BILL NO. 16-245 **ORDINANCE NO. 8021**

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE GROVE ON APPROXIMATELY 73 ACRES ZONED PLANNED MIXED USE (PMIX) LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF SE M-291 HWY. AND SE BAILEY RD., ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2016-165 requesting a change in zoning classification from District Planned Industrial (PI) to District Planned Mixed Use (PMIX) on approximately 73 acres located at the northeast and southeast corners of SE M-291 Hwy. and SE Bailey Rd. and requesting approval of a preliminary development plan for The Grove, submitted by Westcott Investment Group, LLC, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on October 25, 2016, and rendered a report to the City Council recommending that the zoning requested and the preliminary development plan be approved; and,

WHEREAS, since the property requested for rezoning had previously been rezoned to PMIX by a city initiated rezoning and conceptual development plan, the City Council was requested to consider the preliminary development plan; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on November 17, 2016, and rendered a decision to approve the preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a preliminary development plan is hereby approved in District PMIX on the following described property:

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 DEGREES 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 1971I0083905 in Book I252 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)

SECTION 2. That development shall be in accordance with the preliminary development plan date stamped October 4, 2016, appended hereto and made a part hereof.

SECTION 3. That the following conditions of approval apply:

1. A modification shall be granted to the minimum caliper size requirement of 3 inches, to allow for 2 inches for the ornamental trees.
2. Parking lot lighting shall not exceed 28' maximum height, measured to the top of the fixture from grade.
3. Development shall be as shown on the preliminary development plan and The Grove's Design Standards, date stamped October 4, 2016, except as otherwise noted.
4. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, sanitary sewer improvements recommended in the Sanitary Sewer Memorandum dated October 27, 2016, and the road improvements recommended in the Transportation Impact Analysis dated October 18, 2016. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.

SECTION 4. In granting modifications listed herein, the Governing Body concludes that the development will provide sustainable value to the City, incorporates sound planning principles and

design elements that are compatible with surrounding properties and consistent through the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of the Unified Development Ordinance.

SECTION 5. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 6. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 7. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 17th day of November, 2016.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED by the Mayor of said city this 21st day of November, 2016.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Denise R. Chisum*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

EFFECTIVE DATE OF ORDINANCE NO. 8021

This ordinance was presented to Mayor Randall L. Rhoads on November 18, 2016. As this ordinance remains unsigned after ten days, the ordinance is deemed to be approved, as per Section 3-13.(g) and Section 4.4.(c) of the Charter of the City of Lee's Summit, Missouri, First Amended, November, 2007.

SEC. 3-13

(g) **Effective Date.** Every adopted ordinance and resolution shall become effective immediately upon passage, adoption and approval by the Mayor (including deemed approval by the Mayor failing to either sign or disapprove the same within ten days of receipt, as provided in Section 4.4(c), Veto), or any later date specified therein.

STATE OF MISSOURI}
COUNTY OF JACKSON} **{SS.**

This is to certify that the foregoing Ordinance No. 8021: AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE GROVE ON APPROXIMATELY 73 ACRES ZONED PLANNED MIXED USE (PMIX) LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF SE M-291 HWY. AND SE BAILEY RD., ALL IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE NO. 5209 FOR THE CITY OF LEE'S SUMMIT, MISSOURI, is a full, true and complete copy as same is recorded in the Office of the City Clerk of the City of Lee's Summit, Missouri.

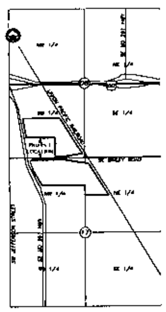
IN WITNESS WHEREOF, I hereunto set my hand, and affix the seal of said City of Lee's Summit, Missouri, this 30th day of November, 2016.

City Clerk *Denise R. Chisum*

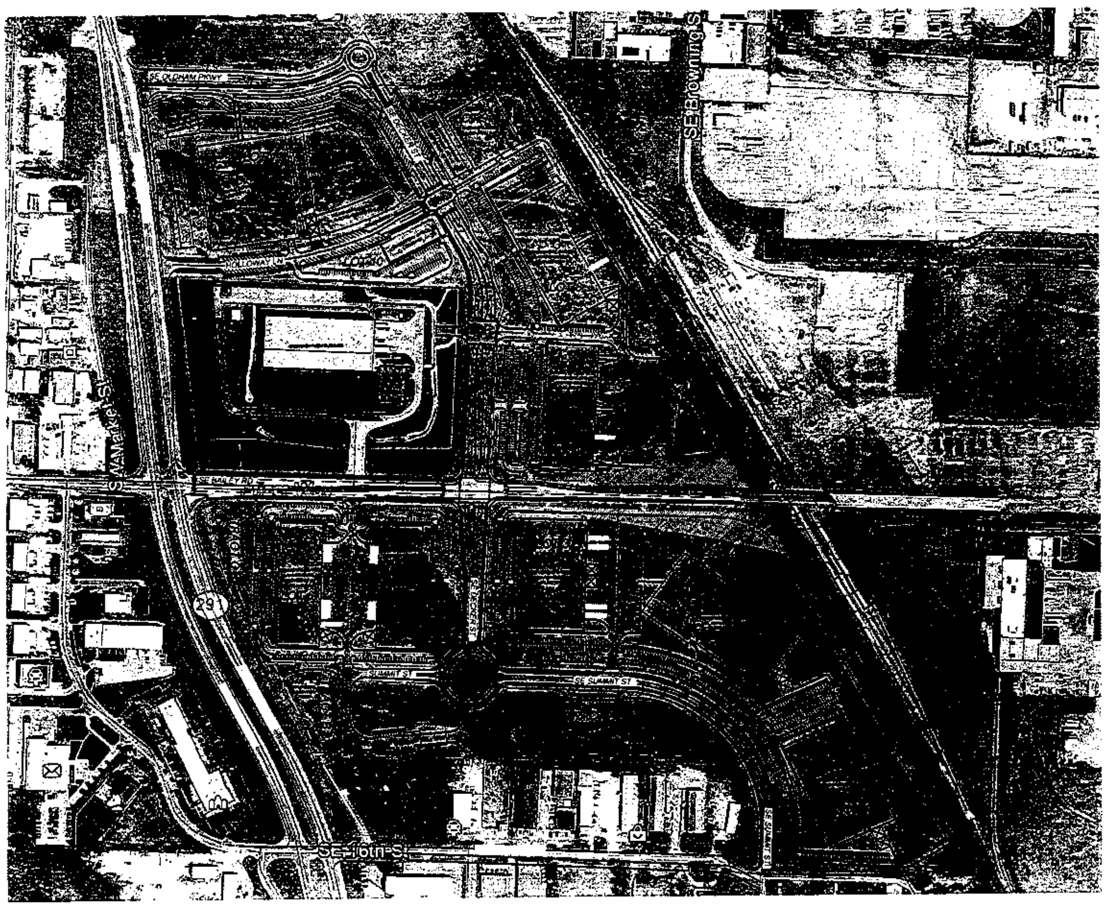
APPROVED AS TO FORM:

City Attorney *Brian W. Head*

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)



1" = 200'
0 200 400

LEGAL DESCRIPTION

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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 1971I0083905 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)

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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)
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SLP2	SITE LIGHTING PLAN (2)
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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:

BHC RHODES
OVERLAND PARK, KANSAS
&
KLOVER ARCHITECTS INCORPORATED
OVERLAND PARK, KANSAS

SUBMITTED BY:

WHITE GOSS, A PROFESSIONAL CORPORATION
KANSAS CITY, MISSOURI

Rev	Date	Description	By	App

BHC RHODES
7101 College Blvd, Suite 400
Overland Park, Kansas 66210
p (913) 663-1900 f (913) 663-1633

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

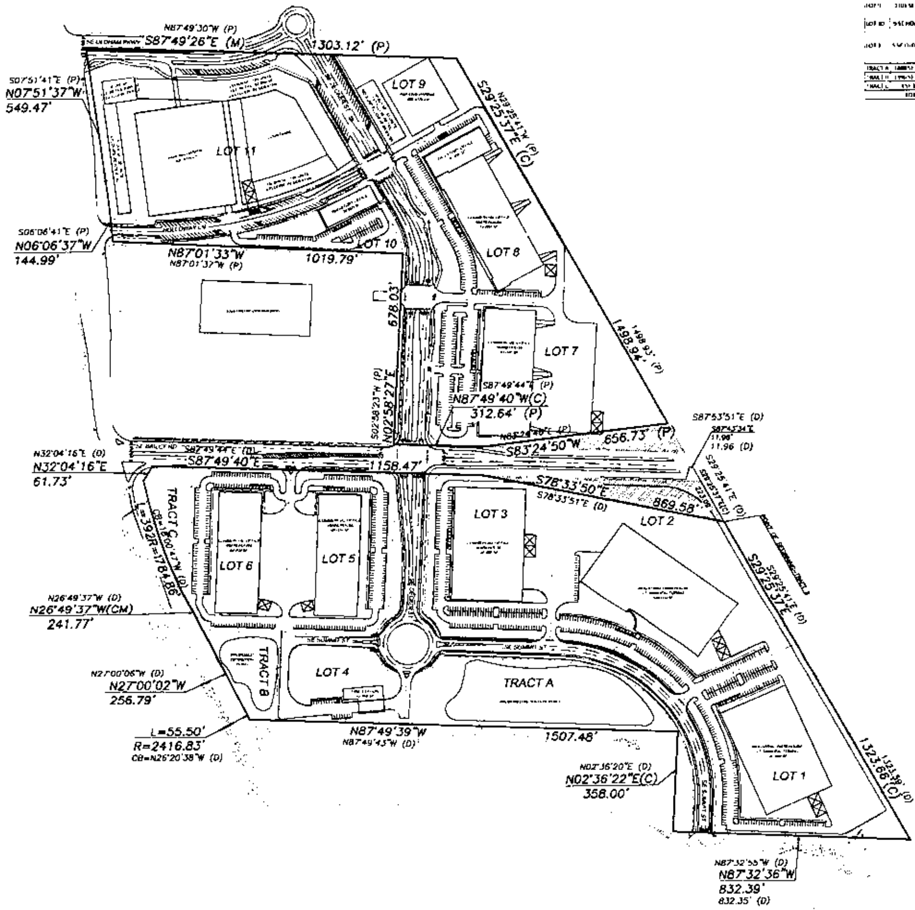
THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

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

CVR

							DEVELOPMENT DATA						
LOT	ADDRESS	LAND USE	LOT AREA	PROPOSED USE	NUMBER OF FLOORS	BLDG SIZE (SQ FT)	DWELLINGS/ACRE	F.A.R.	PARKING RATIO REQUIRED	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	PARKING RATIO PROVIDED	TOTAL IMPERVIOUS COVERAGE
LOT 1	3435 SE SUMMIT ST	PMIX	7.56+/-	LIGHT MANUFACTURING 60% USABLE FLOOR AREA	1	100,000	N/A	30.9%	2.5 STALLS/1000 SQ FT USEABLE FLOOR AREA	150	180	1.80/1000 SQ FT	76.3%
LOT 2	3433 SE SUMMIT ST	PMIX	[illegible]	LIGHT MANUFACTURING [illegible]% USABLE 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	[illegible] SE SUMMIT ST	PMIX	5.88+/-	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	1400 SE SUMMIT ST/SE DECKER ST	PMIX	2.58+/-	FIRE HOUSE	1	10,750	N/A	9.7%		N/A	19	1.80/1000 SQ FT	[illegible]
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	75 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	78.5%
LOT 7	[illegible] SE DECKER ST	PMIX	8.83+/-	FLEX (WAREHOUSE/OFFICE) 30% OFFICE 70% WAREHOUSE	1	81,200	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	[illegible] SE DECKER ST	PMIX	[illegible]	FLEX (WAREHOUSE/OFFICE) 30% OFFICE 70% WAREHOUSE	1	61,000	N/A	[illegible]	4 STALLS/1000 SQ FT 1 STALL/1000 SQ FT	[illegible]	[illegible]	[illegible]	[illegible]
LOT 9	[illegible] SE DECKER ST	PMIX	2.99+/-	OFFICE RETAIL RESIDENTIAL STRUCTURED PARKING	2 1 [illegible] 3	40,000 16,275 32,550 (33 UNITS) 120,000	[illegible]	[illegible]	4.75 STALLS/1000 SQ FT 4 STALLS/1000 SQ FT 1.5 STALLS/UNIT N/A	115	130	[illegible]/1000 SQ FT	[illegible]
LOT 10	[illegible] SE HOLLOWAY [illegible]	PMIX	[illegible]	OFFICE	2	26,000	N/A	[illegible]	4.75 STALLS/1000 SQ FT	[illegible]	[illegible]	4.07/1000 SQ FT	[illegible]
LOT 11	[illegible] SE [illegible] PKWY	PMIX	[illegible]	RETAIL RESIDENTIAL OFFICE STRUCTURED PARKING	[illegible] [illegible] [illegible] 1	72,300 [illegible] ([illegible] UNITS) [illegible] [illegible]	[illegible]	[illegible]	4 STALLS/1000 SQ FT 1.5 STALLS/UNIT 4.75 STALLS/1000 SQ FT N/A	[illegible]	[illegible]	[illegible]/1000 SQ FT	[illegible]
TRACT A	[illegible] SE SUMMIT ST	PMIX	[illegible]	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%
TRACT B	[illegible] SE SUMMIT ST	PMIX	[illegible]	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%
TRACT C	[illegible] SE BAILEY ST	PMIX	[illegible]	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%
	TOTAL LOT AREA		[illegible]			[illegible]				[illegible]	[illegible]		[illegible]

*TABLE [illegible] TO OPTION [illegible] SE [illegible] PKWY & SE [illegible] ST TRANSITION



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GENERAL NOTES:

1. 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.
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
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROPOSED LOT LINE
- 25' SITE TRIANGLE

N

SCALE: 1"=200'
0 200 400

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

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

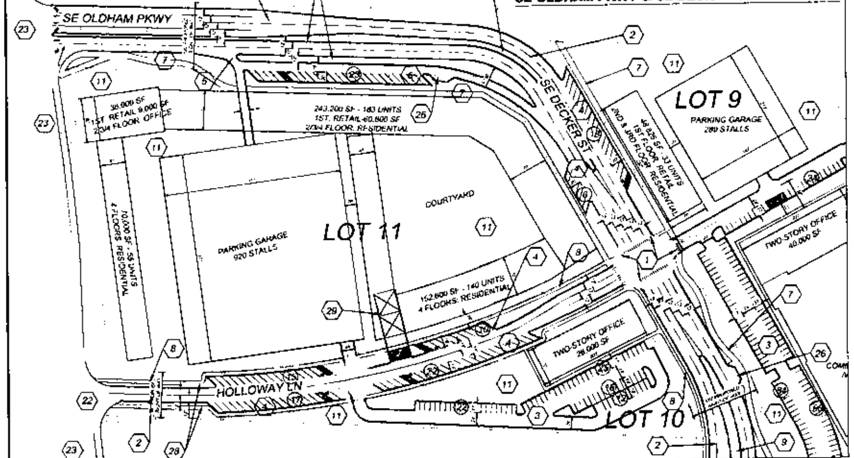
THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (1)

