



AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, MARCH 2, 2015 - 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

Optional Ethics Training for Planning Commission Members 6:30 P.M.

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. APPROVAL OF THE MINUTES OF THE JANUARY 5, 2015 PLANNING COMMISSION MEETING
- IV. PUBLIC HEARING
 - A. Consideration of a text amendment to the Unified Development Code regarding Water Services Back-Flow requirements.
- V. CONSIDERATION
 - A. Consideration of Final Plat approval, a re-plat of Lots(s) 1,2, and 3, QuikTrip 233R
- VI. DIRECTOR'S REPORT
- VII. NEXT MEETING DATE: March 16, 2015
- VIII. ADJOURNMENT

MEETING MINUTES

JANUARY 5, 2015

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
January 5, 2015**

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 7:00 p.m.

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Councilman Tim Savage, Commissioners Tim McDonough, Chris Christensen, Ryan Finn and Larry Thompson.

Staff: Jay Leipzig, Community and Economic Development Director; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

Absent: Commissioners Sally Davila and Chuck Crate.

Chairman Girgin welcomed Ryan Finn to the Commission, and Ann Keeton was recognized by the Commission on her retirement.

MINUTES

Mayor Davis moved to approve the minutes of the November 17, 2014 Commission meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the motion carried.

PRESENTATION - North Scott Corridor Plan

Mr. Leipzig introduced Chris Cline and Caitlin Henricksen with Confluence, the group that developed the North Scott Corridor Plan for the City. Mr. Cline presented a PowerPoint Presentation about the proposed Plan.

Mr. Cline provided a brief history of the steps involved in the development of the North Scott Corridor Plan. Public participation in the development process took place during North Scott Advisory Committee meetings and two public visioning meetings according to Mr. Cline. He related the goal of the Plan is to guide the future growth, development and enhancement of the North Scott Corridor. He went on to say the Plan creates a unified vision for the corridor and can be used as a long-term guide for growth. Mr. Cline related how topics in the Plan are organized and he gave an overview of the information contained in each chapter. Three principles/goals used as a guide during development were:

- 1) To create an economic development strategy for the corridor that encourages a diverse mixture of businesses and take advantage of Belton's unique location.
- 2) Strengthen existing uses and properties through strategic revitalization activities and public partnership opportunities.
- 3) Enhance the corridor's image and improve its physical appearance.

Mr. Cline mentioned that a questionnaire was made available at meetings and on the City's website as another venue for public participation in the planning process and he gave the results of the survey. He talked about the three main entrances into Belton and the discussions of the road configuration of North Scott. He then presented the results of public input that was used as the basis of the recommended land use plan, and Mr. Cline went over the suggested uses. During the Plan's development, Mr. Cline reported there was discussion that the Southview Golf Course property could be used for future office development and the portions of North Scott corridor, primarily north of Markey Parkway could become a flex/ industrial use. He pointed out there was interest in additional green space along the corridor and suggested how that could be achieved. Mr. Cline went over steps the City should undertake to continue the corridor plan and those included: extend Markey Parkway, update Belton's Comprehensive Plan, provide strategic development tools for the North Scott Corridor, improve the north gateway, streetscape master plan, update park master plan, explore rail/trail amenity, and development design guidelines. Mr. Cline reported that in December, the advisory committee voted unanimously to recommend approval of the Plan and to continue to move forward with the next steps of the project. Councilman Savage pointed out that the plan's green space which includes trees close to the curb could potentially create maintenance problems with curbs, sidewalks and existing utilities. Commissioner Christensen moved to recommend approval of the adoption of the North Scott Corridor Plan. The motion was seconded by Commissioner Thompson. When a vote was taken, the following was recorded, Ayes: 7 – Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners McDonough, Christensen, Finn and Thompson. Noes: none. Absent: 2 – Commissioners Davila and Crate. The motion carried.

