PLANNING COMMISSION MEETING
AGENDA

Monday, March 24, 2025 – 6:30 p.m.
Howard L. Brown Public Safety Building – 1100 SW Smith Street
Council Chambers

The meeting can be viewed live only on Blue Springs Channel 7,
City of Blue Springs, MO YouTube Channel and
www.bluespringsgov.com/CityMeetingsLive

1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA

a) **MINUTES** March 10, 2025

2 PUBLIC HEARING / GENERAL DEVELOPMENT PLAN / GDP-02-25-9484 / "7 Brew" / 400 NW 7 Hwy
Exhibits:

1. Staff Report with attachments
2. Applicant Plans with attachments
3. Affidavit of Publication in The Examiner on March 8, 2025
4. 185 ft. Notification Map
5. property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference)
8. 2014 Comprehensive Plan (by reference)

3 PDF/SITE PLAN DESIGN REVIEW / PDFS-02-25-9485 / "Hyper Energy Bar" / 1286 NE Coronado Dr

4 MASTER/ALTERNATIVE SIGN / ASP-02-25-9475 / "Tim Horton" / 1900 NW 7 Hwy

5 ADJOURN

The next meeting will be Monday, April 14, 2025

If special accommodations are required for citizen participation in this meeting,
PLEASE CALL 816-228-0207 (VOICE) OR 816-228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
March 19, 2025
A quorum of the City Council may be in attendance however no City Council votes will be taken.

Public Hearing Comments: If you would like to make a public comment during a public hearing, we request that you submit a Speaker Appearance Form prior to 4:00 p.m. the day of the meeting. There will be hard copies of the Speaker Appearance Form located at the entrance of the Multipurpose Room. After completion, the form is to be given to Recording Secretary, prior to the start of the meeting. The Chairperson will call upon you by announcing your First and Last Name. You will be sworn in by a Public Stenographer and asked to state your full name and address for the record before giving your testimony.

Mike Mallon, Director of Community Development

City of Blue Springs
903 Main
Blue Springs, Missouri 64015

Planning Commission
MINUTES
Monday, January 13, 2025

Media Link: January 13, 2025, Planning Commission Meeting

A regular meeting of the Planning Commission of the City of Blue Springs was held at 6:30 p.m. on Monday, January 13, 2025, in the Council Chambers of the Howard L. Brown Public Safety Building, located at 1100 SW Smith Street, Blue Springs. The meeting was also viewed live on Blue Springs Channel 7, City of Blue Springs, Mo YouTube Channel, and www.bluespringsgov.com/CityMeetingsLive. The following members, guests and staff were in attendance:

ATTENDANCE	Chris Henning, Chairperson	Brian Ingersoll
	Chad Sanderson	Byron Craddolph
	Jared Pumphrey	Travis Graham
	Richard How	Jennifer Ritschel-Smith
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Shantele Frie, Associate Planner	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Susan Stokenbury	

CALL TO ORDER

Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance.

CONSENT AGENDA APPROVAL

Chairperson Henning requested action on the Consent Agenda.

Commissioner Graham made a motion to approve the minutes that was seconded by Commissioner Sanderson. With 8-0 approval the minutes passed.

Chris Henning—Aye	Travis Graham—Aye
Byron Craddolph—Aye	Brian Ingersoll—Aye
Chad Sanderson—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Richard How—Aye

AGENDA ITEM 2 / FINAL PLAT / PF-01-25-9464 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Chairperson Henning requested Shantele Frie, Associate Planner present the request for Final Plat and Planned Development Site Plan Design Review to Planning Commission.

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AGENDA ITEM 5 / PLANNED DEVELOPMENT SITE PLAN DESIGN REVIEW / PDFS-01-25-9463 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

APPLICANT

Rob Heisse,

MOTION / FINAL PLAT / PF-01-25-9464 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner How made the motion to approve Final Plat / PF-01-25-9464 for Tommy's Express Car Wash with 2 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—No	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Richard How—Aye

RECOMMENDED FOR APPROVAL with 2 conditions (7-Aye, 1-No)

STAFF CONDITIONS

1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC.
2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.

MOTION / PLANNED DEVELOPMENT SITE PLAN DESIGN REVIEW / PDFS-01-25-9463 / "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner How made the motion to approve Planned Development Site Plan Design Review / PDFS-01-25-9463 for Tommy's Express Car Wash with 3 staff conditions.

SECOND

The motion was seconded by Commissioner Pumphrey.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—No	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Richard How—Aye

RECOMMENDED FOR APPROVAL w/ 3 staff conditions (7-Aye, 1-No)

STAFF CONDITIONS

1. Approval is based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, except the following requirements are modified as permitted by UDC Section 403.040, Planned Developments:
    a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
    b. Waive the transparency requirement for a Pad Site building.
    c. Waive the requirement for a primary entrance for a Pad Site building.
    d. Decrease the required buffers on the West, Southwest, and East sides of the site.
    e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.
2. All roof-mounted and ground-mounted equipment must comply with the Screening Requirements in UDC Section 407.040.D.
3. Prior to issuance of Building Occupancy, the following must occur:
    a. All public improvements, unless stated otherwise, shall be completed.
    b. All landscaping and buffers must be installed or financially guaranteed.

AGENDA ITEM 3 / FINAL PLAT/ PF-01-

Shantele Frie, Associate Planner, presented the Final Plat and Site Plan Design Review for Flex Spaces Phase II.

25-9466 / "Flex Spaces Phase II" / 3405 NW Jefferson St

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AGENDA ITEM 6 / SITE PLAN DESIGN REVIEW / SPDR-01-25-9467 / "Flex Spaces Phase II" / 3405 NW Jefferson St

APPLICANT

Patrick Joyce, Kimley-Horn

MOTION / FINAL PLAT / PF-01-25-9466 / "Flex Spaces Phase II" / 3405 NW Jefferson St

Commissioner How made the motion to approve Final Plat / PF-01-25-9466 for Flex Spaces Phase II with 4 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Richard How—Aye

APPROVED w/ 4 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, except for the modifications approved by the General Development Plan.
2. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The required 5-ft ADA compliant sidewalk along NW Jefferson Street shall be installed prior to the issuance of a Certificate of Occupancy.
4. Prior to Building Occupancy, the following must occur:
    a. All public improvements as required by Public Works.
    b. Landscaping must be installed per the approved plan or financially guaranteed.

MOTION / SITE PLAN DESIGN REVIEW / SPDR-01-25-9467 / "Flex Spaces Phase II" / 3405 NW Jefferson St

Commissioner How made a motion to approve Site Plan Design Review / SPDR-01-25-9467 for Flex Spaces Phase II with 4 staff conditions.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Richard How—Aye

APPROVED w/ 4 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, except for the following modifications approved by the General Development Plan:
    a. Per Section 405.030, Parking and Loading, allow for a reduced rear setback of 8-ft from the required 20-ft for Building E.
2. The parking spaces shall not be used for outside storage of equipment, recreational vehicles, boats, trailers, household goods, or personal property.
    a. If a trailer is occupying a parking space, it must be associated with a business located on the premises and/or be for the purpose of loading and unloading.
3. Outside Storage viewable from Public Right-Of-Way shall be prohibited.
4. A Site Plan Design Review shall be submitted and approved prior to the issuance of any building permits withing the General Development Area. Approval of the Site Plan Design Review shall only be granted if it is in substantial compliance with the approved General Development Plan.

AGENDA ITEM 4 / FINAL PLAT/ PF-01-25-9468 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St

Shantele Frie, Associate Planner, presented the Final Plat and Site Plan Design Review for Blue Springs Business & Technology Park.

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AGENDA ITEM 7 / SITE PLAN DESIGN REVIEW /SPDR-01-25-9469 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St	Bryan Rahn
APPLICANT	
MOTION / FINAL PLAT / PF-01-25-9468 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St	Commissioner Graham made a motion to approve Final Plat / PF-01-25-9468 for Blue Springs Business & Technology Park with 2 conditions.
SECOND	Commissioner Ingersoll seconded the motion.
VOTE	Chad Sanderson—Aye, Brian Ingersoll—Aye, Byron Craddolph—Aye, Chris Henning—Aye, Travis Graham—Aye, Jennifer Ritschel-Smith—Aye, Jared Pumphrey—Aye, Richard How—Aye **APPROVED w/ 2 staff conditions (8-Aye, 0-No)**
STAFF CONDITIONS	1. Approval is based on the representations of any drawings presented as part of this application and does not waive any requirements or development standard contained in the UDC. 2. Prior to building permit issuance, the Final Plat must be approved and recorded with Jackson County.
MOTION / SITE PLAN DESIGN REVIEW / SPDR-01-25-9469 / "Blue Springs Business & Technology Park" / 2305 NE Jefferson St	Commissioner Graham made a motion to approve Site Plan Design Review / SPDR-01-25-9469 for Blue Springs Business & Technology Park with 3 conditions.
SECOND	Commissioner Ingersoll seconded the motion.

VOTE

Chad Sanderson—Aye	Brian Ingersoll—Aye
Byron Craddolph—Aye	Chris Henning—Aye
Travis Graham—Aye	Jennifer Ritschel-Smith—Aye
Jared Pumphrey—Aye	Richard How—Aye

APPROVED w/ 3 staff conditions
(8-Aye, 0-No)

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. A building permit is required to be approved prior to construction of the new building addition.
3. A 5-foot ADA-compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy. All required road improvements must also be completed prior to Lot 1 occupancy.

COMMUNITY DEVELOPMENT ANNUAL REPORT

Chris Willis, Associate Planner, presented the Annual Report to Planning Commission.

COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS

Chris Willis, Associate Planner, presented the monthly reports for both January and February.

STRATEGIC PLANNING BOARDS AND COMMISSIONS NIGHT

Mike Mallon, Senior Director of City Development, discussed the Strategic Planning Boards and Commissions Night to the commissioners encouraging participation.

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Graham motioned to adjourn, which was seconded by Commissioner Ingersoll, and with unanimous consent the meeting was adjourned at 7:12 pm.

Respectfully Submitted by
Traci Breshears, Recording Secretary

Chris Henning, Chairperson

Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 24, 2025 City Council: April 7, 2025
Project Name:	***7 Brew***
Site Location:	400 NW 7 Hwy
Project Request:	General Development Plan to construct a pad site building of a total of 510 square feet with a two-lane drive-thru to be built on 0.41 acres.

Applicant: Andrew Wilson | Cedar Creek Inc
Property Owner: James Evans
Staff Planner: Christopher Willis | Associate Planner

Project Description: The applicant is requesting approval of a General Development Plan for 7Brew Coffee. The subject property is addressed 400 NW 7 Hwy and consists of 0.41 acres. The development proposal includes a 510 square foot building to be built on an unplatted parcel located in a "GB" General Business zoning district. The demolition of an existing building on the property will take place before the construction of the proposed pad site building.

Staff Recommendation: Staff recommends approval with conditions of the General Development Plan. Conditions are identified at the end of this report.

Previous Actions:

Date	Review Body	Action
This property was previously occupied by both Payless ShoeSource and Mantra Yoga.		

Future Applications: The General Development Plan will be reviewed individually as the first application. A Preliminary Plat, Site Plan Design Review, and Final Plat are required to be approved, and the Final Plat recorded at Jackson County, prior to the issuance of building permits.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB" (General Business)	Large Retail
South:	"GB" (General Business)	Large Retail
East:	"GB" (General Business)	Mid-Size Retail
West:	"GB" (General Business)	Office

GENERAL DEVELOPMENT PLAN ANALYSIS

The purpose of the general development plan process is to ensure compliance with zoning and other development regulations and the achievement of quality development through the review of a general development plan that will represent the general development on the site. The general development plan will be approved by City Council to establish the framework for development on a property. A general development plan is a generalized development plan for the entire area proposed to be included within a proposed development. The purpose of a general development plan is to allow preliminary review of a proposed development before substantial technical work has been undertaken.

General Development Plan
GDP-02-25-9484
7 Brew Coffee
Exhibit 1

Land Use & Density: The proposed land use of the property is fast food restaurant which is allowed by right in the General Business District.

Building Typology: The proposed development is classified as a "Pad Site Building," which is defined as "A free standing building similar to a small commercial building, but on a larger lot that includes more space for frontage designs, landscape and buffers, and access and circulations. While pad site buildings are free standing, better planning and site design can allow a series of these buildings to create improved relationships with major streetscapes and also become screens or liner buildings for larger general commercial buildings which are set back from the public realm." The Pad Site building type is permitted in the "GB" zoning district. The applicable development standards are provided in the table below.

Pad Site Building

Standard	Requirement	Proposed
Frontage Width	75-ft. min.	90'
Lot Area	7,500 sq ft	18,000 SF
Front Setback	10-ft. min.	Greater than 25'
Side Setback	10-ft. min.	Greater than 20'
Rear Setback	20-ft. min	Greater than 25'
Building Coverage	65% of lot area max.	4.22%
Building Height	30-ft. max.	20-ft.
Frontage Type	Terrace	Terrace

Architectural Character: The site includes a single-story building. The building proposed is to have a combination of midnight and shale brown colored fiber cement siding with accents of blue and zinc grey metal siding. **The buildings and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090. Final building and site design will be reviewed through the Site Plan Design Review process.**

Parking: Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Restaurant, fast food	1 space per 75 feet of customer service or dining area, plus stacking Minimum of 4 parking spaces Minimum of 8 stacking spaces.	5 regular parking spaces, 1 ADA parking space, and 22 stacking spaces will be provided.

Bike parking is required and proposed as follows:

Land Use	Required	Provided
Restaurant, fast food	10% of the required vehicle spaces up to 200 vehicle spaces.	1 space

The applicant is proposing 5 parking spaces and 1 ADA space for a total of 6 spaces. The site only required 5 parking spaces due to the small square footage of the proposed fast-food restaurant. There are 22 stacking spaces available for the Drive-Thru for 7 Brew Coffee. The drive-thru is the primary service area for customers. The applicant intends higher usage and frequency of vehicles at the drive thru rather than parking spaces.

The applicant is proposing a landscape buffer along the western side of the property. The buffer will consist of sod, mulch, and a combination of trees and shrubs for screening purposes. This will help shield Highway 7 from headlights stacking in the Drive-Thru.

Streets & Sidewalks: The development proposes an ingress access point from Highway 7 at the southwest corner of the property. An egress access point is just to the north of the property, where customers will exit the site and drive through a brief section of the adjacent shopping center parking lot and turn right on to northbound Highway 7. No new sidewalk will be constructed as part of the scope of this project.

Pedestrian Access: The applicant is proposing an internal sidewalk; the 5' internal sidewalk surrounds the pad site building on the west and south. There is a section of sidewalk 10' wide that separates the pad site building from the detached cooler. This will allow for the employees to access the cooler safely. The sidewalk continues east from the cooler at a width of 5.84' and ends at the dumpster location. The proposed internal sidewalk is primarily for the store employees to access the cooler and dumpster when necessary. There is an ADA parking space with and an ADA ramp that will allow access to the internal sidewalk.

Traffic: The scope of this project did not require a traffic memo analysis.

Stormwater: The scope of this project does not require a stormwater study or installation of stormwater detention on site.

Sanitary Sewer: Gravity sanitary sewer is located on site (surrounding development). An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

Signage: Signs shown in the rendering are not finalized. All signs that meet the Sign Code will be reviewed administratively and must follow the appropriate permitting process. Signage will be reviewed in more detail with the Site Plan Design Review and by staff prior to the issuance of sign permits for the site.

Frontage & Landscaping: The applicant has provided a landscaping plan for the site. The landscape buffer on the western side of the property has both sod and shredded hardwood mulch, with a combination of both ornamental trees and shrubs for screening purposes. Surrounding the building, cooler, and dumpster will be sod and river rock mulch, with the addition of a ornamental trees and shrubs.

Open Space: Per the "GB"-General Business zoning district standards, designated open space is twelve (12) percent.

Preservation: The site has been previously developed but currently vacant. The existing building will be demolished, and a new pad site will be constructed as part of the proposed development. The property has never been platted into a lot of record. The preliminary/final plat are required to turn the existing parcel into a buildable lot; since the property has to be platted and a General Development Plan is required as well.

Phasing: The site is proposed to be redeveloped in a single-phase.

Modifications Requested: The applicant is proposing the following modifications through the PD Standards (OR ALTERNATIVE DEVELOPMENT STANDARDS) related to either the building type ("Pad Site") or selected base zoning district ("GB" – General Business) regulations and development standards:

- **Per UDC Table 407.040-1 Landscape Requirements, Buffer Type B, allow for a reduced buffer width of 14.79-ft from the required 15-ft along the property frontage. The applicant has provided the measurement from back of curb, not the property line.**
- **Per UDC 407.060 Outdoor Lighting, request that a photometric plan be waived for the General Development Plan.**

Review Criteria: *Alternative Development Standards shall be reviewed according to the following criteria:*

1. That the proposed alternative development standard(s) will better serve the public interest by the establishment of the proposed alternative development standard(s).

   STAFF RESPONSE: The first Alternative Development Standard has been requested to allow for a reduced buffer width of 14.79-ft from the required 15-ft along the property frontage. The applicant has provided the measurement from back of curb, not the property line. This will allow for existing parking infrastructure to remain in its place, disturb less area with construction, and keep a consistent look with the adjacent lot to the north. The applicant has stated that if the landscape buffer were sized measuring from the property line, it would have to be shifted east which would eliminate most of the parking spaces on the west side and not leave enough space for drive thru lanes.

   The second Alternative Development Standard has been requested to waive the requirement of a photometric plan needing to be submitted as part of the General Development Plan application. The applicant has stated that no overhead lighting on the subject property will be removed, and that the review of outdoor lighting be waived with the understanding that 1. Flickering and flashing lights are not allowed onsite and 2. If any proposed overhead lighting is need for construction, it will be applied for in the future.

2. That the proposed alternative development standard(s) will be consistent with the objectives, policies and general land uses and programs specified in the City's Comprehensive Plan.

   STAFF RESPONSE: The proposed alternative development standards will be consistent with the objectives, policies, and general land uses and programs specified in the City's Comprehensive Plan. The allowance of existing landscape buffer dimensions to remain as is, will allow for optimal site circulation and overall better utilization of space for the entire site. Waiving the requirement of a photometric plan is acceptable, as lighting for existing development surrounding the site was planned and approved, and no additional lighting is proposed as part of the scope of this project.

3. That the proposed alternative development standard(s) is consistent with other provisions of this Chapter.

   STAFF RESPONSE: The proposed alternative development standard is consistent with other provisions of this Chapter.

4. That the location, size, design, and operating characteristics of the proposed alternative development standard(s) will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

   STAFF RESPONSE: The proposed alternative development standards will not create unusual noise, traffic, or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity. While the existing landscape buffer will not meet the required width through request of ADS, the buffer will consist of sod, mulch, and a combination of trees and shrubs for screening purposes. This will help shield Highway 7 from headlights stacking in the Drive-Thru. Regarding the photometric plan, the applicant has stated that the review of outdoor lighting will be waived with the understanding that flickering and flashing lights are not allowed onsite; and if any proposed overhead lighting is needed for construction, it will be applied for in the future.

5. That the proposed alternative development standard(s) will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

   STAFF RESPONSE: The proposed alternative development standard will not result in conditions or circumstances contrary to public health, safety, and general welfare.

Review Criteria: *A General Development Plan shall be reviewed according to the following criteria:*

1. The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC, unless modifications are requested and approved through the approval of the general development plan. Said modifications shall generally be minor and shall be clearly noted in the staff report.

   STAFF RESPONSE: The proposed general development plan is consistent with the Comprehensive Plan and all requirements of the UDC. The applicant is requesting two (2) deviations from the UDC.

2. The proposed general development plan is consistent with the current zoning on the property or conditioned on the approval of an existing application for a Zoning Map amendment.

   STAFF RESPONSE: The proposed general development plan is consistent with the current zoning on the property and the proposed use is allowed by right in the General Business zoning district.

3. The general development plan is in compliance with all applicable use, development and design standards set forth in this Code, unless alternative design standards have been approved for the development.

STAFF RESPONSE: The general development plan complies with all applicable use, development, and design standards set forth in this Code. The first Alternative Development Standard has been requested to allow for a reduced buffer width of 14.79-ft from the required 15-ft along the property frontage. The applicant has provided the measurement from back of curb, not the property line. The second Alternative Development Standard has been requested to waive the requirement of a photometric plan needing to be submitted as part of the General Development Plan application.

4. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.

   STAFF RESPONSE: The existing facilities and services are in place to serve the development.

5. The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.

   STAFF RESPONSE: The general development plan is sensitive to the existing land uses and is compatible with the existing adjacent land use designations.

6. The general development plan will provide for orderly physical growth of the City, and foster safe, convenient and walkable neighborhoods and shopping districts.

   STAFF RESPONSE: The general development plan will provide orderly physical growth of the City.

Staff Recommendation:

Staff recommends approval of the General Development Plan application with the following two (2) conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the General Development Plan:
   a. The applicant requested an Alternative Development Standard from UDC 407.040-1 Landscape Requirements, Buffer Type B, allow for a reduced buffer width of 14.79-ft from the required 15-ft along the property frontage.
   b. The applicant requested an Alternative Development Standard from UDC 407.060 Outdoor Lighting, request that a photometric plan be waived for the General Development Plan.

2. A Photometric Plan for the site will need to be submitted as part of the Site Plan and Design Review Application for this project. This will need to be reviewed and approved before the building permit can be approved.



