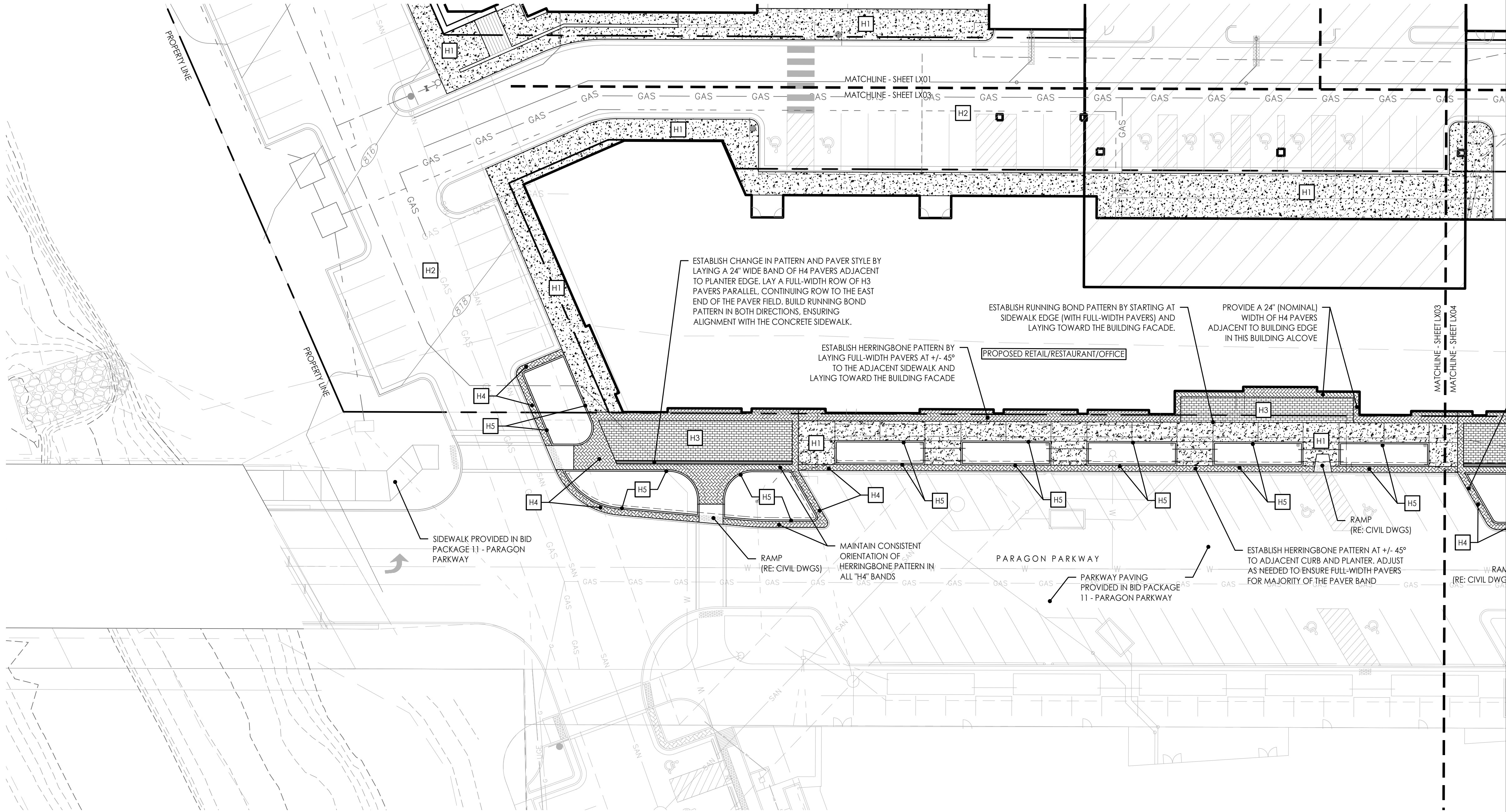
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SHEET NO:

**L102**



G:\Active\2018\1249 - PARAGON VILLAGE\DRAWINGS\CAD\SHEETS\MULTI-FAMILY\L100-HARDSCAPE-MULTIFAM.dwg 7/11/2022 11:16:44 AM MICHAEL KILLEN 0.38491  
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**1 SURFACING PLAN**  
Scale: 1:20



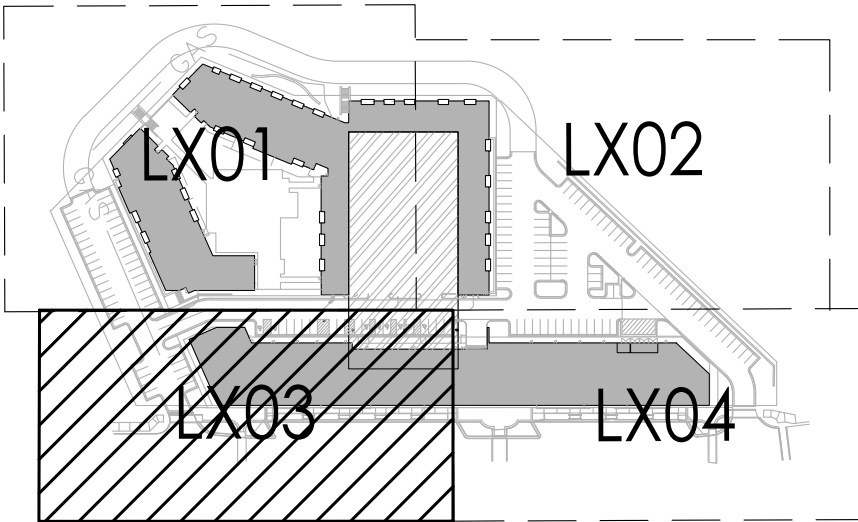
**SURFACE FINISHES AND MATERIALS LEGEND**

- H1** CONCRETE SIDEWALK AND PAVER EDGE w/ MEDIUM BRUSH FINISH (REFER TO CIVIL DRAWINGS)
- H2** ROAD AND PARKING LOT PAVING (RE: CIVIL DWGS)
- H3** TYPE 1 - PRECAST CONCRETE PAVERS (RUNNING BOND PATTERN) (RE: 1/L120)
- H4** TYPE 2 - PRECAST CONCRETE PAVERS (HERRINGBONE PATTERN) (RE: 1/L120)
- H5** CONCRETE PLANTER CURB (RE: CIVIL DWGS)

**SURFACE FINISHES AND MATERIALS NOTES**

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  - SECTION 321316 - DECORATIVE FINISHES CONCRETE PAVING**
  - SECTION 321400 - UNIT PAVING**
- REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND LAYOUT OF PAVING SURFACE LIMITS. DIMENSIONS ON THIS DRAWING ARE PROVIDED FOR GENERAL ARRANGEMENT AND EXTENTS OF THE FINISHES TO BE PROVIDED.

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FINISHES &  
MATERIALS  
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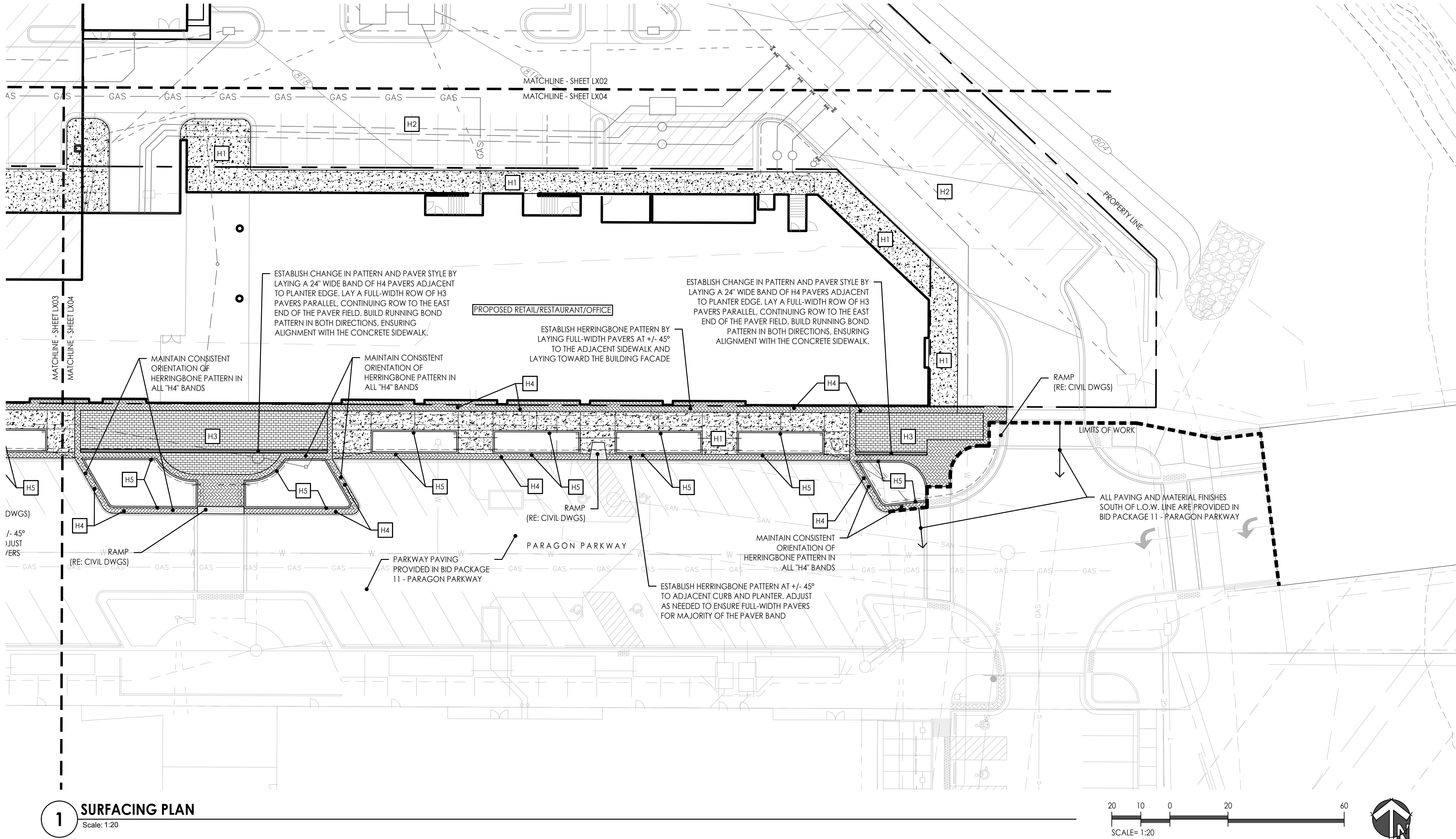
DRAWN BY: MRK

SHEET NO:

**L103**



G:\Active\2019\1249 - PARAGON VILLAGE\DRAWINGS\CAD\SHEETS\MULTI-FAMILY\L100 HARDSCAPE-MULTIFAM.dwg 7/11/2022 11:16:49 AM MICHAEL KILLEN 0.38491  
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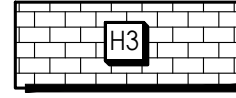
## SURFACE FINISHES AND MATERIALS LEGEND



CONCRETE SIDEWALK AND PAVER EDGE w/  
MEDIUM BRUSH FINISH  
(REFER TO CIVIL DRAWINGS)



ROAD AND PARKING LOT PAVING  
(RE: CIVIL DWGS)



TYPE 1 - PRECAST CONCRETE PAVERS  
(RUNNING BOND PATTERN)  
(RE: 1/L120)



TYPE 2 - PRECAST CONCRETE PAVERS  
(HERRINGBONE PATTERN)  
(RE: 1/L120)

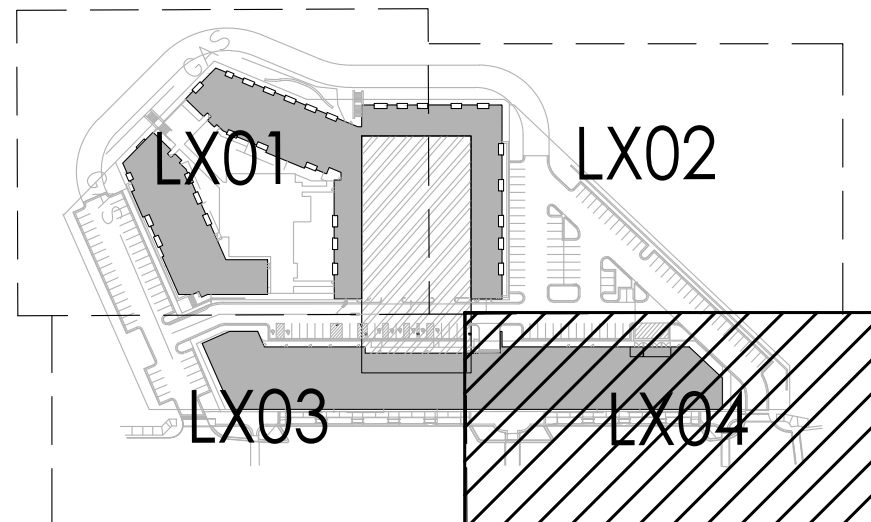


CONCRETE PLANTER CURB  
(RE: CIVIL DWGS)

## SURFACE FINISHES AND MATERIALS NOTES

- THIS PLAN PROVIDES GENERAL LAYOUT AND TYPES OF HORIZONTAL SURFACE MATERIALS AND FINISHES TO BE PROVIDED BY THE CONTRACTOR. REFER TO THE FOLLOWING SPECIFICATION SECTIONS FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK:
  - SECTION 321316 - DECORATIVE FINISHES CONCRETE PAVING
  - SECTION 321400 - UNIT PAVING
- REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND LAYOUT OF PAVING SURFACE LIMITS. DIMENSIONS ON THIS DRAWING ARE PROVIDED FOR GENERAL ARRANGEMENT AND EXTENTS OF THE FINISHES TO BE PROVIDED.

## KEY PLAN



### CIVIL ENGINEERING

G&A  
9801 Renner Boulevard  
Lenexa, KS 66219  
913.492.0400  
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### LANDSCAPE ARCHITECTURE

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### LANDSCAPE ARCHITECTURE

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PROJECT:

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**SURFACE  
FINISHES &  
MATERIALS  
PLAN**

JOB NO: 1249

SCALE:

DATE: 07.11.2022

DRAWN BY: MRK

SHEET NO:

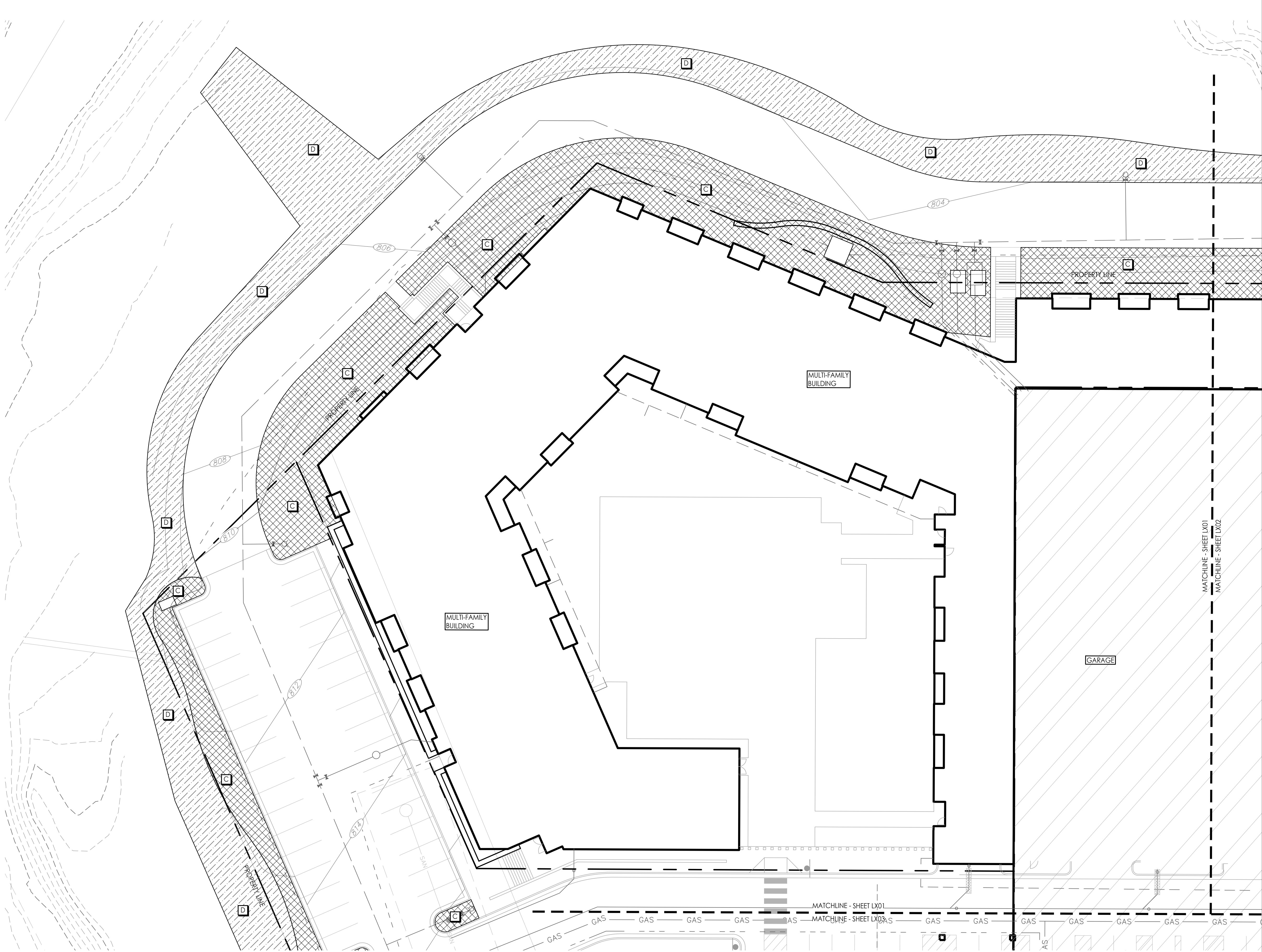
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G:\Archive\2019\1249 - PARAGON VILLAGE\DRAWINGS\CAD\SHEETS\MULTIFAMILY\L400 SOILS-SUBDRAIN\MULTIFAM.dwg 7/11/2022 11:17:11 AM MICHAEL KILLEN 0.38491  
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**1 SOILS & SUBDRAINAGE PLAN**  
Scale: 1:20

**SOILS LEGEND**

SYMBOL	DESCRIPTION	NOTES
	SOIL TYPE A	PLANTING SOIL MIX (48" MIN. DEPTH) OVER DRAINAGE GRAVEL (6"-12" DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 3/L420; SECTION 329113)
	SOIL TYPE B	STRUCTURAL SOIL (48" MIN DEPTH) OVER DRAINAGE GRAVEL (6" MIN DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 2/L420; SECTION 329113)
	SOIL TYPE C	NATIVE TOPSOIL STRIPPED FROM SITE (12" MINIMUM)
	SOIL TYPE D	TOPSOIL STRIPPED FROM SITE: PLACED PER EARTHWORK SPEC.

**SUBDRAINAGE LEGEND**

	6" PLANTING BED PERFORATED HDPE PIPE (RE: 4/L420)
	6" PLANTING BED SOLID HDPE PIPE (RE: 4/L420)
	CLEANOUT (RE: 5 & 6/L420)

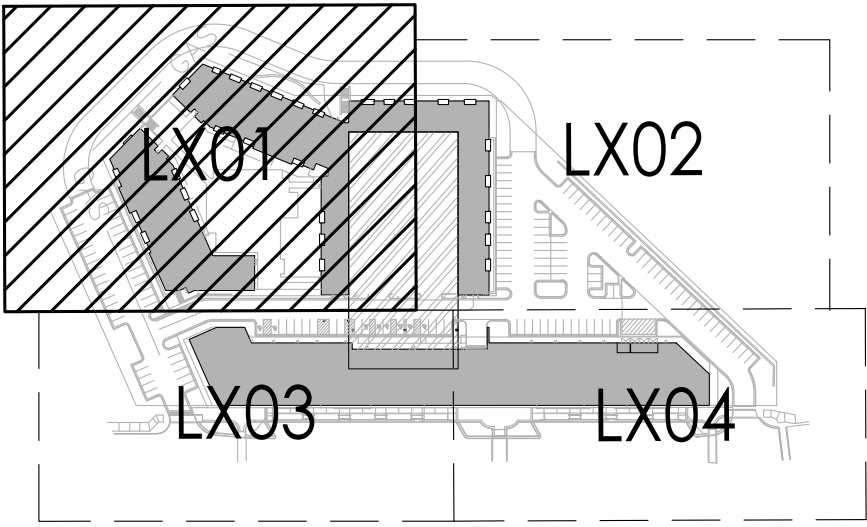
**SOILS NOTES**

- THIS PLAN ILLUSTRATES THE SCHEMATIC SCOPE OF WORK FOR THE CONSTRUCTION OF SOIL PROFILES FOR THE VILLAGE AT PARAGON STAR. REFER TO SPECIFICATION SECTION 329113 SOIL PREPARATION FOR SOIL TYPOLOGY AND PLACEMENT REQUIREMENTS.
- 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.
- VERIFY ALL SITE CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

**SUBDRAINAGE NOTES**

- THIS PLAN PROVIDES LAYOUT AND TYPES OF ALL LANDSCAPE SUBDRAINAGE TO BE PROVIDED & INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 334610 - LANDSCAPE SUBDRAINAGE** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK.
- ALL SUBDRAINAGE COLLECTOR PIPE SHALL BE INSTALLED AT A MINIMUM 0.5% SLOPE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL RESTORE SUBGRADE TO MEET GRADING AND COMPACTION REQUIREMENTS PER DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO PROTECT DRAIN LINES DURING CONSTRUCTION FROM DEBRIS (INCLUDING SOIL OR GRAVEL MATERIAL OR OTHER TRASH) FROM ENTERING OR BLOCKING LINES.
- CONTRACTOR TO AVOID TRAFFIC OVER INSTALLED DRAINAGE TRENCHES TO PREVENT CRUSHING OF PIPE.
- CLEANOUTS AT ENDS OF SUBDRAINAGE COLLECTORS ARE TYPICAL.
- COORDINATE DRAINAGE CONNECTION AND INVERTS WITH AS-BUILT CONDITIONS.
- SUBDRAINAGE LOCATION, LAYOUT, AND SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR TO COORDINATE DRAINAGE LINES WITH ALL UNDERGROUND UTILITIES.

**KEY PLAN**



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

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**SOILS &  
SUBDRAINAGE  
PLAN**

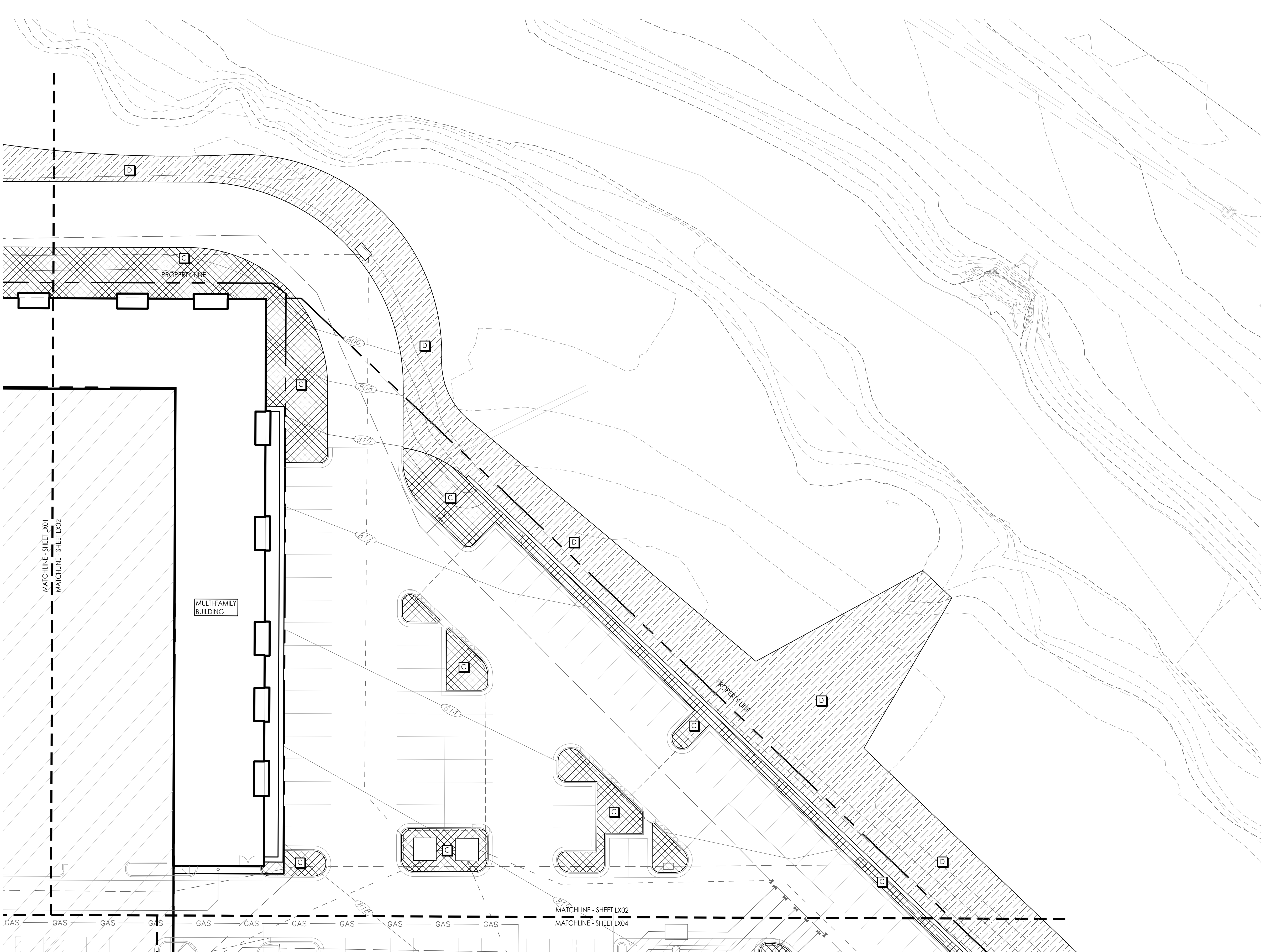
JOB NO: 1249 SCALE:  
DATE: 07.11.2022 DRAWN BY: MRK

SHEET NO:

**L401**



G:\archive\2019\1249 - PARAGON VILLAGE\DRAWINGS\CAD\SHEETS\MULTIFAMILY\L400 SOILS-SUBDRAIN\MULTIFAM.dwg 7/11/2022 11:17:16 AM MICHAEL KILLEN 0.38491  
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1 SOILS & SUBDRAINAGE PLAN  
Scale: 1:20



### SOILS LEGEND

SYMBOL	DESCRIPTION	NOTES
	SOIL TYPE A	PLANTING SOIL MIX (48" MIN. DEPTH) OVER DRAINAGE GRAVEL (6"-12" DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 3/L420; SECTION 329113)
	SOIL TYPE B	STRUCTURAL SOIL (48" MIN DEPTH) OVER DRAINAGE GRAVEL (6" MIN DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 2/L420; SECTION 329113)
	SOIL TYPE C	NATIVE TOPSOIL STRIPPED FROM SITE (12" MINIMUM)
	SOIL TYPE D	TOPSOIL STRIPPED FROM SITE: PLACED PER EARTHWORK SPEC.

