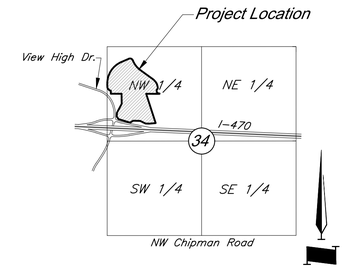
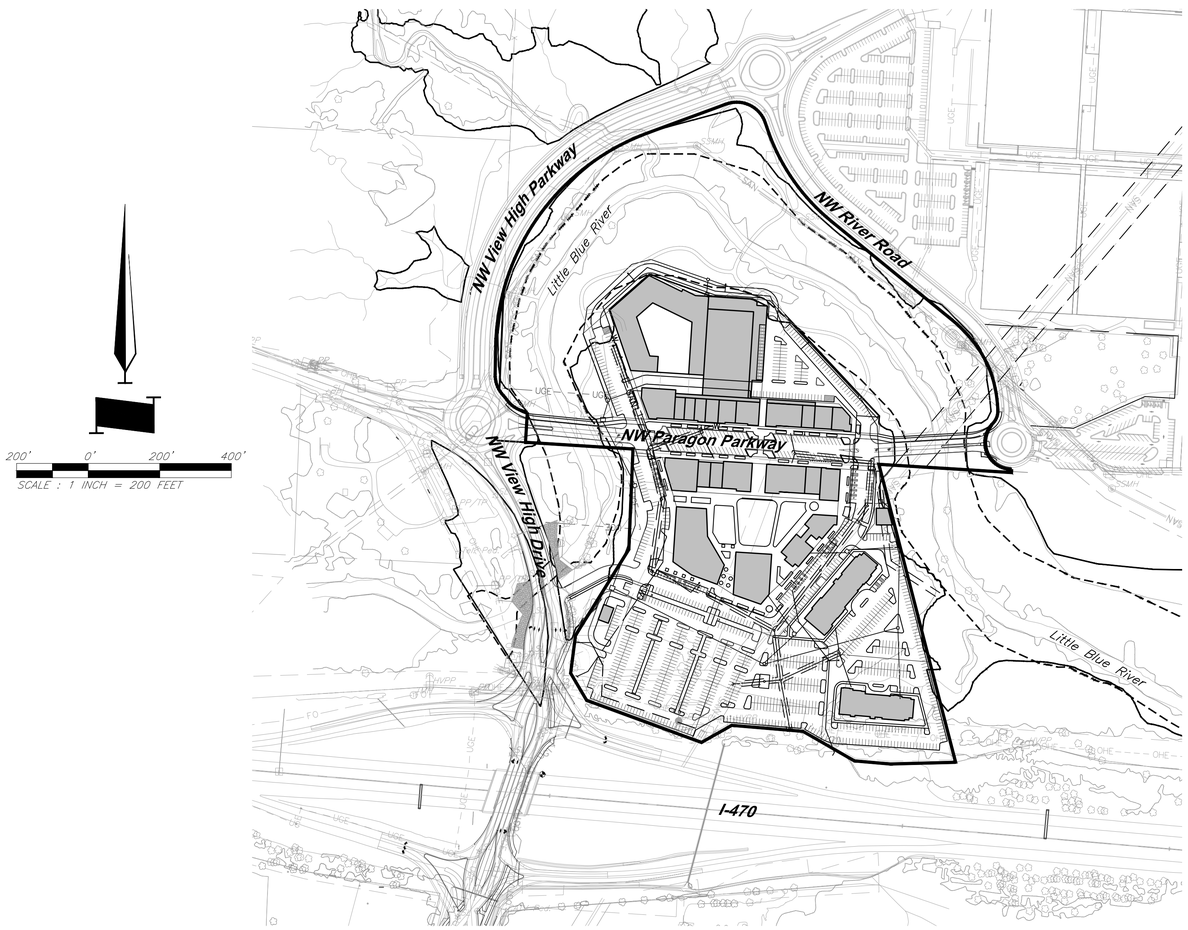
PRELIMINARY DEVELOPMENT PLAN
FOR
PARAGON STAR VILLAGE

Section 34–Township 48N–Range 32W
City of Lee's Summit
Jackson County, Missouri



VICINITY MAP
Scale: 1"=2000'



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

PREPARED & SUBMITTED BY:
GEORGE BUTLER ASSOCIATES, INC.
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PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

SHEET TITLE

Title Sheet

SHEET NUMBER

000

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G:\12720\Civil 3D\Production Drawings\PDP LS MXD\12720C0100.dwg Layout: 000 Title Sheet -- Plotted Tuesday April 09, 2019, 2:50pm by jheady

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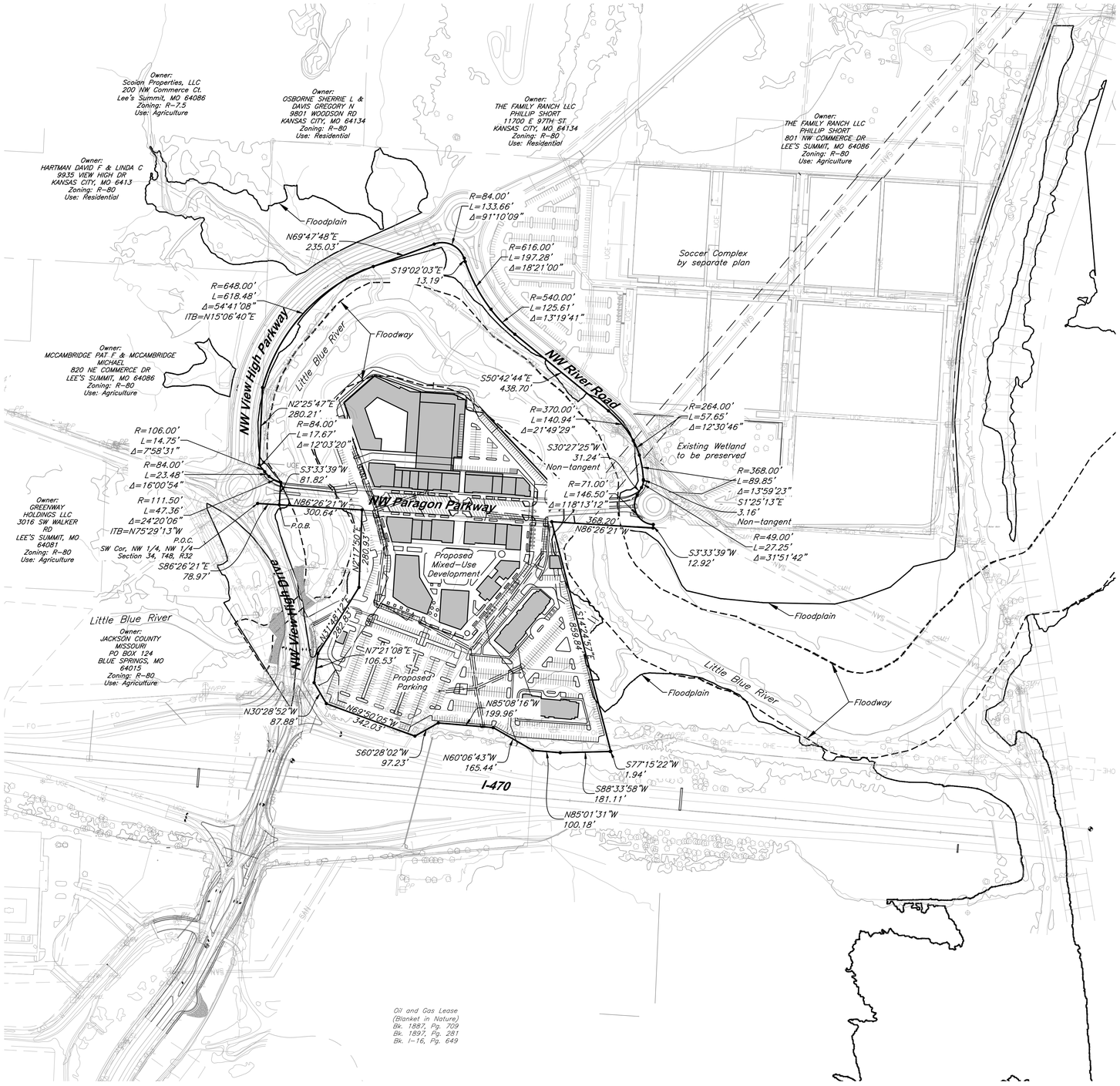

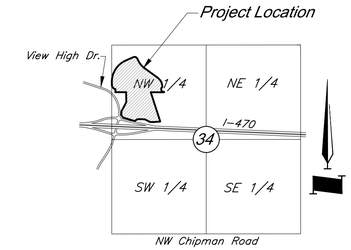

VICINITY MAP

Scale: 1"=2000'

Preliminary Development Plan Boundary Description:

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

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

And also:

TRACT 2

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

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

Prepared and Submitted By:

George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
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Legend

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

200' 0' 200' 400'
SCALE : 1 INCH = 200 FEET

PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

CIVIL ENGINEERING BY:

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SHEET TITLE

General Layout

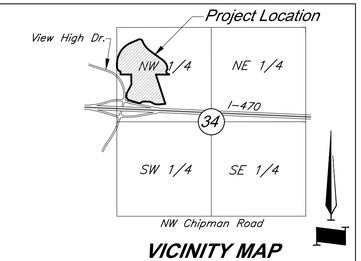
SHEET NUMBER

C001

G:\12720\Civil 3D\Production Drawings\PDP LS MXD\12720C0200.dwg Layout: G001 General Layout -- Plotted Tuesday April 09, 2019, 2:51pm by jheely

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

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



VICINITY MAP

Scale: 1"=2000'

Preliminary Development Plan Boundary Description:

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

Prepared and Submitted By:

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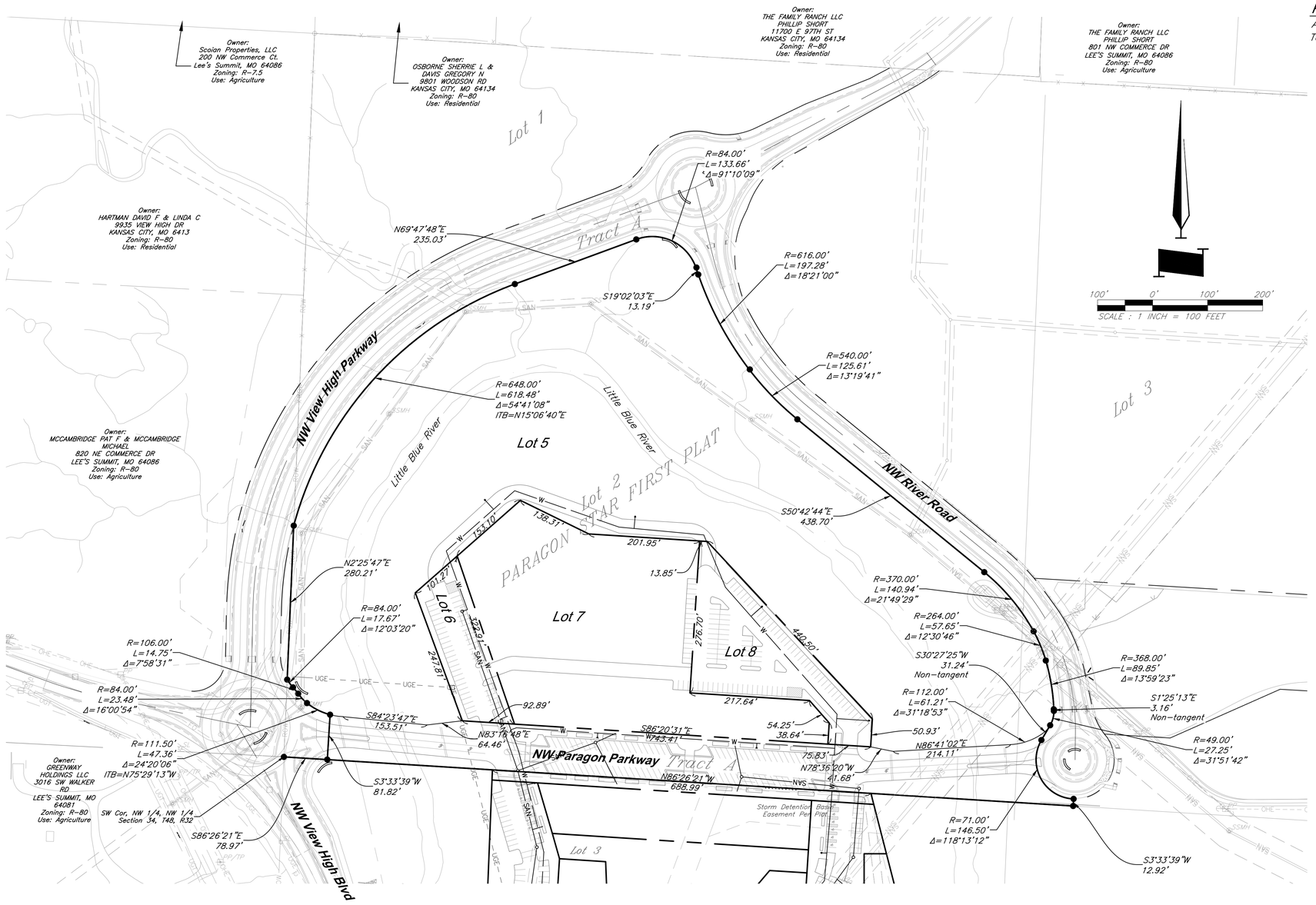

