



AGENDA
CITY OF BELTON
PLANNING COMMISSION
PUBLIC HEARING & MEETING
MONDAY, OCTOBER 4, 2010 - 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 20, 2010 PLANNING COMMISSION MEETING
- IV. PUBLIC HEARING
 - A. Consideration of a Special Use Permit for a vehicle sales lot to be located at 300 N. Scott.
- V. CASES
 - A. Consideration of a preliminary and final development plan for Crest Plaza 2nd Plat, Price Chopper.
 - B. Consideration of a preliminary and final plat for Crest Plaza 2nd Plat, Price Chopper.
- VI. DIRECTOR'S REPORT
- VII. NEXT MEETING DATE: October 18, 2010
- VIII. ADJOURNMENT

MEETING MINUTES

SEPTEMBER 20, 2010

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
September 20, 2010

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Girgin, Mayor Pro Tem Gary Lathrop, Commissioners Tim McDonough, Jeff Fletcher, Scott VonBehren, and Larry Thompson.

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

Absent: Councilman Bobby Davidson and Commissioner Sally Davila

ELECTION OF OFFICERS

Commissioner Thompson moved to nominate Commissioner VonBehren as Vice-chairman of the Planning Commission. The motion was seconded by Commissioner Fletcher. All voted in favor and the motion carried. Commissioner VonBehren was elected Vice-chairman.

Commissioner VonBehren moved to nominate Holly Girgin as Chairman of the Planning Commission. Mayor Pro Tem Lathrop seconded the motion. All members voted in favor and the motion carried. Holly Girgin was elected Chairman

MINUTES

Commissioner VonBehren moved to approve the minutes of the August 16, 2010, Planning Commission meeting. The motion was seconded by Commissioner Thompson. All members voted in favor and the motion carried.

PUBLIC HEARING – SPECIAL USE PERMIT 215 LOCUST HILL ROAD

Chairman Girgin opened the public hearing at 7:04 p.m. This hearing was being held to receive public input regarding a special use permit application submitted by KCP&L to increase the height of a communication tower from 60-ft. to 90-ft. at 215 Locust Hill Road.

Ed Clemons, 1010 Industrial Drive, Pleasant Hill, MO spoke in favor of the special use permit. Mr. Clemons is an attorney representing KCP&L. He reported the tower site is the former Aquila Service Center. The special use permit request is to increase the height of the tower from 60-ft. to 90-ft. for company communications. He indicated it would improve contact with the employees in the field allowing them to better respond to the needs of the customer. He explained that more height is needed to reach the service trucks out in the country. The pole is in a light industrial zoning district according to Mr. Clemons. He pointed out features of the existing pole on photos provided in the agenda packet. He stated KCP&L will landscape around the base of the pole in any manner desired by the City. Mr. Clemons reported the tower will not be required to be lighted for aviation purposes. The tower will be lighted at the base as requested

by the City. He introduced Paul Moore with KCP& L who was present to answer questions and Mr. Clemons asked the Commission to consider recommending approval of the Special Use Permit.

Mr. Clemons stated the FAA required towers to be lighted if they are taller than 200-ft and the proposed tower will only be 90-ft. Mr. Cooper reported security lighting is required around the tower. The tower will be almost identical to the current tower according to Mr. Clemons.

As there was no further input Chairman Girgin closed the public hearing at 7:10 p.m.

Mr. Cooper told commission members that the aesthetics, lighting and landscaping requirements are the legal considerations that are outlined in the Municipal Code regulating communication towers. There is lighting onsite primarily in the parking lot and the setbacks exceed the minimum requirement. **Mayor Pro Tem Lathrop moved to recommend approval of the special use permit for an increase in height of a communication tower at 215 Locust Hill Road with the following conditions: 1) The applicant shall obtain a building permit prior to construction of the mono-pole; 2) The applicant shall obtain all other necessary permits as required by state and federal regulations.** The motion was seconded by Commissioner Thompson. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Commissioners McDonough, Fletcher, VonBehren and Thompson. Noes: none. Absent: 2 – Councilman Davidson and Commissioner Davila. The motion carried.

PUBLIC HEARING – AMENDING CITY ZONING MAP

Mr. Leipzig reported the Unified Development Code (UDC) has been approved and the next step in the process is to update the land use and zoning maps. The current zoning map will be updated with the new zoning districts from the UDC. The map colors will be changed to match the standardized colors used in city planning to designate land use. Other modifications to the zoning map include changing the Industrial designation to Manufacturing and the addition of a PR-Parks, Recreation and Public Use district. Mr. Cooper gave an explanation of the types of uses that might be found in the PR zoning district. It was suggested the size of the zoning map legend be enlarged.

Chairman Girgin opened the public hearing at 7:21 p.m. This hearing was being held to receive public input regarding amendments to the City zoning map. There was no public input and Chairman Girgin closed the public hearing at 7:21 p.m.

Commissioner Thompson moved to recommend approval of the amendments to the City zoning map. Commissioner Fletcher seconded the motion. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Commissioners McDonough, Fletcher, VonBehren, and Thompson. Noes: none. Absent: 2 – Councilman Davidson and Commissioner Davila. The motion carried.

DIRECTOR'S REPORT

Mr. Leipzig gave a report on the status of the residential care center ordinance.

The Site Plan Review Committee will be meeting to discuss a proposed grocery store project and the project will be brought to the Planning Commission at the October 4, 2010 meeting. Mr. Cooper provided information about a special use permit application for a car sales lot at 300 N. Scott which will come before the Commission at the October 4, 2010 meeting. There was a brief discussion about the location of the proposed car lot on N. Scott.

ADJOURNMENT

Commissioner VonBehren moved to adjourn the meeting. Commissioner Thompson seconded the motion. All members voted in favor and the meeting adjourned at 7:30 p.m.

Ann Keeton
Community Development Secretary

SPECIAL USE PERMIT

300 N. SCOTT



**PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, OCTOBER 4, 2010 – 7:00 P.M.**

ASSIGNED STAFF: Robert G. Cooper, City Planner

CASE #SUP10-15

Request: Special Use Permit to allow a used car dealership to operate in a C-2 (General Commercial) District.

Location: The west side of N. Scott Avenue, just north of Carnegie Street. The street address is 300 N. Scott Avenue.

Legal Description: Unplatted

Owner / Applicant: Jalal Zakeri (building owner) / Hamid Zabet (applicant)

Size of Site: 153-ft. x 50-ft. (7,650-sq. ft.) / 0.17-acre

Sales Lot Surface Area: 52-ft. x 32-ft. (1,664-sq. ft.) / North side
37-ft. x 38-ft. (1,406-sq. ft.) / South side

Existing Zoning / Land Use: C-2 / Used Car Sales Lot ('Elite Import Auto Center, LLC')

Proposed Use: Used Car Lot

Surrounding Zoning / Land Use:

North: C-2 / Used Car Sales
East: C-2 / Used Car Sales
South: C-2 / General Commercial
West: R-1 / Railroad right-of-way & Duplex Housing

Comprehensive Plan: Commercial

Nature of Current Request

The applicant, Hamid Zabet, has contacted the City to gather information on what requirements are needed to open a used car lot. Pursuant to Appendix A of the Zoning Ordinance, a special use permit is required for all 'new' used car lots located within a C-2 (General Commercial) zoning district. Mr. Zabet, met with the planning department staff on September 8, 2010 and discussed his business plan which includes locating to 300 N. Scott Avenue. Mr. Zabet wishes to occupy the site of an existing used car sales lot. The current owner of 'Elite Import Auto', Jalal Zakeri, has indicated to staff that his business will be closing do to the current economic conditions.



HISTORY

The building located at 300 N. Scott Avenue was originally built in 1958 with a gross floor area (gfa) of 2,250-sq. ft. Since then, this building has subsequently been used periodically as a commercial/retail site. In 1997, during the North Scott street improvement and widening project, approximately 15-ft. of property was taken from the site to accommodate the widening project, the results of which was a reduction in available front yard space.

During March 2007, a business license was applied for and approved, to allow a used car sales and repair shop to operate at this location. An internal staff review and site inspection revealed several deficiencies pertaining to site planning as outlined in the Belton Municipal Code. These deficiencies included; no visible signage; no parking lot stripping; no exterior lighting; and an encroachment onto railroad right-of-way. These deficiencies were subsequently corrected and a City business license was issued.

No special use permit was needed at the time of submittal as it predates the current ordinance requirement.

STAFF REPORT

Welfare and Convenience of the Public

It appears, by permitting a used car lot in the proposed location, it would contribute greatly to an ongoing proliferation of used car lots along the North Scott corridor. It also appears there could be a negative affect on the welfare and convenience of the general public.

There has been a traffic safety concern about the cars parking along the southeast corner of the lot at the corner of Carnegie Street and N. Scott Avenue. These cars have been parked in the past by the business operator within the 'sight vision triangle', which essentially is the corner of a lot near the intersection of two streets. This area must remain clear of any obstructions; i.e. signs, cars, fences, etc. to prevent vehicles from extending too far into the roadway.

Injury to Surrounding Property

It appears the proposed use will not have an adverse affect on the immediate surrounding or abutting properties due in part to the similarity in type of use and intensity.

Domination of the Neighborhood

The site on North Scott Avenue is a small commercial building with one tenant user.

It appears, the proposed use as a used car lot will not add to the predominance of that particular use within the neighborhood due to the fact it will replace an existing used car sales lot.

Code Citation

In accordance with Article IV, Section 7(15) of the Zoning Ordinance, "one (1) parking space for each 3,000-sq. ft. of open sales lot area devoted to the sale, display and rental of such vehicles, plus one (1) parking space for each employee".

Off-Street Parking / Access

The Zoning Ordinance requires, "one (1) parking space for each 3,000-sq. ft. of open sales area". The minimum parking stall dimensions as required by City code is 9'-0" x 20'-0".

There is open parking on two sides of the building. The north parking lot is approximately 1,664-sq. ft. of paved surface. The parking lot is narrow with it being 32-ft. wide and 52-ft. deep will allow for a maximum driving aisle width of only 12-ft. to be used for vehicle maneuvering; i.e. backing up. These dimensions will allow a maximum of six (6) cars to park; however, its staff's opinion, the 12-ft. driving aisle width is not sufficient to allow drivers adequate room to negotiate getting in and out of the parking area.

The south parking lot is approximately 1,406-sq. ft. of paved surface. This parking lot is smaller in size with a dimension of 37-ft. wide and 38-ft. deep. In order to allow parking on the east and west sides of the south parking area, the additional 13-ft. of rail road right-of-way is needed.

There is a single-point access from North Scott Avenue, which is the primary source of ingress/egress to the site, with a driveway approach of 24-ft. There is also a secondary access to the site from Carnegie Street.

Staff would like the applicant to display the sales vehicles on the north side of the building and have customer and employee parking along the south side of the building with access from Carnegie Street.

Staff would suggest discontinuing the allowance of display vehicles from parking in front of the store. It has a negative effect on the streetscape and is a traffic safety hazard.

The surface of the proposed parking area is in need of repair. The concrete surface is currently cracked and separated with grass and weeds growing throughout. City ordinance requires all driving surface areas to be properly maintained and free of all weeds and grass.

NOTE: It was explained to Mr. Zabet that an occupational license can not be approved until the Planning Commission approved the Special Use Permit and that no business activity can take place on site until final approval.

Staff Recommendation

Staff recommends denial of a Special Use Permit to allow a used car lot to be located at 300 N. Scott Avenue based on the following fact(s):

1. Inadequate driving aisle width (less than the required 24-ft.) in the designated parking areas, creates a traffic safety hazard.

