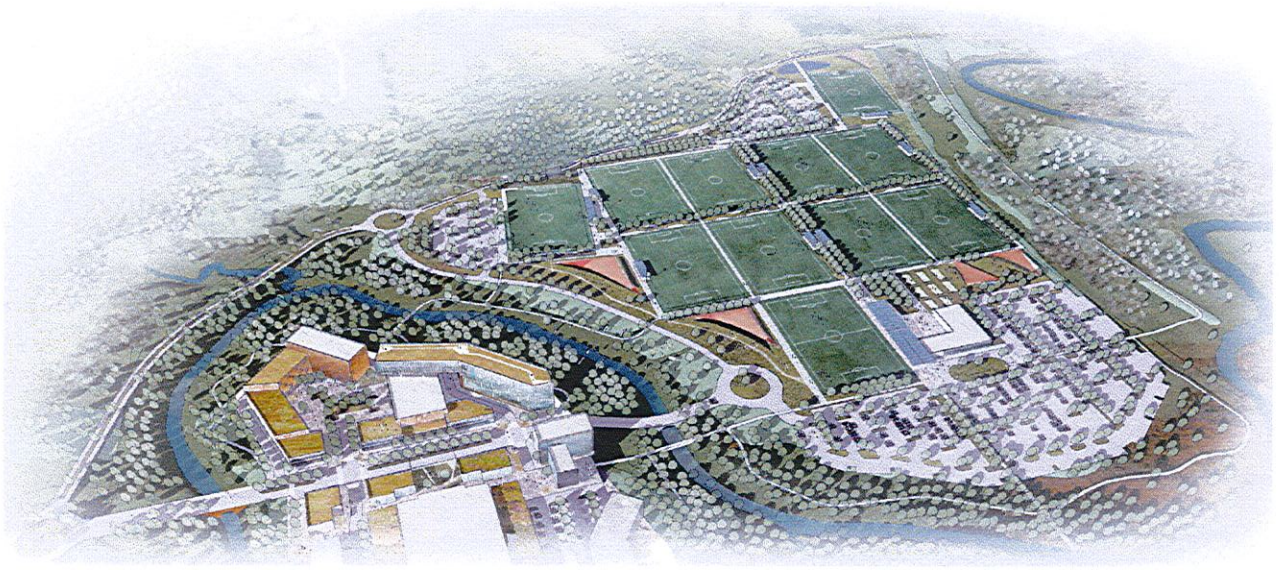


PARAGON STAR

Lee's Summit, MO Project No: 12063.00

Preliminary Development Package

SHEET INDEX

G001	REFERENCE PLAN
G002	PRELIMINARY PLAT
G050	EXISTING CONDITIONS PLAN
G051	EXISTING CONDITIONS PLAN
G052	EXISTING CONDITIONS PLAN
G053	EXISTING CONDITIONS PLAN
G100	SITE PLAN
G101	SITE PLAN
G102	SITE PLAN
G103	SITE PLAN
G300	UTILITY/DIMENSION PLAN
G301	UTILITY/DIMENSION PLAN
G302	UTILITY DIMENSION PLAN
G303	UTILITY/DIMENSION PLAN
G304	OVERALL UTILITY PLAN
G305	OVERALL UTILITY PLAN
G400	LANDSCAPE PLAN
G401	LANDSCAPE PLAN
G402	LANDSCAPE PLAN
G403	LANDSCAPE PLAN
G500	CLUBHOUSE ELEVATIONS
G501	SIGNAGE ELEVATIONS
G600	TYPICAL SECTIONS

RECEIVED

AUG 23 2016

Planning & Codes Admin

-2016-135

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.802.6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66210
p.913.492.0400

BNIM Architects — Architect
1735 Baltimore, Suite 300 — Landscape Architect
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4436 State Line Rd
Kansas City, KS 66103
p.816.297.6019
p.913.371.7933

PARAGON STAR

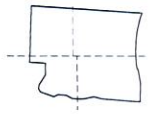
Lee's Summit, MO Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan



Seal

Aaron James Ross - Landscape Architect
MO# LA-2012019745

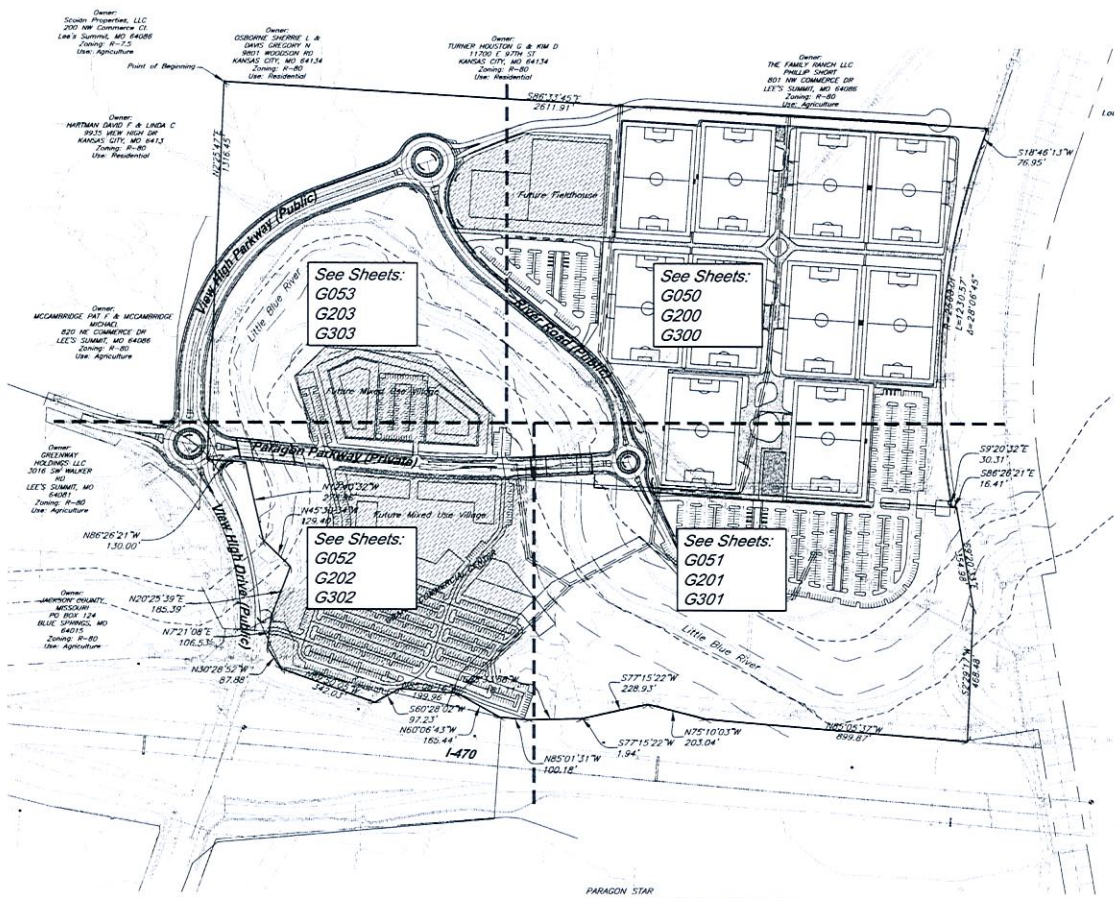
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
Licenses Number: 000577

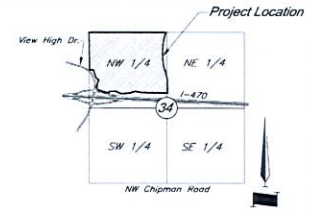
COVER SHEET

G000

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects





VICINITY MAP

Scale: 1"=2000'

Preliminary Development Plan Boundary Description:

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

BEGINNING at the Northwest corner of said Northwest Quarter of Section 34; thence South 86°33'45" East, along the North line of said Northwest Quarter, a distance of 2611.91 feet, to a point on the Westerly Right-of-Way line of Union Pacific Railroad, as now established; thence South 18°46'13" West, departing said North line, along said Westerly Right-of-Way line, a distance of 76.95 feet, to a point of curvature; thence Southwesterly and Southeasterly, continuing along said Westerly Right-of-Way line, along a curve to the left, having a radius of 2508.01 feet, and a central angle of 28°06'45", a distance of 1230.57 feet, to a point of tangency; thence South 09°20'32" East, continuing along said Westerly Right-of-Way line, a distance of 30.31 feet, to a point on the South line of the North half of said Northwest Quarter; thence South 86°28'21" East, continuing along said Westerly Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 16.41 feet; thence South 09°20'32" East, departing said South line of the North half of the Northwest Quarter, continuing along said Westerly Right-of-Way line, a distance of 354.98 feet, to a point on the East line of said Northwest Quarter; thence South 02°29'17" West, continuing along said Westerly Right-of-Way line, and along said East line of the Northwest Quarter, a distance of 468.48 feet, to a point on the North Right-of-Way line of Interstate 470, as now established; thence North 85°05'37" West, departing said Westerly Right-of-Way line, along said North Right-of-Way line of Interstate 470, a distance of 899.87 feet; thence North 75°10'03" West, continuing along said North Right-of-Way line, a distance of 203.04 feet; thence South 77°15'22" West, continuing along said North Right-of-Way line, a distance of 228.93 feet, to a point on the East line of the Southwest Quarter of said Northwest Quarter, said point also being the Southeast corner of said GRAHAM COMMERCIAL CENTER; thence continuing South 77°15'22" West, continuing along said North Right-of-Way line, and along the South line of said subdivision, a distance of 1.94 feet; thence South 88°33'59" West, continuing along said North Right-of-Way line, and along said South line of said subdivision, a distance of 181.11 feet; thence North 85°01'31" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 100.18 feet; thence North 60°06'43" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 165.44 feet; thence North 85°08'16" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 199.96 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 97.23 feet; thence North 69°50'25" West, continuing along said North Right-of-Way line, and said South line said subdivision, a distance of 342.03 feet, to the Southwest corner of said subdivision; thence North 30°28'52" West, continuing along said North Right-of-Way line, and along the West line of said subdivision, a distance of 87.88 feet; thence North 07°21'08" East, continuing along said North Right-of-Way line and it's transition to the East Right-of-Way line of View High Drive, as now established, and said West line of said subdivision, a distance of 106.53 feet; thence North 20°25'39" East, departing said West line of said subdivision, continuing along said East Right-of-Way line of View High Drive, a distance of 185.39 feet; thence North 45°30'34" West, continuing along said East Right-of-Way line, a distance of 129.40 feet; thence North 12°40'32" West, continuing along said East Right-of-Way line, a distance of 278.96 feet, to a point on said South line of the North half of the Northwest Quarter; thence North 86°26'21" West, continuing along said East Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 130.00 feet, to the Southwest corner of said North half of the Northwest Quarter; thence North 02°25'47" East, along the West line of said Northwest Quarter, a distance of 1,316.45 feet, to the POINT OF BEGINNING, containing 5,217,462.56 square feet or 119.78 acres, more or less.

LAND USE SCHEDULE	AREA SF	REQUIRED	PROVIDED	REF	NOTES
C.6 TOTAL FLOOR AREA	17,750				
Clubhouse	12,750			G500	
Auxiliary Restroom + Concessions	5,000			G100	
C.6.A NUMBER OF DWELLING UNITS	NA				
C.6.B TOTAL LAND AREA	119.8 acres			G002	
Clubhouse	33,061.80			G002	Clubhouse Located in Lot 4 of Plat, re: G002
Auxiliary Restroom + Concessions	119.8 acres			G002	Auxiliary Building part of Lot 1
C.6.C TOTAL PARKING		-	537		
Clubhouse		64	64	G101	
Auxiliary Restroom + Concessions		na	na	G101, G100	
C.6.F FLOOR AREA RATIO					
Clubhouse	0.4				
Auxiliary Restroom + Concessions	NA				
C.6.G DWELLING UNITS/ACRE	NA				
C.6.H RANGE OF LAND USES					
Residential Commercial, Institutional & Other (Outdoor Recreational Facility)					

PARAGON STAR

Commercial Design Standards Narrative & Notes:

7.130.B.1: Clubhouse features 4-sided architecture, with similar materials on all building facades.
7.130.B.3: Clubhouse is under 50 feet.
7.130.B.6: Clubhouse Service Doors match adjacent façade materials.
7.130.B.7: See Sheet G500 for elevations showing building articulation.
7.130.B.8b: Rooftop mechanical equipment will be screened by parapet. No ground mounted units.
7.130 B.8.c: No internal pedestrian walkways in project.
7.140.B.2: Maximum impervious coverage of site = 26% (31.5 acres impervious of 119.8 total), less than 60% per design guidelines.
7.150: Central Celebration Plaza and Open Space Promenades = 5.5% of site, exceeding 5% requirement. This does not include open space accessible by trails in Little Blue River setback zone.
7.160.A: Clubhouse Entrances face landscaped celebration plaza and entry street.
7.160.B: Clubhouse Windows face entry street & drop-off (south façade).
7.210.A: Clubhouse façade consists of glass curtain wall and high quality architectural metal panel.
7.220.G: Trash Enclosure is designed as interior condition in clubhouse with architectural rolling door designed to match exterior façade. See Sheet G500 for building elevation.

Requested Modifications to the UDO:

1. Encroachments into Stream Setback Buffer as Approved by Director of Planning and Codes Administration.

2. Athletic field light pole maximum height shall not exceed 80 feet.

Note:

This Preliminary Development Plan shall also serve as the Preliminary Plat

Legend

Proposed Building

Conceptual layout - Excluded from Preliminary Development Plan

RECEIVED

AUG 23 2016

Planning & Codes Admin

Prepared and Submitted By:

George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
Phone: 913-492-0400 Fax: 913-577-8312
Contact: Brad Burton P.E.
Email: bburton@gbateam.com

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

-2016-135

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.692.6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.0400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p.913.371.7333

GBA Project NO. 12770

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — E-25862

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
Licenses Number: 000377

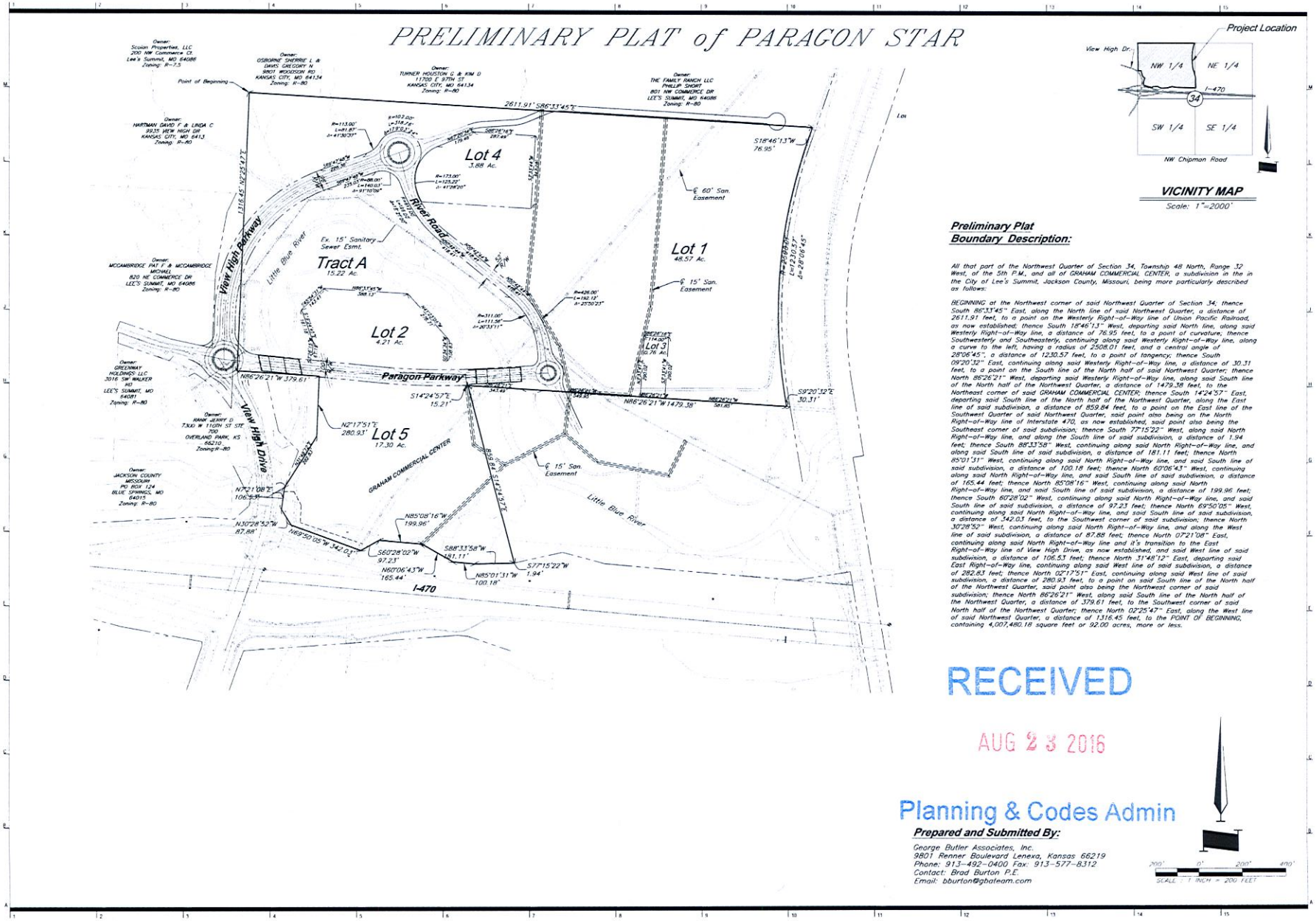
REFERENCE PLAN

G001

8/24/2016 10:38:21 AM

Copyright © 2014 BNIM Architects

PRELIMINARY PLAT of PARAGON STAR



VICINITY MAP

Scale: 1"=2000'