PARAGON STAR VILLAGE

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

Project No.:	17042.04
Date:	04.09.2019
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REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

CIVIL ENGINEERING BY:

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SHEET TITLE

Preliminary Re-Plat

SHEET NUMBER

C002

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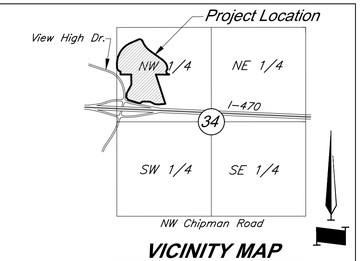
G:\12720\Civil 3D\Production Drawings\PDP LS MXD\12720F3000.dwg Layout: C002 Preliminary Re-Plat -- Plotted Tuesday April 09, 2019, 2:52pm by jheely

Lot	Area	Building Setback to Perimeter Property	Parking Setback
Lot 9	1.00 Ac.	20 Ft.	N/A
Lot 10	0.47 Ac.	20 Ft.	N/A
Lot 11	0.30 Ac.	20 Ft.	N/A
Lot 12	0.24 Ac.	20 Ft.	N/A
Lot 13	1.32 Ac.	N/A	N/A
Lot 14	2.82 Ac.	N/A	0 Ft.
Lot 15	0.37 Ac.	10 Ft.	12 Ft.
Lot 16	2.69 Ac.	N/A	0 Ft.
Lot 17	1.94 Ac.	N/A	0 Ft.
Lot 18	2.16 Ac.	20 Ft.	0 Ft.
Lot 19	1.83 Ac.	20 Ft.	0 Ft.
Lot 20	0.22 Ac.	5 Ft.	2 Ft.
Tract C	0.30 Ac.	N/A	N/A

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

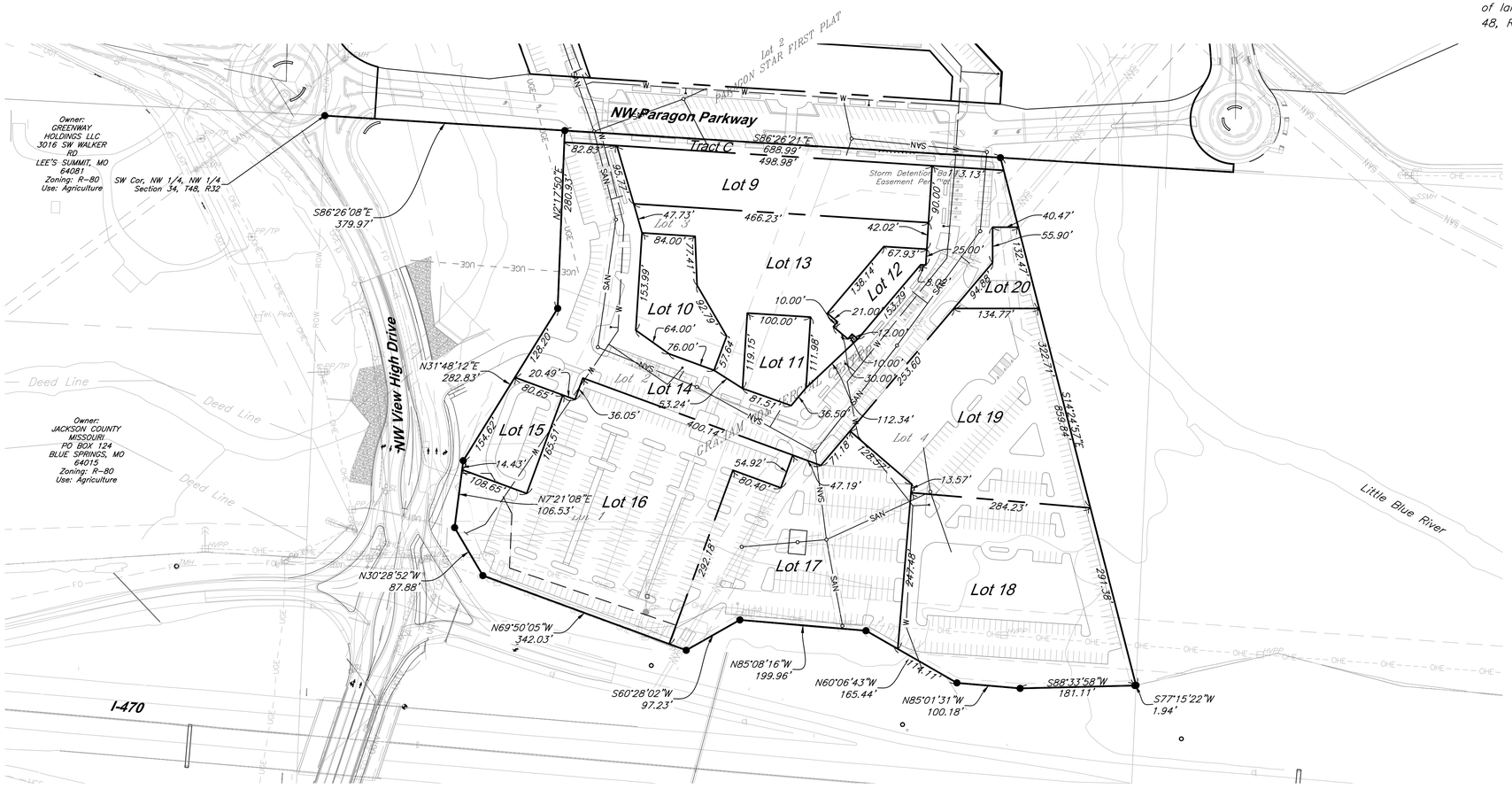


VICINITY MAP

Scale: 1"=2000'

Preliminary Development Plan Boundary Description:

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



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Contact: Brad Burton P.E.
Email: bburton@gbateam.com

100' 0' 100' 200'

SCALE : 1 INCH = 100 FEET

PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

CIVIL ENGINEERING BY:

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SHEET TITLE

Preliminary Re-Plat

SHEET NUMBER

C003

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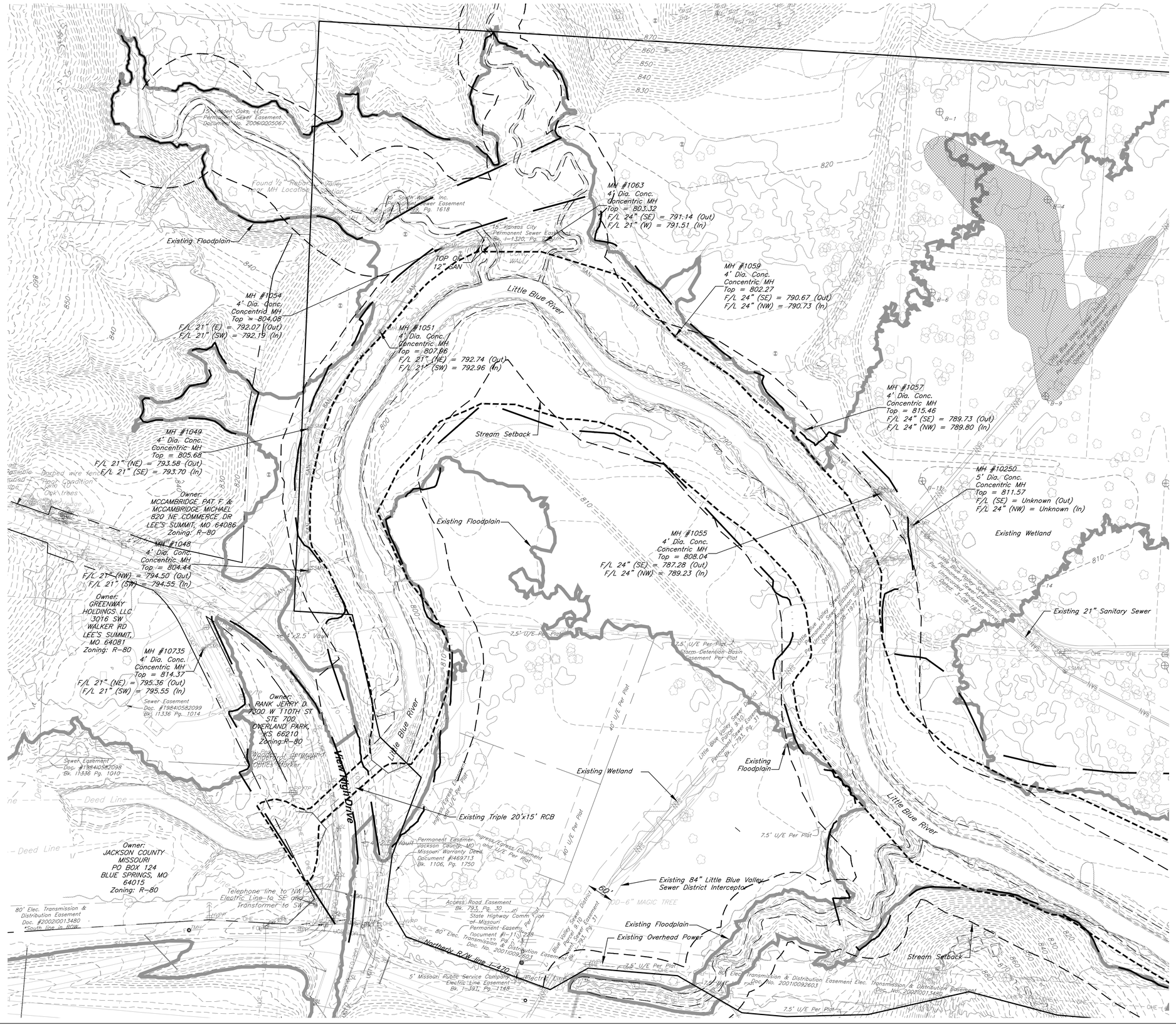

PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

CIVIL ENGINEERING BY:

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SHEET TITLE

Existing Conditions

SHEET NUMBER

C004

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G:\12720\Civil 3D\Production Drawings\PDP LS MXD\12720C0700.dwg Layout: C005 Grading Plan -- Plotted Tuesday April 09, 2019, 2:55pm by jhesly

PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

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SHEET TITLE

Grading Plan

SHEET NUMBER

C005

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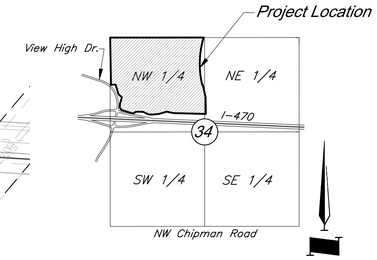
G:\12720\Civil 3D\Production Drawings\PDP LS MXD\12720C0901.dwg Layout: C006 Utility Overview -- Plotted Tuesday April 09, 2019, 2:57pm by jhecly



VICINITY MAP

Scale: 1"=2000'

Legend

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

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

Prepared and Submitted By:

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

PARAGON STAR VILLAGE

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

Project No.:	17042.04
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REVISIONS

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REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

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SHEET TITLE

Utility Overview

SHEET NUMBER

C006

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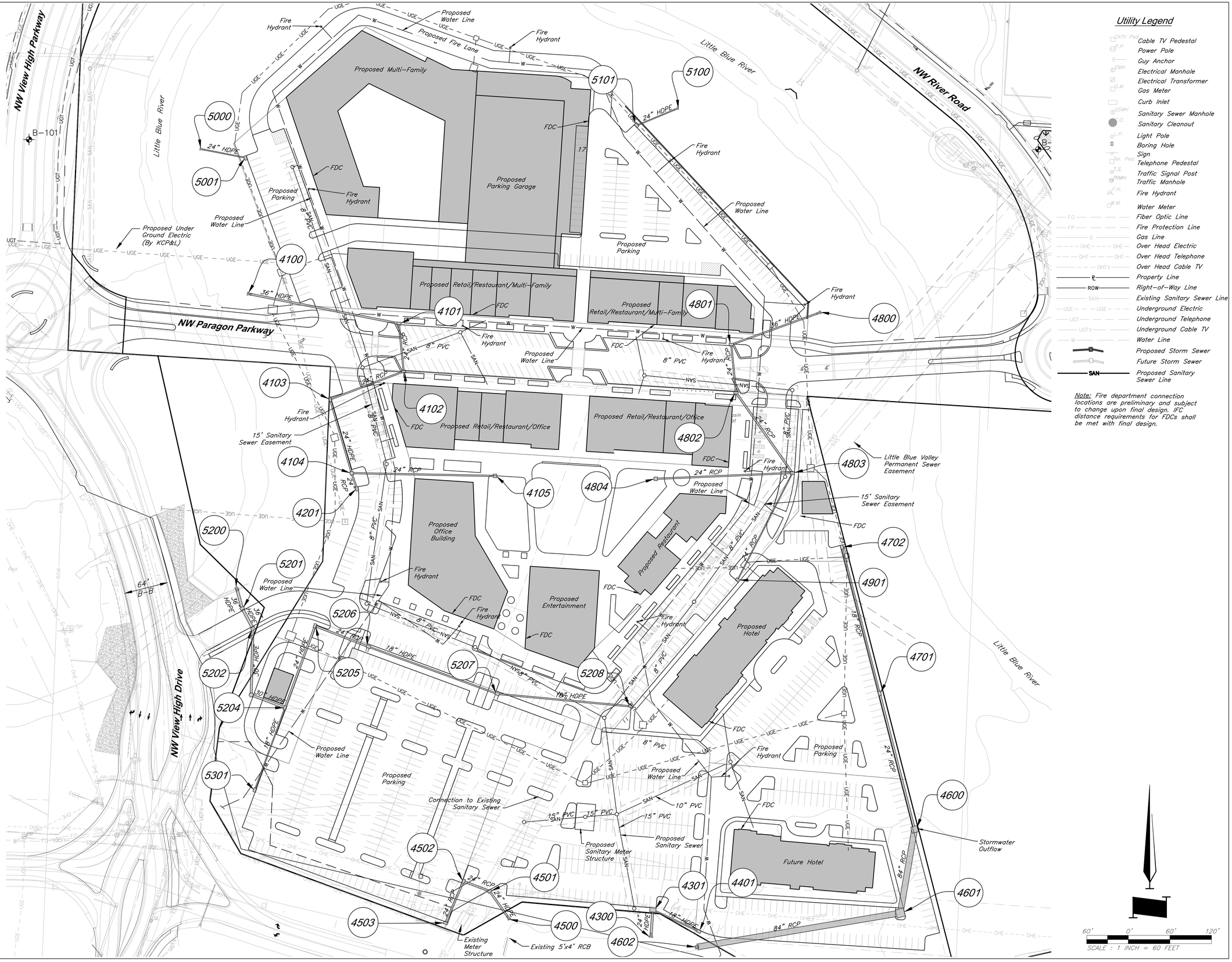
G:\12720\Civil 3D\Production Drawings\PDP LS MXD\12720C0900.dwg Layout: C007 Utility Plan -- Plotted Tuesday April 09, 2019, 2:59pm by jhealy



Utility Legend

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

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

PARAGON STAR VILLAGE

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

Project No.:	17042.04
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REVISIONS

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REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

CIVIL ENGINEERING BY:
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SHEET TITLE

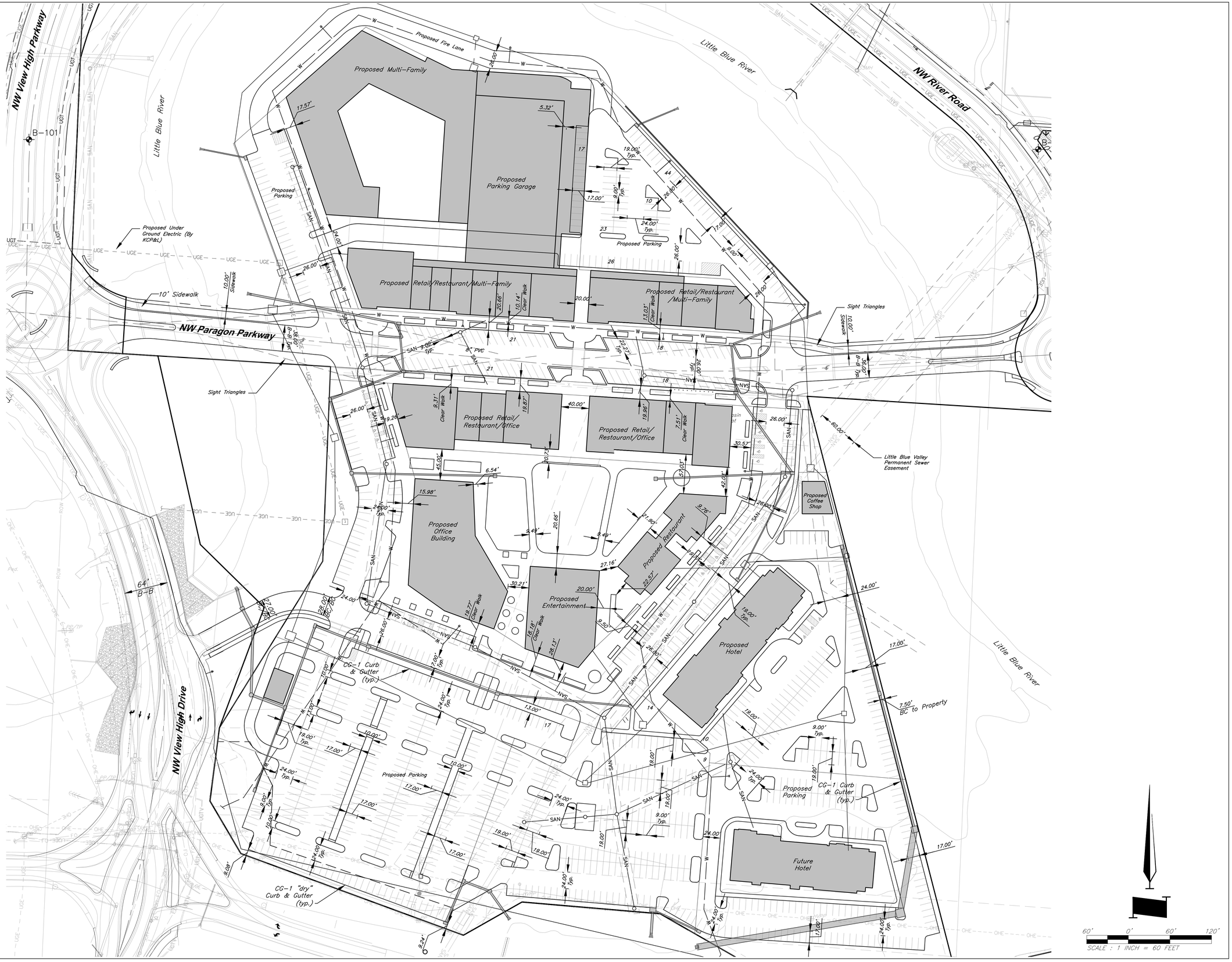
Utility Plan

SHEET NUMBER

C007

© George Butler Associates, Inc. 2019 Engineering CA# 000133 Architecture CA# 000212 Land Surveying CA# 000039

G:\12720\Civil 3D\Production Drawings\PDP LS MXD\12720C0800.dwg Layout: C008 Dimension Plan -- Plotted Tuesday April 09, 2019, 3:00pm by jheely



PARAGON STAR VILLAGE

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

Project No.:	17042.04
Date:	04.09.2019
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REVISIONS

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NOT FOR CONSTRUCTION

PROJECT TEAM

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

CIVIL ENGINEERING BY:

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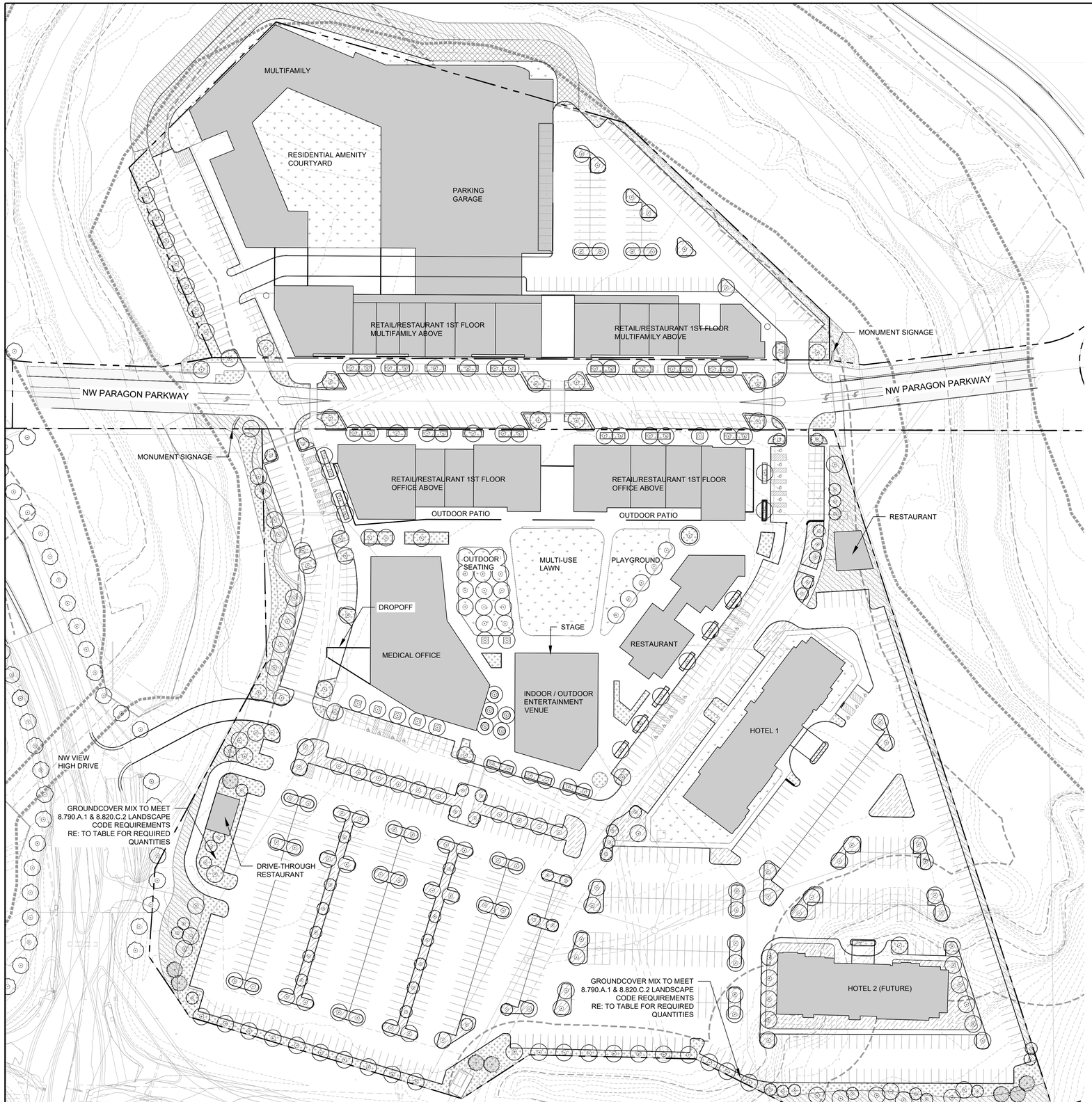
SHEET TITLE

