APPEARANCE REVIEW COMMITTEE MEETING
(Tuesday, August 27, 2024 at 3:00 pm
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Approve Minutes of the May 2, 2023 Appearance Review Committee Meeting
3. Presentation—AR-07-24-9240 / “McAlister’s Deli” / 1221 NE Coronado Dr
4. On-Call Board Policies and Procedures
5. Adjourn

Posted at City Hall and on the City’s website on Monday, August 26, 2024. A quorum of the City Council may be present at the meeting, however no Council votes will be taken.

Traci Breshears
Community Development Administrative Assistant

City of Blue Springs
903 W. Main
Blue Springs, Missouri 64015

Appearance Review Committee
MINUTES
Tuesday, May 2, 2023

A meeting of the Appearance Review Committee of the City of Blue Springs was held in the City Hall Development Conf. Room 128, located at 903 W. Main Street on Tuesday, May 2nd, 2023, with the following members, guests, and staff in attendance.

ATTENDANCE	David Smith, Chair Bob Frost, Vice Chair
STAFF/OTHERS	Cara Elbert, Assistant Director, Community Development Jamarcus Magee, Associate Planner
ABSENT	Alan Ware Aliyah Kincade, Recording Secretary
CALL TO ORDER	Chairperson Dave Smith, called the meeting to order at 10:03 am.
AGENDA ITEM 2 **AR-03-23-8694 / "Gerber-Blue Springs" /** 1550 SE US 40 Highway	Chairperson Smith explains the only item on the agenda. The applicant is requesting Site Plan Design Review approval to permit the construction of an approximately 15,989 sq. ft. auto glass/collision repair shop located at the 1550 SE US 40 Hwy. Jamarcus Magee, Associate Planner presented the case to the Committee. Chairperson Smith, Vice Chair Bob Frost delegate each item on the Appearance Review Checklist. The Committee commented on revisiting the open space requirements and landscaping requirements in the Adams Dairy Parkway Overlay. They also noted adding a comment to the staff report about adding an aggregate or stucco material to the building façade to help make it more visually appealing.

VOTE	David Smith, Chairperson - Aye Bob Frost, Vice Chair - Aye **(APPROVED 2-Aye, 0-No)**
OTHER BUSINESS	None.
MEETING ADJOURN	With no further discussion, a motion was made by Chairperson David Smith and seconded by Vice Chair Bob Frost, the meeting adjourned at 10:42 a.m.

_____

Respectfully Submitted by,
Cara Elbert, Assistant Director of Community Development

_____ _____

David Smith, Chairperson Date

APPEARANCE REVIEW COMMITTEE STAFF REPORT

Meeting Dates:	Appearance Review Committee: August 27, 2024
Project Name:	***McAlister's Deli***
Site Location:	1221 NE Coronado Drive
Project Request:	AR-07-24-9240 (Appearance Review) related to PUDF-07-24-9237 (Planned Unit Development Final Plan)

Applicant: Thomas English Retail | Matt Worthley
Property Owner: Blue Springs Development Three, Inc.
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting a Planned Unit Development Final Plan Review to permit the construction of a new 3,528 sq ft Pad Site building for a McAlister's Deli restaurant with a drive-thru window on 0.98 +/- acres on one (1) lot located at 1221 NE Coronado Drive. The property is currently zoned "GB//PUD/R-O" (General Business/ /Planned Unit Development/Restrictive Overlay) and is currently undeveloped.

Staff

Recommendation: Staff recommends **approval with conditions**. The Appearance Review Committee may recommend conditions be added for consideration.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	MoDOT Right-of-Way	EB Interstate 70 Highway
South:	"GB/PUD/R-O" (General Business / Planned Unit Development/Restrictive Overlay)	Adam's Dairy Landing Shopping Center (Retail)
East:	"GB/PUD/R-O" (General Business / Planned Unit Development/Restr4ictive Overlay)	Arby's Restaurant with drive-thru (Fast Food Restaurant)
West:	"GB/PUD/R-O" (General Business / Planned Unit Development/Restr4ictive Overlay)	Retail strip mall shopping center

SITE PLAN DESIGN REVIEW ANALYSIS

Preservation:

The site is currently undeveloped, consisting of a primarily flat, open area. Existing trees are

present within the 15-foot landscape buffer to the north of the parcel; trees and shrubs are present within the 15-foot landscape buffer to the south. The demolition plan sheet indicates that the trees in south landscape buffer will be preserved along with shrubs. There will be an heavier landscaping in front of the drive-thru exit. Any existing landscaping that is healthy and can be preserved on the property may count towards the required landscaping.

Phasing: The proposed site improvements will be completed in one (1) single phase

Transportation & Access:

The proposed site currently has public access to NE Coronado Drive from existing easements: one for the east through the Arby's parking lot and another from the west through the north side of a retail strip center.

Pedestrian Access: The site is primarily designed for vehicular traffic with limited pedestrian access. To accommodate pedestrian movement, an 8-foot-wide minimum sidewalk will be installed adjacent to the parking areas along the exterior perimeter of the building footprint.

Streets & Sidewalks: This site does not require any public improvements, including the installation of a public sidewalk on the north side of NE Coronado Drive.

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 the 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 existing building is classified as a Pad Site Building. This is a permitted building type in "GB" (General Business) zoning districts. The chart below details the requirements for the proposed building type (Pad Site Building) in General Business (GB) zoning. These requirements are reflected in the table below with the assumption that the property boundaries for the 0.98 +/- acre site remain.

Standard	Requirement	Proposed
Frontage Width	25 ft	232 +/- ft.
Lot Size	N/A	0.98 +/- acres
Building Height	60 ft max	25 ft
North Setback	25 ft.	25 ft
East Setback	20 ft.	20 ft.
South Setback	25 ft.	25 ft.
West Setback	20 ft.	20 ft.
Buffer/Landscape	40%	40%

Parking: All vehicular parking requirements have been met. The proposed drive aisles are at least 24-ft. wide, and the parking spaces are 9-ft. by 19-ft. The parking requirements are based on the number of employees, dining customers, and pick-up window. Vehicular parking is required and proposed as follows:

Zoning/Land Use	Required	Provided
"GB/PUD/R-O"/ Restaurant, Fast Food	**Customer service and Dining area= 1660 sq ft 1660/75= 23 spaces**	58 vehicle spaces provided
	Vehicle Stacking 8 spaces w/ min. of 4 vehicle que from the pick-up window to the order box shall be provided.	8 stacking spaces There is no order box in drive-thru, only a pick-up window

Bike parking is required and proposed as follows:

Zoning/Land Use	Required	Provided
"GB-PUD/R-O"/ Restaurant, Fast- Food	2 bicycle space	1 bicycle space

Architectural Character: The proposed building fully complies with all applicable requirements and Non-Residential Guidelines. The site will include a 3,528-square-foot Pad Site Building, featuring an exterior design that incorporates stone veneer, brick veneer, and EIFS siding. Architectural enhancements such as louvered awnings, as well as patio canopies at the entrance and pick-up window, will further elevate the building's aesthetic. The color palette will primarily consist of grays and greens, with accents of orange to add visual interest.

Frontage & Landscape: A final landscaping plan has been provided and meets all requirements per the UDC. The trash enclosure is appropriately screened, and all buffer requirements have been met. The existing frontage along NE Coronado Drive closely resembles the "Buffer Edge" type. The applicant will be adding substantial amount of landscaping at the drive-thru exit to shield NE Coronado Dr. from headlights. The applicant will use the existing landscape along the site's frontage to preserve the current landscape design. The required and proposed plant units are shown below in the table for reference. The table below outlines the landscaping requirements for the site based on the proposed site plan.

Landscape Area	Required Units/ Pus (Plant Units)	Proposed Units/ Pus (Plant Units)
North Buffer: Adj. to MoDOT Right-of-way EB Interstate 70 Highway	15-ft min. required/45 PUs (161'*45=**72 PUs required**)	**72 PUs proposed**
East Buffer: Adj. to "GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay)	N/A	N/A

South Buffer: Adj. to "GB/PUD/R-O" (General Business/Planned Unit Development/Restrict-Overlay)	15-ft min. required/45 PUs (232'*45=**104 PUs**	**104 PUs Proposed**
West Buffer: Adj. to "GB/PUD/R-O" (General Business/Planned Unit Development/Restricted-Overlay)	N/A	N/A
Parking Lot Landscaping	2 PUs per stall (52 stalls*2= **104 PU**s	**130 Proposed**
Total ant Units Required	**289 PUs**	**327 PUs**

Outdoor Lighting: The proposed plans include two exterior pole-mounted LED light fixtures: one on the east side and one on the west side of the parking lot. Additionally, six wall mounted fixtures will be installed on the north, east, and west sides of the building. Any further lighting installations will be subject to review during the Building Permit process.

Screening: In accordance with Section 407.090.H, all roof-mounted and ground level equipment shall be completely screened from view. Wall mounted meters and equipment will also need to be 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.**

Signage: Building-mounted signage are proposed on the building. 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 would be reviewed by the Planning Commission.

APPEARANCE REVIEW COMMITTEE ANALYSIS

The Appearance Review Committee shall be responsible for review of applications for building permits within the Adams Dairy Parkway Overlay (ADP-O) Zoning District or any other area or district of the City as authorized or directed by the City Council. Committee review shall not be required for single-family detached and duplex residential structures or for alterations and repairs not affecting the outward appearance of a building or site.

The Appearance Review Committee shall use the review checklist in the Planning Guidebook to ensure the request is compatible with the standards of the Adams Dairy Parkway Overlay.

Staff Recommendation:

Staff recommends approval of the Appearance Review Committee application. Final conditions will be added to the staff report for the Planned Unit Development Plan prior to the meeting for Planning Commission September 09, 2024.

Hg Consult Inc engineers planners

7733 N. Wallace Avenue | Kansas City, MO 64158 | 816.912.4720 | www.HgCons.com

July 8, 2024
James Burgess, PE
City Engineer
City of Blue Springs, Missouri

Re: McAlister's Deli in Blue Springs, Missouri
Hg Consult PN: 24.040

Mr. Burgess,

This traffic study is to document the anticipated traffic generated on the surrounding roadway network by the proposed development, McAlister's Deli, located at 1221 NE Coronado Drive, in Blue Springs, Missouri. The location of the site is shown below in Figure 1.



Figure 1: Site Location

Existing Conditions

NE Coronado Drive is classified as a four-lane divided roadway with a concrete median and a posted speed limit of 35 miles per hour. According to the Mid-America Regional Council (MARC) Roadway Classification Map, NE Coronado Drive is designated as a Major Collector.

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West of the site, there is an 8-phase signalized intersection at NE Coronado Dr. and Adams Dairy Landing, providing access to businesses on both sides of NE Coronado Dr. East of the site, there is a break in access with a 2-way stop, stopping the side street and allowing drivers to enter through the Arby's entrance. Eastbound traffic benefits from an approximate 250 foot left turn lane

Proposed Site

The proposed restaurant with a drive-through site is located on approximately 0.97 Acres.
The proposed site plan is shown in Figure 3.