### SUBDRAINAGE LEGEND

	6" PLANTING BED PERFORATED HDPE PIPE (RE: 4/L420)
	6" PLANTING BED SOLID HDPE PIPE (RE: 4/L420)
	CLEANOUT (RE: 5 & 6/L420)

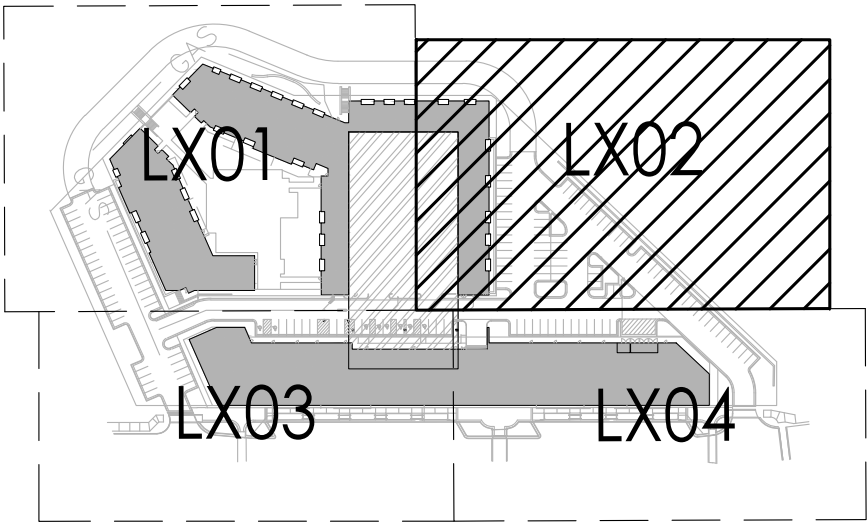
### SOILS NOTES

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- 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.
- VERIFY ALL SITE CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

### SUBDRAINAGE NOTES

- THIS PLAN PROVIDES LAYOUT AND TYPES OF ALL LANDSCAPE SUBDRAINAGE TO BE PROVIDED & INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 334610 - LANDSCAPE SUBDRAINAGE** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK.
- ALL SUBDRAINAGE COLLECTOR PIPE SHALL BE INSTALLED AT A MINIMUM 0.5% SLOPE UNLESS OTHERWISE NOTED.
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- CONTRACTOR TO AVOID TRAFFIC OVER INSTALLED DRAINAGE TRENCHES TO PREVENT CRUSHING OF PIPE.
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- COORDINATE DRAINAGE CONNECTION AND INVERTS WITH AS-BUILT CONDITIONS.
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- CONTRACTOR TO COORDINATE DRAINAGE LINES WITH ALL UNDERGROUND UTILITIES.

### KEY PLAN



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SOILS &  
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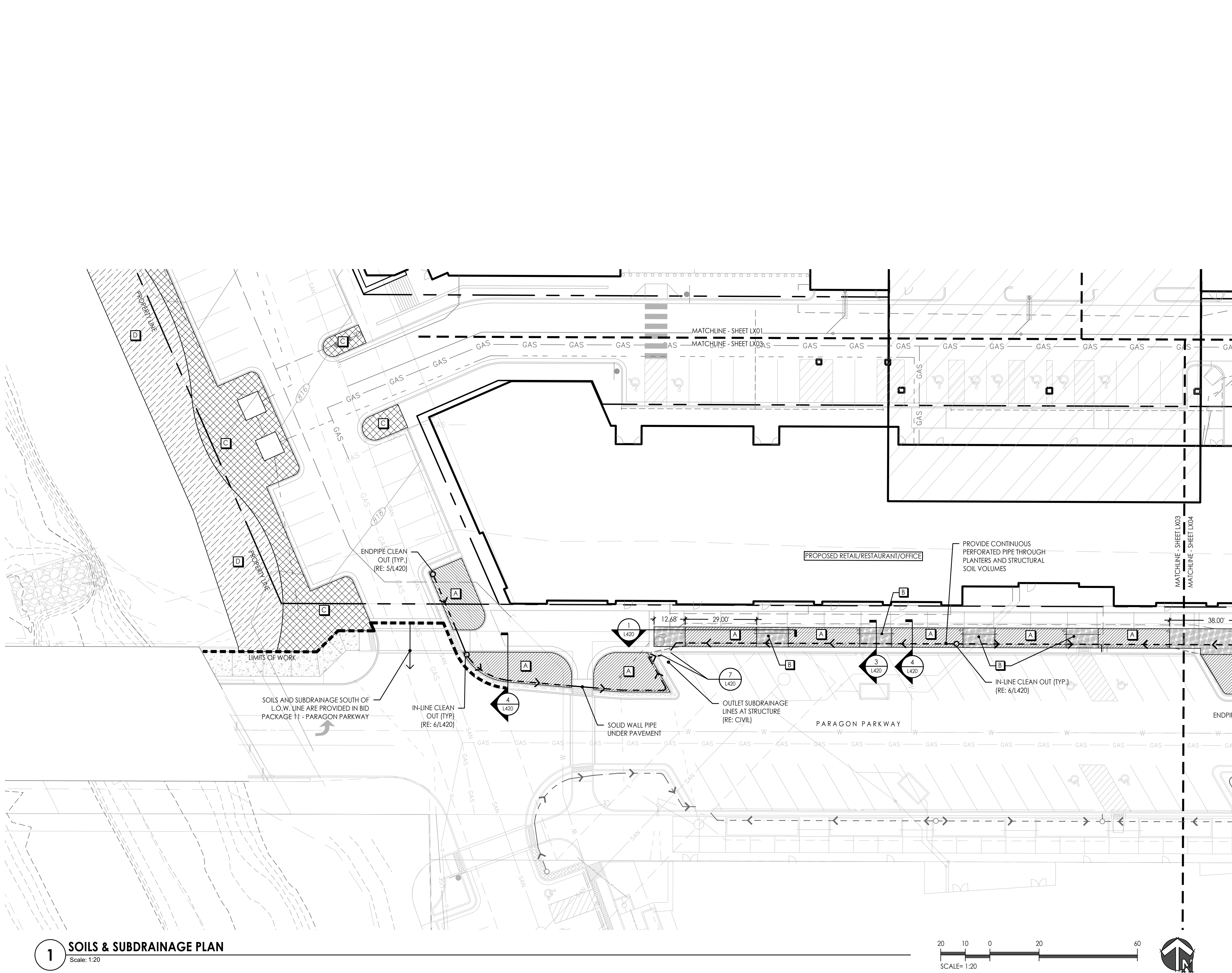
JOB NO: 1249 SCALE:  
DATE: 07.11.2022 DRAWN BY: MRK

SHEET NO:

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**1 SOILS & SUBDRAINAGE PLAN**  
Scale: 1:20

**SOILS LEGEND**

SYMBOL	DESCRIPTION	NOTES
	SOIL TYPE A	PLANTING SOIL MIX (48" MIN. DEPTH) OVER DRAINAGE GRAVEL (6"-12" DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 3/L420; SECTION 329113)
	SOIL TYPE B	STRUCTURAL SOIL (48" MIN DEPTH) OVER DRAINAGE GRAVEL (6" MIN DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 2/L420; SECTION 329113)
	SOIL TYPE C	NATIVE TOPSOIL STRIPPED FROM SITE (12" MINIMUM)
	SOIL TYPE D	TOPSOIL STRIPPED FROM SITE: PLACED PER EARTHWORK SPEC.

**SUBDRAINAGE LEGEND**

	6" PLANTING BED PERFORATED HDPE PIPE (RE: 4/L420)
	6" PLANTING BED SOLID HDPE PIPE (RE: 4/L420)
	CLEANOUT (RE: 5 & 6/L420)

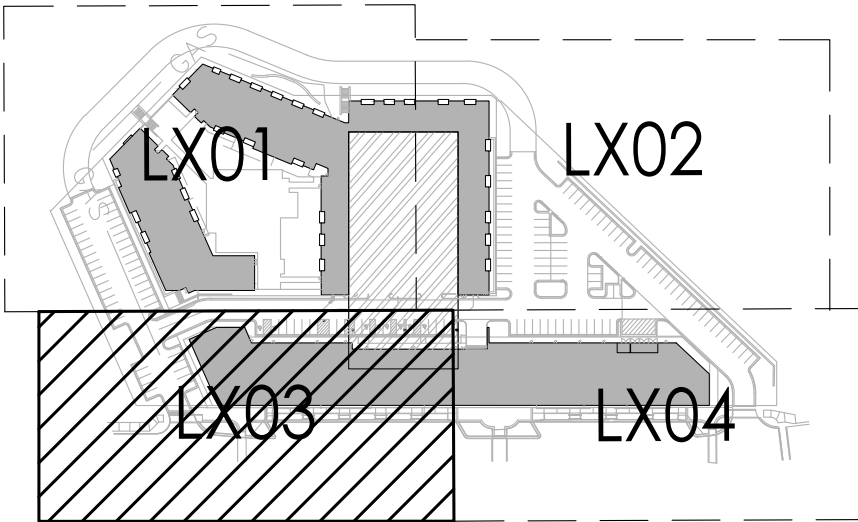
**SOILS NOTES**

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- 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.
- VERIFY ALL SITE CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

**SUBDRAINAGE NOTES**

- THIS PLAN PROVIDES LAYOUT AND TYPES OF ALL LANDSCAPE SUBDRAINAGE TO BE PROVIDED & INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 334610 - LANDSCAPE SUBDRAINAGE** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK.
- ALL SUBDRAINAGE COLLECTOR PIPE SHALL BE INSTALLED AT A MINIMUM 0.5% SLOPE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL RESTORE SUBGRADE TO MEET GRADING AND COMPACTION REQUIREMENTS PER DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO PROTECT DRAIN LINES DURING CONSTRUCTION FROM DEBRIS (INCLUDING SOIL OR GRAVEL MATERIAL OR OTHER TRASH) FROM ENTERING OR BLOCKING LINES.
- CONTRACTOR TO AVOID TRAFFIC OVER INSTALLED DRAINAGE TRENCHES TO PREVENT CRUSHING OF PIPE.
- CLEANOUTS AT ENDS OF SUBDRAINAGE COLLECTORS ARE TYPICAL.
- COORDINATE DRAINAGE CONNECTION AND INVERTS WITH AS-BUILT CONDITIONS.
- SUBDRAINAGE LOCATION, LAYOUT, AND SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR TO COORDINATE DRAINAGE LINES WITH ALL UNDERGROUND UTILITIES.

**KEY PLAN**



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for GMP

ISSUE:

PROFESSIONAL SEAL:

NOT FOR  
CONSTRUCTION

DRAWING TITLE:

**SOILS &  
SUBDRAINAGE  
PLAN**

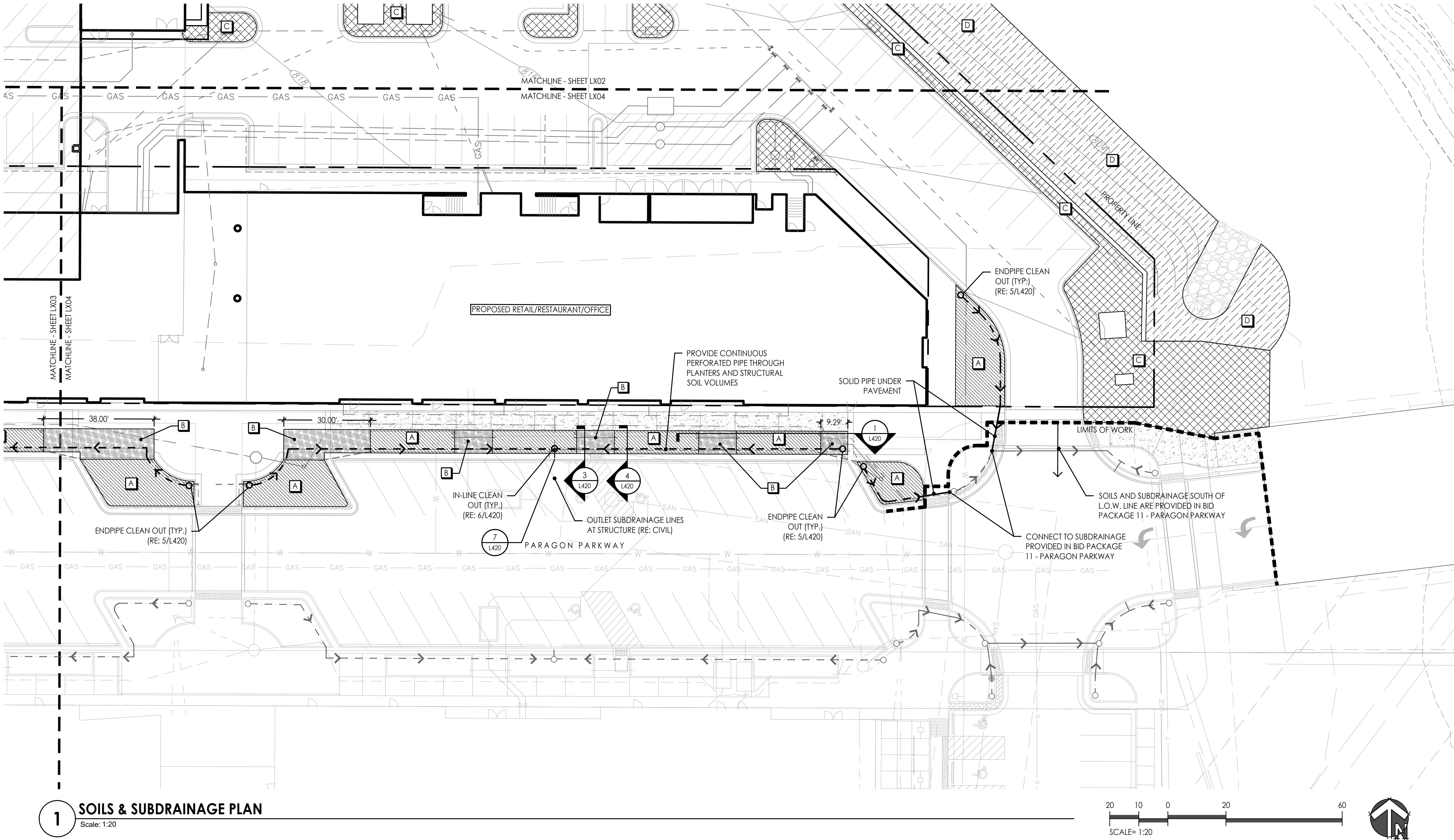
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DATE: 07.11.2022 DRAWN BY: MRK

SHEET NO:

**L403**



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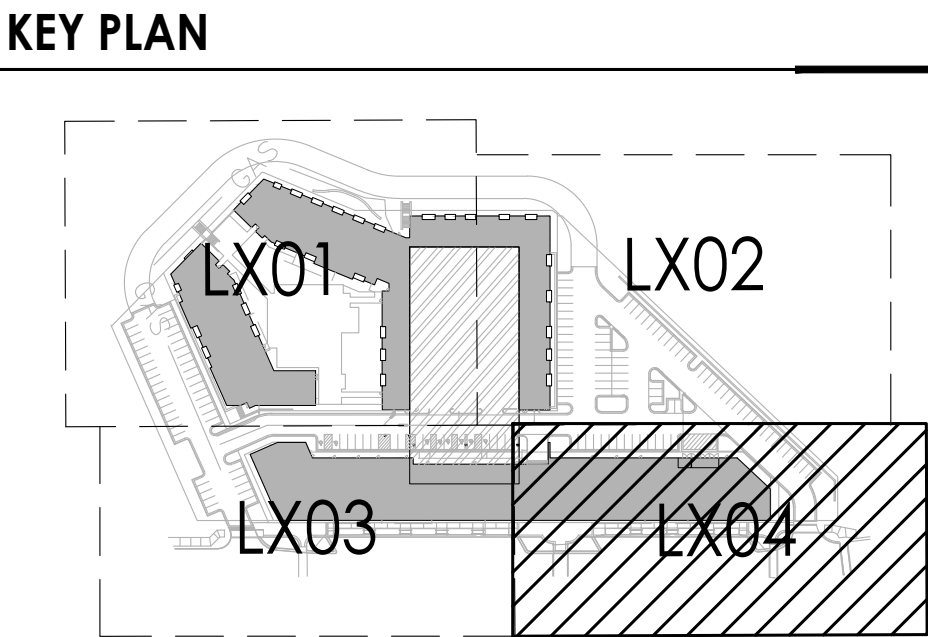


SOILS LEGEND		
SYMBOL	DESCRIPTION	NOTES
	SOIL TYPE A	PLANTING SOIL MIX (48" MIN. DEPTH) OVER DRAINAGE GRAVEL (6"-12" DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 3/L420; SECTION 329113)
	SOIL TYPE B	STRUCTURAL SOIL (48" MIN DEPTH) OVER DRAINAGE GRAVEL (6" MIN DEPTH) AND SUBDRAINAGE LINES CONNECTED TO STORM DRAIN SYSTEM. (RE: 2/L420; SECTION 329113)
	SOIL TYPE C	NATIVE TOPSOIL STRIPPED FROM SITE (12" MINIMUM)
	SOIL TYPE D	TOPSOIL STRIPPED FROM SITE: PLACED PER EARTHWORK SPEC.

SUBDRAINAGE LEGEND	
	6" PLANTING BED PERFORATED HDPE PIPE (RE: 4/L420)
	6" PLANTING BED SOLID HDPE PIPE (RE: 4/L420)
	CLEANOUT (RE: 5 & 6/L420)

- SOILS NOTES**
- THIS PLAN ILLUSTRATES THE SCHEMATIC SCOPE OF WORK FOR THE CONSTRUCTION OF SOIL PROFILES FOR THE VILLAGE AT PARAGON STAR. REFER TO SPECIFICATION SECTION 329113 SOIL PREPARATION FOR SOIL TYPOLOGY AND PLACEMENT REQUIREMENTS.
  - 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.
  - VERIFY ALL SITE CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

- SUBDRAINAGE NOTES**
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  - CONTRACTOR SHALL RESTORE SUBGRADE TO MEET GRADING AND COMPACTION REQUIREMENTS PER DRAWINGS AND SPECIFICATIONS.
  - CONTRACTOR TO PROTECT DRAIN LINES DURING CONSTRUCTION FROM DEBRIS (INCLUDING SOIL OR GRAVEL MATERIAL OR OTHER TRASH) FROM ENTERING OR BLOCKING LINES.
  - CONTRACTOR TO AVOID TRAFFIC OVER INSTALLED DRAINAGE TRENCHES TO PREVENT CRUSHING OF PIPE.
  - CLEANOUTS AT ENDS OF SUBDRAINAGE COLLECTORS ARE TYPICAL.
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  - SUBDRAINAGE LOCATION, LAYOUT, AND SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
  - CONTRACTOR TO COORDINATE DRAINAGE LINES WITH ALL UNDERGROUND UTILITIES.



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for GMP

ISSUE:

PROFESSIONAL SEAL:

**NOT FOR  
CONSTRUCTION**

DRAWING TITLE:

**SOILS &  
SUBDRAINAGE  
PLAN**

JOB NO: 1249 SCALE:  
DATE: 07.11.2022 DRAWN BY: MRK

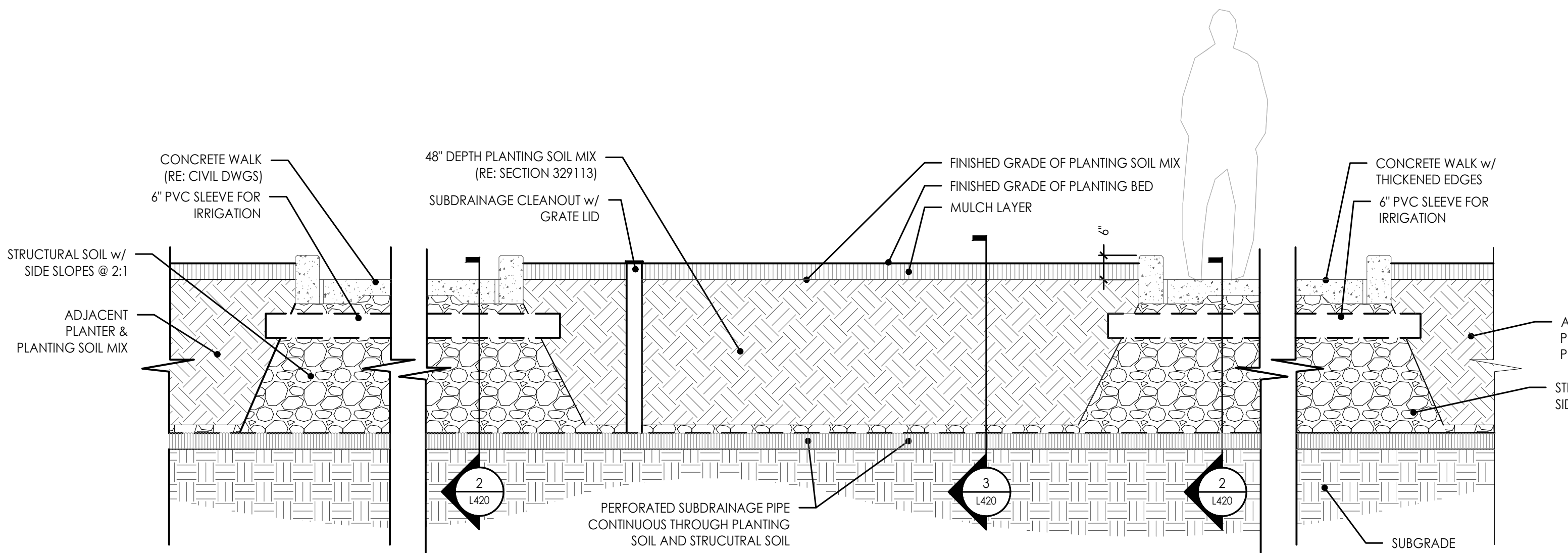
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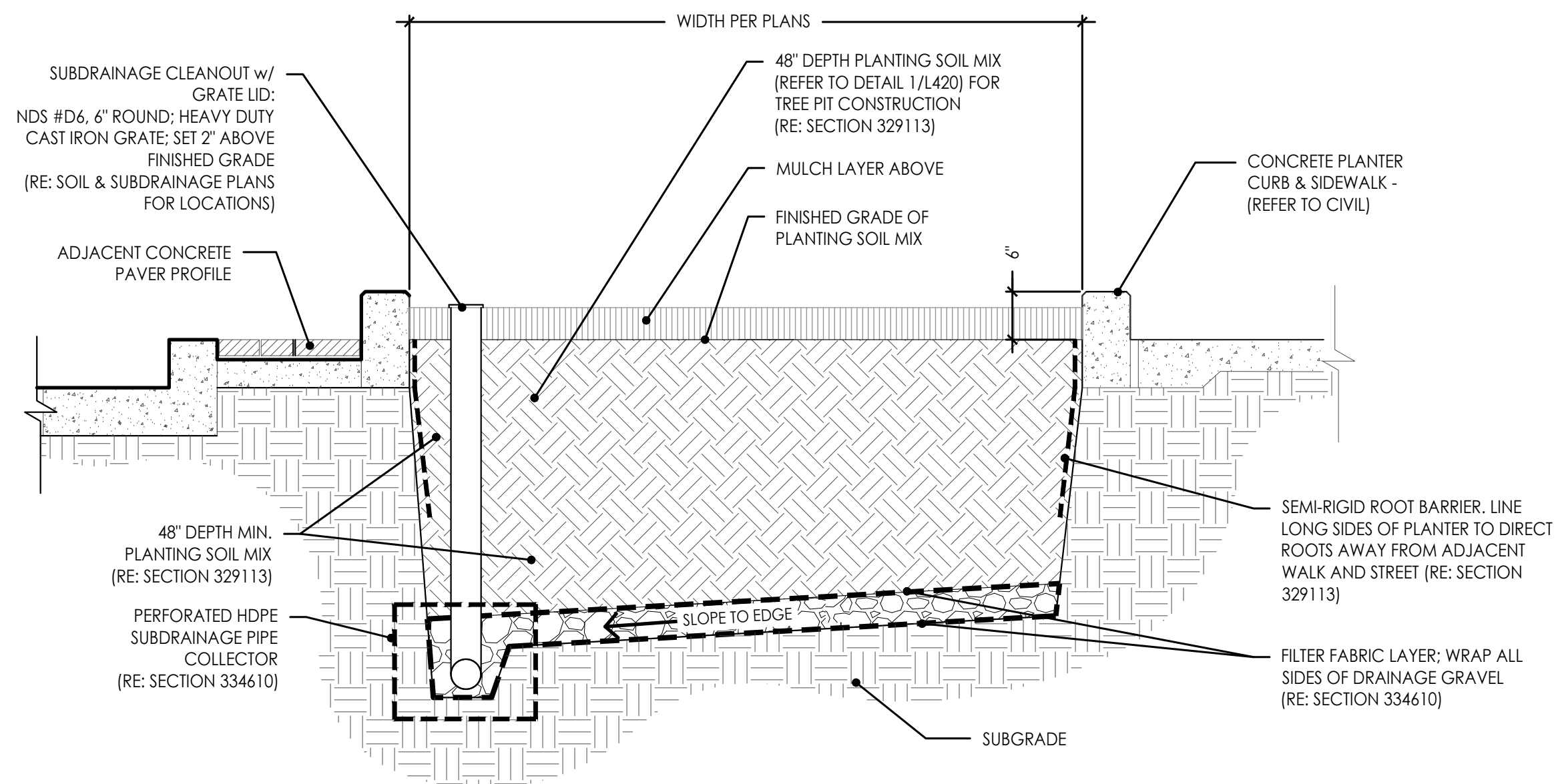


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ALL DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE INTELLECTUAL PROPERTY OF LAND3 STUDIO, LLC, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THESE DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF LAND3 STUDIO, LLC.