Preliminary Plat Boundary Description:

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

BEGINNING at the Northwest corner of said Northwest Quarter of Section 34; thence South 86°33'45" East, along the North line of said Northwest Quarter, a distance of 2611.91 feet, to a point on the Westerly Right-of-Way line of Union Pacific Railroad, as now established; thence South 18°46'13" West, departing said North line, along said Westerly Right-of-Way line, a distance of 76.95 feet, to a point of curvature; thence Southwesterly and Southeasterly, continuing along said Westerly Right-of-Way line, along a curve to the left, having a radius of 2508.01 feet, and a central angle of 28°06'45", a distance of 1230.57 feet, to a point of tangency; thence South 09°20'32" East, continuing along said Westerly Right-of-Way line, a distance of 30.31 feet, to a point on the South line of the North half of said Northwest Quarter; thence North 86°26'21" West, departing said Westerly Right-of-Way line, along said South line of the North half of the Northwest Quarter, a distance of 1479.38 feet, to the Northeast corner of said GRAHAM COMMERCIAL CENTER; thence South 14°24'57" East, departing said South line of the North half of the Northwest Quarter, along the East line of said subdivision, a distance of 859.84 feet, to a point on the East line of the Southwest Quarter of said Northwest Quarter, said point also being on the North Right-of-Way line of Interstate 470, as now established, said point also being the Southeast corner of said subdivision; thence South 77°15'22" West, along said North Right-of-Way line, and along the South line of said subdivision, a distance of 1.94 feet; thence South 88°33'58" West, continuing along said North Right-of-Way line, and along said South line of said subdivision, a distance of 181.11 feet; thence North 85°01'31" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 100.18 feet; thence North 60°06'43" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 165.44 feet; thence North 85°08'16" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 199.96 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 97.23 feet; thence North 69°50'05" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 342.03 feet, to the Southwest corner of said subdivision; thence North 30°28'52" West, continuing along said North Right-of-Way line, and along the West line of said subdivision, a distance of 87.88 feet; thence North 07°21'08" East, continuing along said North Right-of-Way line and it's transition to the East Right-of-Way line of View High Drive, as now established, and said West line of said subdivision, a distance of 106.53 feet; thence North 31°48'12" East, departing said East Right-of-Way line, continuing along said West line of said subdivision, a distance of 282.83 feet; thence North 02°17'51" East, continuing along said West line of said subdivision, a distance of 280.93 feet, to a point on said South line of the North half of the Northwest Quarter, said point also being the Northwest corner of said subdivision; thence North 86°26'21" West, along said South line of the North half of the Northwest Quarter, a distance of 379.61 feet, to the Southwest corner of said North half of the Northwest Quarter; thence North 02°25'47" East, along the West line of said Northwest Quarter, a distance of 1,316.45 feet, to the POINT OF BEGINNING, containing 4,007,480.18 square feet or 92.00 acres, more or less.

RECEIVED

AUG 23 2016

Planning & Codes Admin

Prepared and Submitted By:

George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
Phone: 913-492-0400 Fax: 913-577-8312
Contact: Brad Burton P.E.
Email: bburton@gbateam.com

SCALE: 1 INCH = 200 FEET

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC 801 Northwest Commerce Drive Lees Summit, MO 64086 p.855.802.6800	Owner/Developer
George Butler Associates Inc. 9801 Renner Blvd. Suite 300 Lenexa, KS 66219 p.913.492.0400	Engineer
BNIM Architects 1726 Baltimore, Suite 300 Kansas City, MO 64108 p.816.783.1500	Architect
Land 3 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p.913.371.7333	Landscape Architect

GBA Project NO. 12770

PARAGON STAR

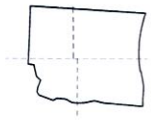
Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan



Seal

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
Licenses Number: 000377

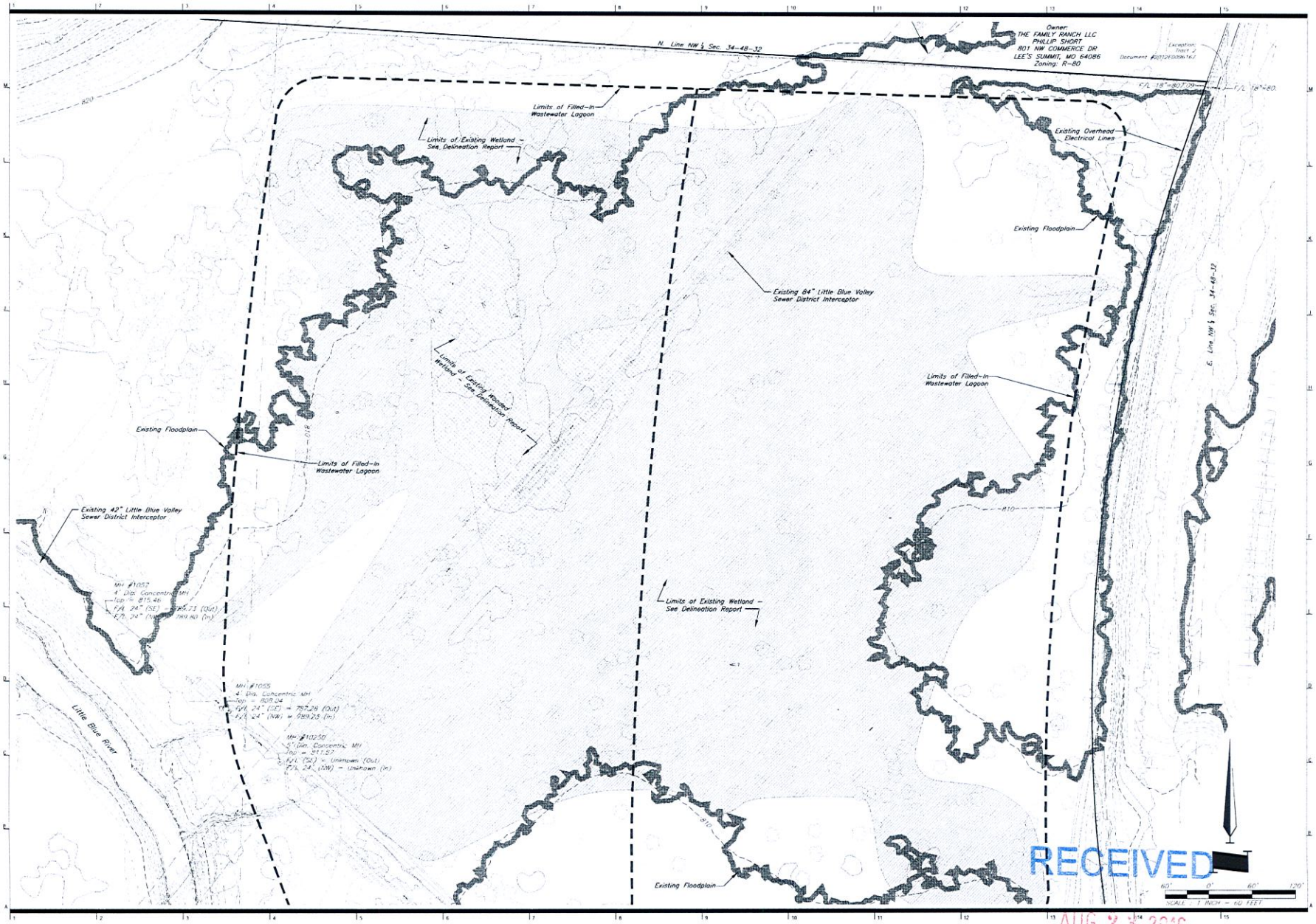
PRELIMINARY PLAT

G002

8/4/2003 10:38:21 AM

Copyright © 2014 BNIM Architects

-2016-135



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC 801 Northwest Commerce Drive Lee's Summit, MO 64086 p.855.802.6800	Owner/Developer
George Butler Associates Inc 9801 Renner Blvd, Suite 300 Lenexa, KS 66219 p.913.492.9400	Engineer
BNIM Architects 1726 Baltimore, Suite 300 Kansas City, MO 64108 p.816.783.1500	Architect
Land 3 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p.913.371.7933	Landscape Architect

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — E-25862 — 8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000077

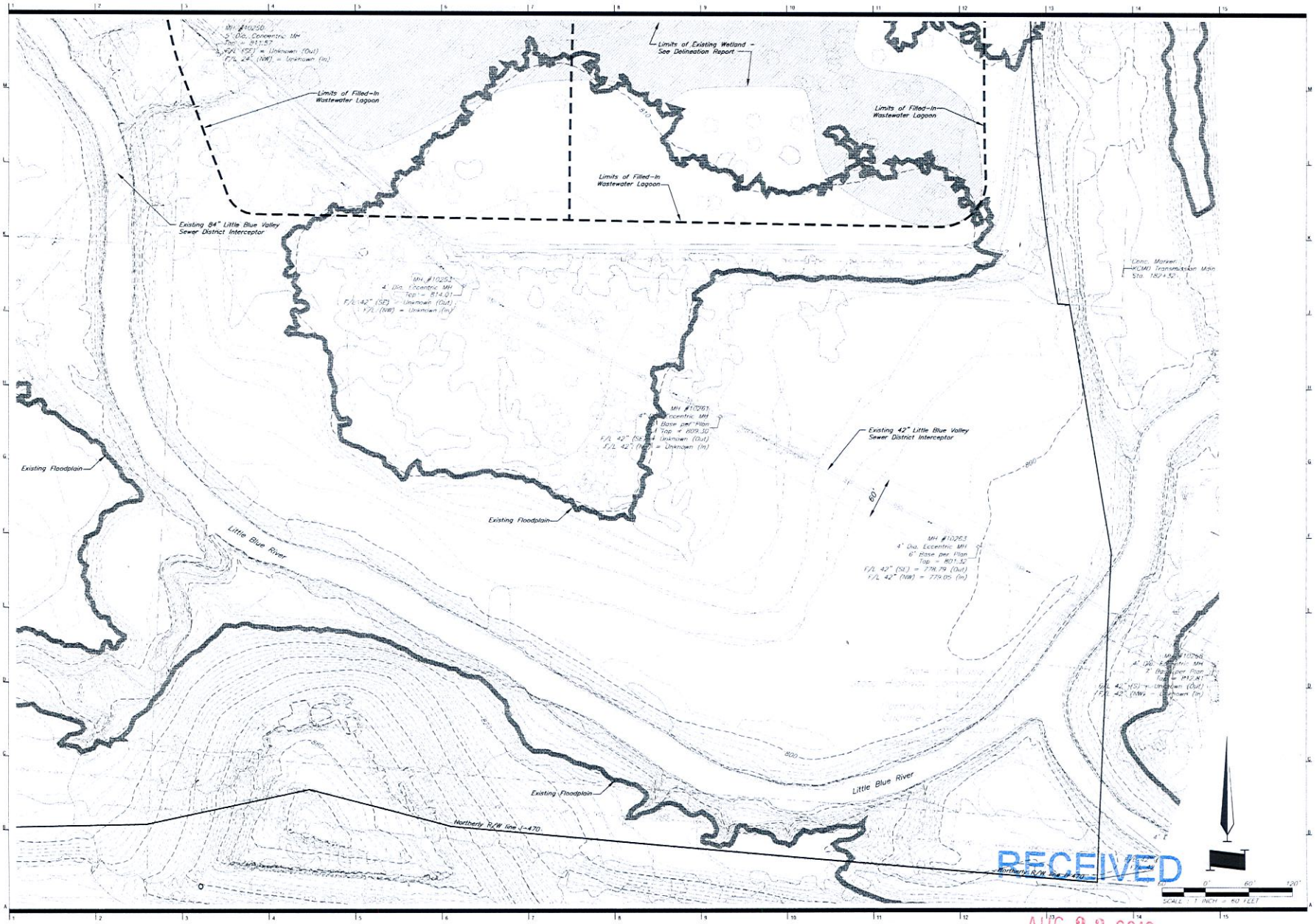
EXISTING CONDITIONS PLAN

G050

8/16/2013 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p 855.802.6800

George Butler Associates Inc — Engineer
9801 Renner Blvd. Suite 300
Lenexa, KS 66219
p 913.492.9400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p 816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p 913.371.7833

GBA Project NO 12720

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — NUMBER E-25862 — PROFESSIONAL ENGINEER

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

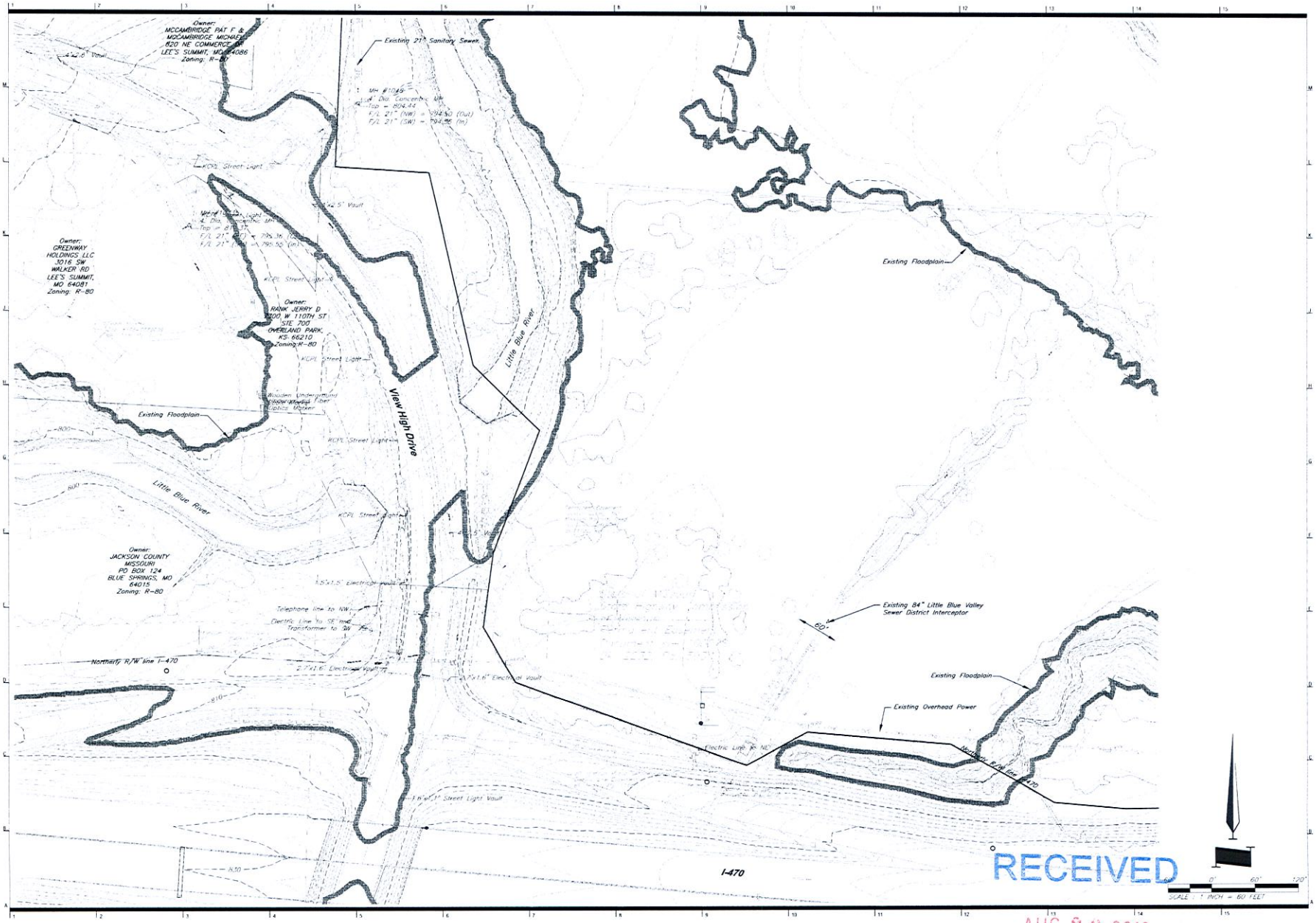
EXISTING CONDITIONS PLAN

G051

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135 Planning & Codes Admin



RECEIVED

AUG 23 2016

-2016-135 Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p 816.402.5400

George Butler Associates Inc. — Engineer
9801 Renner Blvd. Suite 300
Lenexa, KS 66219
p 913.492.0400

BNIM Architects — Architect
1731 Baltimore, Suite 300
Kansas City, MO 64108
p 816.283.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p 913.371.7933

