



**AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
MONDAY, JUNE 8, 2020 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Members of the public may observe and attend the meeting at www.belton.org/watch

- I. CALL MEETING TO ORDER**

- II. ROLL CALL**

- III. APPROVAL OF THE MINUTES OF THE MAY 4, 2020 PLANNING COMMISSION MEETING**

- IV. PUBLIC HEARINGS**
 - A.** Rezoning from the existing C-2 General Commercial District to a R-3A Planned Unit Development District, and a Preliminary Development Plan to permit the development of the Northpoint Apartments, consisting of 322 units in six buildings on 11.64 acres. The property is located on the South side of 163rd Street, midway between Markey Parkway and Givan Avenue, at the intersection of Turner Road and 163rd Street.

 - B.** A rezoning from the existing A Agricultural Zoning District to a R-1 Single-Family Residential District for the property located on the North side of Cambridge Road, approximately 236 feet east of Mullen Road.

- V. NON-PUBLIC HEARINGS**

Approval of a Final Plat for the Replat of Whorton Farms, located on the North side of Cambridge Road, approximately 236 feet East of Mullen Road.

- VI. DIRECTOR'S REPORT**

- VII. NEXT MEETING DATE:** July 6, 2020

- VIII. ADJOURNMENT**

SECTION III.
MEETING MINUTES
MAY 4, 2020

**Minutes of Meeting
Belton Planning Commission
Electronic Zoom Meeting
City Hall Annex, 520 Main Street
May 4, 2020**

CALL TO ORDER

Chairman Girgin called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Tim McDonough, Kelly Monaghan-Bass, Kara Anderson and RJ Warren

Absent: Commissioner Sally Davila

Staff: Dave Clements, Planning and Building Director; and Madison Smith, Development Technician

Guests: Patrick Joyce – Project Manager, Anderson Engineering
Michael Moores – Project Architect

MINUTES

Councilman Trutzel moved to approve the March 2, 2020, Planning Commission meeting minutes. Commissioner Monaghan-Bass seconded the motion. All members present voted in favor, and the motion carried.

NON-PUBLIC HEARING – Consideration of a Final Development Plan located at 312 Main Street, to permit the construction of a new 8,400 square foot building for the Fraternal Order of Eagles, in the Old Town Belton Overlay District.

Mr. Clements gave a summary of the staff report. The staff report is attached as Exhibit A.

The Commission had many questions regarding the removal of the off-street parking requirement, the plans for the existing building, and the hours of operation for the club.

- Waiving the parking requirement would not have an adverse effect due to the different days and hours of operation.
- We are not completely aware of the hours of operation. They are not open to the public, only to members.
- Many communities do not require off-street parking in their Central business district.
- Extra parking in other places nearby.
- There are no plans to operate in the old building.

Councilman Trutzel moved to approve the Final Development Plan for Fraternal Order of Eagles.

The motion was seconded by Commissioner Anderson. When a vote was taken, the following was recorded:

Ayes: 8 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners RJ Warren, Kelly Monaghan-Bass, Tom MacPherson, Kara Anderson, and Tim McDonough

Noes: 0

Absent: 1 – Commissioner Sally Davila

DIRECTOR'S REPORT

- Mr. Clements reported that staff has been sheltering in place since the Mayor's Stay at Home Order went out. We have seen significant construction activity going on. Code Enforcement is still a priority, and our efforts have not seized. City Manager, Alexa Barton, reported that we appreciate staff's commitment. We are asking employees to follow social distancing guidelines and wear a mask when out in public. We will revisit opening City Hall on May 15.

NEXT MEETING DATE: June 8, 2020

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Anderson. All voted in favor, and the meeting adjourned at 6:25 p.m.

EXHIBIT A

**FINAL DEVELOPMENT PLAN
FRATERNAL ORDER OF EAGLES CASS COUNTY
BELTON PLANNING COMMISSION
ELECTRONIC MEETING
MONDAY, MAY 4, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant- Fraternal Order of Eagles/Jeff Shaw

Engineer- Anderson Engineering/Patrick Joyce

Architect- Michael Moores

Location- The property is located at 312 Main Street

Request- The application was filed for approval of a Final Development Plan to permit the construction of an 8,400 square foot new building for the Fraternal Order of Eagles, in the Old Town Belton Overlay District.

BACKGROUND

The property at 312 Main Street is owned by the Fraternal Order of Eagles (Eagles), and the location currently serves as a parking lot for their existing club. The Eagle filed this application to permit the construction of a new building for their fraternal club and operations.

The applicant submitted the following project narrative to further explain their operation and details of the proposed building:

The Belton chapter of the Fraternal Order of Eagles was started in 2006, and it has had a steady presence on Main Street of Belton's Olde Town District ever since. 'People helping people' is a phrase that the Eagles live by in supporting their community. They are very active in contributing to charitable organizations and events, such as; Hope House, The Special Olympics, and Bikers, Blues and BBQ- an annual event to benefit the Belton special education program. The purpose of the project is to foster growth in memberships, which would allow the Eagles to increase their contributions to the community as a whole.

The project is a new 8,400 square foot facility that will include an event space, bar, gaming areas, and a kitchen to support the club's events. The exterior colors and materials will be compatible with those found along Main Street, including brick, stucco, and awnings over the storefront windows.

PROPOSED FINAL PLAN/COMPLIANCE WITH ZONING REGULATIONS, DISTRICT GUIDELINES

Subject Property: The property is a 0.443-acre parcel at the southwest corner of Main Street and Chestnut Street. The property is zoned a C-1 Neighborhood Commercial District. This location on Main Street is in the area of the Old Town Belton Overlay District.

Proposed Development: The applicant is proposing to construct an 8,400 square foot building consisting of a full-service kitchen, event space, bar and gaming area. This new facility would provide the Eagles with a more full-service community operation.

This would be a one-story building with the front entrance on Main Street. The public alley behind the building would allow loading and a location for a trash enclosure.

Compliance with Old Town Belton Overlay District/Design Guidelines: The Old Town Belton Overlay District and Design Guidelines (OTB) were approved in 2011. The district and guidelines were prepared to provide an overlay for development standards in the central business district working in conjunction with the standards of the Unified Development Code. The guidelines focus on architectural features and materials and provide standards for renovation of existing buildings and new construction.

New construction in the overlay district shall be in the manner consistent with the scale, massing, and character of the Main Street corridor. Building facades should be constructed of materials and have architectural styles compatible with surrounding buildings. Brick, stone and stucco are encouraged for use as primary building materials.

The proposed building design meets the guidelines of the OTB. Elevation drawings are shown on pages A2 and A3 of the plan set. The drawings include a colored elevation. The front elevation faces Main Street, and the northwest elevation faces Chestnut Street. These are the primary elevations, and materials include modular brick, stucco, storefront glass, canvas canopies and wall scones. The southwest elevation abutting the alley includes stucco and brick. These materials and features meet the design guidelines of the OTB.

The proposed design is consistent surrounding buildings, meeting objectives of the plan.

Compliance with C-1 Requirements: The property is zoned a C-1 Neighborhood Commercial District. This zoning district is designed to provide small-scale office, retail and service uses to serve the immediate area. The C-1 district works in conjunction with the overlay district to provide regulations for development.

The OTB requires a 10-foot front setback. The applicant is proposing a zero-foot front setback in order to match the existing setbacks of other building on Main Street.

There is also a requirement for off-street parking spaces for the proposed building. Eagles is requesting this parking requirement be waived. Eagles is open to members only two nights a week, and there are no daily hours of operation. During Eagles membership hours, there is sufficient on-street parking due to the fact that nearby uses are closed. Waiving the parking requirement would not have any adverse impact on the area. It is worth noting that many communities do not require off-street parking in their central business districts as an incentive to development and to encourage shared parking and street-level pedestrian activity.

Additional details of the plan are shown on Pages 1 and A-1 of the plan set.

Landscaping: A new landscape buffer is proposed along Chestnut Street. This meets the requirements for foundation plantings. Due to the location of the sidewalk and building setback, there is no area available for plantings on Main Street.

Streets/access: Access to the site would be from the existing alley behind the building. No new driveways or streets are proposed.

Utilities: There are adequate public facilities for the new building.

Detention: There is no requirement for stormwater management with the building. The new building provides less impervious surface than the existing parking lot.

STAFF RECOMMENDATION

The staff recommends approval of the request for a Final Development Plan for the Fraternal Order of Eagles, as noted in the staff report and indicated on the final development plan. The recommendation is subject to the following conditions:

1. The Final Development Plan for Fraternal Order of Eagles is hereby approved, as shown on Final Site Development Plan by Anderson Engineering, dated 2/7/20, and elevations by M Design, dated 2/7/2020.
2. Trash enclosures shall be constructed of materials to match the buildings.
3. Any rooftop mechanical equipment shall be screened.
4. The Final Development plan includes a reduction of the front setback to zero feet, and a waiver of the off-street parking requirement.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Final Development Plan for Fraternal Order of Eagles.
2. Motion to **deny** a Final Development Plan for Fraternal Order of Eagles.
3. Motion to continue the application for further information.

ATTACHMENTS

1. Eagles-Final Development Plan- 4 pages.
2. Location Map.

SECTION IV.
REZONING & PRELIMINARY DEVELOPMENT
PLAN – NORTHPOINT APARTMENTS

**REZONING AND PRELIMINARY DEVELOPMENT PLAN
NORTHPOINT APARTMENTS
BELTON PLANNING COMMISSION
MONDAY, JUNE 8, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner-Prime Site II, LLC./Michael Hales

Applicant-Northpoint Development, LLC./Nathaniel Hagedorn, Brad Haymond

Engineer-Renaissance Infrastructure Consulting/Mick Slutter

Architect-Rosemann and Associates/Gabe Vogl

Location-The property is located on the south side of 163rd Street, midway between Markey Parkway and Givan Avenue.

Request-The application was filed for approval of a Rezoning from the existing C-2 General Commercial District to a R-3A Planned Unit Development District, and a Preliminary Development Plan to permit the development of the Northpoint Apartments, consisting of 322 units in six buildings on 11.64 acres.

BACKGROUND

This application was filed for a rezoning from the existing C-2 General Commercial District to a R-3A Planned Unit Development, and a related preliminary development plan.

Northpoint Development is an experienced and accomplished developer of rental apartments throughout the Kansas City market. The company has developed 3500 apartments throughout metropolitan area in the last eight years. Apartments similar in quality and design to the proposed plan can be viewed with the following links:

Summit Square Apartments/Lee's Summit <https://www.summitsquarekc.com/>
Residences at New Longview/Lee's Summit <https://www.liveatresidencesnlv.com/>
Retreat at Tiffany Woods/Kansas City <https://www.theretreatattiffanywoods.com/>

The preliminary development plan provides for 322 apartments on the 11.64-acre site. There are six, four-story buildings on the plan, a pool and clubhouse, a walking trail around the perimeter of the development with a dog park and a trail connection to Markey Parkway. Three of the buildings provide first floor garage spaces for residents, and there are carports, garages and surface parking to further meet resident and guest parking needs. The four-story buildings will all have elevators and interior corridors, the buildings are not walk-up apartments.

The bedroom mix of the apartments is as follows:

- 30 studio units
- 148 one bedroom/one bath units
- 38 one bedroom/one bath + den
- 84 two bedroom/two bath
- 22 two bedroom/two bath + den

These will be luxury apartments, the applicant states that rental rates will range from approximately \$850.00 for studio units to \$1600.00 for the larger two-bedroom homes, depending on phasing and time of construction and actual market conditions.

The applicant has provided the attached interior photographs of the units to depict the quality and finishes of the homes.

The clubhouse serves as a gathering and community resource for residents and includes a kitchen with coffee bar, fitness room, cycling studio, massage studio, conference room, screening/TV room, and an outdoor patio and grilling area. The swimming pool will be a heated salt-water pool with a sun deck.

The applicant believes the property is well suited for multi-family development. The development will provide luxury rental units that will offer new housing choices for residents of Belton and surrounding communities. The location is on an arterial street with nearby highway access. The site is not directly adjacent to any existing single-family homes, a stream buffer and wooded area separate the property from nearby homes in Bradford Place. Development of the site will help support existing retail and nearby employment centers.

PRELIMINARY DEVELOPMENT PLAN

The subject property is an 11.6-acre site located on the south side of 163rd Street, at the intersection with Turner Road. The site is midway between Markey Parkway and Given Drive. The signalized intersection of Turner Road and 163rd Street will be the main entrance to the community.

Compliance with R-3A Standards and Planned Unit Development (PUD) Requirements of the Unified Development Code (UDC):

The plan generally meets all requirements of the R-3A Community Residential District. The R-3A district is intended for multiple-family residential development adjacent to arterial streets, to and serve as a transition from commercial development to lower density residential development.

Parking: 1.5 parking spaces per unit for multi-family development or 483 spaces are required for the 322 units. There are 515 parking spaces proposed, including 122 attached and detached garages, 95 carport spaces and surface parking. The parking spaces meet all dimensional requirements for length, width and maneuvering.

Required Yards/setbacks:

Front yard- 30-foot setback required. 20-foot setback proposed.

Rear yard-20-foot setback required. 30-foot setback proposed.

Side yard-5-foot setback required. Varies, exceeds minimum requirement.

Maximum Building Height-35-foot maximum. 41'-6" proposed height. To be measured at average height of gable.

Maximum Building Coverage-25% maximum. 18% proposed building coverage.

Required Open Space-30% of total land area required. 40% open space provided.

A land-use analysis and site data table is found on Sheet CO-3, General Layout, for other project specifics.

