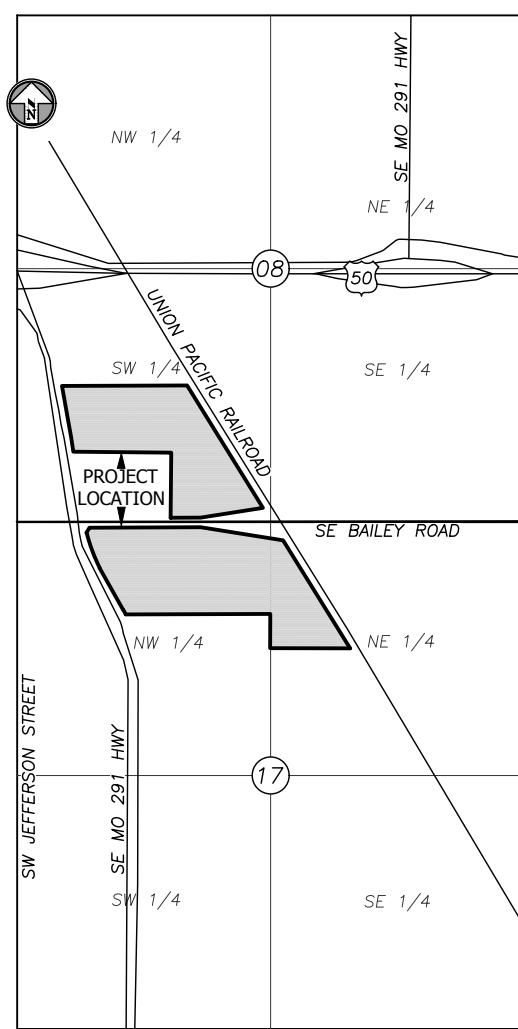


THE GROVE PMIX PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

U.S. HIGHWAY 50 & MISSOURI HIGHWAY 291



SECTION MAP
SECTIONS 8 & 17-T47N-R31W
(NOT TO SCALE)



LEGAL DESCRIPTION

TRACT I:
LOT 1, PFIZER WAY, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2010 AS DOCUMENT NO. 2010E0126141, PLAT BOOK E135 AND PAGE 50.

TRACT II:
ALL THAT PART OF THE NORTHWEST QUARTER, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 53 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 11.96 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 223.09 FEET, TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 1323.59 FEET, TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 32 MINUTES 55 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 832.35 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 2 DEGREES 36 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF MADDOX ACRES, A SUBDIVISION, A DISTANCE OF 358.00 FEET, TO THE NORTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 87 DEGREES 49 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1507.48 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 291, AS NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2416.83 FEET, A CHORD BEARING OF NORTH 26 DEGREES 20 MINUTES 38 SECONDS WEST, A CENTRAL ANGLE OF 1 DEGREE 18 MINUTES 57 SECONDS, AN ARC LENGTH OF 55.50 FEET; THENCE NORTH 27 DEGREES 00 MINUTES 06 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 256.79 FEET; THENCE NORTH 26 DEGREES 49 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 241.77 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1784.86 FEET, A CHORD BEARING OF NORTH 18 DEGREES 00 MINUTES 47 SECONDS WEST, A CENTRAL ANGLE OF 12 DEGREES 35 MINUTES 16 SECONDS, AN ARC LENGTH OF 392.13 FEET; THENCE NORTH 32 DEGREES 04 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.73 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 1158.47 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 869.58 FEET, TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

EXCEPT RESERVATION OF ALL MINERALS AND ALL MINERAL RIGHTS IN FAVOR OF MISSOURI PACIFIC RAILROAD COMPANY, A MISSOURI CORPORATION, AS SET FORTH IN INSTRUMENT(S) RECORDED UNDER DOCUMENT NUMBER 197110083905 IN BOOK 1252 AT PAGE 675, AND ALL RIGHTS AND EASEMENTS APPERTAINING THERETO IN FAVOR OF THE HOLDER OF SAID INTEREST AND ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. (AFFECTS TRACTS I AND II)

SHEET INDEX

- C1.1 SITE PLAN (1)
- C1.2 SITE PLAN (2)
- C1.3 SITE PLAN (3)
- C1.4 PARKING GARAGE PLAN
- C1.5 PHASING PLAN
- L1 LANDSCAPE PLAN (1)
- L2 LANDSCAPE PLAN (2)
- SLP1 SITE LIGHTING PLAN (1)
- SLP2 SITE LIGHTING PLAN (2)
- C2.1 EXISTING SITE CONDITIONS
- C2.2 SURVEYED INFORMATION (1)
- C2.3 SURVEYED INFORMATION (2)
- C2.4 EXISTING CONDITIONS (1)
- C2.5 EXISTING CONDITIONS (2)
- C3.1 UTILITY PLAN (1)
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- C4.2 GRADING PLAN & STORMWATER MANAGEMENT PLAN (2)
- C4.3 STORMWATER MANAGEMENT CALCULATIONS
- C5.1 OFF-SITE TRAFFIC IMPROVEMENTS
- A200 PRELIMINARY ARCHITECTURAL ELEVATIONS
- A201 PRELIMINARY ARCHITECTURAL ELEVATIONS

DEVELOPER

WESTCOTT INVESTMENT GROUP, LLC
TWO PERSHING SQUARE
2300 MAIN STREET, SUITE 900
KANSAS CITY, MISSOURI 64108
CONTACT: STEVE SINGH
510.648.1086

PREPARED BY:

BHCRHODES
OVERLAND PARK, KANSAS
&
KLOVER ARCHITECTS INCORPORATED
OVERLAND PARK, KANSAS

SUBMITTED BY:

WHITE GOSS, A PROFESSIONAL CORPORATION
KANSAS CITY, MISSOURI

Rev.	Date	Description	By	App.

BHCRHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900 f. (913) 663-1633
BHC Rhodes is a trademark of Bungearte International & Company, P.A.

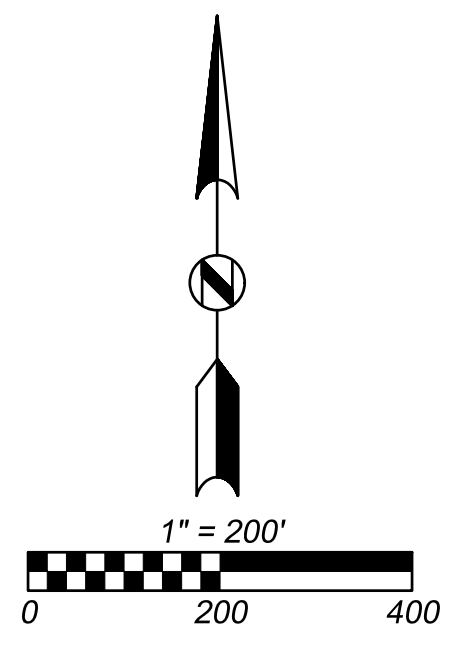
Prepared For:
WESTCOTT INVESTMENT GROUP, LLC
TWO PERSHING SQUARE
2300 MAIN STREET
SUITE 900
KANSAS CITY, MISSOURI 64108

**THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET**

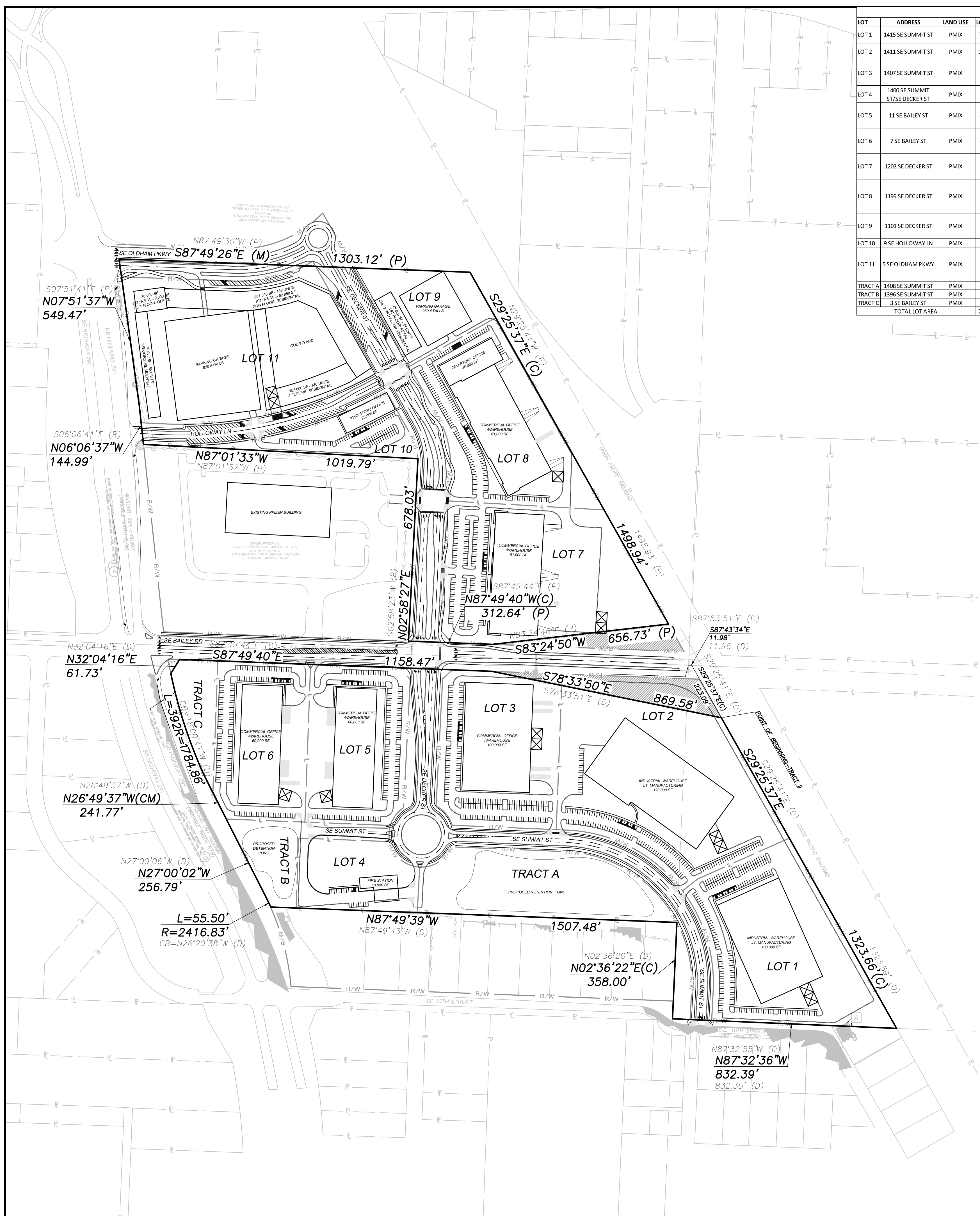
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Checked: PJJ	
Issue Date: 10/04/16	
Project Number: 021730	

CVR

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Oct 04, 2016 11:12am Plotted By: willisblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SITE-SITE-CENL.dwg Layout: OVERALL SITE PLAN



LOT	ADDRESS	LAND USE	LOT AREA	PROPOSED USE	NUMBER OF FLOORS	BLDG SIZE (SQ FT)	DEVELOPMENT DATA						
							DWELLINGS/ACRE	F.A.R.	PARKING RATIO REQUIRED	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	PARKING RATIO PROVIDED	TOTAL IMPERVIOUS COVERAGE
LOT 1	1415 SE SUMMIT ST	PMIX	7.56 +/-	LIGHT MANUFACTURING 60% USEABLE FLOOR AREA	1	100,000	N/A	30.4%	2.5 STALLS/1000 SQ FT USEABLE FLOOR AREA	150	180	1.80/1000 SQ FT	78.3%
LOT 2	1411 SE SUMMIT ST	PMIX	10.63 +/-	LIGHT MANUFACTURING 60% USEABLE FLOOR AREA	1	120,000	N/A	25.9%	2.5 STALLS/1000 SQ FT USEABLE FLOOR AREA	180	153	1.275/1000 SQ FT	81.4%
LOT 3	1407 SE SUMMIT ST	PMIX	5.83 +/-	FLEX (WAREHOUSE/OFFICE) 30% OFFICE 70% WAREHOUSE	1	100,000	N/A	39.4%	4 STALLS/1000 SQ FT 1 STALL/1000 SQ FT	190	187	1.87/1000 SQ FT	85.1%
LOT 4	1480 SE SUMMIT ST/SE DECKER ST	PMIX	2.51 +/-	FIRE HOUSE	1	10,550	N/A	9.7%		N/A	19	1.80/1000 SQ FT	35.7%
LOT 5	11 SE BAILEY ST	PMIX	4.88 +/-	FLEX (WAREHOUSE/OFFICE) 30% OFFICE 70% WAREHOUSE	1	60,000	N/A	28.2%	4 STALLS/1000 SQ FT 1 STALL/1000 SQ FT	114	158	2.63/1000 SQ FT	75.4%
LOT 6	7 SE BAILEY ST	PMIX	4.58 +/-	FLEX (WAREHOUSE/OFFICE) 30% OFFICE 70% WAREHOUSE	1	60,000	N/A	30.1%	4 STALLS/1000 SQ FT 1 STALL/1000 SQ FT	114	149	2.48/1000 SQ FT	79.5%
LOT 7	1203 SE DECKER ST	PMIX	8.81 +/-	FLEX (WAREHOUSE/OFFICE) 30% OFFICE 70% WAREHOUSE	1	81,000	N/A	21.1%	4 STALLS/1000 SQ FT 1 STALL/1000 SQ FT	154	161	1.99/1000 SQ FT	61.8%
LOT 8	1199 SE DECKER ST	PMIX	6.30 +/-	FLEX (WAREHOUSE/OFFICE) 30% OFFICE 70% WAREHOUSE	1	81,000	N/A	44.1%	4 STALLS/1000 SQ FT 1 STALL/1000 SQ FT	324	159	1.31/1000 SQ FT	77.3%
LOT 9	1101 SE DECKER ST	PMIX	2.59 +/-	RETAIL RESIDENTIAL STRUCTURED PARKING	3	32,550 (33 UNITS) 16,275	12.7	163.5%	4 STALLS/1000 SQ FT 1.5 STALLS/UNIT	115	310	6.35/1000 SQ FT	56.3%
LOT 10	9 SE HOLLOWAY LN	PMIX	1.89 +/-	OFFICE	2	28,000	N/A	34.0%	4.25 STALLS/1000 SQ FT 1.5 STALLS/UNIT	119	114	4.07/1000 SQ FT	60.0%
LOT 11	5 SE OLDHAM PKWY	PMIX	9.52 +/-	RETAIL RESIDENTIAL OFFICE STRUCTURED PARKING	4	411,450 (384 UNITS) 27,000 346,200	40.3	206.6%	4.25 STALLS/1000 SQ FT 1.5 STALLS/UNIT	979	984	1.93/1000 SQ FT	62.6%
TRACT A	1408 SE SUMMIT ST	PMIX	4.62 +/-	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%
TRACT B	1396 SE SUMMIT ST	PMIX	1.80 +/-	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%
TRACT C	3 SE BAILEY ST	PMIX	1.21 +/-	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%
TOTAL LOT AREA							72.73 +/-				2439		63.7%

*TABLE REFERS TO OPTION B OF SE OLDHAM PKWY & SE DECKER ST TRANSITION

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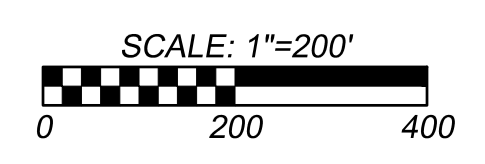
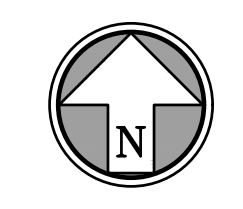
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GENERAL NOTES:

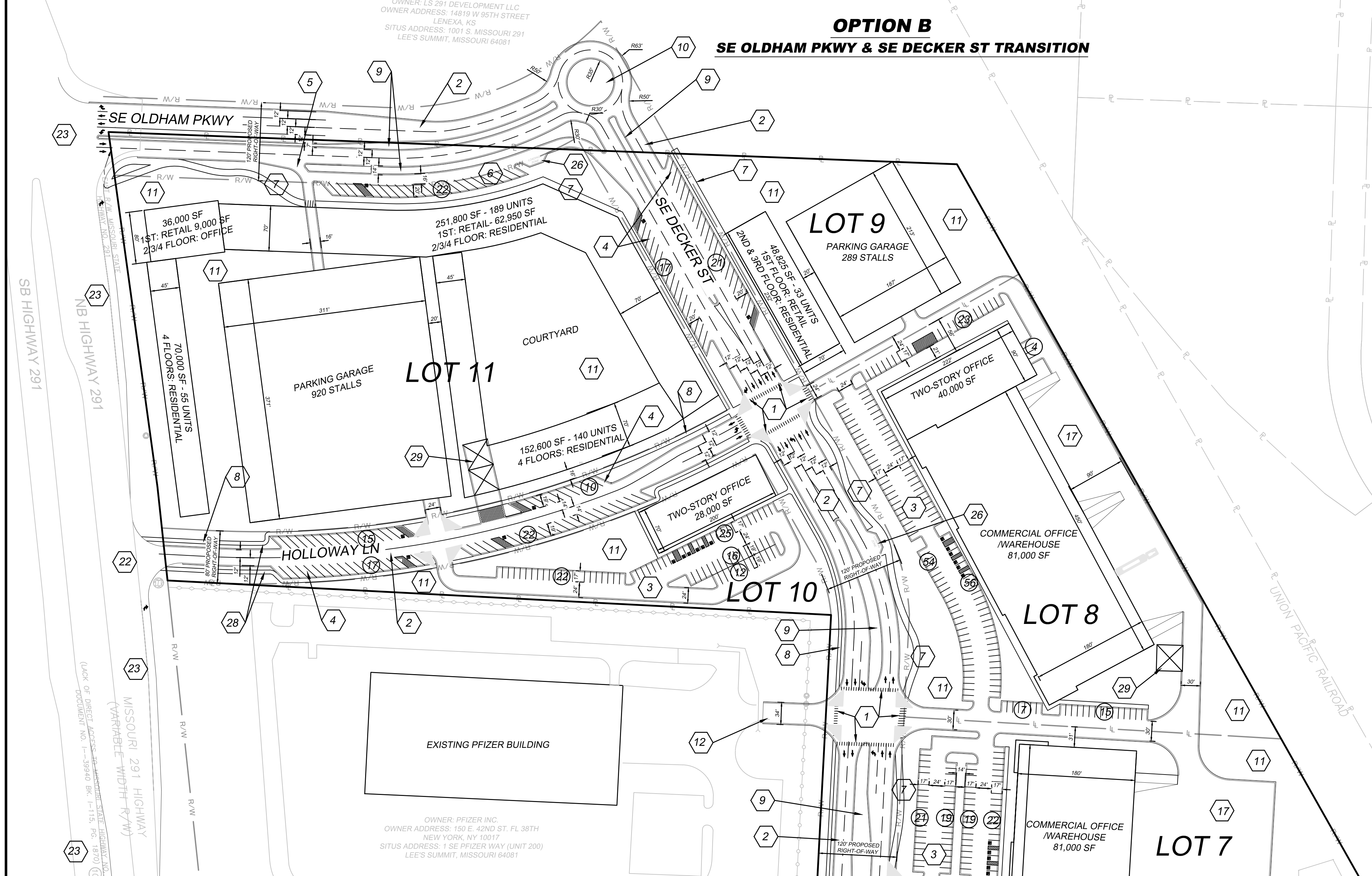
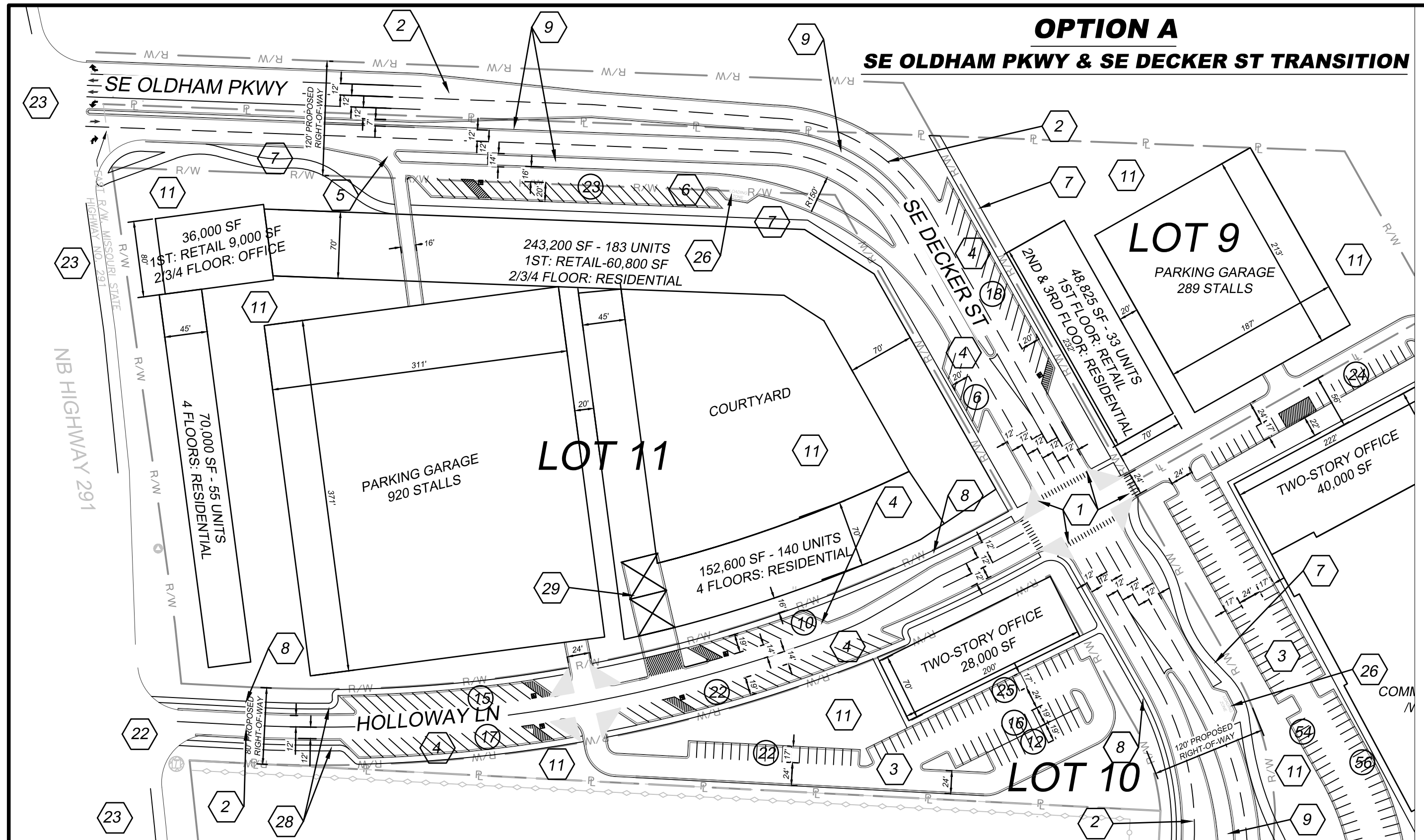
- REFER TO SHEET C1.2 FOR DETAILED SITE PLAN OF NORTHERN PORTION OF DEVELOPMENT AND SHEET C1.3 FOR DETAILED SITE PLAN OF SOUTHERN PORTION OF DEVELOPMENT.
- SEE SHEET C2.1 FOR ADJACENT PROPERTY USE INFORMATION.
- SEE ARCHITECTURAL RENDERINGS FOR ADDITIONAL BUILDING INFORMATION.
- SEE SHEET C5.1 FOR PUBLIC IMPROVEMENTS AND PHASING.
- SEE SHEET C1.5 FOR PHASING OF DEVELOPMENT.
- SETBACKS ARE PER DESIGN STANDARDS.

LEGEND

- # PARKING STALL COUNT
- R/W RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - PROPOSED LOT LINE
- ▲ 25' SITE TRIANGLE



	Description By Date
	Rev. Date
Prepared For: WESTCOTT INVESTMENT GROUP, LLC TWO PERSHING SQUARE 2300 MAIN STREET SUITE 900 KANSAS CITY, MISSOURI 64108	
THE GROVE U.S. 50 & MISSOURI 291 LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN SITE PLAN (1)	
Design: DRS Drawn: DRS Checked: PJJ Issue Date: 10/04/16 Project Number: 021730	
1 of 23 <h1 style="font-size: 2em;">C1.1</h1>	



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TOTAL LOT AREA			72.73 +/-			1,667,775				2439			63.7%

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KEY NOTES

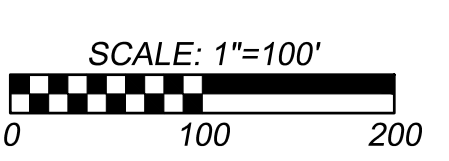
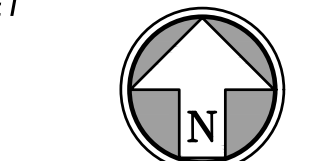
- 01 CROSSWALK - STAMPED CONCRETE
- 02 ASPHALT ROADWAY
- 03 ASPHALT PARKING LOT
- 04 ASPHALT ON-STREET PARKING
- 05 ASPHALT SLIP LANE
- 06 ASPHALT SLIP LANE PARKING
- 07 10' TRAIL
- 08 5' SIDEWALK
- 09 PLANTED RAISED MEDIAN
- 10 SITE FEATURE (ARTISTIC)
- 11 PROPOSED GREEN SPACE
- 12 PROPOSED RELOCATED FULL ACCESS FOR ZOETIS
- 13 RIGHT-OF-WAY TO BE VACATED
- 14 PROPOSED RAISED CONCRETE MEDIAN
- 15 DECORATIVE ENTRY FEATURE
- 16 WATER FEATURE
- 17 HEAVY DUTY PAVEMENT - TRUCK MANEUVERING AREA
- 18 CONCRETE ROADWAY
- 19 BARRICADE
- 20 SEE SHEET C5.1 FOR TRAFFIC SIGNAL PHASE
- 21 SEE TRAFFIC STUDY FOR OFF-SITE TRAFFIC IMPROVEMENTS
- 22 MODOT BREAK-IN ACCESS REQUIRED
- 23 SEE SHEET C5.1 FOR OFF-SITE TRAFFIC IMPROVEMENTS
- 24 BRING 16TH STREET TO CITY STANDARDS
- 25 TRANSITION PROPOSED SE SUMMIT TO EXISTING SE 16TH STREET
- 26 PASSENGER LOADING AREA
- 27 8' SIDEWALK
- 28 6' SIDEWALK
- 29 TRASH ENCLOSURE

GENERAL NOTES:

- 1. OPTIONS A & B ARE PLACEMENT OF ROUNDABOUT OR NOT, GIVEN PROPERTY TO THE NORTH IS NOT CONTROLLED BY DEVELOPER.
- 2. SEE SHEET C2.1 FOR ADJACENT PROPERTY USE INFORMATION.
- 3. SEE ARCHITECTURAL RENDERINGS FOR ADDITIONAL BUILDING INFORMATION.
- 4. SEE SHEET C5.1 FOR PUBLIC IMPROVEMENTS AND PHASING.
- 5. SEE SHEET C1.5 FOR PHASING OF DEVELOPMENT.
- 6. SETBACKS ARE PER DESIGN STANDARDS.

LEGEND

- (#) PARKING STALL COUNT
- R/W RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - PROPOSED LOT LINE
- ▲ 25' SITE TRIANGLE



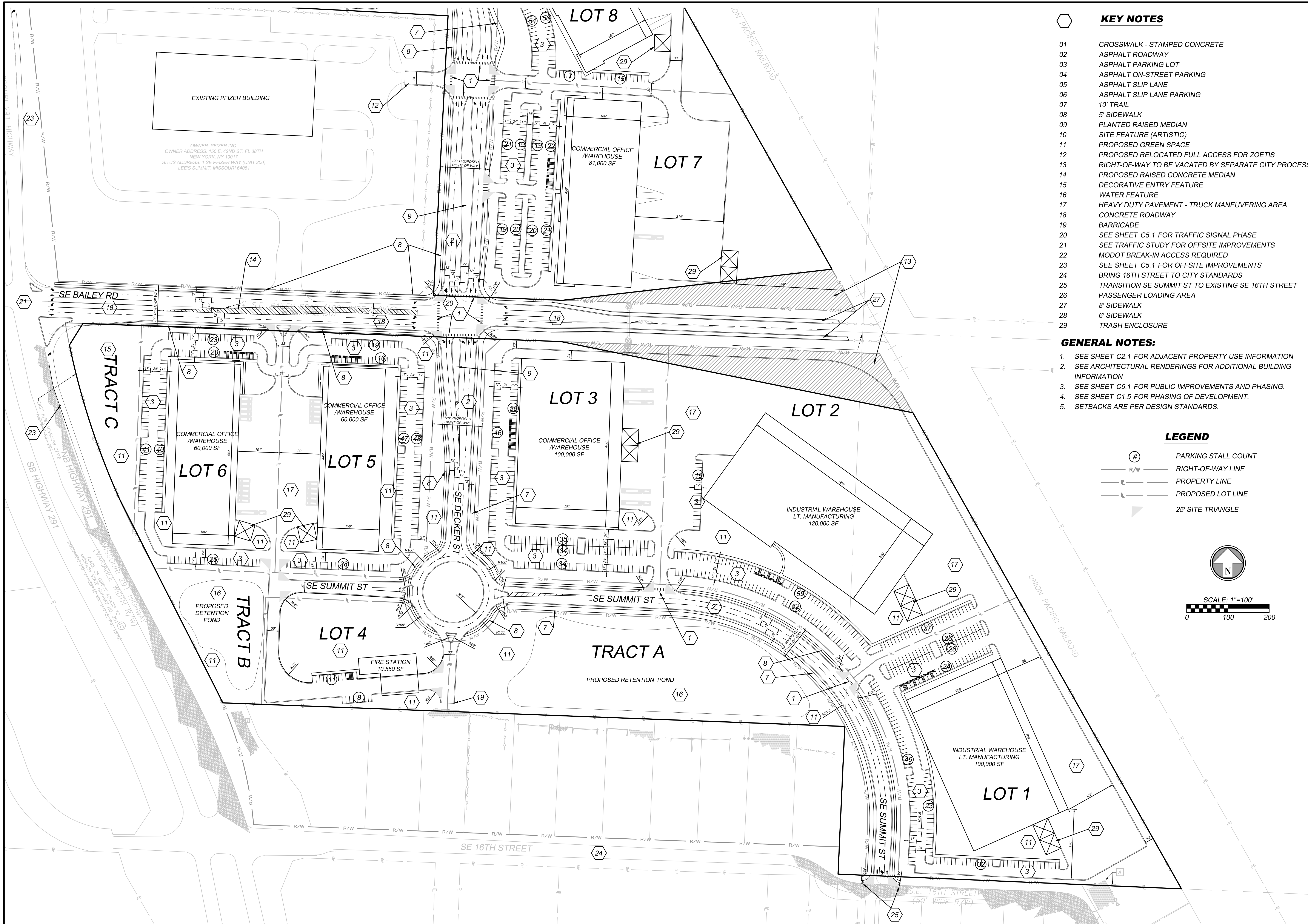
BHC RHODES
 Civil Engineering - Surveying - Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P. (913) 663-1900 F. (913) 663-1633
 BHC is a trademark of Bungeant International & Company, P.A.

Prepared For:
 WESTCOTT INVESTMENT GROUP, LLC
 TWO PEGGING SQUARE
 2300 MAIN STREET
 SUITE 900
 KANSAS CITY, MISSOURI 64108

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (2)

Design: DRS Drawn: DRS
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730
 2 of 23
C1.2

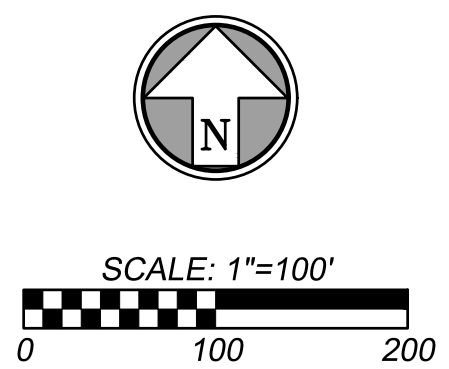
Oct 04, 2016 - 11:12am Plotted By: millieblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SPTS-SITE-GENL.dwg Layout: GENERAL SITE PLAN - NORTH



- KEY NOTES**
- 01 CROSSWALK - STAMPED CONCRETE
 - 02 ASPHALT ROADWAY
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- GENERAL NOTES:**
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 4. SEE SHEET C1.5 FOR PHASING OF DEVELOPMENT.
 5. SETBACKS ARE PER DESIGN STANDARDS.

- LEGEND**
- (#) PARKING STALL COUNT
 - R/W RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - - - PROPOSED LOT LINE
 - ▲ 25' SITE TRIANGLE



Rev.	Date	Description	By	App.

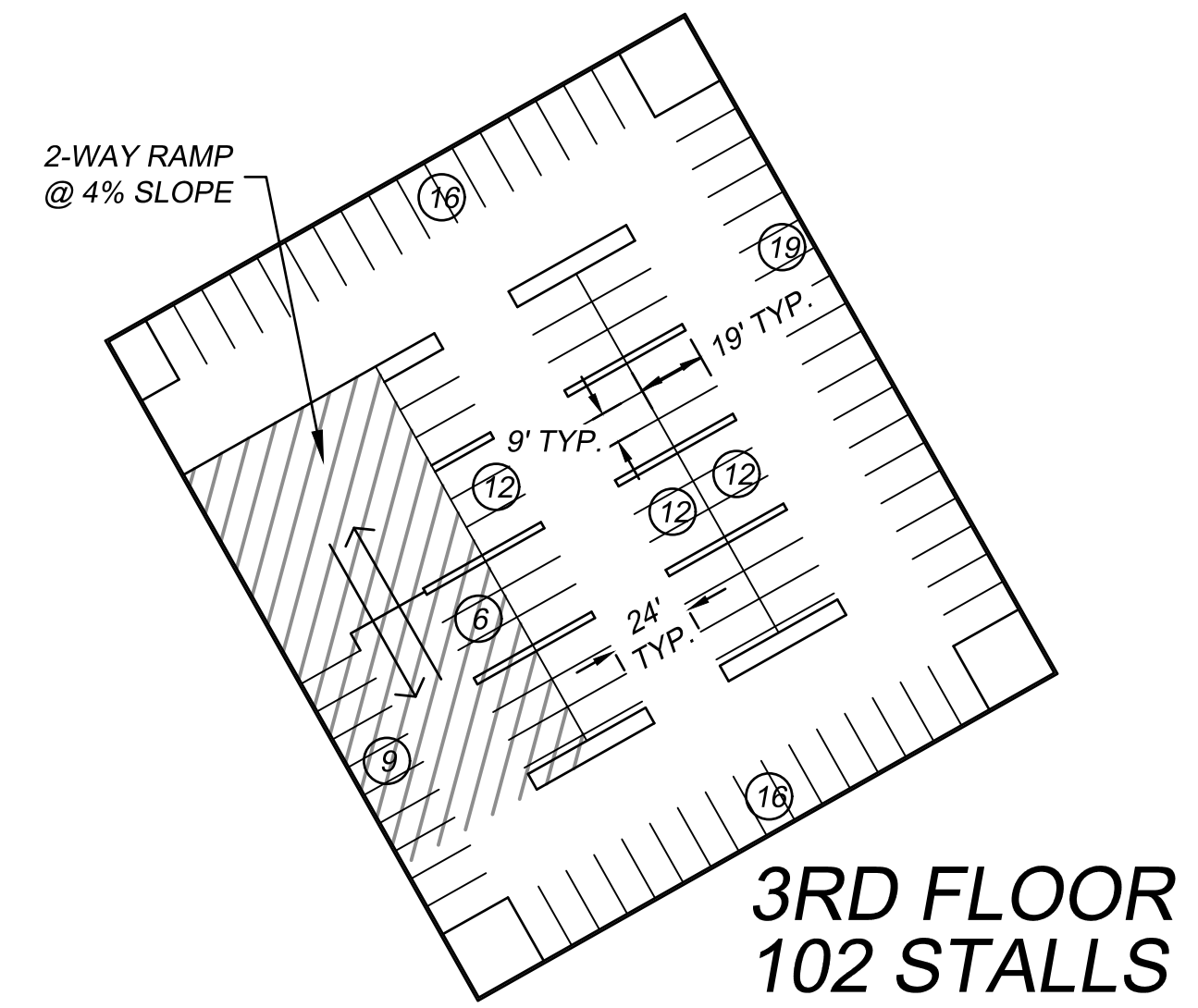
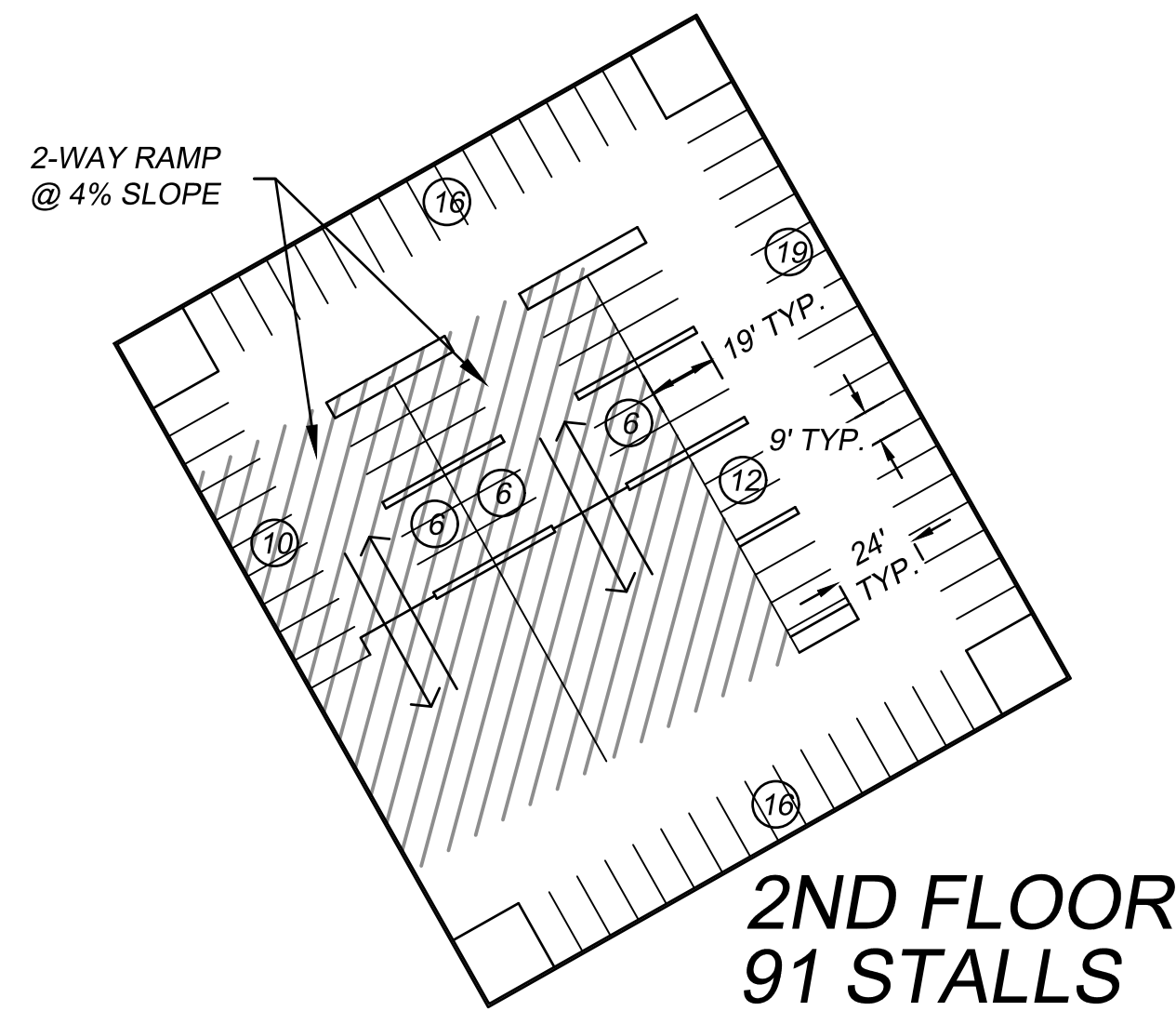
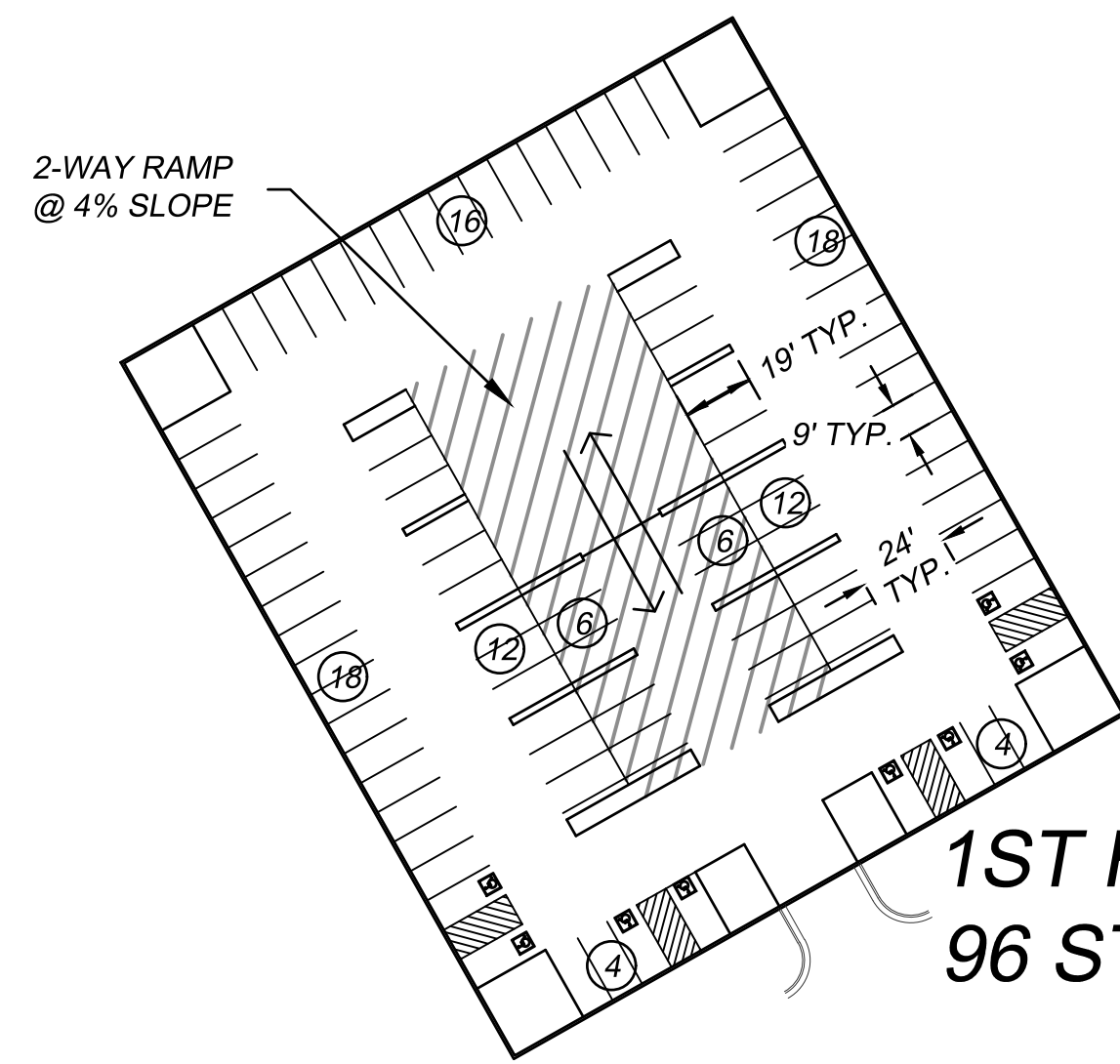
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Prepared For:
 WESTCOTT INVESTMENT GROUP, LLC
 TWO PERSHING SQUARE
 2300 MAIN STREET
 SUITE 900
 KANSAS CITY, MISSOURI 64108