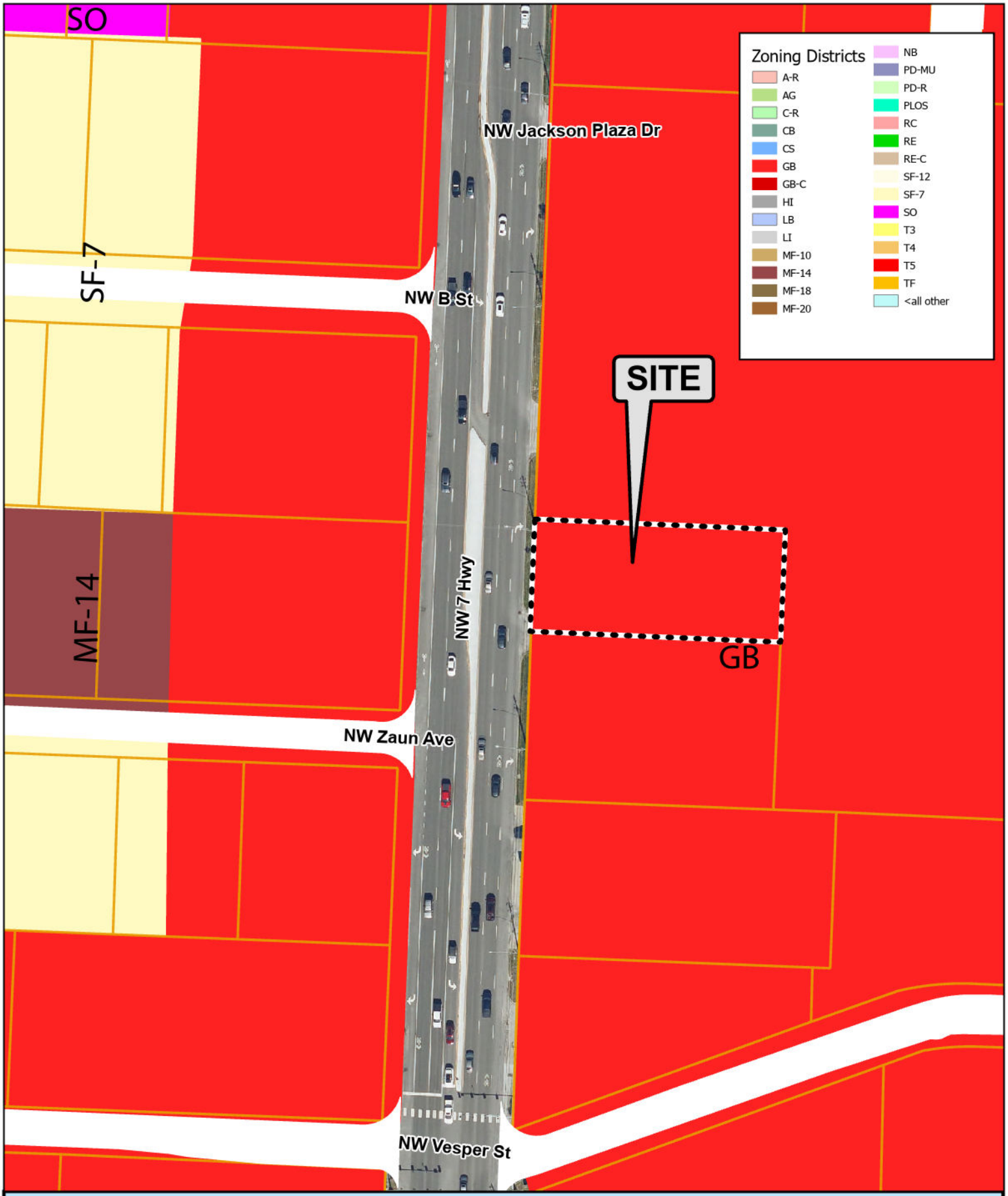
The City of Blue Springs Missouri

GDP-02-25-9484
400 N 7 HWY
Parcel # 36-920-01-29-04-0-00-000
AERIAL LOCATION MAP

N

1 inch = 100 feet

Date: 02/28/25



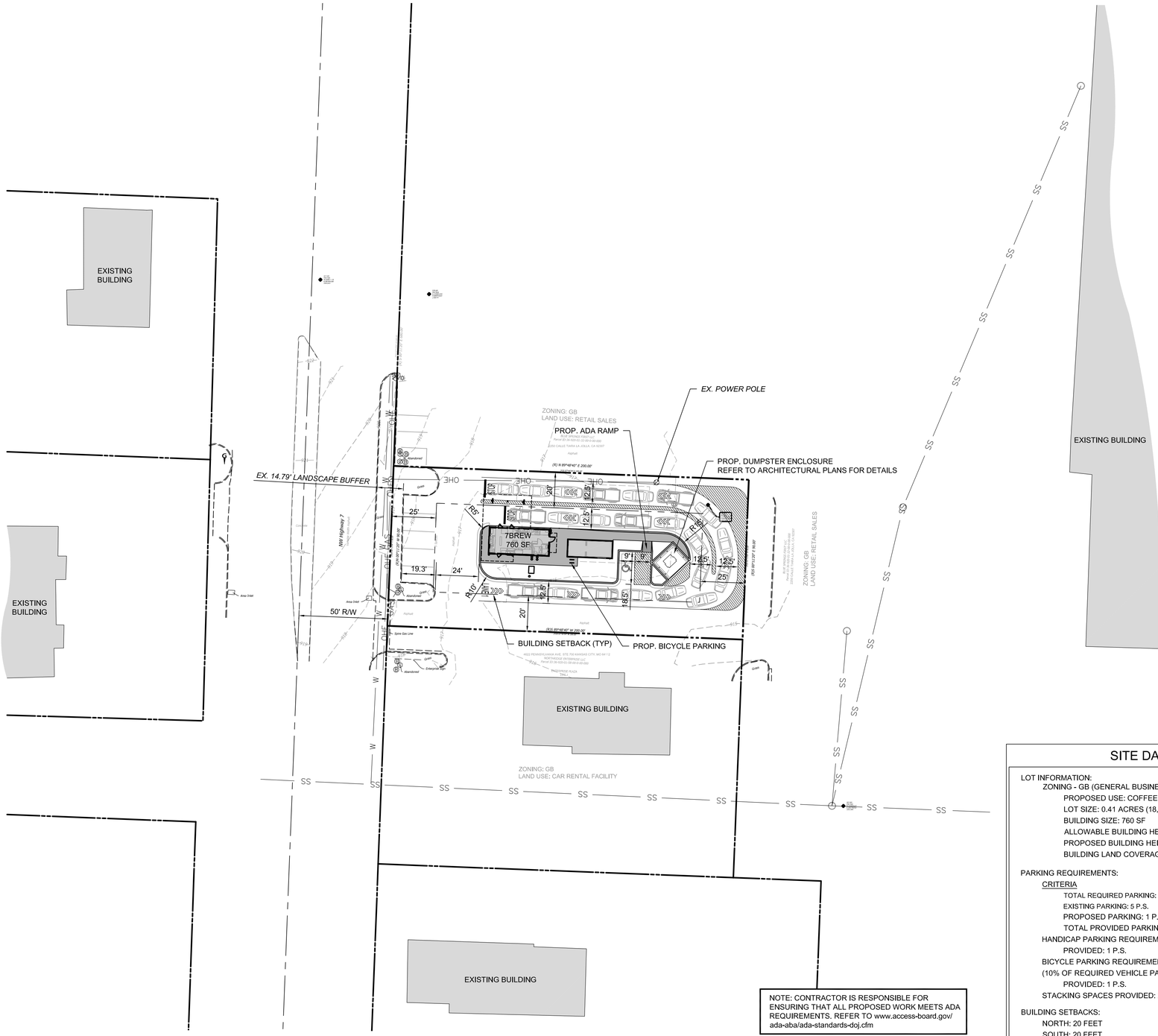
The City of Blue Springs Missouri

GDP-02-25-9484
400 N 7 HWY
Parcel # 36-920-01-29-04-0-00-000
SITE LOCATION MAP

N

1" = 100'

Date: 02/28/25



NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO www.access-board.gov/ada-aba/ada-standards-doj.cfm

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMPS AT ALL HANDICAP SPACES.

N

SCALE IN FEET

0 30' 45' 60'

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- SS — SANITARY SEWER LINE
- W — WATERLINE
- RETAINING WALL
- SCREEN WALL
- WIRE FENCE
- CHAIN LINK FENCE
- BENCHMARK

- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER METER
- PROP. ELECT. METER
- PROP. LIGHT POLE
- PROP. BOLLARD
- PROP. TRANSFORMER
- PROP. PARKING COUNT
- PROP. WHEEL STOP
- PROP. FES
- PROP. HC RAMP
- PROP. POWER POLE
- PROP. SS MANHOLE
- PROP. GAS METER
- PROP. SIGN
- PROP. FIRE ROUTE SIGN

PROP. INLETS (SEE GRADING PLAN FOR TYPE)

VERTICAL SEPARATION REQUIREMENT

*NOTE: REFER TO SURVEYING LEGEND FOR EXISTING STRUCTURES IDENTIFICATION

SITE DATA

LOT INFORMATION:
- ZONING - GB (GENERAL BUSINESS)
  - PROPOSED USE: COFFEE DRIVE THRU
  - LOT SIZE: 0.41 ACRES (18,000 SF)
  - BUILDING SIZE: 760 SF
  - ALLOWABLE BUILDING HEIGHT: 60 FEET
  - PROPOSED BUILDING HEIGHT: APPROX. 20 FEET
  - BUILDING LAND COVERAGE: 4.22%

PARKING REQUIREMENTS:
- CRITERIA
  - TOTAL REQUIRED PARKING: 4 P.S. (1 PER 200 GSF, PER UDC)
  - EXISTING PARKING: 5 P.S.
  - PROPOSED PARKING: 1 P.S.
  - TOTAL PROVIDED PARKING: 6 P.S.
- HANDICAP PARKING REQUIREMENTS: 1 P.S.
  - PROVIDED: 1 P.S.
- BICYCLE PARKING REQUIREMENTS: 1 P.S.
- (10% OF REQUIRED VEHICLE PARKING)
  - PROVIDED: 1 P.S.
- STACKING SPACES PROVIDED: 22

BUILDING SETBACKS:
- NORTH: 20 FEET
- SOUTH: 20 FEET
- EAST: 25 FEET
- WEST: 25 FEET

IMPERVIOUS SURFACE AREA:
- TOTAL OVERALL AREA: 18,000 SF
- EXISTING IMPERVIOUS AREA: 14,570 SF (81%)
- PROPOSED IMPERVIOUS SURFACE AREA: 16,744 SF (93%)

PARKING DIMENSIONS:
- UDC REQUIRED
  - MINIMUM LENGTH: 18.5'
  - MINIMUM WIDTH: 9'
- PROVIDED
  - MINIMUM LENGTH: 18.5'
  - MINIMUM WIDTH: 9'

SITE NOTES

A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.

B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.

C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.

D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.

E. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.

F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.

G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.

H. PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

I. UNLESS OTHERWISE NOTED ALL RADII SHALL BE 3'.

J. BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.

K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.

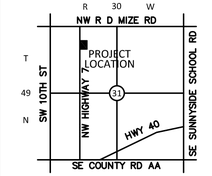
L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.

M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.

N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

CEDAR CREEK
ENGINEERING • PLANNING • CONSULTING
P.O. Box 14534 Oklahoma City, OK 73113
405-778-3385
www.cedarcreekinc.com
MO CA 2016040680
EXP. 12/31/26

LOCATION MAP:



NOT TO SCALE

PROJECT:

7BREW

BLUE SPRINGS, MISSOURI

PROJECT NUMBER: 25012
DRAWING DATE: 03.12.25
ISSUE DATE: 03.12.25

SEAL:



SUBMITTAL:

REVIEW

REVISIONS:

MARK	DATE	DESCRIPTION

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CEDAR CREEK CONSULTING INC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ISSUE DATE IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE DRAWING DATE. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF CEDAR CREEK CONSULTING INC. ARE UNAUTHORIZED, AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

DRAWING TITLE:

GENERAL DEVELOPMENT PLAN

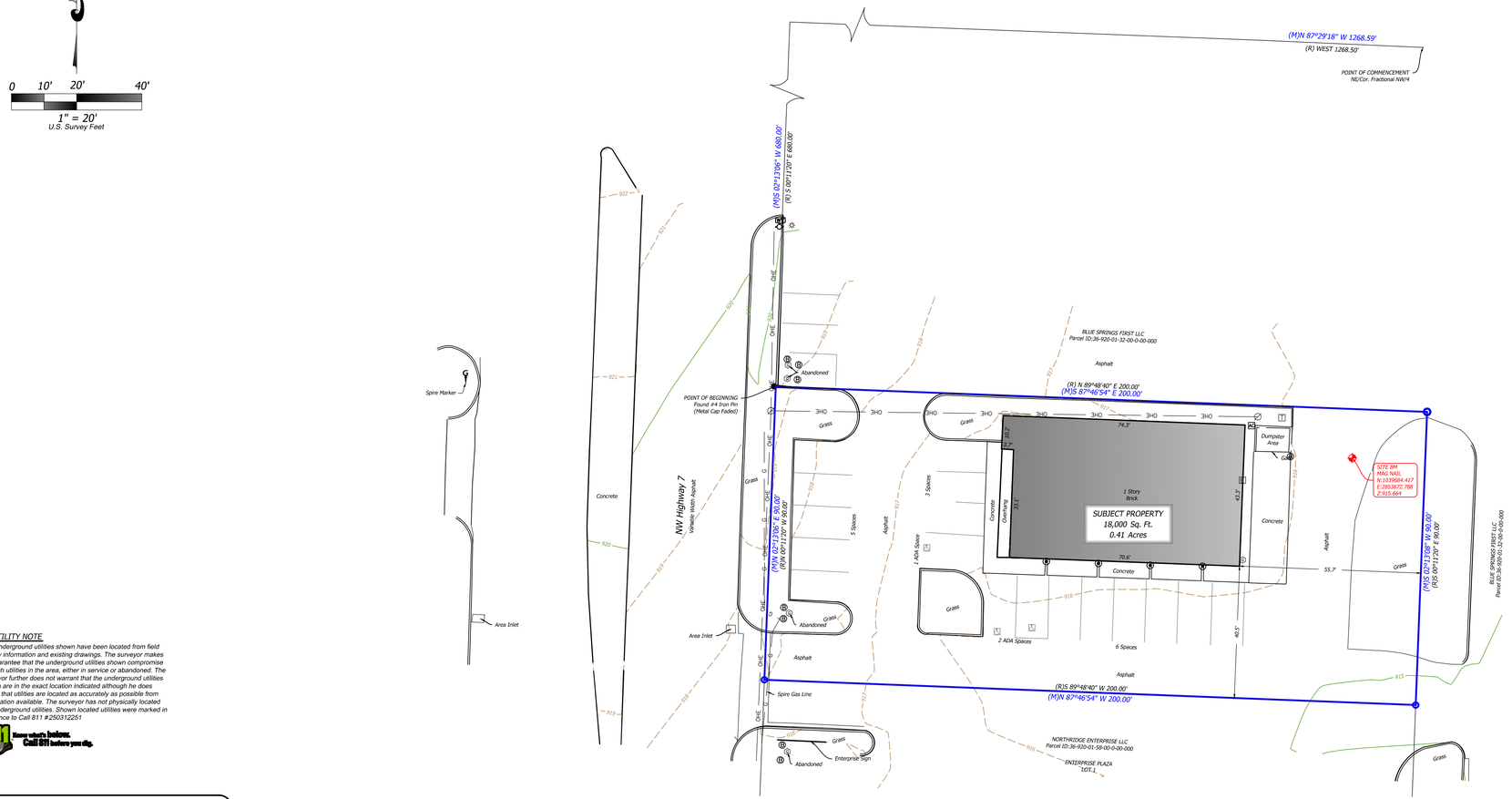
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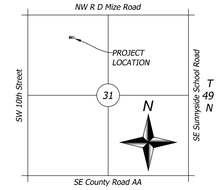
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0 10' 20' 40'

1" = 20'
U.S. Survey Feet





UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call 811 #250312251

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

LEGEND

- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
- ELECTRIC BOX
- ELEC. TRANSFORMER
- ELEC. MANHOLE
- ELEC. PEDESTAL
- ELEC. PULL BOX
- SPOT LIGHT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE MARKER
- TELEPHONE PULL BOX
- FIBER OPTIC MARKER
- FIBER OPTIC PULL BOX
- CABLE TV PEDESTAL
- CABLE MARKER
- CABLE TV PULL BOX
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- BOLLARD
- VENT PIPE
- FIRE DEPARTMENT CONNECT
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MARKER
- OIL PIPELINE MARKER
- MAIL BOX
- SIGN
- FLAG POLE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- DOWN SPOUT
- AIR CONDITIONER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL PULL BOX
- PEDESTRIAN CROSSING SIGNAL
- GREASE TRAP
- KEY PAD
- COLUMN
- SECTION CORNER
- QUARTER CORNER
- SET IRON PIN W/CAP
- SET MAG NAIL W/WASHER
- FOUND MONUMENT
- RIGHT OF WAY MARKER
- YARD HYDRANT/SPICKET
- BENCHMARK
- SATELLITE DISH
- WELLHEAD
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- OHE — OVERHEAD POWERLINE
- X — BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD PANEL FENCE
- MASONRY FENCE
- IRON FENCE
- FO — FO — FIBER OPTIC LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE

S.I.P.-SET IRON PIN · I.P.- IRON PIN · CONM-CORRUGATED METAL PIPE · B/L/L-BUILDING LIMIT LINE
F.I.P.-FOUND IRON PIN · H/C-HANDICAP · RCP-REINFORCED CONCRETE PIPE · U/E-UTILITY EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE 2023017107" UNLESS NOTED OTHERWISE

LEGAL DESCRIPTION

Tract 1:
A part of Government Lot 1 of the Northwest Fractional Quarter of Section 31, Township 49N, Range 30W, Blue Springs, Jackson County, Missouri, more particularly described as follows:
Commencing at the Northeast corner of said Northwest Fractional Quarter, thence West along the North line of said Northwest Fractional Quarter, 1268.50 feet to a point 50.0 feet East of the centerline of Missouri Route 7, as now established; thence South 00 degrees 11 minutes 20 seconds East, along the East right of way (and the East right of way extended) of said Missouri Route 7, said right of way line running parallel to and 50.0 East of the centerline of Missouri Route 7, 680.0 feet to the True Point of Beginning; thence North 89 degrees 48 minutes 40 seconds East, 200.0 feet, thence South 0 degrees 11 minutes 20 seconds East, 90.0 feet; thence South 89 degrees 48 minutes 40 seconds West, 200.00 feet to said East Right of Way line; thence North 0 degrees 11 minutes 20 seconds West along said East Right of Way line, 90.0 feet to the point of beginning.

Tract 2:
A non-exclusive easement for parking and ingress and egress as established by the instrument filed in Book I-754 at Page 13, as Document No. I-283919 as modified by the instrument filed in book I-776 at Page 243, as Document No. I-295425 over the following described tract:

A Part of the the Northwest Fractional Quarter of Section 31, Township 49 North, Range 30 West, Blue Springs, Jackson County, Missouri, more particularly described as follows:
Beginning at the Northeast corner of said Northwest Fractional 1/4; thence West along the North line of said Northwest Fractional 1/4, 1268.50 feet to a point 50.0 feet East of the centerline of Missouri Route 7, as now established; thence South along the East right of way line (and the East right of way line extended) of said Missouri Route 7, said right of way of way line running parallel to and 50.0 feet East of the centerline of Missouri Route 7 as now established, a distance of 330.00 feet to the True Point of Beginning; thence continuing South along said East right of way line 350.00 feet; thence East along a line normal to said East right of way line 600.00 feet; thence North along a line parallel to said East right of way line, 350.00 feet; thence West along a line normal to said East right of way line 600.00 feet to the true point of beginning.

GENERAL NOTES:

1: *Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (unshaded) by FEMA, on Flood Insurance Rate Map No. 29095C0319G , dated 1/20/2017.*

2: *The Property has direct access to NW Highway 7, being a dedicated public street.*

3: *There is no observed evidence of current earth moving work, building construction or building additions.*

4: *There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.*

5: *There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.*

6: *A assumed bearing of North 87° 46' 54" West as the West line of the subject property per Missouri State Plane Grid West was used as the basis of bearing for this survey.*

7: *This survey was conducted without the benefit of a Title Commitment, there may be matters benefiting or burdening the subject property unknown to the surveyor.*

8: *All unit of measurements are US Survey feet (Ground).*

TOPOGRAPHIC SURVEY

I, Troy Dee, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey and meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on 2/11/25; that the survey was completed on February 13, 2025; that contours shown as [broken lines] may not meet the stated standard; and all coordinates are based on Oklahoma State Plane Grid West NAD 83 and realization all elevations are based on NAVD 88.

STATE OF MISSOURI
TROY DEE
NUMBER
PLS-2023017107
PROFESSIONAL LAND SURVEYOR

February 13, 2025

TOPOGRAPHIC SURVEY
OF
400 HIGHWAY 7_BLUE SPRINGS, MO

Prepared By

GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
PLS-2023017107 / Exp. Date =5/10/2025
Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: JJ
Plot Date: February 13, 2025 Paper Size: 24"x36"
GLS Job No.: 251211

Sheet 1 Of 1

Filename: O:\JOBS\# PROJECTS 2025\251211 400 NW HWY 7_BLUE SPRINGS, MO_ALTA\PLUS\DWG\400 NW HWY 7_BLUE SPRINGS, MO-ALTATOPO.DWG; Last Saved: 2/13/2025 2:31:38 PM; Plot Date: 2/13/2025; Login: Stephen Quinalty

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03/03/2025 7:55:17 AM

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.

5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.

6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.

8. SOD TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.

9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.

12. ALL LANDSCAPE EDGING IS TO BE A 4" X 3/16" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.

13. INSTALL SMALL RIVER ROCK IN ALL PLANTING BEDS AROUND THE BUILDING, AS NOTED ON PLAN, WITH A GEOTEXTILE FABRIC UNDERNEATH. SAMPLE OF SMALL RIVER ROCK SHALL BE PROVIDED PRIOR TO INSTALLATION. SIZE OF SMALL RIVER ROCK TO BE 1" TO 3".

14. INSTALL 3-4" SHREDDED HARDWOOD MULCH IN ALL OTHER PLANT BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL.

15. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

17. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

18. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.

19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

20. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

LANDSCAPE CODE CALCULATIONS

LANDSCAPING & SCREENING:

"B" Buffer provided along 7 Highway:
Required: 45 LF / 100 = .45 x 45 = 21 units required
Provided: 2 small trees x 5 + 23 shrubs x 1 = 33 Units provided

Street Trees:
Required: 1 small shade / 40 LF = 90 LF/40 = 2 small trees required
Provided: 90 LF/40 LF = 2 small trees provided

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

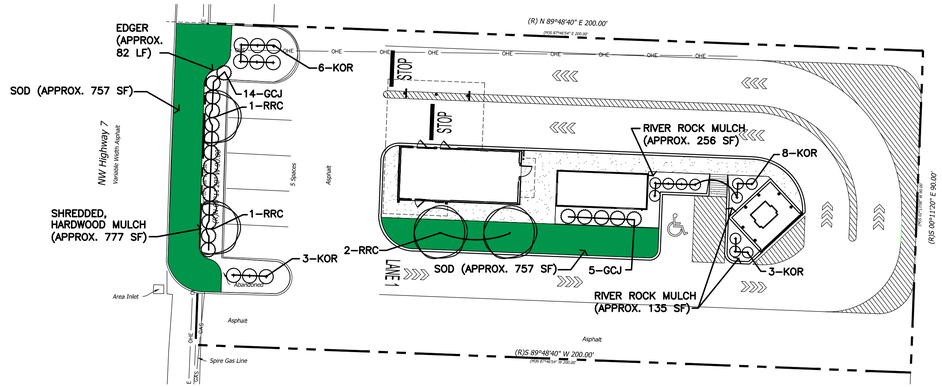
PLANTING LEGEND

SOD/SEED

PAVEMENT

PLANT MATERIAL SCHEDULE

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
		SHADE TREES		
		ORNAMENTAL TREES		
RRC	4	Royal Raindrop Crabapple	Malus 'Royal Raindrop'	1-1/2" Cal.
		EVERGREEN SHRUBS		
GCJ	19	Gold Coast Juniper	Juniperus pfiteriana 'Gold Coast' (or similar)	3 Gal (18-24" Min. Ht.)
		DECIDUOUS SHRUBS		
KOR	20	Knock-out Rose	Rosa 'Knock-out'	3 Gal (18-24" Min. Ht.)



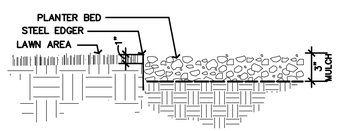
REPAIR ALL TURF AREAS AS NECESSARY DUE TO CONSTRUCTION PROCESS, TO MATCH EXISTING,

LANDSCAPE PLANTING PLAN

1" = 20'-0"

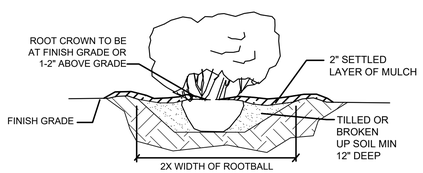
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North



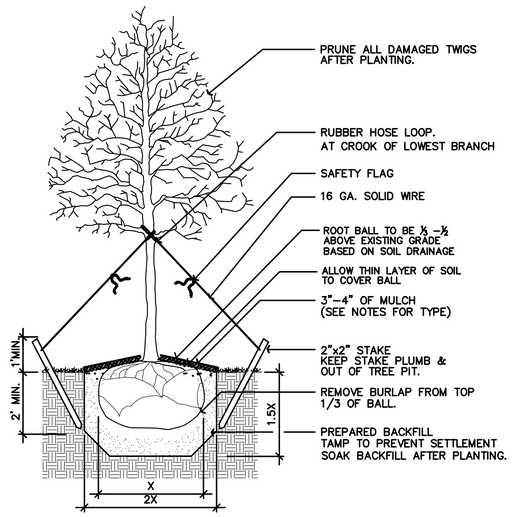
1 EDGER DETAIL

NO SCALE



2 SHRUB PLANTING DETAIL

NO SCALE



3 TREE PLANTING DETAIL

IN TURF AREAS NO SCALE

PROJECT TYPE:

7BREW

Blue Springs, Missouri

REV.	DATE	DESCRIPTION

DRAWN BY: TERI FARHA
ISSUE DATE: 3.10.25
CHECKED BY:

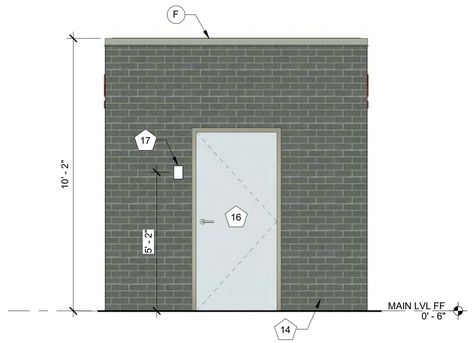
SEAL

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS1.0



2 **COOLER ELEVATION - FRONT**
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TY; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH WALL ROOF SCUPPER DRAI, TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

1 **EXTERIOR ELEVATION - FRONT**
3/8" = 1'-0"

7 BREW DRIVE THRU - MIRRORED W/ REAR COOLER
NATIONAL MODULAR MANUFACTURING
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