Should the Planning Commission wish to approve the Special Use Permit, the following condition(s) shall apply:

1. No Certificate of Occupancy is issued for Mr. Zabet until the site has had a final inspection for compliance with Section 12-272, Belton Municipal Code;
2. Special Use Permit 10-15 is reviewed by the Planning Commission in one (1) year to ensure compliance.
3. The sales display area shall be located on the north side of the building only and consist of no more than six (6) vehicles as depicted in Exhibit 'A'.
4. No display vehicle shall obstruct visibility, or parked in a manner which would create a hazardous condition.
5. No material, supplies, or merchandise shall be stored outdoors.
6. A No Parking area shall be established 15-ft. in from the corner of Carnegie Street and N. Scott Avenue to avoid blocking the sight vision triangle.

Planning Commission Alternatives

The Planning Commission has the following options available in the consideration of this application:

1. Approve the application as submitted upon finding that the requirements of Section 2, Special Use Permits, of the Belton Code have been satisfied.
2. Approve the application subject to specified conditions.
3. Table the application if additional information is needed, such as time of use or other related factors.
4. Deny the application if the required findings cannot be made or if the proposed use is found to be incompatible with the neighborhood.

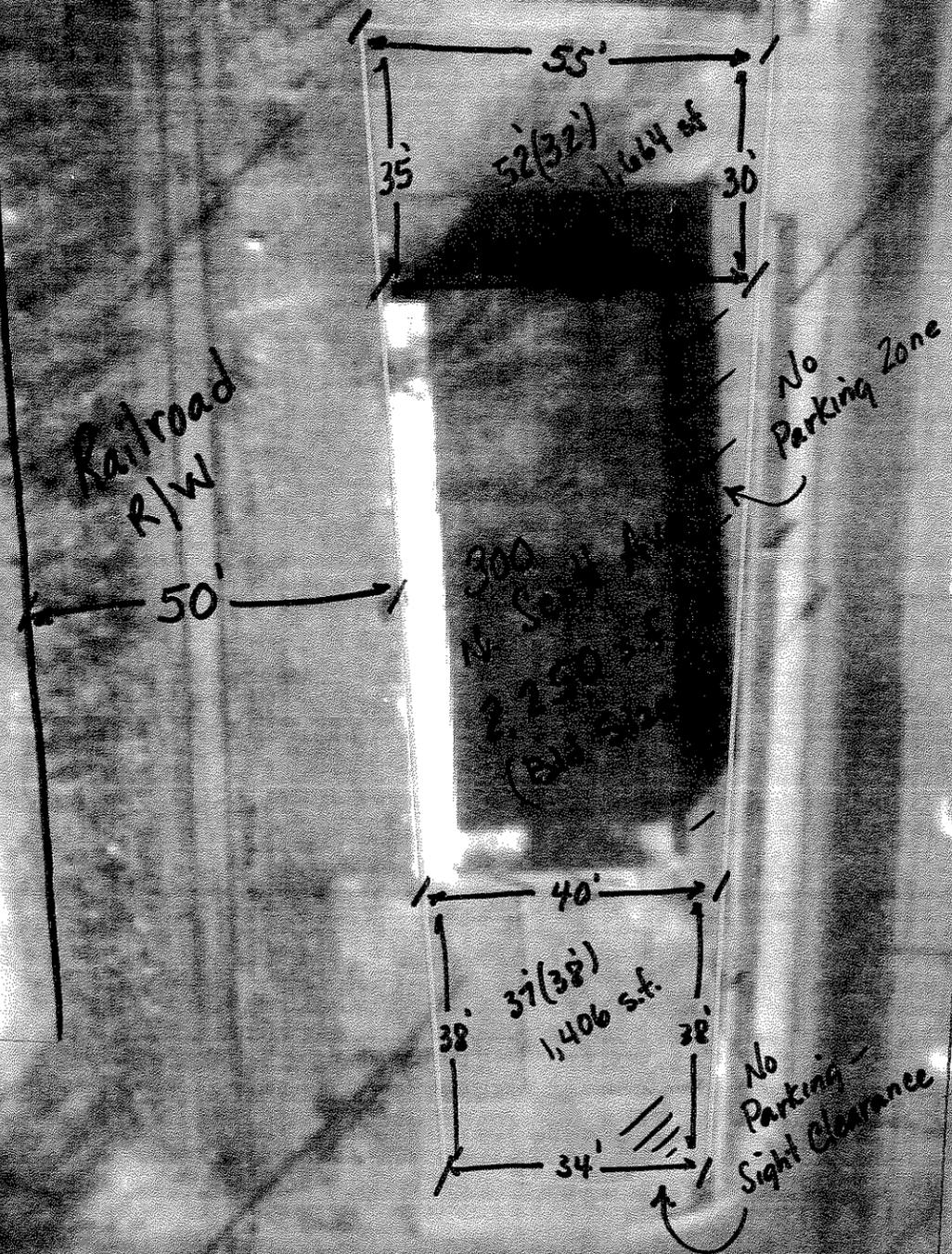
Attachments:

- 1) Vicinity Map
- 2) Aerial Photograph / Exhibit 'A'
- 3) Photographs
- 4) Letter from staff
- 5) Aquila lighting document
- 6) Railroad document

CASE #SUP10-15 / 300 N. SCOTT AVE. - 'Used Car Sales'
Applicant: Hamid Zabct



EXHIBIT 'A'

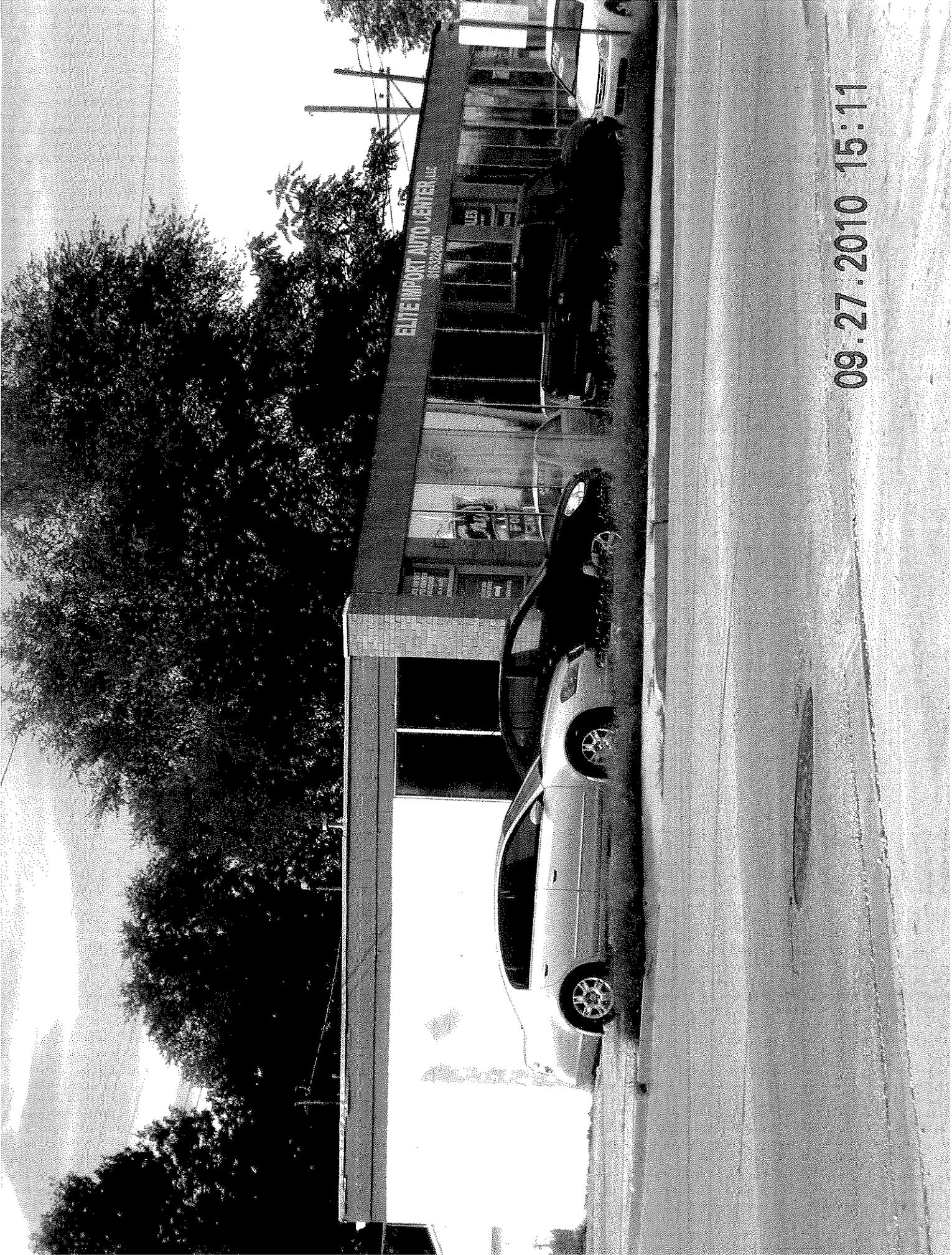


CARNEGIE ST

SEE AVE

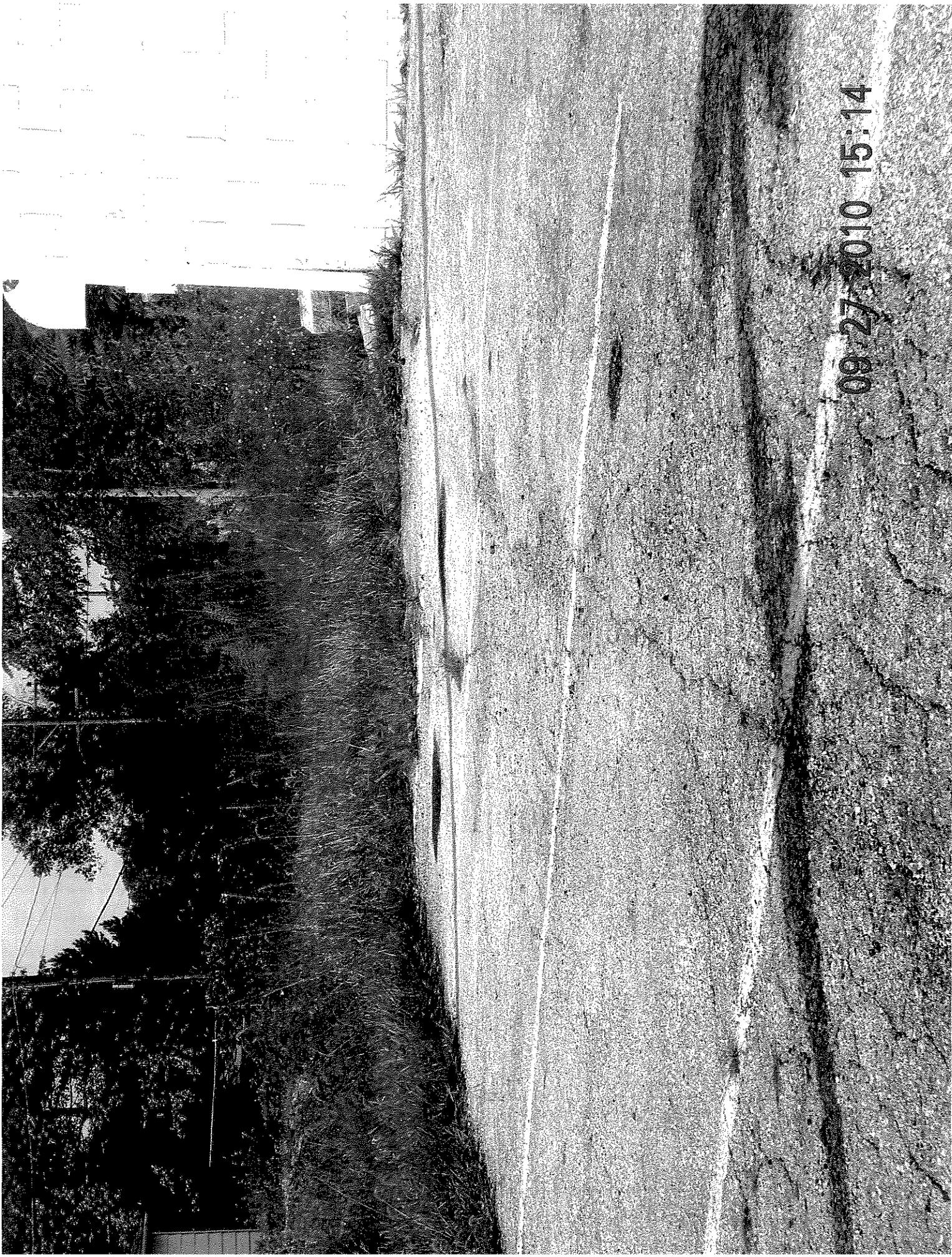


09-27-2010-15:16



ELITE IMPORT AUTO CENTER, LLC
718-328-8850

09.27.2010 15:11



09:27:2010 15:14

FILE COPY



PLANNING & COMMUNITY DEVELOPMENT
ROBERT G. COOPER
CITY PLANNER

506 MAIN STREET
BELTON, MISSOURI 64012

TELEPHONE * (816) 331-4331
FAX * (816) 322-4620

E-MAIL * rcoper@belton.org
WEBSITE * www.belton.org

May 18, 2007

Jalal Zakeri
7504 W. 156th Street
Overland Park, Kansas 66223

Re: *Elite Imports Auto*
300 N. Scott Avenue

Mr. Zakeri:

This letter is being sent as a courtesy to inform you that City staff conducted a site inspection of your facility located at 300 N. Scott Avenue. This inspection is in conjunction with your request to receive approval on a business license to operate a used car lot at this location. City inspectors have documented the following deficiencies:

1. The site must have barriers or other forms of visible demarcation clearly delineating the specific area to be occupied by used vehicles and customer parking;
2. The building has no visible form of signage;
3. The site has no exterior lighting. The lot must be sufficiently floodlighted or have adequate lighting to discourage vandalism or theft.
4. The parking stalls along the southwest side of the lot are currently located within the railroad right-of-way and need to be relocated. Or they may remain in place if you can obtain a written lease agreement from the railroad allowing you to encroach onto and use their property.

Please make the necessary corrections and/or modifications to your facility which are in accordance with Section 12-272 of the City's Municipal Code. Once completed, please call the City Inspections division for a final inspection. Once approved by the inspectors, the City Clerk will then release your business license.

Please keep in mind, no business operations can be conducted on site until a business license has been granted by the City Clerk's Office.

Should you have any questions or concerns, please call or email me.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert G. Cooper".

Robert G. Cooper, City Planner
RGC/cgr



Aquila

FILE COPY

RECEIVED JUN 14 2007

WR# _____

Installed: _____

Application for Private Area Lighting Service

I request Aquila to supply private area lighting as described below and agree to pay Aquila for a period of _____ year(s) from the date of installation and thereafter until terminated, in accordance with the schedule of charges listed below or any effective superseding rate schedules on file with the governmental regulatory agency having jurisdiction over rates and charges for service hereunder.

Name of all landowners (Applicants): Elite Import Motors Account No: 4947508711

Address of Service: 300 N. Scott Ave.

City: Belton State: Mo. Zip: 64012

Billing Address: 301 N. Scott Ave Belton, Mo. 64012 Meter Number: _____

SCHEDULE OF CHARGES FOR PRIVATE AREA LIGHTING:

| Code No. | Description | KWH per month | | Monthly Rate per Unit | No. of Units | Monthly Charge |
|--|--|---------------|-------|-----------------------|--------------|----------------|
| | | Per unit | Total | | | |
| M500 | 7,700 L, M.V., open glassware, wood pole | 70 | 210 | \$9.65333 | 3 | \$28.96 |
| | | | | | | |
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| | | | | | | |
| TOTALS (does not include applicable taxes) | | | 210 | | 3 | \$28.96 |

- The facilities installed by Aquila in performance of this request shall remain the property of the Company, and customer hereby grants to Aquila the right to enter the customer's premises as necessary for the installation, maintenance and removal of such facilities. Applicant shall have no right to alter, remove or encumber Aquila's facilities.
- Aquila shall install the private lighting units described above and shall furnish maintenance, lamp replacements and electricity for said area lights. Maintenance and lamp replacement will be performed during regular working hours as soon as practical following notification by the customer. Any tree clearance and/or trimming for better illumination will be the responsibility of the customer.
- The customer is obligated for the length of this contract as indicated. A request from the customer for early removal of the light fixture will result in Aquila charging for the remaining contract period.
- Applicant hereby agrees to indemnify, defend and save Aquila harmless from all loss on account of injury, death or damage to persons or property on Applicant's real estate growing out of any intentional act, accident or mishap.

Aquila

By: Donald D. Palmer

Construction Coordinator

Dated: 6/12/07

Individual Applicant(s):

J. Zaker
J. Zaker

Corporate Applicant

By: _____

FILE COPY

Harry Knowles

RECEIVED MAY 25 2007
RC

From: "Harry Knowles" <hknow43@k...rr.com>
To: <jakeri@abc.global.net>
Cc: "TAMERA GRAY" <tgray@belton.org>
Sent: Friday, May 25, 2007 11:09 AM
Subject: Property at 300 North Scott, Belton, MO

Jay,

This is to confirm our phone conversation this morning (5/25/07).

The Smoky Hill Railroad d/b/a Belton, Grandview and Kansas City Railroad in Belton, MO. will have no problem with you cleaning up the property at 300 North Scott, Belton, and using part of the property that belongs to the railroad for parking.

At any time that the railroad feels a need to re-claim that property, we will give you 30 days notice.

This is with the understanding that the property will be kept neat with no accumulation of trash/junk.

The railroad does not want to incur any problems with the codes enforcement department, city of Belton concerning weeds, trash, or other junk on our property and if tickets are issued, they will be at your expense.

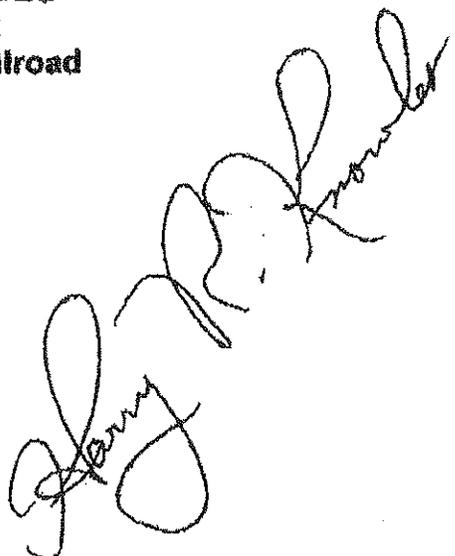
Harry R. Knowles, President, CEO
Smoky Hill Railroad d/b/a
Belton, Grandview and KC Railroad
602 Walnut
Belton, MO 64012

Depot Phone: 816-331-0630

Home Phone: 816-524-5998

Cell Phone: 816-728-2736

www.beltonrailroad.org



5/25/2007

CREST PLAZA 2ND PLAT

PRICE CHOPPER



**PRELIMINARY & FINAL DEVELOPMENT PLAN
 'CREST PLAZA – 2nd PLAT, PRICE CHOPPER'
 PLANNING COMMISSION
 MONDAY, OCTOBER 4, 2010 – 7:00 P.M.
 CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PDP10-16 & FDP10-16

Consideration of a Preliminary and Final Development Plan approval for Crest Plaza -2nd Plat, Price Chopper, a commercial development, located at the northeast corner of 58-Highway and Y-Highway, immediately north of the Taco Bueno restaurant.

PROPOSED PROJECT DEVELOPMENT

Design Intent: The developer indicates the design intent is to capture a new-style shopping destination point similar to some of the newer Cosentino Price Chopper supermarket stores that are currently operating in neighboring cities within the metro area.

Phases/Projects: The following depicts the square-footage and proposed land use by parcel and phase:

| Parcel / Land Use | Square Footage |
|-------------------------------|----------------|
| Phase I / Lot 1 - Supermarket | 68,000 |
| Future Expansion | 11,000 |
| Future Phases | |
| Lot 2 – Retail Shops | 17,000 |
| Retail A | 38,000 |
| Lot 3 / Parking | |
| Lot 4 / Restaurant A | 3,700 |
| Lot 5 / Restaurant B | 2,900 |
| Lot 6 / Restaurant C | 3,100 |
| TOTAL | 143,700 |

Current Zoning: C-2/P (General Commercial/Planned)

Surrounding Zoning Use:

West: a) Vacant property

East: a) R-1, single-family subdivision, including five (5) residences on Given Street and Mallory Drive in the Bradford Place subdivision.

b) A small parcel zoned C-2.

North: a) Vacant property.

South: a) C-2 / commercial and retail

Comprehensive Plan: The proposed site development plan is in general conformance with the Comprehensive Plan and Future Land Use Map. It is noted that in the State of Missouri, the Comprehensive Plan is a guide only.

PRELIMINARY / FINAL DEVELOPEMNT PLAN

Building Design. Building design is reflected in the attached renderings.

Screening. A 6-ft. high privacy/screening fence will be installed on top of an 8-ft. high block retaining wall along the eastern property line where the adjoining residential lots in Bradford Place abut against the commercial development. In addition, most of the existing natural tree-line along the east property line will remain in place which will provide an additional buffer zone. Traffic and parking will also be screened from any residential dwellings. The parking area for the development will be located on the west side, facing Y-Highway.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of application(s) PDP10-16 and FDP10-16 for the preliminary and final development plans with the following condition(s):

Planning

1. The location and arrangement of structures, parking areas, walks, lighting and accessory facilities shall be compatible with the surrounding land uses, and any part of the commercial development not used for structures, parking and loading areas, or access ways shall be landscaped and all such elements shall be presented in a revised preliminary development plan.
2. If a revised preliminary development plan includes provisions for a common open space or recreational facilities to be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted.
3. All exterior ground-mounted and/or building mounted equipment including but not limited to mechanical equipment, utilities and banks of meters, shall be screened from public view with landscaping or with an architectural treatment compatible with the building architecture.
4. All roof-top equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture.
5. All trash enclosures and compactors shall be screened from public view on at least three (3) sides with a gate, with a 6-ft. solid wood fence constructed of cedar, redwood, masonry or other compatible building material and shall be approved landscaping.
6. All assessable parking spaces shall comply with ADA/Accessibility Guidelines. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure located 60-inches (5-ft) above ground measured from the bottom of the sign at the head of the parking stall.

7. A uniform sign plan is required and shall be submitted prior to final completion and occupancy.
8. A landscape plan shall be submitted and approved in accordance with the Zoning Ordinance.
9. Detailed drawings shall be provided for all 'rain-garden' facilities.
10. All sidewalks shall be constructed to City design standards.

Engineering – The City of Belton Engineering Division has reviewed the preliminary and final development plans. Detailed comments will be provided after additional plans are submitted during the permitting process. These comments are based upon the current APWA (American Public Works Association), standards, city ordinances and subdivision regulations.

