CITY OF GRAIN VALLEY
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
September 8, 2021 at 6:30 P.M.
OPEN TO THE PUBLIC
Located in Grain Valley City Hall – Council Chambers
711 Main Street – Grain Valley, Missouri

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- August 11, 2021 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

- Citizens are asked to please limit their comments to two (2) minutes.

ITEM VI: PUBLIC HEARINGS

1. **Missouri Made Marijuana, LLC.** Requesting a Conditional Use Permit to amend the site plan that was approved by Ordinance 2503 for a Medical Marijuana Cultivation Facility and site plan that was approved by Ordinance 2531 for a Medical Marijuana Infused Products Manufacturing Facility to allow a Conex Storage Container for the storage of packaging supplies, nutrients/fertilizer, and maintenance tools. The property is zoned District M-1 (Light Industrial). The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 lying in the northwest corner of the northeast quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri. The legal description is Lot 1, Black Industries, a subdivision in Grain Valley aka 415 E. South Outer Belt Road.

ITEM VII: ACTION ITEMS

1. **Missouri Made Marijuana, LLC.** Requesting a Conditional Use Permit to amend the site plan that was approved by Ordinance 2503 for a Medical Marijuana Cultivation Facility and site plan that was approved by Ordinance 2531 for a Medical Marijuana Infused Products Manufacturing Facility to allow a Conex Storage Container for the storage of packaging supplies, nutrients/fertilizer, and maintenance tools. The property is zoned District M-1 (Light Industrial). The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 lying in the northwest corner of the northeast quarter of Section 35, Township 49, Range 30 in the City of Grain Valley, Missouri. The legal description is Lot 1, Black Industries, a subdivision in Grain Valley aka 415 E. South Outer Belt Road.

2. **Final Development Plan/Final Plat – Creekside Villas –** Requesting Final Development Plan and Final Plat approval for Creekside Villas. The proposed development is zoned District R-3p (Multi-Family Residential District – Planned Overlay District). The final development plan illustrates 28 units. The preliminary development plan was approved with 26 multi-family residential units. Each unit will be two bedrooms and one bathroom, all on one level. The exterior building material will be all brick. Creekside Villas will be a maintenance provided community. The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The Final Plat is a replat of Lots 1 – 8, Creekside Landing, a subdivision in Grain Valley to Lot 1, Creekside Villas.

ITEM VIII: PREVIOUS BUSINESS

- **None**

ITEM IX: NEW BUSINESS

- **Discussion Only** – Amend Chapter 400, Zoning Regulations, of the City Code, specifically Section 400.230 Accessory Uses, C.2. Garages and accessory buildings – To allow larger detached garages and accessory buildings on larger lots.

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on October 13, 2021 at 6:30 pm.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.

City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on August 11, 2021 in the Council Chambers at City Hall.

- The meeting was called to order at 6:36 PM by Chair Craig Shelton.

ITEM II: ROLL CALL

- *Present: Scott Shafer*
- *Present: Jim Hofstetter*
- *Present: Craig Shelton*
- *Present: Justin Tyson*
- *Absent: Debbie Saffell*
- *Absent: Kevin Browning*
- *Absent: Elijah Greene*
- *Present: Bob Headley (BOA Liaison)*
- ***There was a quorum.***

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APRROVAL OF MINUTES

- Commissioner Shafer motioned to approve the minutes from the June 9, 2021 regular meeting. Commissioner Hofstetter second the motion. The Commission approved the minutes by a vote of 4 to 0.

ITEM V: PUBLIC HEARINGS

- **None**

ITEM VI: ACTION ITEMS

1. **Rosewood Hills – 11th Plat –** Requesting Final Plat Approval on 11.92 acres consisting of 29 lots and two tracts that is generally located east of NW Lindenwood Drive and north of the Rosewood Hills 10th Plat lying in Section 22, Township 49, Range 30 in Grain Valley, Jackson County, Missouri. The developer is L & B Development, Inc.

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton	Elijah Greene	Mark Trosen – CD Director
Jim Hofstetter	Kevin Browning	Dick Tuttle – City Engineer
Scott Shafer	Debbie Saffell	
Justin Tyson		
Bob Headley BOA Liaison		

- Director Trosen presented the Staff Report. The final plat for the 11th phase substantially conforms to the approved preliminary plat. Staff recommends approval of the final plat.
- Commissioner Tyson made a motion to approve the final plat for Rosewood Hills – 11th Plat. Commissioner Shafer second the motion. The Commission approved the motion by a vote of 4 to 0.

2. **Joe Shmoe Coffee** – Requesting Site Plan Approval for a Coffee Shop that is in the Main Street Corridor – Transition Overlay Zoning District. The property is in the Old Towne Market Place and will be generally located at the southwest corner of SW Eagles Parkway and Buckner Tarsney Road.

- Director Trosen presented the Staff Report. Trosen reviewed comments 1, 2 and 3. In regard to comment 4, he referred to Landscape Plan. He pointed out that the applicant complies with the requirement of the ordinance however, since we are reviewing the site plan, staff finds that additional landscaping would benefit the site if placed in the island between the coffee shop and the new drive and in the eyebrow with the new sidewalk connection with Buckner Tarsney Road.
- Trosen reviewed comments 5, 6, and 7 with the Commission.
- City Engineer Dick Tuttle reviewed comment 8 with the Commission. He stated that the site plan illustrates a new driveway access from Buckner Tarsney Road. This driveway will be generally north of the existing right-hand turn lane on Buckner Tarsney Road for SW Rock Creek Lane. The applicant provided a drawing that would extend the right-hand turn lane north of the new drive feathering to the intersection with Eagles Parkway. Tuttle said the extension is necessary for safety purposes.
- Trosen stated that Staff recommends approval of the site plan subject to the two conditions in the Staff report pertaining to additional landscaping and the acceptance of the new drawing to extend the right-hand turn lane for the driveway access with Buckner Tarsney Road.
- Commissioner Tyson asked what is this object on the plan? City Engineer Tuttle responded that is riprap for the drainage structure.
- Commissioner Tyson asked why not move the coffee shop to the corner lot? Director Trosen responded that the Staff was working with the applicant to reserve that corner for a sit-down restaurant that would have an outdoor patio area.
- Bryan Rahn with Ward Development stated that they are looking at the site overall with the Lofts and Captain's. They are talking to a couple of prospects for bar-b-que restaurant.

- Mr. Rahn said that they are looking at a menu board at the corner of the building. Regarding signage, the primary signage will be along Buckner Tarsney, like Captain's with the overhang lighting.
- Chair Shelton stated when extending turn lane, will that be turning into the new driveway? City Engineer Tuttle responded yes. He said there is already a center lane for turning left either northbound or southbound on Buckner Tarsney Road.
- Chair Shelton asked if this is Joe Shmoe's business model to order and pick-up at one window. Mr. Rahn said it is their business model. They are also hoping to pull people in to the building and using a patio area versus a primarily drive-thru business.
- Commissioner Tyson asked if there will be a curb dividing the business to the south and the coffee shop. City Engineer Tuttle said there will be a 5-foot area between the two parking areas and will not be connected.
- Commissioner Shafer made a motion to approve the site plan for Joe Shmoe Coffee subject to the two conditions referenced in the Staff Report. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 4 to 0.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

- **Rosenberg's Rules of Order** – Chair Shelton said that over the years when serving on the Commission what he has experienced was some uncertainty regarding motions, seconds, voting procedures, how to amend motions and other points of meeting order. Chair Shelton had asked the City Attorney Joe Lauber to discuss this and provide examples during the training on June 9th. He said that he thought the Rosenberg's Rules are good maybe not perfect but simplistic. He said that he is not sure if we need to adopt but just use as a guide. Commissioner Tyson agreed that it would be good to use Rosenberg's Rules of Order as a guide. Commissioner Shafer and Hofstetter also agreed.

ITEM IX: ADJOURNMENT

- Commissioner Shafer made a motion to adjourn the meeting. Commissioner Tyson second the motion. The Commission approved the motion by a vote of 4 to 0.

-The Regular Meeting Adjourned at 7:14PM-

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton	Elijah Greene	Mark Trosen – CD Director
Jim Hofstetter	Kevin Browning	Dick Tuttle – City Engineer
Scott Shafer	Debbie Saffell	
Justin Tyson		
Bob Headley BOA Liaison		

Staff Report
September 8, 2021

ACTION:
Missouri Made Marijuana (MMM) LLC is requesting a Conditional Use Permit to amend the site plan that was approved by Ordinance 2503 for a Medical Marijuana Cultivation Facility and then amended site plan approved by Ordinance 2531 for a Medical Marijuana Infused Products Manufacturing Facility to allow a Conex Storage Container on-site. The property consists of approximately 6 acres. The property is zoned District M-1 (Light Industrial). The 6 acres is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 and is legally described as Lot 1, Black Industries, a subdivision in Grain Valley, Jackson County, Missouri.

Since the applicant is changing the previous approved site plan, then a conditional use permit is required for the cultivating and manufacturing operation.

PURPOSE:
The applicant is requesting the use of a Conex Storage Container (8 feet wide x 40 feet long). The container will be used for storage of the following:

- Nutrients/fertilizer
- Packaging containers (bags, jars)
- Packaging Stickers
- Building maintenance materials and tools
- Growing media (Grodan Gro Blocks)

The applicant states that no marijuana products or plants and no pesticides will be stored in the container.

Building 1 does not have enough designated storage space for the items above and therefore, the container is needed. If the CUP is not approved, the applicant would have to store these items at an off-site location.

ANALYSIS:
Staff asked the Central Jackson County Fire District to review the application and the proposed location of the storage container. Derrick Llewellyn, Captain of Fire Prevention Division, responded that the proposed location meets distance requirements. He further stated that the Conex container could only store 100 pounds of fertilizer, and the outside of the container must be labeled appropriately to show that fertilizer is being stored inside.

The site plan illustrates the location of the container. The container will not be seen from I-70 because Building 1 will block the view and views from Penny Drive will be screened by the fence and with the proposed black mesh fabric that will provide a privacy street view.

The previously approved site plans call for two additional buildings on this site. The applicant indicates these buildings will be designed to include the product storage that is being stored in the container. Once those buildings are completed, the Conex storage container is no longer needed and will be removed.

PUBLIC INFORMATION AND PROCESS:

Public notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

STAFF RECOMMENDATION:

Staff recommends approval of a Conditional Use Permit to amend the site plan that was approved by Ordinance 2503 and site plan approved by Ordinance 2531 to allow a Conex Storage Container on the described site subject to the following conditions:

1) The placement of the Conex Storage Container shall be in accordance with the site plan that was filed with the application.

2) The Conex Storage Container shall not store more than 100 pounds of fertilizer and shall be appropriately labeled.

3) The applicant shall screen the container using the fence and the privacy screen fabric or similar product that was provided with the application.

4) The Conex Storage Container is considered a temporary facility and will be removed by the applicant once the future buildings have integrated the necessary storage into their design, construction, and final occupancy.

5) Ordinances 2503 and 2531 are still valid and all conditions within those ordinances, unless otherwise stated, are still valid and enforceable.

Grain Valley
Come Home To Opportunity

711 Main Street
Grain Valley, MO 64029
816.847.6220
816.847.6206 fax
www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION 2021-0560

PROJECT INFORMATION

Location: 415 E. South Outer Belt Road, Grain Valley MO

Subdivision: _____ Lot #: 1 Zoning District: M-1

Description of Request: Requesting the use of a Conex Storage Container, for the storage of packaging supplies, nutrients and maintenance tools used cultivation.
NO marijuana products or pesticides will be stored in the container.

APPLICANT INFORMATION

Name: Saydee Tschanen

Company: Missouri Made Marijuana

Address: 3195 Saint Rose Pkwy, Ste 212, Henderson NV 89051

Telephone: _____ Fax: _____ E-mail: saydeetschanen@missourimmj.net

Property Owner: Missouri Made Marijuana

Additional Contact(s): _____

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
	Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
X	Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3	Summary Site Analysis depicting current character of site
	Temporary Use Permit 2 • 10 • 14	4	Preliminary Plat (3 full size copies)
	Preliminary Plat 1 • 3 • 4 • 14	5	Preliminary Development/ Site Plan (6 copies)
	Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6	Final Plat (6 copies)
	Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7	Final Development/ Site Plan (6 copies)
	Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8	Landscaping Plan (6 copies)
	Site Plan 1 • 7 • 8 • 9 • 12• 14 • 15	9	Building Elevations (6 copies)
	Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	10	Written description of the proposal
	Future Land Use Map (Refer to page 9)	11	List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.		12	Construction plans for all public works improvements (6 copies)
		13	Copies of tax certificates from City and County
		14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
		15	Off-site easements if necessary
		16	Survey of vacation area
		17	Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:

Applicant's Signature _____ Date 8/9/21

Applicant's Signature _____ Date _____

Description: (LOT 1)

Lot 1, BLACK INDUSTRIES, a subdivision in Grain Valley, Jackson County, Missouri, according to the plat thereof recorded June 17, 2020 as Document No. 2020E0050672, in Plat Book 190, Page 84.

Missouri Made Marijuana – Storage Container, Description of Use:

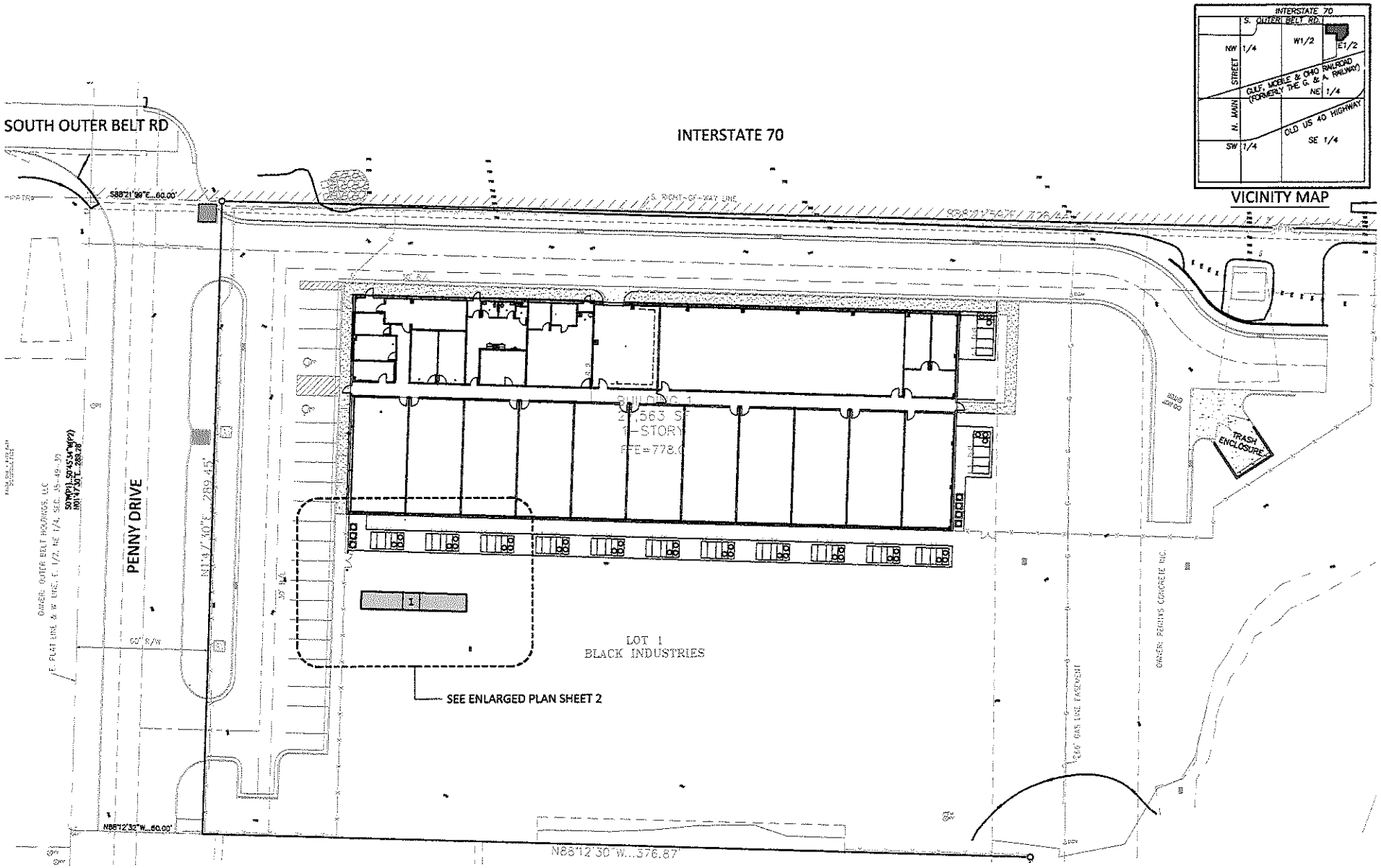
Missouri Made Marijuana is requesting the use of a Conex Storage Container at the facility located at 415 E. South Outer Belt Road in Grain Valley Missouri. The container will be used for storage of the following:

- Nutrients/fertilizer
- Packaging containers (bags, jars)
- Packaging stickers,
- Building maintenance materials & tools
- Growing media (Grodan Gro Blocks)

Note: NO marijuana products or plants and NO pesticides will be stored in the container.

Location of the storage container will not be in direct view from the public thoroughfare (see plan). The view from I-70 will be obstructed by the building and views from Penny drive will be screened by the fence, embellished with screening material to ensure no visibility.

Plans for this facility will be to integrate product storage into future phases of the development. Two additional buildings are currently planned for, which will not require all of the administrative and employee facilities that were necessary at the initial stage. This will permit the programming of storage areas into the planning of future phases within the building footprints proposed. At that time, use of temporary storage containers will no longer be required.