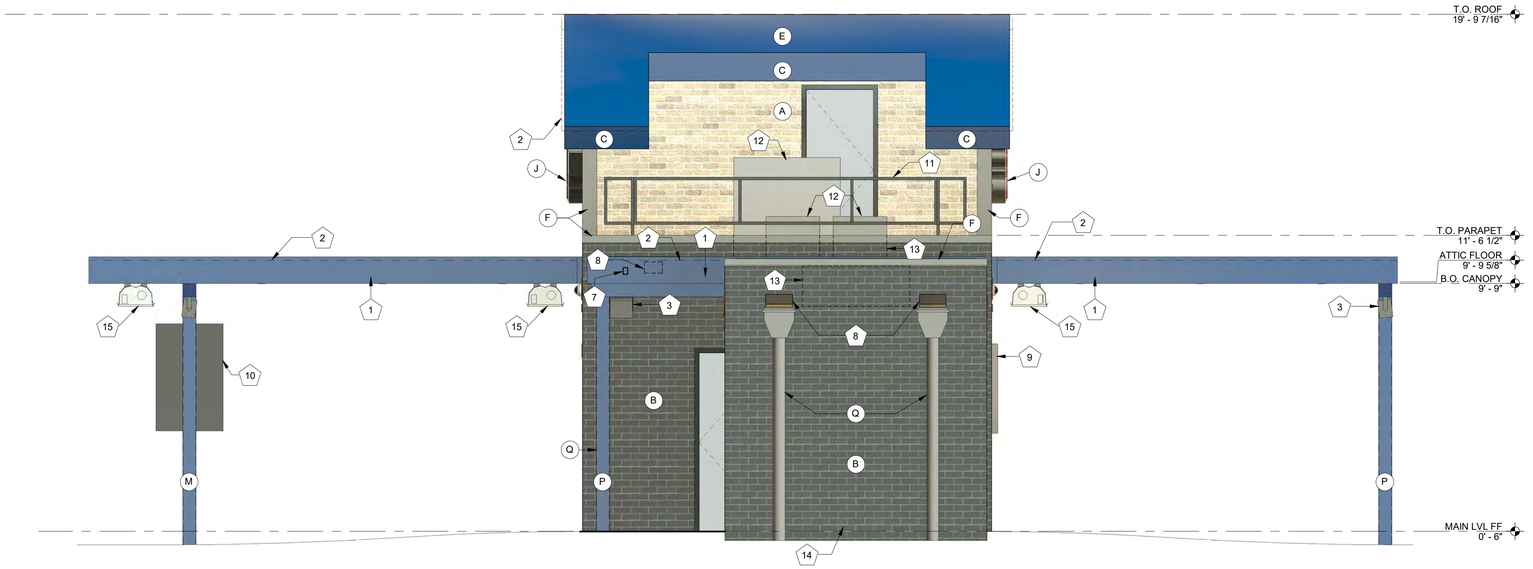
REVISIONS

No.	Description	Date

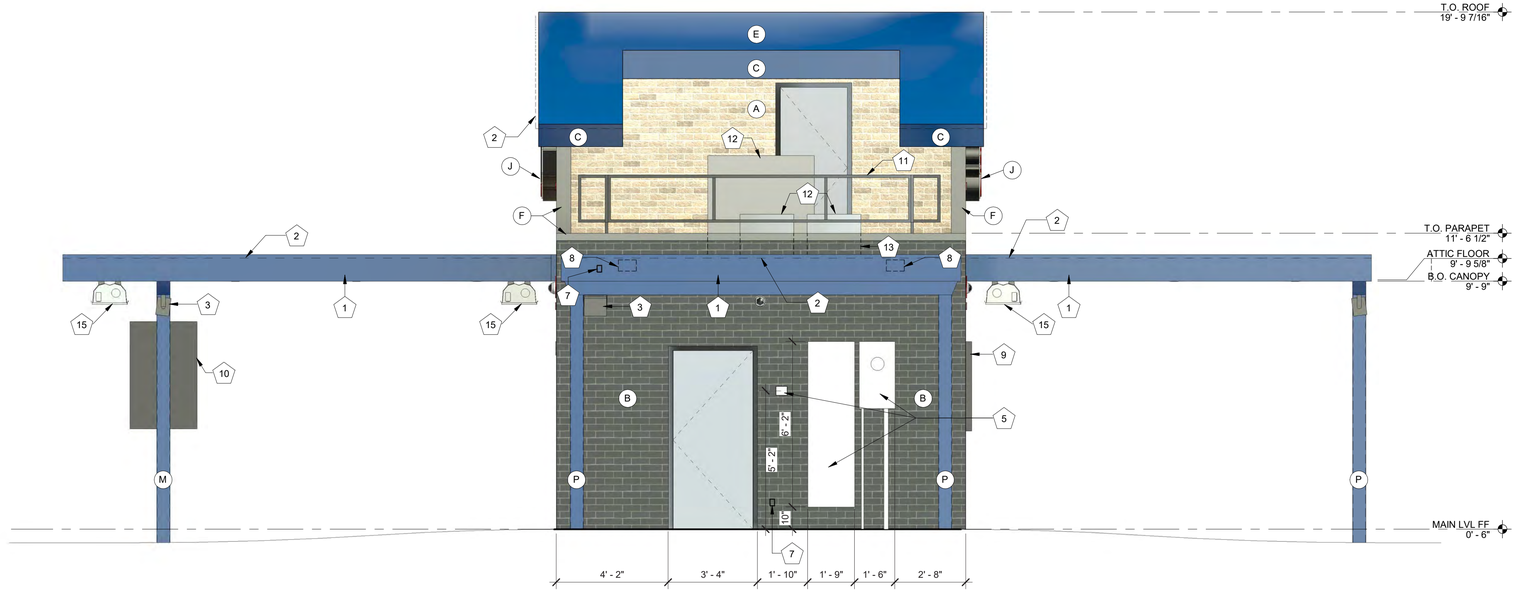
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project no.: 22.34.01
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.0

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02/07/2025 8:39:30 AM

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7 Brew Template V3.0 Mirrored This drawing is an instrument of service and, as such, shall remain the property of Veritas Architecture and Design LLC. Unauthorized use or reproduction without permission is prohibited. This document is for use in connection with the specified project and shall not be used for other locations. ©2023



2 **EXTERIOR ELEVATION - BACK W/ COOLER**
3/8" = 1'-0"



1 **EXTERIOR ELEVATION - BACK**
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TY; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH WALL ROOF SCUPPER DRAI, TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

7 BREW DRIVE THRU - MIRRORED W/ REAR COOLER
NATIONAL MODULAR MANUFACTURING
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

REVISIONS

No.	Description	Date

sheet issue date: 06/28/2024
project no.: 22.34.01
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.1

Received
02/07/2025 8:39:31 AM

6/28/2024 10:01:57 PM C:\Users\VanessaDocuments\22.34.01_7Brew Template_V3.0_Shot Side - Mirrored - Rear Cooler_R22_vanessaBWH88.rvt
7 Brew Template V3.0 Mirrored This drawing is an instrument of service and, as such, shall remain the property of Veritas Architecture and Design LLC. Unauthorized use or reproduction without permission is prohibited. This document is for use in connection with the specified project and shall not be used for other locations. ©2023

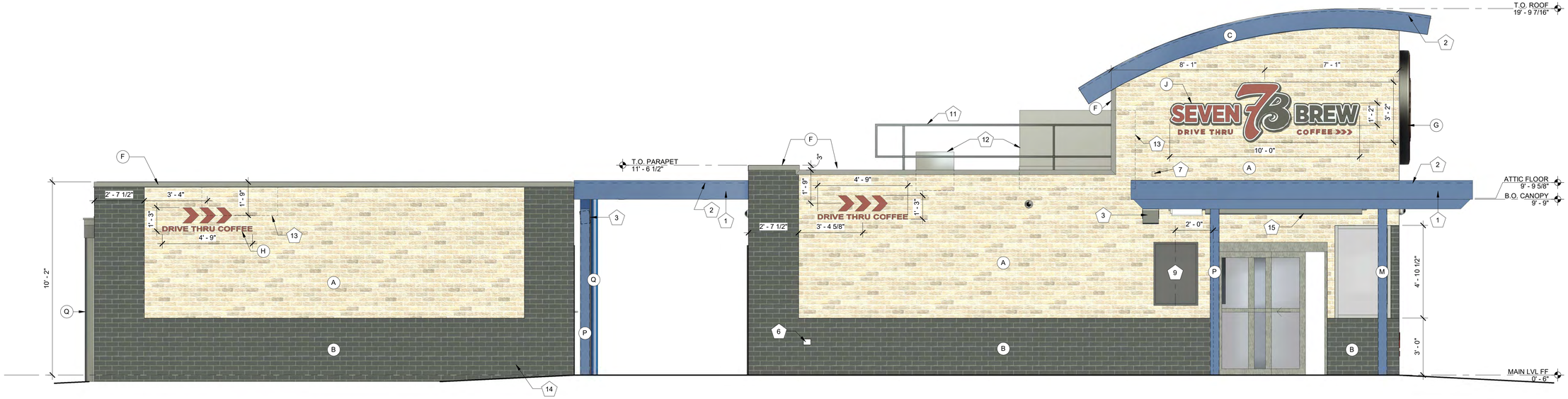
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7 Brew Template V3.0 Mirroked This drawing is an instrument of service and, as such, shall remain the property of Veritas Architecture and Design LLC. Unauthorized use or reproduction without permission is prohibited. This document is for use in connection with the specified project and shall not be used for other locations. ©2023

EXTERIOR ELEVATION KEYNOTES

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2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TY; REF ELECTRICAL
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1 EXTERIOR ELEVATION - RIGHT
3/8" = 1'-0"

7 BREW DRIVE THRU - MIRRORED W/ REAR COOLER
NATIONAL MODULAR MANUFACTURING
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

REVISIONS

No.	Description	Date

sheet issue date: 06/28/2024
project no.: 22.34.01
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.2

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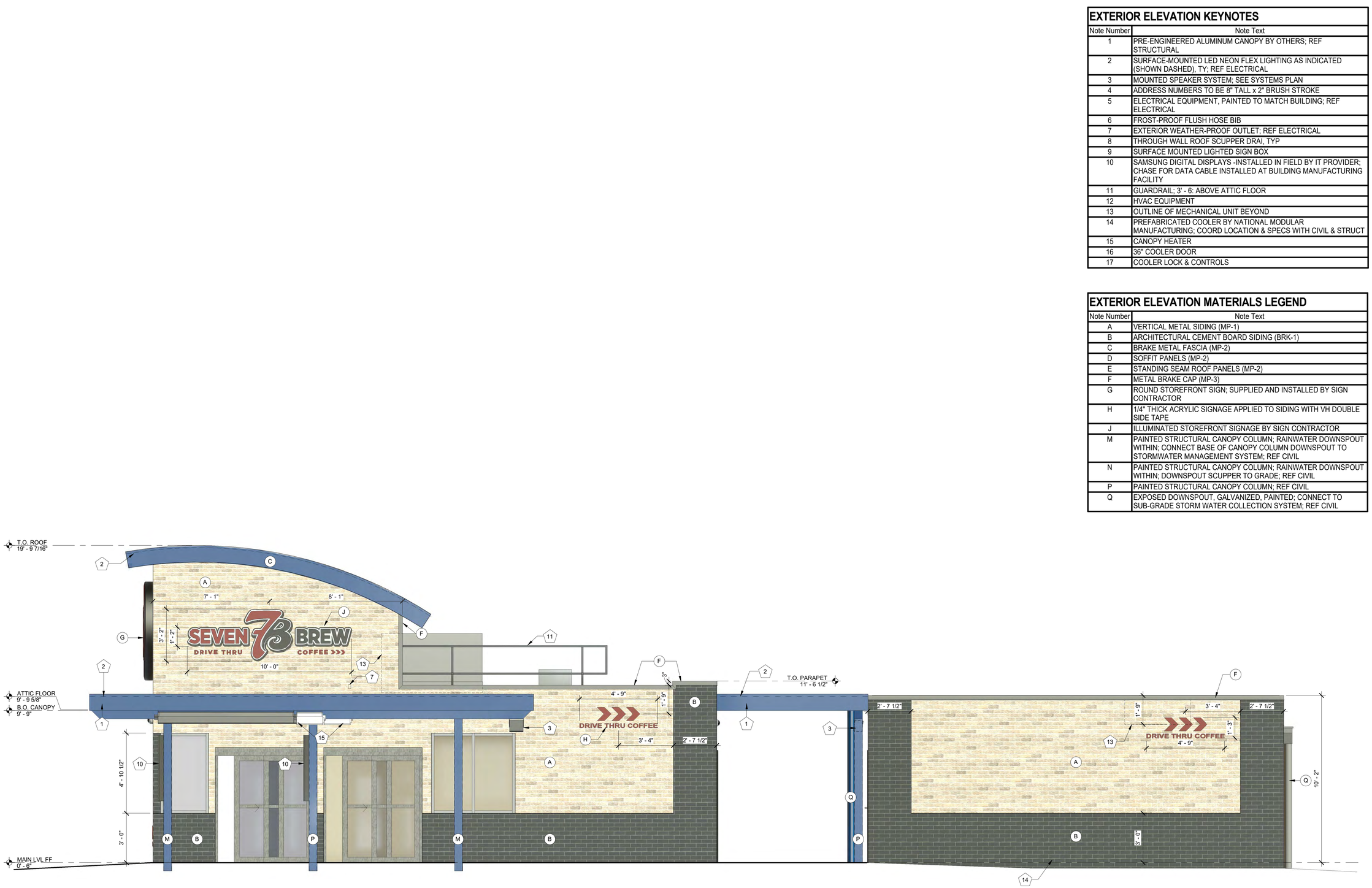
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1 EXTERIOR ELEVATION - LEFT
3/8" = 1'-0"

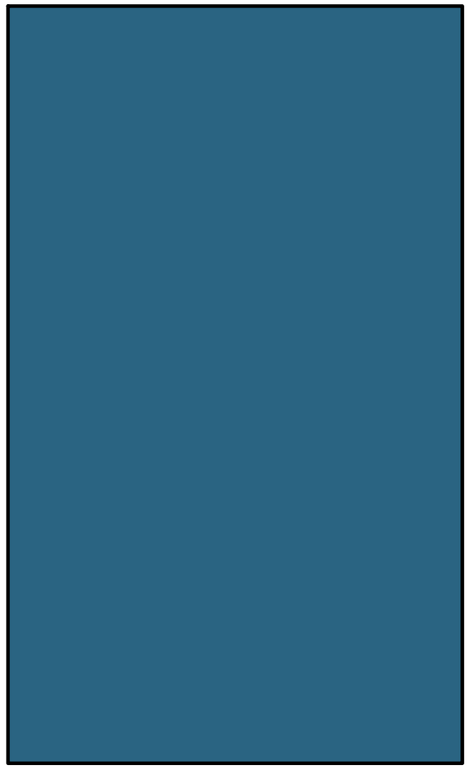
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REVISIONS

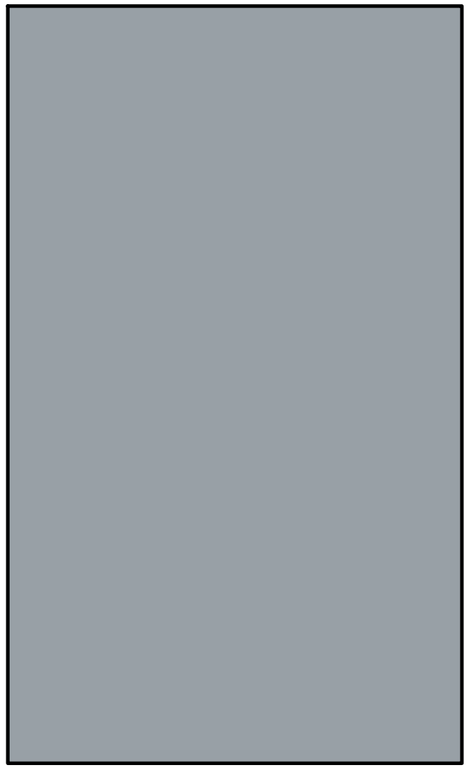
No.	Description	Date

sheet issue date: 06/28/2024
project no.: 22.34.01
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.3

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02/07/2025 8:39:32 AM



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.34.01
7 BREW DRIVE THRU - MIRRORED W/ REAR COOLER
06/28/2024

MATERIAL COLOR BOARD

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02/07/2025 8:39:32 AM





22.34.01
7 BREW DRIVE THRU - MIRRORED W/ REAR COOLER
06/28/2024

RENDERINGS

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02/07/2025 8:39:32 AM

LEGAL DESCRIPTION FOR 7BREW SITE

PER JACKSON COUNTY PARCEL INFORMATION, SITE LEGAL IS AS FOLLOWS:

RNG-30 TWP-49 SEC-31; BEG AT A PT 1268.5' W AND 680' S OF NE COR OF NW 1/4; TO TRUE POB: TH E 200' TH S 90' TH W 200' TH N 90' TO; TRUE POB. (EX PT IN RD)

DESCRIBED MORE EXACTLY AS 400 N 7 HWY UNIT M, BLUE SPRINGS, MO 64014 (PARCEL NUMBER 36-920-01-29-04-0-00-000. SAID PARCEL CONTAINING 0.41 ACRES, MOL.

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02/07/2025 8:39:47 AM

Site Development Narrative for 7Brew General Development Plan (400 NW 7 Highway)

Narrative Updated per comments on March 12, 2025

The subject site is currently occupied by a commercial retail building (Mantra Mind/Body/Spirit). For the development of this property, the existing structure and associated paving will be demolished and replaced with a new drive thru coffee shop and associated paving. This new facility is in keeping with the General Business zoning.

This development is in the public interest because it will facilitate the local demand for high quality coffee drinks in a dynamic, fast service setting. Site is located in an accessible area for high volume capability.

Alternative Design Standards Request

Due to the existing conditions, meeting the existing requirements for site design would be difficult and impractical for two different items: 1.) The western property landscape buffer requirement, and 2.) the addition of extra lighting onsite. Therefore, we are requesting an alternative standard for these three items.

1: It is requested that the existing western landscape buffer remain in its current location, planted as shown on the landscape plan. The UDC requirement for the site is 15' wide (UDC table 407.040-5, buffer type B) measured from the property line.

> The existing buffer of almost 15' from back of curb to back of curb would allow for the existing parking infrastructure on the property to remain in place, disturbing less area with construction and keeping a consistent look with its northern partner lot.
>
> If the landscape buffer were sized measuring from the property line the site would either be shifted to the east to the extent that there would not be enough room to fit the drive thru lanes on the property, or the parking spaces fronting the street would be practically eliminated. This would result in a total of one parking space that could fit onsite.

2: It is requested that a photometric plan be waived for the General Development Plan. The existing development surrounding the site was planned and approved, and no additional lighting is currently proposed. The UDC Section 407.060 Lighting section is intended to provide sufficient illumination on sites, while not allowing for excessive light spillover.

As the surrounding development is already in place and no overhead lighting on the subject property will be removed, it is requested that the review of outdoor lighting be waived with the understanding that 1.) flickering and flashing lights are not allowed onsite, and 2.) if any proposed overhead lighting is needed for construction, it will be applied for in the future.

Received
03/12/2025 12:47:11 PM

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

7Brew
Project Name

400 NW 7 Highway
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB	Mid-Size-Retail	GB	Restaurant, Fast Food	0.41	1

Legal Description (attach as a separate page if too large)

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☐ Rezoning
- ■ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Andrew Wilson	Cedar Creek	405-778-3385	awilson@cedarcreekinc.com

Address	City	State	Zip Code
PO Box 14534	Oklahoma City	OK	73113

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X Andrew Wilson — **Applicant Signature** — 2/3/25 — **Date**

Name of Property Owner	Phone	Email Address
James M Evans	816-309-5647	JEvans@amfam.com

Address	City	State	Zip Code
3236 Thornbird Ave	Blue Springs	Mo	64015

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X — **Property Owner Signature** — 2/4/2025 — **Date**

General Development Plan
GDP-02-25-9484
7 Brew Coffee
Exhibit 2

Received
02/07/2025 8:39:36 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

	REQUIREMENT	DESCRIPTION	NUMBER
☒	**Project Location Information**	Complete 1st page of this Application	
☒	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☒	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☒	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

The subject project is the demolition of an existing building and construction of a 7Brew coffee shop, drive-thru facility and associated construction.

Received
02/07/2025 8:39:38 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

DEVELOPER

Jason Pullman	P2 Real Estate, LLC		
Name	Company Name		
Address	City	State	Zip
jpcompanies@gmail.com	479.640.8444		
Email	Phone	Fax	

ENGINEER

Andrew Wilson	Cedar Creek		
Name	Company Name		
PO Box 14534	Oklahoma City	OK	73113
Address	City	State	Zip
awilson@cedarcreekinc.com	405-778-3385		
Email	Phone	Fax	

ARCHITECT

Kurtis McMurray	Galloway		
Name	Company Name		
400 S Emporia, Ste 300	Wichita	ks	67202
Address	City	State	Zip
KurtisMcMurray@gallowayus.com	316.368.5444		
Email	Phone	Fax	

SURVEYOR

Troy Dee	Golden Land Surveying		
Name	Company Name		
4131 NW 122nd St, Ste 100	Oklahoma city	ok	73120
Address	City	State	Zip
troy@goldenls.com	405.489.6010		
Email	Phone	Fax	

LANDSCAPE ARCHITECT

Teri Farha			
Name	Company Name		
Address	City	State	Zip
terifarha@cox.net	620-262-7268		
Email	Phone	Fax	

ATTORNEY

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

OTHER CONTACT

Name	Company Name		
Address	City	State	Zip
Email	Phone	Fax	

Received
02/07/2025 8:39:38 AM

PUBLIC NOTICE

General Development Plan | GDP-02-25-9484
"7Brew"
400 N 7 Hwy
Parcel # 36-920-01-29-04-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, March 24, 2025 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Andrew Wilson, Cedar Creek Inc, on behalf of the property owner, James Evans, for approval of a General Development Plan (GDP-02-25-9484) to construct a pad site building of a total 510 square feet with a two-lane drive-thru to be built on 0.41 acres at 400 NW 7 Highway. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

RNG-30 TWP-49 SEC-31; BEG AT A PT 1268.5' W & 680' S OF NE COR OF NW 1/4; TO TRUE POB: TH E 200' TH S 90' TH W 200' TH N 90' TO; TRUE POB. (EX PT IN RD)

CITY OF BLUE SPRINGS
Planning Commission
By: Christopher Willis, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-02-25-9484 on **Monday, April 7, 2025, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, March 8, 2025
E-MAIL TO THE EXAMINER: legals@examiner.net
03/05/2025

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

I, Rebecca Bikul, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 8, 2025

Printer's Fee: $114.95

Rebecca Bikul

Agent

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Signed or attested before me on this: 03/10/2025

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

General Development Plan
GDP-02-25-9484
"7Brew"
400 N 7 Hwy
Parcel
 # 36-920-01-29-04-0-00-000

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Planning Commission
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Associate Planner

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CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 8, 2025

3251580

General Development Plan
GDP-02-25-9484
7 Brew Coffee
Exhibit 3

PUBLIC NOTICE

General Development Plan
GDP-02-25-9484
"7Brew"
400 N 7 Hwy
Parcel
 # 36-920-01-29-04-0-00-000

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Planning Commission
By: Christopher Willis,
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CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Mar 8, 2025

######



The City of Blue Springs Missouri

GDP-02-25-9484
400 N 7 HWY
Parcel # 36-92
185' NOT

N

Date: 02/28/25

General Development Plan
GDP-02-25-9484
7 Brew Coffee
Exhibit 4

Name	Situs Address	Situs City	Situs Zip	Owner	Owner Address
36-920-04-01-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	BLUE SPRINGS	64015	UNITED MISSOURI CITY BANK	1010 GRAND BLVD 4TH FLOOR KANSAS CITY, MO 64106
36-920-03-26-00-0-00-000	403 NW 7 HWY	BLUE SPRINGS	64015	SHOW ME COMMERCIAL LAND DEV ENT LLC	19610 BUNDSCHU RD INDEPENDENCE, MO 64056
36-920-01-42-00-0-00-000	500 N 7 HWY	BLUE SPRINGS	64014	BLUE SPRINGS FIRST LLC	2250 CALLE TIARA LA JOLLA, CA 92307
36-920-01-29-04-0-00-000	400 N 7 HWY UNIT M	BLUE SPRINGS	64014	SKJD LLC	1400B SW 7 HWY BLUE SPRINGS, MO 64014
36-920-01-58-00-0-00-000	320 NW 7 HWY	BLUE SPRINGS	64014	NORTHRIDGE ENTERPRISE LLC	4622 PENNSYLVANIA AVE STE 700 KANSAS CITY, MO 64112
36-920-03-01-00-0-00-000	411 NW 7 HWY	BLUE SPRINGS	64015	PBJ REALTY LLC	39510 MOUNT GILEAD RD LEESBURG, VA 20175
36-920-01-32-00-0-00-000	450 NW 7 HWY	BLUE SPRINGS	64014	BLUE SPRINGS FIRST LLC	2250 CALLE TIARA LA JOLLA, CA 92307
36-920-01-59-00-0-00-000	310 NW 7 HWY	BLUE SPRINGS	64014	WENDYS OLD FASHIONED HAMBURGER	1 DAVE THOMAS BLVD DUBLIN, OH 43017-5452

General Development Plan
GDP-02-25-9484
7 Brew Coffee
Exhibit 5

Blue Springs, Missouri
Community Development

March 7, 2025

Ref: Public Hearing: General Development Plan | GDP-02-25-9484
7 Brew
400 N 7 Hwy
Parcel # 36-920-01-29-04-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Andrew Wilson, Cedar Creek Inc, on behalf of the property owner, James Evans, for approval of a General Development Plan (GDP-02-25-9484) to construct a pad site building of a total of 510 square feet with a two-lane drive-thru to be built on 0.41 acres at 400 NW 7 Highway.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, March 24, 2025 @ 6:30 p.m.
&
City Council – Monday, April 7, 2025 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

General Development Plan
GDP-02-25-9484
7 Brew Coffee
Exhibit 6

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 24, 2025 City Council: N/A
Project Name:	***Hyper Energy Bar-Blue Springs***
Site Location:	1286 NE Coronado Drive
Project Request:	**PDFS-02-25-9485**; PD Final Plan / Site Plan Design Review to construct a new fast-food restaurant which includes two drive-thru windows and one walk up window.

Applicant: Daniel Finn | Phelps Engineering, Inc.
Property Owner: Blue Springs Development Three, Inc.
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting approval of a Planned Development (PD) Final Plan / Site Plan Design Review for the property located at 1286 NE Coronado Drive within Adam's Dairy Landing Shopping Center. The proposed project involves constructing a pad-site commercial building for Hyper Energy Bar, featuring two drive-thru windows and one walk-up window. The property is currently zoned "GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay).