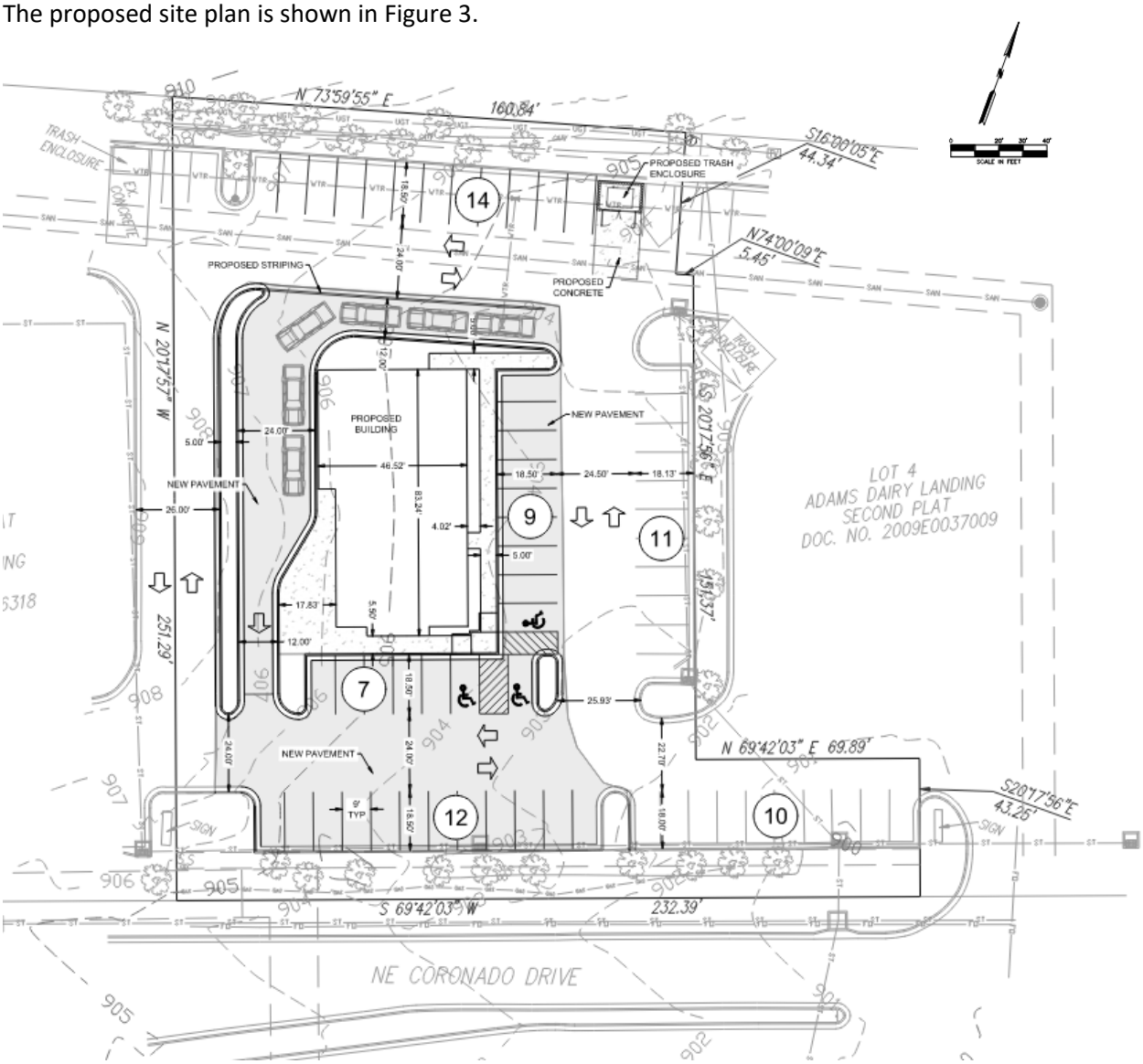


Figure 2: Proposed Parking Lot Layout

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Hg Consult Inc engineers planners

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Trip Generation

To estimate the number of trips that a proposed development will generate once constructed, the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition is used. The Trip Generation Manual gathers data from similar developments from across the country and performs a statistical analysis on the data. The proposed site consists of a high turnover (sit-down) restaurant land use. The land use area is approximately 3,565 square feet. The land use and its projected trip generations for weekend and peak hour of the adjacent street traffic for one hour between 4 p.m. and 6 p.m. is as shown below.

Table 1: Proposed Land Use and Trip Generation

Land Use	Size	Weekday		AM*		PM	
		In	Out	In	Out	In	Out
932 – High-Turnover (Sit-Down) Restaurant	3,565 SF	191	192	0	0	20	12
TOTAL TRIPS		383		0		32	

*Business hours open at 10 a.m, after the AM Peak has occurred.

The ITE Trip Generation Manual shows that there will be 383 new weekday trips generated by the development, as well as 32 new PM trips (20 entering, 12 exiting), AM trips were not captured since the business operations does start until 10 a.m.

Site Access

There are currently two access points designated for the proposed site along NE Coronado Dr. These access points are situated approximately 450 feet apart, as indicated in the site plan. The existing access configuration is designed to serve development for that location, and no additional access points will be required and no alterations to the current system is anticipated.

Conclusions

Based on the existing site conditions and the proposed development's characteristics, the analysis indicates that the anticipated impact of the proposed McAlister's Deli on the adjacent roadway system will be minimal. NE Coronado Dr. currently provides sufficient access to accommodate the development. Operational conditions are expected to remain unchanged post-development, with minor adjustments planned for the signalized intersection to optimize traffic flow.



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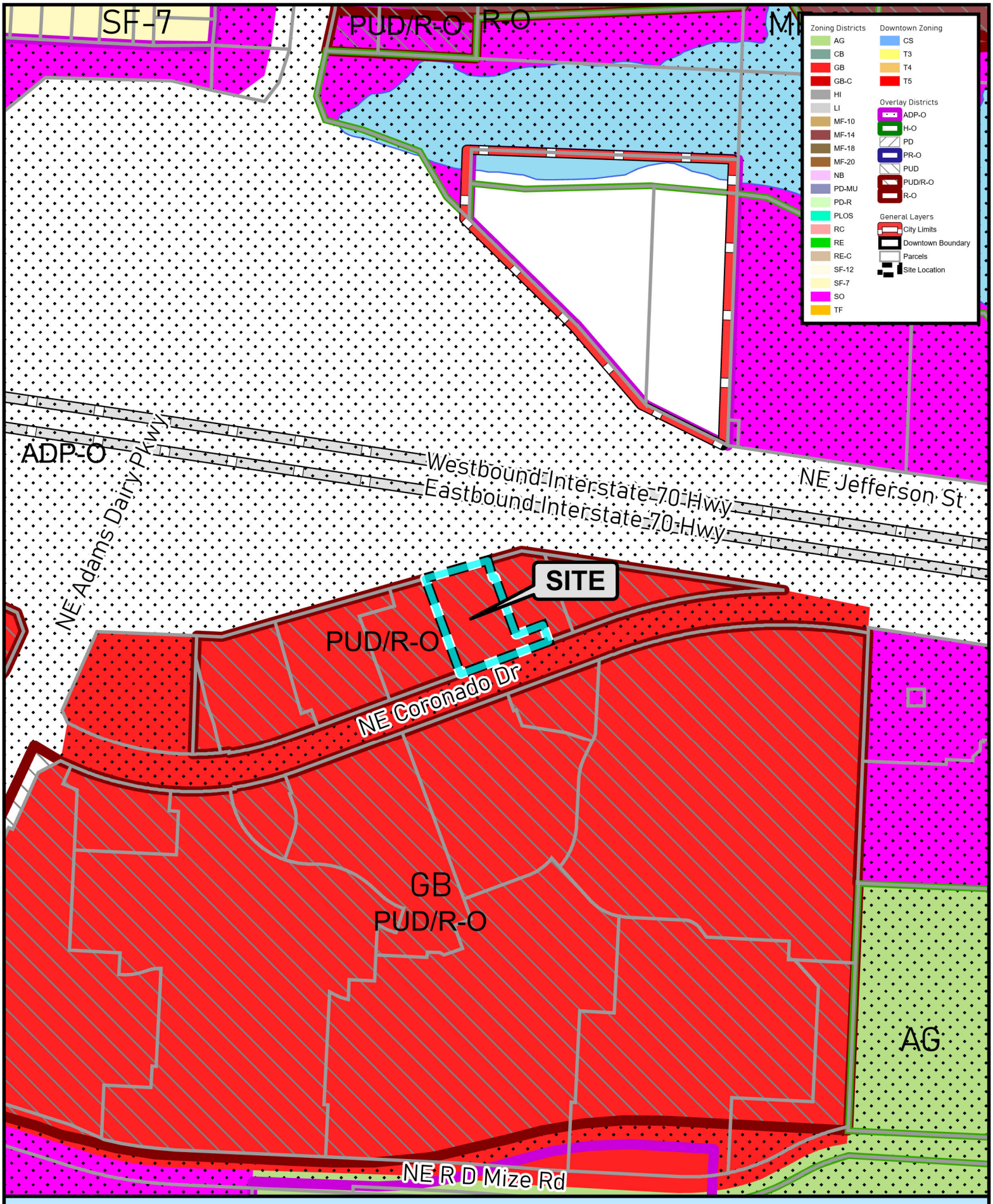


The City of Blue Springs Missouri

PUDF-07-24-9237
1221 NE CORONADO DRIVE
PARCEL # 36-500-04-52-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 300 feet
Date: 7/29/2024



The City of Blue Springs Missouri

PUDF-07-24-9237
1221 NE CORONADO DRIVE
PARCEL # 36-500-04-52-00-0-00-000
SITE LOCATION MAP

N

1 inch = 300 feet

Date: 7/29/2024

LOT 3B:

PART OF LOT 3, ADAMS DAIRY LANDING - SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NE CORONADO DRIVE, AS NOW ESTABLISHED; THENCE SOUTH 69°42'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 3, 232.39 FEET; THENCE NORTH 20°17'57" WEST, 251.29 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70, AS NOW ESTABLISHED; THENCE NORTH 73°59'55" EAST, ALONG THE NORTH LINE OF SAID LOT 3 160.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 16°00'05" EAST, ALONG THE EAST LINE OF SAID LOT 3, 44.34 FEET; THENCE NORTH 74°00'09" EAST, CONTINUING ALONG SAID EAST LINE, 5.45 FEET; THENCE SOUTH 20°17'56" EAST, CONTINUING ALONG SAID EAST LINE, 151.37 FEET; THENCE NORTH 69°42'03" EAST, CONTINUING ALONG SAID EAST LINE, 69.89 FEET; THENCE SOUTH 20°17'56" EAST, CONTINUING ALONG SAID EAST LINE, 43.25 FEET TO THE POINT OF BEGINNING, BEING LOT 3B AS SHOWN ON CERTIFICATE OF SURVEY RECORDED AUGUST 14, 2013 AS DOCUMENT NO. 2013E0086318 IN SURVEY BOOK T-39, PAGE 43.

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McALISTER'S DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI
FINAL DEVELOPMENT PLANS

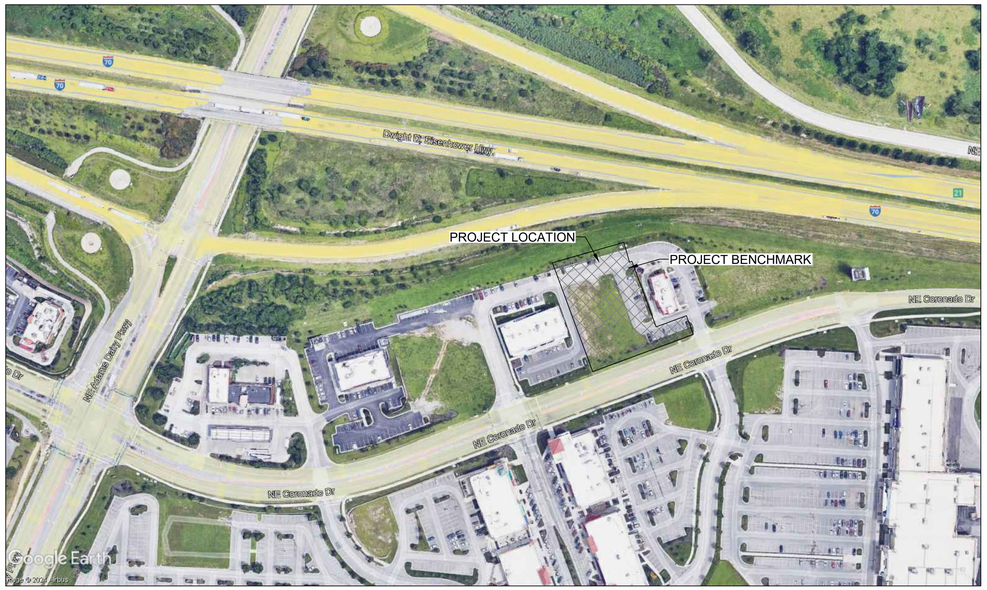
GENERAL NOTES

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the latest editions of the City of Blue Springs "DESIGN AND CONSTRUCTION MANUAL".
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
9. Where finish grade is higher than existing, fill must be brought in, properly compacted, and then the pipe shall be installed. Pipe shall not be installed until new fill has been properly compacted.
10. According to the F.E.M.A. Flood Insurance Rate Map Number 29095C, Panel No. 0338 G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

PROPERTY DESCRIPTION

PART OF LOT 3, ADAMS DAIRY LANDING - SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

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NOT TO SCALE

INDEX OF SHEETS

1	COVER SHEET
2	SITE PLAN RENDERING
3	EXISTING CONDITIONS
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5	DIMENSION PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	UTILITY STORM PLAN
9	EROSION CONTROL PLAN
10	MISCELLANEOUS SITE DETAILS
11	MISCELLANEOUS SITE DETAILS
12	MISCELLANEOUS SITE DETAILS

APPENDIX

L1	LANDSCAPE PLAN
A101	ARCHITECTURAL FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	TRASH ENCLOSURE DETAILS
E2.01	SITE PHOTOMETRIC PLAN
E3.01	ELECTRICAL SPECIFICATIONS
E3.02	ELECTRICAL SPECIFICATIONS
	SIGNING PLAN PACKAGE

PROJECT BENCHMARK

#1 SW Corner, top of curb, metal curb inlet in rear drive aisle by Arby's trash enclosure
N:1041409.531
E:2860830.123
Top Elev. 904.07

UTILITIES

Know what's below. Call before you dig.

