Staff Report

Community Development
Planning and Development Services

PZ 2018-03

To: City of Raytown Planning and Zoning Commission

From: Michael Swan, Planning and Zoning Coordinator

Date: April 5, 2018

Re: Application for Final Plat

Agenda Item: 5A

PLAT APPLICATION SUMMARY

Applicant: Olsson Associates, Inc.

Project Contact: Jason Roudebush, PLS

Property Location: 75th Street and Raytown Road – 10001 E. MO-350 Hwy.

Property Owners: Raytown Wash, Raytown 350 INV Group and Raytown Auto Developers – Block and Company Inc.

Request: Approval of a final plat for a 1-lot subdivision

SITE DATA

Legal Description: All of vacated E. 75th Street as vacated by Ordinance No. 5564-18 on March 20, 2018, Part of Lot 5, T.W. Greene Homestead and all of Tract B, RAYTOWN CROSSING – SECOND PLAT, both begin a subdivision of land in the Southwest Quarter of Section 9 and Northwest Quarter of Section 16, in Township 48 North, Range 32 West of the 5th Principal Meridian in the City of Raytown, Jackson County, Missouri being bounded and described as follows: Beginning at the Northwest corner of said Lot 5, said corner also being the intersection of the East right-of-way line of Raytown Road, as now established and the Southwesterly right-of-way line of Missouri Highway 350, as now established; thence South 45°49'57" East along said Southwesterly right-of-way line, 359.31 feet to the Northeast corner of said Tract B; thence South 44°10'03" West, along the East line of said Tract B, 48.48 feet (49.91' Plat) to the Southeast corner of said Tract B, said corner also being a point on the West line of Lot 2, said RAYTOWN CROSSING – SECOND PLAT, thence South 03°01'07" West, along said West line, 45.00 feet to a point on the South line of said vacated E. 75th Street; thence North 86°42'06" West, along said South line, 232.03 feet to a point on the East right-of-way line, 316.88 feet to the Point of Beginning. Containing 50,831 square feet or 1.17 acres, more or less.

Land Use Data	
Surrounding Zoning	Highway Commercial (HC)
Surrounding Overlay	Highway 350 Design Corridor
Surrounding Land Use	Commercial
Designated Future Land Use	Commercial
Ward(s)	Ward 2
Approximate Land Area	1.17 acres
Roadway Classification	Arterial & State Highway

Figure 1 – Proposed Tidal Wave Auto Spa Subdivision

BACKGROUND

SITE DESCRIPTION AND PRESENT USE

The property to be platted is approximately one acre at the northeast corner of vacated 75th Street and Raytown Road. Historically, the site has been occupied by commercial uses such as a gas station and a manual car wash. Currently, the property is vacant. The final plat is proposed as the applicant is seeking to consolidate three parcels so that the site can be redeveloped as a carwash (Tidal Wave Auto Spa).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding properties are part of an ongoing commercial redevelopment project. The properties to the south were replatted in 2010 and 2016.The neighborhood is a commercial corridor occupied primarily by a variety of commercial uses. MO-350 traverses the area and has an annual average daily traffic (AADT) count of 35,655 vehicles. Beyond the highway commercial corridor, there are traditional, low-density single-family residences.

HISTORY

The existing parcels were originally platted in 1918 as part of the T.W. Greene Homestead Subdivision. The parcel was previously occupied by a gas station and self-service car wash. According to Missouri DNR records, all underground storage tanks were removed in May 2005 and a No Further Action (NFA) letter was issued in June 2006. According to City records, all buildings and accessory structures were demolished in 2011.

In 2005, the City of Raytown entered into a development agreement with Raytown 350 INV Group as part of the TIF agreement. Raytown 350 INV Group is the Master Developer of this TIF district. Throughout 2006, MODOT and the City of Raytown participated in the creation of the "350 Highway/ Blue Parkway Corridor Plan", a long-term land use and transportation plan for the redevelopment of the corridor. One goal of the plan was to vacate 75th St. right-of-way once the surrounding properties are redeveloped.

Phase 1 (I-HOP) was completed in 2011 and part of Phase II (Freddy's) was completed in 2017. Both properties were platted in 2010 and 2016 respectively. Phase III encompasses the proposed subdivision which will be developed as an automatic auto spa.

In October 2017, a conditional use permit (CUP) was granted to Tidal Wave Auto Spa to allow for the construction of a car wash. In March 2018, the portion of 75th Street between Raytown Road and the west line of Lot 2, Raytown Crossing – Second Plat was vacated by the Board of Aldermen.

FINDINGS OF FACT

1. Consistency with the approved preliminary plat

   A preliminary plat for the entire Raytown Crossing redevelopment was approved by the Planning and Zoning Commission in August 2010. The final plat is consistent with the approved preliminary plat as well as the site plan approved for the Conditional Use Permit of Tidal Wave Auto Spa in November 2017.

2. Conformance to the City of Raytown Ordinances

   Staff has reviewed the submitted final plat with respect to the City of Raytown Subdivision Regulations (Chapter 38) and Zoning Regulations (Chapter 50). Staff has determined that the plat contains all necessary information as required by the Subdivision and Zoning regulations.

3. Suitability of the land for subdivision development

   Denoted as Lot 4 (Phase III redevelopment) on the preliminary plat, the site was intended to be redeveloped as a retail/restaurant pad site. The proposed use, an auto spa, is a better fit given the lot size and irregular shape of the proposed one-lot subdivision. The proposed lot meets the land use requirements of the HC zoning class. The property is suitable for development as it was previously developed and existing streets, utilities and public facilities are available to the site.

4. Consistency with adjoining uses and platted property

   All adjoining, existing uses are commercial properties with lots comparable in size and development consistent with the Highway 350 Corridor Design Standards. All surrounding parcels in the development area are zoned Highway Commercial (HC) and have been

platted with the exception of a parcel owned by an advertising company that is occupied by a single billboard sign.

5. Adequacy of public facilities and utilities to serve the proposed development

All necessary utilities are available as the site was previously occupied by commercial uses. Additionally, the developer will provide several public improvements for this redevelopment project. Vacated 75th Street will be retained as a 45 ft. utility easement.

Water: There is an existing water main along vacated 75th Street and Raytown Road. Water will be provided by Jackson County PWSD #2.

Sanitary Sewer: There is an existing sanitary sewer main along vacated 75th Street and Raytown Road. The sanitary sewer easement along MO-350 will be vacated will be vacated with the signing of this final plat.

Storm Sewer: There are existing storm sewer lines located along Raytown Road and westbound MO-350.

Streets: The property will be accessible via the private drive (vacated 75th Street) that is included in this one-lot subdivision. The private drive has a primary access point at Raytown Road which will be converted into a right-in/right-out intersection. Additionally, traffic can access westbound MO-350 via said private drive as well as other properties within the Raytown Crossing development. The existing curb cuts along Raytown Road and MO-350 will be removed during development of this parcel.