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

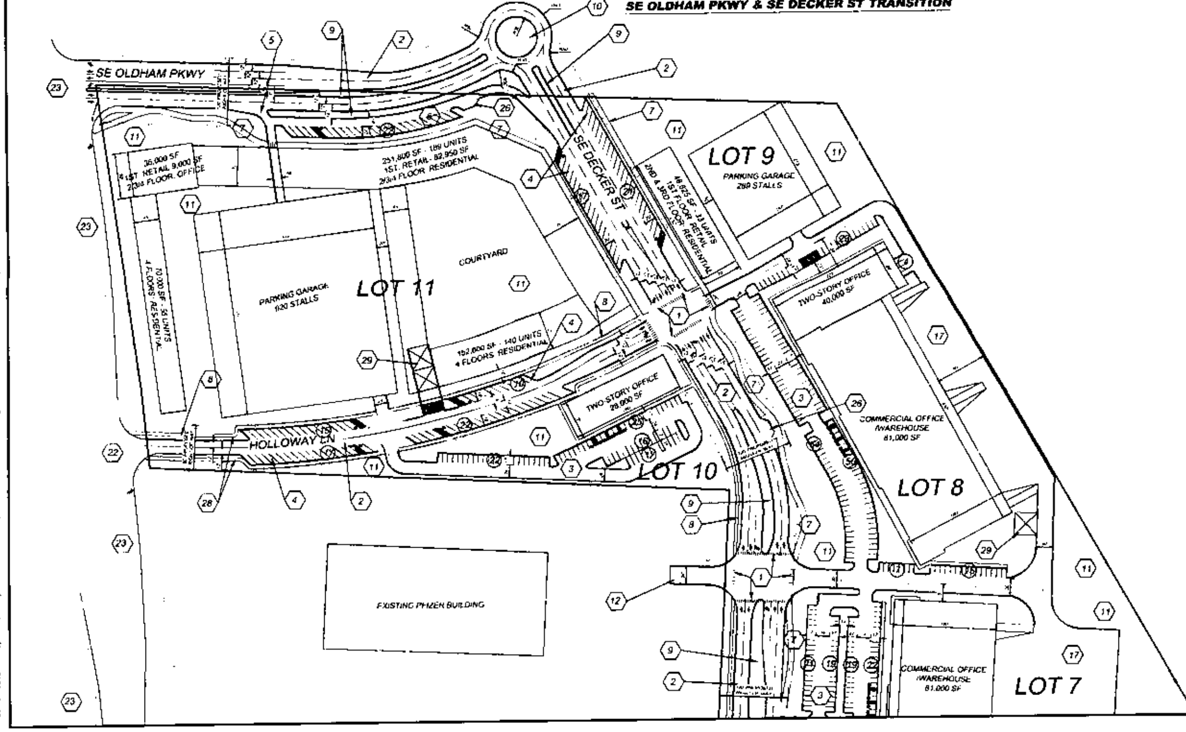
1 of 23

C1.1

OPTION A
SE OLDHAM PKWY & SE DECKER ST TRANSITION



OPTION B
SE OLDHAM PKWY & SE DECKER ST TRANSITION



DEVELOPMENT DATA

LOT	ADDRESS	LANDUSE	LOT AREA	PROPOSED USE	NUMBER OF FLOORS	BLDG SIZE (SQ FT)	DWELLINGS/ACRE	F.A.R.	PARKING RATIO REQUIRED	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	PARKING RATIO PROVIDED	TOTAL IMPERVIOUS COVERAGE
LOT 1	[illegible] SE SUMMIT ST	PMIX	[illegible]	LIGHT MANUFACTURING / 60% USEABLE FLOOR AREA	1	160,000	N/A	[illegible]	2.5 STALLS/1000 SQ FT USEABLE FLOOR AREA	150	[illegible]	[illegible]	[illegible]
LOT 2	[illegible] SE SUMMIT ST	PMIX	[illegible]	LIGHT MANUFACTURING / 60% USEABLE FLOOR AREA	1	120,000	N/A	[illegible]	2.5 STALLS/1000 SQ FT USEABLE FLOOR AREA	[illegible]	[illegible]	[illegible]	[illegible]
LOT 3	[illegible] SE SUMMIT ST	PMIX	[illegible]	FLEX (WAREHOUSE/OFFICE) / [illegible]% OFFICE / [illegible]% WAREHOUSE	1	[illegible]	N/A	[illegible]	4 STALLS/1000 SQ FT / 1 STALL/1000 SQ FT	[illegible]	[illegible]	[illegible]	[illegible]
LOT 4	[illegible] SE SUMMIT ST/SE DECKER ST	PMIX	[illegible]	FIRE HOUSE	1	[illegible]	N/A	[illegible]		N/A	[illegible]	[illegible]	[illegible]
LOT 5	[illegible] SE BAILEY ST	PMIX	[illegible]	FLEX (WAREHOUSE/OFFICE) / 30% OFFICE / 70% WAREHOUSE	1	[illegible]	N/A	[illegible]	4 STALLS/1000 SQ FT / 1 STALL/1000 SQ FT	[illegible]	[illegible]	[illegible]	[illegible]
LOT 6	[illegible] SE BAILEY ST	PMIX	[illegible]	FLEX (WAREHOUSE/OFFICE) / 30% OFFICE / 70% WAREHOUSE	1	[illegible]	N/A	[illegible]	4 STALLS/1000 SQ FT / 1 STALL/1000 SQ FT	[illegible]	[illegible]	[illegible]	[illegible]
LOT 7	[illegible] SE DECKER ST	PMIX	[illegible]	FLEX (WAREHOUSE/OFFICE) / [illegible]% OFFICE / [illegible]% WAREHOUSE	1	[illegible]	N/A	[illegible]	4 STALLS/1000 SQ FT / 1 STALL/1000 SQ FT	[illegible]	[illegible]	[illegible]	[illegible]
LOT 8	[illegible] SE DECKER ST	PMIX	[illegible]	FLEX (WAREHOUSE/OFFICE) / [illegible]% OFFICE / [illegible]% WAREHOUSE / OFFICE	1 / 2	[illegible] / [illegible]	N/A	[illegible]	4 STALLS/1000 SQ FT / 1 STALL/1000 SQ FT / 4.25 STALLS/1000 SQ FT	[illegible]	[illegible]	[illegible]	[illegible]
LOT 9	[illegible] SE DECKER ST	PMIX	[illegible]	RETAIL / RESIDENTIAL / STRUCTURED PARKING	3 / 1	[illegible] / [illegible] (33 UNITS) / [illegible]	[illegible]	[illegible]	4 STALLS/1000 SQ FT / 1.5 STALLS/UNIT / N/A	[illegible]	[illegible]	[illegible]	[illegible]
LOT 10	[illegible] SE HOLLOWAY LN	PMIX	[illegible]	OFFICE	2	[illegible]	N/A	[illegible]	4.25 STALLS/1000 SQ FT	[illegible]	[illegible]	[illegible]	[illegible]
LOT 11	[illegible] SE OLDHAM PKWY	PMIX	[illegible]	RETAIL / RESIDENTIAL / OFFICE / STRUCTURED PARKING	4 / 1	[illegible]	[illegible]	[illegible]	4 STALLS/1000 SQ FT / 1.5 STALLS/UNIT / 4.25 STALLS/1000 SQ FT / N/A	[illegible]	[illegible]	[illegible]	[illegible]
TRACT A	[illegible] SE SUMMIT ST	PMIX	[illegible]	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	[illegible]
TRACT B	[illegible] SE SUMMIT ST	PMIX	[illegible]	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	[illegible]
TRACT C	[illegible] SE BAILEY ST	PMIX	[illegible]	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	[illegible]
TOTAL LOT AREA			[illegible]			[illegible]				[illegible]	[illegible]		[illegible]

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

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 DEGREES 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 1971I0063905 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)

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
RIGHT-OF-WAY LINE
PROPERTY LINE
PROPOSED LOT LINE
25' SITE TRIANGLE

SCALE: 1"=100'
0 100 200

Rev	Date	Description	By	App

BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
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p (913) 663-1900 f (913) 663-1633

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 (2)

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

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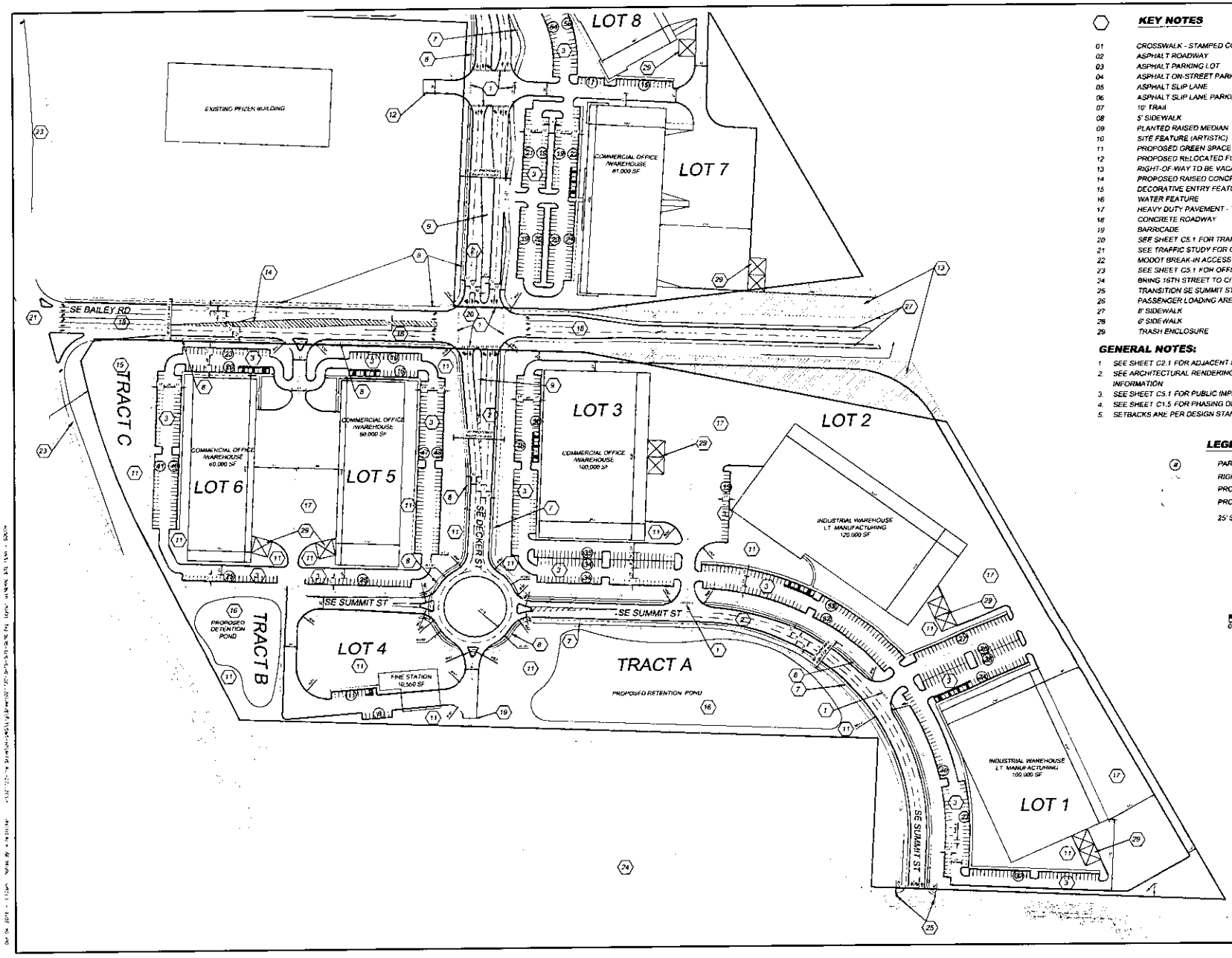
C1.2



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 BY SEPARATE CITY PROCESS
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 OFFSITE IMPROVEMENTS
22 MODOT BREAK-IN ACCESS REQUIRED
23 SEE SHEET C5.1 FOR OFFSITE IMPROVEMENTS
24 RHINO 16TH STREET TO CITY STANDARDS
25 TRANSITION SE SUMMIT ST TO EXISTING SE 16TH STREET
26 PASSENGER LOADING AREA
27 8' SIDEWALK
28 6' SIDEWALK
29 TRASH ENCLOSURE

GENERAL NOTES:

1. SEE SHEET C2.1 FOR ADJACENT PROPERTY USE INFORMATION
2. SEE ARCHITECTURAL RENDERINGS FOR ADDITIONAL BUILDING INFORMATION
3. SEE SHEET C5.1 FOR PUBLIC IMPROVEMENTS AND PHASING.
4. SEE SHEET C1.5 FOR PHASING OF DEVELOPMENT.
5. SETBACKS ARE PER DESIGN STANDARDS.

LEGEND

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

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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	

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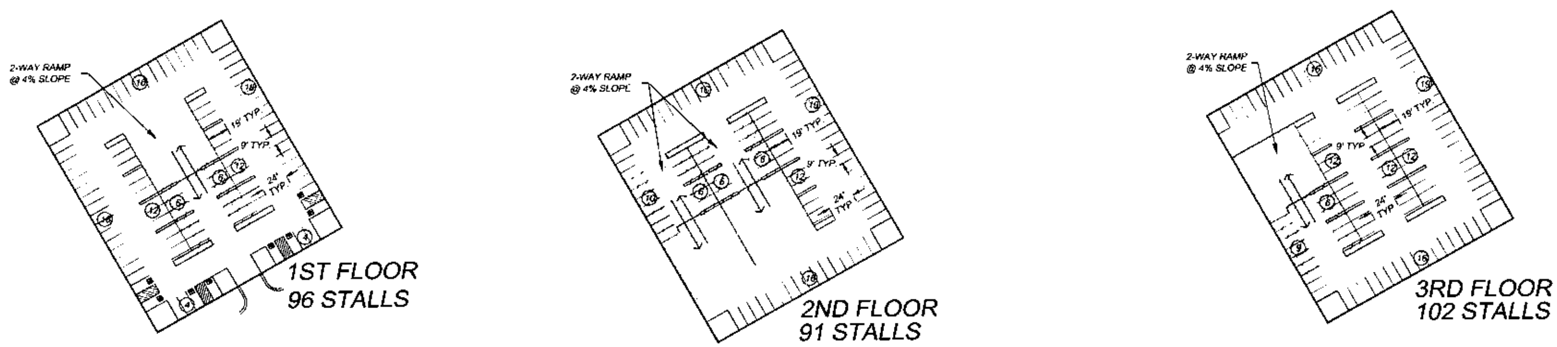
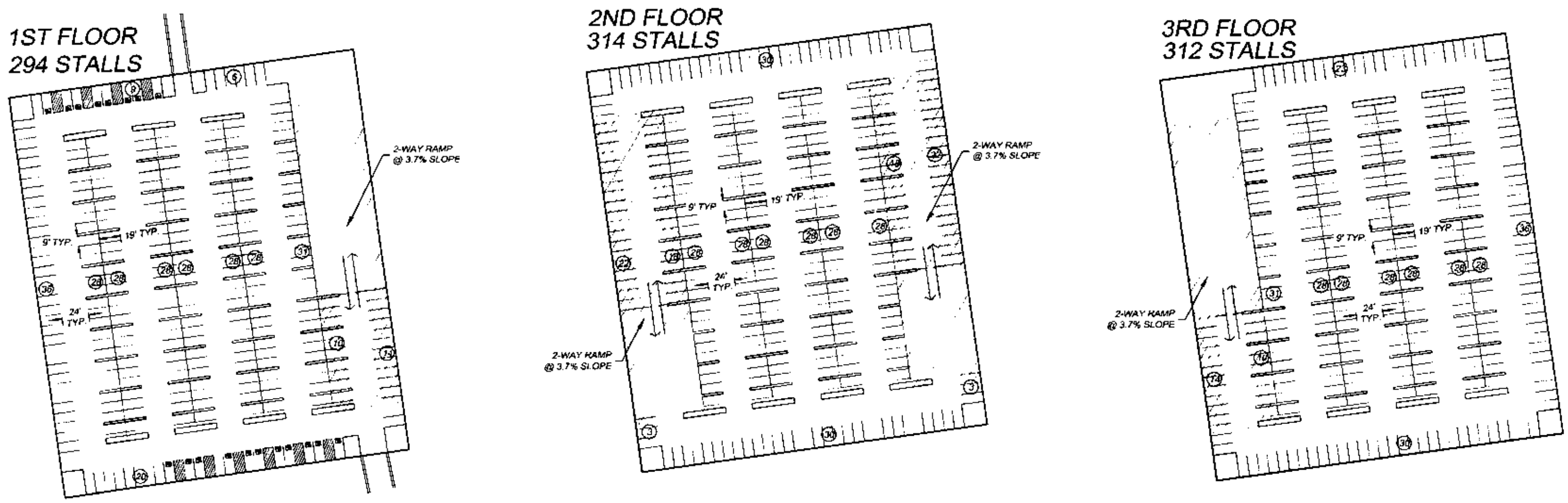
C1.3