City of Blue Springs
Public Works
903 W. Main Street
Blue Springs, MO 64015
816-228-0121

City of Blue Springs
Water and Sewer
500 S.E. Sunnyside School Road
Blue Springs, MO 64014
816-228-0195

Spire
(Administrative Offices)
3025 S.E. Clover Drive
Lee's Summit, MO 64082
816-537-4681

Evergy
401 SE Bailey Road
Lee's Summit, MO. 64081
816-347-4320

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

Comcast Cable
New Construction Hotline
866-771-2281

Missouri One-Call
1-800-344-7483

Public Water Supply District 13
of Jackson County
99 Lake Lotawana Road
Lee's Summit, MO 64086
816-774-2315

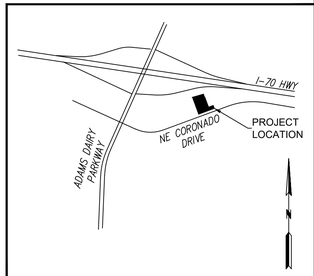
Southern Jackson County Fire
Protection District
11010 Milton Thompson Road
Lee's Summit, MO 64086
816-525-4200

DEVELOPER
BLUE SPRINGS DEVELOPMENT THREE, INC.
1 E. WASHINGTON STREET, SUITE 300
PHOENIX, AZ. 85004
(317) 574-7448
CONTACT - MATT WORTHLEY

ENGINEER
Hg CONSULT, INC.
1533 LOCUST STREET
KANSAS CITY, MO. 64108
(816) 456-6151
CONTACT - RICHARD MICHAEL

VICINITY MAP

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NO.	REVISION	DATE	BY	CK/APP
2	Revised per City Comments dated 8/8/24	8/16/24	MMH	RKS
1	Submittal to City of Blue Springs	7/25/24	MMH	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 26440
REGISTERED PROFESSIONAL ENGINEER

August 16, 2024
R. KEVIN STERRETT, MO E-26440

Hg Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

COVER SHEET

McALISTERS DELI
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.040 Base
DRAWING NO.	24.040 FDP
DATE	August 16, 2024
JOB NO.	24.040
SHEET OF	1 12

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FILE LOCATION: C:\SHARED DRIVES\HG PROJECTS (YR 2023-2024)\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-COVERSHEET.DWG
PLOT DATE 8/15/2024 1:33 PM by MMH FULL

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PLOT DATE 8/13/2024 4:23 PM by MARK HILL



0 20' 30' 40'
SCALE IN FEET

SITE PLAN RENDERING

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

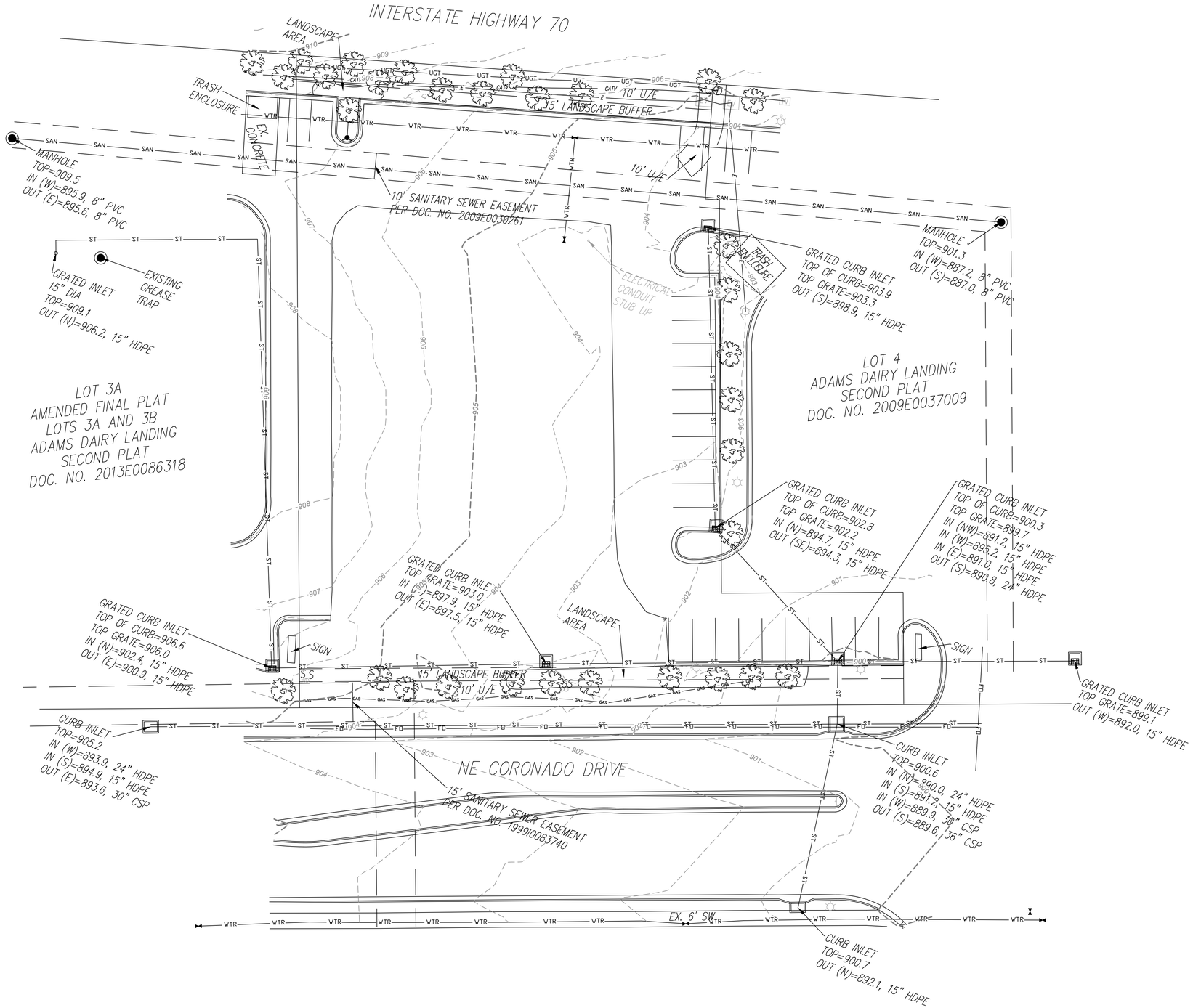
August 16, 2024
R. KEVIN STERRETT, MO E-26440

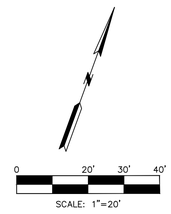
DATE	REVISION	NO.	BY	CK/APP
8/16/24	Revised per City Comments dated 8/8/24	2	MWH	RKS
7/25/24	Submittal to City of Blue Springs	1	MWH	RKS

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SHEET NO. 24-040 Render
DRAWING NO. 24-040 TDP
DATE August 16, 2024
JOB NO. 24-040
SHEET OF 2 12

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08/15/2024 3:50:28 PM





NO.	REVISION	DATE	BY	CK/APP
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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 26440
REGISTERED PROFESSIONAL ENGINEER

August 16, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

EXISTING CONDITIONS

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

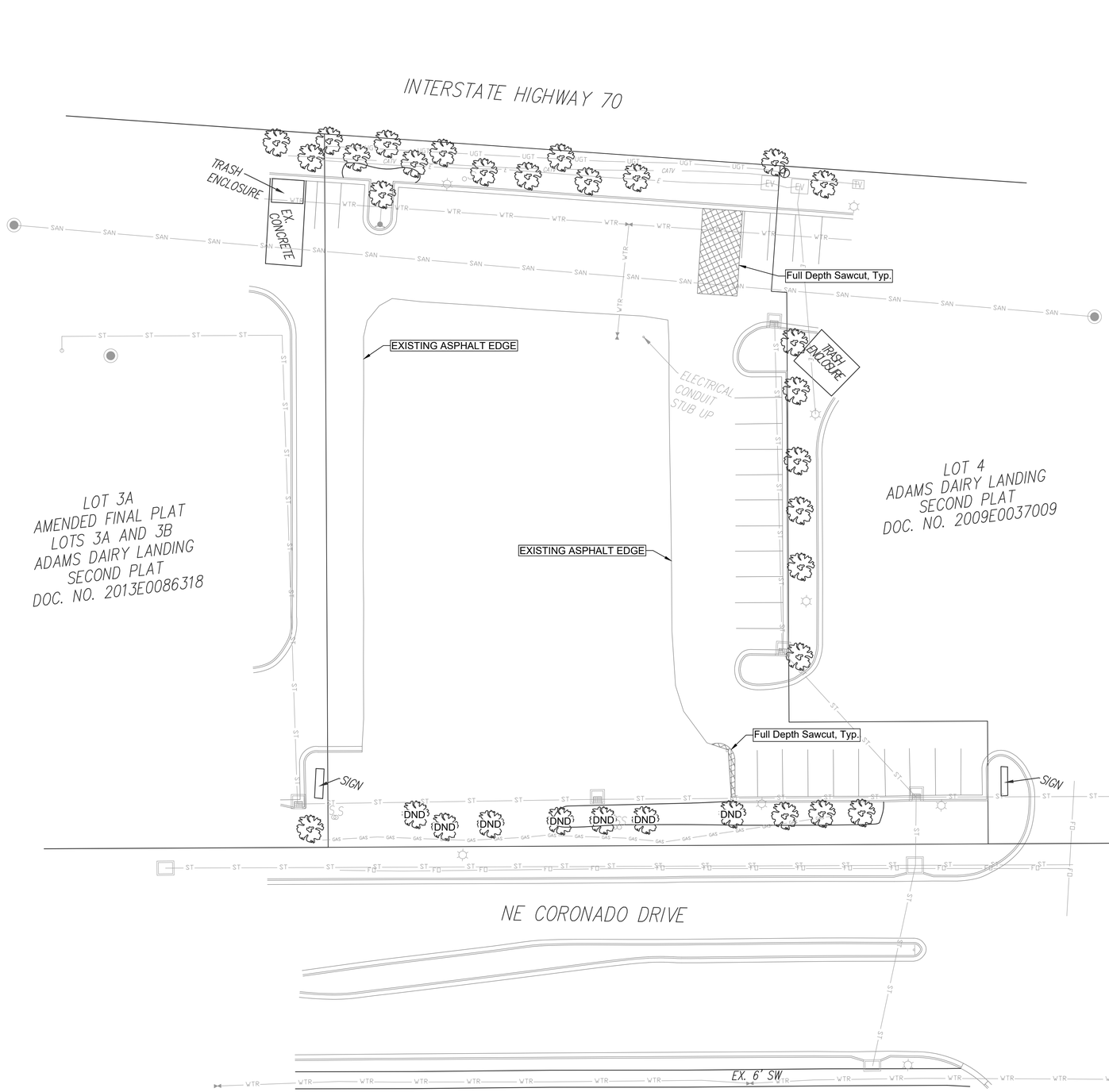
DATE
August 16, 2024

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24.040

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FILE LOCATION: G:\SHARED DRIVE\SHG PROJECTS (YR 2022-024)\2024\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-PLANS.DWG
PLOT DATE: 8/15/2024 3:57 PM by MARK HALL