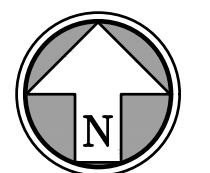
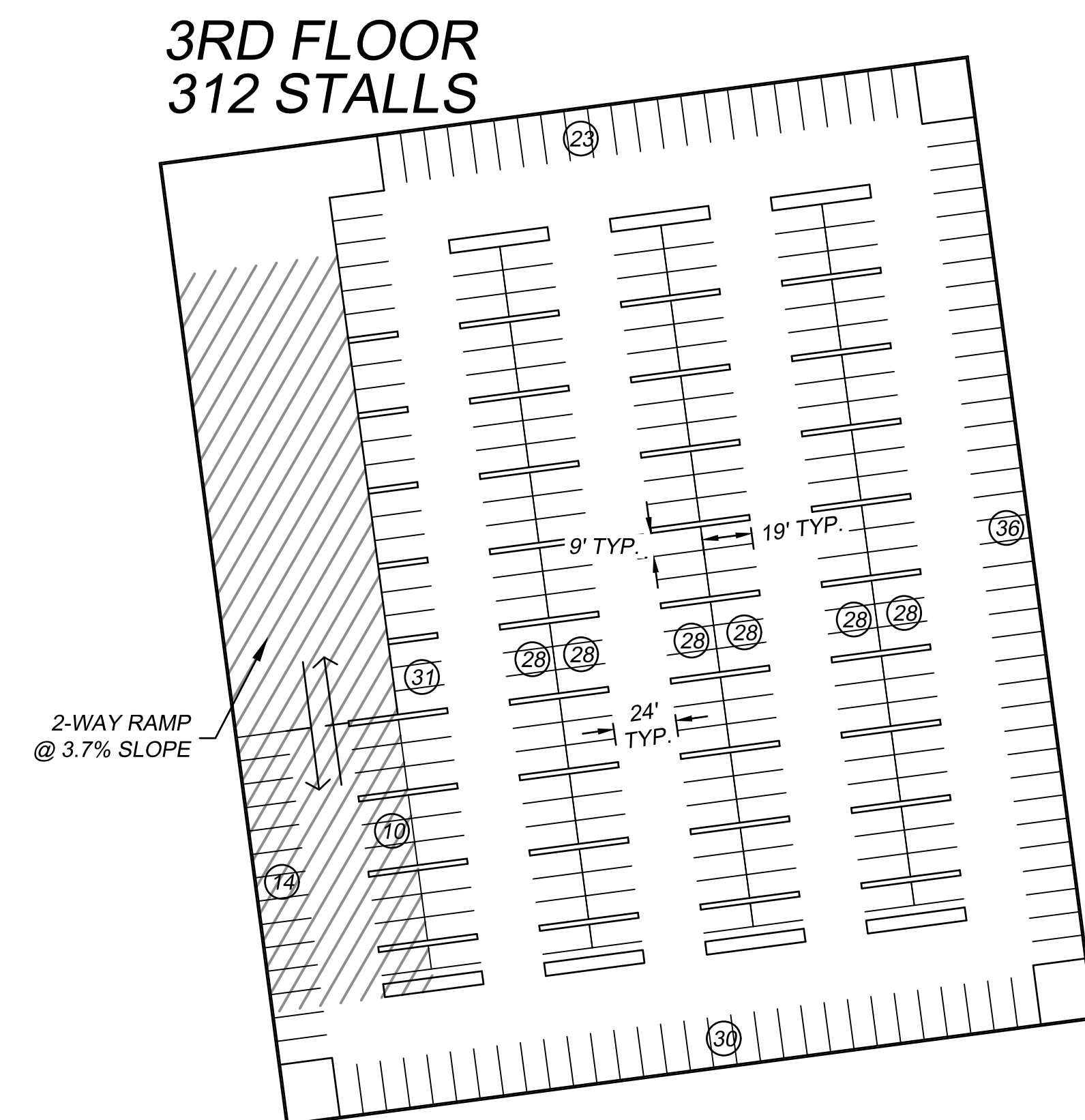
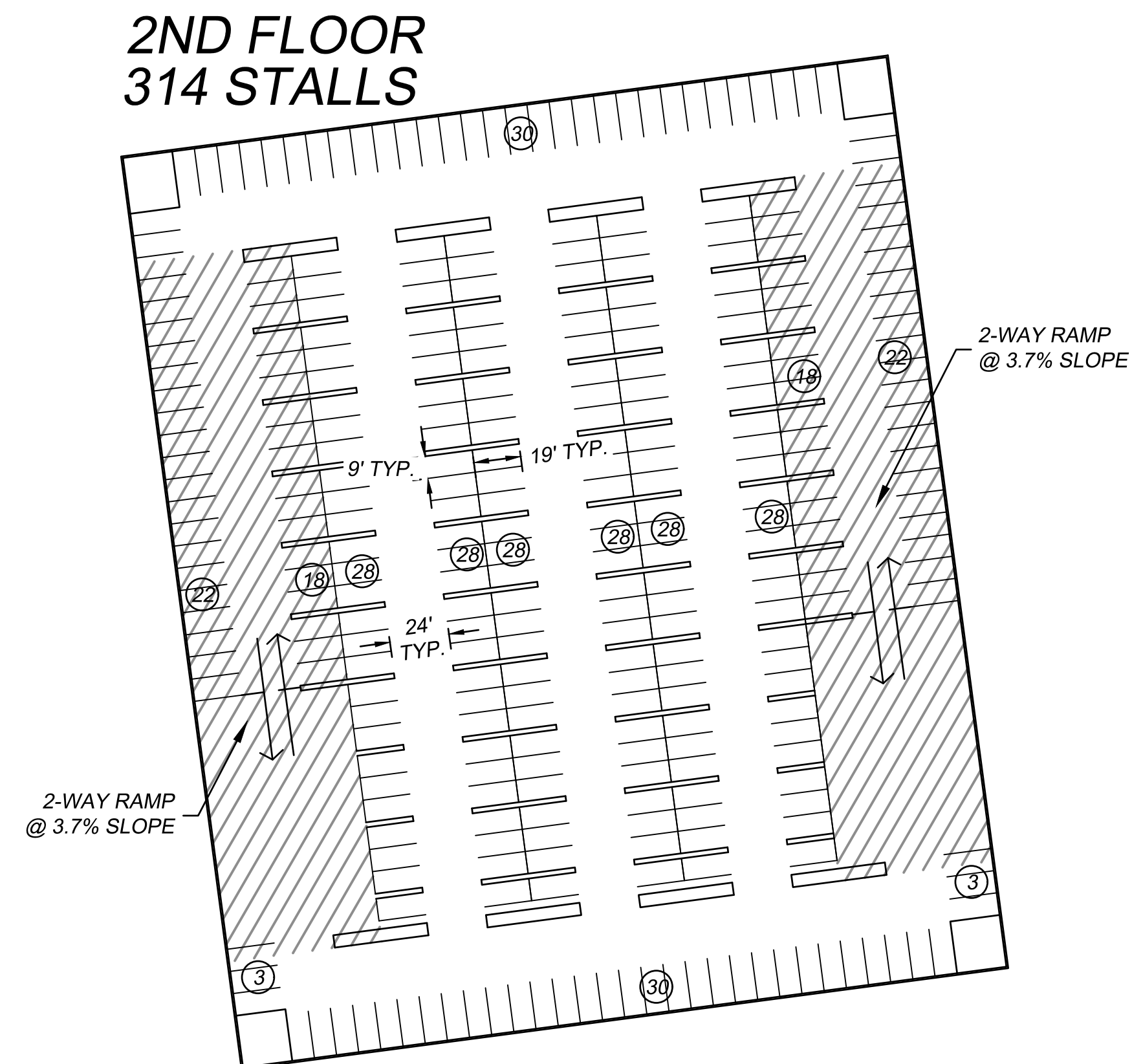
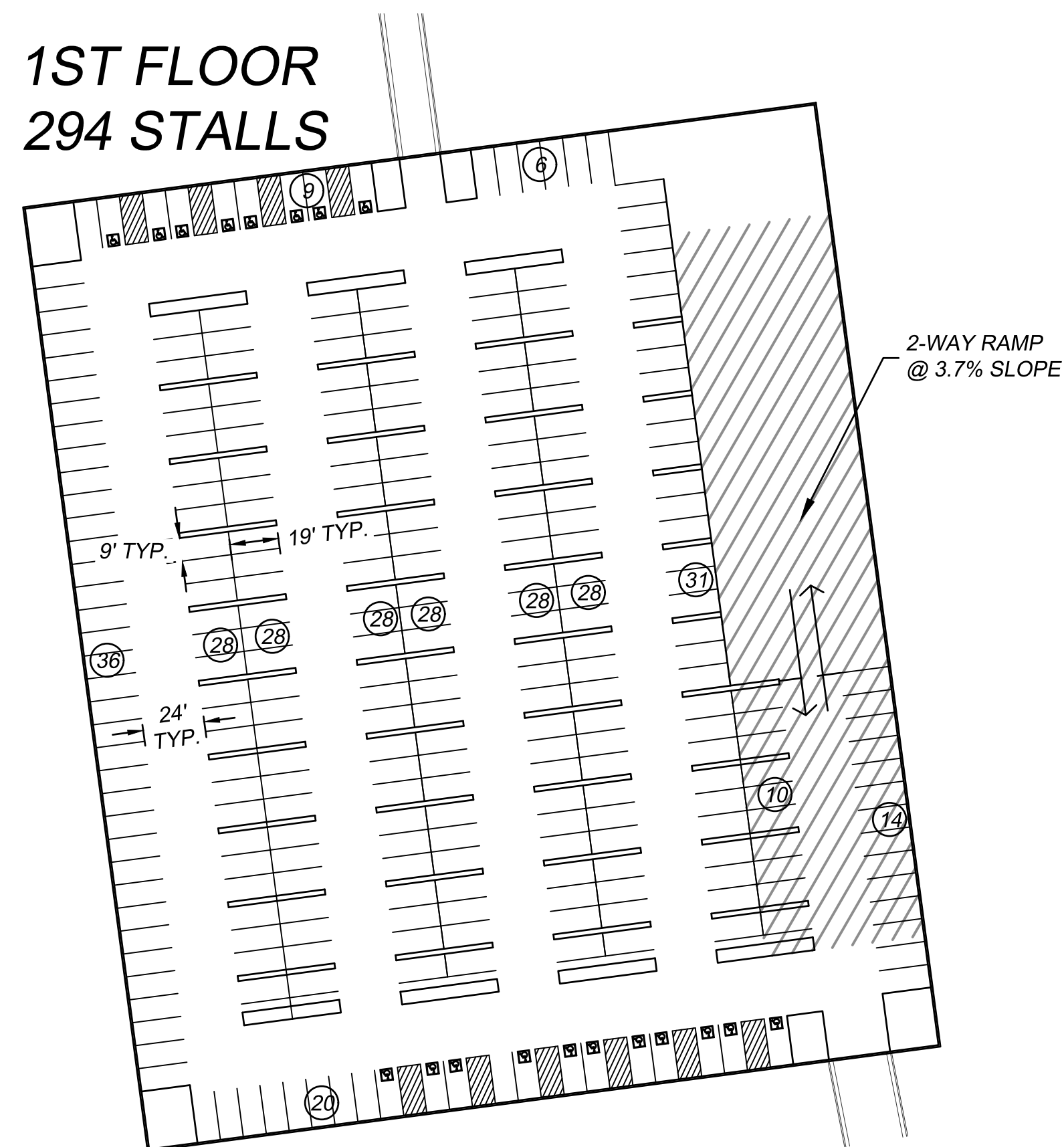
**THE GROVE
 U.S. 50 & MISSOURI 291
 LEE'S SUMMIT, MISSOURI
 PRELIMINARY DEVELOPMENT PLAN
 SITE PLAN (3)**

Design: DRS Drawn: DRS
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730

LOT 9 STRUCTURED PARKING



LOT 11 STRUCTURED PARKING

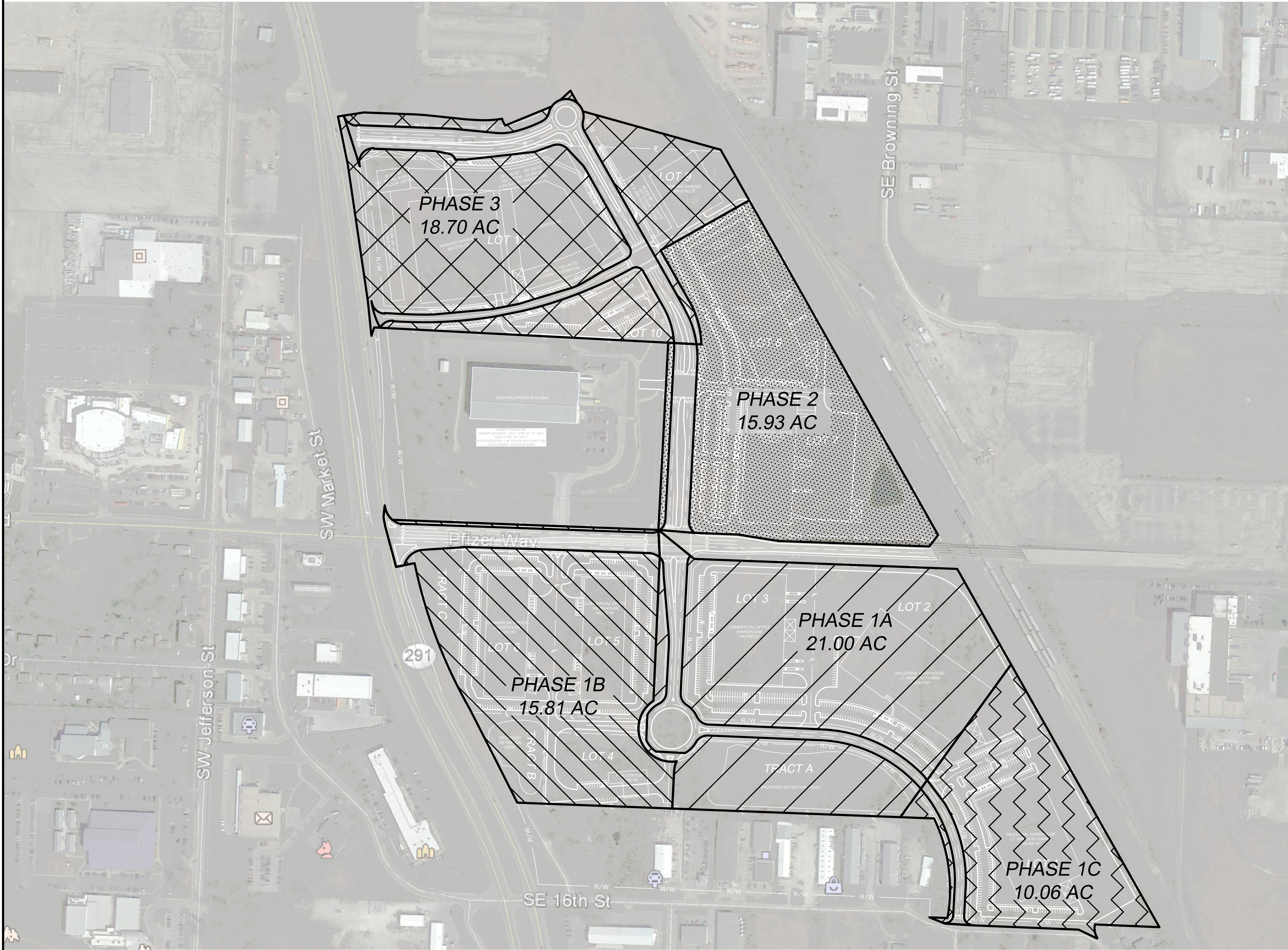


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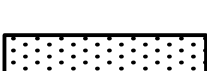