LOT 9 STRUCTURED PARKING



LOT 11 STRUCTURED PARKING



SCALE: 1"=50'
0 50 100

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SUITE 900
KANSAS CITY, MISSOURI 64108

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
PARKING GARAGE PLAN

Design: DRS Drawn: DRS
Checked: PJJ
Issue Date: 10/04/16
Project Number: 071730
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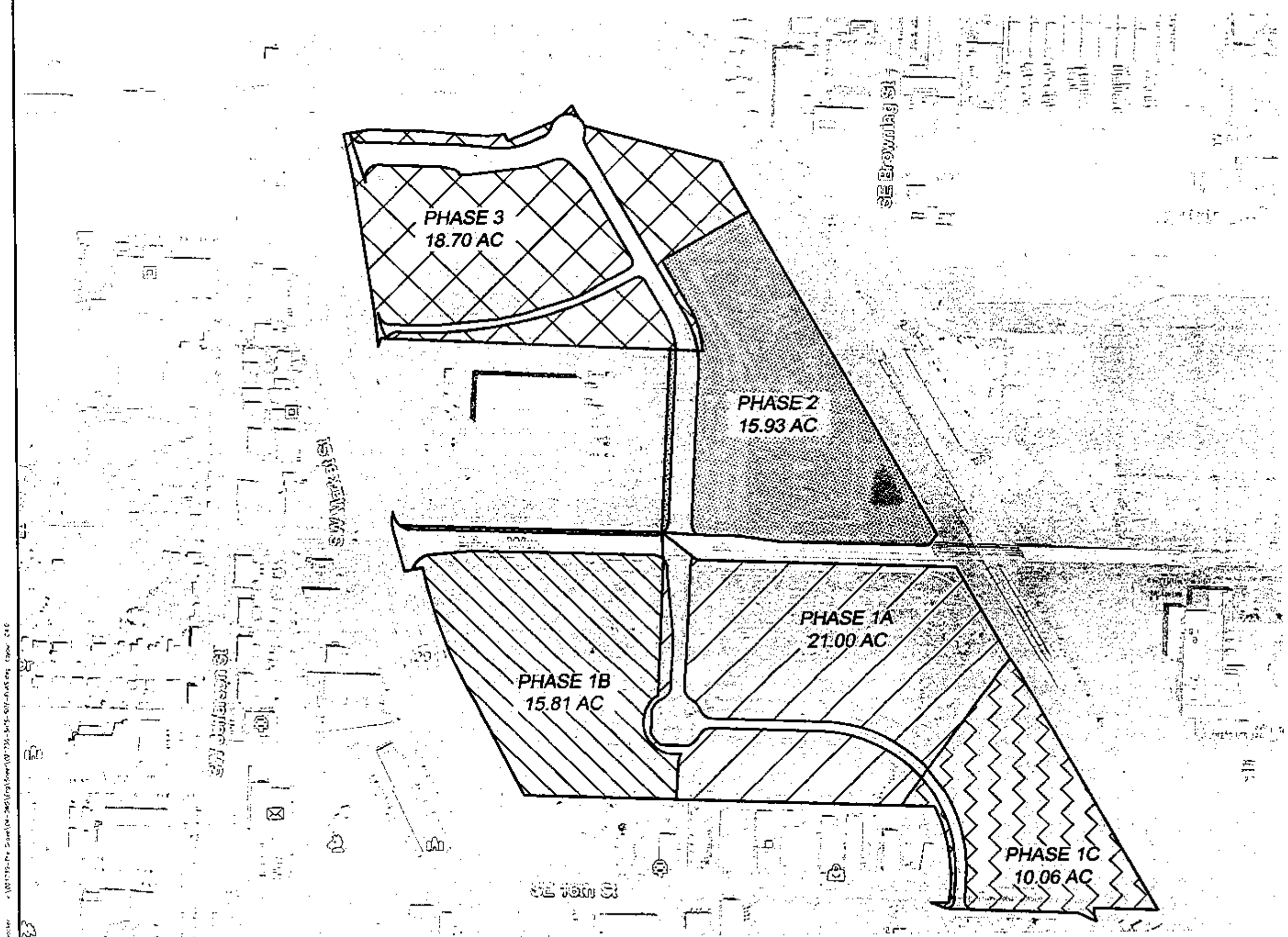
C1.4



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.

SCALE: 1"=200'
0 200 400

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KANSAS CITY, MISSOURI 64108

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

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

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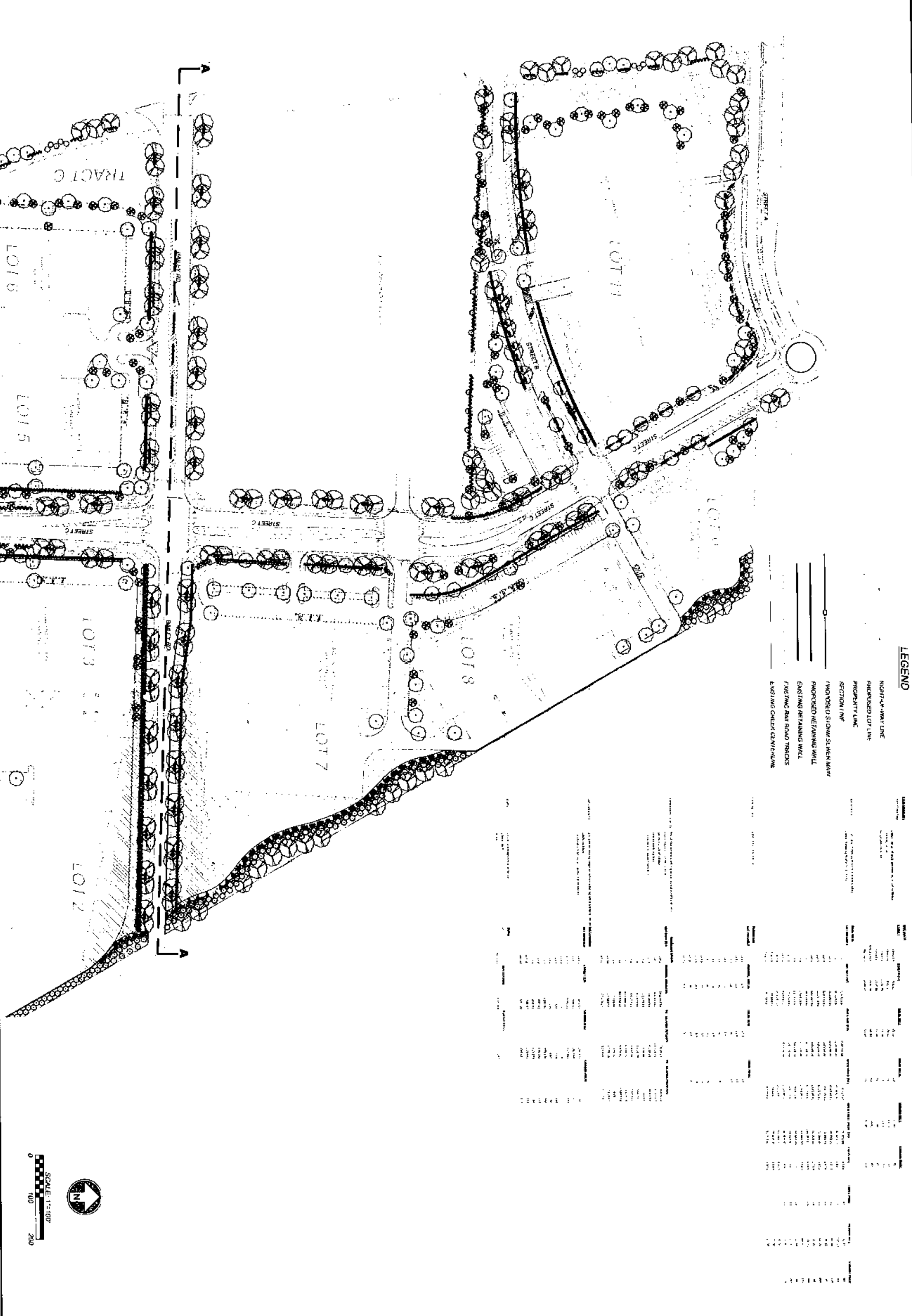
C1.5



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

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

L1

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Prepared For
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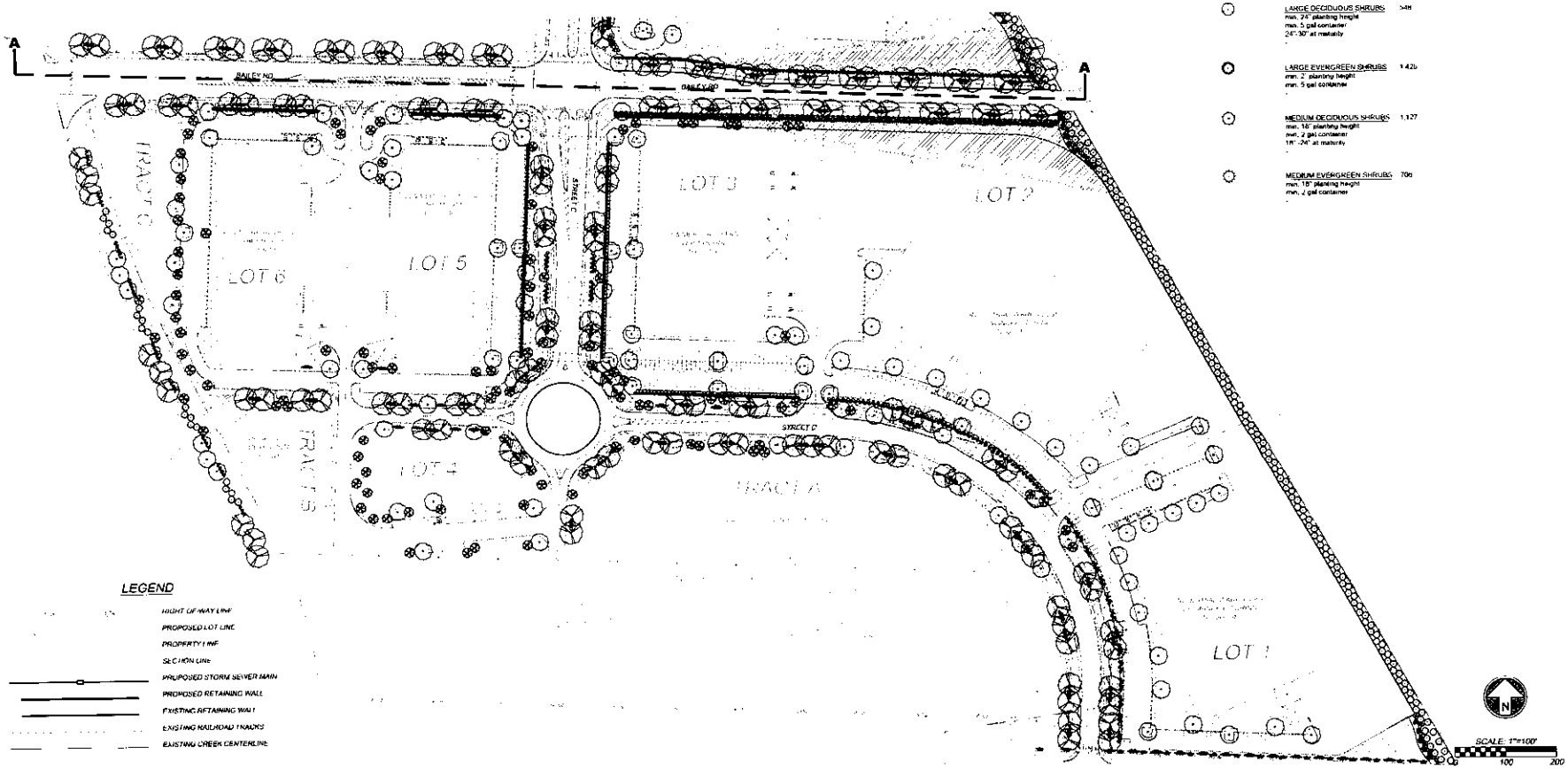

CONCEPT PLANT SCHEDULE

DECIDUOUS TREES 3" cal @ 6" above ground. B&B	185
ORNAMENTAL TREES min. 2" cal. at 6" above ground. 6'-30' at maturity.	170
EVERGREEN TREES 6' height at planting.	286
SHADE TREES 2" caliper at 6" above ground 30' or more at maturity. B&B	273
LARGE DECIDUOUS SHRUBS min. 24" planting height min. 5 gal container 24"-30" at maturity	548
LARGE EVERGREEN SHRUBS min. 2' planting height min. 5 gal container	1426
MEDIUM DECIDUOUS SHRUBS min. 18" planting height min. 2 gal container 18"-24" at maturity	1327
MEDIUM EVERGREEN SHRUBS min. 18" planting height min. 2 gal container	706

Rev	Date	Description	By	App

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KANSAS CITY, MISSOURI 64108

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

LANDSCAPE PLAN (2)

Design NAB	Drawn NAB
Checked	RJH
Issue Date	10/04/16
Project Number	021730

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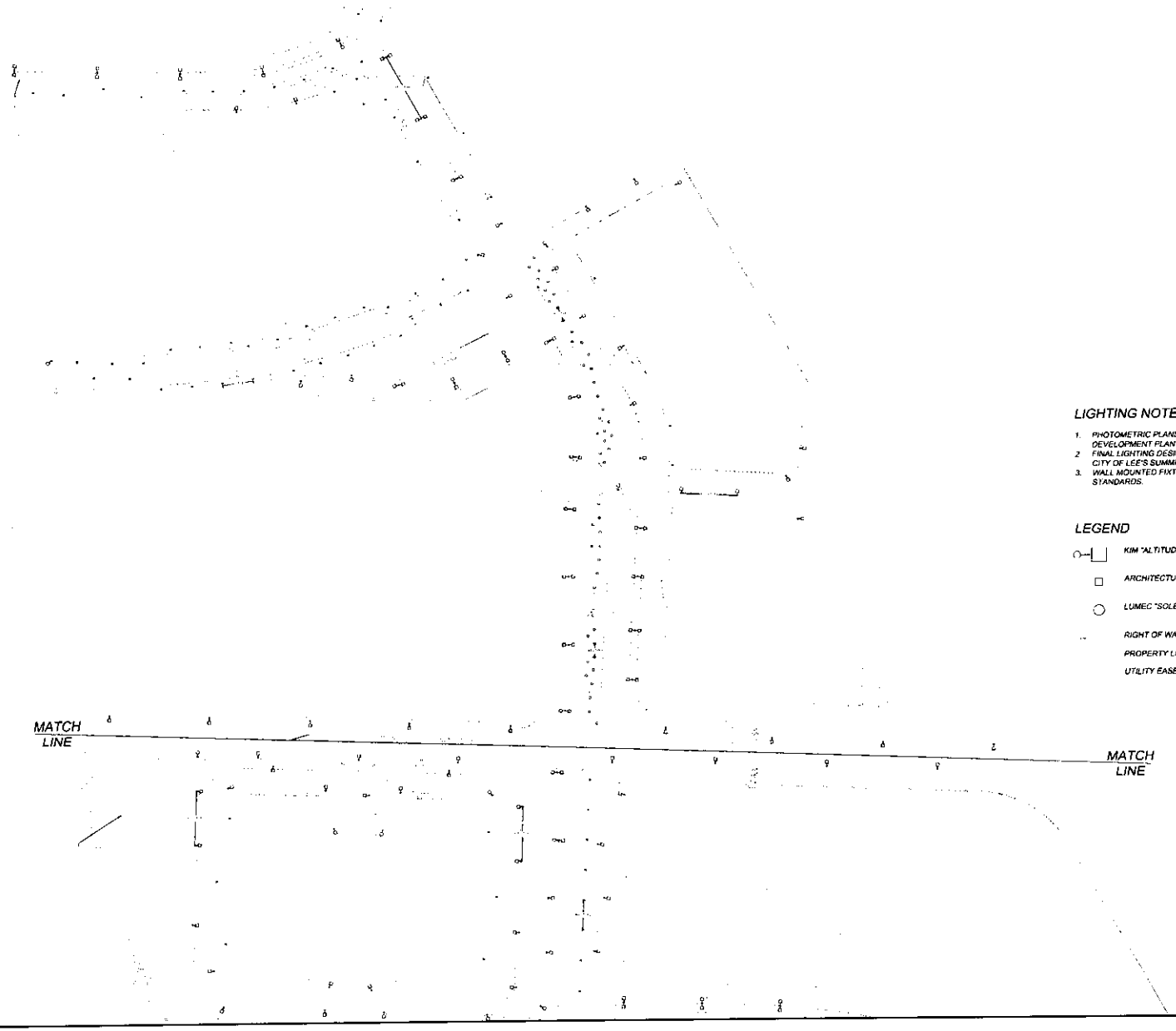
L2