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PLAN LEGEND:

X	Removals
DND	Do Not Disturb
	Asphalt/Concrete Removal

0 20' 30' 40'

SCALE: 1"=20'

NO.	DATE	REVISION	BY	CK/APP
2	8/15/24	Revised per City Comments dated 8/8/24	MMH	RKS
1	7/25/24	Submittal to City of Blue Springs	MMH	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2640
REGISTERED PROFESSIONAL ENGINEER

August 16, 2024
R. KEVIN STERRETT, MO E-26440

Consult 180 Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

DEMOLITION PLAN

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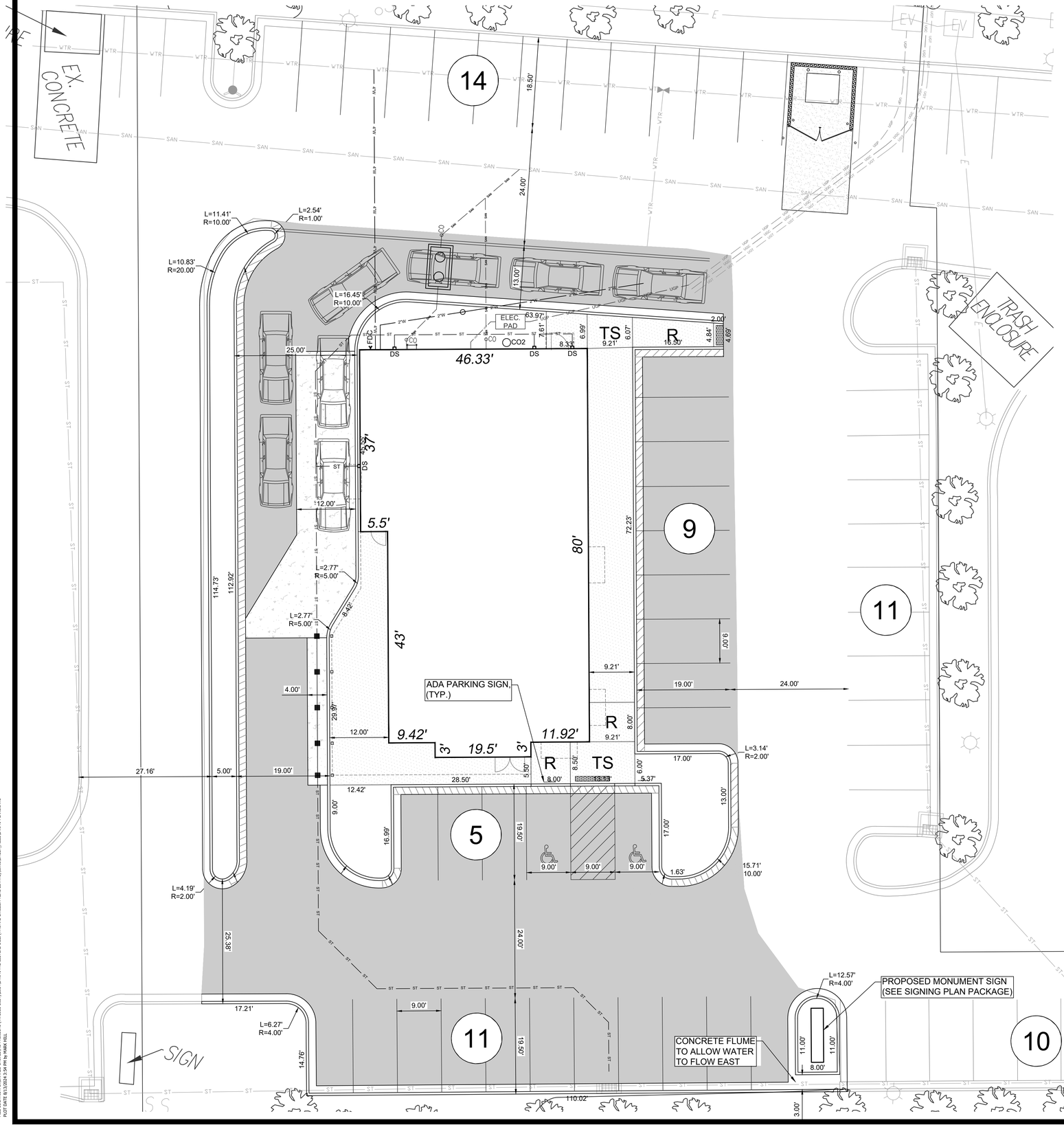
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PLOT DATE & TIME: 8/15/2024 3:54 PM by MARK HALL



0 10' 15' 20'

SCALE: 1"=10'

PLAN LEGEND:

- CG-1 Curb & Gutter (See Detail Sheet)
- CG-1 "Dry" Curb & Gutter (See Detail Sheet)
- 5" PCC for Sidewalk
- Regular Duty Pavement (Asphalt Parking and Non Heavy Duty areas) (See Detail Sheet)
- Heavy Duty Pavement (Concrete Trash Enclosure) (See Detail Sheet)
- Regular Duty Pavement (Concrete Drive Thru) (See Detail Sheet)
- (10) # of Parking Stalls

GENERAL NOTES:

1. See architectural submittal for all building details, lighting details, and MEP plans.
2. All curb to be CG-1 curb, unless otherwise noted.
3. All dimensions are to back of curb unless otherwise noted.
4. All sidewalks shall be ADA compliant.

PARKING ANALYSIS:

Proposed Building Total - 3,528 SF
Customer service & Dining - 1,660 SF
1 stall per 75 sf customer service/dining area

Total Required (1660/75) 23 Spaces
Total Provided 60 Spaces

SITE DATA TABLE

LOT SIZE		42,698.37 Sq. Ft.	0.98 Acres
BUILDING FLOOR AREA		3,528 Sq. Ft.	
BUILDING CONSTRUCTION TYPE		PAD SITE	
		EXISTING	**PROPOSED**
ZONING DISTRICT		GB/PUD/R-O	GB/PUD/R-O
LAND USE		Vacant - Undeveloped	Restaurant, Fast-Food
		ALLOWED	**PROPOSED**
BUILDING HEIGHT		60 ft. Max	25 ft.
FLOOR AREA RATIO		0.65 Max	0.08
		REQUIRED	**PROPOSED**
SETBACKS	NORTH	25 ft.	25 ft.
	EAST	20 ft.	20 ft.
	SOUTH	25 ft.	25 ft.
	WEST	20 ft.	20 ft.
OFF-STREET PARKING	REGULAR SPACES	23	58
	LOADING SPACES	8*	8*
	HANDICAP SPACES		2
	GUEST SPACES	N/A	N/A

* Note there is no Order Box in drive thru, only a pick-up window.

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DIMENSION PLAN

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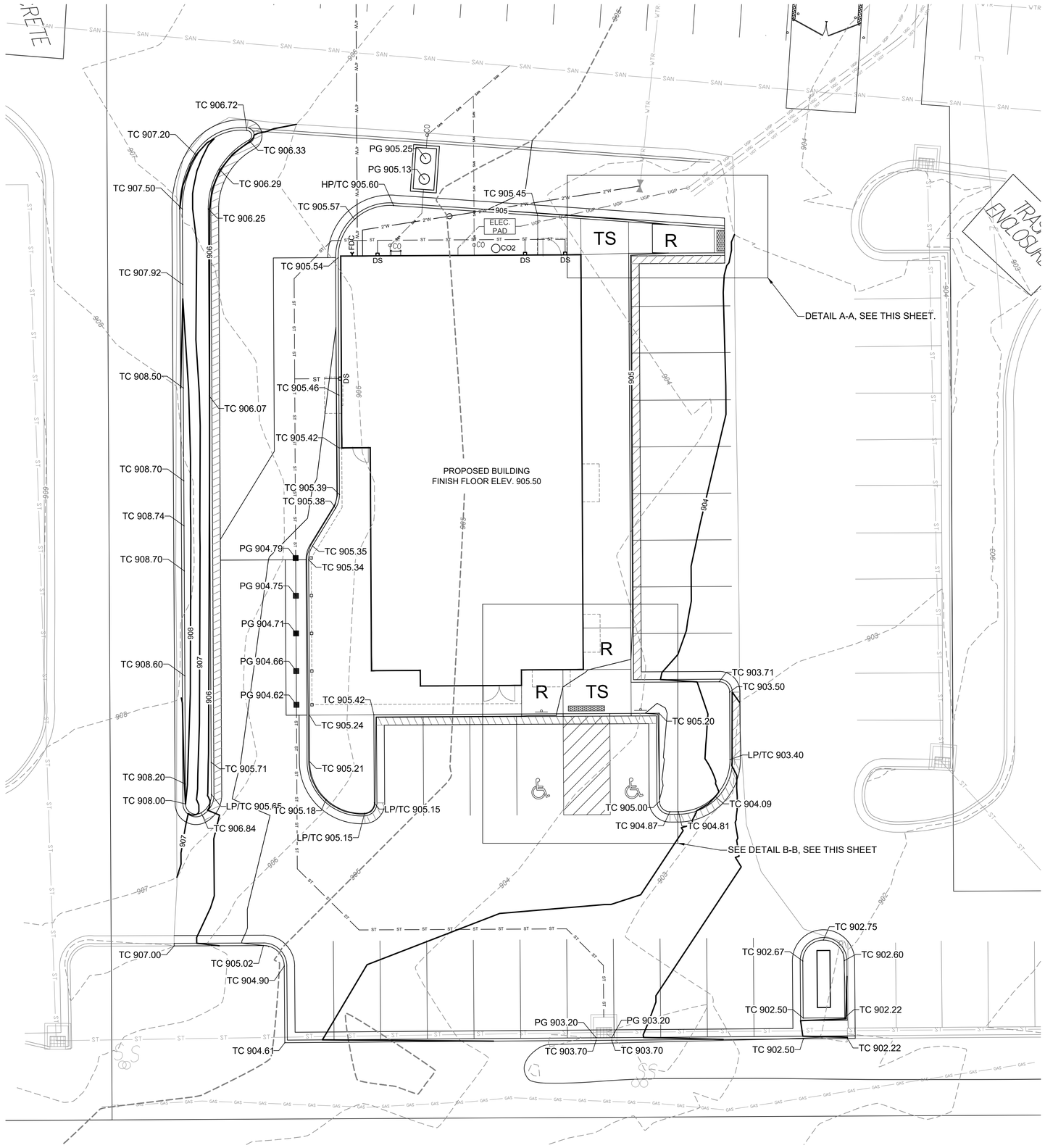
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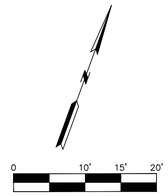
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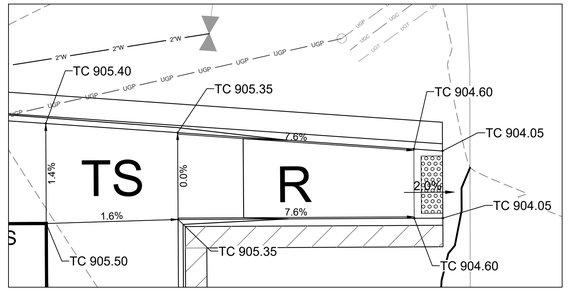
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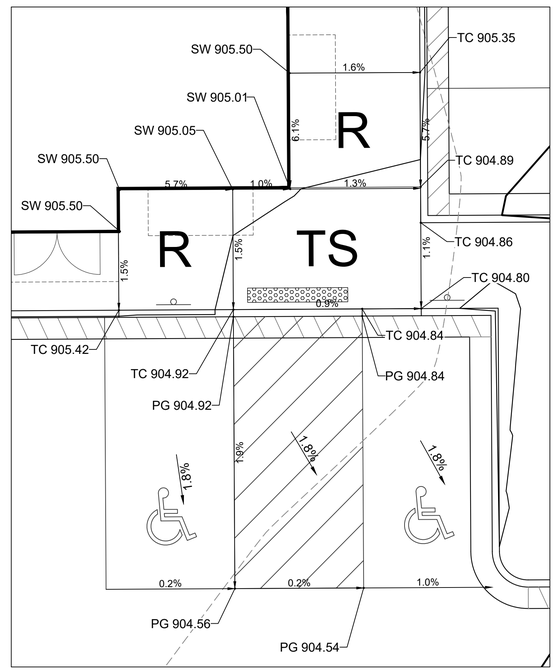