Sidewalks/Curb & Gutter: The developer will construct an 8ft sidewalk along Raytown Rd., a 5ft sidewalk along West MO-350, and curb & gutter along the perimeter of the property.

Construction of these improvements is subject to approval of engineering plans by the City of Raytown Public Works Department and the Missouri Department of Transportation for those improvements located within the MO-350 right-of-way.

6. Consideration of planning principles on site including lot layout and topography

The topography of the site does not present any issues. Lot layout is in accordance with sound land-use planning principles and is logical given the irregular shape of the parcels. The new access configuration promotes safer access to the proposed lot. As 75th Street has been vacated, cross access easements have been created between all property owners in the Raytown Crossings development to provide ingress and egress to said parties along the private drive. The new development, Tidal Wave Auto Spa, will be responsible for the maintenance of the private drive. A gateway sign easement will be dedicated to the City to place a new gateway sign at this prominent intersection per the recommendation of the Highway 350 Corridor Plan.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2018-03, Final Plat – Tidal Wave Auto Spa. subject to the following conditions:

1. The City shall receive recorded copies of deeds of transfer showing that the developer owns all of the private drive prior to the signing of the plat.
2. The City shall receive recorded copies of signed access agreements prior to the signing of the plat.
3. All public improvements shall be completed prior to final approval and recording of plat.

OLSSON ®
ASSOCIATES

TRANSMITTAL

	Overnight
	Regular Mail
	Hand Delivery
X	Courier

TO:	Planning and Zoning	**DATE:**	January 23, 2018
ADDRESS:	City of Raytown 10000 East 59th Street Raytown, MO 64133	**PROJECT #:**	017-2721
		PHASE:	600
FROM:	Jason Roudebush, PLS	**TASK:**	600001
RE:	Tidal Wave Auto Spa		

QUANTITY	DESCRIPTION
1	Application for Final Plat
1	Check no. 1118 in the amount of $103.00
1	Title Report
8	Copies of the Final Plat

REMARKS:

X	For your approval	**NOTES:**
	For your use	
	As requested	
	For review & comment	
	Other	
	Comments	

CC: File

RECEIVED
JAN 22 2018
BY: Pam Ka

1301 Burlington, Suite 100
North Kansas City, MO 64116
TEL 816.587.4320
FAX 816.587.1393

www.olssonassociates.com

Case Number 2018-03
Date Received 01/24/18
Fee Paid $100.00 + $3.00 / lot

City of Raytown
Application for Final Plat

1. Name, address and phone number of property owner(s):
~~TW Raytown Real Estate, LLC~~
~~124 Thompson Street~~
~~Thomaston, GA 30286~~
~~706 975 5945~~

2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:
Olsson Associates, Inc.
Jason Raudebush
1301 Burlington #100
North Kansas City, MO 64116

3. Name, address and phone number of developer(s):
SHJ Construction Group
124 East Thompson Street
Thomaston, Georgia 30286
706 647 0414

4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).
Attached Title Report - To be Transfered as one owner @ closing.

5. Approximate street address or location:
10001 East MO 350 Hwy., Raytown, MO 64133

6. Name of proposed subdivision:
Tidal Wave Auto Spa

7. We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct (signatures of ~~property owners~~). developer

Scott Blackstock, Owner
SHJ Construction Group

8. Site Characteristics

A. Total acreage of subdivision:

46,322 SQ FT. 1.06 AC

B. Acreage this phase (if applicable):

N/A

C. Current zoning classification:

HC

D. Proposed zoning classification (if applicable):

E. Total number of lots:

1

F. Lots this phase (if applicable):

N/A

G. Lot Area

Maximum:

Minimum:

Average:

9. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

A. Streets:

Classification (local, collector or arterial):

Proposed surface material:

Length of roadway:

Maximum grade:

✓ How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.

B. Will this development be served by public water? Yes

C. Will this development be served by public sanitary sewer? Yes

D. Will this development be served by public storm sewer? Yes

E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet. Subject property served by existing storm sewer and off-site detention basin

F. Will parkland or green space be dedicated? No, but will incl. sign esmt. to the City of Raytown

10. Construction Guarantee

The City of Raytown Subdivision Regulations offer 4 options for construction of public improvements within the City. Developers must indicate the options elected.

Option 1: Complete all required public improvements prior to Board of Aldermen final approval and recording of the plat.

Option 2: Post a performance bond to the benefit of the City in the amount of the remaining construction costs. Bonds are presented to the Board of Aldermen with the final plat.

Option 3: Enter into an escrow agreement for the remaining construction costs. Escrow agreements are presented to the Board of Aldermen with the final plat.

Option 4: Delay construction or bonding until final approval, upon which an escrow agreement or performance bond for 110% of the construction costs must be submitted.

All public improvements must be inspected. No Certificates of Occupancy will be issued before final approval of the public improvements. Developers must file a maintenance bond for 25% of the cost of construction to run for 2 years before acceptance of the improvements by the Raytown Board of Aldermen.

Option selected for street construction: Option 1

Option selected for sanitary sewer construction: N/A

Option selected for storm sewer construction: Option 1

Option selected for other construction: _____

Option selected for other construction: _____

Have construction plans for the improvements been submitted to the Community Development Department? Yes

11. Required Submittals

Eight (8) copies of the plat are required for initial review by staff and the utilities serving the proposed development. Upon review, a letter detailing any required revisions will be released. Ten (10) days prior to the Planning Commission meeting copies of the revised plat must be submitted in the following formats: **Twenty Five (25)** full size folded paper copies and an electronic copy.

Unless Option 4 is selected, construction plans for the City maintained public improvements must be submitted and approved before the final plat can be placed on the agenda of the Planning Commission. Streets, streetlights, sidewalks, sanitary sewer, and storm sewer must be designed in accordance with the most current APWA regulations. In addition, Missouri Department of Natural Resources must approve water and sanitary sewer lines. Copies of letters of authorization from the Department of Natural Resources should be provided to the Raytown Public Works Department. Developers must also submit **two (2) sets of construction plans** to the Raytown Public Works Department and an electronic copy of the plans.

The Raytown Planning Commission may approve, conditionally approve or deny the plat. If the plat is approved or conditionally approved, the plat may be presented to the Board of Aldermen. Additional copies will be required at that time, along with any required plat revisions or submittals associated with the construction of the public improvements. Following approval of the final plat by the Board of Aldermen **three (3)** mylar copies, **five (5) paper copies** of the approved final plat need to be provided to the Community Development Department all of which need to have been signed by the applicable property owners. The City will then apply the applicable signatures from city officials to each copy of the approved final plat. When all copies of the final plat have been signed the signed final plats shall be provide to the applicant for recording. **Following recording, one mylar copy and two paper copies of the recorded final plat will need to be returned to the Community Development Department**.

Further information is available at the Raytown Community Development Department at 816-737-6010.