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

Rev	Date	Description	By	App

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

SITE LIGHTING PLAN (1)

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

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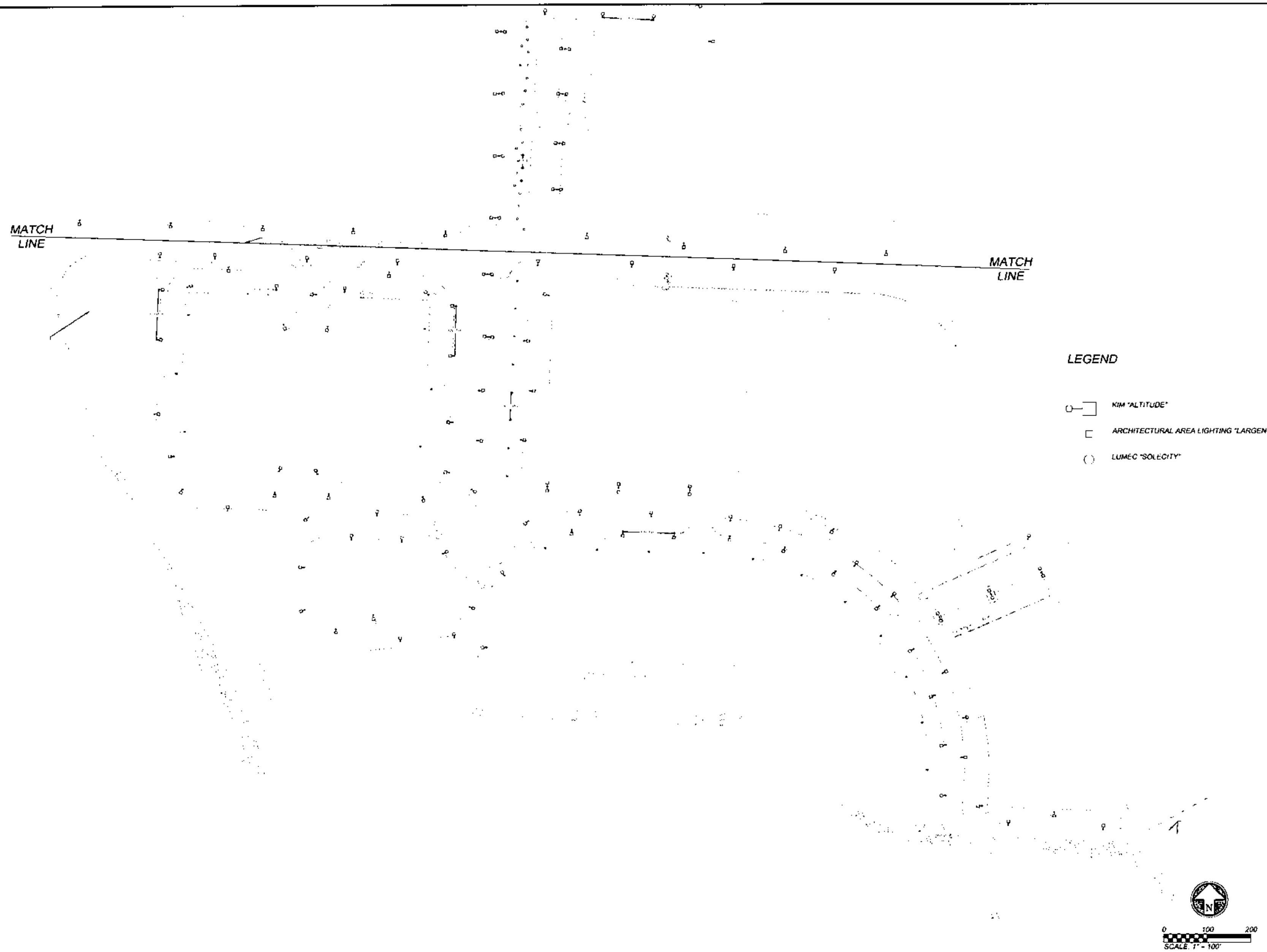
SLP1



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

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

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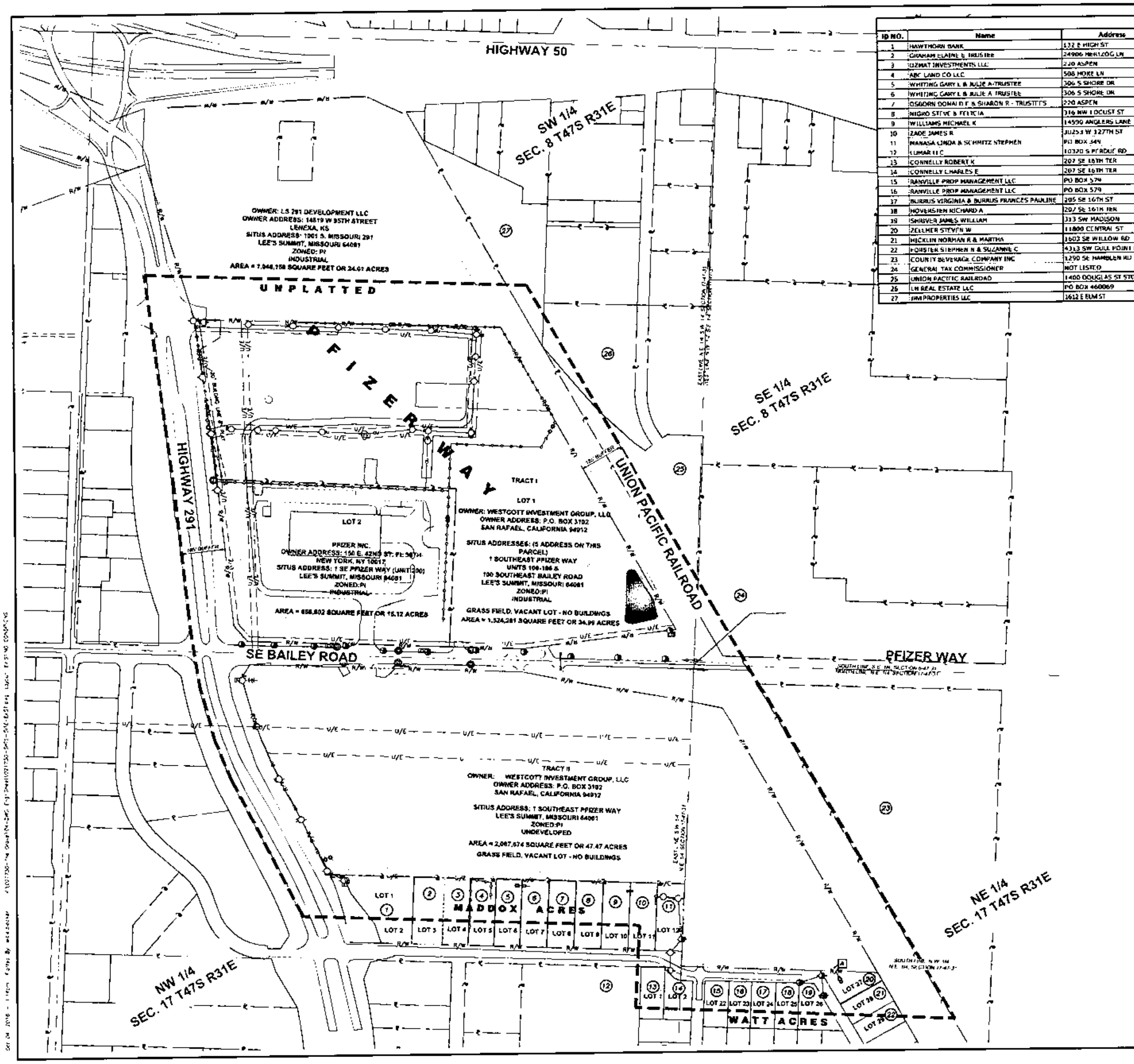
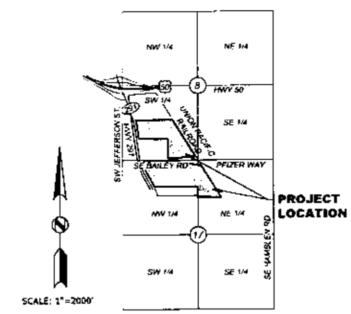
SLP2



PROPERTY OWNER TABLE

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	27,685
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	19,150
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	ZELLMER 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 HAMBLEN 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	LH REAL ESTATE LLC	PO BOX 460069	HOUSTON, TX 77056	61-500-03-11-00-0-00-000	PI	UNDEVELOPED	168,832
27	JHM PROPERTIES LLC	1612 E ELM ST	HARRISONVILLE, MO 64701	61-500-03-71-00-0-00-000	PI	UNDEVELOPED	167,352



VICINITY MAP
SECTIONS 8 & 17-T47S-R31E

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

SCALE: 1" = 200'

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Civil Engineering • Surveying • Utilities
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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
EXISTING SITE CONDITIONS

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

10 of 23

C2.1

(NOT TO SCALE)

S87°49'26"E (M)

1303.12' (P)

N07°51'37"W(C)
549.47' (P)

N06°06'37"W(C)
144.99' (P)

N87°01'33"W(C)

1019.79'(P)

S29°25'37"E (C)

1498.94'(C)

UNION PACIFIC RAILROAD

LOT 1

TRACT 1

AREA = 1,524,281 SQUARE FEET OR 34.99 ACRES
OWNER: WESTCOTT INVESTMENT GROUP, LLC
ADDRESSES: 1 SOUTHEAST PFIZER WAY
UNITS 100-108
100 SOUTHEAST BAILEY ROAD
LE'S SUMMIT, MISSOURI 64081

GRASS FIELD, VACANT LOT - NO BUILDINGS

LOT 2

OWNER: PFIZER INC.
OWNER ADDRESS: 150 E. 42ND ST. FL 38TH
NEW YORK, NY 10017
SITUS ADDRESS: 1 SE PFIZER WAY (UNIT 200)
LEE'S SUMMIT, MISSOURI 64081

678.03' (P)

N02°58'27"E(C)

N87°49'40"W(C)
312.64' (P)

656.73' (P)

S83°24'50"W(C)

N87°49'40"W 2652.21'

S87°43'34"E
2649.32'

MISSOURI 291 HIGHWAY
(VARIABLE WIDTH R/W)

E S.E. BAILEY ROAD (100' WIDE R/W)

SECTION MAP
SECTIONS 8 & 17-47N-31W

LEGEND

Set Survey Monument (1/2" Reinforcing Rod w/Cap MO CLS 2006007975-F) unless otherwise noted	RCP Reinforced Concrete Pipe
Found Survey Monument	Wood Fence
(O.U.) Origin Unknown	Chain Link Fence
Found Survey Monument in Box	Iron or Metal Fence
Found Right-of-Way Marker	Gate Post
Overhead Utility Line/s	Single Pole Sign
Utility Pole	Concrete or Metal Bollard
Guy Anchor	Center Line
Utility Pole w/Light	R= Radius
Light Pole	L= Arc Length
Electric Access Vault	CB Chord Bearing
Electric Access Box (Mounted)	Δ Interior Angle (Delta)
Telephone Pedestal	R/W Right-of-Way
Telephone Manhole	(M) Monumented
Underground Fiber Optic Line Marker	(D) Deeded
Fiber Optic Vault	(P) Platted
Storm Sewer Manhole	(C) Calculated
Schedule B Note Identifier	BK. Book
	PG. Page
	DOC Document Number
	N.T.S. Not To Scale

SCALE: 1"=100'
0 100 200

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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

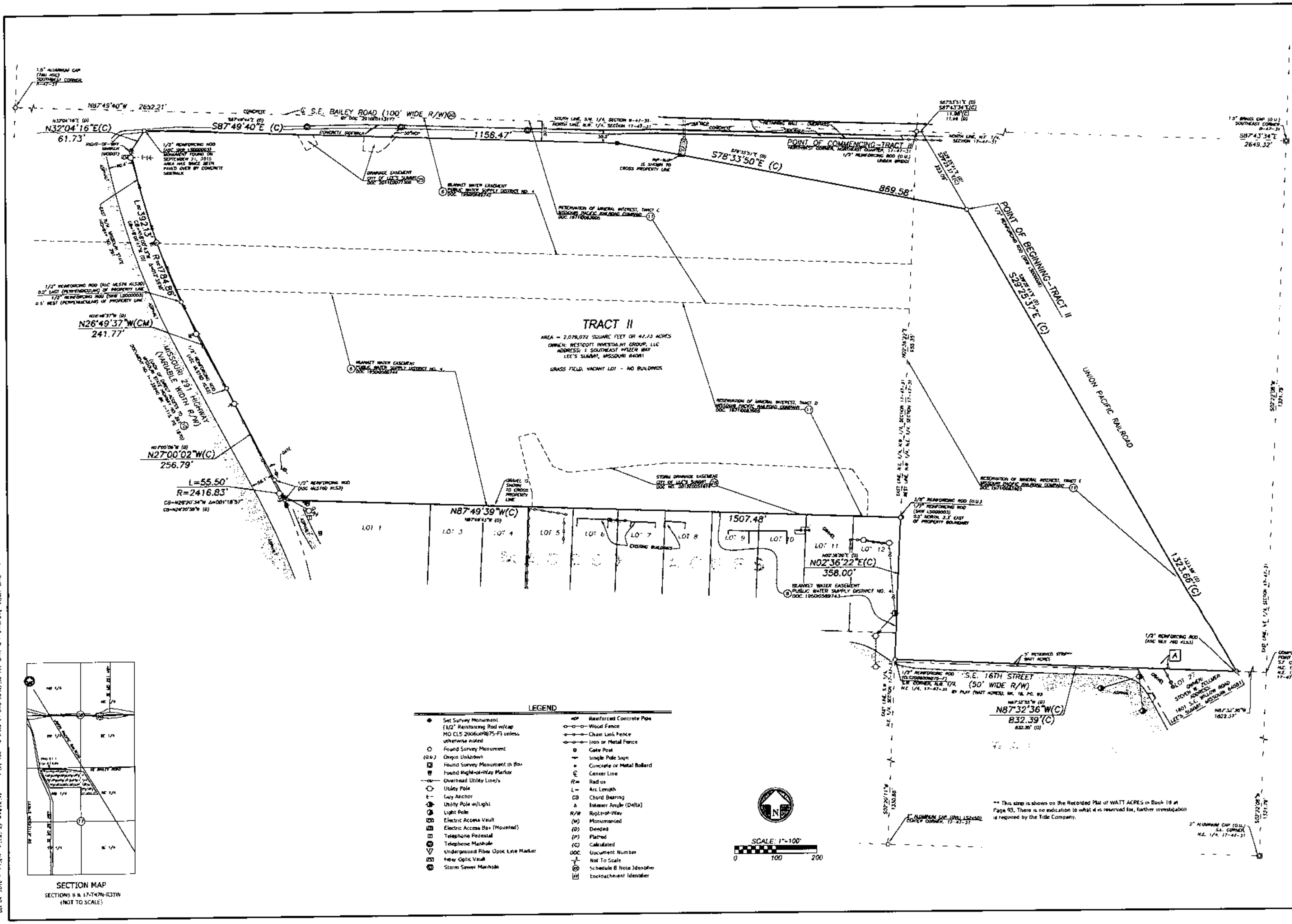
PRELIMINARY DEVELOPMENT PLAN

SURVEYED INFORMATION (1)