Planned Unit Development Criteria-The UDC includes provisions for the approval of a PUD designation for certain types of development. A PUD is intended to encourage creative development with unified design, features and amenities. A PUD provides for flexibility in the design of buildings, yards, and other regulations in a manner that cannot be provided in other zoning districts.

A PUD also requires a Development Agreement be entered approved between the developer and the City Council. The agreement provides a basis for requiring all improvements as shown on the development plan, specifics for timing of development, and other important milestones and commitments.

Building Design: There are no specific building design requirements for the R-3A Multiple-Family Residence District. The building design proposed by the developer provides a quality mix of building materials and an attractive architectural design. The ground floor is differentiated from other the upper stories by changes in building materials, columns, balconies, offsets and other methods of articulation that provide a variety of design. The buildings are designed to have a visually distinct top, middle and first floor.

Primary materials are full masonry brick, cement siding and transparent glass.

The clubhouse will be of an architectural style with materials to match the apartments buildings. Final designs for the clubhouse will be required with the final development plan. Also, designs for the carports and surface garages will also be required as part of the final development plan.

There are locations of shared trash enclosures on the plan. These enclosures will be constructed of masonry materials to match the buildings, with and appropriate screening/landscaping.

Landscaping: A landscape plan was submitted with the Preliminary Development Plan. The landscape plan meets the requirements of the UDC. The plan exceeds the required 30 percent total landscape area, and provides the required shade trees, parking lot landscaping, and street trees.

Streets/access: Access to the site would be from the signalized intersection at Turner Road and 163rd Street. A second entrance is located at the south property line.

Utilities: The plan includes a utility plan for water and sanitary sewer to serve the site. Staff has reviewed the utility plan and determined that the plan provides adequate public facilities.

Rezoning and Preliminary Plan-Northpoint Belton Apartments

Detention: The property is in the Markey Regional Detention Watershed. Payment of a fee in lieu of providing on-site detention is provided in the UDC. The site plan also provides areas of stormwater best management practices (BMP) to lessen run-off and filter storm drainage.

Trails and sidewalks: A perimeter trail is proposed around the apartment community, with an extension to the dog park, and southeast to Markey Parkway. The trail design should be revised to connect to the sidewalk/trail on 163rd Street south of Building 3. Also, it is recommended that a trail extension be added from the pool/clubhouse, north of Building 4 to the main trail/dog park area.

Compliance with Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan designates this site, and all the property along 163rd Street/Cedar Street as Commercial. Apartments at this specific location do not meet the guidelines of the Land Use Map. However, the Comprehensive Plan also has a housing goal of encouraging high quality residential development and locating medium and high-density residential development near employment centers along major arterials.

Economic Development Considerations: It has been stated by constituents that Belton lacks a high-quality product for those who choose to rent. Often, children grow up and decide to move to a nearby community within the Kansas City metro because there is currently not a product that they desire. Belton also has many residents who are aging out of their homes but are not ready for a retirement community. These seniors want an option where they can have an active retirement with no maintenance but they want to remain in their own community, near family and friends. This high-end housing option will help us to retain our families in Belton.

Additionally, Belton is a growing and thriving community, attracting the young professionals from the metropolitan area. This is occurring for many reasons. Quick access to most of the Kansas City region within 20 minutes via I-49 is certainly one of them. Contemporary market preferences suggest greater interest in high-quality, connectivity, public space, and mixed uses, which this project affords. Our existing employers will benefit in their efforts to attract workers as most young professionals love a short commute, or better yet a walk or bike ride. The all new Southview Commerce Center is anticipated to bring 2,000 new jobs to Belton and with it, potential new residents who may not be ready to buy a home, just yet.

Today's renter-by-choice desire walkability to shopping and dining and access to trails. They also tend to have disposable income. If you look at other nearby cities such as Lee's Summit and Overland Park's 135th St., mixed use developments are embraced. The three shopping centers along the 163rd St. will benefit from infusing new shoppers into the neighborhood. Having new residents along the corridor will spur new commercial growth. Retailers and restaurateurs see the value of proximity to patrons.

The City of Belton conducted a housing study in 2017. It states that one of our housing challenges is "lack in diversity of housing choices". An astute statement was also made, "lack of contemporary high-quality rental and apartment development in the face of increased generational demand can lead to the conversion of single family homes into rental property instead of home ownership". It is most desirable to have single family homes be occupied with homeowners.

REZONING CRITERIA/FINDINGS OF FACT

The Unified Development Code, Section 20-3, provides certain approval criteria that must be addressed with a rezoning application. These criteria are summarized below, with analysis for consideration of the Planning Commission:

(1) The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property. The 163rd Street corridor in the vicinity of the subject site is primarily zoned a C-2 General Commercial District, and is characterized by retail development. East of the site is a stream corridor and wooded natural area. Southeast of the property is Bradford Place, an existing single-family neighborhood zoned R-1.

(2) Consistency with the goals and objectives of the Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan designates this area as commercial. The proposed rezoning is not consistent with the Future Land Use Map. While the proposed plan is not consistent with the Future Land Use Map, staff would note that the proposed apartment community meets the housing goals and objectives of the Comprehensive Plan.

(3) Suitability of the subject property for the uses permitted under the existing zoning district. The property is suited for development with the existing C-2 District. However, there are numerous vacant commercial areas in the 163rd Street corridor such as Belton Gateway that have a higher likelihood of development. Apartments on the subject property would not have an adverse impact nor impede the potential of future commercial/retail development. New residential density in the area would serve as an incentive for further new development.

(4) The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district. The area near the subject property has experienced recent commercial development. The retail center of Belton Gateway and Menard's are examples of new commercial development.

(5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed rezoning and PUD designation will create an attractive, well designed apartment community. Northpoint Belton Apartments will be developed by an experienced builder and managed under single ownership and unified control. The PUD approval will assure that the project will be constructed as proposed to the Planning Commission, without substantial changes. These factors all contribute to the apartment community not having any detrimental impact on nearby property.

(6) Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment. All required public infrastructure and services are available to serve the development. Existing utilities and public streets are sufficient for the proposed development.

(7) The length of time the property has remained vacant as zoned. The property has been vacant since it was originally zoned C-2 in 1995. The staff has not had any inquiries for commercial development at the site in recent years.

STAFF RECOMMENDATION

The staff recommends approval of the request for a rezoning and Preliminary Development Plan for Northpoint Belton Apartments, as noted in the staff report and shown on the development plan. The recommendation is subject to the following conditions:

1. The Preliminary Development Plan for Northpoint Belton Apartments is hereby approved, as shown on Site Development Plan by Renaissance Infrastructure Consulting, dated 5/22/2020.
2. Building elevations and building perspective drawings for Northpoint Belton Apartments are hereby approved, as shown on plan set by Rosemann & Associates, dated 4/10/2020.
3. The PUD includes exceptions for building height, and the front yard setback.
4. The Final Development Plan shall include architecture and building materials for the clubhouse.

Rezoning and Preliminary Plan-Northpoint Belton Apartments

5. Trash enclosures shall be masonry construction to match the buildings with a gate, additional landscaping shall be provided the enclosures.
6. The Final Development Plan shall include details of the proposed carports and surface garages. Exterior materials on the structures shall match the buildings.
7. The trail design shall be revised to address staff comments. The pedestrian trail shall be a 5-foot width, with asphalt surface.
8. The Final Development Plan shall include a final landscape plan sealed by a registered Landscape Architect.
9. The Final Development Plan shall include a photometric plan for parking lot and building lighting.
10. The Final Plat shall include a shared access easement for the south entrance.
11. The Final Development Plan shall include a revised water line to eliminate a dead-end line for fire safety.
12. Retaining walls shall include a safety rail
13. The Final Development Plan shall include a Development Agreement to be executed between the applicant and the City of Belton.

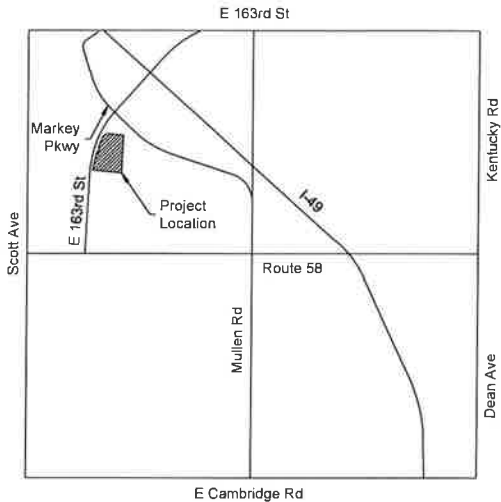
PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a rezoning and Preliminary Development Plan for Northpoint Belton Apartments.
2. Motion to **deny** a rezoning and Preliminary Development Plan for Northpoint Belton Apartments.
3. Motion to continue the application for further information.

ATTACHMENTS

1. Preliminary Development Plan-13 pages
2. Exterior elevations/building perspective-4 pages
3. Interior photographs.
4. Area Map.

Preliminary Development Plans For
Northpoint Belton Apartment Complex
Belton, Cass, Missouri
Total Project Area: 11.64 Acres



LOCATION MAP
S12 T46N R33W
Scale 1" = 2000'

Site Benchmark & Control:

BM: JE0179 Brass Disk Stamped H 256
N: 958207.284
E: 2789150.692
Elevation: 1075.414

CONTROL POINT A:

Storm Box With an X etched into the Lid
N: 966376.565
E: 2781666.66
Elevation: 1064.197

CONTROL POINT B:

Storm Box With an X etched into the Lid
N: 966168.374
E: 2781606.582
Elevation: 1068.992

Floodplain Note:

According to the F.E.M.A., Flood Insurance Rate Map Number 29037C0009F, effective January 2nd, 2013, this tract graphically lies in: Zone X, Area of Minimal Flood Hazard.

Legal Description:

All that part of the Southwest Quarter of Section 12, Township 46 North, Range 33 West, in the City of Belton, Cass County, Missouri more particularly described as follows:

COMMENCING at the Northeast Corner of the Southwest Quarter of said Section 12; thence North 85°45'50" West, along the North Line of said Southwest Quarter, a distance of 526.29 feet to the true POINT OF BEGINNING of land being described; thence South 02°44'16" West, a distance of 778.52 feet; thence South 73°10'56" West, a distance of 342.26 feet; thence North 81°54'30" West, a distance of 351.63 feet to a point on the Easterly Right-of-Way Line of Missouri State Route "Y", as it now exists; thence northerly and northeasterly along said Right-of-Way Line and being along a curve to the right, said curve having a radius of 2799.93 feet, a chord which bears North 10°15'41" East, a chord distance of 211.77 feet, and an arc length of 211.82 feet to the Southerly Most Corner of that certain parcel of land conveyed by such RIGHT OF WAY DEDICATION - GENERAL WARRANTY DEED to the City of Belton as filed March 15, 2011 and recorded in Cass County Missouri Records Office in Book 03439 at Page 0585; thence along the Easterly Line of said RIGHT OF WAY DEDICATION - GENERAL WARRANTY DEED for the following five (5) courses; thence North 18°49'04" East (Measured), (North 18°55'39" East (Deed)), a distance of 84.39 feet; thence northeasterly along a curve to the right, said curve having a radius of 2796.60 feet, a chord which bears North 15°33'38" East, a chord distance of 141.55 feet, and an arc length of 141.57 feet; thence North 61°03'09" East, a distance of 34.33 feet; thence North 18°05'07" East, a distance of 67.25 feet; thence North 32°53'28" West, a distance of 39.99 feet to a point on said Easterly Right-of-Way Line of Missouri State Route "Y", as it now exists; thence northeasterly along said Easterly Right-of-Way Line and being along a non-tangent curve to the right, said curve having a radius of 2799.93 feet, a chord which bears North 22°27'39" East, a chord distance of 292.78 feet, and an arc length of 292.91 feet; thence North 60°55'39" East, along said Easterly Right-of-Way Line, a distance of 84.25 feet to a point on said North Line of said Southwest Quarter of said Section 12, said point also being the Southwest Corner of Lot 1, ASPEN DENTAL BELTON, a subdivision of land in said City of Belton; thence South 85°45'50" East, along said North Line and also being along the South Line of said Lot 1, ASPEN DENTAL BELTON, a distance of 397.56 feet to the Point of Beginning;

Containing 507,374 square feet, or 11.648 acres, more or less.



LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
	Utility Easement		Access Easement
	Sanitary Sewer Easement		Temporary Easement
	Drainage Easement		

OWNER:
Northpoint Development
Brad Haymond
4825 NW 41st Street, Suite 500
Riverside, MO 64150
(816)860-4990

ENGINEER:
RIC
Rick Sluiter, PE
1815 McGee St., #200
Kansas City, MO 64108
(816) 800-0950

SURVEYOR:
RIC
Brent Thompson, PS
132 Abbie Ave.
Kansas City, Kansas, 66103
(816) 800-0950

ARCHITECT:
Rosemann & Associates
Gabe Vogl, NCARB, RA
1526 Grand Blvd.
Kansas City, MO 64108
(816)472-1448

LANDSCAPE ARCHITECT:
RIC
Andy Gabbert, PLA
8653 Penrose Ln.
Lenexa, KS 66219
(816) 800-0950

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Grading Plan
C05	Drainage Map
C06	Site Utility Plan
C07	Preliminary Storm Layout
C08	BMP Plan
C09	Erosion Control Plan Phase I
C10	Erosion Control Plan Phase II
C11	Erosion Control Plan Phase III
L01	Overall Landscape Plan
L02	Notes and Details

GENERAL NOTES

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Belton, Cass, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Belton, the City of Belton's standards shall override.
- The contractor shall provide evidence that his insurance meets the requirements of the City of Belton.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Belton, Missouri sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in construction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by Belton, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.
- The Architect shall be responsible for specifying retaining wall block type and color. The contractor shall be responsible for structural design of retaining walls. All retaining wall design shall be completed by a registered engineer in the State of Missouri. Black Aluminum Fencing shall be placed on all walls with a height over 30". Modular block walls shall be of color and finish to be compatible with the building material.
- Submission requirements and contents listed in the City of Belton, Mo Unified Development Ordinance Section 20-5 have been incorporated into this Preliminary Development Plan.

