PLANNING COMMISSION MEETING
AGENDA

Tuesday, May 27, 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** May 12, 2025

2 SITE PLAN DESIGN REVIEW/ SPDR-04-25-9538 / "7 Brew" / 400 NW 7 Hwy

2 PRELIMINARY PLAT/ PP-04-25-9539 / "7 Brew" / 400 NW 7 Hwy

3 FINAL PLAT / PF-04-25-9540 / "7 Brew" / 400 NW 7 Hwy

4 ADJOURN

The next meeting will be Monday, June 9, 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
May 21, 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, May 12, 2025

Media Link: May 12, 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, May 12, 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	Susan Stokenbury
	Jennifer Ritschel-Smith	Byron Craddolph
	Richard How	Travis Graham
STAFF PRESENT	Mike Mallon, Senior Director of City Development	
	Shantele Frie, Associate Planner	
	Chris Willis, Associate Planner	
	Jerry Kaylor, Mayor Pro-Tem	
	James Newell, City Attorney	
	Traci Breshears, Recording Secretary	
ABSENT	Jared Pumphrey	

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 with the amendment of a name change.

DRAFT

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

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

PUBLIC HEARING OPENED

Chairperson Henning opened the public hearing at 6:31 pm

PUBLIC HEARING / AGENDA ITEM 2 / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment" / 903 W Main St

Chairperson Henning requested Mike Mallon, Senior Director of City Development, present for a Unified Development Code Text Amendment to Planning Commission.

IN FAVOR

None

IN OPPOSITION

None

PUBLIC HEARING CLOSED

Chairperson Henning closed the Public Hearing at 6:53.

MOTION / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment Section 404.240.E.2" / 903 W Main St

Commissioner How made the motion to approve Unified Development Code Text Amendment / UDCT-12-24-9444 for Body Art Code Amendment to add "l.Body Art Services" to 404.240.E.2(Downtown Development Code).

SECOND

The motion was seconded by Commissioner Sanderson.

DRAFT

VOTE

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

RECOMMENDED APPROVAL
(8-Aye, 0-No)

MOTION / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment Section 405.050.33.b" / 903 W Main St

Commissioner How made the motion to approve Unified Development Code Text Amendment / UDCT-12-24-9444 for Body Art Code Amendment to 405.050.33.b changing the body art facility ratio to 1 per 5,000.

SECOND

The motion was seconded by Commissioner Sanderson.

VOTE

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

RECOMMENDED APPROVAL
(6-Aye, 2-No)

MOTION / UNIFIED DEVELOPMENT CODE TEXT AMENDMENT / UDCT-04-25-9553 / "Body Art Code Amendment 405.050.33.c" / 903 W Main St

Commissioner How made the motion to approve Unified Development Code Text Amendment / UDCT-12-24-9444 for Body Art Code Amendment to 405.050.33.c adding that state licensure must be provided to receive a business license.

SECOND

The motion was seconded by Commissioner Ingersoll.

VOTE

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

RECOMMENDED APPROVAL

DRAFT

	(8-Aye, 0-No)
PUBLIC HEARING OPENED	Chairperson Henning opened the Public Hearing at 6:58pm
PUBLIC HEARING / AGENDA ITEM 3 / CONDITIONAL USE PERMIT/ CUP-04-25-9533 / "B Lashed Ink" / 103 SW 7 Hwy	Chairperson Henning requested Shantele Frie, Associate Planner, present the Conditional Use Permit to Planning Commission.
APPLICANT	Brittney Manney, 103 SW 7 Hwy, Blue Springs, MO
IN FAVOR	Kimberly Compton, 7800 S Cook Rd, Blue Springs, MO
IN OPPOSITION	None.
PUBLIC HEARING CLOSED	Chairperson Henning closed the Public Hearing at 7:08p.
MOTION / CONDITIONAL USE PERMIT / CUP-04-25-9533 / "B Lashed Ink" / 103 SW 7 Hwy	Commissioner Sanderson made the motion to approve Conditional Use Permit / CUP-04-25-9533 for B Lashed Ink with 2 staff conditions.
SECOND	The motion was seconded by Commissioner Craddolph.
VOTE	Chad Sanderson—Aye Susan Stokenbury—Aye Travis Graham—Aye Byron Craddolph—Aye Brian Ingersoll—Aye Chris Henning—Aye Richard How—Aye Jennifer Ritschel-Smith—Aye **RECOMMENDED APPROVAL w/ 2 staff conditions** **(8-Aye, 0-No)**

DRAFT

STAFF CONDITIONS

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standard contained in the UDC unless otherwise specified by the following Alternative Development Standards:
    a. The Conditional Use Permit allows the "Body Art Service" land use to be allowed in accordance with the Special Use Standards Section 405.050 (33) at the property addressed 103 SW MO-7 HWY.
2. Approval of this Conditional Use Permit is contingent upon the adoption of Unified Development Code Text Amendment UDCT-04-25-9554, which must be approved to permit Body Art Services as a conditional use within Downtown Commercial Building types under the Downtown Development Code.

AGENDA ITEM 3 / MASTER / ALTERNATIVE SIGN / ASP-03-25-9530 / "McAlister's Deli" /

Chairperson Henning requested Shantele Frie, Associate Planner, present the Master/Alternative Sign to the Planning Commission.

APPLICANT

Not in attendance.

MOTION / MASTER / ALTERNATIVE SIGN / ASP-03-25-9530 / "McAlister's Deli" /

Commissioner How made the motion to approve Master/Alternative Sign / ASP-03-25-9530 for McAlister's Deli with 1 staff condition.

SECOND

The motion was seconded by Commissioner Stokenbury.

VOTE

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

RECOMMENDED APPROVAL w/ 1 staff condition (8-Aye, 0-No)

STAFF CONDITIONS

1. Prior to installation of the proposed signage, administrative sign permit approval must be obtained for each sign.

DRAFT

MEETING ADJOURN

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Graham, and with unanimous consent the meeting was adjourned at 7:16 pm.

_____

Respectfully Submitted by
Traci Breshears, Recording Secretary

_____

Chris Henning, Chairperson

_____

Date

DRAFT

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: May 27, 2025 City Council: June 2, 2025
Project Name:	***7 Brew***
Site Location:	400 NW 7 Hwy
Project Request:	SPDR-04-25-9538; Site Plan and Design Review for approval of a single tenant pad site with a two-lane drive thru for a coffee business. PP-04-25-9539; Preliminary Plat to show the general layout of the site. PF-04-25-9540; Final Plat for a 1-lot subdivision 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 Site Plan and Design Review, Preliminary Plat, and Final Plat for the property located at 400 NW 7 Hwy. The project includes the construction of a single-tenant (760 sq ft) pad site 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. The Final Plat consists of one (1) lot containing 0.41 +/- acres.

Staff Recommendation: Staff recommends approval with conditions of the Site Plan and Design Review, Preliminary Plat, and Final Plat applications. Conditions are identified under each application.

Previous Actions:

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

Future Applications: The Site Plan and Design Review, Preliminary Plat, and Final Plat will be reviewed concurrently. The Final Plat must be 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

SITE PLAN DESIGN REVIEW, PRELIMINARY PLAT, FINAL PLAT ANALYSIS

The site plan and design review process is a way to coordinate development projects within the public realm and with adjacent sites, and specifically demonstrate how new projects meet the development and design standards of this Development Code.

Preliminary Plat

Requirements: The proposed Preliminary Plat meets the minimum standards described in the Unified Development Code (UDC) Section 403.050 and submittal requirements provided in the Preliminary Plat application.

Final Plat

Requirements: The proposed Final Plat meets the minimum standards described in the Unified Development Code (UDC) Section 403.050 and submittal requirements provided in the Final Plat application.

Land Use : 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	25-ft. min.	55.18'
Side Setback (North)	20-ft. min.	31.93'
Side Setback (South	20-ft. min.	42.80'
Rear Setback	25-ft. min	74.95'
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 proposed building will 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.

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.	2 spaces

The applicant is proposing 5 parking spaces and 1 ADA space for a total of 6 spaces. The site only requires 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. There is an egress 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 with an existing customer parking easement that is blanket in nature. The customers will then turn right and exit on to northbound Highway 7. There is also an existing 30' ingress/egress easement to the south. 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 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: The applicant is proposing a new sanitary sewer service line running east from the western property line and connecting to the building. If the applicant is unable to connect to the Highway 7 sanitary sewer main, then a sanitary sewer extension within a public easement will need to be provided. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

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. If proposed signage does not meet the current requirements, the applicant may request a Master/Alternative Sign Plan, which the Planning Commission would review.

Frontage & Landscaping: The applicant has provided a landscaping plan that required an alternative design standard through the previously approved General Development Plan (GDP-02-25-9484).

The ADS allowed relief from UDC Table 407.040-1 Landscape Requirements, Buffer Type B, for a reduced buffer width of 14.79-ft from the required 15-ft along the property frontage. The applicant has provided measurement from the back of curb, not the property line. 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 ornamental trees and shrubs.

Landscape Area	Required Units / PUs (plant units)	Proposed Plant Units (PU)
West buffer: Adj. to Hwy 7 (Arterial) – Buffer type B: 15' min.*	15' minimum requires 45 Pus per 100 LF 75 LF/100 = .75 x 45 = **34 PUs**	**34 PUs**
Parking lot landscaping:	2 PUs per uncovered space = 6 spaces x 2= **12 PUs**	**12 PUs**
Total Plant Units Required:	**46 PUs**	**46 PUs**

*Buffer area reductions and/or accessory building encroachments requested.

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 issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy for the addition.**

Outdoor Lighting: The applicant has provided a photometric plan; however, the outdoor lighting will be reviewed in further detail with the building permit. All outdoor lighting must comply with Section 407.060. **It must meet the minimum average light output across the site and the maximum light output at the property line allowed by the Code.**

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 is 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 must be platted.

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

Modifications Requested: The applicant's General Development Plan was approved with two alternative development standards to the site:

- The applicant has 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 applicant requested that a photometric plan be waived for the General Development Plan.
    - The applicant has submitted a photometric plan with the Site Plan and Design Review application.

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 this 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 the site.

   STAFF RESPONSE: There are no specific design and development policies or standards applicable to the site.

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 applicant's site plan design includes utilizing one existing access point from Highway 7 and connecting to an existing customer parking easement that is blanket in nature to the north and an existing 30' ingress/egress easement to the south.

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 Site Plan Design Review with the conditions as listed at the end of the staff report.

Approval of a site plan and design review shall authorize the applicant to apply for a building permit.

Review Criteria: *A Preliminary Plat shall be reviewed based on the following criteria:*

6. The application is in accordance with the Comprehensive Plan and any official plan or program developed under the guidance of the Comprehensive Plan. In particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.

   STAFF RESPONSE: The proposed Preliminary Plat is in accordance with the Comprehensive Plan Designation of corridor reinvestment area.

7. Compliance with the requirements of this Development Code. In particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

   STAFF RESPONSE: The proposed plan is in compliance with the requirements of this Development Code.

8. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

    STAFF RESPONSE: The plan is proposed to be developed in one phase.

9. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.

    STAFF RESPONSE: The project has not provided preliminary reports, but the overall site layout appears to incorporate sound planning, engineering, and urban design solutions.

10. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

    STAFF RESPONSE: The application does not deter any existing or future development on adjacent vacant properties.

11. The design does not impede the construction of future public infrastructure within the area.

    STAFF RESPONSE: The design of the site does not impede the construction of future public infrastructure within the area.

12. The recommendations of professional staff.

    STAFF RESPONSE: Staff recommends approval of the Preliminary Plat with conditions.