Staff Recommendation: Staff recommends approval of the PD Final Plan / Site Plan Design Review with conditions identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/27/2005	City Council	Approval of annexation into the City (A-3-2005) with amendments and additions December 12, 2006 (A-3-2006), August 20, 2007 (ANNX-08-07-1245) and January 22, 2008 (ANNX-12-07-1482).
09/07/2005	City Council	The property was reguided as Commercial (CPA-M-04-2005) and (CPA-M-01-2007) on January 8, 2007.
02/26/2007	Planning Commission	Approval of Preliminary Plat approval as The Plaza at Adams Farms (PUD-4-2007)
03/05/2007	Planning Commission	Recommended approval of Rezoning (R-7-2007, RZ-08-07-2007, and RZ-12-07-1483) to "GB/R-O" General Business/ Restricted Overlay
03/12/2007	City Council	Approved Rezoning (R-7-2007, RZ-08-07-2007, and RZ-12-07-1483) to "GB/R-O" General Business/ Restricted Overlay
03/05/2007	Planning Commission	Recommended approval for Planned Unit Development Concept Plan as The Plaza at Adams Farm (PUD-04-2007)
03/12/2007	City Council	Approval for Planned Unit Development Concept Plan as The Plaza at Adams Farm (PUD-04-2007) and as Adams Dairy Landing (PUDC-08-07-1279) on September 17, 2007
09/17/2007	Planning Commission	Recommended approval Planned Unit Development Concept Plan as Adams Dairy Landing (PUDC-08-07-1279)

09/24/2007	City Council	Approval of Planned Unit Development Concept Plan as Adams Dairy Landing (PUDC-08-07-1279)
02/11/2008	City Council	Approval of "Area 1" Portion of the September 2007 PUD Concept received Final PUD (PUDS-11-07-1477)
05/12/2008	Planning Commission	Approval of Site Plan and Design Review for proposed Lowe's store (SPDR-4-08-1656)
05/28/2008	Planning Commission	Approval of Site Plan and Design Review for proposed Target store (SPDR-04-08-1697)
06/02/2008	City Council	Approval of portions of RD Mize Road east of Adams Dairy Parkway to be vacated (VAC-4-8-1658)
07/14/2008	Planning Commission	Approval of a Master/Alternative Sign Plan for Adams Dairy Landing (ASP-06-08-1780)
07/21/2008	Planning Commission	Approval of Final Plat for Area 1 of Adams Dairy Landing (PF-7-08-1791)
10/06/2008	City Council	Approval of a sanitary sewer easement located within Area 1 project and a portion of unimproved Adams Dairy Road between Coronado Drive and I-70 to be vacated (VAC-8-08-1879 & VAC-8-08-1880)
10/27/2008	Planning Commission	Approval of a Site Plan and Design Review for the proposed Kohl's store (SPDR-9-08-1903)
11/24/2008	Planning Commission	Approval of Site Plan and Design Review for the "Lifestyle Center," (Buildings J-L)(SPDR-8-08-1859) and "in-line shops" (Buildings B, C, E, F, G1, and G2)(SPDR-10-08-1972)
02/23/2009	Planning Commission	Approval of Preliminary Plat for Area 2 of Adams Dairy Landing (PP-02-09-2042)
03/09/2009	Planning Commission	Approval of Site Plan and Design Review for Buildings A-C (SPDR-2-09-2061) of the in-line shops (approving Building A and amending the previously noted approval for Buildings B and C)
03/23/2009	Planning Commission	Approval of PUD Final Plan (PUDF-2-09-2075) for Adams Dairy Landing Area 2
04/13/2009	Planning Commission	Recommended approval of amended Preliminary and Final Plat (PP-3-09-2104 and PF-3-09-2105) for Lot 7 of Adams Dairy Landing 1st Plat was recommended for approval
04/20/2009	City Council	Approval of amended Final Plat for Lot 7 of Adams Dairy Landing 1st (PF-03-09-2105)
05/27/2009	Planning Commission	Approval of amended Master/Alternative Sign Plan (ASP-05-09-2157)
05/27/2009	Planning Commission	Recommend approval of Final Plat for Area 3 of Adams Dairy Landing (PF-05-09-2149
06/01/2009	City Council	Approval of Final Plat for Area 3 of Adams Dairy Landing
07/27/2009	Planning Commission	Approval of Site Plan and Design Review for minor façade changes to Building E-G of the in line shops (SPDR-07-09-2221)
08/24/2009	Planning Commission	Approval of Site Plan and Design Review for Lot 1 (SPDR-2-09-2073) and for Lot 4 (SPDR-08-09-2267) for Arby's
12/28/2009	Planning Commission	Approval of additional amendment to Master/Alternative Sign Plan (ASP-12-09-2422)
04/12/2010	Planning Commission	Recommended approval of amended Preliminary Plat (PP-03-10-2535) and Final Plat (PF-03-10-2536) for resurvey of Lots 4 and 5 of Adams Dairy Landing First Plat, in order to separate lots 4 and 5 into four lots (4A, 4B, 5A, and 5B) to allow for the development of the Lifestyle Buildings (Buildings J-M)

04/19/2010	City Council	Approval of amended Preliminary Plat (PP-03-10-2535) and Final Plat (PF-03-10-2536) for resurvey of Lots 4 and 5 of Adams Dairy Landing First Plat, in order to separate lots 4 and 5 into four lots (4A, 4B, 5A, and 5B) to allow for the development of the Lifestyle Buildings (Buildings J-M)
04/22/2010	Planning Commission	Approval of additional amendment to Master/Alternative Sign Plan (ASP-2-10-2506)
09/2010	Planning Commission	Approval of most recent amendment to Master/Alternative Sign Plan (ASP-08-2695) to allow a sign on the east elevation of the Verizon Wireless building.
07/26/2010	Planning Commission	Approval of Site Plan and Design Review (SPDR-06-09-2211) for Verizon Wireless
12/13/2010	Planning Commission	Approval of Site Plan and Design Review for Building F (Ulta Beauty)
02/14/2011	Planning Commission	Approved a request to redesign a portion of the former Lowe's building and to add two pad buildings on Lot 6 of Adams Dairy Landing, Area 1 (SPDR-1-11-2996)
07/11/2011	Planning Commission	Approval of an amendment to the Site Plan and Design Review for east facades of Buildings O and P located on Lot 6, Adams Dairy Landing project, Area 1 (SPDR-5-11-2996)
11/14/2011	Planning Commission	Approval of Site Plan and Design Review for Building N (SPDR-10-11-3136)
01/13/2025	Planning Commission	Approval for an amendment to Adam's Dairy Landing Master Sign Plan (ASP-12-24-9431)

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB/PUD/R-O/ADP-O" (General Business/Planned Unit Development/Restricted-Overlay/Adams Dairy Parkway-Overlay)	Right-Of Way NE Coronado Drive Arby's Restaurant with Drive-Thru (Fast Food Restaurant)
South:	"GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay)	Adam's Dairy Landing Shopping Center (Retail)
East:	"GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay)	Adam's Dairy Landing Shopping Center (Retail)
West:	"GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay)	Adam's Dairy Landing Shopping Center (Retail)

FINAL DEVELOPMENT PLAN ANALYSIS

A final plan is a detailed plan for implementing the concept plan including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan or it may include one (1) or more phases of the approved concept plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

Preservation: The approximately 0.65 +/- acre property is currently vacant and predominantly permeable.

Phasing: The property will be developed in a single phase, featuring approximately 629 square feet pad site building for a fast-food drive-thru restaurant.

Streets & Sidewalks: The site currently has two access points along NE Coronado Drive: one to the east of the development and another accessible via a private drive from NE Adams Dairy Landing. The private drive provides a shared access to all tenants within the Adam's Dairy Landing Shopping Center.

The property features existing 5-foot ADA-compliant sidewalks along the NE Coronado Drive frontage, extending to the access point on the east side of the development. There are no other public improvements necessary at this site.

Traffic: A traffic impact study was not required for this project, as the scope of the development does not meet the threshold necessitating such an analysis. The proposed use is expected to generate minimal traffic impact withing the existing roadway network. The placement of the site is within private parking area and private drive aisles.

Stormwater: This development is exempt from stormwater detention and treatment requirements as it is part of a larger development with existing stormwater management facilities in place.

Sanitary Sewer: The proposed development will connect to the existing sanitary sewer along the west property line. The developer is responsible for extending the sewer within the site to ensure service. An engineer or surveyor must verify that the sewer invert elevations are suitable for this development's connection.

Land Use: The proposed land use is Restaurant, Fast-Food. Restaurant, Fast-Food is defined as *"a use primarily engaged in the sale of food and non-alcoholic beverages in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, where orders are generally not taken at a customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle.."* Restaurant (fast food) use is allowed by right in the underlying GB/PUD/R-O (General Business/Planned Unit Development/Restrictive Overlay) zoning.

Building Typology: The development is being proposed as a Pad-Site Building; this is a permitted building type in "GB/PUD/RO" (General Business/Planned Unit Development/Restrictive Overlay) zoning districts. The chart below details the requirements for the proposed building type (Pad Site Building) in this zoning. These requirements are reflected in the table below with the assumption that the property boundaries for the 0.65 +/- acre site remain.

Pad Site Building Standards

Standard		Requirement	Proposed
Lot Size	Frontage Width	25-ft. min.	240-ft. min.
	Area	0.5 to 2 acres	0.65 acres
Setbacks	North	0-10-ft. min.	31-ft.
	East	5-ft. min.	114-ft.

	South	10-ft. min.	56-ft. min.
	West	5-ft. min.	43-ft. min.
Height		30 ft max.	16-ft. max.
Design and Performance Standards		Building Coverage = 60% of lot area max.	60% max.

Parking: All vehicular parking requirements have been met, based on the number of employees and the pick-up window. The required and proposed vehicle parking is as follows:

Zoning/Land Use	Required	Provided
"GB/PUD/R-O"/ Restaurant, Fast Food	Vehicle Stacking 8 spaces with min. 4 vehicle que from the pick-up shall be provided	11 Stacking Spaces **There is no order box in the drive-thru, only a pick-up window
Off-Street Parking	2 Regular Spaces	3 Regular Spaces
	1 ADA Compliant	1 ADA Compliant
Bicycle Parking	1 Bicycle Parking	2 Bicvcle Parking provided

The site will include a total of three standard parking spaces and one ADA-Compliant space. Additionally, the applicant has provided two bicycle parking spaces.

Pedestrian Access: The plans illustrate all internal pedestrian access points, ensuring compliance with UDC-required sidewalk widths. A 5-foot sidewalk connects the existing sidewalk on NE Coronado Drive to the walk-up service window along the building's frontage. Additionally, sidewalks in front of the proposed parking area will feature a six-in concrete curb.

Open Space: There are no open space requirements for properties less than five (5) acres

Frontage & Landscaping: The final landscaping plan complies with all UDC requirements. The trash enclosure is properly screened, and all buffer requirements are met. The existing frontage along NE Coronado Drive closely aligns with the "Buffer Edge" type. To minimize headlight impact, the applicant will add substantial landscaping at the drive-thru exit. The table below details the required and proposed plant units based on the site plan.

Landscape Area	**Required Units / PUs (plant units)**	**Proposed Units / PUs (plant units)**
North Property Line (Major Collector) Buffer B- 15 foot	*148 feet frontage 45/100= 67 plant units*	*67 plant units*
East Property Line ("GB" zoning) Buffer-N/A	*Not applicable*	*Not applicable*
South Property Line ("GB" Zoning) Buffer-N/A	*Not applicable*	*Not applicable*
West Property Line ("GB" zoning) Buffer-N/A	*Not applicable*	*Not applicable*
Parking lot landscaping	*2 plant units per parking spaces 4*2=8 plant units*	*12 plant units*

Open Space	*19.29 plant units*	*18 plant units*
Total Plant Units:	**94.29 plant units required**	**97 plant units proposed**

Architectural Character: The proposed 629-square-foot building incorporates decorative metal panels and stone veneer, creating a modern, efficient aesthetic with a vibrant atmosphere. Its compact, modular design includes dual drive-thru lanes for enhanced functionality. All materials will comply with the Non-Residential Design Standards.

Outdoor Lighting: All outdoor lighting must comply with section 407.060. **It must meet the minimum average light output across the site and maximum light output at the property line allowed by the Code.**

Screening: In accordance with Section 407.090.H., all roof mounted and ground level equipment shall be completely screened from view. Roof screens, ground level screens, and enclosures, when used, shall be coordinated with the building to maintain a unified appearance. **Any proposed screening shall be shown on the building permit plans and is subject to administrative review by staff prior to the issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy.**

Signage: Building-mounted signage is proposed on the building and shown for illustrative purposes only. Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process.

Review Criteria: *A Final Plan shall be reviewed according to the following criteria:*

1. The final plan is in substantial compliance with the approved concept plan and planned development standards.

   STAFF RESPONSE: The PD Final Plan is in substantial compliance with the PD Concept Plan and there are no further deviations.

2. Minor amendments may be approved administratively by the Director if they meet or exceed the approved concept plan. Amendments that do not meet the criteria for a minor amendment shall be reviewed by the designated approval body.

   STAFF RESPONSE: No amendments are being requested.

Approval of a final plan authorizes the development of the property in accordance with the approved final plan. The authorization to develop in accordance with an approved final plan shall lapse and be of no further effect if all development shown on the final plan is not complete within the time frame established by the City Council at the time of final plan approval. Once approval lapses, the regulations of the base zoning district shall control.

Review Criteria: *A Site Plan Design Review shall be reviewed according to the following criteria:*

1. Compliance with the requirements of this Development Code.

   STAFF RESPONSE: The plan meets the requirements of the Development Code.

2. The application is consistent with any approved specific plans, overlay districts, concept plans, or other specific design and development policies or standards applicable to this site.

   STAFF RESPONSE: The plan is compatible with the redeveloping character of the area which includes recently developed commercial areas and newer commercial development.

3. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   STAFF RESPONSE: The site plan design includes utilizing existing shared easements with access to existing access points.

4. The application meets the criteria for all other reviews needed to build the project as proposed.

   STAFF RESPONSE: The application meets the criteria for all other reviews needed to build the project as proposed

5. The recommendations of professional staff.

   STAFF RESPONSE: Staff recommends approval of the application with conditions listed below.

Approval of a Site Plan Design Review shall authorize the applicant to apply for a building permit. An approved Site Plan Design Review shall expire and be of no further effect if an application for a building permit for one (1) or more buildings shown on the application is not filed within one (1) year of the approval. Any other element of the plan not submitted for permits within two (2) years shall expire, unless the application proposes a different schedule that is approved.

Staff Recommendation:

Staff recommends approval of the PD Final Plan / Site Plan Design Review application with the following conditions:

1. Approval is based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, except the following requirements are modified as permitted by UDC Section 403.040.
2. All roof-mounted and ground-mounted equipment must comply with the Screening Requirements in UDC Section 407.040.D.
3. Prior to issuance of Building Occupancy, the following must occur:
   a. All landscaping and buffers must be installed or financially guaranteed.



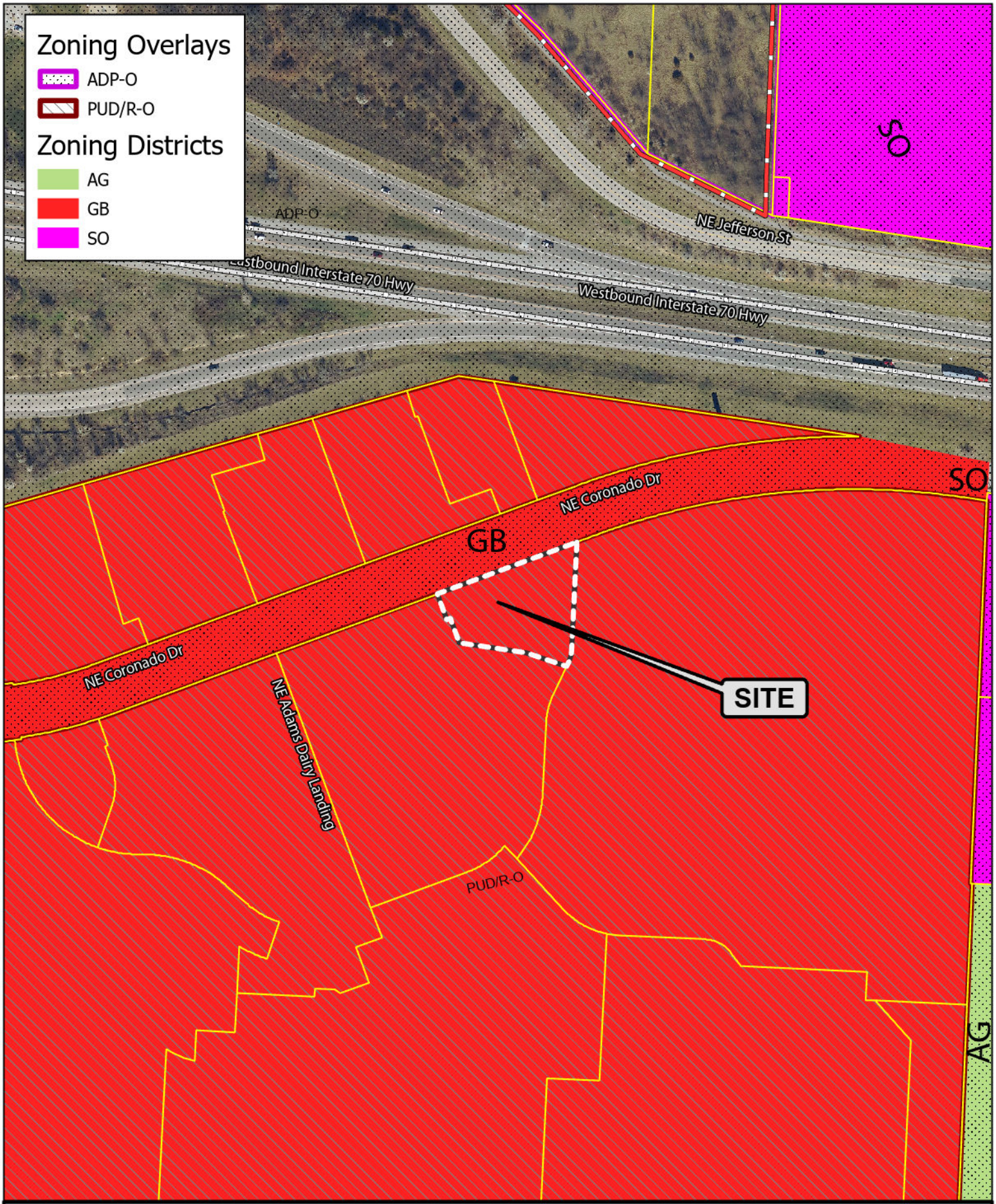
The City of Blue Springs Missouri

PDFS-02-25-9485
1286 NE CORONODO DR
Parcel# 36-500-04-47-00-0-00-000
AERIAL LOCATION MAP

N

1" = 200'

Date: 03/17/2025



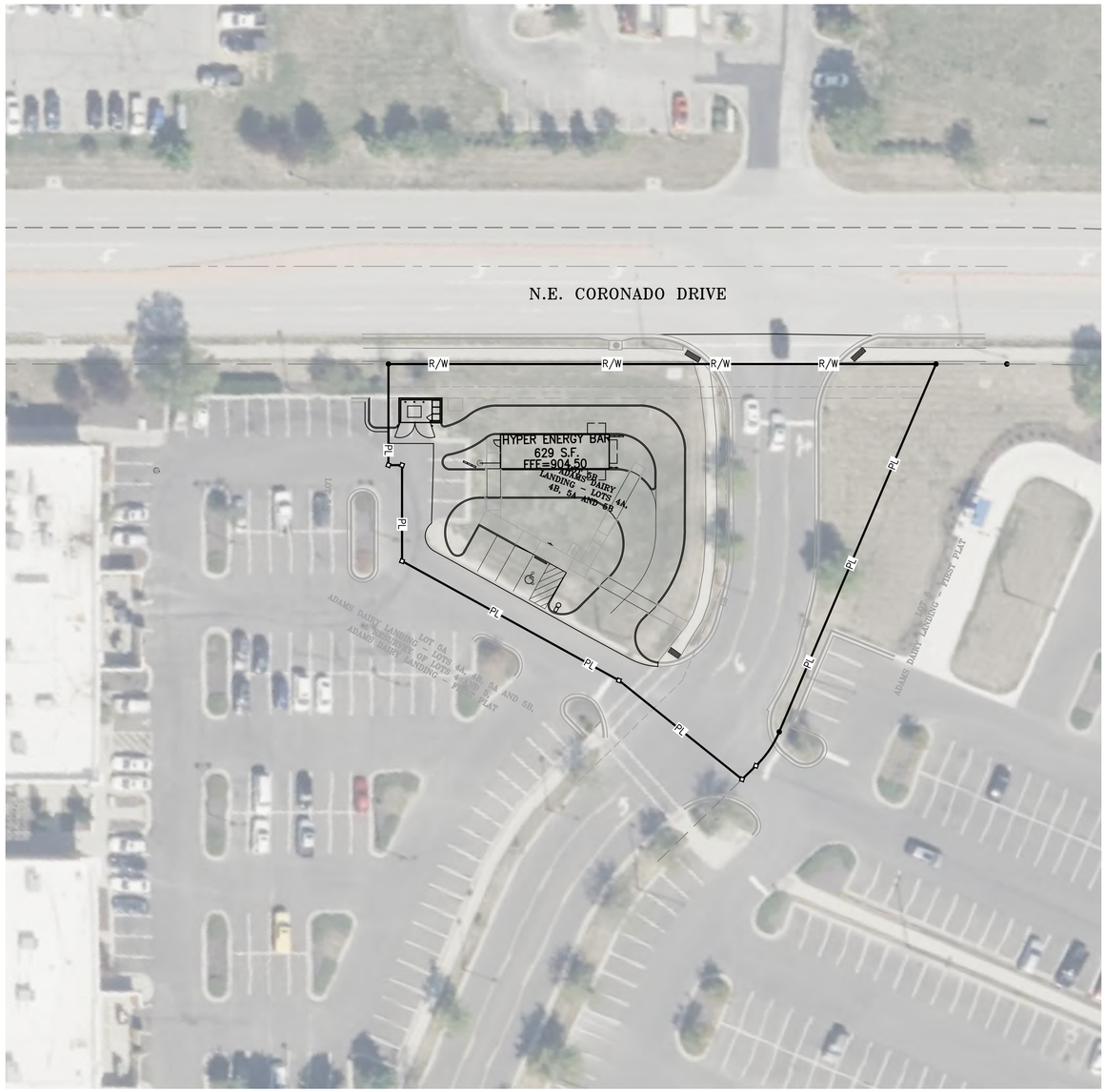
PDFS-02-25-9485
1286 NE CORONODO DR
Parcel# 36-500-04-47-00-0-00-000
ZONING SITE LOCATION MAP

N

1" = 200'

Date: 03/17/2025

SITE DEVELOPMENT PLANS
FOR
HYPER ENERGY BAR
ADDRESS: N.E. CORONADO DRIVE
IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



	INDEX
C000	COVER SHEET
C001	DEMO PLAN
C100	COLORED SITE PLAN
C101	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	EROSION CONTROL PLAN
C401	EROSION CONTROL DETAILS
C500–C502	STANDARD DETAILS
LS1	LANDSCAPE PLAN
LS2	COLORED LANDSCAPE PLAN
	ARCHITECTURAL PLANS

PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913–393–1155 OFFICE
913–393–1166 FAX
CONTACT: DANIEL FINN, P.E.

CURRENT PROPERTY OWNER:
BLUE SPRINGS DEVELOPMENT THREE, INC.
1 B WASHINGTON STREET, SUITE 300
PHOENIX, AZ, 85004

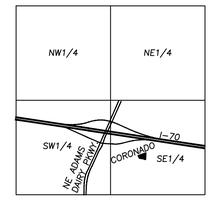
DEVELOPER:
HYPER ENERGY BAR
11275 AURORA AVE
URBANDALE, IA 50322
563–505–3069 OFFICE
CWHALEN@HOARI.COM
CONTACT: CHRISTOPHER WHALEN

BENCHMARK:
VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
1. SET "□" CUT IN BACK OF CURB 3 FEET WEST OF LIGHT POLE AT SE CORNER.
ELEVATION = 900.59

LEGAL DESCRIPTION:
LOT 5B, ADAMS DAIRY LANDING – LOTS 4A, 4B, 5A AND 5B, A RESURVEY OF LOTS 4 AND 5, ADAMS DAIRY LANDING – FIRST PLAT, A SUBDIVISION IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

GROSS AREA = ±0.6474 ACRES / ±28,201 SQ.FT.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BLUE SPRINGS, COMMUNITY NO. 290169, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0338G, AND DATED JANUARY 20, 2017.



VICINITY MAP
SEC. 29–49N–30W

SCALE: 1"=2000'

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

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

LEGEND
PL — PROPERTY LINE
— — — LOT LINE
— R/W — RIGHT-OF-WAY

SCALE: 1"=30'
0' 30' 60'

STATE OF MISSOURI
DANIEL FINN
NUMBER PE-2024013356
PROFESSIONAL ENGINEER
02/28/2025

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
FAX (913) 393-1166
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

COVER SHEET
HYPER ENERGY BAR (HEB)
BLUE SPRINGS, JACKSON, MISSOURI
ADDRESS: NE CORONADO DR.