Community Development Department
10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6059 Fax: 816-737-6164
Email: mswan@raytown.mo.us

Planning & Zoning Review

February 7, 2018

Case Number	2018-03
Project	Final Plat
Applicant	Olsson Associates
Zoning	HC

Mr. Roudebush:

The City of Raytown Joint Review Committee has reviewed the Final Plat for Tidal Wave Auto Spa and has the following comments:

1. Correct Legal Descriptions for existing Tract I and Tract II
2. Correct Title of Survey to add SW ¼ of Section 16
3. Correct Recommended Property Description to include SW ¼ of Section 16
4. Replace John Benson signature block with "Ray Haydaripoor – Director of Community Development"
5. Correct Floodplain FIRM map: 29095C0402G 01/20/2017
6. Indicate 10'x10' Sign Easement to City of Raytown and add note of Sign Easement
7. Indicate 10' Sanitary Sewer Easement (Book 1389 Page 0663) to be vacated and add note to vacate said SSE
8. Indicate Building Setback Lines (25' – Raytown Road, 10' – all other property lines)
9. Indicate vacated 75th Street as 45' Utility Easement
10. Indicate Access Easement for vacated 75th Street
11. Make note of maintenance and access agreement
12. Easement Dedication: "An easement is hereby granted to The City of Raytown, MO ***and its franchised utilities***."

Please make these revisions and submit new copies of the final plat by **Thursday, February 22nd 12:00pm**. Do not hesitate to contact us with any questions regarding this review letter.

Sincerely,

Michael Swan
Planning & Zoning Coordinator
10000 E 59th St.
Raytown, MO 64133-3993
816-737-6059
mswan@raytown.mo.us

Community Development Department
10000 E 59th Street
Raytown, MO 64133-3993
Phone: 816-737-6059 Fax: 816-737-6164
Email: mswan@raytown.mo.us

Planning & Zoning – Case Continued

February 21, 2018

Case Number	2018-03
Project	Final Plat for Tidal Wave Auto Spa
Applicant	Olsson Associates
Zoning	HC

Mr. Roudebush:

This letter is to confirm that PZ 2018-03, Final Plat for Tidal Wave Auto Spa, originally scheduled to be heard at the March 1st Planning and Zoning Commission meeting has been continued to the April 5th Planning and Zoning Commission meeting.

Please ensure that the following items are received by **Tuesday, March 27th 2018 at 5:00pm** to ensure that the case will be heard at the April meeting:

1. Signature of current property owner on Final Plat Application
2. Confirmation of applicant owning entire lot to be platted (i.e. all of vacated 75th Street)
3. Updated plat with revisions from PZ Review Letter (02/07/2018)
4. Note on plat regarding (recorded) vacation of 75th Street

The PZ Review letter from February 7th is missing one additional note:

- Add signature block for Planning and Zoning Commission – Chairman – Kevin Wilson and Planning and Zoning Commission – Secretary – Dee Ann Stock

Sincerely,

Michael Swan
Planning & Zoning Coordinator
10000 E 59th St.
Raytown, MO 64133-3993
816-737-6059
mswan@raytown.mo.us

Development & Public Affairs Department
Building Inspections Division
10000 E. 59th Street
Raytown, MO 64133
Office (816) 737-6011 Fax (816) 737-6164

FINAL PLAT PERMIT

PERMIT #: 20181729

DATE ISSUED: 1/29/2018
MUST COMMENCE BY: 1/29/2019

JOB ADDRESS: 10000 E 350 HIGHWAY
SUBDIVISION:

LOT #:
BLK #:

OWNER: TIDAL WAVE AUTO SPA
ADDRESS 124 THOMPSON STREET
CITY, STATE ZIP: THOMASTON GA 30286
PHONE:

CONTRACTOR: TIDAL WAVE AUTO SPA
ADDRESS: 124 THOMPSON STREET
CITY, STATE ZIP: THOMASTON GA 30286
PHONE:

VALUATION: $ 0.00
SQ FT 0.00
OCCP TYPE:
CNST TYPE:

DESCRIPTION OF WORK: FINAL PLAT

FEE CODE	DESCRIPTION	AMOUNT
PZ-04	FINAL PLATS/PER LOT	$ 103.00
	TOTAL	$ 103.00

Inspection Information

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.

Issued By: Date: 1/29/18

Applicant: Date:

CITY OF RAYTOWN

Final Plat Checklist

Subdivision Name: Tidal Wave Auto Spa

Property Owner / Developer Name: Olsson Associates, Inc.

Address: 10001 E. MO-350 Hwy.
Raytown, MO 64138

Phone Number: 816.567.4320 / 816.299.4353

Email Address: jroudebush@olssonassociates.com

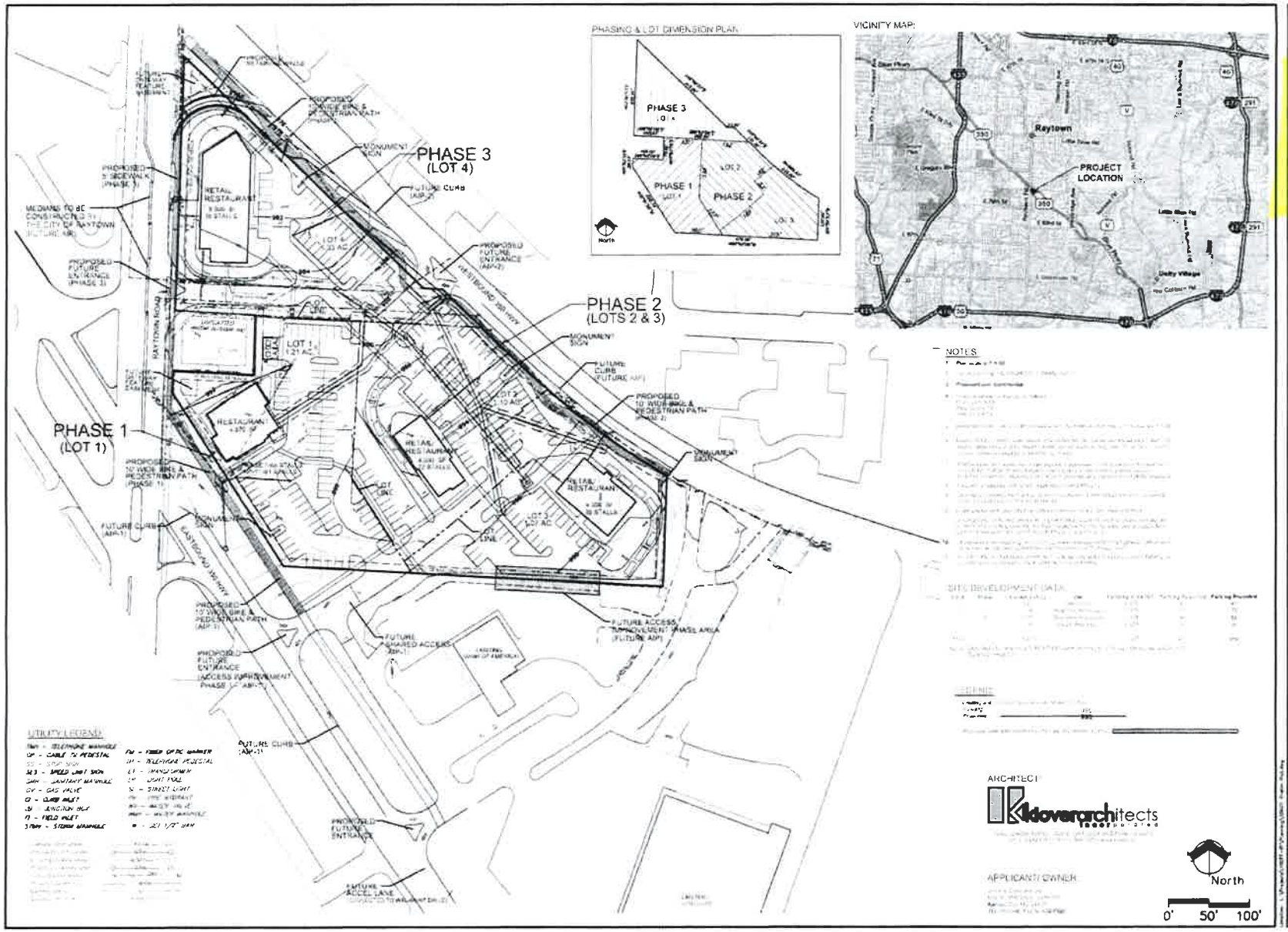
Submission: After approval of the preliminary plat, if applicable, the subdivider must prepare and submit to city staff for review eight copies of the proposed final plat together with other supplementary information and certificates. A staff reviewed and approved copy of the Fifteen copies of the staff approved final plat must be submitted to the Director of Development and Public Affairs at least eight (8) days prior to the regular meeting of the commission.