VICINITY MAP

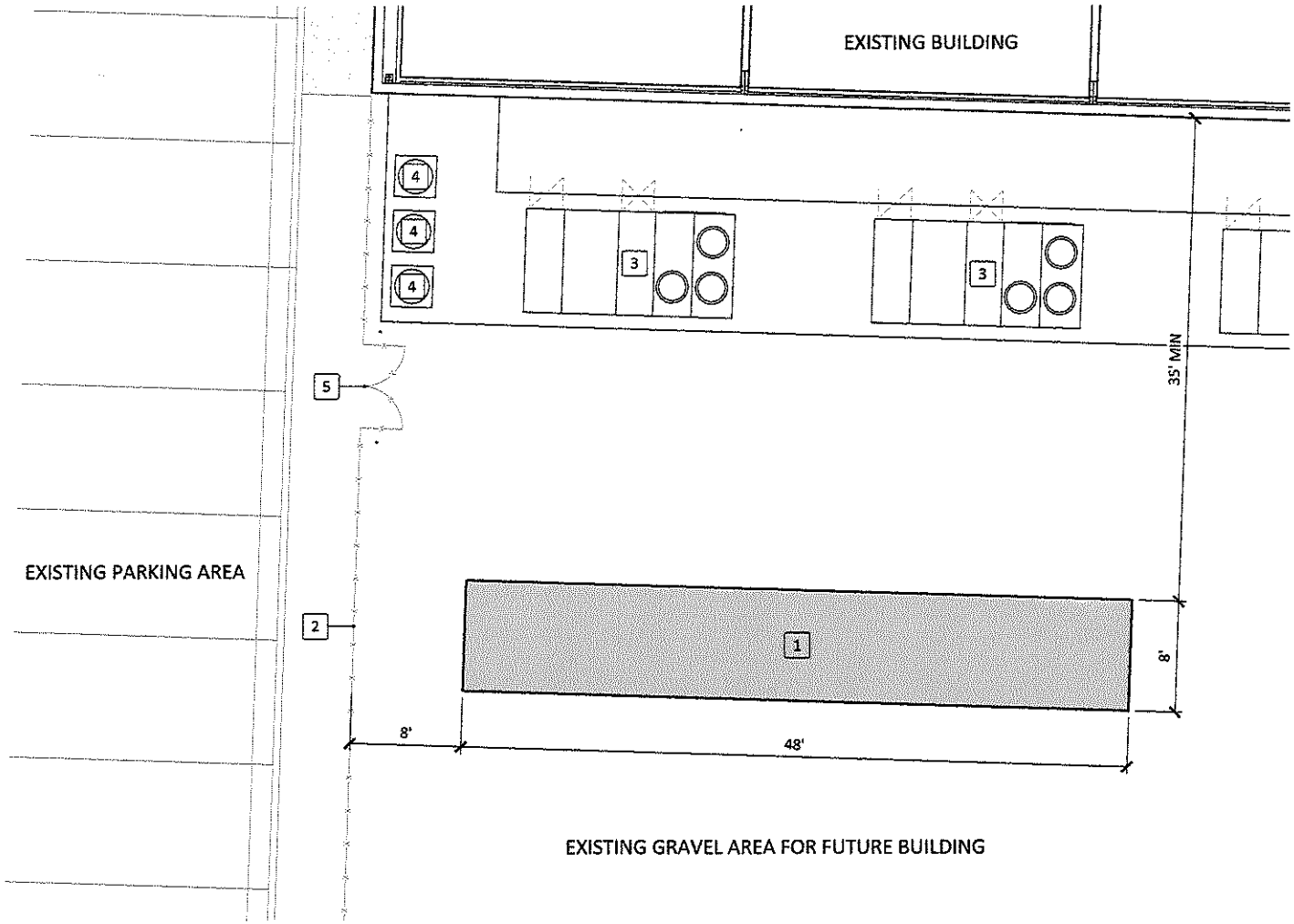
N

1 MISSOURI MADE MARIJUANA - CONCEPT PLAN FOR STORAGE CONTAINER LOCATION

SCALE: 1" = 40'-0"

SHEET NOTES

1 PROPOSED LOCATION OF 8' X 48' CONEX STORAGE CONTAINER



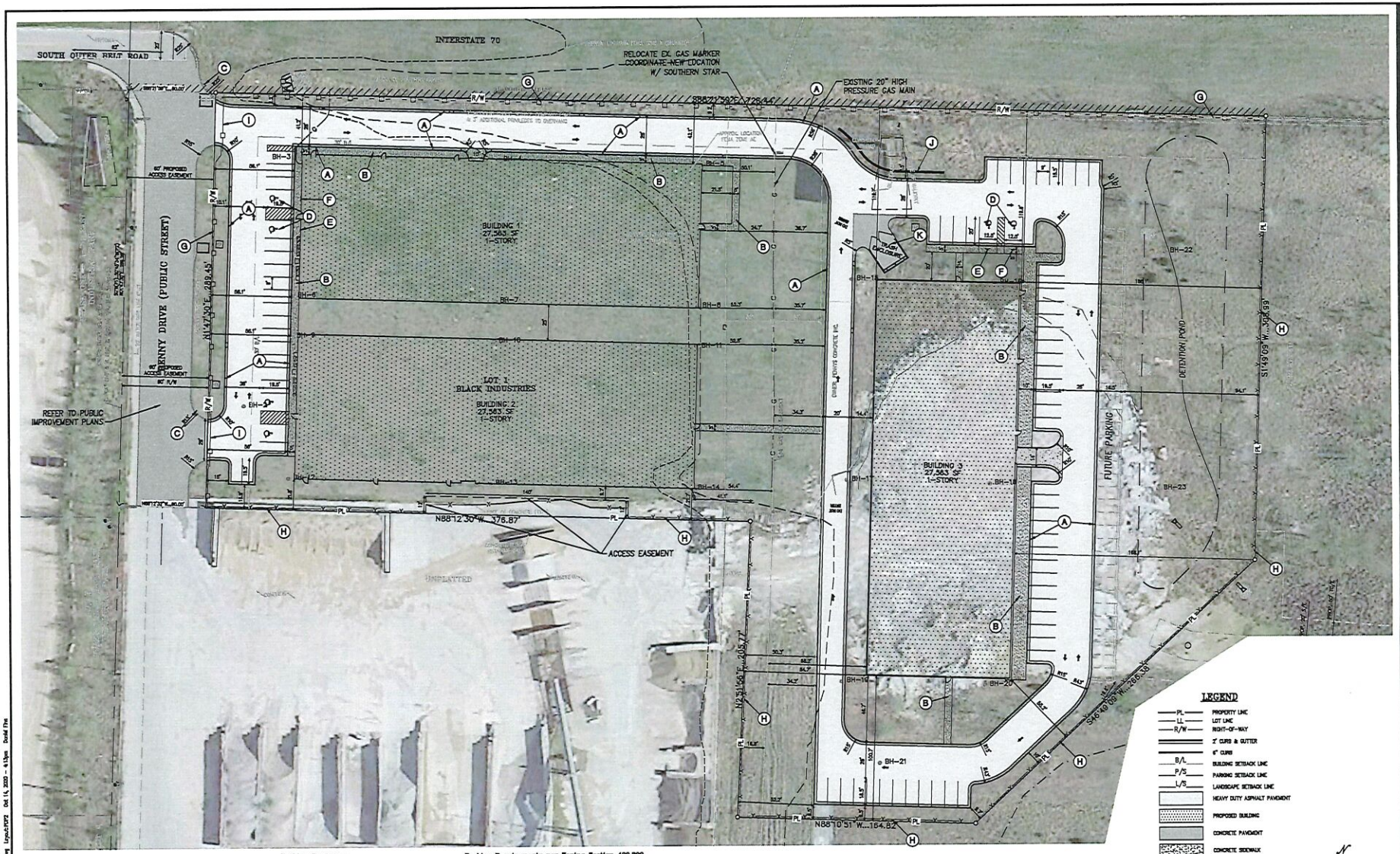
SHEET NOTES

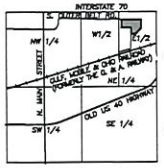
1. PROPOSED LOCATION OF 8' X 48' CONEX STORAGE CONTAINER SET ON LEVELING BLOCKS
2. EXISTING FENCE TO REMAIN - PROVIDE BLACK MESH SCREENING AT BACKSIDE FOR VISUAL BARRIER
3. EXISTING AHU
4. EXISTING CONDENSOR
5. EXISTING DBL MAN GATE

N

2 MISSOURI MADE MARIJUANA - ENLARGED CONCEPT PLAN FOR STORAGE CONTAINER LOCATION

SCALE: 1" = 40'-0"





VICINITY MAP
SEC. 35-49-30

SCALE: 1"=2000'

Parking Summary

PHASE 2	
Standard Parking Provided	71 Spaces
Accessible Parking Provided	8 Spaces
Number of Employees (Max Shift)	45
Total Parking Provided	77 Spaces
Future Additional Parking (if Required)	35 Spaces

Building and Lot Data

PHASE 2	
Lot 1 Area	745,336 S.F./16.0658 Ac.
Existing Zoning	M-1
Total Building Square Footage	82,689 SF

Parking Requirements per Zoning Section 400.290

[illegible]	[illegible]	[illegible]	[illegible]
(a)	Wholesale establishments, warehouses, storage or distribution establishments	1	1 space per 2,000 sq.ft. for first 20,000 sq.ft. of office space; 1 space per 4,000 sq.ft. for remaining office space
(b)	Commercial and/or industrial establishments	1	1 space per 500 sq.ft. of office space
(c)	Manufacturing establishments	1	1 space per 1,000 sq.ft. of office space
(d)	Manufacturing establishments — regular work	1	1 space per 500 sq.ft. of office space
(e)	Manufacturing establishments — night work	1	1 space per 500 sq.ft. of office space; 1 space per 1,000 sq.ft. for remaining floor area
(f)	Manufacturing establishments — night work	1	1 space per 500 sq.ft. of office space; 1 space per 2,000 sq.ft. for remaining floor area

SITE KEY NOTES:

(A) CONSTRUCT PRIVATE 2' CURB AND GUTTER (TYPICAL).

(B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).

(C) INSTALL CALL BOX WITH BOLLARDS FOR GATE.

(D) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS.

(E) INSTALL HANDICAPPED PARKING SIGN MOUNTED ON WALL.

(F) INSTALL VAN ACCESSIBLE PARKING SIGN MOUNTED ON WALL.

(G) INSTALL 6' AMERISTAR MONTAGE FENCE (OR EQUIVALENT).

(H) INSTALL 8' BLACK CHAIN-LINK FENCE.

(I) INSTALL MANUAL GATE (TYPICAL) (NO ARCH. PLANS FOR SIZE AND MATERIAL). COORDINATE KNOX BOX REQUIREMENTS WITH FIRE DEPARTMENT.

(J) CONSTRUCT REINFORCED RETAINING WALL W/ 42" HANDRAIL.

(K) MASONRY TRASH ENCLOSURE ON CONCRETE PAD (SEE SHEET AS-2.01).

(L) CONSTRUCT PRIVATE CONCRETE SIDEWALK RAMP (OMIT DETECTABLE WARNING).

DEVELOPER/PREPARED FOR:
MISSOURI MADE MARIJUANA, L.L.C.
attn: ROBERT R. BLACK JR., MEMBER
8320 BLACK BROTHERS COURT
LAS VEGAS, NV 89128
(702) 480-3001

PREPARED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
(913) 393-1155 (PHONE)
(913) 393-1156 (FAX)

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL
- FENCE – 6' AMERISTAR MONTAGE FENCE
- FENCE – 8' CHAIN-LINK FENCE
- (S) PARKING SPACES

SCALE: 1"=30'

0' 30' 60'

BEARING BASED: MISSOURI STATE PLANE 1983 WEST ZONE (2403)

PROJECT NO.	191117	No.	Date	Revisions	By	App.
ISSUED DATE	[illegible]	1	09/23/2020	WATERLINE SIZE UPDATE	MRR	DJV
ORIGINAL DWG APPROVED	[illegible]	2	10/6/2020	UPDATED SITE LAYOUT	MRR	DJV

CERTIFICATE OF AUTHORIZATION
MISSOURI CERTIFICATE OF AUTHORIZATION
KANSAS CERTIFICATE OF AUTHORIZATION
MISSOURI CERTIFICATE OF AUTHORIZATION

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phelpsengineering.com

PLANNING
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IMPLEMENTATION

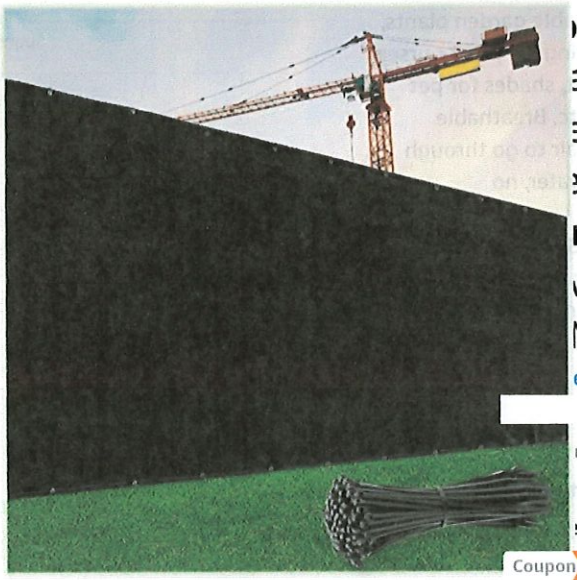
SITE PLAN – ULTIMATE
MISSOURI MADE MARIJUANA – CULTIVATION/ PRODUCTION FACILITY
415 E. SOUTH OUTER BELT ROAD,
GRAIN VALLEY, MO 64029

SHEET
C2.1

\\PHELPS-SERVER\Projects\191117\Dwg\Final Plans\191117.dwg Layout:SP2 Oct 14, 2020 - 4:13pm David Fox

EXAMPLE – CONEX STORAGE CONTAINER – 8 Feet Wide x 40 Feet Long

amazon pharmacy Your medication, delivered Learn more ›



Roll over image to zoom in

VIDEO

ourTree 8' x 50' Black Fence acy Screen Windscreen er Fabric Shade Tarp Plant enhouse Netting Mesh Cloth mmercial Grade 170 GSM - vy Duty - 3 Years Warranty - MAKE CUSTOM SIZE

e ColourTree Store

308 ratings

n's Choice for "black 8' x 50' privacy screen"

: $74.99 & FREE Returns

Coupon Save an extra 5% when you apply this coupon.

Details

Get $100 off instantly: Pay $0.00 upon approval for the Amazon Prime Rewards Visa Card.

Size:

8' x 50'

Color: **Black**

- ★【Virgin, UV Stabilized Compounds & Thick Material】: The only fence screen product on the market that are made of 160 GSM 100% virgin (Non-recycled) HDPE material. Our virgin HDPE fabric went through 20000 hours of laboratory UV testing and it is proved to be 70% more durable compared to recycled HDPE under sun exposure, fabric has been treated with UV stabilized compound, preventing fence screen from dried out, tearing and fading, significantly extend the lifespan.
- ★【Privacy Solution 90% Visibility Blockage】: Most economical way for privacy over chain link fence, porous decorative concealment, existing cyclone wire fence, wood retaining wall, welded wire fence, chain link fence, privacy barrier around swimming pool, block nose neighbor see through, add privacy to acre back yard backdrop, front yard, patio, garden and porch; hide street, road, construction site, pet kennel pen, block surrounding noise and street view, stops dogs from barking at neighbors.

$74.99

& FREE Returns

FREE delivery: **Friday, Aug 6**
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Details

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In Stock.

Qty: 1

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Secure transaction

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Sold by ColourTree

Return policy: This item is returnable

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- ☐ 3-Year Protection for $9.99
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CITY OF GRAIN VALLEY

STATE OF MISSOURI

BILL NO. *B20-10*

ORDINANCE NO. *2503*
SECOND READING *May 27, 2020 (6-0)*
FIRST READING *May 11, 2020 (6-0)*

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO OPERATE A MEDICAL MARIJUANA CULTIVATION FACILITY ON APPROXIMATELY 6 ACRES

WHEREAS, the Mayor and the Board of Aldermen are committed to the development of the City; and

WHEREAS, a public hearing was held on March 11, 2020 in which the Planning and Zoning Commission recommended approval of a conditional use permit subject to five conditions for a medical marijuana cultivation facility on approximately 6 acres that is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 and north of Penny's Concrete facility; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on April 13, 2020; and

WHEREAS, the Board of Aldermen has determined that the proposed land use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 400, Zoning Regulations, in the City Code of Ordinances.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

SECTION 1: The Conditional Use Permit to operate a medical marijuana cultivation facility is generally described below:

Legal Description:

All that part of the East One-half of the Northeast Quarter of Section 35, Township 49 North, Range 30 West, in the City of Grain Valley, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence S 88°22'01" E, along the North line of the Northeast Quarter of said Section 35, a distance of 1326.88 feet to the Northwest corner of the East One-half of the Northeast Quarter of said Section 35; thence S 1°47'30" W, along the West line of the East One-half of the Northeast Quarter of said Section 35, a distance of 284.56 feet to the Northeast plat corner of I-70 EAST

INDUSTRIAL PARK, a platted subdivision of land in the City of Grain Valley, Jackson County, Missouri, said point also being a point on the South right-of-way line of U.S. Highway 40/Interstate 70 Highway, as now established; thence S 88°21'59" E, along the South right-of-way line of said U.S. Highway 40/Interstate 70 Highway, a distance of 60.00 feet to the point of beginning; thence continuing S 88°21'59" E, along the South right-of-way line of said U.S. Highway 40/Interstate 70 Highway, a distance of 726.44 feet; thence S 1°49'09" W, a distance of 308.99 feet; thence S 46°49'09" W, a distance of 266.38 feet; thence N 88°10'51" W, a distance of 164.82 feet; thence N 2°51'56" E, a distance of 205.77 feet; thence N 88°12'30" W, a distance of 376.87 feet; thence N 1°47'30" E, a distance of 289.45 feet to the point of beginning, containing 265,536 square feet or 6.0959 acres, more or less.