Dimension Plan

SHEET NUMBER

C008



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

CONCEPT PLANT SCHEDULE

DECIDUOUS TREE
MIN "3" CALIPER
SPECIES BELOW:
ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST
QUERCUS BICOLOR / SWAMP WHITE OAK

ORNAMENTAL TREES
MIN. "3" CALIPER
SPECIES BELOW:
AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY
CERCIS CANADENSIS / EASTERN REDBUD
MAGNOLIA X `JANE` / MAGNOLIA
MALUS X `ROYAL RAINDROPS` / ROYAL RAINDROPS CRABAPPLE

EVERGREEN TREES
MIN. "8 FT. IN HEIGHT
SPECIES BELOW:
JUNIPERUS CONFERTA `GOLDEN PACIFIC` / GOLDEN PACIFIC JUNIPER
PICEA ABIES / NORWAY SPRUCE
PINUS STROBUS / WHITE PINE

GROUNDCOVER MIX
*VARYING CONTAINER SIZE; PLUGS TO 5 GALLONS
MIX OF SHRUBS, GRASSES, & PERENNIALS
SPECIES BELOW:
BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA
COREOPSIS VERTICILLATA `MOONBEAM` / THREADLEAF COREOPSIS
ECHINACEA PURPUREA / PURPLE CONEFLOWER
EUPATORIUM DUBIUM `LITTLE JOE` / JOE-PYE WEED
HYDRANGEA PANICULATA / PANICLED HYDRANGEA
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

PARKING ISLAND MIX
*VARYING CONTAINER SIZE; PLUGS TO 5 GALLONS
MIX OF SHRUBS, GRASSES, & PERENNIALS
SPECIES BELOW:
BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA
PANICUM VIRGATUM `SHENANDOAH` / SWITCH GRASS
RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
SOLIDAGO RUGOSA `FIREWORKS` / WRINKLELEAF GOLDENROD

TURF
SOD/SEED
-

PRAIRIE MIX
SEED MIX
-

VEGETATED POROUS PAVEMENT
-

LANDSCAPE CODE REQUIREMENTS

	Ordinance Requirement	Required for this Site	Proposed
8.790.A.1. Street Frontage Trees - Paragon Parkway	1 tree per 30 feet of street frontage / per side	535 ft. of street frontage ÷ 30 = 36 trees required	38 trees
8.790.A.1. Street Frontage Trees - NW View High Parkway	1 tree per 30 feet of street frontage / per side	1,925 ft. of street frontage ÷ 30 = 128 trees required	138 trees
8.790.A.1. Street Frontage Trees - I-470	1 tree per 30 feet of street frontage / per side	1,055 ft. of street frontage ÷ 30 = 35 trees required	41 trees
8.790.A.3. Street Frontage Shrubs - I-470	1 shrub per 20 feet of street frontage	1,055 ft. of street frontage ÷ 20 = 53 shrubs required	Required shrubs to be additionally incorporated into parking lot screening requirements
8.790.A.3. Street Frontage Shrubs - Paragon Parkway	1 shrub per 20 feet of street frontage	535 ft. of street frontage ÷ 20 = 54 shrubs required	54 shrubs *provided within planting beds
8.790.A.3. Street Frontage Shrubs - NW View High Parkway	1 shrub per 20 feet of street frontage	1,925 ft. of street frontage ÷ 20 = 193 shrubs required	193 shrubs *provided within planting beds
8.790.A.2. Street Frontage Green Strip	20 feet	20 feet	20 ft. requirement to be met except where a Modification has been requested.
8.790.B.1. Open Yard Shrubs	2 shrubs per 5000 sq.ft. of total lot area excluding building footprint	1,652,371 sq.ft. of total lot area minus 597,900 sq.ft. of building footprint = 1,054,471 ÷ 5000 x 2 = 422 shrubs required	422 shrubs
8.790.B.3. Open Yard Trees	1 tree per 5000 sq.ft. of total lot area excluding building footprint (in addition to street trees)	1,652,371 sq.ft. of total lot area minus 597,900 sq.ft. of building footprint = 1,054,471 ÷ 5000 = 211 trees required	211 trees
8.810.A. Parking Lot Landscape Islands	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 10' wide	419,766 sq.ft. of parking area x .05 = 20,458 of landscape parking lot islands required	37,500 sq.ft.
8.820.C.2. Parking Lot Screening, if required - NW View High Parkway	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	910 linear feet ÷ 40 x 12 = 273 shrubs required	273 shrubs
8.820.C.2. Parking Lot Screening, if required - I-470	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	1,055 linear feet ÷ 40 x 12 = 317 shrubs required	317 shrubs
8.900 High Impact Buffer Screen, if required	Fence + Landscaping: Option A = 1 shade tree per 500 sq.ft. of buffer screen area + 1 ornamental tree/750 sq.ft. + 1 evergreen tree/500 sq.ft. + 1 shrub/500 sq.ft. (See UDO for other options)	Minimum 6' high opaque vinyl or masonry fence Buffer area = _____ lineal feet x 20 ft. width = _____ sq.ft. x formula at left = _____ shade trees _____ ornamental trees _____ evergreen trees _____ shrubs	Reference Sheet L-502

PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

HOERR SCHAUDT

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-500

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

CONCEPT PLANT SCHEDULE NW VIEW HIGH PARKWAY

STREET TREES
* MIN 3" CALIPER TREES
SPECIES BELOW:
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST
GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS RUBRA / RED OAK

TURF
SOD

PARKWAY MIX
* PLUGS @ 12" O.C.
SPECIES BELOW:
BAPTISIA AUSTRALIS / BLUE WILD INDIGO
CEANOTHUS AMERICANUS / NEW JERSEY TEA
HAMAMELIS VERNALIS 'AMETHYST' / AMETHYST VERNAL WITCHHAZEL
LIATRIS SCARIOSA NOVAE-ANGLIAE / NEW ENGLAND BLAZING ASTER
MONARDA BRADBURIANA / EASTERN BEE BALM
PANICUM VIRGATUM / SWITCH GRASS
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
SORGHASTRUM NUTANS / INDIAN GRASS

LANDSCAPE CODE REQUIREMENTS

PARAGON STAR VILLAGE

View High Drive & I-470
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PROJECT TEAM

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CIVIL	GBA
LANDSCAPE	HOERR SCHAUDT / LAND 3

HOERR SCHAUDT

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L-501

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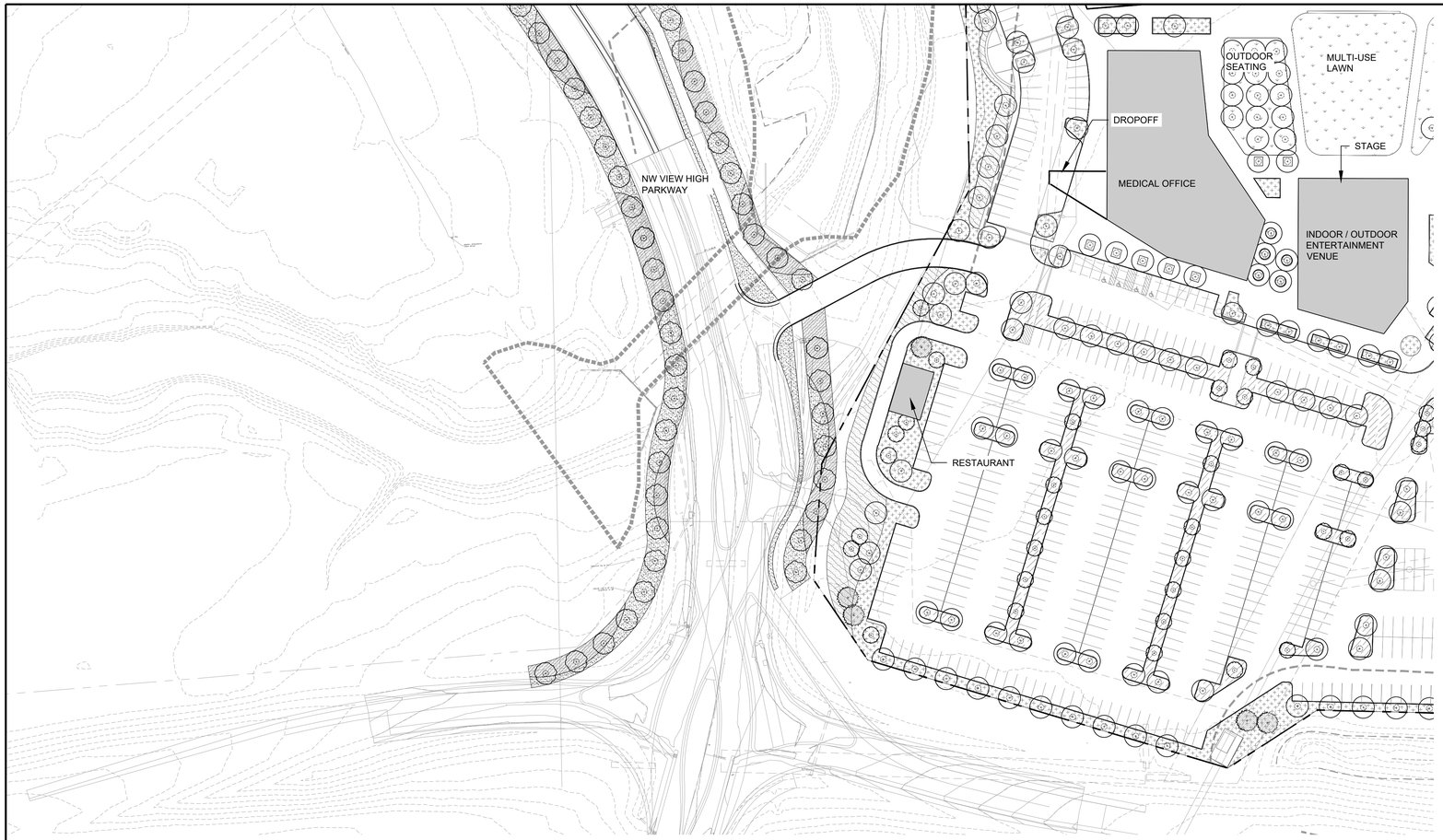

A LANDSCAPE PLAN
0'-1" = 60'-0"