1. Provide three (3) valve clusters where waterlines intersect.
2. Individual water-meters will be needed for each building in Phase I, II, and III of Crest Plaza.
3. Provide a copy of easement documents for the off-site detention pond.
4. If less than 18-inches of separation between the sanitary and storm-sewer, RCB, then encase the sanitary sewer line.
5. Show how the outlet structure and pipes for the detention basin will flow into the rip rap area for the box-culvert.
6. Show all new easements on the plat map.
7. Place waterline on the eastside of the Price Chopper and retail shop ('A'). Place hydrant 'stub-out' lines on west side of Price Chopper and retail shop 'A'.
8. Provide a SWPPP booklet
9. Provide sediment and erosion control drawings for preliminary and final grading.
10. Provide separate improvement plans for public storm, water, and sanitary lines. These plans should have plan/profile sheets, quantities, detail sheets, etc.
11. Provide separate street improvement plans for Given Street. These plans should have plan/profile sheets, quantities, detail sheets, etc.
12. On sheet C105, check several places where the proposed grading contours do not connect with existing contours. For example, check along the retaining wall behind Price Chopper.
13. Provide copies of permission letters or permits from the Corp, of Engineers and FEMA for the extension of the 12 x 6 RCB.
14. Send plans to Gary Price at KCP&L for street light layout for Given Street.

15. Provide copies of permits from MoDOT for the driveway and drop-off lane at 58-Highway.
16. The water line on the north side of Given Street shall remain in place.
17. Show 10-year, 50-year and 100-year hydraulic grade line for the storm sewer pipe and detention basin.
18. Provide copies of the MDNR and City of Belton land disturbance permits.
19. An indemnification agreement shall be required for the waterline and pavement that are located behind the Price Chopper and Retail ('A') building.
20. Permit fees including traffic impact fee, sanitary impact fee, water-meter and tap fees, and the sewer tap fee will be applicable when structures are built on the lot.

Fire Department

1. All construction must comply with the provisions of the 2006 International Fire Code (IFC) (or code adopted at time of construction) and City of Belton local amendments and standards.
2. Comprehensive infrastructure construction plans shall be submitted for fire review and acceptance including, but not limited to:
 - a. Fire hydrants – existing and proposed.
 - b. Water mains – public and private.
 - c. Location of overhead utilities.
 - d. Location of exterior electric/gas appurtenances.
3. Exterior electric/gas appurtenances subject to vehicular impact will require vehicle impact protection in accordance with Section 312 of the IFC.
4. Documentation shall be provided of existing fire flow.
5. Fire flow shall be provided to each building in accordance with appendix B of the 2006 IFC.
6. All fire department access roads, including parking lots, shall be designed to support the imposed loads of fire apparatus and be provided with an all-weather driving surface in accordance with appendix D of the 2006 IFC.
7. Fire department access must be in place and maintained throughout construction. This includes coordination with off-site projects such as the "Y-Hwy" improvements.
8. Knox Box fire department access key boxes will be required at several locations throughout the development. Exact locations, types, and ordering information shall be coordinated with the Fire Prevention Bureau.
9. Separate fire protection permits will be required for each automatic fire sprinkler system, commercial kitchen hood suppression systems, or other fire protection systems installed.
10. Any blasting that takes place on the site requires a separate permit prior to commencement.

11. The design of any traffic calming measures (speed bumps/humps, etc.) proposed in the fire department access shall be approved by the fire prevention bureau prior to installation.
12. Fire hydrant spacing shall be in accordance with appendix C of the 2006 IFC.
13. Provisions shall be made to allow for the maintenance of fire protection water supplies during taps and cut-ins.

Required Revisions/Additions:

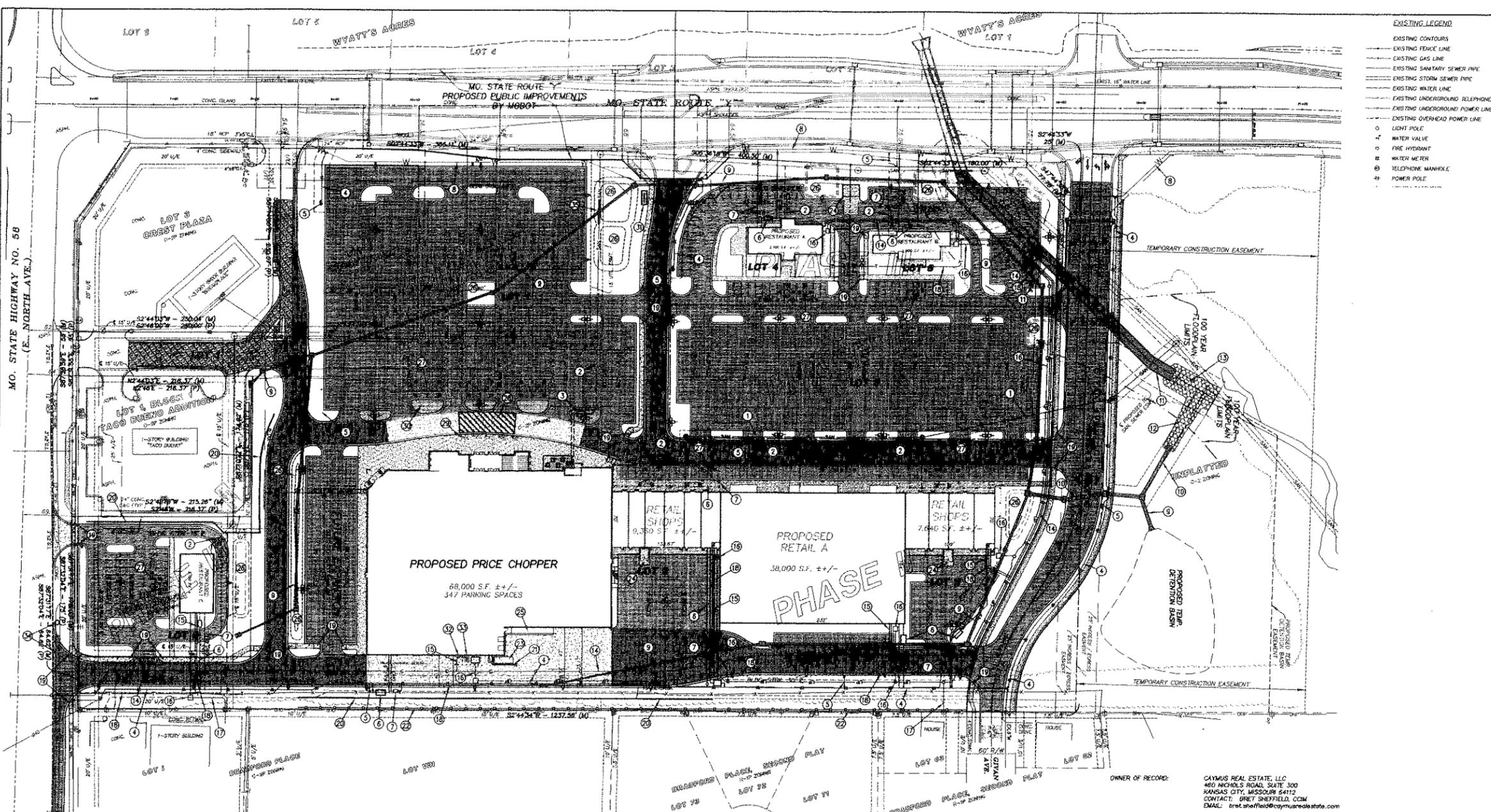
14. Show 2 – ¾” (minimum) conduits from nearest building to each backflow vault. 1 each for sump-pump power (to maintain the vault free of accumulation of water) and electronic monitoring of valves as required by the IFC.
15. The plans call for the extension of “Givans Avenue”; change final plat to reflect the correct spelling of “Givan Avenue”.
16. Add an additional fire hydrant assembly on Givan Ave. in the vicinity of center access drive (that provides access to the front of the strip center).
17. Indicate location of all proposed fire department connections (FDC’s).
18. The fire department access roadway along the back (east side) of the development will need to be marked as a “fire lane” in accordance with appendix D of the 2006 IFC along the east curb line.

PLANNING COMMISSION ACTION

1. Motion to recommend *approval / denial* of the Preliminary and Final Development Plans of Crest Plaza-2nd Plat, Price Chopper, a commercial development, located at the northeast corner of Highway 58 and Y-Highway.
2. Motion to continue the case pending additional information.

ATTACHMENTS

1. Pre-Development Plan
2. Final Development Plan
3. Building Elevations



- EXISTING LEGEND**
- EXISTING CONTOURS
 - EXISTING FENCE LINE
 - EXISTING GAS LINE
 - EXISTING SANITARY SEWER PIPE
 - EXISTING STORM SEWER PIPE
 - EXISTING WATER LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING OVERHEAD POWER LINE
 - LIGHT POLE
 - ▽ WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - ⊕ TELEPHONE MANHOLE
 - POWER POLE

Developed By: _____
 Drawn By: _____
 Checked By: _____
 Date: 09-13-10

107508-010
 PRELIMINARY DEVELOPMENT PLAN

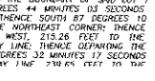
SHAFFER, KLINE & WARREN, INC.
 11250 CORPORATE BOULEVARD
 LENEXA, KANSAS 66215
 PHONE: 816/888-7800 FAX: 816/888-7868
 EMAIL: shaffer@skw-inc.com

SKW
 CIVIL ENGINEER: SHAFFER, KLINE & WARREN, INC.
 ARCHITECT: BRB ARCHITECTURE, INC.

OWNER OF RECORD: CAYMUS REAL ESTATE, LLC
 480 NICHOLS ROAD, SUITE 300
 KANSAS CITY, MISSOURI 64112
 CONTACT: GRET SHEFFIELD, CCM
 EMAIL: gret.sheffield@caymusedevelop.com

CIVIL ENGINEER: SHAFFER, KLINE & WARREN, INC.
 11250 CORPORATE BOULEVARD
 LENEXA, KANSAS 66215
 CONTACT: CHARLES A. TULLOCH, L.S.
 EMAIL: ctulloch@skw-inc.com

ARCHITECT: BRB ARCHITECTURE, INC.
 5700 ANTIPOCH PLAZA, SUITE 300
 MERRIAM, KANSAS 66109
 CONTACT: JOHN SCHWEIGER, AIA
 EMAIL: john.schweiger@brbarch.com



- DEVELOPMENT PLAN NOTES**
- 1 PROPOSED 8" SANITARY SEWER PIPE, MANHOLE & 15' EASEMENT (PUBLIC)
 - 2 PROPOSED 6" SANITARY SEWER SERVICE LINE
 - 3 PROPOSED 2000 GALLONS GREASE INTERCEPTOR
 - 4 PROPOSED 8" WATER MAIN & 20' EASEMENT (PUBLIC)
 - 5 PROPOSED BELTON STANDARD FIRE HYDRANT ASSEMBLY
 - 6 PROPOSED FIRE PROTECTION WATER SERVICE, VALVE & VAULT
 - 7 PROPOSED DOMESTIC WATER SERVICE & METER PIT
 - 8 PROPOSED 12" WATER MAIN (BY MDDOT)
 - 9 PRIVATE STORM SEWER PIPE & STRUCTURES
 - 10 PUBLIC STORM SEWER PIPE, STRUCTURES & 25' EASEMENT
 - 11 PUBLIC DOUBLE 6x6 REINFORCED CONCRETE BOX
 - 12 PROPOSED RIP RAP (MACHINE PLACED & TRACKED) (1/4 TON)
 - 13 PROPOSED RIP RAP SCOURER PIT (MACHINE PLACED & TRACKED) (1/4 TON)
 - 14 PROPOSED GAS MAIN
 - 15 PROPOSED GAS SERVICE LINE
 - 16 PROPOSED ELECTRICAL CONDUITS, SECTIONALIZERS & TRANSFORMERS
 - 17 PROPOSED ELECTRICAL POWER SOURCE & CONDUITS
 - 18 PROPOSED TELEPHONE CONDUIT
 - 19 PROPOSED ADA SIDEWALK RAMP
 - 20 PROPOSED SEGMENTAL CONCRETE BLOCK RETAINING WALL
 - 21 PROPOSED 8' HIGH C.M.U. SCREEN WALL
 - 22 PROPOSED 6' HIGH PRIVACY FENCE (VINYL)
 - 23 PROPOSED TRASH COMPACTOR
 - 24 PROPOSED C.M.U. TRASH ENCLOSURE & CONCRETE PAD
 - 25 PROPOSED DELIVERY SERVICE ACCESS RAMP
 - 26 PROPOSED WATER QUALITY FEATURE (RAIN GARDEN)
 - 27 PROPOSED ADA PARKING STALLS, SYMBOLS & SIGNS
 - 28 PROPOSED PEDESTRIAN CROSSWALK PAVEMENT MARKINGS
 - 29 PROPOSED STEEL PIPE BOLLARDS ALONG ZERO CURB
 - 30 PROPOSED BRICK PAVES CURB PARKING ISLAND
 - 31 PROPOSED SHOPPING CENTER MONUMENT SIGN
 - 32 PROPOSED GAS METER
 - 33 PROPOSED GAS EMERGENCY GENERATOR
 - 34 RELOCATE EXISTING STREET LIGHT TO 37 FEET WEST (PER CITY OF BELTON STANDARDS)
 - 35 PROPOSED SANITARY SEWER CONCRETE ENCASUREMENT FOR 8" PIPE