LEGEND

TC = Top of Curb
SW = Edge of Sidewalk
PV = Top of Pavement
PG = Proposed Grade
HP = High Point
LP = Low Point



DETAIL A-A
Scale: 1"-5'



DETAIL B-B
Scale: 1"-5'

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GRADING PLAN

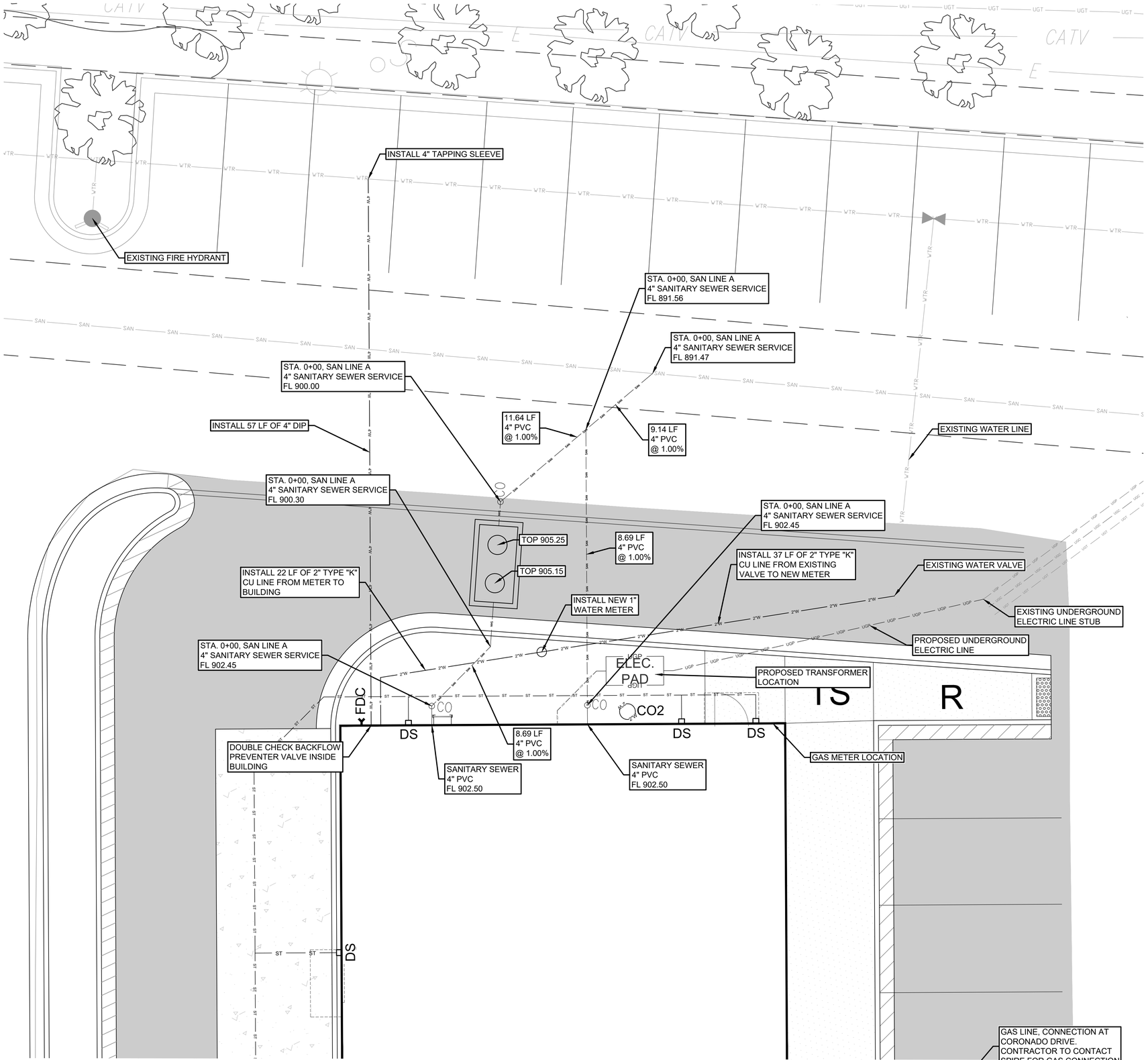
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0 5' 10' 15'
SCALE: 1" = 5'

UTILITY NOTES:

1. WATERLINES TO BE INSTALLED AT 42" MINIMUM COVER FROM FINISH GRADE.
2. ALL UTILITY INSTALLATIONS TO BE IN ACCORDANCE TO BLUE SPRINGS "DESIGN AND CONSTRUCTION MANUAL". SEE MANUAL FOR SPECIFICATIONS AND STANDARD DETAILS
3. SANITARY SEWER SERVICE TO BE 4" SCHEDULE 40 OR SDR-26 PVC AT 2% MINIMUM SLOPE.
4. SEWER LINE TO BE TRENCHED AND BACKFILLED PER CITY OF BLUE SPRINGS.
5. CONTRACTOR TO CONTACT THE WATER UTILITIES DEPARTMENT, OPERATIONS DIVISION, AT (816) 969-7606 TO SCHEDULE WATER MAIN TAPS AND CUT-INS, 48 HOURS IN ADVANCE.
6. THRUST BLOCKS TO BE PROVIDED AT ALL WATER LINE BENDS AND TEE LOCATIONS.
7. DOMESTIC WATER LINES TO BE 2" DIAMETER TYPE K COPPER FROM MAIN TO METER AND EXTED 10 FEET BEYOND METER. 2 1/2 " DIAMETER SCHEDULE 40 FROM 10 FEET FROM METER TO BUILDING.
8. CONTRACTOR TO COORDINATE WITH EVERGY FOR TEMPORARY AND PERMANENT ELECTRIC ALIGNMENT AND CONNECTION.
9. SEE MEP PLANS FOR ALL UTILITY INFORMATION INSIDE OF THE BUILDING.
10. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS FOR EXISTING SEWER CONNECTIONS. CONTACT CIVIL ENGINEER IF CONFLICT ARISES.
11. CONTRACTOR TO CONTACT PHONE SERVICE PROVIDER TO COORDINATE PHONE CONDUIT ROUTING.

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August 16, 2024
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I&B Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

UTILITY PLAN

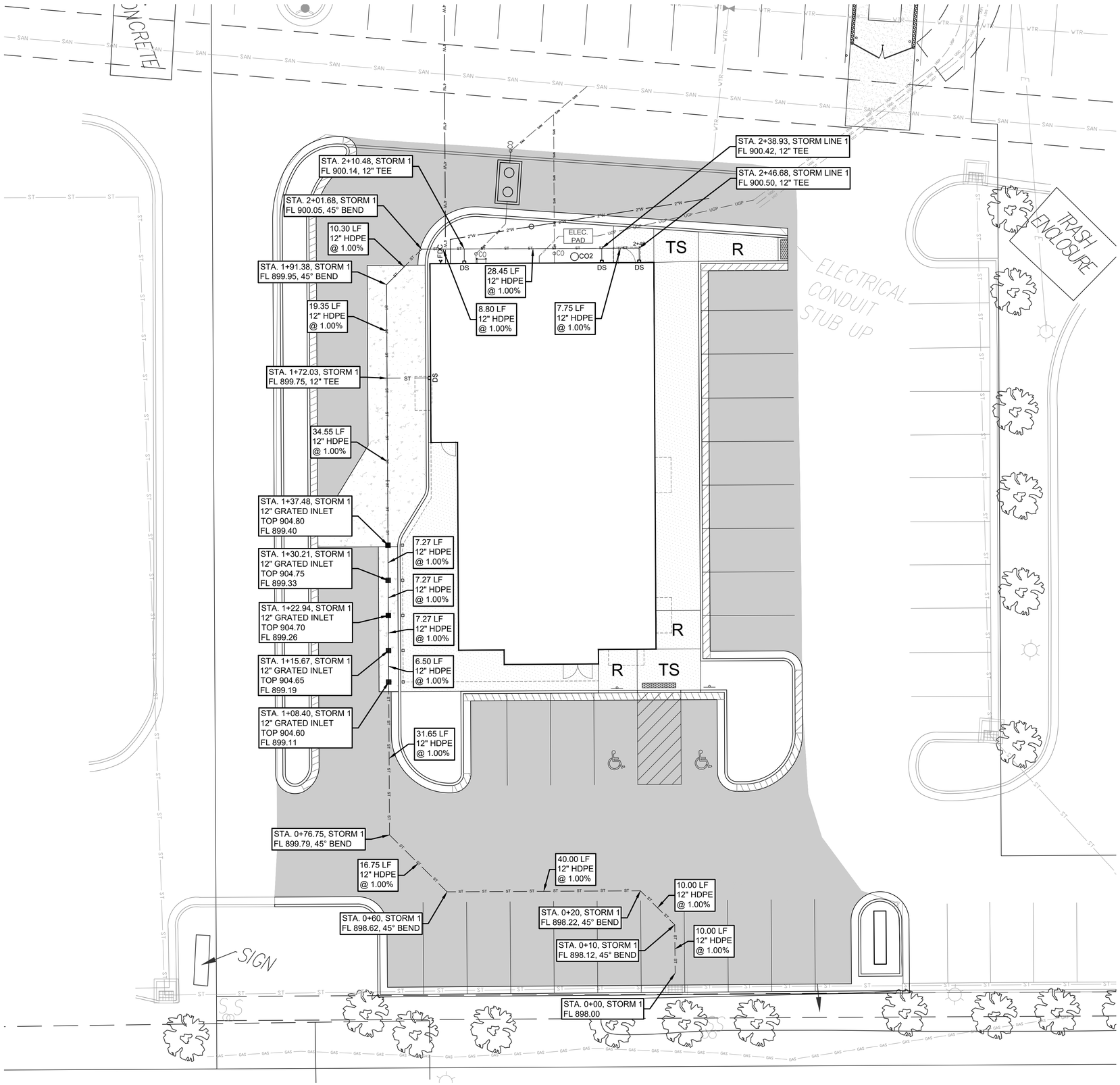
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CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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PLOT DATE 8/13/2024 3:54:39 PM KARA HEIL



UTILITY NOTES:

1. ALL UTILITY INSTALLATIONS TO BE IN ACCORDANCE TO BLUE SPRINGS "DESIGN AND CONSTRUCTION MANUAL". SEE MANUAL FOR SPECIFICATIONS AND STANDARD DETAILS
2. STORM PIPE TO BE HDPE, CORRUGATED WITH SMOOTH INTERIOR.
3. ROOF DRAINS FOR BUILDING AND CANOPY TO BE CONNECTED TO 12" HDPE PIPE AND CONNECT TO PUBLIC STORM SEWER CURB INLET IN SOUTH PARKING LOT.
4. SEE MEP PLANS FOR ALL UTILITY INFORMATION INSIDE OF THE BUILDING.