DEVELOPMENT INFORMATION

Existing Zoning: C - 2: General Commercial
Proposed Zoning: R - 3P: Multiple Family Planned Overlay

Total Land Area: 11.64 Ac
Total Proposed Units: 322
Proposed Density: 27.66 units/acre

Parking Required: 483 (1.5 / Unit)
Parking Provided:
Proposed Stalls: 515 (1.6 / Unit)
Garage Parking: 122 (60 Detached)
Car Port Parking: 95
ADA Stalls: 11

Proposed Impervious Area: 6.75 Ac (57.9%)
Required Open Spaces: 152,111 SF (min. 30% lot area)
Provided Open Spaces: 202,858 SF

Bedroom Breakdown:

Studio: 30
One Bedroom One Bathroom: 148
One Bedroom One Bathroom + Den: 38
Two Bedroom Two Bathroom: 84
Two Bedroom Two Bathroom + Den: 22

City of Bellon, MO UDO Sec. 6-2 Bulk and Dimensional Standards Table

	R3-A Required	Proposed	Exception
Minimum Lot Area			
Per Lot	12,000 SQ. FT.	507,038 SQ. FT.	NO
Minimum Lot Width (ft)	90	845	NO
Minimum Lot Depth (ft)	120	398	NO
Yards, Minimum (ft)			
Front	30	20	YES
Rear (or 20% of depth)	30	30	NO
Side	5		
Maximum Building Height (ft)	35	41'-6"	YES
Maximum Building Coverage (%)	25	18	NO

Sheet

C03

Preliminary Development Plans

20-0119

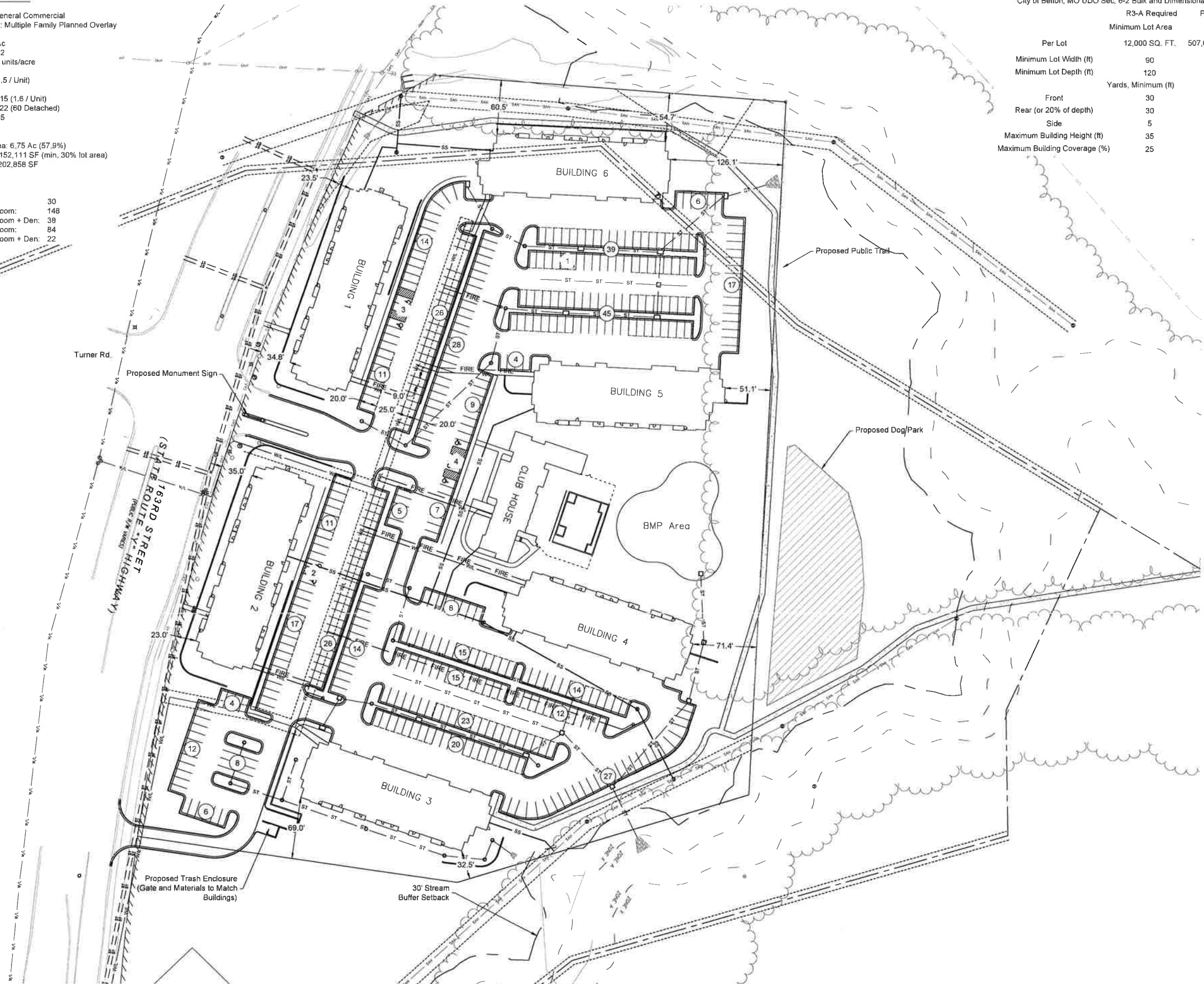
Northpoint Belton Apartment Complex
Belton, Cass County, Missouri

General Layout

NO.	DATE	BY	REVISION
1	JCD	MES	02/22/20
2	JCD	MES	02/22/20
3	JCD	MES	02/22/20
4	JCD	MES	02/22/20
5	JCD	MES	02/22/20
6	JCD	MES	02/22/20
7	JCD	MES	02/22/20
8	JCD	MES	02/22/20
9	JCD	MES	02/22/20
10	JCD	MES	02/22/20
11	JCD	MES	02/22/20
12	JCD	MES	02/22/20
13	JCD	MES	02/22/20
14	JCD	MES	02/22/20
15	JCD	MES	02/22/20
16	JCD	MES	02/22/20
17	JCD	MES	02/22/20
18	JCD	MES	02/22/20
19	JCD	MES	02/22/20
20	JCD	MES	02/22/20
21	JCD	MES	02/22/20
22	JCD	MES	02/22/20
23	JCD	MES	02/22/20
24	JCD	MES	02/22/20
25	JCD	MES	02/22/20
26	JCD	MES	02/22/20
27	JCD	MES	02/22/20
28	JCD	MES	02/22/20
29	JCD	MES	02/22/20
30	JCD	MES	02/22/20
31	JCD	MES	02/22/20
32	JCD	MES	02/22/20
33	JCD	MES	02/22/20
34	JCD	MES	02/22/20
35	JCD	MES	02/22/20
36	JCD	MES	02/22/20
37	JCD	MES	02/22/20
38	JCD	MES	02/22/20
39	JCD	MES	02/22/20
40	JCD	MES	02/22/20
41	JCD	MES	02/22/20
42	JCD	MES	02/22/20
43	JCD	MES	02/22/20
44	JCD	MES	02/22/20
45	JCD	MES	02/22/20
46	JCD	MES	02/22/20
47	JCD	MES	02/22/20
48	JCD	MES	02/22/20
49	JCD	MES	02/22/20
50	JCD	MES	02/22/20

Renaissance
Infrastructure
Consulting

1815 MCCOY STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
BIG 800 0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority E-2010033630