GBA Project NO: 12720

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

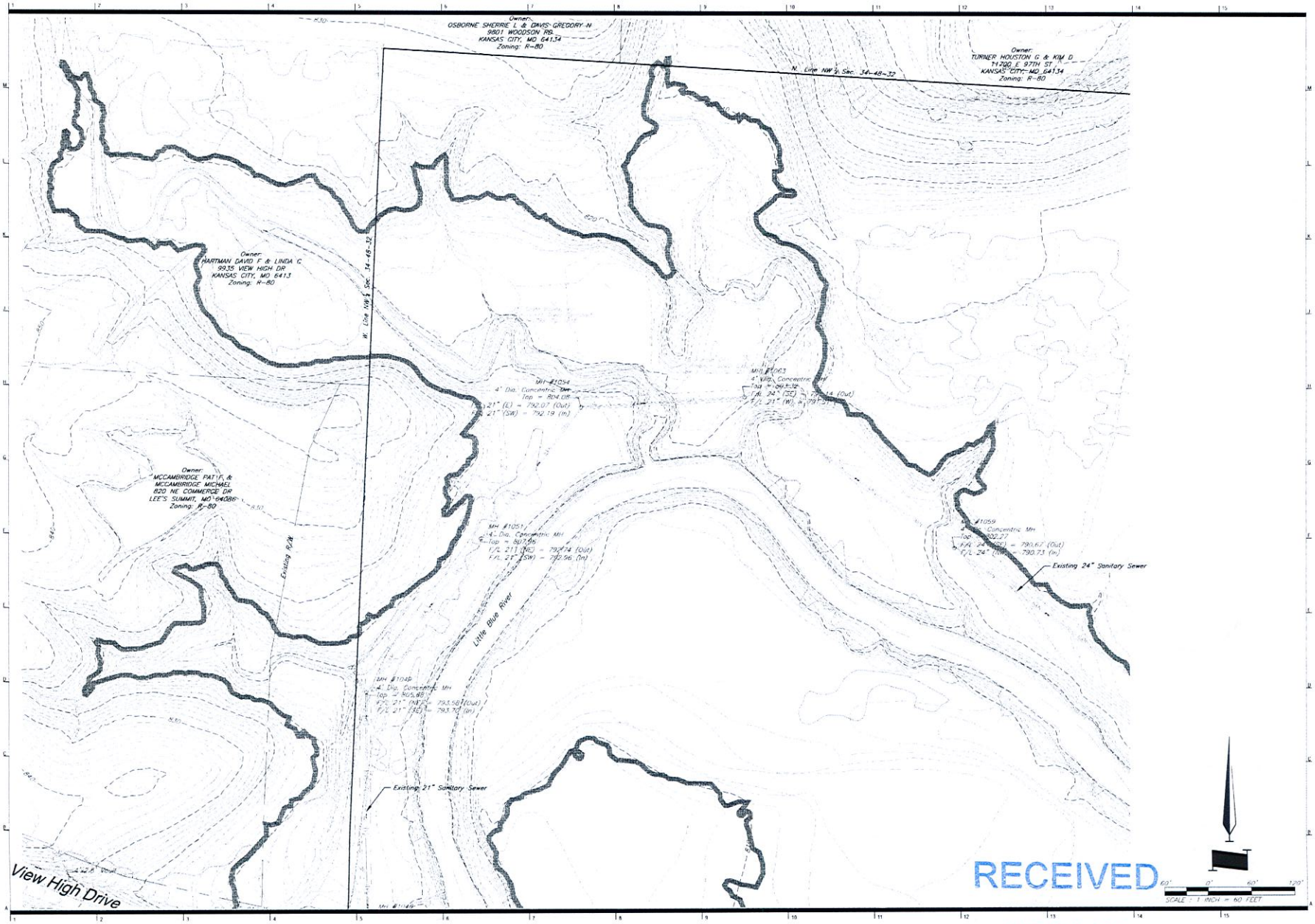
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

EXISTING CONDITIONS PLAN

G052

8/16/2016 10:38:21 AM

Copyright © 2016 BNIM Architects



RECEIVED

AUG 23 2016

-2016-135

Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC 801 Northwest Commerce Drive Lee's Summit, MO 64086 p 855.802.6800	Owner/Developer
George Butler Associates Inc. 9801 Renner Blvd, Suite 300 Lenexa, KS 66219 p 913.492.9400	Engineer
BNIM Architects 1735 Baltimore, Suite 300 Kansas City, MO 64108 p 816.783.1500	Architect
Land 3 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p 913.371.7933	Landscape Architect

GBA Project NO 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev #	Description	Date Issued

Key Plan:

Seal:

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

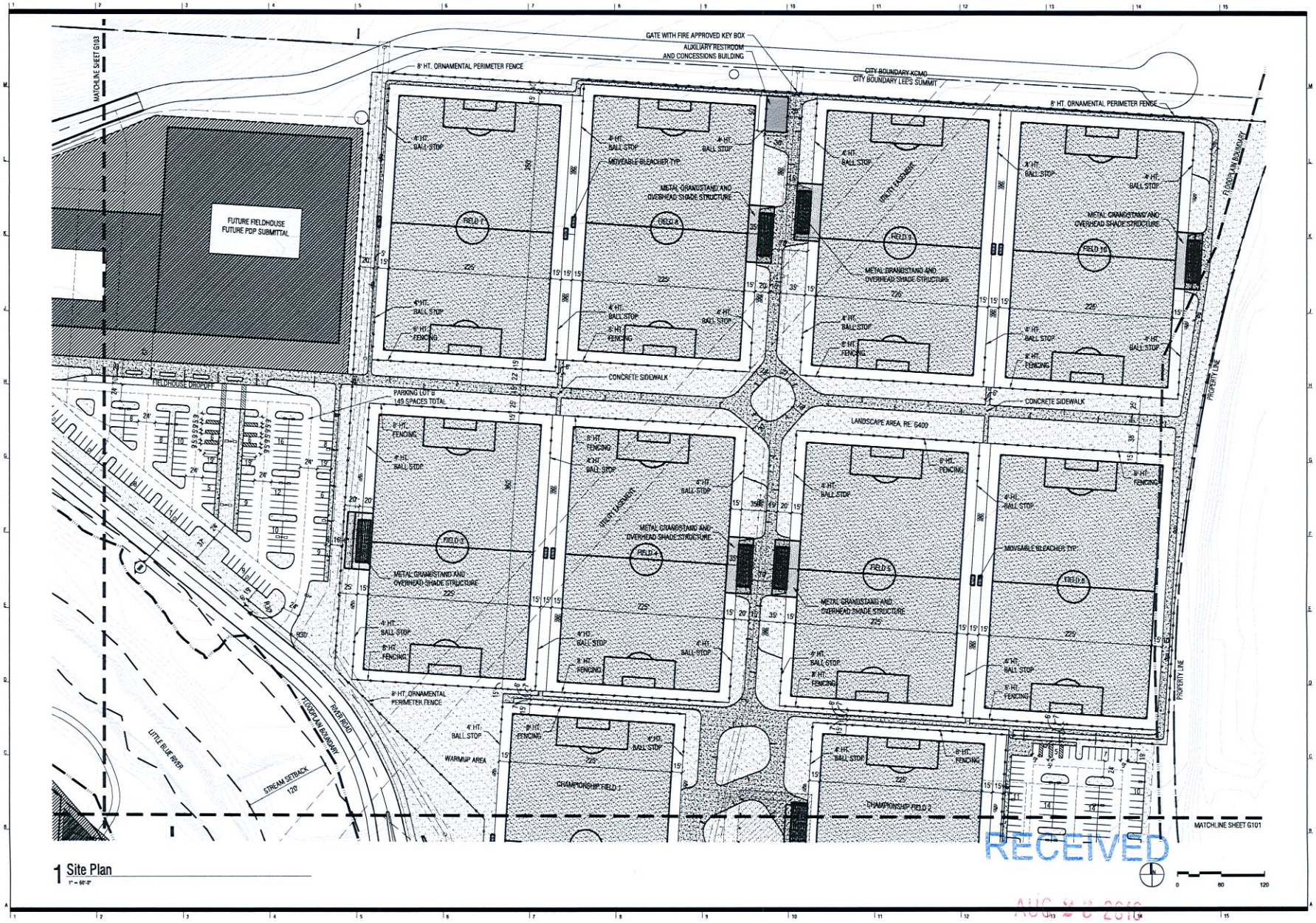
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

EXISTING CONDITIONS PLAN

G053

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects



1 Site Plan
1" = 60'-0"

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC 801 Northwest Commerce Drive Lee's Summit, MO 64086 p.855.802.6800	Owner/Developer
George Butler Associates Inc. 5801 Nieman Blvd, Suite 300 Lenexa, KS 66219 p.913.492.9400	Engineer
BNIM Architects 1735 Baltimore, Suite 300 Kansas City, MO 64108 p.816.783.1500	Architect Landscape Architect
Land 3 317 SE Main Lee's Summit, MO 64063 4436 State Line Rd Kansas City, KS 66103 p.816.207.6019 p.913.371.7933	Landscape Architect

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — AARON JAMES ROSS — NUMBER LA-2012019748 — LANDSCAPE ARCHITECT

Aaron James Ross - Landscape Architect
MO# LA-2012019748

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

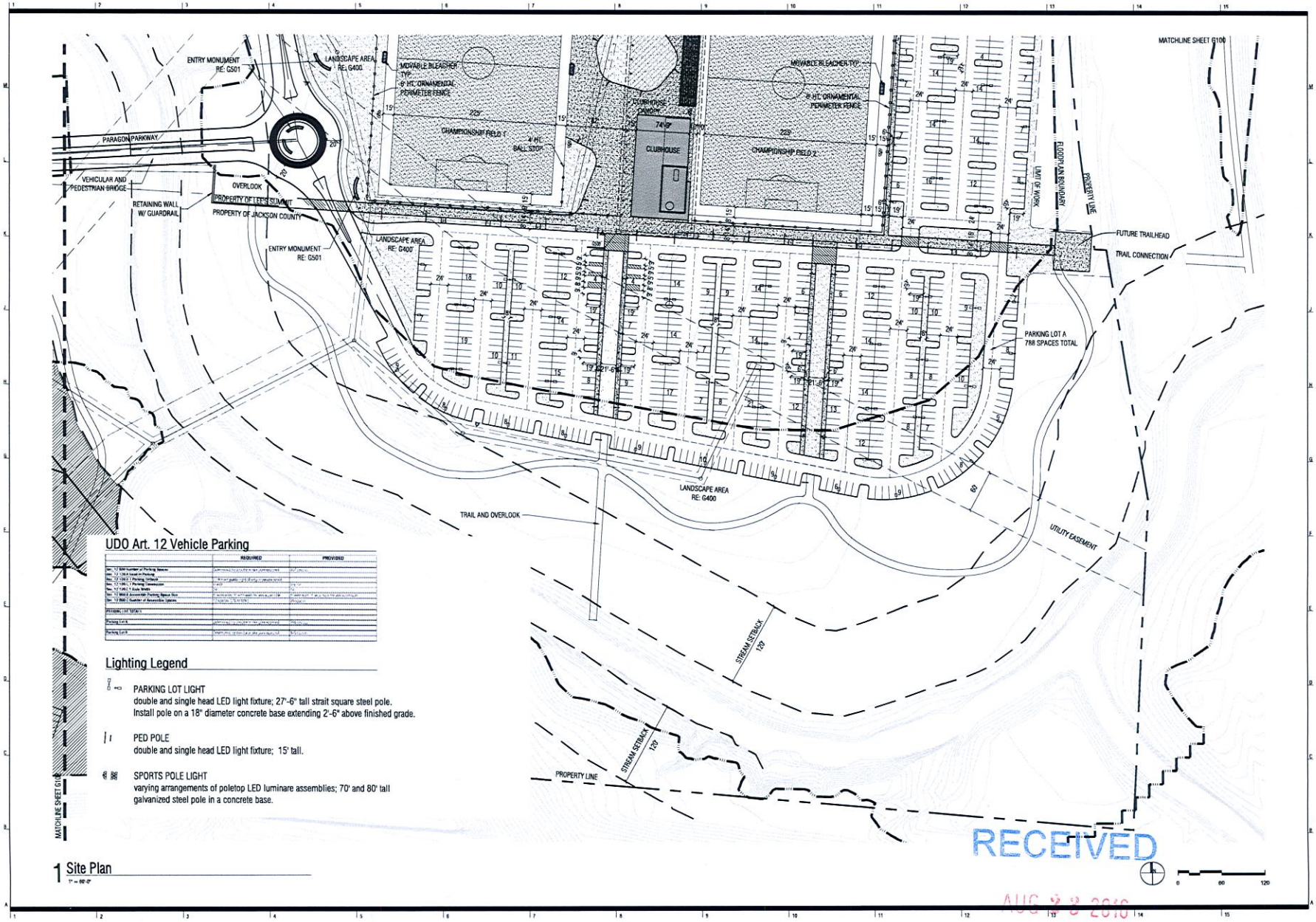
SITE PLAN

G100

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 24 2016
-2016-135
Planning & Codes Admin



UDO Art. 12 Vehicle Parking

	REQUIRED	PROVIDED
Sec. 12.1304 Number of Parking Spaces	[illegible]	[illegible]
Sec. 12.1304.4 Level on Parking	[illegible]	[illegible]
Sec. 12.1304.1 Parking Setback	[illegible]	[illegible]
Sec. 12.1304.1 Parking Dimension	[illegible]	[illegible]
Sec. 12.1304.1 Aisle Width	[illegible]	[illegible]
Sec. 12.1804.8 Accessible Parking Space Size	[illegible]	[illegible]
Sec. 12.1804.1 Quantity of Accessible Spaces	[illegible]	[illegible]
PARKING LOT TOTALS		
Parking Lot A	[illegible]	[illegible]
Parking Lot B	[illegible]	[illegible]

Lighting Legend

PARKING LOT LIGHT
double and single head LED light fixture; 27'-6" tall strait square steel pole.
Install pole on a 18" diameter concrete base extending 2'-6" above finished grade.

PED POLE
double and single head LED light fixture; 15' tall.

SPORTS POLE LIGHT
varying arrangements of poletop LED luminare assemblies; 70' and 80' tall
galvanized steel pole in a concrete base.

1 Site Plan
1" = 60'-0"

RECEIVED
AUG 23 2016

-2016-135

Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.992.6400

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.5400

BNIM Architects — Architect
1735 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4436 State Line Rd — Landscape Architect
Kansas City, KS 66103
p.816.207.0019
p.913.371.7933

PARAGON STAR

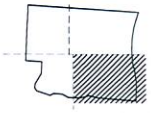
Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

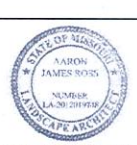
Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan



Seal



Aaron James Ross - Landscape Architect
MO# LA-2012019748

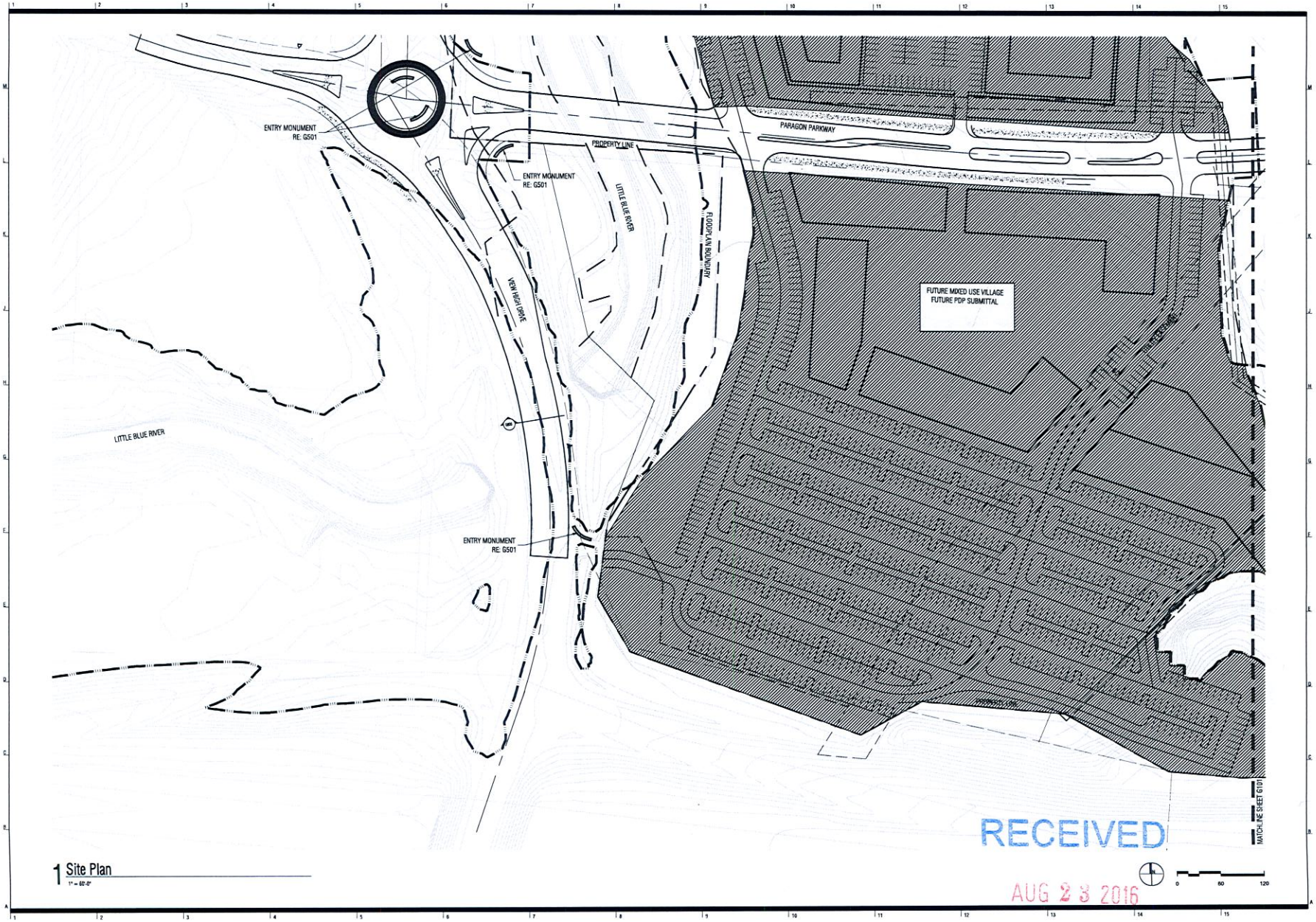
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
Licensee Number: 000377