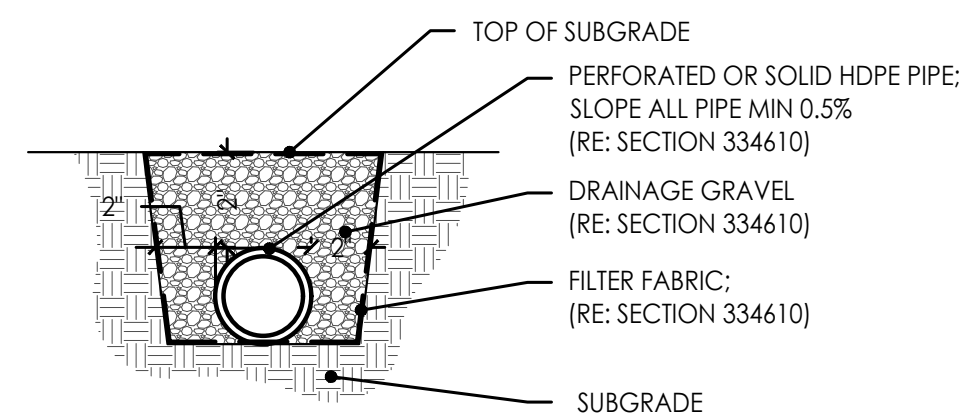
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MICHAEL KILLEN



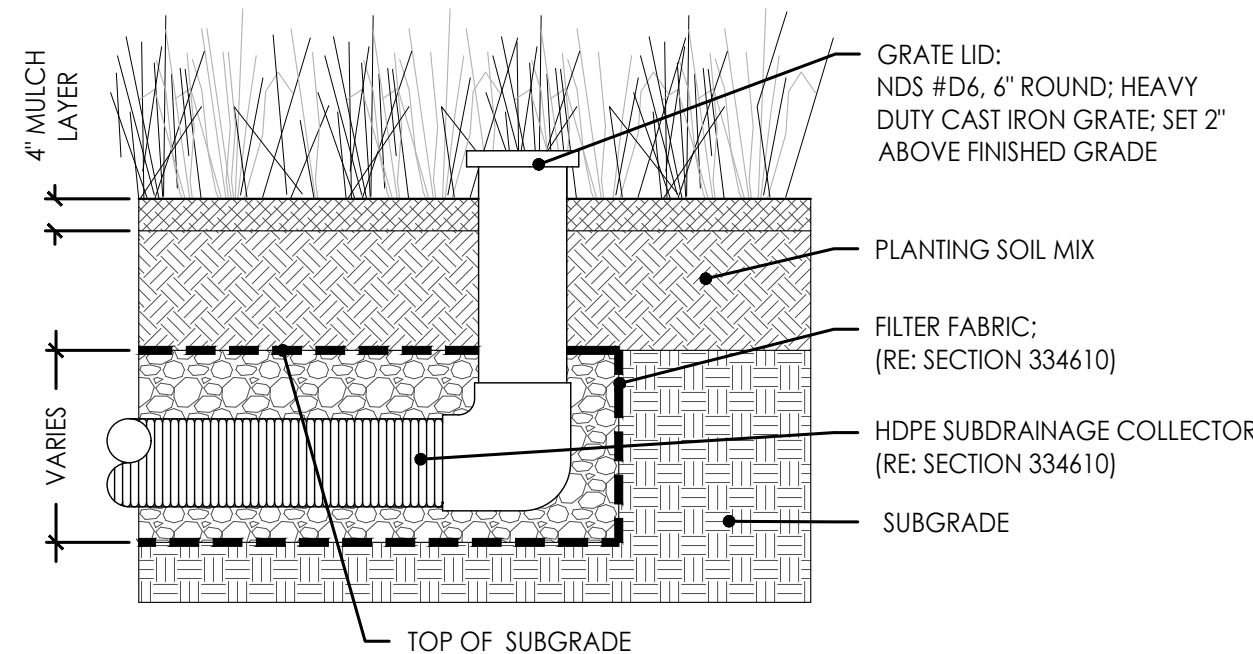
**1 PLANTING TRENCH CONSTRUCTION**  
Scale: N.T.S.



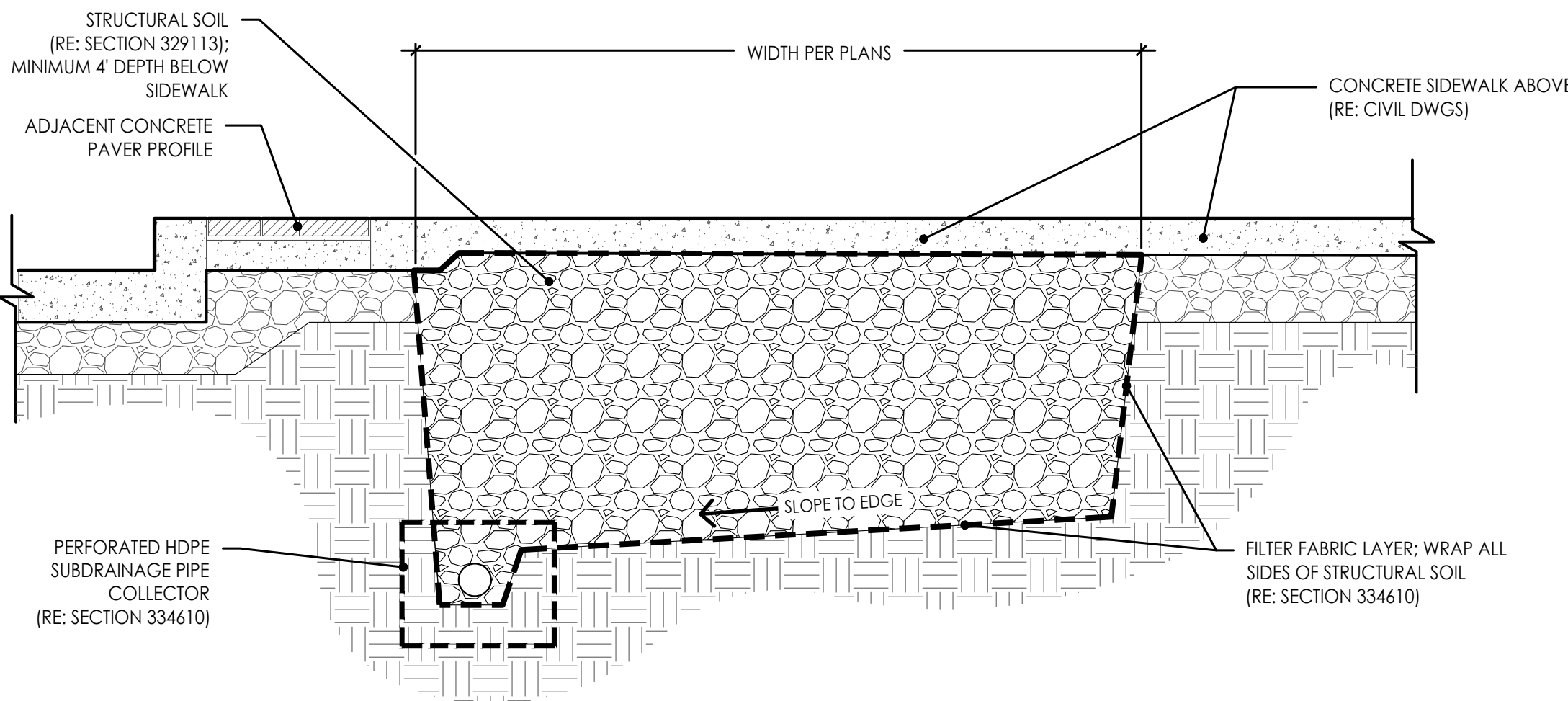
**3 TREE WELL PLANTER (TYP.)**  
Scale: N.T.S.



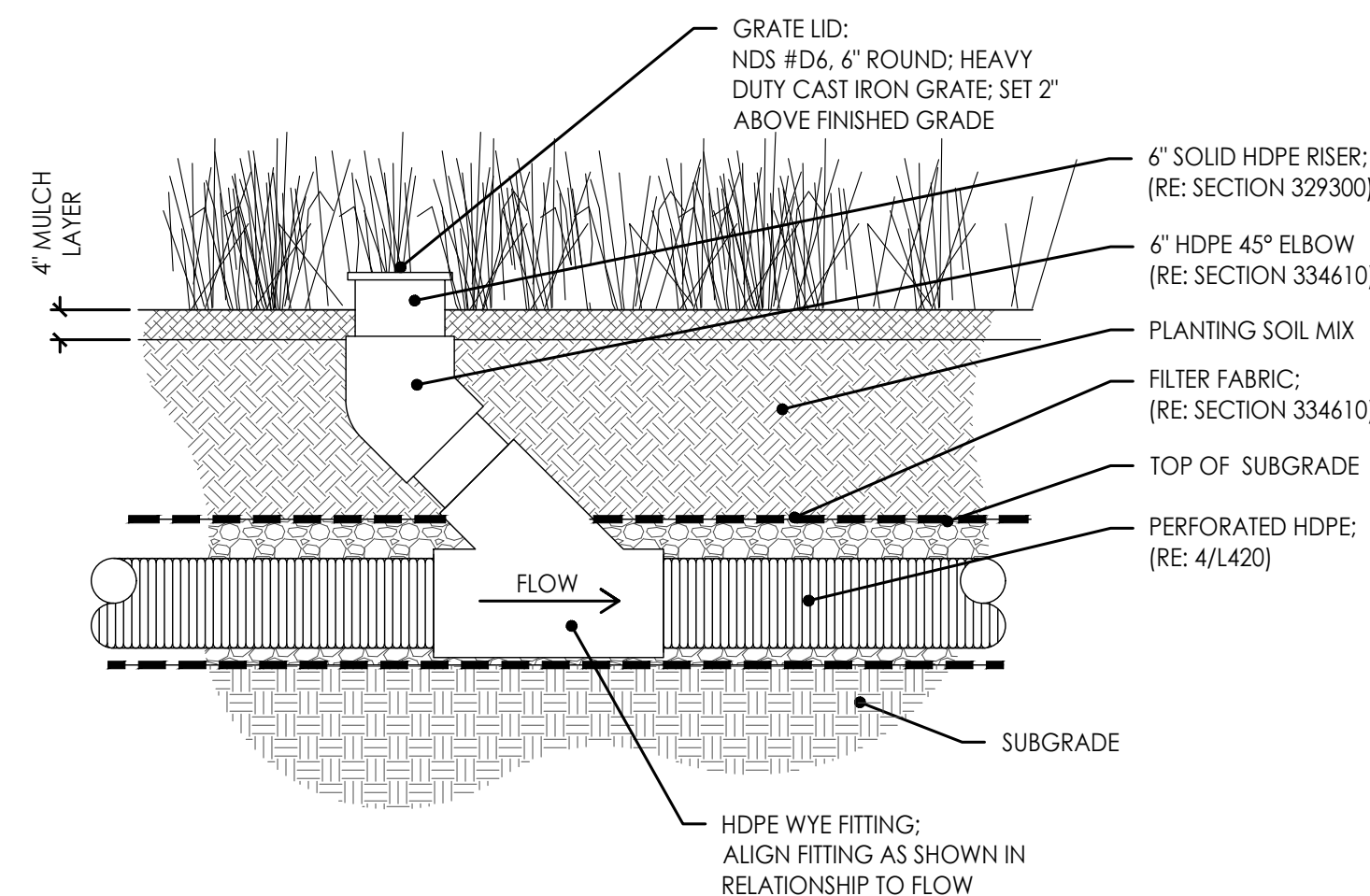
**4 PLANTING SUBDRAINAGE PIPE**  
Scale: N.T.S.



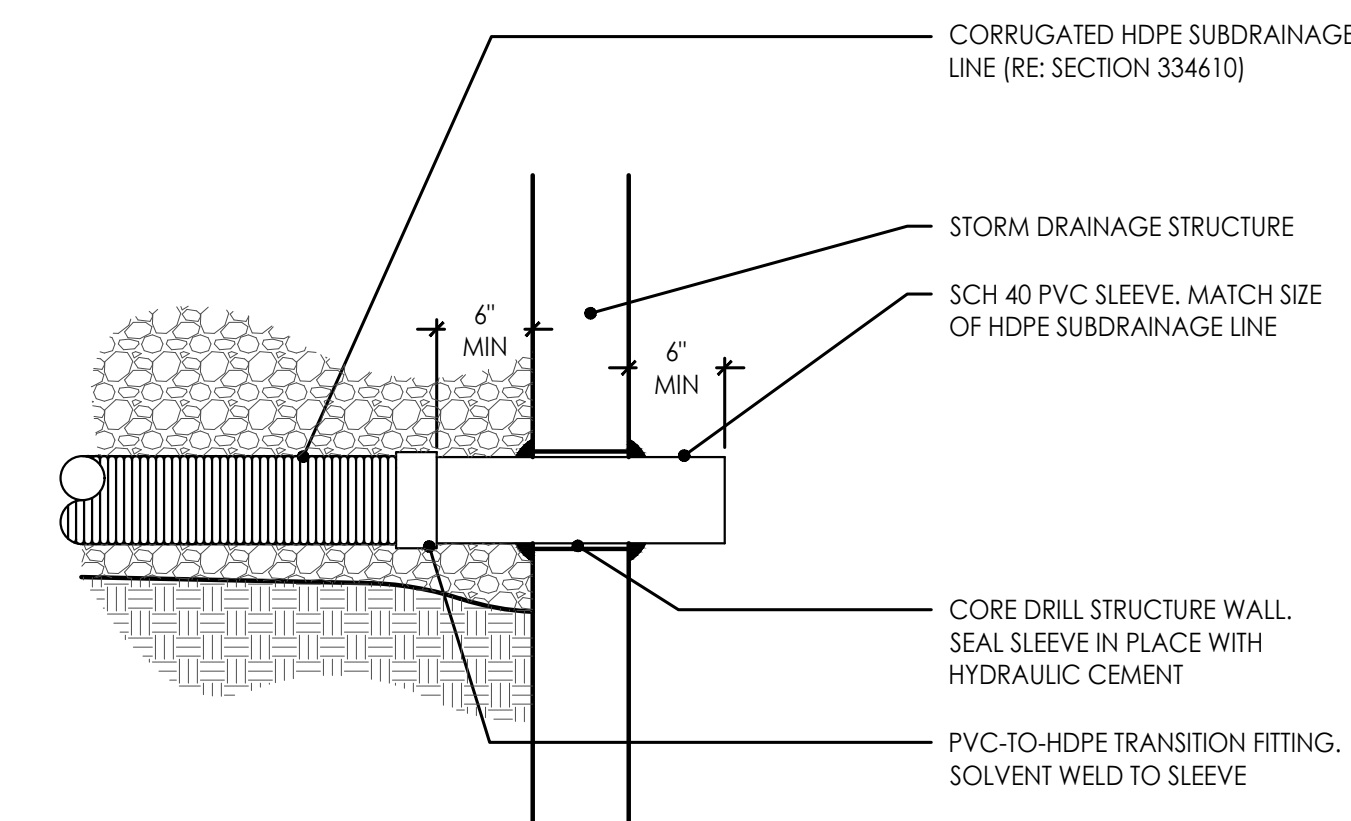
**5 PLANTING SUBDRAINAGE ENDPipe CLEANOUT**  
Scale: N.T.S.



**2 STRUCTURAL SOIL TRENCH BELOW CONCRETE SLAB**  
Scale: N.T.S.



**6 PLANTING SUBDRAINAGE INLINE CLEANOUT**  
Scale: N.T.S.



**7 SUBDRAINAGE OUTLET CONNECTION**  
Scale: N.T.S.

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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Issued for GMP

ISSUE:

PROFESSIONAL SEAL:

**NOT FOR  
CONSTRUCTION**

DRAWING TITLE:

**SOILS &  
SUBDRAINAGE  
DETAILS**

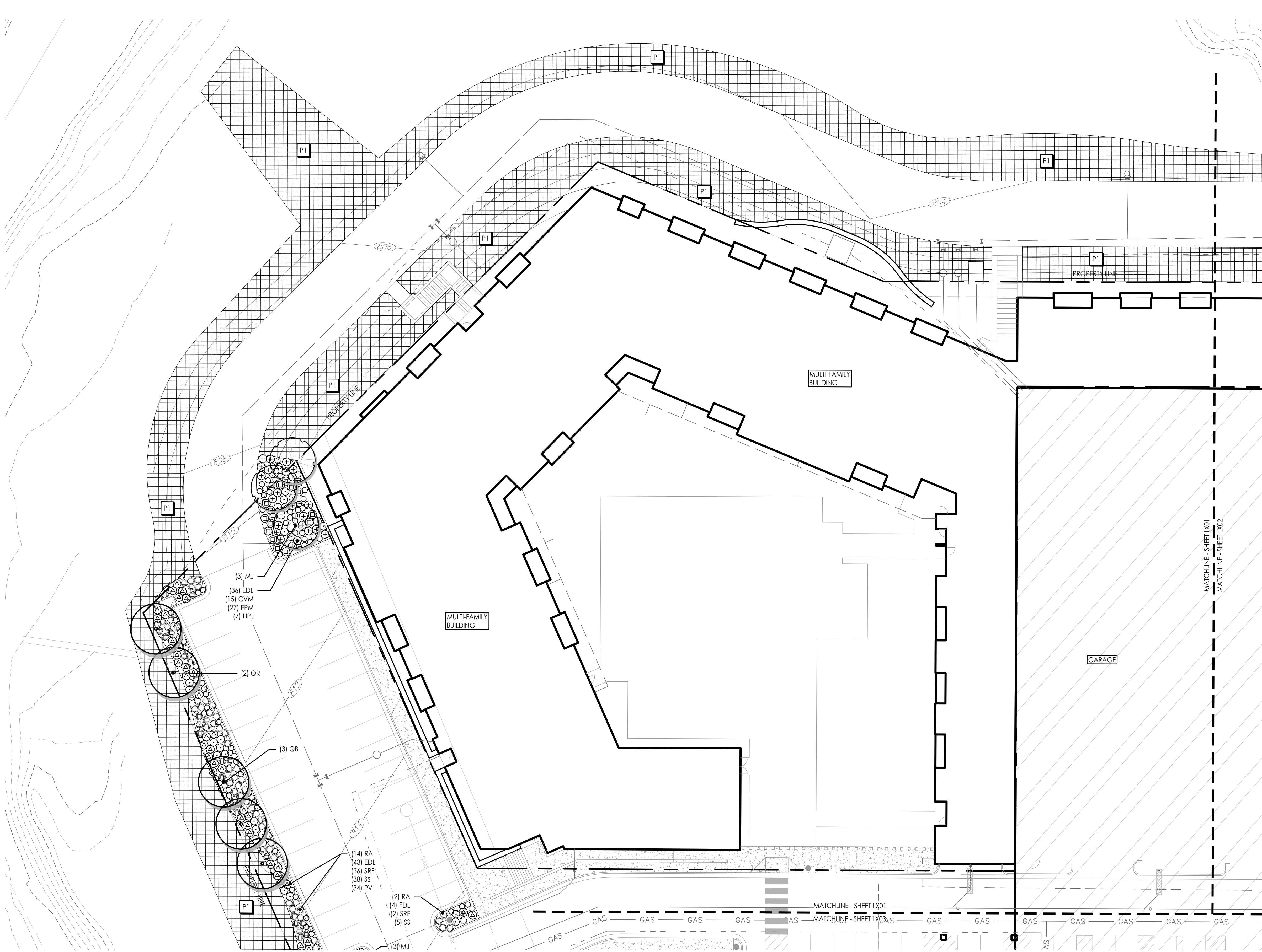
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DATE: 07.11.2022 DRAWN BY: MRK

SHEET NO:

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MICHAEL KILLEN  
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**1 PLANTING PLAN**  
Scale: 1:20

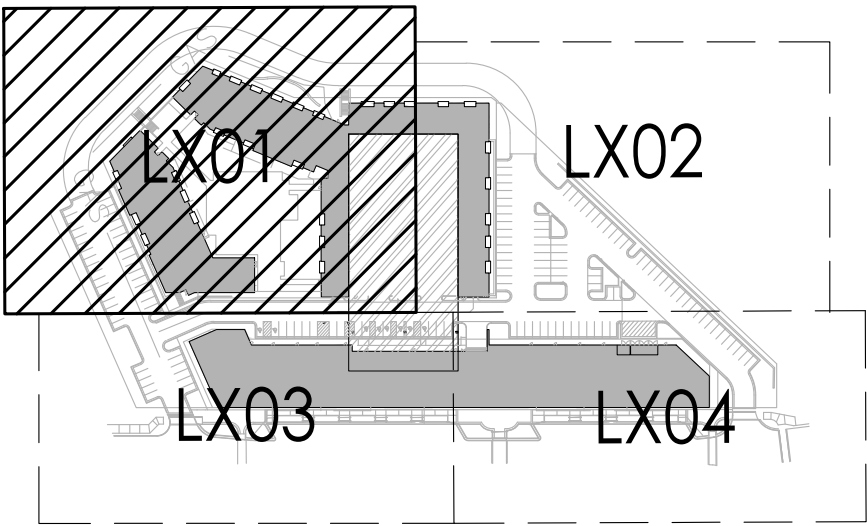
**PLANTING SCHEDULE**

SYMBOL	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
	SHADE/STREET TREES		
	AF	Autumn Blaze Maple <i>Acer freemanii</i> 'Autumn Blaze'	3' cal.
	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" cal.
	GT	Sunburst Honeylocust <i>Gleditsia triacanthos inermis</i> 'Sunburst'	3' cal.
	QB	Swamp White Oak <i>Quercus bicolor</i>	2.5" cal.
	GB	Maidenhair Tree <i>Ginkgo biloba</i> 'Fastigiata'	2.5" cal.
	ORNAMENTAL TREE		
	CC	Eastern Redbud <i>Cercis canadensis</i>	3' cal.
	MJ	Magnolia <i>Magnolia x 'Jane'</i>	3' cal.
	MA	Royal Raindrops® Crabapple <i>Malus 'JFS-KWS'</i>	3' cal.
	AG	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	3' cal.
	DECIDUOUS SHRUB		
	RA	Grow-low Sumac <i>Rhus aromatica</i> 'Gro-low'	3 gal.
	HPJ	Little Lime® Hydrangea <i>Hydrangea paniculata</i> 'Jane'	5 gal.
ORNAMENTAL GRASS			
	BC	Side Oats Grama Grass <i>Bouteloua curtipendula</i>	3 gal.
	PV	Shennadoah Switchgrass <i>Panicum virgatum</i> 'Shennadoah'	1 gal.
	PAH	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hameln'	1 gal.
	SSC	Standing Ovation Little Bluestem <i>Schizachyrium scoparium</i> 'Standing Ovation'	1 gal.
	SS	Little Bluestem <i>Schizachyrium scoparium</i>	1 gal.
	SH	Prairie Dropseed <i>Sporobolus heterolepis</i>	1 gal.
PERENNIAL/GROUND COVER			
	SRF	Rough Goldenrod <i>Solidago rugosa</i> 'Fireworks'	1 gal.
	CVM	Moonbeam Coreopsis <i>Coreopsis verticillata</i> 'Moonbeam'	1 gal.
	EPM	Purple Coneflower <i>Echinacea purpurea</i> 'Magnus'	1 gal.
	PA	Russian Sage <i>Perovskia atriplicifolia</i>	3 gal.
	EDL	Joe-pye Weed <i>Eupatorium dubium</i> 'Little-Joe'	1 gal.
TURF/SEED MIXES			
	P1	Native Prairie Seed Mix Butterfly Milkweed- <i>Asclepias tuberosa</i> (5%) Blue Wild Indigo- <i>Baptisia australis</i> (5%) New Jersey Tea- <i>Ceanothus americanus</i> (5%) Amethyst Vernal Witchhazel (10%) Switchgrass- <i>Panicum virgatum</i> (13%) Little Bluestem- <i>Schizachyrium scoparium</i> (30%) Indiangrass- <i>Sorghastrum nutans</i> (20%) Fall Aster - <i>Symphotrichum oblongifolium</i> (10%)	

**PLANTING NOTES**

- THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF ALL PLANT MATERIAL TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 329300 - PLANTS** AND **SECTION 329200 - TURF AND GRASSES** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
- 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.
- LOCATIONS OF ALL PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SEED ALL DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING, EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.
- PLANTING LAYOUT IS NOT INTENDED TO BE EXACT, BUT TO ILLUSTRATE THE DESIGN INTENT AS FOLLOWS:
  - CLUSTER THE SAME TYPE OF PLANT IN GROUPS OF 2-5, ADJUSTING BASED ON OVERALL PLANT COUNTS IN THE PLANTING BED (FEWER TOTAL PLANTS WILL HAVE SMALLER GROUPINGS, MORE TOTAL PLANTS WILL HAVE LARGER GROUPINGS)
  - PLACE SHORTER (AT MATURITY) PLANTS AT THE EDGES OF PLANTERS OR WHERE CAR DOORS OR BUMPERS MAY OVERHANG.
  - PLACE TALLER (AT MATURITY) PLANTS IN THE CENTER OF PLANTERS OR THE TRANSITION EDGE TO NATIVE SEEDED AREAS.

**KEY PLAN**



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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Final Development Plan

ISSUE:

PROFESSIONAL SEAL:

DRAWING TITLE:

**PLANTING PLAN**

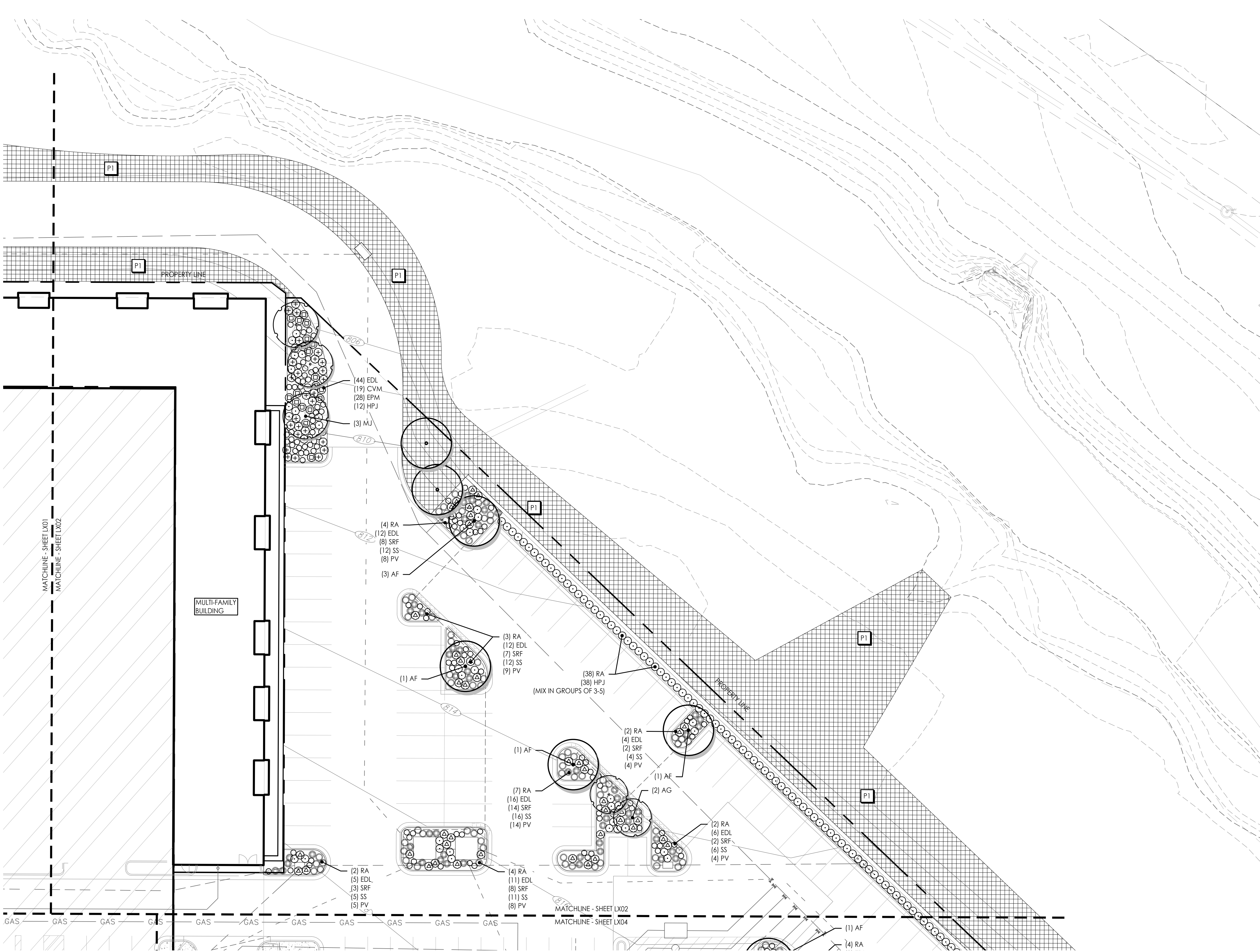
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MICHAEL KILLEN  
0.386921  
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**1 PLANTING PLAN**  
Scale: 1:20