Design DRS Drawn DRS
Checked PJJ
Issue Date 10/04/16
Project Number 071730

11 of 23

C2.2



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

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

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

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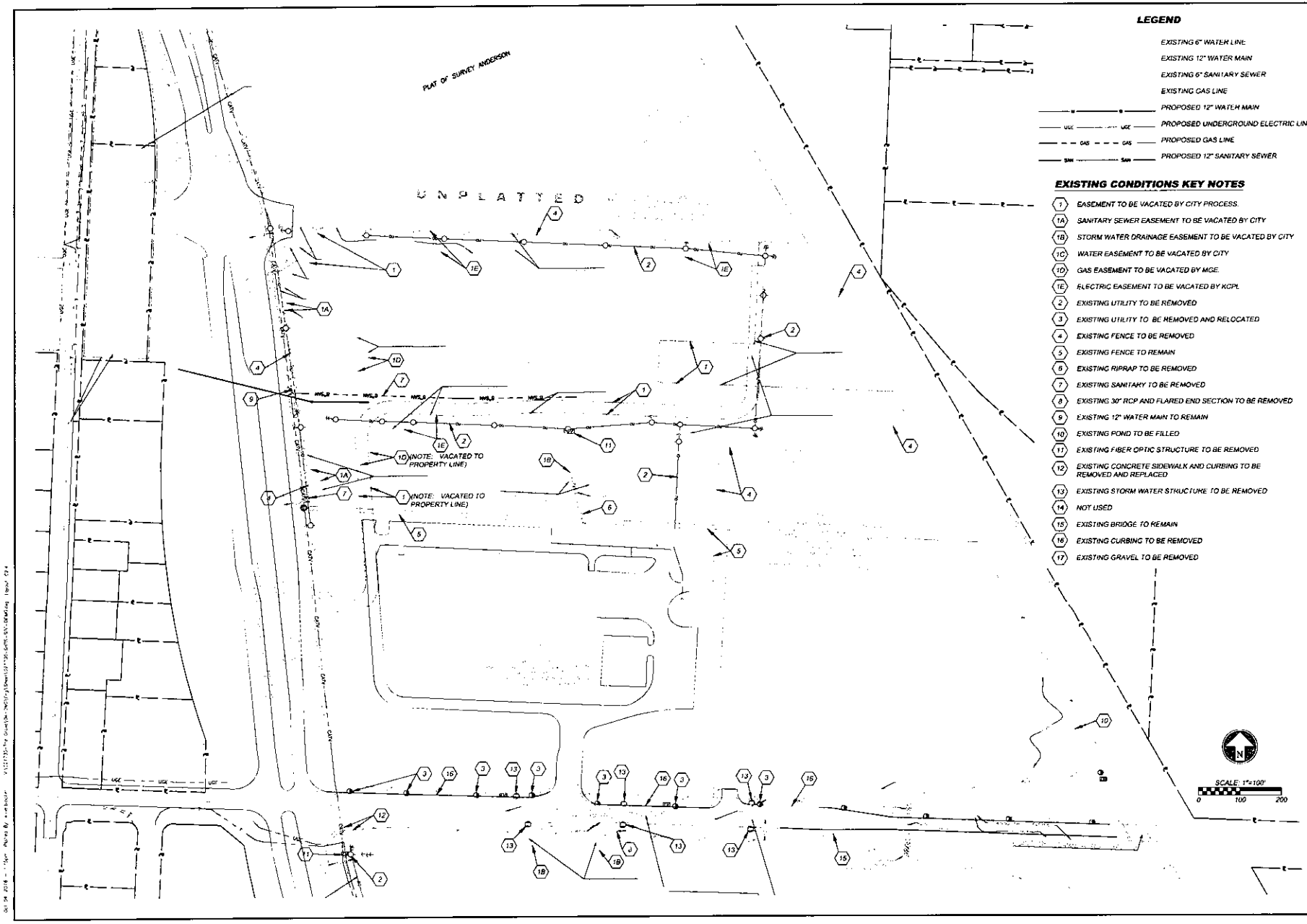
C2.3

Rev.	Date	Description	By	App



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

Rev.	Date	Description	By	App

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TWO PERSHING SQUARE
2300 WALNUT STREET
SUITE 300
KANSAS CITY, MISSOURI 64108

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

Design	DRS
Drawn	WLB
Checked	PJJ
Issue Date	10/04/16
Project Number	0217.30

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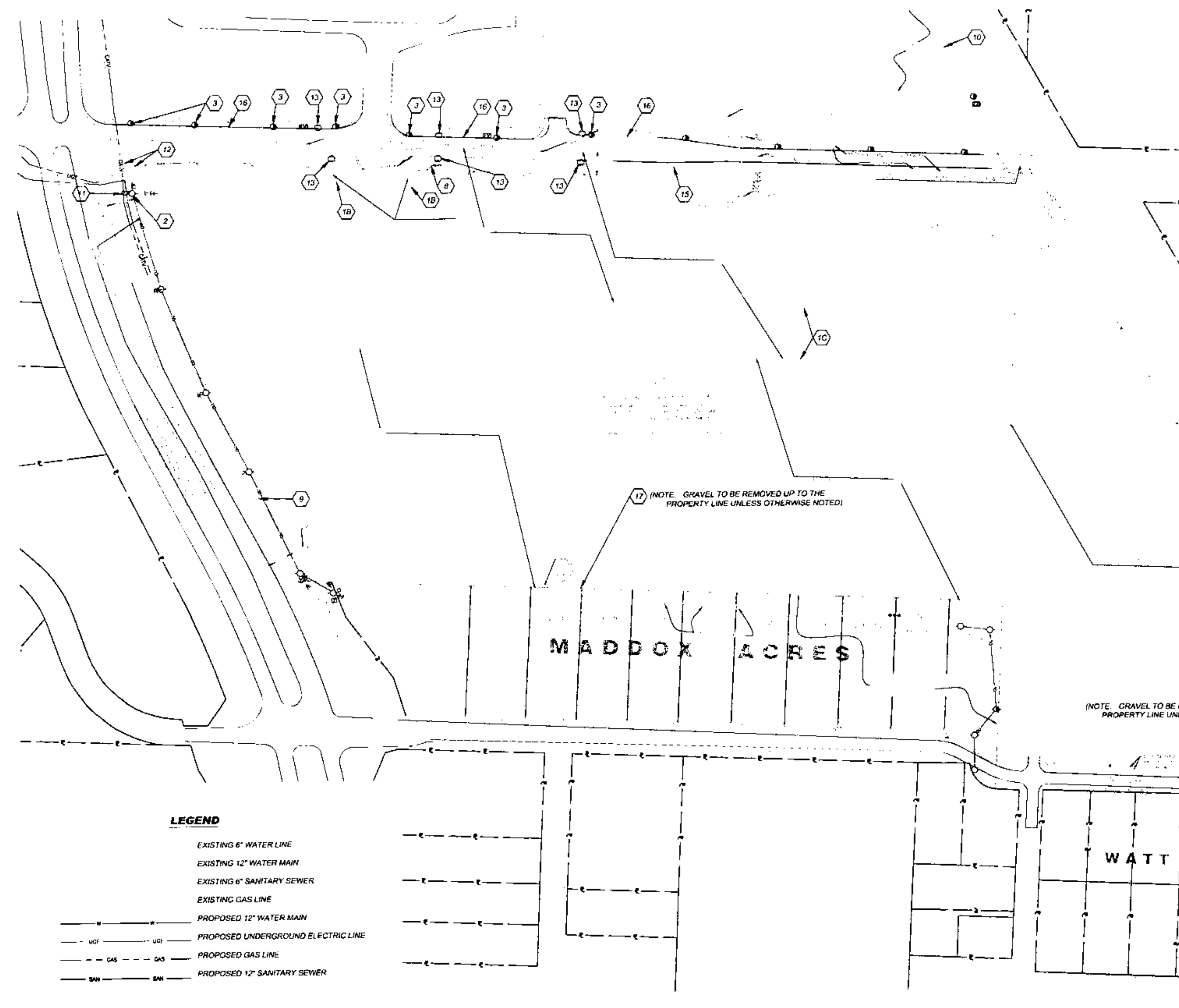
C2.4



LEGEND

	EXISTING 6" WATER LINE
	EXISTING 12" WATER MAIN
	EXISTING 6" SANITARY SEWER
	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

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

SCALE: 1"=100'
0 100 200

Rev.	Date	Description	By	App.

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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
EXISTING CONDITIONS (2)

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

C2.5

SANITARY SEWER IMPACT STATEMENT

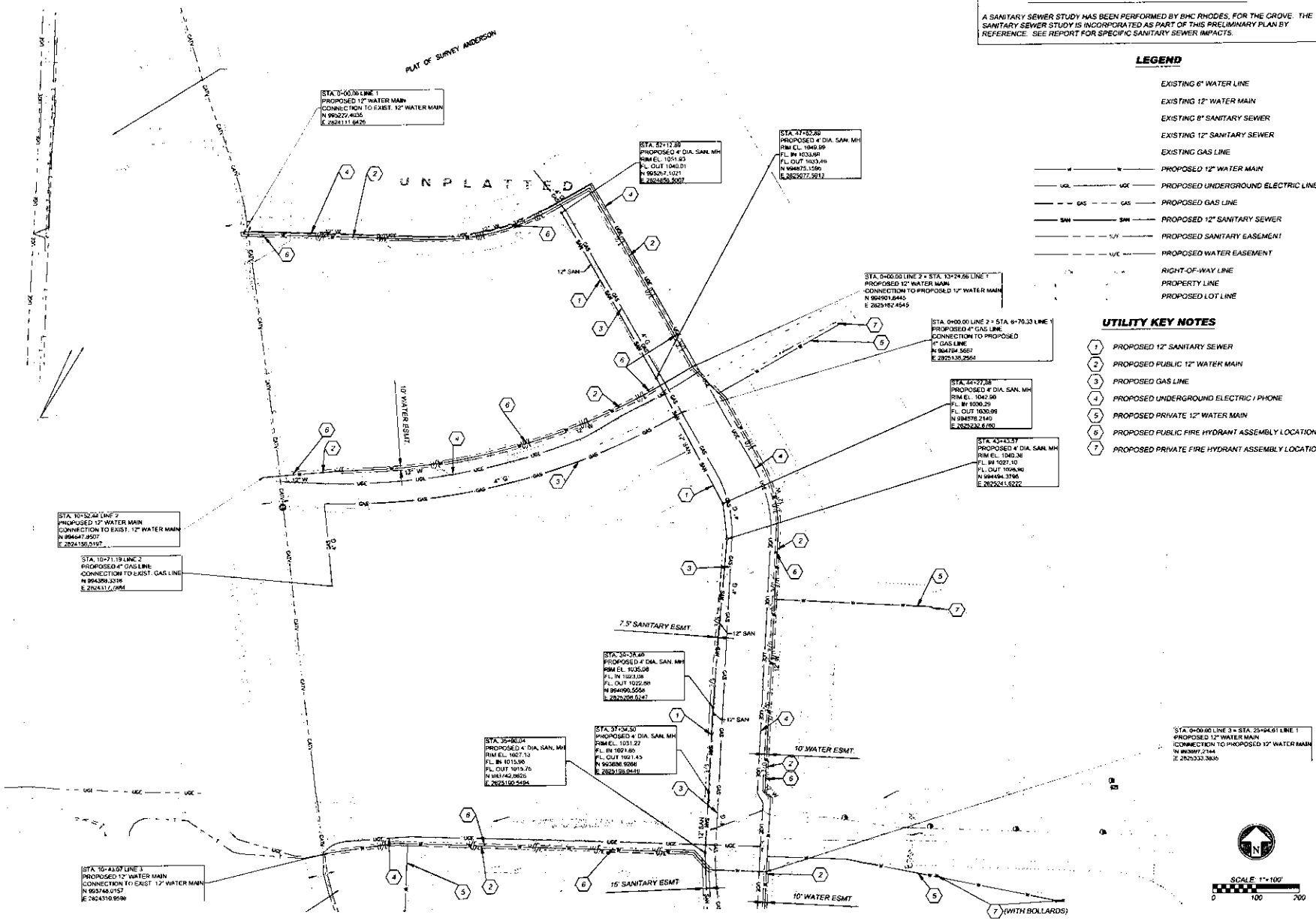
A SANITARY SEWER STUDY HAS BEEN PERFORMED BY BHC RHODES, FOR THE GROVE. THE SANITARY SEWER STUDY IS INCORPORATED AS PART OF THIS PRELIMINARY PLAN BY REFERENCE. SEE REPORT FOR SPECIFIC SANITARY SEWER IMPACTS.

LEGEND

- EXISTING 6" WATER LINE
- EXISTING 12" WATER MAIN
- EXISTING 8" SANITARY SEWER
- EXISTING 12" SANITARY SEWER
- EXISTING GAS LINE
- PROPOSED 12" WATER MAIN
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED 12" SANITARY SEWER
- PROPOSED SANITARY EASEMENT
- PROPOSED WATER EASEMENT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- 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 WALNUT STREET
SUITE 200
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

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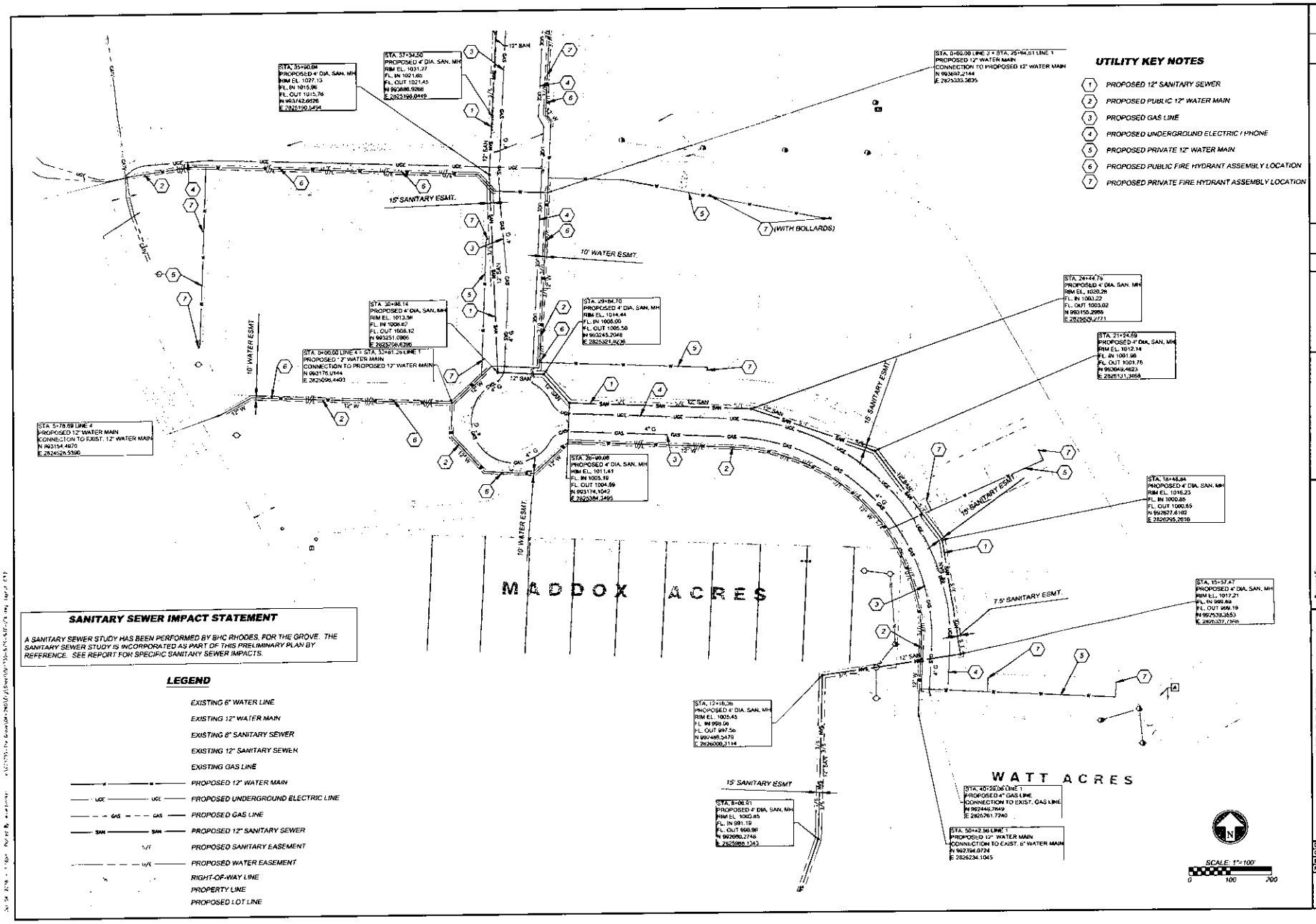
C3.1