10' 60'
0 30' 120' NORTH

CONCEPT PLANT SCHEDULE NW VIEW HIGH PARKWAY

STREET TREES
* MIN 3" CALIPER TREES
SPECIES BELOW:
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST
GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS RUBRA / RED OAK

TURF
SOD

PARKWAY MIX
* PLUGS @ 12" O.C.
SPECIES BELOW:
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LANDSCAPE CODE REQUIREMENTS

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CIVIL	GBA
LANDSCAPE	HOERR SCHAUDT / LAND 3

HOERR SCHAUDT

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

L-502

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

0 30' 60' 120' 10'

NORTH

IMAGE #1 LOOKING NORTH

IMAGE #1 LOOKING NORTH (SUMMER)

IMAGE #2 LOOKING NORTH

IMAGE #2 LOOKING NORTH

IMAGE #3 LOOKING EAST

IMAGE # 4 LOOKING EAST

IMAGE #5 LOOKING SOUTHEAST

IMAGE #6 LOOKING SOUTHEAST

IMAGE #7 LOOKING SOUTHEAST

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PROJECT TEAM

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CIVIL	GBA
LANDSCAPE	HOERR SCHAUDT / LAND 3

HOERR SCHAUDT

SHEET TITLE

SCREENING EXHIBIT

SHEET NUMBER

L-503

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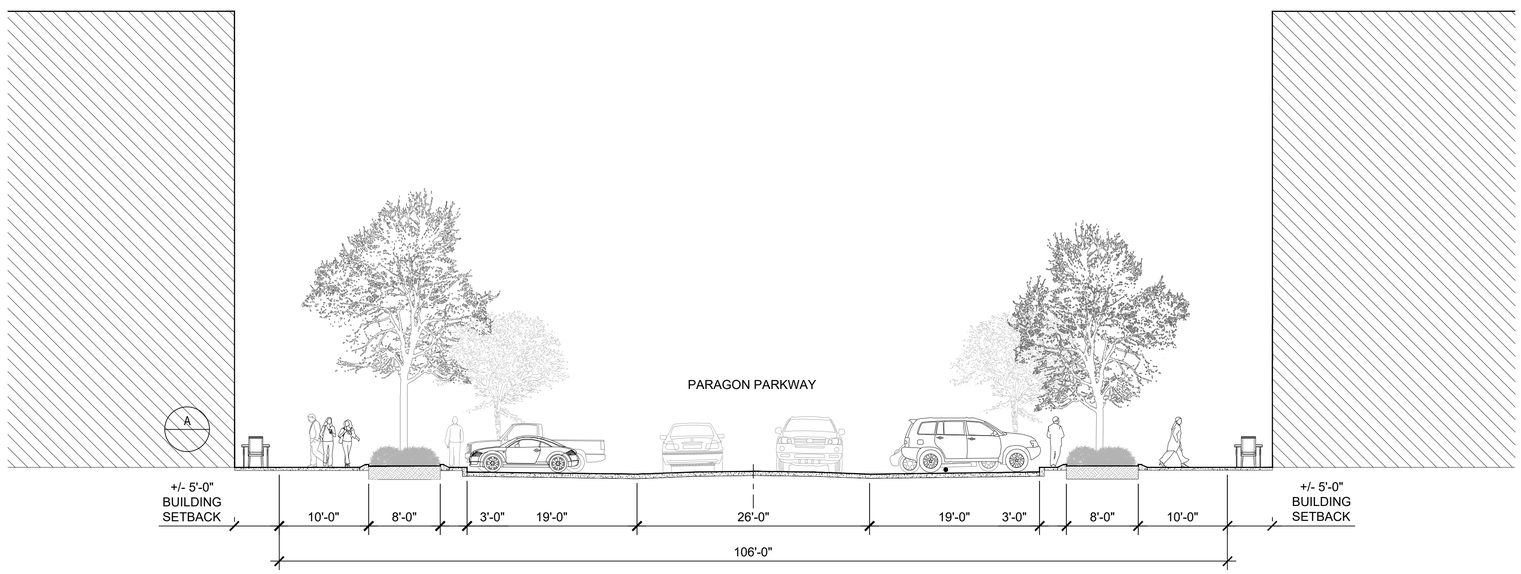

A Paragon Parkway
1/8" = 1'-0"

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PARAGON STAR VILLAGE

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

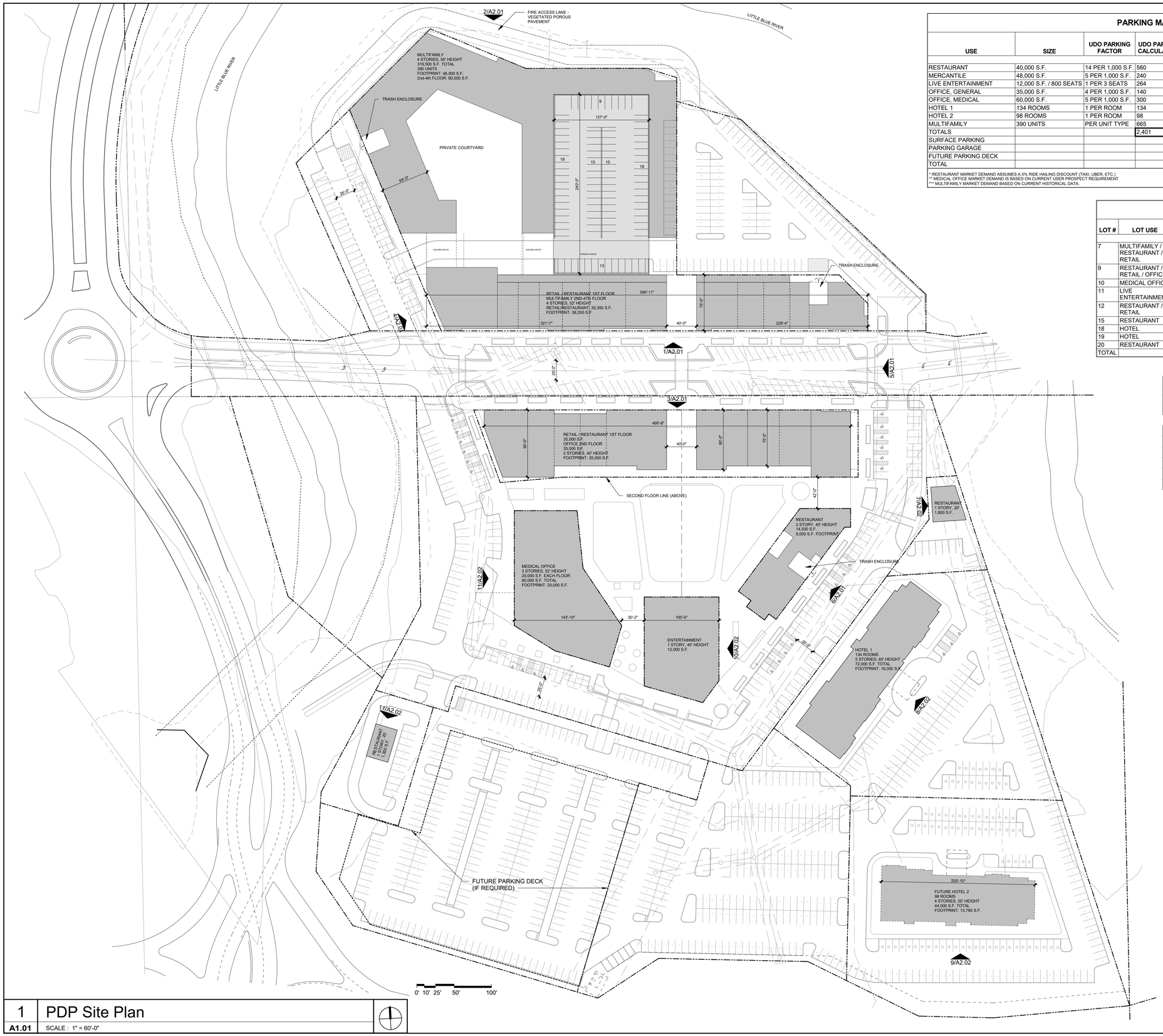
HOERR SCHAUDT

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

L-600



PARKING MATRIX

USE	SIZE	UDO PARKING FACTOR	UDO PARKING CALCULATION	MARKET DEMAND	SHARED PARKING / MARKET DEMAND: DAYTIME DEMAND	SHARED PARKING / MARKET DEMAND: EVENING/WEEKEND DEMAND	PROVIDED PARKING
RESTAURANT	40,000 S.F.	14 PER 1,000 S.F.	560	532*	70% - 392	100% - 532	
MERCANTILE	48,000 S.F.	5 PER 1,000 S.F.	240	240	100% - 240	100% - 240	
LIVE ENTERTAINMENT	12,000 S.F. / 800 SEATS	1 PER 3 SEATS	264	264	0% - 0	100% - 264	
OFFICE, GENERAL	35,000 S.F.	4 PER 1,000 S.F.	140	140	100% - 140	10% - 14	
OFFICE, MEDICAL	60,000 S.F.	5 PER 1,000 S.F.	300	275**	100% - 275	15% - 41	
HOTEL 1	134 ROOMS	1 PER ROOM	134	134	50% - 67	100% - 134	
HOTEL 2	98 ROOMS	1 PER ROOM	98	98	50% - 49	100% - 98	
MULTIFAMILY	390 UNITS	PER UNIT TYPE	665	519***	100% - 519	100% - 519	
TOTALS			2,401		1,682	1,842	
SURFACE PARKING							1,143
PARKING GARAGE							520
FUTURE PARKING DECK							180
TOTAL							1,843

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

FLOOR AREA RATIO

LOT #	LOT USE	LOT SQ FT.	LOT AC.	FLOOR AREA	F.A.R.	BUILDING SETBACK	BUILDING HEIGHT
7	MULTIFAMILY / RESTAURANT / RETAIL	158,558 S.F.	3.64	354,850 S.F.	2.24	0'	52' (4 STORY)
9	RESTAURANT / RETAIL / OFFICE	43,560 S.F.	1.00	70,000 S.F.	1.61	0'	40' (2 STORY)
10	MEDICAL OFFICE	20,473 S.F.	.47	60,000 S.F.	2.93	0'	52' (3 STORY)
11	LIVE ENTERTAINMENT	13,068 S.F.	.30	12,000 S.F.	.92	0'	40' (1 STORY)
12	RESTAURANT / RETAIL	10,454 S.F.	.24	14,500 S.F.	1.39	0'	40' (2 STORY)
15	RESTAURANT	16,117 S.F.	.37	1,350 S.F.	.08	0'	20' (1 STORY)
18	HOTEL	94,090 S.F.	2.16	44,000 S.F.	.47	0'	55' (4 STORY)
19	HOTEL	79,715 S.F.	1.83	72,000 S.F.	.90	0'	65' (5 STORY)
20	RESTAURANT	9,583 S.F.	.22	1,800 S.F.	.19	0'	20' (1 STORY)
TOTAL				630,500 S.F.			