PUBLIC HEARING – Special Use Permit (SUP) application for a semi-truck trailer sign

Mr. Leipzig reported that Mike Neighbors with Pavilion Properties LLC has requested an SUP to allow a semi-truck trailer to be used for advertising on their property between Markey Parkway and I-49. Mr. Cooper read sections of the Unified Development Code (UDC) that pertained to vehicle signage and prohibited signs which included vehicle signs. He advised that there are other types of advertising signs allowed by code such as temporary real estate signs. Mr. Cooper stated that staff recommends the SUP request for a semi-truck trailer sign be denied and he presented three reasons for staff's recommendation to deny.

Chairman Girgin opened the public hearing at 7:33 p.m. The hearing was being held to receive public input regarding an SUP application to allow the use of a semi-truck trailer advertising sign. Mike Neighbors, part owner of Pavilion Properties, was present to speak in favor of the request. He apologized to the Commission for purchasing and erecting a banner sign on a trailer which he said was to stimulate interest in the new Markey Parkway corridor. He indicated that he was unaware that it would be a problem. He asked if the trailer sign could be left up for approximately 180 days.

Chairman Girgin initiated discussion by expressing excitement about the completion of the Markey Parkway project. She went on to point out the Commission's responsibility to protect the area for the whole community. Mr. Cooper reported there have been similar signs erected in the area and staff notified the owners that the signs were not allowed. Mr. Neighbors stated that when he was notified

that the sign was illegal, he applied for an SUP. Mr. Leipzig mentioned that the previous tractor-trailer sign owners did not apply for an SUP. Commissioner Christensen stated a lot of time and money has been spent on improving the City's image and this type of signage is not what the City wants to be known for. It was suggested that standard real estate signage would be a preferable method of advertising and is allowed by code. Mr. Neighbors reported that he has received approximately 10 calls in response to the sign. Mr. Cooper gave details about banner signs which are permitted by code. Mr. Neighbors announced that they are here to get along with the City and hopefully the City will help them out. There was no further input and Chairman Girgin closed the public hearing at 7:45 p.m. Commissioner Christensen moved to recommend denial of the SUP application to allow a tractor-trailer sign to be used for advertising on property between Markey Parkway and I-49. The motion was seconded by Commissioner Finn. When a vote was taken the following was recorded, Ayes: 7 – Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners McDonough, Christensen, Finn and Thompson. Noes: none. Absent: 2 – Commissioners Davila and Crate. The motion to deny carried.

DIRECTORS REPORT

Mr. Leipzig gave his annual yearend report which included key statistics of items/cases acted on by the planning commission and the board of adjustment throughout the past year. In addition, he proposed some priority items to be discussed in 2015. He pointed out that from staff's perspective, the extension of Markey Parkway to North Scott, and the implementation of the North Scott Corridor Plan are two of the essential projects that should be focused on in 2015. There was a brief discussion on the extension of Markey Parkway including the distance of the extension, funding sources, and truck access.

Mr. Leipzig announced that a replacement has been hired for the Community Development Administrative Assistant position.

There was discussion about Peaceful Homes Manufactured Home Park expansion and Mr. Leipzig noted there have been multiple issues with the improvements to the park.

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Christensen. All members present voted in favor and the meeting adjourned at 7:58 p.m.

Ann Keeton
Community Development Secretary

Water Services Back-Flow requirements



**CITY OF BELTON – PUBLIC WORKS
MEMORANDUM**

Date: February 24, 2015
To: Jay Leipzig – Community and Economic Development Director
From: Zach Matteo, P.E. – City Engineer
Department: Public Works
Subject: Backflow Prevention Devices and Vaults

The purpose of this memo is to clarify requirements for backflow prevention devices (BFPD) and associated vaults, and their applicability to development projects.

BFPDs are used to protect drinking water supply from contamination or pollution due to backflow. Every new building constructed in the City is required to have a BFPD inside the building where the domestic or fire protection line enters the building. In addition, many individual commercial buildings are required to have a BFPD in a large, outdoor vault near the right-of-way line. These buildings are served by private waterlines, and maintenance of these lines is the responsibility of the property owners. Without a BFPD, if a break were to occur in a private waterline and the City's system were to lose pressure; the City's system could be contaminated through back siphoning of the private water line. Without having the oversight and ability to maintain these private waterlines and prevent contamination, backflow devices in large, outdoor vaults are required to protect the City's drinking water supply.