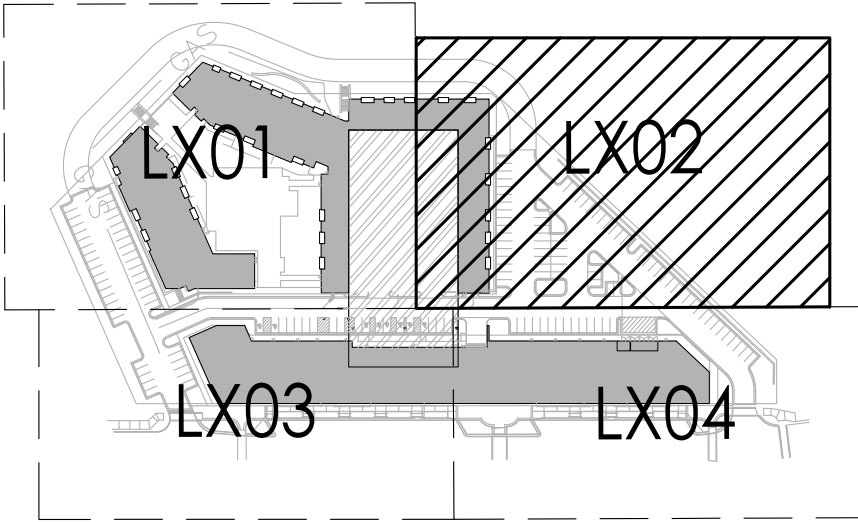
## PLANTING SCHEDULE

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
●	SHADE/STREET TREES		
	AF	Autumn Blaze Maple <i>Acer freemanii</i> 'Autumn Blaze'	3' cal.
	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" cal.
	GT	Sunburst Honeylocust <i>Gleditsia triacanthos inermis</i> 'Sunburst'	3' cal.
	QB	Swamp White Oak <i>Quercus bicolor</i>	2.5" cal.
	GB	Maidenhair Tree <i>Ginkgo biloba</i> 'Fastigiata'	2.5" cal.
●	ORNAMENTAL TREE		
	CC	Eastern Redbud <i>Cercis canadensis</i>	3' cal.
	MJ	Magnolia <i>Magnolia x 'Jane'</i>	3' cal.
	MA	Royal Raindrops® Crabapple <i>Malus</i> 'JFS-KWS'	3' cal.
	AG	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	3' cal.
●	DECIDUOUS SHRUB		
	RA	Grow-low Sumac <i>Rhus aromatica</i> 'Gra-low'	3 gal.
	HPJ	Little Lime® Hydrangea <i>Hydrangea paniculata</i> 'Jane'	5 gal.
ORNAMENTAL GRASS			
△	BC	Side Oats Grama Grass <i>Bouteloua curtipendula</i>	3 gal.
⊕	PV	Shennadoah Switchgrass <i>Panicum virgatum</i> 'Shennadoah'	1 gal.
⊕	PAH	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hameln'	1 gal.
⊕	SSC	Standing Ovation Little Bluestem <i>Schizachyrium scoparium</i> 'Standing Ovation'	1 gal.
⊕	SS	Little Bluestem <i>Schizachyrium scoparium</i>	1 gal.
⊕	SH	Prairie Dropseed <i>Sporobolus heterolepis</i>	1 gal.
PERENNIAL/GROUNDCOVER			
△	SRF	Rough Goldenrod <i>Solidago rugosa</i> 'Fireworks'	1 gal.
⊕	CVM	Moonbeam Coreopsis <i>Coreopsis verticillata</i> 'Moonbeam'	1 gal.
⊕	EPM	Purple Coneflower <i>Echinacea purpurea</i> 'Magnus'	1 gal.
⊕	PA	Russian Sage <i>Perovskia atriplicifolia</i>	3 gal.
⊕	EDL	Joe-pye Weed <i>Eupatorium dubium</i> 'Little-Joe'	1 gal.
TURF/SEED MIXES			
P1	Native Prairie Seed Mix Butterfly Milkweed- <i>Asclepias tuberosa</i> (5%) Blue Wild Indigo- <i>Baptisia australis</i> (5%) New Jersey Tea- <i>Ceanothus americanus</i> (5%) Amethyst Vernal Witchhazel (10%) Switchgrass- <i>Panicum virgatum</i> (13%) Little Bluestem- <i>Schizachyrium scoparium</i> (30%) Indiangrass- <i>Sorghastrum nutans</i> (20%) Fall Aster - <i>Symphytrichum oblongifolium</i> (10%)		

## PLANTING NOTES

- THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF ALL PLANT MATERIAL TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 329300 - PLANTS** AND **SECTION 329200 - TURF AND GRASSES** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
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  - PLACE SHORTER (AT MATURITY) PLANTS AT THE EDGES OF PLANTERS OR WHERE CAR DOORS OR BUMPERS MAY OVERHANG.
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## KEY PLAN



CIVIL ENGINEERING  
G&A  
9801 Renner Boulevard  
Lenexa, KS 66219  
913.492.0400  
www.gbateam.com  
MO Certificate of Authority # 000133  
  
LANDSCAPE ARCHITECTURE  
LANDS Studio, LLC  
317 SE Main  
Lee's Summit, MO 64663  
www.landsstudio.com  
MO Certificate of Authority # 2008001860  
  
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Hoerr Schaudt Landscape Architects  
2100 Central Street, Suite 01C  
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Missouri Certificate of Authority #F00453304

PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Final Development Plan

ISSUE:

PROFESSIONAL SEAL:

DRAWING TITLE:

**PLANTING  
PLAN**

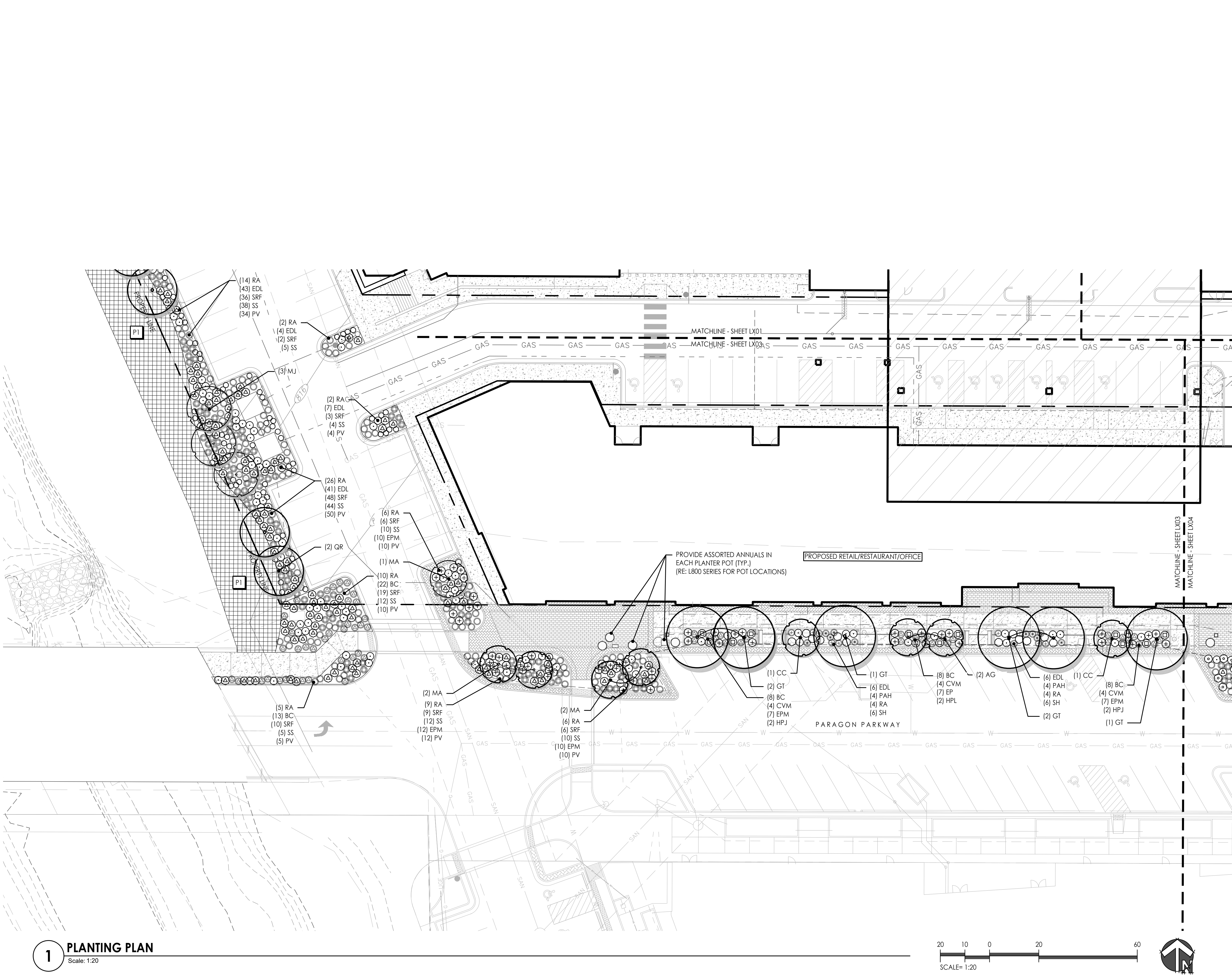
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DATE: 01.28.2022 DRAWN BY: MRK

SHEET NO:

**L502**



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ALL DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE INTELLECTUAL PROPERTY OF LANDS STUDIO, LLC., AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THESE DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION BY LANDS STUDIO, LLC.



**1 PLANTING PLAN**  
Scale: 1:20

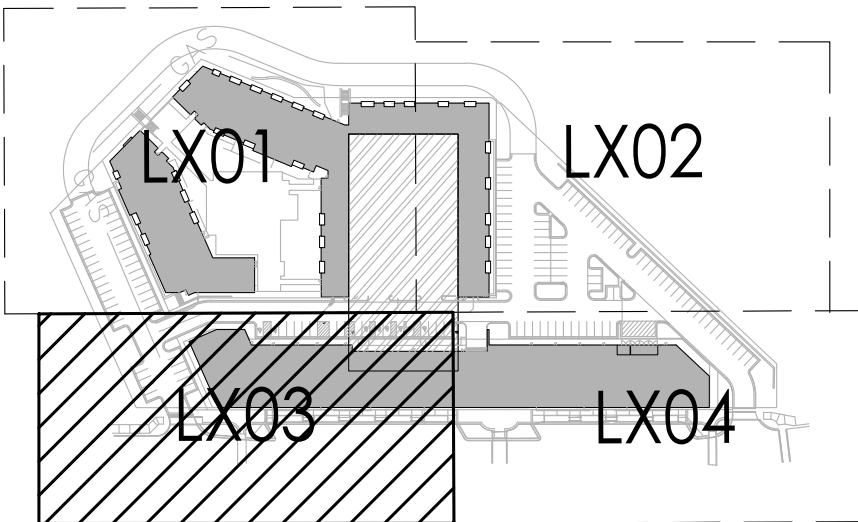
**PLANTING SCHEDULE**

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
●	SHADE/STREET TREES		
	AF	Autumn Blaze Maple <i>Acer freemanii</i> 'Autumn Blaze'	3" cal.
	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" cal.
	GT	Sunburst Honeylocust <i>Gleditsia triacanthos inermis</i> 'Sunburst'	3" cal.
	QB	Swamp White Oak <i>Quercus bicolor</i>	2.5" cal.
	GB	Maidenhair Tree <i>Ginkgo biloba</i> 'Fastigiata'	2.5" cal.
●	ORNAMENTAL TREE		
	CC	Eastern Redbud <i>Cercis canadensis</i>	3" cal.
	MJ	Magnolia <i>Magnolia x 'Jane'</i>	3" cal.
	MA	Royal Raindrops® Crabapple <i>Malus 'JFS-KWS'</i>	3" cal.
	AG	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	3" cal.
●	DECIDUOUS SHRUB		
	RA	Grow-low Sumac <i>Rhus aromatica</i> 'Gro-low'	3 gal.
	HPJ	Little Lime® Hydrangea <i>Hydrangea paniculata</i> 'Jane'	5 gal.
ORNAMENTAL GRASS			
⊙	BC	Side Oats Grama Grass <i>Bouteloua curtipendula</i>	3 gal.
⊙	PV	Shennadoah Switchgrass <i>Panicum virgatum</i> 'Shennadoah'	1 gal.
⊕	PAH	Dwarf Fountain Grass <i>Fernisetum alopecuroides</i> 'Hamel'	1 gal.
⊕	SSC	Standing Ovation Little Bluestem <i>Schizachyrium scoparium</i> 'Standing Ovation'	1 gal.
⊕	SS	Little Bluestem <i>Schizachyrium scoparium</i>	1 gal.
⊕	SH	Prairie Dropseed <i>Sporobolus heterolepis</i>	1 gal.
PERENNIAL/GROUND COVER			
⊕	SRF	Rough Goldenrod <i>Solidago rugosa</i> 'Fireworks'	1 gal.
⊕	CVM	Moonbeam Coreopsis <i>Coreopsis verticillata</i> 'Moonbeam'	1 gal.
⊕	EPM	Purple Coneflower <i>Echinacea purpurea</i> 'Magnus'	1 gal.
⊕	PA	Russian Sage <i>Perovskia atriplicifolia</i>	3 gal.
⊕	EDL	Joe-pye Weed <i>Eupatorium dubium</i> 'Little-Joe'	1 gal.
TURF/SEED MIXES			
P1	Native Prairie Seed Mix Butterfly Milkweed- Asclepias tuberosa (5%) Blue Wild Indigo- Baptisia australis (5%) New Jersey Tea- Ceanothus americanus (5%) Amethyst Vernal Witchhazel (10%) Switchgrass- Panicum virgatum (13%) Little Bluestem- Schizachyrium scoparium (30%) Indiangrass- Sorghastrum nutans (20%) Fall Aster - Symphoricarpos oblongifolium (10%)		

**PLANTING NOTES**

- THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF ALL PLANT MATERIAL TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 329300 - PLANTS** AND **SECTION 329200 - TURF AND GRASSES** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS & EXECUTION OF WORK.
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9801 Renner Boulevard  
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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Final Development Plan

ISSUE:

PROFESSIONAL SEAL:

DRAWING TITLE:

**PLANTING  
PLAN**

JOB NO: 1249 SCALE:  
DATE: 01.28.2022 DRAWN BY: MRK

SHEET NO:

**L503**

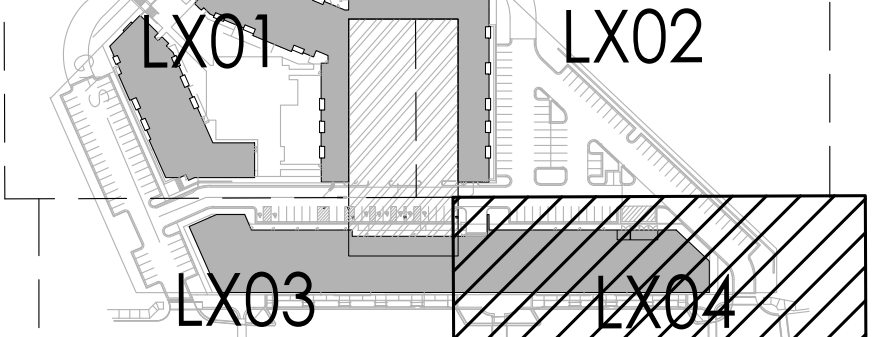




1)

## PLANTING NOTES

- ## KEY PLAN



# Paragon Star North Village

3200 NW Paragon Parkway, Lee's Summit, MO 64081

Final Development Plan

ISSUE

PROFESSIONAL SEAL:

DRAWING TITLE:

JOB NO: 1249      SCALE:  
DATE: 01.28.2022      DRAWN BY: MRK

JOB NO: 1249      SCALE:  
DATE: 01.28.2022      DRAWN BY: MRK

SHEET NO:

# L504







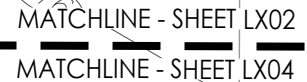


**IMPORTANT:**  
**WINTERIZATION WATER BLOW-OUT PROCESS WARNING – THE IRRIGATION SYSTEM IS**  
**DESIGNED TO BE COMPLETELY DRAINED BY THE USE OF AN AIR COMPRESSOR TO PROTECT**  
**PIPES FROM BURSTING PRIOR TO FREEZING TEMPERATURES.**



L701





Scale: 1:20



<ul style="list-style-type: none"> <li>● FULL ARC</li> <li>■ 180 ARC</li> <li>◐ 90 ARC</li> <li>● 270 ARC</li> </ul>	<p>WATER DELIVERY EQUIPMENT. REFER TO ZONE CHART FOR MODEL NUMBERS, BODY TYPE, AND NOZZLE.</p>	
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**REFER TO SHEET L721 FOR COMPLETE IRRIGATION ZONE SCHEDULE**

IRRIGATION ZONE TAG

Diagram illustrating the components of an Irrigation Zone Tag:

- ZONE NUMBER (Top section)
- FLOW (GPM) (Bottom-left section)
- VALVE SIZE (Bottom-right section)

## IRRIGATION NOTES

1. THIS PLAN ILLUSTRATES THE COMPLETE AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED & INSTALLED BY THE CONTRACTOR. REFER TO **SECTION 328400 - PLANTING IRRIGATION** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK.
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## KEY PLAN



**CIVIL ENGINEERING**  
GBA  
9801 Renner Boulevard  
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MQ Certificate of Authority # 000133

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LANDS3 Studio, LLC  
317 SE Main  
Lanes Summit, MO 64043  
313.492.0400  
MQ Certificate of Authority # 200801860

**LANDSCAPE ARCHITECTURE**  
Hoerl Schuch Landscape Architecture  
2700 Central Street, Suite  
1010 Kansas City, MO 64108  
816.510.0408  
www.hoerschnschuch.com  
MQ Certificate of Authority #201904088

**M/E/P ENGINEERING**  
HENDERSON ENGINEERS, INC.  
8345 Lenora Drive  
Kansas City, MO 64214  
313.742.5000  
www.h-e-engineer.com  
MQ Certificate of Authority # 000556

**ARCHITECTURE**  
FINKE & WILLIAMS Architecture  
6787 Renner Boulevard, Suite 100  
Kansas City, MO 64219  
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MQ Certificate of Authority #0045304

PROJECT:

# Paragon Star North Village

Issued for GMP

ISSUE:

PROFESSIONAL SEAL:

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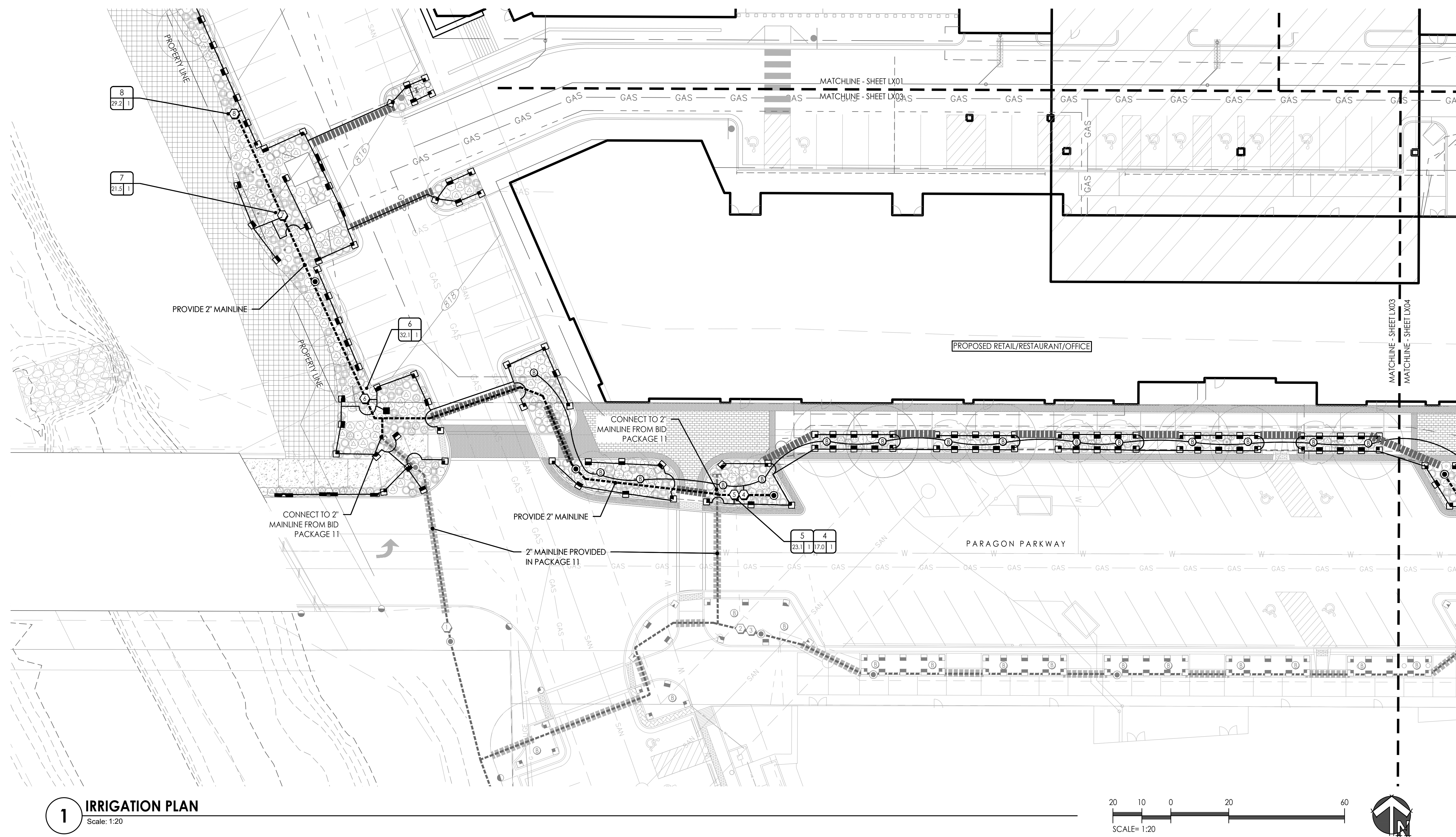
# IRRIGATION PLAN

JOB NO: 1249      SCALE:  
DATE: 07.11.2022      DRAWN BY: MRK














SHEET NO.

# L702





## IRRIGATION LEGEND

SYMBOL	DESCRIPTION	DETAIL
	MAINLINE (SEE PLAN FOR SIZE)	RE: SPEC 328400 / RE: DETAIL 1/L720
	LATERAL LINE (1" UNLESS OTHERWISE NOTED)	RE: SPEC 328400 / RE: DETAIL 1/L720
	PVC PIPE SLEEVE (6" UNLESS OTHERWISE NOTED)	RE: DETAIL 2/L720
	REMOTE CONTROL VALVE	RE: DETAIL 6/L720
	ROOT WATERING SYSTEM	RE: DETAIL 8/L720
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**REFER TO SHEET L721 FOR COMPLETE IRRIGATION ZONE SCHEDULE**

IRRIGATION ZONE TAG

The diagram shows a rectangular tag divided into three sections. The top section is a single rectangle containing the letter 'X'. The bottom section is divided into two equal rectangles, each containing the letter 'X'. Three lines with dots at the end point to these sections: one from the top section to the label 'ZONE NUMBER', one from the bottom-left section to the label 'FLOW (GPM)', and one from the bottom-right section to the label 'VALVE SIZE'.

ZONE NUMBER

FLOW (GPM)

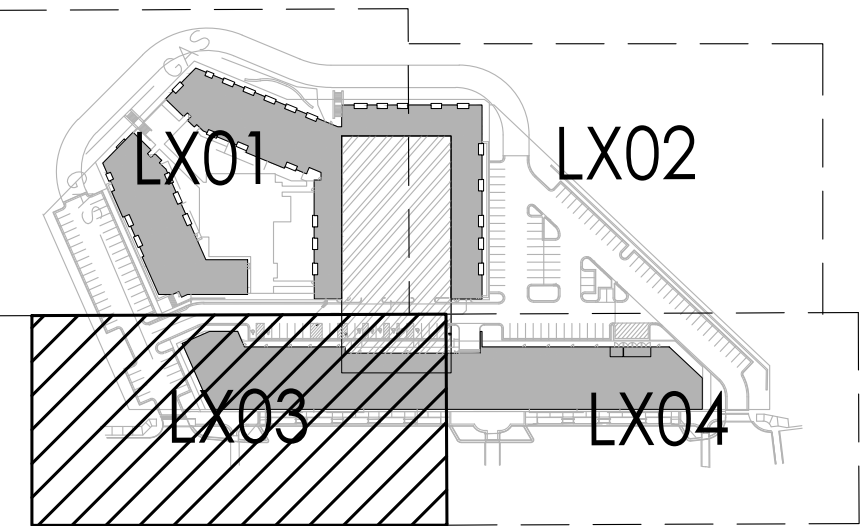
VALVE SIZE

## IRRIGATION NOTES

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MO Certificate of Authority # 000133

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Lewis Summit, MO #4063  
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MO Certificate of Authority # 2008001860

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PROJECT:

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3200 NW Paragon Parkway, Lee's Summit, MO 64081

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# IRRIGATION PLAN

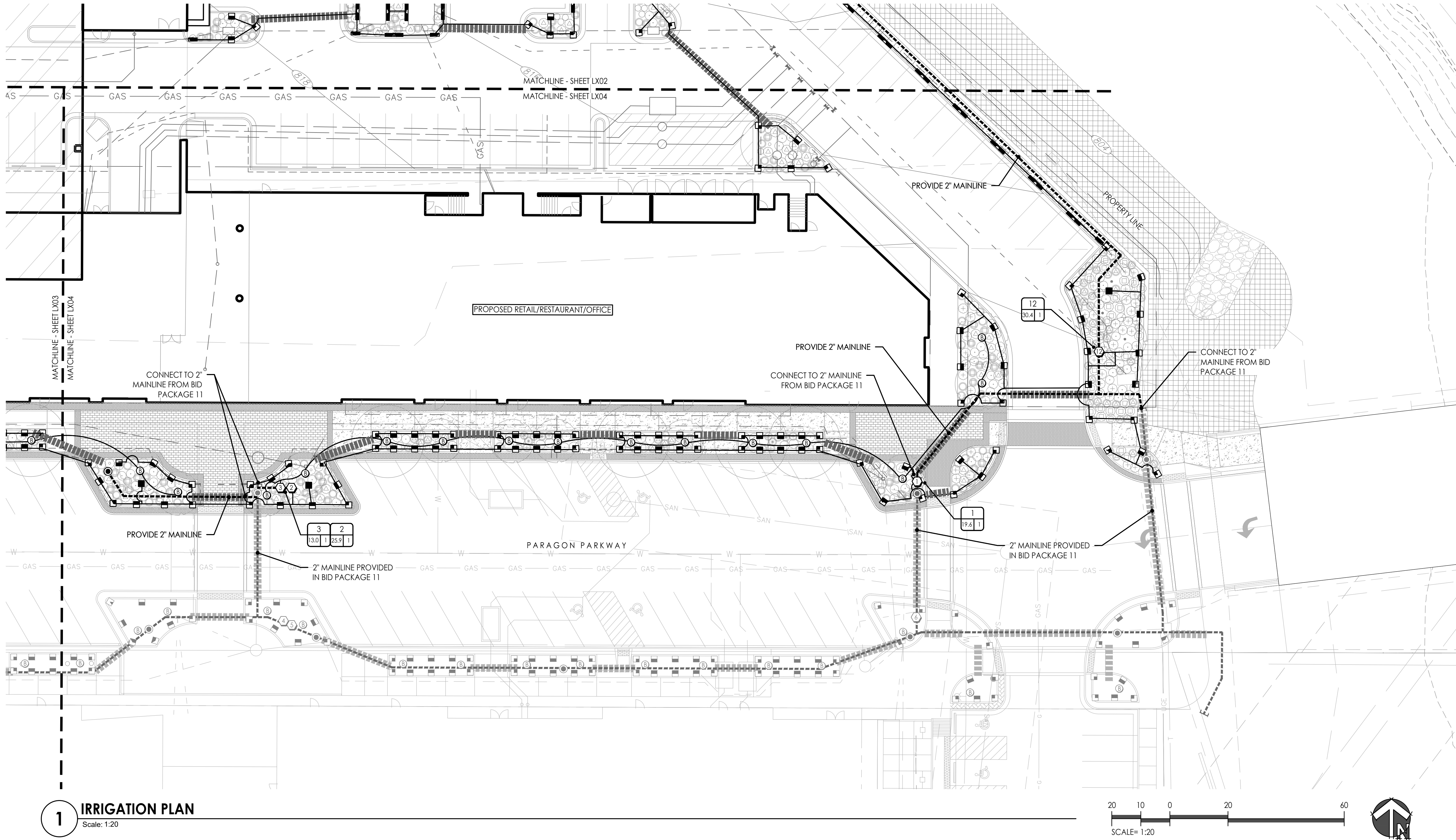
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DATE: 07.11.2022      DRAWN BY: MRK

SHEET NO.