- PROPOSED LEGEND**
- DENOTES PUBLIC PAVEMENT
 - 2" ASPHALTIC CONCRETE SURFACE (TYPE 5-01) & 7" ASPHALTIC CONCRETE BASE (TYPE 5-01)
 - DENOTES LIGHT PAVEMENT
 - 2" ASPHALTIC CONCRETE SURFACE (TYPE 5-01) & 4" ASPHALTIC CONCRETE BASE (TYPE 5-01)
 - DENOTES HEAVY PAVEMENT
 - 2" ASPHALTIC CONCRETE SURFACE (TYPE 5-01) & 6" ASPHALTIC CONCRETE BASE (TYPE 5-01)
 - DENOTES 4" NON-REINFORCED PORTLAND CEMENT CONCRETE SIDEWALK
 - DENOTES 8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT w/ 4" CRUSHED ROCK AGGREGATE (TYPE 5)
 - DENOTES 2" CONCRETE CURB & GUTTER (TYPE CG-1)
 - DENOTES 2" ASPHALT PAVEMENT OVERLAY AND PAVEMENT PATCH

GENERAL PROVISIONS

NET AREA: 738,748 S.F. OR 18.86 ACRES

BUILDING COVERAGE SHALL NOT EXCEED 35% OF THE NET AREA OF THE PLANNED UNIT DEVELOPMENT BY INDIVIDUAL PARCEL OR TOTAL DEVELOPMENT

REQUIRED NUMBER OF OFF-STREET PARKING SPACES: 638

GROSS FLOOR AREA PROPOSED: 143,700 S.F.

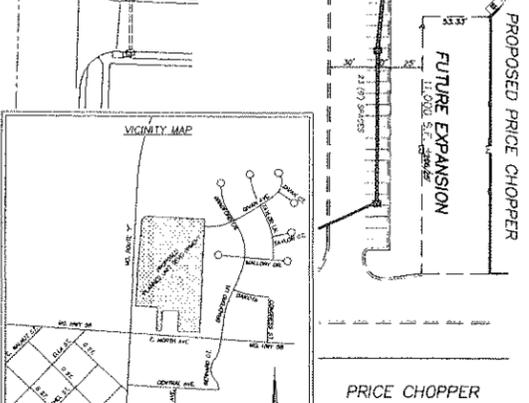
PROPOSED LAND USE BY PARCEL:

| PARCEL | PROP. LAND USE | SQ. FT. | REQD. | PROVD. |
|----------------------------|---------------------|---------|-----------|-----------|
| LOT 1 | SUPERMARKET | 68,000 | 340 (5.0) | 347 (5.1) |
| LOT 2 | W/ FUTURE EXPANSION | 79,000 | 316 (4.0) | 318 (4.0) |
| LOT 3 | RETAIL SHOPS | 17,000 | 0 | 275 (5.0) |
| LOT 4 | PARKING FOR LOT 2 | 0 | 275 (5.0) | 281 (5.1) |
| LOT 5 | RESTAURANT A | 3,700 | 15 (5.0) | 39 (10.5) |
| LOT 6 | RESTAURANT B | 2,900 | 16 (5.0) | 46 (15.5) |
| LOT 7 | RESTAURANT C | 3,100 | 16 (5.0) | 27 (8.7) |
| TOTAL FUTURE PHASES | | | | |

LEGAL DESCRIPTION

LOTS 1 AND 4, CREST PLAZA A SUBDIVISION IN THE CITY OF BELTON AND PART PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 85 DEGREES 52 MINUTES 02 SECONDS WEST; COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 523.72 FEET; THENCE NORTH 62 DEGREES 44 MINUTES 34 SECONDS EAST, 78.11 FEET TO A FOUND 8 INCH PEG; WITH A BOWTIE SURVEY CO. D.M. AT THE SOUTHWEST CORNER OF CREST PLAZA BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 44 MINUTES 34 SECONDS EAST; COINCIDENT WITH THE EAST LINE OF SAID CREST PLAZA AND THE WEST LINES OF BRADFORD PLACE AND BRADFORD PLACE SIDEWALK PLAT, SUBDIVISIONS IN SAID CITY, 1237.56 FEET; THENCE NORTH 85 DEGREES 52 MINUTES 02 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 825.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "Y"; THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE FOLLOWING COURSE: SOUTH 02 DEGREES 44 MINUTES 34 SECONDS WEST, 25.00 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 34 SECONDS WEST, 77.78 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 34 SECONDS WEST, 185.00 FEET; THENCE SOUTH 05 DEGREES 36 MINUTES 18 SECONDS WEST, 400.50 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 34 SECONDS WEST, 265.11 FEET TO THE SOUTHWEST CORNER SAID LOT 4; 230.18 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 44 MINUTES 34 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF LOT 3, 250.04 FEET TO THE SOUTHWEST CORNER THEREOF AT THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 58; THENCE SOUTH 89 DEGREES 38 MINUTES 59 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 38.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, TAGO BUENVO ADDITION, A SUBDIVISION IN SAID CITY; THENCE COINCIDENT WITH THE BOUNDARY OF SAID LOT 1 ALONG THE FOLLOWING COURSE: NORTH 02 DEGREES 44 MINUTES 03 SECONDS EAST, 216.27 FEET TO THE NORTHWEST CORNER; THENCE SOUTH 87 DEGREES 10 SECONDS 27 SECONDS EAST, 174.92 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 82 DEGREES 42 MINUTES 18 SECONDS WEST, 215.26 FEET TO THE SOUTHWEST CORNER OF SAID NORTH RIGHT-OF-WAY LINE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 87 DEGREES 32 MINUTES 17 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 734.95 FEET TO THE



PROPOSED PRICE CHOPPER
 68,000 S.F. +/-
 347 PARKING SPACES

FUTURE EXPANSION
 100,000 S.F. +/-
 500 PARKING SPACES

PRICE CHOPPER FUTURE EXPANSION PARKING LAYOUT PLAN

LOT 3 GUEST PLAZA
 100,000 S.F. +/-
 500 PARKING SPACES

LOT 4 RESTAURANT A
 3,700 S.F. +/-

LOT 5 RESTAURANT B
 2,900 S.F. +/-

LOT 6 RESTAURANT C
 3,100 S.F. +/-

RETAIL SHOPS
 6,300 S.F. +/-

PROPOSED RETAIL A
 38,000 S.F. +/-

PHASE

MO. STATE ROUTE 58 (E. NORTH AVE.)

WYATT'S ACRES

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

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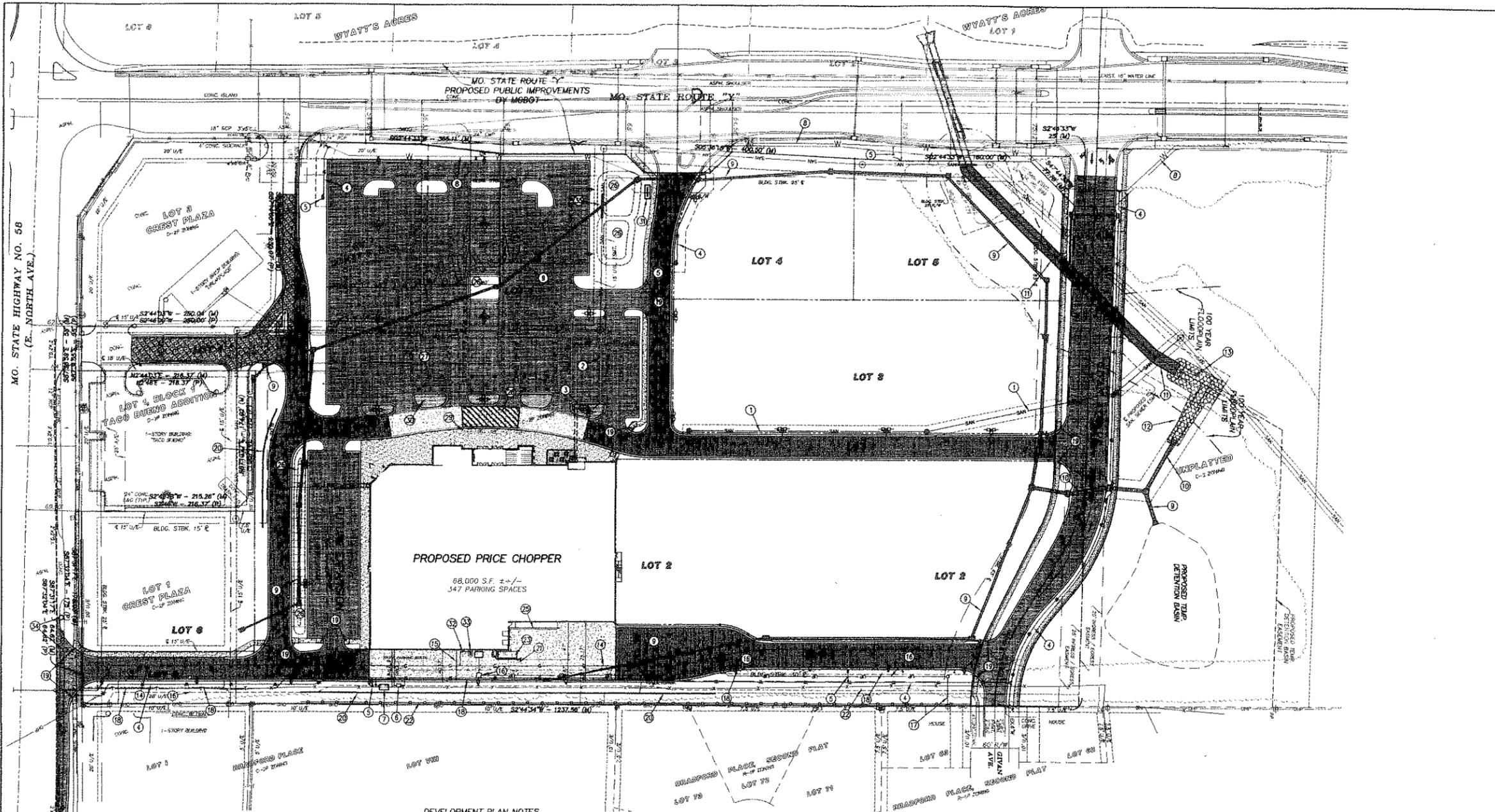
LOT 31

LOT 32

LOT 33

LOT 34

LOT 35



MO. STATE HIGHWAY NO. 58
(E. NORTH AVE.)