On new development projects, staffs from the Engineering Division, Water Services and the Fire Department have evaluated the need for an external vault on a case by case basis. Typically, if a building is located within a reasonable proximity to the nearest public waterline, a BFPD in an external vault has not been required. QuikTrip's Store #233 is an example of this; the City owns and maintains a 10" waterline directly adjacent to the store, and therefore the threat of contamination to the drinking water supply is minimal. Alternatively, in cases where a building is served by a significant length of private waterline, an external BFPD and vault are required. The Carriage Works development on N. Scott is an example of a development that would require an external BFPD and vault.

Currently, there is no requirement specifying when external BFPDs and vaults are required in either the City's Design and Construction Manual or the Unified Development Code. Staff also maintains a "Backflow Prevention Standards" document with technical details on these requirements but it similarly does not clarify when external BFPDs and vaults are required. Therefore, staff proposes to adopt a requirement for new construction that external BFPDs are to be provided and located in a vault if the nearest public waterline is more than 50 feet from the building served. Staff will incorporate this requirement with additional technical information into the Design and Construction Manual and the Backflow Prevention Standards packet. Staff has benchmarked other cities in the Kansas City metropolitan region including Lee's Summit and Water One of Johnson County and has confirmed that this requirement is consistent with regional municipalities.

**Consideration of Final Plat approval, a re-plat of
Lots(s) 1,2, and 3, QuikTrip 233R**



**BELTON CITY PLANNING COMMISSION
CITY HALL ANNEX, 520 MAIN STREET
MONDAY, MARCH 2, 2015**

Final Plat, Re-Plat of Lot(s) 1, 2, and 3, QuikTrip 233R

Staff Report: Robert G. Cooper, City Planner

CASE #FP14-09

Consideration of Final Plat approval, a re-plat of Lot(s) 1, 2, and 3, QuikTrip 233R, a 3.18-acre tract of land, addressed as 501 E. North Avenue, located on the southeast corner of MO State Highway Route 58 and MO State Highway Route Y.

PROPOSED PROJECT DEVELOPMENT

Current Zoning: C-2 (General Commercial) District.

Property Description: QuikTrip 233R, Lot(s) 1, 2, & 3

Size of Site: 138,853-sq. ft. / 3.18-acre(s)

Surrounding Zoning / Use:

East: C-2 /General Commercial – O'Reilly's auto parts store

North: C-2 /General Commercial –Taco Bueno fast food

South: R-1 / Single-Family Residential – Residential housing

West: C-2 /General Commercial – CVS Pharmacy store

Existing Building: The existing building was originally constructed in 1993 as a 3,320-sq. ft. commercial building used as a convenience store and gas station



PROPOSED LAND USE

Parcel	Proposed Land Use	Building Square Footage
Lot(s) 1,2 & 3	Convenience Store / Gas pumps	5,858

REVIEW

Site Dimensions: 138,853-sq. ft. or 3.18-acre(s).

Intended Use: Convenience store with gasoline service pumps.

Future Land Use Map: The subject site is located within the city's primary commercial/retail corridor.

Height & Dimension of Building: The proposed building will be 5,858-sq. ft. with a maximum building height of 22-feet.

Conceptual Elevation: The general appearance of the building will be a gray split-face concrete masonry unit block (CMU) and brick combination.

Screening: HVAC units will be roof-mounted and screened from public view.

Driveway: The site will have four (4) ingress/egress points. Each driveway approach will be 35-foot wide. There will also be one (1) right-in/right-out approach from Mo-Y Highway, at the NW corner of the site, directly across from the CVS Pharmacy. This form of traffic control is common and effective in preventing vehicles from stacking and clogging the intersection and by preventing a vehicle crossing-over into oncoming traffic.