SECTION 2: The Conditional Use Permit to operate a medical marijuana cultivation facility is hereby approved subject to the following conditions:

1) The Conditional Use Permit is issued only to Missouri Made Marijuana LLC at the approved site and shall not run with the land.

2) If Missouri Made Marijuana LLC's State-issued license is not renewed or is revoked for any reason, then the Conditional Use Permit shall terminate immediately without any additional notice.

3) Missouri Made Marijuana LLC shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri.

4) The perimeter fence for the facility shall be no taller than 8 feet and shall be a wrought iron spike type fence or other similar material.

5) The site plans and landscape plan need to be amended to show the same landscaping materials on the north side of property (swamp white oak and sea green juniper) and pattern will be planted along the frontage on the new public street.

SECTION 3: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this 27th day of May, *2020*, the aye and nay votes being recorded as follows:

ALDERMAN BASS	*aye*	ALDERMAN CLEAVER	*aye*
ALDERMAN HEADLEY	*aye*	ALDERMAN STRATTON	*aye*
ALDERMAN TOTTON	*aye*	ALDERMAN WEST	*aye*

Mayor _____ (in the event of a tie only)

Approved as to form:

Latter Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

CITY OF GRAIN VALLEY

STATE OF MISSOURI

BILL NO. *B20-38*

ORDINANCE NO. *2531*
SECOND READING *December 21, 2020 (6-0)*
FIRST READING *December 21, 2020 (6-0)*

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO OPERATE A MEDICAL MARIJUANA INFUSED PRODUCTS MANUFACTURING FACILITY

WHEREAS, the Mayor and the Board of Aldermen are committed to the development of the City; and

WHEREAS, a public hearing was held on November 18, 2020 in which the Planning and Zoning Commission recommended approval of a conditional use permit subject to four conditions for a medical marijuana infused products manufacturing facility on approximately 6 acres that is generally located at the east end of South Outer Belt Road on the south side of Interstate 70 and north of Penny's Concrete facility; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 7:00 p.m. on December 14, 2020; and

WHEREAS, this is the same site that the Board of Aldermen approved a Conditional Use Permit by Ordinance 2503 for Missouri Made Marijuana to operate a Medical Marijuana Cultivation Facility; and

WHEREAS, the Board of Aldermen has determined that the proposed land use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 400, Zoning Regulations, in the City Code of Ordinances.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

SECTION 1: The property for the Conditional Use Permit to operate a medical marijuana infused products manufacturing facility is generally described below:

Legal Description:

Lot 1, Black Industries, a subdivision in Grain Valley, Jackson County, Missouri, according to the Plat thereof recorded June 17, 2020 as Document No. 2020E0050672 in Plat Book 190, page 84.

SECTION 2: The Conditional Use Permit to operate a medical marijuana infused products manufacturing facility is hereby approved subject to the following conditions:

1) The Conditional Use Permit is issued only to Missouri Made Marijuana LLC at the approved site and shall not run with the land.

2) If Missouri Made Marijuana LLC's State-issued license is not renewed or is revoked for any reason, then the Conditional Use Permit shall terminate immediately without any additional notice.

3) Missouri Made Marijuana LLC shall provide a copy of the Manufacturing State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri.

4) The perimeter fence along the north and west property lines shall be an 8 foot tall "Ameristar Montage" black spike steel panel or reasonably equivalent as approved by the Community Development Director and the perimeter fence along the east and south property lines shall be an 8 foot tall "Ameristar PermaCoat" black chain link fence using all black components for posts, clips, rails and attachments or reasonably equivalent as approved by the Community Development Director.

SECTION 3: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this 21st day of December, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS	aye	ALDERMAN CLEAVER	aye
ALDERMAN HEADLEY	aye	ALDERMAN KNOX	aye
ALDERMAN STRATTON	aye	ALDERMAN TOTTON	aye

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

GRAIN VALLEY MISSOURI SEAL CORPORATE SEAL

[B20-38]

STAFF REPORT
Creekside Villas
September 8, 2021

ACTION: Requesting Final Development Plan and Final Plat approvals for Creekside Villas. The property is 3.15 acres. The property is zoned District R-3p (Multi-Family Residential District – Planned Overlay District). The final development plan illustrates 28 units. The development site is generally located west of Sni-A-Bar Parkway on the north side of Sni-A-Bar Blvd. The Final Plat is a replat of Lots 1 – 8, Creekside Landing, to Lot 1, Creekside Villas, a subdivision in Grain Valley. The property owner is Jeff Handy Construction, LLC.

BACKGROUND: The Planning and Zoning Commission reviewed the Preliminary Development Plan at the April 14, 2021 meeting. The preliminary plan illustrates 26 units. Section 400.200 F.c.1 in the City Code allows an applicant to make changes to the preliminary development plan in the submittal of the final development plan. There is a list of changes in the code that are determined *"substantial or significant changes"*. If the change is one of those then, the Planning and Zoning Commission can only approve *"substantial or significant changes"* after a rehearing occurs. Since the final development plan is not increasing the number of buildings by more than 10%, then it is not considered a *"substantial or significant change"*. The Commission approved the preliminary development plan with 26 units with staff recommendations on several items, accepting the 25-foot building line setback in the front yard and add a deed restriction of a 55 and older community.

PURPOSE: The applicant's vision of providing a maintenance free community has not changed. Each unit will be 2 bedrooms and 1 bathroom; all on one level. Each unit will include 1,000 square feet with a covered front and back porch. The exterior will be all brick and have 35-year asphalt shingles. Mowing, trash, and snow removal will be handled by the applicant.

ANALYSIS: As stated above, the applicant has added two additional units to the approved Preliminary Development Plan, increasing the number of buildings from 26 to 28. Referencing the Final Development Plan, these units are labeled buildings 5 and 25. Building 5 is generally located in the northeast corner of the proposed site. The distance between the building and property line, although not labeled, appears to be 12 to 14 feet.
Building 25 is generally located in the southeast corner of the proposed site. This building is 10 feet from the rear property line.
In District R-3, the minimum rear yard setback for a residential structure to the rear lot line is 30 feet. This distance is provided in the approved Preliminary Development Plan.

PAGE 2, STAFF REPORT – CREEKSIDE VILLAS

In the Commission's motion to approve the rezoning/preliminary development plan, a condition was included to include a deed restriction of a 55 and older community.
The Board of Aldermen approved the rezoning/preliminary development plan by Ordinance 2545. Section 3 of the Ordinance states the Applicant/Developer shall have a covenant in a lease, deed or other legal document that requires residents of Creekside Villas to be 55 or older. The applicant submitted the residential lease/rental agreement with the application for the final development plan and final plat. The agreement states that "Resident agrees that at least one person in the dwelling is of the age of 55 or older and that all other residents are at least 40 years of age".

Regarding the final plat for Creekside Villas, the plat meets the requirements and standards of the city code.

STAFF RECOMMENDATION: Staff recommends **DISAPPROVAL** of the Final Development Plan. The addition and placement of the two additional residential structures encroach significantly within the minimum rear yard setback requirement and diminishes the open/green space for residents. The approved Preliminary Development Plan should be submitted and requested for approval as the Final Development Plan.

Staff recommends approval of the final plat for Creekside Villas.

PLANNING AND ZONING COMMISSION OPTIONS: Referencing the Zoning Regulations, the Commission has the following options pertaining to their recommendation to the Board of Aldermen. The Commission may recommend approval, approval with stipulations or conditions or recommend disapproval.

Grain Valley
Come Home To Opportunity

711 Main Street
Grain Valley, MO 64029
816.847.6220
816.847.6206 fax
www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION 2021-0567

PROJECT INFORMATION

Location: Sni-A-Bar Blvd and Sni-A-Bar Parkway- NW Quadrant

Subdivision: Creekside Villas **Lot #:** 1 **Zoning District:** ~~C-2~~ R-3p

Description of Request: Approval of Final Development Plan and Final Plat

APPLICANT INFORMATION

Name: Jeff Handy

Company: Jeff Handy Construction, LLC 0265

Address: P.O. Box 459, Blue Springs, MO 64013

Telephone: 816-985-4869 **Fax:** **E-mail:** jshandy11@gmail.com

Property Owner: Jeff Handy Construction, LLC

Additional Contact(s): Kevin Sterrett, PE,PLS 816-703-7098, ksterrett@hgcons.com

Type of Application: Check Type & Submit Corresponding Requirements		Submittal Requirement List:	
	Rezoning 1 ▪ 2 ▪ 5 ▪ 10 ▪ 11 ▪ 14	1	Legal description of subject property
	Ordinance Amendment 10	2	Map depicting general location of site
	Special/Conditional Use Permit 1 ▪ 2 ▪ 10 ▪ 11 ▪ 14	3	Summary Site Analysis depicting current character of site
	Temporary Use Permit 2 ▪ 10 ▪ 14	4	Preliminary Plat (3 full size copies)
	Preliminary Plat 1 ▪ 3 ▪ 4 ▪ 14	5	Preliminary Development/ Site Plan (6 copies)
X	Final Plat/ Lot Split 1 ▪ 6 ▪ 12 ▪ 13 ▪ 14 ▪ 15	6	Final Plat (6 copies)
	Preliminary Development/Site Plan 1 ▪ 3 ▪ 5 ▪ 8 ▪ 9 ▪ 14	7	Final Development/ Site Plan (6 copies)
X	Final Development/Site plan 1 ▪ 7 ▪ 8 ▪ 9 ▪ 14 ▪ 15	8	Landscaping Plan (6 copies)
	Site Plan 1 ▪ 7 ▪ 8 ▪ 9 ▪ 12▪ 14 ▪ 15	9	Building Elevations (6 copies)
	Vacation of Right-of-way or Easement 1 ▪ 14 ▪ 16 ▪ 17	10	Written description of the proposal
	Future Land Use Map (Refer to page 9)	11	List of property owners within 185 feet
Note: Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.		12	Construction plans for all public works improvements (6 copies)
		13	Copies of tax certificates from City and County
		14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
		15	Off-site easements if necessary
		16	Survey of vacation area
		17	Utility Comment Form - City will provide form

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:

X _____ **Applicant's Signature** _____ **Date**

_____ **Applicant's Signature** _____ **Date**

PAID
AUG 11 2021
CITY OF GRAIN VALLEY

CREEKSIDE VILLAS

GRAIN VALLEY, JACKSON COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

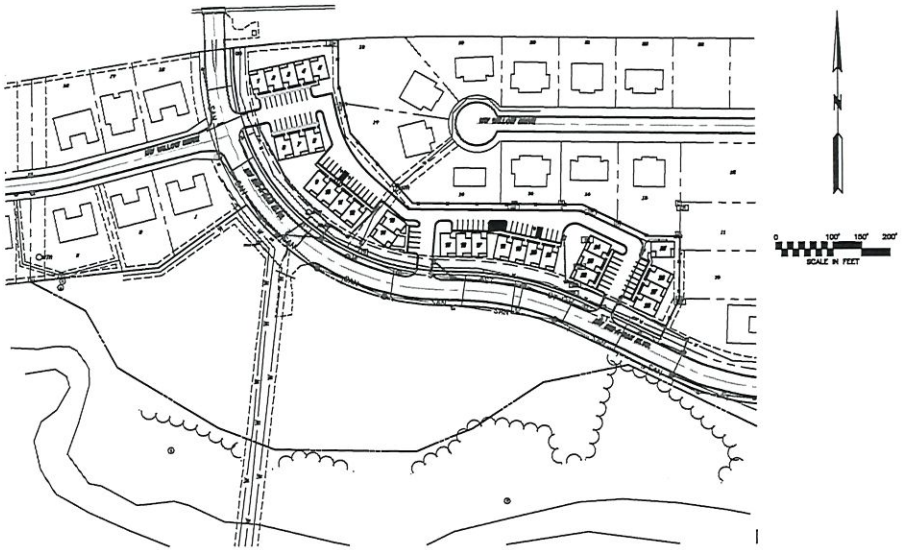
INDEX
CIVIL SUBMITTAL

1. COVER SHEET
2. SITE DIMENSION PLAN
3. GRADING PLAN
4. STORM SEWER PLAN AND PROFILE
5. EROSION CONTROL PLAN
6. DRAINAGE AREA MAP
7. SANITARY SEWER LATERAL CONNECTION PLAN
8. WATER SERVICE PLAN
9. LANDSCAPE PLAN
10. DETAIL SHEET
11. DETAIL SHEET
12. DETAIL SHEET

APPROVED

City of Grain Valley — Date

APPROVED FOR ONE YEAR FROM THIS DATE



UTILITIES

City of Grain Valley
Department of Public Works
711 N. Main Street
Grain Valley, Mo.
816-847-0281

Evergy
Nathan Michael
401 SE Dolley Road
Lee's Summit, Mo. 64081
Nathan.Michael@evergy.com
816-806-4581

Spire
3025 SE Clover Road
Lee's Summit, MO
816-969-2266

AT&T
Rick Bryan
500 E. 8th Street
Kansas City, MO 64106
913-727-9809

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483

PROJECT BENCHMARK:

#1 Top of Storm Sewer Manhole 1#1 on north side of NW Sni-A-Bar Blvd.
N: 1035270.0890
E: 2867335.3175
TOP ELEV. 804.58

VICINITY MAP

GENERAL NOTES:

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans "PRIOR" to installation or fabrication of structures.
6. All sidewalk shall be ADA compliant.
7. All curb shall be CG-2 unless otherwise noted.

PLANS PREPARED FOR
JEFF HANDY
PO BOX 459,
BLUE SPRINGS, MO 64013
CONTACT - JEFF HANDY
816-985-4869

PLANS PREPARED BY
HG CONSULT
1411 NE TODD GEORGE
LEE'S SUMMIT, MO 64086
CONTACT: KEVIN STERRETT
816-703-7098

DATE	REVISION	NO.	BY	CHKD

F:\HG SITE\21013 - CREEKSIDE VILLAS\DWG\21013 - CREEKSIDE VILLAS.DWG

STATE OF MISSOURI — P. KEVIN STERRETT — NO. E-25449

7/28/21

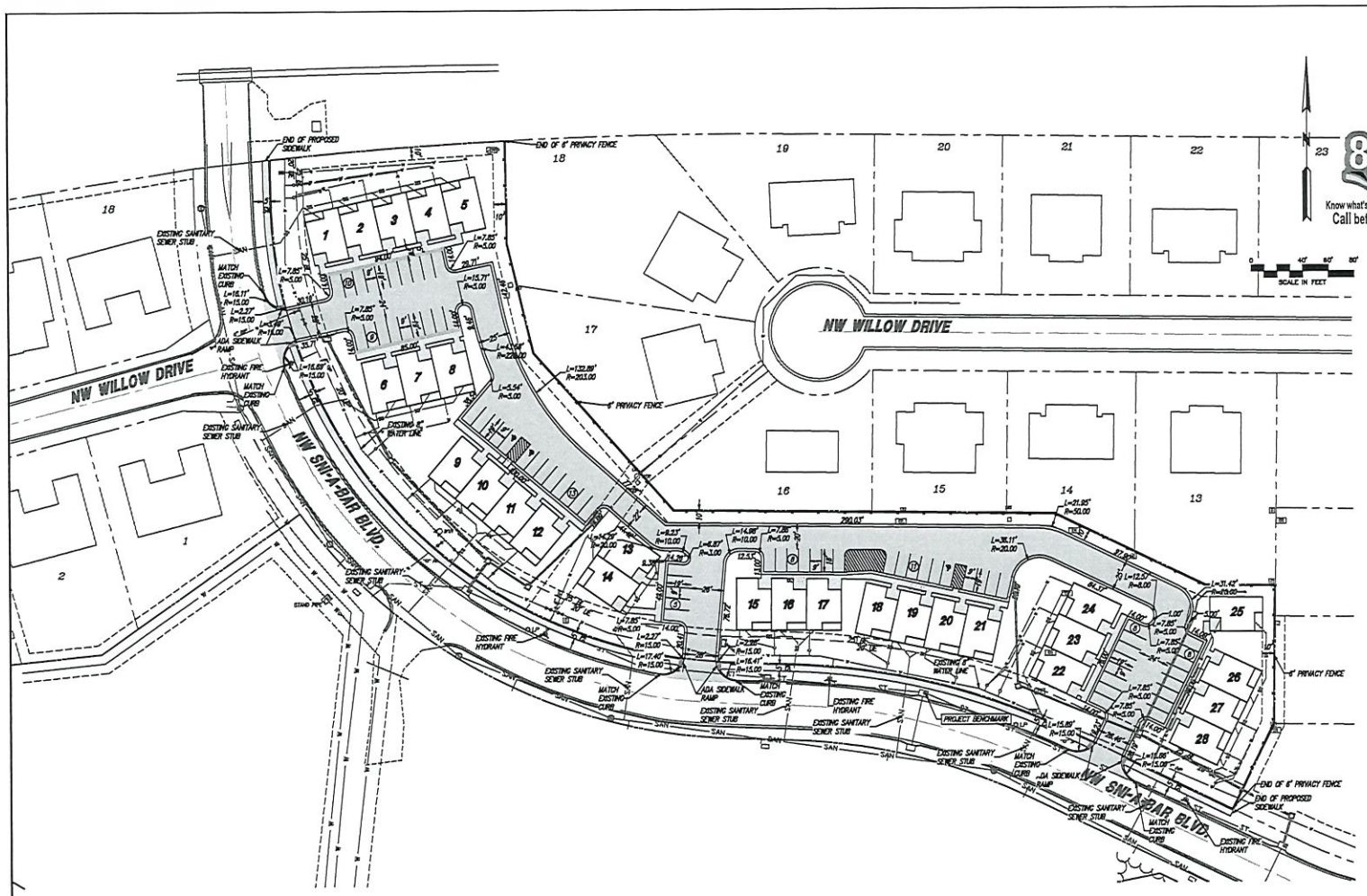
HG Consult Inc engineers planners
CORPORATE LICENSE No. E2010005573

COVER SHEET

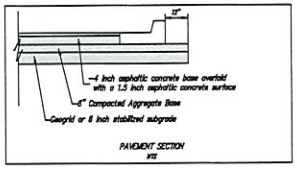
CREEKSIDE VILLAS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO. 21006
DRAWING NO. 21013
DATE JUNE 30, 2021
JOB NO. 21013

1 SHEET OF 12



SITE INFORMATION:
Property Description: Creekside Landing, Lots 1–8 (To be replatted)
Site Address: (To be determined at TDP Stage)
Zoning: R–3P
Lot Area: 137,181 SF (3.15 AC)
Building Area (GFA): 939 SF/Unit (26 Units = 24,414 SF)
FAR: .18 to 1
Impervious Coverage: 68,261 SF, 50%
Parking Space Required:
2 Bedroom apartments – 28 Units
Parking Spaces Required = 56 spaces
Parking Spaces Provided: 72 spaces
ADA Spaces Required/Provided: 4/4
Standard Space Size: 9'x19'.
Planned Use: Residential apartments
Anticipated Completion: Fall 2022
Dwelling Units per Acre – 8.68
Watershed – Blue Branch River



PAVEMENT SECTION
NTS

LEGAL DESCRIPTION:

Creekside Landing, Lots 1–8 (To be replatted)

GENERAL NOTES:

- The development shall meet the requirements of the City of Grain Valley Codes. Adherence to these requirements shall be shown on all Final Development Plans submitted within this development.
- See architectural submittal for all building dimensions, monument signs and lighting details when submitted with the Final Development Plan for review.
- All curb to be monolithic.
- All sidewalks are 5' as shown.
- Easements will be provided for ingress/egress per the proposed replat.
- Detention is not required due to the location at the bottom of the watershed.