SITE PLAN

G101

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects



1 Site Plan
1" = 60'-0"

RECEIVED
AUG 23 2016
Planning & Codes Admin

-2016-135

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.402.8800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.0400

BNIM Architects — Architect
1735 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4636 State Line Rd
Kansas City, KS 66103
p.816.207.0019
p.913.371.7933

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI
AARON JAMES ROSS
NUMBER LA-2012019748
LANDSCAPE ARCHITECT

Aaron James Ross - Landscape Architect
MO# LA-2012019748

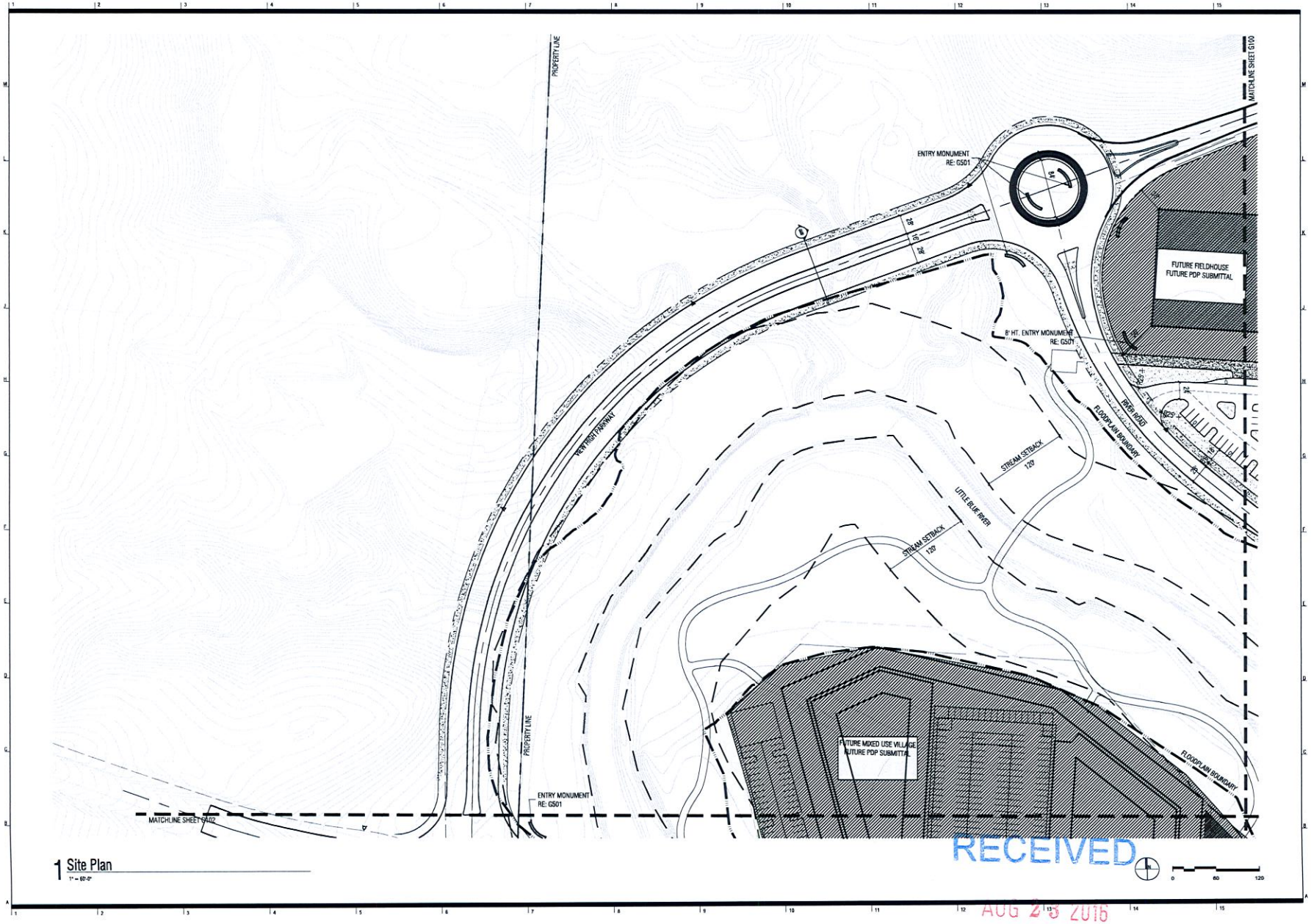
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

SITE PLAN

G102

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects



1 Site Plan
1" = 60'-0"

RECEIVED
AUG 25 2016

-2016-135 Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.802.8802

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.0400

BNIM Architects — Architect
1735 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main — Landscape Architect
Lee's Summit, MO 64063
4436 State Line Rd
Kansas City, KS 66103
p.816.257.8819
p.913.371.7933

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI
AARON JAMES ROSS
NUMBER LA-2012019748
LANDSCAPE ARCHITECT

Aaron James Ross - Landscape Architect
MO# LA-2012019748

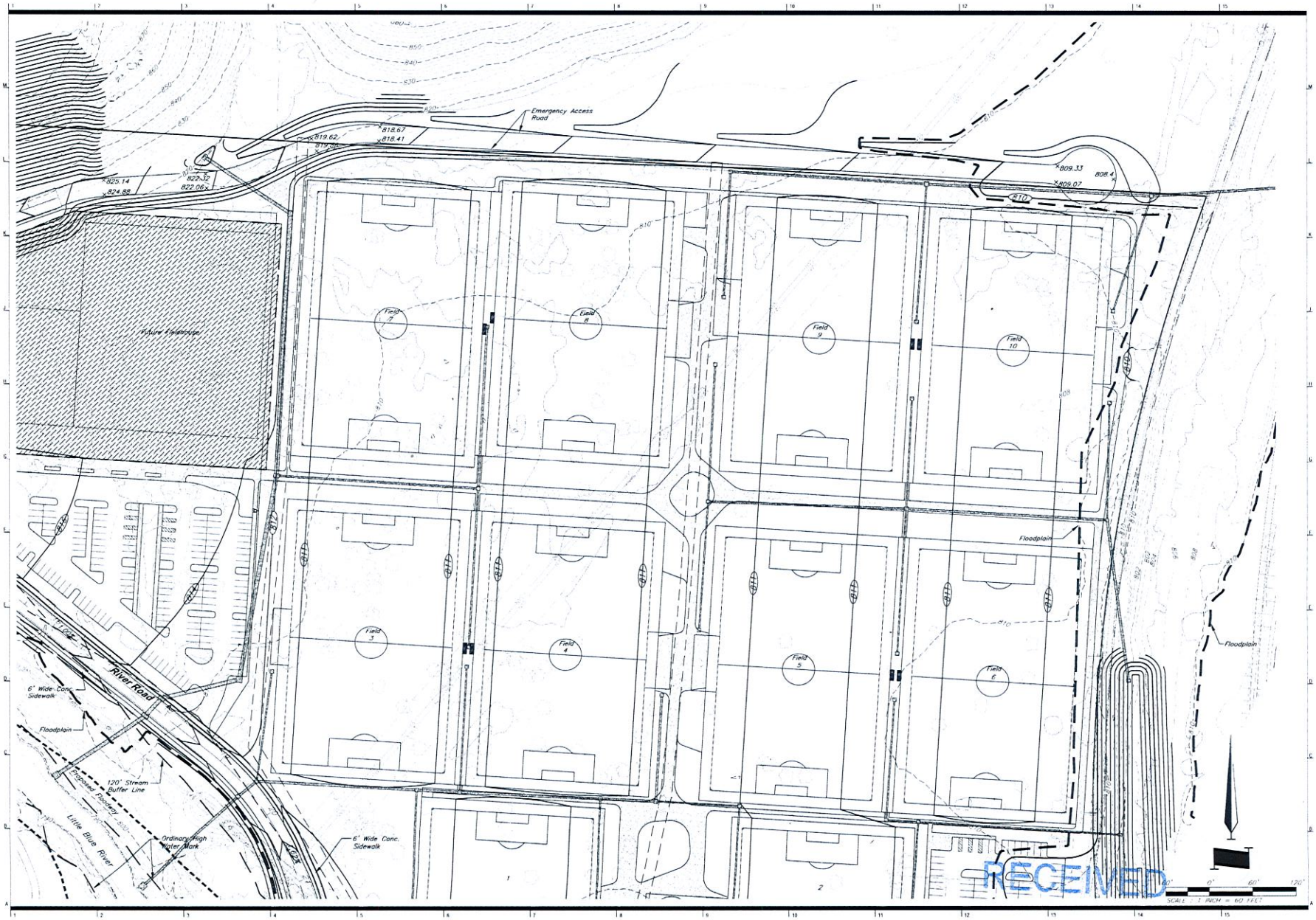
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

SITE PLAN

G103

8/4/2013 10:38:21 AM

Copyright © 2016 BNIM Architects



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
921 Northwest Commerce Drive
Lee's Summit, MO 64086
p.816.982.6460

George Butler Associates Inc. — Engineer
9801 Renner Blvd. Suite 300
Lenexa, KS 66219
p.913.492.9460

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive Suite 550
Kansas City, KS 66103
p.913.371.7333

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

Bradley D. Burton - Professional Engineer
MO# E-25962

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
Licenses Number: 000317

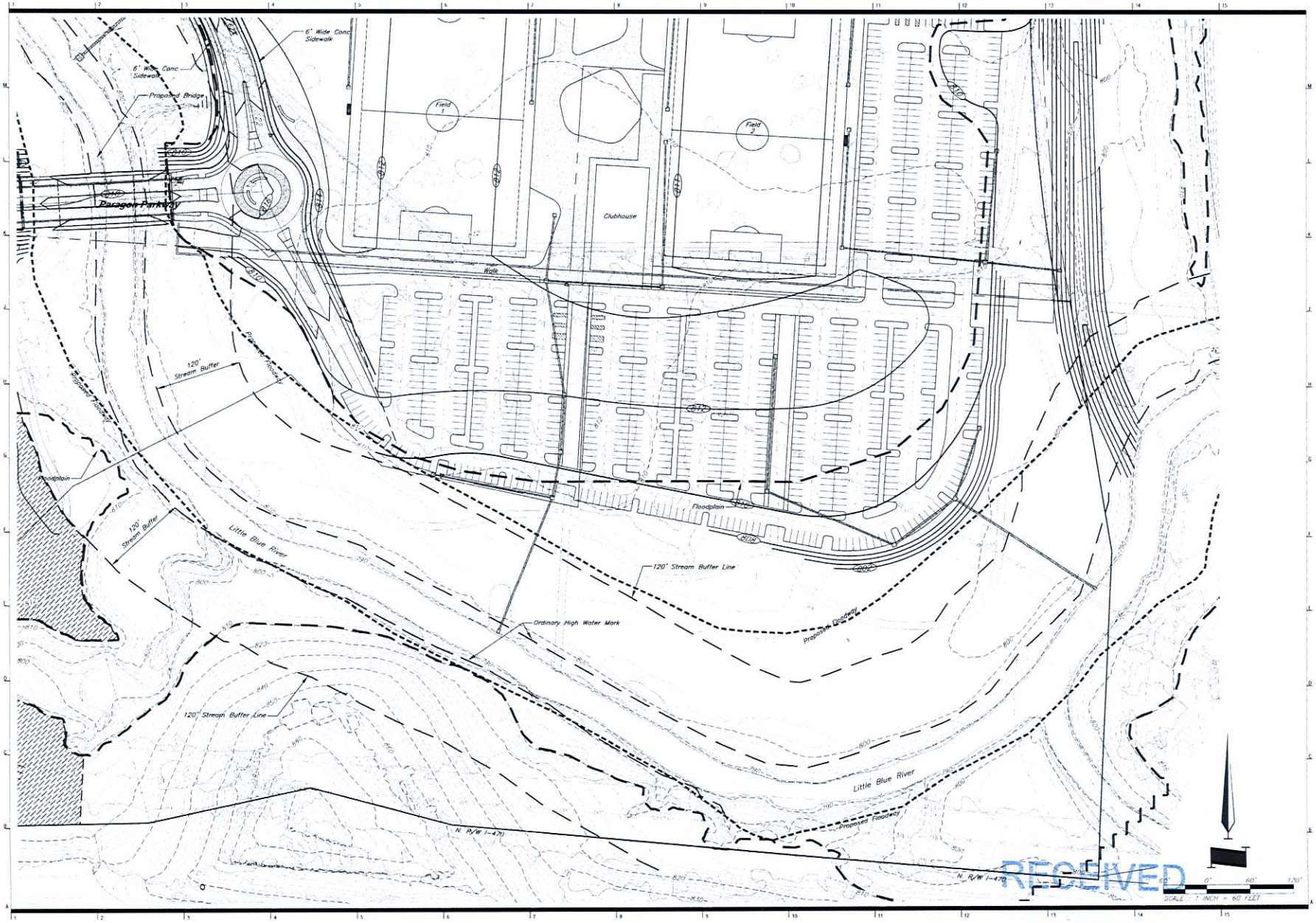
GRADING PLAN

G200

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p:855.492.4490

George Butler Associates Inc. — Engineer
9801 Renner Blvd. Suite 300
Lenexa, KS 66219
p:913.492.6490

BNIM Architects — Architect
1720 Baltimore, Suite 300
Kansas City, MO 64108
p:816.783.1500

Land 3 — Landscape Architect
1180 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p:913.371.7333

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — Number E-25862 — PROFESSIONAL ENGINEER

8-23-16

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
License Number: 000337

GRADING PLAN

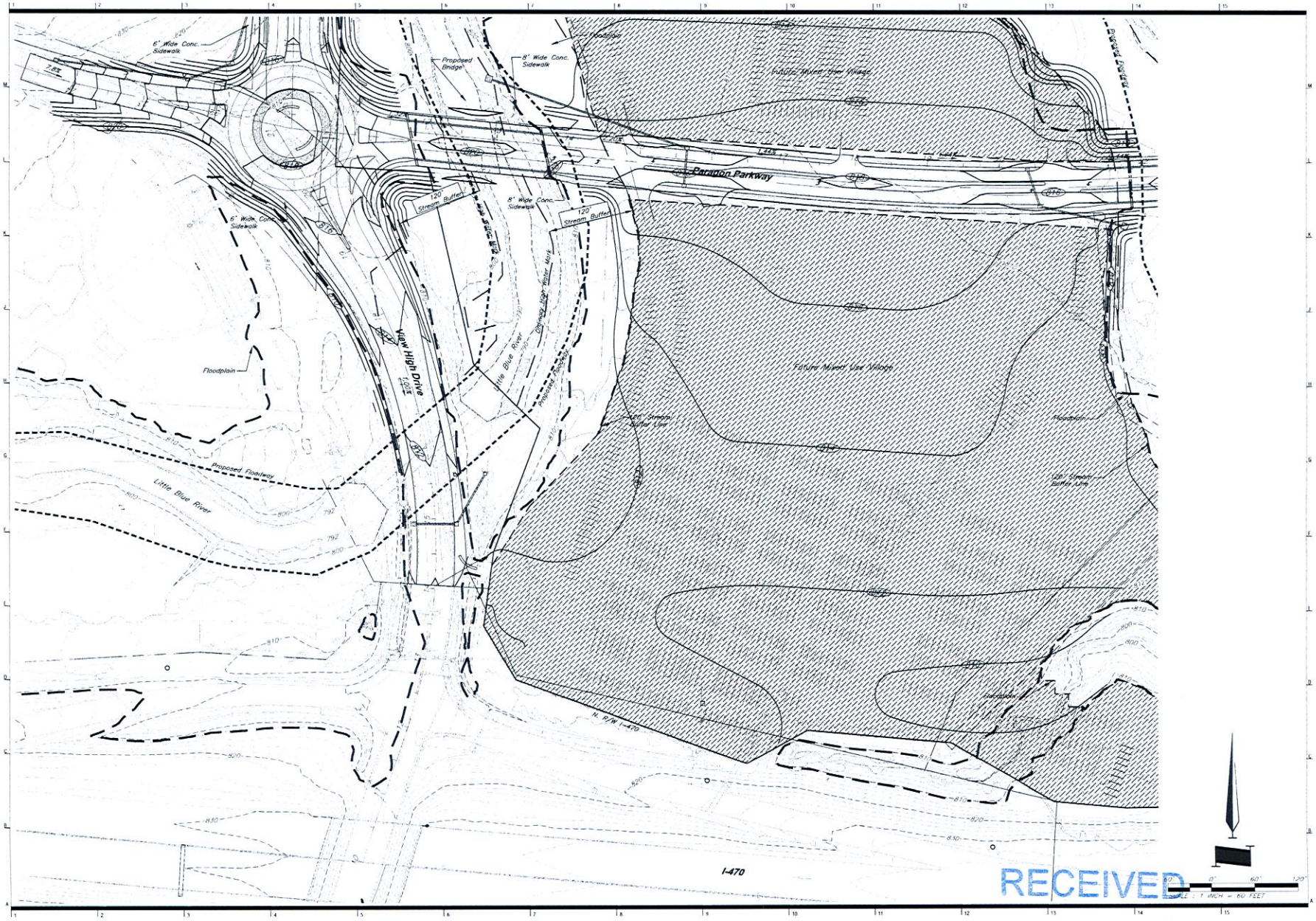
G201

8/4/2003 10:38:21 AM

Copyright © 2014 BNIM Architects

RECEIVED
AUG 23 2016
Planning & Codes Admin

-2016-135



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p 855.602.6400

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p 913.492.0400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p 816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p 913.371.7333