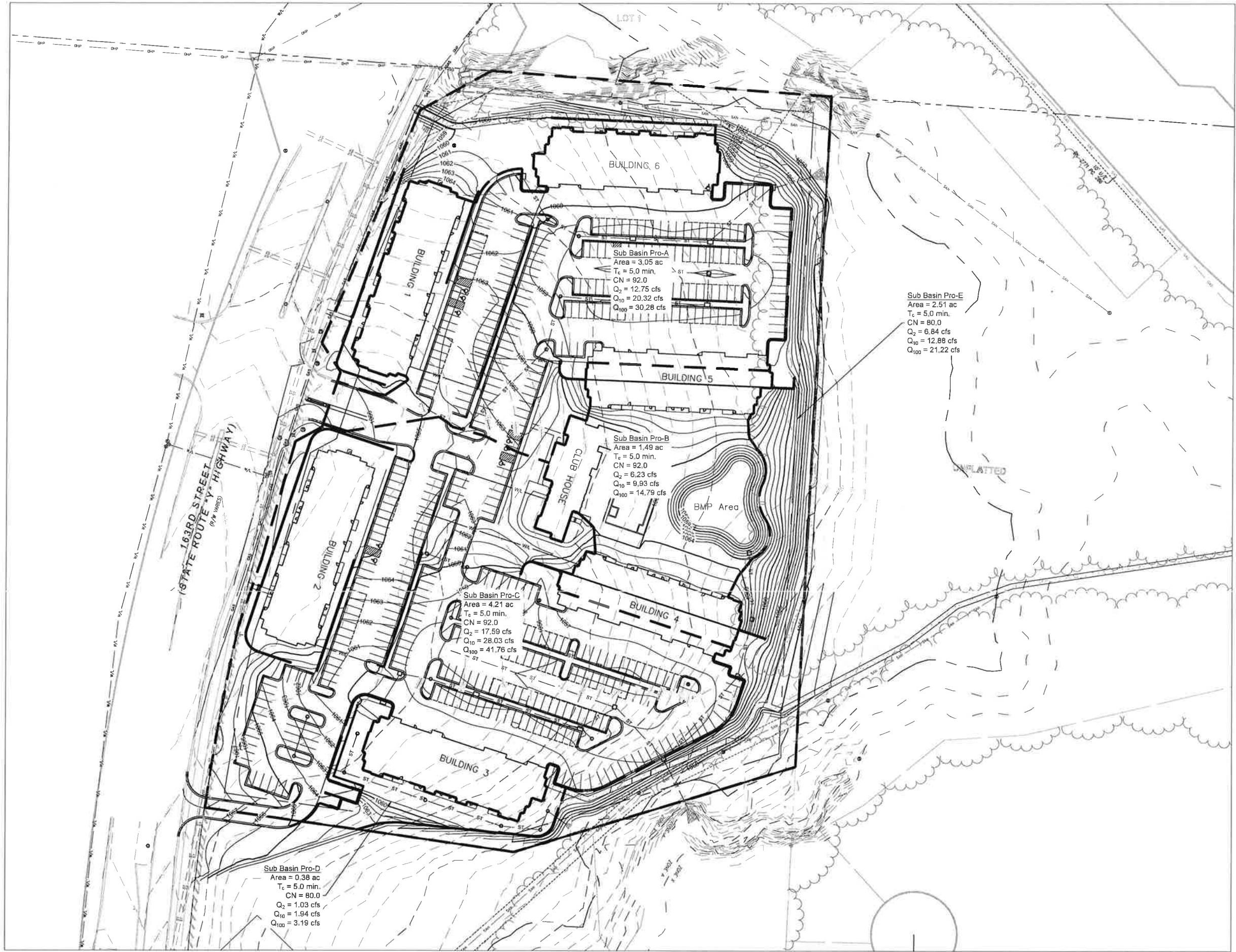
NO.	BY	DATE	REVISION
1	ADD	MES	09/20/20
2	ADD	MES	09/20/20
3	ADD	MES	09/20/20
4	ADD	MES	09/20/20
5	ADD	MES	09/20/20
6	ADD	MES	09/20/20
7	ADD	MES	09/20/20
8	ADD	MES	09/20/20
9	ADD	MES	09/20/20
10	ADD	MES	09/20/20
11	ADD	MES	09/20/20
12	ADD	MES	09/20/20
13	ADD	MES	09/20/20
14	ADD	MES	09/20/20
15	ADD	MES	09/20/20
16	ADD	MES	09/20/20
17	ADD	MES	09/20/20
18	ADD	MES	09/20/20
19	ADD	MES	09/20/20
20	ADD	MES	09/20/20
21	ADD	MES	09/20/20
22	ADD	MES	09/20/20
23	ADD	MES	09/20/20
24	ADD	MES	09/20/20
25	ADD	MES	09/20/20
26	ADD	MES	09/20/20
27	ADD	MES	09/20/20
28	ADD	MES	09/20/20
29	ADD	MES	09/20/20
30	ADD	MES	09/20/20
31	ADD	MES	09/20/20
32	ADD	MES	09/20/20
33	ADD	MES	09/20/20
34	ADD	MES	09/20/20
35	ADD	MES	09/20/20
36	ADD	MES	09/20/20
37	ADD	MES	09/20/20
38	ADD	MES	09/20/20
39	ADD	MES	09/20/20
40	ADD	MES	09/20/20
41	ADD	MES	09/20/20
42	ADD	MES	09/20/20
43	ADD	MES	09/20/20
44	ADD	MES	09/20/20
45	ADD	MES	09/20/20
46	ADD	MES	09/20/20
47	ADD	MES	09/20/20
48	ADD	MES	09/20/20
49	ADD	MES	09/20/20
50	ADD	MES	09/20/20
51	ADD	MES	09/20/20
52	ADD	MES	09/20/20
53	ADD	MES	09/20/20
54	ADD	MES	09/20/20
55	ADD	MES	09/20/20
56	ADD	MES	09/20/20
57	ADD	MES	09/20/20
58	ADD	MES	09/20/20
59	ADD	MES	09/20/20
60	ADD	MES	09/20/20
61	ADD	MES	09/20/20
62	ADD	MES	09/20/20
63	ADD	MES	09/20/20
64	ADD	MES	09/20/20
65	ADD	MES	09/20/20
66	ADD	MES	09/20/20
67	ADD	MES	09/20/20
68	ADD	MES	09/20/20
69	ADD	MES	09/20/20
70	ADD	MES	09/20/20
71	ADD	MES	09/20/20
72	ADD	MES	09/20/20
73	ADD	MES	09/20/20
74	ADD	MES	09/20/20
75	ADD	MES	09/20/20
76	ADD	MES	09/20/20
77	ADD	MES	09/20/20
78	ADD	MES	09/20/20
79	ADD	MES	09/20/20
80	ADD	MES	09/20/20
81	ADD	MES	09/20/20
82	ADD	MES	09/20/20
83	ADD	MES	09/20/20
84	ADD	MES	09/20/20
85	ADD	MES	09/20/20
86	ADD	MES	09/20/20
87	ADD	MES	09/20/20
88	ADD	MES	09/20/20
89	ADD	MES	09/20/20
90	ADD	MES	09/20/20
91	ADD	MES	09/20/20
92	ADD	MES	09/20/20
93	ADD	MES	09/20/20
94	ADD	MES	09/20/20
95	ADD	MES	09/20/20
96	ADD	MES	09/20/20
97	ADD	MES	09/20/20
98	ADD	MES	09/20/20
99	ADD	MES	09/20/20
100	ADD	MES	09/20/20
101	ADD	MES	09/20/20
102	ADD	MES	09/20/20
103	ADD	MES	09/20/20
104	ADD	MES	09/20/20
105	ADD	MES	09/20/20
106	ADD	MES	09/20/20
107	ADD	MES	09/20/20
108	ADD	MES	09/20/20
109	ADD	MES	09/20/20
110	ADD	MES	09/20/20
111	ADD	MES	09/20/20
112	ADD	MES	09/20/20
113	ADD	MES	09/20/20
114	ADD	MES	09/20/20
115	ADD	MES	09/20/20
116	ADD	MES	09/20/20
117	ADD	MES	09/20/20
118	ADD	MES	09/20/20
119	ADD	MES	09/20/20
120	ADD	MES	09/20/20
121	ADD	MES	09/20/20
122	ADD	MES	09/20/20
123	ADD	MES	09/20/20
124	ADD	MES	09/20/20
125	ADD	MES	09/20/20
126	ADD	MES	09/20/20
127	ADD	MES	09/20/20
128	ADD	MES	09/20/20
129	ADD	MES	09/20/20
130	ADD	MES	09/20/20
131	ADD	MES	09/20/20
132	ADD	MES	09/20/20
133	ADD	MES	09/20/20
134	ADD	MES	09/20/20
135	ADD	MES	09/20/20
136	ADD	MES	09/20/20
137	ADD	MES	09/20/20
138	ADD	MES	09/20/20
139	ADD	MES	09/20/20
140	ADD	MES	09/20/20
141	ADD	MES	09/20/20
142	ADD	MES	09/20/20
143	ADD	MES	09/20/20
144	ADD	MES	09/20/20
145	ADD	MES	09/20/20
146	ADD	MES	09/20/20
147	ADD	MES	09/20/20
148	ADD	MES	09/20/20
149	ADD	MES	09/20/20
150	ADD	MES	09/20/20
151	ADD	MES	09/20/20
152	ADD	MES	09/20/20
153	ADD	MES	09/20/20
154	ADD	MES	09/20/20
155	ADD	MES	09/20/20
156	ADD	MES	09/20/20
157	ADD	MES	09/20/20
158	ADD	MES	09/20/20
159	ADD	MES	09/20/20
160	ADD	MES	09/20/20
161	ADD	MES	09/20/20
162	ADD	MES	09/20/20
163	ADD	MES	09/20/20
164	ADD	MES	09/20/20
165	ADD	MES	09/20/20
166	ADD	MES	09/20/20
167	ADD	MES	09/20/20
168	ADD	MES	09/20/20
169	ADD	MES	09/20/20
170	ADD	MES	09/20/20
171	ADD	MES	09/20/20
172	ADD	MES	09/20/20
173	ADD	MES	09/20/20
174	ADD	MES	09/20/20
175	ADD	MES	09/20/20
176	ADD	MES	09/20/20
177	ADD	MES	09/20/20
178	ADD	MES	09/20/20
179	ADD	MES	09/20/20
180	ADD	MES	09/20/20
181	ADD	MES	09/20/20
182	ADD	MES	09/20/20
183	ADD	MES	09/20/20
184	ADD	MES	09/20/20
185	ADD	MES	09/20/20
186	ADD	MES	09/20/20
187	ADD	MES	09/20/20
188	ADD	MES	09/20/20
189	ADD	MES	09/20/20
190	ADD	MES	09/20/20
191	ADD	MES	09/20/20
192	ADD	MES	09/20/20
193	ADD	MES	09/20/20
194	ADD	MES	09/20/20
195	ADD	MES	09/20/20
196	ADD	MES	09/20/20
197	ADD	MES	09/20/20
198	ADD	MES	09/20/20
199	ADD	MES	09/20/20
200	ADD	MES	09/20/20

Renaissance Infrastructure Consulting
1815 W. CECIL STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010039892



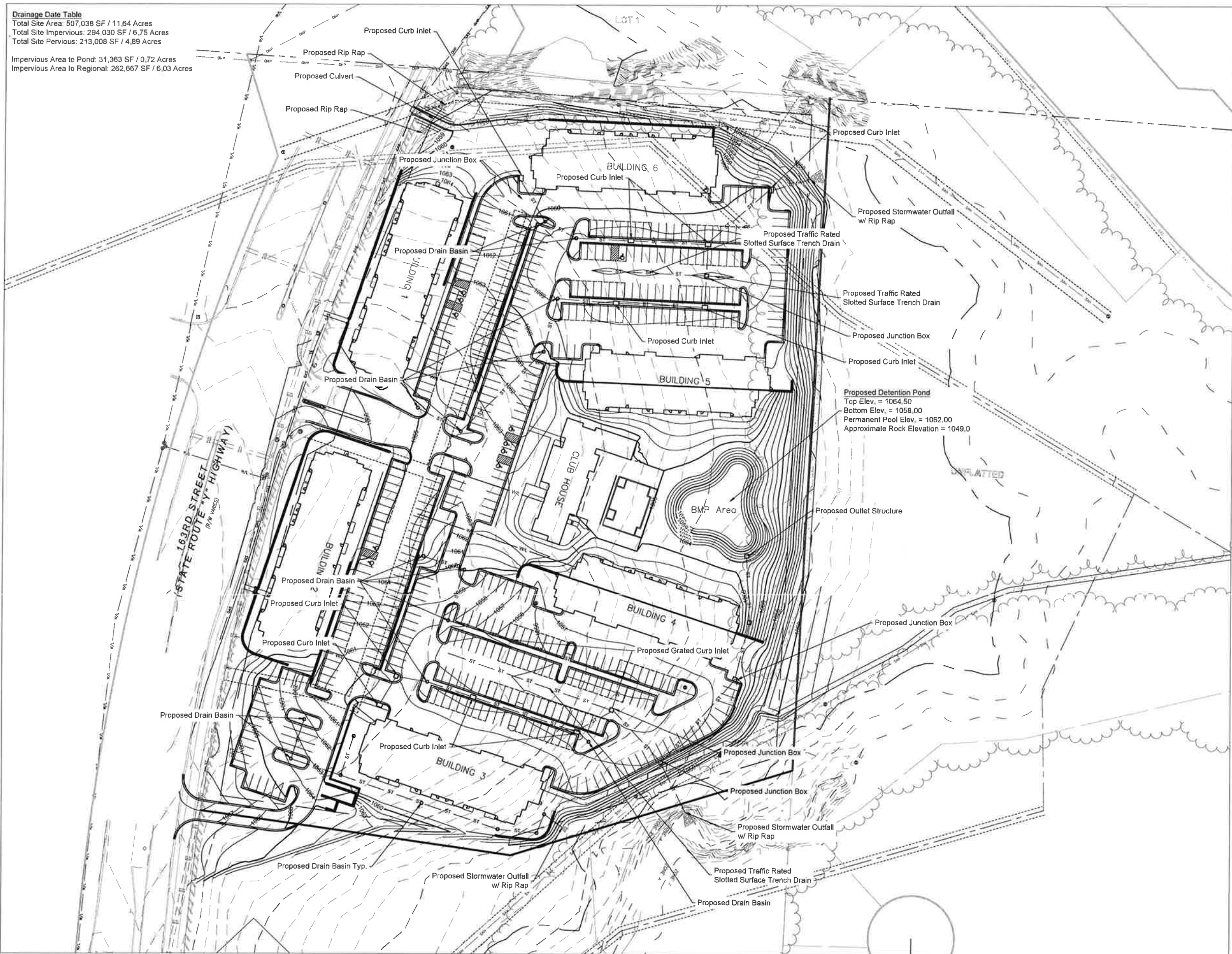
NO.	REV.	DATE	REVISION
1	ADD	05/22/20	Per City Comments
2	ADD	05/22/20	Revised for City Comments
3	ADD	05/22/20	Revised for City Comments

Renaissance Infrastructure Consulting
1816 MACCIE STREET, SUITE 200
JACKSONVILLE, MISSOURI 64401
WWW.RIC-CONSULT.COM
816.800.0950
MO Certificate of Authority: E-2010033630



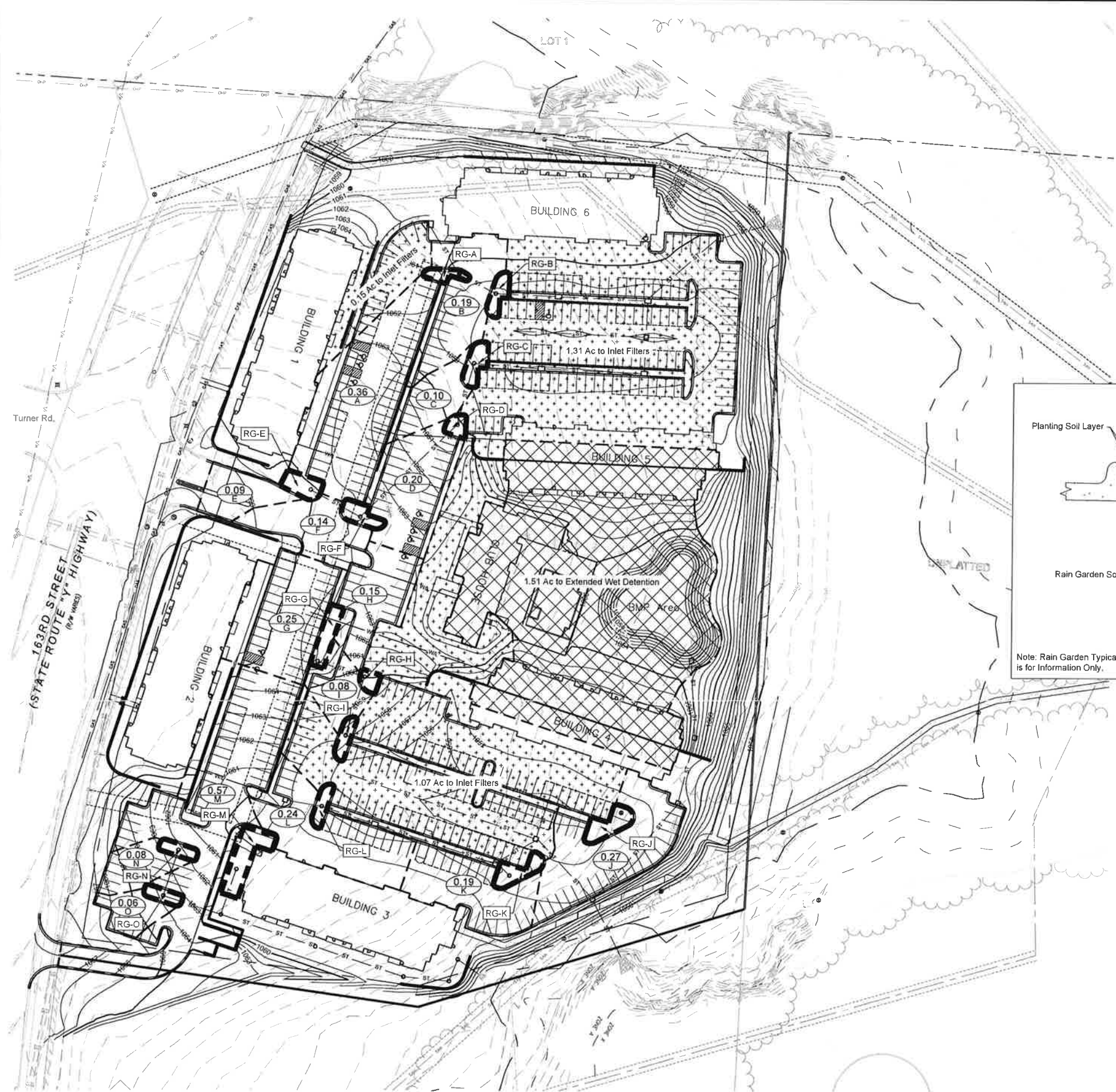
NO.	REV.	DATE	REVISION
1	ADD	MES 09/22/20	Per City Comments
2	ADD	MES 09/22/20	Revised for Submittal
3	ADD	MES 09/22/20	REVISION

Renaissance Infrastructure Consulting
1815 McGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
www.RIC-CONSULT.COM
E: 816.850.0950
NO Certificate of Authority E-2010033950



Drainage Data Table
Total Site Area: 507,038 SF / 11.64 Acres
Total Site Impervious: 294,030 SF / 6.75 Acres
Total Site Pervious: 213,008 SF / 4.89 Acres

Impervious Area to Pond: 31,363 SF / 0.72 Acres
Impervious Area to Regional: 262,667 SF / 6.03 Acres



Note: Proposed Rain Garden locations are for reference only. Proposed locations are for preliminary design only.