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UTILITY STORM PLAN

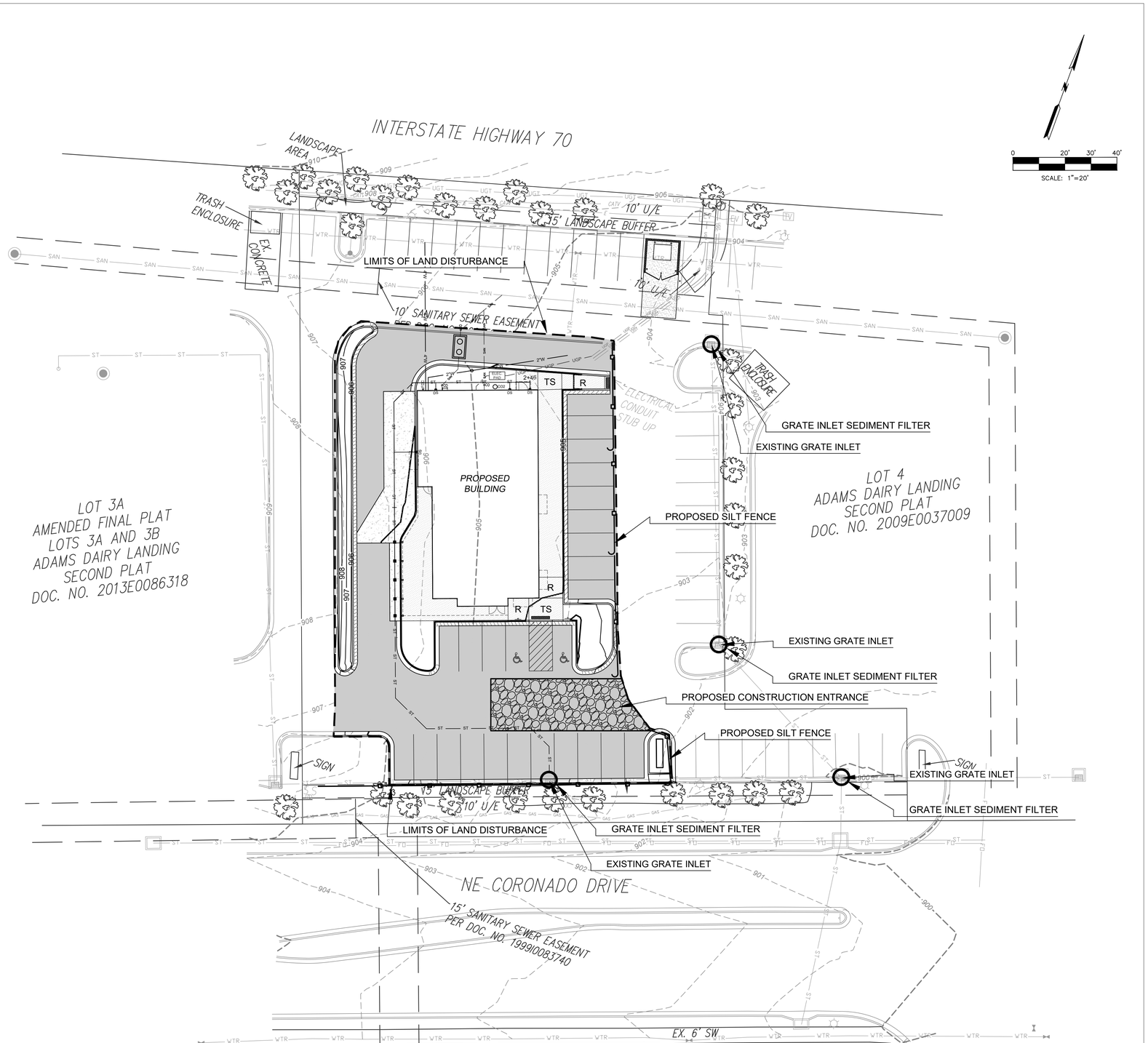
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PLOT DATE 8/15/2024 3:54 PM by HANS HEIL



GENERAL NOTES:

1. Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge.
2. The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
3. Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.
4. No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place.
5. Sediment Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the sediment fence. Sediment fences to be repaired or replaced as necessary.
6. Inspect and repair the collection system (i.e. sediment traps, catch basins, piping, swales, riprap, etc.) after rain events to maintain proper function.
7. After every significant runoff producing rainfall event of 1/2" or greater and at least once a week:
   - Inspect the detention basin/sediment trap system for sediment accumulation, erosion, trash accumulation, vegetated cover, and general condition.
   - Check and clear the outfall device of any obstructions.
8. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The Contractor shall keep the existing roadways free of mud, rock and debris at all times. The site shall have a temporary construction access installed to prevent mud and debris from being tracked onto the public street. The contractor shall inspect, repair, and add stone to the construction entrance when it becomes saturated with mud to insure it functions as it was intended.
9. Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.
10. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control methods have not been established.
11. All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
12. Dust control on site shall be minimized by spraying water on dry areas of the site. The use of oils and other petroleum based or toxic liquids for dust suppression is strictly prohibited.
13. All existing structures, fencing, trees, etc. within the construction limits shall be removed and disposed of off site per state and local ordinances. Any burning on site shall be subject to local ordinances.
14. All wash water (concrete truck, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.
15. Additional erosion and sediment control methods and devices may be required as directed by the City or MoDNR.
16. Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.

PLAN LEGEND:

- Silt Fence (APWA ESC-03)
- Inlet/Outlet Protection (APWA ESC-06 & ESC-07 or approved equal)
- Temporary Stone Construction Entrance (APWA ESC-01)

Total Land Disturbance = 0.45 Acres

EROSION CONTROL PHASING:

Phase 1:
Install perimeter containment measures (silt fence) prior to grading activities & construction entrance

Phase 2:
Install additional inlet & outlet protection on new structures as installed and prior to paving

Phase 3:
Remove all ESC measures upon revegetation of the site

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EROSION CONTROL PLAN

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CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

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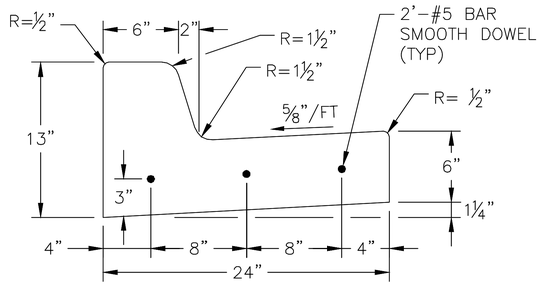
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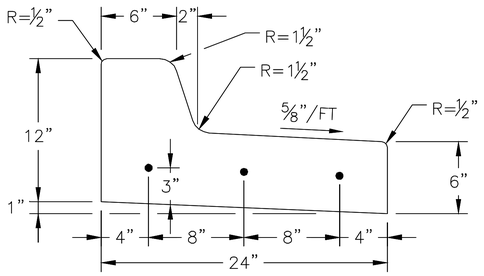
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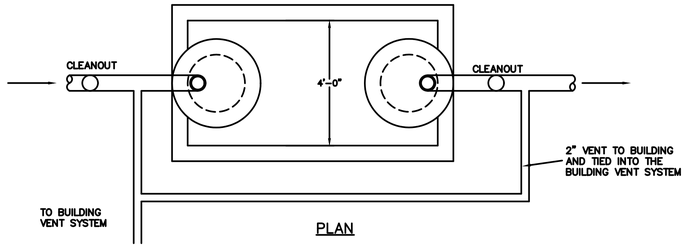
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



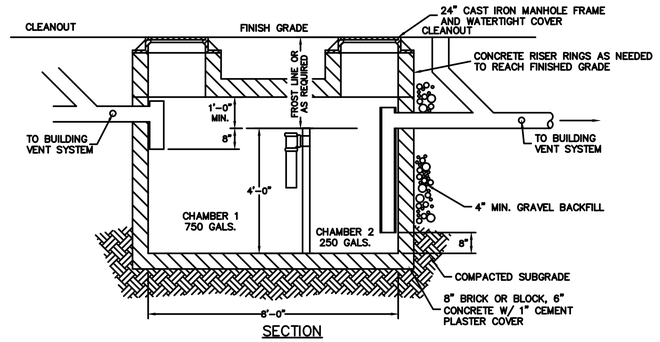
STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



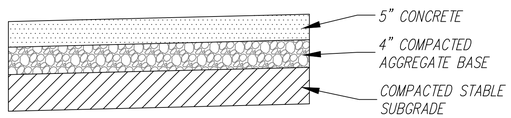
PLAN



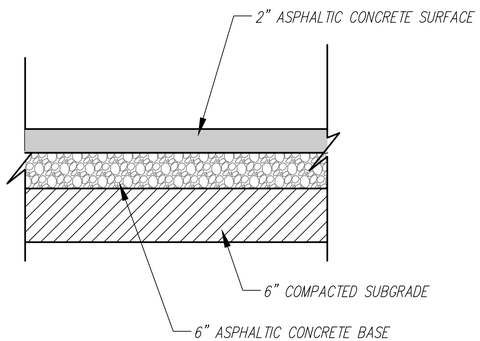
SECTION

NOTE: SIZE AS PER LOCAL REQUIREMENTS CODE.
1000 GAL. PRE-CAST CONCRETE FOR REFERENCE USE IN SIZING:
1 GALLON = 0.134 CUBIC FEET VOLUME OF STD. 1000 GAL. TRAP = 134± C.F.

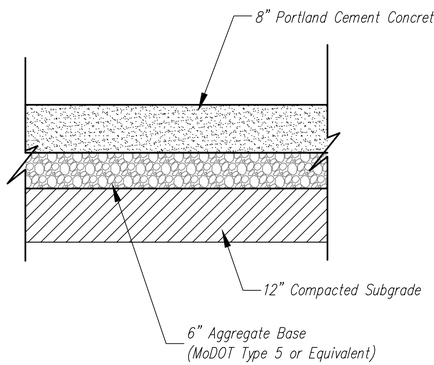
TYPICAL EXTERIOR GREASE INTERCEPTOR
NTS



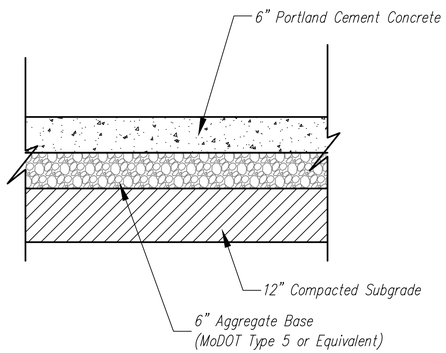
SIDEWALK
NTS



REGULAR DUTY ASPHALT TRAFFIC PAVEMENT SECTION
(Parking areas and non heavy duty traffic)
NTS



HEAVY DUTY TRAFFIC PAVEMENT SECTION
(TRASH ENCLOSURE)
NTS



REGULAR DUTY TRAFFIC PAVEMENT SECTION
(DRIVE THRU AREA)
NTS

PAVEMENT SECTIONS AND DETAIL

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2	Revised per City Comments dated 8/8/24	8/16/24	MMH	RKS
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STATE OF MISSOURI · RICHARD KEVIN STERRETT · NUMBER PE-2549 · REGISTERED PROFESSIONAL ENGINEER

August 16, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

MISCELLANEOUS SITE DETAILS

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.
24.040 Base

DRAWING NO.
24.040 FDP

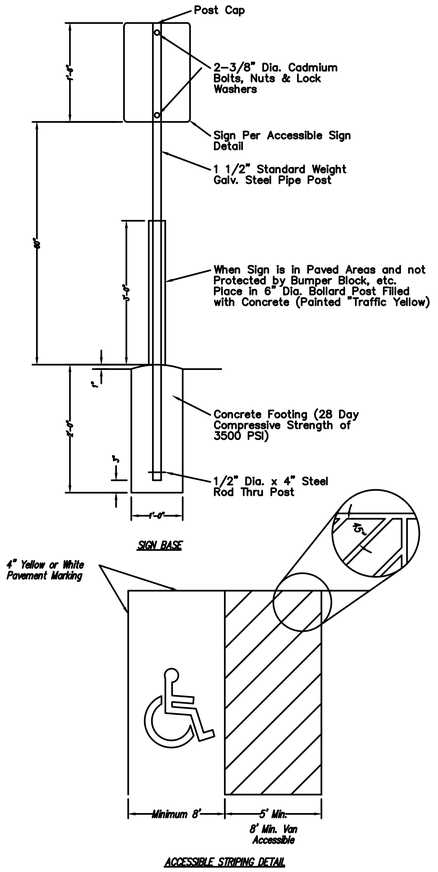
DATE
August 16, 2024

JOB NO.
24.040

10 SHEET OF 12

Received
08/15/2024 3:55:28 PM

FILE LOCATION: G:\SHARED DRIVES\MG PROJECTS (YR 2022-2024)\2024\24.040 MCALISTERS DELI (THOMAS ENGLISH REAL ESTATE)\CIVIL\SHEET_FILES\24.040-DETAILS.DWG
PLOT DATE 8/16/2024 3:55:39 PM by MARK HALL



MASONRY TRASH ENCLOSURE

N.T.S.



Colors
Legend and Border – Green
White Symbol on Blue Background
Background – White
(R7–8)

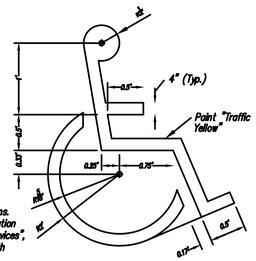


6"x12"

ACCESSIBLE SIGN DETAIL

N.T.S.