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

- EXISTING 6" WATER LINE
- EXISTING 12" WATER MAIN
- EXISTING 8" SANITARY SEWER
- EXISTING 12" SANITARY SEWER
- EXISTING GAS LINE
- PROPOSED 12" WATER MAIN
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED 12" SANITARY SEWER
- PROPOSED SANITARY EASEMENT
- PROPOSED WATER EASEMENT
- RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE

Rev.	Date	Description	By	App

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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

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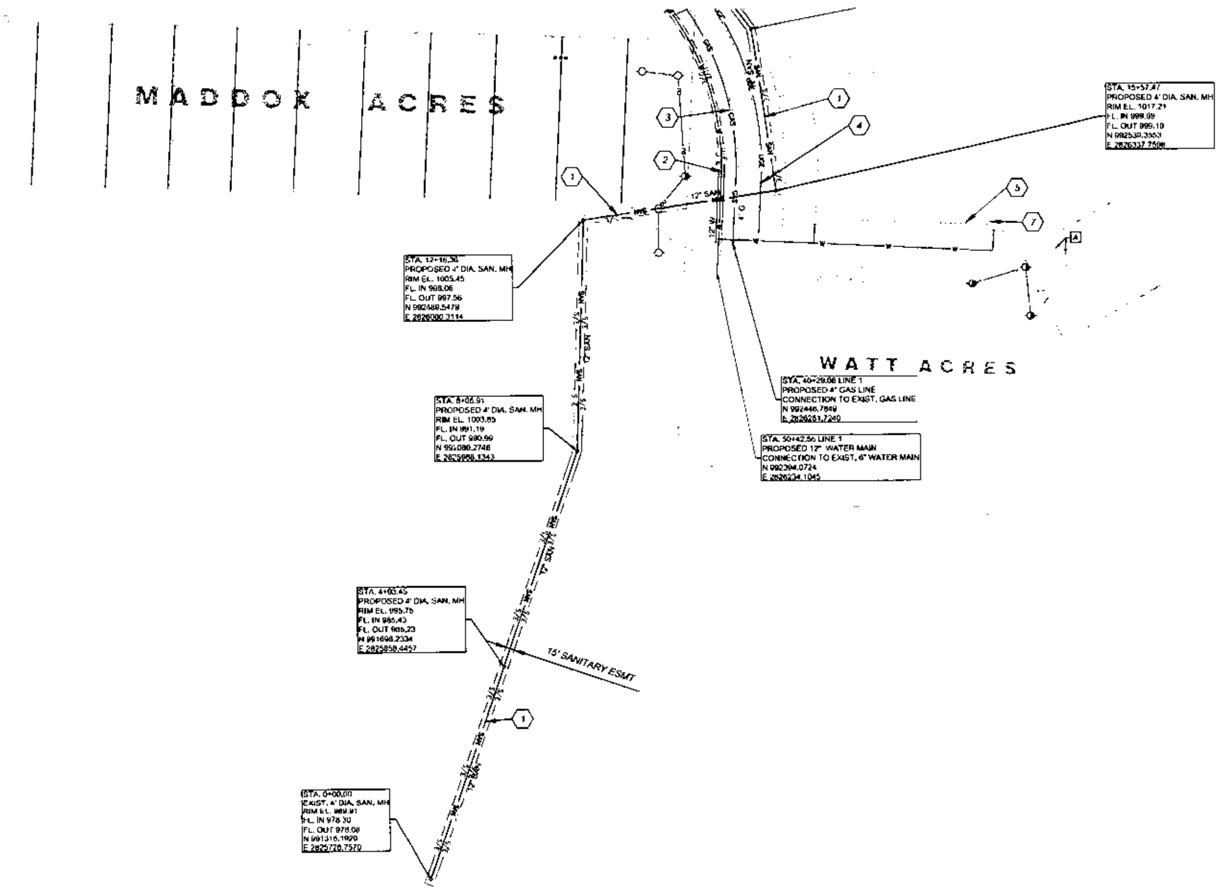
C3.2



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

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

SCALE 1"=100'
0 100 200

Rev	Date	Description	By	App

Prepared For

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TWO PERSHING SQUARE
2300 MAIN STREET
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THE GROVE
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LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (3)

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

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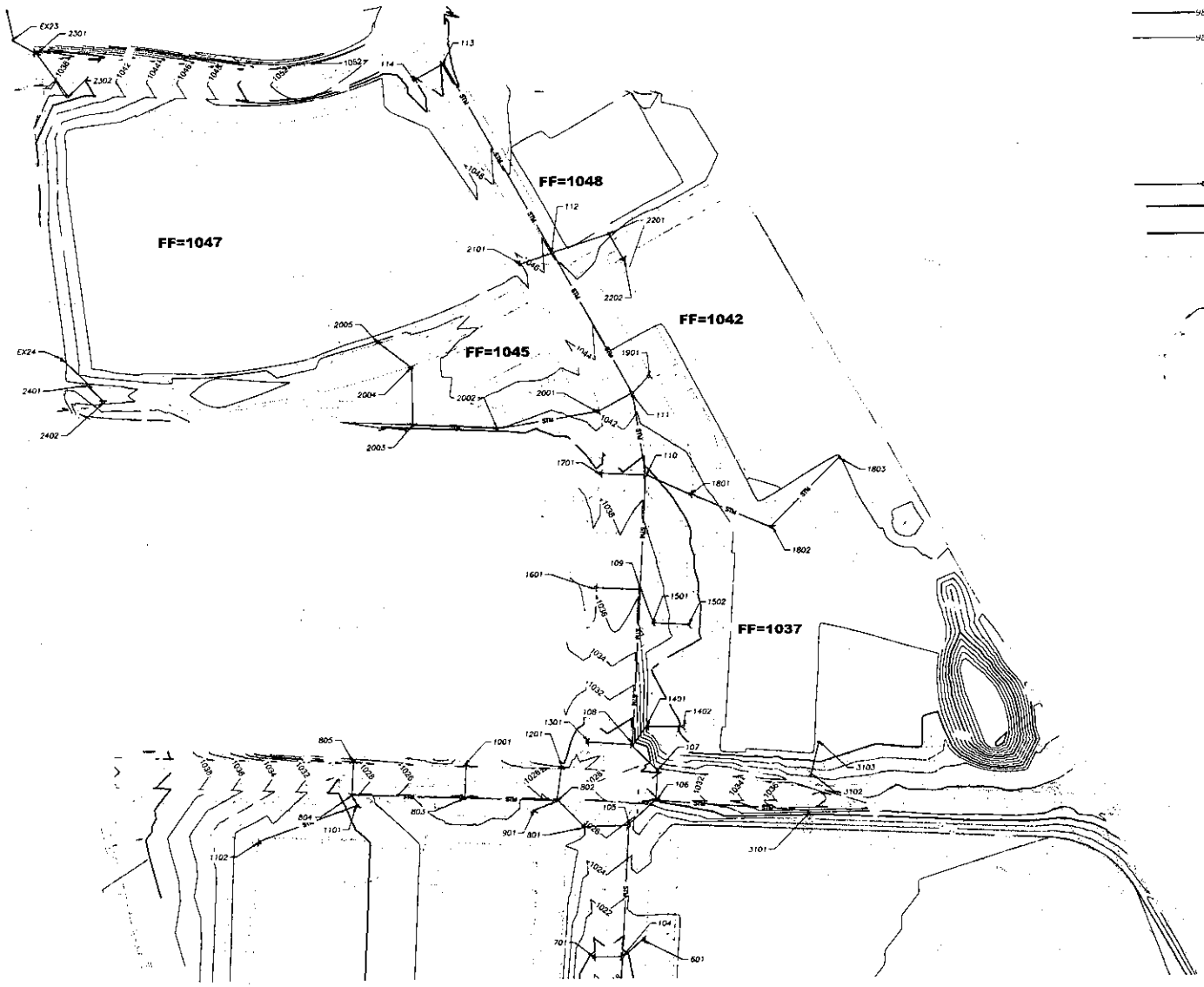
C3.3



LEGEND

- 980 — FINISH GRADE 10' CONTOURS
- 980 — 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
- XXXX — PROPOSED STORM STRUCTURE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- 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
GRADING PLAN & STORMWATER MANAGEMENT PLAN (1)

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

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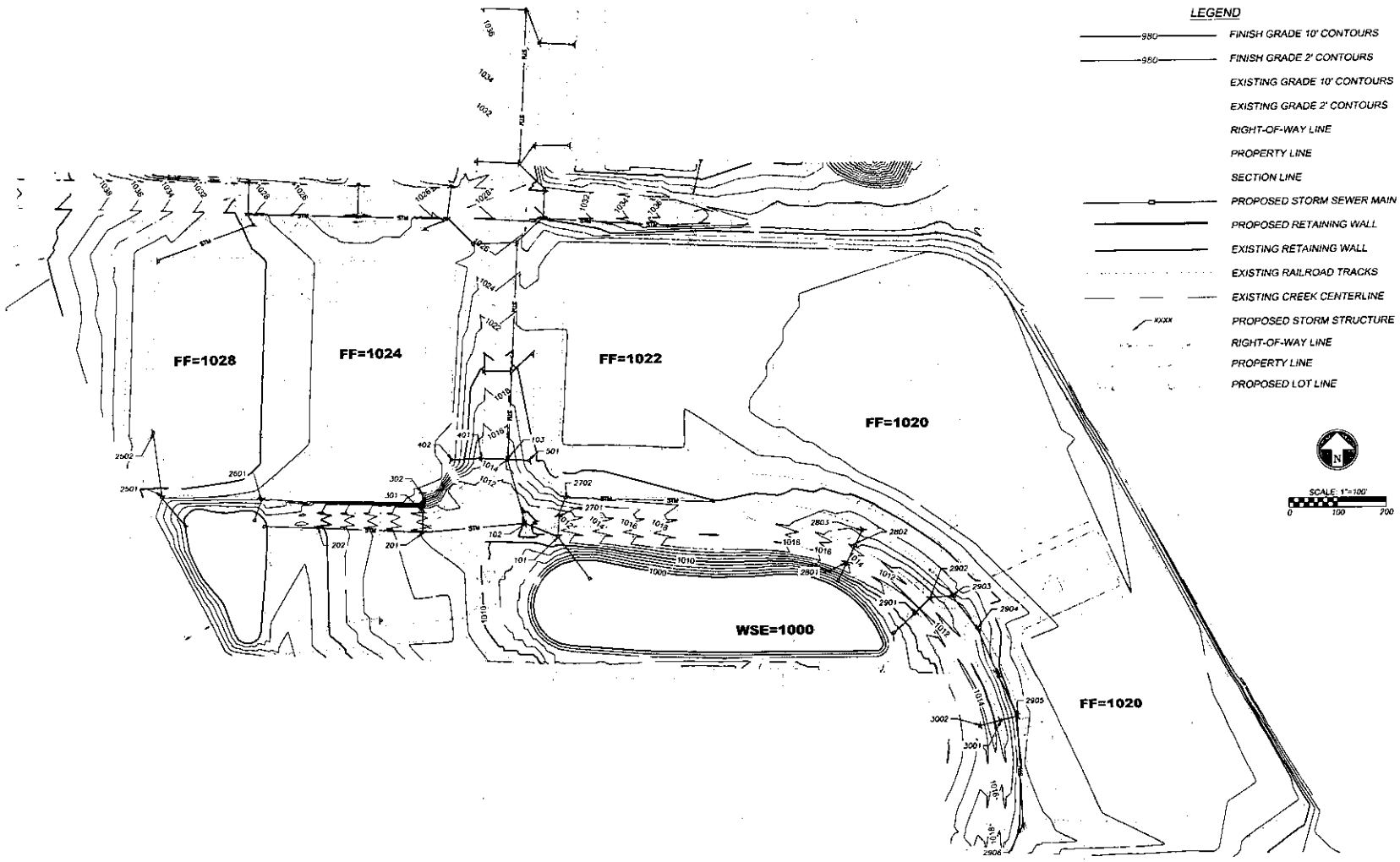
C4.1



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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	FJJ
Issue Date	10/04/16
Project Number	0217.30

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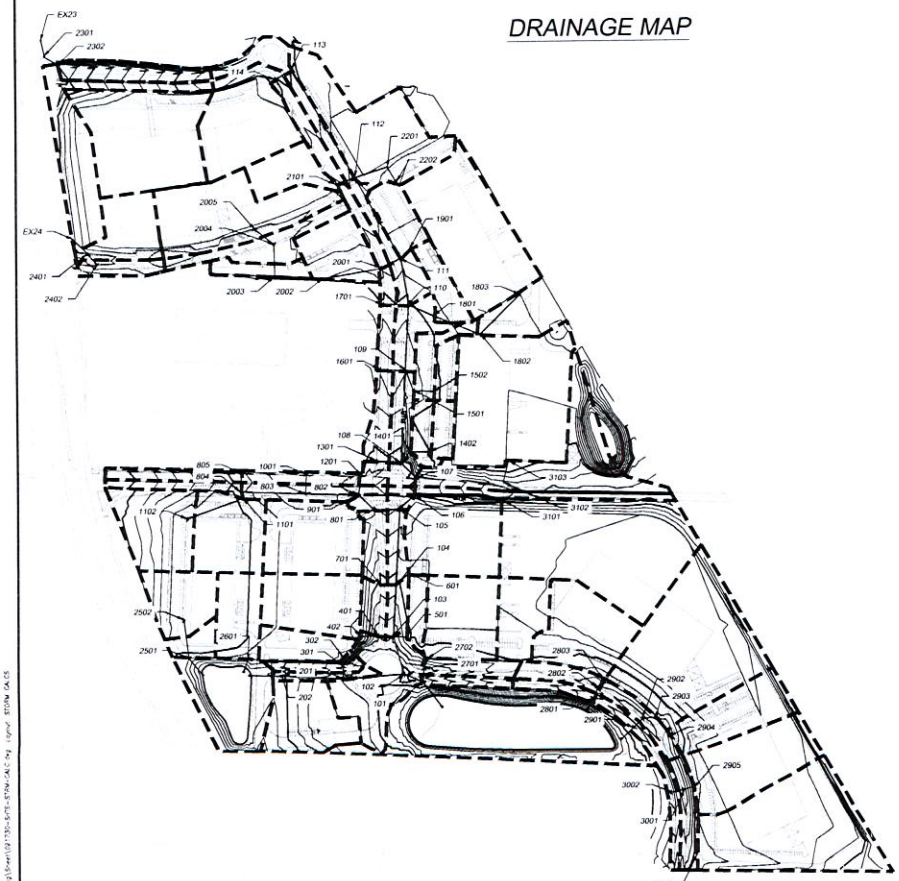
C4.2