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Oct 04, 2016 - 11:23am Picked By: milliblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SHFS-SITE-GEN.dwg Layout: PARKING GARAGE

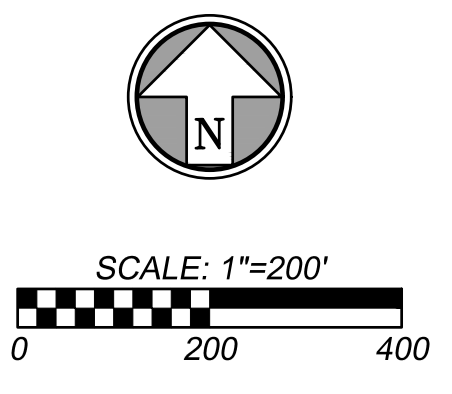
BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 F. (913) 663-1633 <small>BHC RHODES is a trademark of Burgin/Horn/Smith & Company, P.A.</small>		Description Date Rev.	By App.
Prepared For: WESTCOTT INVESTMENT GROUP, LLC TWO PERSHING SQUARE 2300 MAIN STREET SUITE 900 KANSAS CITY, MISSOURI 64108		Design: <i>DRS</i> Drawn: <i>DRS</i> Checked: <i>PJJ</i> Issue Date: 10/04/16 Project Number: 021730	THE GROVE U.S. 50 & MISSOURI 291 LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN PARKING GARAGE PLAN
Design: <i>DRS</i> Drawn: <i>DRS</i> Checked: <i>PJJ</i> Issue Date: 10/04/16 Project Number: 021730		4 of 23 C1.4	



LEGEND

PHASE	COMMENCEMENT	COMPLETION
 1A	SUMMER 2017	SUMMER 2019
 1B	SUMMER 2019	SUMMER 2022
 1C	SUMMER 2020	SUMMER 2022
 2	SUMMER 2021	SUMMER 2022
 3	SUMMER 2022	SUMMER 2024

NOTES:
 PHASING MAY OCCUR IN A DIFFERENT SEQUENCE THAN THIS PLAN INDICATES AND WILL BE BASED UPON MARKET CONDITIONS.
 A MINIMUM OF 500,000 S.F. WILL BE COMPLETED BY THE END OF SUMMER 2022.



<p>THE GROVE U.S. 50 & MISSOURI 291 LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN</p>	<p>PHASING PLAN</p>										
Design: DRS Drawn: WLB Checked: PJJ Issue Date: 10/04/16 Project Number: 021730	Prepared For: WESTCOTT INVESTMENT GROUP, LLC TWO PERSHING SQUARE 2300 MAIN STREET SUITE 900 KANSAS CITY, MISSOURI 64108										
<p>BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 F. (913) 663-1633 <small>BHC RHODES is a trademark of Bungeant International & Company, P.A.</small></p>											
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Rev.	Date	Description	By	App.							
C1.5											

LEGEND

- R/W R/W RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPERTY LINE
- SECTION LINE
- PROPOSED STORM SEWER MAIN
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING RAILROAD TRACKS
- EXISTING CREEK CENTERLINE

REQUIREMENTS

- Street Footage
 - 1 tree/30' LF of pub, private w/in 20' setback
 - 1 shrub/20' LF
 - No plants in R/W
- Open Yards
 - 2 shrubs/5,000 sq ft of lot area-bldg
 - 1 tree/5,000 sq ft of lot-bldg
- Parking Lots
 - 1 Dec tree for 10v cars
- Landscape Islands
 - 5% of the entire parking area (spaces, side drives)
 - even 4 rows x 20' W island
 - 10' W x 1/2 L of space
 - end of parking bay
 - Trees min 4' away from BOC
- Lot Screening
 - 2' 5' screen along edge of lot/loading area parallel to on lot screening
 - 100% opaque
 - 12 shrubs/400' w/in 2 growing seasons
- Buffer
 - Dec and Evergreen plantings
 - 1 tree/20' ft
 - 5' min

SITE DATA

STREET	LENGTH	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
Street A	756.62	25.22	20	37.83	45
Street B	882.5	29.42	31	44.13	111
Street C	222.36	7.40	74	111.12	109
Street D	1417.66	47.26	51	70.88	132
BAILEY RD	1392.34	66.41	60	99.62	100
291 HWY	1609.07	53.64	55	80.45	114

Open Yards

LOT NUMBER	LOT SIZE (SF)	BLDG SIZE (SF)	OPEN SPACE (SF)	OPEN SPACE PROV. (SF)	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
Lot 1	329,313.00	100,000.00	229,313.00	76,951.04	45.86	85	95.73	300
Lot 2	463,042.00	120,000.00	343,042.00	40,259.79	69.61	78	137.22	354
Lot 3	253,954.00	100,000.00	153,954.00	50,993.22	30.79	31	45.58	134
Lot 4	109,935.00	10,950.00	98,985.00	75,446.46	19.76	20	39.51	34
Lot 5	212,572.00	60,000.00	152,572.00	70,098.87	30.51	31	43.03	164
Lot 6	399,504.00	60,000.00	339,504.00	41,265.59	27.93	28	65.80	88
Lot 7	363,768.00	85,000.00	278,768.00	143,357.40	40.55	132	123.11	356
Lot 8	274,428.00	101,000.00	173,428.00	49,893.58	34.69	22	49.37	119
Lot 9	112,028.00	56,218.00	55,810.00	40,893.94	13.32	16	22.64	69
Lot 10	62,328.00	14,000.00	48,328.00	44,824.83	13.67	14	27.33	293
Lot 11	624,692.00	242,696.00	381,996.00	96,969.95	34.42	31	69.81	379
Tract A	201,247.20	-	201,247.20	(201,247.20)	40.25	-	80.50	-
Tract B	78,408.00	-	78,408.00	(78,408.00)	15.68	-	31.36	-
Tract C	52,707.60	-	52,707.60	(52,707.60)	10.54	-	21.08	-

Parking Lots

LOT NUMBER	PARKING SPACES	TREES REQ.	TREES PROV.
Lot 1	174	17.4	18
Lot 2	128	12.8	13
Lot 3	187	18.7	19
Lot 4	19	1.9	2
Lot 5	152	15.2	16
Lot 6	116	11.6	12
Lot 7	161	16.1	16
Lot 8	155	15.5	16
Lot 9	289	28.9	29
Lot 10	75	7.5	8
Lot 11	920	92	92

Landscape Islands

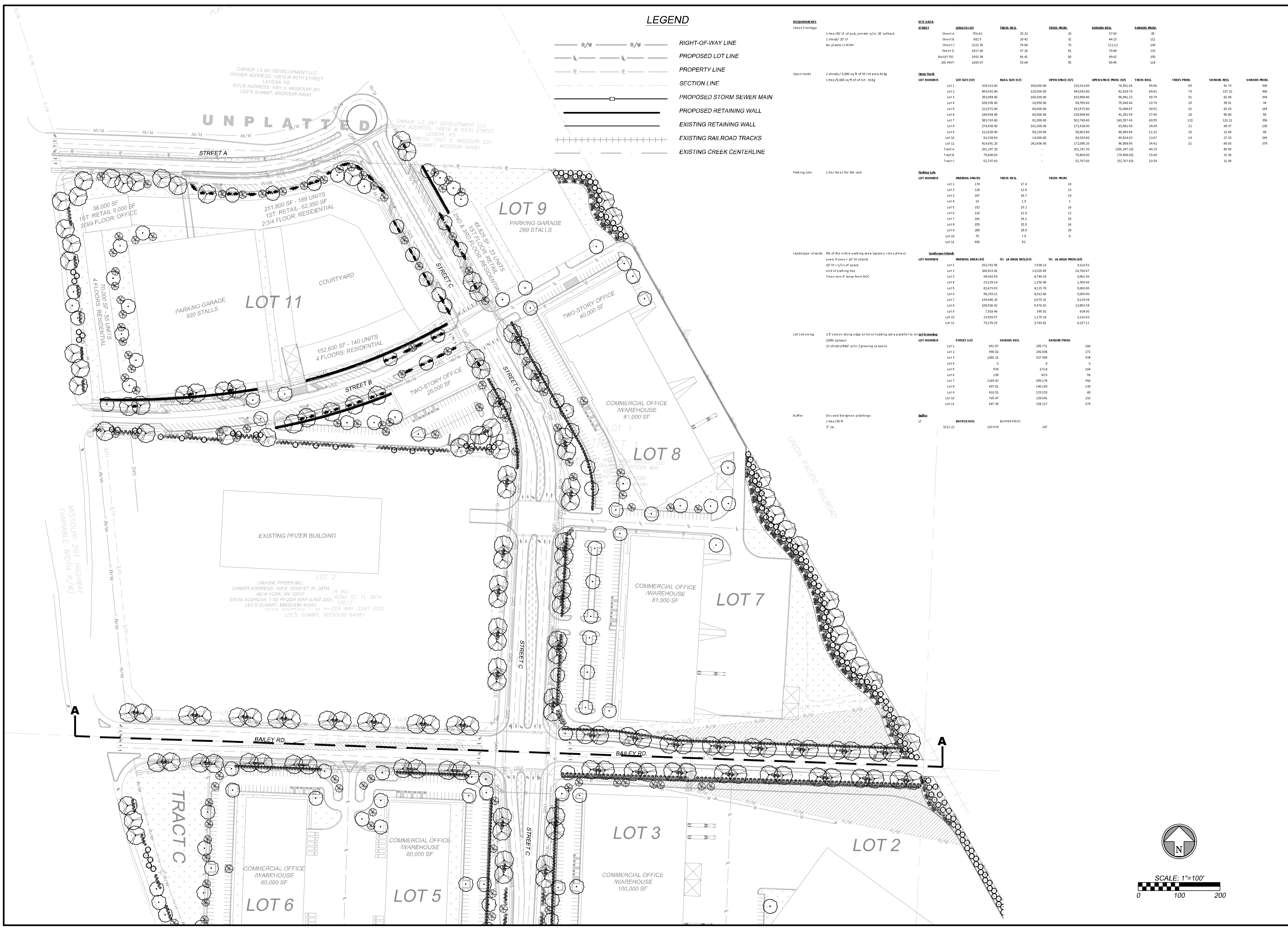
LOT NUMBER	PARKING AREA (SF)	% LA AREA (REQ'D)	% LA AREA (PROV'D)
Lot 1	352,762.56	7.638.13	9.116.52
Lot 2	366,413.01	13,020.45	16,766.67
Lot 3	94,969.58	4,748.18	6,063.56
Lot 4	21,139.14	1,106.96	1,300.66
Lot 5	62,473.93	4,123.70	5,000.00
Lot 6	98,253.21	4,912.66	5,000.00
Lot 7	139,406.20	6,970.31	9,129.94
Lot 8	399,536.42	14,916.02	18,693.34
Lot 9	7,318.46	395.92	624.00
Lot 10	23,509.57	1,175.18	2,116.63
Lot 11	75,276.25	3,763.81	4,227.11

Lot Screening

LOT NUMBER	STREET (LF)	SHRUBS REQ.	SHRUBS PROV.
Lot 1	852.67	255.771	266
Lot 2	948.02	282.096	272
Lot 3	1096.21	327.363	334
Lot 4	0	0	0
Lot 5	576	172.8	164
Lot 6	138	41.6	40
Lot 7	1389.92	395.176	396
Lot 8	487.61	146.203	139
Lot 9	430.51	129.153	68
Lot 10	765.47	229.641	256
Lot 11	847.59	254.217	379

Buffer

LOT NUMBER	BUFFER REQ.	BUFFER PROV.
Lot 1	3212.22	107.074
Lot 2	-	247



No.	Description	By	App.	Date

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN (1)

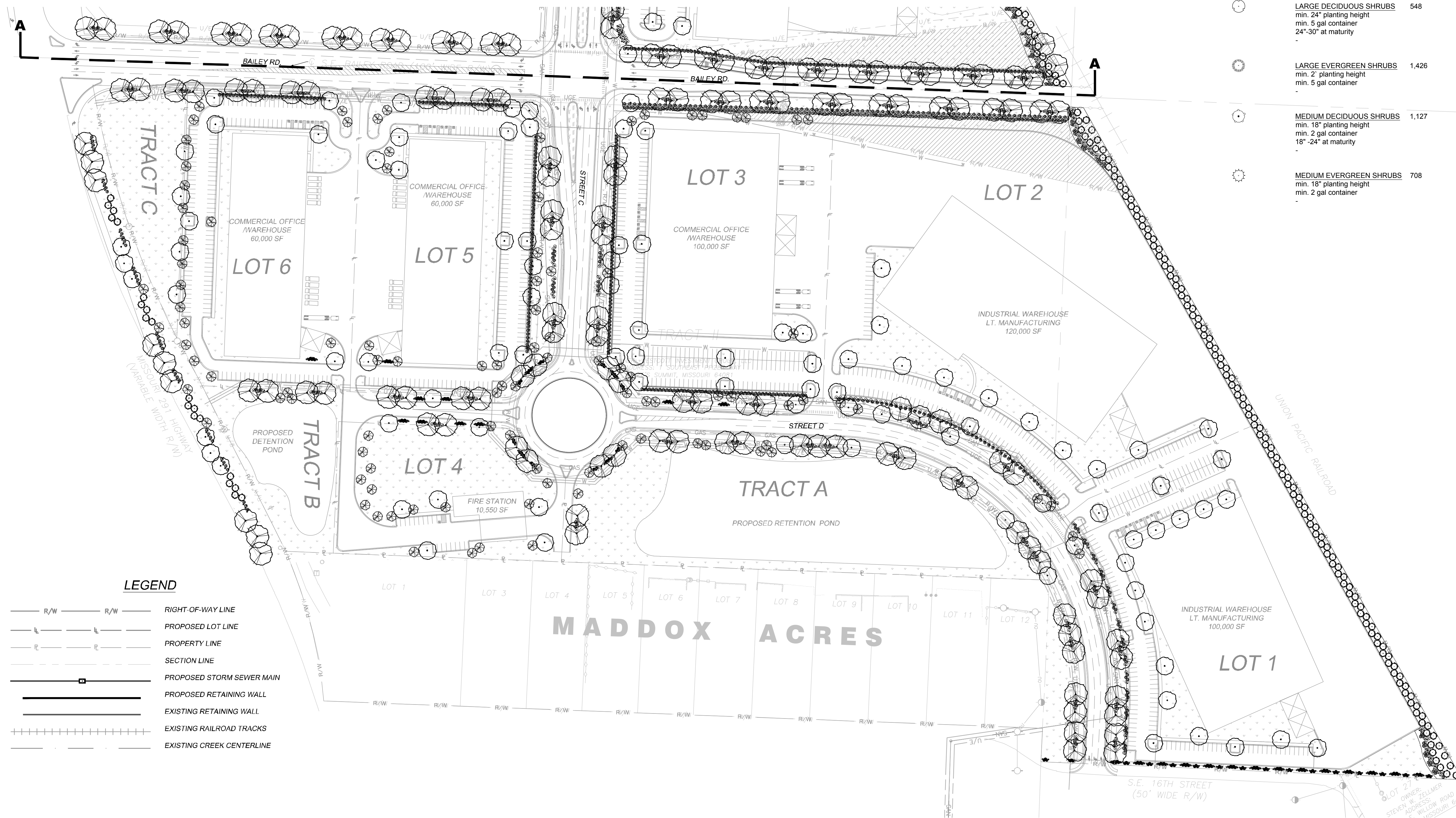
Design: NAB Drawn: NAB
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6 of 23
1

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 TWO PERSHING SQUARE
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Design: NAB	Drawn: NAB
Checked: PJJ	
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Project Number: 021730	
7 of 23	
L2	

**THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN (2)**

Prepared For:
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TWO PERSHING SQUARE
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LIGHTING NOTES:

1. PHOTOMETRIC PLANS TO BE PROVIDED WITH FINAL DEVELOPMENT PLAN SUBMITTALS.
2. FINAL LIGHTING DESIGN WILL COMPLY WITH APPLICABLE CITY OF LEE'S SUMMIT CODE & STANDARDS.
3. WALL MOUNTED FIXTURES TO MEET ARTICLE 7 STANDARDS.