Parking: The parking ratio for this project is 1:300-sq. ft. (gfl), plus six for the fuel station area, which equates to no less than 26-parking stalls. The site will provide for 68 parking spaces which include four (4) handicap spaces.

Signage: Pursuant to City code, wall mounted and monument type signs are an acceptable form of signage in a C-2 (General Commercial) zoning district.

Landscaping: Pursuant to the Landscape Ordinance, one (1) tree per 40-feet of street frontage is required. The project will provide six (6) Honey Locust trees along 58-Highway and two (2) along Y-Highway and ten (10) Willow Oak trees along Central Avenue, all meeting the minimum caliper size of 2½ inches. Multiple shrubs; e.g.: juniper, boxwood, and barberry bushes are planted within the parking lot and along the perimeter. Twenty percent (20%) of the site will be landscaped, which is in accordance with City code.

Lot Coverage: Pursuant to Section 40 of the Unified Development Code, no more than 40% of the lot can be coverage by structures. This development site as proposed has a lot coverage of 23%.

Planning Comments:

- Plat and site plan accepted as submitted.

Engineering comments:

- All storm-water management areas will be reviewed by the city engineer at the time of construction.

STAFF RECOMMENDATION

Staff finds the Final Plat, Re-Plat of Lot(s) 1, 2, and 3, QuikTrip 233R, to be in accordance with Section 35-36 of the Belton Unified Development Code, therefore, does support a recommendation to approve.

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Final Plat, Re-plat of Lot(s) 1, 2, and 3, QuikTrip 233R.
2. Motion to recommend denial of the Final Plat, Re-plat of Lot(s) 1, 2, and 3, QuikTrip 233R.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Final Plat, Re-plat of Lot(s) 1, 2, and 3
2. Final Development Plan

Replat of QuikTrip 233R

A Replat of Lots 1, 2 and 3, QuikTrip 233R, A Subdivision in the Northwest Quarter of Section 13, Township 46 North, Range 33 West in the City of Belton, Cass County, Missouri

LEGAL DESCRIPTION:

A tract of land comprising all of Lots 1, 2 and 3 QUIKTRIP 233R, a subdivision in the City of Belton, Cass County, Missouri, according to the recorded plat thereof and being situate in the Northwest Quarter of Section 12, Township 46 North, Range 33 West, being now more particularly described as follows:

Commencing at the Northwest Corner of Lot 5, Block 1, J. V. ROBINSON & SONS FIRST ADDITION, a subdivision in said City, County and State, according to the recorded plat thereof; thence South 85 degrees 52 minutes 40 seconds East along the North line of said Lot 5, a distance of 129.27 feet; thence South 04 degrees 07 minutes 20 seconds West, perpendicular to the last described course, a distance of 30.00 to a point on the South right-of-way line of Missouri State Highway Route No. 58, being also the Northwest corner of Lot 1 of said QUIKTRIP 233R and the Point of Beginning of the tract of land to be herein described; thence South 85 degrees 52 minutes 40 seconds East along the South right-of-way line of said Missouri State Highway Route No. 58, being also along the North line of said Lot 1, a distance of 131.45 to the Northeast corner of said Lot 1; thence South 04 degrees 07 minutes 20 seconds West, perpendicular to the last described course, being now along the East line of said Lot 1, a distance of 210.00 feet to the Southeast corner of said Lot 1, being also the most North, Northwest corner of Lot 3 of said QUIKTRIP 233R; thence South 85 degrees 52 minutes 40 seconds East along the North line of said Lot 3, a distance of 180.15 feet to the Northeast corner of said Lot 3, being also a point on the West right-of-way line of Lillard Avenue as now established; thence South 02 degrees 45 minutes 00 seconds West along the East line of said Lot 3, being also along the West right-of-way line of said Lillard Avenue, a distance of 230.01 feet to the Southeast corner of said Lot 3, being also a point on the North right-of-way line of Central Avenue as now established; thence North 87 degrees 15 minutes 00 seconds West along the South line of said Lot 3, being also along the North right-of-way line of said Central Avenue, a distance of 395.00 feet to the Southwest corner of said Lot 3, being also a point on the East right-of-way line of Missouri State Highway Route Y, as now established; thence North 02 degrees 45 minutes 00 seconds East along the West line of Lots 3, 2 and 1 of said QUIKTRIP 233R, being also along the East right-of-way line of said Missouri State Highway Route Y, a distance of 380.73 feet to an angle point in said Lot 1, being also an angle point in said East right-of-way line; thence North 61 degrees 22 minutes 14 seconds East along the Northwesterly line of said Lot 1, being also along the Southeasterly right-of-way line of said Missouri State Highway Route Y, a distance of 127.11 feet to the Point of Beginning, Containing 138,860 square feet or 3.188 acres, more or less.