Form: The final plat prepared to be recorded must be provided on sheets of at least 16.25 inches by 19 inches, but must not exceed 23 inches by 36 inches. Each sheet must have a 1.25-inch binding edge along the 23-inch dimension and a one-quarter-inch border along all other sides. Where the proposed plat is of unusual size, the final plat must be submitted on two or

more sheets of the same dimensions. If more than two sheets are required, an index sheet of the same dimensions must be filed to show the entire development at a smaller scale.

Final Plat Checklist	Yes	No	N/A
1. 5 copies of the final plat submitted for staff review.	X		
2. Application fee of $100 plus $3.00 per lot has been paid.	X		
3. Final Plat is drawn at a scale of no less than "1 inch=100 feet", with north point provided.	X		
4. Name of the subdivision is shown (not to be duplicate or too closely approximate the name of any existing subdivision.	X		
5. Location by section, township, range, county and state, and including descriptive boundaries which must be mathematically close.	X		
6. All calculations are furnished showing bearings and distances of all boundary lines and lot lines. 7. Lots are numbered clearly. If blocks are to be numbered or lettered, they are shown clearly in the center of the block.	X		
8. Location of boundaries are shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments.	X		
9. Location of lots, streets, public highways, alleys, parks and features with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.	X		
10. The exact locations, widths, and names of all streets to be dedicated are clearly labeled.	X		X
11. Location and width of all easements to be dedicated are clearly labeled.		X	
12. Boundary lines and descriptions of boundary lines of nay areas other than streets and alleys which are to be dedicated or reserved for public use are clearly labeled.			X
13. Building setback lines are labeled on front and side streets with dimensions.		X	
14. The name and address of the developer and surveyor making the plat are provided.	X		

15. A statement dedicating all easements is provided.		X	
16. A statement dedicating all streets, alleys and other public areas not previously dedicated.		X	
17. Streets to be dedicated are clearly labeled, including the grades thereon.			X
18. A certification is provided from the subdivider that after approval of the final plat, but prior to signature by the city clerk, they will satisfy all outstanding city and county tax and special assessments on all property within the proposed subdivision.			X
19. Any private restrictions affecting the subdivision or any part thereof for future reference by the city are provided.			
20. Plan and profiles of all proposed storm and sanitary sewers, with necessary calculations based on minimum design criteria, are provided.			
21. All construction plans are provided on standards 22- or 24-inch by 36-inch plan and profile sheets.			X
22. Two additional copies of the sanitary sewer plan are furnished for submission to the state.			
23. A plan and profile of all interior and peripheral streets to be established in accordance with community development criteria is provided.			X
24. Additional comments and questions:			



PRELIMINARY PLAT

RAYTOWN CROSSING EAST
DISTRICT HC
RAYTOWN, JACKSON COUNTY, MISSOURI

Revisions/Approvals	Date
Submitted to City	08-01-10
Revised per staff comment	07-08-10
Revised per staff comment	07-23-10

Reviewed by:	JHL
Designed by:	JFE
Drafted by:	JFE
Lutjen Project No:	10077

LUTJEN

Lutjen, Inc.
MO State Certificate of Authority #
2007022834

Sheet No.:
1

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
09/27/2005 11:17:02 AM
INSTRUMENT TYPE: WD FEE: $30.00 4 Pages

INSTRUMENT NUMBER/BOOK & PAGE:
2005I0085158

ROBERT T. KELLY, DIRECTOR OF RECORDS

MISSOURI WARRANTY DEED

(Multiple Grantors Conveying to a Corp/LLC/Partnership)

15

File Number: 205090677
Stewart Title of Kansas City, Inc.

THIS INDENTURE, made on September 26, 2005, by and between James H. Thompson and Earlene Thompson, husband and wife, of the County of Jackson, State of Missouri, Grantors, and Raytown Wash, LLC, a LLC, Grantee. Grantee's mailing address is: 605 W 47th Street Ste 200, Kansas City, MO 64112

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEE, its successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed, that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written.

