



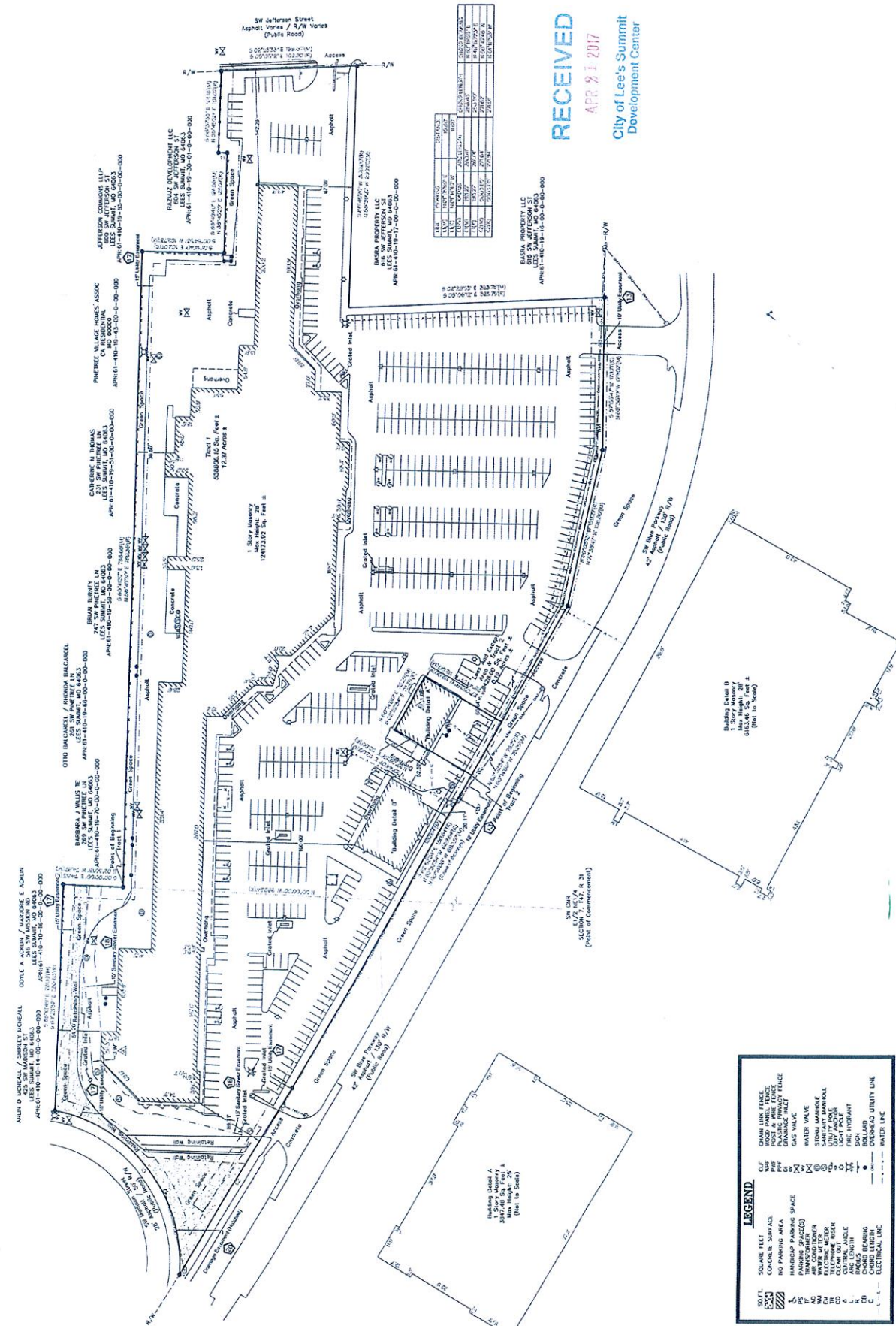
REVISION HISTORY

DATE	
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SCALE: 1" = 60'
 DRAWN BY: []
 T.S.
 APPROVED BY: []
 D.N.