MULTIFAMILY UNIT MIX + UDO PARKING REQ'D

UNIT TYPE	# OF UNITS	PARKING PER UNIT	TOTAL STALLS PER UDO
STUDIO	110	1	110
STUDIO FLEX	120	1	120
1 BEDROOM	75	1.5	112.5
2 BEDROOM	85	1.5	127.5
GUESTS	390 TOTAL	.5	195
TOTAL			665

PARAGON STAR VILLAGE

View High Drive & I-470
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REGISTRATION

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PROJECT TEAM

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

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

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.01

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

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

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PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

CIVIL GBA

LANDSCAPE HOERR SCHAUDT / LAND 3

FINKLE + WILLIAMS
ARCHITECTURE

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SHEET TITLE

PARKING DIAGRAM

SHEET NUMBER

A1.02

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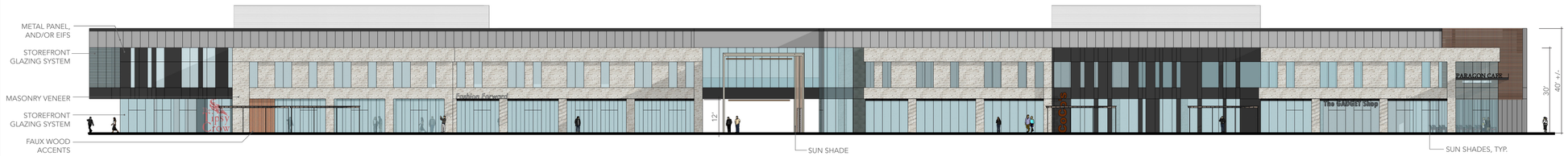
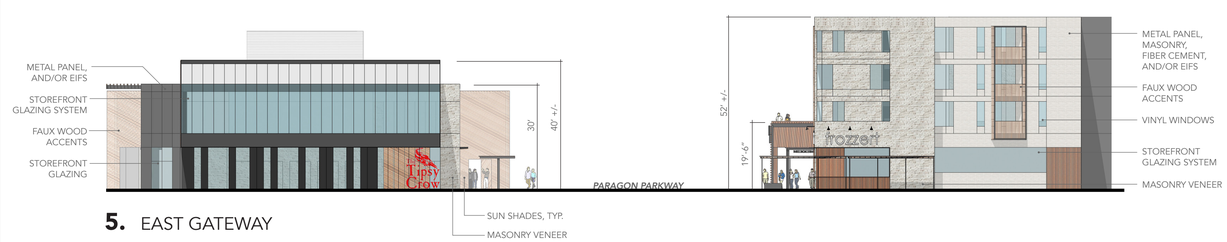
1. SOUTH ELEVATION @ PARAGON PARKWAY RESIDENTIAL / RETAIL

2. NORTH ELEVATION RESIDENTIAL

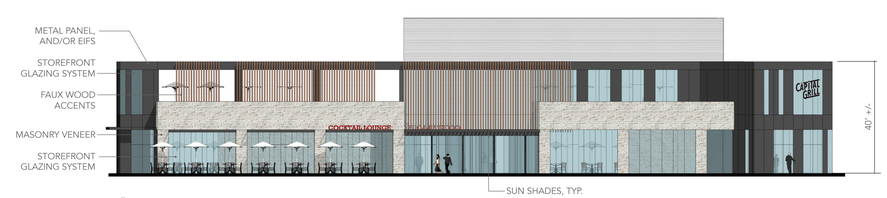


3. NORTH ELEVATION @ PARAGON PARKWAY RETAIL / OFFICE

4. WEST GATEWAY



5. EAST GATEWAY



6. EAST ELEVATION RETAIL / RESTAURANT

PARAGON STAR VILLAGE

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

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PROJECT TEAM

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

SCALE: 1"=20"

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

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A2.01

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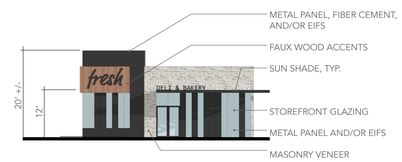
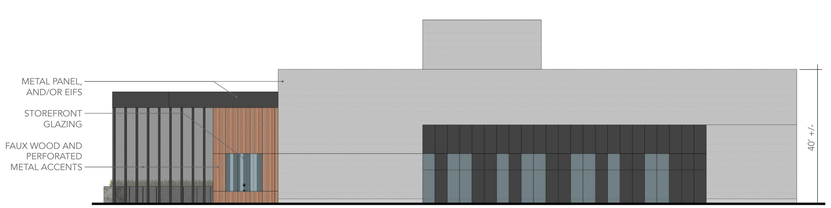


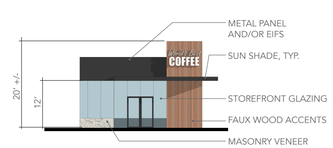
7. WEST ELEVATION RESTAURANT

8. FRONT ELEVATION HOTEL 1

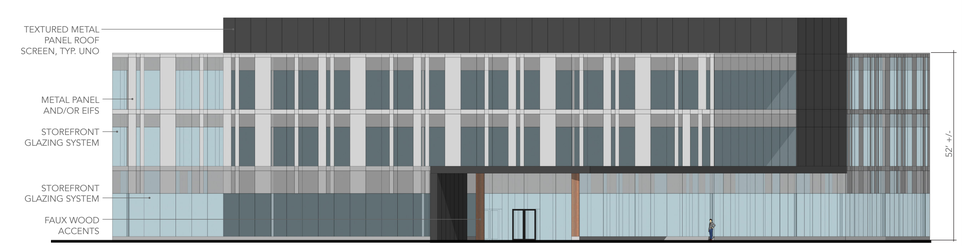
9. FRONT ELEVATION HOTEL 2



10. EAST ELEVATION ENTERTAINMENT



11. NORTH ELEVATION RESTAURANT



12. WEST ELEVATION MEDICAL OFFICE BUILDING

PARAGON STAR VILLAGE

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CIVIL	GBA
LANDSCAPE	HOERR SCHAUDT / LAND 3

SCALE: 1"=20"

FINKLE + WILLIAMS
ARCHITECTURE

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913+498-1550

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A2.02

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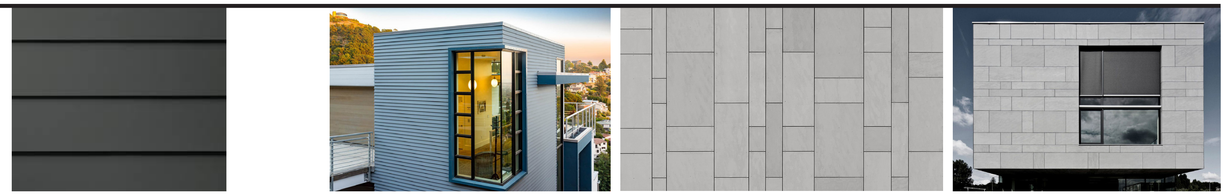
OPAQUE WALL / SOFFIT MATERIALS

MANUFACTURED STONE / BRICK MASONRY VENEER

TEXTURED METAL PANELS

FAUX WOOD CLADDING & SOFFITS

FIBER CEMENT BOARD CLADDING



STUCCO / EIFS COATING

TRANSPARENT / TRANSLUCENT MATERIALS

STOREFRONT GLAZING

PERFORATED METAL / FAUX WOOD SUN-SHADING

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CIVIL	GBA
LANDSCAPE	HOERR SCHAUDT / LAND 3

FINKLE + WILLIAMS
ARCHITECTURE

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913+498-1550

SHEET TITLE

BUILDING MATERIAL PALETTE

SHEET NUMBER

A2.03

ELECTRICAL SYMBOLS

THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS OR ABBREVIATIONS ARE USED.

V2.01

STANDARD MOUNTING HEIGHTS

AUDIBLE APPLIANCES (CENTERLINE)	84"
ALARMS	48"
ANNUNCIATOR PANELS (DISPLAY)	60"
CONTROLS (TOP OF DEVICE)	48"
EXIT SIGNS (WALL MOUNTED)	80"
FIRE ALARM ANNUNCIATOR PANEL (DISPLAY)	60"
FIRE ALARM BELL (EXTERIOR) (CENTERLINE)	120"
FIRE ALARM CONTROL PANEL/UNIT (DISPLAY)	60"
INTERCOM (AFEA ONLY)	36"
INTERCOMS (TOP OF DEVICE)	48"
PULL STATIONS (TOP OF DEVICE)	48"
PHOTOCELLS	144"
RECEPTACLES	16"
RECEPTACLES (EXTERIOR)	24"
RECEPTACLES (GARAGES)	24"
RECEPTACLES (POOLS)	27"
RECEPTACLES (ABOVE COUNTER)	+6" ABOVE BACKSPLASH/COUNTER, 40" MAX
RECEPTACLES IN EQUIPMENT ROOMS	44"
REMOTE INDICATING LIGHT (EQUIPMENT ROOMS)	48"
REMOTE INDICATING LIGHT (FINISHED AREAS)	CEILING
SAFETY SWITCHES (TOP OF DEVICE)	48"
STARTERS (TOP OF DEVICE)	48"
SWITCHES (TOP OF DEVICE)	44"
TELEPHONE, DATA OUTLETS	SAME AS ADJACENT DEVICE, UNO
TELEPHONE TERMINAL BOARD (BOTTOM)	6"
TELEVISION OUTLETS	REFER TO ARCH DRAWINGS
VISIBLE APPLIANCES (CENTERLINE)	84"

USE THE DEFAULT MOUNTING HEIGHTS SHOWN ABOVE UNO IN THE CONSTRUCTION DOCUMENTS. MOUNTING HEIGHTS LISTED ARE ABOVE FINISHED FLOOR (AFF) OR ABOVE FINISHED GRADE (AFG) TO BOTTOM OF OUTLET BOX. ALL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.

ABBREVIATIONS

AF	AMPERE FRAME SIZE
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AS	AMPERE SWITCH
AT	AMPERE TRIP SETTING
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
BAS	BUILDING AUTOMATION SYSTEM
BKR	BREAKER
C	CONDUIT
CAT	CATEGORY
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CD	CANDELA
CKT	CIRCUIT
CODE	APPLICABLE CODE ADOPTED BY JURISDICTION
CT	CURRENT TRANSFORMER
CTR	CENTER
CVD	CUMULATIVE VOLTAGE DROP
DEMO	DEMOLITION
DPDT	DOUBLE-POLE, DOUBLE-THROW
DPST	DOUBLE-POLE, SINGLE-THROW
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCA	FAULT CURRENT AMPS AVAILABLE
FCU	FAN COIL UNIT
FF	FINISHED FLOOR
FLA	FULL LOAD AMPS
FLR	FLOOR
GC	GENERAL CONTRACTOR
GEC	GROUNDING ELECTRODE CONDUCTOR
GES	GROUNDING ELECTRODE SYSTEM
GFR	GROUND FAULT RELAY
G	GROUND
IG	ISOLATED GROUND
ISC	SHORT CIRCUIT CURRENT
JB/J-BOX	JUNCTION BOX
LF	LINEAR FEET
LRA	LOCKED ROTOR AMPS
LTG/LTS	LIGHTING/LIGHTS
MAU	MAKE-UP AIR UNIT
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
N/A	NOT APPLICABLE
NF	NON-FUSED
NL	NIGHT LIGHT (24HR ON)
NRTL	NATIONALLY RECOGNIZED TESTING LABORATORY (CSA,ETL,NSF,UL)
OS	OCCUPANCY SENSOR
P	POLE
PART	PARTIAL CIRCUIT
PH/Ø	PHASE
PNL	PANEL
PNLBD	PANELBOARD
PROVIDE	FURNISH AND INSTALL
PT	POTENTIAL TRANSFORMER
QTY	QUANTITY
RCPT	RECEPTACLE
RELO	RELOCATE
RLA	RUNNING LOAD AMPS
RTU	ROOFTOP UNIT
SCCR	SHORT-CIRCUIT CURRENT RATING
SD	SMOKE DUCT DETECTOR
SF	SQUARE FEET
SPDT	SINGLE-POLE, DOUBLE-THROW
SPST	SINGLE-POLE, SINGLE-THROW
ST	SHUNT TRIP
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TBD	TO BE DETERMINED
TGB	TELECOMMUNICATIONS GROUND BUS BAR
TL	TWISTLOCK
TMGB	TELECOMMUNICATIONS MAIN GROUND BUS BAR
TX	TRANSFORMER
TYP	TYPICAL
U/F	UNDERFLOOR
U/G	UNDERGROUND
U/S	UNDERSLAB
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
VD	VOLTAGE DROP
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE
W/	WITH
WP	WEATHER PROOF
WR	WEATHER RESISTANT
WT	WATERTIGHT
XP	EXPLOSION-PROOF