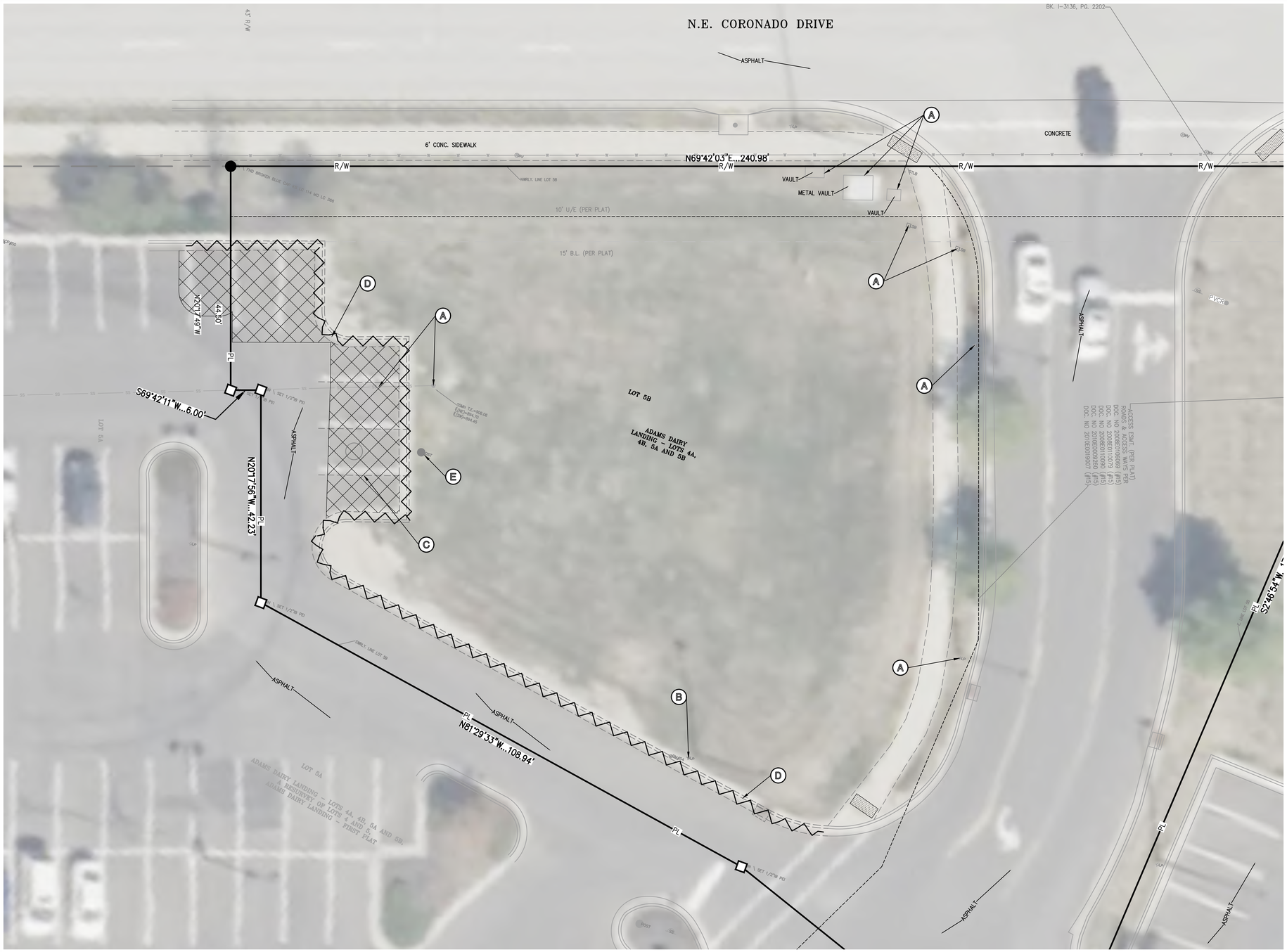
No.	Date	Revisions:	By	App.
1.	02-28-2025	REVISED PER STAFF COMMENTS	AEB	DAF

PROJECT NO. 240954
DATE: 02-06-2025 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING – LS-82
MISSOURI ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C000

Received
03/03/2025 8:05:18 AM

\\PHELPS-SERVER\Projects\P\240954\dwg\Final Site Plans\COVER.dwg Layout:1 Feb 28, 2025 - 3:29pm Daniel Finn



DEMOLITION KEY NOTES:

(A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.

(B) RELOCATE EXISTING LIGHT POLE (SEE SITE PLAN).

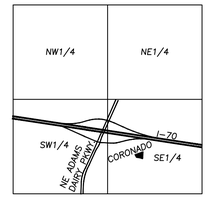
(C) THE CONTRACTOR SHALL REMOVE EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.

(D) REMOVE EXISTING CONCRETE CURB AND GUTTER.

(E) REMOVE EXISTING POST.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING TREE TO REMAIN
- BT — EXISTING BURIED TELEPHONE
- CATV — EXISTING CABLE TELEVISION LINE
- FO — EXISTING FIBER OPTIC LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC
- OHP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- LP — EXISTING LIGHT POLE
- EXISTING CHAIN LINK FENCE



VICINITY MAP
SEC. 29-49N-30W

SCALE: 1"=2000'

SCALE: 1"=10'
0' 10' 20'

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.

2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

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

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

STATE OF MISSOURI
DANIEL FINN
NUMBER PE-2024013356
PROFESSIONAL ENGINEER
02/28/2025

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PLANNING
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DEMOLITION PLAN
HYPER ENERGY BAR (HEB)
BLUE SPRINGS, JACKSON, MISSOURI
ADDRESS: NE CORONADO DR.

Revisions:	No.	Date	By	App.
REVISED PER STAFF COMMENTS	1.	02-28-2025	AEB	DAF

PROJECT NO. 240954
DATE: 02-06-2025 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION KANSAS SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128 ENGINEERING-2007005328

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N.E. CORONADO DRIVE

DOC. NO. I-12640
BK. I-2808, PG. 1878
& DOC. NO. 98I-7394
BK. I-3136, PG. 2202

43' R/W

ASPHALT

6' CONC. SIDEWALK

CONCRETE

ELECTRIC EQUIPMENT POLE

R/W

N69°42'03"E...240.98'

WIRELY LINE LOT 5B

WALL

METAL WALL

10' U/E (PER PLAT)

15' B.L. (PER PLAT)

N20°17'49"W
44.50'

HYPER ENERGY BAR
629 S.F.

FFE=904.50

LOT 5B

PL

S69°42'11"W...6.00'

ADAMS DAIRY
LANDING - LOTS 4A,
4B, 5A AND 5B

N20°17'56"W...42.23'

WIRELY LINE LOT 5B

ASPHALT

PL

N81°29'33"W...108.94'

LOT 5A
ADAMS DAIRY LANDING - LOTS 4A, 4B, 5A AND 5B,
A RESURVEY OF LOTS 4 AND 5,
ADAMS DAIRY LANDING - FIRST PLAT

PL

N71°31'48"W...69.50'

ACCESS EASMT. (PER PLAT)

Δ=22°40'33"
R=46.00'...18.21'

ACCESS EASMT.
(PER PLAT)

ASPHALT

DOC. NO. 2009E0106089 (P.S.)
DOC. NO. 2009E0110079 (P.S.)
DOC. NO. 2009E0110080 (P.S.)
DOC. NO. 2009E0106090 (P.S.)
DOC. NO. 2010E0106027 (P.S.)

PYCR

PYCR

PL

S2°46'54"W...175.95'

PL

ASPHALT

LOT 6

ADAMS DAIRY LANDING - FIRST PLAT

ASPHALT

ASPHALT

NW1/4 NE1/4
SW1/4 SE1/4
NE ADAMS DAIRY PKWY
CORONADO
I-70

VICINITY MAP
SEC. 29-49N-30W

N

SCALE:
1"=2000'

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	6" CURB
	GRASS
	BUILDING
	BUILDING OVERHANG
	TRANSFORMER PAD
	ASPHALT OR CONCRETE PAVEMENT / SIDEWALK

N

SCALE: 1"=20'
0' 20' 40'

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PLANNING
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COLORED SITE PLAN

HYPER ENERGY BAR (HEB)

BLUE SPRINGS, JACKSON, MISSOURI

ADDRESS: NE CORONADO DR.

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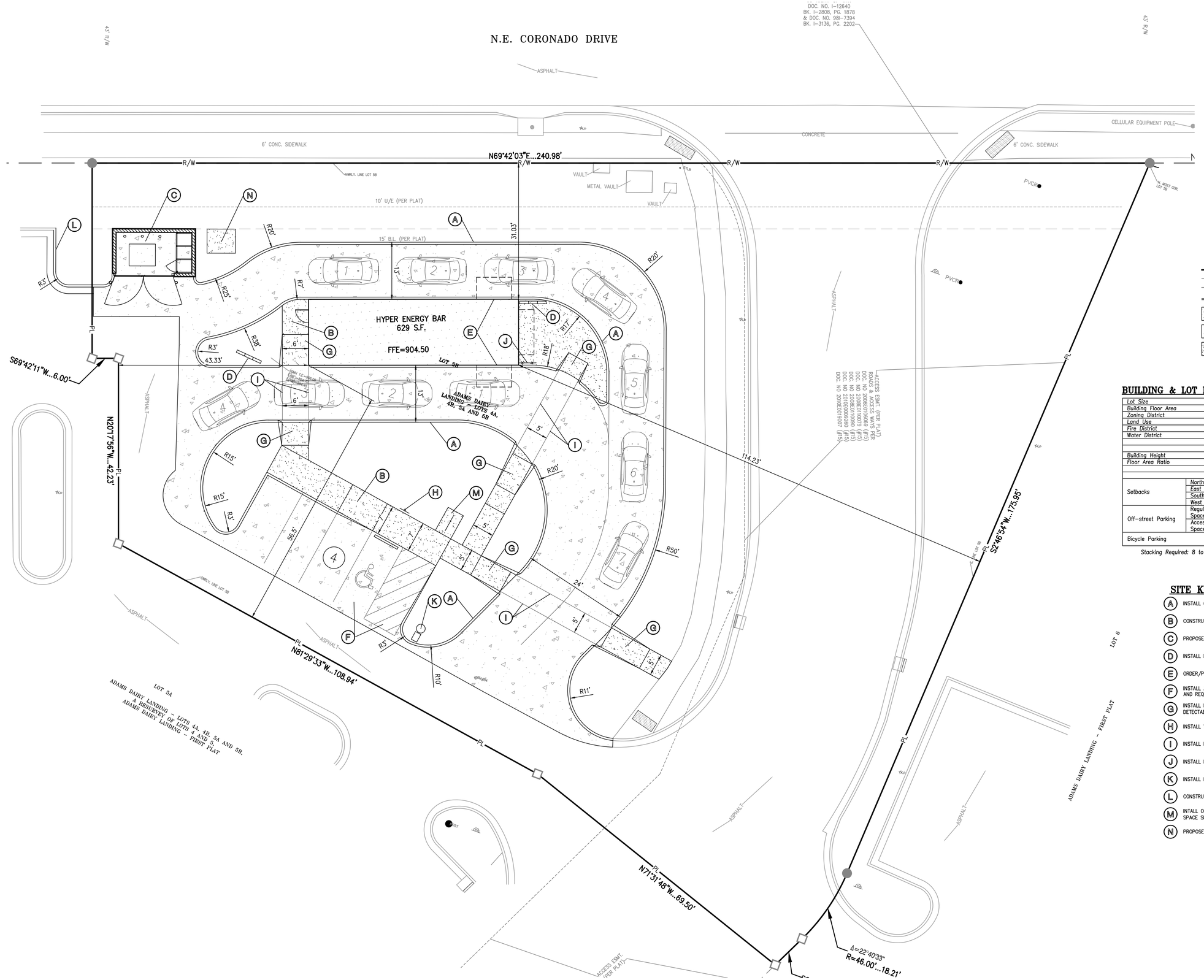
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LAND SURVEYING
ENGINEERING - E-391

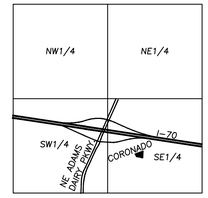
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MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007035539

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VICINITY MAP
SEC. 29-49N-30W

SCALE: 1"=2000'

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 6" CURB
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

BUILDING & LOT DATA

Lot Size		28,201 S.F., 0.65 AC.	
Building Floor Area		629 SF	
Zoning District		GB/PUD/R-O/ADP-O	
Land Use		Existing – Undeveloped Proposed – Commercial	
Fire District		Central Jackson County Fire Protection District	
Water District		City of Blue Springs	
		Allowed	Proposed
Building Height		15-30 feet, up to 2 stories	16 feet
Floor Area Ratio		0.25	0.0223
		Required	Proposed
Setbacks	North	0-10 feet	31 feet
	East	5 feet	114 feet
	South	10 feet	56 feet
	West	5 feet	43 feet
Off-street Parking	Regular Spaces	2	3
	Accessible Spaces	1	1
Bicycle Parking		1	2

Stacking Required: 8 to order box (4 from pick-up window to order box)

SITE KEY NOTES:

- (A) INSTALL 6" CONCRETE CURB (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) PROPOSED TRASH ENCLOSURE (RE: ARCH PLANS).
- (D) INSTALL MENU BOARD (NO SPEAKER).
- (E) ORDER/PICKUP WINDOW.
- (F) INSTALL ACCESSIBLE PARKING SPACE, CONCRETE WHEEL STOP, AND REQUIRED STRIPING PER ADA SPECIFICATION.
- (G) INSTALL PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING)
- (H) INSTALL VAN ACCESSIBLE PARKING SIGN.
- (I) INSTALL PAINTED CROSSWALK (WHITE, TYP.).
- (J) INSTALL HANDRAIL.
- (K) INSTALL RELOCATED LIGHT POLE. CONNECT TO EXISTING CIRCUIT.
- (L) CONSTRUCT 2' CONCRETE CURB & GUTTER (TYP.).
- (M) INTALL ONE BICYCLE RACK FOR TWO BICYCLE SPACES. EACH SPACE SHALL BE A MINIMUM OF 2'x6'.
- (N) PROPOSED TRANSFORMER PAD (RE: UTILITY PLAN).

SCALE: 1"=20'
0' 20' 40'

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PLANNING
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SITE PLAN
HYPER ENERGY BAR (HEB)
BLUE SPRINGS, JACKSON, MISSOURI
ADDRESS: NE CORONADO DR.

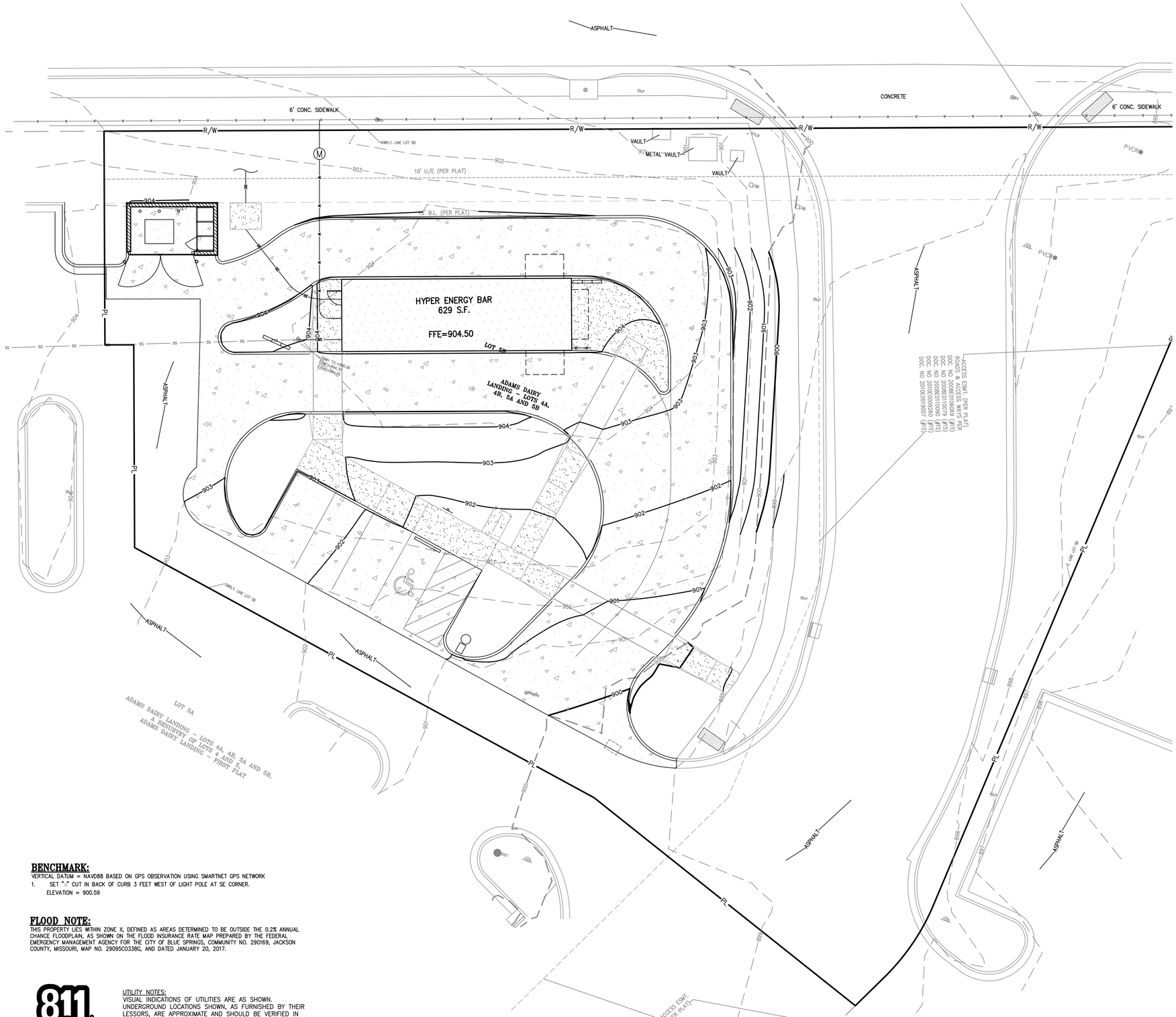
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ENGINEERING-2007003228

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SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.

2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.

3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.

4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.

5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.

7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.

8. EARTHWORK:

   A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.

   B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.

   C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.

   D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.

   E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.

   F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.

9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.

10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.

11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.

12. PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.

13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
	PROPOSED SPOT ELEVATION
XXX.XX TW	LG LIP OF GUTTER
	TC TOP OF CURB
	SW SIDEWALK
	ME MATCH EXISTING
	HP HIGH POINT
	LP LOW POINT
	P TOP OF PAVEMENT
	TE TOP OF STRUCTURE
	GR GROUND ELEVATION
	EXISTING STORM SEWER

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

1. SET "+" CUT IN BACK OF CURB 3 FEET WEST OF LIGHT POLE AT SE CORNER.
   ELEVATION = 900.59

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF BLUE SPRINGS, COMMUNITY NO. 290169, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0338G, AND DATED JANUARY 20, 2017.

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

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

SCALE: 1"=10'
0' 10' 20'

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PLANNING
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GRADING PLAN

HYPER ENERGY BAR (HEB)

BLUE SPRINGS, JACKSON, MISSOURI

ADDRESS: NE CORONADO DR.

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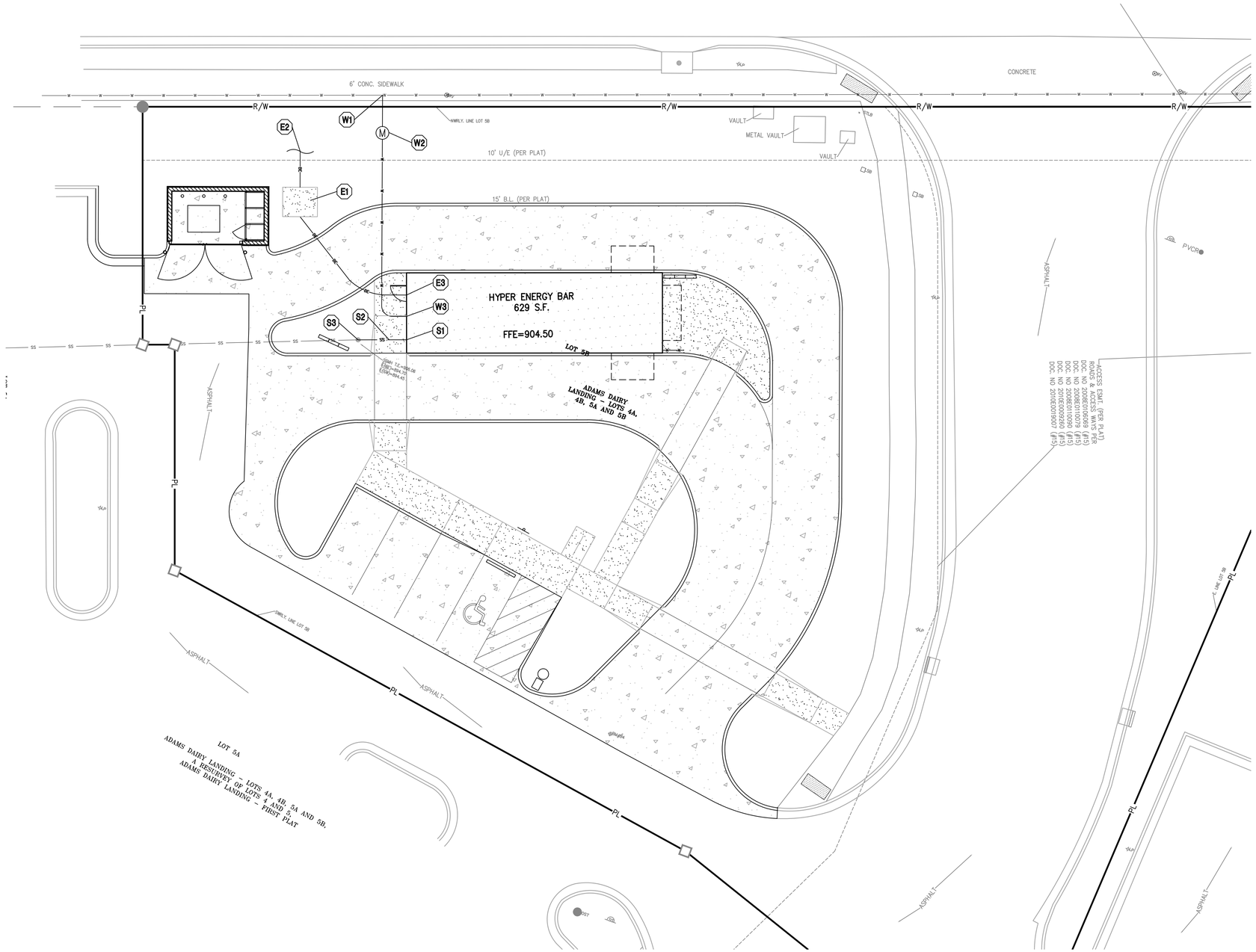
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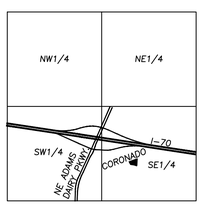
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VICINITY MAP
SEC. 29-49N-30W

SCALE:
1"=2000'

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UTILITY KEY NOTES:

E1 INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.

E2 INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW ELECTRIC COMPANY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.

E3 ELECTRIC ENTRY INTO BUILDING. INSTALL SECONDARY ELECTRICAL CONDUIT FROM TRANSFORMER TO ELECTRICAL ENTRY. FOLLOW ELECTRIC COMPANY REQUIREMENTS (REFER TO BUILDING ELECTRIC PLAN.)

W1 CONTRACTOR TO COORDINATE 1" TAP ON EXISTING 12" DIP MAIN FOR FOR PROPOSED BUILDING DOMESTIC SERVICE LINE WITH LOCAL WATER UTILITY (APPROXIMATE LOCATION). CONTACT WATER UTILITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE OF MAIN AND CONTACT ENGINEER IF DISCREPANCY EXISTS. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY WATER UTILITY.

W2 CONTRACTOR TO COORDINATE INSTALLATION OF 1" WATER METER PIT (WATER METER AND PIT TO BE PROVIDED BY CITY). CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATER UTILITY STANDARDS. CONTRACTOR TO INCREASE FROM 1" TO 1-1/4" DOMESTIC SERVICE LINE DOWNSTREAM OF DOMESTIC WATER METER.

W3 1-1/4" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.

S1 CONNECT TO BLDG. SANITARY SEWER INTERIOR PLUMBING (RE: MEP PLANS) TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR) AT FOUNDATION WALL.
FG=904.50
FL=900.50

S2 INSTALL 9 L.F. 6" PVC (SFR-26) @ 1.00% MIN SLOPE.

S3 CONNECT TO EXISTING SANITARY SEWER STUB.
EX. FL = 894.70 (SIZE UNKNOWN)
LOWER EXISTING SANTIARY SEWER MANHOLE TO NEW FINISHED GRADE
EX. TE=906.06
PROP. TE=904.40

UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City and Johnson County Unified Wastewater District.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):

    A. Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
    1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
    2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.