DRAINAGE MAP



LEGEND

- 980 — FINISH GRADE 10' CONTOURS
- 980 — FINISH GRADE 2' CONTOURS
- xxxx — PROPOSED STORM STRUCTURE
- DRAINAGE AREA LIMITS

SCALE: 1"=200'

0 200 400

Design Storm: 25
"K" Value: 1.00
"P" Factor: 1.00

Runoff Calculations Inlet #	Area (acres)	"C" Value	Cumul Area (acres)	Cumul. C/A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up C/A	Pipe Properties Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop in Inlet	FL Up	FL Down	Inlet Top
																									DS TAILWATER @ STR #
LINE 100																									
101	0.27	0.85	58.63	48.13	8.1	7.55	1.73	363.38	381.06	19.45	2701		3.31	7.81	101		RCP	0.013	60	105.00	2.15	0.25	1002.25	1000.00	1011.10
102	1.71	0.85	53.05	45.09	8.0	7.57	11.00	341.30	368.32	18.78	201		3.34	2.84	102	101	RCP	0.013	60	79.00	2.00	0.25	1003.91	1002.51	1010.75
103	0.12	0.85	48.00	40.80	7.9	7.60	0.78	310.08	310.93	19.55	401	501	2.15	1.83	103	102	RCP	0.013	54	139.25	2.50	0.50	1007.54	1004.18	1014.82
104	0.39	0.85	45.73	38.87	7.8	7.64	2.53	297.12	310.93	19.55	701	601	2.68	2.28	104	103	RCP	0.013	54	181.78	2.50	0.50	1012.38	1008.04	1019.67
105	0.11	0.85	42.66	36.26	7.5	7.72	0.72	279.76	284.97	17.92	801		7.36	6.25	105	104	RCP	0.013	54	264.00	2.10	0.50	1018.62	1013.68	1025.77
106	0.53	0.85	35.18	29.91	7.4	7.73	3.48	231.33	238.21	16.39	3101		10.87	9.24	106	105	RCP	0.013	48	70.88	2.75	0.50	1021.08	1019.13	1029.22
107	1.60	0.85	23.80	20.23	7.4	7.75	10.87	156.83	175.03	14.00			0.00	0.00	107	106	RCP	0.013	48	56.56	1.50	0.50	1022.43	1021.58	1031.22
108	0.54	0.85	22.15	18.82	7.3	7.78	3.57	145.44	175.03	14.00	1301	1401	1.16	0.99	108	107	RCP	0.013	48	72.17	1.50	0.50	1024.01	1022.93	1029.89
109	0.66	0.85	20.45	17.38	6.9	7.88	4.42	137.05	142.28	14.79	1601	1501	1.32	1.12	109	108	RCP	0.013	42	319.00	2.00	0.50	1030.88	1024.51	1036.88
110	0.42	0.85	18.47	15.70	6.7	7.97	2.65	125.14	133.09	13.83	1801	1701	5.06	4.30	110	109	RCP	0.013	42	227.33	1.75	0.50	1035.37	1031.29	1039.62
111	0.32	0.85	12.99	11.04	6.4	8.06	2.19	88.83	100.61	10.46	1901	2001	6.29	5.34	111	110	RCP	0.013	42	164.72	1.00	0.50	1037.51	1035.87	1043.02
112	0.20	0.85	9.38	3.42	5.8	8.24	2.43	44.70	66.70	9.44	2101	2201	3.29	2.80	112	111	RCP	0.013	36	324.93	1.00	1.00	1041.26	1038.01	1046.18
113	0.45	0.85	2.74	2.33	5.1	8.40	3.25	19.78	31.99	10.18			0.00	0.00	113	112	RCP	0.013	24	439.72	2.00	0.50	1051.08	1042.26	1056.46
114	2.29	0.85	2.29	1.95	5.0	8.53	16.60	16.60	31.99	10.18			0.00	0.00	114	113	RCP	0.013	24	63.00	2.00	N/A	1052.80	1051.56	1059.48
LINE 200																									
																						Drop in Inlet 102			3.00
201	0.27	0.85	3.34	2.84	5.4	8.39	1.93	23.83	24.51	7.80	301		1.09	0.93	201	102	PEP	0.012	24	208.00	1.00	0.50	1008.96	1006.91	1011.78
202	1.96	0.85	1.96	1.66	5.0	8.53	14.26	14.26	16.09	9.11			0.00	0.00	202	201	PEP	0.012	18	212.00	2.00	N/A	1013.73	1009.49	1020.30
LINE 300																						Drop in Inlet 201			0.75
301	0.32	0.85	1.00	0.93	5.1	8.50	2.31	7.87	8.57	6.96			0.00	0.00	301	201	PEP	0.012	15	49.43	1.50	0.50	1010.34	1009.74	1011.78
302	0.77	0.85	0.77	0.65	5.0	8.53	5.56	5.56	7.00	5.70			0.00	0.00	302	301	PEP	0.012	15	32.08	1.00	N/A	1011.10	1010.64	1025.30
LINE 400																						Drop in Inlet 103			3.00
401	0.12	0.85	1.77	1.50	5.1	8.49	0.87	12.77	13.94	7.89			0.00	0.00	401	103	PEP	0.012	18	33.00	1.50	0.50	1011.33	1010.84	1014.81
402	1.65	0.85	1.65	1.40	5.0	8.53	11.96	11.96	13.94	7.89			0.00	0.00	402	401	P&P	0.012	18	56.33	1.50	N/A	1012.68	1011.83	1025.28
LINE 500																						Drop in Inlet 103			3.25
501	0.38	0.85	0.38	0.32	5.0	8.53	2.76	2.76	7.00	5.70			0.00	0.00	501	103	PEP	0.012	15	40.15	1.00	N/A	1011.19	1010.79	1019.38
LINE 600																						Drop in Inlet 104			3.00
601	2.18	0.85	2.18	1.85	5.0	8.53	15.81	15.81	16.09	9.11			0.00	0.00	601	104	P&P	0.012	18	32.30	2.00	N/A	1016.63	1015.98	1021.24
LINE 700																						Drop in Inlet 104			3.25
701	0.50	0.85	0.50	0.43	5.0	8.53	3.63	3.63	7.00	5.70			0.00	0.00	701	104	PEP	0.012	15	54.30	1.00	N/A	1016.38	1015.83	1019.77
LINE 800																						Drop in Inlet 105			2.00
801	0.17	0.85	7.36	6.25	6.2	8.13	1.18	52.85	54.42	11.09			0.00	0.00	801	105	PEP	0.012	30	88.15	1.50	0.50	1021.96	1020.63	1026.46
802	0.14	0.85	7.19	6.11	6.0	8.17	0.97	49.89	54.42	11.09	901	1201	2.18	1.85	802	801	P&P	0.012	30	72.15	1.50	0.50	1023.93	1022.45	1027.28
803	0.56	0.85	4.87	4.14	5.8	8.26	3.86	34.16	34.66	11.03	1001		0.20	0.17	803	802	P&P	0.012	24	161.11	2.00	0.50	1027.60	1024.03	1028.81
804	0.30	0.85	4.12	3.50	5.4	8.28	2.50	29.29	34.66	11.03	1101		3.29	2.79	804	803	PEP	0.012	24	223.00	2.00	0.75	1032.03	1028.15	1029.25
805	0.47	0.85	0.47	0.40	5.0	8.53	3.41	3.41	7.00	5.70			0.00	0.00	805	804	PEP	0.012	15	64.00	1.00	N/A	1034.01	1033.36	1029.25
LINE 900																						Drop in Inlet 802			0.50
901	2.04	0.85	2.04	1.73	5.0	8.53	14.79	14.79	24.51	7.80			0.00	0.00	901	802	PEP	0.012	24	48.16	1.00	N/A	1024.32	1024.03	1026.88
LINE 1000																						Drop in Inlet 803			0.75
1001	0.20	0.85	0.20	0.17	5.0	8.53	1.45	1.45	7.00	5.70			0.00	0.00	1001	803	PEP	0.012	15	64.00	1.00	N/A	1029.05	1028.40	1024.05
LINE 1100																						Drop in Inlet 804			0.50
1101	1.58	0.85	3.29	2.79	5.4	8.38	11.21	23.39	24.51	7.80			0.00	0.00	1101	804	PEP	0.012	24	21.33	1.00	0.50	1033.33	1033.11	1029.19
1102	1.71	0.85	1.71	1.45	5.0	8.53	12.40	12.40	13.94	7.89			0.00	0.00	1102	1101	PEP	0.012	18	207.56	1.50	N/A	1036.94	1033.83	1030.54
LINE 1200																						Drop in Inlet 802			1.25
1201	0.14	0.85	0.14	0.12	5.0	8.53	1.02	1.02	7.00	5.70			0.00	0.00	1201	802	PEP	0.012	15	63.27	1.00	N/A	1025.42	1024.78	1027.55
LINE 1300																						Drop in Inlet 108			2.75
1301	0.41	0.85	0.41	0.35	5.0	8.53	2.97	2.97	7.00	5.70			0.00	0.00	1301	108	PEP	0.012	15	86.97	1.00	N/A	1027.63	1026.78	1028.68
LINE 1400																						Drop in Inlet 108			2.75
1401	0.30	0.85	0.75	0.64	5.2	8.46	2.60	5.30	7.00	5.70			0.00	0.00	1401	108	PEP	0.012	15	45.72	1.00	0.50	1027.22	1026.76	1038.94
1402	0.30	0.85	0.30	0.31	5.0	8.53	2.61	2.61	7.00	5.70			0.00	0.00	1402	1401	PEP	0.012	15	62.11	1.00	N/A	1028.42	1027.72	1040.10
LINE 1500																						Drop in Inlet 109			2.25
1501	0.52	0.85	1.01	0.86	5.2	8.46	3.74	7.26	8.57	6.96			0.00	0.00	1501	109	P&P	0.012	15	71.18	1.50	0.50	1034.21	1033.14	1037.05
1502	0.49	0.85	0.49	0.42	5.0	8.53	3.50	3.50	7.00	5.70			0.00	0.00	1502	1501	P&P	0.012	15	68.00	1.00	N/A	1035.30	1034.71	1039.25
LINE 1600																						Drop in Inlet 109			2.25
1601	0.31	0.85	0.31	0.26	5.0	8.53	2.25	2.25	7.00	5.70			0.00	0.00	1601	109	PEP	0.012	15	86.96	1.00	N/A	1034.01	1033.14	1036.68
LINE 1700																						Drop in Inlet 110			2.25
1701	0.16	0.85	0.16	0.14	5.0	8.53	1.16	1.16	7.00	5.70			0.00	0.00	1701	110	P&P	0.012	15	86.96	1.00	N/A	1038.49	1037.62	1039.61
LINE 1800																						Drop in Inlet 110			1.50
1801	0.62	0.85	4.90	4.17	5.6	8.34	4.39	34.77	35.51	11.30			0.00	0.00	1801	110	PEP	0.012	24	94.00	2.10	0.50	1038.84	1036.87	1041.03
1802	0.91	0.85	4.28	3.64	5.3	8.43	6.52	30.65	34.66	11.03			0.00	0.00	1802	1801	PEP	0.012	24	173.00	2.00	0.75	1047.80	1039.54	1042.24
1803	3.37	0.85	3.37	2.86	5.0	8.53	24.43	24.43	34.66	11.03			0.00	0.00	1803	1802	PEP	0.012	24	193.63	2.00	N/A	1047.17	1043.30	1044.02
LINE 1900																						Drop in Inlet 111			2.25
1901	0.74	0.85	0.74	0.63	5.0	8.53	5.34	5.34	7.00	5.70			0.00	0.00	1901	111	P&P	0.012	15	44.16	1.00	N/A	1040.21	1039.76	1043.08
LINE 2000																						Drop in Inlet 111			1.50
2001	0.33	0.85	5.55	4.72	5.9	8.22	2.31	38.79	42.45	13.51			0.00	0.00	2001	111	PEP	0.012	24	74.25	3.00	0.50	1041.24	1039.01	1043.71
2002	1.15	0.85	5.22	4.44	5.8	8.32	8.13	36.89	38.75	12.33			0.00	0.00	2002	2001	PEP	0.012	24	202.75	2.50	0.50	1046.81	1041.74	1042.02
2003	0.41	0.85	4.07	3.46	5.3	8.41	2.91	29.11	30.02	9.55			0.00	0.00	2003	2002	PEP	0.012	24	169.00	1.50	0.50	1049.78	1047.31	1043.38
2004	0.93	0.85	3.66	3.11	5.1	8.48	6.71	25.40	30.02	9.55			0.00	0.00	2004	2003	PEP	0.012	24	115.00	1.50	0.50	1052.01	1050.28	1042.46
2005	2.73	0.85	2.73	2.32	5.0	8.53	19.79	19.79	20.04	11.34			0.00	0.00	2005	2004	P&P	0.012	18	84.75	3.10	N/A	1056.14	1052.51	1043.20
LINE 2100																						Drop in Inlet 112			1.75
2101	0.46	0.85	0.46	0.39	5.0	8.53	3.34	3.34	7.00	5.70			0.00	0.00	2101	112	PEP	0.012	15	66.08	1.00	N/A	1045.67	1045.01	1046.30
LINE 2200																						Drop in Inlet 112			1.50
2201	0.00	0.85	2.83	2.41	5.1	8.50	0.00	20.45	20.67	11.70			0.00	0.00	2201	112	P&P	0.012	18	118.28	3.30	0.50	1046.90	1042.76	1046.64
2202	2.83	0.85	2.83	2.41	5.0	8.53	20.52	20.52	20.67	11.70			0.00	0.00	2202	2201	P&P	0.012	18	33.50	3.30	N/A	1048.02	1047.10	1044.47
																									DS TAILWATER @ STR #
LINE 2300																									
2301	0.10	0.85	4.80	3.91	5.3	8.43	0.72	32.95	38.75	12.33			0.00	0.00	2301		PEP	0.012	24	10.00	2.50	0.50	930.25	930.00	1000.00
2302	0.10	0.85	4.90	3.83	5.2	8.45	0.72	32.34	38.75	12.33			0.00	0.00	2302	2301	PEP	0.012	24	54.32	2.50	0.50	932.11	930.75	1000.00
2303	0.76	0.85	4.40	3.74	5.1	8.48	5.48	31.71	38.75	12.33			0.00	0.00	2303	2302	PEP	0.012	24	51.80	2.50	0.50	933.90	932.61	1037.60
2304	3.64	0.85	3.64	3.09	5.0	8.53	26.39	26.39	38.75	12.33			0.00	0.00	2304	2303	P&P	0.012	24	106.00	2.50	N/A	937.05	934.40	1039.10
																									DS TAILWATER @ STR #
LINE 2400																									
2401	0.10	0.85	1.65	1.40	5.3	8.43	0.77	11.83	17.98	10.18			0.00	0.00	2401		PEP	0.012	15	10.00	2.50	0.50	930.25	930.00	1041.35
2402	1.17	0.85	1.55	1.32	5.2	8.46	8.43	11.17	12.12	8.68			0.00	0.00	2402	2401	PEP	0.012	15	73.71	3.60	0.50	932.96	930.75	1041.37
2403	0.38	0.85	0.38	0.32	5.0	8.53	2.76	2.76	9.90	8.06			0.00	0.00	2403	2402	PEP	0.012	15	73.22	2.00	N/A	934.93	933.46	1041.32
																									DS TAILWATER @ STR #
LINE 2500																									
2501	0.37	0.85	1.52	1.30	5.3	8.42	2.65	10.05	11.38	6.44			0.00	0.00	2501		PEP	0.012	18	73.63	1.00	0.50	930.74	930.03	1030.56
2502	1.15	0.85	1.15	0.99	5.0	8.53	8.41	8.41	8.57	6.96			0.00	0.00	2502	2501	PEP	0.012	15	132.64	1.50	N/A	932.23	931.24	1028.57
																									DS TAILWATER @ STR #
LINE 2600																									
2601	1.09	1.15 0.85	1.09	0.93	5.0	8.53	7.90	7.90	8.57	6.96			0.00	0.00	2601		PEP	0.012	15	43.40	1.50	N/A	932.61	930.00	1028.33
LINE 2700																						Drop in Inlet 101			3.00
2701	0.48	0.85	3.31	2.81	5.1	8.50	3.47	23.02	24.51	7.80			0.00	0.00	2701	101	PEP	0.012	24	41.00	1.00	0.50	1005.67	1005.26	1011.11
2702	2.83	0.85	2.83	2.41	5.0	8.53	20.52	20.52	24.51	7.80			0.00	0.00	2702	2701	PEP	0.012	24	34.00	1.00	N/A	1006.32	1006.17	1017.73
																									DS TAILWATER @ STR #
LINE 2800																									
2801	0.24	0.85	2.42	2.06	5.1	8.48	1.73	17.45	24.51	7.80			0.00	0.00	2801		PEP	0.012	24	32.30	1.00	0.50	930.32	930.00	1014.30
2802	0.24	0.85	2.18	1.85	5.1	8.51	1.74	15.77	16.09	9.11			0.00	0.00	2802	2801	P&P	0.012	18	41.00	2.00	N/A	931.64	930.82	1014.30
2803	1.94	0.85	1.94	1.65	5.0	8.53	14.07	14.07	16.09	9.11			0.00	0.00	2803	2802	P&P	0.012	18	31.00	2.00	N/A	932.76	932.14	1016.61
																									DS TAILWATER @ STR #
LINE 2900																									
2901	0.30	0.85	13.19	11.21	5.9	8.23	2.10	92.31	102.19	14.46			0.00	0.00	2901		PEP	0.012	36	53.90	2.00	0.50	931.08	930.00	1011.33
2902	0.30	0.85	12.89	10.96	5.8	8.25	2.10	90.38	102.19	14.46			0.00	0.00	2902	2901	PEP	0.012	36	41.00	2.00	0.50	932.40	931.58	1011.32
2903	4.31	0.85	12.59	10.70	5.8	8.27	30.28	88.45	102.19	14.46			0.00	0.00	2903	2902	PEP	0.012	36	41.23	2.00	0.50	932.72	932.90	1015.02
2904	1.14	0.85	8.28	7.04	5.7	8.36	8.64	58.42	62.84	12.80			0.00	0.00	2904	2903	PEP	0.012	30	81.00	2.00	0.50	933.84	934.22	1015.38
2905	2.24	0.85	7.14	6.07	5.4	8.40	16.00	51.01	54.42	11.09	3001		0.87	0.74	2905	2904	PEP	0.012	30	208.13	1.50	0.50	938.34	936.34	1020.37
2906	4.63	0.85	4.63	3.43	5.0	8.53	29.22	29.22	34.66	11.03			0.00	0.00	2906	2905	PEP	0.012	24	234.60	2.00	N/A	944.54	939.84	1021.07
																						Drop in Inlet 2905			1.25
LINE 3000																									
3001	0.30	0.85	0.87	0.74	5.1	8.49	2.16	6.28	7.00	5.70			0.00	0.00	3001	2905	PEP	0.012	15	31.00	1.00	0.50	910.90	910.59	1013.61
3002	0.57	0.85	0.57	0.48	5.0	8.53	4.13	4.13	7.00	5.70			0.00	0.00	3002	3001	PEP	0.012	15	41.00	1.00	N/A	911.81	911.40	1013.62
																						Drop in Inlet 106			1.00
LINE 3100																									
3101	5.02	0.85	10.87	9.24	5.7	8.45	36.02	78.02	88.50	12.52			0.00	0.00	3101	106	PEP	0.012	36	306.00	1.50	0.50	1026.67	1022.08	1036.55
3102	1.65	0.85	5.85	4.97	5.1	8.49	11.90	42.20	44.44	9.05			0.00	0.00	3102	3101	PEP	0.012	30	60.10	1.00	0.50	1027.77	1027.17	1036.55
3103	4.20	0.85	4.20	3.57	5.0	8.53	30.45	30.45	31.00	9.87			0.00	0.00	3103	3102	PEP	0.012	24	72.30	1.60	N/A	1029.42	1028.27	1041.84