1. Mount 2 Accessible Signs to building. See plans for locations.
2. All signs should comply with U.S. Department of Transportation Federal Highway Administration's "Uniform Traffic Control Devices", and local codes as specified. Mount signs in accordance with manufacturer's instructions.



ACCESSIBLE PARKING SYMBOL

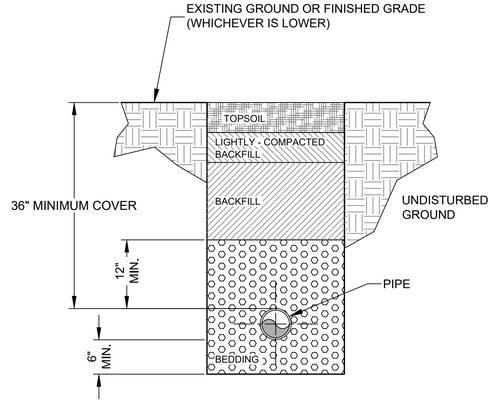
N.T.S.

NOTE: Symbol to be centered in parking space and oriented as illustrated on plans.

SIGN BASE

ACCESSIBLE STRIPING DETAIL

N.T.S.



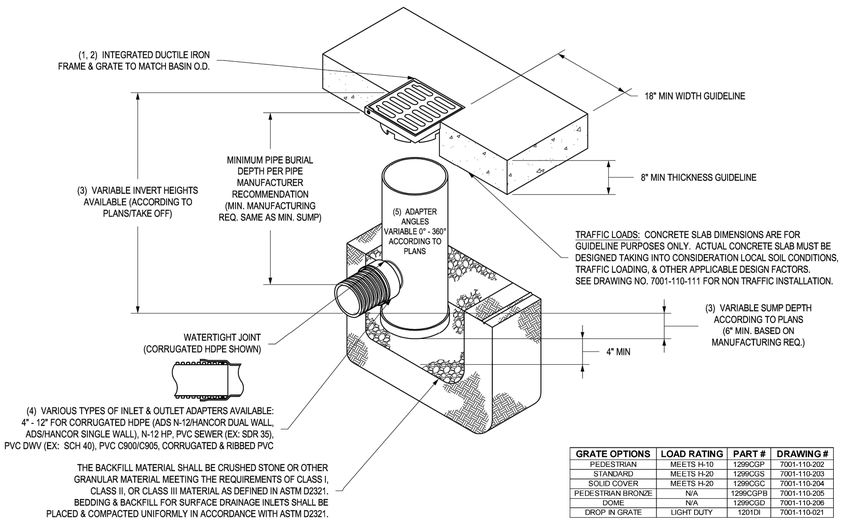
TYPICAL PIPE TRENCHING AND BEDDING DETAIL

NOT TO SCALE

NOTES:

1. BEDDING:
   BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL OF 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL OF 12 INCHES ABOVE THE TOP OF THE PIPE.
2. BACKFILL:
   A) TRENCH FOUNDATION:
   THE AREA AT THE BOTTOM OF THE EXCAVATION SHALL BE COMPOSED OF A STABLE MATERIAL CAPABLE OF SUPPORTING THE PLACEMENT OF BEDDING MATERIAL, PIPE, OR STRUCTURES.
   B) BACKFILL OF ALL PIPES UNDER ROADWAYS, CURB AND GUTTER AND ALL OTHER PAVED AREAS WITHIN THE RIGHT OF WAY SHALL CONSIST OF FLOWABLE BACKFILL AS SPECIFIED IN APWA SPEC. 2100 PARAGRAPH 2602.2H MIX DESIGN TYPE A. THE FLOWABLE BACKFILL SHALL EXTEND 2 FEET FROM THE BACK OF CURB TO 2 FEET BACK OF CURB, UP TO 18" INCHES BELOW FINISHED GRADE. FOR EXISTING ROADWAYS FLOWABLE BACKFILL SHALL BE EXTENDED TO THE BASE OF PAVEMENT.

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

NO.	REVISION	BY	CK/APP	DATE
2	Revised per City Comments dated 8/8/24	MW	RKS	8/16/24
1	Submittal to City of Blue Springs	MW	RKS	7/25/24

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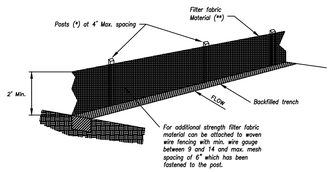
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August 16, 2024

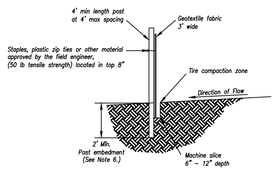
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PLOT DATE & TIME: 8/13/2024 3:52 PM by MARK HALL





(*) POSTS

- MIN. LENGTH 4'
- HARDWOOD 1 ⅜" x 1 ⅜"
- NO.2 SOUTHERN PINE 2 ⅜" x 2 ⅜"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

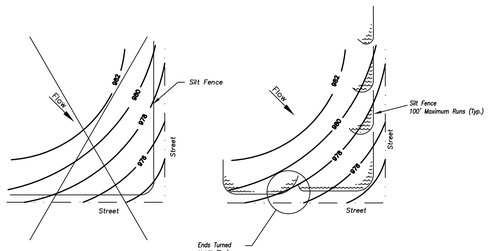
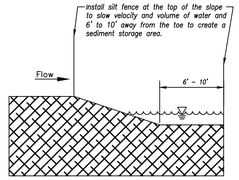
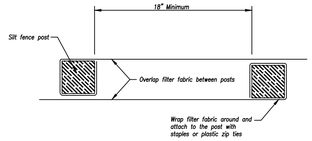


Figure A

SILT FENCE LAYOUT
Not to Scale

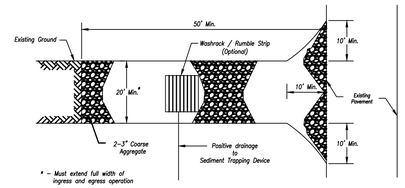




JOINING FENCE SECTIONS
Not to Scale

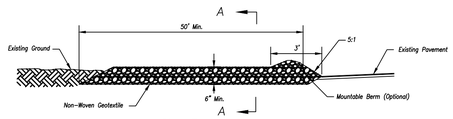
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016

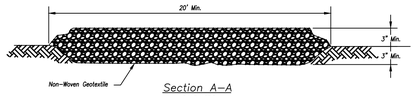


* – Must extend full width of ingress and egress operation

Plan View
Not to Scale



Side Elevation
Not to Scale



Section A–A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6– to 8–inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

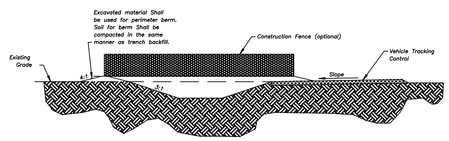
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one–piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

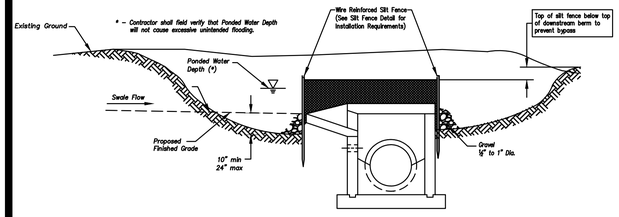
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water–tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



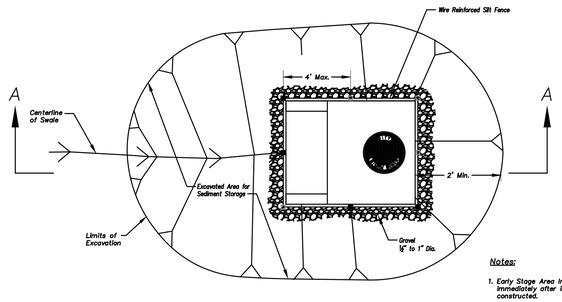
CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01
	ADOPTED: 10/24/2016



Section A–A
Not to Scale

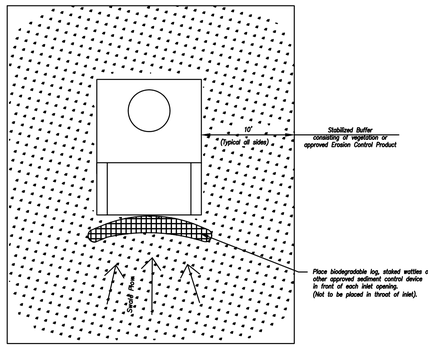


Plan
Not to Scale

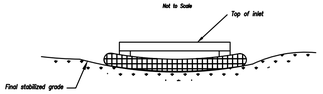
EARLY STAGE AREA INLET
(All open bases and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



Front View

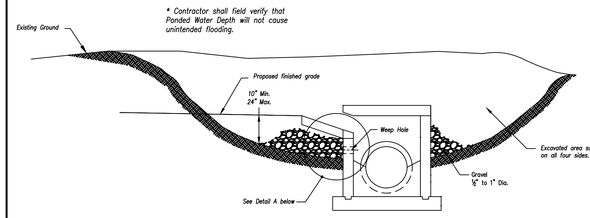
LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

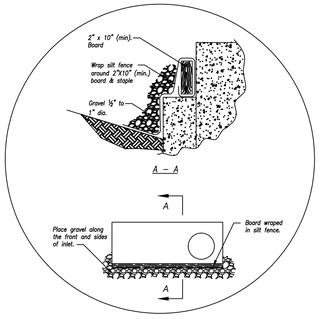
Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07
	ADOPTED: 10/24/2016





Detail A

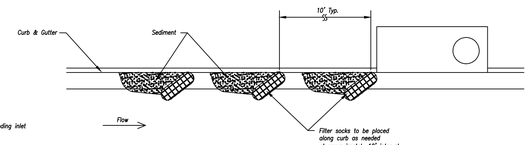
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

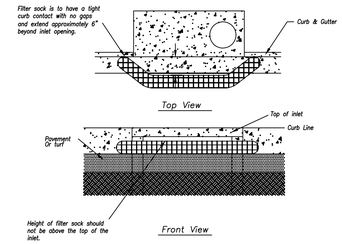
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016

NO.	DATE	REVISION	BY	CK/APP
2	8/16/24	Revised per City Comments dated 8/8/24	MMH	RKS
1	7/25/24	Submittal to City of Blue Springs	MMH	RKS

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER 2645
REGISTERED PROFESSIONAL ENGINEER

August 16, 2024
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.) / LS 2019005467