PHASING:

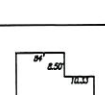
The project infrastructure as shown shall be completed in 1 phase. Buildings 1–26, and all parking and drive aisles will be completed in Phase 1.

PARKING STALL COUNT:

2 Bedroom apartments – 28 Units
Stalls Required = 56
Stalls Provided = 72

PROJECT BENCHMARK:

#1 Top of Storm Sewer Manhole lid on north side of NW Sni-A-Bar Blvd.
N: 1028270.0950
E: 2867335.2175
TOP ELEV. 804.58



TYPICAL DIMENSIONS OF UNITS (939 SF)
NTS

Pavement area
Concrete Sidewalk
6' Privacy Fence

NOTES:
1. All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. SWI fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
3. Contractor shall contact the City's Public Works Department 48 hours prior to any land disturbance work at (816) 847-3091.
4. Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
5. All curb shall be CG-1 or integral with the sidewalk.
6. A handicap parking sign, 5' stone thick grade, shall be placed at the head of the designated parking space.
7. There shall be two way traffic movement.
8. Perimeter parking area dimensions shown are to the back of curb.
9. All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal). (Height of screen shall equal the height of mechanical equipment that is being screened).
10. See architectural submittal for all building dimensions, monument signs and lighting details.
11. This lot is not in a flood plane per FIRM Panel 338 of 625, Map No. 29095C0338G, dated Jan. 20, 2017.
12. ADA accessible ramp to have detectable surface on public handicap ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See ICC/ANSI web site for details.
13. Contractor shall coordinate building entrances, sidewalks, walkways and door locations with architectural and structural drawings.
14. See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
15. Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.

NO.	BY	CHK'D

DATE	REVISION

THIS IS NOT A BUILD, NOR IS IT SCALE, NOR IS IT A CERTIFICATION UNLESS SIGNED & SEALED, THE CERTIFICATION SHOWN ON THE DRAWING IS ONLY WHAT IS APPLICABLE TO THE ENTIRETY OF THE DRAWING

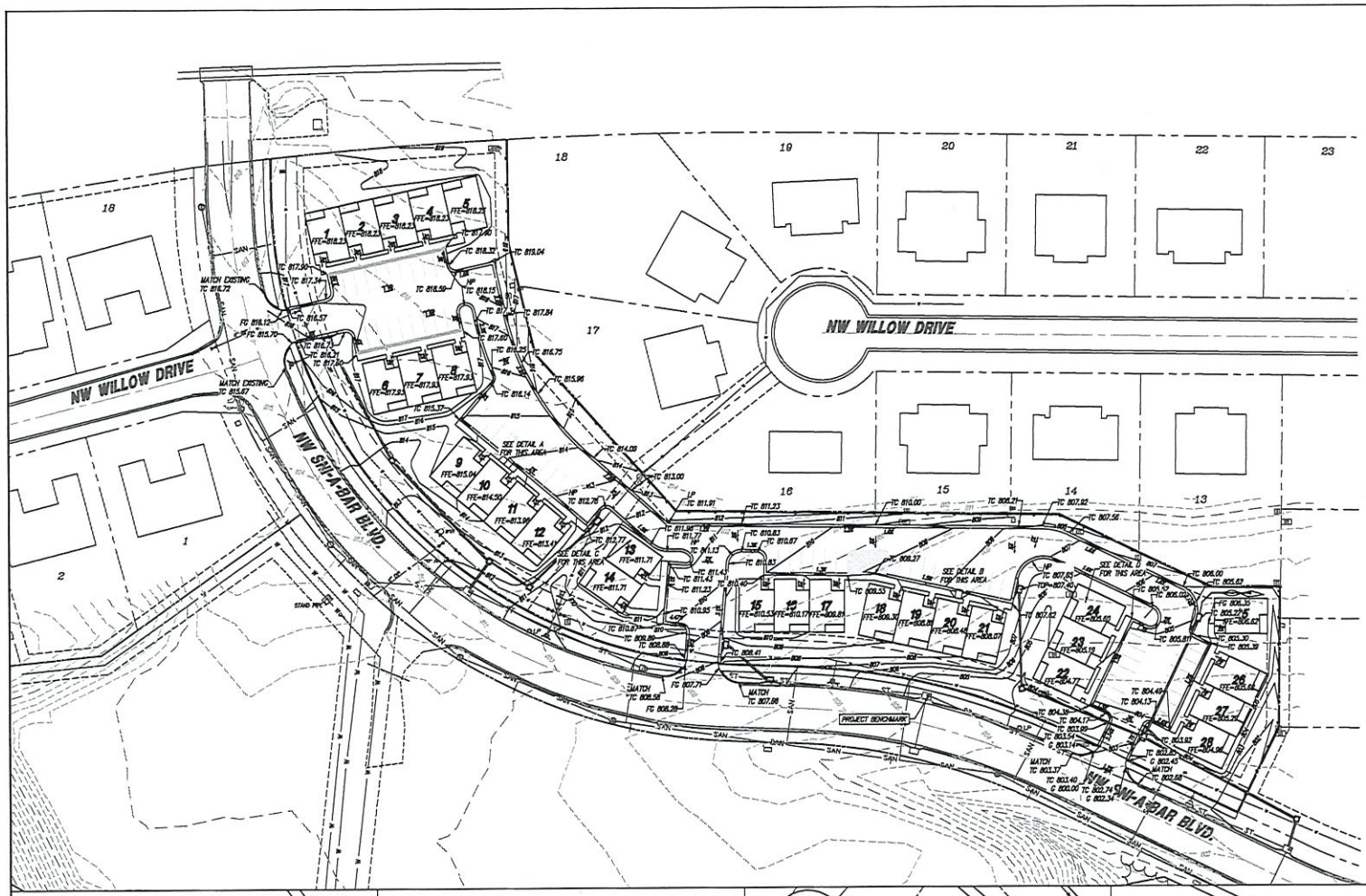
STATE OF MISSOURI
KEVIN STEVENS
NO. E-26446
PROFESSIONAL ENGINEER
7/28/21

Consult Inc engineers planners
CORPORATE LICENSE No. E2000000373

SITE DIMENSION PLAN

CREEKSIDE VILLAS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO. 21008
DRAWING NO. 21013
DATE JUNE 30, 2021
JOB NO. 21013



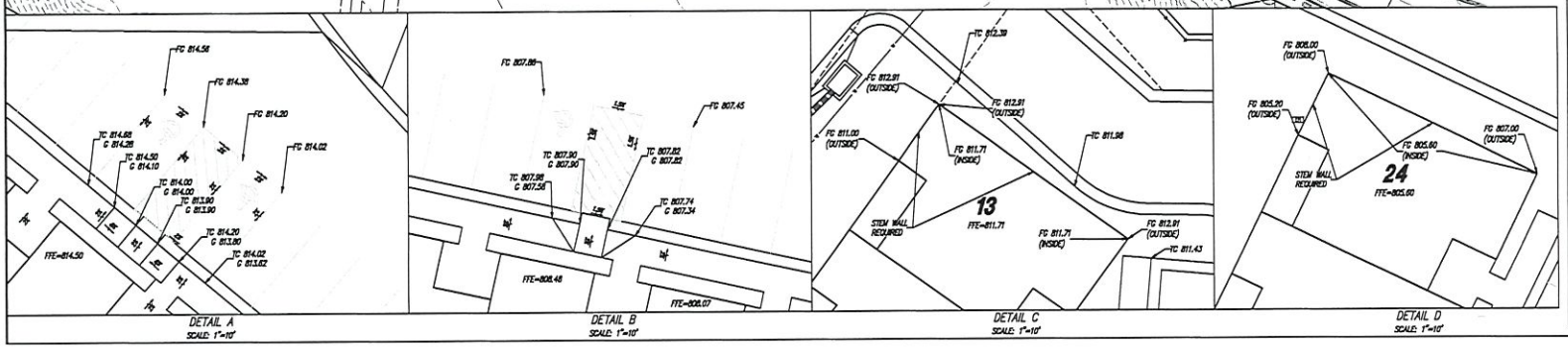
PROJECT BENCHMARK:

PB Top of Storm Sewer Manhole lid on north side of NW Shi-A-Bar Blvd.
N: 1030270.2890
E: 2987320.2175
TOP ELEV. 804.58

Know what's below.
Call before you dig.

TC	Top of Curb
FG	Finish Grade
G	Gutter Elevation
HP	High Point
LP	Low Point
FFE	Finish Floor Elevation

Tp cut curb and gutter
1' Finish Grade Contours
5' Finish Grade Contours
Finish Grade slope



GRADING AND DRAINAGE NOTES:

Information pertaining to under ground utilities was obtained from available records and field locations where possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings in advance of trenches/trenching. If elevations are less than specified on these plans or 24", which ever is less, contact the Engineer and the Owner/Developer prior to proceeding with construction.
All structures located within Right Of Way or otherwise noted on the home plans shall be constructed per City Standards. If structure(s) are not grade/platted or construction cannot be completed per home/site plans, shop drawing to MC Consult, for review and approval.
Contractor shall be responsible for relocation or removal of existing underground utilities shown or not shown at no additional cost to the owner.
Contractor shall coordinate with utility companies on adjusting existing utility line as required by cut and fill at no additional cost to the owner.
Contractor shall be responsible for the design and implementation of shoring, shoring, bracing and special construction measures required to meet OSHA, Federal, State and Local regulations pertinent to the installation of the work indicated on these drawings.
All disturbed areas and slopes shall be graded smooth and (4") of top soil applied. The area shall be seeded and watered until fully grown growth has been established.
Storm drain pipe bedding shall be installed per APWA, section 2003.
See Erosion Control Plan for clip rap and sizes.
Elevations are noted not to top of curb, top of pavement, or top of structure, unless otherwise noted.
Parking lot grading shall be performed to route storm water as directed to the storm collection system.
Clear and grub areas to be filled, remove trees, vegetation, roots, or other debris, and other materials that would affect the stability of the fill.
Ensure that all material is free of brush, vegetation, roots, logs, stumps, building debris, and other materials inappropriate for constructing stable fills.
Do not incorporate frozen material or soft, mush, or highly compressible materials into fill slopes.
Permanently stabilize all graded areas after final grading is completed as each area of the grading plan, apply temporary stabilization measures on all graded areas that not to be be interrupted or delayed (see Erosion Control Plan).
Contractor shall match top of proposed drainage structures with proposed grades. If a discrepancy occurs between proposed grades and proposed structure tops, the grades and grades, if the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
All utilities, including storm sewer, shown within public easements or right of ways shall be constructed to the governing agency's specifications. All other utilities shall be constructed to the owner's or the governing agency's specifications, whichever is more stringent. If there is a question as to which specification should apply the contractor shall contact the Engineer of Record.
All existing structures, unless otherwise noted to remain, all landing trees, & etc. within construction area shall be removed & disposed of off site, unless otherwise noted. any backing or site shall be subject to local ordinances and/or the owner/developers standards and specifications.
All drainage structures shall be pre-cast.
All drainage structures and storm sewer pipes shall meet heavy duty traffic (HDT) loading and be installed accordingly.
Contractor shall notify of utility companies having underground utilities on site or in right-of-way prior to excavation. Contractor shall contact utility locating company (STATE ONE CALL system) and locate all utilities prior to grading start.
Site grading shall not proceed until Erosion Control measures have been installed.
After permits have been obtained and Erosion Control measures installed, the contractor shall grade building pad to approx to 6" to - 1/2" of subgrade.

DATE	REVISION	NO.	BY	CHK'D

X X IS IS NOT A BASE MAP, SCALE, AND IS NOT SCALE IN SIZE THE FORM IS A COPY AND NOT ORIGINAL AUTHORED & REVIEWED, THE CONTENTS ON THIS DOCUMENT SHALL NOT APPLY TO ANY OTHER

STATE OF MISSOURI
R. KEVIN STEWART
NUMBER E-25449
PROFESSIONAL ENGINEER

7/28/21

R. KEVIN STEWART E.I. NO. E-25449

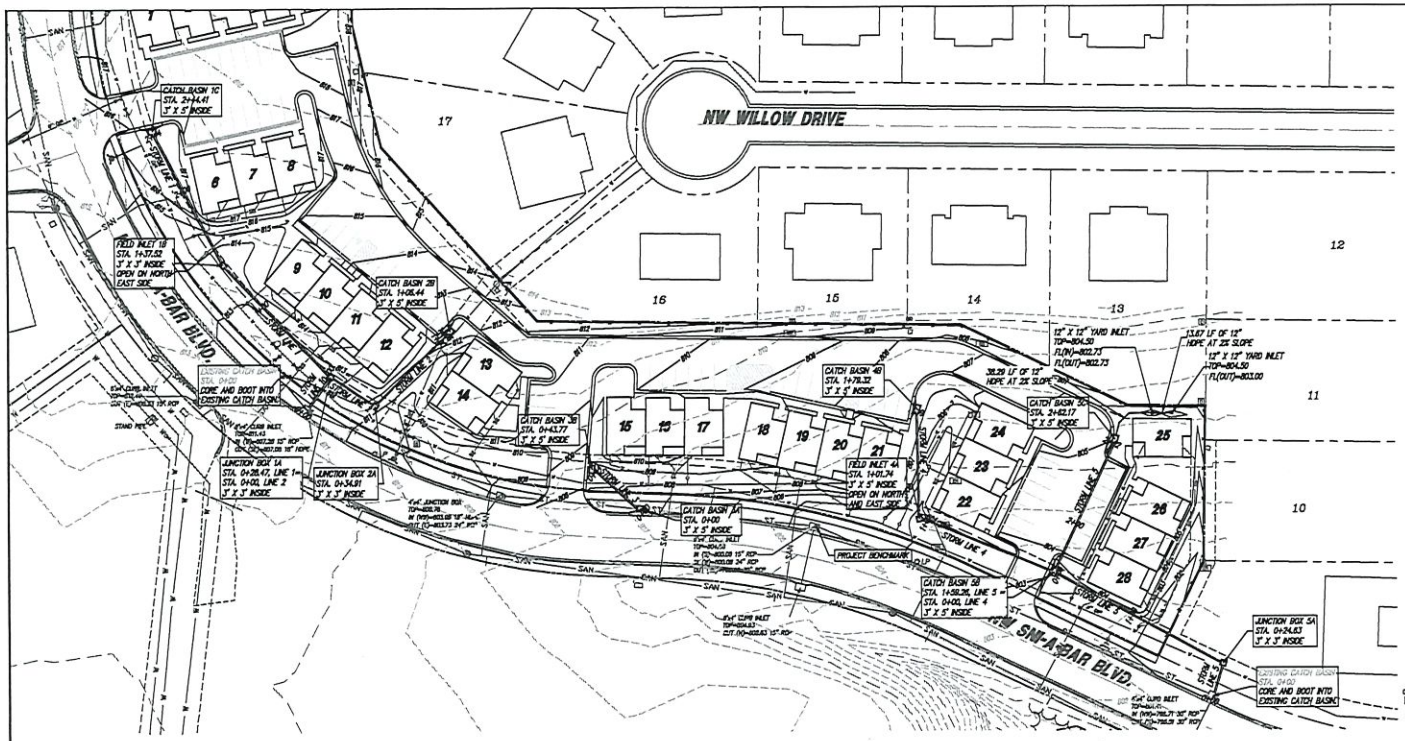
Consult Inc engineers planners
CORPORATE LICENSE No. E2010005973

GRADING PLAN

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO.	21006
DRAWING NO.	21013
DATE	JUNE 20, 2021
JOB NO.	21013

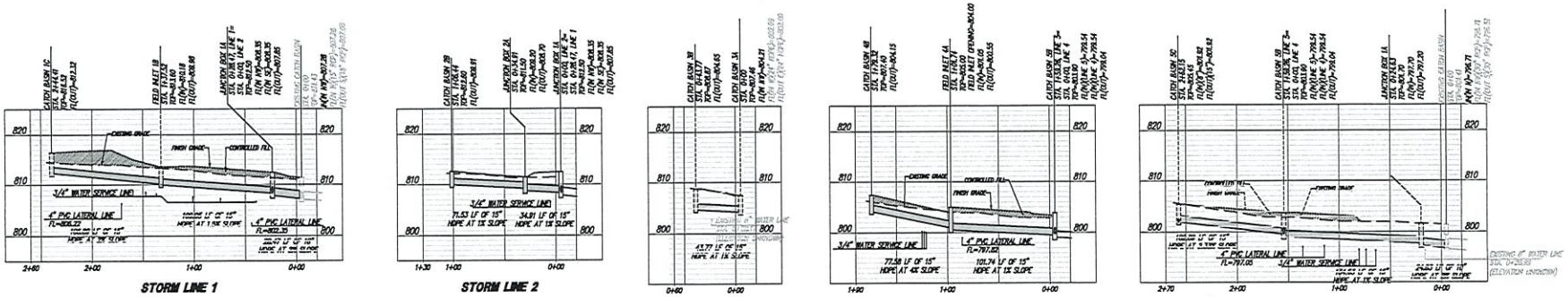


STORM SEWER NOTES:

PROJECT BENCHMARK:

Top of Storm Sewer Manhole lid on north side of NW Sw-A-Bar Blvd.
N: 1030270.0800
E: 2667335.3170
TOP ELEV. 804.58

811
Know what's below.
Call before you dig.



SCALE IN FEET

DATE	REVISION	NO.	BY	CHK'D

IF THIS BOX IS BLUE, ON 24x36 AND THE SCALE IS 1" = 10', THEN IT IS A LOT, AND NOT CUTCHE UNAUTHORIZED REVISIONS TO THE CONTENTS OF THE DOCUMENT WILL NOT BE ALLOWED

STATE OF MISSOURI
KEVIN STEPHENS
NUMBER E-24419
PROFESSIONAL ENGINEER

7/28/21

K. KEVIN STEPHENS | MO E-24419

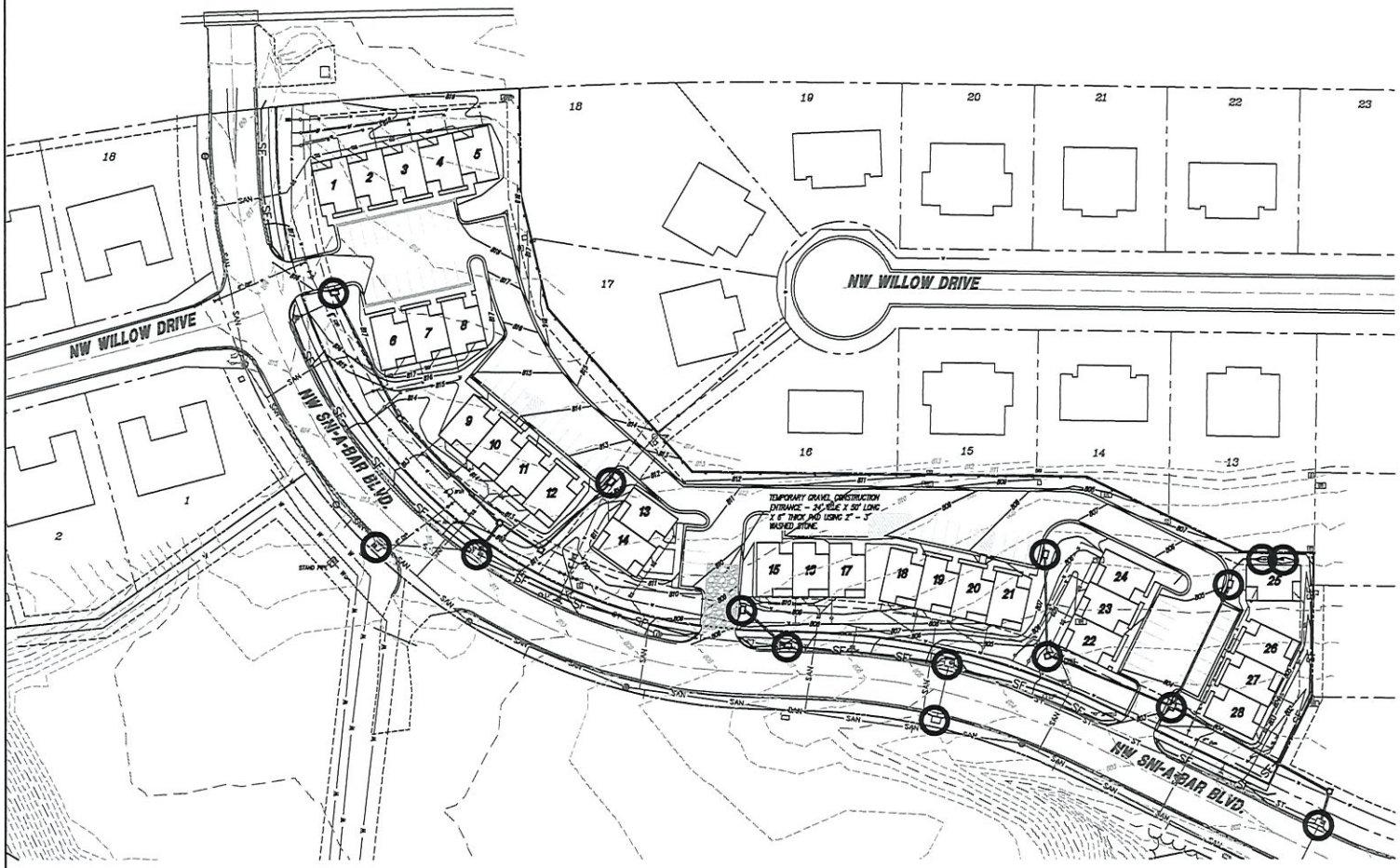
Consult Inc engineers planners
CORPORATE LICENSE No. E2001000073

STORM SEWER PLAN AND PROFILE

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO. 21006
DRAWING NO. 21013
DATE JUNE 30, 2021
JOB NO. 21013



Area of Disturbance: 3.15 AC

SF	Proposed Silt Fence
	Inlet protection
	Tip out curb and gutter
1"	1" Finish Grade Contours
5"	5" Finish Grade Contours

EROSION CONTROL GENERAL NOTES:

The contractor shall inspect, repair and add stone to the stone construction entrance when it becomes saturated with mud to insure it functions as it was intended.

The layout stockpile shall be graded to drain and seeded with a temporary cool rate.

Temporary sediment control measures (silt fence, construction entrance, etc.) shall be maintained until all contributing areas are graded and stabilized.

A complete plan for maintenance of control devices is contained within the Storm Water Pollution Prevention Plan which is part of the site work specifications.

Dust control on site shall be scheduled by sprinkler water on dry areas of the site. No use of oils and other petroleum based or toxic liquids for dust control shall be satisfy prohibited.

If the majority of mud or dirt is not removed from exiting traffic, contractor shall establish vehicle wash areas at construction traffic exit points and vehicle operation shall be interrupted and trapped before wash water is allowed to be discharged offsite. Hose-off will not be allowed outside the project construction limits.

Repair eroded areas immediately, reseed as necessary to maintain good vegetative cover; seed vegetative cover to establish a maximum height of six inches, and remove trash as needed.

Inspect and repair the collection system (i.e. catch basins, piping, swales, rip rap, etc.) after significant rainfall to maintain proper functioning.

All existing structures, fencing, trees, etc., within the construction area shall be removed and disposed of off site per state and local ordinances. any burning on site shall be subject to local ordinances.

All waste water (concrete truck, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.

All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.

Contractor shall remove of temporary erosion control devices/fabrics and dispose of per local codes once the site has been stabilized. Contractor shall refer to the grading plan for final grades.

Land disturbing activities shall not commence until approval to do so has been received by governing authorities.

No land clearing or grading shall begin until all erosion control measures have been installed.

All exposed areas shall be graded as specified within 14 days of final grading.

Should construction stop for longer than 14 days, the site shall be seeded as specified.

After every significant rainfall producing rainfall event of 1/2" or greater and at least once a week;

A. Inspect the detention basin system for sediment accumulation, erosion, trash accumulation, vegetated cover, and general condition.

B. Check and clean the outlet device of any obstructions.

This plan shall not be considered a inclusive as the general contractor shall take all necessary precautions to prevent soil sediment from leaving the site.

General Contractor shall comply with all State and Local ordinances that apply.

Additional erosion and sediment control measures will be included if deemed necessary by on site inspection.

If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.

General Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.

PROJECT BENCHMARK:

#1 Top of Storm Sewer Manhole lid on north side of NW Sni-A-Bar Blvd.
N: 1036270.0890
E: 2867335.2175
TOP ELEV. 804.58

DATE	REVISION	NO.	BY	COMP

F.I.N.S. SECT. I, R.E. SECK, MO. S.E. SECUNE, R.B.E. S.E. S.E. P.A.N. F.L. CITY, MO. SET FORTH. UNDERSIGNED A REVISION "B" CERTIFICATION CONTAINED IN THIS DOCUMENT SHALL NOT APPLY TO ANY OTHER

STATE OF MISSOURI
PROFESSIONAL ENGINEER

7/28/21

R. KEVIN STEWART | NO. E-29449

Consult Inc engineers planners
CORPORATE LICENSE No. E2010005873

EROSION CONTROL PLAN

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

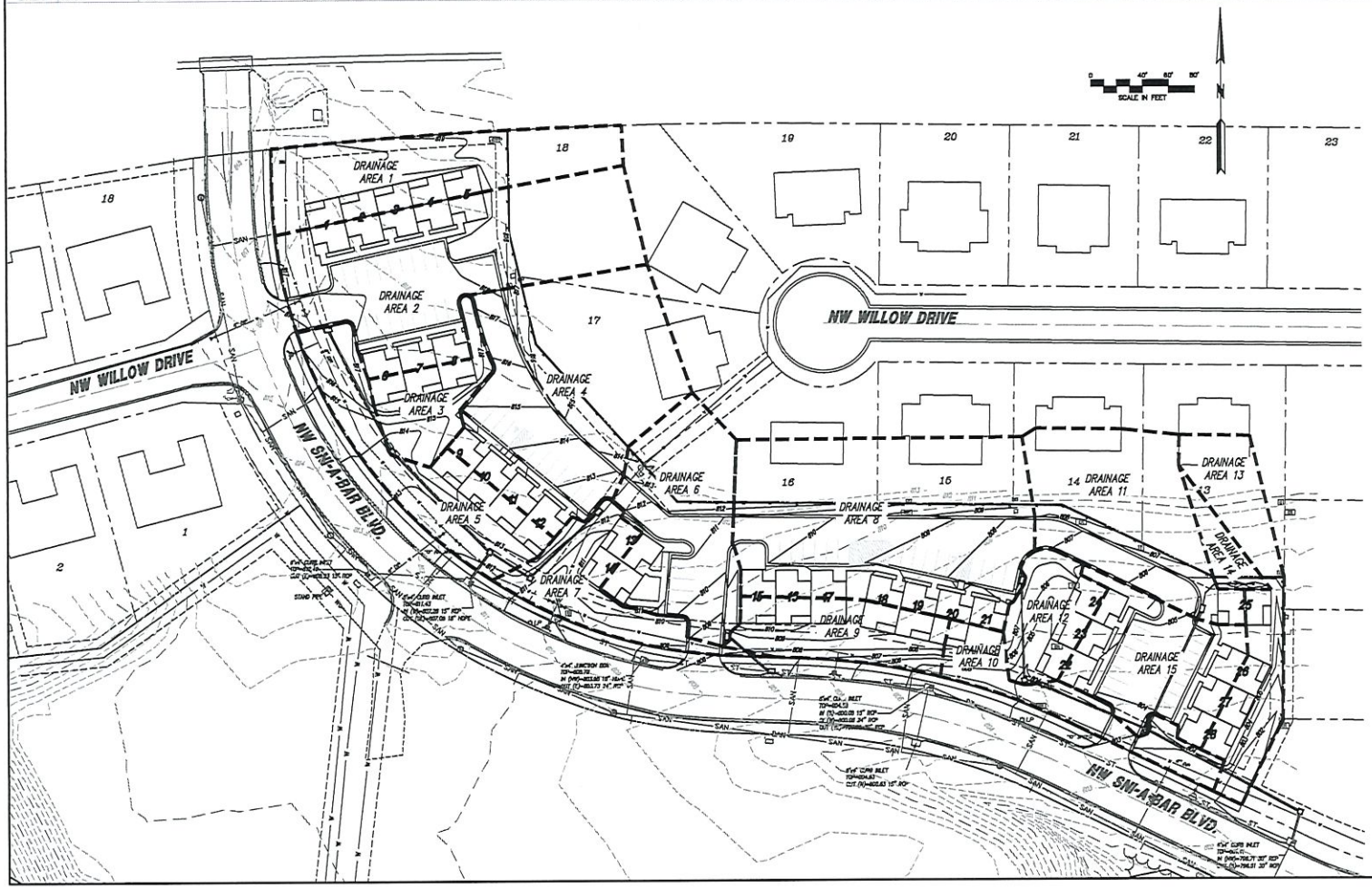
SHEET NO.	21008
DRAWING NO.	21013
DATE	JUNE 30, 2021
JOB NO.	21013

5 SHEET OF 12

STORM SEWER CALCULATIONS

HT SOLUTIONS

STORM SEWER NO.	SEWER LOCATION: FROM AREA OR STRUCTURE	SEWER LOCATION: TO AREA OR STRUCTURE	TRIBUTARY AREA (AC.): AREA DESIGNATION ACRES	TRIBUTARY AREA (AC.):	TRIBUTARY AREA (AC.): TOTAL	COMPOSITE RUNOFF COEFFICIENT	TIME OF FLOW: Ti	TIME OF FLOW: Tt	TIME OF FLOW: Tc	10 YEAR DESIGN: INTENSITY [in/hr] I[10]	10 YEAR DESIGN: RUNOFF [cfs]: AREA Q[10]	10 YEAR DESIGN: RUNOFF [cfs]: In Pipe Upstream (cfs)	10 YEAR DESIGN: RUNOFF [cfs]: By Pass In (cfs)	10 YEAR DESIGN: RUNOFF [cfs]: Total Q[10]	100 YEAR DESIGN: INTENSITY [in/hr] I[100]	100 YEAR DESIGN: RUNOFF [cfs]: AREA Q[100]	100 YEAR DESIGN: RUNOFF [cfs]: In Pipe Upstream (cfs)	100 YEAR DESIGN: RUNOFF [cfs]: By Pass In (cfs)	100 YEAR DESIGN: RUNOFF [cfs]: TOTAL Q[100]	CURB INLET: In Pipe Downstream [cfs]	CURB INLET: By Pass Out [cfs]	CURB INLET: Pipe Size [in]	CURB INLET: Pipe Slope [%]	PIPE DESIGN: Pipe Type	PIPE DESIGN: Rough Coeff [MANNG]	PIPE DESIGN: Design Velocity [fps]	PIPE DESIGN: Depth Flow (inches) Q[100]	PIPE DESIGN: Full Velocity [fps]	PIPE DESIGN: Full Flow [cfs]
-	-	-	DA1	0.31	0.31	0.66	5.0	0.0	5.0	7.35	1.5	0.0	0.0	1.5	10.32	2.6	-	0.0	2.6	2.6	0.0	15	2.00	HDPE	0.011	6.57	5.3	9.8	11.6
LINE 1	CB 1C	FI 1B	DA2	0.58	0.58	0.66	5.0	0.0	5.0	7.35	2.8	0.0	0.0	2.8	10.32	4.9	2.6	0.0	7.5	7.5	0.0	15	1.50	HDPE	0.011	6.69	10.2	8.5	10.0
LINE 1	FI IB	JB 1A	DA 3	0.13	0.71	0.66	5.0	0.0	5.0	7.35	0.6	2.8	0.0	2.8	10.32	1.1	7.5	0.0	7.5	7.5	0.0	18	2.00	HDPE	0.011	7.27	8.3	11.1	18.8
LINE 1	JB 1A	EX CB	-	0.00	0.71	0.66	5.0	0.0	5.0	7.35	2.8	3.4	0.0	6.2	10.32	0.0	8.9	0.0	7.5	7.5	0.0	18	1.00	HDPE	0.011	6.00	6.5	7.8	13.3
LINE 2	CB 2B	JB 2A	DA 4	0.58	0.58	0.66	5.0	0.0	5.0	7.35	2.8	0.0	0.0	2.8	10.32	4.9	0.0	0.0	4.9	4.9	0.0	15	1.00	HDPE	0.011	5.74	6.3	6.9	8.2
LINE 2	JB 2A	JB 1A	-	0.00	0.58	0.66	5.0	0.0	5.0	7.35	-	2.8	0.0	2.8	10.32	0.0	4.9	0.0	4.9	4.9	0.0	15	1.00	HDPE	0.011	5.74	6.3	6.9	8.2
-	-	EX CB	DA 5	0.25	0.25	0.66	5.0	0.0	5.0	7.35	1.2	0.0	0.0	1.2	10.32	2.1	0.0	0.0	2.1	2.1	0.0	18	1.00	HDPE	0.011	5.24	5.0	7.8	13.3
LINE 3	CB 3B	CB 3A	DA 6	0.33	0.33	0.66	5.0	0.0	5.0	7.35	1.6	0.0	0.0	1.6	10.32	2.8	0.0	0.0	2.8	2.8	0.0	15	1.00	HDPE	0.011	5.08	5.0	6.9	8.2
-	-	STREET	DA 7	0.17	0.17	0.66	5.0	0.0	5.0	7.35	0.8	0.0	0.0	0.8	10.32	1.4	0.0	0.0	1.4	1.4	0.0	24	1.00	RCP	0.013	-	-	8.0	24.3
LINE 4	CB 4B	FI 4A	DA 8	0.68	0.68	0.66	5.0	0.0	5.0	7.35	3.3	0.0	0.0	3.3	10.32	5.8	0.0	0.0	5.8	5.8	0.0	15	4.00	HDPE	0.011	8.87	5.3	11.7	13.9
LINE 4	FI 4A	CB 5B	DA 12	0.13	0.81	0.66	5.0	0.0	5.0	7.35	0.6	3.30	0.0	3.9	10.32	1.1	5.8	0.0	6.9	6.9	0.0	15	1.00	HDPE	0.011	5.5	8.4	5.9	6.9
-	-	STREET	DA 9	0.17	0.17	0.66	5.0	0.0	5.0	7.35	0.8	0.0	0.0	0.8	10.32	1.4	0.0	0.0	1.4	1.4	0.0	24	1.00	RCP	0.013	-	-	8.0	24.3
-	-	STREET	DA 10	0.15	0.15	0.66	5.0	0.0	5.0	7.35	0.7	0.0	0.0	0.7	10.32	1.3	0.0	0.0	1.3	1.3	0.0	24	1.00	RCP	0.013	-	-	8.0	24.3
LINE 5	YARD INLET	CB 5C	DA 14	0.05	0.05	0.66	5.0	0.0	5.0	7.35	0.2	0.0	0.0	0.2	10.32	0.4	0.0	0.0	0.4	0.4	0.0	12	2.00	HDPE	0.011	3.31	1.8	7.15	5.4
LINE 5	CB 5C	CB 5B	DA 11	0.36	0.36	0.66	5.0	0.0	5.0	7.35	1.7	0.0	0.0	1.7	10.32	3.1	0.0	0.0	3.10	3.1	0.0	15	2.33	HDPE	0.011	6.12	4.4	9.0	10.6
LINE 5	CB 5B	JB 5A	DA 15	0.28	0.69	0.66	5.0	0.0	5.0	7.35	3.3	1.7	0.0	5.0	10.32	2.4	1.7	0.0	4.10	4.1	0.0	15	1.00	HDPE	0.011	5.85	10.2	5.9	6.9
LINE 5	JB 5A	EX CB	-	0.00	0.00	0.66	5.0	0.0	5.0	7.35	0.0	5.0	0.0	5.0	10.32	0.0	5.0	0.0	5.00	5.0	0.0	18.0	2.0	HDPE	0.011	4.24	11.7	4.3	7.32