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
Licensee Number: 000377

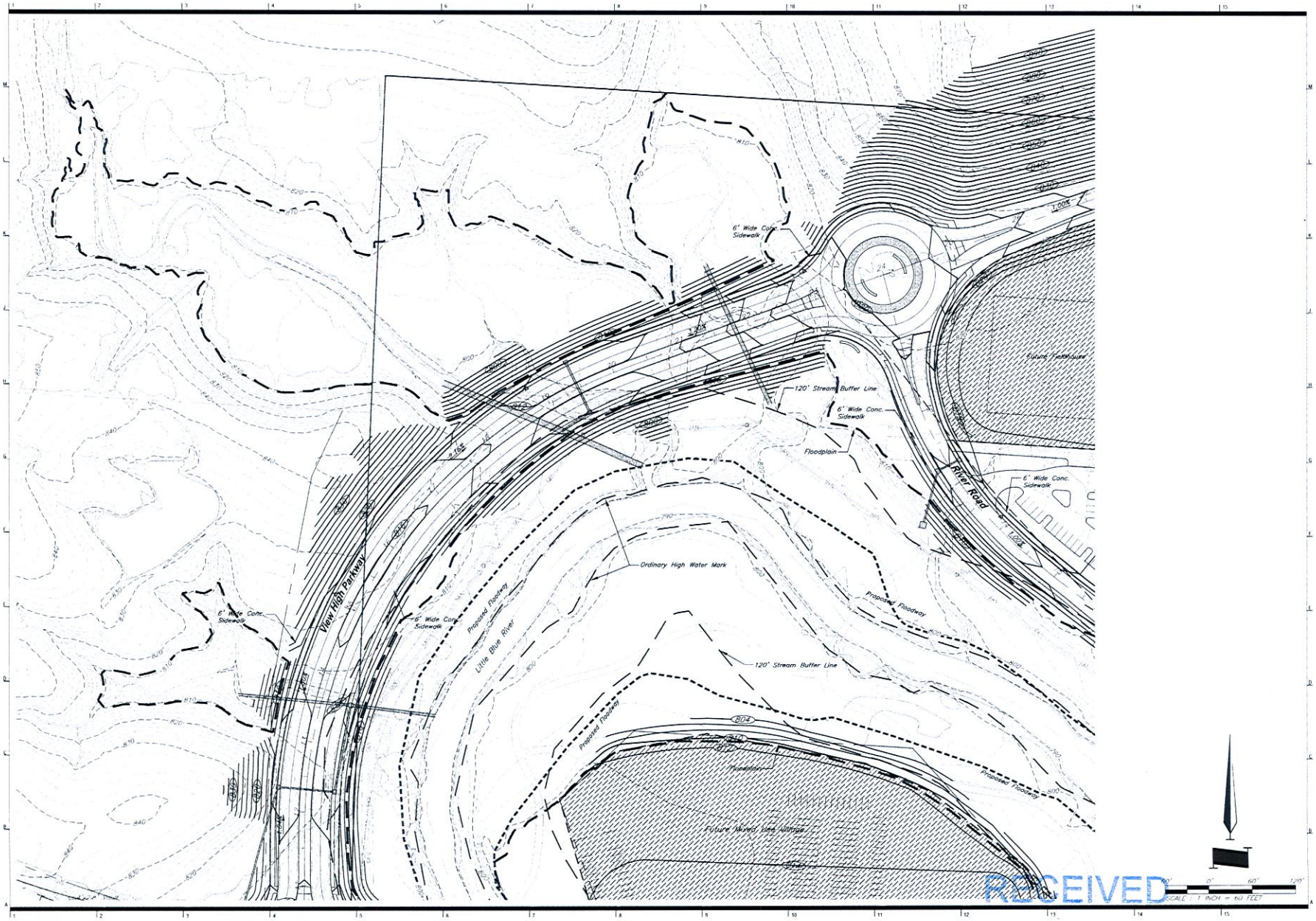
GRADING PLAN

G202

8/4/2016 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC 801 Northwest Commerce Drive Lee's Summit, MO 64086 p 855.882.6860	Owner/Developer
George Butler Associates Inc. 9801 Renner Blvd, Suite 300 Lenexa, KS 66219 p 913.492.8400	Engineer
BNIM Architects 1726 Baltimore, Suite 300 Kansas City, MO 64108 p 816.283.1500	Architect
Land 3 1100 West Cambridge Circle Drive, Suite 550 Kansas City, KS 66103 p 913.371.7333	Landscape Architect

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

Bradley D. Burton - Professional Engineer
MO # E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

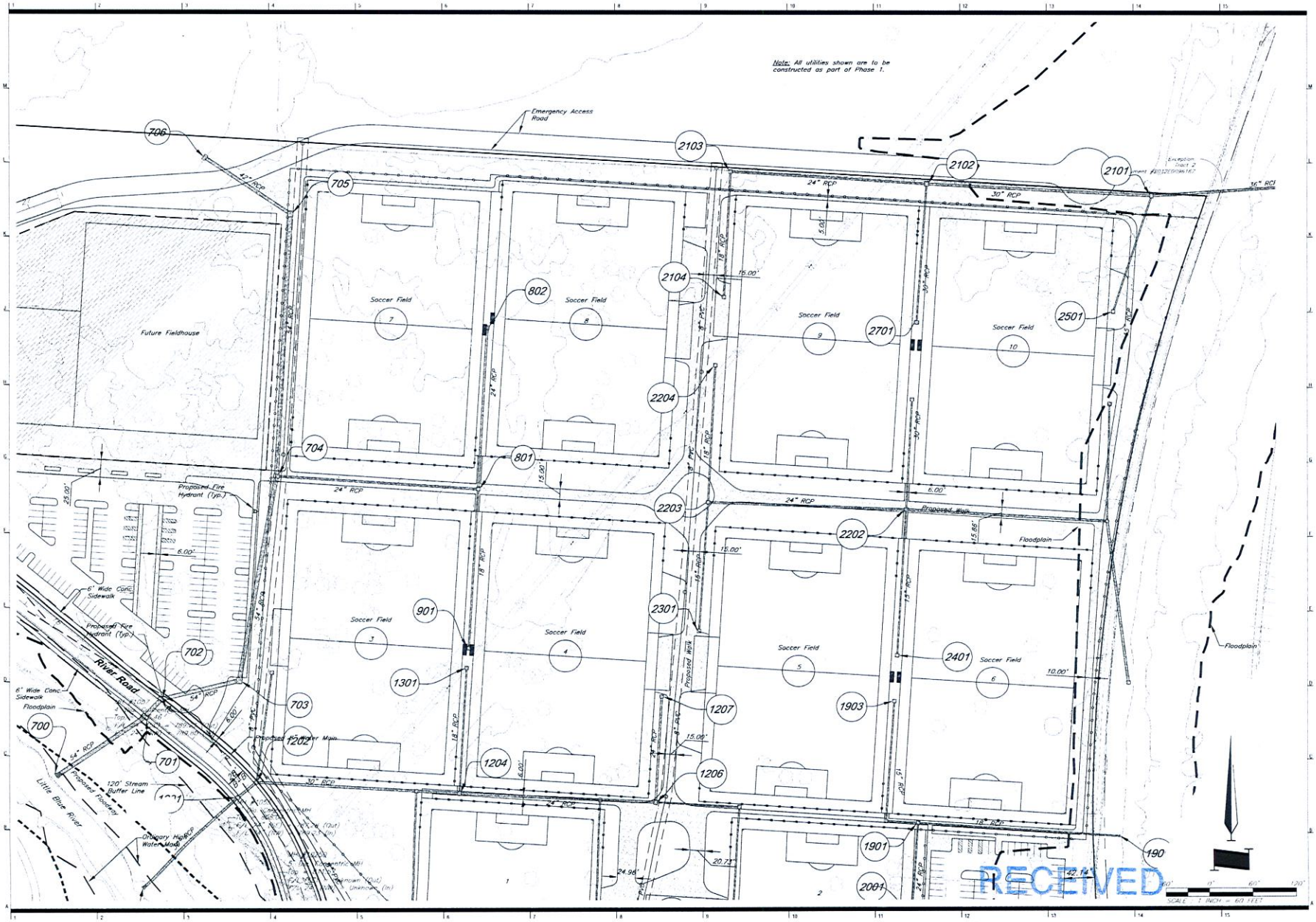
GRADING PLAN

G203

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Cosmence Drive
Lees Summit, MO 64086
p.855.802.6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.9400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p.816.283.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p.913.371.7533

GBA Project NO. 12726

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — E-25862 — PROFESSIONAL ENGINEER

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
License Number: 000317

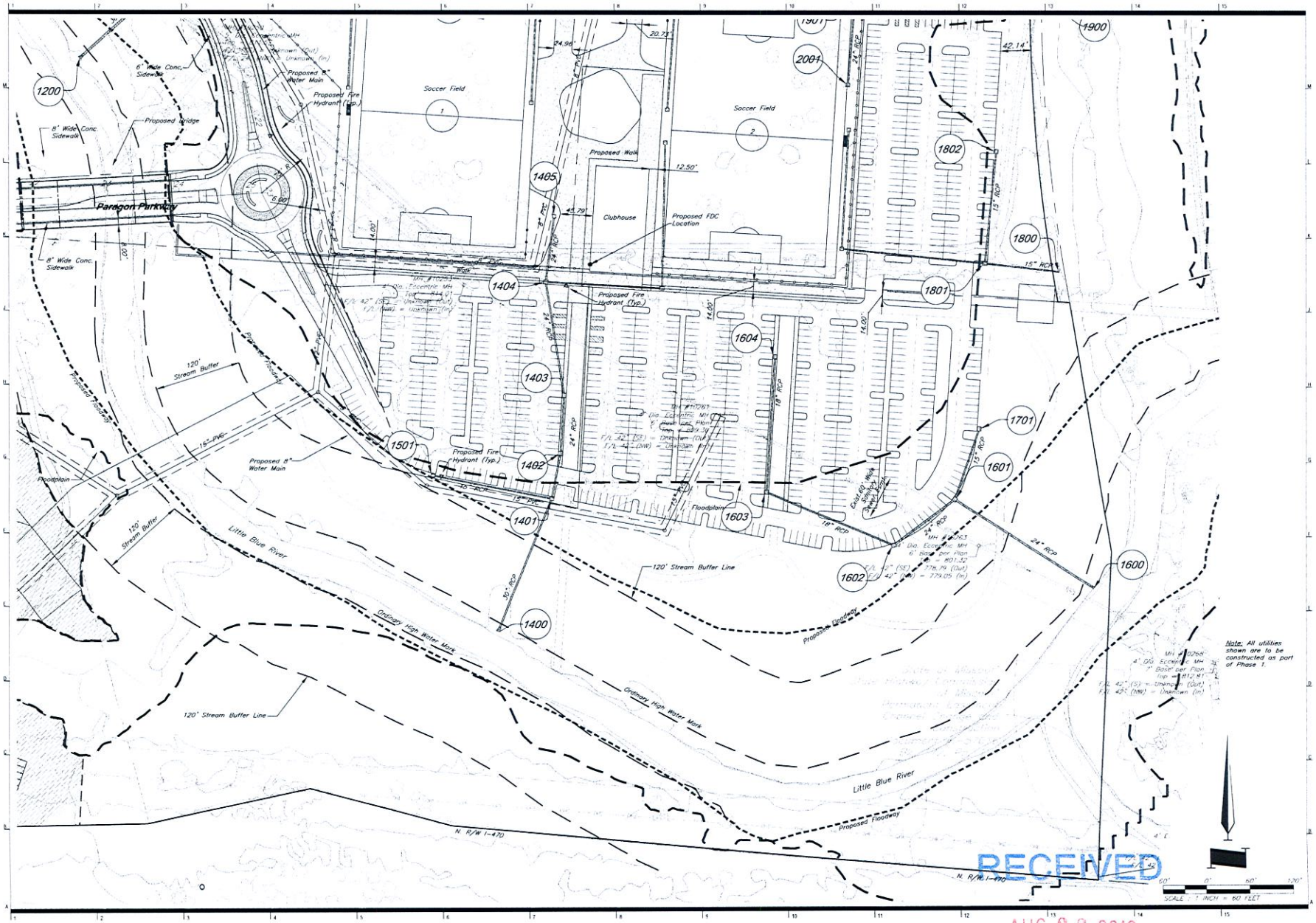
UTILITY/DIMENSION PLAN

G300

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
821 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.802.6400

George Butler Associates Inc. — Engineer
9801 Renner Blvd. Suite 300
Lenexa, KS 66219
p.913.492.8400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p.816.283.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p.913.371.7333

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — NUMBER E-25802 — PROFESSIONAL ENGINEER

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25802

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
License Number: 000317

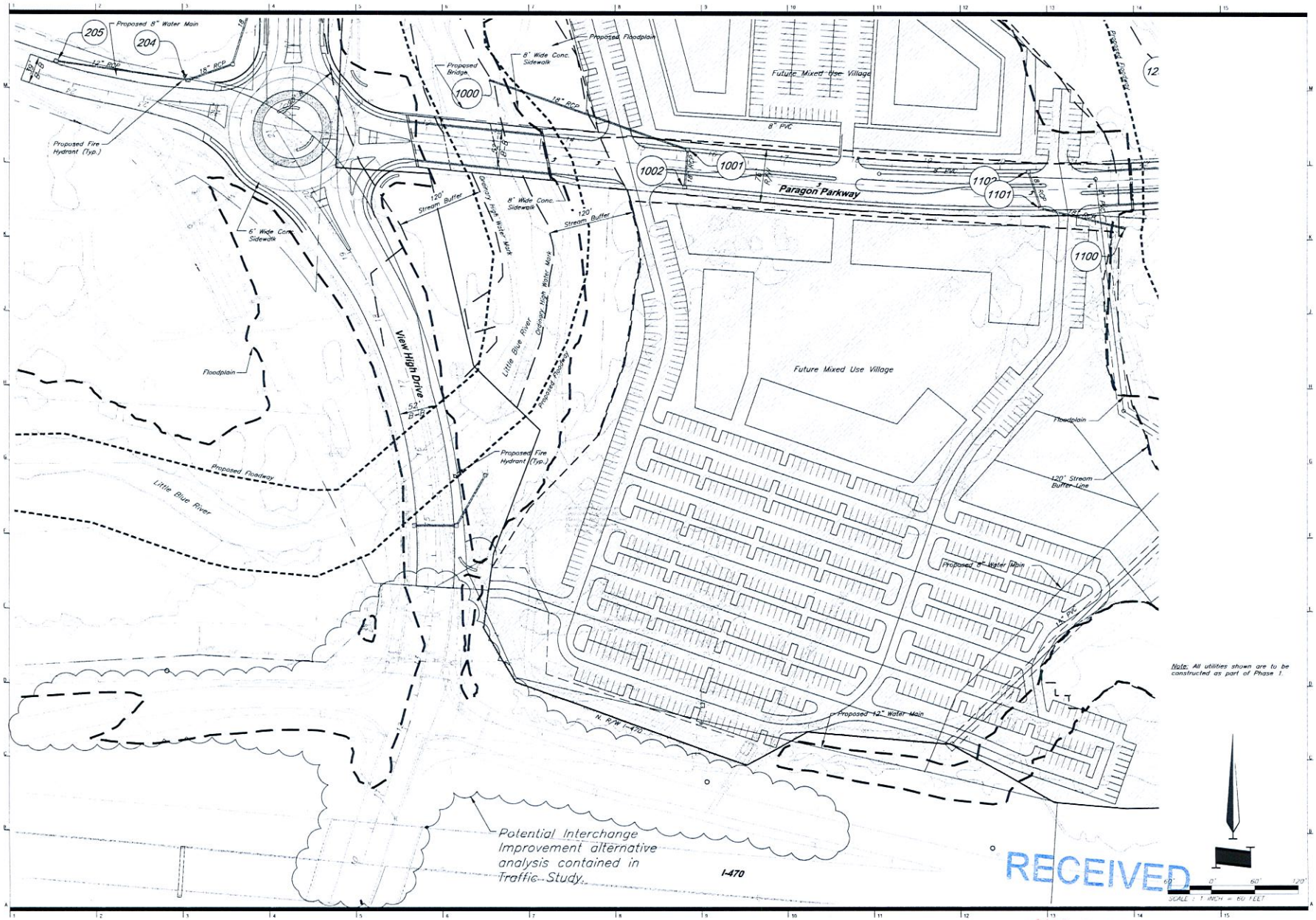
UTILITY/DIMENSION PLAN

G301

9/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin



BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p 855 692 6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p 913 492 5400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p 816 783 1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p 913 371 7333