PROPOSED PRICE CHOPPER
68,000 S.F. +/-
347 PARKING SPACES

DEVELOPMENT PLAN NOTES

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- 16 PROPOSED ELECTRICAL CONDUITS, SECTIONALIZERS & TRANSFORMERS
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- DENOTES 2" CONCRETE CURB & GUTTER (TYPE 0G-1)
- DENOTES 2" ASPHALT PAVEMENT OVERLAY AND PAVEMENT PATCH

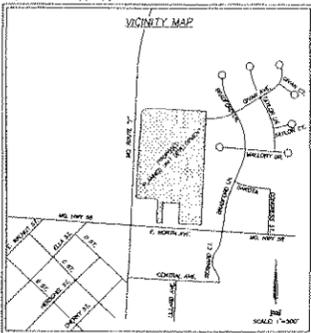
OWNER OF RECORD:
CAYLUS REAL ESTATE, LLC
480 NICHOLS ROAD, SUITE 20
KANSAS CITY, MISSOURI 64112
CONTACT: BRET SHEFFIELD.COM
EMAIL: bret.sheffield@caylustrerealestate.com

CIVIL ENGINEER:
SHAFFER, KLINE & WARREN, INC.
11250 CORPORATE BOULEVARD
LENEXA, KANSAS 66219
CONTACT: CHARLES A. TULLOCH, L.S.
EMAIL: ctulloch@skw-inc.com

ARCHITECT:
BRB ARCHITECTURE, INC.
6700 ANTHONY PLAZA, SUITE 300
MERRIAM, KANSAS 66204
CONTACT: JOHN SCHWEIGER, AIA
EMAIL: John.Schweiger@brbarch.com

LEGAL DESCRIPTION
LOTS 1 AND 4, CREST PLAZA, A SUBDIVISION IN THE CITY OF BELTON AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 80 DEGREES 52 MINUTES 08 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 363.72 FEET; THENCE NORTH 02 DEGREES 44 MINUTES 34 SECONDS EAST, 76.11 FEET TO A FOUND 3/4 INCH PEG; THENCE WITH A BOUNDARY SURVEY CO. GAP, AT THE SOUTHWEST CORNER OF CREST PLAZA BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 44 MINUTES 34 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID SECOND PLAT, SUBDIVISION IN SAID CITY, 1237.56 FEET; THENCE NORTH 85 DEGREES 32 MINUTES 08 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 675.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIGHT-OF-WAY LINE, ALONG THE FOLLOWING COURSE: SOUTH 02 DEGREES 44 MINUTES 33 SECONDS WEST, 25.00 FEET; THENCE SOUTH 47 DEGREES 44 MINUTES 33 SECONDS WEST, 177.78 FEET; THENCE SOUTH 10 DEGREES 44 MINUTES 33 SECONDS WEST, 160.00 FEET; THENCE SOUTH 05 DEGREES 36 MINUTES 18 SECONDS WEST, 400.00 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 33 SECONDS WEST, 365.11 FEET TO THE SOUTHWEST CORNER SAID LOT 4; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 87 DEGREES 15 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4, 230.18 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 44 MINUTES 03 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF LOT 4, 230.18 FEET TO THE SOUTHWEST CORNER THEREOF AT THE NORTH RIGHT-OF-WAY LINE OF MESSIAH STREET, HIGHWAY NO. 58; THENCE SOUTH 87 DEGREES 36 MINUTES 59 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, TACO BLVD. ADDITION, A SUBDIVISION IN SAID CITY; THENCE COINCIDENT WITH THE BOUNDARY OF SAID LOT 1, ALONG THE FOLLOWING COURSE: NORTH 02 DEGREES 44 MINUTES 03 SECONDS EAST, 216.37 FEET TO THE NORTHWEST CORNER; THENCE SOUTH 87 DEGREES 15 MINUTES 27 SECONDS EAST, 174.92 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 02 DEGREES 44 MINUTES 18 SECONDS WEST, 235.26 FEET TO THE SOUTHWEST CORNER AT SAID NORTH RIGHT-OF-WAY LINE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 87 DEGREES 30 MINUTES 17 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 235.65 FEET TO THE POINT OF BEGINNING.

DATE: 9/23/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=50'



SHAFFER, KLINE & WARREN, INC.
11250 CORPORATE BOULEVARD, SUITE 300, LENEXA, MO 66219-1927
OFFICE: LENEXA, MO 66219-1927
PHONE: 816/888-7800, FAX: 816/888-7808
MOBILE: 816/888-7800
WWW.SKW-INC.COM

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 09-13-10
SCALE: AS SHOWN

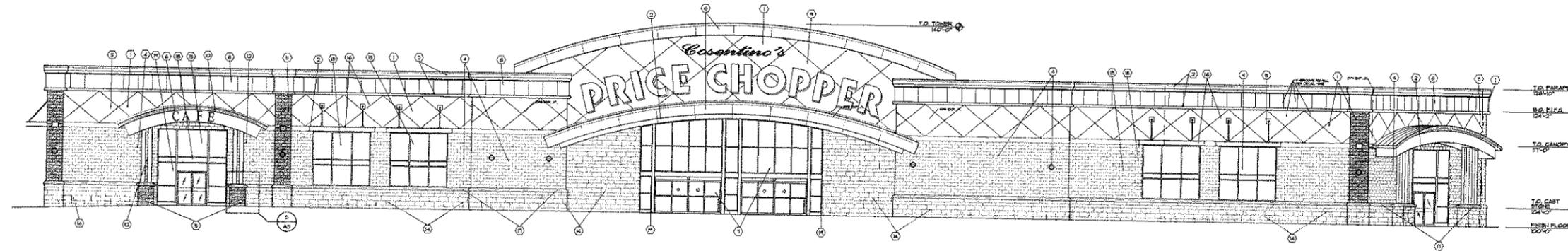
PROJECT: CREST PLAZA, SECOND PLAT, CITY OF BELTON, CASS COUNTY, MISSOURI
SHEET NO. C104

FINAL DEVELOPMENT PLAN

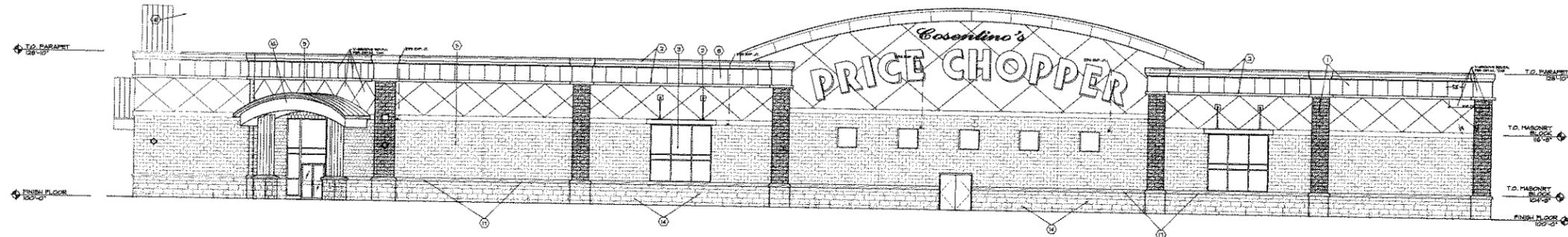
PRICE CHOPPER ELEVATION FINISH KEYNOTES (T)

- | | | |
|--|--|--|
| ① EIFS #1 - 'STEVENS HOOD' BY DRYVIT | ⑩ ACCENT BAND TO BE EIFS #1 'STEVENS HOOD' BY DRYVIT | ⑭ DARK BRONZE METAL |
| ② EIFS #2 - 'MONASTERY BROWN' BY DRYVIT | ⑪ 6'-0" HIGH SIGNAGE LETTERS - RED | ⑮ SMOOTH-FACE CAST STONE SILL - 'BUFF' COLOR (1/8" BY ARCHITECTURAL ART STONE) |
| ③ INTEGRAL COLORED SMOOTH FACE MASONRY BLOCK - 'MISSOURI WHITE' BY OLDCASTLE | ⑫ 2'-0" HIGH SIGNAGE LETTERS - RED | ⑯ GLASS INDICATED WITH AN 'R' IS TO BE SPANISH GLASS AS SPECIFIED (TYP) |
| ④ INTEGRAL COLORED SMOOTH FACE MASONRY BLOCK - 'TAN' BY OLDCASTLE | ⑬ TRASH COMPACTOR CHUTE. PAINT TO MATCH ADJACENT OS | ⑰ GLASS INDICATED WITH A 'T' IS TO BE FULLY TEMPERED SAFETY GLASS (TYP) |
| ⑤ INTEGRAL COLORED SPLIT-FACE MASONRY BLOCK - 'TAN' BY OLDCASTLE | ⑭ METAL POST - PAINTED TO MATCH EIFS #1 ABOVE | |
| ⑥ RED METAL - 'BRIGHT RED' BY ALUMAX | ⑮ NOT USED | |
| ⑦ ALUMINUM WINDOW FRAMING TO BE RED TO MATCH THE RED ABOVE | ⑯ GAST STONE BLOCK WITH ROCK FACE - 'BUFF' COLOR (1/8" BY ARCHITECTURAL ART STONE) | |
| | ⑰ ALUMINUM WINDOW FRAMING TO BE DARK BRONZE | |

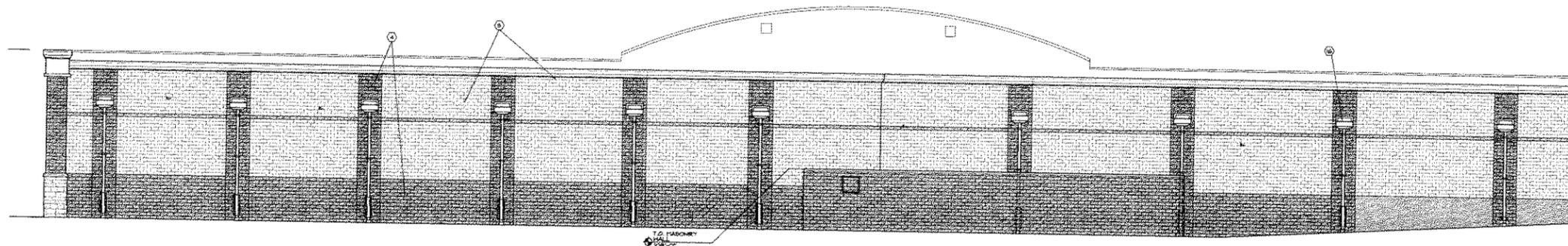
NOTE: ALL HOLLOW METAL DOORS AND FRAMES, OVERHEAD DOORS, LOUVERS, SERVICE LINES AND/OR HALL, EXPOSED EQUIPMENT ARE TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE. GUARDRAILS AND HANDRAILS ARE TO BE PAINTED TO MATCH 'TAN' BLOCK COLOR. ALL ROOF TOP EQUIPMENT IS TO BE SHROUDED FROM PUBLIC VIEW BY EITHER PARAPET WALLS OR ROOF TOP SCREENING.