PROJECT BENCHMARK:

#1 Top of Storm Sewer Manhole lid on north side of NW Sni-A-Bar Blvd.
N: 1030270.0890
E: 2887335.2175
TOP ELEV. 804.58

NO.	BY	DATE	REVISION

IF THIS SET IS BLUE, RED, OR BLACK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED & REVISED, THE CONTENTS CONTAINED IN THE ORIGINAL SHALL NOT APPLY TO ANY COPIES

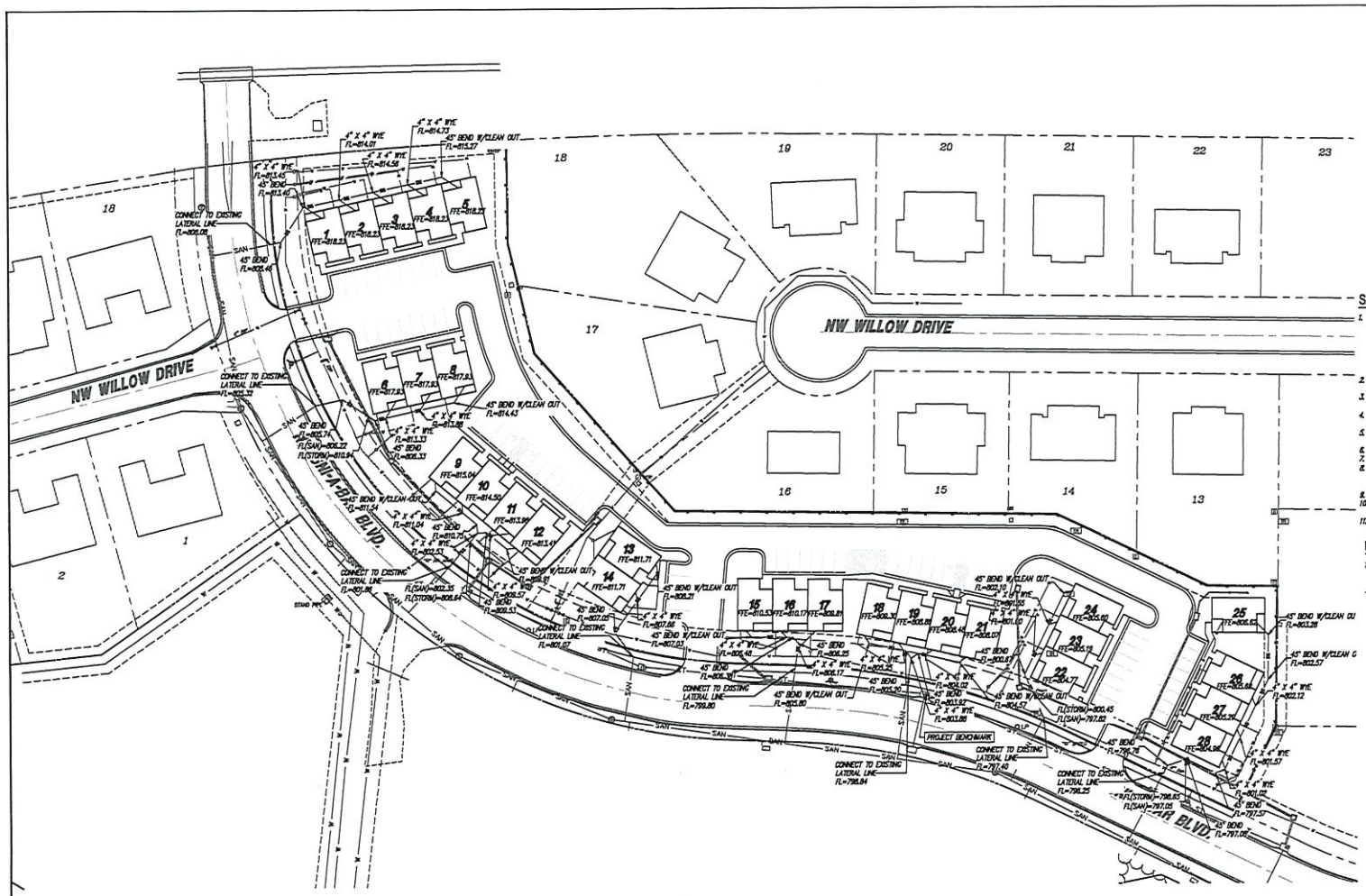
STATE OF MISSOURI
R. KEVIN STEWARTS
NO. E-24440
PROFESSIONAL ENGINEER
7/28/21

Consult Inc engineers planners
CORPORATE LICENSE No. E2010000973

DRAINAGE AREA MAP

CREEKSIDE VILLAS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO. 21008
DRAWING NO. 21013
DATE JUNE 20, 2021
JOB NO. 21013



SANITARY NOTES

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The Contractor shall secure all required permits and notify the City of Grain Valley Public Works (816-847-0201) at least 48 hours prior to any construction.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the specifications as required by the City of Grain Valley, MO.
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2300 for sanitary sewer construction and with APWA Section 2900 for storm sewer
9. All disturbed areas to be seeded upon completion of construction.
10. Sanitary sewer to be installed to meet the requirements of the Missouri Department of Natural Resources per 10 CSR 20-6 and 10 CSR 20-8.
11. All sanitary sewer laterals to be 4" Schedule 40 PVC.

UTILITY SEPARATION:

1. Parallel Installation: Sanitary sewers or force mains shall be laid at least 10 feet horizontally from any existing or proposed water main and at least 5 feet horizontally from any storm sewer. The distance shall be measured edge to edge.
2. Crossings:
   a) Sewer mains crossing water mains shall be laid to provide a minimum vertical clear distance of 18 inches between the outside of the sewer main and the outside of the water main. This shall be the case where the sanitary sewer is either above or below the water main.
   b) At crossings, a full length of sewer pipe shall be located such that both joints will be as far from the water main as possible.
   c) Where conditions prevent the minimum vertical separation set forth above from being maintained, the following shall be applied:
      1) The sewer line shall be laid with ductile iron pipe which shall extend on each side of the crossing to a distance from the water main of at least 10 feet.
      2) In making such a crossing, a full length of ductile iron pipe must be centered over or under the water main to be crossed so that the joints will be equidistant from the water main.
   d) Provide special structural support for the pipes as necessary.
   e) Minimum crossing angle shall be 45 degrees.

PROJECT BENCHMARK:

#1 Top of Storm Sewer Manhole lid on north side of NW SW-A-Bar Blvd.
N: 1030275.0990
E: 2867333.2175
TOP ELEV. 804.58

DATE	REVISION	NO.	BY	CHK'D

IF THIS SET IS BLUE, RED, OR BLACK, AND THE SEAL AND SIGNATURE IS BLUE INK, THE PLAN IS A LEGAL AND VALID SET OF PLANS CONTAINING THE DESIGNER'S SEAL AND SIGNATURE. ANY PLANS NOT BEARING THE ORIGINAL SEAL AND SIGNATURE SHALL BE CONSIDERED UNAUTHORIZED & REVISIONS THE OPINION CONTAINED IN THE DESIGNER'S SEAL MUST APPLY TO ANY COPIES

STATE OF MISSOURI
KEVIN STEPHEN KELL
NO. E-26449
PROFESSIONAL ENGINEER

7/28/21

Consult Inc engineers planners
CERTIFICATE LICENSE No. E2010000373

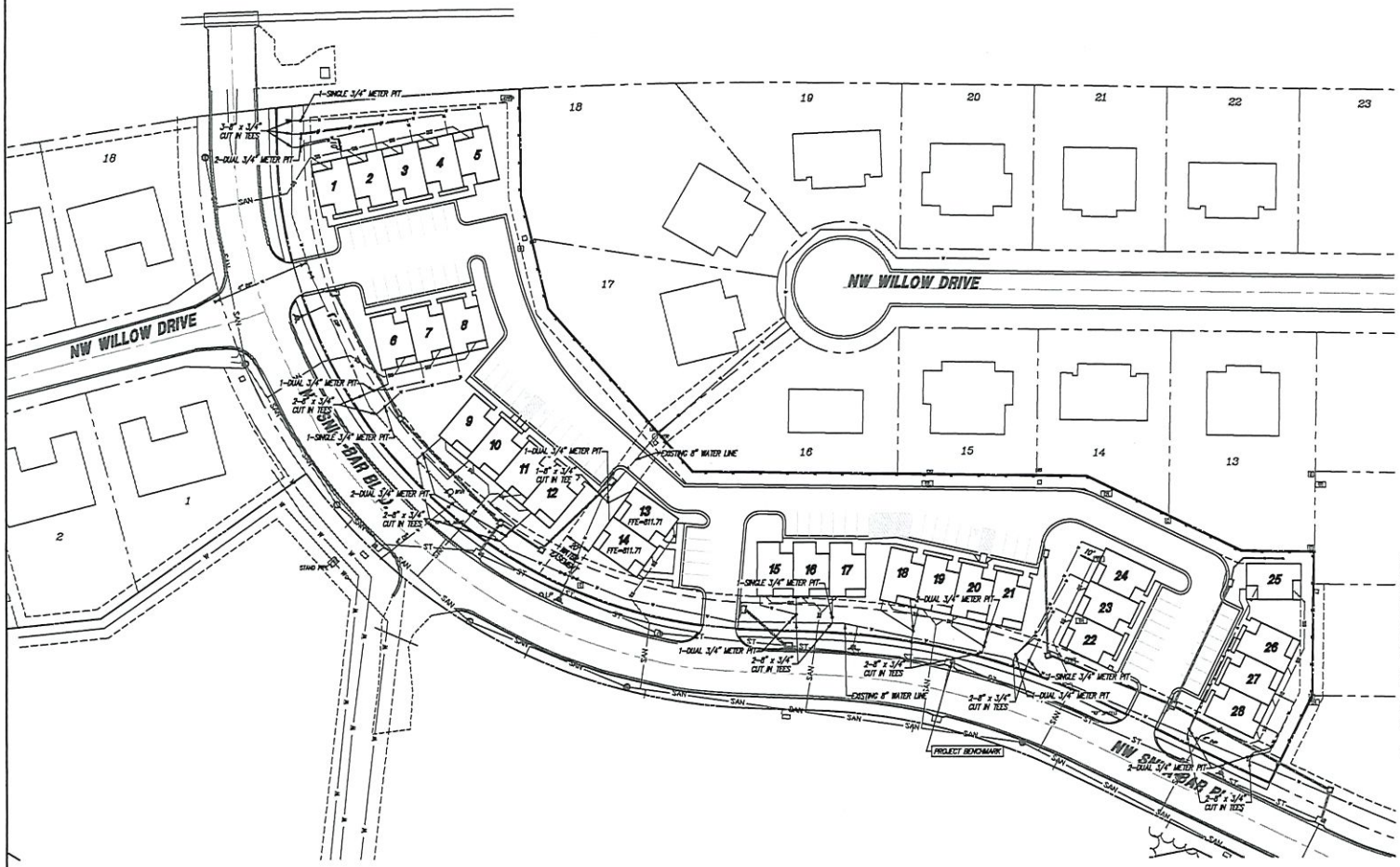
SANITARY SEWER LATERAL CONNECTION PLAN

CREEKSIDE VILLAS

GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO. 21008
DRAWING NO. 21013
DATE JUNE 23, 2021
JOB NO. 21013

7 SHEET OF 12



Know what's below.
Call before you dig.

SCALE IN FEET

WATER NOTES

1. All utility installation to be in accordance to City of Grain Valley, MO.
2. The Contractor shall secure all required permits and notify the City of Grain Valley Public Works (816-847-0031) at least 48 hours prior to any construction.
3. Thrust blocks to be provided at all water line bends and tee locations.
4. Domestic water lines to be 1" diameter C900 PVC from main to building.
5. See MEP plans for all utility information inside of the building.
6. Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.
7. Provide a minimum of 42" cover for all water lines.
8. Maintain a minimum horizontal separation of at least 10' between all water lines and sanitary sewer lines.
9. All water meters are to be placed inside of easement or in R/W.
10. All water taps onto main line shall have a minimum of 10' separation.

UTILITY SEPARATION:

1. Parallel Installation: Sanitary sewers or force mains shall be laid at least 10 feet horizontally from any existing or proposed water main and at least 5 feet horizontally from any storm sewer. The distance shall be measured edge to edge.
2. Crossings:
   a) Sewer mains crossing water mains shall be laid to provide a minimum vertical clear distance of 18 inches between the outside of the sewer main and the outside of the water main. This shall be the case where the sanitary sewer is either above or below the water main.
   b) At crossings, a full length of sewer pipe shall be located such that both joints will be as far from the water main as possible.
   c) Where conditions prevent the minimum vertical separation set forth above from being maintained, the following shall be applied:
      1) The sewer line shall be laid with ductile iron pipe which shall extend on each side of the crossing to a distance from the water main of at least 10 feet.
      2) In making such a crossing, a full length of ductile iron pipe must be centered over or under the water main to be crossed so that the joints will be equidistant from the water main.
   d) Provide special structural support for the pipes as necessary.
   e) Minimum crossing angle shall be 45 degrees.

PROJECT BENCHMARK:

#1 Top of Storm Sewer Manhole lid on north side of NW Sni-A-Bar Blvd.
N: 1036370.0690
E: 2867335.2172
TOP ELEV. 804.58

DATE	REVISION	NO.	BY	CHKD/APP

E.I.S. IS NOT A LIE, NOR IS IT, NOR SHALL IT EVER, BE A COPY AND WILL NOT APPLY TO ANY COPY
ALTHOUGH A SEAL MAY BE ON THE DOCUMENT, THE CONTENTS CONTAINED ON THE DOCUMENT SHALL NOT APPLY TO ANY COPY

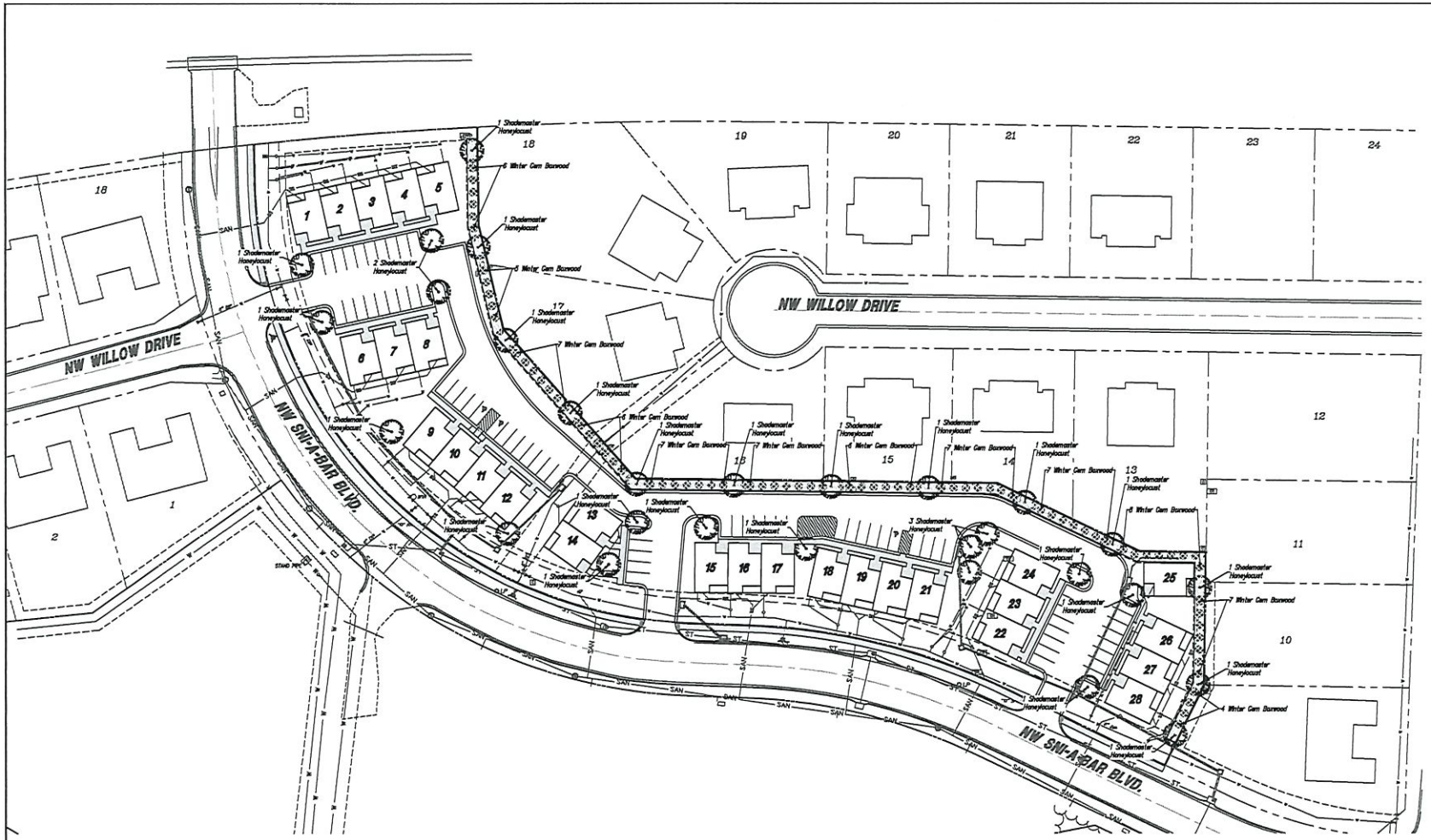
STATE OF MISSOURI
R. KEVIN STUBER
NUMBER E-25948
PROFESSIONAL ENGINEER
7/28/21

Consult Inc engineers planners
CORPORATE LICENSE No. E-2010005973

WATER SERVICE PLAN

CREEKSIDE VILLAS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

PROJECT NO.	21006
DRAWING NO.	21013
DATE	JUNE 30, 2021
JOB NO.	21013
SHEET OF	8 OF 12



NOTES:
1. Open areas not covered with other landscaping materials shall be covered with sod.
2. All trees/shrubs are shown graphically, not numerically.
3. A 3 foot tall berm may be substituted for screening shrubs.
4. Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.