# L703







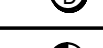








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MICHAEL KILLEN  
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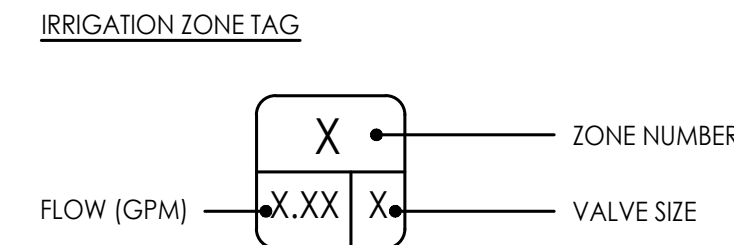
**1 IRRIGATION PLAN**  
Scale: 1:20



## IRRIGATION LEGEND

SYMBOL	DESCRIPTION	DETAIL
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 90 ARC		
 270 ARC		
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 HALF STRIP		

## REFER TO SHEET L721 FOR COMPLETE IRRIGATION ZONE SCHEDULE

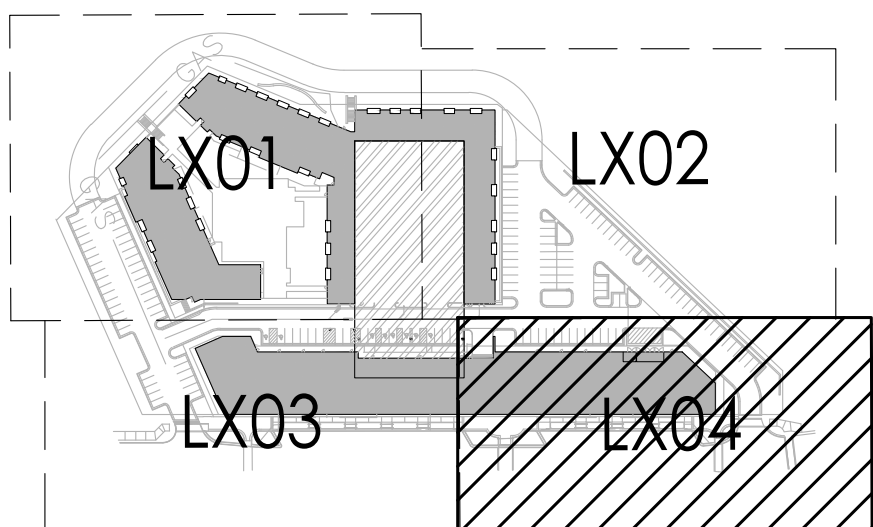


## IRRIGATION NOTES

- THIS PLAN ILLUSTRATES THE COMPLETE AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED & INSTALLED BY THE CONTRACTOR. REFER TO **SECTION 328400 - PLANTING IRRIGATION** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK.
- THE UTILITIES SHOWN ON THE IRRIGATION DRAWINGS ARE EXISTING AND PROPOSED AT THE TIME THE DESIGN WAS COMPLETED. CIVIL DRAWINGS PROVIDE ADDITIONAL INFORMATION. VERIFY LOCATION OF ALL UTILITIES BEFORE STARTING ANY EXCAVATION OR TRENCHING VIA MISSOURI ONE-CALL SYSTEM (811) AND BY EXCAVATING TEST PITS IF NECESSARY.
- VERIFY ALL SITE CONDITIONS AND DIMENSIONS SHOWN ON THE PLAN PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
- POINT OF CONNECTION PROVIDED IN BID PACKAGE 11 - 'PUBLIC IMPROVEMENTS'. CONTRACTOR TO VERIFY STATIC AND RESIDUAL PRESSURE AND FLOW (IN GPM) AT THE CAPPED MAINLINES CONNECTION POINTS FOR THE NORTH VILLAGE WORK. SYSTEM REQUIREMENTS ARE A MINIMUM 70 GPM AT 75 PSI AT THE POINT OF CONNECTION.
- IRRIGATION DESIGNS ARE DIAGRAMMATIC; ALL PIPING, VALVES, EQUIPMENT, ETC. SHOWN IS FOR DESIGN INTENT OR GUIDELINE ONLY AND SHALL BE INSTALLED IN THE FIELD AREAS IN A MANNER TO CONFORM TO THE VARIOUS DETAILS AND APPROVED SHOP DRAWINGS AS DIRECTED.
- THE CONTROLLER AND RAIN SENSOR WILL BE LOCATED IN THE HUB BUILDING (PROVIDED IN BID PACKAGE 11).
- IRRIGATION SCOPE OF WORK INCLUDES COORDINATING EXTENSION OF CONTROL WIRE (2-WIRE) TO NORTH VILLAGE ZONES AND PROGRAMMING NORTH VILLAGE ZONES AND DECODERS TO CONTROLLER.
- 120-VOLT ELECTRICAL POWER SERVICE PROVIDED BY OTHERS; REFER TO ELECTRICAL.
- INSTALL TRACER WIRE (#14 WITH PVC JACKET) ALONG ALL MAINLINE WHERE CONTROL WIRES OR TWO-WIRE PATH IS NOT PRESENT.

IMPORTANT:  
WINTERIZATION WATER BLOW-OUT PROCESS WARNING -- THE IRRIGATION SYSTEM IS DESIGNED TO BE COMPLETELY DRAINED BY THE USE OF AN AIR COMPRESSOR TO PROTECT PIPES FROM BURSTING PRIOR TO FREEZING TEMPERATURES.

## KEY PLAN



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G&A  
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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

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**IRRIGATION  
PLAN**

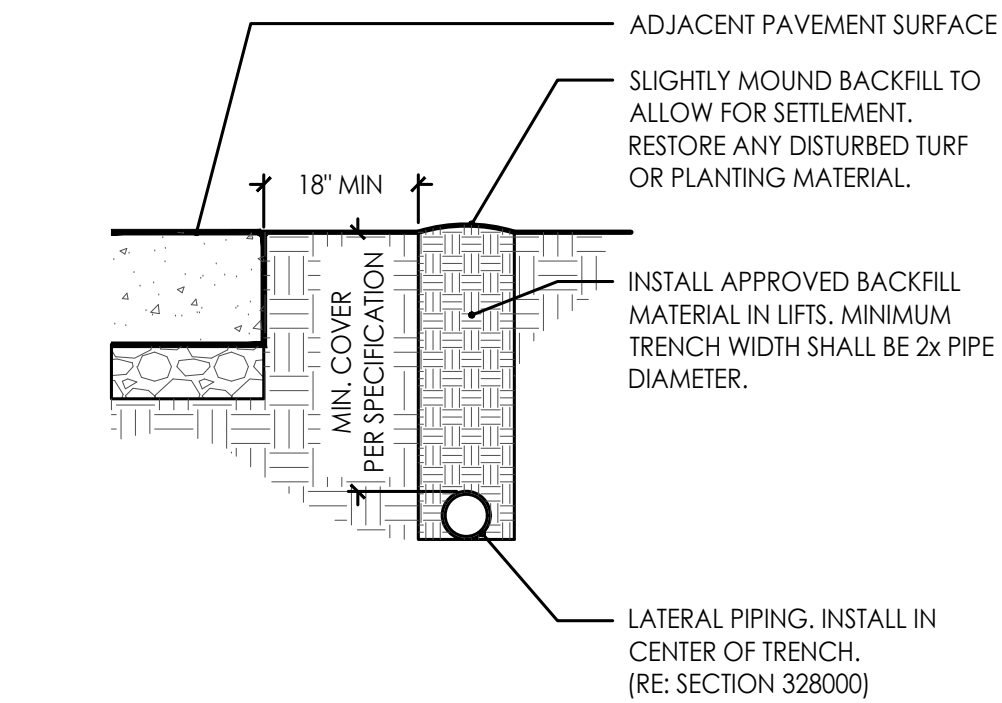
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DATE: 07.11.2022 DRAWN BY: MRK

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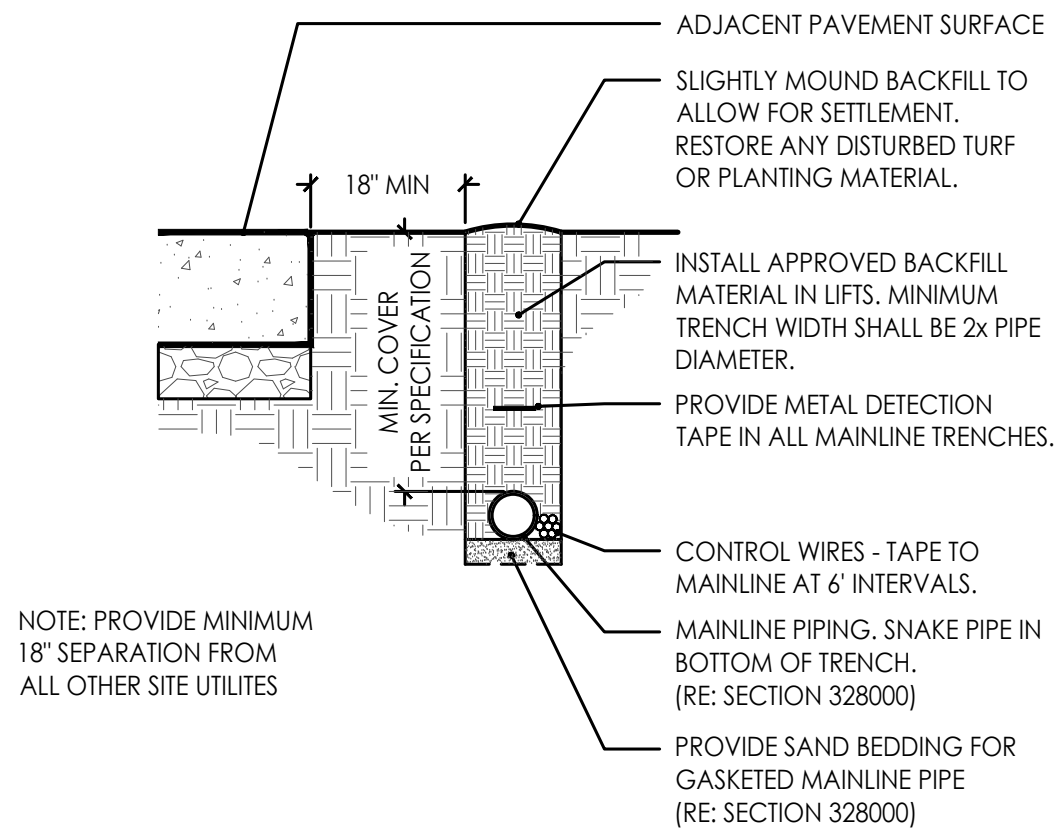
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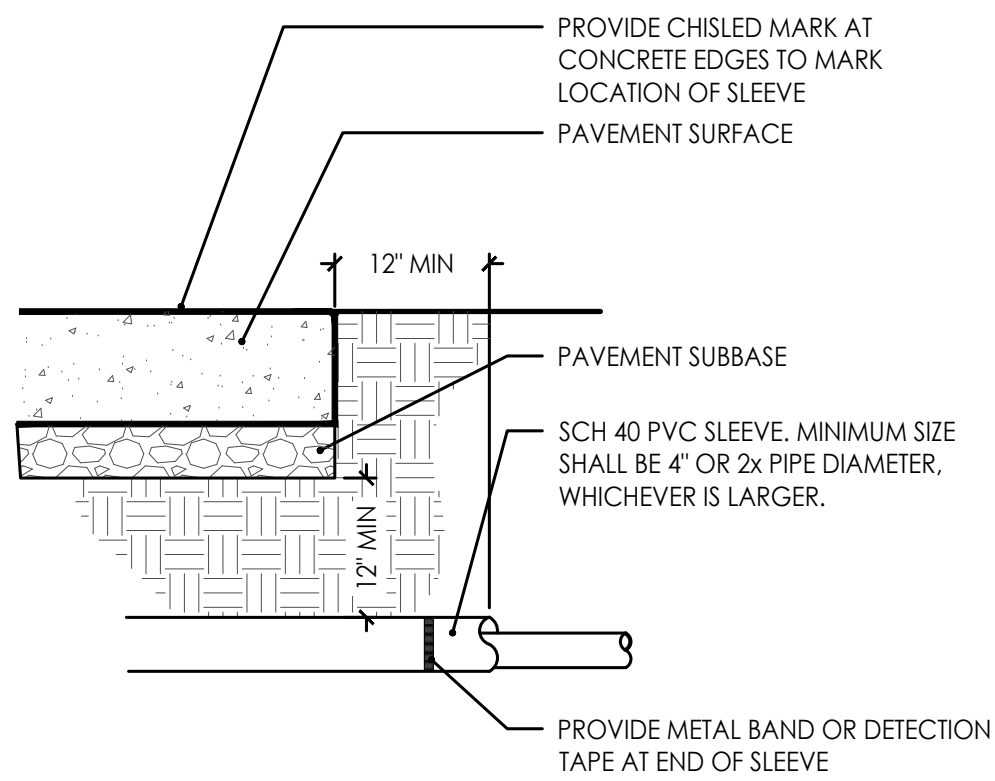
G:\Archive\2019\1249 - PARAGON VILLAGE\DRAWINGS\CAD\SHEETS\MULTI-FAMILY\L720 IRRIGATION DETAILS\MULTIFAM.dwg 7/11/2022 11:18:45 AM 0.38691  
ALL DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE INTELLECTUAL PROPERTY OF LANDS STUDIO, LLC., AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THESE DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF LANDS STUDIO, LLC.



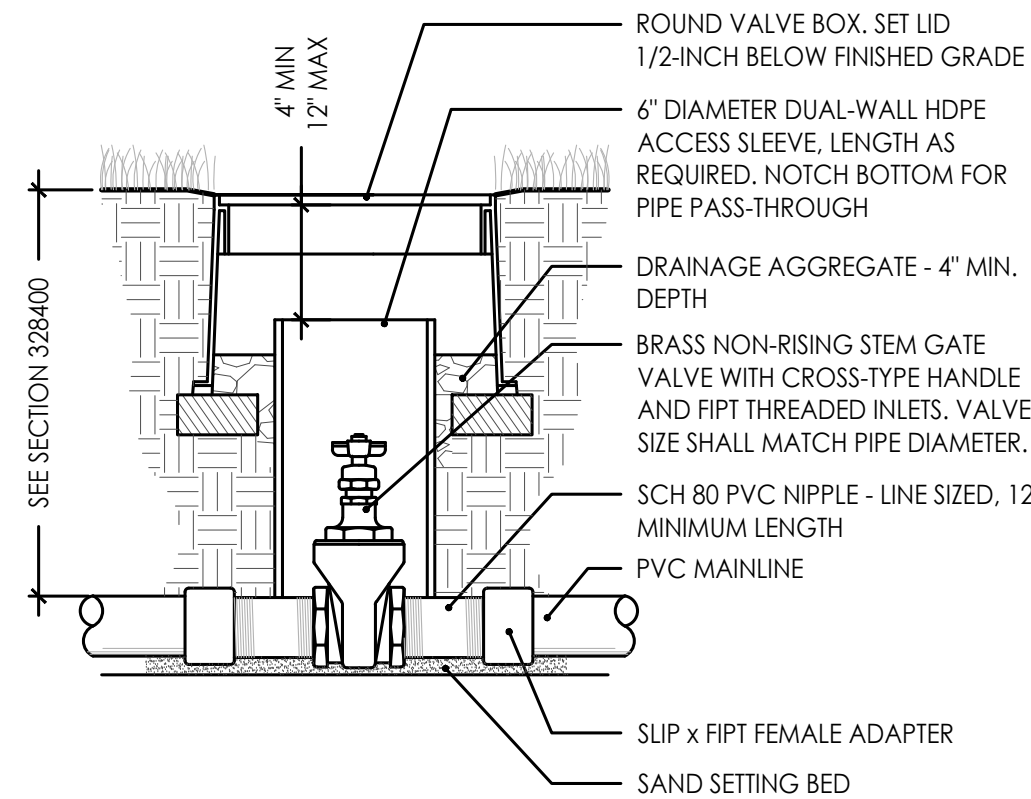
**1 PIPE TRENCHING**  
Scale: N.T.S.



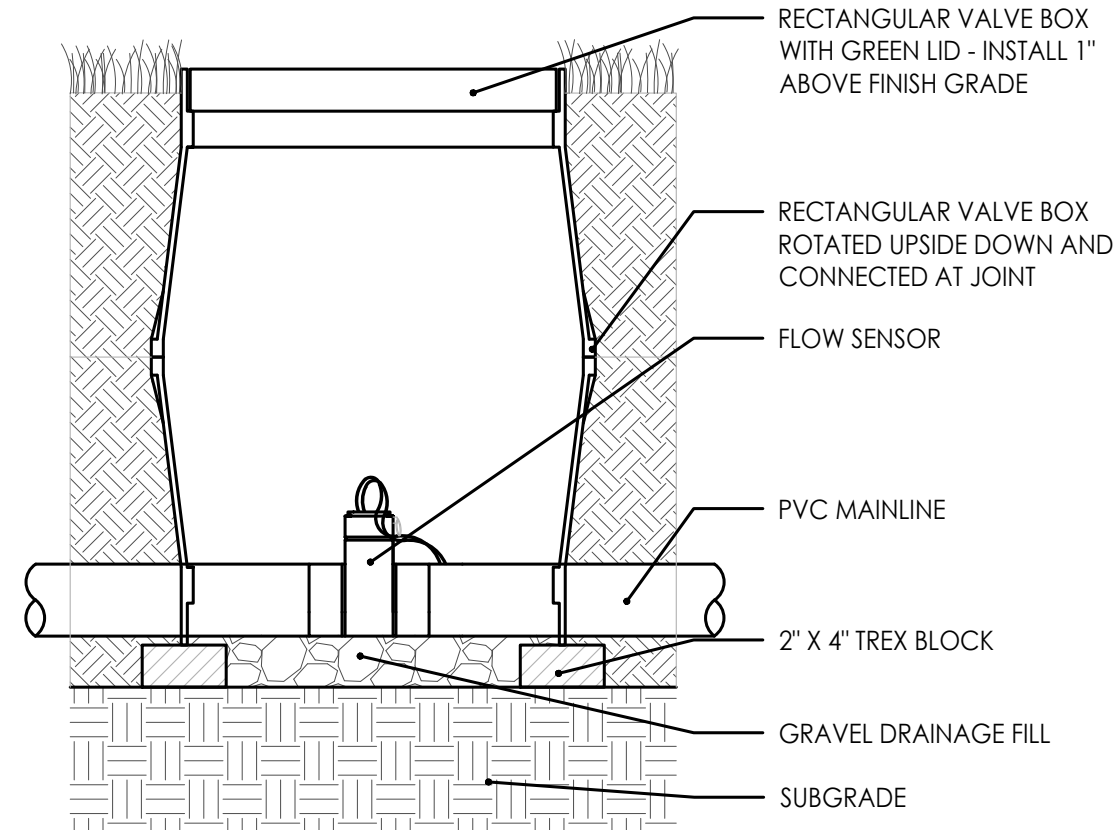
**2 PIPE SLEEVE**  
Scale: N.T.S.



**3 ISOLATION VALVE**  
Scale: N.T.S.

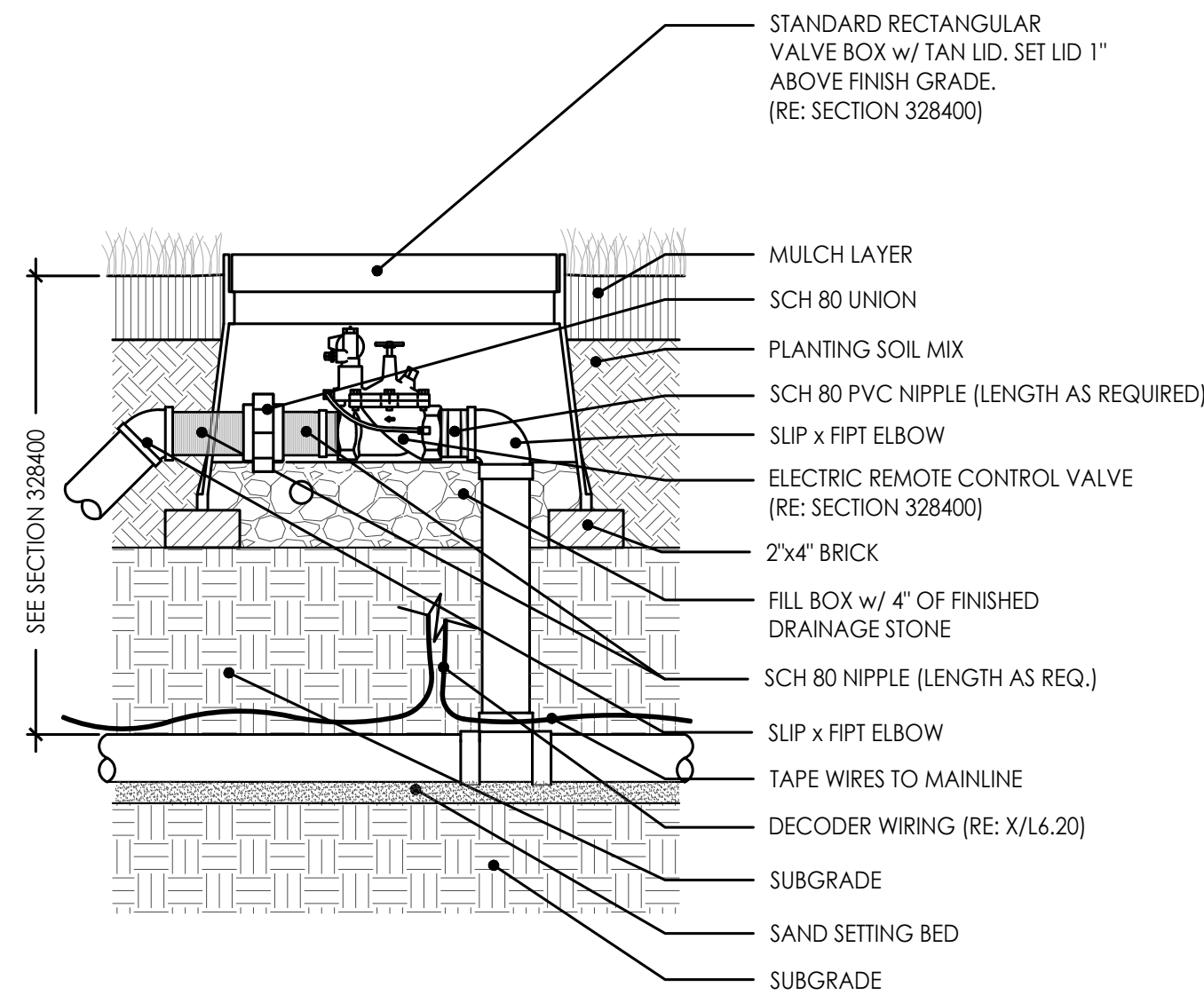


**4 FLOW SENSOR**  
Scale: N.T.S.

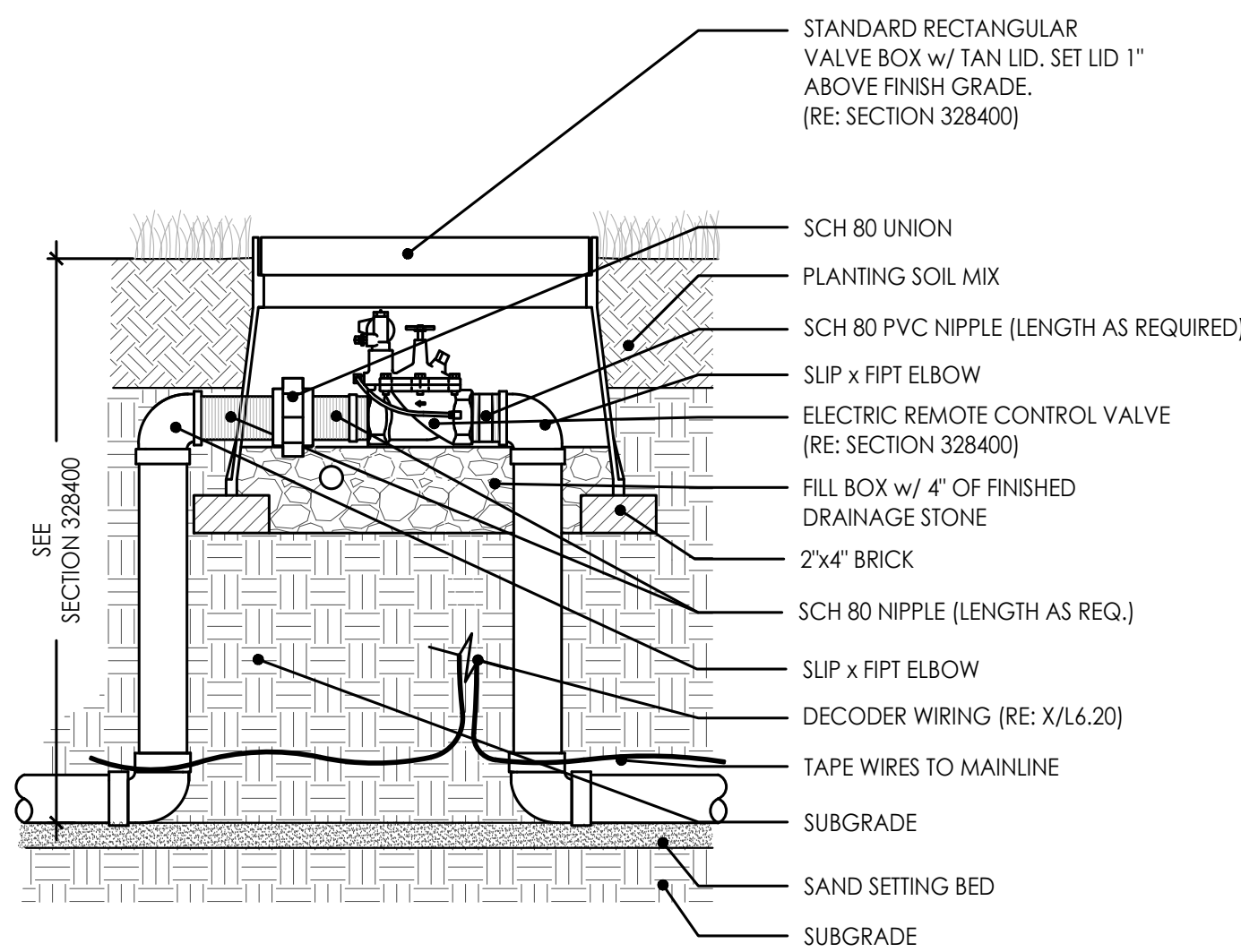


- NOTES
1. ACME O-RING SEALED THREADS ARE TO BE FINGER TIGHTENED AND BACKED OFF ONE FULL ROTATION BEFORE INSTALLATION.
  2. THE SWING JOINT ARM IS TO BE INSTALLED AT AN ANGLE BETWEEN 30° AND 45° TO THE MAINLINE
  3. TEFLON TAPE ALL METAL THREADS.