    B. Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with one of the following:
    1. Gray Cast Iron Water Pipe: ANSI A21.6, thickness class 52.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    2. Ductile Iron Water Pipe: AWWA C151, thickness class 50.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    3. Polyvinyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
       a. Elastomeric gaskets and lubricant: ASTM F477 for smaller pipes.
       b. Pipe joints: Integrally molded bell ends, ASTM D3139.
       c. Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with "Water Service" in large letters

14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterone's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W 6"	EXISTING WATER LINE (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
	PROPOSED STORM SEWER LINE (& SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
F 6"	PROPOSED FIRE LINE (& SIZE)
-ST- 6"	PROPOSED ROOF DRAIN (& SIZE)

SCALE: 1"=10'
0' 10' 20'

STATE OF MISSOURI
DANIEL FINN
NUMBER PE-2024013356
PROFESSIONAL ENGINEER
02/28/2025

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
www.phelpsengineering.com
PLANNING ENGINEERING IMPLEMENTATION

UTILITY PLAN
HYPER ENERGY BAR (HEB)
BLUE SPRINGS, JACKSON, MISSOURI
ADDRESS: NE CORONADO DR.

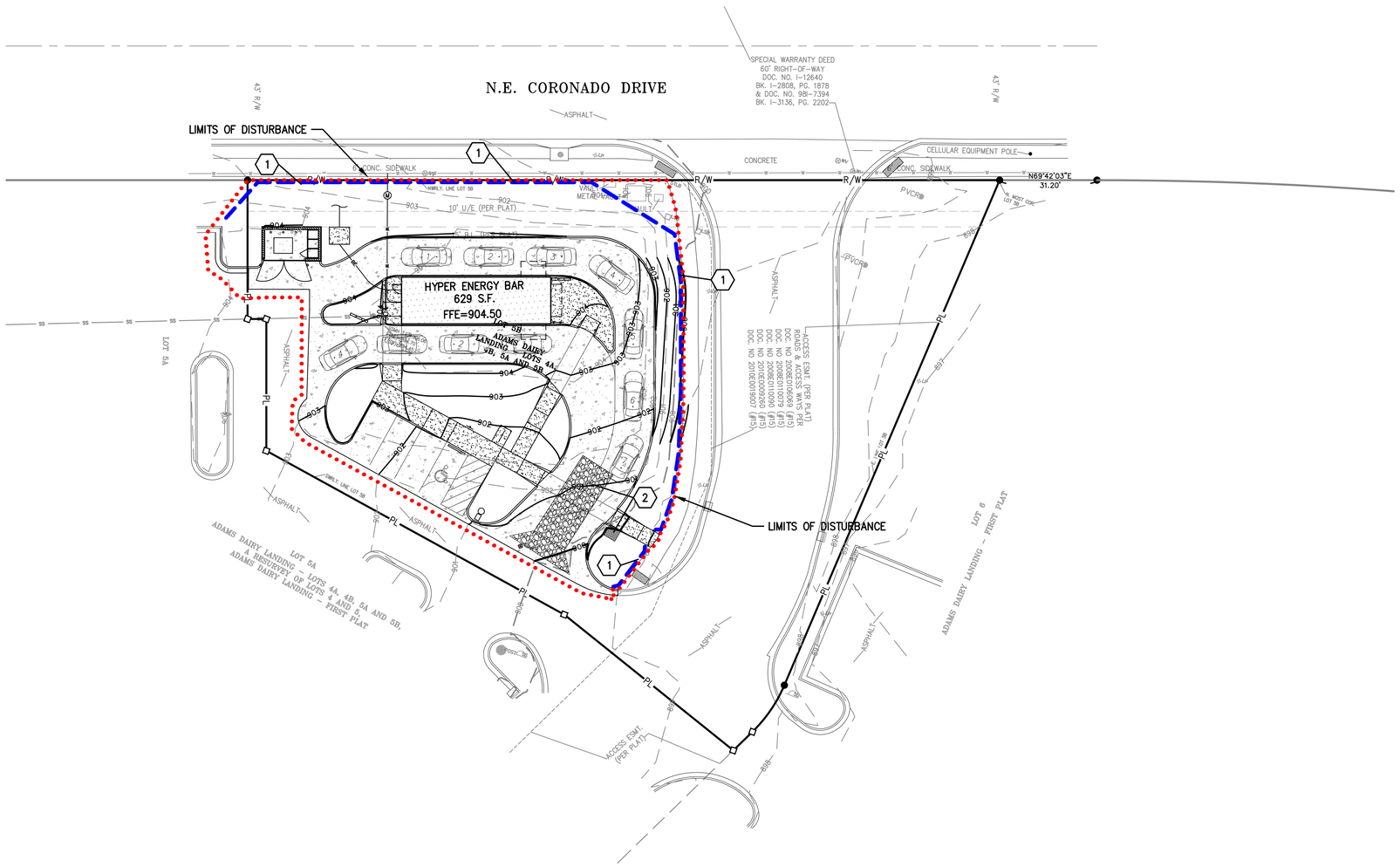
Revisions:	No.	Date	By	App.
REVISED PER STAFF COMMENTS	1.	02-28-2025	AEB	DAF

PROJECT NO. 240954
DATE: 02-06-2025 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007035339

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SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																		
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																		
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

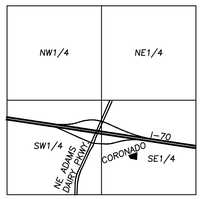
Erosion and Sedimentation Control

1. All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed and immediately stabilized before any subsequent stage is initiated. Clearing, grubbing, and topsoil stripping shall be limited only to those areas described in each stage. No fill shall be placed in future rights-of-way under a Land Disturbance permit unless approved by the City Engineer.
2. The Contractor or Owner shall obtain a Land Disturbance Permit from the City of Olathe. The permit holder must schedule an initial erosion and sediment control inspection prior to any earthmoving on the proposed site as per the approved plan. Scheduling of initial inspections must be made at least twenty four (24) hours in advance.
3. All excavation for utility line installation shall be limited to the amount that can be excavated, installed, backfilled and stabilized within one working day. All excavated material shall be deposited on the upslope side of the trench. Sediment laden water that accumulates in the trenches shall be pumped through a filtration device, or equivalent sediment removal facility, or over non-disturbed vegetated areas. Discharge points should be established to provide for maximum distance to active waterways.
4. Before implementing any revisions to the approved erosion and sediment control Plan or revisions to other plans, which may affect the effectiveness of the approved Erosion and Sediment control plan, the Contractor must receive approval of the revisions from the City of Olathe.
5. All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Kansas Department of Health and Environment's regulations. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
6. Before disposing of soil or receiving borrow for the site, the Contractor must assure that each spoil or borrow area has an Erosion and Sediment Control Plan approved by the City of Olathe and which is being implemented and maintained according to City of Olathe regulations.
7. Any disturbed area on which activity has ceased must be stabilized immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be re-disturbed before winter shall be stabilized in accordance with temporary seeding specifications. Disturbed areas that are either at finished grade or will not be re-disturbed before winter must be stabilized with permanent seeding specifications.
8. Planting and seeding dates shall be in accordance with the City of Olathe Technical Specifications for Public Improvement Projects. Interim stabilization will be achieved by mulching.
9. Only limited disturbance will be permitted to construct sediment traps, diversion terraces, etc.
10. At the end of each working day, any sediment tracked or conveyed onto a public roadway will be removed and re-deposited onto the construction site. Removal can be completed through use of mechanical or hand tools, but must never be washed off the road using water.
11. Sediment removal from erosion and sediment controls and facilities shall be disposed of in landscaped areas outside of steep slopes, wetlands, floodplains, or drainage swales and immediately stabilized or placed in topsoil stockpiles.
12. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the Contractor shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution.
13. A copy of the approved erosion and sediment control plan and Stormwater Pollution Prevention Plan (SWPPP) must be available at the project site at all times.
14. All pumping of sediment laden water shall be through a sediment removal facility or over undisturbed vegetated areas.
15. Stabilization is defined as a minimum uniform 70% perennial vegetated cover or other permanent non-vegetated cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
16. An erosion control blanket will be installed on all disturbed slopes steeper than 3:1 and all areas of concentrated flows.
17. Until the site is stabilized, all erosion and sediment control BMPs must be maintained properly. Maintenance must include inspections of all erosion and sediment control BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
18. Any sediment removed from BMPs during construction shall be returned to upland areas on site and incorporated into site grading.
19. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the Owner and or Contractor shall contact the City for a final inspection.

LEGEND

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT PIT
- LIMITS OF DISTURBED AREAS
- SILT FENCE
- INLET PROTECTION

DISTURBED AREA = 0.34 ACRES

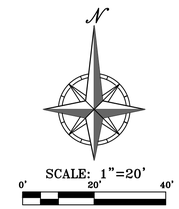


VICINITY MAP
SEC. 29-49N-30W

SCALE: 1"=2000'

STAGING CHART

	Project Stage	BMP Plan Ref No.	BMP Description	Remove after Stage:	Notes:
PHASE 1	A. Prior to Land Disturbance/ Sanitary Sewer Installation	1	Sediment Fence	C	Place downstream project site perimeter.
		2	Constr Entrance & Staging Area	C	Include concrete washout pit.
PHASE 2	B. Mass Grading & Storm Sewer Installation	3	Rock Ditch Check	C	Install rock ditch check.
		4	Rip-Rap	N/A	Install Rip-Rap, see storm sewer plan.
		5	Inlet Protection	C	Install Inlet Protection before and after paving
	C. During Building Construction Until Closure of Land Disturbance Permit		Seed/Sod & Landscape	NA	Install Sod/Seed and Landscaping.



STATE OF MISSOURI
DANIEL FINN
NUMBER PE-2024013356
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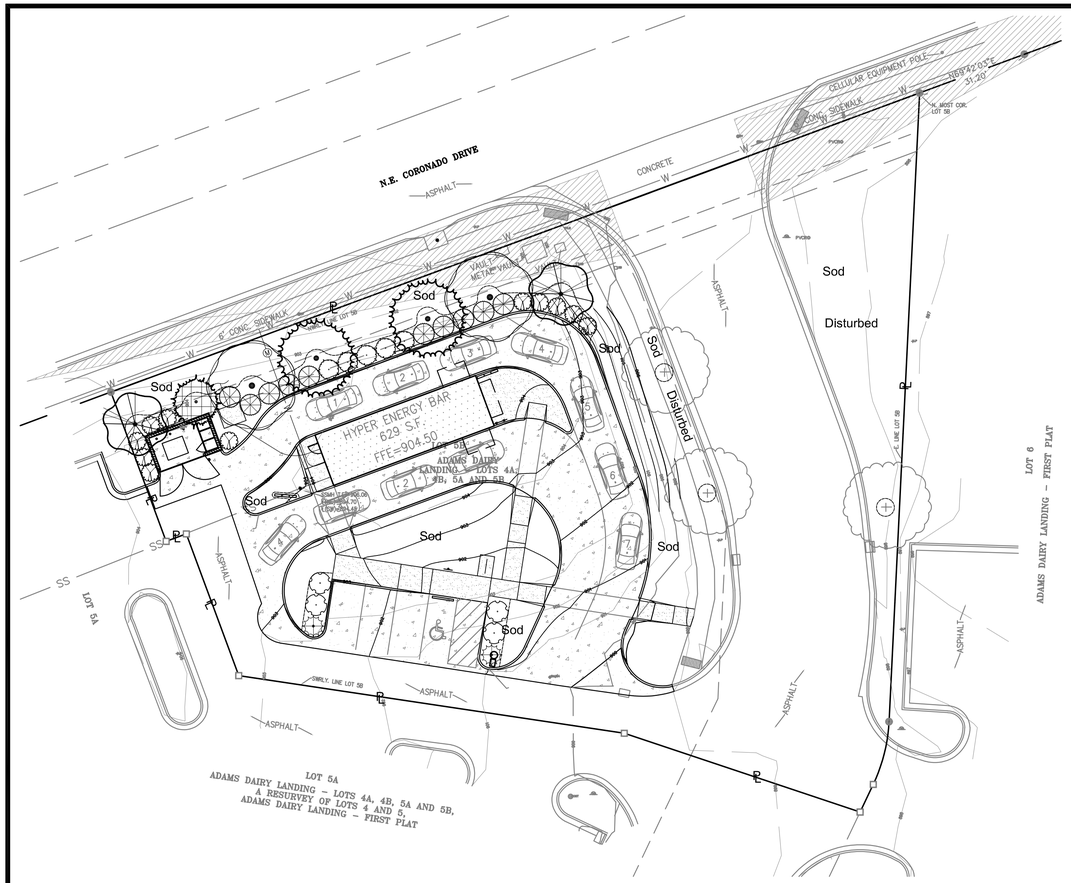
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	2	Gymnocladus dioicus 'Espresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2"Cal	
	1	Juniperus virginiana `Hillspire` / Hillspire Juniper	B & B		6` hgt.
	2	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	1.5"Cal	
	2	Taxodium distichum `Shawnee Brave` TM / Bald Cypress	B & B	2"Cal	

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	10	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
	2	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal
	11	Physocarpus opulifolius `Center Glow` / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal
	5	Rhus aromatica / Fragrant Sumac 24"-30" hgt. & sp.	5 gal
	4	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal

Landscape Matrix Table

Parcel Zoning GB	Buffer Details			Calculations	Proposed Plant Units				Subtotals	
Location of Buffer	Length (of property line)	Buffer Type	Buffer Width	Plant Unit Calculation	Shade Trees (8u)	Ornamental (5u)	Conifers (5u)	Shrubs (1u)	Total Proposed Units	Above/ Below Required
North Property Line (Major Collector)	148'	B	15	148' 45/100 =67 pu	4 (32pu)	2 (10pu)	1 (5pu)	20 (20pu)	67	0
East Property Line (Zoning GB)	180'	NA	NA	NA						
South Property Line (Zoning GB)	109'	NA	NA	NA						
West Property Line (Zoning GB)	87'	NA	NA	NA						
Parking Lot Landscaping (2 pu per parking space)	NA	NA	NA	4 spaces x2= 8 pu				12 (12pu)	12	+4
Open Space Landscaping	NA	NA	NA	9,646/ 1,000x2= 19.29 pu	3 (18pu)				18	-1.29
Cumulative Totals:				94.29 pu					97	+2.71

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
5. ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL.
7. FERTILIZER FOR FESCUE SODDED LAWN, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
18. MULCH SHALL BE 3" DEPTH OF SHREDDED HARDWOOD DYED BROWN OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
19. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
20. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
21. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION IF THE OWNER DESIRES. IF NOT, ALL TREES SHALL RECEIVE A 20 GALLON ARBOR RAIN WATERING DONUT OR APPROVED EQUAL.

Transplant Additives:

1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.
2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

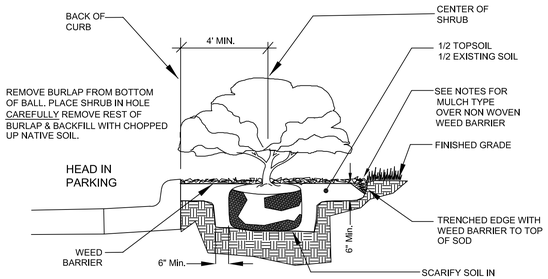
IRRIGATION NOTES:

All irrigation equipment shall be Rain Bird products or approved equal.

Drip Irrigation Note: Drip irrigation shall be 1/2" flex tubing with in line emitters and check valves spaced 12" on center. For individual shrubs an 18" diameter circle shall be placed around each shrub. For trees in landscape beds two loops shall be around tree. One at 3' diameter and one at 5' diameter. Groundcover areas shall have lines placed 18" apart covering entire bed.

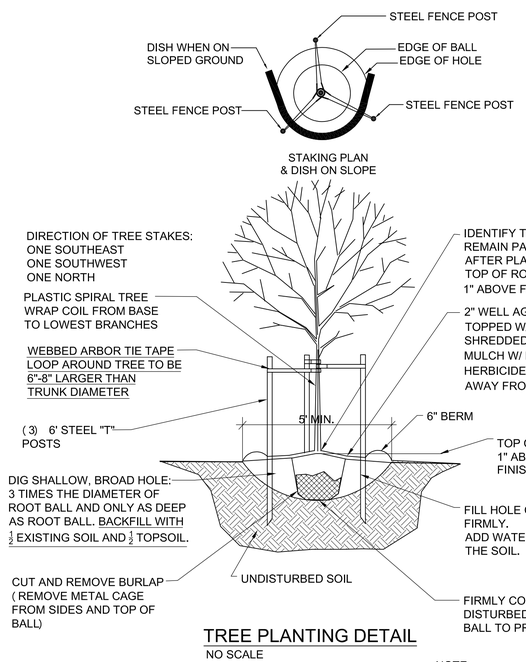
Quick Couple Locations: Quick couples shall be placed in the main line of the irrigation so they may be used when irrigation is not running.

Irrigation controller shall be located as directed by Owner.



SHRUB BED & PARKING SETBACK DETAIL

NO SCALE

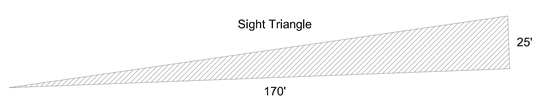


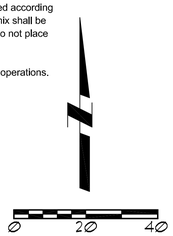
TREE PLANTING DETAIL

NO SCALE

NOTE:
IF NO IRRIGATION SYSTEM ALL TREES SHALL RECEIVE A 20 GALLON ARBOR RAIN WATERING DONUT OR APPROVED EQUAL.

EXISTING SHADE TREES TO REMAIN





Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

02/28/2025

STATE OF MISSOURI PETER A. OPPERMANN NUMBER LA-98 LANDSCAPE ARCHITECT

Landscape Plan
Hyper Energy Bar

Lot 5B Adams Dairy Landing
Blue Springs, Missouri

LS-1

Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
92 Debra Lane
New Windsor, New York 12553
peteoppermann56@gmail.com
913.522.5598

Received
03/03/2025 8:05:20 AM



PLANT_SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
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6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL.
7. FERTILIZER FOR FESCUE SODDED LAWN, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
18. MULCH SHALL BE 3" DEPTH OF SHREDDED HARDWOOD DYED BROWN OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
19. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
20. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
21. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION IF THE OWNER DESIRES. IF NOT, ALL TREES SHALL RECEIVE A 20 GALLON ARBOR RAIN WATERING DONUT OR APPROVED EQUAL.

Transplant Additives:

1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.
2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

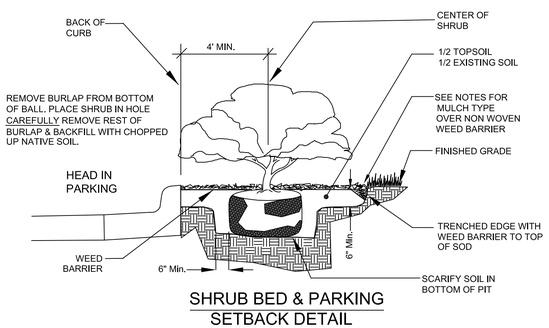
IRRIGATION NOTES:

All irrigation equipment shall be Rain Bird products or approved equal.

Drip Irrigation Note: Drip irrigation shall be 1/2" flex tubing with in line emitters and check valves spaced 12" on center. For individual shrubs an 18" diameter circle shall be placed around each shrub. For trees in landscape beds two loops shall be around tree. One at 3' diameter and one at 5' diameter. Groundcover areas shall have lines placed 18" apart covering entire bed.

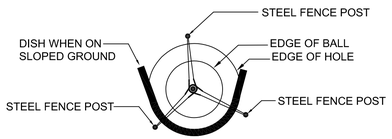
Quick Couple Locations: Quick couples shall be placed in the main line of the irrigation so they may be used when irrigation is not running.

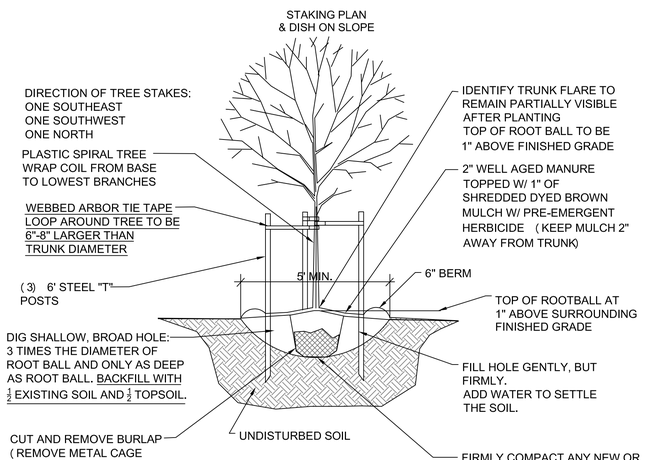
Irrigation controller shall be located as directed by Owner.



SHRUB BED & PARKING SETBACK DETAIL

NO SCALE



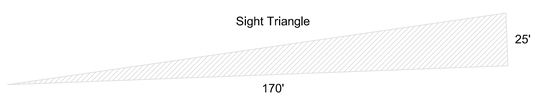


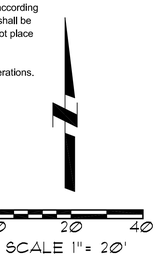
TREE PLANTING DETAIL

NO SCALE

NOTE:
IF NO IRRIGATION SYSTEM ALL TREES SHALL RECEIVE A 20 GALLON ARBOR RAIN WATERING DONUT OR APPROVED EQUAL.

EXISTING SHADE TREES TO REMAIN





Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



02/28/2025

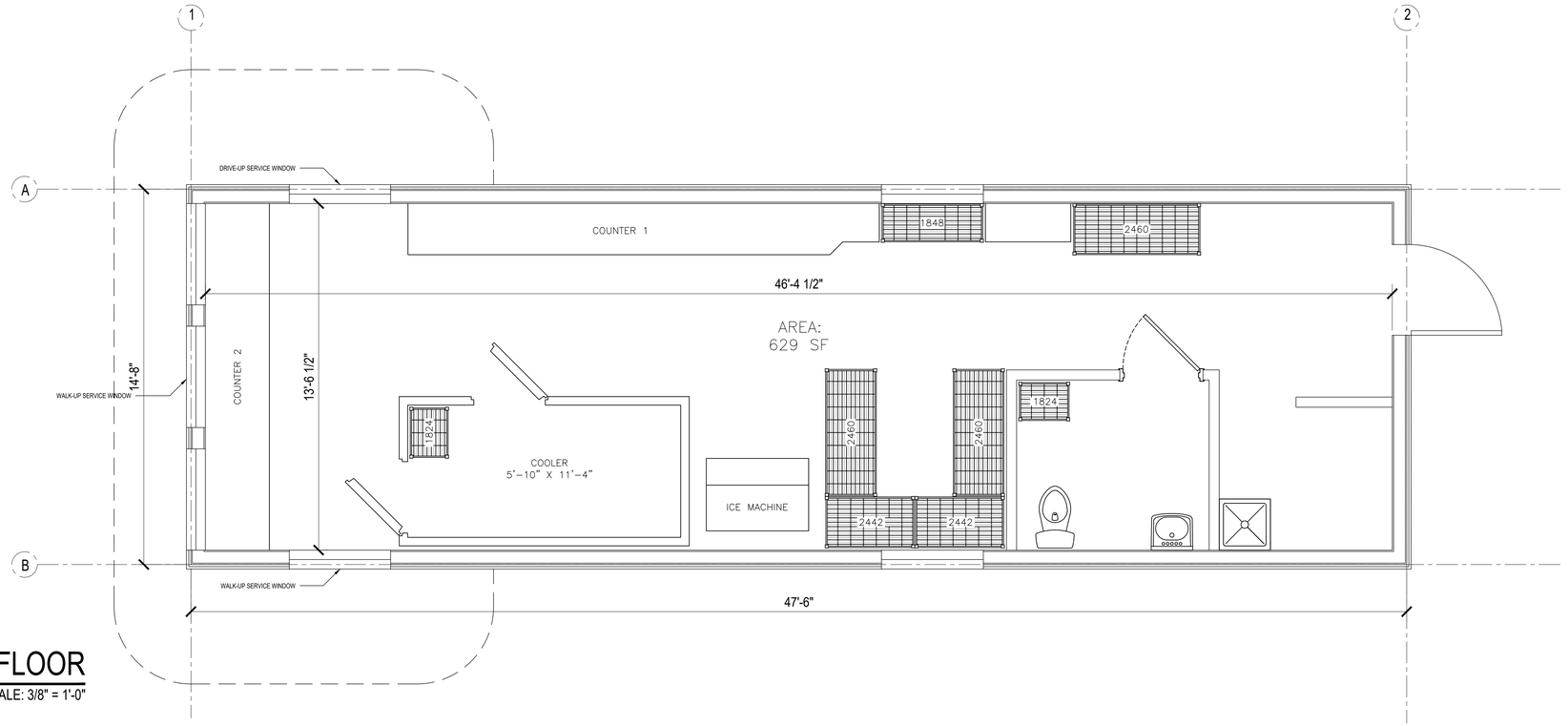
Landscape Plan
Hyper Energy Bar

Lot 5B Adams Dairy Landing
Blue Springs, Missouri

LS-2

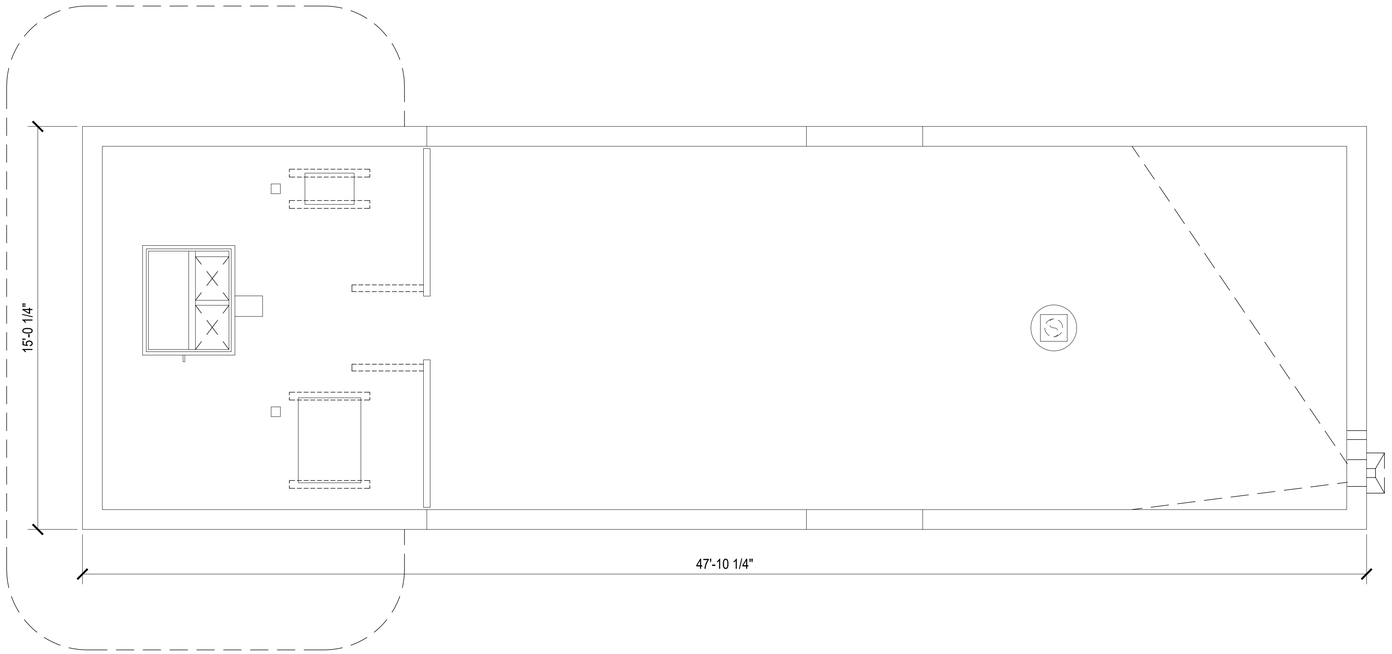
Oppermann LandDesign, LLC
Land Planning ♣ Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
peteoppermann56@gmail.com
913.522.5598

Received
03/03/2025 8:05:20 AM



1 / A1.1 **FIRST FLOOR**

SCALE: 3/8" = 1'-0"



2 / A1.1 **ROOF PLAN**

SCALE: 3/8" = 1'-0"

Date:	...
Designed by:	HOAD
Drawn by:	EJS
Checked by:	...