LANDSCAPE SCHEDULE:

SPECIES	CALIPER/HEIGHT	QUANTITY
Shademaster Honeylocust (Gleditsia triacanthos var. inermis "Shademaster")	3" Caliper, measured 6" above the ground	29
Winter Gem Boxwood (Buxus microphylla var. japonica)	24" Minimum height at time of planting (5 Gal container)	77

Mulched area

DATE	REVISION	NO.	BY	CHKD

THIS IS NOT A BID, NOR IS IT INTENDED TO BE, A CONTRACT OR PART OF A CONTRACT. AS A RESULT, THE CONTRACTOR CONTAINED IN THE DOCUMENT SHALL NOT APPLY TO ANY CONTRACT.

STATE OF MISSOURI
PROFESSIONAL ENGINEER
7/28/21
P. JASON STEVENS, MO# E-24449

Consult Inc engineers planners
CORPORATE LICENSE No. E2001005373

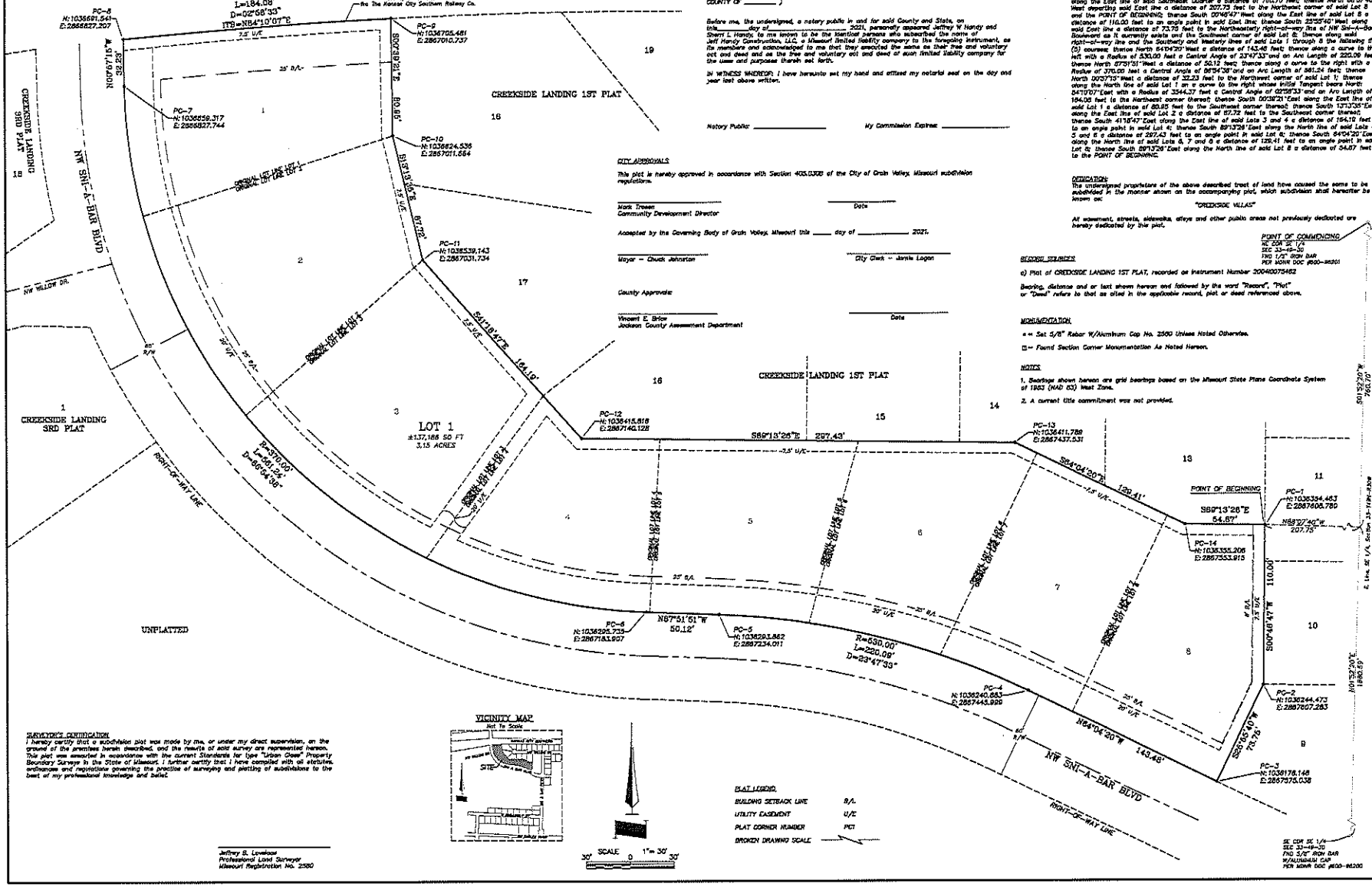
LANDSCAPE PLAN

CREEKSIDE VILLAS
GRAIN VALLEY - JACKSON COUNTY - MISSOURI

SHEET NO. 21009
DRAWING NO. 21013
DATE JUNE 30, 2021
JOB NO. 21013

9 SHEET OF 12

MINOR PLAT
CREEKSIDE VILLAS
A REPLAT OF LOTS 1 THRU 8, CREEKSIDE LANDING 1ST PLAT
GRAIN VALLEY, JACKSON COUNTY, MISSOURI
IN THE SE 1/4, SECTION 33-T49N-R30W



IN TESTIMONY WHEREOF: Jeff Handy Construction LLC, a Missouri Limited Liability Company, has caused this instrument to be signed this _____ day of _____ 2021.

By _____ Jeffrey W Handy Member

By _____ Sherri L Handy Member

STATE OF MISSOURI }
COUNTY OF _____ } SS

Before me, the undersigned, a notary public in and for said County and State, on this _____ day of _____ 2021, personally appeared Jeffrey W Handy and Sherri L Handy, to me known to be the identical persons who subscribed the name of Jeff Handy Construction, LLC, a Missouri limited liability company to the foregoing instrument, as its members and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public: _____ My Commission Expires: _____

CITY APPROVALS

This plat is hereby approved in accordance with Section 405.0300 of the City of Grain Valley, Missouri subdivision regulations.

Mark Trosen
Community Development Director _____ Date _____

Accepted by the Governing Body of Grain Valley, Missouri this _____ day of _____ 2021.

Mayor – Chuck Johnston _____ City Clerk – Janis Logan _____

County Approvals

Vincent E. Brior
Jackson County Assessment Department _____ Date _____

PROJECT DESCRIPTION

The intention of this Minor Subdivision Plat is to combine all of Lots 1 thru 8, Creekside Landing 1ST Plat, into a single overall tract.

PLAT BOUNDARY DESCRIPTION

Containing 137,192 square feet or 3.15 acres more or less.

All of Lots 1 through 8, CREEKSIDE LANDING 1ST PLAT, a subdivision in Grain Valley, Jackson County, Missouri, according to the recorded plat thereof, being situated in the Southeast Quarter of Section 33, Township 49 North, Range 30 West of the Fifth Principal Meridian and more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence South 01°52'20"West along the East line of said Southeast Quarter a distance of 760.70 feet; thence North 88°27'40" West departing said East line a distance of 207.75 feet to the Northwest corner of said Lot 8 and the POINT OF BEGINNING; thence South 00°48'47" West along the East line of said Lot 8 a distance of 110.00 feet to an angle point in said East line; thence South 25°25'40"West along said East line a distance of 73.75 feet to the Northeasterly right-of-way line of NW Sni-A-Bar Boulevard as it currently exists and the Southeast corner of said Lot 8; thence along said right-of-way line and the Southerly and Westerly lines of said Lots 1 through 8 the following five (5) courses; thence North 64°04'20" West a distance of 143.48 feet; thence along a curve to the left with a Radius of 530.00 feet a Central Angle of 23°47'33"and an Arc Length of 220.09 feet; thence North 87°51'51"West a distance of 50.12 feet; thence along a curve to the right with a Radius of 370.00 feet a Central Angle of 56°44'38"and an Arc Length of 361.24 feet; thence North 00°53'19"West a distance of 32.23 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1 on a curve to the right whose initial Tangent bears North 54°10'07"East with a Radius of 3544.37 feet a Central Angle of 02°58'33"and an Arc Length of 184.08 feet to the Northeast corner thereof; thence South 00°38'21"East along the East line of said Lot 1 a distance of 89.85 feet to the Southeast corner thereof; thence South 13°13'35"East along the East line of said Lot 2 a distance of 87.72 feet to the Southeast corner thereof; thence South 41°18'47"East along the East line of said Lots 3 and 4 a distance of 164.19 feet to an angle point in said Lot 4; thence South 89°13'26"East along the North line of said Lots 4, 5 and 6 a distance of 297.43 feet to an angle point in said Lot 6; thence South 84°04'20"East along the North line of said Lots 6, 7 and 8 a distance of 139.41 feet to an angle point in said Lot 8; thence South 89°13'26"East along the North line of said Lot 8 a distance of 54.67 feet to the POINT OF BEGINNING.

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as:

"CREEKSIDE VILLAS"

All easement, streets, sidewalks, alleys and other public areas not previously dedicated are hereby dedicated by this plat.

POINT OF COMMENCING
SE COR SE 1/4
SEC 33-49-30
FND 1/2" IRON BAR
PER MONR DOC #100-96201

RECORD NUMBERS

*a) Plat of CREEKSIDE LANDING 1ST PLAT, recorded as Instrument Number 2004007546*2*

Bearing, distance and or text shown hereon and followed by the word "Record", "Plat" or "Deed" refers to that as cited in the applicable record, plat or deed referenced above.

MONUMENTATION

• = Set 5/8" Rebar W/Aluminum Cap No. 2560 Unless Noted Otherwise.

□ = Found Section Corner Monumentation As Noted Hereon.

NOTES

1. Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD 83) West Zone.

2. A current title commitment was not provided.

SURVEYOR'S CERTIFICATION

I hereby certify that a subdivision plat was made by me, or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This plat was executed in accordance with the current Standards for Type "Urban Over" Property Boundary Surveys in the State of Missouri. 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 professional knowledge and belief.

Jeffrey S. Lovelace
Professional Land Surveyor
Missouri Registration No. 2560

VICINITY MAP
Not To Scale

SCALE 1" = 30'
30' 0 30'

PLAT LEGEND

BUILDING SETBACK LINE	B/L
UTILITY EASEMENT	U/E
PLAT CORNER NUMBER	PC1
BROKEN DRAWING SCALE	

DATE	NUMBER	REVISION	BY:	APPROVED
07/16/2021	1	TRACTY COMMENTS	JNS/JS	JSL

MINOR PLAT
CREEKSIDE VILLAS
A REPLAT OF LOTS 1 THRU 8, CREEKSIDE LANDING 1ST PLAT
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

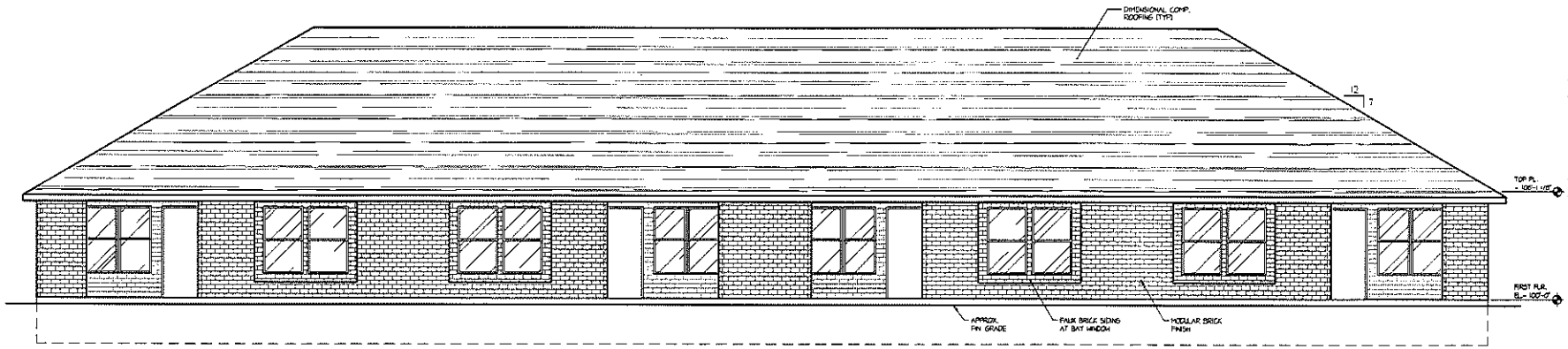
PREPARED FOR: JEFF HANDY CONSTRUCTION, LLC
PO BOX 43
BLUE SPRINGS, MO 64013

Project No: 21054
Drawn By: JNS/JS
Checked By: JSL
Date: 8-16-2021
Scale: 1"=30'
File Name: 21054 CREEKSIDE PLAT (MINOR)
Location: Grain Valley, Missouri - JOB 21054

LOVELACE & ASSOCIATES
Land Surveying • Land Planning
933 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9973

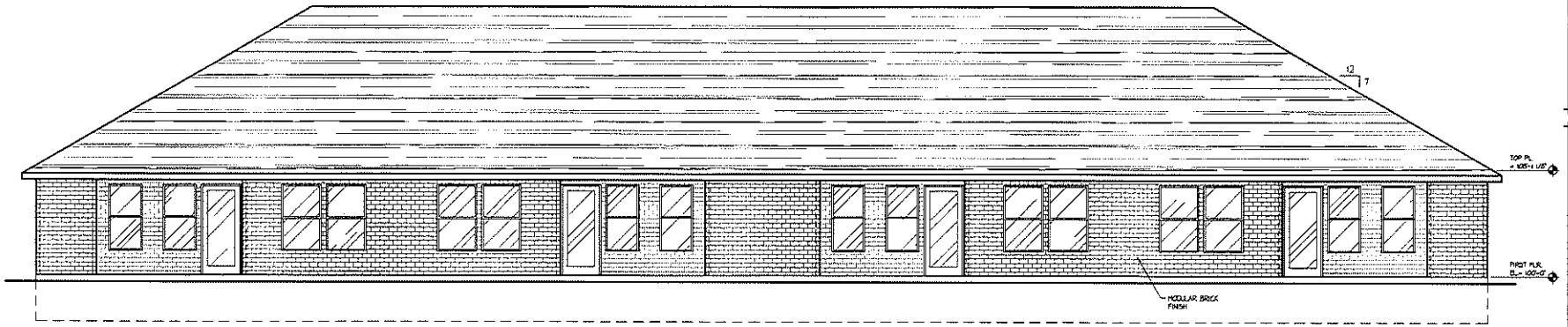
MINOR PLAT

SHT 1 OF 1



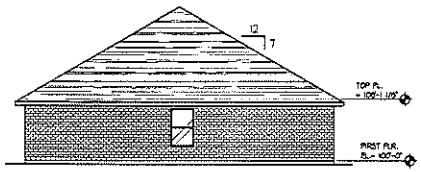
Front Elevation

Scale: 1/4"=1'-0"



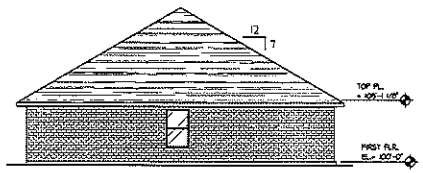
Rear Elevation

Scale: 1/4"=1'-0"



Left Elevation

Scale: 1/4"=1'-0"



Right Elevation

Scale: 1/4"=1'-0"

GENERAL NOTES:

1. ALL PLANS, DESIGNS AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF TKD DRAFTING & DESIGN AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TKD DRAFTING & DESIGN.
2. VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY TKD DRAFTING & DESIGN OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
3. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY TKD DRAFTING & DESIGN OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION.
4. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE, 2018 EDITION. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. NOTIFY TKD DRAFTING & DESIGN OF ANY CONFLICTS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
6. SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH TKD DRAFTING & DESIGN WRITTEN APPROVAL. UNLESS SPECIFIED ITEMS ARE INTENDED AS A QUALITY SPECIFICATION ONLY.
7. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY TKD DRAFTING & DESIGN. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE TKD DRAFTING & DESIGN OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN APPROVAL FROM TKD DRAFTING & DESIGN.
8. UNLESS OTHERWISE INDICATED, ALL PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF CONCRETE OR WOOD FURRING UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD OR TOP OF HAUL PLATES OR BEAMS IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.
10. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM TKD DRAFTING & DESIGN BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL, FRAMING OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
11. WHEN IT IS NECESSARY TO BORE STUDS FOR ELECTRICAL AND/OR PLUMBING RUNS, THE HOLES SHALL NOT BE GREATER THAN 40% OF THE STUD DEPTH IN BEARING WALLS AND NOT GREATER THAN 60% OF THE STUD DEPTH IN NON-BEARING WALLS. REFER TO SECTION R602.6 OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE, 2018 EDITION FOR ADDITIONAL REQUIREMENTS.
12. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
13. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE OUT BUILDING FOOTPRINT FOR OWNERS APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.
14. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH STATE AND FEDERAL SAFETY REGULATIONS ARE THE GENERAL CONTRACTORS RESPONSIBILITY.
15. TYPOGRAPHICAL ERRORS OR ERRORS OF SPELLING SHALL BE BROUGHT TO TKD DRAFTING & DESIGNS ATTENTION FOR CLARIFICATION. INTERPRETATION OF THE MEANING OF MIS-TYPED OR MISSPELLED WORDS WITHOUT CLARIFICATION FROM TKD DRAFTING & DESIGN WILL BE DONE BY THE CONTRACTOR WITH ACCEPTANCE OF RESPONSIBILITY FOR THAT INTERPRETATION AND ALL CONSEQUENCES ARISING THEREFROM.
16. TKD DRAFTING & DESIGN ACCEPTS NO RESPONSIBILITY FOR ANY STRUCTURAL INFORMATION CONTAINED IN THESE PLANS. CONTRACTOR SHALL PRIOR TO CONSTRUCTION VERIFY ALL STRUCTURAL ENGINEERING INFORMATION AND REQUIREMENTS WITH LICENSED STRUCTURAL ENGINEER. FAILURE TO DO SO INDICATES THE CONTRACTORS ACCEPTANCE OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING THEREFROM.
17. THE CONTRACTOR WARRANTS TO TKD DRAFTING & DESIGN THAT THE CONTRACTOR POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITH THE PLANS AND SPECIFICATIONS CONTAINED HEREIN. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR, HE SHALL IMMEDIATELY NOTIFY TKD DRAFTING & DESIGN. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE TKD DRAFTING & DESIGN OF RESPONSIBILITY FOR THE CONSEQUENCES.