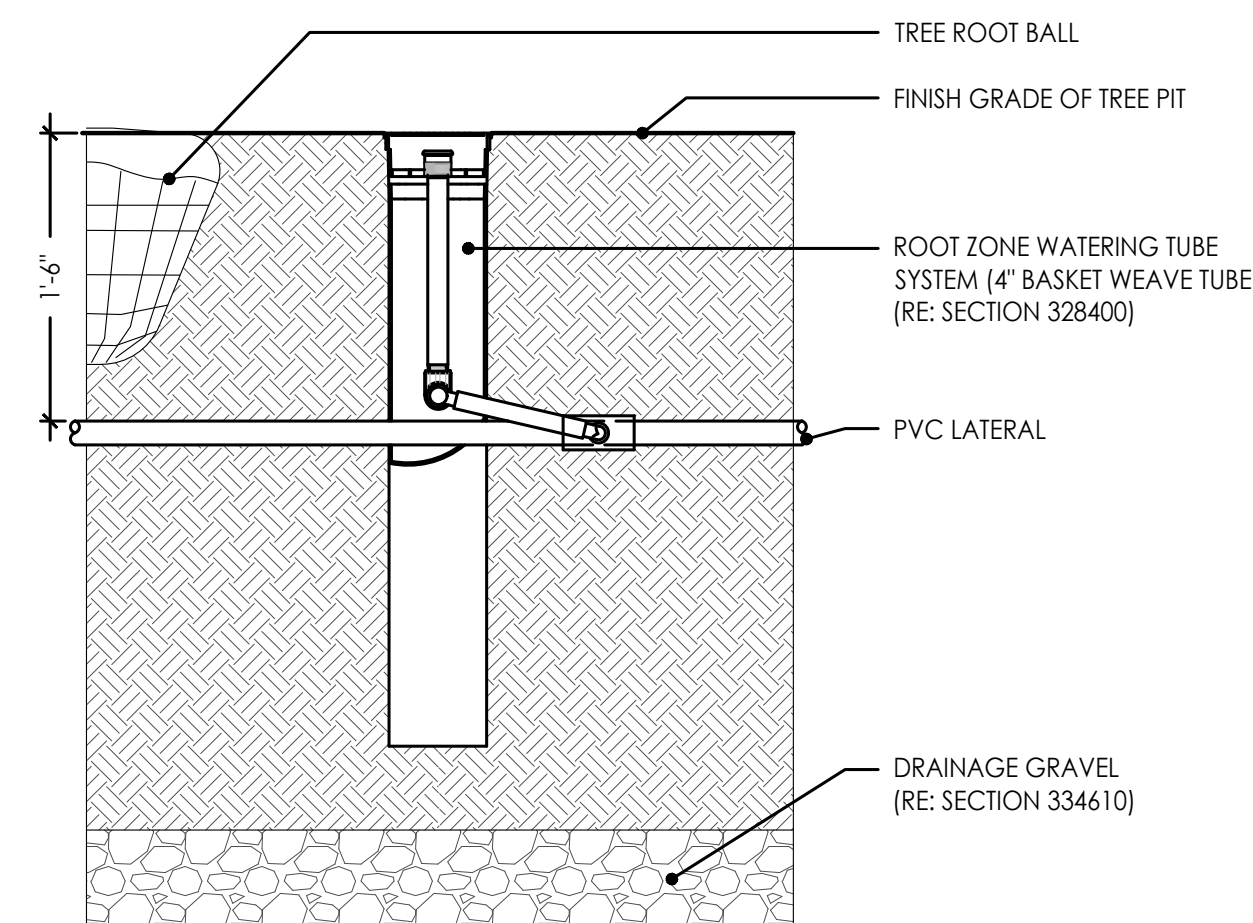
**5 QUICK COUPLE VALVE**  
Scale: N.T.S.



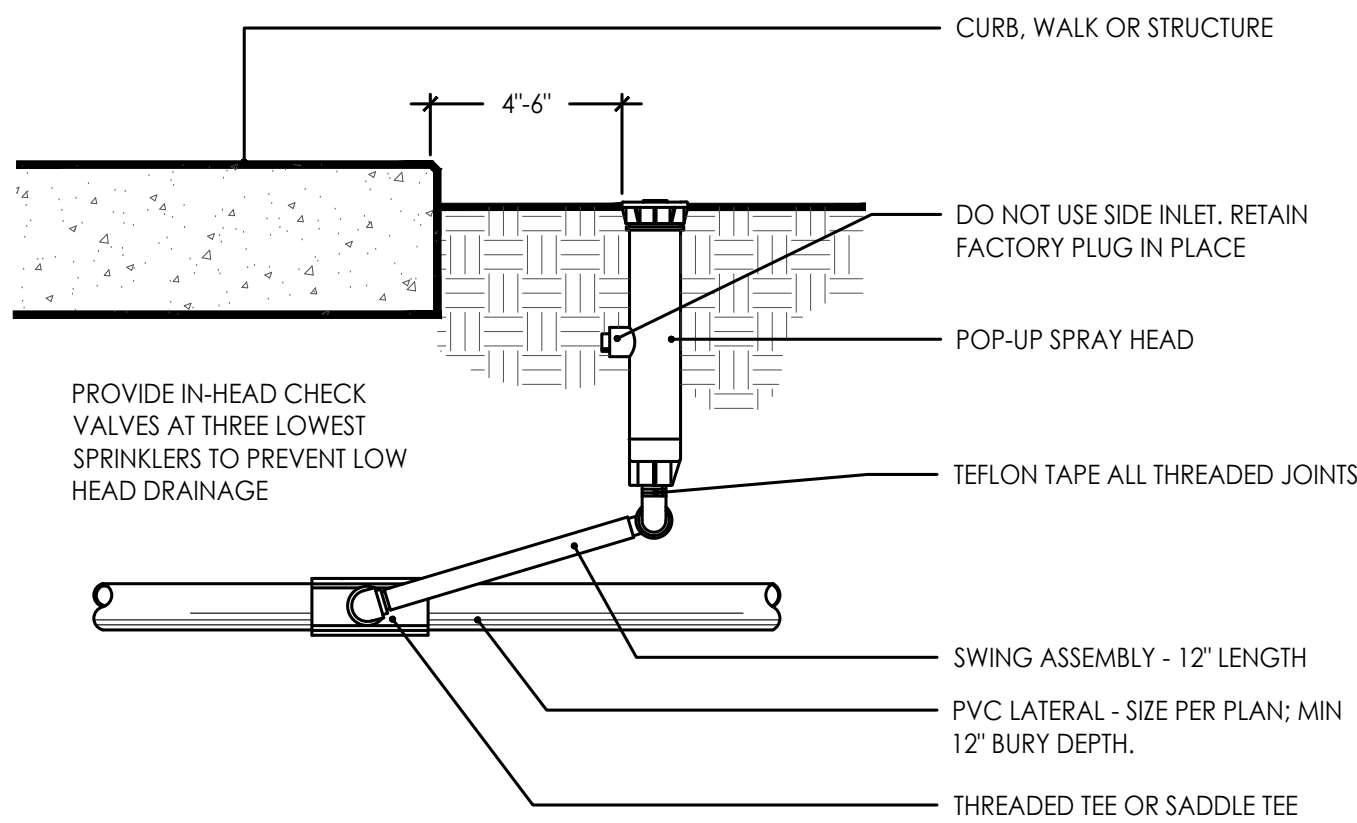
**6 REMOTE CONTROL VALVE**  
Scale: N.T.S.



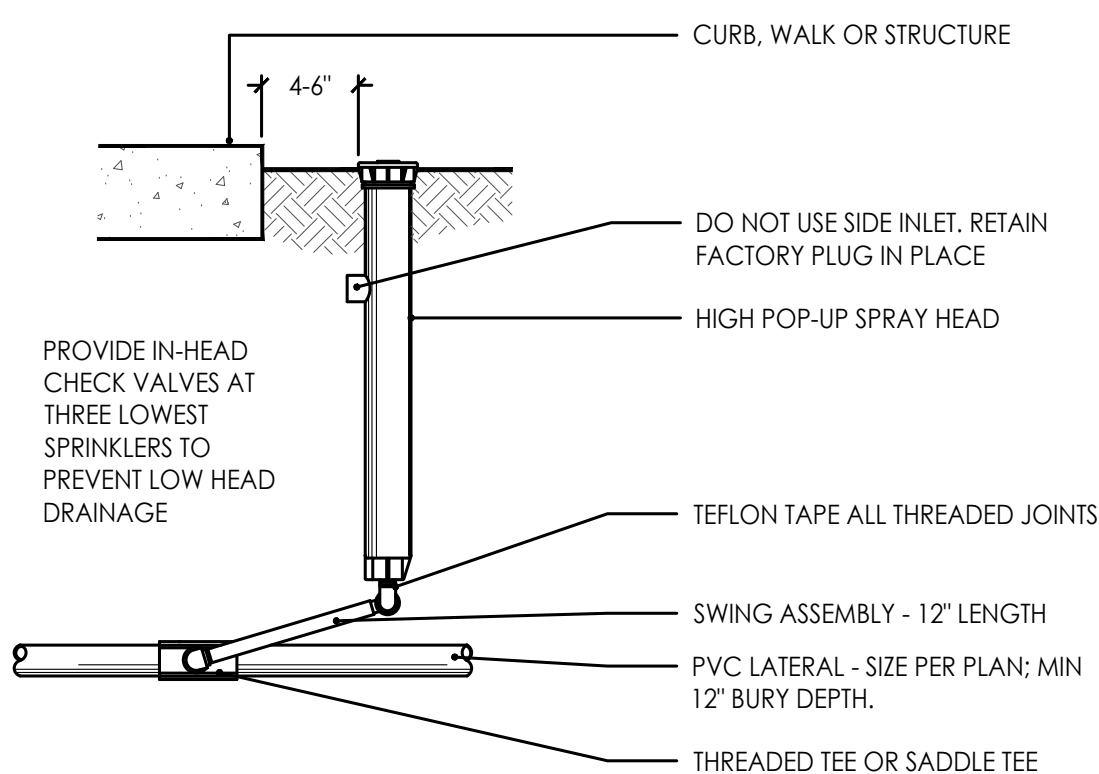
**7 MASTER VALVE**  
Scale: N.T.S.



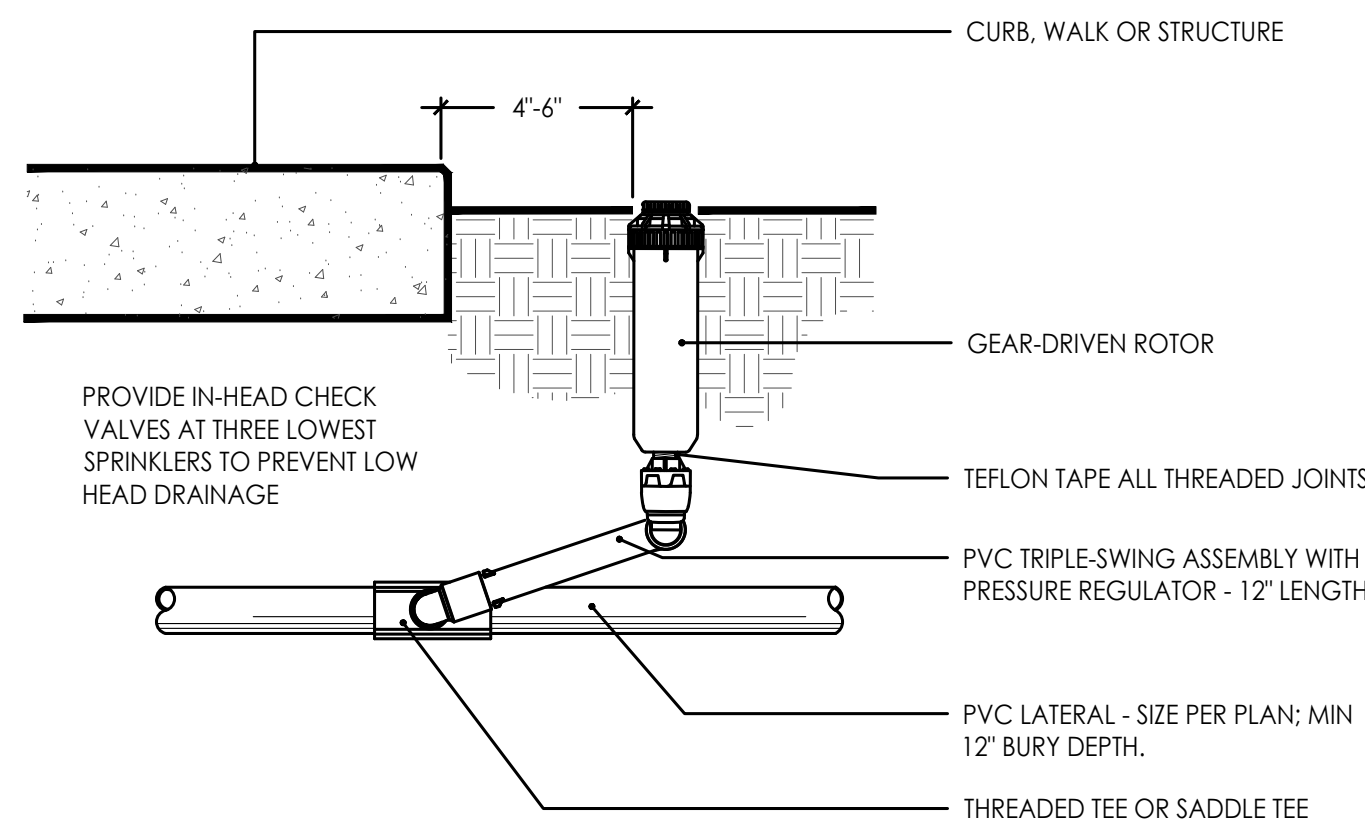
**8 ROOT WATERING SYSTEM**  
Scale: N.T.S.



**9 POP-UP SPRAY HEAD**  
Scale: N.T.S.



**10 HIGH POP-UP SPRAY**  
Scale: N.T.S.



**11 GEAR-DRIVEN ROTOR HEAD**  
Scale: N.T.S.

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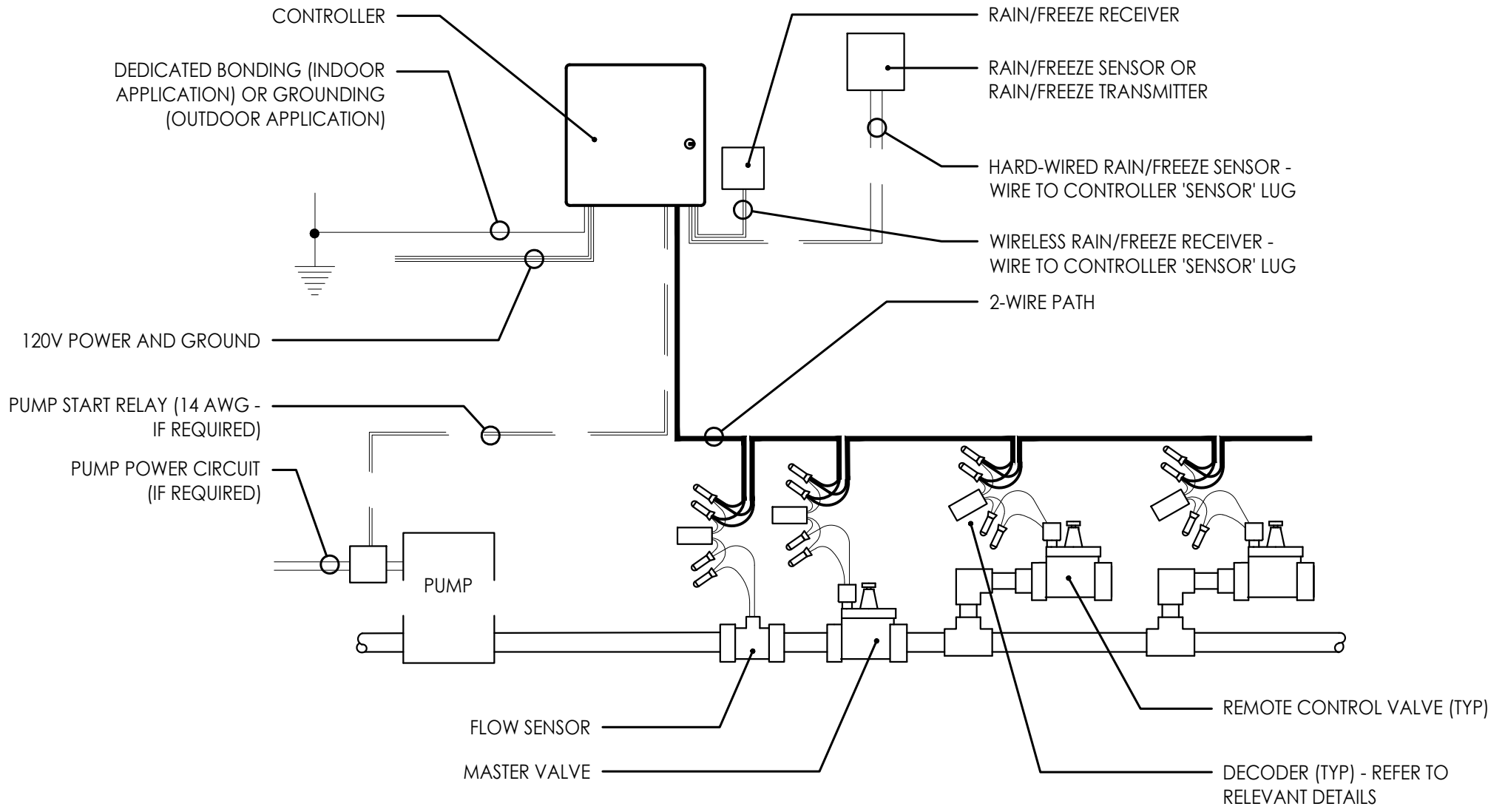
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SHEET NO:

**L720**

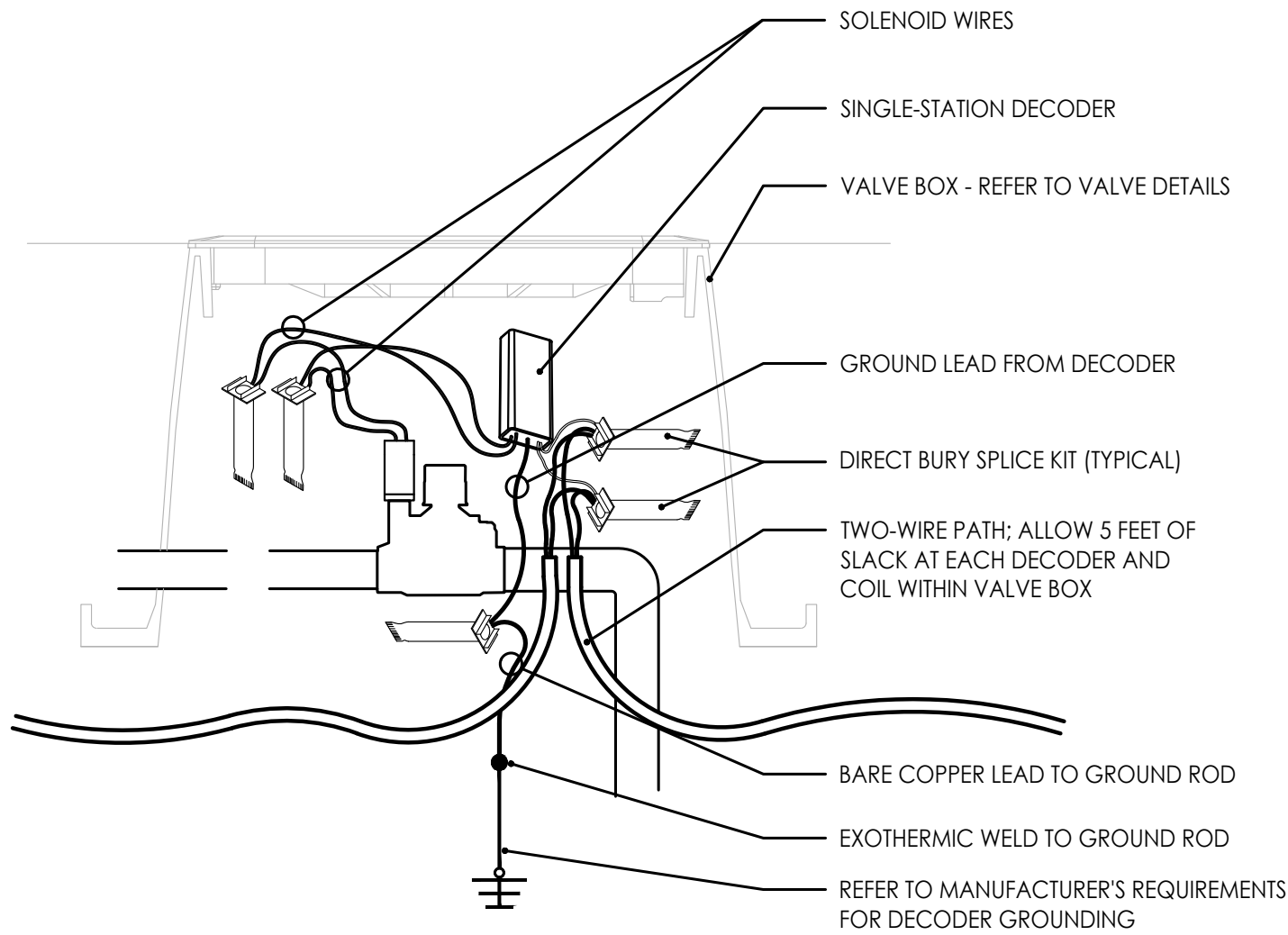


C:\Active\2019\1249 - PARAGON VILLAGE\DRAWINGS\CAD\SHEETS\MULTI-FAMILY\L720 IRRIGATION DETAILS\MULTIFAM.dwg 7/11/2022 11:18:46 AM 0.3849'1 MICHAEL KILLEEN  
ALL DESIGN, ARRANGEMENT, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE INTELLECTUAL PROPERTY OF LANDS STUDIO, LLC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THESE DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF LANDS STUDIO, LLC.



## 1 WIRING SCHEMATIC

Scale: N.T.S.



## 2 DECODER WIRING

Scale: N.T.S.

## IRRIGATION SCHEDULE

ZONE	ZONE TYPE	HEAD / LINE INFORMATION							FLOW (GPM)	OPERATING PRESSURE (PSI)	VALVE SIZE
		360°	270°	180°	90°	SST	RCS/LCS	CST			
1	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							20.36	30	1"
		0	0	17	14	0	0	0			
2	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							25.85	30	1"
		2	0	29	20	0	0	0			
3	TREE DRIP	TREE DRIP: (13) RWS-B-1404; ROOT ZONE WATERING @ 1.0 gpm							13.0	30	1"
4	TREE DRIP	TREE DRIP: (13) RWS-B-1404; ROOT ZONE WATERING @ 1.0 gpm							17.0	30	1"
5	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							23.10	30	1"
		0	0	26	19	0	0	0			
6	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							32.01	30	1"
		1	0	13	11	2	1	0			
7	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							21.51	30	1"
		0	0	17	8	1	0	0			
8	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							29.24	30	1"
		1	0	21	5	0	0	0			
9	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							26.84	30	1"
		1	0	9	12	0	0	0			
10	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							24.82	30	1"
		0	0	8	12	7	5	0			
11	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							21.55	30	1"
		0	0	0	0	17	2	0			
12	BED SPRAY	HEAD: RAINBIRD 1812/ NOZZLE: RAINBIRD MPR							29.57	30	1"
		1	0	11	6	0	0	0			

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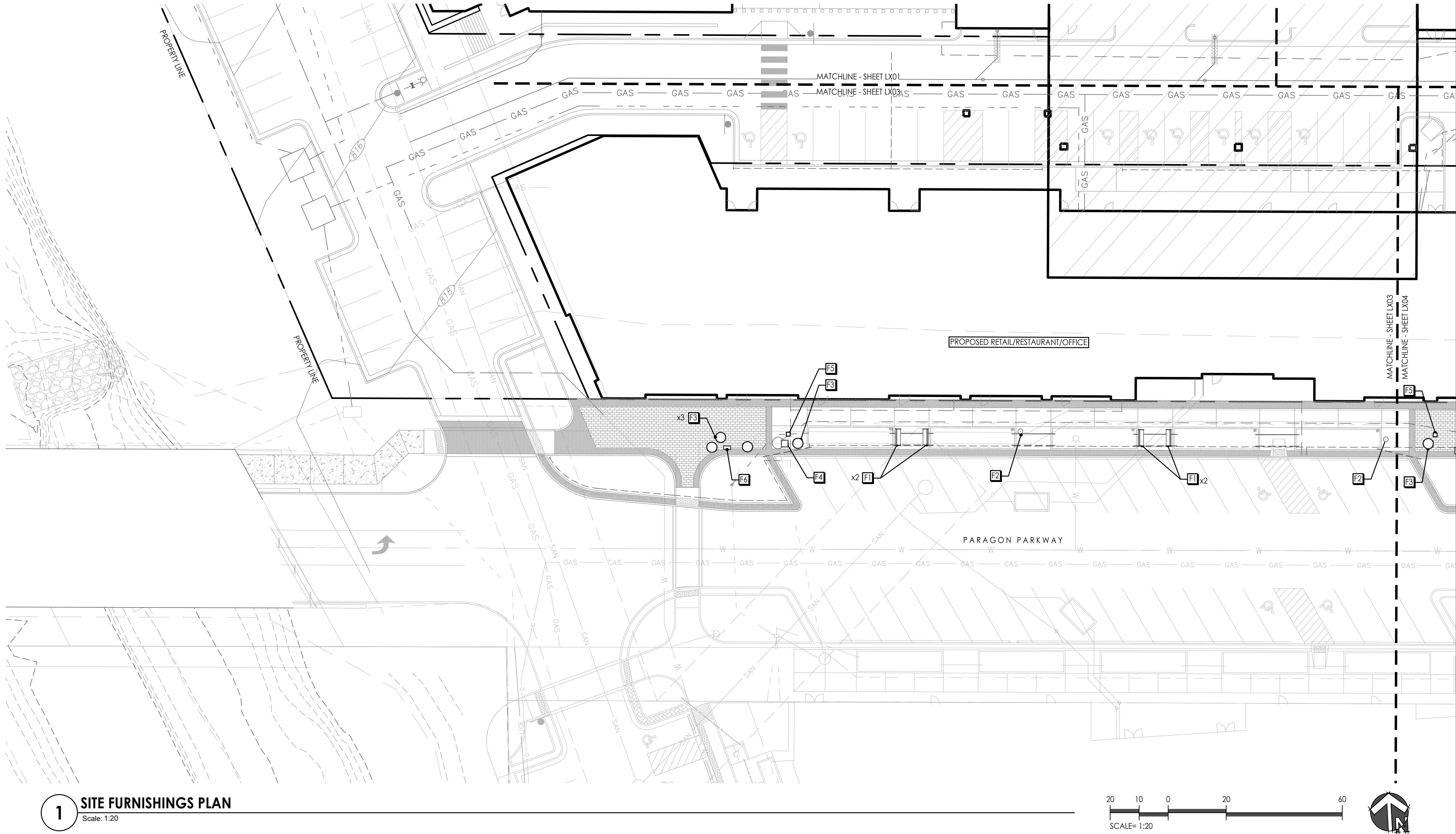
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**1 SITE FURNISHINGS PLAN**  
Scale: 1/20

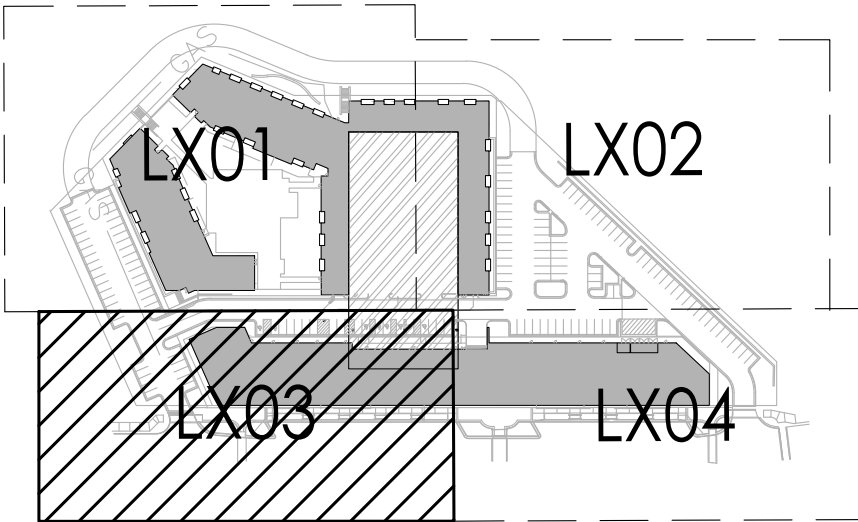
SITE FURNISHINGS SCHEDULE

SYM.	DESCRIPTION	SPECIFICATION
F1	BENCH	SECTION 323300
F2	WASTE RECEPTACLE	SECTION 323300
F3	42" DIA. ROUND PLANTER POT	SECTION 323300
F4	30" DIA. SQUARE PLANTER POT	SECTION 323300
F5	24" DIA. SQUARE PLANTER POT	SECTION 323300
F6	36" x 24" RECTANGLE PLANTER POT	SECTION 323300

SITE FURNISHINGS NOTES

1. THIS PLAN PROVIDES LAYOUT & QUANTITY OF ALL SITE FURNISHINGS TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO **SECTION 323300 - SITE FURNISHINGS** FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND 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. LANDSCAPE ARCHITECT TO SELECT FINAL LOCATIONS OF ALL SITE FURNISHINGS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND OWNERS REP PRIOR TO FINAL PLACEMENT OF ALL FURNISHINGS.