Rev	Date	Description	By	App

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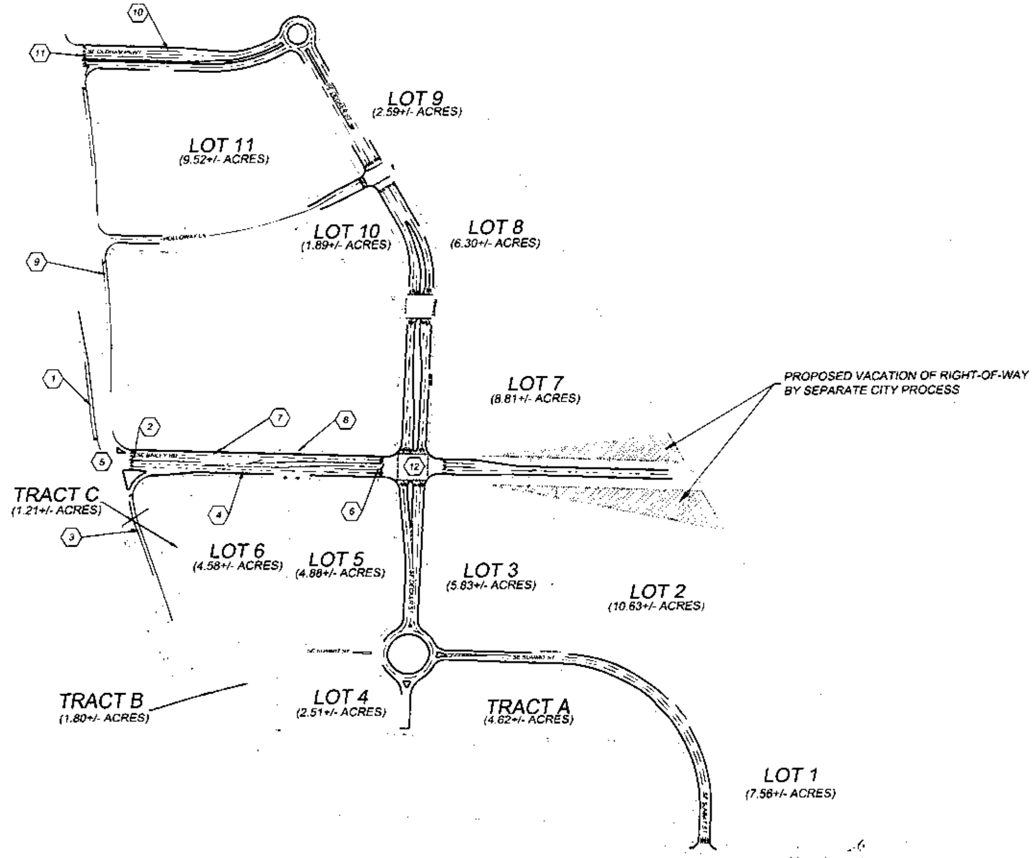
2300 MAIN STREET
SUITE 900
KANSAS CITY, MISSOURI 64108

THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
STORMWATER MANAGEMENT CALCULATIONS

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

20 of 23

C4.3



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

RIGHT-OF-WAY LINE
PROPERTY LINE
PROPOSED LOT LINE

0 200 400
SCALE: 1" = 200'

Rev	Date	Description	By	App

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

BHC RHODES
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Overland Park, Kansas 66210
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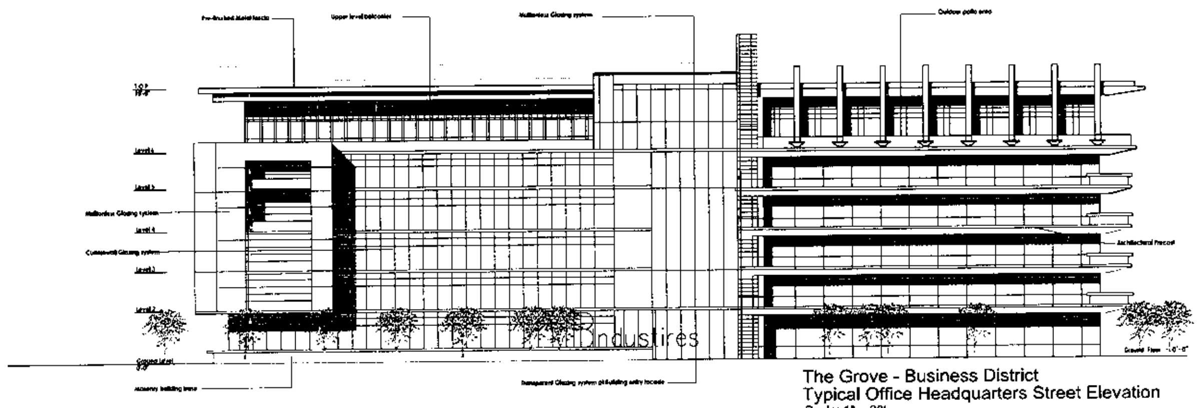
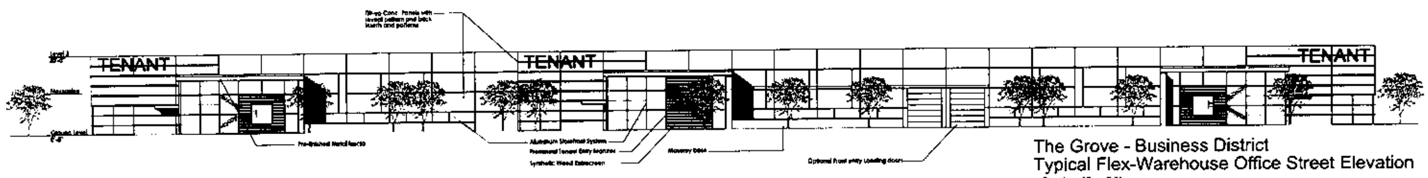
THE GROVE
U.S. 50 & MISSOURI 291
LEE'S SUMMIT, MISSOURI
PRELIMINARY DEVELOPMENT PLAN
OFF-SITE TRAFFIC IMPROVEMENTS

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

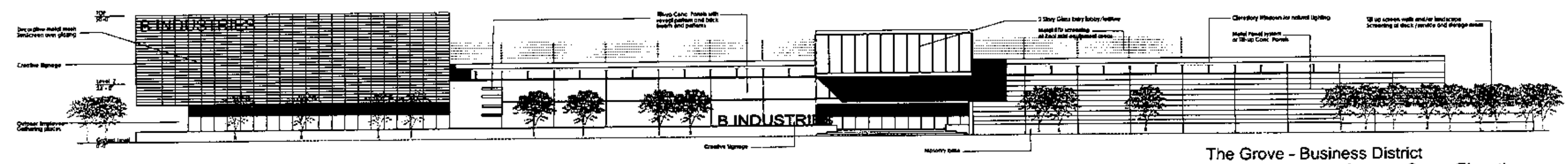
C5.1



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'

kloverarchitects incorporated
10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

project title

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

project number

drawing issuance

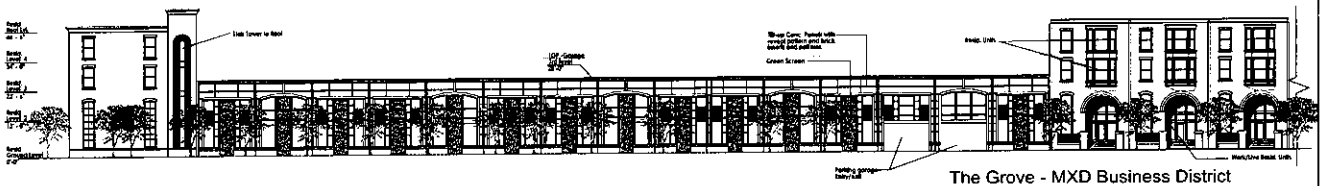
drawing revisions

professional seal

drawing title

drawing number

A200



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

kloverarchitects
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10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
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projectitle

THE GROVE

US 50 HWY & 291 SOUTH
LEES SUMMIT, MO

projectnumber

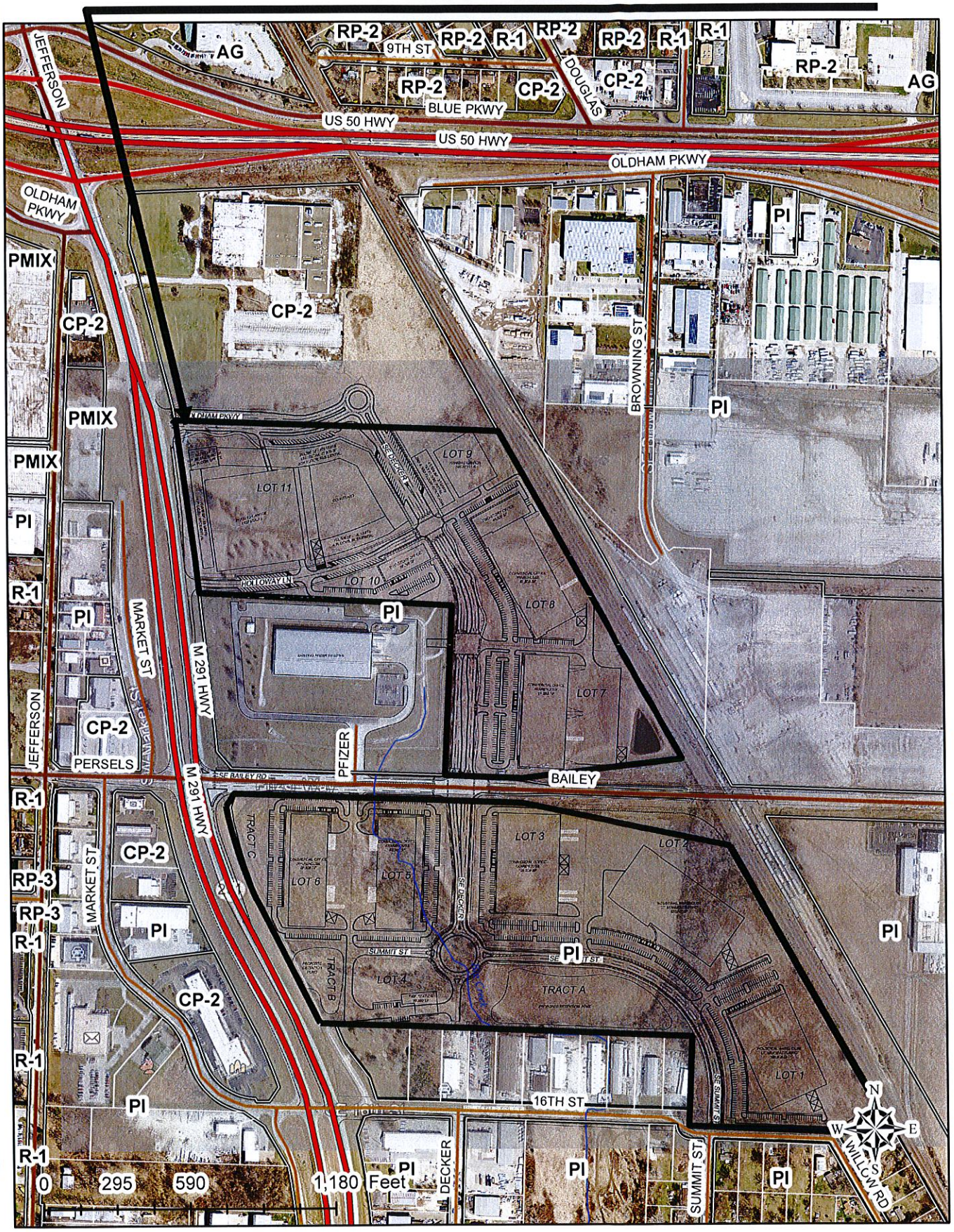
drawingissuance

drawingrevision

professionalseal

drawingtitle

drawingnumber

A201

#PL2016-165 -- REZONING & PRELIM. DEVEL. PLAN
The Grove
Westcott Investment Group, LLC, applicant