Legend

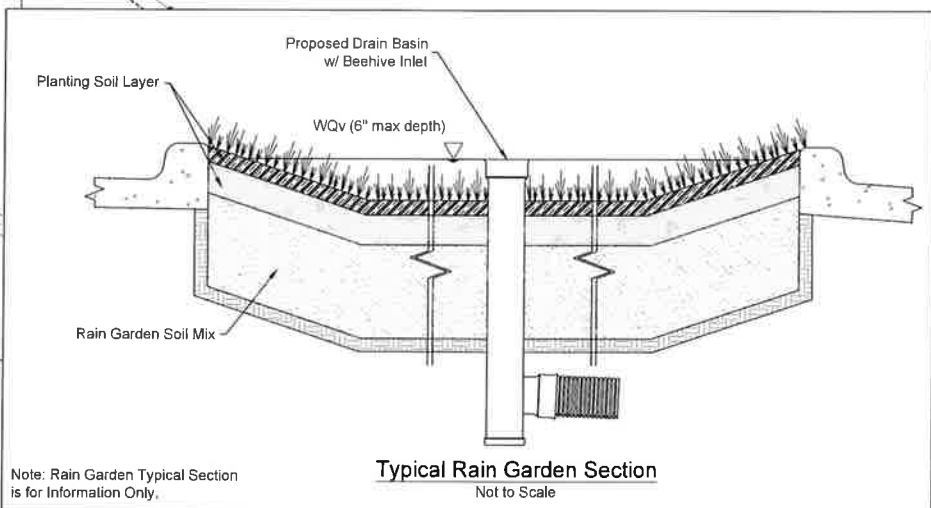
- Proposed Inlet Filter Treatment Area
- Extended Wet Detention
- Proposed Rain Garden Location
- Proposed Rain Garden Drainage Area
- Drainage Area
- Proposed Rain Garden

1. Required LS (New Development, Wkst 1) or Total VR (Redevelopment, Wkst 1A): 4.00

Note: Various BMPs may alter CN of proposed development, and LS; recalculate both if applicable.

2. Proposed BMP Option Package No. 1

Sub Basin	Cover	BMP Description	Treatment Area	VR from Table 4.4 or 4.6	Product of VR x Area
Lot		Rain Garden	2.97	9	26.73
		Extended Wet Detention	1.51	5	7.55
		Inlet Filters	2.52	5	12.60
		Untreated	4.03	0	0
		Total	11.04	Total	46.88
					*Weighted VR: 4.00



Sheet
C08

Preliminary Development Plans
20-0119
Northpoint Belton Apartment Complex
Belton, Cass County, Missouri

BMP Plan

1	ADD	MES	05/22/20	Rev City Comments
2	ADD	MES	05/22/20	Revised BMP Submittal
3	ADD	MES	05/22/20	Revised BMP Submittal
4	ADD	MES	05/22/20	Revised BMP Submittal
5	ADD	MES	05/22/20	Revised BMP Submittal
6	ADD	MES	05/22/20	Revised BMP Submittal
7	ADD	MES	05/22/20	Revised BMP Submittal
8	ADD	MES	05/22/20	Revised BMP Submittal
9	ADD	MES	05/22/20	Revised BMP Submittal
10	ADD	MES	05/22/20	Revised BMP Submittal
11	ADD	MES	05/22/20	Revised BMP Submittal
12	ADD	MES	05/22/20	Revised BMP Submittal
13	ADD	MES	05/22/20	Revised BMP Submittal
14	ADD	MES	05/22/20	Revised BMP Submittal
15	ADD	MES	05/22/20	Revised BMP Submittal
16	ADD	MES	05/22/20	Revised BMP Submittal
17	ADD	MES	05/22/20	Revised BMP Submittal
18	ADD	MES	05/22/20	Revised BMP Submittal
19	ADD	MES	05/22/20	Revised BMP Submittal
20	ADD	MES	05/22/20	Revised BMP Submittal
21	ADD	MES	05/22/20	Revised BMP Submittal
22	ADD	MES	05/22/20	Revised BMP Submittal
23	ADD	MES	05/22/20	Revised BMP Submittal
24	ADD	MES	05/22/20	Revised BMP Submittal
25	ADD	MES	05/22/20	Revised BMP Submittal
26	ADD	MES	05/22/20	Revised BMP Submittal
27	ADD	MES	05/22/20	Revised BMP Submittal
28	ADD	MES	05/22/20	Revised BMP Submittal
29	ADD	MES	05/22/20	Revised BMP Submittal
30	ADD	MES	05/22/20	Revised BMP Submittal
31	ADD	MES	05/22/20	Revised BMP Submittal
32	ADD	MES	05/22/20	Revised BMP Submittal
33	ADD	MES	05/22/20	Revised BMP Submittal
34	ADD	MES	05/22/20	Revised BMP Submittal
35	ADD	MES	05/22/20	Revised BMP Submittal
36	ADD	MES	05/22/20	Revised BMP Submittal
37	ADD	MES	05/22/20	Revised BMP Submittal
38	ADD	MES	05/22/20	Revised BMP Submittal
39	ADD	MES	05/22/20	Revised BMP Submittal
40	ADD	MES	05/22/20	Revised BMP Submittal
41	ADD	MES	05/22/20	Revised BMP Submittal
42	ADD	MES	05/22/20	Revised BMP Submittal
43	ADD	MES	05/22/20	Revised BMP Submittal
44	ADD	MES	05/22/20	Revised BMP Submittal
45	ADD	MES	05/22/20	Revised BMP Submittal
46	ADD	MES	05/22/20	Revised BMP Submittal
47	ADD	MES	05/22/20	Revised BMP Submittal
48	ADD	MES	05/22/20	Revised BMP Submittal
49	ADD	MES	05/22/20	Revised BMP Submittal
50	ADD	MES	05/22/20	Revised BMP Submittal
51	ADD	MES	05/22/20	Revised BMP Submittal
52	ADD	MES	05/22/20	Revised BMP Submittal
53	ADD	MES	05/22/20	Revised BMP Submittal
54	ADD	MES	05/22/20	Revised BMP Submittal
55	ADD	MES	05/22/20	Revised BMP Submittal
56	ADD	MES	05/22/20	Revised BMP Submittal
57	ADD	MES	05/22/20	Revised BMP Submittal
58	ADD	MES	05/22/20	Revised BMP Submittal
59	ADD	MES	05/22/20	Revised BMP Submittal
60	ADD	MES	05/22/20	Revised BMP Submittal
61	ADD	MES	05/22/20	Revised BMP Submittal
62	ADD	MES	05/22/20	Revised BMP Submittal
63	ADD	MES	05/22/20	Revised BMP Submittal
64	ADD	MES	05/22/20	Revised BMP Submittal
65	ADD	MES	05/22/20	Revised BMP Submittal
66	ADD	MES	05/22/20	Revised BMP Submittal
67	ADD	MES	05/22/20	Revised BMP Submittal
68	ADD	MES	05/22/20	Revised BMP Submittal
69	ADD	MES	05/22/20	Revised BMP Submittal
70	ADD	MES	05/22/20	Revised BMP Submittal
71	ADD	MES	05/22/20	Revised BMP Submittal
72	ADD	MES	05/22/20	Revised BMP Submittal
73	ADD	MES	05/22/20	Revised BMP Submittal
74	ADD	MES	05/22/20	Revised BMP Submittal
75	ADD	MES	05/22/20	Revised BMP Submittal
76	ADD	MES	05/22/20	Revised BMP Submittal
77	ADD	MES	05/22/20	Revised BMP Submittal
78	ADD	MES	05/22/20	Revised BMP Submittal
79	ADD	MES	05/22/20	Revised BMP Submittal
80	ADD	MES	05/22/20	Revised BMP Submittal
81	ADD	MES	05/22/20	Revised BMP Submittal
82	ADD	MES	05/22/20	Revised BMP Submittal
83	ADD	MES	05/22/20	Revised BMP Submittal
84	ADD	MES	05/22/20	Revised BMP Submittal
85	ADD	MES	05/22/20	Revised BMP Submittal
86	ADD	MES	05/22/20	Revised BMP Submittal
87	ADD	MES	05/22/20	Revised BMP Submittal
88	ADD	MES	05/22/20	Revised BMP Submittal
89	ADD	MES	05/22/20	Revised BMP Submittal
90	ADD	MES	05/22/20	Revised BMP Submittal
91	ADD	MES	05/22/20	Revised BMP Submittal
92	ADD	MES	05/22/20	Revised BMP Submittal
93	ADD	MES	05/22/20	Revised BMP Submittal
94	ADD	MES	05/22/20	Revised BMP Submittal
95	ADD	MES	05/22/20	Revised BMP Submittal
96	ADD	MES	05/22/20	Revised BMP Submittal
97	ADD	MES	05/22/20	Revised BMP Submittal
98	ADD	MES	05/22/20	Revised BMP Submittal
99	ADD	MES	05/22/20	Revised BMP Submittal
100	ADD	MES	05/22/20	Revised BMP Submittal

Renaissance Infrastructure Consulting
1615 McGee Street, Suite 200
Kansas City, Missouri 64108
www.ri-consulting.com
MO Certificate of Authority: E-2010033630

1"=50'
0 25' 50'



EROSION CONTROL LEGEND

- Stabilized Construction Entrance
- Staging Area
- Stockpile Area
- Concrete Washout
- Limits of Disturbance
- Perimeter Silt Fence
- Inlet Protection
- Seed/Sod

WRITTEN SEQUENCING

- Implement Pre-Construction Plan:**
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL NOTES

- All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Belton, Missouri. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Belton, Missouri. The Cities standards shall override.
- The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Belton, Missouri Technical Provisions and Specifications.
- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
- The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF
- Contractor to install all Phase I erosion control devices prior to construction.
- Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
- Topsoil replacement shall be 6" thick.
- Silt fence to be installed in accordance with Belton, Missouri Standard Details.
- Refer to APWA 2150 for good housekeeping and spill measures.
- The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.



NO.	DATE	REVISION
1	06/22/20	Per City Comments
2	06/22/20	Revised Erosion Control Plan

Renaissance Infrastructure Consulting
815 MCCREY STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
BIO 800.0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033030



EROSION CONTROL LEGEND

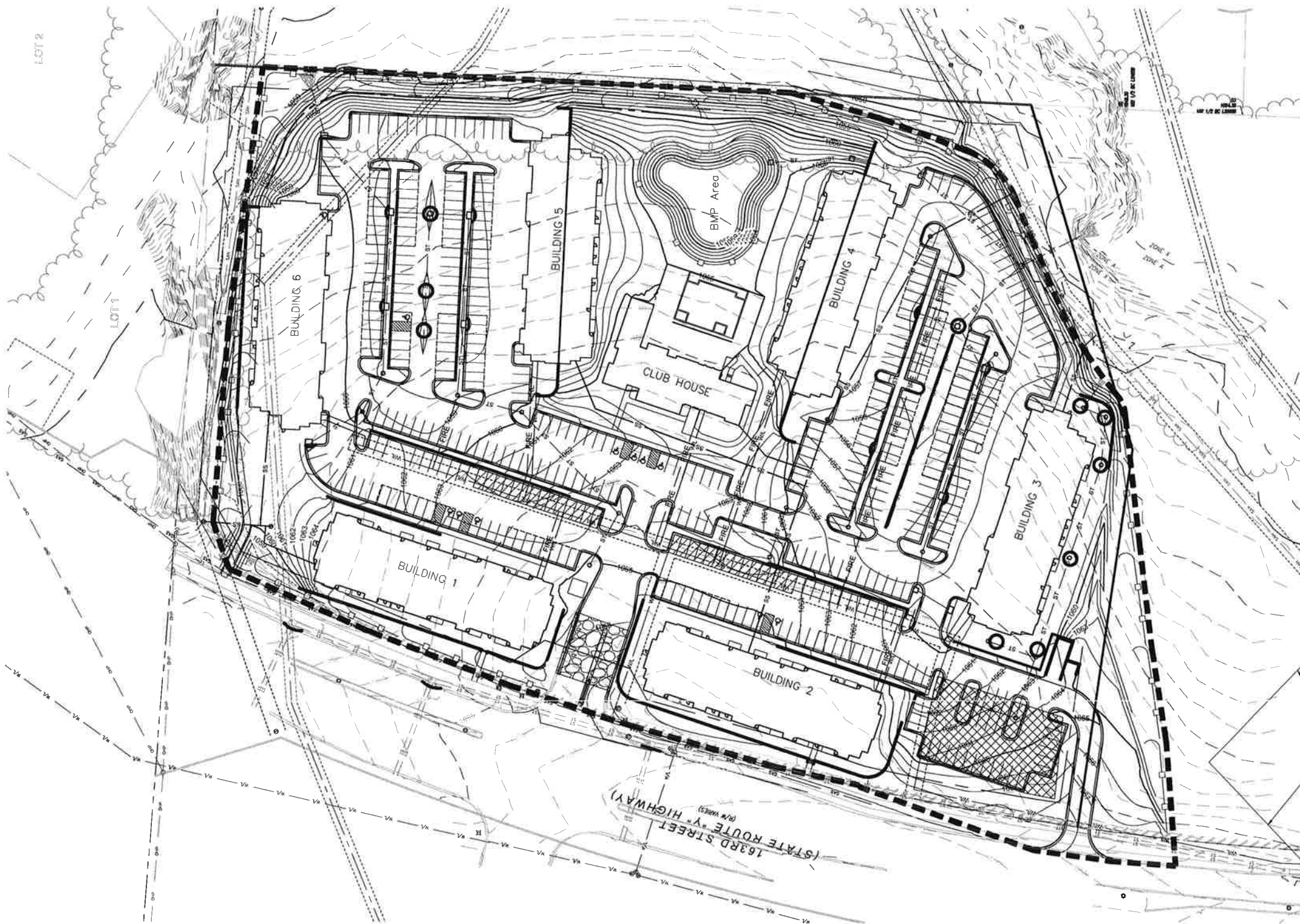
- Stabilized Construction Entrance
- Staging Area
- Stockpile Area
- Concrete Washout
- Limits of Disturbance
- Perimeter Silt Fence
- Inlet Protection
- Seed/Sod