Approval of the preliminary plat shall constitute acceptance of the overall planning concepts for the subdivision and is a prerequisite for the filing of a final plat. After approval of the preliminary plat the applicant may proceed with the construction plans. The proposed final plat is being reviewed concurrently with the preliminary plat.

Review Criteria: *A Final Plat shall be reviewed based on the following criteria:*

13. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

    STAFF RESPONSE: The final plat is in substantial compliance with the proposed preliminary plat considering the lot, layout, and access. The preliminary and final plat are being reviewed concurrently.

14. The construction plans meet all technical specifications.

    STAFF RESPONSE: Construction plans were reviewed for adequacy and conformance with adopted technical specifications and were approved by Staff.

15. The phasing and timing of public improvements ensures construction and performance guarantees.

    STAFF RESPONSE: After final plat is approved construction plans will be submitted and reviewed for accuracy.

16. Any deviations in the final plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

    STAFF RESPONSE: There are no deviations from the Preliminary Plat proposed in the Final Plat.

17. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

    STAFF RESPONSE: Although staff does not believe any covenants or restrictions are being proposed, the City does not approve nor enforce private covenants and restrictions.

18. The recommendations of professional staff.

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

Approval of a final plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action of the City Council.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan Design Review application with the following three (3) 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.
2. A building permit is required to be approved prior to construction of the new pad site building.
3. All required site improvements, landscaping, and screening are required to be installed prior to the issuance of a Certificate of Occupancy.

Staff recommends approval of the Final Plat application with the following four (4) conditions:

1. Approval by the Planning Commission 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. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
3. The Recorded Plat must be signed and sealed by a Professional Licensed Surveyor.
4. Proof of recorded documents are required prior to issuance of building permits
5. If the applicant is unable to connect to Highway 7 sanitary sewer main, then a sanitary sewer extension within a public easement will need to be provided.

Staff recommends approval of the Preliminary Plat application with the following two (2) conditions:

1. Approval by the Planning Commission 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 Final Plat must be approved and recorded prior to the issuance of any building permits within the development.



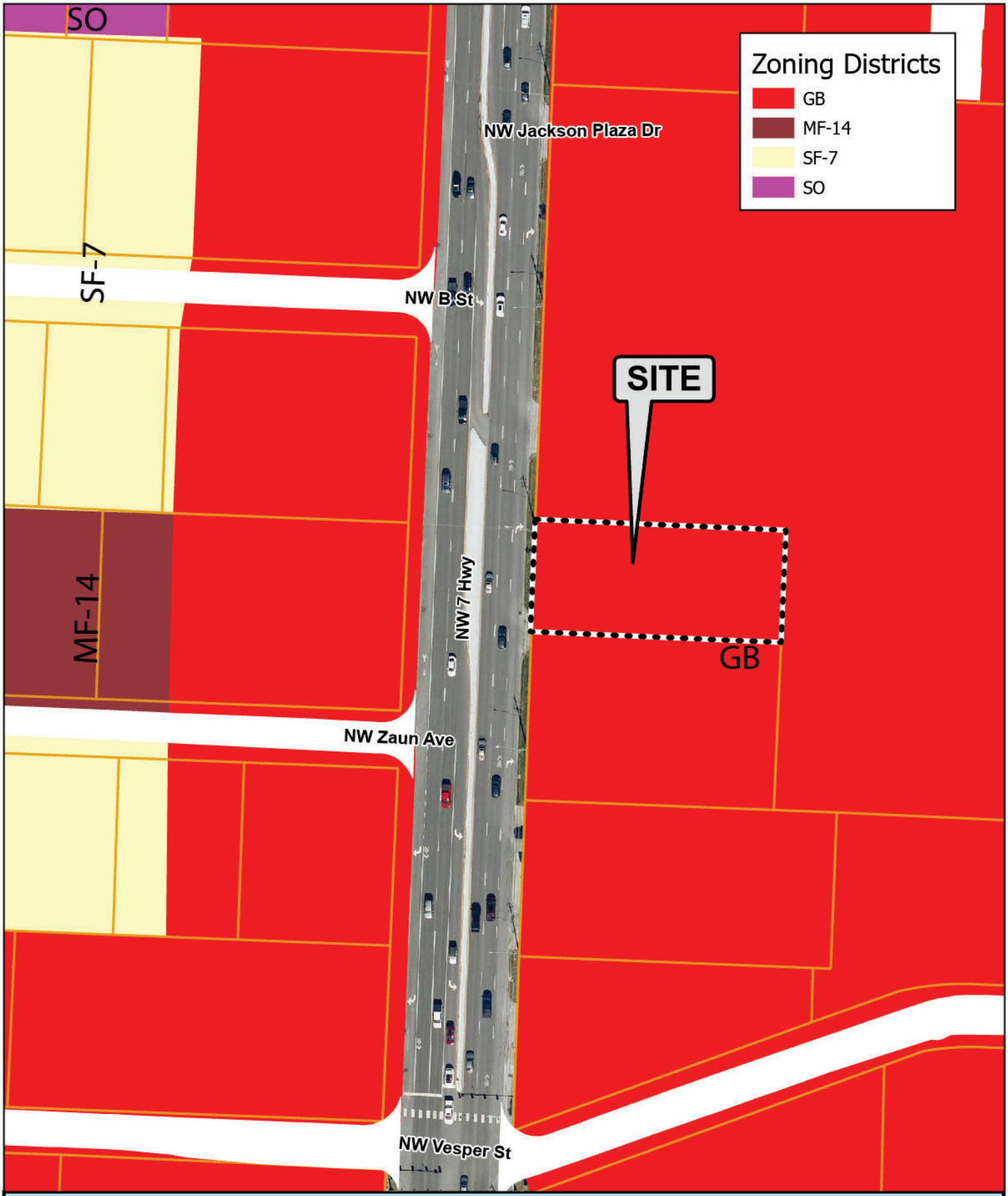
The City of Blue Springs Missouri

SPDR-04-25-9538 / PP-04-25-9539 / PF-04-25-9540
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

SPDR-04-25-9538 / PP-04-25-9539 / PF-04-25-9540
400 N 7 HWY
Parcel # 36-920-01-29-04-0-00-000
SITE LOCATION & ZONING MAP

N

1" = 100'

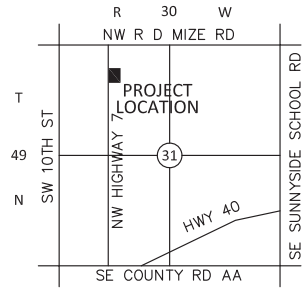
Date: 02/28/25

SITE PLAN AND DESIGN REVIEW DRAWINGS

TO SERVE

7BREW

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI



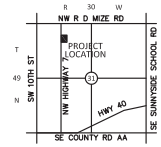
NOT TO SCALE

DRAWING INDEX			
SHEET NUMBER	SHEET TITLE	DATE	REV/BID/CO/ADD
C0.00	COVER SHEET	05.02.25	
C0.01	SURVEY	02.13.25	
C1.00	DEMOLITION & EXISTING CONDITIONS PLAN	05.02.25	
C2.00	SITE PLAN	05.02.25	
C3.00	PAVING PLAN	05.02.25	
C4.00	GRADING PLAN	05.02.25	
C5.00	UTILITY PLAN	05.02.25	

MISSOURI 811

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

LOCATION MAP:



NOT TO SCALE

PROJECT:

7BREW

BLUE SPRINGS, MISSOURI

PROJECT NUMBER: 25012
DRAWING DATE: 05.02.25
ISSUE DATE: 05.02.25

SEAL:



SUBMITTAL:

SITE PLAN & DESIGN REVIEW DRAWINGS

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 MORE RECENT THAN THE APPROVAL AND PERMIT ISSUE DATES. THE USE OF THESE PLANS BY ANYONE OTHER THAN CEDAR CREEK CONSULTING INC. ARE UNAUTHORIZED AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

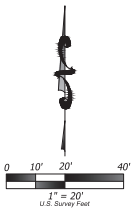
DRAWING TITLE:

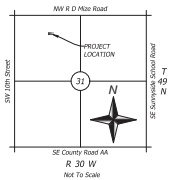
COVER SHEET

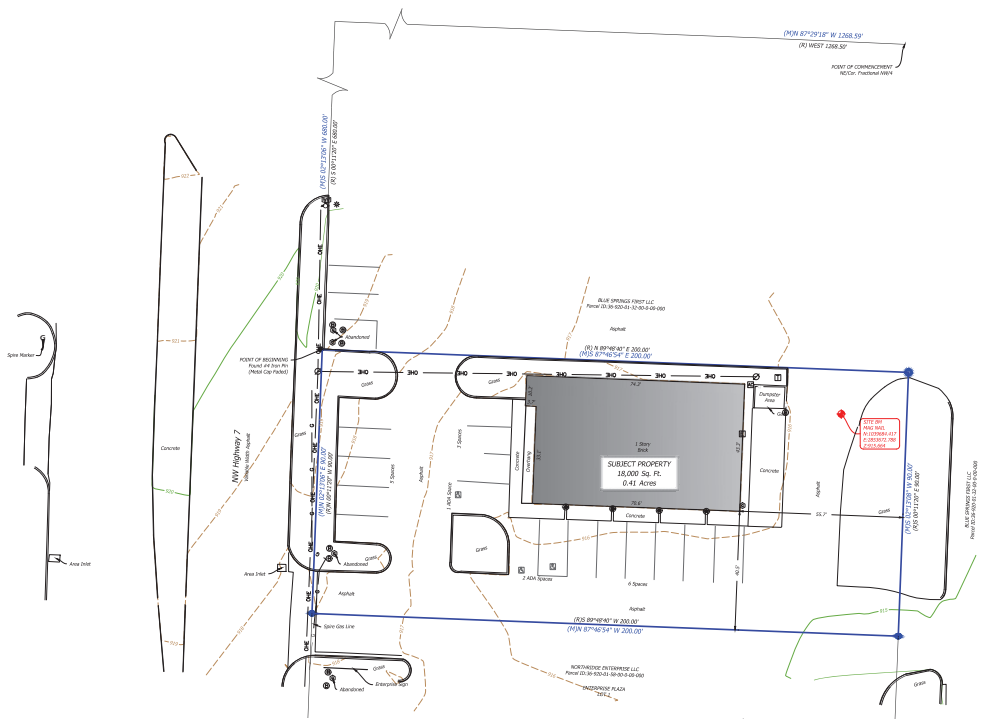
SHEET:

C0.00

Received
05/02/2025 12:43:01 PM







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

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
- HINT FIPE
- FIRE DEPARTMENT CONNECT
- PROPANE TANK
- SATELLITE DISH
- WELLHEAD
- 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
- CROSSIE TRAP
- KEY PAD
- COLUMN
- SECTION CORNER
- QUARTER CORNER
- SET IRON PIN W/CAP
- SET PK/D NAIL W/WASHER
- FOUND MONUMENT
- RIGHT OF WAY MARKER
- YARD HYDRANT/SPICKET
- BENCHMARK

- 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 — CONP-CORRUGATED METAL PIPE — B.L.-BUILDING LINE/ LINE
F.I.P.-FOUND IRON PIN — H/C-HANDICAP — R/CP-REINFORCED CONCRETE PIPE — U/E-UTILITY EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR PAIG NAILS WITH WASHERS BOTH BEING STAMPED "GEE 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. 1-283819 as modified by the instrument filed in book I-778 at Page 243, as Document No. I-285425 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 of the extend of said Missouri Route 7, said right 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. 29095C0310G, 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° 48' 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.