LEGEND

- KIM "ALTITUDE"
- ARCHITECTURAL AREA LIGHTING "LARGENT"
- LUMEC "SOLECITY"
- RIGHT OF WAY
- PROPERTY LINE
- UTILITY EASEMENT

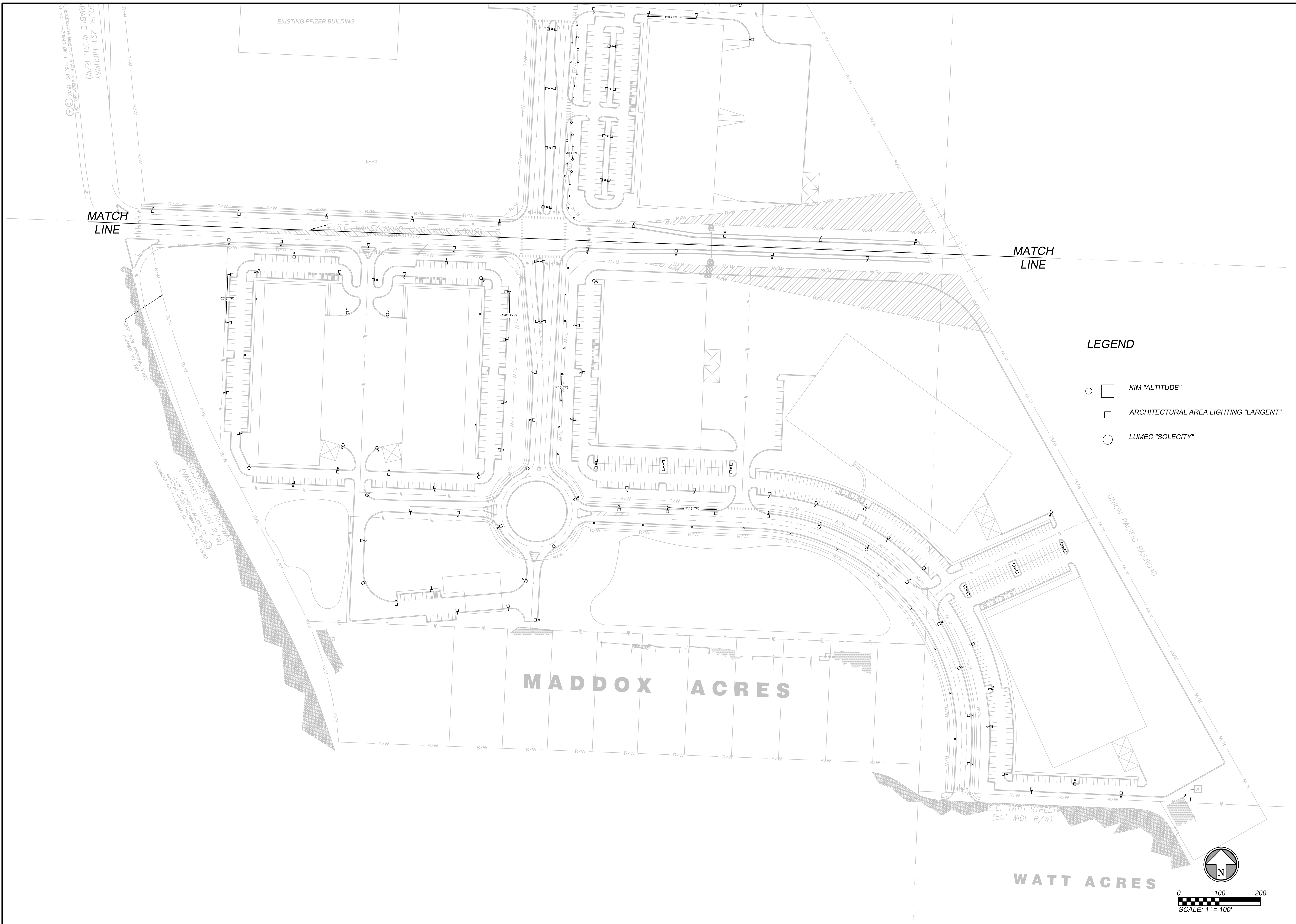
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 SITE LIGHTING PLAN (1)**

Design: SKT Drawn: SKT
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LEGEND

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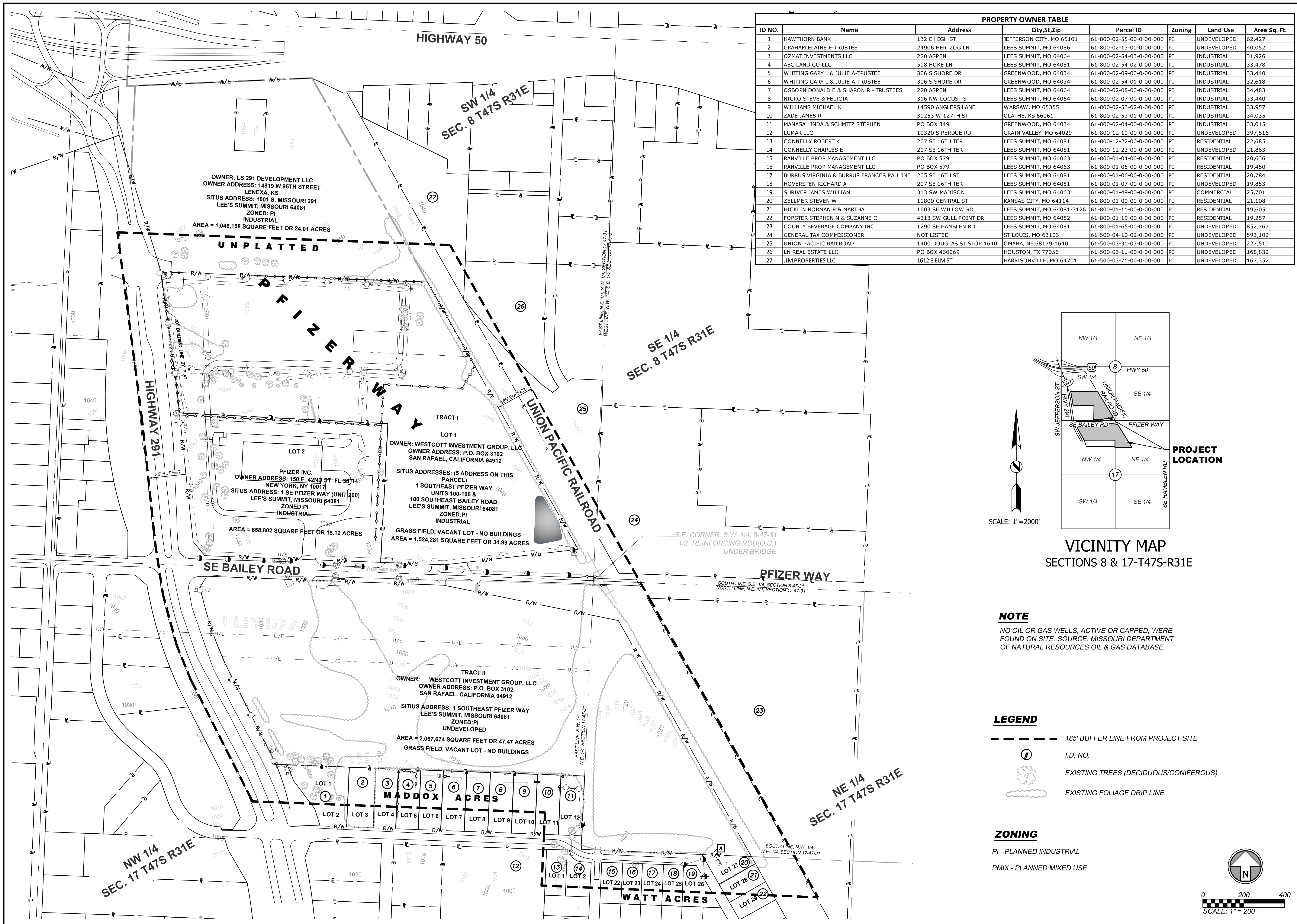
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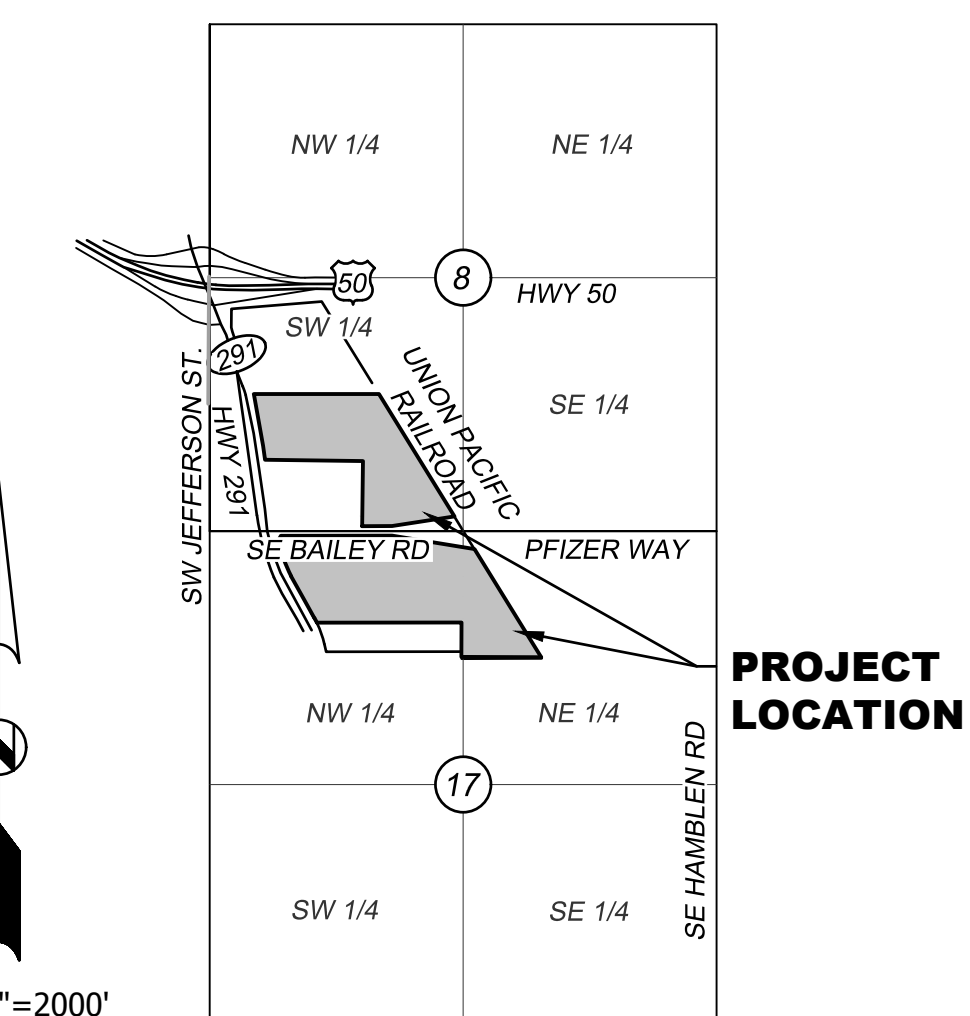
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Design: SKT Drawn: SKT
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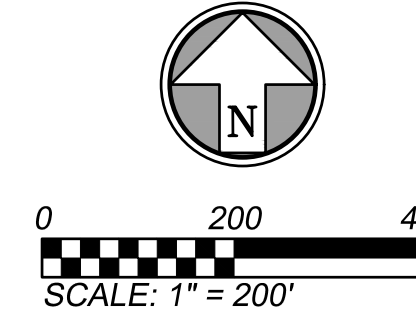
ID NO.	Name	Address	City, St, Zip	Parcel ID	Zoning	Land Use	Area Sq. Ft.
1	HAWTHORN BANK	132 E HIGH ST	JEFFERSON CITY, MO 65101	61-800-02-55-00-0-00-000	PI	UNDEVELOPED	62,427
2	GRAHAM ELAINE E-TRUSTEE	24906 HERTZOG LN	LEES SUMMIT, MO 64086	61-800-02-13-00-0-00-000	PI	UNDEVELOPED	40,052
3	OZMAT INVESTMENTS LLC	220 ASPEN	LEES SUMMIT, MO 64064	61-800-02-54-03-0-00-000	PI	INDUSTRIAL	31,926
4	ABC LAND CO LLC	508 HOKE LN	LEES SUMMIT, MO 64081	61-800-02-54-02-0-00-000	PI	INDUSTRIAL	33,478
5	WHITING GARY L & JULIE A-TRUSTEE	306 S SHORE DR	GREENWOOD, MO 64034	61-800-02-09-00-0-00-000	PI	INDUSTRIAL	33,440
6	WHITING GARY L & JULIE A-TRUSTEE	306 S SHORE DR	GREENWOOD, MO 64034	61-800-02-54-01-0-00-000	PI	INDUSTRIAL	32,618
7	OSBORN DONALD E & SHARON R - TRUSTEES	220 ASPEN	LEES SUMMIT, MO 64064	61-800-02-08-00-0-00-000	PI	INDUSTRIAL	34,483
8	NIGRO STEVE & FELICIA	316 NW LOCUST ST	LEES SUMMIT, MO 64064	61-800-02-07-00-0-00-000	PI	INDUSTRIAL	33,440
9	WILLIAMS MICHAEL K	14590 ANGLERS LANE	WARSAW, MO 65355	61-800-02-53-02-0-00-000	PI	INDUSTRIAL	33,957
10	ZADE JAMES R	30253 W 127TH ST	OLATHE, KS 66061	61-800-02-53-01-0-00-000	PI	INDUSTRIAL	34,035
11	MANASA LINDA & SCHMITZ STEPHEN	PO BOX 349	GREENWOOD, MO 64034	61-800-02-04-00-0-00-000	PI	INDUSTRIAL	33,015
12	LUMAR LLC	10320 S PERDUE RD	GRAIN VALLEY, MO 64029	61-800-12-19-00-0-00-000	PI	UNDEVELOPED	397,516
13	CONNELLY ROBERT K	207 SE 16TH TER	LEES SUMMIT, MO 64081	61-800-12-22-00-0-00-000	PI	RESIDENTIAL	22,685
14	CONNELLY CHARLES E	207 SE 16TH TER	LEES SUMMIT, MO 64081	61-800-12-23-00-0-00-000	PI	UNDEVELOPED	21,863
15	RANVILLE PROP MANAGEMENT LLC	PO BOX 579	LEES SUMMIT, MO 64063	61-800-01-04-00-0-00-000	PI	RESIDENTIAL	20,636
16	RANVILLE PROP MANAGEMENT LLC	PO BOX 579	LEES SUMMIT, MO 64063	61-800-01-05-00-0-00-000	PI	RESIDENTIAL	19,450
17	BURRUS VIRGINIA & BURRUS FRANCES PAULINE	205 SE 16TH ST	LEES SUMMIT, MO 64081	61-800-01-06-00-0-00-000	PI	RESIDENTIAL	20,784
18	HOVERSTEN RICHARD A	207 SE 16TH TER	LEES SUMMIT, MO 64081	61-800-01-07-00-0-00-000	PI	UNDEVELOPED	19,853
19	SHRIVER JAMES WILLIAM	313 SW MADISON	LEES SUMMIT, MO 64063	61-800-01-49-00-0-00-000	PI	COMMERCIAL	25,701
20	ZELMER STEVEN W	11800 CENTRAL ST	KANSAS CITY, MO 64114	61-800-01-09-00-0-00-000	PI	RESIDENTIAL	21,108
21	HICKLIN NORMAN R & MARTHA	1603 SE WILLOW RD	LEES SUMMIT, MO 64081-3126	61-800-01-11-00-0-00-000	PI	RESIDENTIAL	19,605
22	FORSTER STEPHEN N & SUZANNE C	4313 SW GULL POINT DR	LEES SUMMIT, MO 64082	61-800-01-19-00-0-00-000	PI	RESIDENTIAL	19,257
23	COUNTY BEVERAGE COMPANY INC	1290 SE HAMBLIN RD	LEES SUMMIT, MO 64081	61-800-01-65-00-0-00-000	PI	UNDEVELOPED	852,767
24	GENERAL TAX COMMISSIONER	NOT LISTED	ST LOUIS, MO 63103	61-500-04-10-02-0-00-000	PI	UNDEVELOPED	593,102
25	UNION PACIFIC RAILROAD	1400 DOUGLAS ST STOP 1640	OMAHA, NE 68179-1640	61-500-03-31-03-0-00-000	PI	UNDEVELOPED	227,510
26	LN REAL ESTATE LLC	PO BOX 460069	HOUSTON, TX 77056	61-500-03-11-00-0-00-000	PI	UNDEVELOPED	168,832
27	JIM PROPERTIES LLC	1612 E ELM ST	HARRISONVILLE, MO 64701	61-500-03-71-00-0-00-000	PI	UNDEVELOPED	167,352



NOTE
NO OIL OR GAS WELLS, ACTIVE OR CAPPED, WERE FOUND ON SITE. SOURCE: MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL & GAS DATABASE.

- LEGEND**
- 185' BUFFER LINE FROM PROJECT SITE
 - I.D. NO.
 - EXISTING TREES (DECIDUOUS/CONIFEROUS)
 - EXISTING FOLIAGE DRIP LINE

ZONING
PI - PLANNED INDUSTRIAL
PMIX - PLANNED MIXED USE



Rev.	Date	Description	By	App.

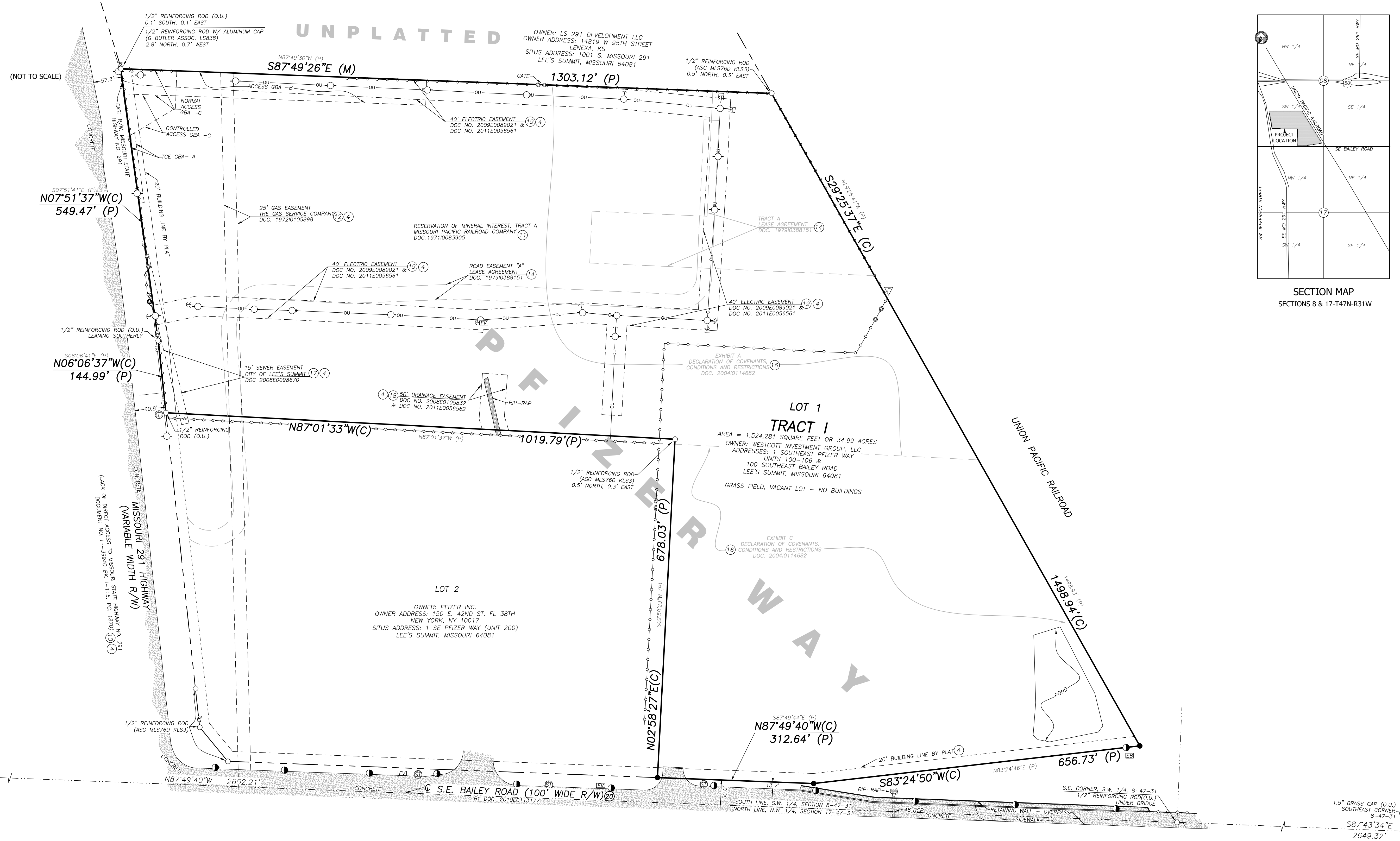
BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P. (913) 663-1900 F. (913) 663-1633
BHC Rhodes is a trademark of Burgin Rhodes & Company, P.A.
Certificate of Authority Number:

Prepared For:
WESTCOTT INVESTMENT GROUP, LLC
TWO PERSHING SQUARE
2300 MAIN STREET
SUITE 900
KANSAS CITY, MISSOURI 64108

**THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
EXISTING SITE CONDITIONS**

Design: DRS	Drawn: SKE	Checked: PJJ
Issue Date: 10/04/16	Project Number: 021730	10 of 23

C2.1



Rev.	Date	Description	By	App.