The bearings shown on this Survey are based on the Recorded Plat QUIKTRIP 233R.

PLAT DEDICATION:

The undersigned proprietor of the real estate described herein has caused the same to be subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "REPLAT OF QUIKTRIP 233R".

BUILDING LINES:

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

EASEMENT DEDICATION:

An easement is hereby granted to Belton, Missouri, for the purpose of locating, construction operating and maintaining facilities for water, gas electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U.E.). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences; with the exception of drainage easements (D.E.) where no fences shall be erected) nor shall there be any obstruction to interfere with the agents and employees of Belton, Missouri and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to all easements dedicated to the City.

DRAINAGE EASEMENT MAINTENANCE:

Areas designated as Drainage Easements shall be maintained by the property owner.

IN TESTIMONY THEREOF, the undersigned proprietor of the property described herein has caused the presents to be signed.

OWNER: QuikTrip, Corporation

Kelly P. Vaughan
Kelly Vaughan, Director of Real Estate

STATE OF North Carolina
COUNTY OF Mecklenburg



BE IT REMEMBERED, that on this 11th day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, came Kelly Vaughan, Director of Real Estate of QuikTrip Corporation, to me personally known, who being by me duly sworn, did say that he is authorized to sign this instrument and that he has signed this instrument as his free act and deed.

Heather Outen
Notary Public
Printed Name Heather Outen

My Commission Expires: 6-3-17

CITY PLANNING COMMISSION:

This REPLAT OF QUIKTRIP 233R has submitted to and approved by the Belton Planning Commission on this _____ day of _____, 2015.

Holly Girgin, Chairman

Jay Leipzig, Community Development Director

CITY COUNCIL:

This is to certify that the within plat was duly submitted to and approved by the Board of Aldermen of Belton, Missouri by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 2015.

Jeff Davis, Mayor

Patti Ledford, City Clerk

Entered on Transfer Record on this _____ day of _____, 2015.

County Recorder:

I hereby certify that as the Surveyor of "REPLAT OF QUIKTRIP 233R" Plat, I have surveyed the described property and subdivided it as shown on the plat, in accordance with the current statutes of the state of Missouri and the Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board For Architects, Professional Engineers and Professional Land Surveyors. I further certify that this plat meets or exceeds all County ordinances and standards. I further certify that the bearings shown on this plat are grid bearings, based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat with permanent monumentation. I further certify that all of the information contained within this plat is true and accurate to the best of my professional knowledge and belief.