February 13, 2025

TOPOGRAPHIC SURVEY OF 400 HIGHWAY 7_BLUE SPRINGS, MO

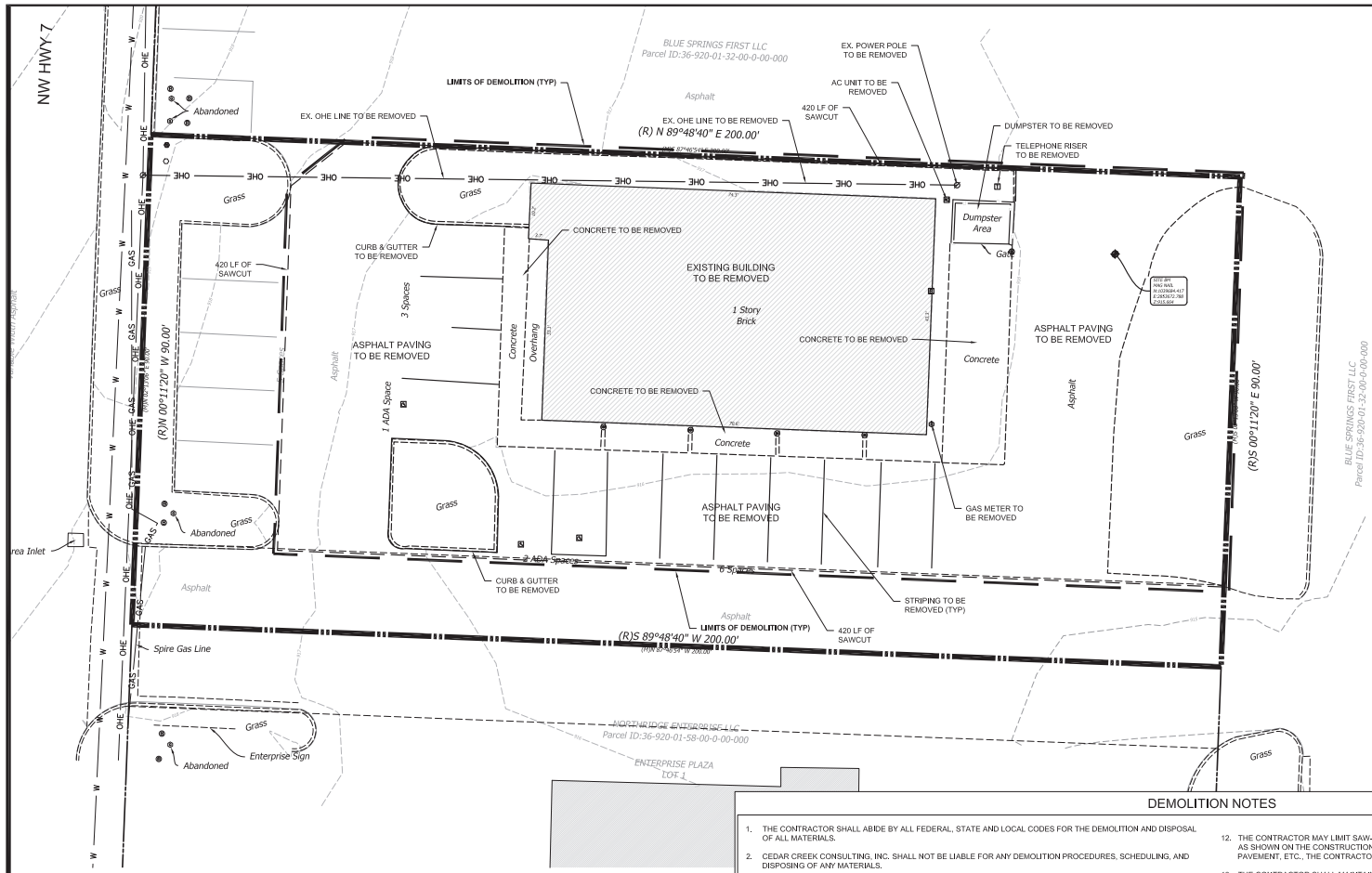
Prepared By

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: JA
Field Date: February 13, 2025 Paper Size: 24"x36"
GLS Job No.: 251211

Sheet 1 Of 1

Received
05/02/2025 12:43:02 PM



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

NOTE:CONTRACTOR SHALL ENSURE THAT PEDESTRIAN AND FIRE ACCESS TO THE EXISTING BUILDING IS PROVIDED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING PAVEMENT DUE TO CONSTRUCTION.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE EGRESS AND INGRESS TO AND FROM SITE ALL ALL TIMES, AS WELL AS ALONG PUBLIC STREETS.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CEDAR CREEK CONSULTING, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSING OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT THE PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, 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 PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACT IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
8. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
10. THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
12. THE CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY INCLUDING FENCING AND CONSTRUCTION TRAILER AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
14. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT, THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
16. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED /TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
17. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE, THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.
18. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
19. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAWS.
20. ALL ITEMS WITHIN LIMITS OF DEMOLITION SHALL BE REMOVED UNLESS OTHERWISE NOTED.
21. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
22. CONTRACTOR IS TO VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND LIGHTING CONDUIT. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S EXPENSE.

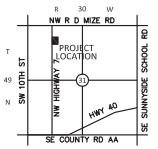
N

SCALE IN FEET
0 10' 15' 20'

MISSOURI 811

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

LOCATION MAP:



NOT TO SCALE

PROJECT:

7BREW

BLUE SPRINGS, MISSOURI

PROJECT NUMBER: 25012
DRAWING DATE: 05.02.25
ISSUE DATE: 05.02.25

SEAL:



SUBMITTAL:

SITE PLAN & DESIGN REVIEW DRAWINGS

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 IS LATER THAN THE "APPROVED FOR CONSTRUCTION" DATE PRINTED THEREON. ANY CHANGES MADE BY CEDAR CREEK CONSULTING, INC., ARE UNAUTHORIZED AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

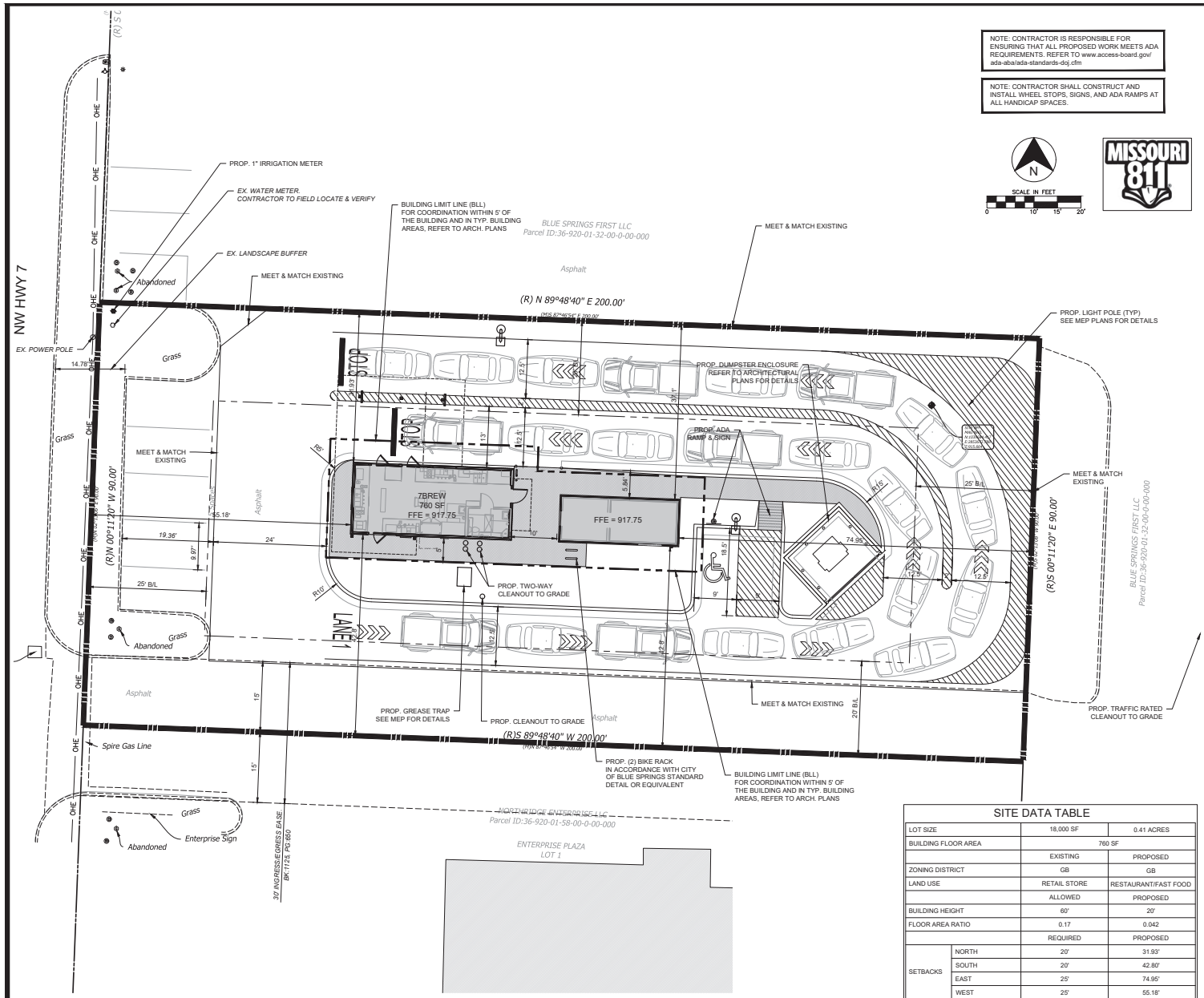
DRAWING TITLE:

DEMOLITION & EXISTING CONDITIONS PLAN

SHEET:

C1.00

Received
05/02/2025 12:43:02 PM



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 10' 15' 20'

MISSOURI 811

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 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.

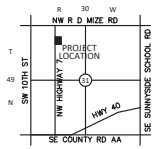
N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.