ISSUED FOR REVIEW:
11/20/2024

Revisions:

HYPER ENERGY BAR

LOT 5B ADAMS DAIRY LANDING
BLUE SPRINGS, MISSOURI

Heart of America

515 E Locust St. Suite 100, Des Moines, IA 50309 | 1501 River Drive, Moline, IL 612655 | Phone: 309.797.9300

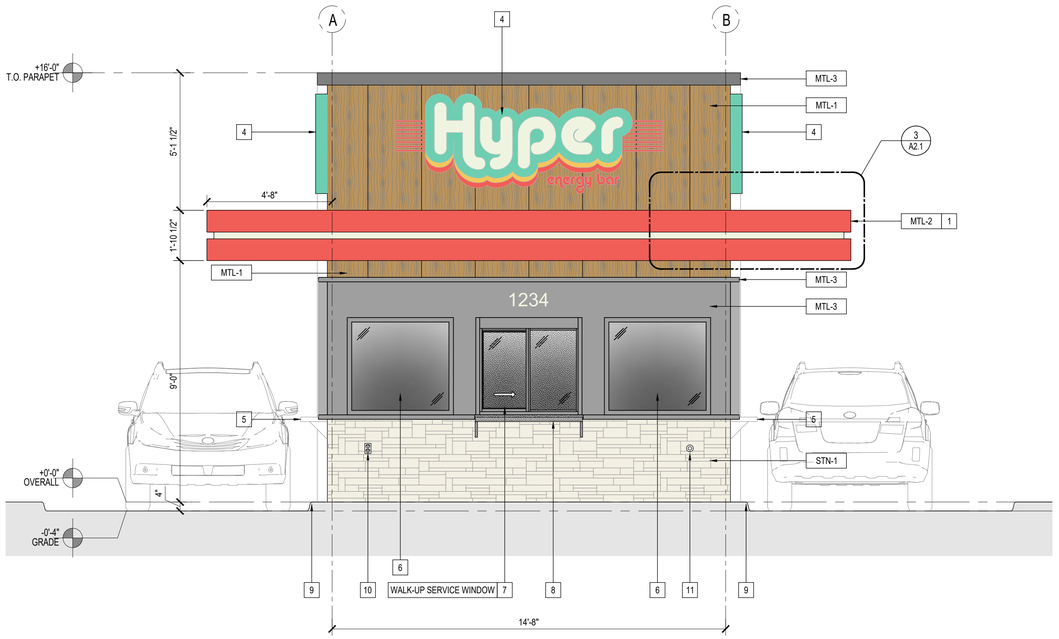
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Project No. 565-___

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FIRST FLOOR &
ROOF PLAN - SMALL SIMPLE

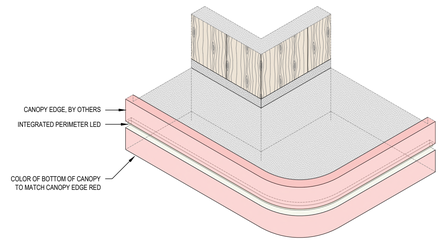
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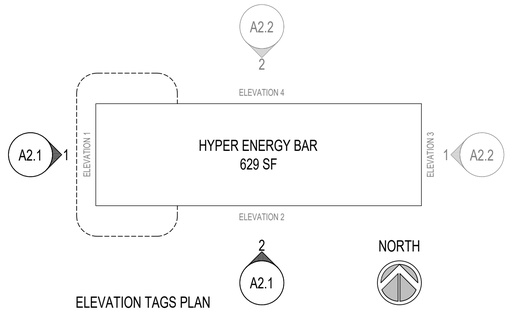
1 A2.1 **ELEVATION 1**

SCALE: 3/8" = 1'-0"



3 A2.1 **CANOPY CORNER ISOMETRIC**

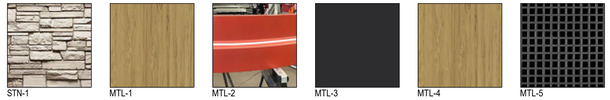
SCALE: 3/8" = 1'-0"



ELEVATION TAGS PLAN

EXTERIOR FINISH SCHEDULE

TAG:	MATERIAL:	MANUFACTURER:	PRODUCT:	COLOR / FINISH:	MAT. CLASS:
STN-1	STONE	EDEN VALDERS STONE	EDEN DIMENSIONAL SPLIT FACE LIMESTONE	MORTAR COLOR BY OWNER (NO DRY STACK)	1
MTL-1	METAL	*TO BE CONFIRMED*	DECORATIVE METAL PANEL	TIMBER WITH VERTICAL GRAIN TEXTURE	1
MTL-2	METAL (CANOPY)	SIGNAGE COMPANY	FORMED METAL	PAINT "HYPER RED" PANTONE 2348 C	4
MTL-3	METAL	*TO BE CONFIRMED*	DECORATIVE METAL PANEL	MATTE BLACK	1
MTL-4	METAL	*TO BE CONFIRMED*	DECORATIVE METAL PANEL	TIMBER WITH VERTICAL GRAIN TEXTURE	1
MTL-5	METAL	McNICHOLS	EQUIPMENT SCREENING	HANOVER SQUARE 2064 20 GA PAINT MATTE BLACK	4



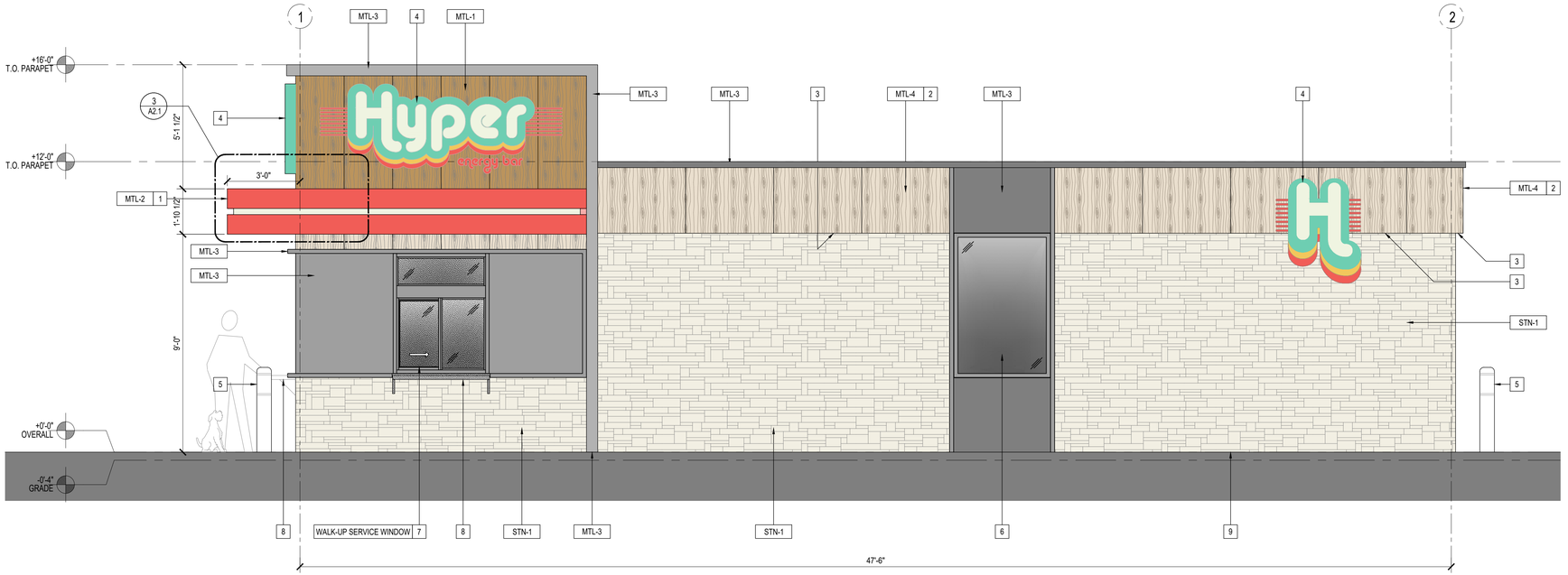
EXTERIOR FINISH QUANTITIES

	TAG:	MATERIAL:	AREA:	PERCENTAGE:
ELEVATION 1	STN-1	STONE	46 SF	18 %
	MTL-1	METAL	79 SF	30 %
	MTL-2	METAL (CANOPY)	45 SF	18 %
	MTL-3	METAL	43 SF	17 %
	MTL-4	METAL	0 SF	0 %
	MTL-5	METAL	0 SF	0 %
	..	GLAZING	43 SF	17 %
ELEVATION 2	STN-1	STONE	328 SF	54 %
	MTL-1	METAL	64 SF	10 %
	MTL-2	METAL (CANOPY)	28 SF	5 %
	MTL-3	METAL	49 SF	8 %
	MTL-4	METAL	97 SF	16 %
	MTL-5	METAL	0 SF	0 %
	..	GLAZING	43 SF	7 %

NOTE TO G.C.: SOME MATERIALS MAY OVERLAP. CONTACT ARCHITECT FOR ACTUAL FIELD QUANTITIES.

EXTERIOR FINISH NOTES

1. PRE-FABRICATED CANOPY EDGE WITH PRE-WIRED INTEGRATED PERIMETER LED LIGHTING PROVIDED AND INSTALLED BY SIGN COMPANY. DIMENSIONS TO BE VERIFIED IN-FIELD AND INSTALLATION TO BE COORDINATED BY G.C.
2. SHAPE, SIZE AND DESIGN OF PANELS MAY VARY BETWEEN LOCATIONS AND MAY DEPEND ON LOCAL REQUIREMENTS.
3. WALL-WASH DOWNLIGHT ALONG BOTTOM PERIMETER OF PANELS.
4. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE ELECTRICAL CONNECTION THROUGH FLEXIBLE CONDUITS. THE SIGN COMPANY SHALL OBTAIN SIGNAGE PERMIT AND SUBMIT SUPPORTING DOCUMENTATION, AS PER LOCAL CITY REQUIREMENT AND CODE. G.C. SHALL VERIFY ACTUAL LOCATION AND SIZE OF SIGNS WITH SIGN COMPANY'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. ALL ELEMENTS PROVIDED BY SIGN COMPANY TO BE REVIEWED BY OWNER PRIOR TO PRODUCTION AND INSTALLATION.
5. ALL BOLLARDS TO HAVE WHITE BOLLARD COVER WITH WHITE REFLECTIVE STRIPING
6. WINDOW: REFER TO WINDOW SCHEDULE.
7. SERVICE WINDOW: REFER TO WINDOW SCHEDULE.
8. STAINLESS STEEL WALL-MOUNT SHELF.
9. CONCRETE CURB ALONG DRIVE-THRU LANE.
10. RECEPTACLE, GFCI PROTECTED, WEATHER PROOF.
11. LOCATION OF HOSE BIB.



2 A2.1 **ELEVATION 2**

SCALE: 3/8" = 1'-0"

Date:	...
Designed by:	HOAD
Drawn by:	EJS
Checked by:	...

ISSUED FOR REVIEW:
11/20/2024

Revisions:

HYPER ENERGY BAR

LOT 5B ADAMS DAIRY LANDING
BLUE SPRINGS, MISSOURI

Heart of America
Phone: 309.797.9300
515 E Locust St. Suite 100, Des Moines, IA 50309 | 1501 River Drive, Moline, IL 612655

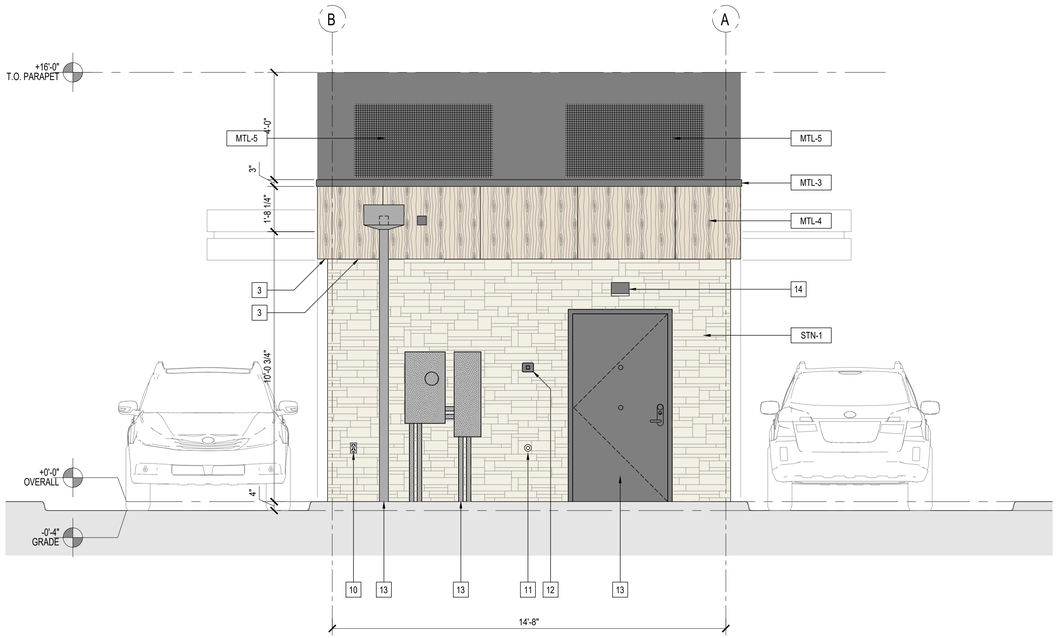
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Project No. 565-__

Sheet Content:
EXTERIOR ELEVATIONS 1 & 2 - SMALL SIMPLE

Sheet No.
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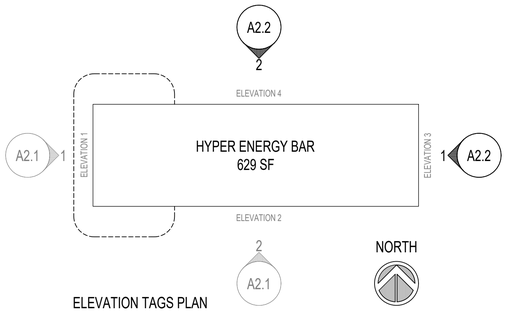
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1 A2.2

ELEVATION 3

SCALE: 3/8" = 1'-0"



ELEVATION TAGS PLAN

EXTERIOR FINISH SCHEDULE

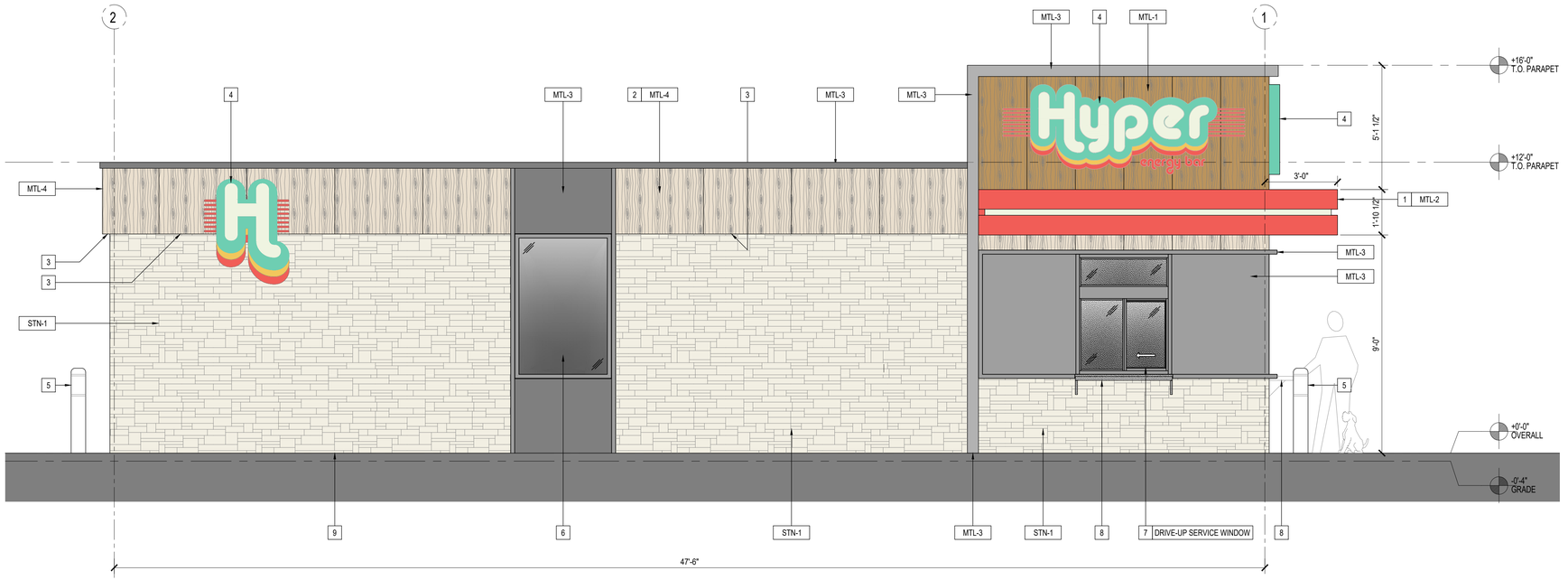
TAG:	MATERIAL:	MANUFACTURER:	PRODUCT:	COLOR / FINISH:	MAT. CLASS:
STN-1	STONE	EDEN VALDERS STONE	EDEN DIMENSIONAL SPLIT FACE LIMESTONE	MORTAR COLOR BY OWNER (NO DRY STACK)	1
MTL-1	METAL	*TO BE CONFIRMED*	DECORATIVE METAL PANEL	TIMBER WITH VERTICAL GRAIN TEXTURE	1
MTL-2	METAL (CANOPY)	SIGNAGE COMPANY	FORMED METAL	PAINT "HYPER RED" PANTONE 2348 C	4
MTL-3	METAL	*TO BE CONFIRMED*	DECORATIVE METAL PANEL	MATTE BLACK	1
MTL-4	METAL	*TO BE CONFIRMED*	DECORATIVE METAL PANEL	TIMBER WITH VERTICAL GRAIN TEXTURE	1
MTL-5	METAL	McNICHOLS	EQUIPMENT SCREENING	HANOVER SQUARE 2064 20 GA PAINT MATTE BLACK	4



EXTERIOR FINISH QUANTITIES

	TAG:	MATERIAL:	AREA:	PERCENTAGE:
ELEVATION 3	STN-1	STONE	108 SF	58 %
	MTL-1	METAL	0 SF	0 %
	MTL-2	METAL (CANOPY)	0 SF	0 %
	MTL-3	METAL	4 SF	2 %
	MTL-4	METAL	43 SF	23 %
	MTL-5	METAL	32 SF	17 %
	..	GLAZING	0 SF	0 %
ELEVATION 4	STN-1	STONE	328 SF	54 %
	MTL-1	METAL	64 SF	10 %
	MTL-2	METAL (CANOPY)	28 SF	5 %
	MTL-3	METAL	49 SF	8 %
	MTL-4	METAL	97 SF	16 %
	MTL-5	METAL	0 SF	0 %
	..	GLAZING	43 SF	7 %

NOTE TO G.C.: SOME MATERIALS MAY OVERLAP. CONTACT ARCHITECT FOR ACTUAL FIELD QUANTITIES.



2 A2.2

ELEVATION 4

SCALE: 3/8" = 1'-0"

EXTERIOR FINISH NOTES

1. PRE-FABRICATED CANOPY EDGE WITH PRE-WIRED INTEGRATED PERIMETER LED LIGHTING PROVIDED AND INSTALLED BY SIGN COMPANY. DIMENSIONS TO BE VERIFIED IN-FIELD AND INSTALLATION TO BE COORDINATED BY G.C.
2. SHAPE, SIZE AND DESIGN OF PANELS MAY VARY BETWEEN LOCATIONS AND MAY DEPEND ON LOCAL REQUIREMENTS.
3. WALL-WASH DOWNLIGHT ALONG BOTTOM PERIMETER OF PANELS.
4. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE ELECTRICAL CONNECTION THROUGH FLEXIBLE CONDUITS. THE SIGN COMPANY SHALL OBTAIN SIGNAGE PERMIT AND SUBMIT SUPPORTING DOCUMENTATION, AS PER LOCAL CITY REQUIREMENT AND CODE. G.C. SHALL VERIFY ACTUAL LOCATION AND SIZE OF SIGNS WITH SIGN COMPANY'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. ALL ELEMENTS PROVIDED BY SIGN COMPANY TO BE REVIEWED BY OWNER PRIOR TO PRODUCTION AND INSTALLATION.
5. ALL BOLLARDS TO HAVE WHITE BOLLARD COVER WITH WHITE REFLECTIVE STRIPING
6. WINDOW: REFER TO WINDOW SCHEDULE.
7. SERVICE WINDOW: REFER TO WINDOW SCHEDULE.
8. STAINLESS STEEL WALL-MOUNT SHELF.
9. CONCRETE CURB ALONG DRIVE-THRU LANE.
10. RECEPTACLE, GFCI PROTECTED, WEATHER PROOF.
11. LOCATION OF HOSE BIB.
12. LOCATION OF EMERGENCY KEY BOX / KNOX BOX.
13. PAINT TO MATCH COLOR OF BRICK.
14. SURFACE MOUNT EGRESS LIGHT, BLACK FIXTURE.

Date:	...
Designed by:	HOAD
Drawn by:	EJS
Checked by:	...

ISSUED FOR REVIEW:
11/20/2024

Revisions:

HYPER ENERGY BAR

LOT 5B ADAMS DAIRY LANDING
BLUE SPRINGS, MISSOURI

Heart of America Group | 515 E Locust St, Suite 100, Des Moines, IA 50309 | 1501 River Drive, Moline, IL 612655 | Phone: 309.797.9300

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Project No. 565-__

Sheet Content:
EXTERIOR ELEVATIONS 3 & 4 - SMALL SIMPLE

Sheet No.
A2.2

Received
03/03/2025 8:05:20 AM

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Hyper Energy Bar - Blue Springs
Project Name

36-500-04-47-00-0-00-000 — Lot 5B Adams Dairy Landing
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
GB/PUD/R-O/ADP-O	Vacant-Undeveloped	GB/PUD/R-O/ADP-O	Fast Food Restaurant	0.65 ac.	1

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ■ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ■ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Daniel Finn	Phelps Engineering, Inc.	913-393-1155	dfinn@phelpsengineering.com

Address	City	State	Zip Code
1270 N. Winchester	Olathe	KS	66061

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X [signature] — 02/06/2025
Applicant Signature — **Date**

Blue Springs Development Three, Inc.
Name of Property Owner

Phone	Email Address

Address	City	State	Zip Code
2502 E Camelback Road, Suite 200	Phoenix	AZ	85016

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X [signature] — 02/06/2025
Property Owner Signature — **Date**

Received
02/07/2025 8:45:02 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

	REQUIREMENT	DESCRIPTION	NUMBER
☐	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

New fast food restaurant "Hyper Energy Bar" which includes 2 drive thru windows and 1 walk up window. There is no indoor service.