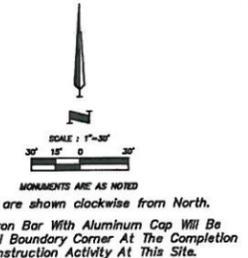
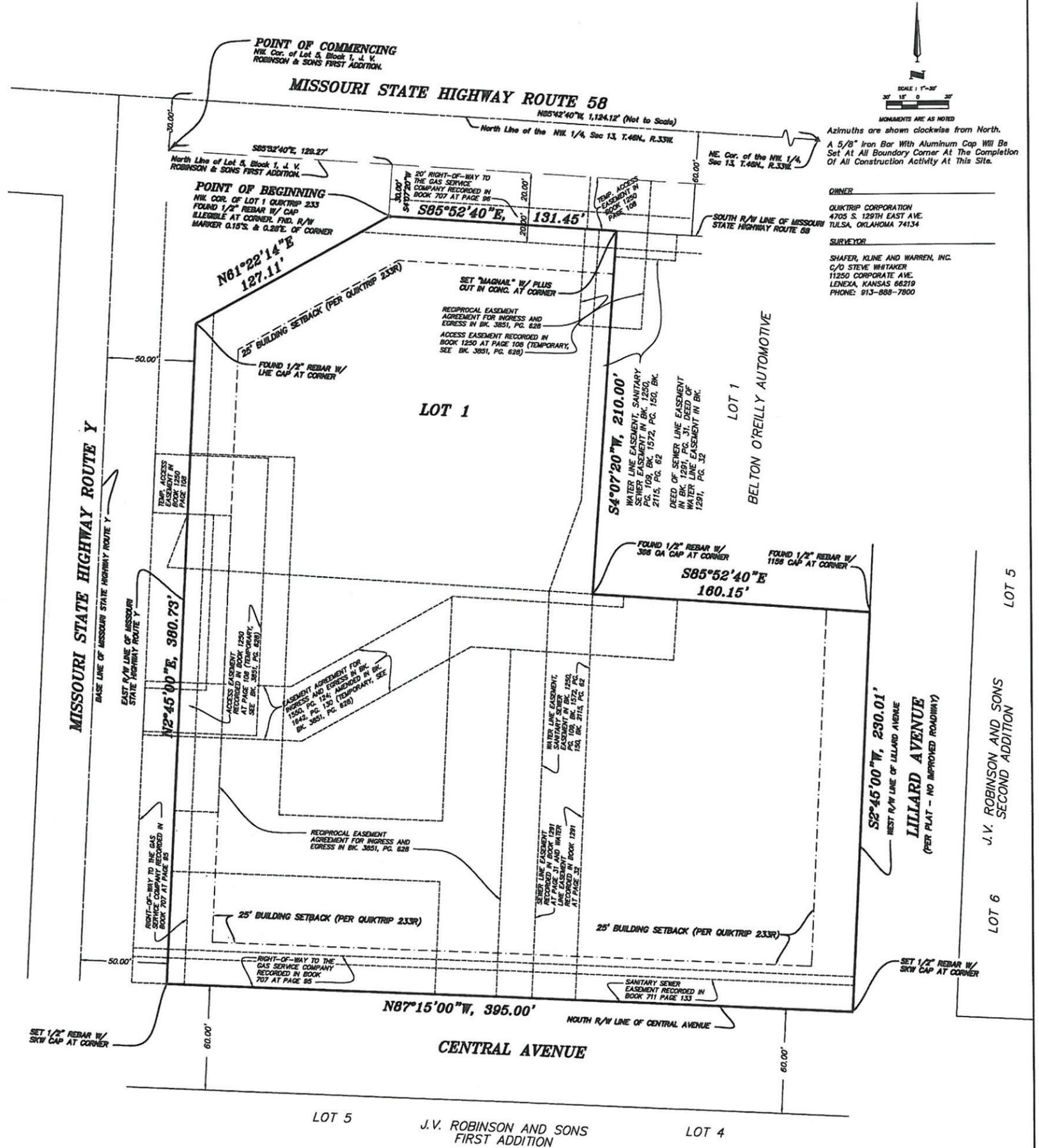
130581-010 FPLDING

SHAFFER, KLINE & WARREN, INC.
11250 CORPORATE AVENUE, LENEXA, KANSAS 66219
PHONE: 913-898-7900 FAX: 913-898-7888
http://www.skw-inc.com

By *Steven R. Whitaker* Feb 6, 2015
SURVEYOR: STEVEN R. WHITAKER No. P.L.S. No. 2005019220 DATE:
SHAFFER, KLINE & WARREN, INC. CORPORATE/LICDENSE No. 000003