GBA Project NO 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — E-25862

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number 000377

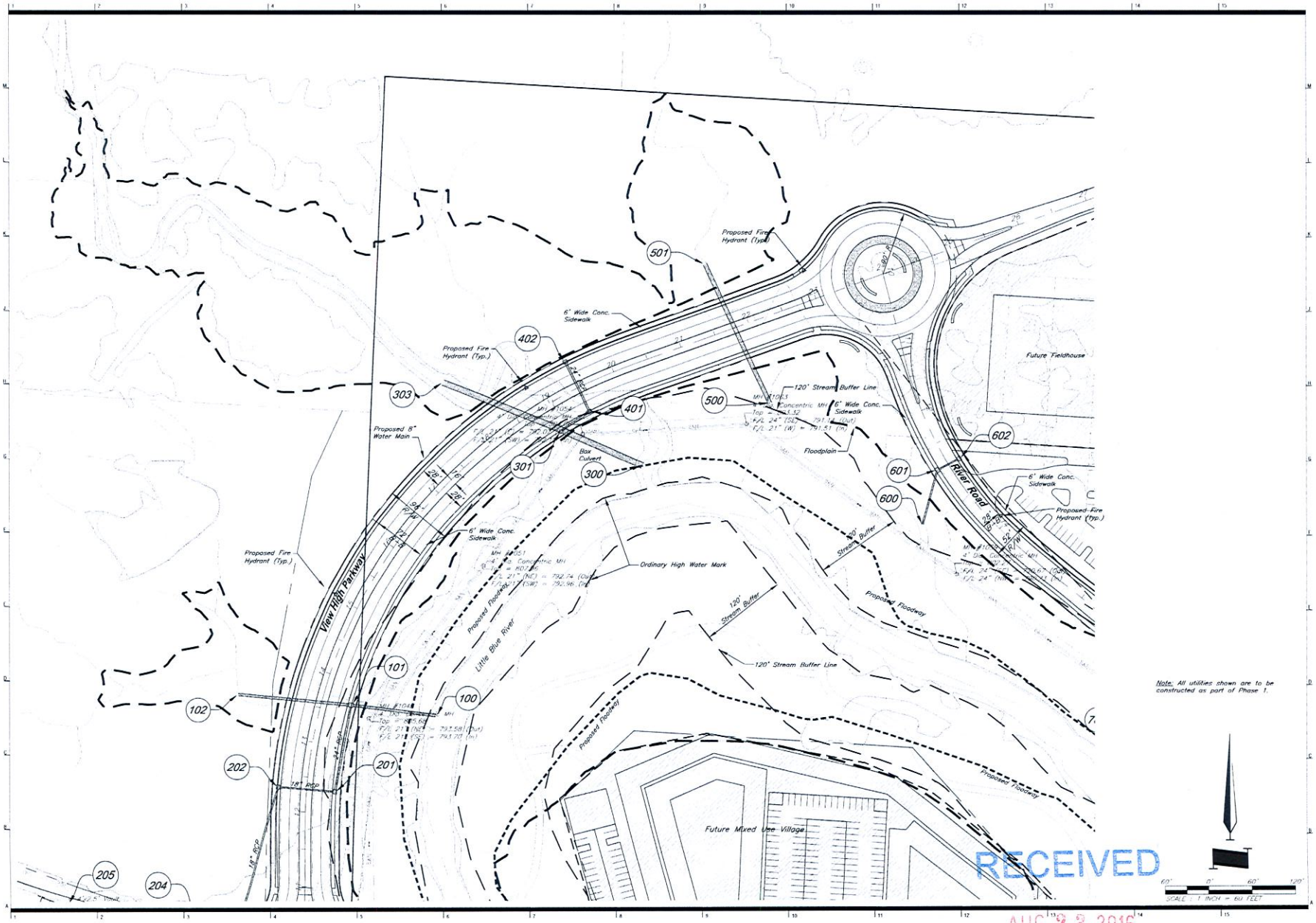
UTILITY/DIMENSION PLAN

G302

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin



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

SCALE : 1 INCH = 60 FEET

RECEIVED

AUG 23 2016

-2016-135

Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lees Summit, MO 64086
p:855.692.6600

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p:913.492.9400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p:816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p:913.371.7933

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — NUMBER E-25862 — PROFESSIONAL ENGINEER

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

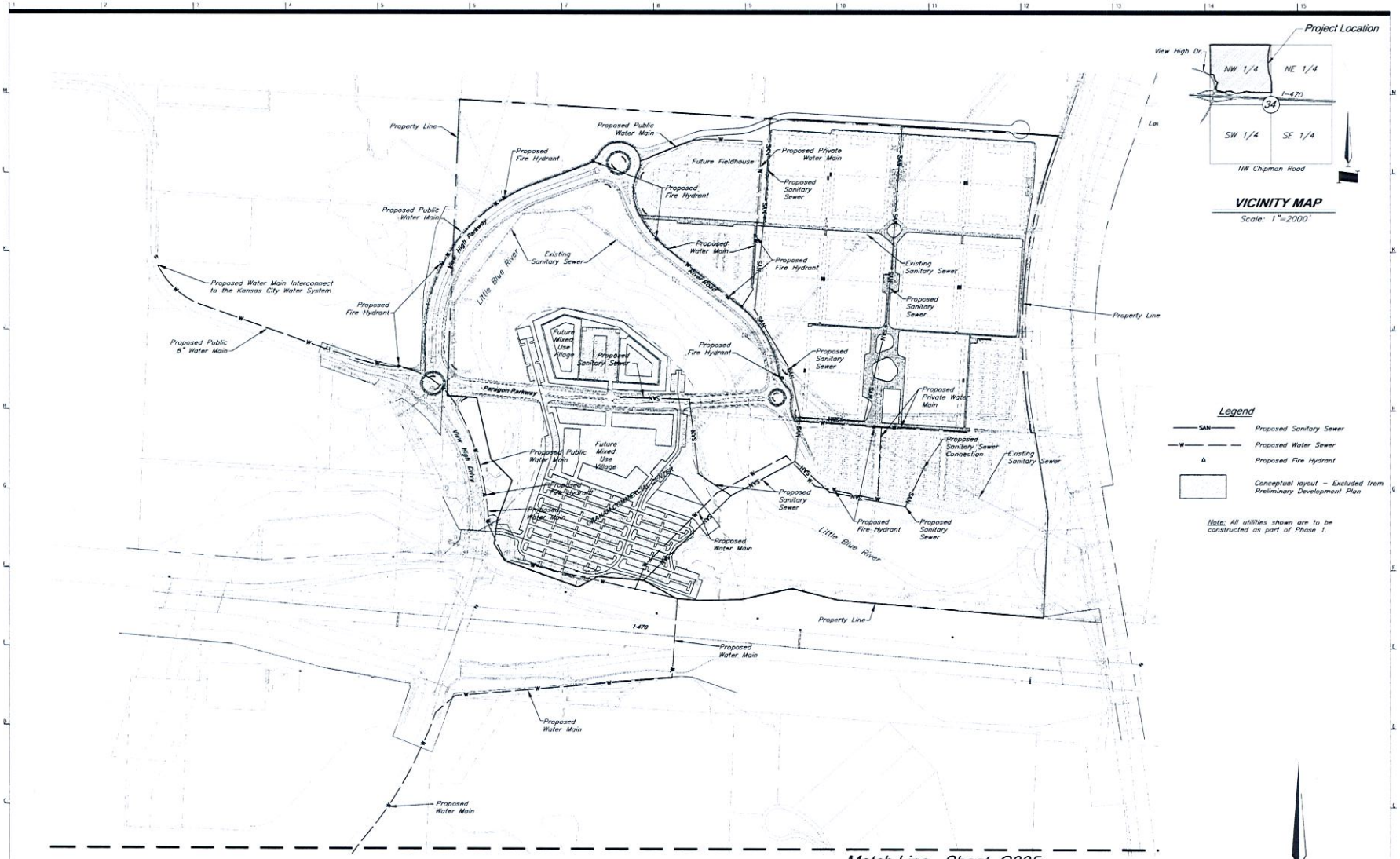
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
License Number: 000177

UTILITY/DIMENSION PLAN

G303

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects



VICINITY MAP

Scale: 1"=2000'

Legend

- SAN — Proposed Sanitary Sewer
- W — Proposed Water Sewer
- Proposed Fire Hydrant
- Conceptual layout – Excluded from Preliminary Development Plan

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

SCALE : 1 INCH = 200 FEET

Prepared and Submitted By:
George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
Phone: 913-492-0400 Fax: 913-577-8312
Contact: Brad Burton P.E.
Email: bburton@gbateam.com

RECEIVED
AUG 23 2016
Planning & Codes Admin
-2016-135

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
821 Northwest Commerce Drive
Lees Summit, MO 64086
p.855.002.6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.0400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p.913.371.7333

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — E-25862

Bradley D. Burton - Professional Engineer
MO# E-25862

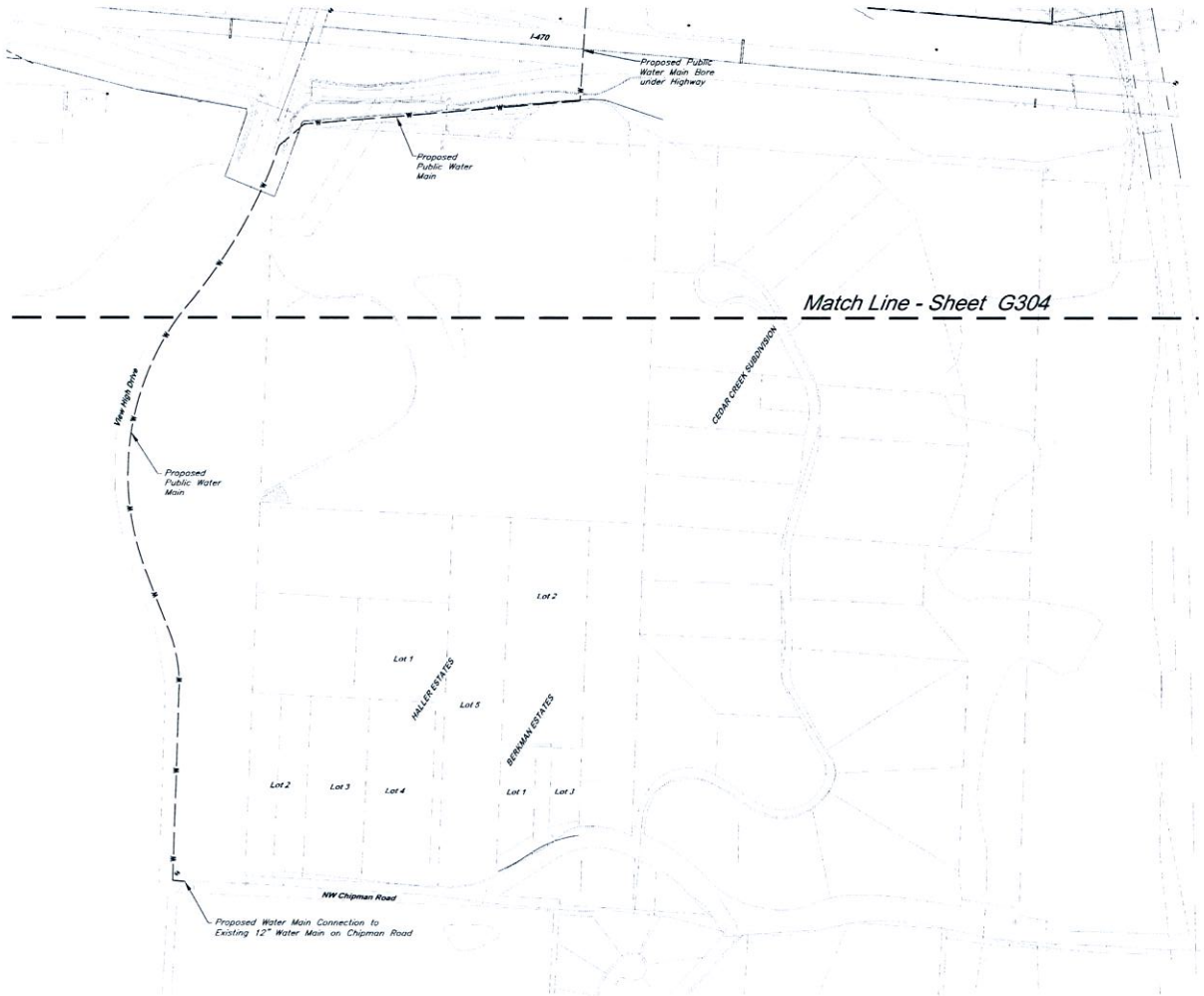
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp
License Number: 000377

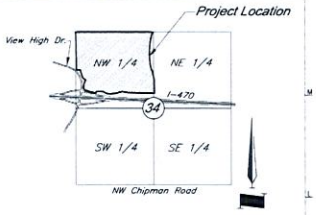
Utility Overview

G304

8/4/2003 10:38:21 AM

Copyright © 2010 BNIM Architects





VICINITY MAP
Scale: 1"=2000'

Legend

—W— — — Proposed Water Sewer

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

Prepared and Submitted By:

George Butler Associates, Inc.
9801 Renner Boulevard Lenexa, Kansas 66219
Phone: 913-492-0400, Fax: 913-577-8312
Contact: Brad Burton, P.E.
Email: bburton@gbafirm.com

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

RECEIVED
AUG 23 2016
-2016-135 Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p 855.802.6802

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p 913.492.0400

BNIM Architects — Architect
1730 Baltimore, Suite 300
Kansas City, MO 64108
p 816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p 913.371.7333

GBA Project NO. 12720

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — E-25862 — 8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

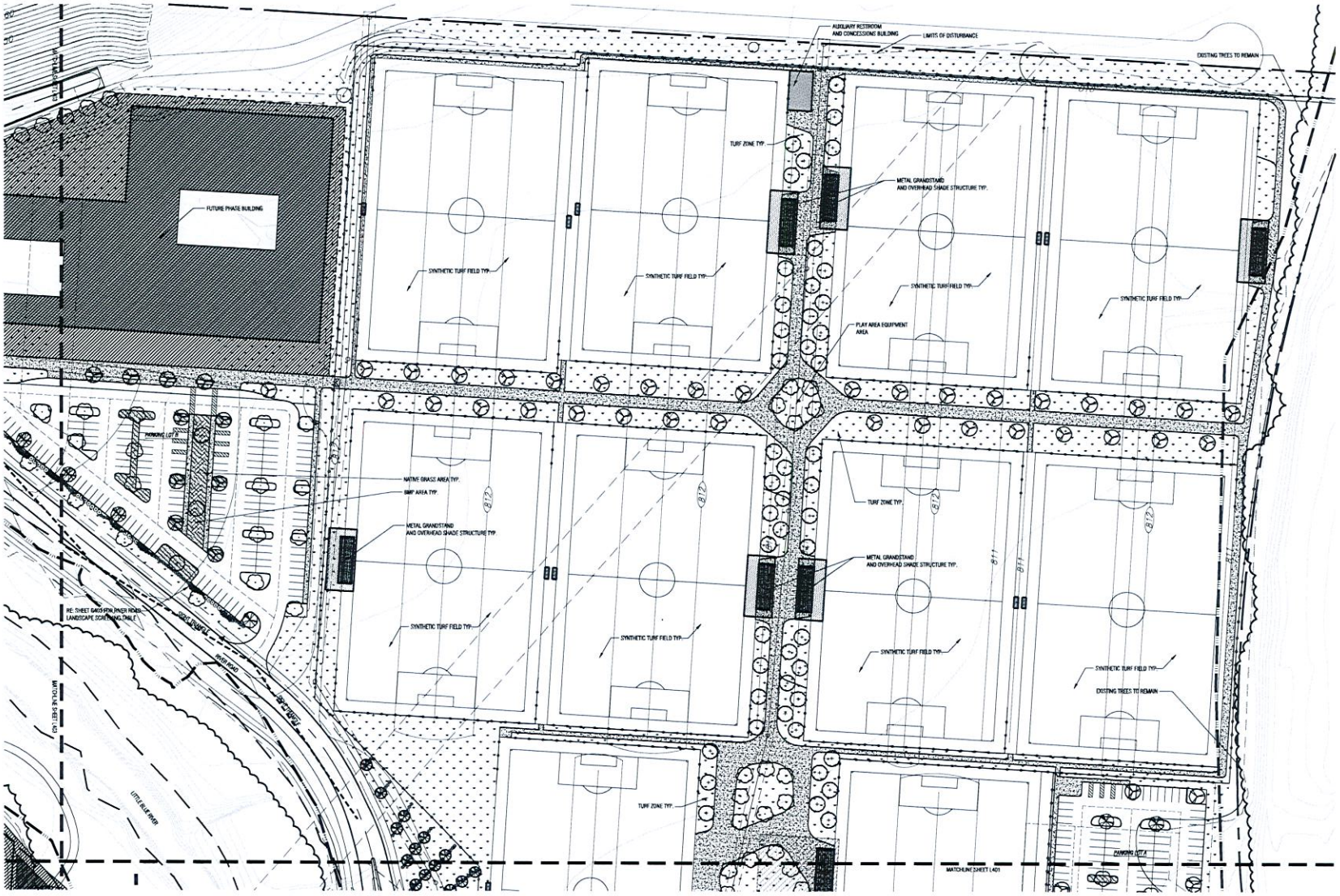
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

Utility Overview

G305

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects



1 Landscape Plan
1" = 60'-0"

NOTE:
1. SEE SHEET G403 FOR LANDSCAPE LEGEND AND SCHEDULE INFORMATION.