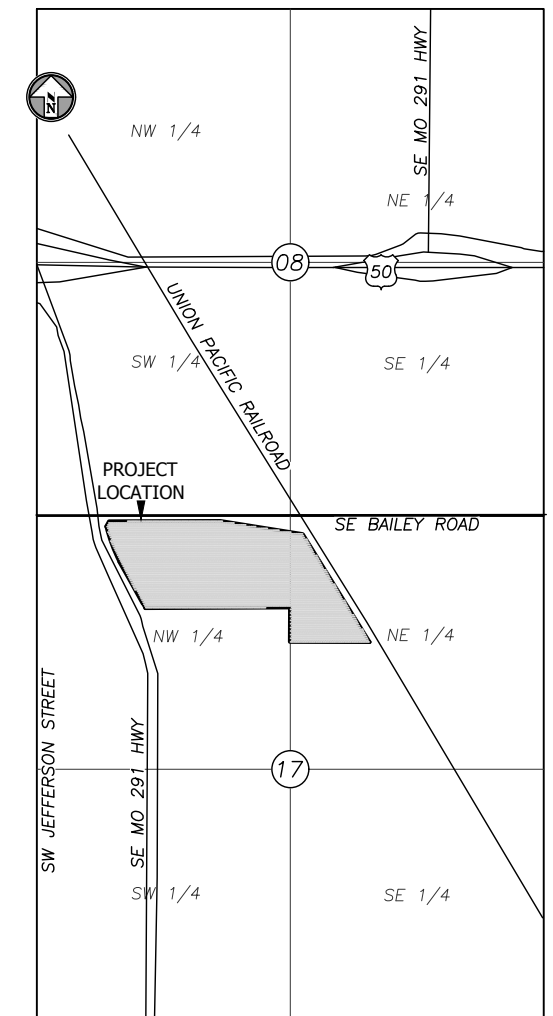
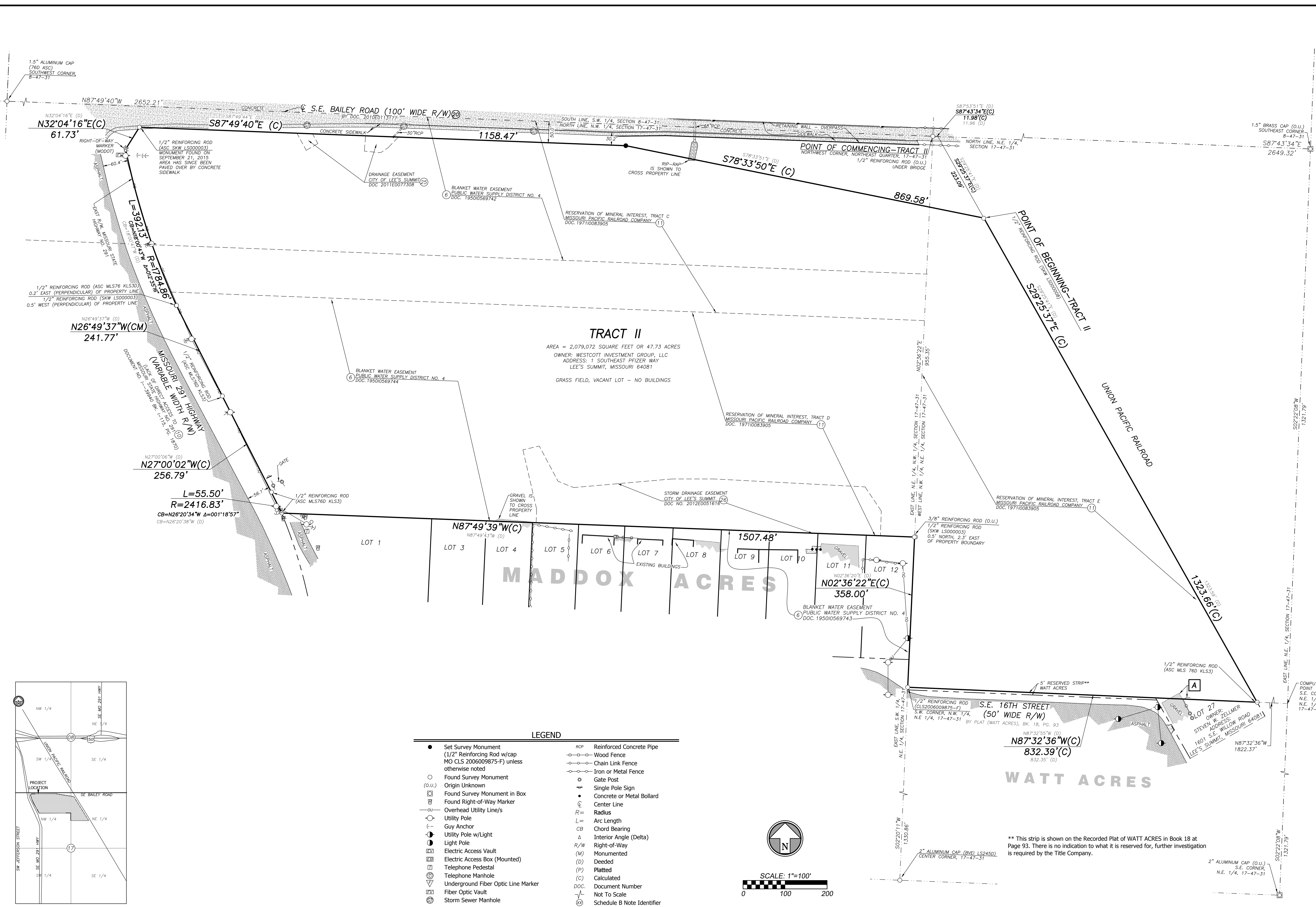
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Prepared For:
 WESTCOTT INVESTMENT GROUP, LLC
 TWO PRESHING SQUARE
 2300 MAIN STREET
 SUITE 900
 KANSAS CITY, MISSOURI 64108

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
SURVEYED INFORMATION (1)

Design: DRS | Drawn: DRS
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730
 11 of 23
C2.2

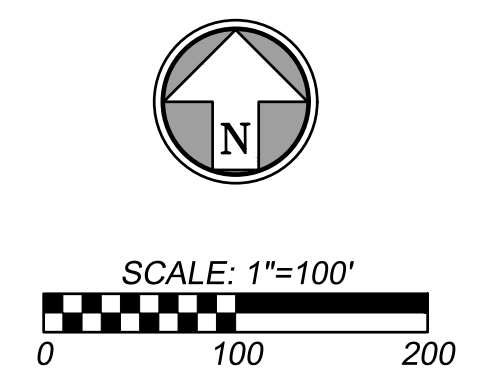
Oct 04, 2016 1:15pm Plotted By: willieblocker V:\021730-The Grove\04-DWG\SURVEY\021730-SURV-ALTA_24x36.dwg Layout: SHFB - II



SECTION MAP
SECTIONS 8 & 17-T47N-R31W
(NOT TO SCALE)

LEGEND

● Set Survey Monument (1/2" Reinforcing Rod w/cap MO CLS 2006009875-F) unless otherwise noted	○ Found Survey Monument	(O.U.) Origin Unknown	⊠ Found Survey Monument in Box	⊞ Found Right-of-Way Marker	— Overhead Utility Line/s	○ Utility Pole	— Guy Anchor	○ Utility Pole w/Light	● Light Pole	⊞ Electric Access Vault	⊞ Electric Access Box (Mounted)	⊞ Telephone Pedestal	⊞ Telephone Manhole	▽ Undergound Fiber Optic Line Marker	⊞ Fiber Optic Vault	⊞ Storm Sewer Manhole	RCP Reinforced Concrete Pipe	— Wood Fence	— Chain Link Fence	— Iron or Metal Fence	○ Gate Post	○ Single Pole Sign	● Concrete or Metal Bollard	⊞ Center Line	R= Radius	L= Arc Length	CB Chord Bearing	Δ Interior Angle (Delta)	R/W Right-of-Way	(M) Monumented	(D) Deeded	(P) Platted	(C) Calculated	DOC. Document Number	Not To Scale	⊞ Schedule B Note Identifier	⊞ Encroachment Identifier
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** This strip is shown on the Recorded Plat of WATT ACRES in Book 18 at Page 93. There is no indication to what it is reserved for, further investigation is required by the Title Company.

Rev.	Date	By	App.	Description

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
SURVEYED INFORMATION (2)

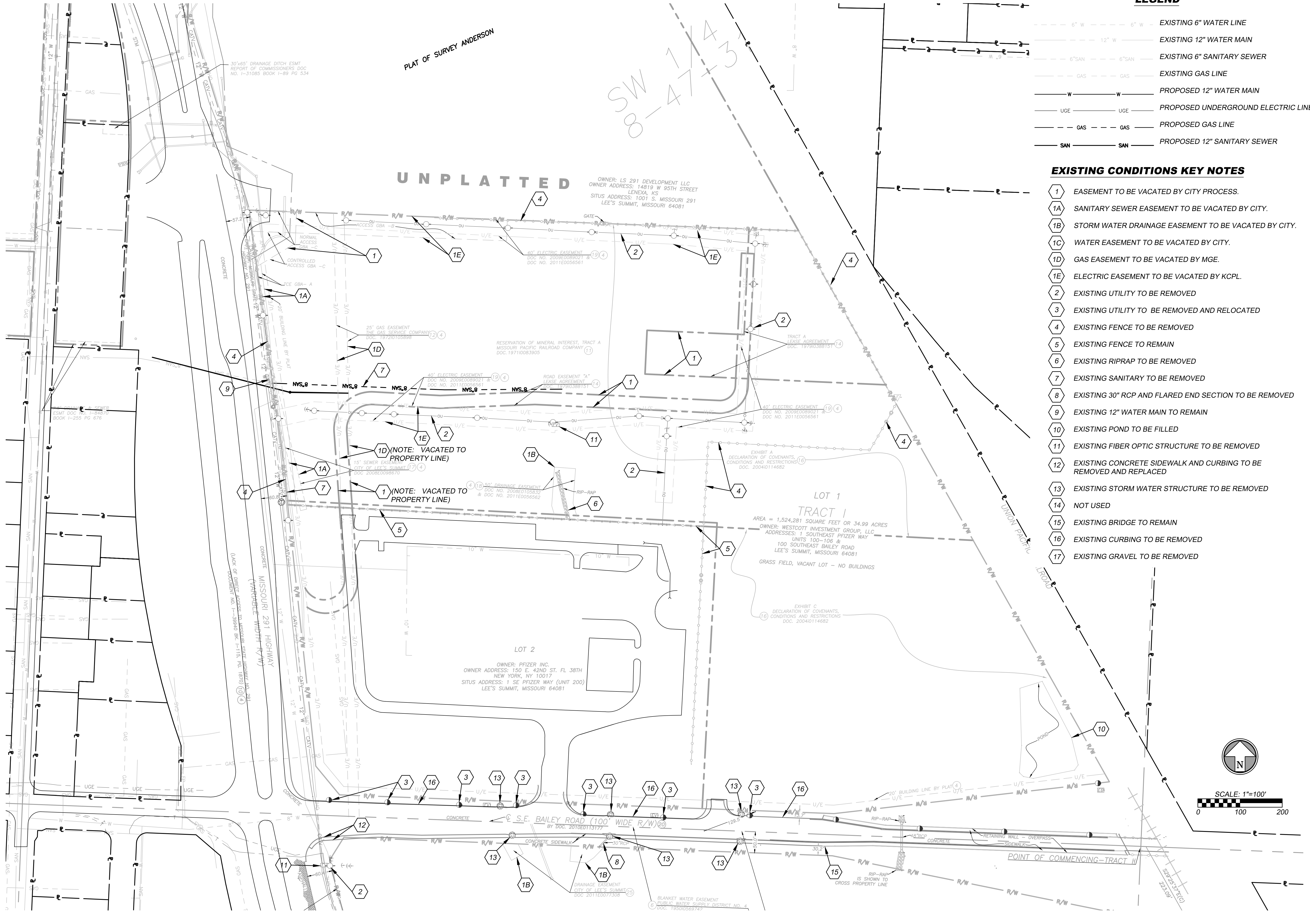
Prepared For:
WESTCOTT INVESTMENT GROUP, LLC
TWO PERSHING SQUARE
2300 MAIN STREET
SUITE 900
KANSAS CITY, MISSOURI 64108

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Design: DRS	Drawn: DRS
Checked: PJJ	
Issue Date: 10/04/16	
Project Number: 021730	

12 of 23
C2.3

Oct 04, 2016 11:15pm Plotted By: millieblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SRFS-SITE-06160.dwg Layout: C2.4



LEGEND

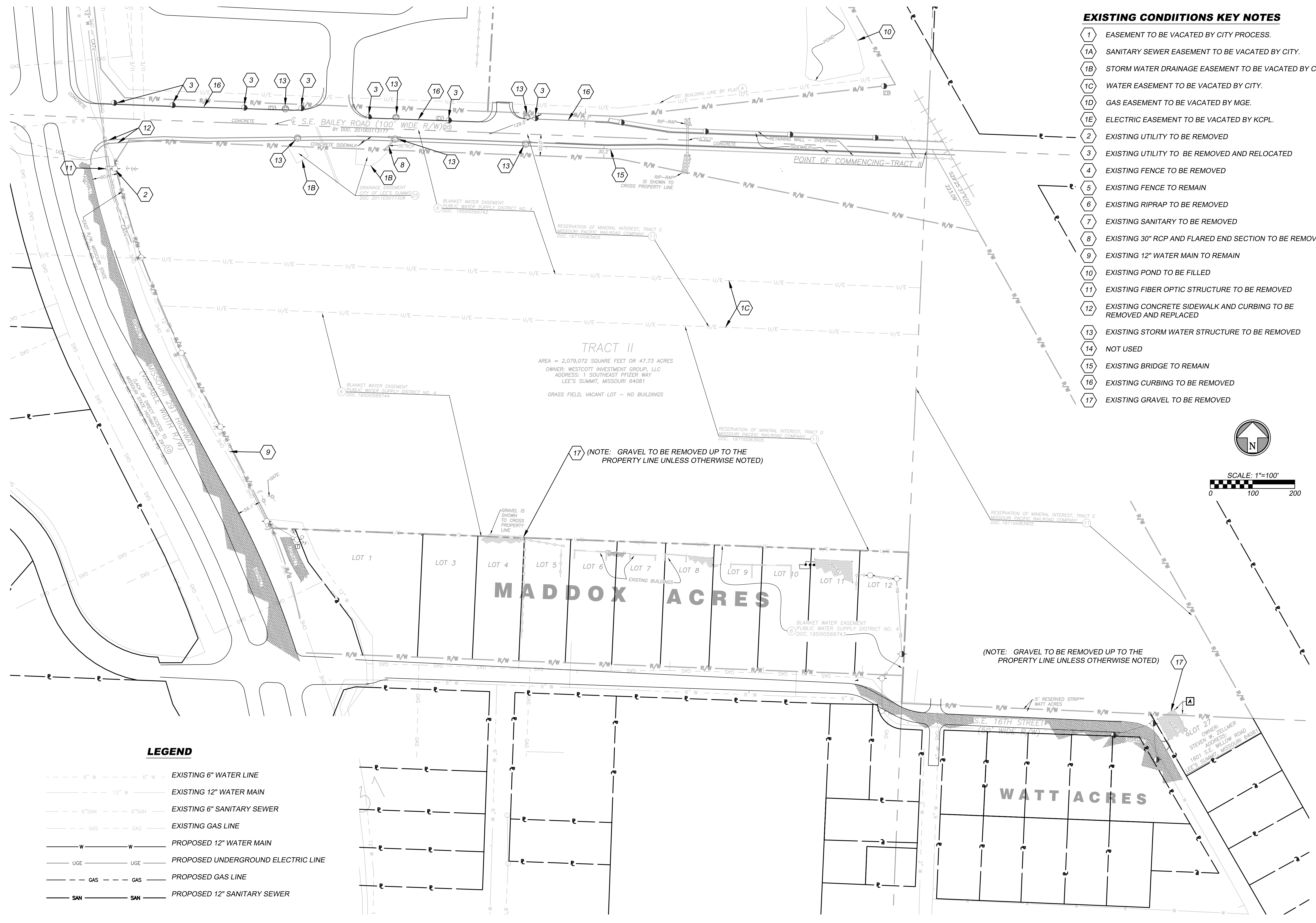
- EXISTING 6" WATER LINE
- EXISTING 12" WATER MAIN
- EXISTING 6" SANITARY SEWER
- EXISTING GAS LINE
- PROPOSED 12" WATER MAIN
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED 12" SANITARY SEWER

EXISTING CONDITIONS KEY NOTES

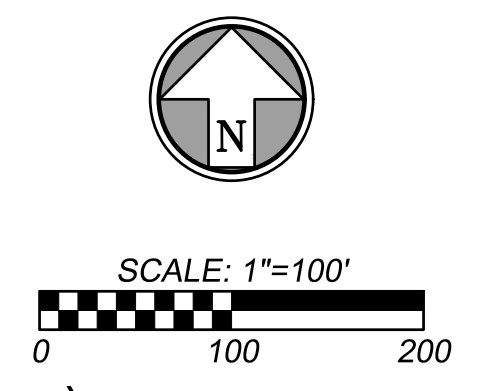
- 1 EASEMENT TO BE VACATED BY CITY PROCESS.
- 1A SANITARY SEWER EASEMENT TO BE VACATED BY CITY.
- 1B STORM WATER DRAINAGE EASEMENT TO BE VACATED BY CITY.
- 1C WATER EASEMENT TO BE VACATED BY CITY.
- 1D GAS EASEMENT TO BE VACATED BY MGE.
- 1E ELECTRIC EASEMENT TO BE VACATED BY KCPL.
- 2 EXISTING UTILITY TO BE REMOVED
- 3 EXISTING UTILITY TO BE REMOVED AND RELOCATED
- 4 EXISTING FENCE TO BE REMOVED
- 5 EXISTING FENCE TO REMAIN
- 6 EXISTING RIPRAP TO BE REMOVED
- 7 EXISTING SANITARY TO BE REMOVED
- 8 EXISTING 30" RCP AND FLARED END SECTION TO BE REMOVED
- 9 EXISTING 12" WATER MAIN TO REMAIN
- 10 EXISTING POND TO BE FILLED
- 11 EXISTING FIBER OPTIC STRUCTURE TO BE REMOVED
- 12 EXISTING CONCRETE SIDEWALK AND CURBING TO BE REMOVED AND REPLACED
- 13 EXISTING STORM WATER STRUCTURE TO BE REMOVED
- 14 NOT USED
- 15 EXISTING BRIDGE TO REMAIN
- 16 EXISTING CURBING TO BE REMOVED
- 17 EXISTING GRAVEL TO BE REMOVED

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	Description	Date
<p>Prepared For: WESTCOTT INVESTMENT GROUP, LLC TWO PERSHING SQUARE 2300 MAIN STREET SUITE 900 KANSAS CITY, MISSOURI 64108</p>	Rev.	
<p>THE GROVE U.S. 50 & MISSOURI 291 LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN EXISTING CONDITIONS (1)</p>		
<p>Design: DRS Drawn: WLB Checked: PJJ Issue Date: 10/04/16 Project Number: 021730</p>		
		13 of 23
		C2.4

Oct 04, 2016 1:15pm Plotted By: willisblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SHTS-SITE-DEMO.dwg Layout: C2.5



- EXISTING CONDITIONS KEY NOTES**
- 1 EASEMENT TO BE VACATED BY CITY PROCESS.
 - 1A SANITARY SEWER EASEMENT TO BE VACATED BY CITY.
 - 1B STORM WATER DRAINAGE EASEMENT TO BE VACATED BY CITY.
 - 1C WATER EASEMENT TO BE VACATED BY CITY.
 - 1D GAS EASEMENT TO BE VACATED BY MGE.
 - 1E ELECTRIC EASEMENT TO BE VACATED BY KCPL.
 - 2 EXISTING UTILITY TO BE REMOVED
 - 3 EXISTING UTILITY TO BE REMOVED AND RELOCATED
 - 4 EXISTING FENCE TO BE REMOVED
 - 5 EXISTING FENCE TO REMAIN
 - 6 EXISTING RIPRAP TO BE REMOVED
 - 7 EXISTING SANITARY TO BE REMOVED
 - 8 EXISTING 30" RCP AND FLARED END SECTION TO BE REMOVED
 - 9 EXISTING 12" WATER MAIN TO REMAIN
 - 10 EXISTING POND TO BE FILLED
 - 11 EXISTING FIBER OPTIC STRUCTURE TO BE REMOVED
 - 12 EXISTING CONCRETE SIDEWALK AND CURBING TO BE REMOVED AND REPLACED
 - 13 EXISTING STORM WATER STRUCTURE TO BE REMOVED
 - 14 NOT USED
 - 15 EXISTING BRIDGE TO REMAIN
 - 16 EXISTING CURBING TO BE REMOVED
 - 17 EXISTING GRAVEL TO BE REMOVED



- LEGEND**
- - - 6" W - - - 6" W - EXISTING 6" WATER LINE
 - - - 12" W - - - 12" W - EXISTING 12" WATER MAIN
 - - - 6" SAN - - - 6" SAN - EXISTING 6" SANITARY SEWER
 - - - GAS - - - GAS - EXISTING GAS LINE
 - - - W - - - W - PROPOSED 12" WATER MAIN
 - - - UGE - - - UGE - PROPOSED UNDERGROUND ELECTRIC LINE
 - - - GAS - - - GAS - PROPOSED GAS LINE
 - - - SAN - - - SAN - PROPOSED 12" SANITARY SEWER

TRACT II
 AREA = 2,079,072 SQUARE FEET OR 47.73 ACRES
 OWNER: WESTCOTT INVESTMENT GROUP, LLC
 ADDRESS: 1 SOUTHEAST PFIZER WAY
 LEE'S SUMMIT, MISSOURI 64081
 GRASS FIELD, VACANT LOT - NO BUILDINGS

MADDOX ACRES

WATT ACRES

Rev.	Date	Description	By	App.