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TeKnow Quill Drafting and Design
Greg Campbell
(870) 412-9164

Exterior Elevations

Jeff Handy Construction

Blue Springs, Missouri

PH: 816-985-4869

4-Plex Master Plan:
Grain Valley
JACKSON COUNTY, MO

DRAWN BY: GAC
CHECKED BY: JH
DATE: 05-04-21
REVISION:

SHEET:
A1.0

CAD FILE: SHABAR 4 PLEX
Project No: 2066-01-21

Jeff Handy
1312 NW Broadway
Grain Valley, MO 64029

Cell # 816-985-4869

www.Jeffhandyconstruction.com

RESIDENTIAL LEASE/RENTAL AGREEMENT

This agreement made this _____day of (mo.)_____(yr.)_____, is between _____ (hereinafter called Management) and _____(hereinafter called Resident. Management leases to Resident, and Resident rents from Management, residential unit located at _____(hereinafter called premises), under the following conditions.

TERM: 1. The initial term of this lease shall be _____, beginning (yr.) _____ and ending noon, (mo./day)_____(yr.)_____. After the lease is expired the lease will automatically revert to Month to Month. The Resident has the option of signing another lease at the Managements Discretion. The Management has the right to terminate the lease after the term of the lease.

RENT: 2. Rent is payable monthly, in advance, at a rate of _____ dollars ($_____), per month, during the term of this agreement on the first day of each month at the office of the Management or at such other place Management may designate. Tenant agrees to pay $25.00 for each dishonored check. Further, the tenant agrees to pay rent in full by the fifth day of each month; otherwise a late fee of $50.00 will apply, as well as $5 per day until the rent is paid in full.

EVICTION: 3. If the rent called for in paragraph 2 hereof has not been paid by the fifteenth (15th) of the month, then Management shall automatically and immediately have the right to take out a Dispossessory Warrant and have Resident, his/her family and possessions evicted from the premises. All past rents and late fees incurred will be paid by the resident including attorney fees. If the resident is late 3 times the Management has the right to evict the resident with a written notice.

AGE REQUIREMENTS: 4. Resident agrees that at least one person in the dwelling is of the age of 55 or older and that all other residents are at least 40 years of age.

INDEMNIFICATION DEPOSIT: 5. Management acknowledges receipt of _____ dollars ($_____), as a deposit to indemnify owner against damage to the property and for residents fulfillment of the conditions of this agreement. Deposit will be returned to resident thirty (30) days after the residence is vacated if:

- Resident has given a **60-day** written notice on the 1st of the month and
- Lease term has expired, or agreement has been terminated by both parties; and
- All monies due Management by Resident have been paid; and
- Residence is not damaged and all items in the move out packet are completed; and
- Management is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, and telephone).
- Deposit will not be returned if resident leaves before lease time is completed. Deposit may be applied by Management to satisfy all or part of Resident's obligations and such act shall not prevent Management from claiming damages in excess of the deposit. Resident may not apply the deposit to any of the rent payment.
- Deposit will apply to any late fees that are due.

RENEWAL TERM: 6. It is the intent of both parties that this lease is for a period of _____ months and that the last month's rent will apply only to the last month of the lease period. Should this

lease be breached by the Resident, the indemnification deposit shall be forfeited as liquidated damages and Resident will owe rent until premises has been rented.

SUBLET: 7. Resident may not sublet residence or assign this lease without written consent of Management.

CREDIT APPLICATION: 8. Management having received and reviewed a credit application filled out by Resident, and Management having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this rental agreement with Resident. Resident and management agree that the credit application the Resident filled out when making application to rent said residence is hereby incorporated by reference and made a part of this rental agreement. Resident further agrees if he/she has falsified any statement on said application, Management shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Resident further agrees, in event Management exercises its option to terminate rental agreement, Resident will remove him or herself, his/her family and possessions from the premises within 24 hours of notification from indemnify Management for any damages to property of Management including, but limited to, the cost of making residence suitable for renting to another Resident, and waives any right of "setoff" for the security deposit and prepaid rent which was forfeited as liquidated damages.

FIRE AND CASUALTY: 9. If residence become inhabitable by reason of fire, explosion, or by other casualty, Management may, at its option terminate rental agreement or repair damages within 30 days. If Management does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Management elects to repair damage, rent shall be abated and prorated from the date of the fire, repairs, Resident has vacated and removed resident's possessions as required by Management. The date of reoccupancy shall be the date of notice that residence is ready for reoccupancy.

HOLD OVER: 10. Resident shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.

RIGHT OF ACCESS: 11. Management shall have the right of access to residence for inspection and repair of maintenance during reasonable hours. In case of emergency, Management may enter at any time to protect life and prevent damage to the property.

USE: 12. Residence shall be used for residential purposed only and shall be occupied only by the persons named in resident's application to lease. The presence of an individual residing on the premises who is not a signature on the rental agreement will be sufficient grounds for termination of this agreement. Residence shall be used so to comply with state, county, and municipal laws and ordinances. Resident shall not use or permit it to be used for any disorderly or unlawful purpose or any manner so as to interfere with other Resident's quite enjoyment of their residence.

PROPERTY LAWS: 13. Management shall not be liable for damage to Resident's property for any type of any reason of cause whatsoever, except where such is due to Management gross negligence, Resident acknowledges that he/she is aware that he/she is responsible for obtaining any desired insurance for fire, theft, liability, etc. on personal possessions, family, and guests.

INDEMIFICATION: 14. Resident releases Management from liability for and agrees to indemnify Management against losses, incurred by Management as a result of (a) Resident's failure to fulfill any condition of this agreement; (b) any damage of injury happening in or about residence or premises to Resident's invitees of licensees of such person's property; (c) Resident's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or any other encumbrance field against residence as a result of Resident's action.

FAILURE OF MANAGEMENT
TO ACT: 15. Failure of Management to insist on compliance with the terms of this agreement shall not constitute a waiver of any violation.

NOTICES: 16. Any notice required by this agreement shall be in writing and shall be delivered personally by registered or certified mail.

REPAIRS: 17. Management will make necessary repairs to the exterior with reasonable promptness after receipt of written notice from Resident. Resident shall make all necessary repairs to interior and keep premises in a safe, clean, and sanity condition. Resident is responsible for minor repairs. (Ex. Garbage disposal, toilet blockage, light bulbs) Resident may not remodel or paint or structurally change nor remove any fixture there from without permission from Management.

ABANDONMENT: 18. If Resident removes or attempts to remove property from the premises other than in the usual course of continuing occupancy, without having first paid Management all monies due, residence may be considered abandoned, and Management shall have the right without notice, to store or dispose of any property remaining on the premises by the Resident. Management shall also have the right to store or dispose of any resident's property remaining on the premises after the termination of this agreement. Any such property shall be considered Management's property and the title thereto shall vest in Management.

MORTGAGEE'S RIGHTS 19. Resident's rights under this lease shall always remain junior and subject to any deed to secure debt which is now or shall hereafter be placed on premises of which residence is part if requested, Resident shall execute promptly any certificate that Management may request to specifically implement the subordination of this paragraph.

RULES AND REGULATIONS:

20. (A) Signs: Resident shall not display any signs, exterior lights or markings. No awnings or other projections shall be attached to the outside of the building.
(B) Locks: Resident is prohibited from adding locks to, changing, or in anyway altering locks installed on the doors. All keys must be returned to Management of the premises upon termination of the occupancy.
(C) Entrances, walks, lawns, and driveways shall not be obstructed or used for any purpose other than ingress and egress.
(D) Radio or television aerials shall not be placed or erected on the roof of the exterior.
(E) Parking: Non-operative vehicles are not permitted on premises. Any such non-operative vehicle may be removed by the Management at the expense of the Resident owning the same, for storage or public or private sale, at Management's option, and Resident owning the same shall have not right of recourse against Management thereafter.
(F) Storage: No gods or materials of any kind or description which are combustible of would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulation, may be taken or placed in a storage area of the residence itself. Storage in all such areas shall be at the Resident's risk and Management shall not be responsible for and loss of damage.
(G) Wall: No nails, screws, or adhesive hangers except standard picture hooks, shade brackets, and curtain rod brackets may be placed in walls, woodwork, or any part of the residence.
(H) Guests: Resident shall be responsible and liable for the conduct of his/her guest. Act of guest in violation of this agreement of Management's rules and regulation may be deemed by Management to be a breech by Resident. No guest may stay longer than 10 days without permission by Management: otherwise, a $10.00 per day guest charge will be due to Management.
(I) Noise: All radios, television sets, music players, etc, must be turned down to a level of sound that does not annoy or interfere with neighbors.
(J) Resident's Guide: Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations set forth and referred to above, as Management shall in its judgment, determined to be necessary for the safety, care and cleanliness of the premises, for the preservation of good order or for the comfort of benefit of Residents generally.

ENTIRE AGREEMENT: 21. This agreement and any attached addendum constitute the entire agreement between parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

PET EXCEPTION: 22. The Resident agrees to pay a $_____ pet deposit that is non-refundable. If at any time the pet disturbs other tenants or is damaging Management's property, the Resident agrees to remove the pet from the Management's property immediately.

UTILITIES: 23. The Resident shall be responsible for all utilities and any trash service.

APPLIANCES: 24. Management will provide stove, dishwasher, refrigerator, and microwave. Resident will be responsible for all other appliances.

SMOKE DETECTORS: 25. The Resident is responsible for replacing the batteries in the smoke detectors.

FURNACE FILTERS: 26. The Resident is responsible for replacing the furnace filters. The filters need to be checked monthly and replaced accordingly. There will be a $75.00 service call to be paid by Resident if the furnace filter is dirty and is the cause of any furnace problems.

SATELLITE DISHES: 27. No satellite dishes will be installed on the actual building. The only approved location is on a pole in the building's yard.

EXTERIOR FAUCETS: 28. The Resident is responsible for removing hoses from the exterior faucets during the winter months. The Resident is responsible for any damages caused by the exterior faucets freezing due to the connecting hoses.

REFRIGERATOR: 29. The Management is not responsible for any food or drink contents inside the refrigerator.

TRAMPOLINE: 30. There will be no trampolines on the property.

PAINTING: 31. There will be no painting on the interior or the exterior of the building.

BBQ GRILLS: 32. BBQ Grills must be away from building when in use.

WINDOW SCREENS: 33. There will be a $50.00 charge per screen for any damage to a window screen.

IN WHITNESS WHEREOF, the parties hereto have caused these presents to be signed in person the day and year first above written.

_____ _____

MANAGEMENT RESIDENT(S)

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

BILL NO. *B21-11*

ORDINANCE NO. *2545*
SECOND READING *May 24, 2021 (6-0)*
FIRST READING *May 10, 2021 (6-0)*

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 3.15 ACRES FROM DISTRICT C-1 (CENTRAL BUSINESS DISTRICT) TO R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE VILLAS

WHEREAS, the Mayor and the Board of Aldermen are committed to the development of the City: and

WHEREAS, a public hearing was held on April 14, 2021 in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 3.15 acres and approval of the Preliminary Development Plan for the Creekside Villas with Staff recommendations, acceptance of the 25-foot building line setback and add a deed restriction of a 55 and older community; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at the hour of 7:00 p.m. on May 10, 2021; and

WHEREAS, in reviewing the City's 2014 Comprehensive Plan, the proposed rezoning and preliminary development plan would be consistent with the character and intent of the long range plan; and

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, has determined that it is desirable.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

SECTION 1: The zoning for the property generally described below is hereby established as R-3p (Multi-Family Residential District – Planned Overlay District):

Legal Description:
Lots 1 through 8, Creekside Landing – 1st Plat – A subdivision in the City of Grain Valley, Jackson County, Missouri

SECTION 2: The Board of Aldermen approves the preliminary development plan for the Creekside Villas.

SECTION 3: The Applicant/Developer shall have a covenant in a lease, deed or other legal document that requires residents of Creekside Villas to be 55 or older.

SECTION 4: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this 24th day of May, 2021, the aye and nay votes being recorded as follows:

ALDERMAN BASS	*aye*	ALDERMAN CLEAVER	*aye*
ALDERMAN HEADLEY	*aye*	ALDERMAN KNOX	*aye*
ALDERMAN MILLS	*aye*	ALDERMAN STRATTON	*aye*

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Chuck Johnston
Mayor

ATTEST:

Jamie Logan
City Clerk

Grain Valley, Missouri
Come Home To Opportunity

Community Development
Mark Trosen, Director

MEMORANDUM

To: Planning and Zoning Commission
From: Mark Trosen, Community Development Director
Date: September 8, 2021

Staff is requesting input from the Planning and Zoning Commission pertaining to proposed amendments to the Zoning Regulations, Section 400.230 pertaining to allowable sizes for detached garages and detached accessory storage buildings.

In April of this year, the Board of Zoning Adjustment (BZA) granted a variance to allow a 4,800 square foot garage/barn on a 3.94 lot. The property is zoned R-1 (Single Family Residential).

On July 31, 2019, the BZA granted two variances for accessory structures on larger lots zoned R-1, one for 1,200 square foot structure on 1.15-acre lot and a 1,500 square foot structure on a 7.94-acre lot.

The proposed amendments to Section 400.230 would allow a larger detached garage and accessory storage building if your lot size was within a certain range. There are no formulas or magic in determining these numbers. Staff based the numbers on the variances granted and conversations with property owners that wanted to build a bigger structure but were told although you have a large lot, the maximum square footage for your detached garage can only be 1,000 square feet.

The next step would be to advertise and hold a public hearing on the proposed amendments to Chapter 400, Zoning Regulations, in the City Code. The Commission would make a recommendation to the Board of Aldermen where a second public hearing is held. After two readings, which typically takes two BOA meetings, the changes are approved by Ordinance.

Section 400.230 **Accessory Uses.**

C.2. *Garages and accessory buildings.*

a. In a lot that does not **exceed 43,560 square feet (1 acre)** in size and lies within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", a detached garage, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than one thousand (1,000) square feet, whichever is smaller, and one (1) detached accessory storage building not in excess of two hundred fifty (250) square feet in area constructed in connection with the residential use of a property.

b. In a lot that is **at least 43,560 square feet (1 acre), but does not exceed 130,680 square feet (3 acres)** in size and lies within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", a detached garage, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and **not more than two thousand four hundred (2,400) square feet**, **whichever is smaller,** and one (1) detached accessory storage building that is not more than **five hundred (500)** square **feet** in area constructed in connection with the residential use of a property.

c. In a lot that **equal to or greater than 130,680 square feet (3 acres) in size** and lies within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", a detached garage, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and **not more than five thousand (5,000) square feet, whichever is smaller, and one (1)** detached accessory storage buildings that **is** not more than **one thousand (1,000)** square **feet** in area constructed in connection with the residential use of a property.

d. In "A" District, detached garages and agricultural accessory buildings are limited to thirty percent (30%) of the area of the rear yard. In no case shall a detached garage or accessory building be located closer to the front of the lot than the front of the house or, in the case of corner lots, no closer than the required building setback lines for the zoning district.

e. A garage or accessory building may be built not less than five (5) feet from a side lot line and not less than five (5) feet from the rear property line. Accessory buildings may not be placed on utility easements.

f. **In a lot within Districts "R-1", "R-1A", "R-1B", "R-1C" and "R-2", the drives and parking areas for the new detached garage and detached accessory storage building shall be concrete.**

g. With the exception of "M-1" or "M-2" Zoning Districts, inoperative vehicles may not be stored or repaired (other than in enclosed garages) on the premises.