WRITTEN SEQUENCING

- Implement Pre-Construction Plan:**
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

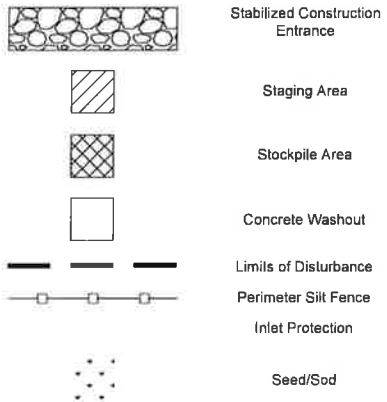
EROSION CONTROL NOTES

- All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Belton, Missouri. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Belton, Missouri, The Cities standards shall override.
- The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Belton, Missouri Technical Provisions and Specifications.
- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
- The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF
- Contractor to install all Phase I erosion control devices prior to construction.
- Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
- Topsoil replacement shall be 6" thick.
- Silt fence to be installed in accordance with Belton, Missouri Standard Details.
- Refer to APWA 2150 for good housekeeping and spill measures.
- The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.





EROSION CONTROL LEGEND

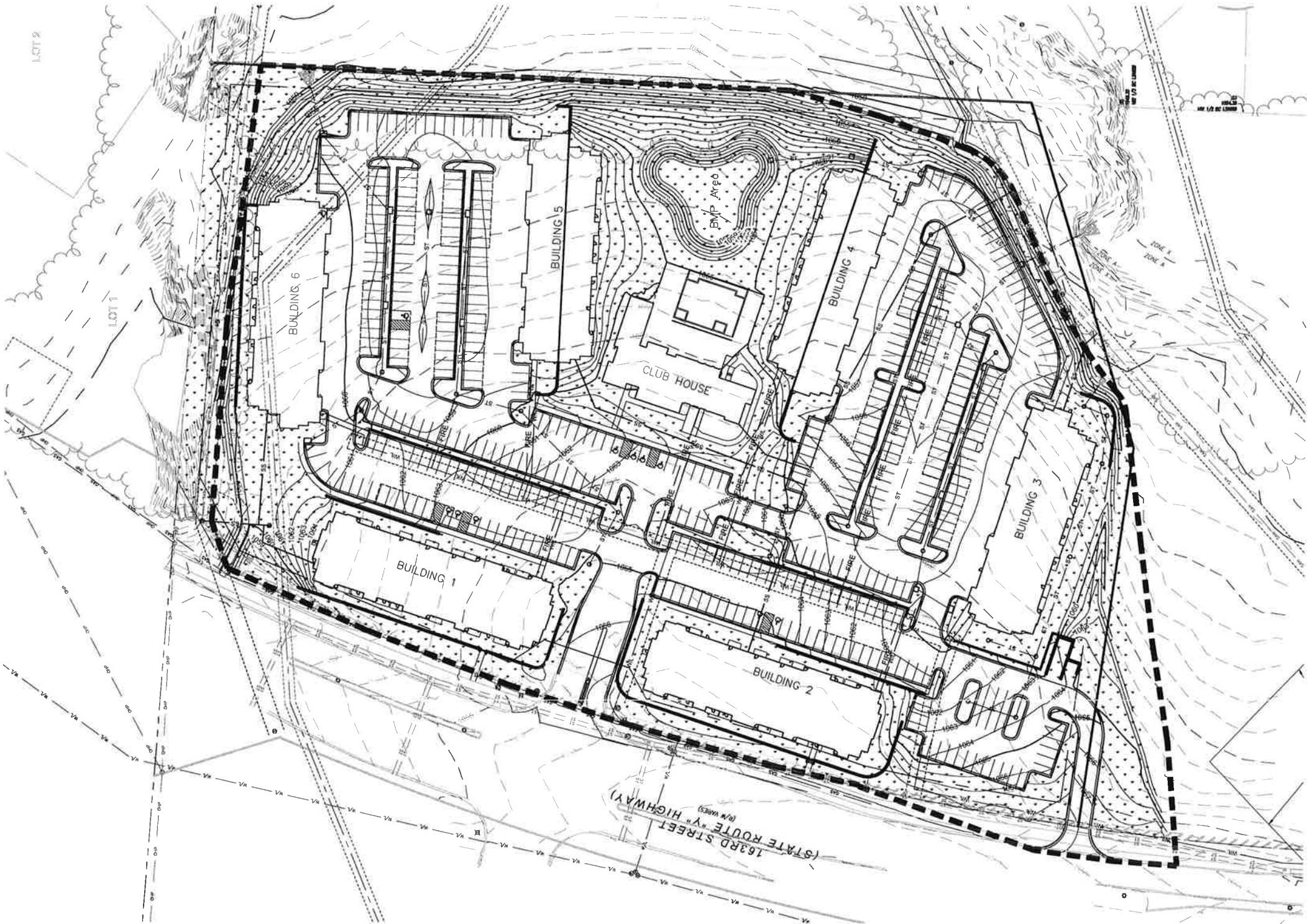


WRITTEN SEQUENCING

- 1. Implement Pre-Construction Plan:**
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- 2. Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- 3. Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL NOTES

- All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Belton, Missouri. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Belton, Missouri, The Cities standards shall override.
- The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Belton, Missouri Technical Provisions and Specifications.
- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
- The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
- Install "J" Hooks on silt fence every 100 LF
- Contractor to install all Phase I erosion control devices prior to construction.
- Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
- Topsoil replacement shall be 6" thick.
- Silt fence to be installed in accordance with Belton, Missouri Standard Details.
- Refer to APWA 2150 for good housekeeping and spill measures.
- The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.



NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1	05/22/20				Per City Comments
2	06/09/20				Revised P&ID Submittal
3	07/10/20				REVISION

Renaissance Infrastructure Consulting

1815 WAGNER STREET, SUITE 200
KANSAS CITY, MISSOURI 64111
WWW.RIC-CONSULT.COM
E-2010039330
MO Certificate of Authority

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- TOPSOIL MIX: ASTM 5268, PH RANGE OF 5.5 TO 7%, MINIMUM OF 4% ORGANIC MATERIAL. SOIL SHALL BE FREE OF STONE 1/2" OR LARGER IN ANY DIMENSION, SUBSOIL, CLAY LUMPS, ROOTS, BRUSH, WEEDS, WEED SEED, AND OTHER EXTRANEOUS OR TOXIC MATERIALS HARMFUL TO PLANT GROWTH. CONTENTS OF SOIL SHOULD CONTAIN NO MORE THAN 15% SILT AND 15% CLAY. SOIL SHOULD ALSO CONTAIN NO LESS THAN 40% SAND. TOPSOIL SOURCE SHALL BE FROM ON-SITE MATERIALS; IF ON-SITE SOURCE IS UNAVAILABLE, SUPPLEMENT WITH IMPORTED TOPSOIL FROM A PRE-APPROVED SOURCE. ALL IMPORTED TOPSOIL MIXES SHALL BE TESTED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS AS FOLLOWS:
 - PLANTING BEDS:
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 13): 2 PARTS
 - FERTILIZER: 3 LBS./100SF
 - BACKFILL FOR TREES
 - LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - TOPSOIL (AS DEFINED IN NOTE 5): 3 PARTS
 - FERTILIZER: AGRIFORM TABLET (OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATION
- AGGREGATE MULCH AND AGED DOUBLE GROUND HARDWOOD MULCH SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS, ISLANDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND. ALL MULCH SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL) PER THE DETAIL.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED. PROVIDE SOD OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT, AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED TO MATCH ON SITE TURFGRASS TYPE. SOD SHALL BE INSTALLED IN A PROFESSIONAL MANNER, DURING NORMAL PLANTING SEASONS FOR TYPE OF LAWN WORK REQUIRED. FINAL ACCEPTANCE OF SOD INSTALLATION SHALL BE BY THE OWNER.
- ALL LANDSCAPE SHALL BE MONITORED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR; REFER TO MAINTENANCE NOTES THIS SHEET.
- CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF) FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY THE OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

LANDSCAPE MAINTENANCE

GENERAL LANDSCAPE

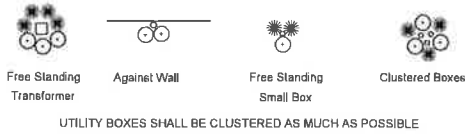
- BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTENANCE SHALL CONTINUE FROM INSTALLATION TO THE TIME OF SUBSTANTIAL COMPLETION, AND FOR NO LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL SUPPLY THE OWNER A WEEKLY LOG OF MAINTENANCE ACTIVITY BEGINNING AFTER PLANTING CONTINUING THROUGHOUT THE ENTIRE MAINTENANCE PERIOD.
- ALL LANDSCAPE SHALL BE, AT A MINIMUM, INSPECTED ONCE PER WEEK BY THE CONTRACTOR THROUGHOUT THE MAINTENANCE PERIOD.
- LANDSCAPE WORK MAY BE OBSERVED FOR ACCEPTANCE IN PORTIONS AS AGREEABLE TO THE OWNER OR LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR OBSERVATION IS COMPLETE, INCLUDING MAINTENANCE. SUBSTANTIAL COMPLETION WILL NOT BE CONSIDERED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED PER THE CONTRACT.

TREES AND SHRUBS

- MAINTAIN TREES AND SHRUBS BY PRUNING, WATERING, CULTIVATING, MULCHING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
- WATER TREES AND SHRUBS WEEKLY TO A DEPTH EQUAL TO THE SIZE OF THE ROOTBALL OR CONTAINER WHEN PLANTED. SOIL SHOULD BE KEPT MOIST BUT NOT OVERLY SATURATED. DURING TIMES OF DROUGHT OR EXTREME HEAT, CONTRACTOR SHALL WATER ENOUGH TO SUSTAIN PLANT LIFE. THE USE OF WATER BAGS SHALL BE APPROVED BY THE OWNER PRIOR TO USE AND DOES NEGATE THE CONTRACTOR FROM INSPECTIONS OR ROUTINE MAINTENANCE.
- RESTORE OR REPLACE DAMAGED WRAPPINGS
- SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE FROM DISEASE AND INSECTS.

LAWNS

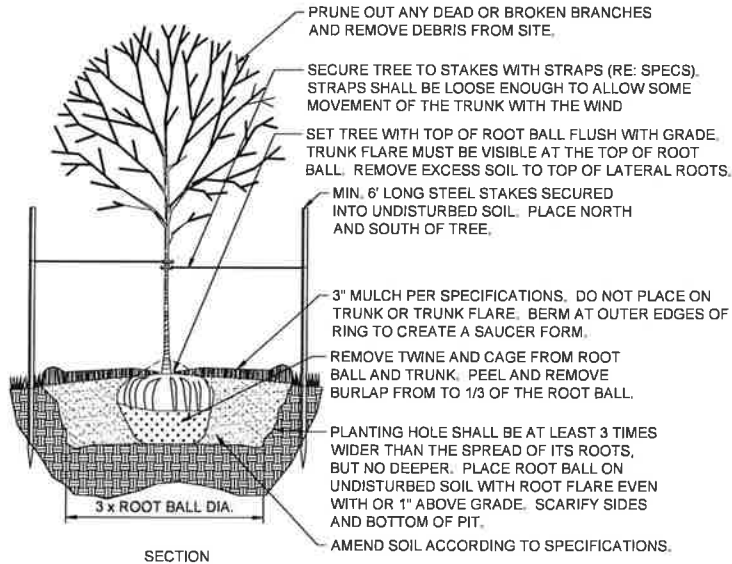
- MAINTAIN AND ESTABLISH LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING AND OTHER OPERATIONS AS DIRECTED BY OWNER. ROLL, RE-GRADE AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- KEEP LAWNS UNIFORMLY MOIST TO A DEPTH OF 4 INCHES BY:
 - APPLYING 1" OF WATER IMMEDIATELY AFTER SOD IS LAID
 - APPLYING 1/2" MINIMUM PER DAY FOR THE NEXT 14 DAYS
 - WATERING THE LAWN AT A RATE OF 1" PER WEEK THROUGHOUT THE MAINTENANCE PERIOD. WATER SHALL NOT BE DISTRIBUTED IN ONE APPLICATION
 - DURING DROUGHT OR EXCESSIVE HEAT, CONTRACTOR SHALL APPLY WATER IN AN AMOUNT NEEDED TO SUSTAIN THE TURF.
- MOW LAWNS AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT NORMAL (SEASONAL) HEIGHT FOR PRINCIPAL SPECIES PLANTED. REPEAT MOWINGS AS REQUIRED TO MAINTAIN HEIGHT WITHOUT CUTTING MORE THAN 30 PERCENT OF THE GRASS HEIGHT. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET.
- POST FERTILIZATION: APPLY FERTILIZER TO LAWN AFTER FIRST MOWING AND WHEN GRASS IS DRY. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 LB. PER 1000 SF OF LAWN AREA. WATER FERTILIZER INTO SOIL AS DIRECTED BY THE MANUFACTURER.