KEY PLAN



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PROJECT:

**Paragon Star North Village**  
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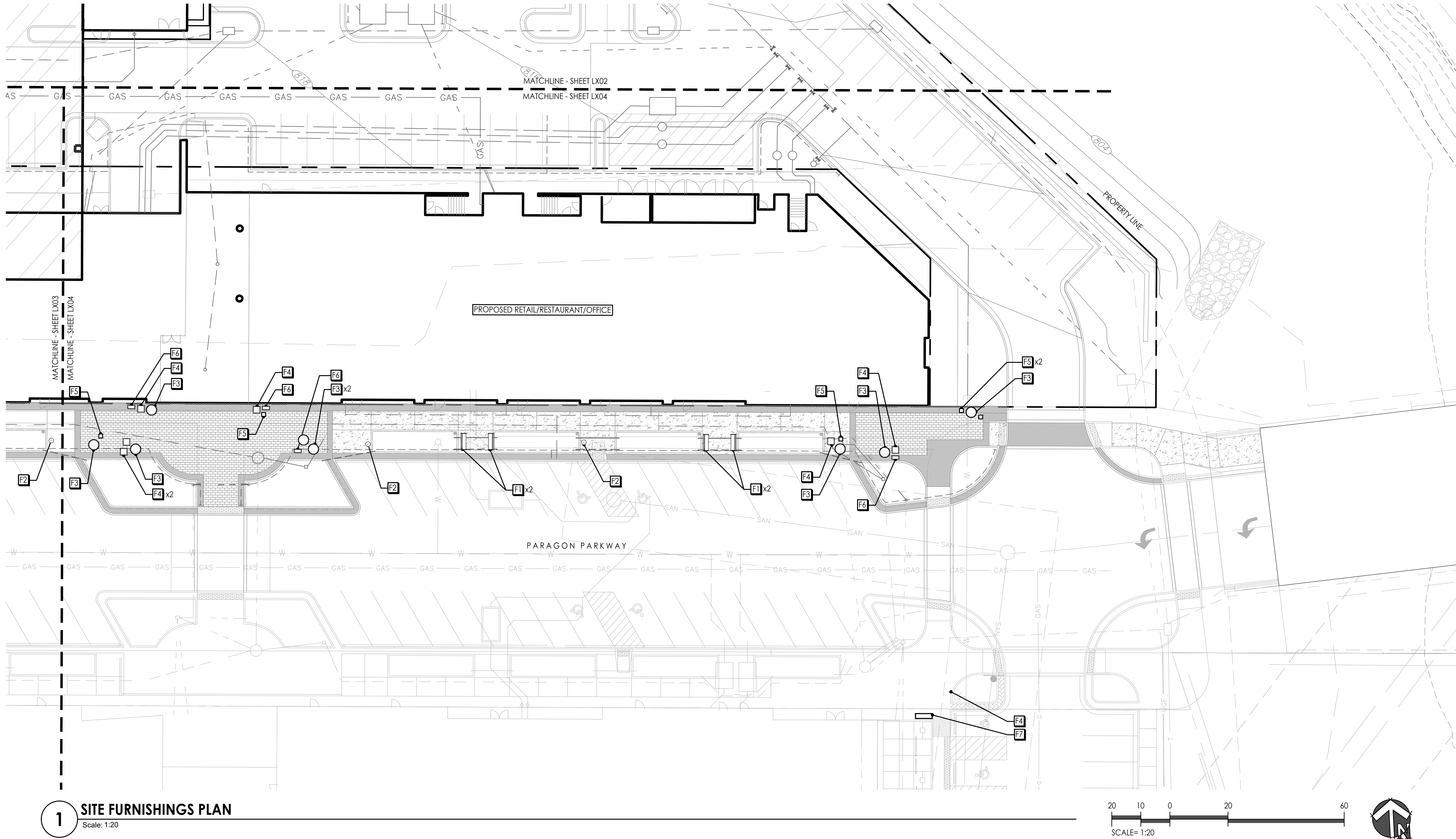
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1 SITE FURNISHINGS PLAN  
Scale: 1:20

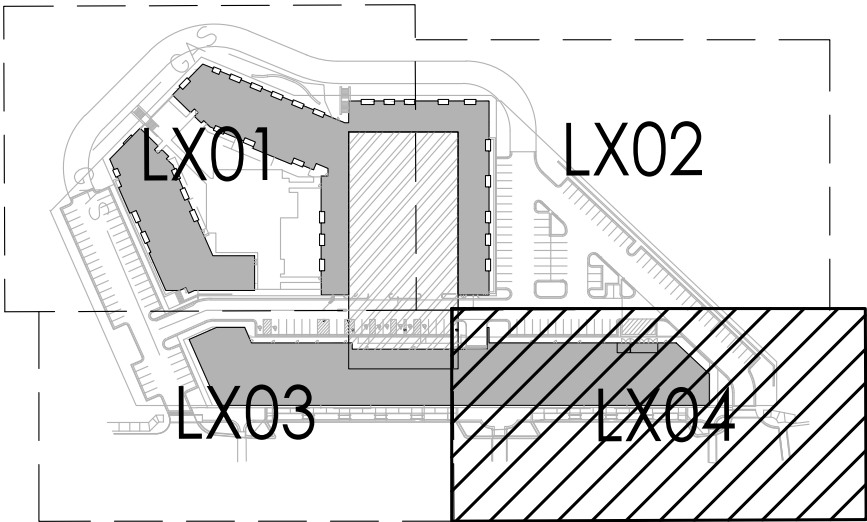
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SITE FURNISHINGS NOTES

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KEY PLAN



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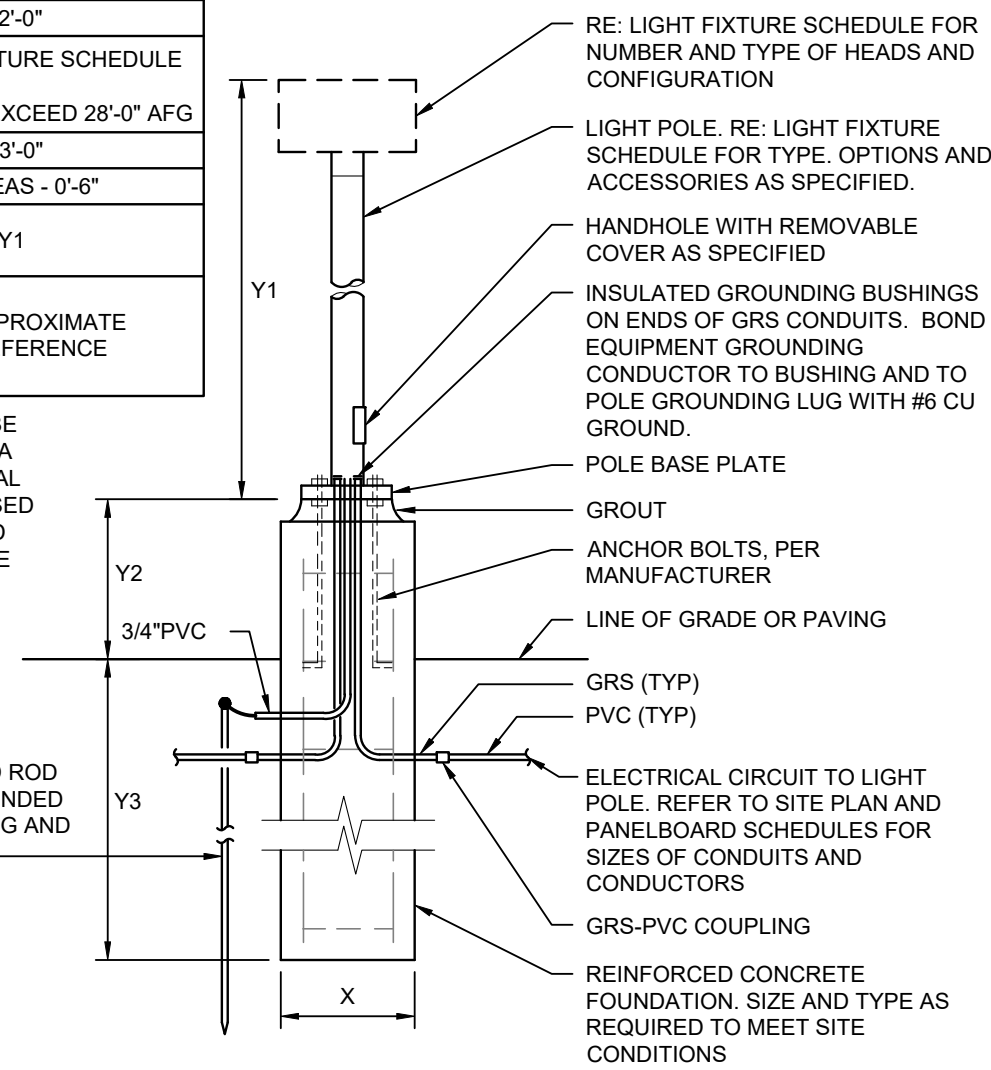
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ANDREA C. MULVANY  
MARCIUS PERRY

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'-8"
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

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER/MODEL #	NO.	LAMPS	VOLT	INPUT WATTS	INPUT VA
			TYPE			
S1	MCGRAW-EDISON GLNA-AF-03-LED-T4W-BK WIKW INDUSTRIES RAP-25-6-0-X-BLK-DM10	-	LED BY MANUFACTURER 4000K, 70 CRI 17,984 LUMENS 400,000 HRS B2-UO-G2	480	166	166
S1A	MCGRAW-EDISON GLNA-AF-03-LED-T4FT-BK  GLNA-AF-01-LED-T2-BK W VALMONT IDYLINE CURVES c5-03-DCG-DCG-DCG-DCG	-	LED BY MANUFACTURER 4000K, 70 CRI 18,220 400,000 HRS B2-UO-G2  4,015 LUMENS B1-UO-G1	480	166	166
S2	MCGRAW-EDISON (2) GLNA-AF-03-LED-480-T4W-BK WIKW INDUSTRIES RAP-25-6-0-X-BLK-DM2180	-	LED BY MANUFACTURER 4000K, 70 CRI 35,968 LUMENS 40,000 HRS B2-UO-G2	480	332	332

#### GENERAL NOTES:

- REFER TO SHEET E000 FOR GENERAL NOTES.

#### KEYNOTES:

- REFER TO DETAIL 2, SHEET E100 FOR POLE BASE DETAIL.
- PARKING LOT LIGHTING CIRCUIT. ROUTE CONDUIT AND CIRCUIT TO BUILDING #1 ELECTRICAL ROOM. CIRCUIT SHALL BE CONTROLLED VIA LIGHTING CONTROL PANEL WITH PHOTOCELL ON/OFF CONTROL IN SEPARATE BUILDING PACKAGE. PROVIDE (2) #10 AWG WITH (1) #10 GROUND IN 1" CONDUIT FOR WIRING FROM POLE TO POLE AND POLE. WIRE SIZE FOR HOME RUN TO FUTURE PANELBOARD WILL BE DETERMINED TO ACCOUNT FOR VOLTAGE DROP.

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PROJECT:

**Paragon Star North Village**  
3200 NW Paragon Parkway, Lee's Summit, MO 64081

Final Development Plan

ISSUE:

1 FDP RESUBMITTAL 08.12.2022

PROFESSIONAL SEAL:



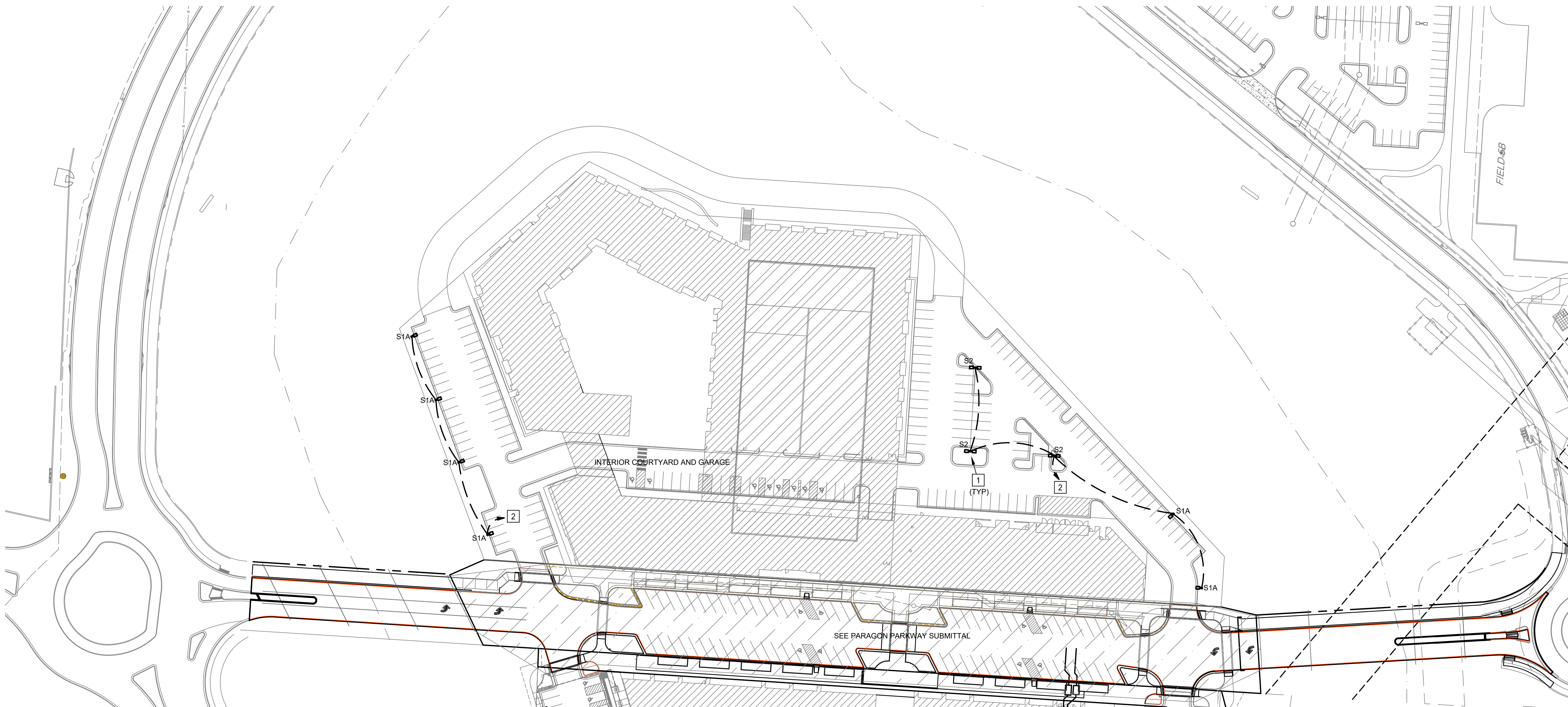
ANDREA C. MULVANY  
LICENSE # PE-2013039892 08/11/2022  
DRAWING TITLE:

**NORTH VILLAGE  
SITE LIGHTING  
PLAN**

JOB NO: 1249 SCALE:  
DATE: 08.12.2022 DRAWN BY: MAP

SHEET NO:

**E100**

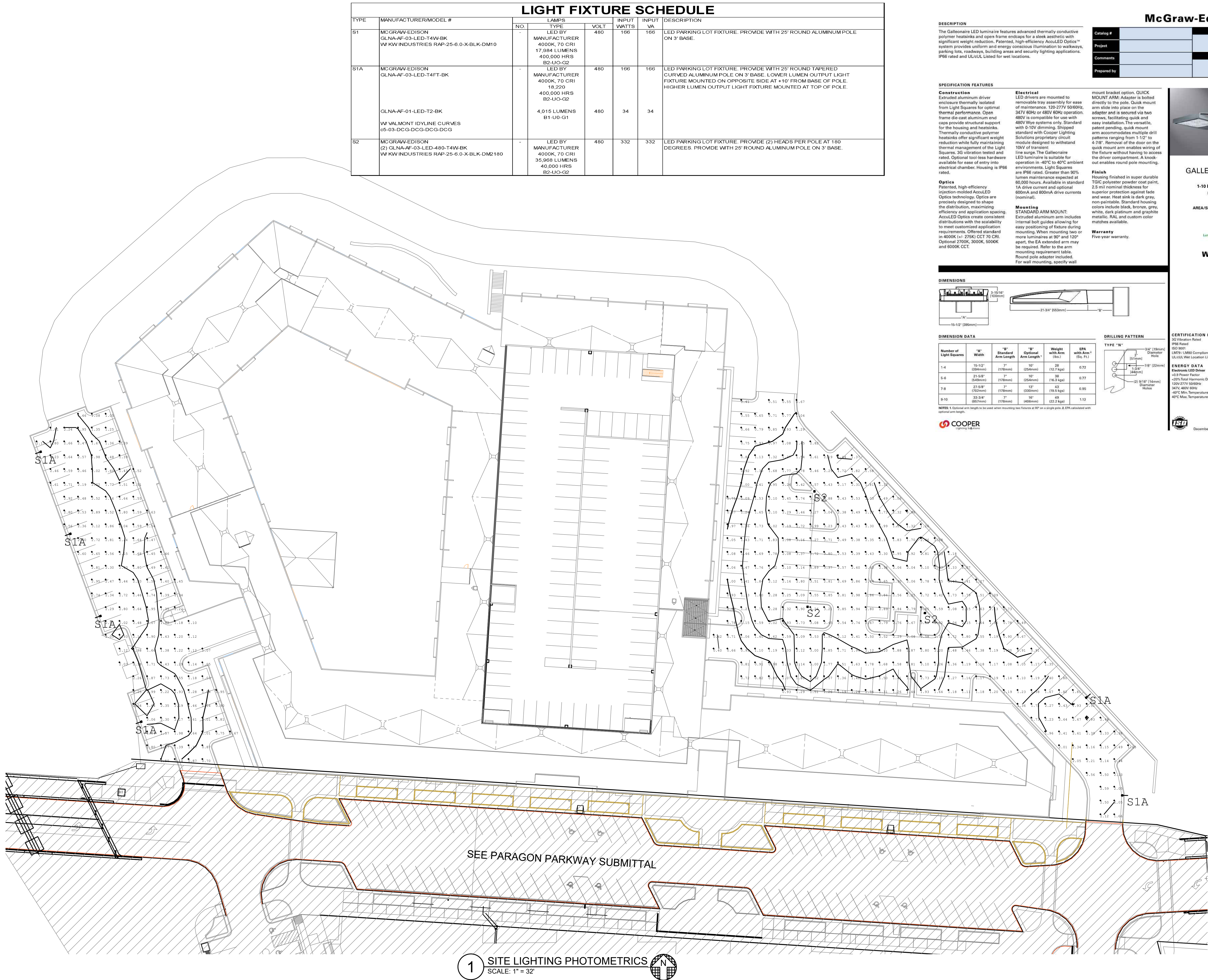


1 NORTH VILLAGE SITE LIGHTING PLAN  
SCALE: 1" = 64'









LIGHT FIXTURE SCHEDULE							
TYPE	MANUFACTURER/MODEL #	NO.	LAMPS	VOLT	INPUT	INPUT	DESCRIPTION
			TYPE		WATTS	VA	
S1	MCGRRAW-EDISON GLNA-AF-03-LED-T4W-8K WW KW INDUSTRIES RAP-25-6.0-X-BLK-DM10	-	LED BY MANUFACTURER 4000K, 70 CRI 17,984 LUMENS 400,000 HRS B2-UO-G2	480	166	166	LED PARKING LOT FIXTURE. PROVIDE WITH 25' ROUND ALUMINUM POLE ON 3' BASE.
S1A	MCGRRAW-EDISON GLNA-AF-03-LED-T4FT-BK	-	LED BY MANUFACTURER 4000K, 70 CRI 18,220 400,000 HRS B2-UO-G2	480	166	166	LED PARKING LOT FIXTURE. PROVIDE WITH 25' ROUND TAPERED CURVED ALUMINUM POLE ON 3' BASE. LOWER LUMEN OUTPUT LIGHT FIXTURE MOUNTED ON OPPOSITE SIDE AT +10' FROM BASE OF POLE. HIGHER LUMEN OUTPUT LIGHT FIXTURE MOUNTED AT TOP OF POLE.
	GLNA-AF-01-LED-T2-BK WF VALMONT IDYLNE CURVES c5-03-DCG-DCG-DCG-DCG		4,015 LUMENS B1-UO-G1	480	34	34	
S2	MCGRRAW-EDISON (2) GLNA-AF-03-LED-480-T4W-BK WW KW INDUSTRIES RAP-25-6.0-X-BLK-DM2180	-	LED BY MANUFACTURER 4000K, 70 CRI 35,968 LUMENS 40,000 HRS B2-UO-G2	480	332	332	LED PARKING LOT FIXTURE. PROVIDE (2) HEADS PER POLE AT 180 DEGREES. PROVIDE WITH 25' ROUND ALUMINUM POLE ON 3' BASE.

**DESCRIPTION**

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. 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

<p><b>Construction</b></p> <p>Extruded aluminum driver enclosure thermally isolated from Light Squares™ mounting frame. Optimum thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer mounting links offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3x vibration tested and rated. Optional tool-less hardware for mounting offers significant weight reduction. Electrical chamber. Housing is IP66 rated.</p>	<p><b>Electrical</b></p> <p>LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V/600W/347V/480V or 480V/60W operation. LED is compatible for use with 480V VME systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary control module designed to withstand 10kV of transient line surge. The Gallenaire LED luminaire is suitable for operation in ambient temperatures up to 100°C in all environments. Light Squares are IP66 rated. Greater than 90%</p>
--	---

**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 2700K, 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 Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Gallenaire LED luminaire is suitable for operation in -40°C to +40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 10,000 hours. Available in standard 1A drive current and optional 600mA and 800mA 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 dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color

**Warranty**  
Five-year warranty.



WaveLinx

### CERTIFICATION DATA

3G Vibration Rated  
IP66 Rated  
ISO 9001  
LM79 / LM80 Compliant  
UL/cUL Wet Location Listed

**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



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PROJECT:

**Paragon Star North Village**  
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# Final Development Plan

ISSUE

[illegible]

PROFESSIONAL SEAL



ANDREA C. MULVANY  
LICENSE # PE-2013039892 08/11/2022  
DRAWING TITLE:

# SITE LIGHTING PHOTOMETRICS

JOB NO: 1249      SCALE:  
DATE: 08.12.2022      DRAWN BY: MAP

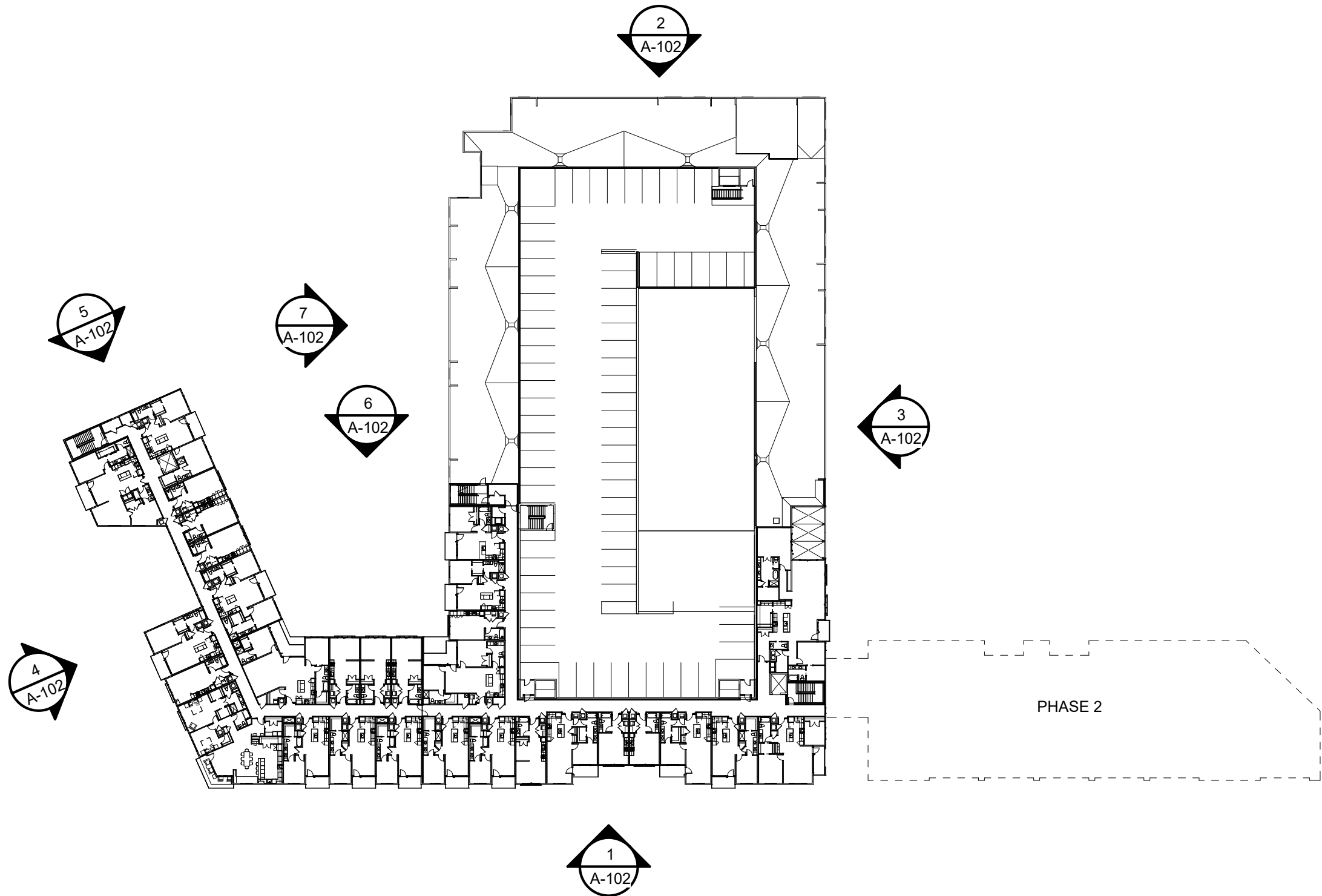
SHEET NO.