SITE DATA TABLE

LOT SIZE		18,000 SF	0.41 ACRES
BUILDING FLOOR AREA		760 SF	
		EXISTING	PROPOSED
ZONING DISTRICT		GB	GB
LAND USE		RETAIL STORE	RESTAURANT/FAST FOOD
		ALLOWED	PROPOSED
BUILDING HEIGHT		60'	20'
FLOOR AREA RATIO		0.17	0.042
		REQUIRED	PROPOSED
SETBACKS	NORTH	20'	31.93'
	SOUTH	20'	42.80'
	EAST	25'	74.95'
	WEST	25'	55.18'
OFF-STREET PARKING			
	STANDARD SPACES	3	5
	LOADING SPACES	0	0
	ADA SPACES	1	1
	TOTAL SPACES	4	6

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:	05.02.25
ISSUE DATE:	05.02.25

SEAL:



SUBMITTAL:

SITE PLAN & DESIGN REVIEW DRAWINGS

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 IS LATER THAN THE APPLICABLE DATE APPEARING ON PAGE ONE OF THESE PLANS. ANY UNAUTHORIZED USE OF CEDAR CREEK CONSULTING INC. ARE UNAUTHORIZED AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

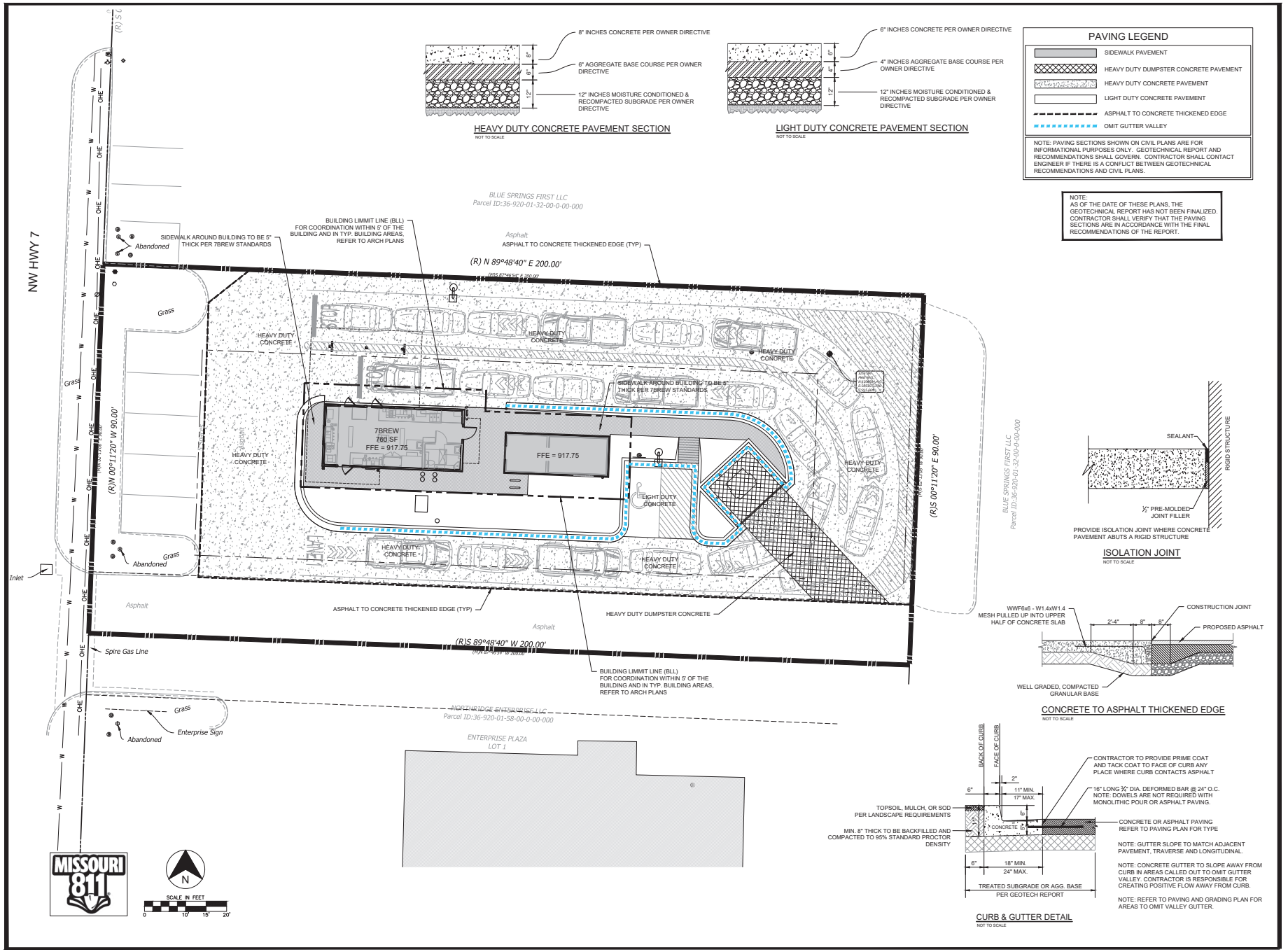
DRAWING TITLE:

SITE PLAN

SHEET:

C2.00

Received
05/02/2025 12:43:03 PM



HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

LIGHT DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

PAVING LEGEND

- SIDEWALK PAVEMENT
- HEAVY DUTY DUMPSTER CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT TO CONCRETE THICKENED EDGE
- OMIT GUTTER VALLEY

NOTE: PAVING SECTIONS SHOWN ON CIVIL PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL GOVERN. CONTRACTOR SHALL CONTACT ENGINEER IF THERE IS A CONFLICT BETWEEN GEOTECHNICAL RECOMMENDATIONS AND CIVIL PLANS.

NOTE:
AS OF THE DATE OF THESE PLANS, THE GEOTECHNICAL REPORT HAS NOT BEEN FINALIZED. CONTRACTOR SHALL VERIFY THAT THE PAVING SECTIONS ARE IN ACCORDANCE WITH THE FINAL RECOMMENDATIONS OF THE REPORT.

PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

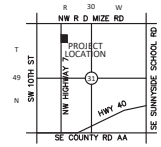
ISOLATION JOINT
NOT TO SCALE

CONCRETE TO ASPHALT THICKENED EDGE
NOT TO SCALE

CURB & GUTTER DETAIL
NOT TO SCALE

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:	05.02.25
ISSUE DATE:	05.02.25

SEAL:



SUBMITTAL:

SITE PLAN & DESIGN REVIEW DRAWINGS

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 IS LATER THAN THE DRAWING DATE, AND ANY USE OR MODIFICATION OF THESE PLANS AND DRAWINGS BY CEDAR CREEK CONSULTING, INC. ARE UNAUTHORIZED, AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

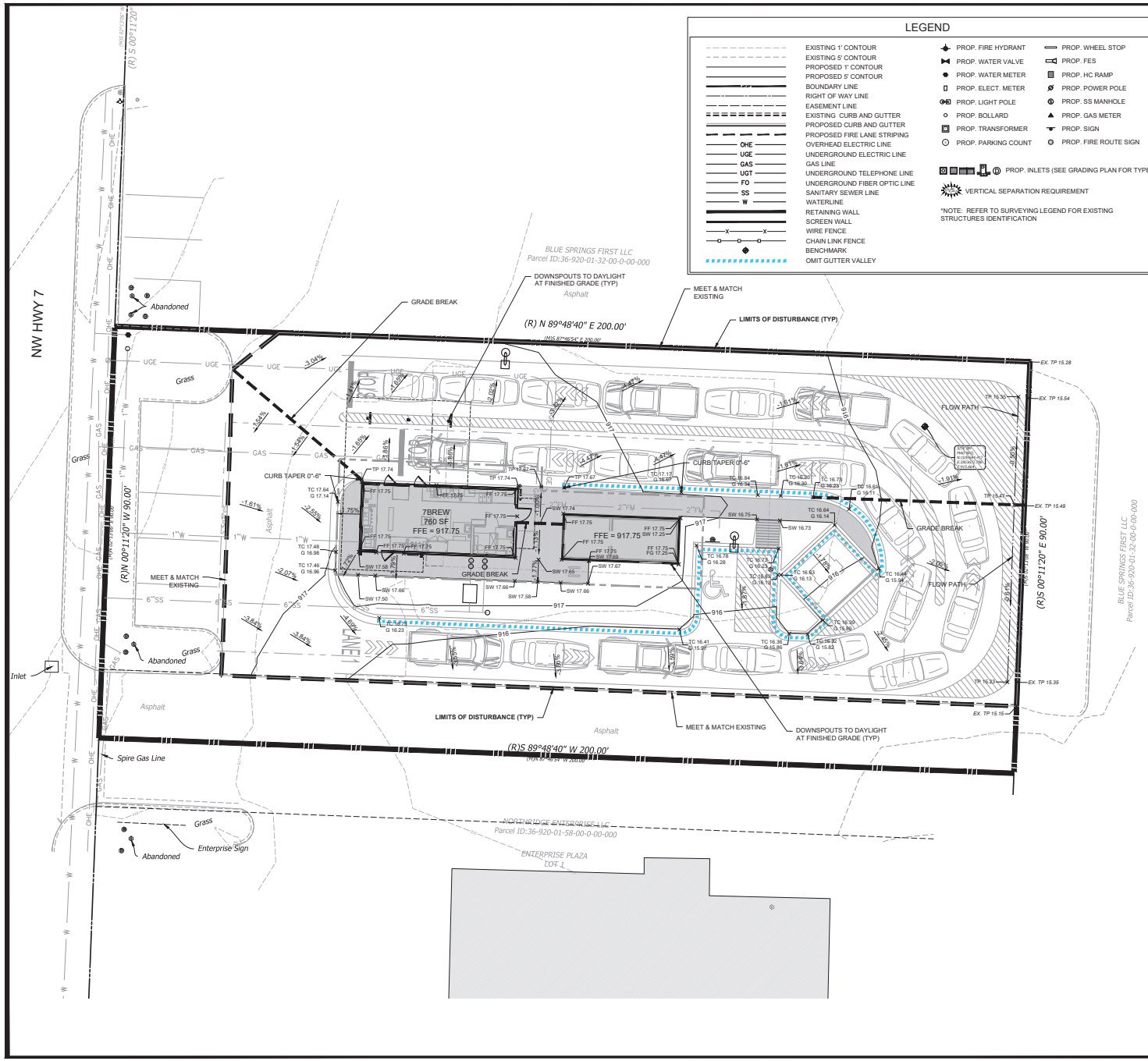
DRAWING TITLE:

PAVING PLAN

SHEET:

C3.00

Received
05/02/2025 12:43:03 PM



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
- OMIT GUTTER VALLEY
- 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

GRADING NOTES

A. CONTRACTOR SHALL REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT FOR EXISTING SOIL CONDITIONS, CONSIDERATIONS, AND RECOMMENDATIONS.

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

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 SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.

F. GENERAL CONTRACTOR TO PROVIDE A UNIT PRICE FOR REMOVAL AND REPLACEMENT OF SOILS ON THIS SITE SHOULD REMOVAL BE REQUIRED.

G. 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.

H. CONTRACTOR SHALL PROVIDE FINAL GRADES THAT DO NOT OBSTRUCT ANY UTILITY ACCESS AND PROVIDE A SMOOTH TRANSITION TO MEET AND MATCH EXISTING GRADES ON ALL SIDES.

I. ADA ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

J. ALL NATURAL GROUND SLOPES SHALL NOT EXCEED 3:1. PAVING SLOPES SHALL NOT EXCEED 8%.

K. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY EARTH DISTURBING PERMITS HAVE BEEN ACQUIRED AND MEET THE CONDITIONS/REQUIREMENTS SET FORTH IN THE PERMITS PRIOR TO CONSTRUCTION.

L. CONTRACTOR IS REQUIRED TO CALL ONE CALL AS WELL AS THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION/CONSTRUCTION ACTIVITIES TAKE PLACE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS.

M. THE CONTRACTOR SHALL GRADE SITE TO ENSURE ALL SURFACE WATER DRAINAGE IS AWAY FROM THE BUILDING AND PROVIDES POSITIVE DRAINAGE SO THAT NO STANDING/PONDING WATER TAKES PLACE ON SITE OR ON ADJACENT PROPERTIES.

N. 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.

O. THE BUILDING SUBGRADE SHALL BE CONSTRUCTED TO INCLUDE A MINIMUM OF 10 FEET BEYOND THE BUILDING LIMITS AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE OWNER.

P. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FLOOR SLAB THICKNESS.

Q. THE BUILDING PAD SUBGRADE SHALL BE PREPARED IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY AND THE CIVIL SPECIFICATIONS.