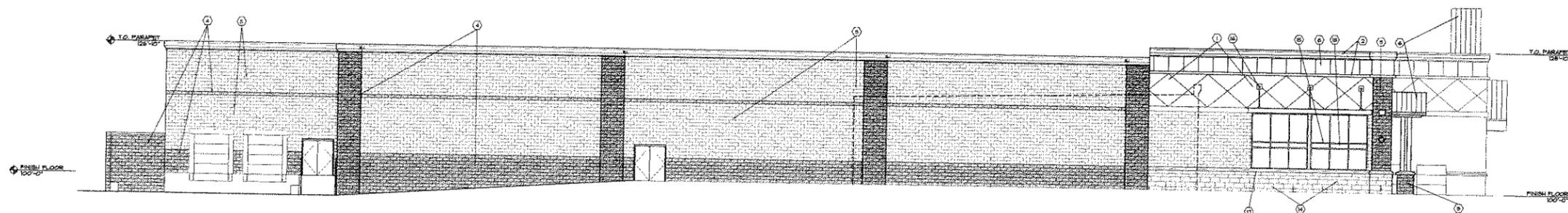
NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



EAST EXTERIOR ELEVATION
1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



WEST EXTERIOR ELEVATION
1/8" = 1'-0"

JOB NUMBER: 6320277
LICENSE NUMBER: A-4462
DATE ISSUED: 4/9/10
OWNER: PRICE CHOPPER

REVISIONS:

B|R|R
architects

OWNER: SUPERMARKET DEVELOPERS INC.
3000 KANSAS AVENUE
KANSAS CITY, MO 64108
HENDERSON ENGINEERS, INC.
8000 LINDBERG DRIVE, SUITE 400
LEWIS & CLARK
KANSAS CITY, MO 64114
JOHNSTON BURKHOLDER ASSOCIATES
100 CENTRAL
KANSAS CITY, MO 64105

A NECA
PRICE CHOPPER & RETAIL SHOPS
DESIGNED BY BIR|R ARCHITECTS





**PRELIMINARY & FINAL PLAT
'CREST PLAZA – 2nd PLAT, PRICE CHOPPER'
PLANNING COMMISSION
MONDAY, OCTOBER 4, 2010 – 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PP10-16 & FP10-16

Consideration of a Preliminary and Final Plat approval for Crest Plaza -2nd Plat, Price Chopper, a commercial development, located at the northeast corner of 58-Highway and Y-Highway, immediately north of the Taco Bueno restaurant.

BACKGROUND

Caymus Real Estate, LLC, is proposing to develop a 68,000-sq. ft. Cosentino's Price Chopper grocery store on this 17.0-acre tract of land. The city's site plan review committee had convened on September 23rd to discuss and review the elements of the site plan and general layout of the development. The property is currently zoned C-2/P (General Commercial/Planned), which had been rezoned from Agricultural on June 27, 1995. The developer is prepared to move forward in the development process and has submitted a preliminary and final plat as well as a preliminary and final development plan for this commercial project.

REVIEW

The preliminary plat is approximately 17.0 acres in size and zoned C-2/P (General Commercial/Planned). A Cosentino's Price Chopper supermarket will serve as the primary anchor for this development site with several smaller tenants. The Price Chopper supermarket will have a gross floor area (gfa) of approximately 68,000-square feet. Attached to the supermarket to the north will be one mid-size retailer (approx. 38,000-sq. ft.) with ten (10) additional smaller tenant spaces with a combined 55,000-square feet of gross floor area (gfa), which will all be included in the first phase of development. Future phases will include additional retail shops and restaurants.

The primary access to the development will be from Y-Highway with a signalized intersection. There will be multiple additional access points from 58-Highway and from Given Avenue which will also provide a secondary access to the Bradford Place subdivision.

The developer is in agreement with the adjoining property owner to the north, Prime Site II, L.L.C., of which they have signed a 'Temporary Detention Area Agreement' which will be filed and recorded with the Recorder of Deeds of Cass County for the placement of an off-site detention basin, which will be maintained (i.e. mowing; trash/debris/sediment removal; concrete pilot channels; retaining wall, etc.) by the developer/owner.

A portion of the development does lie within a "Special Flood Hazard Area" (SFHA) as defined by the Federal Emergency Management Agency (FEMA). This area is located at the northwest corner of the development site, near the proposed storm-water detention area.

NOTE: During the site plan review meeting, the developer stated that proper safeguards would be implemented to help mitigate any negative impacts that might be generated by this development. In an effort to help protect the adjoining residential properties of Bradford Place, the developer has proposed to construct a segmented block retaining wall approximately 320-lineal feet along the east property line which abuts the Bradford Place subdivision. Also, another stretch of segmented block retaining wall approximately 150-lineal feet will be constructed along the southern access road, directly north of the Taco Bueno restaurant. In addition, a 6-ft privacy/screening fence will be installed on top of the retaining wall, in an effort to provide additional screening and buffering for the residences abutting the development, specifically Lots 63; 71; 72; and 73 of the Bradford Place subdivision.

STAFF RECOMMENDATION

Engineering, Fire and Community Development staff support the recommendation to approve the Preliminary and Final Plat of the Crest Plaza-2nd Plat.

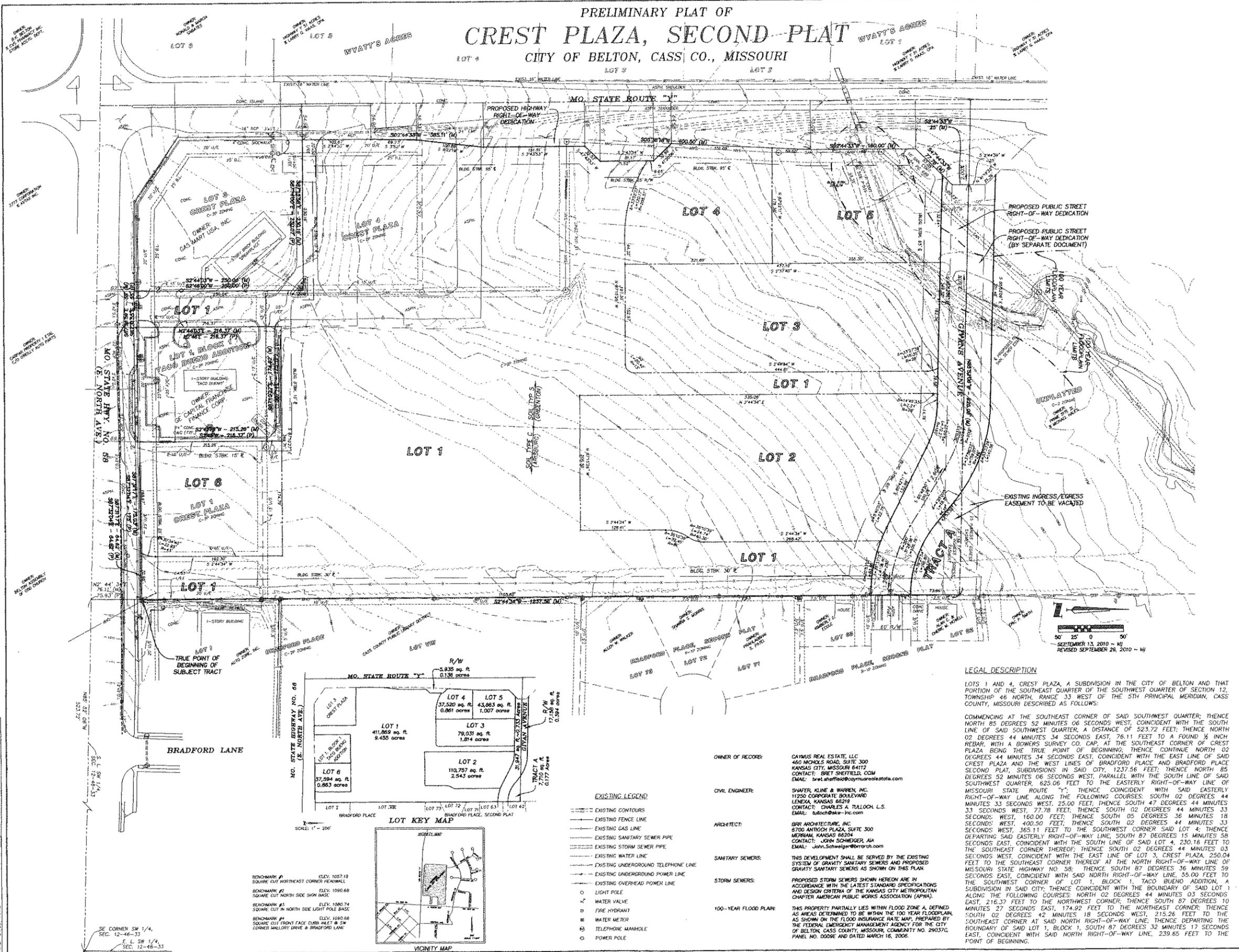
PLANNING COMMISSION ACTION

1. Motion to recommend *approve / deny* of the Preliminary and Final Plat of Crest Plaza-2nd Plat, a commercial development, located at the northeast corner of Highway 58 and Y-Highway.
2. Motion to continue the case pending additional information.

ATTACHMENTS

1. Pre-Plat
2. Final Plat

PRELIMINARY PLAT OF
CREST PLAZA, SECOND PLAT
 CITY OF BELTON, CASS CO., MISSOURI



LEGAL DESCRIPTION

LOTS 1 AND 4, CREST PLAZA, A SUBDIVISION IN THE CITY OF BELTON AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 85 DEGREES 52 MINUTES 06 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 523.72 FEET; THENCE NORTH 02 DEGREES 44 MINUTES 34 SECONDS EAST, 76.11 FEET TO A FOUND 1/4 INCH REBAR, WITH A BOWERS SURVEY CO. CAP, AT THE SOUTHWEST CORNER OF CREST PLAZA BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 44 MINUTES 34 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID CREST PLAZA AND THE WEST LINES OF BRADFORD PLACE AND BRADFORD PLACE SECOND PLAT, SUBDIVISIONS IN SAID CITY, 1237.56 FEET; THENCE NORTH 85 DEGREES 52 MINUTES 06 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 825.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "Y"; THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE FOLLOWING COURSES: SOUTH 02 DEGREES 44 MINUTES 33 SECONDS WEST, 25.00 FEET; THENCE SOUTH 47 DEGREES 44 MINUTES 33 SECONDS WEST, 77.78 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 33 SECONDS WEST, 160.00 FEET; THENCE SOUTH 05 DEGREES 36 MINUTES 18 SECONDS WEST, 400.50 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 33 SECONDS WEST, 365.11 FEET TO THE SOUTHWEST CORNER SAID LOT 4; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 87 DEGREES 15 MINUTES 58 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4, 230.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 44 MINUTES 03 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF LOT 3, CREST PLAZA, 250.04 FEET TO THE SOUTHWEST CORNER THEREOF AT THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 58; THENCE SOUTH 87 DEGREES 36 MINUTES 59 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 55.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, COINCIDENT WITH THE BOUNDARY OF SAID LOT 1 ALONG THE FOLLOWING COURSES: NORTH 02 DEGREES 44 MINUTES 03 SECONDS EAST, 216.37 FEET TO THE NORTHWEST CORNER; THENCE SOUTH 87 DEGREES 10 MINUTES 27 SECONDS EAST, 174.92 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 02 DEGREES 42 MINUTES 18 SECONDS WEST, 215.26 FEET TO THE SOUTHWEST CORNER AT SAID NORTH RIGHT-OF-WAY LINE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 87 DEGREES 32 MINUTES 17 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 239.65 FEET TO THE POINT OF BEGINNING.