ANNOTATION

- 1 — MECHANICAL OR FIRE PROTECTION PLAN NOTE CALLOUT
- 1 — PLUMBING PLAN NOTE CALLOUT
- 1 — ELECTRICAL OR FIRE ALARM PLAN NOTE CALLOUT
- 1 — TECHNOLOGY PLAN CALLOUT
- 1 — PLUMBING EQUIPMENT DESIGNATION. (CONTRACTOR FURNISHED AND INSTALLED). REFER TO PLUMBING FIXTURE OR EQUIPMENT SCHEDULES
- 1 — EQUIPMENT DESIGNATION (OWNER FURNISHED, CONTRACTOR INSTALLED)
- CU / 1 — MECHANICAL EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE)
- CONNECTION POINT OF NEW WORK TO EXISTING
- 1 / E1 — DETAIL REFERENCE UPPER NUMBER INDICATES DETAIL NUMBER LOWER NUMBER INDICATES SHEET NUMBER
- 1 / E1 — SECTION CUT DESIGNATION

CIRCUITING & WIRING

- 7 5 3 P1 OR P1-3,5,7 — HOMERUN TO PANELBOARD. INFORMATION AT ARROWS ARE CIRCUIT NUMBERS AND PANELBOARD FOR TERMINATION. REFER TO PANELBOARD SCHEDULES FOR BRANCH CIRCUIT CONDUCTOR SIZES.
- CIRCUIT CONTINUATION OR PARTIAL CIRCUIT
- CONDUIT CONCEALED
- CONDUIT IN/UNDER FLOOR/GROUND CONSTRUCTION
- EXPOSED CONDUIT
- FLEXIBLE CONDUIT
- LOW VOLTAGE CABLE (NOT ROUTED IN CONDUIT)
- CONDUIT TURNING DOWN
- CONDUIT TURNING UP
- CONNECTION POINT OR EQUIPMENT TERMINATION
- EQUIPMENT TERMINATION

CONDUCTOR TICK MARK LEGEND

WHERE TICK MARKS ARE SHOWN, THE FOLLOWING SHALL GOVERN:

- SWITCHED HOT (PHASE) CONDUCTORS (SHOWN TRAILING NEUTRAL)
- NEUTRAL (GROUNDED) CONDUCTOR
- UNSWITCHED HOT (PHASE) CONDUCTORS (SHOWN LEADING NEUTRAL)
- NOTE: HASH MARKS INDICATE QUANTITY OF CONDUCTORS
- EQUIPMENT GROUNDING CONDUCTOR IN CONDUIT (GREEN INSULATION OR BARE)
- ISOLATED GROUNDING CONDUCTOR IN CONDUIT (GREEN INSULATION WITH YELLOW TRACER)

BRANCH CIRCUIT CONDUCTOR TABLE

WHERE TICK MARKS ARE NOT SHOWN, THE FOLLOWING SHALL GOVERN:

# OF POLES	HOT (PHASE)*	NEUTRAL (GROUNDED)**	GROUNDING***
1P	(1)	(1) UNO	(1)
2P	(2)	(1) UNO	(1)
3P	(3)	(1) UNO	(1)

* PROVIDE ADDITIONAL CONDUCTORS THROUGH ENTIRE CIRCUIT (SWITCHED, UNSWITCHED/EM, ETC.) AS INDICATED THROUGHOUT CONSTRUCTION DOCUMENTS AND AS REQUIRED FOR A COMPLETE AND WORKING SYSTEM.

** REFER TO SPECIFICATIONS FOR LIMITATIONS ON SHARING NEUTRAL (GROUNDED) CONDUCTORS. DO NOT CIRCUIT AS A MULTI-WIRE BRANCH CIRCUIT, UNO.

*** PROVIDE ADDITIONAL ISOLATED GROUNDING CONDUCTORS WHERE INDICATED.

REFER TO SPECIFICATIONS, PLANS, NOTES, WIRING AND CONTROL DIAGRAMS FOR ADDITIONAL CIRCUITING REQUIREMENTS.

LINETYPE LEGEND

THROUGHOUT THE DRAWINGS DIFFERENT LINETYPES ARE USED IN COMBINATION WITH THE SYMBOLS TO INDICATE THE STATUS OF ITEMS AS EXISTING, TO BE DEMOLISHED, TO BE INCLUDED AS PART OF NEW WORK AND/OR ITEMS WHICH ARE ANTICIPATED TO BE PROVIDED IN THE FUTURE. THE STATUS OF ITEMS USING THESE LINETYPES ARE RELATIVE TO THE VIEW IN WHICH THEY APPEAR. PHASING SHOWN IN DRAWINGS IS NOT INTENDED TO FULLY DESCRIBE ALL NECESSARY CONSTRUCTION PHASING, WHICH IS DETERMINED BY THE CONTRACTOR AS PART OF THEIR RESPONSIBILITIES. ANY SUCH PHASES DESCRIBED IN THE CONSTRUCTION DOCUMENTS ARE GENERAL AND ONLY INTENDED TO INDICATE A BROAD ORDER FOR THE SAKE OF DESCRIBING THE PROJECT. THE FOLLOWING LINETYPES MAY BE USED ON ANY DEVICE, EQUIPMENT, NOTE, LINE, SHAPE, ETC.

- EXISTING
- DEMOLISH
- NEW
- FUTURE

LIGHTING (REFER TO LIGHT FIXTURE SCHEDULE FOR MORE INFO)

- LIGHT FIXTURE
  - a = SWITCHED BY SWITCH "a"
  - A = LIGHT FIXTURE TYPE "A"
  - = WALL MOUNT
  - 〉 = ARROW INDICATES AIMING DIRECTION
- LIGHT FIXTURE CIRCUITED AS A NIGHT LIGHT (NL)
- EMERGENCY LIGHT FIXTURE WITH EMERGENCY LIGHTING BATTERY PACK OR CONNECTED TO EMERGENCY SOURCE
- NIGHT LIGHT/EMERGENCY LIGHT FIXTURE WITH EMERGENCY BATTERY PACK OR CONNECTED TO EMERGENCY SOURCE
- LIGHT FIXTURE WITH DUAL BALLASTS CIRCUITED SEPARATELY (SHADING IMPLIES EMERGENCY LIGHT FIXTURE)
- LIGHTING TRACK WITH LIGHT FIXTURE TYPES AS INDICATED
- MIRROR LIGHTS
- EXTERIOR SITE PARKING LOT LIGHT FIXTURE
- EXTERIOR PEDESTRIAN POST TOP LIGHT FIXTURE
- EXTERIOR LIT BOLLARD LIGHT FIXTURE
- EXIT SIGN - CEILING / WALL MOUNTED, ARROWS AS INDICATED, FACE HATCHED
- EMERGENCY LIGHTING UNIT EQUIPMENT WITH BATTERY PACK - CEILING/WALL MOUNTED
- AFEA (AREA FOR EVACUATION ASSISTANCE) SIGN - CEILING/WALL MOUNTED, ARROWS AS INDICATED

POWER EQUIPMENT & DEVICES

- ELECTRICAL PANELBOARD (SURFACE OR FLUSH MOUNT)
- TERMINAL CABINET (SURFACE OR FLUSH MOUNT), TYPE AS NOTED
- PLYWOOD TERMINAL BOARD FOR TELEPHONE SYSTEM, UNO. SIZE AS NOTED
- SWITCHBOARD OR MOTOR CONTROL CENTER ON HOUSEKEEPING PAD
- ELECTRICAL DISTRIBUTION PANELBOARD
- TRANSFORMER
- MOTOR
- 200/3/150/3R — DISCONNECT SWITCH - "200/3/150/3R" DENOTES AMPERES/POLE/FUSE/NEMA ENCLOSURE RATING, NF= NON-FUSED, CB= CIRCUIT BREAKER (200/3/CB), NO VALUE (200/3/150) FOR NEMA ENCLOSURE MEANS STANDARD NEMA 1 RATING
- 30/3/15/1/3R — COMBINATION DISCONNECT (SAFETY) SWITCH AND MOTOR STARTER "30/3/15/1/3R" DENOTES AMPERES/POLE/FUSE/NEMA STARTER SIZE/NEMA ENCLOSURE RATING. NF= NON-FUSED, CB= CIRCUIT BREAKER (30/3/CB/1), NO VALUE (200/3/150/1) FOR NEMA ENCLOSURE MEANS STANDARD NEMA 1 ENCLOSURE RATING
- 2 — MAGNETIC MOTOR STARTER, NEMA SIZE AS NOTED. 3-POLE, UNO
- $M — MANUAL MOTOR STARTER DISCONNECT
- $FH — FRACTIONAL HORSEPOWER MANUAL CONTROLLER
- $IH — INTEGRAL HORSEPOWER MANUAL CONTROLLER
- VFD — VARIABLE FREQUENCY DRIVE
- R — RELAY OR CONTACTOR (IN SCHEMATICS)
- C — CONTACTOR (SIZE, COIL VOLTAGE AND NUMBER OF POLES AS INDICATED)
- TS — TIME SWITCH
- PC — PHOTOCELL
- INDICATING LIGHT
- EMERGENCY POWER OFF BUTTON
- STOP-START PUSH BUTTON CONTROL STATION
- HAND-OFF-AUTO PUSH BUTTON CONTROL STATION
- MUSHROOM-TYPE PUSH BUTTON
- OVERHEAD PADDLE FAN

LIGHTING CONTROL DEVICES, WIRING DEVICES & BOXES

- $ — SINGLE POLE SWITCH (NO LETTER DESIGNATION)
- $3 — SWITCH LETTER DESIGNATIONS AS FOLLOWS:
  - 2 = TWO POLE
  - 3 = THREE-WAY
  - 4 = FOUR-WAY
  - D = DIMMER
  - F = FAN SPEED CONTROL
  - K = KEYED
  - LV = LOW VOLTAGE
  - OS = OCCUPANCY SENSOR
  - P = SPST PILOT LIGHT
  - VS = VACANCY SENSOR
  - WP = WEATHER PROOF
- ALC — AUTOMATIC LOAD CONTROL RELAY
- BTS — BRANCH CIRCUIT TRANSFER SWITCH
- SIMPLEX RECEPTACLE - NEMA 5-20R, UNO
- DUPLEX RECEPTACLE - NEMA 5-20R, UNO
- DOUBLE DUPLEX RECEPTACLE - NEMA 5-20R, UNO
- SPECIAL RECEPTACLE - NEMA TYPE AS NOTED
- TWIST-LOCK TYPE RECEPTACLE
- OR GFCI — GFCI TYPE RECEPTACLE*
- ISOLATED GROUND TYPE RECEPTACLE*
- OR EM — EMERGENCY RECEPTACLE*
- RECEPTACLE INSTALLED ABOVE COUNTER OR BACKSPLASH*
- RECEPTACLE INSTALLED IN CEILING*
- RECEPTACLE INSTALLED IN FLOOR*
- RECEPTACLE INSTALLED VIA DROP CORD*
- WR/WP — RECEPTACLE LETTER DESIGNATIONS AS FOLLOWS:
  - C = AUTOMATICALLY CONTROLLED
  - CH = CLOCK HANGER TYPE
  - D = DEMOLISHED
  - E/ETR/EX = EXISTING
  - EM = EMERGENCY POWER
  - GFCI = GROUND-FAULT CIRCUIT INTERRUPTER
  - H = HORIZONTALLY MOUNTED
  - IG = ISOLATED GROUND
  - R = RELOCATED
  - S = MANUALLY SWITCHED
  - TR = TAMPER RESISTANT
  - TV = TELEVISION
  - USB = USB/DUPLEX
  - WP = WEATHER PROOF COVER
  - WR = WEATHER RESISTANT
- MULTI-OUTLET ASSEMBLY
- TELEPHONE OUTLET
- DATA OUTLET
- MULTI-SERVICE OUTLET; TELEPHONE AND DATA
  - ABOVE COUNTER, TYP
  - WALL, TYP
  - FLOOR, TYP
- A — MULTI-SERVICE POWER POLE WITH TELEPHONE, DATA AND POWER OUTLETS A = TYPE, REFER TO PLANS, SCHEDULES AND SPECIFICATIONS
- A — MULTI-SERVICE FLOOR BOX WITH TELEPHONE, DATA AND POWER OUTLETS A = TYPE, REFER TO PLANS, SCHEDULES AND SPECIFICATIONS
- A — POKE THROUGH, A = TYPE, REFER TO PLANS, SCHEDULES AND SPECIFICATIONS
- T — THERMOSTAT
- J — JUNCTION BOX/OUTLET BOX
- G — BLANK FACE GFCI FEED THROUGH DEVICE

REFER TO LIGHTING CONTROL DEVICE SCHEDULE FOR ADDITIONAL DEVICE SYMBOLS AND DEFINITIONS SPECIFIC TO THIS PROJECT.