RECEIVED

AUG 23 2016

-2016-135

Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.816.892.6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.5400

BNIM Architects — Architect
1735 Baltimore, Suite 300 — Landscape Architect
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4436 State Line Rd
Kansas City, KS 66103
p.816.297.6019
p.913.371.7933

PARAGON STAR

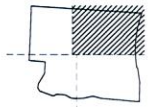
Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan



Seal

Aaron James Ross - Landscape Architect
MO# LA-2012019748

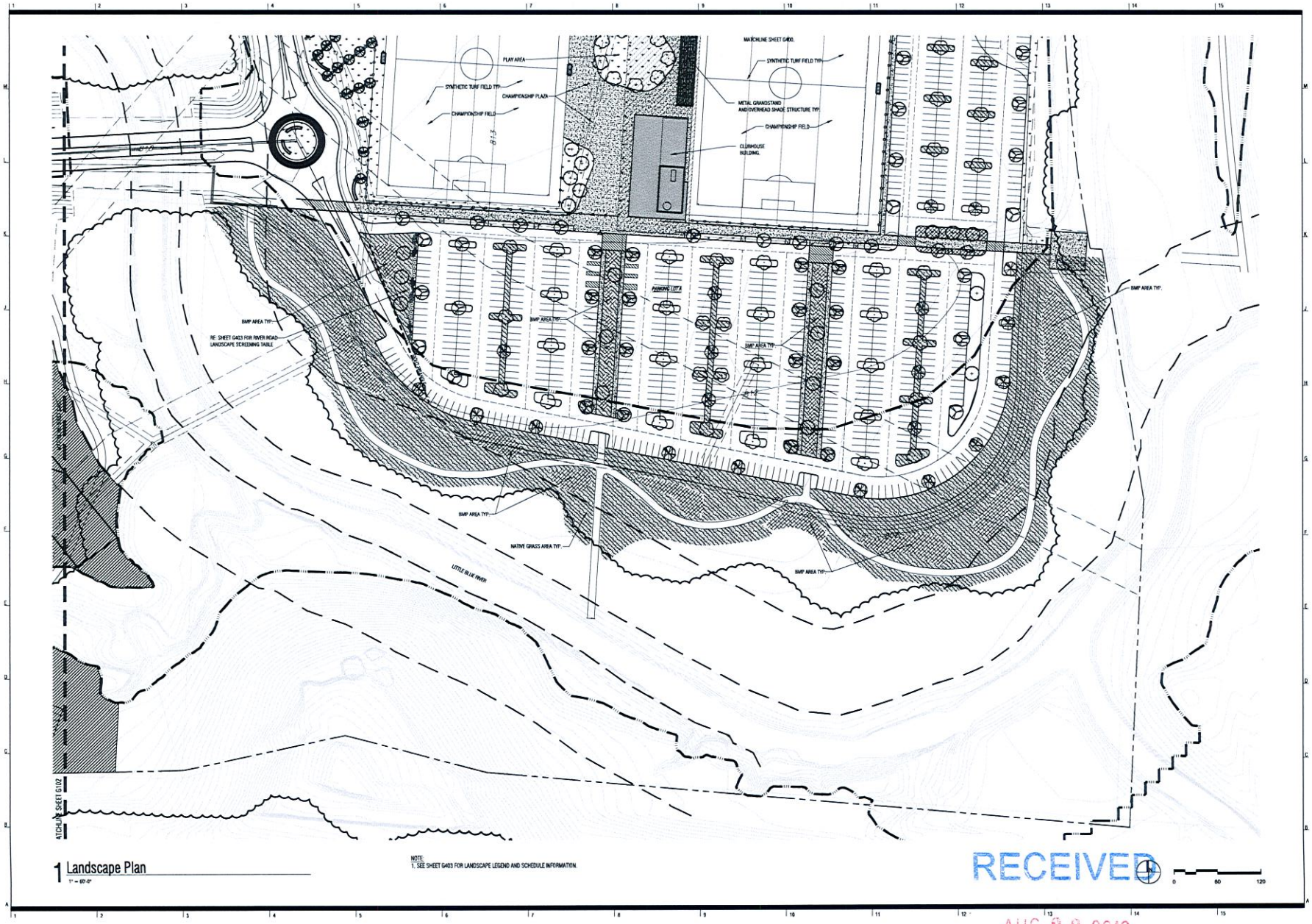
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
Licenses Number: 000377

LANDSCAPE PLAN

G400

8/4/2083 10:38:21 AM

Copyright © 2016 BNIM Architects



1 Landscape Plan
1" = 60'-0"

NOTE:
1. SEE SHEET G403 FOR LANDSCAPE LEGEND AND SCHEDULE INFORMATION.

RECEIVED

AUG 23 2016

-2016-135

Planning & Codes Admin

BNIM

bertebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.802.6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.9400

BNIM Architects — Architect
1735 Baltimore, Suite 300 — Landscape Architect
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4436 State Line Rd
Kansas City, KS 66103
p.816.207.6819
p.913.371.7933

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

Aaron James Ross - Landscape Architect
MO# LA-2012019748

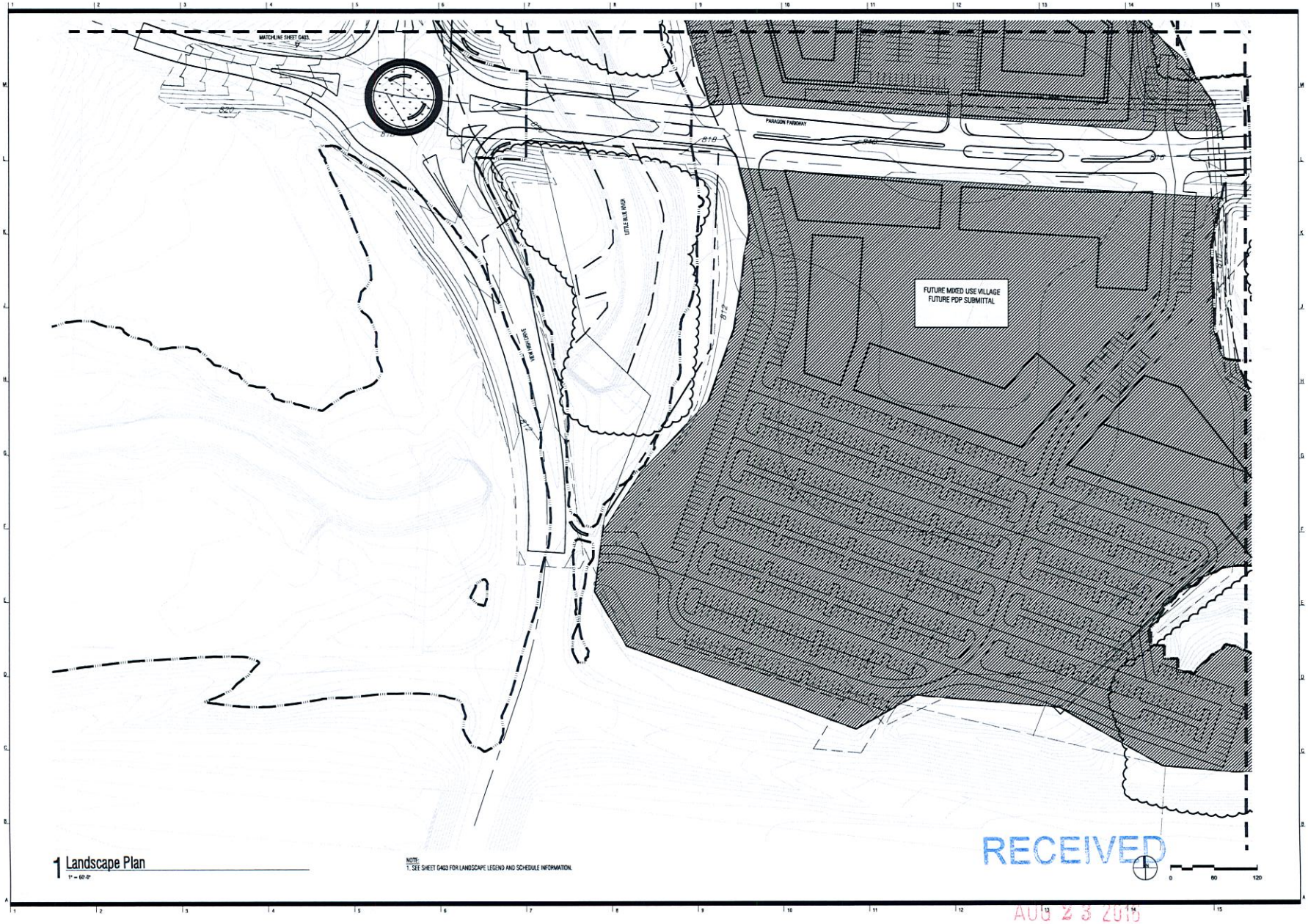
License Name: Bertebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

LANDSCAPE PLAN

G401

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects



1 Landscape Plan
1" = 60'-0"

NOTE:
1. SEE SHEET G403 FOR LANDSCAPE LEGEND AND SCHEDULE INFORMATION.

RECEIVED
AUG 23 2016
Planning & Codes Admin

-2016-135

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.802.6800

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 320
Lenexa, KS 66219
p.913.492.9460

BNIM Architects — Architect
1735 Baltimore, Suite 300 — Landscape Architect
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4436 State Line Rd
Kansas City, KS 66103
p.816.207.6019
p.913.371.7933

PARAGON STAR

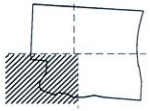
Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan



Seal

Aaron James Ross - Landscape Architect
MO# LA-2012019748

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

LANDSCAPE PLAN

G402

8/4/2003 10:38:21 AM

Copyright © 2015 BNIM Architects

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	NOTES	SPACING	QTY
	AA	Acer saccharum 'Autumn Splendor' / Caddo Sugar Maple	B & B	1.5"Cal	10' H			71
	GS	Gleditsia triacanthos "Skyline" / Skyline Honey Locust	B & B	1.5"Cal	10' H	6' Clear Branch Height	As Shown	91
	QB	Quercus bicolor / Swamp White Oak	B & B	1.5"Cal	10' H			27
	UM	Ulmus x 'Morton Plainsman' / ' Vanguard ' / American Elm	B & B	1.5"Cal	10' H	6' Clear Branch Height	As Shown	91

FLOWERING TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	NOTES	SPACING	QTY
	MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B & B	1.5"Cal	8' H			22

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	24" MIN. HT.		137
	VA	Viburnum rhytidophyllum 'Alleghany' / Leatherleaf Viburnum	B & B	30" MIN. HT.		32

GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	MH	Miscanthus sinensis 'Huron Sunrise' / Huron Sunrise Eulalia	5 gal	30" MIN. HT.		90

SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	SPACING	QTY
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	6' O.C.	72" o.c.	788

SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	FT	Fescue Fescue Turf / Fescue Blend Turf	seed		351,170 sf

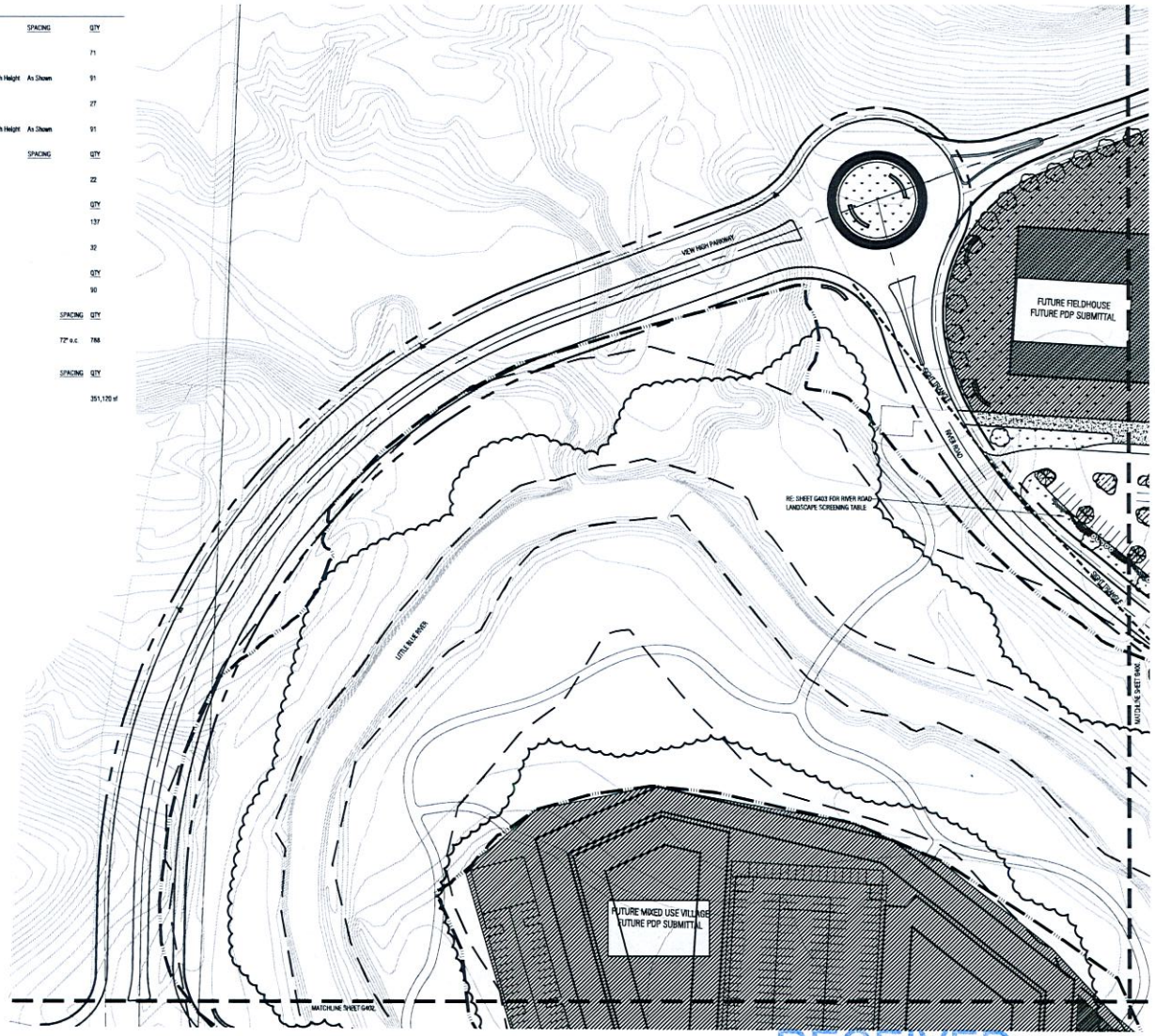
WETLAND / BMP MIX 26,626 sf

NATIVE GRASS MIX 167,030 sf

F1 Master Planting Legend and Schedule
NTS

LANDSCAPE CODE REQUIREMENTS	REQUIRED	PROVIDED
STREET FRONTAGE		
River Road (Lane - 2011 Mo. Hwy 291 Frontage)		
1 street tree required for every 30' of frontage	49 trees required	79 trees provided
1 shrub required for every 2 ft of frontage	79 shrubs required	80 shrubs provided
OPEN YARD AREA		
1 shrub required for every 1000 SF of open area	24 shrubs (per 24,000 SF open space)	
1 street tree required for every 5000 SF of open area	5 trees (per 24,000 SF open space)	
PARKING LOT LANDSCAPE REQUIREMENTS		
Parking Lot A (143,647 SF total area)		
5% of parking lot must be landscape area (min. 25 sf)	7,182 SF (5.0%)	22,534 SF (15.7%)
Parking Lot B (90,000 SF total area)		
5% of parking lot must be landscape area (min. 25 sf)	4,500 SF (5.0%)	6,715 SF (7.5%)
Parking Lot A (142 LF frontage @ River Road)		
1 shrub per 40 LF of street frontage	4 shrubs	4 shrubs
Parking Lot B (475 LF frontage @ River Road)		
1 shrub per 40 LF of street frontage	12 shrubs	12 shrubs