OWNER OF RECORD: CAYMUS REAL ESTATE, LLC
 460 NICHOLS ROAD, SUITE 300
 KANSAS CITY, MISSOURI 64112
 CONTACT: DREW SHEFFIELD, CCIM
 EMAIL: drew.sheffield@caymusrealestate.com

CIVIL ENGINEER: SHAFER, KLINE & WARREN, INC.
 11250 CORPORATE BOULEVARD
 LENEXA, KANSAS 66219
 CONTACT: CHARLES A. TULLOCH, L.S.
 EMAIL: tulloch@skw-inc.com

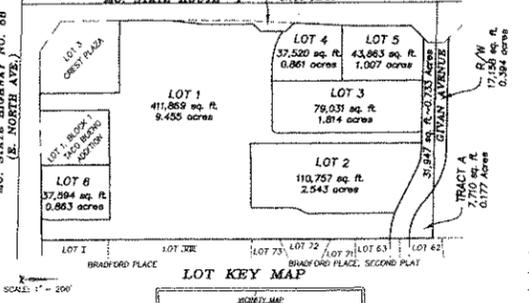
ARCHITECT: BBR ARCHITECTURE, INC.
 6700 ANTOON PLAZA, SUITE 300
 MCKEAN, KANSAS 66204
 CONTACT: JERIN SCHWEIGER, AIA
 EMAIL: Jerin.Schweiger@brorarch.com

SANITARY SEWERS: THIS DEVELOPMENT SHALL BE SERVED BY THE EXISTING SYSTEM OF GRAVITY SANITARY SEWERS AND PROPOSED GRAVITY SANITARY SEWERS AS SHOWN ON THIS PLAN.

STORM SEWERS: PROPOSED STORM SEWERS SHOWN HEREON ARE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE KANSAS CITY METROPOLITAN CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION (APWA).

100-YEAR FLOOD PLAIN: THIS PROPERTY PARTIALLY LIES WITHIN FLOOD ZONE A, DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BELTON, CASS COUNTY, MISSOURI, COMMUNITY NO. 29037C, PANEL NO. 0009E AND DATED MARCH 16, 2006.

- EXISTING LEGEND**
- EXISTING CONTOURS
 - EXISTING FENCE LINE
 - EXISTING GAS LINE
 - EXISTING SANITARY SEWER PIPE
 - EXISTING STORM SEWER PIPE
 - EXISTING WATER LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING OVERHEAD POWER LINE
 - LIGHT POLE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ TELEPHONE MANHOLE
 - ⊕ POWER POLE



BENCHMARK #1: ELEV. 1057.19
 SQUARE CUT NORTHEAST CORNER HEADWALL

BENCHMARK #2: ELEV. 1090.68
 SQUARE CUT NORTH SIDE SIGN BASE

BENCHMARK #3: ELEV. 1080.74
 SQUARE CUT IN NORTH SIDE LIGHT POLE BASE

BENCHMARK #4: ELEV. 1090.68
 SQUARE CUT FRONT FACE CURB INLET @ SW CORNER MALLORY DRIVE & BRADFORD LANE

SE CORNER SW 1/4,
 SEC. 12-46-33

E. L. SR 1/4,
 SEC. 12-46-33

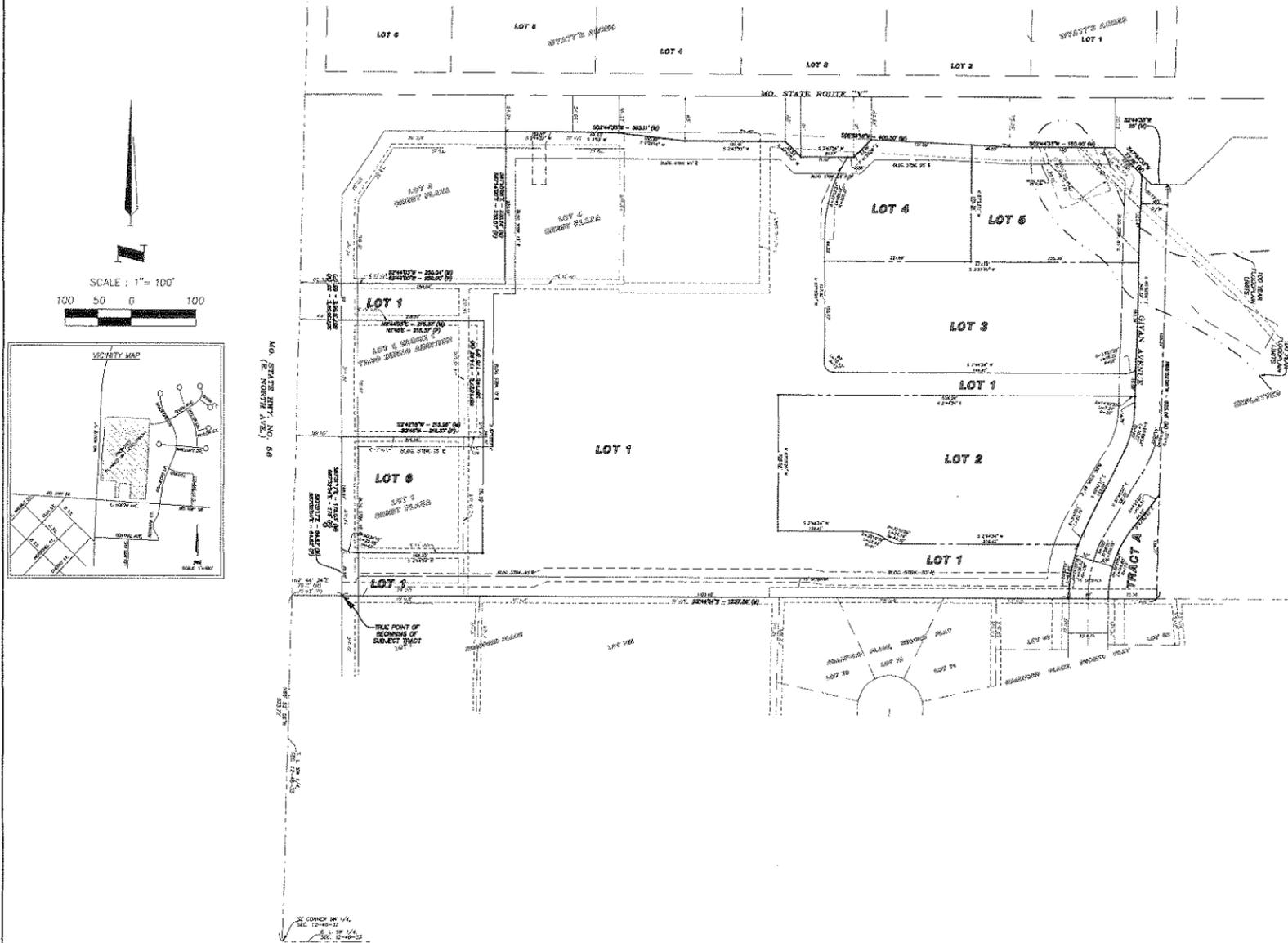
DATE: 9/29/2010
 DATE: 9/29/2010
 DATE: 9/29/2010

Designed By: _____
 Drawn By: _____
 Checked By: _____
 Issue Date: 09-15-10

SHAFER, KLINE & WARREN, INC.
 11250 Corporate Avenue, Lenexa, KS 66219-1392
 913-885-7800 FAX: 913-885-7806

107506-010
SHEET NO.
C101

FINAL PLAT
CREST PLAZA, SECOND PLAT
 PART OF THE SW 1/4 OF SECTION 12, TOWNSHIP 46, RANGE 33



PROPERTY DESCRIPTION:

LOTS 1 AND 4, CREST PLAZA, A SUBDIVISION IN THE CITY OF BELTON AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 85 DEGREES 52 MINUTES 06 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 523.72 FEET; THENCE NORTH 02 DEGREES 44 MINUTES 34 SECONDS EAST, 76.11 FEET TO A FOUND 1/4 INCH REBAR, WITH A BOWERS SURVEY CO. CAP, AT THE SOUTHWEST CORNER OF CREST PLAZA BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 44 MINUTES 34 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID CREST PLAZA AND THE WEST LINES OF BRADFORD PLACE AND BRADFORD PLACE SECOND PLAT, SUBDIVISIONS IN SAID CITY, 1237.56 FEET; THENCE NORTH 85 DEGREES 52 MINUTES 06 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 625.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "Y"; THENCE SOUTH 47 DEGREES 44 MINUTES 33 SECONDS WEST, 77.78 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 33 SECONDS WEST, 160.00 FEET; THENCE SOUTH 05 DEGREES 36 MINUTES 18 SECONDS WEST, 400.50 FEET; THENCE SOUTH 02 DEGREES 44 MINUTES 33 SECONDS WEST, 365.11 FEET TO THE SOUTHWEST CORNER SAID LOT 4; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 87 DEGREES 15 MINUTES 58 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4, 230.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 44 MINUTES 03 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF LOT 3, CREST PLAZA, 250.04 FEET TO THE SOUTHWEST CORNER THEREOF AT THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 58; THENCE SOUTH 87 DEGREES 36 MINUTES 59 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 55.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, TACO BUENO ADDITION, A SUBDIVISION IN SAID CITY; THENCE COINCIDENT WITH THE BOUNDARY OF SAID LOT 1 ALONG THE FOLLOWING COURSES: NORTH 02 DEGREES 44 MINUTES 03 SECONDS EAST, 216.37 FEET TO THE NORTHWEST CORNER; THENCE SOUTH 87 DEGREES 10 MINUTES 27 SECONDS EAST, 174.92 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 02 DEGREES 42 MINUTES 18 SECONDS WEST, 215.26 FEET TO THE SOUTHWEST CORNER AT SAID NORTH RIGHT-OF-WAY LINE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 87 DEGREES 32 MINUTES 17 SECONDS EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 239.65 FEET TO THE POINT OF BEGINNING.

DEDICATION: The undersigned proprietors of the tract of land have caused the same to be subdivided in the subdivision and plat shall hereafter be known as "CREST PLAZA, SECOND PLAT".

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

EASEMENTS: An easement or license is hereby granted to the City of Belton, a trustee for the public, to locate, construct and maintain or authorize the location, construction and maintenance and use of all conduits for water, gas, sewer, poles and wires or all of them over, under and along the strips designated "Utility Easement" or "U/E". Maintenance of landscape, screening and grass shall be the responsibility of the owner of Lot 1. An area labeled as "Waterline Esmt." is hereby reserved for the location, construction and maintenance of waterlines, valves, hydrants and other water accessories and facilities. The area shown hereon labeled as "Drainage Esmt." is hereby reserved for the location, construction and maintenance of conduits, storm sewer pipes, surface drainage facilities, etc.

OWNER: CAYMUS REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME, TITLE _____
 STATE OF _____ } SS
 COUNTY OF _____

Be it remembered that on this _____ day of _____, 2010, before me, a notary public in and for said County and State, came Jerry Garland, President of Super Market Developers, Inc., a Missouri Corporation, to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public _____
 Printed Name _____

My Appointment Expires _____

This plat of CREST PLAZA, SECOND PLAT has been submitted to and approved by the Belton Planning Commission this _____ day of _____, 2010.

Chairman _____

Secretary _____

These easements and rights-of-way accepted by the Board of Aldermen of Belton, Missouri, this _____ day of _____, 2010.

Mayor _____

ATTEST:

City Clerk _____

Entered on transfer record this _____ day of _____, 2010.

SURVEYOR'S CERTIFICATION: I hereby certify that the plat titled "CREST PLAZA, SECOND PLAT", a subdivision, is based on an actual field survey made by me or under my direct supervision on MONTH DAY, YEAR and that said survey meets or exceeds the current "Minimum Standards for Urban Property Surveys" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Missouri Standards for Property Boundary Surveys established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

DEVELOPER/OWNER
 CAYMUS REAL ESTATE, LLC
 450 NICHOLS ROAD, SUITE 301
 KANSAS CITY, MISSOURI 64112

SHAFER, KLINE & WARREN, INC.
 ENGINEERS ~ SURVEYORS

11250 CORPORATE AVENUE
 LENEXA, KANSAS 66219
 PHONE: (913) 888-7800
 FAX: (913) 888-7868

BY: _____ DATE _____
 DOUGLAS A. FARRAR, MO PLS-2003009964