James H. Thompson (Seal) Earlene Thompson (Seal)

James H. Thompson

Earlene Thompson By James H. Thompson Power of Attorney in fact

(Seal) (Seal)

STATE OF Missouri
COUNTY OF Jackson

On this September 26, 2005, before me, Robi Brown, a Notary Public in and for said state, personally appeared James H. Thompson ~~and Earlene Thompson, husband and wife,~~ a married person known to me to be the persons who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public Robi Brown

My commission expires:

ROBI BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Nov. 19, 2005

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 26 day of September, 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared James H Thompson, to me known to be the person who executed the foregoing instrument as attorney-in-fact on behalf of Carlene Thompson (the "Principal"), and acknowledged that he executed the same for the purposes therein stated as the free act and deed of said Principal.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Notary Public
Typed Name: _____

My Commission Expires:

ROBI BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Nov. 19, 2005

EXHIBIT A

All that part of Lot 5, SUBDIVISION OF T.W. GREENE HOMESTEAD, a subdivision of land in Raytown, Jackson County, Missouri, as shown on the recorded plat thereof on file and of record in the Office of the Recorder of Deeds at Independence, described as follows: Beginning at a point on the Easterly right-of-way line of Raytown Road, as now established, said point being also 10.00 feet North right-of-way of 75th Street, as now established; thence Northeasterly, a distance of 47.93 feet to a point 60.00 feet East of the West line of said Section and 79.00 feet North of the South line of said Section; thence East and parallel with the South line of said Section, a distance of 100.00 feet to a point 79.00 feet North of the South line of said Section; thence Northeasterly, a distance of 82.92 feet, more or less to a point on the Southwesterly right-of-way line of Highway 350 (formerly Highway No. 50), as now established; thence Southeasterly and at right angles to the last described course and along said Southwesterly right-of-way line of Highway No. 350, a distance of 178.76 feet to the point of intersection of the North right-of-way line of said 75th Street with the Southwesterly right-of-way line of Highway 350; thence West and along said North right-of-way line, a distance of 308.28 feet to a point of intersection with the Easterly right-of-way line of said Raytown Road; thence North along said Easterly right-of-way of Raytown Road, a distance of 10.00 feet to the point of beginning.

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
12/20/2004 04:06:06 PM
INSTRUMENT TYPE: WD FEE: $27.00 3 Pages

INSTRUMENT NUMBER/BOOK & PAGE:

2004I0116340

ROBERT T. KELLY, DIRECTOR OF RECORDS

CORPORATION WARRANTY DEED

27

THIS INDENTURE, made on this 16th day of December, 2004, by and between **Triad Partners, Inc., a** Kanss corporation, party of the first part, and **Raytown 350 Inv Group, LLC,** a Missouri limited liability company, party the second part, whose mailing address is 605 West 47th Street, Suite 200, Kansas City, Missouri 64112.

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY and CONFIRM unto the party of the second part, its successors and assigns, that certain real estate situated in the County of Johnson and State of Kansas, more particularly described as follows:

SEE ATTACHED EXHIBIT A

SUBJECT TO: (a) easements, restrictions, declarations, and reservations of record, if any; (b) taxes and assessments, general and special, not now due and payable; and (c) the rights of the public in and to parts thereof in streets, roads or alleys.

TO HAVE AND HOLD the premises aforesaid, with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the second part and its successors and assigns forever; the said party of the first part. hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it

STEWART TITLE
04071538

COMMERCIAL - cym

claims; and that it will warrant and defend the title to said premises unto the party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its President, the day and year first above written.

Triad Partners, Inc.

By: _____

Michael A. Christie, President

STATE OF KANSAS)
)
COUNTY OF Johnson)

On this 16th day of Dec., 2004, before me, JOE S. CHRISTIE, a Notary Public in and for said state, personally appeared Michael A. Christie, who being by me duly sworn did say that he is the President of **Triad Partners, Inc., a Kansas** corporation, and that the within Corporation Warranty Deed was signed and sealed in behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation for the purposes therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year last above written.

[SEAL]

_____

Printed Name: JOE S Christie

Notary Public in and for said State

My commission expires: 1-28-2005

JOE S. CHRISTIE
Notary Public - State of Kansas
My Appt. Exp 1-28-2005

"EXHIBIT A"

All that part of Lot 5, SUBDIVISION OF T.W. GREENE HOMESTEAD, a subdivision of land in Raytown, Jackson County, Missouri, as shown on the recorded plat thereof on file and of record in the Office of the Recorder of Deeds at Independence, described as follows: Beginning at a point on the Easterly right-of-way line of Raytown Road, as now established, said point being also 10.00 feet North of the North right-of-way line of 75th Street, as now established; thence Northeasterly, a distance of 47.93 feet to a point 60.00 feet East of the West line of said Section and 79.00 feet North of the South line of said Section; thence East and parallel with the South line of said Section, a distance of 100.00 feet to a point 79.00 feet North of the South line of said Section; thence Northeasterly, a distance of 82.92 feet, more or less, to a point on the Southwesterly right-of-way of Highway No. 350 (formerly Highway No. 50), as now established; thence Northwesterly and at right angles to the last described course and along said Southwesterly right-of-way line of Highway No. 350, a distance of 236.62 feet to the point of intersection of said Easterly right-of-way of Raytown Road with said Southwesterly right-of-way line of Highway No. 350; thence South along said Easterly right-of-way of Raytown Road, a distance of 271.43 feet to the point of beginning.

Development Agreement
by and between
the City of Raytown, Missouri and
TW Macon, LLC

THIS AGREEMENT ("Agreement") is entered into on this 14 day of November, 2017 by and between the City of Raytown, Missouri, ("City") a municipal corporation of the fourth class and political subdivision of the State of Missouri, and TW Macon, LLC ("Developer"), a Georgia limited liability company. The City and Developer may be referred to collectively as the "Parties" and individual as "Party."

WHEREAS, Developer seeks to locate an automated car wash on property located at the intersection of Raytown Road, 350 Highway, and 75th Street, legally described in **Exhibit A** (the "Property"); and

WHEREAS, the Property is located within the boundaries of the Raytown Live Tax Increment Financing Plan (the "TIF Plan") and subject to the provisions of the redevelopment agreement related there (the "Redevelopment Agreement"); and

WHEREAS, the TIF Plan and the Redevelopment Agreement allow for the operation of a car wash on the Property, subject to the reasonable approval of the City; and

WHEREAS, by approving this Agreement, City hereby approves the operation of an automated car wash on the Property, subject to the terms and provisions of Ordinance No. 5583-17 approving the conditional use permit for such operation on the Property; and

WHEREAS, the location and operation of an automated car wash on the Property is enhanced by the construction of certain public improvements detailed on **Exhibit C** (the "Public Improvements") to ensure accessibility to the Property and the convenient flow of traffic to, from, around the Property; and

WHEREAS, Developer, subject to the terms of this Agreement, is willing to construct the Public Improvements; and

WHEREAS, the Parties desire to set forth their obligations and duties regarding the construction of the Public Improvements.

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, the sufficiency of which is hereby acknowledged, the Parties agree to the following:

Section 1. Construction of Public Improvements. Prior to the issuance of a final certificate of occupancy by the City, Developer hereby agrees to construct or cause to be constructed the Public

Improvements, which the Parties agree are necessary and reasonably related to the impact of the proposed development of the Property, in the following order of priority:

A. Gateway Sign Easement. Developer shall grant to the City a permanent 10 ft. by 10 ft. sign easement in the location as depicted on **Exhibit B** for the installation by the City of a gateway monument sign (the "Gateway Sign Easement").