# E300



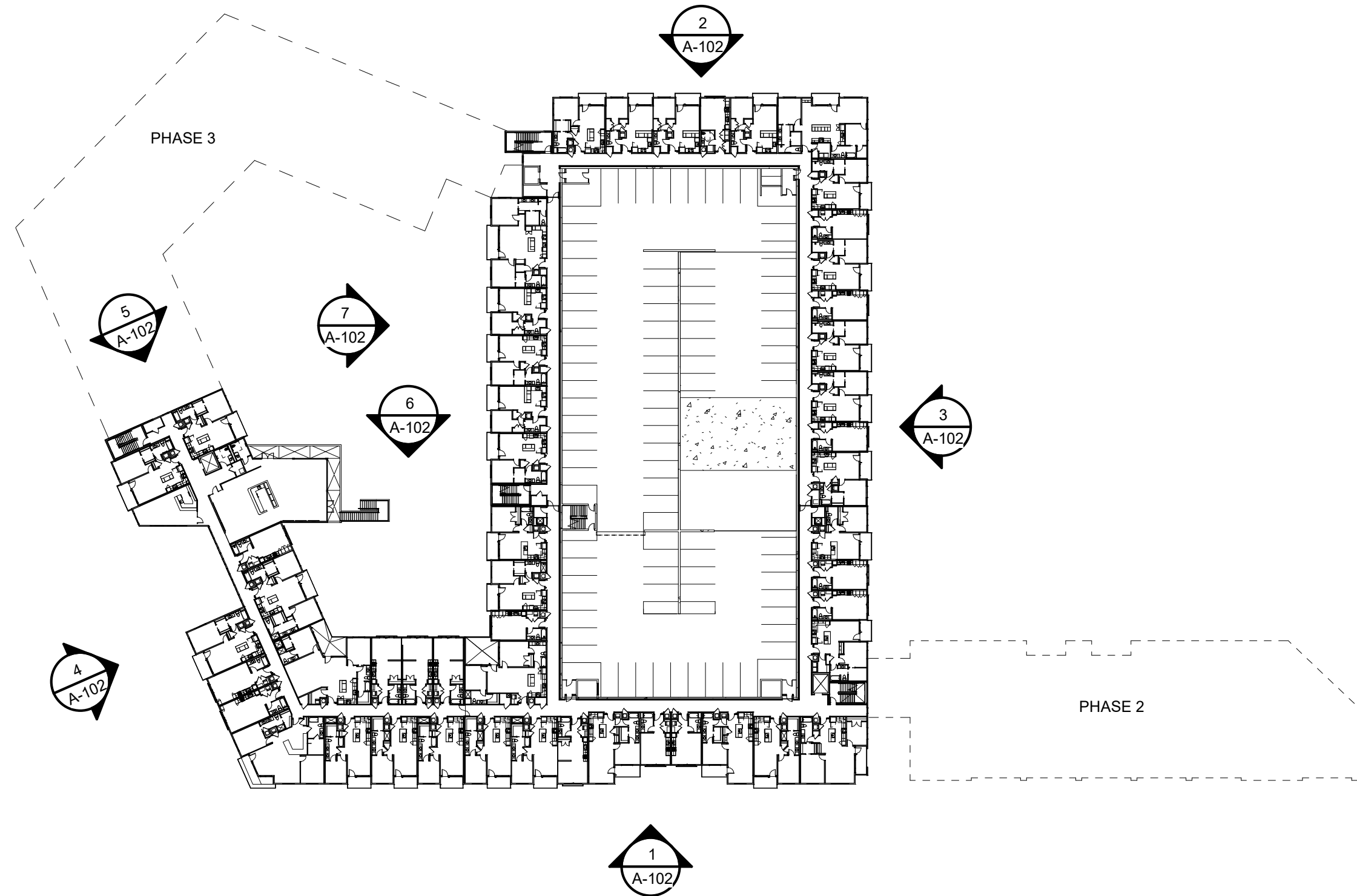
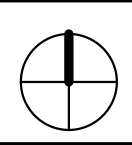
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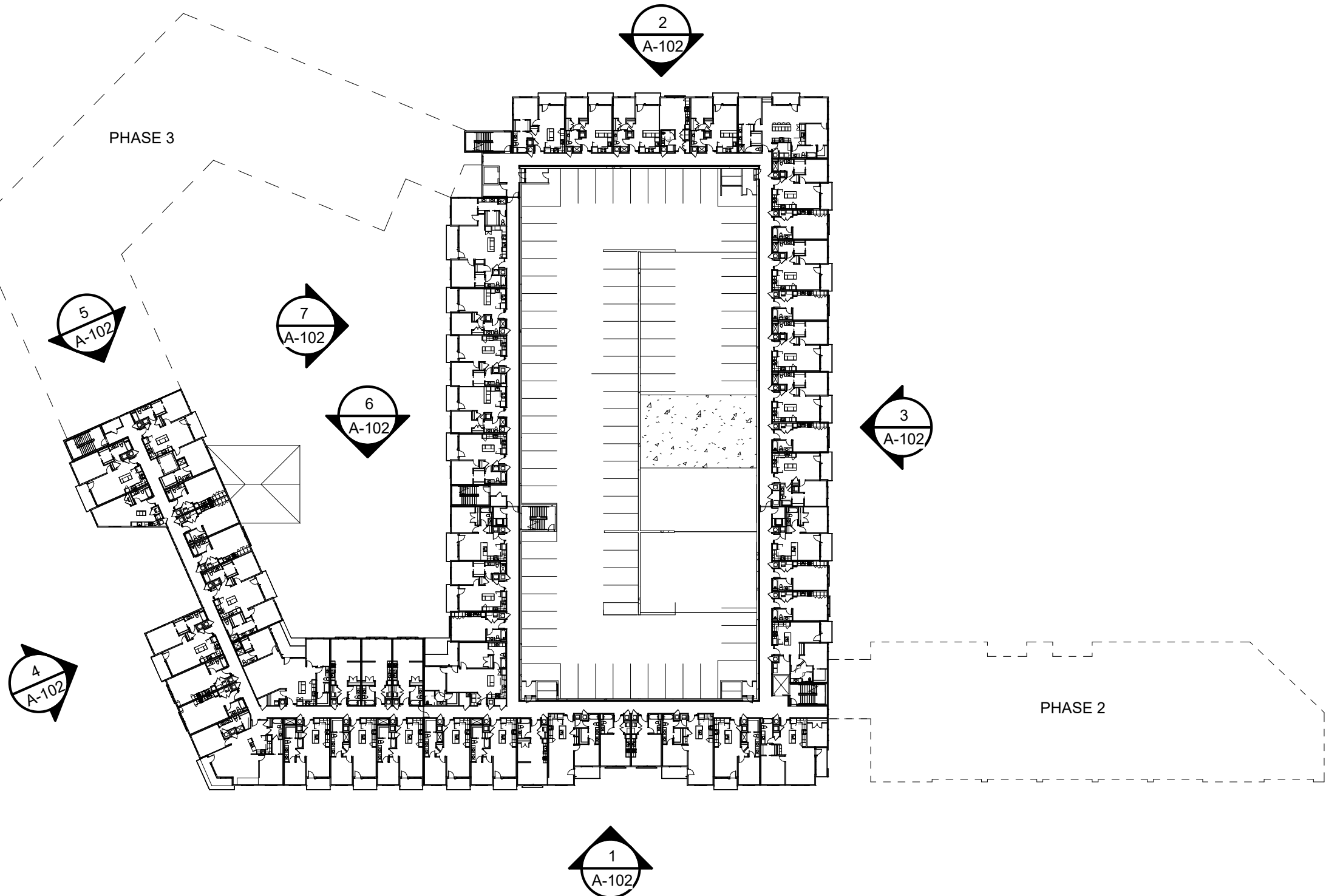
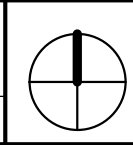
5 FLOOR PLAN - 5TH FLOOR

A-101 SCALE : 1" = 60'-0"



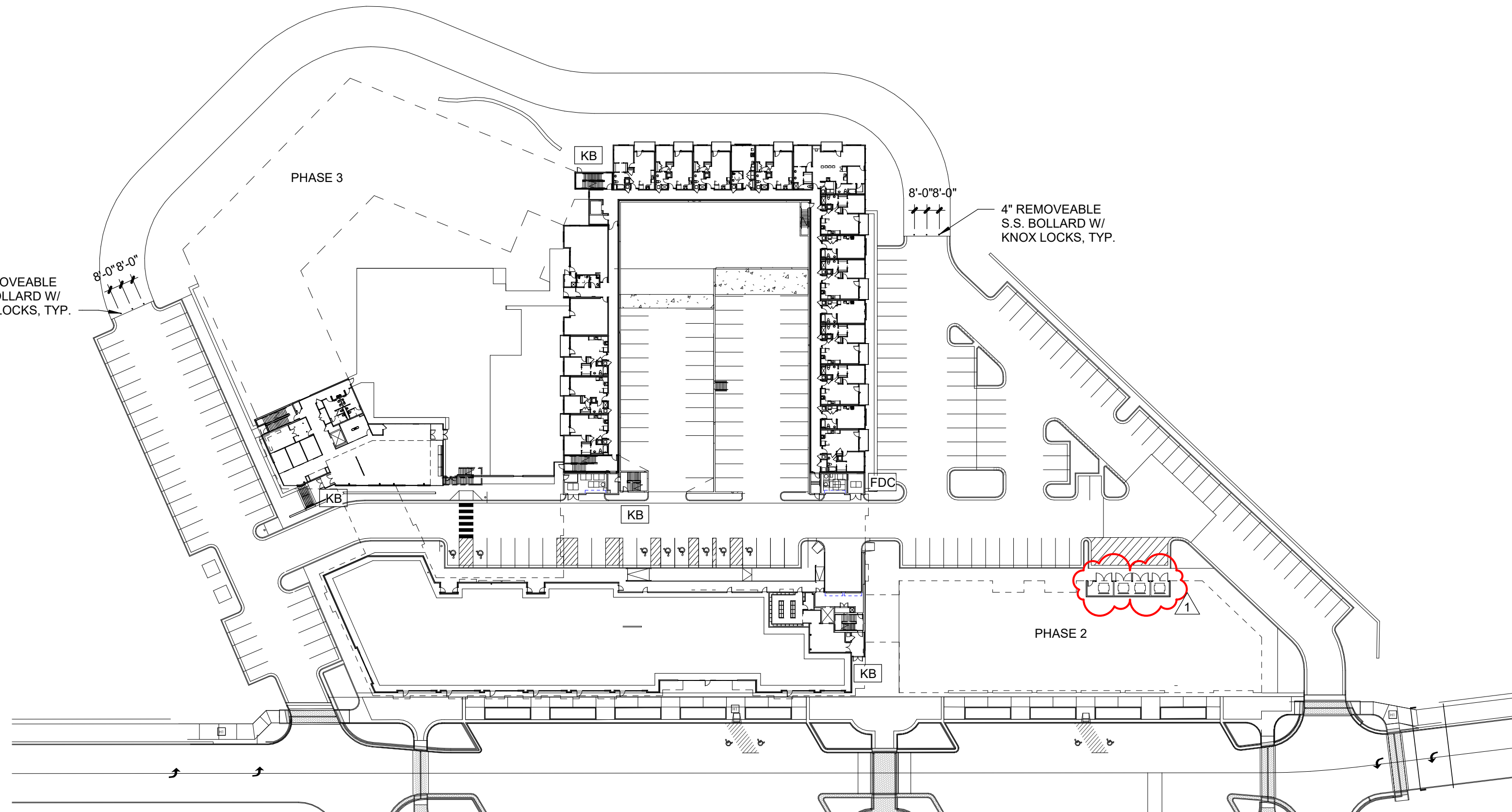
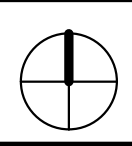
2 FLOOR PLAN - 2ND FLOOR

A-101 SCALE : 1" = 60'-0"



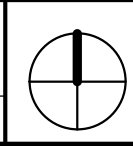
3 FLOOR PLAN - 3RD & 4TH FLOORS

A-101 SCALE : 1" = 60'-0"



1 FLOOR PLAN - 1ST FLOOR

A-101 SCALE : 1" = 60'-0"



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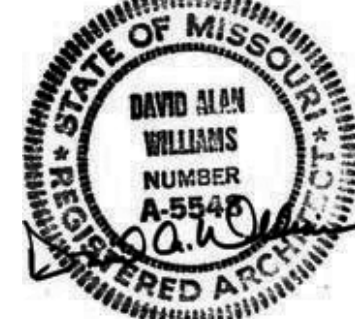
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Final Development Plan

ISSUE:

12/10/24 CITY COMMENTS

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FLOOR PLANS

JOB NO: 1249

SCALE:

DATE: 11/05/24

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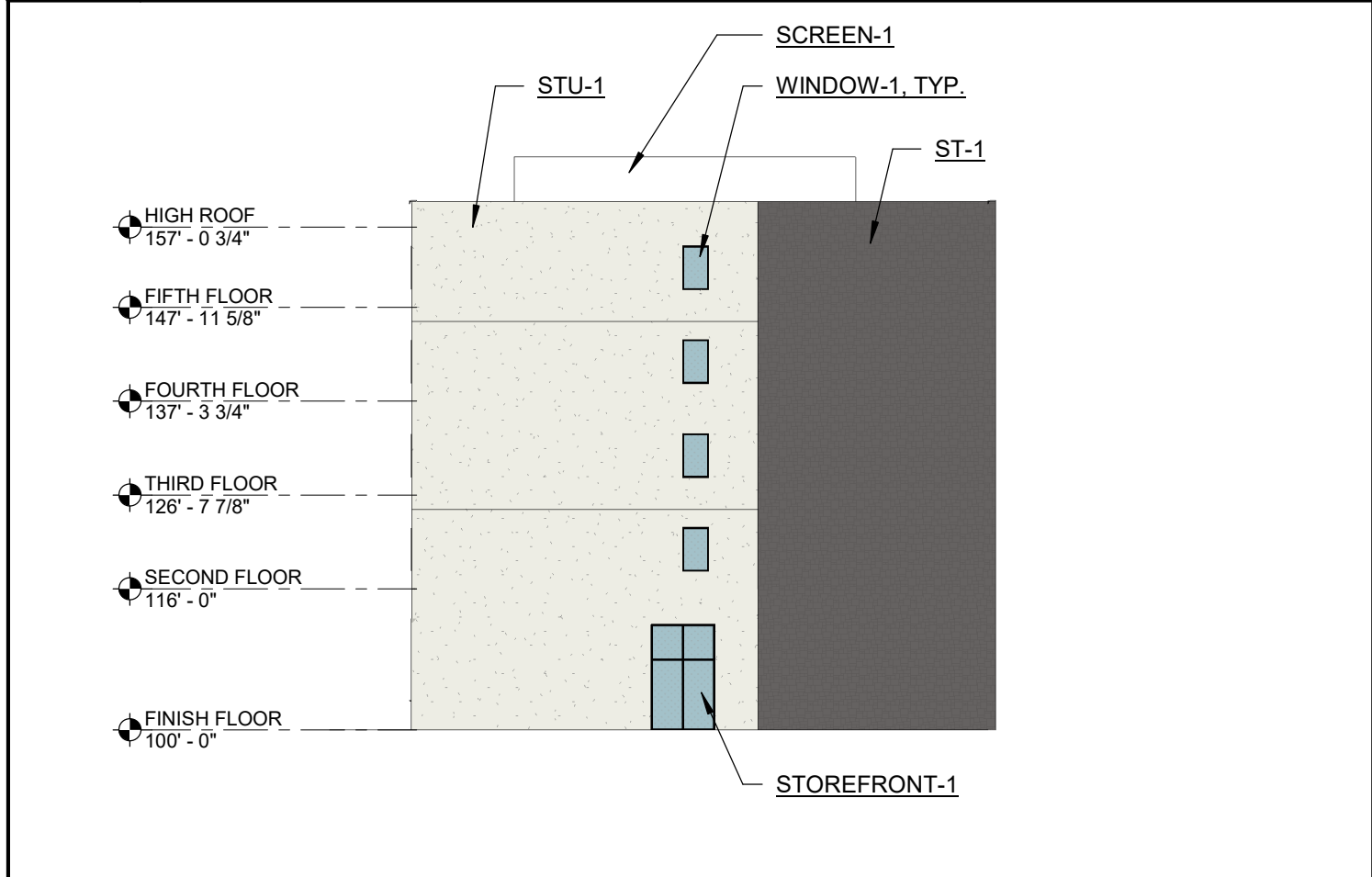
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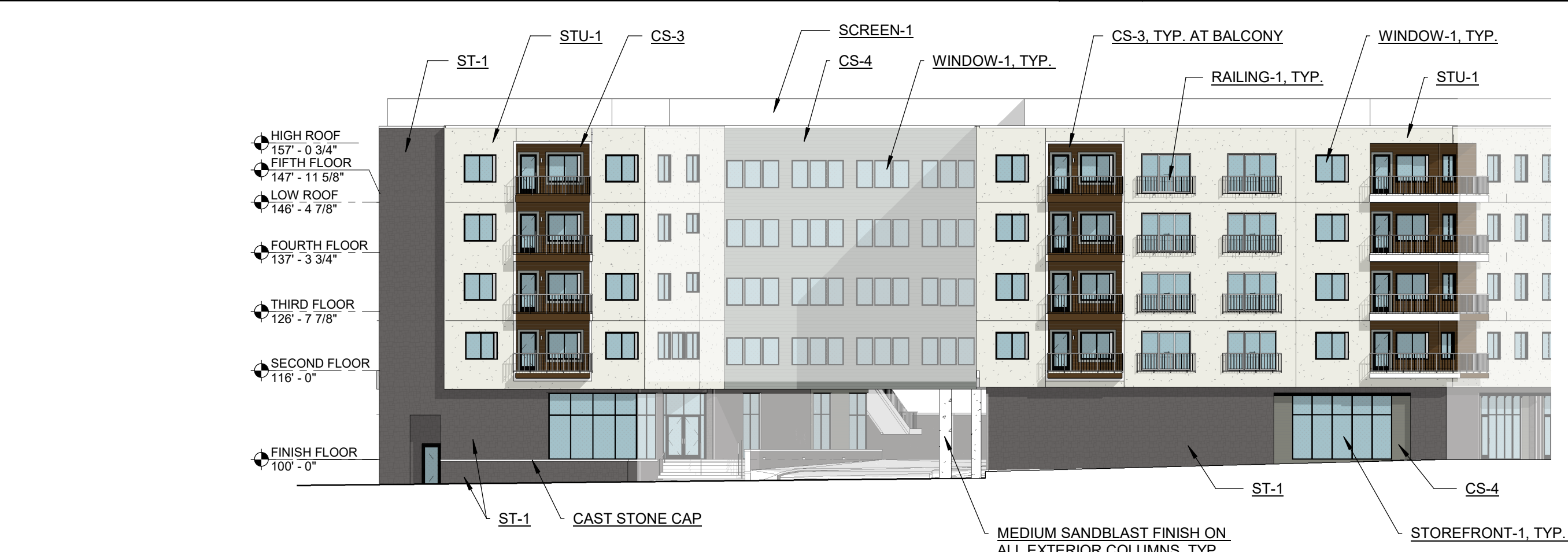
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7 WEST ELEVATION-COURTAYRD  
A-102 SCALE : 1" = 20'-0"



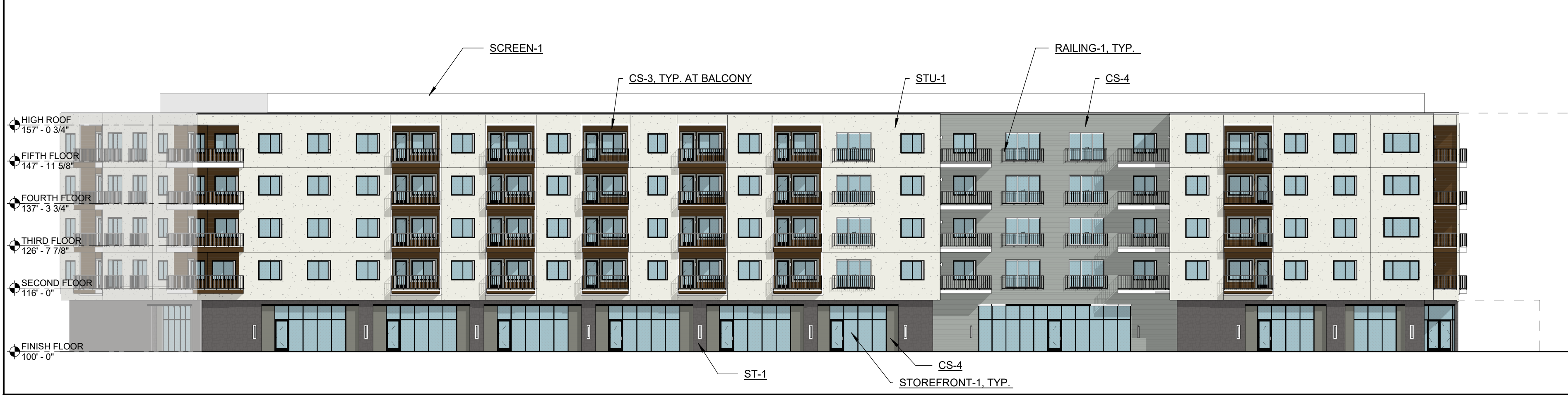
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A-102 SCALE : 1" = 20'-0"



4 WEST ELEVATION  
A-102 SCALE : 1" = 20'-0"



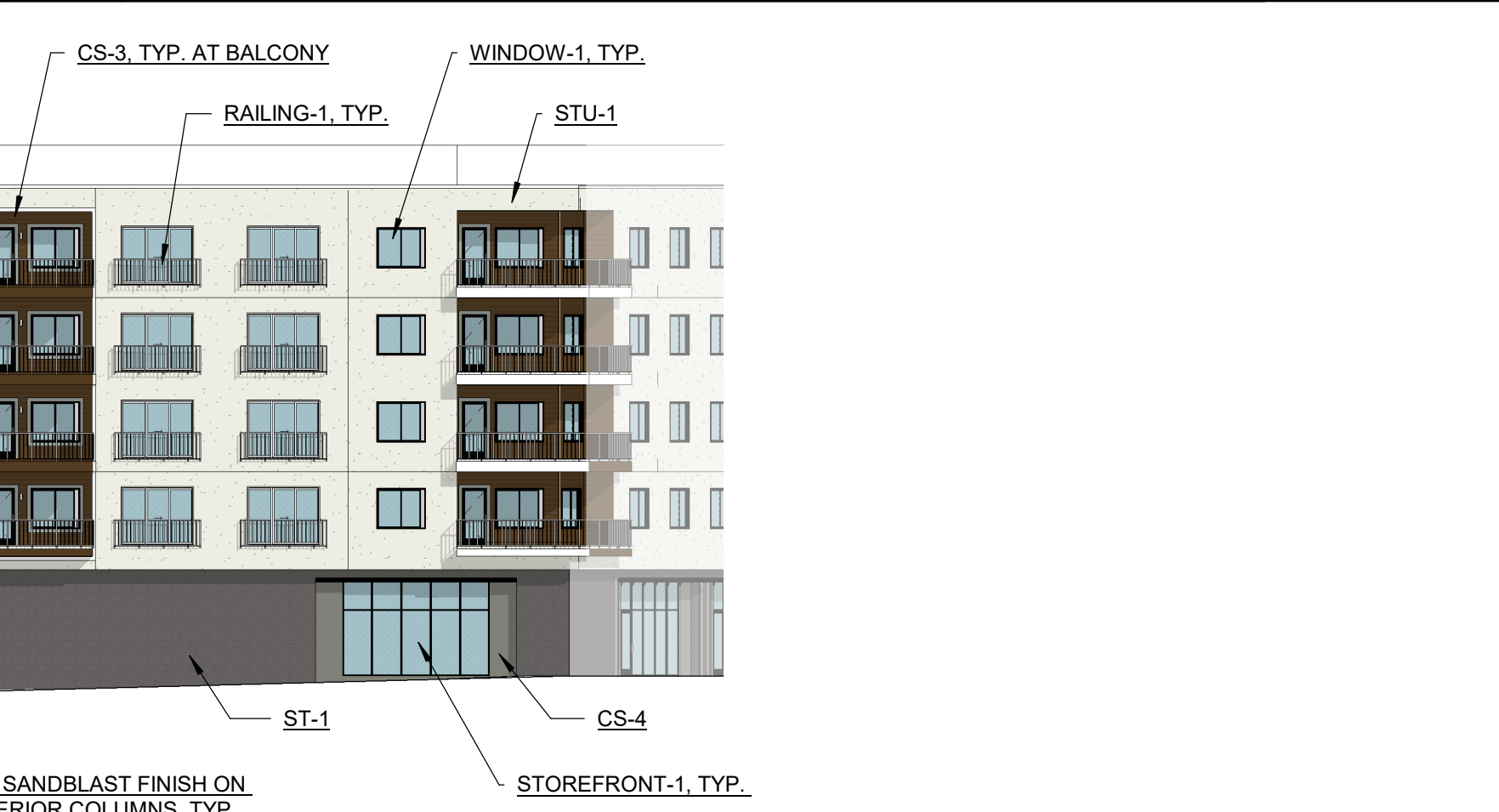
3 EAST ELEVATION  
A-102 SCALE : 1" = 20'-0"



1 SOUTH ELEVATION - PARAGON PARKWAY  
A-102 SCALE : 1" = 20'-0"



6 NORTH ELEVATION- COURTYARD  
A-102 SCALE : 1" = 20'-0"



2 NORTH ELEVATION  
A-102 SCALE : 1" = 20'-0"



2 NORTH ELEVATION  
A-102 SCALE : 1" = 20'-0"



2 NORTH ELEVATION  
A-102 SCALE : 1" = 20'-0"



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Final Development Plan

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ELEVATIONS

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