GRS NATIONAL
 GROUP
 REPLY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

8224 3RD LANE, FORT WORTH, TEXAS 76179 | 817-595-8500 | PHONE 481-8434 | FAX 481-8434



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00
2	ASPHALT	500	YD	100.00	50000.00
3	PAVING	1000	YD	200.00	200000.00
4	LANDSCAPING	1000	YD	100.00	100000.00
5	UTILITIES	1000	YD	100.00	100000.00
6	CONCRETE	100	YD	120.00	12000.00
7	ASPHALT	500	YD	100.00	50000.00
8	PAVING	1000	YD	200.00	200000.00
9	LANDSCAPING	1000	YD	100.00	100000.00
10	UTILITIES	1000	YD	100.00	100000.00

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LEGEND

- SQ. FT. SQUARE FEET
- CONCRETE SURFACE
- NO PAVING AREA
- ASPHALT
- PAVING SPACES
- MANHOLE
- WATER VALVE
- WATER METER
- ELECTRICAL RISER
- CENTRAL ANGLE
- PARALLEL
- WALKWAY
- CHORD LUTHER
- ELECTRICAL LINE

- GRASS LINE FENCE
- POST & RAIL FENCE
- WIRE FENCE
- GRASS
- GRASS INLET
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- UTILITY MANHOLE
- WATER METER
- FIRE HYDRANT
- 500A
- OVERHEAD UTILITY LINE
- WATER LINE

ARUN D. MORGAN / SHIRLEY MORGAN
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

COYLE A. JACKSON / MARZELLE E. JACKSON
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

OTIS MALCAMEL / INGRID MALCAMEL
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

BARBARA J. MILLER RE
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

BRANDI LURNEY
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

CATHERINE M. HODAS
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

PATRICIA VALLEY HODAS ASSOC
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