R. ESTABLISH FINAL SUBGRADE ELEVATIONS TO ALLOW FOR PAVEMENT/SLAB SECTIONS AS INDICATED ON THE PLANS.

S. IF CONFLICTS EXIST BETWEEN THE GEOTECHNICAL REPORT AND THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

SPOT ELEVATION LEGEND

TC - TOP OF CURB	FF - FINISH FLOOR
G - GUTTER	FG - FINAL GRADE
TP - TOP OF PAVEMENT	TW - TOP OF WALL
HP - HIGH POINT	BW - BOTTOM OF WALL
LP - LOW POINT	NOTE: BW IS BOTTOM OF WALL AT GRADE, NOT FOOTING
SW - SIDEWALK	

VERTICAL SEPARATION REQUIREMENT

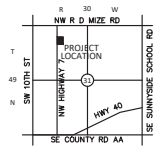
N

SCALE IN FEET
0 10' 15' 20'

MISSOURI 811

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:	05.02.25
ISSUE DATE:	05.02.25

SEAL:



SUBMITTAL:

SITE PLAN & DESIGN REVIEW DRAWINGS

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 IS AFTER THE PERMIT DATE, AND ANY CHANGES MADE FROM THESE PLANS WITHOUT THE CONSENT OF CEDAR CREEK CONSULTING INC. ARE UNAUTHORIZED, AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

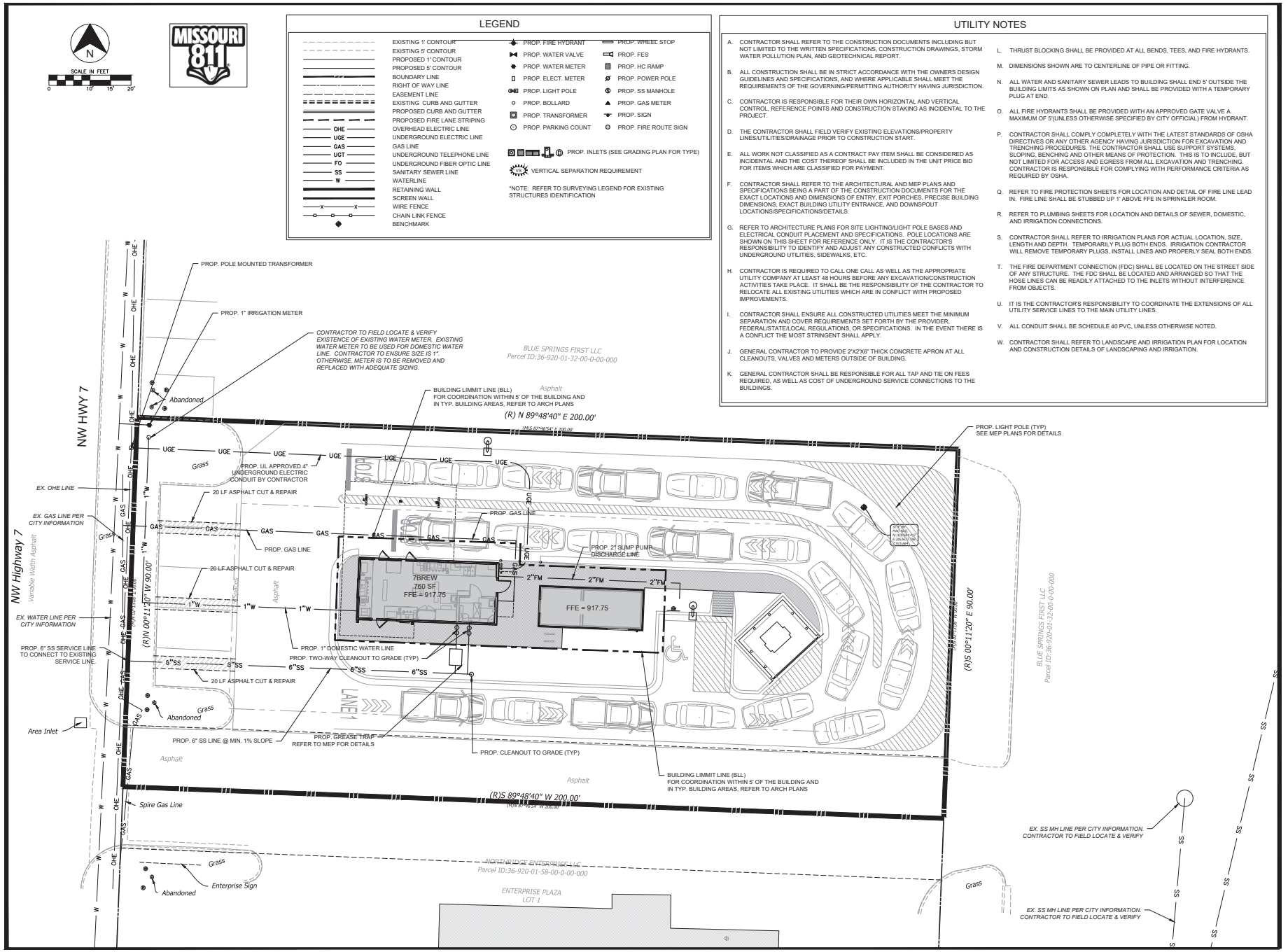
DRAWING TITLE:

GRADING PLAN

SHEET:

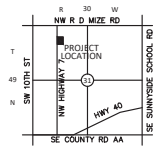
C4.00

Received
05/02/2025 12:43:03 PM



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:	05.02.25
ISSUE DATE:	05.02.25

SEAL:



SUBMITTAL:

SITE PLAN & DESIGN REVIEW DRAWINGS

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 IS AFTER THE PERMIT DATE, AND NO 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.

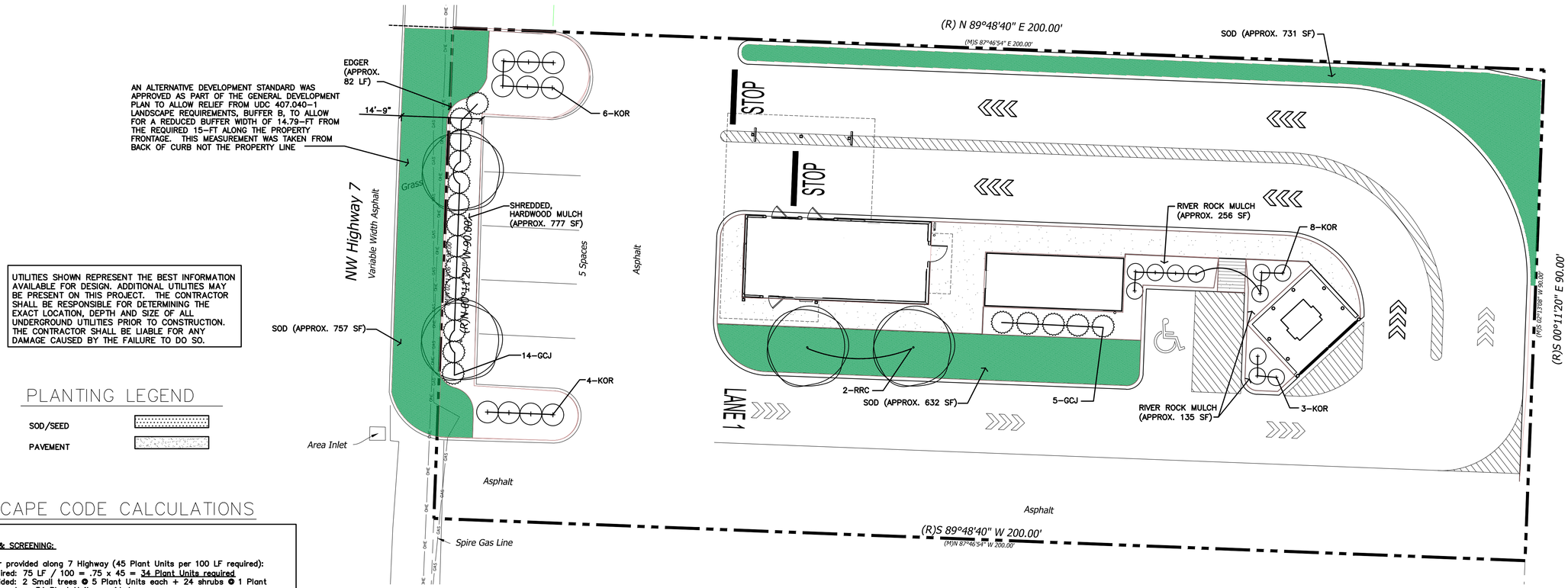
DRAWING TITLE:

UTILITY PLAN

SHEET:

C5.00

Received
05/02/2025 12:43:03 PM



UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL 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

LANDSCAPE CODE CALCULATIONS

LANDSCAPING & SCREENING:

"B" Buffer provided along 7 Highway (45 Plant Units per 100 LF required):
Required: 75 LF / 100 = .75 x 45 = 34 Plant Units required
Provided: 2 Small trees @ 5 Plant Units each + 24 shrubs @ 1 Plant Unit each = 34 Plant Units provided

Parking Lot Landscaping (2 Plant Units per uncovered stall)
Required: 6 stalls @ 2 Plant Units each = 12 Plant Units Required
Provided: 12 Shrubs @ 1 Plant Unit each = 12 Plant Units Provided

Street Trees (1 Small Tree per 40 LF and/or 1 Large Tree per 75 LF):
Required: 1 Small Tree per 40 LF = 90 LF/40 = 2 Small Trees required
Provided: 2 Small Trees provided

PLANT MATERIAL SCHEDULE

TAG	QTY.		COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
			SHADE TREES		
			ORNAMENTAL TREES		
RRC	4		Royal Raindrop Crabapple (5 PUs)	Malus 'Royal Raindrop'	1-1/2" Cal.
			EVERGREEN SHRUBS		
GCJ	19		Gold Coast Juniper (1 PU)	Juniperus pfiteriana 'Gold Coast' (or similar)	3 Gal (18-24" Min. Ht.)
			DECIDUOUS SHRUBS		
KOR	21		Knock-out Rose (1 PU)	Rosa 'Knock-out'	3 Gal (18-24" Min. Ht.)

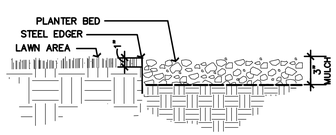
LANDSCAPE PLANTING PLAN

1" = 10'-0"

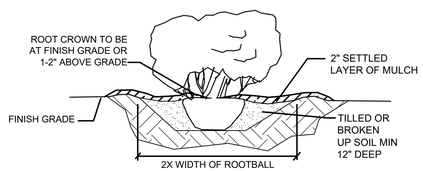
0 10' 20'

North

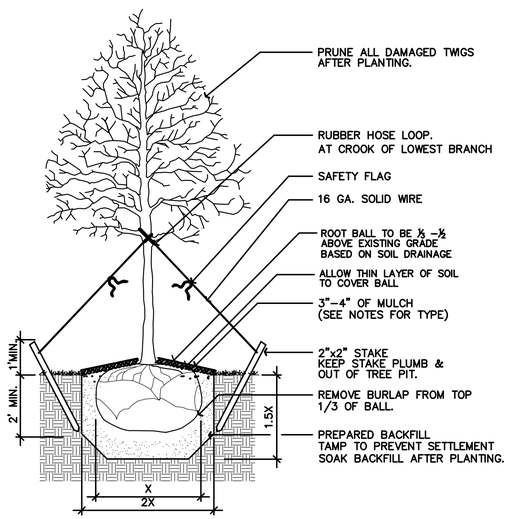
REPAIR ALL TURF AREAS AS NECESSARY DUE TO CONSTRUCTION PROCESS, TO MATCH EXISTING,



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: 5.16.25
CHECKED BY:

SEAL

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS1.0

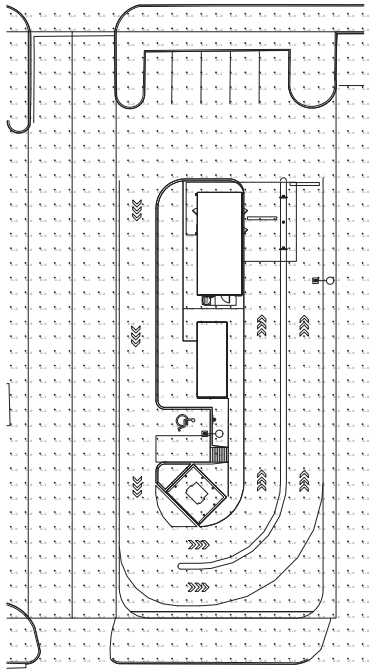
SITE LIGHTING SCHEDULE

ID	MANUFACTURER	CATALOG NO.	DESCRIPTION	LLF	BUG RATING	CUTOFF ANGLE (DEG)	BEAM DISTRIBUTION	VOLTAGE	DIMMING	MOUNTING HEIGHT	POLE HEIGHT	POLE TYPE	FIXTURE AND POLE FINISH	FIXTURE QUANTITY PER POLE	TYPE	WATTS	LUMENS	CCT	CRI	REMARKS
SA1	COOPER	TLM-E04-LED-E1-SL3-BZ	SINGLE HEAD POLE LIGHT	1	B2-U0-G2	90	TYPE III	120/277	0-10V	20' - 0"	20' - 10"	SQUARE	DARK BRONZE	1	LED	97	12,145	5000	70	-
SA2	COOPER	TLM-E04-LED-E1-SL3-HSS	SINGLE HEAD POLE LIGHT W/ SHIELD	1	B2-U0-G2	90	TYPE III	120/277	0-10V	20' - 0"	20' - 10"	SQUARE	DARK BRONZE	1	LED	97	12,145	5000	70	-

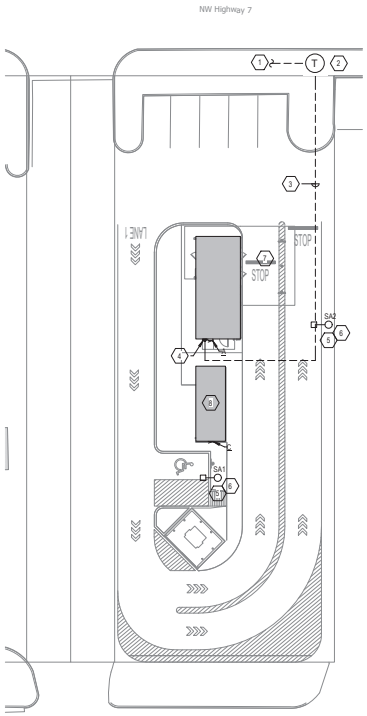
GENERAL NOTES
a. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR LUMINAIRES, DRIVERS, AND EMERGENCY BACKUP.
b. CONTRACTOR TO VERIFY LUMINAIRE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
c. POLE TYPE DESCRIPTION (ABC): A - SHAPE, R-ROUND, S-SQUARE; B - PROFILE, S-STRAIGHT, T-TAPERED; C - MATERIAL, A-ALUMINUM, S-STEEL



NW Highway 7



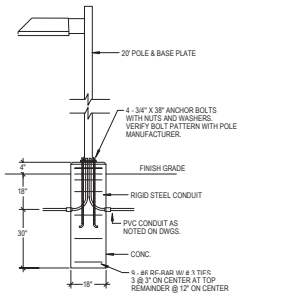
1 ELECTRICAL SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"



2 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

ELECTRICAL KEYNOTES

1. UNDERGROUND ELECTRICAL PRIMARY. VERIFY EXACT REQUIREMNTS WITH UTILITY CO. PRIOR TO ROUGH-IN.
2. POLE MOUNTED TRANSFORMER (ASSUMED 50 KVA, 1Ø) BY UTILITY CO. PAD BY G.C. PER UTILITY CO. REQUIREMENTS.
3. UNDERGROUND ELECTRICAL SECONDARY FROM POLE MOUNTED TRANSFORMER BY SITE ELECTRICAL CONTRACTOR. FIELD VERIFY EXACT REQUIREMENTS & ROUTING WITH LOCAL UTILITY CO. PRIOR TO ROUGH-IN.
4. ELECTRIC METER & ELECTRICAL SERVICE PANEL. METER PROVIDED BY SITE ELECTRICAL CONTRACTOR. PANELS PROVIDED WITH BUILDING
5. SITE LIGHTING FIXTURE TO BE FURNISHED & INSTALLED BY SITE ELECTRICAL CONTRACTOR.
6. CONNECT TO CIRCUIT A-67 IN MODULAR BUILDING PANEL "A" WITH 2 No. 12 THHN & 1 No. 12 GROUND IN 1/2" CONDUIT. CONTROL VIA 2 POLE TIMECLOCK, POLE 1 FURNISHED WITH THE MODULAR BUILDING.
7. CANOPY LIGHT FIXTURES ARE FURNISHED WITH THE CANOPY AND IS PART OF THE MODULAR BUILDING. THE CANOPY IS SHIPPED SEPARATELY TO BE INSTALLED ON SITE. REFERENCE SHEET E3.0 FOR ADDITIONAL INFORMATION.
8. REMOTE COOLER IS FURNISHED AS PART OF THE MODULAR PACKAGE AND DELIVERED TO BE INSTALLED ON SITE. ELECTRICAL CONTRACTOR TO CONNECT COOLER PANEL TO MODULAR PANEL CIRCUIT BREAKER PER ONE-LINE DIAGRAM. REFERENCE SHEETS E1.0 & E4.0.



3 TYPICAL POLE BASE DETAIL
SCALE: NTS

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STAMP

STATE OF MISSOURI
COURTNEY O. WASSOM
NUMBER PE-2017036666
PROFESSIONAL ENGINEER

5/19/2025

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

7 BREW DRIVE-THRU

400 NW HWY 7
BLUE SPRINGS, MO 64014

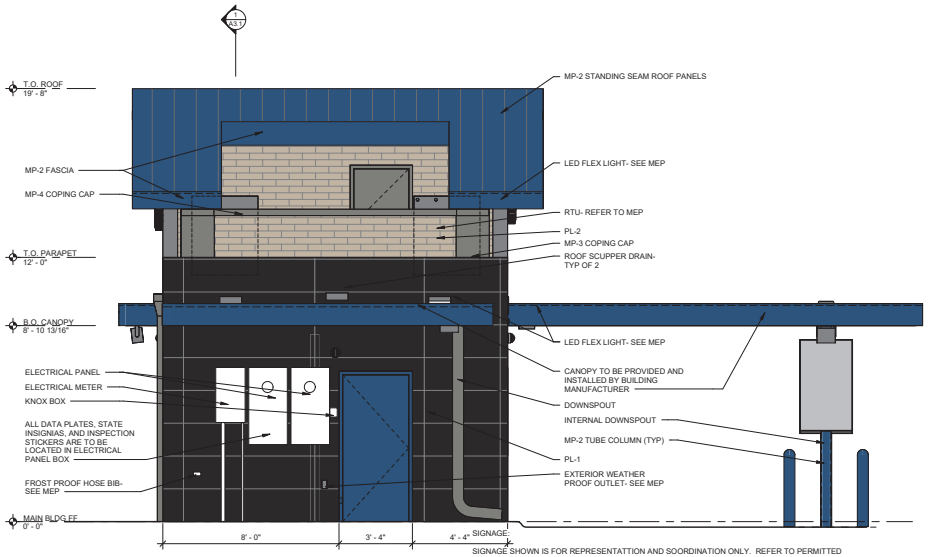
#	Date	Issue/Description
1	03/27/25	PERMIT SET
2	05/19/25	CITY COMMENTS

Project No:	JP7000005.30
Drawn By:	DMB
Checked By:	COW

ELECTRICAL SITE PLAN (SITE ADAPT)

E4.1

Autodesk Docs://JP7000005-JP7 KC\Blue Sage Hwy 7-7 Brew (5)\JP7000005.30_Blue Springs, MO_ Three_MEP_ cow.rvt
5/19/2025 9:51:45 AM



2 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"



SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY.

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

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

RTAMP

STATE OF MISSOURI
KRISTOPHER KENTON SCHAFER
NUMBER A-2015010150
ARCHITECT

05-09-2025

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

7 BREW DRIVE-THRU
400 NW HWY 7
BLUE SPRINGS, MO 64014

#	Date	Issue/Description
	05/09/25	PERMIT SET

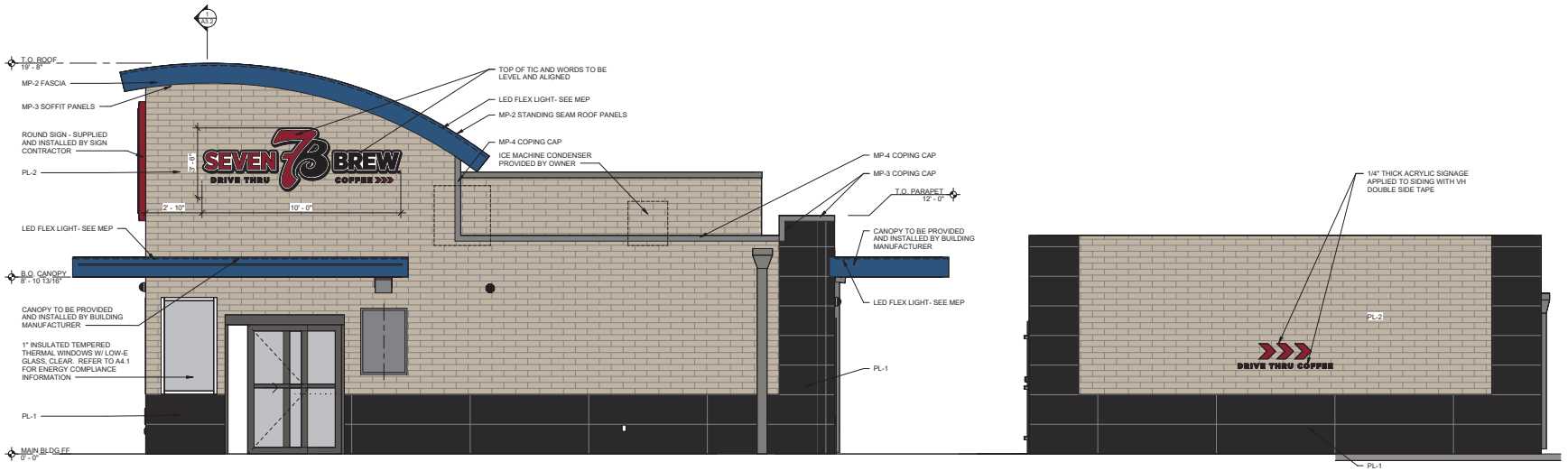
Project No:	JP7000005.30
Drawn By:	JDL
Checked By:	KM
Date:	05/09/25