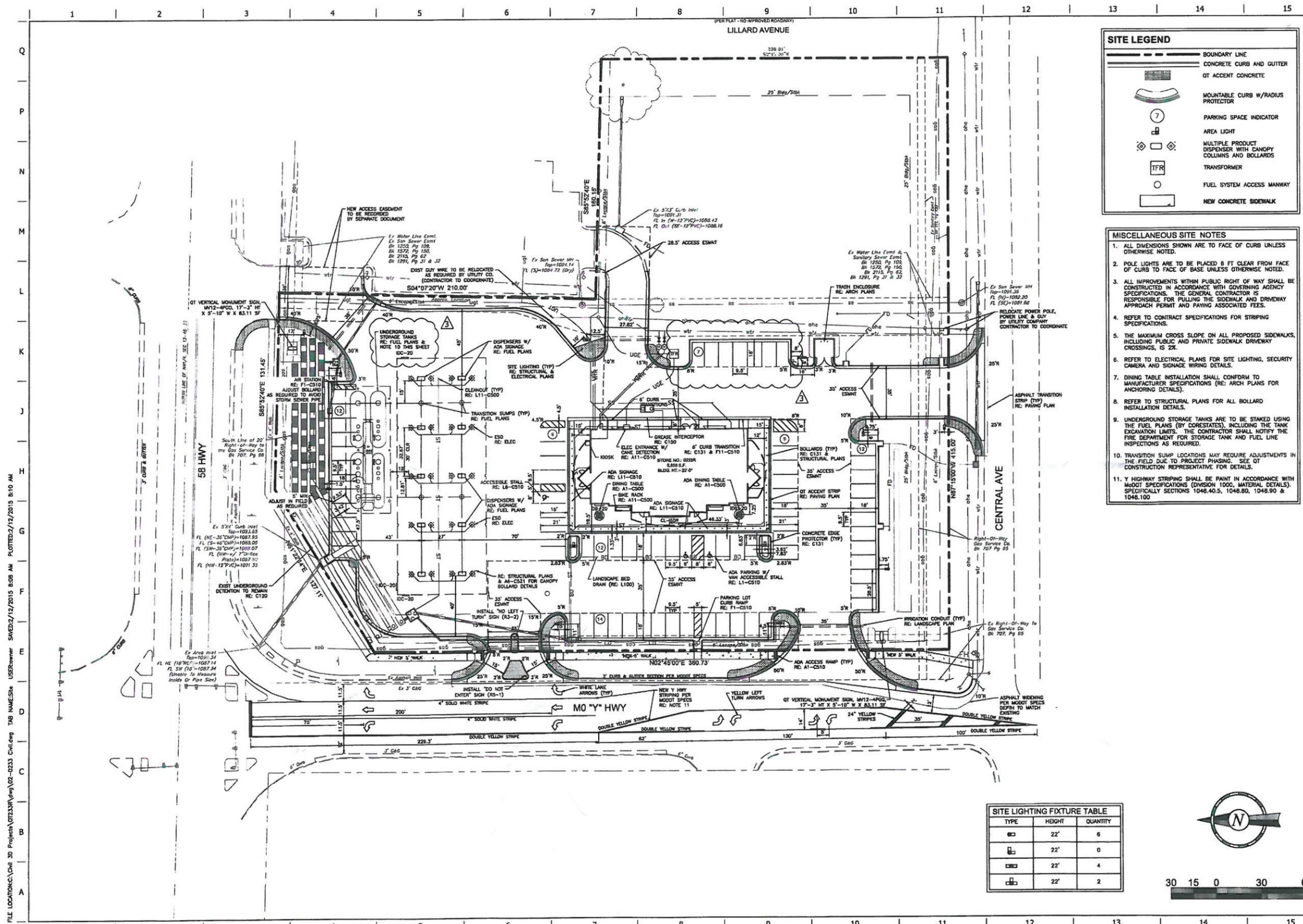
PROJECT NO. 130581-010 DATE Jan. 8, 2015 BY SKW