REBEKAH WILSON
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

BARBARA PROPERTY LLC
 3115 SW MORGAN RD.
 LEE'S SUMMIT, MO 64083
 APR 01-10-10-14-00-00-000

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CONCEPT PLANT SCHEDULE

DECIDUOUS TREES
7" CAL. @ 4" P.A.S. @ 6' ON GROUND
DB4

EXISTING TREES AND SHRUBS
EXISTING

COUNT: 40

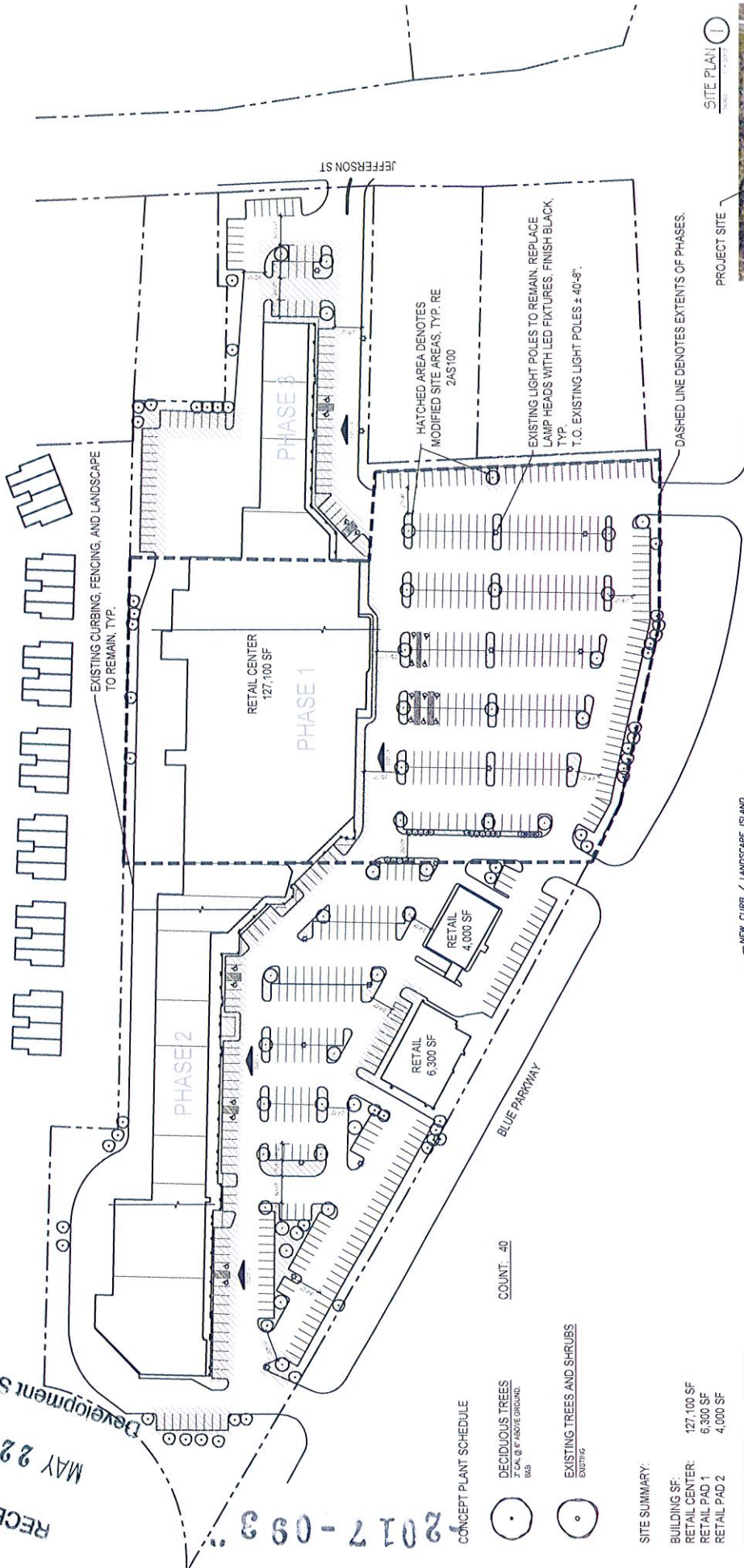
SITE SUMMARY:

BUILDING SF: 127,100 SF
RETAIL CENTER: 127,100 SF
RETAIL PAD 1: 6,300 SF
RETAIL PAD 2: 4,000 SF

TOTAL EXISTING GLA: 137,400 SF

PARKING:
CURRENT PARKING LAYOUT: 616 STALLS
PROPOSED PARKING LAYOUT: 606 STALLS
CURRENT PARKING LAYOUT: 4.48 CARS / 1000 SF
PROPOSED PARKING LAYOUT: 4.41 CARS / 1000 SF

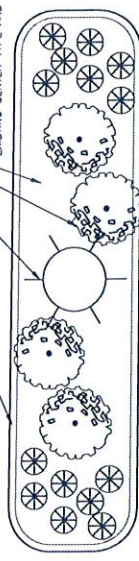
EXISTING PERVIOUS COVERAGE: 12.6%
PROPOSED PERVIOUS COVERAGE: 16%



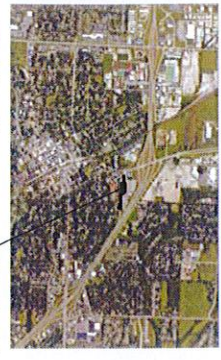
SITE PLAN
SCALE: 1" = 40'-0"

PROJECT SITE

NEW CURB / LANDSCAPE ISLAND
EXISTING LIGHT POLE TO REMAIN. REPLACE
LAMP HEADS WITH LED FIXTURES. FINISH BLACK, TYP.
T.O. EXISTING LIGHT POLES ± 40'-8".
NEW LANDSCAPE PER CITY STANDARD REQ.
MULCH LANDSCAPE ISLAND. MULCH TO MATCH
EXISTING CENTER TYPE AND COLOR.