B. 75th Street Improvements.

1. 75th Street Improvements. Unless Developer provides a traffic study (the "Traffic Study") and reaches an agreement with the City's Public Works Department that the proposed project's additional traffic, along with current traffic traveling to and from Freddy's and I-HOP, will not cause an increase in traffic congestion along northbound Raytown Road at the intersection with 75th Street private drive, Developer will be required to construct the following improvements:

   i. Widen 75th Street and construct a center turn lane between Raytown Road and the east side of Tidal Wave's private driveway.

   ii. Construct 2' CG-1 curb and gutter on northside of 75th Street private drive. The construction of the 2' CG-1 curb and gutter are required whether 75th Street private drive is widened or not. Mill and overlay will be required for the entire three lanes of the widened portion of 75th Street private drive.

   iii. Install pavement markings, erosion control, traffic control for any construction along 75th Street private drive. The relocation of utilities as may be required to accommodate the expansion of that portion of 75th Street.

2. Alternate 75th Street Improvements. If the City's Public Works Department agrees with the Traffic Study's findings and determines that Developer will not be required to widen 75th Street, Developer will construct the following improvements along 75th Street:

   i. Construct 2' CG-1 curb and gutter on northside of 75th Street private drive. The construction of the 2' CG-1 curb and gutter are required whether 75th Street private drive is widened or not. Mill and overlay will be required for that portion of 75th Street private drive between Raytown Road and the previously improved portion of 75th Street which terminates on the western side of the driveway into IHOP and Freddy's, if widening is not required by the City.

ii. Install of pavement markings, erosion control, traffic control for any construction along 75th Street private drive. The relocation of utilities, if necessary.

C. Curb and Gutter

1. Raytown Road Improvements.

Remove and replace 2' CG-1 curb and gutter, remove existing driveways, install a curb inlet for storm water, along the east side of Raytown Road, contiguous to Developer's property, as well as traffic control, utility relocation (as may be required), and erosion control.

2. Highway 350 Improvements.

Remove and replace 3 'CG-l curb and gutter and paved shoulder along westbound 350 Highway between 75th Street and southeast corner of Raytown Road and 350 Highway. The 3' CG- I curbing, install a curb inlet for stormwater, as well as traffic control, utility relocation (as may be required), and erosion control.

D. Raytown Road Sidewalk Improvements.

i. Construct 8' sidewalk on the east side of Raytown Road between 75th Street private drive and southeast corner of the intersection of westbound 350 Highway and Raytown Road. If the sidewalk crosses onto the Property, the Developer shall grant a public access easement to allow public access over those portions of the sidewalk.

ii. Construct an ADA compliant ramp at the corner of Raytown Road and Hwy 350.

iii. Construct ADA ramp at the corner of 75th Street and Raytown Road.

E. Installation of sod within the Right-of-way without vegetation due to construction activities.

F. Highway 350 Sidewalk Improvements.

i. Construct 5' sidewalk on south side of westbound 350 Highway between 75th Street private drive and southeast corner of the intersection of westbound 350 Highway and Raytown Road. If the sidewalk crosses onto the Property, the Developer shall grant a public access easement to public access over those portions of the sidewalk.

ii. Construct an ADA compliant ramp at the corner of Hwy 350 and 75th Street.

G. Construct a gateway monument sign within the Gateway Sign Easement pursuant to the designs and plans provided by the City.

Section 2. Bids for Construction. Prior to constructing the Public Improvements, the Developer agrees to submit three (3) bids for construction of the Public Improvements to the City for the City's review.

Section 3. Cost of Public Improvements. Notwithstanding anything contained herein to the contrary, Developer's obligation to construct the Public Improvements shall not exceed $150,000 (the "Construction Cap"). In other words, Developer shall only be obligated to construct one hundred fifty thousand dollars ($150,000.00) worth of the Public Improvements described in **Section 1** and detailed on **Exhibit C**. Should Developer be able to construct all of the Public Improvements for a total amount less than the Construction Cap, Developer shall pay to the City the difference between the cost incurred by Developer in the construction of the Public Improvements and the Construction Cap to offset the increase costs to the City due to the development of the Property. Said payment to be made contemporaneously with City's issuance of a final certificate of occupancy for all building(s) constructed on the Property.

Section 4. Certification of Construction Costs. Upon completion of the construction of the Public Improvements, the Developer shall provide to the City a certificate verified by Developer's engineer or architect setting forth the total cost incurred by Developer in constructing the Public Improvements or portions thereof (the "Cost Certification"). Such Cost Certification shall include proof of payment for the Public Improvements built and lien waivers from all contractors performing work on the Public Improvements built. Calculation of amounts spent by Developer to construct the Public Improvements shall include those expenses related to the actual construction of the Public Improvements, design of the MoDOT portion of the Public Improvements and any permitting costs associated with the Public Improvements with the City or with MoDOT.

Section 5. Coordination of Construction. Developer agrees that it is responsible for coordinating all aspects of construction of the Public Improvements with the City and any other governmental entity to ensure safe and proper traffic flows and controls are maintained at all times, such coordination includes the Developer's obligation to obtain all required permits and compliance with all other applicable requirements of the City or any other governmental entity.

Section 6. Progress Reports. In order to prioritize and efficiently complete construction of all or portions of the Public Improvements, at such time as Developer has incurred $100,000 in costs related to the Public Improvements, Developer shall notify the City of such occurrence and provide the City with a report on the Public Improvements completed and costs incurred related thereto. Upon receipt and the City's review of such report, the City and the Developer shall mutually agree upon the necessity of the continued construction of the Public Improvements or the payment to the City by the Developer in accordance with **Section 3** in lieu of construction of the Public Improvements. The City reserves the right to periodically inspect the Developer's progress on the construction of the Public Improvements.

Section 7. Issuance of Public Permits. The Parties agree that no building permit for any building or structure located on the Property will be issued until the City has reviewed and approved engineering plans for the construction of the Public Improvements set out in Section 1.A, 1.B and 1.C above.

Section 8. Issuance of Certificate of Occupancy. The Parties agree that no final certificate of occupancy for any building or structure located on the Property will be issued until the Developer has substantially completed the construction of the Public Improvements described in **Section 1** that can be completed with the Construction Cap. If the Developer has completed construction of the Public Improvements where construction cost equals or exceeds the Construction Cap, a certificate of occupancy for any building located on the Property may be issued upon the Developer providing the City with the Cost Certification and the building otherwise meeting all other City requirements for the issuance of a certificate of occupancy.

Section 9. Waiver and Prior Approval. The Parties agree that the execution of this Agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Developer must comply and does not in any way constitute prior approval of any future proposal for development.

Section 10. Entire Agreement. This Agreement shall constitute the complete agreement between the Parties and any modification hereof shall be in writing, subject to the approval of the Parties.

Section 11. Severability. Any provision of this Agreement which is deemed illegal, invalid, or enforceable by a court of competent jurisdiction will be severed herefrom, and the remaining provision shall be enforced to the fullest extent permitted by law.

Section 12. Authority. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by the Board of Aldermen of the City of Raytown, Missouri.

Section 13. Compliance with Laws. Developer shall comply with all applicable laws, ordinances, and codes of the State of Missouri, the City, and any other appropriate governmental entity.