Received
02/07/2025 8:45:05 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Daniel Finn	Phelps Engineering, Inc.		
Address	**City**	**State**	**Zip**
1270 N Winchester	Olathe	KS	66061
Email	**Phone**	**Fax**	
dfinn@phelpsengineering.com	913-393-1155		

DEVELOPER

Name	Company Name		
Christopher Whalen	Hyper Energy Bar		
Address	**City**	**State**	**Zip**
11275 Aurora Ave	Urbandale	IA	50322
Email	**Phone**	**Fax**	
cwhalen@hoari.com	563-505-3069		

ENGINEER

Name	Company Name		
same as project lead			
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ARCHITECT

Name	Company Name		
Dan Oliver	Heart of America Group		
Address	**City**	**State**	**Zip**
515 E Locust Street	Des Moines	IA	50309
Email	**Phone**	**Fax**	
doliver@hoari.com	309-743-3311		

SURVEYOR

Name	Company Name		
Dave Jones	Phelps Engineering, Inc.		
Address	**City**	**State**	**Zip**
1270 N. Winchester	Olathe	KS	66061
Email	**Phone**	**Fax**	
djones@phelpsengineering.com	913-393-1155		

LANDSCAPE ARCHITECT

Name	Company Name		
Pete Oppermann	Oppermann LandDesign, LLC		
Address	**City**	**State**	**Zip**
22 Debra Lane	New Windsor	NY	12553
Email	**Phone**	**Fax**	
peteoppermann56@gmail.com	913-522-5598		

ATTORNEY

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

OTHER CONTACT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

Received
02/07/2025 8:45:05 AM

LANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: March 24, 2025 City Council: N/A
Project Name:	***Tim Horton's***
Site Location:	1900 NW 7 HWY
Project Request:	**ASP-01-25-9475; Master / Alternative Sign Plan** for an approval of using of an existing non-conforming pole sign at the proposed Tim Hortons Coffee Shop, located at 1900 NW 7 Hwy.

Applicant: Roy Browne │ The Architects
Property Owner: Gyasi Parkins │ GB HWY 7-Brothers LLC.
Staff Planner: Shantele Frie │ Associate Planner

Project Description: The applicant, Roy Browne is requesting approval of a Master/Alternative Sign Plan to allow the continued use of an existing non-conforming pole sign at the proposed Tim Hortons Coffee Shop, located at 1900 NW 7 Hwy. The sign, originally installed for the former Backyard Burgers, is classified as non-conforming due to its location, which does not comply with the requirements outlined in Sign Code Section 501.060(c)(2)(a).

Staff Recommendation: Staff recommends denial of the Master / Alternative Sign Plan application.

Previous Actions:

Date	Review Body	Action
02/24/1997	Planning Commission	Recommended approval of the Final Plat for Prestige Park 1st Plat
03/04/1997	City Council	Approved the Final Plat for Prestige Park 1st Plat
04/28/1997	Planning Commission	Approval of Site Plan Design for Backyard Burgers

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"GB"-General Business	Prestige Plaza Retail Shopping
South:	"GB"-General Business	Office Space-CJ Real Estate Property Management
East:	"TF"-Two-Family	Two-Family Residential-Country Club Manor
West:	Right-of-Way	MO-7 Highway

MASTER / ALTERNATIVE SIGN PLAN ANALYSIS

A master / alternative sign plan provides flexibility within the sign code for exceptions to be made on a case-by-case basis dependent upon location, use, and visibility from the public right-of-way.

Overview:

DESCRIPTION	TYPE	QTY	EXISTING	Proposed	NOTES/ISSUES
Proposed Non-conforming Pole Sign	Pole	1	80 sq ft	80 sq ft	**This property does not abut or located within the I-70 Corridor. The pole sign has been abandon; Backyard**

					Burgers has not been in business for last 6 months.
TOTALS		**1**	**80 SQ Ft**	**80 SQ FT**	

The purpose of this Master/Alternative Sign Plan is to review signage that does not meet all requirements of the Sign Code.

Types: The applicant is seeking approval of a Master/Alternative Sign Plan to retain the existing non-conforming pole sign. However, staff does not believe this request is warranted for the following reasons:

1. **The property is not located between the Interstate 70 (I-70) frontage roads.**
2. **The property is neither within 400 feet of the I-70 pavement edge (excluding on/off-ramps) nor positioned as close to I-70 as possible while complying with all location requirements.**

Location: The subject property, located at 190 NW 7 Hwy, is situated north of Interstate 70. The sign is approximately 3,069 feet from the I-70 corridor.

Design & Construction (501.040):

Placement:
The pole sign's location is non-conforming which requires approval through the Master/Alternative Sign Plan process. Upon review, staff has determined that the sign is non-conforming and not permitted due to the property's location outside the I-70 corridor.

Design Standards:
The proposed building façade signage has been reviewed through the administrative sign permit process. It aligns with the overall design, color, and composition of the site's signage. No additional signs have been permitted on the property.

Materials:
The proposed signage will feature an acrylic face with internal illumination housed in aluminum cabinets.

Illumination:
All proposed signage is proposed to be internally illuminated.

Construction Standards:
Code requires that signs be installed to meet Building Code requirements.

Review Criteria: *Approval of a Master Sign Plan shall meet the Review Criteria in Section 501.030.D of the Sign Code, including, but not limited to, the following:*

1. Meet the intent of this Sign Code.

   STAFF RESPONSE: Staff believes the request does not align with the intended standards. The pole sign is non-conforming and has been abandoned for more than six months.

2. Not result in or create a precedent that may result in visual blight, discord, confusion, or clutter that significantly dilutes or obscures the message of other signs or degrades the character, attractiveness, and general welfare of Blue Springs as a place to live and conduct business.

   STAFF RESPONSE: Staff believes the proposed additional sign will contribute to visual clutter and disorder. The pole sign, in particular, will add to signage congestion along the corridor.

3. Not result in signage that significantly alters the architectural, cultural, historic, or contextual character of the surrounding area due to the size or location of the signage.

   STAFF RESPONSE: Staff believes the signage will significantly impact the architectural, cultural, historical, and contextual character of the surrounding area. The removal of pole signs outside the I-70 corridor is intended to reduce visual clutter and enhance the streetscape.

4. Not infringe on public safety or interfere in any way with the safe operation of all modes of transportation.

   STAFF RESPONSE: Staff does not believe the proposed additional signs on the building façade will infringe on public safety.

5. Not impact the rights of adjacent and nearby property owners, residents, and any other entity with a vested interest.

   STAFF RESPONSE: Staff believes the proposed pole sign will negatively impact the rights of adjacent and nearby property owners, residents, and other stakeholders with a vested interest.

6. Be based on the time, place, and manner of the proposed signage, not on the content or message of the signage.

   STAFF RESPONSE: Staff believes the signage is not appropriate in terms of time, place, and manner, as it is located outside the I-70 corridor.

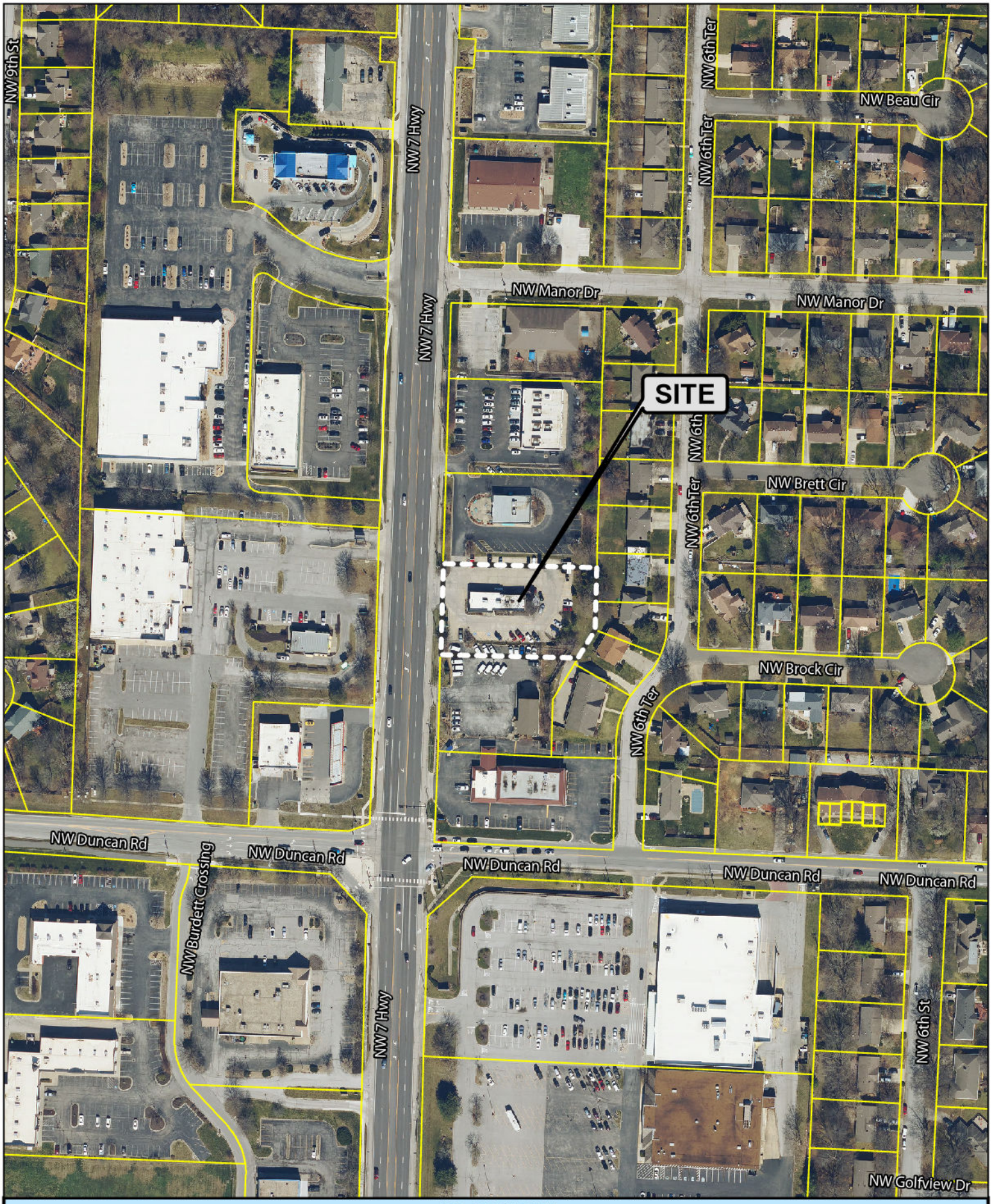
7. Meet the following review criteria as applicable:

   Any request for approval of a permanent sign must demonstrate a higher standard of quality than required by the Sign Code, showcasing superior aesthetics, creativity, and innovation.

   STAFF RESPONSE: Staff does not find the proposed pole sign appropriate due to its location outside the I-70 corridor.

Staff Recommendation:

Staff does not recommend approval of the Master / Alternative Sign Plan application.

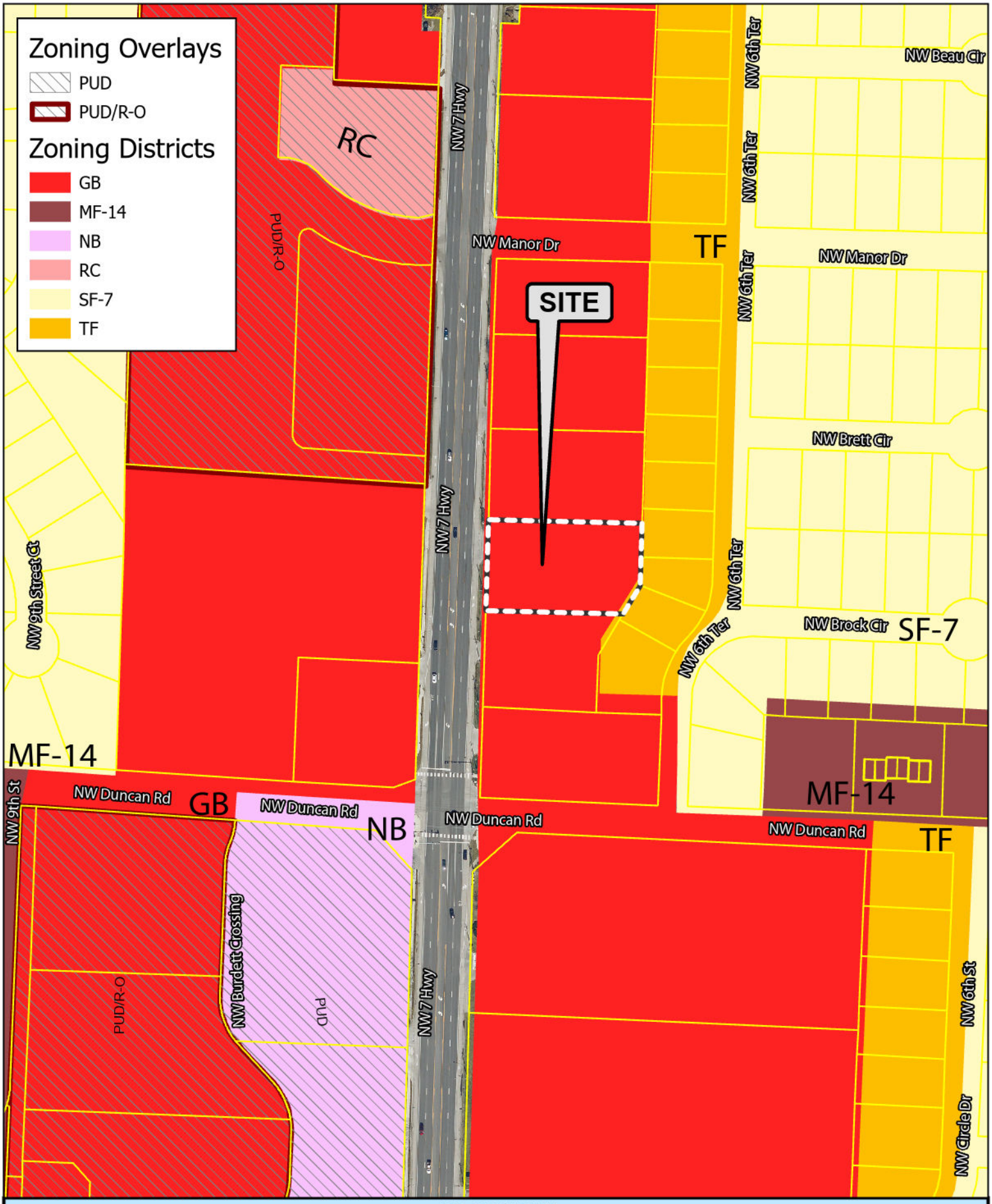


ASP-02-25-9475
1900 NW 7 HWY
Parcel# 36-330-08-16-00-0-00-000
AERIAL LOCATION MAP

N

1" = 200'

Date: 03/17/2025



ASP-02-25-9475
1900 NW 7 HWY
Parcel# 36-330-08-16-00-0-00-000
ZONING SITE LOCATION MAP

N
1" = 200'

Date: 03/17/2025

Tim Hortons®

COFFEE & BAKERY

Address:

1900 NW Hwy7
Blue Springs,MO

Brand Book

Building Signage
&
Ground Products

Approval

Please review dimensions and intial each if approved, package will be released to production upon approval



CAPITAL
SIGNS & AWNINGS



THE CAPITAL FOR SIGNAGE AND BUILDING ELEMENTS

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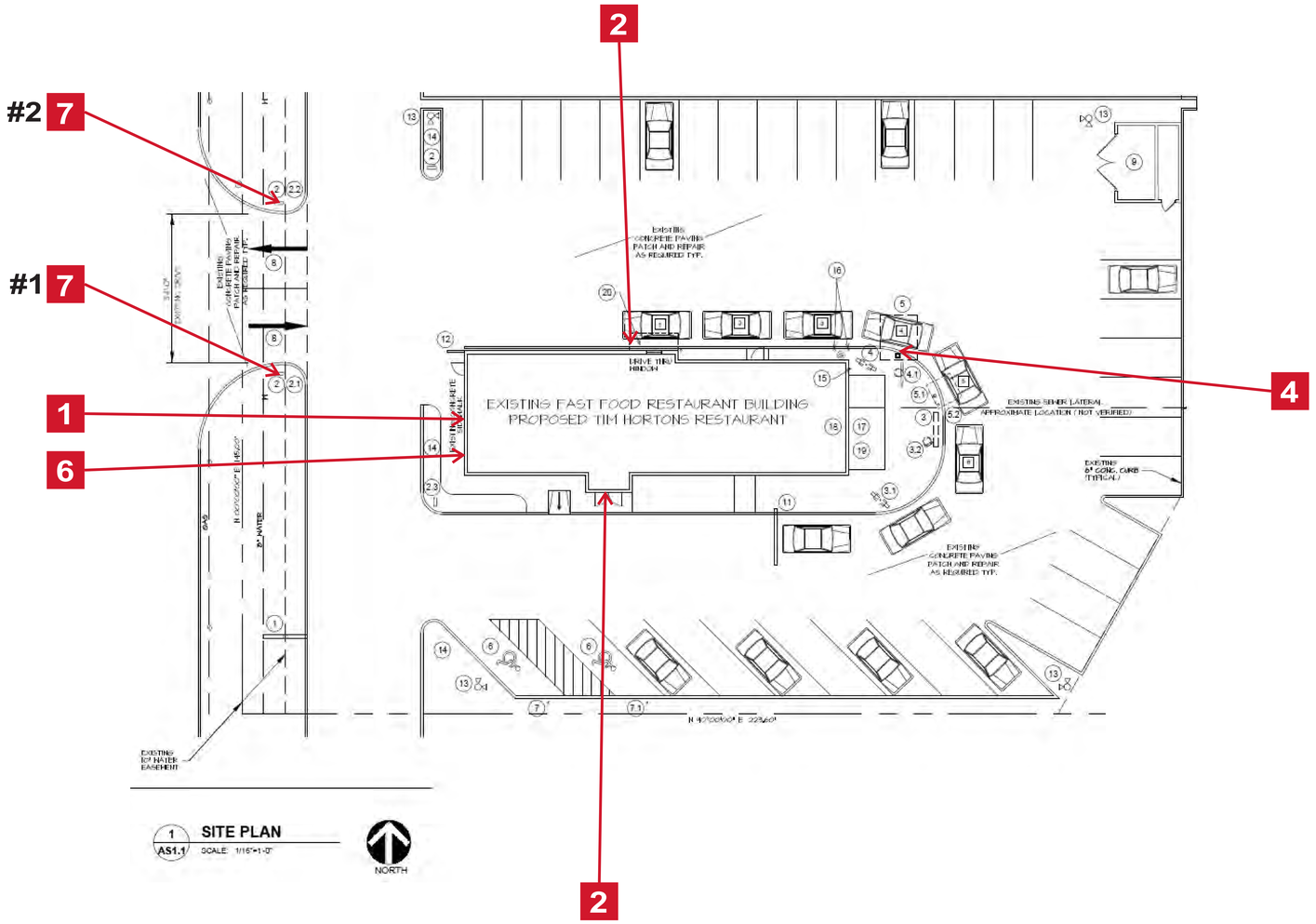
Site Map

Item List

1 (1) IL-48 w/ Tagline
2 (2) Maple Leaf

4 (1) Menu Canopy

6 (1) Door Vinyl
7 (2) Directionals

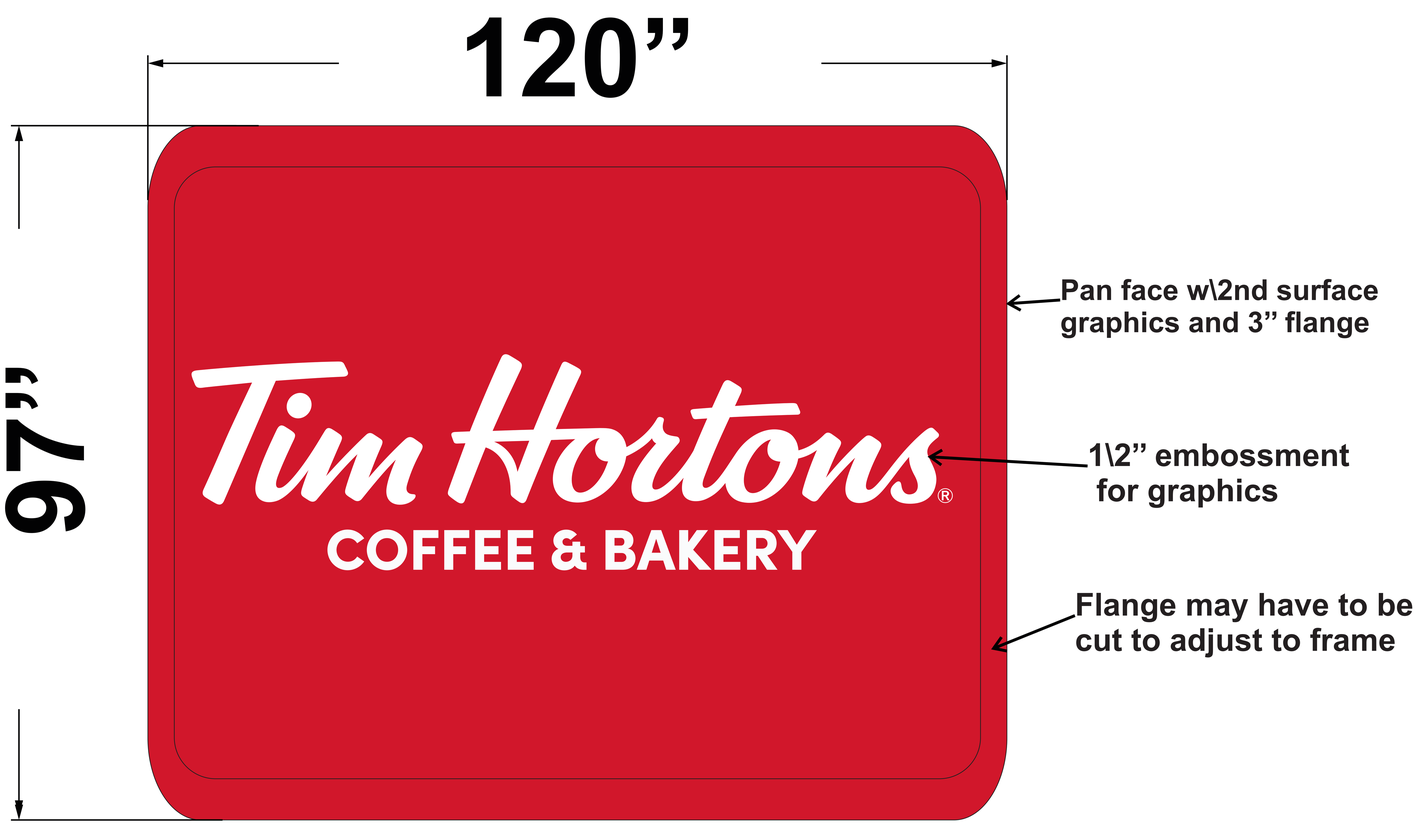


CAPITAL SIGNS & AWNINGS 902 NW Main St. Bunkie, LA 71322 capitalsignco.com 318-346-9898	Location: Blue Springs,MO	Designed By: J.Normand	Quantity:	Notes:	Client Signature:
		Date: 9-24-2024	Page #:		

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Face Replacment

Front View





Visual



Paint Specifications

Black-Gloss Finish

Vinyl Specifications

	3630-33 Red
	3630-22 Black

UL CERTIFIED E356732

This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location: Blue Springs,MO	Designed By: J. Normand	Quantity:	Notes:
	Date: 1-18-2024	Page #:	

Client Signature:

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The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	ASP-01-25-009475
PC MEETING:	MARCH 24, 2025
CC MEETING:	
BOA MEETING:	
NEWSPAPER:	
NOTICE LETTERS:	
PLANNER:	SHANTELL FRIE

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

TIM HORTONS
Project Name

1900 NW HWY 7
Project Address (Parcel ID If No Address Assigned or Multiple Addresses) — Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☒ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
ROY BROWNE	THE ARCHITECTS	(816) 229-1111	CREATORREB@YAHOO.COM

Address	City	State	Zip Code
24 OAK HILL CLUSTER	INDEPENDENCE	MO	64057

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ 1/30/25
Applicant Signature — Date

Name of Property Owner	Phone	Email Address
GYASI PARKINS		GHABE RLLC@YAHOO.COM

Address	City	State	Zip Code

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____
Property Owner Signature — Date

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☐	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

SEEKING APPROVAL TO KEEP EXISTING POLE SIGN.

CONTACT INFORMATION SHEET

PROJECT LEAD

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

DEVELOPER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ENGINEER

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

SURVEYOR

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

LANDSCAPE ARCHITECT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

ATTORNEY

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax

OTHER CONTACT

Name | Company Name

Address | City | State | Zip

Email | Phone | Fax