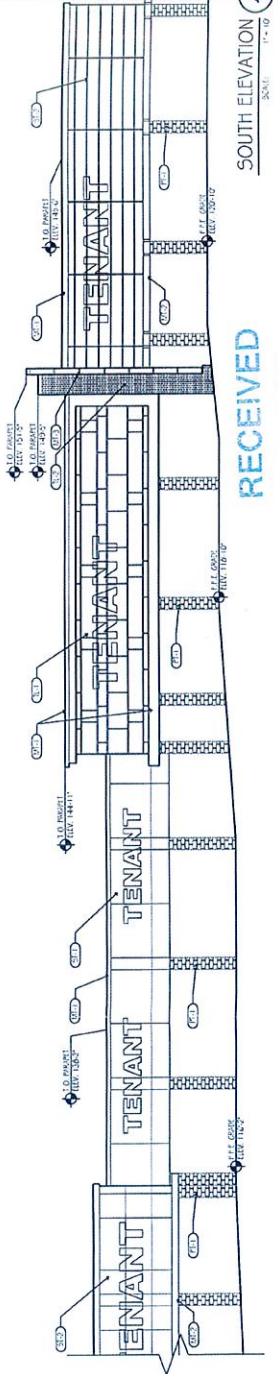
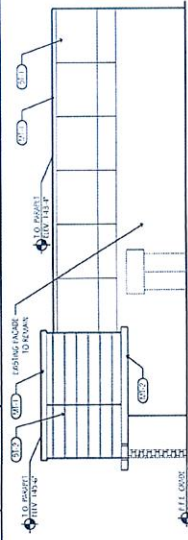


NEW CURB TYPICAL DETAIL
SCALE: 1" = 4'-0"



VICINITY MAP - NOT TO SCALE

FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
TL-1	TELEVISION	TRD	TAN
TL-2	TELEVISION	TRD	TAN
PF-1	FRONT PANEL	TRD	CLEAR ANODIZED
PF-2	FRONT PANEL	TRD	DARK BRONZE
PF-3	FRONT PANEL	TRD	WOOD GRAIN
SH-1	SHIELD	TRD	DARK GRAY
SH-2	SHIELD	TRD	GREEN
SP-1	SPACER	TRD	GREEN