Section 14. Notices. Any notice, demand, or other communication required by this Agreement to be given by either party hereto to the other shall be in writing and shall be sufficiently given or delivered in dispatched by certified United States First Class Mail, postage prepaid, or delivered personally.

To the City:

City of Raytown, Missouri
10000 E. 59th Street
Raytown, Missouri 64133

ATTN: Economic Development Administrator

To the Developer:

TW Macon, LLC
124 Thompson Street
Thomaston, Georgia 30286

With a copy to:

Aaron G. March, Esq.
White Goss, a Professional Corporation
4510 Belleview, Suite 300
Kansas City, MO 64111

Section 15. Indemnification. Developer hereby agrees to indemnify and hold harmless the City and its past, present and future employees, officers and agents from any and all claims arising from the construction process by the Developer or its contractors of the Public Improvements desired in this Agreement.

Section 16. Choice of Law. This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by the laws of the State of Missouri.

Section 17. Condition Precedent. Developer's obligations under this Agreement are specifically conditioned upon Developer, or a related party, taking title to the Property. This Agreement shall terminate and become null and void if Developer has not closed on the Property by April 30, 2018.

Section 18. Recording. The Developer shall have an executed original of this Agreement recorded with the Jackson County, Missouri Recorder of Deeds. A copy of this Agreement showing said recording shall be furnished by the Developer to the City before building permits are issued.

(Remainder of page intentionally left blank. Signature page to follow.)

IN WITNESS WHEREOF, the Parties hereunto have executed this Agreement on the day and year first written above.

CITY OF RAYTOWN, MISSOURI

Mayor

ATTEST:

City Clerk

TW MACON, LLC

Name

SCOTT S BLACKSTOCK

Owner, Manager

Title

ATTEST:

Michael Swan

From: Missy Wilson
Sent: Monday, December 4, 2017 4:41 PM
To: WellsThomas; HardinPettey
Cc: Mark Sherfy; David Smalling; Jason Hanson; Damon Hodges; Michael Swan; Andy Boyd
Subject: RE: Tidal Wave Auto Spa Traffic Impact Study

Thomas and Pettey: The City of Raytown's Public Works staff has reviewed and discussed BHC Rhodes' traffic study. Based on the information in the study and discussions with MoDOT, the Public Works staff agrees a turn lane will not be required to be constructed along the 75th Street private drive as part of your project development.

Thomas: Can you please provide times you would be available the afternoon of Tuesday, December 5th, or the afternoon of Wednesday, December 6th , for a conference call with Damon Hodges and myself to discuss the timeline for submitting civil plans and other matters related thereto?

I look forward to your response.

Missy Wilson
ECONOMIC DEVELOPMENT ADMINISTRATOR
City of Raytown, MO
10000 E. 59th Street
Raytown, MO 64133
816.737.6091 Direct
816.589.0188 Cell
missyw@raytown.mo.us

Missouri
Department of
Natural Resources

Missouri E-START
Site/Facility Summary

This is an advisory about environmental conditions that could affect use of the property identified on the map below. Any property use limitations are intended to ensure safe use of the property after the cleanup of contamination in the soil and/or groundwater. This advisory identifies the governmental agencies that oversaw the sites cleanup, and provides contacts for further information.

Although this map and its underlying data sets have been compiled by the Missouri Department of Natural Resources (Department), no warranty, expressed or implied, is made by the Department as to the accuracy of the data and related materials. The act of distribution shall not constitute any such warranty, and no responsibility is assumed by the Department in the use of these data or related materials.

SITE MAP

No Further Action Letter Issued with Restriction

Facility Identification Number ST0010240

Release Identification Number(s) R007428 Inactive

Site/Facility Name AMOCO OIL SS #8519

Address 10001 E 350 HWY

City RAYTOWN

Zip 64138

County JACKSON

Facility Type Former Underground Storage Tank Facilities

Status No Further Action Letter Issued with Restriction

Summary A petroleum or hazardous substance storage tank closure or regulated release was addressed under the Missouri Risk-Based Corrective Action Guidance for Petroleum Storage Tanks. Evaluation of environmental media found that concentrations of any remaining contaminants, if present, do not pose an unacceptable risk to human health or the environment provided that Activity & Use Limitations applied to this property remain in place. Please review the Department of Natural Resources site file for more information.

Contaminants of Concern Remaining On-Site Petroleum constituents

Lead Regulatory Agency DNR/Hazardous Waste Program/Tanks Section

Contact Information Long-Term Stewardship Unit

To report a problem with information about a site location, please contact us at LTS@dnr.mo.gov, (573) 526-8913, or (800) 361-4827.

Missouri
Department of
Natural Resources

Missouri E-START
Site/Facility Summary

This is an advisory about environmental conditions that could affect use of the property identified on the map below. Any property use limitations are intended to ensure safe use of the property after the cleanup of contamination in the soil and/or groundwater. This advisory identifies the governmental agencies that oversaw the sites cleanup, and provides contacts for further information.

Although this map and its underlying data sets have been compiled by the Missouri Department of Natural Resources (Department), no warranty, expressed or implied, is made by the Department as to the accuracy of the data and related materials. The act of distribution shall not constitute any such warranty, and no responsibility is assumed by the Department in the use of these data or related materials.

SITE MAP

Administrative Closure

Facility Identification Number ST5800075

Release Identification Number(s) R001916 Inactive

Site/Facility Name SUMMERS GAS STATION

Address HWY 350 AND RAYTOWN RD

City RAYTOWN

Zip 64133

County JACKSON

Facility Type Other Known Petroleum Facilities

Status Administrative Closure

Summary This site was administratively closed by the Tanks Section for one of the following reasons: 1) Another part of the agency is addressing the petroleum release and has not completed the process, 2) The Tanks Section does not have the regulatory authority to issue a 'No Further Action' letter for the release, 3) A release was not confirmed, 4) Sufficient data has not and cannot be collected to issue a 'No Further Action' letter, or 5) other reasons as determined by the Department of Natural Resources. For more information regarding this site please review the Department of Natural Resources file.

Contaminants of Concern Remaining On-Site Petroleum constituents

Lead Regulatory Agency DNR/Hazardous Waste Program/Tanks Section

Contact Information Long-Term Stewardship Unit

To report a problem with information about a site location, please contact us at LTS@dnr.mo.gov, (573) 526-8913, or (800) 361-4827.