EXTERIOR ELEVATIONS

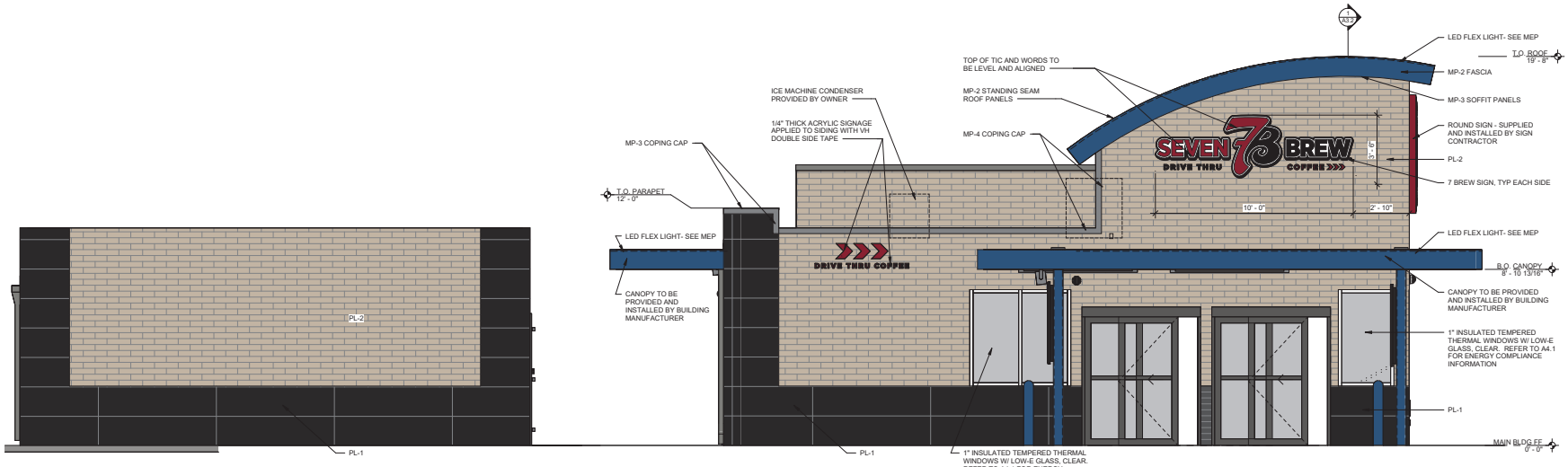
A2.1

Received
05/16/2025 1:39:00 PM

Autodesk Docs://JP7000005_JP7 MO/Blue Springs Hwy 7-7 Brew (0)/CMC_JP7000005.30_Blue Springs, MO_7Brew_ARCH_v24.rvt
5/9/2025 11:14:48 AM



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



2 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STAMP



05-09-2025

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

7 BREW DRIVE-THRU
400 NW HWY 7
BLUE SPRINGS, MO 64014

#	Date	Issue/Description
	05/09/25	PERMIT SET

Project No:	JP7000005.30
Drawn By:	JDL
Checked By:	KM
Date:	05/09/25

EXTERIOR ELEVATIONS

A2.2

Received
05/16/2025 1:39:02 PM

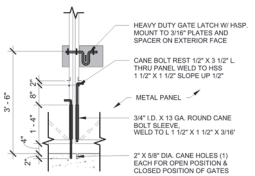
Autodesk Docs://JP7000005_JP7 MO/Blue Springs Hwy-7-7 Brew (0)/DWG/_JP7000005.30_Blue Springs, MO_7Brew_ARCH_v24.rvt
5/9/2025 11:14:50 AM

GENERAL NOTES:

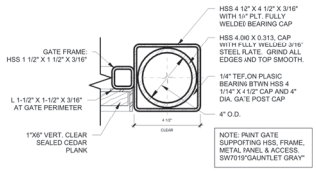
1. SITE WORK AND PREPARATON TO BE PREFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFRABICATOR.

TRASH ENCLOSURE KEYNOTES

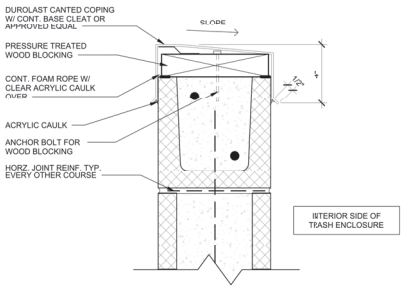
Note Number	Note Text
A	NICHIHA - FIBER CEMENT PANELS TO MATCH SIDING ON BUILDING (TYP ALL SIDES OF TRASH ENCLOSURE)
B	PAINT ALL EXPOSED STEEL WITH PT-10-SHERWIN WILLIAMS SW-9177 "SALT DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11-SHERWIN WILLIAMS SW-6258 "TRICORN BLACK"
D	BREAK METAL CAP; RE: ELEVATIONS
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING



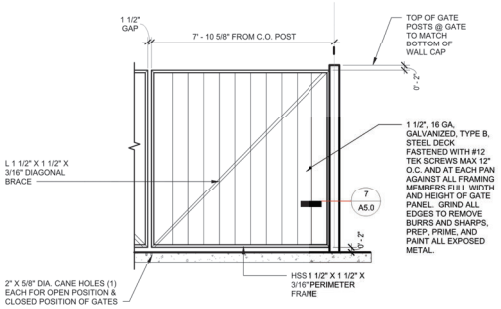
8 GATE DETAIL
1/2" = 1'-0"



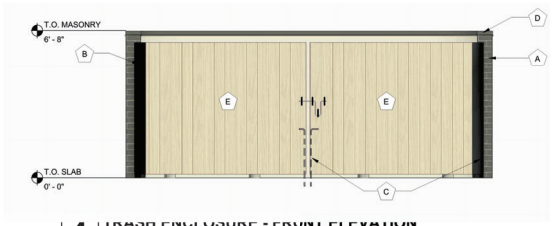
7 POST SECTION
3" = 1'-0"



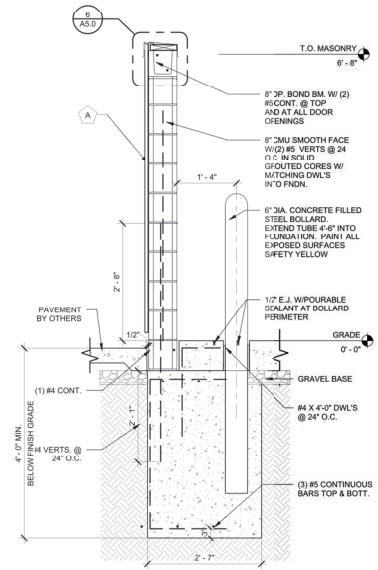
6 CMU COPING DETAIL
3" = 1'-0"



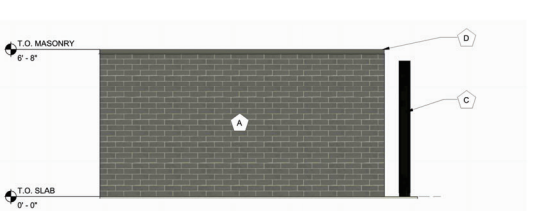
5 GATE ELEVATION - INSIDE FACE
1/2" = 1'-0"



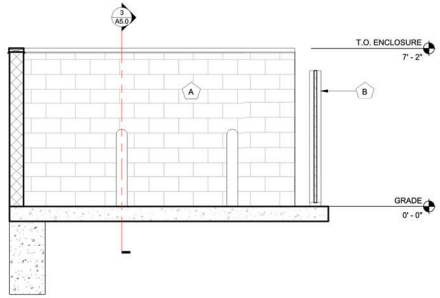
4 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"



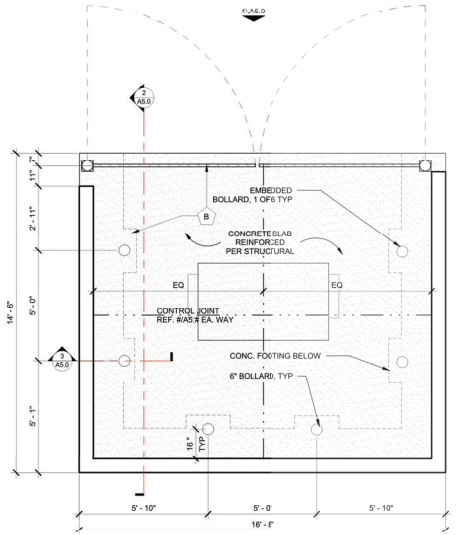
3 WALL SECTION AT BOLLARD
3/4" = 1'-0"



4 TRASH ENCLOSURE - SIDE ELEVATION
3/8" = 1'-0"
(REAR / ELEVATION SIMILAR)



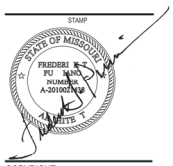
2 TRASH ENCLOSURE - SECTION
3/8" = 1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
3/8" = 1'-0"

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STAMP



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

7 BREW DRIVE-THRU

400 NW HWY 7
BLUE SPRINGS, MO 64014

#	Date	Issue/Description

Project No:	JP7000005.30
Drawn By:	IDP
Checked By:	KM
Date:	5/02/2025

TRASH ENCLOSURE

A5.0

Received
05/05/2025 8:06:19 AM

11/26/2024 9:50:29 AM

PRELIMINARY PLAT
of

7 BREW

A Subdivision of the Northwest Quarter (NW/4), Section Thirty-One (31), Township Forty-nine (49) North Range Thirty (30) West, in the City of Blue Springs, Jackson County, Missouri

LEGAL DESCRIPTION

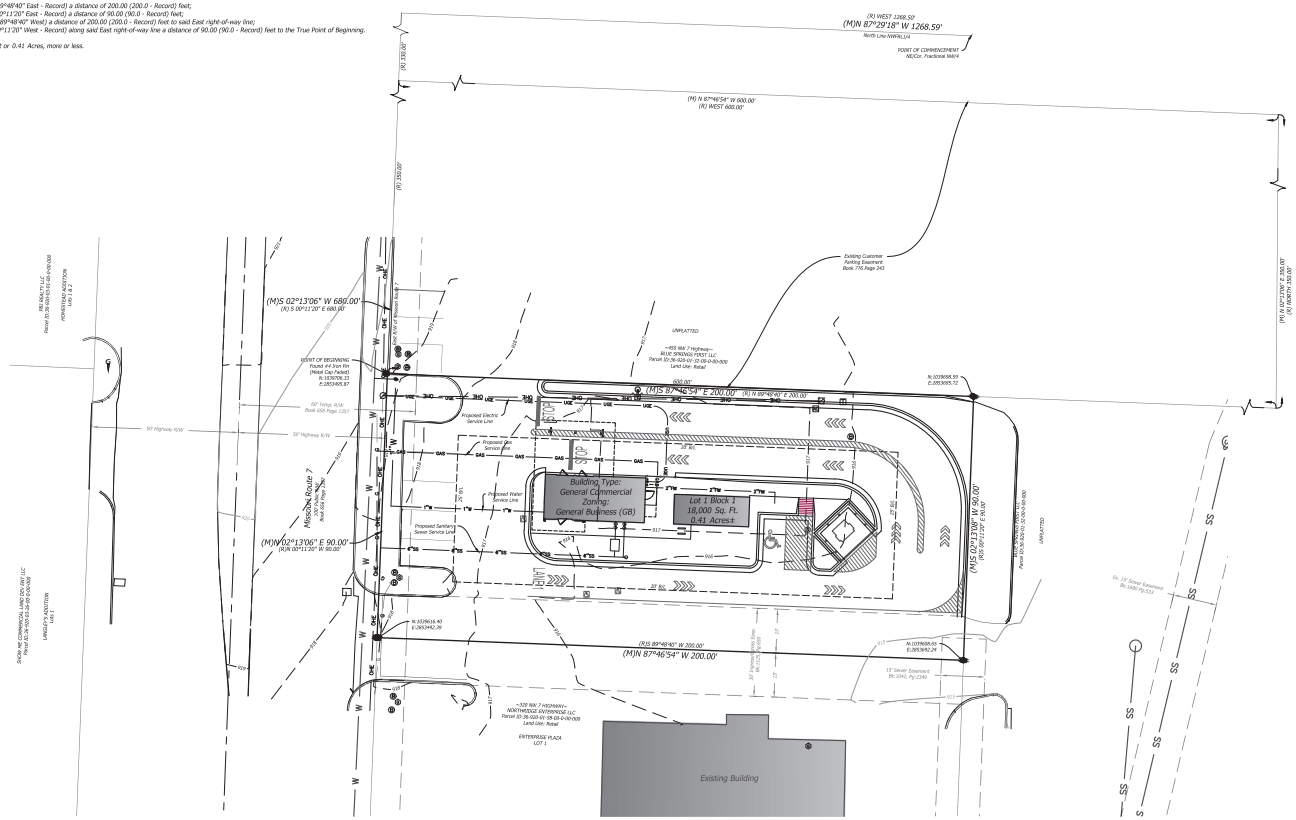
A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-One (31), Township Forty-nine (49) North, Range Thirty (30) West of the Indian Meridian, Jackson County, Missouri, being more particularly described as follows:

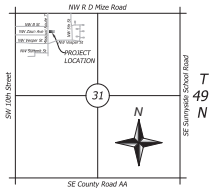
A part of Government Lot One (1) of the Northwest Fractional Quarter (NWFRL¼) of section Thirty-one (31), Township Forty-nine (49) North, Range Thirty (30) West, Blue Springs, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Fractional Quarter (NWFRL¼); thence N 87°29'18" W (West - Record) along the North line of said Northwest Fractional Quarter (NWFRL¼) a distance of 1268.59 (1268.50 - Record) feet to a point 50.0 feet East of the centerline of Missouri Route 7, as now established; thence S 02°13'06" W (South 00°11'20" East - Record) 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 feet East of the centerline of Missouri Route 7, a distance of 680.00 (680.0 - Record) feet to the True Point of Beginning;

Thence S 87°46'54" E (North 89°48'40" East - Record) a distance of 200.00 (200.0 - Record) feet;
Thence S 02°13'08" W (South 0°11'20" East - Record) a distance of 90.00 (90.0 - Record) feet;
Thence N 87°46'54" W (South 89°48'40" West) a distance of 200.00 (200.0 - Record) feet to said East right-of-way line;
Thence N 02°13'06" E (North 0°11'20" West - Record) along said East right-of-way line a distance of 90.00 (90.0 - Record) feet to the True Point of Beginning.

Containing 18,000 Square Feet or 0.41 Acres, more or less.





SITE DATA TABLE			
LOT SIZE		18,000 SF	0.41 ACRES
BUILDING FLOOR AREA		760 SF	
		EXISTING	PROPOSED
ZONING DISTRICT		GB	GB
LAND USE		RETAIL STORE	RESTAURANT/FAST FOOD
		ALLOWED	PROPOSED
BUILDING HEIGHT		60'	20'
FLOOR AREA RATIO		0.17	0.042
		REQUIRED	PROPOSED
SETBACKS	NORTH	20'	31.93'
	SOUTH	20'	42.80'
	EAST	25'	74.95'
	WEST	25'	55.18'
OFF-STREET PARKING			
	STANDARD SPACES	3	5
	LOADING SPACES	0	0
	ADA SPACES	1	1
	TOTAL SPACES	4	6

LEGEND

- Section Corner
- Quarter Corner
- Found Monument
- Set Monument
- Plat Boundary Line
- Lot Line (This Plat)
- Easement (This Plat)
- Building Limit Line (This Plat)
- Existing Lot Line
- Existing Easement
- Existing Building Limit Line
- U/E - Utility Easement
- B/L - Building Limit Line
- R/W - Right of Way
- (R) - Record
- (M) - Measured

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7003"

NOTES

1. An assumed bearing of North 87° 46' 54" West as the South line of the subject property per Missouri State Plane Grid West was used as the basis of bearing for this survey.
2. Subject Property contains 18,000 square feet, or 0.41 acres, more or less.
3. 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.
4. Property is zoned General Business (GB) and to be used for Commercial Purposes.

Owner/Developer
SKID, LLC
James Evans
3236 Thornbird Avenue
Blue Springs, MO 64015
(816) 309-5647
jevans@iamfam.com

Prepared by:
Golden Land Surveying
4131 NW 122nd Street, Suite 100
Oklahoma City, OK, 73120
(405) 849-6010

Land Use
Restaurant/Fast Food

Zoning
General Business (GB)

Property Address
400 NW Highway 7

Parcel ID
39-920-01-29-04-0-00-000

Basis of Bearing
Missouri Coordinate System of 1983 (2003)
based upon Missouri Geographic Reference System Monument JA-140,
KC Metro Aluminum GRS Disk stamped JA-14A, 1994



Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Job No. 251211 Sheet 1 Of 1

FINAL PLAT
of

7 BREW

A Subdivision of the Northwest Quarter (NW/4), Section Thirty-One (31), Township Forty-nine (49) North Range Thirty (30) West, in the City of Blue Springs, Jackson County, Missouri

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-One (31), Township Forty-nine (49) North, Range Thirty (30) West of the Indian Meridian, Jackson County, Missouri, being more particularly described as follows:

A part of Government Lot One (1) of the Northwest Fractional Quarter (NWFRL¼) of section Thirty-one (31), Township Forty-nine (49) North, Range Thirty (30) West, Blue Springs, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Fractional Quarter (NWFRL¼); thence N 87°29'18" W (West - Record) along the North line of said Northwest Fractional Quarter (NWFRL¼) a distance of 1268.59 (1268.50 - Record) feet to a point 50.0 feet East of the centerline of Missouri Route 7, as now established; thence S 02°13'06" W (South 00°11'20" East - Record) 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 feet East of the centerline of Missouri Route 7, a distance of 680.00 (680.0 - Record) feet to the True Point of Beginning;

Thence S 87°46'54" E (North 89°48'40" East - Record) a distance of 200.00 (200.0 - Record) feet;
Thence S 02°13'08" W (South 0°11'20" East - Record) a distance of 90.00 (90.0 - Record) feet;
Thence N 87°46'54" W (South 89°48'40" West) a distance of 200.00 (200.0 - Record) feet to said East right-of-way line;
Thence N 02°13'06" E (North 0°11'20" West - Record) along said East right-of-way line a distance of 90.00 (90.0 - Record) feet to the True Point of Beginning.

Containing 18,000 Square Feet or 0.41 Acres, more or less.

LAND USE

The land is to be used for a Fast Food Restaurant.

DEDICATION

The undersigned representatives for the Owner, SKID, LLC, of the above described land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be know as "7 Brew".

_____
Owner

EXECUTION

IN TESTIMONY WHEREOF:_____, has caused this instrument to be executed this ____ day of _____, 20____.

_____
Signed

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 20____, before me, a Notary Public, personally appeared _____, to me personally known to be the same person who executed the forgoing instrument duly acknowledge the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the Data last above written.

My Commission Expires: _____

Notary Public: _____

APPROVALS

This hereby certifies that the accompying plat of "7 BREW" was submitted to and approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this ___ day of _____, 2025, by Ord. No. _____.

By: _____
Chris Lievsay, Mayor

By: _____
Erin Ford, City Clerk

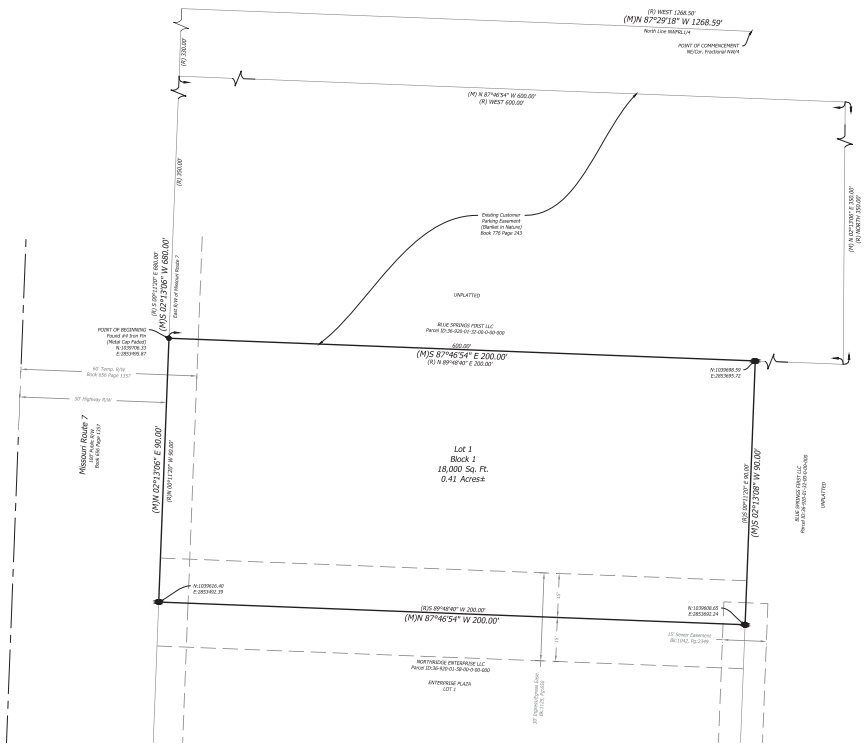
By: _____
Chris Henning, Planning Commission Chair

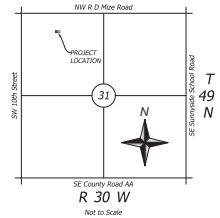
By: _____
Mike Mallon, Senior Director of Community Development

By: _____
_____, City Engineer

Approved by the Jackson County Assessment Department this ___ day of _____, 2025.

_____





PURPOSE STATEMENT

Creating a Lot out of a previously unplatted Parcel for construction of a restaurant.

SURVEYOR'S CERTIFICATE

I hereby certify that the within Final Plat of "7 Brew" is based on an actual survey made by me or under my direction supervision and that survey meets or exceeds the current "minimum standards for urban property boundary surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that the bearings shown on this plat are grid bearings, base on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying to the best of my professional knowledge and belief.

_____ _____
Troy Dee *Date*
Missouri Professional Land Surveyor No. 2023017107
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 849-6010

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of May, 2025, personally appeared Troy Dee, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

_____
Notary Public

My Commission Number is, 20013172 .

My Commission Expires the 23rd day of OCTOBER, 2028.

NOTES

1. *An assumed bearing of North 87° 46' 54" West as the South line of the subject property per Missouri State Plane Grid West was used as the basis of bearing for this survey.*
2. *Subject Property contains 18,000 square feet, or 0.41 acres, more or less.*
3. *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.*
4. *Property is zoned General Business (GB).*
5. *Title information shown hereon is limited to that information contained in Title Commitment from Fidelity National Title Insurance Company's No.2501169 dated January 03, 2025.*

LEGEND

- Section Corner
- Quarter Corner
- Found Monument
- Set Monument
- Plat Boundary Line
- Lot Line (This Plat)
- Easement (This Plat)
- Building Limit Line (This Plat)
- Existing Lot Line
- Existing Easement
- Existing Building Limit Line
- U/E - Utility Easement
- B/L - Building Limit Line
- R/W - Right of Way
- (R) - Record
- (M) - Measured

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

Owner's Notary | *City of Blue Springs* | *Land Surveyor* | *Surveyor's Notary*

0 10' 20' 40'
1" = 20'
U.S. Survey Feet

Owner/Developer

SKID, LLC
James Evans
3236 Thornbird Avenue
Blue Springs, MO 64015
(816) 309-5647
jevans@amfam.com

Prepared by:

Golden Land Surveying
4131 NW 122nd Street, Suite 100
Oklahoma City, OK, 73120
(405) 849-6010

Basis of Bearing

Missouri Coordinate System of 1983 (2003)
based upon Missouri Geographic Reference System Monument JA-140, KC Metro Aluminum GRS Disk stamped JA-14A, 1994

Prepared By

GOLDEN LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Job No. 251211 *Sheet 1 Of 1*

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**

4/8/25 — **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**

Received
04/09/2025 4:28:38 PM

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
04/09/2025 4:28:39 PM

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
04/09/2025 4:28:39 PM