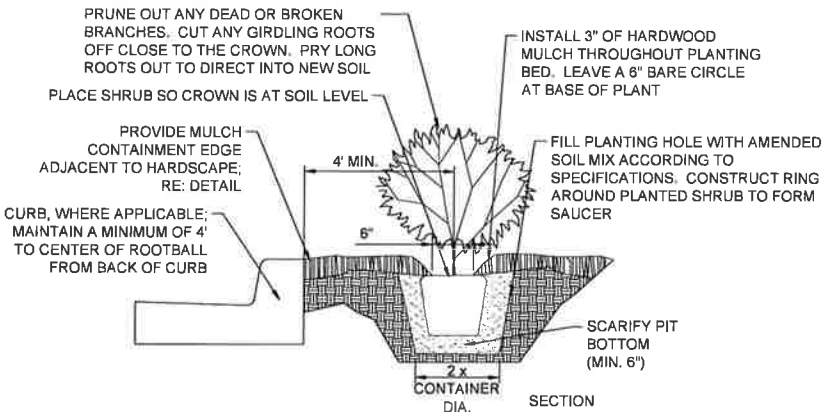
TYPICAL UTILITY BOX SCREENING DETAILS - NTS

NOTES:

- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



TREE PLANTING DETAIL - NTS



NOTES:

- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING.
- INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS.
- WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

PRINTS ISSUED

04/10/2020

REVISIONS:



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
1525 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
W: www.rosemann.com
© 2020 Rosemann & Associates, P.C.
DENVER & KANSAS CITY & ST. LOUIS & ATLANTA



T.O. ROOF BRG.
142' - 6 3/4"
T.O. LEVEL 4
SUBFLOOR
133' - 5 5/8"
T.O. LEVEL 4 BRG.
131' - 4 7/8"
T.O. LEVEL 3
SUBFLOOR
122' - 3 3/4"
T.O. LEVEL 3 BRG.
120' - 3"
T.O. LEVEL 2
SUBFLOOR
111' - 1 7/8"
T.O. LEVEL 2 BRG.
109' - 1 1/8"
T.O. LEVEL 1
SUBFLOOR
100' - 0"

1 BUILDING A - REAR ELEVATION
COLORED
1/8" = 1'-0"



T.O. ROOF BRG.
142' - 6 3/4"
T.O. LEVEL 4
SUBFLOOR
133' - 5 5/8"
T.O. LEVEL 4 BRG.
131' - 4 7/8"
T.O. LEVEL 3
SUBFLOOR
122' - 3 3/4"
T.O. LEVEL 3 BRG.
120' - 3"
T.O. LEVEL 2
SUBFLOOR
111' - 1 7/8"
T.O. LEVEL 2 BRG.
109' - 1 1/8"
T.O. LEVEL 1
SUBFLOOR
100' - 0"

A2 BUILDING A - FRONT ELEVATION
- COLORED
1/8" = 1'-0"

BELTON APARTMENTS -
NORTHPOINT DEVELOPMENT

BELTON, MO

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG A
- FRONT & REAR - COLORED
ELEVATION
PROJECT NUMBER: 20021
SHEET NUMBER:

A.200

DRAWN BY: Author CHECKED BY: Checker

© 2020 Rosemann & Associates, P.C.
All Rights Reserved. No part of this document may be reproduced without written permission from Rosemann & Associates, P.C.

PRINTS ISSUED

04/10/2020

REVISIONS:



rosemann & ASSOCIATES P.C.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

1526 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
W: www.rosemann.com

© 2020 Rosemann & Associates, P.C.

DENVER & KANSAS CITY & ST. LOUIS & ATLANTA



T.O. ROOF BRG
142' - 6 3/4"

T.O. LEVEL 4
SUBFLOOR
133' - 5 5/8"

T.O. LEVEL 4 BRG
131' - 4 7/8"

T.O. LEVEL 3
SUBFLOOR
122' - 3 3/4"

T.O. LEVEL 3 BRG
120' - 3"

T.O. LEVEL 2
SUBFLOOR
111' - 1 7/8"

T.O. LEVEL 2 BRG
109' - 1 1/8"

T.O. LEVEL 1
SUBFLOOR
100' - 0"

2 BUILDING C - REAR ELEVATION - COLORED
1/8" = 1'-0"



T.O. ROOF BRG
142' - 6 3/4"

T.O. LEVEL 4
SUBFLOOR
133' - 5 5/8"

T.O. LEVEL 4 BRG
131' - 4 7/8"

T.O. LEVEL 3
SUBFLOOR
122' - 3 3/4"

T.O. LEVEL 3 BRG
120' - 3"

T.O. LEVEL 2
SUBFLOOR
111' - 1 7/8"

T.O. LEVEL 2 BRG
109' - 1 1/8"

T.O. LEVEL 1
SUBFLOOR
100' - 0"

T.O. LEVEL 0 BRG
97' - 11 1/4"

BLDG C - SLAB
90' - 3"

BELTON APARTMENTS -
NORTHPOINT DEVELOPMENT

BELTON, MO

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG C
- FRONT & REAR - COLORED
ELEVATION
PROJECT NUMBER: 20021
SHEET NUMBER:

A.201

1 BUILDING C - FRONT ELEVATION - COLORED
1/8" = 1'-0"

DRAWN BY: Author CHECKED BY: Checker

PRINTS ISSUED

04/10/2020

REVISIONS:



rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
1526 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
W: www.rosemann.com
© 2020 Rosemann & Associates, P.C.
DENVER ■ KANSAS CITY ■ ST. LOUIS ■ ATLANTA

**BELTON APARTMENTS -
NORTHPOINT DEVELOPMENT**
BELTON, MO

SHEET TITLE
EXTERIOR ELEVATIONS - BLDG A
& C - SIDE A&B - COLORED
ELEVATION
PROJECT NUMBER: 20021
SHEET NUMBER:

A.202

DRAWN BY: Author CHECKED BY: Checker



**BUILDING C - SIDE B ELEVATION
- COLORED**
1/8" = 1'-0"



**BUILDING A - SIDE B ELEVATION -
COLORED**
1/8" = 1'-0"



**BUILDING C - SIDE A ELEVATION
- COLORED**
1/8" = 1'-0"



**BUILDING A - SIDE A ELEVATION -
COLORED**
1/8" = 1'-0"

PRINTS ISSUED

04/10/2020

REVISIONS:



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
1526 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
W: www.rosemann.com
© 2020 Rosemann & Associates, P.C.

DENVER ■ KANSAS CITY ■ ST. LOUIS ■ ATLANTA



2 EXTERIOR PERSPECTIVE -
BUILDING A - REAR ELEVATION



3 EXTERIOR PERSPECTIVE -
BUILDING C - SIDE ELEVATION



1 EXTERIOR PERSPECTIVE -
BUILDING C - GARAGE
ELEVATION

BELTON APARTMENTS -
NORTHPOINT DEVELOPMENT

BELTON, MO

SHEET TITLE
EXTERIOR PERSPECTIVES

PROJECT NUMBER: 20021

SHEET NUMBER:

A.203

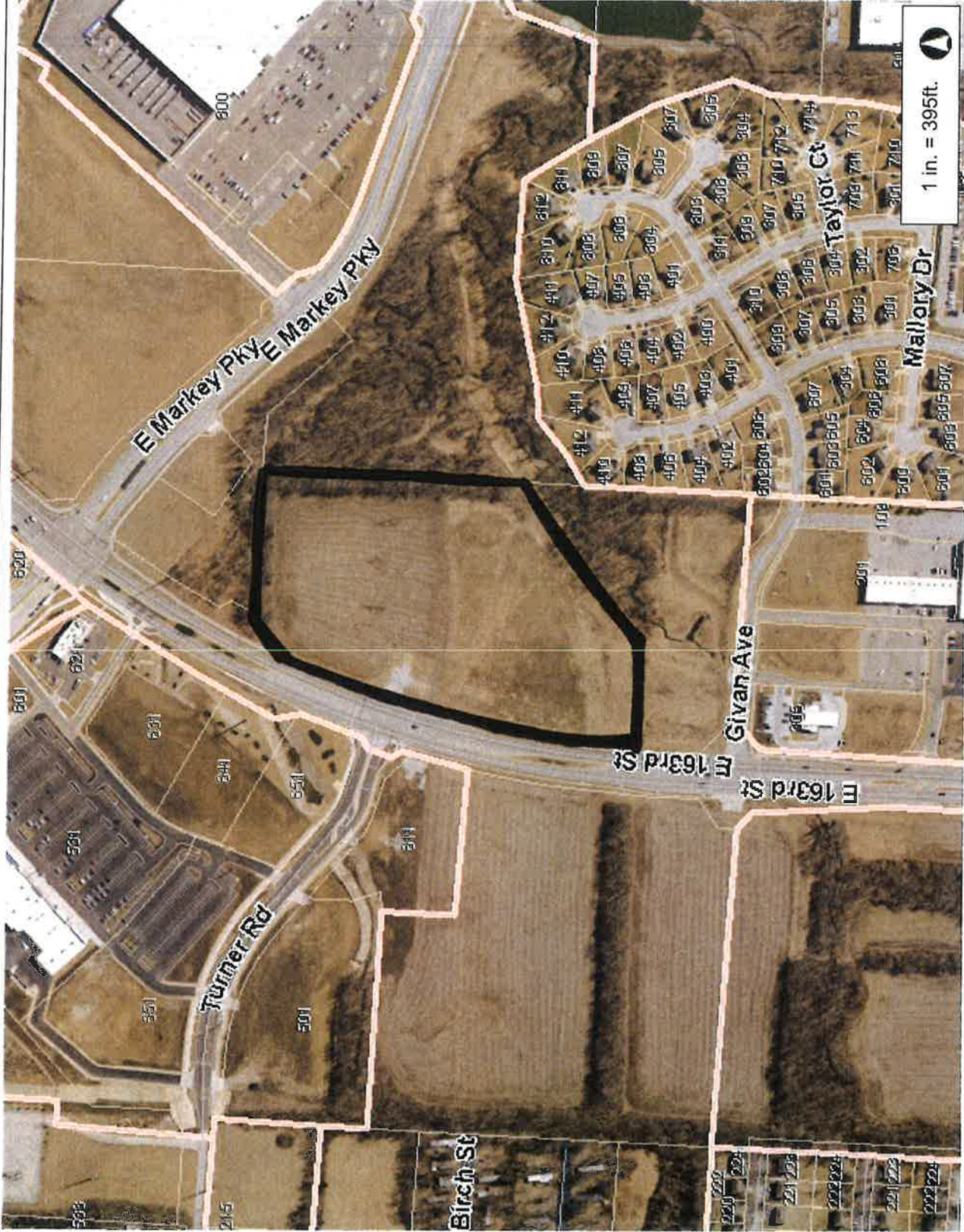
DRAWN BY: Author CHECKED BY: Checker







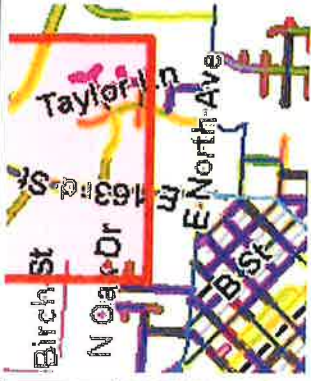
Belton, MO



789.5 0 394.77 789.5 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery

Notes

SECTION IV.
REZONING – WHORTON FARMS LOT 3

**REZONING
WHORTON FARMS
BELTON PLANNING COMMISSION
MONDAY, JUNE 8, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant-Christopher P. Whorton and Micah Whorton

Surveyor-Michael J. Huffman

Location-The property is located on the north side of Cambridge Road, approximately 236 feet east of Mullen Road.

Request-The application was filed for a rezoning from the existing A Agricultural Zoning District to a R-1 Single-Family Residential District.

BACKGROUND

The Whorton family owns property on the north side of Cambridge Road, east of Mullen Road, platted and commonly known as Whorton Farms. The property is zoned an A Agricultural District. This zoning classification has a 5-acre minimum lot size. The applicant would like to rezone the property to permit a replat of the existing two lots to allow three lots. This replat would create a third lot for construction of a new home for the Whorton family.

The proposed R-1 zoning district has an 8,400 square foot minimum lot size, or approximately .25 acres. The three proposed lots are described in the related Final Plat application. Lot 1 is 3.78 acres, Lot 2 is 1.63 acres, and Lot 3 is 3.32 acres.