*SYMBOL DEMONSTRATED WITH DUPLEX RECEPTACLE, WHEN USED IN COMBINATION WITH OTHER DEVICES MEANING IS SIMILAR FOR THOSE DEVICE TYPES.

SIGNALING

- B — SIGNALING BELL
- B — SIGNALING BUZZER
- T — LV TRANSFORMER

ELECTRICAL ONE-LINE & RISER DIAGRAM

- ##A 3P — SWITCH (RATING AS INDICATED)
- ##A 3P — DRAWOUT CIRCUIT BREAKER (RATINGS AS INDICATED)
- ##AS 3P ##AF — FUSED SWITCH (RATING, POLES AND FUSE TYPE AS INDICATED)
- ##AS 3P ##AF FUSE TYPE NEMA # — COMBINATION FUSED SWITCH/STARTER AND STARTER SIZE
- ##A 3P — CIRCUIT BREAKER (RATINGS AS INDICATED)
- ##A 3P NEMA # — COMBINATION CIRCUIT BREAKER/STARTER AND STARTER SIZE
- PANELBOARD, SINGLE OR MULTI-SECTION (REFER TO SCHEDULES)
- ISOLATED POWER PANELBOARD W/ INTEGRAL TRANSFORMER (REFER TO SCHEDULES)
- TX# — TRANSFORMER (TYPE AND RATINGS AS INDICATED)
- TX# — SHIELDED TRANSFORMER (TYPE AND RATINGS AS INDICATED)
- ATS# ##A — AUTOMATIC TRANSFER SWITCH (RATINGS AS INDICATED)
- ATS# (W/BYPASS) ##A — AUTOMATIC TRANSFER SWITCH WITH BYPASS (RATINGS AS INDICATED)
- ## KW GENERATOR 480Y/277V, 3Ø, 4W ##A, 3P M/G — GENERATOR (RATINGS AS INDICATED)
  - NON-SEPARATELY DERIVED SOURCE OR SEPARATELY DERIVED SOURCE
- MDP SWITCHBOARD ELEC ROOM ### AMPS 480Y/277V 3Ø 4W — SWITCHGEAR, SWITCHBOARD AND/OR DISTRIBUTION PANELBOARD (TYPE, RATING, DEVICES AND ACCESSORIES AS INDICATED)
- DIGITAL VM AM — COMBINATION DIGITAL VOLT METER/AMMETER
- ### — CIRCUIT IDENTIFICATION (REFER TO CIRCUIT SCHEDULE)
- GFR — GROUND FAULT RELAY
- PFR — PHASE FAILURE RELAY
- KK# — KIRK-KEY INTERLOCK (# INDICATES KEY PAIR)
- ST — SHUNT TRIP
- AM — AMMETER (RANGE AS SPECIFIED OR REQUIRED)
- VM — VOLTMETER (RANGE AS SPECIFIED OR REQUIRED)
- UTILITY METER M — UTILITY METER (AS REQUIRED BY UTILITY)
- AS — AMMETER SWITCH
- VS — VOLTMETER SWITCH
- WH D 15 — WATT-HOUR METER, "D" DENOTES DEMAND REGISTER, "15" DENOTES MINUTES OF DEMAND INTERVAL
- CURRENT TRANSFORMER RATING AS SPECIFIED OR REQUIRED
- POTENTIAL TRANSFORMER RATING AS SPECIFIED OR REQUIRED
- SPD — SURGE-PROTECTIVE DEVICE
- GROUND CONNECTION
- GROUND CONNECTION WITH TEST WELL
- GROUND ROD
- LIGHTNING ARRESTER
- CAPACITOR
- CONTACT (OPEN OR CLOSED)
- HEATER
- MOTOR
- ## — BLOCK LOAD KW OR KVA
- × F# × FP# — FAULT POINT REFERENCED IN SHORT CIRCUIT CURRENT AND VOLTAGE DROP SPREADSHEET

PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

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WWW.HENDERSONENGINEERS.COM
1850004412
MO. CORPORATE NUMBER: E-556D
EXPIRES 12/31/20

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

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SHEET TITLE

ELECTRICAL SYMBOLS AND LEGENDS N/A

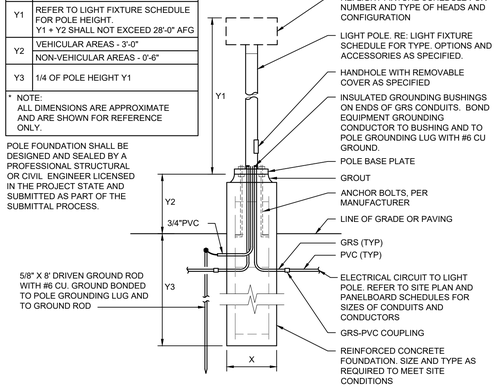
SHEET NUMBER

E000

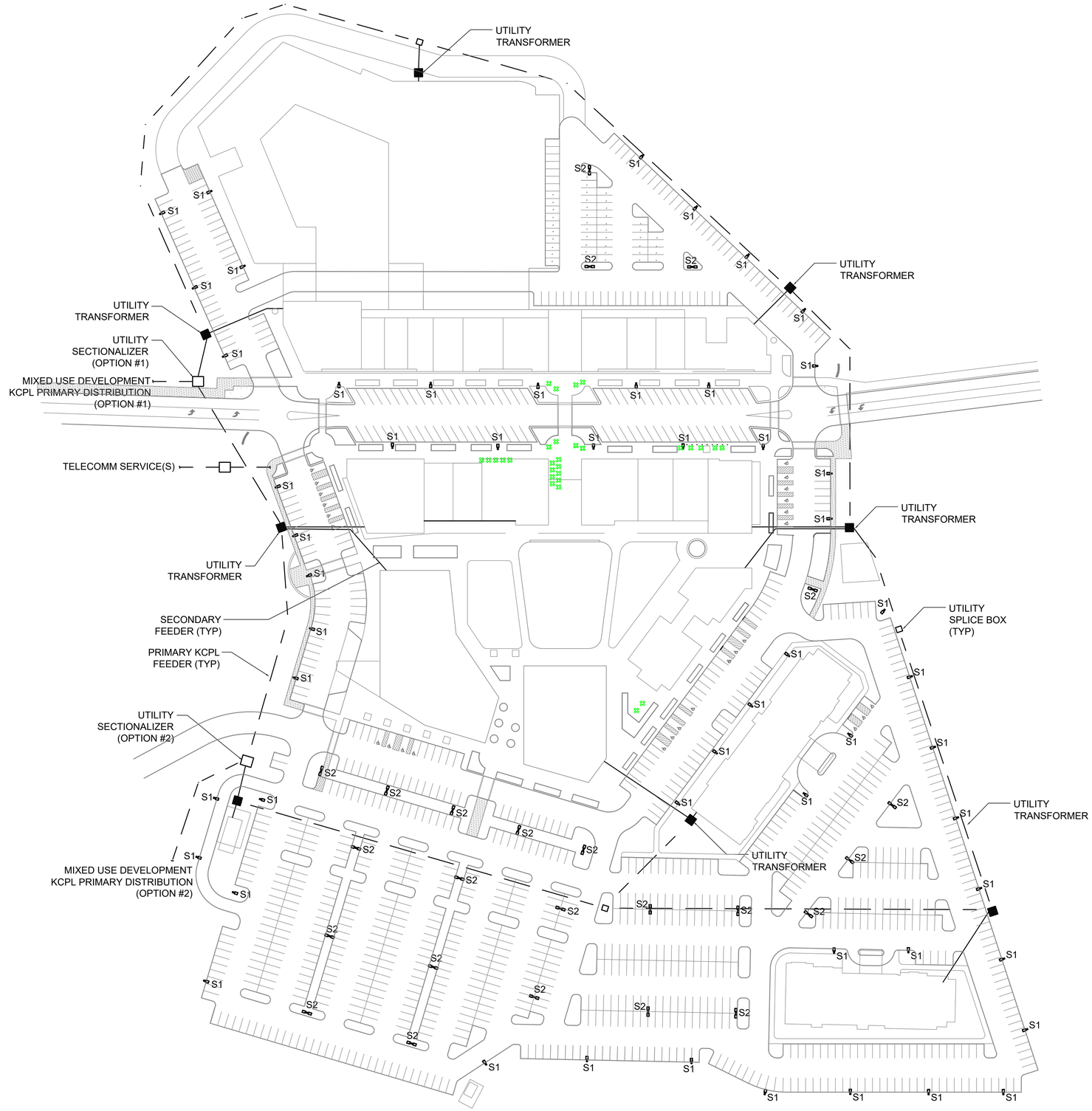
H:\Paragon Star\Paragon Star Village\Revit\Paragon Star Development v2.0.rvt

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

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



2 POLE BASE DETAIL
NO SCALE



1 ELECTRICAL SITE PLAN
SCALE: 1" = 64'

PARAGON STAR VILLAGE

View High Drive & I-470
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SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NUMBER
E100

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

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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Extend 0s	Illuminance	Fc	0.02	0.5	0.0	N.A.	N.A.
Extend 0s east	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
Extend 0s east 1	Illuminance	Fc	0.10	0.2	0.0	N.A.	N.A.
Parallel Parkway	Illuminance	Fc	2.15	3.1	1.4	1.54	2.21
Parking Lot NE	Illuminance	Fc	1.92	4.4	0.5	3.84	8.80
Parking Lot NW	Illuminance	Fc	2.32	3.4	0.8	2.90	4.25
Parking Lot South	Illuminance	Fc	2.10	5.7	0.2	10.50	28.50

LIGHT FIXTURE SCHEDULE

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

McGraw-Edison

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

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

SPECIFICATION FEATURES

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

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

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

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

Warranty
Five-year warranty.

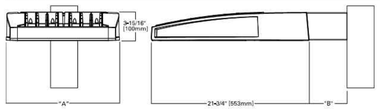
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology CLICK HERE

DIMENSIONS



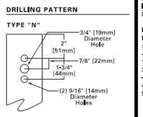
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length †	Weight with Arm lbs. (kgs.)	EPA with Arm *ft.^{2} (m^2)
1x4	15+1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15,0 kgs.)	0,96
5x6	21+5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20,0 kgs.)	1,90
7x8	27+5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24,5 kgs.)	1,07
9+10	33+3/4" (857mm)	7" (178mm)	16" (406mm)	63 (29,6 kgs.)	1,12

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

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

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

EATON
Powering Business Worldwide

TD500020EN
November 30, 2018 2:24 PM
*www.designlights.org

1 ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1" = 64'

PARAGON STAR VILLAGE

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

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

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

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

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EXPIRES 12/31/20

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JULIETTE A. PIERCE
LICENSE # PE-2009003622

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SHEET TITLE
ELECTRICAL PHOTOMETRIC PLAN

SHEET NUMBER
E200

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