Prepared For:
WESTCOTT INVESTMENT GROUP, LLC
 TWO PERSHING SQUARE
 2300 MAIN STREET
 SUITE 900
 KANSAS CITY, MISSOURI 64108

**THE GROVE
 U.S. 50 & MISSOURI 291
 LEE'S SUMMIT, MISSOURI
 PRELIMINARY DEVELOPMENT PLAN
 EXISTING CONDITIONS (2)**

Design: DRS | Drawn: WLB
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730
 14 of 23
C2.5

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 Overland Park, Kansas 66210
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SANITARY SEWER IMPACT STATEMENT

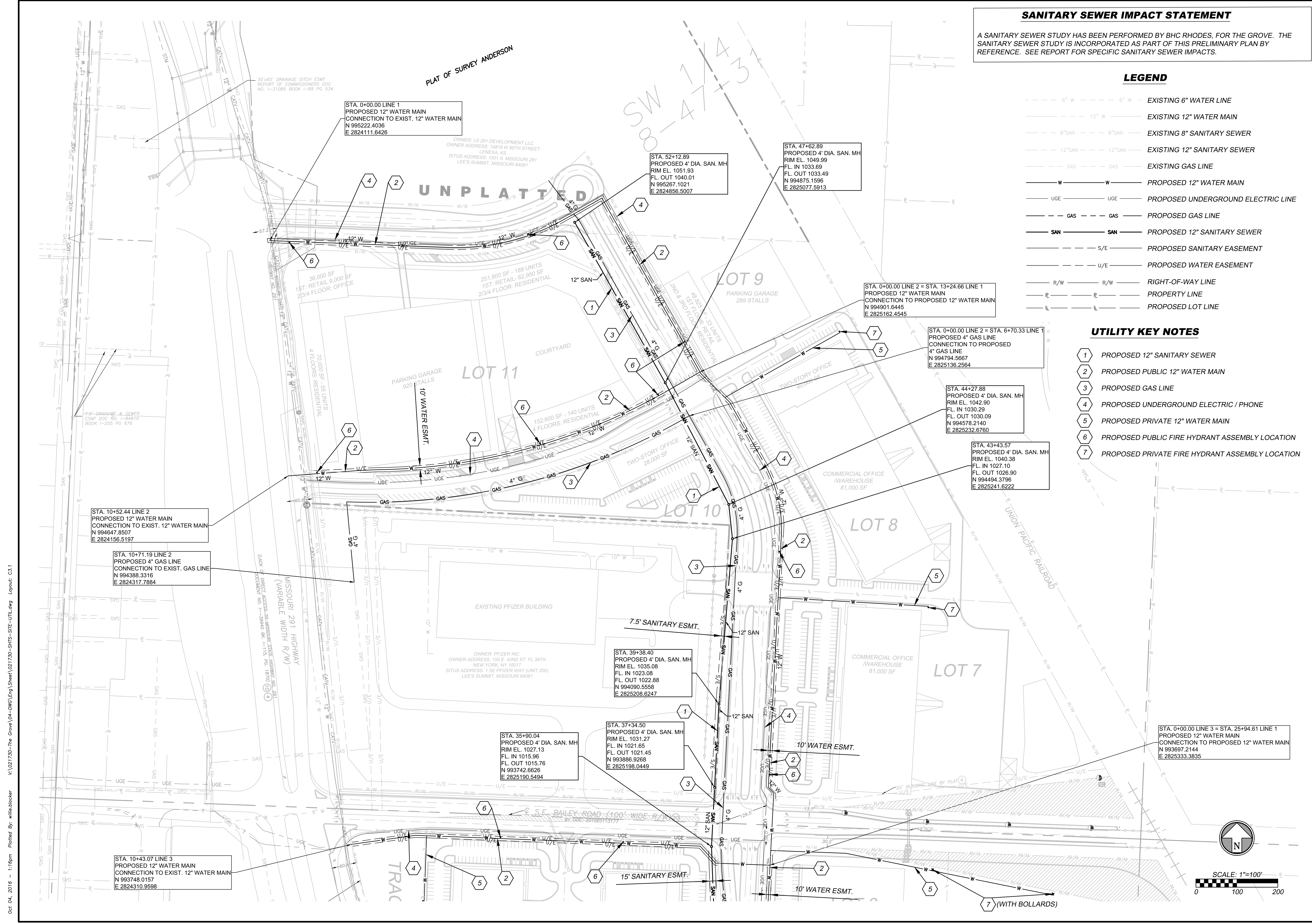
A SANITARY SEWER STUDY HAS BEEN PERFORMED BY BHC RHODES, FOR THE GROVE. THE SANITARY SEWER STUDY IS INCORPORATED AS PART OF THIS PRELIMINARY PLAN BY REFERENCE. SEE REPORT FOR SPECIFIC SANITARY SEWER IMPACTS.

LEGEND

- 6" W --- 6" W --- EXISTING 6" WATER LINE
- 12" W --- 12" W --- EXISTING 12" WATER MAIN
- 8" SAN --- 8" SAN --- EXISTING 8" SANITARY SEWER
- 12" SAN --- 12" SAN --- EXISTING 12" SANITARY SEWER
- GAS --- GAS --- EXISTING GAS LINE
- W --- W --- PROPOSED 12" WATER MAIN
- UGE --- UGE --- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS --- GAS --- PROPOSED GAS LINE
- SAN --- SAN --- PROPOSED 12" SANITARY SEWER
- S/E --- S/E --- PROPOSED SANITARY EASEMENT
- U/E --- U/E --- PROPOSED WATER EASEMENT
- R/W --- R/W --- RIGHT-OF-WAY LINE
- P --- P --- PROPERTY LINE
- L --- L --- PROPOSED LOT LINE

UTILITY KEY NOTES

- 1 PROPOSED 12" SANITARY SEWER
- 2 PROPOSED PUBLIC 12" WATER MAIN
- 3 PROPOSED GAS LINE
- 4 PROPOSED UNDERGROUND ELECTRIC / PHONE
- 5 PROPOSED PRIVATE 12" WATER MAIN
- 6 PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY LOCATION
- 7 PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY LOCATION



Rev.	Date	Description	By	App.

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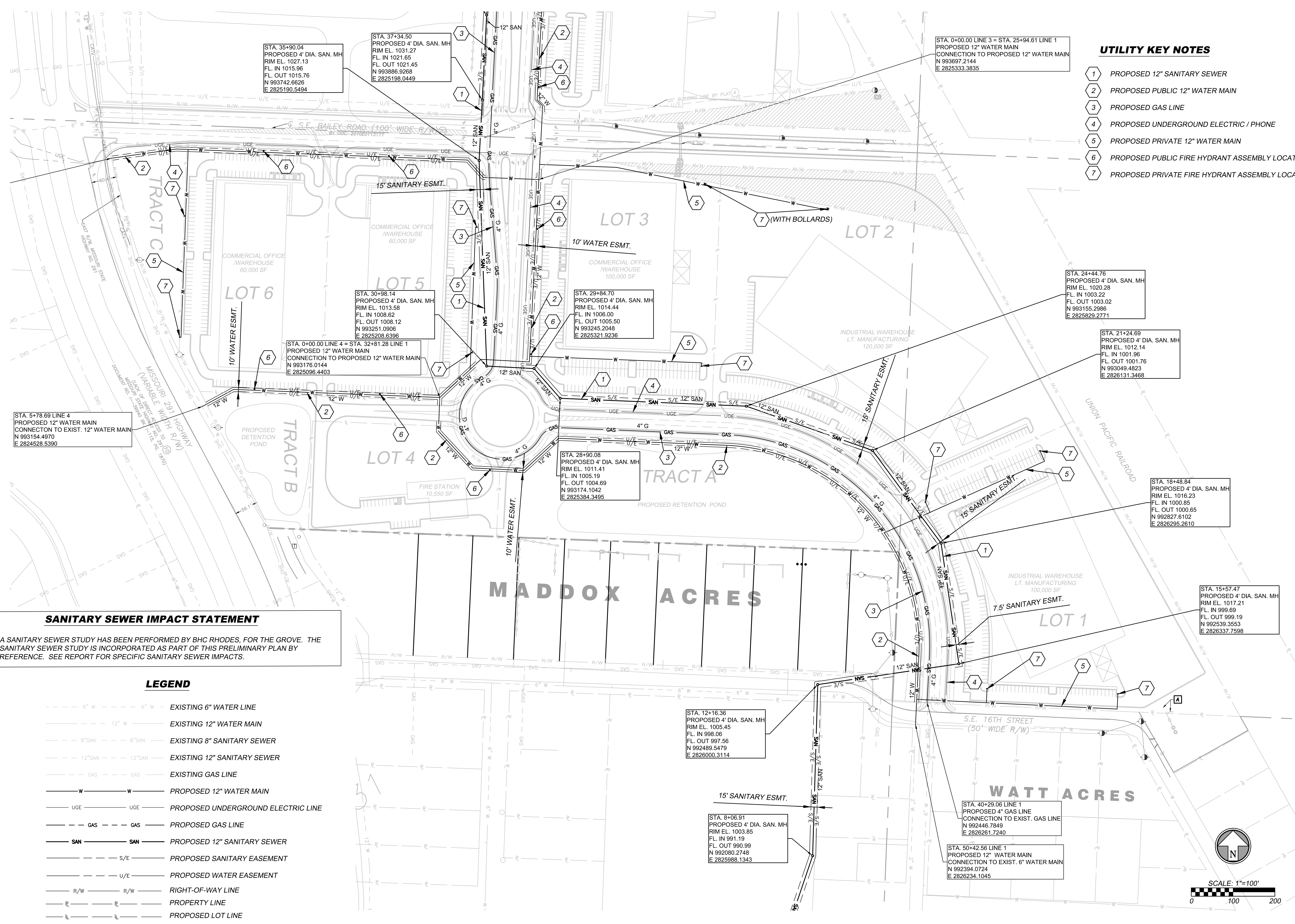
Prepared For:
 WESTCOTT INVESTMENT GROUP, LLC
 TWO PERSHING SQUARE
 2300 MAIN STREET
 SUITE 900
 KANSAS CITY, MISSOURI 64108

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (1)

Design: DRS Drawn: WLB
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730
 15 of 23
C3.1

Oct 04, 2016 1:16pm Plotted By: millieblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SWTS-SITE-UTIL.dwg Layout: C3.1

Oct 04, 2016 1:11pm Picked By: millieblocker V:\021730-The Grove\04-DWG\Eng Sheet\021730-SHFS-SITE-UTIL.dwg Layout: C3.2



- UTILITY KEY NOTES**
- 1 PROPOSED 12" SANITARY SEWER
 - 2 PROPOSED PUBLIC 12" WATER MAIN
 - 3 PROPOSED GAS LINE
 - 4 PROPOSED UNDERGROUND ELECTRIC / PHONE
 - 5 PROPOSED PRIVATE 12" WATER MAIN
 - 6 PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY LOCATION
 - 7 PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY LOCATION

SANITARY SEWER IMPACT STATEMENT

A SANITARY SEWER STUDY HAS BEEN PERFORMED BY BHC RHODES, FOR THE GROVE. THE SANITARY SEWER STUDY IS INCORPORATED AS PART OF THIS PRELIMINARY PLAN BY REFERENCE. SEE REPORT FOR SPECIFIC SANITARY SEWER IMPACTS.

- LEGEND**
- 6" W --- 6" W --- EXISTING 6" WATER LINE
 - 12" W --- 12" W --- EXISTING 12" WATER MAIN
 - 8" SAN --- 8" SAN --- EXISTING 8" SANITARY SEWER
 - 12" SAN --- 12" SAN --- EXISTING 12" SANITARY SEWER
 - GAS --- GAS --- EXISTING GAS LINE
 - W --- W --- PROPOSED 12" WATER MAIN
 - UGE --- UGE --- PROPOSED UNDERGROUND ELECTRIC LINE
 - GAS --- GAS --- PROPOSED GAS LINE
 - SAN --- SAN --- PROPOSED 12" SANITARY SEWER
 - S/E --- S/E --- PROPOSED SANITARY EASEMENT
 - U/E --- U/E --- PROPOSED WATER EASEMENT
 - R/W --- R/W --- RIGHT-OF-WAY LINE
 - P --- P --- PROPERTY LINE
 - L --- L --- PROPOSED LOT LINE

Rev.	Date	Description	By	App.

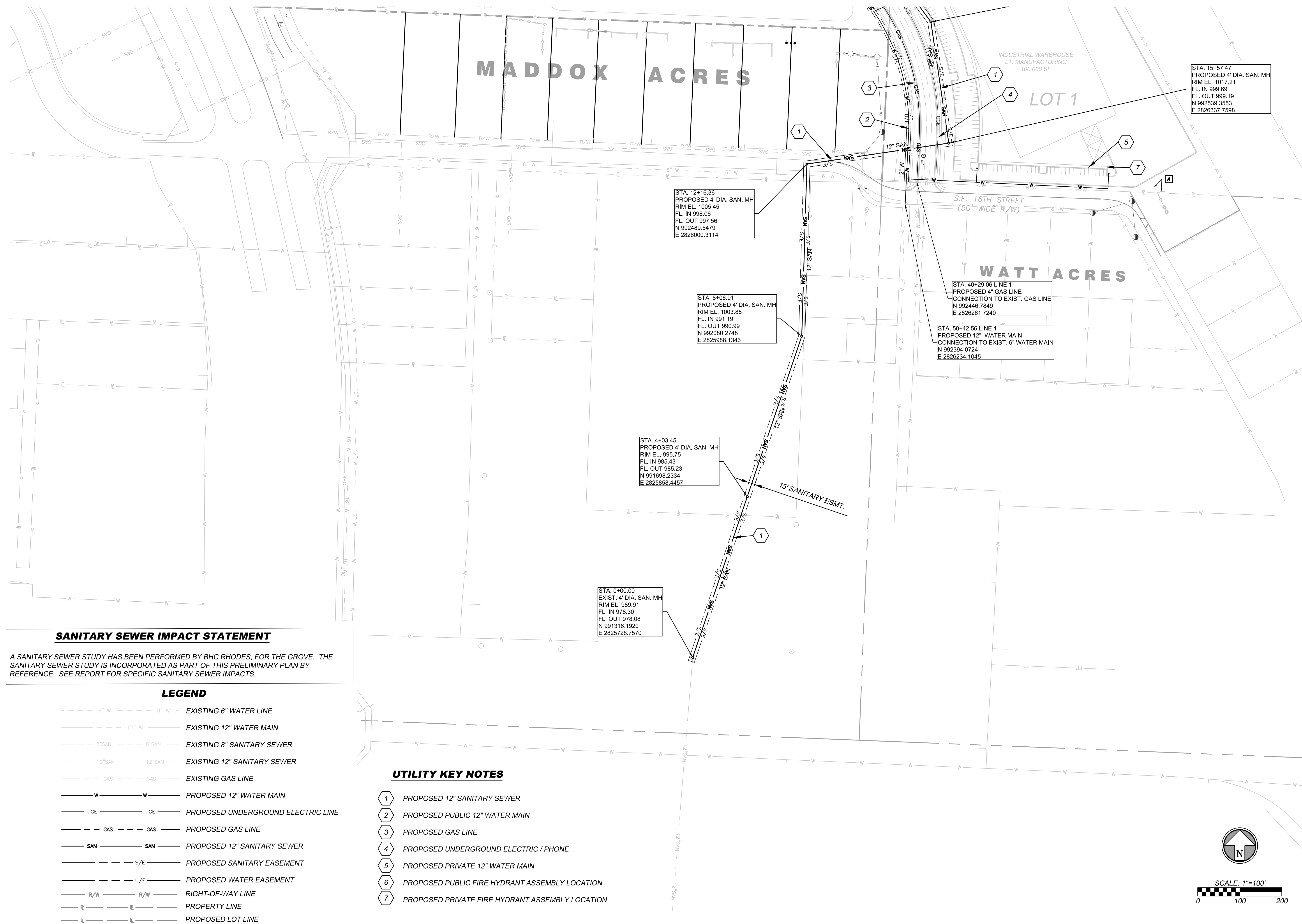
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Prepared For:
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 TWO PERSHING SQUARE
 2300 MAIN STREET
 SUITE 900
 KANSAS CITY, MISSOURI 64108

**THE GROVE
 U.S. 50 & MISSOURI 291
 LEE'S SUMMIT, MISSOURI
 PRELIMINARY DEVELOPMENT PLAN
 UTILITY PLAN (2)**

Design: DRS Drawn: WLB
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730
 16 of 23
C3.2

Oct 04, 2016 1:16pm Plotted By: willisblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SHFS-SITE-UTIL.dwg Layout: C3.3

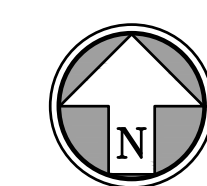


SANITARY SEWER IMPACT STATEMENT

A SANITARY SEWER STUDY HAS BEEN PERFORMED BY BHC RHODES, FOR THE GROVE. THE SANITARY SEWER STUDY IS INCORPORATED AS PART OF THIS PRELIMINARY PLAN BY REFERENCE. SEE REPORT FOR SPECIFIC SANITARY SEWER IMPACTS.

LEGEND

- 6" W --- 6" W --- EXISTING 6" WATER LINE
- 12" W --- 12" W --- EXISTING 12" WATER MAIN
- 8" SAN --- 8" SAN --- EXISTING 8" SANITARY SEWER
- 12" SAN --- 12" SAN --- EXISTING 12" SANITARY SEWER
- GAS --- GAS --- EXISTING GAS LINE
- W --- W --- PROPOSED 12" WATER MAIN
- UGE --- UGE --- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS --- GAS --- PROPOSED GAS LINE
- SAN --- SAN --- PROPOSED 12" SANITARY SEWER
- S/E --- S/E --- PROPOSED SANITARY EASEMENT
- U/E --- U/E --- PROPOSED WATER EASEMENT
- R/W --- R/W --- RIGHT-OF-WAY LINE
- P --- P --- PROPERTY LINE
- L --- L --- PROPOSED LOT LINE



SCALE: 1"=100'

0 100 200

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<p>Prepared For: WESTCOTT INVESTMENT GROUP, LLC TWO PERSHING SQUARE 2300 MAIN STREET SUITE 900 KANSAS CITY, MISSOURI 64108</p>	<p>THE GROVE U.S. 50 & MISSOURI 291 LEE'S SUMMIT, MISSOURI PRELIMINARY DEVELOPMENT PLAN UTILITY PLAN (3)</p>										
<p>Design: DRS Drawn: WLB Checked: PJJ Issue Date: 10/04/16 Project Number: 021730</p>	<p>17 of 23 C3.3</p>										
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Rev.	Date	Description	By	App.							