REZONING CRITERIA/FINDINGS OF FACT

The Unified Development Code, Section 20-3, provides certain approval criteria that must be addressed with a rezoning application. These criteria are summarized below, with staff analysis for consideration of the Planning Commission:

(1) The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property. North of the subject property are single-family residential areas of The Traditions. This area is zoned a R-3 Planned Unit Development, however there is a wide range of lot sizes within the PUD. South of the site is an area zoned A Agricultural, but designated as single-family residential on the Future Land Use Map. North along Mullen Road are several other residential neighborhoods, primarily zoned R-1.

(2) Consistency with the goals and objectives of the Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan designates this property as **residential**. The proposed rezoning is consistent with the Future Land Use Map.

Whorton Farms Rezoning to R-1 Single-Family Residential

(3) Suitability of the subject property for the uses permitted under the existing zoning district. The property is not ideally suited for development with the existing A Agricultural zoning district. The applicants have two single-family homes on the property, and there is sufficient room for an additional lot.

(4) The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district. The area near the subject property is characterized by residential development and single-family homes. This indicates a trend towards residential development in the area.

(5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed rezoning will allow a new lot and an additional single-family home that is in character with the two existing homes at Whorton Farms. The rezoning and final plat will not have any detrimental impact on nearby property.

(6) Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment. All required public infrastructure and services are available to serve Whorton Farms. Existing utilities and public streets are sufficient for the area subject to the rezoning.

STAFF RECOMMENDATION

The staff recommends approval of the request for a rezoning from A Agricultural to an R-1 Single-Family Residence District for Whorton Farms. The recommendation is subject to the following conditions:

1. The rezoning for Whorton Farms is hereby approved, in order to implement the Final Plat prepared by Michael J. Huffman, dated 5/01/20.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a rezoning for Whorton Farms.
2. Motion to **deny** a rezoning for Whorton Farms.
3. Motion to continue the application for further information.

ATTACHMENTS

1. Final Plat-Whorton Farms
2. Area Map.

SECTIONAL MAP
SEC 18, TWP 46 N, RNG 32 W

NORTH AVE

NW 1/4

NE 1/4

MULLEN RD

SW 1/4

SE 1/4

SITE

CAMBRIDGE RD

SCALE 1"=2000'



STATION CA-25 STATE PLANE COORDINATES (US SURVEY FEET)
NORTHING = 958438.9909
EASTING = 2784986.7074
ELEVATION = 1054.46



DATE _____

PO Box 661
Raymore, MO 64083
Office: (816) 322-4544
Email: huffsurveyor@gmail.com

English: patrick.voyot@gmail.com

REPLAT OF
WHORTON FARMS
CAMBRIDGE ROAD
BELTON, MO 64012

DRAWN BY:	RJS
CHECKED BY:	MJH
DATE:	MAY 01, 2020
SCALE:	1" = 100'
SHT 1 OF 1	\$1

Belton, MO



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

SECTION V.
FINAL PLAT – WHORTON FARMS LOT 3

**FINAL PLAT
REPLAT OF WHORTON FARMS
BELTON PLANNING COMMISSION
MONDAY, JUNE 8, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

CASE #FP20-02

Property Owner-Christopher P. Whorton

Surveyor-Michael J. Huffman

Location- The property is located on the north side of Cambridge Road, just east of Mullen Road.

Request-The application was filed for approval of a **Final Plat** for the Replat of Whorton Farms.

BACKGROUND

Whorton Farms is an existing subdivision on the north side of Cambridge Road, just east of Mullen Road. The subdivision consists of **two lots** and has a total land area of 8.73 acres. There are two single-family homes on the lots, owned and occupied by the Whorton family. The replat application was filed to create a **three lot** subdivision, and results in the following lot sizes:

Lot 1-3.78 acres

Lot 2-1.63 acres

Lot 3-3.32 acres

A related rezoning application was filed along with the Replat. This application seeks to rezone the property from the existing A Agricultural District, to a R-1 Single-Family Residence District.

The existing A Agricultural District requires a 5-acre minimum lot size. The proposed replat could not be processed with the existing A zoning, so the rezoning was necessary to provide an appropriate zoning classification for the new lot sizes. The proposed lots exceed the 8,400 square foot minimum lot size of the R-1 District.

PROPOSED FINAL PLAT

The Final Plat meets all requirements of the Unified Development Code (UDC).

Access/Streets-No new right-of-way is dedicated with the final plat. The new Lot 2 will require driveway access to Cambridge Road. This will be reviewed and approved with the building permit application.

Easements-The final plat includes appropriate language for public utility easements.

General Plat Information-The plat includes all required general information including the legal description, lot numbers and dimensions, right-of-way designation, signature certificates, and surveyor credentials.

Replat of Whorton Farms

STAFF RECOMMENDATION

The staff recommends approval of the application for the Replat of Whorton Farms. The plat meets all final plat requirements of Section 36.35 of Unified Development Code.

The recommendation is subject to the following conditions:

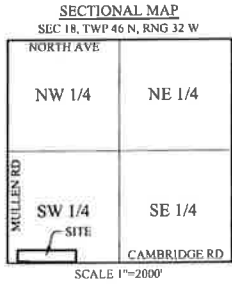
1. The final plat for the Replat of Whorton Farms, dated May 1, 2020, by Michael J. Huffman is approved as submitted.
2. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Final Plat for the Replat of Whorton Farms.
2. Motion to **deny** a Final Plat for the Replat of Whorton Farms.
3. Motion to continue the application pending additional information.

ATTACHMENTS

1. Final Plat-Replat of Whorton Farms
2. Location Map



ORDERED BY
CHRISTOPHER WHORTON
1514 E CAMBRIDGE RD
BELTON, MO 64012
MOBILE: (816) 918-5086

TITLE COMMITMENT
NO TITLE COMMITMENT WAS PROVIDED
AT THE TIME OF THIS SURVEY.

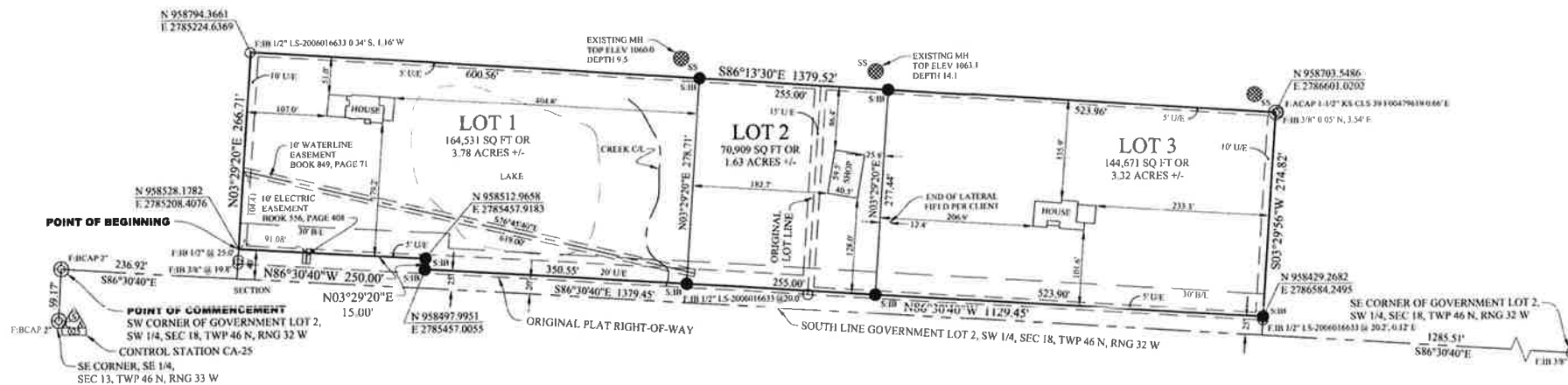
FINAL PLAT OF REPLAT OF WHORTON FARMS

A REPLAT OF WHORTON FARMS, LOTS 1 AND 2
A TRACT OF LAND LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST
BELTON, CASS COUNTY, MISSOURI

PLAT DESCRIPTION

A tract of land located in Government Lot 2 of the Southwest Quarter of Section 18, Township 46 North, Range 32 West of the Fifth Principal Meridian, being all of "WHORTON FARMS, LOTS 1 AND 2", a subdivision recorded January 15, 2015 as File Number 556888 in Plat Book 22 at Page 30, Belton, Cass County, Missouri, more particularly described as follows: Commencing at the Southwest corner of said Government Lot 2; thence South 86° 30' 40" East, along the South line of said Government Lot 2, a distance of 236.92 feet; thence North 03° 29' 20" East, a distance of 40.00 feet to a point on the North right-of-way line of Cambridge Road as now established, said point being the True Point of Beginning; thence continuing North 03° 29' 20" East, along the West line of said Whorton Farms, a distance of 266.71 feet to the Northwest corner of said Whorton Farms; thence South 86° 13' 30" East, along the North line of said Whorton Farms, a distance of 1379.52 feet to the Northeast corner of said Whorton Farms; thence South 03° 29' 56" West, along the East line of said Whorton Farms, a distance of 274.82 feet to a point on said North right-of-way line of Cambridge Road, said point being 25 feet from center as now established; thence North 86° 30' 40" West, along said North right-of-way line, also being 25 feet North of and parallel to the South line of said Government Lot 2, a distance of 1129.45 feet; thence North 03° 29' 20" East, a distance of 15.00 feet to a point on said North right-of-way line, said point being 40 feet from center as now established; thence North 86° 30' 40" West, along said North right-of-way line, also being 40 feet North of and parallel to said South line of Government Lot 2, a distance of 250.00 feet to the point of beginning.

Containing 380,112 square feet, or 8.73 acres, more or less.



BASIS OF BEARING
COORDINATES SHOWN ARE NAD83 MISSOURI-WEST ZONE (U.S. SURVEY FEET) DERIVED FROM CONTROL STATIONS CA-25 USING TOPCON HIPER GPS EQUIPMENT.

GRID FACTOR = 0.9998958
RECIPROCAL = 1.0001042

STATION CA-25 STATE PLANE COORDINATES (US SURVEY FEET)
NORTHING = 958438.9909
EASTING = 2784986.7074
ELEVATION = 1054.46

- LEGEND**
- FOUND ALUMINUM CAP
 - FOUND BRASS CAP
 - FOUND IRON BAR
 - SET 1/2" IRON BAR W/CAP LS-2268
 - SANITARY SEWER MANHOLE
 - BROKEN SCALE

DEDICATION: THE UNDERSIGNED PROPRIETOR(S) OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "REPLAT OF WHORTON FARMS". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS "REPLAT OF WHORTON FARMS".

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, 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 (UE). 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) OR WHERE NO FENCES SHALL BE ERRECTED 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.

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.

IN TESTIMONY WHEREOF: THE UNDERSIGNED OWNER(S) HAVE SUBSCRIBED THEIR NAMES ON THIS 4th DAY OF May, 2020.

Christopher P. Whorton
CHRISTOPHER P. WHORTON
OWNER OF LOT 1

Janet L. Whorton
JANET L. WHORTON
OWNER OF LOT 1

Erica J. Whorton
ERICA J. WHORTON
OWNER OF LOT 2

STATE OF MISSOURI)
COUNTY OF CASS)

BE IT REMEMBERED THAT ON THIS 4th DAY OF May, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME CHRISTOPHER P. WHORTON AND JANET L. WHORTON, HUSBAND AND WIFE, OWNERS OF LOT 1, WHORTON FARMS, LOTS 1 AND 2, AND MICAH P. WHORTON AND ERICA J. WHORTON, HUSBAND AND WIFE, OWNERS OF LOT 2, WHORTON FARMS, LOTS 1 AND 2, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS 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 NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: 3/19/2021

Peggy C. Mullinix
PEGGY C. MULLINIX
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CASS COUNTY
MY COMMISSION EXPIRES 3/19/2021
COMMISSION # 17448232

CITY PLANNING COMMISSION:

THIS PLAT OF "REPLAT OF WHORTON FARMS" HAS BEEN DULY SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

HOLLY GIRGIN
CHAIRMAN

DAVID CLEMENTS, AICP
PLANNING AND BUILDING DIRECTOR

BOARD OF ALDERMAN:

THIS PLAT OF "REPLAT OF WHORTON FARMS" HAS BEEN DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF BELTON, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2020.

JEFF DAVIS
MAYOR

ANDREA CUNNINGHAM, MRCC
CITY CLERK

I, MICHAEL J. HUFFMAN, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF SURVEY IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.



Michael J. Huffman
MICHAEL J. HUFFMAN
MO. RLS-2268
May 01, 2020
DATE

HUFFMAN LAND SURVEYORS, LLC
PO Box 661
Raymore, MO 64083
Office: (816) 322-4544
Email: huffsurveyor@gmail.com

FILE NAME: _____
FILE LOCATION: _____
SURVEY CLASS: _____

**REPLAT OF
WHORTON FARMS
CAMBRIDGE ROAD
BELTON, MO 64012**

DRAWN BY: RJS
CHECKED BY: MJH
DATE: MAY 01, 2020
SCALE: 1" = 100'
SHT 1 OF 1 S1

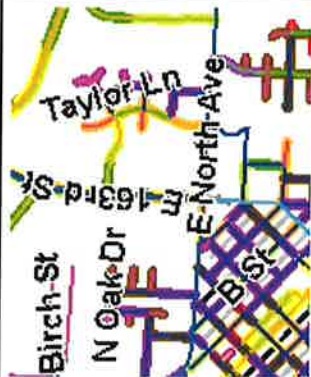
Belton, MO



1 in. = 255ft.

509.0 0 254.48 509.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery

Notes