OWNER:
QUIKTRIP CORPORATION
4705 S. 129TH EAST AVE.
TULSA, OKLAHOMA 74134

SURVEYOR:
SHAFFER, KLINE AND WARREN, INC.
C/O STEVE WHITAKER
11250 CORPORATE AVE.
LENEXA, KANSAS 66219
PHONE: 913-898-7800

PROJECT NO. 130581-010 DATE Jan. 8, 2015 BY SKW



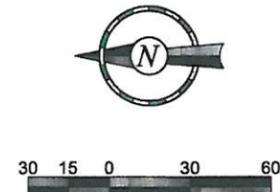
SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- QT ACCENT CONCRETE
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY
- NEW CONCRETE SIDEWALK

- ### MISCELLANEOUS SITE NOTES
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - POLE LIGHTS ARE TO BE PLACED 8 FT CLEAR FROM FACE OF CURB TO FACE OF BASE UNLESS OTHERWISE NOTED.
 - ALL IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PULLING THE SIDEWALK AND DRIVEWAY APPROACH PERMIT AND PAYING ASSOCIATED FEES.
 - REFER TO CONTRACT SPECIFICATIONS FOR STRIPING SPECIFICATIONS.
 - THE MAXIMUM CROSS SLOPE ON ALL PROPOSED SIDEWALKS, INCLUDING PUBLIC AND PRIVATE SIDEWALK DRIVEWAY CROSSINGS, IS 2%.
 - REFER TO ELECTRICAL PLANS FOR SITE LIGHTING, SECURITY CAMERA AND SIGNAGE WIRING DETAILS.
 - DINING TABLE INSTALLATION SHALL CONFORM TO MANUFACTURER SPECIFICATIONS (RE: ARCH PLANS FOR ANCHORING DETAILS).
 - REFER TO STRUCTURAL PLANS FOR ALL BOLLARD INSTALLATION DETAILS.
 - UNDERGROUND STORAGE TANKS ARE TO BE STAKED USING THE FUEL PLANS (BY COORDINATES), INCLUDING THE TANK EXCAVATION LIMITS. THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT FOR STORAGE TANK AND FUEL LINE INSPECTIONS AS REQUIRED.
 - TRANSITION SUMP LOCATIONS MAY REQUIRE ADJUSTMENTS IN THE FIELD DUE TO PROJECT PHASING. SEE QT CONSTRUCTION REPRESENTATIVE FOR DETAILS.
 - Y HIGHWAY STRIPING SHALL BE PAINT IN ACCORDANCE WITH MO DOT SPECIFICATIONS (DIVISION 1000, MATERIAL DETAILS). SPECIFICALLY SECTIONS 1048.40.5, 1048.80, 1048.90 & 1048.100

SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
	22'	6
	22'	0
	22'	4
	22'	2



PROJECT NO.: 02-0233

DARLA K HOLMAN, PE

HOLMAN ENGINEERING
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SHAWNEE, KS 66217
P 913.248.9385
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engineering

QuikTrip No. 0233R

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BELTON, MO

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PROTOTYPE: P-81 (11/01/14)
DIVISION: 02
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: DKH
REVIEWED BY: DKC

REV	DATE	DESCRIPTION
1	07/27/14	PRC & CITY COMMENTS
2	09/28/14	CITY STORM COMMENTS
3	12/23/14	LIST RELOCATION/ADDED BEAR PARS
4	01/20/15	OT FINAL REVIEW COMMENTS
5	02/02/15	DEMO NOTES FOR BLDG PHASING
6	02/10/15	GREASE INTERCEPTOR RELOCATION/IBD SET

ORIGINAL ISSUE DATE: 07-02-2014

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

FILE LOCATION: C:\Chil_3D Projects\0233R\dwg\02-0233 Civil.dwg USER: dkh DATE: 12/10/15 8:10 AM