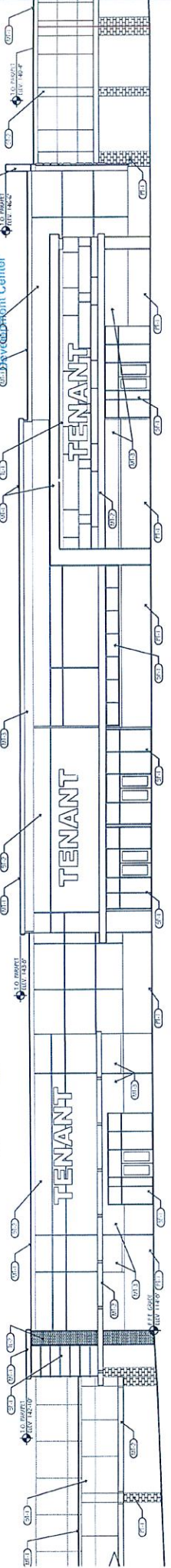


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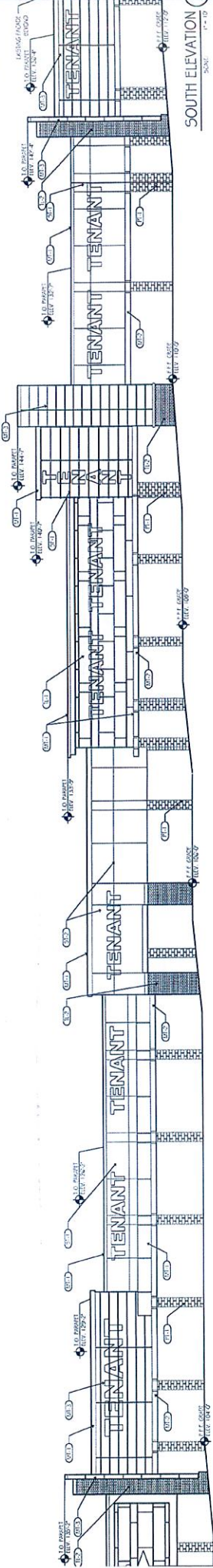
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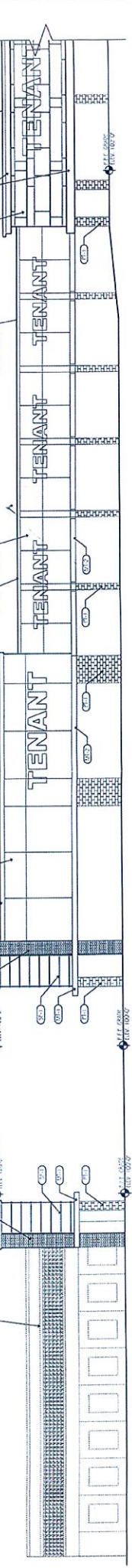
EAST ELEVATION (6)



SOUTH ELEVATION (5)



SOUTH ELEVATION (4)



SOUTH ELEVATION (3)



WEST ELEVATION (7)



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LEE'S SUMMIT, MO

21 APRIL 2017

FORMER GROCER FACADE RENOVATION

W. BLUE PARKWAY

PINE TREE PLAZA

NORHTERN STATES INVESTMENTS

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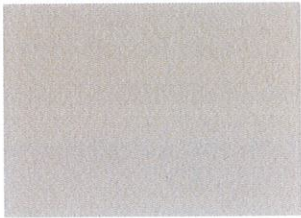
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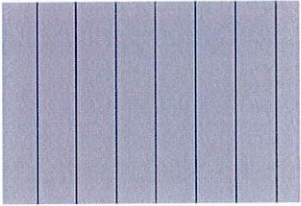
TL-1: PORCELAIN PANELS
CROSSVILLE - LAMINAM
3- OSSIDIANA VENA CHIARA - L31Z1



TL-2: EL DORADO STONE
ROUGH CUT
CASA BLANCA



PT-1: FINE FINISH
BENJAMIN MOORE
CC-270 BAFFIN ISLAND



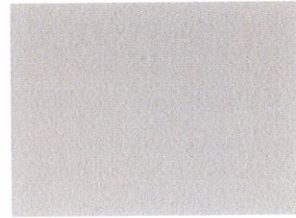
MTL-1: PREFINISHED
CLEAR ANODIZED



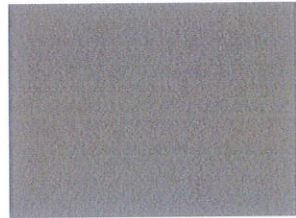
MTL-2: PREFINISHED
DARK BRONZE



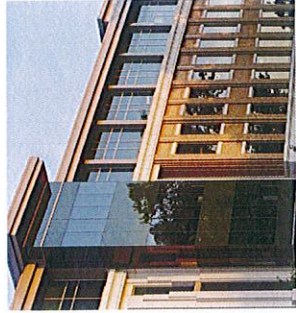
MTL-3: WOOD PLANKS
FIBERON COMPOSITE HORIZON
TUDOR BROWN