Facility Information Report

Facility Id	Facility Name and Address			Contact Person, Title and Phone	
ST0010240	AMOCO OIL SS #8519	Easting	373219.85749	JIM SEITZ	MAINT SUPERVISOR
	10001 E 350 HWY	Northing	4316396.2826	Contact # 816 833 2326	
	RAYTOWN MO 64138 1866	Region	KANSAS CITY	Active	No
Facility #	County	JACKSON			
	Owner Id	OW09957			

Tank Id	Tank Type	Tank Status	Tank Material	Installation Date	Compartment Number	Capacity	Substance	Date Closed	Meets 98 Upgrade
1	Below Ground	Removed	Steel	01/01/1987				05/02/2005	
					1	12000	Gasoline, Including Blends		
2	Below Ground	Removed	Steel	01/01/1987				05/02/2005	
					1	10000	Gasoline, Including Blends		
3	Below Ground	Removed	Steel	01/01/1987				05/02/2005	
					1	10000	Gasoline, Including Blends		
4	Below Ground	Removed	Steel	01/01/1987				05/02/2005	
					1	560	Used Oil		

Date Printed 3/23/2018

Facility Id	Facility Name and Address			Contact Person and Phone	Title
ST0010220	LINWOOD BP 3319 E LINWOOD BLVD KANSAS CITY	64128	2011	ARFAN A PAROYA #Na #Na #Nam	OFFICER
	County JACKSON			Region KANSAS CITY	Latitude Longitude

Facility Id	Facility Name and Address			Contact Person and Phone	Title
ST0010240	AMOCO OIL SS #8519 10001 E 350 HWY RAYTOWN	64138	1866	JIM SEITZ #Na #Na #Nam	MAINT SUPERVISOR
	County JACKSON			Region KANSAS CITY	Latitude Longitude

Facility Id	Facility Name and Address			Contact Person and Phone	Title
ST0010246	GRAB N GO 10641 STATE LINE RD KANSAS CITY	64114	4804	PATRICIA PALMER #Na #Na #Nam	STORE MANAGER
	County JACKSON			Region KANSAS CITY	Latitude Longitude

Underground Storage Tank
Individual Tank Report

Facility Id ST0010240

Owner Id OW09957 **DNR Tank ID** 1

TANK INFORMATION

Tank Type	Below Ground	**Meets 98 Upgrade**	
Tank Status	Removed	**Tank Capacity**	12000
Date Of Last Use	12/01/2004	**Tank Material**	Steel
Date Permanently Closed	05/02/2005	**Tank Installation Date**	01/01/1987
Date Of No Further Action	06/22/2006		
Date Administratively Closed			

TANK PROTECTION INFORMATION

Tank Internal Protection		**Tank External Protection**	Sacrificial
Internal Protection Other		**External Protection Other**	
Internal Protection Date		**External Protection Date**	

Compartment Information

Compartment # 1

PIPING INFORMATION

Piping System	Pressure	**Piping Installation Date**	01/01/1987
Pipe Material	Fiberglass(FRP)	**Pipe Protection**	
Pipe Material Other		**Pipe Protection Date**	

SUBSTANCE INFORMATION

Tank Substance	Gasoline, Including Blend	**Hazardous Substance**	
Other Type Of Substance		**CAS Number**	
		Hazardous Mixture	No

Release Detection

Spill Protection ☑

OverFill Alarm

Tank Release Detection SIR

Pipe Release Detection SIR

ALLD (Automatic Line Leak Dete

Date Printed 3/23/2018

Facility Id ST0010240

Owner Id OW09957 **DNR Tank ID** 2

TANK INFORMATION

Tank Type	Below Ground	**Meets 98 Upgrade**	
Tank Status	Removed	**Tank Capacity**	10000
Date Of Last Use	12/01/2004	**Tank Material**	Steel
Date Permanently Closed	05/02/2005	**Tank Installation Date**	01/01/1987
Date Of No Further Action	06/22/2006		
Date Administratively Closed			

TANK PROTECTION INFORMATION

Tank Internal Protection		**Tank External Protection**	Sacrificial
Internal Protection Other		**External Protection Other**	
Internal Protection Date		**External Protection Date**	

Compartment Information

Compartment # 1

PIPING INFORMATION

Piping System	Pressure	**Piping Installation Date**	01/01/1987
Pipe Material	Fiberglass(FRP)	**Pipe Protection**	
Pipe Material Other		**Pipe Protection Date**	

SUBSTANCE INFORMATION

Tank Substance	Gasoline, Including Blend	**Hazardous Substance**	
Other Type Of Substance		**CAS Number**	
		Hazardous Mixture	No

Release Detection

Spill Protection ☑

OverFill Alarm

Tank Release Detection SIR

Pipe Release Detection SIR

ALLD (Automatic Line Leak Dete

Date Printed 3/23/2018

Facility Id ST0010240

Owner Id OW09957 **DNR Tank ID** 3

TANK INFORMATION

Tank Type	Below Ground	**Meets 98 Upgrade**	
Tank Status	Removed	**Tank Capacity**	10000
Date Of Last Use	12/01/2004	**Tank Material**	Steel
Date Permanently Closed	05/02/2005	**Tank Installation Date**	01/01/1987
Date Of No Further Action	06/22/2006		
Date Administratively Closed			

TANK PROTECTION INFORMATION

Tank Internal Protection		**Tank External Protection**	Sacrificial
Internal Protection Other		**External Protection Other**	
Internal Protection Date		**External Protection Date**	

Compartment Information

Compartment # 1

PIPING INFORMATION

Piping System	Pressure	**Piping Installation Date**	01/01/1987
Pipe Material	Fiberglass(FRP)	**Pipe Protection**	
Pipe Material Other		**Pipe Protection Date**	

SUBSTANCE INFORMATION

Tank Substance	Gasoline, Including Blend	**Hazardous Substance**	
Other Type Of Substance		**CAS Number**	
		Hazardous Mixture	No

Release Detection

Spill Protection ☑

OverFill Alarm

Tank Release Detection SIR

Pipe Release Detection SIR

ALLD (Automatic Line Leak Dete

Date Printed 3/23/2018

Facility Id ST0010240

Owner Id OW09957 **DNR Tank ID** 4

TANK INFORMATION

Tank Type	Below Ground	**Meets 98 Upgrade**	
Tank Status	Removed	**Tank Capacity**	560
Date Of Last Use	12/01/2004	**Tank Material**	Steel
Date Permanently Closed	05/02/2005	**Tank Installation Date**	01/01/1987
Date Of No Further Action	06/22/2006		
Date Administratively Closed			

TANK PROTECTION INFORMATION

Tank Internal Protection		**Tank External Protection**	Sacrificial
Internal Protection Other		**External Protection Other**	
Internal Protection Date		**External Protection Date**	

Compartment Information

Compartment # 1

PIPING INFORMATION

Piping System	Gravity	**Piping Installation Date**	01/01/1987
Pipe Material	Fiberglass(FRP)	**Pipe Protection**	
Pipe Material Other		**Pipe Protection Date**	

SUBSTANCE INFORMATION

Tank Substance	Used Oil	**Hazardous Substance**	
Other Type Of Substance		**CAS Number**	
		Hazardous Mixture	No

Release Detection

Spill Protection ☐

OverFill None

NotRequired

Tank Release Detection Manual Tank Gauging\MT

Pipe Release Detection Other N/A

Date Printed 3/23/2018