B1 Landscape Requirement Table
NTS



A5 Landscape Plan
1" = 50'-0"

RECEIVED

AUG 23 2016

-2016-135

Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northeast Corporate Drive
Lee's Summit, MO 64086
p.855.802.6800

George Butler Associates Inc. — Engineer
5801 Reeder Blvd, Suite 300
Lenexa, KS 66219
p.913.492.5400

BNIM Architects — Architect
1735 Baltimore, Suite 300 — Landscape Architect
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4436 State Line Rd
Kansas City, KS 66103
p.816.707.5019
p.913.371.7933

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — AARON JAMES ROSS — NUMBER LA-2012019748 — LANDSCAPE ARCHITECT

Aaron James Ross - Landscape Architect
MO# LA-2012019748

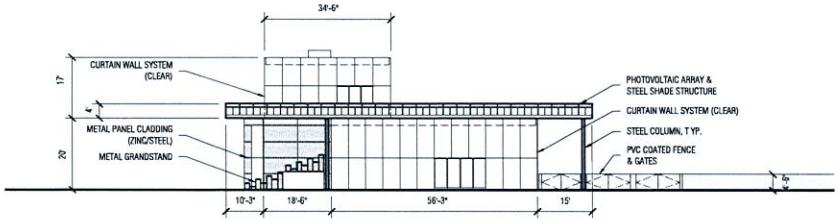
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 000377

LANDSCAPE PLAN

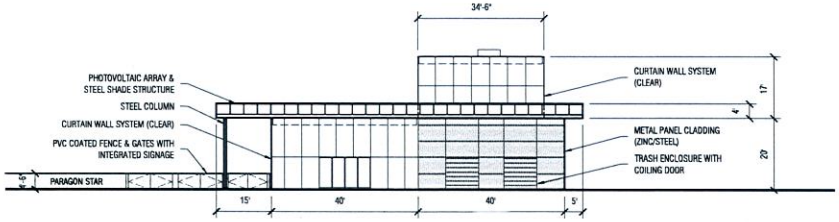
G403

9/6/2003 10:38:21 AM

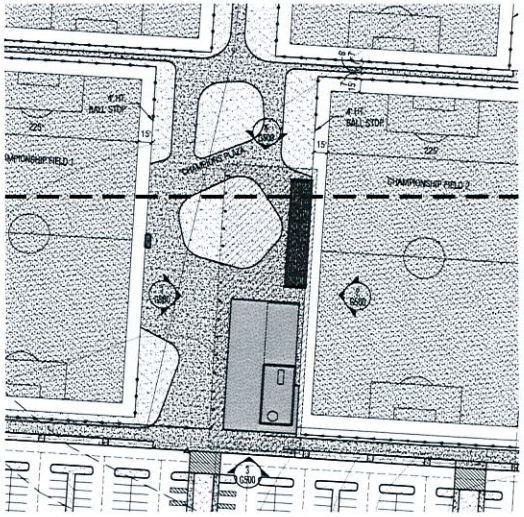
Copyright © 2014 BNIM Architects



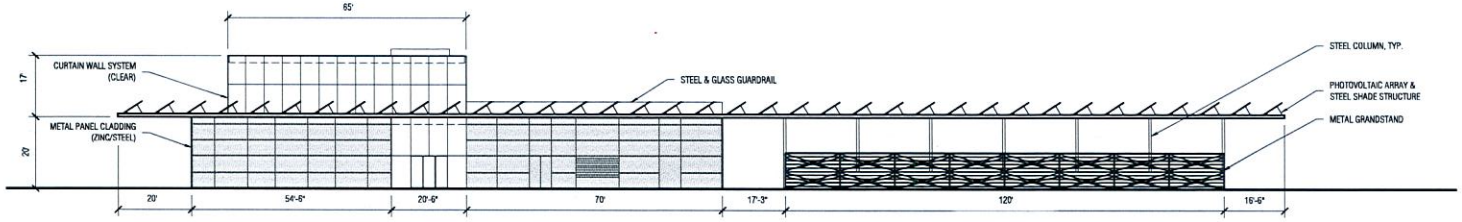
4 North Elevation
1/16" = 1'



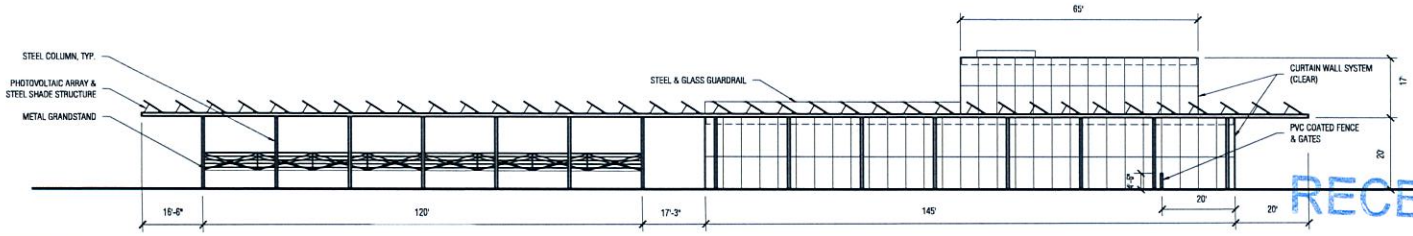
3 South Elevation
1/16" = 1'



5 Roof Plan
1/64" = 1'



2 East Elevation
1/16" = 1'



1 West Elevation
1/16" = 1'

RECEIVED
AUG 23 2016

-2016-135

Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC 501 Northwest Commerce Drive Lee's Summit, MO 64086 p.855.802.6606	Owner/Developer
George Butler Associates Inc. 9801 Renner Blvd, Suite 300 Lenexa, KS 66219 p.913.492.5400	Engineer
BNIM Architects 1735 Baltimore, Suite 300 Kansas City, MO 64108 p.816.783.1500	Architect
Land 3 317 SE Main Lee's Summit, MO 64063 4436 State Line Rd Kansas City, KS 66103 p.816.257.6019 p.913.371.7233	Landscape Architect Landscape Architect

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

Aaron James Ross - Landscape Architect
MO# LA-2012019746

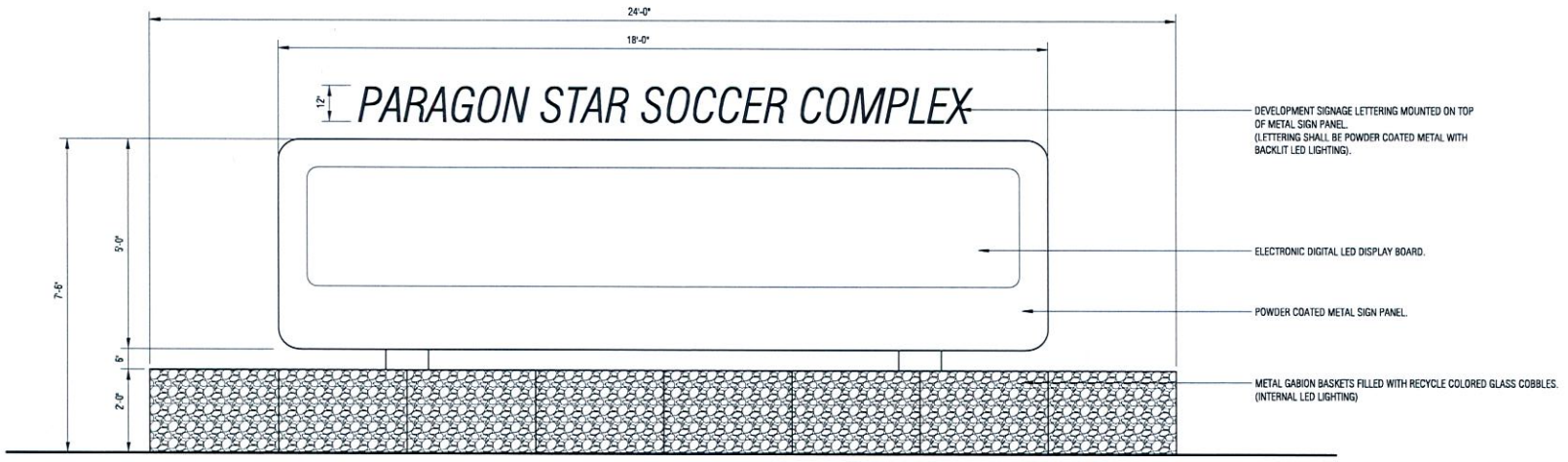
License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
Licensee Number: 000377

CLUBHOUSE ELEVATIONS AND ROOF PLAN

G500

8/4/2083 10:38:21 AM

Copyright © 2016 BNIM Architects



1 Entry Monument Elevation
3/4" = 1'

RECEIVED
AUG 8 8 2016

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.802.6600

George Butler Associates Inc. — Engineer
9801 Renner Blvd. Suite 300
Lenexa, KS 66219
p.913.492.5400

BNIM Architects — Architect, Landscape Architect
1735 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
317 SE Main
Lee's Summit, MO 64063
4436 State Line Rd
Kansas City, KS 66103
p.816.207.6019
p.913.371.7333

PARAGON STAR

Lee's Summit, MO — Project No: 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

Aaron James Ross - Landscape Architect
MO# LA-2012019748

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
Licensee Number: 000377

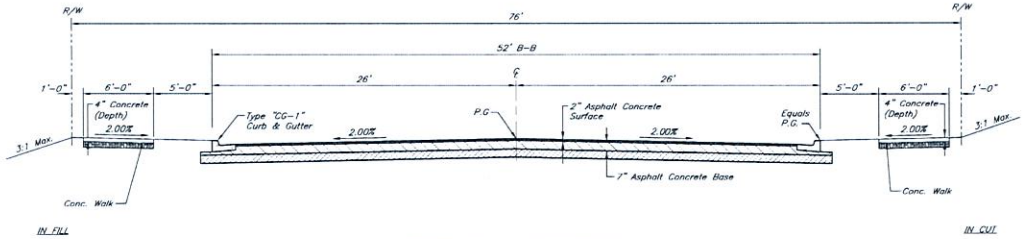
SIGNAGE ELEVATIONS

G501

8/4/2003 10:38:21 AM

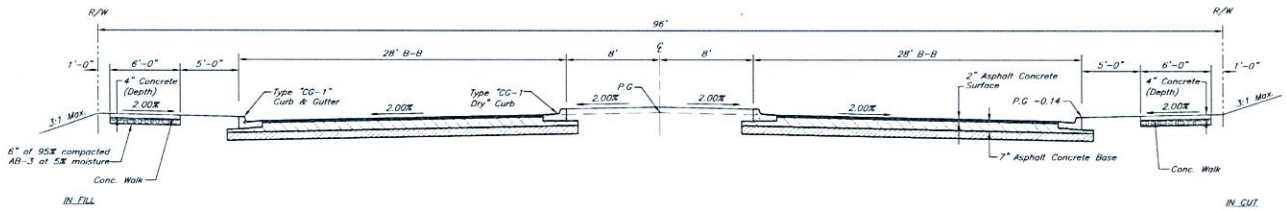
Copyright © 2016 BNIM Architects

-2016-135
Planning & Codes Admin



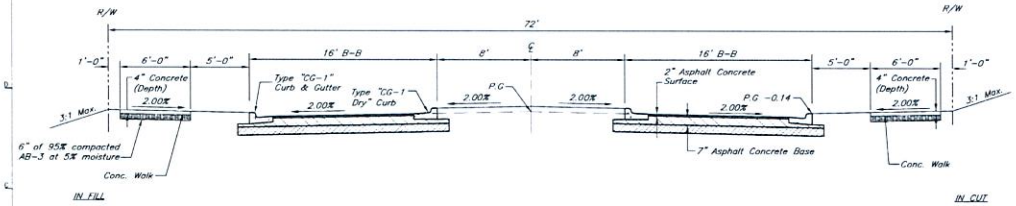
TYPICAL SECTION
VIEW HIGH DRIVE

Scale: 1" = 5'



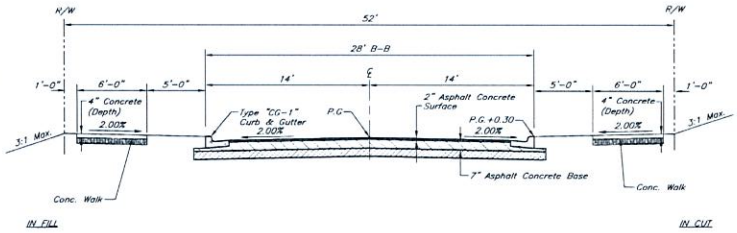
TYPICAL SECTION
VIEW HIGH PARKWAY

Scale: 1" = 5'



TYPICAL SECTION
PARAGON PARKWAY

Scale: 1" = 5'



TYPICAL SECTION
RIVER DRIVE

Scale: 1" = 5'

NOTE: Road Sections shall adhere to all City of Lee's Summit, Missouri Specifications.

RECEIVED
AUG 23 2016
-2016-135
Planning & Codes Admin

BNIM

berkebile nelson immenschuh mcdowell architects

Happy Valley LLC — Owner/Developer
801 Northwest Commerce Drive
Lee's Summit, MO 64086
p.855.492.6400

George Butler Associates Inc. — Engineer
9801 Renner Blvd, Suite 300
Lenexa, KS 66219
p.913.492.9400

BNIM Architects — Architect
1726 Baltimore, Suite 300
Kansas City, MO 64108
p.816.783.1500

Land 3 — Landscape Architect
1100 West Cambridge Circle Drive, Suite 550
Kansas City, KS 66103
p.913.371.7933

GBA Project NO. 12726

PARAGON STAR

Lee's Summit, MO — Project No. 12063.00

Preliminary Development Package

Issued: August 23, 2016

Rev. #	Description	Date Issued

Key Plan

Seal

STATE OF MISSOURI — BRADLEY D. BURTON — NUMBER E-25862 — PROFESSIONAL ENGINEER

8/23/16

Bradley D. Burton - Professional Engineer
MO# E-25862

License Name: Berkebile Nelson Immenschuh McDowell Incorporated
Profession Name: Architectural Corp.
Licenses Number: 000317

TYPICAL SECTIONS

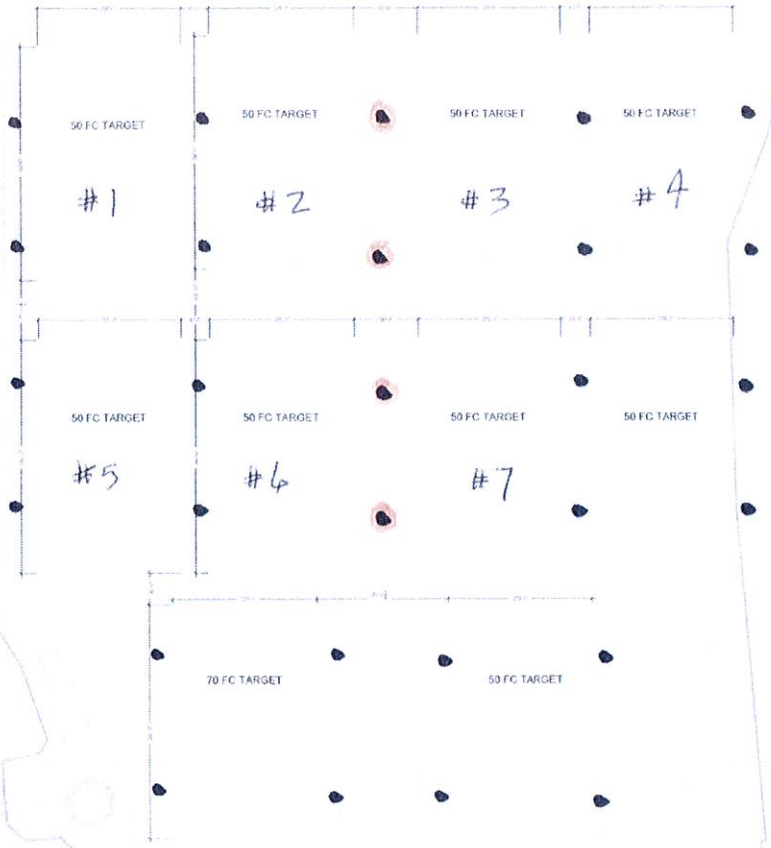
G600

8/4/2003 10:38:21 AM

Copyright © 2016 BNIM Architects

Paragon Star
Field Light Locations
7/1/16

RECEIVED
JUL - 1 2016
Planning & Codes Admin



IDEA FOR LOCATIONS WILL BE EXACT WHEN FULL DESIGN IS WORKED ON.

• = 70' POLE

• = 80' COMMON POLE