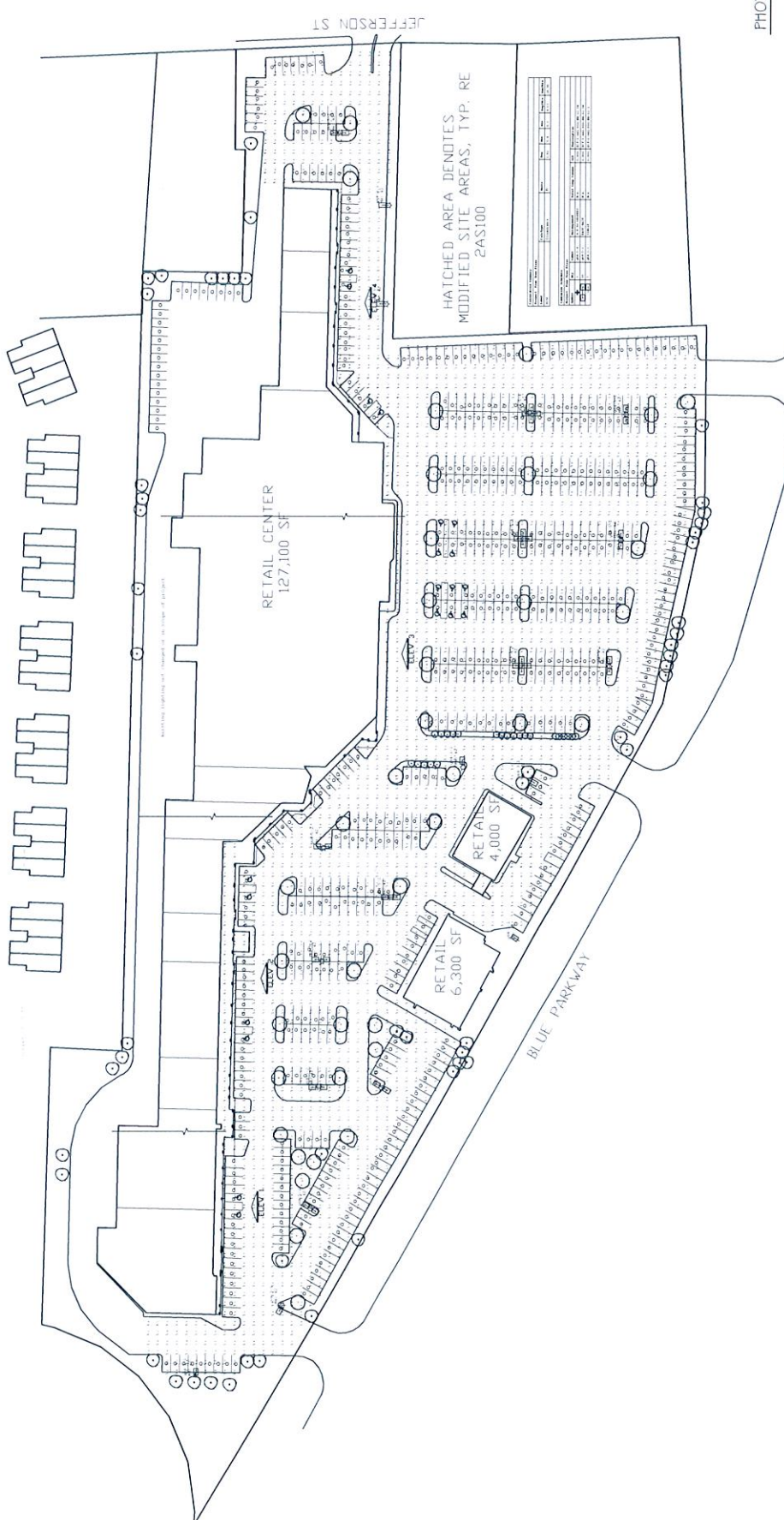
SF-1: FINE FINISH
BENJAMIN MOORE
HC-82 BENNINGTON GREY



SF-2: FINE FINISH
BENJAMIN MOORE
1476 SQUIRREL TAIL



SF-1: GREEN STOREFRONT GLAZING
CLEAR ANODIZED STOREFRONT
(COLOR REFERENCE ONLY)



PHOTOMETRIC PLAN ①

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