LEGEND

- FINISH GRADE 10' CONTOURS
- FINISH GRADE 2' CONTOURS
- EXISTING GRADE 10' CONTOURS
- EXISTING GRADE 2' CONTOURS
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- PROPOSED STORM SEWER MAIN
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING RAILROAD TRACKS
- EXISTING CREEK CENTERLINE
- PROPOSED STORM STRUCTURE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROPOSED LOT LINE

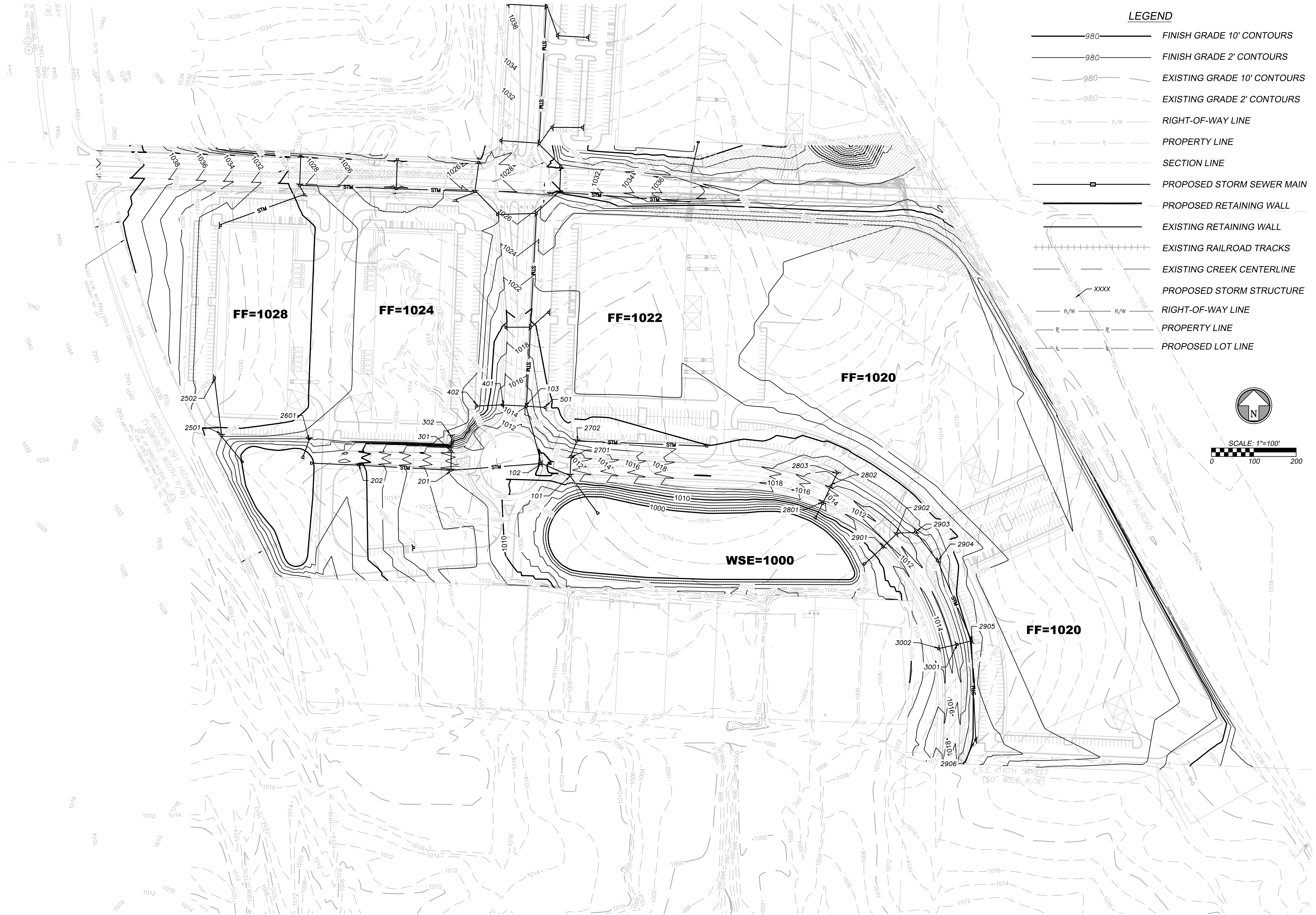
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Prepared For:
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 TWO PERSHING SQUARE
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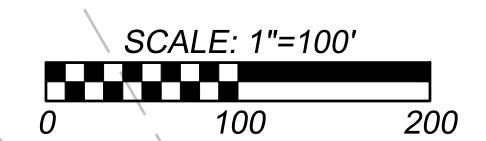
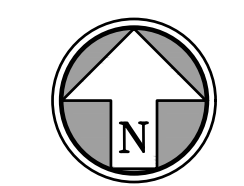
**THE GROVE
 U.S. 50 & MISSOURI 291
 LEE'S SUMMIT, MISSOURI
 PRELIMINARY DEVELOPMENT PLAN
 GRADING PLAN & STORMWATER
 MANAGEMENT PLAN (1)**

Design: DRS Drawn: DRS
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730



LEGEND

- 980 FINISH GRADE 10' CONTOURS
- 980 FINISH GRADE 2' CONTOURS
- 980 EXISTING GRADE 10' CONTOURS
- 980 EXISTING GRADE 2' CONTOURS
- R/W RIGHT-OF-WAY LINE
- P PROPERTY LINE
- S SECTION LINE
- PROPOSED STORM SEWER MAIN
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING RAILROAD TRACKS
- EXISTING CREEK CENTERLINE
- XXXX PROPOSED STORM STRUCTURE
- R/W RIGHT-OF-WAY LINE
- P PROPERTY LINE
- L PROPOSED LOT LINE



Description	By	App.	Date	Rev.

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 Overland Park, Kansas 66210
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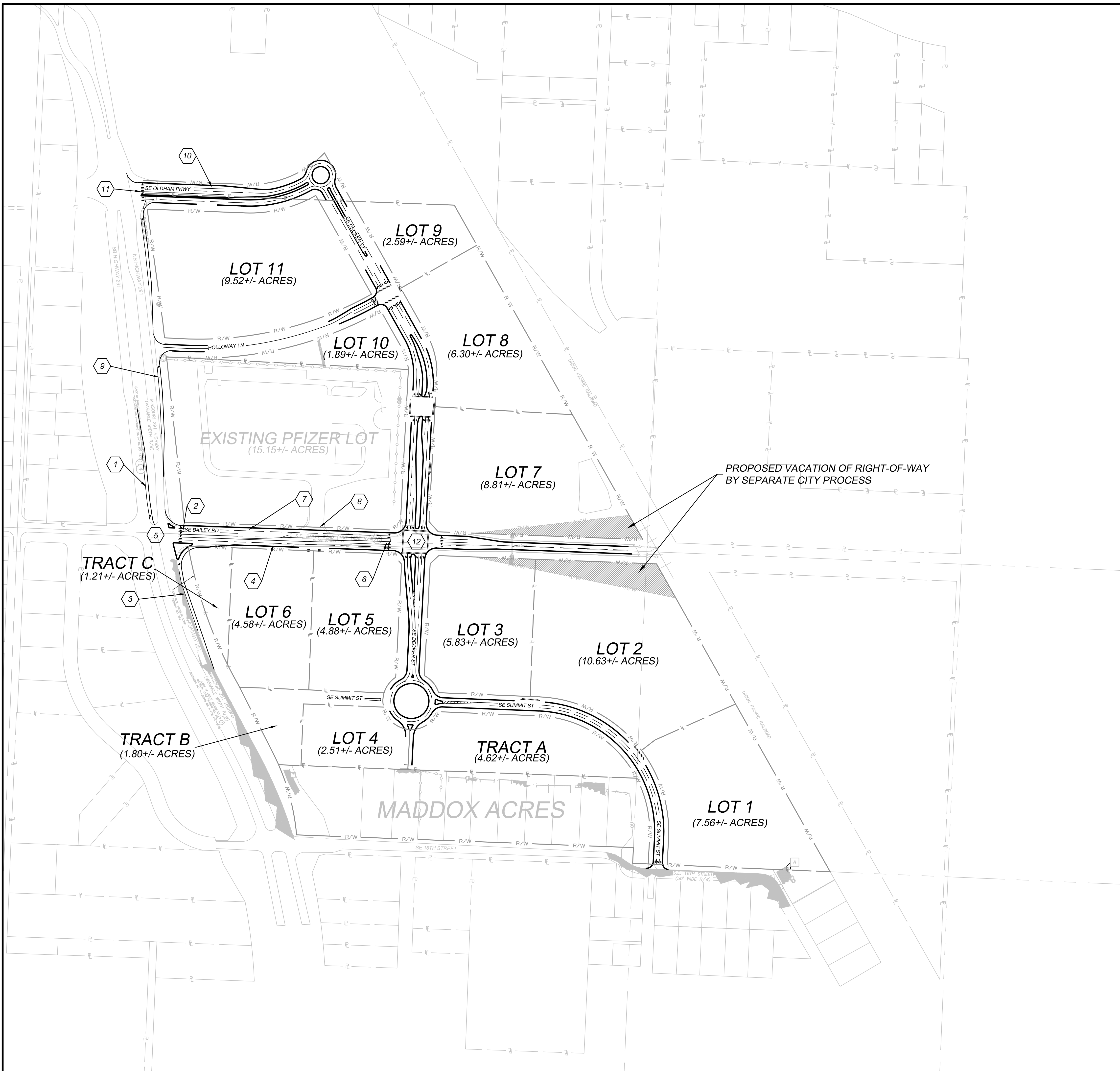
Prepared For:
 WESTCOTT INVESTMENT GROUP, LLC
 TWO PERSHING SQUARE
 2300 MAIN STREET
 SUITE 900
 KANSAS CITY, MISSOURI 64108

**THE GROVE
 U.S. 50 & MISSOURI 291
 LEE'S SUMMIT, MISSOURI
 PRELIMINARY DEVELOPMENT PLAN
 GRADING PLAN & STORMWATER
 MANAGEMENT PLAN (2)**

Design: DRS | Drawn: DRS
 Checked: PJJ
 Issue Date: 10/04/16
 Project Number: 021730
 19 of 23

C4.2

Oct 04, 2016 1:17pm Plotted By: willisblocker V:\021730-The Grove\04-DWG\Eng\Sheet\021730-SHFS-SITE-PBC-MPR.dwg Layout: PUBLIC IMPR



PUBLIC IMPROVEMENT NOTES

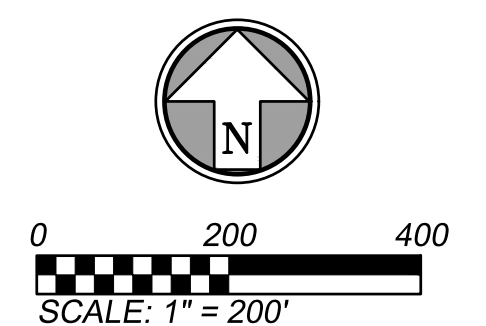
PHASE 1A
NO IMPROVEMENTS NECESSARY

- PHASE 1B**
- 1 CONSTRUCT DUAL SOUTHBOUND LEFTS AT SE BAILEY RD & MISSOURI HWY 291 (300' + TAPER)
 - 2 CONSTRUCT DUAL WESTBOUND LEFTS AT SE BAILEY RD & MISSOURI HWY 291 (250' + TAPER)
 - 3 LENGTHEN NORTHBOUND RIGHT AT SE BAILEY RD & MISSOURI HWY 291 (350' + TAPER)
 - 4 CONSTRUCT SECOND EASTBOUND THROUGH LANE ON SE BAILEY RD FROM MISSOURI HWY 291 TO SE DECKER ST (WILL TERMINATE AS RIGHT TURN LANE)
 - 5 MODIFY SIGNAL AT MISSOURI HWY 291 & SE BAILEY RD

- PHASE 2**
- 6 CONSTRUCT EASTBOUND LEFT TURN LANE AT SE BAILEY RD & SE DECKER ST
 - 7 CONSTRUCT SECOND WESTBOUND THROUGH LANE ON SE BAILEY RD (WILL TERMINATE AS RIGHT TURN ON TO MISSOURI HWY 291)
 - 8 MODIFY ZOETIS ENTRY

- PHASE 3**
- 9 CONSTRUCT 350' NORTHBOUND RIGHT TURN LANE AT MISSOURI HWY 291 & HOLLOWAY LN
 - 10 CONSTRUCT 350' WESTBOUND RIGHT TURN LANE AT MISSOURI HWY 291 & SE OLDHAM PKWY
 - 11 CONSTRUCT SHARED WESTBOUND DUAL LEFT TURN LANES AT MISSOURI HWY 291 & SE OLDHAM PKWY
 - 12 SIGNALIZE SE BAILEY RD & SE DECKER ST

- LEGEND**
- R/W RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - PROPOSED LOT LINE



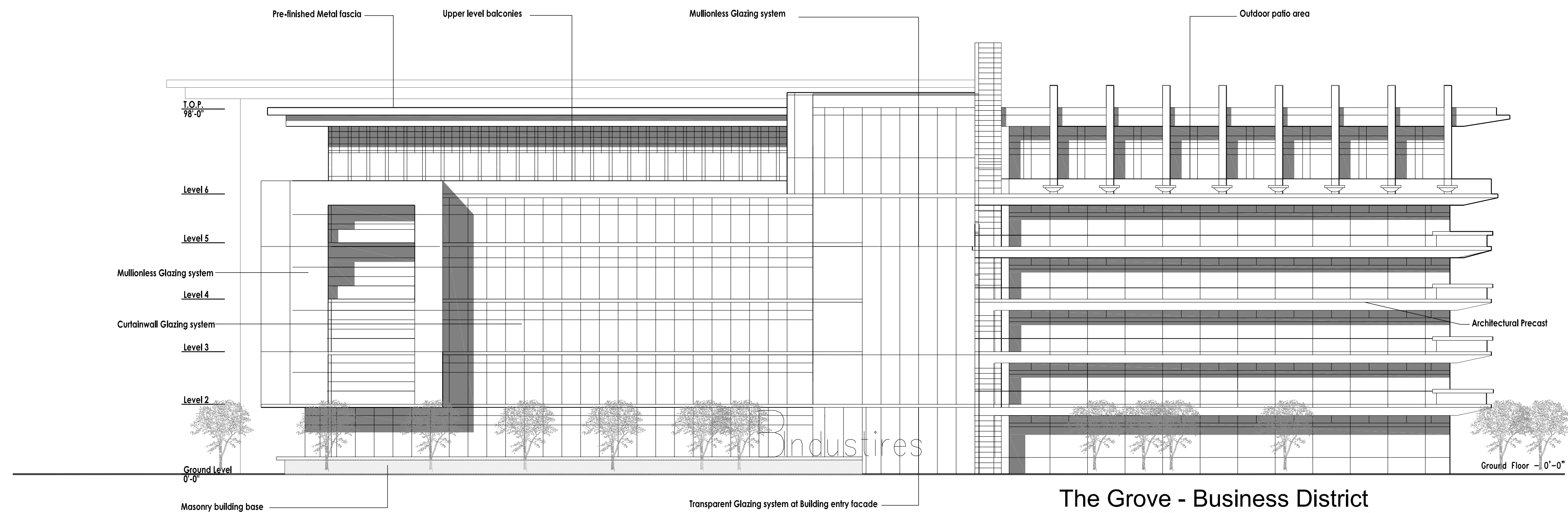
Rev.	Date	Description	By	App.

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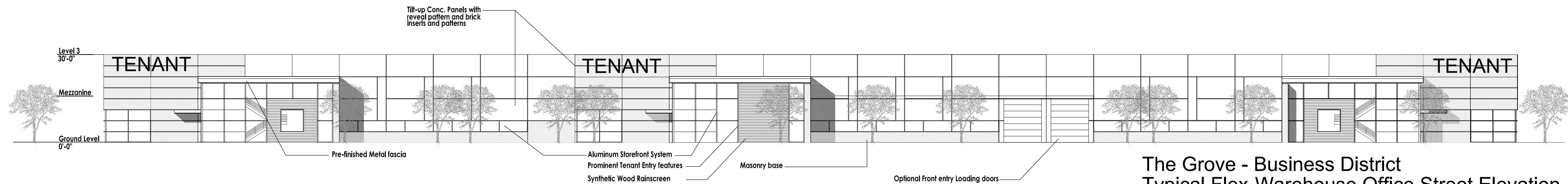
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**THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
OFF-SITE TRAFFIC IMPROVEMENTS**

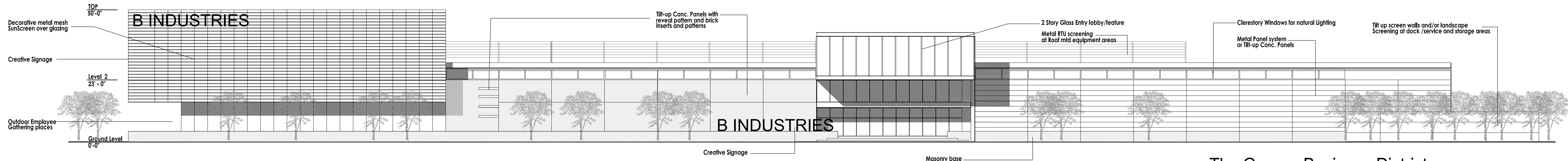
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**The Grove - Business District
Typical Office Headquarters Street Elevation**
Scale: 1" = 20'



**The Grove - Business District
Typical Flex-Warehouse Office Street Elevation**
Scale: 1" = 20'



**The Grove - Business District
Typical Light Manufacturer Street Elevation**
Scale: 1" = 20'



**The Grove - MXD Business District
Typical Mixed-Use Street Elevation**
Scale: 1" = 20'

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COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.

VERIFY ALL ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes acceptance and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation.

DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated. INCLUDE & MEASURE dimensions - DO NOT SCALE. Energy values shown where stated.

project title

THE GROVE
US 50 HWY & 291 SOUTH
LEE'S SUMMIT, MO

project number
15105.001
drawing issuance
PRELIM PLAN SUBMITTAL 09.01.16
drawing revisions
No. Description Date
CITY COMMENTS 10.03.16

professional seal

drawing title
PRELIMINARY ARCHITECTURAL
ELEVATIONS
drawing number
A200

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DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated. OBTAIN & VERIFY dimensions - DO NOT SCALE drawings unless otherwise stated.

project title

THE GROVE

US 50 HWY & 291 SOUTH
 LEE'S SUMMIT, MO

project number

15105.001

drawing issuance

PRELIM PLAN SUBMITTAL 10.03.16

drawing revisions

No.	Description	Date

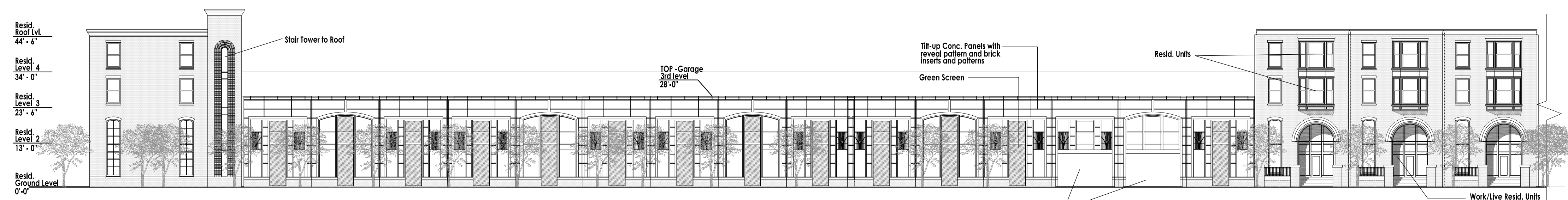
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drawing title

PRELIMINARY ARCHITECTURAL
 ELEVATIONS

drawing number

A201



The Grove - MXD Business District
 Mixed-Use Street Elevation @
 South Facade Parking Garage/Residential
 Scale: 1" = 20'