MISCELLANEOUS SITE DETAILS

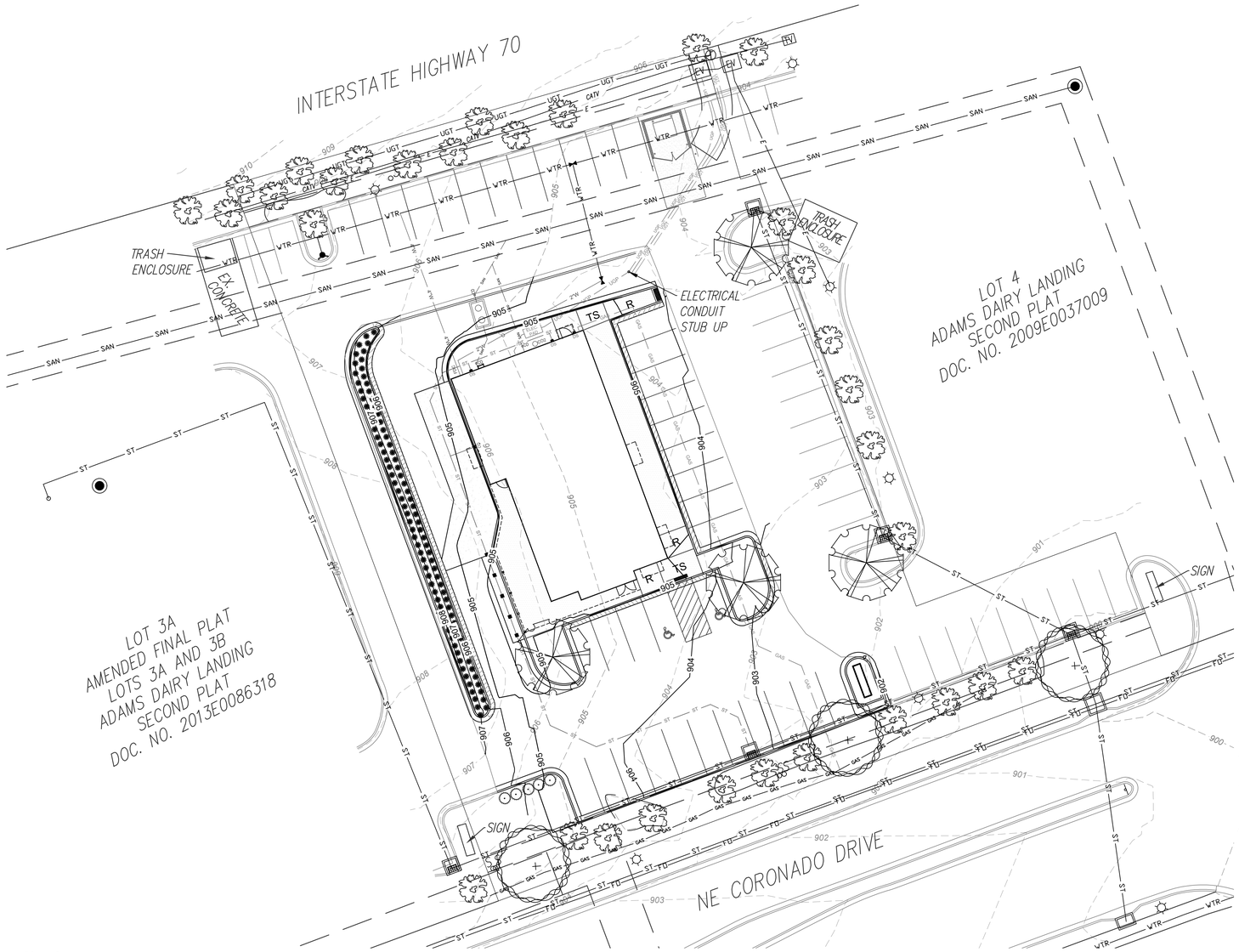
McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO.	24.040 Base
DRAWING NO.	24.040 FDP
DATE	August 16, 2024
JOB NO.	24.040
SHEET OF	12 OF 12

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PLOT DATE: 8/26/2024 8:48:47 AM BY MMH



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

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 pest, of typical growth of the species and having a healthy, normal root system.

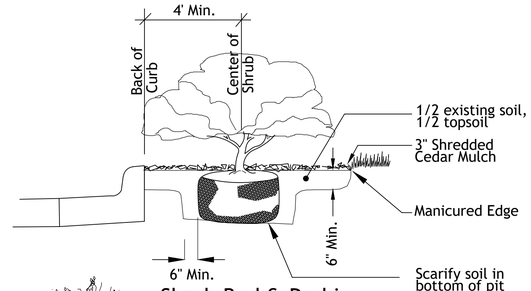
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

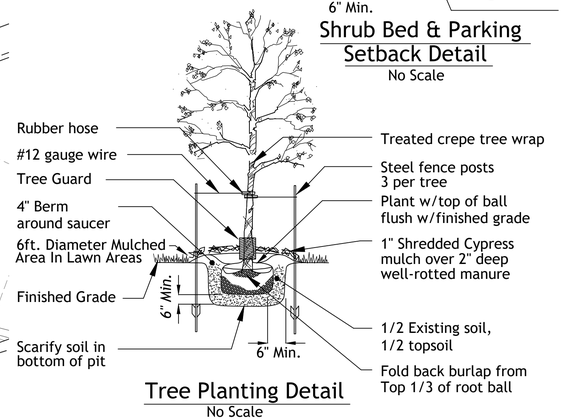
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
✹	98	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	3'o.c.
⊙	5	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	3	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	4	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown

Typical Utility Box Screening Details

No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Landscape Matrix Table

Parcel	Buffer Details			Calculations		Proposed Plant Units				Subtotals	
Location of Buffer	**Length (of property line)**	**Buffer Type**	**Buffer Width**	**Plant Unit Calcs**	**Existing Trees** (8pu)	**Shade Trees** (8 pu)	**Ornamental** (5 pu)	**Conifers** (5 pu)	**Shrubs** (1 pu)	**Total Proposed Units**	**Above/ Below Required**
EAST Property Line	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTH Property Line	161'	B	15'	161*45/100 =72 pu	11@ 8 =88 pu	0@ 8 =0 pu	0 @ 5 =0 pu	N/A	0 @1 =0 pu	88	+16
SOUTH Property Line	232'	B	15'	232*45/100 =104 pu	10@ 8 =80 pu	3@ 8 =24 pu	0 @ 5 =0 pu	N/A	0 @1 =0 pu	104	0
WEST Property Line	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Open Space Landscaping	4,453 ft.	NA	NA	4,453 / 500= 9 pu	0 @ 8 =0 pu	0@ 8 =0 pu	0	0@ 5 =0 pu	5	5	-4
Parking lot	52 stalls			2 pu per stall = 104 pu		4 @ 8 =32 pu	0 @ 5 =0 pu	0	98 @1 =98 pu	130	+26
Cumulative Totals:				289 pu	168	56	0	0	103	327	+38

1"=20'
0 10' 20'

NO.	DATE	REVISION	BY	CK/APP
1	8-13-24	CITY COMMENTS	GO	GO

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STATE OF MISSOURI · GREGORY O. OLSEN · NUMBER 2003013324 · LANDSCAPE ARCHITECT · 8/13/24

Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E2010005573 (MO.) / E-1736 (KS.) / LS 2019005467

LANDSCAPE PLAN

McALISTERS DELI

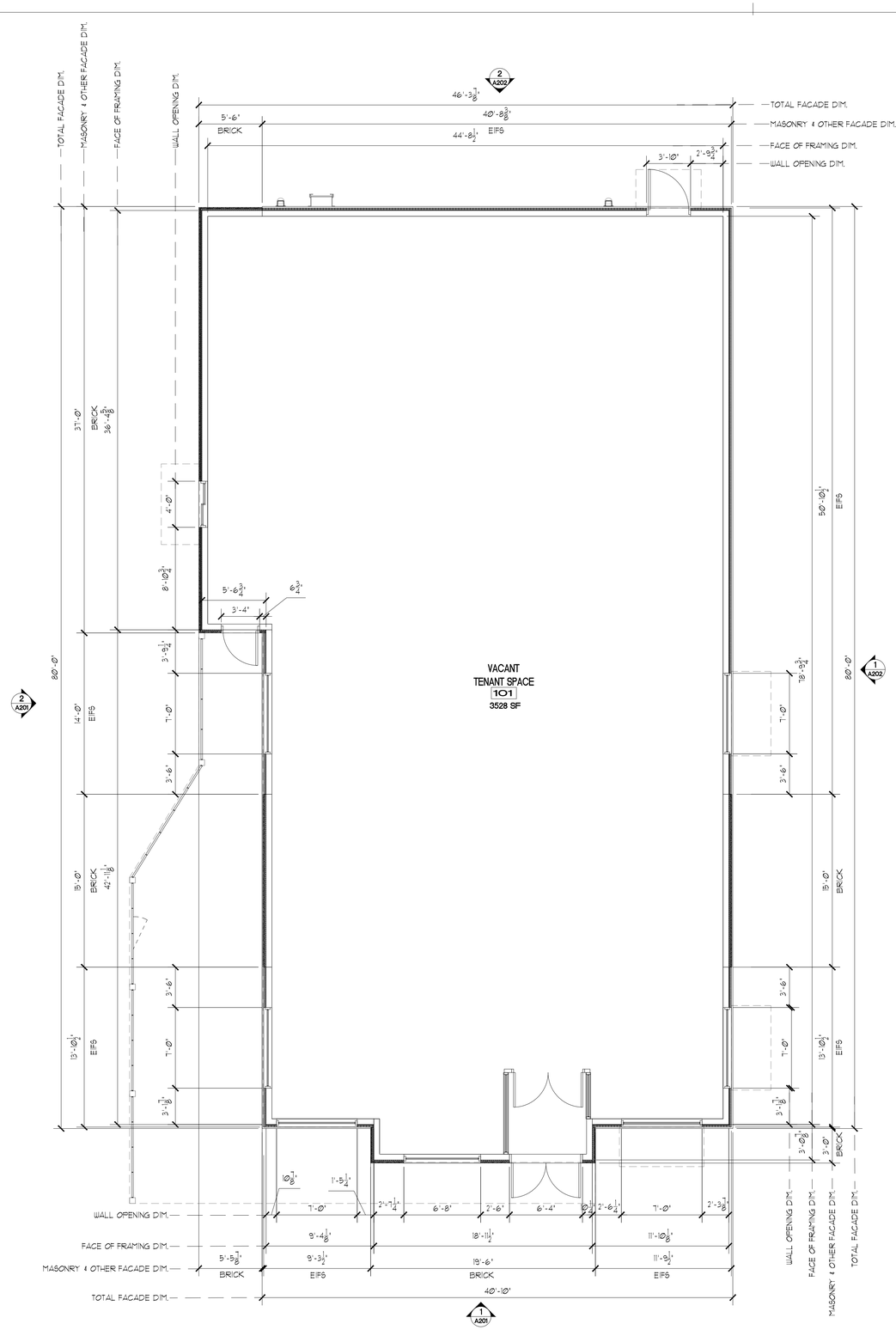
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

X-REF NO. 24.040 Base
DRAWING NO. 24.040 PDPs
DATE July 10, 2024
JOB NO. 24.040

L1 SHEET OF L1

FILE LOCATION: C:\DESIGN\VC CONSULTING\MCALLISTERS DELI\DWG\MCALLISTER BLUE SPRINGS PKG LANDSCAPE.DWG
PLOT DATE 8/13/2024 7:23 PM By sjones

Received
08/15/2024 3:55:28 PM



ARCHITECTURAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION

BLUE SPRINGS RETAIL

1221 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

REVISIONS:

1	REVISION DATE
2	REVISION DATE
3	REVISION DATE
4	REVISION DATE
5	REVISION DATE

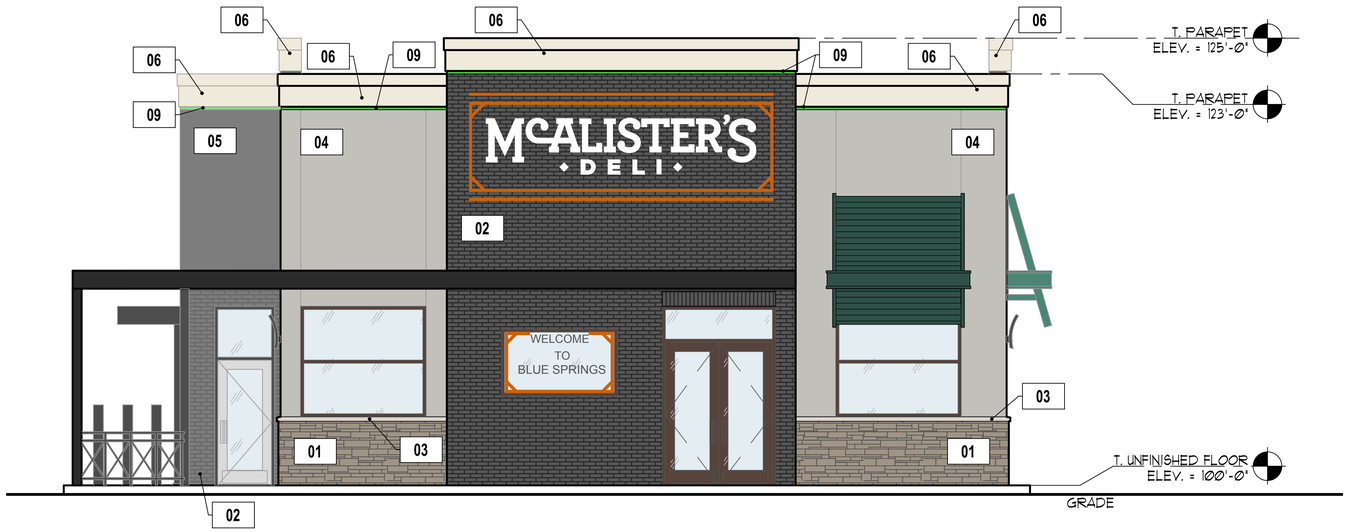
PLOT DATE:	2024-07-16
DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0015

ARCHITECTURAL FLOOR PLAN

A101

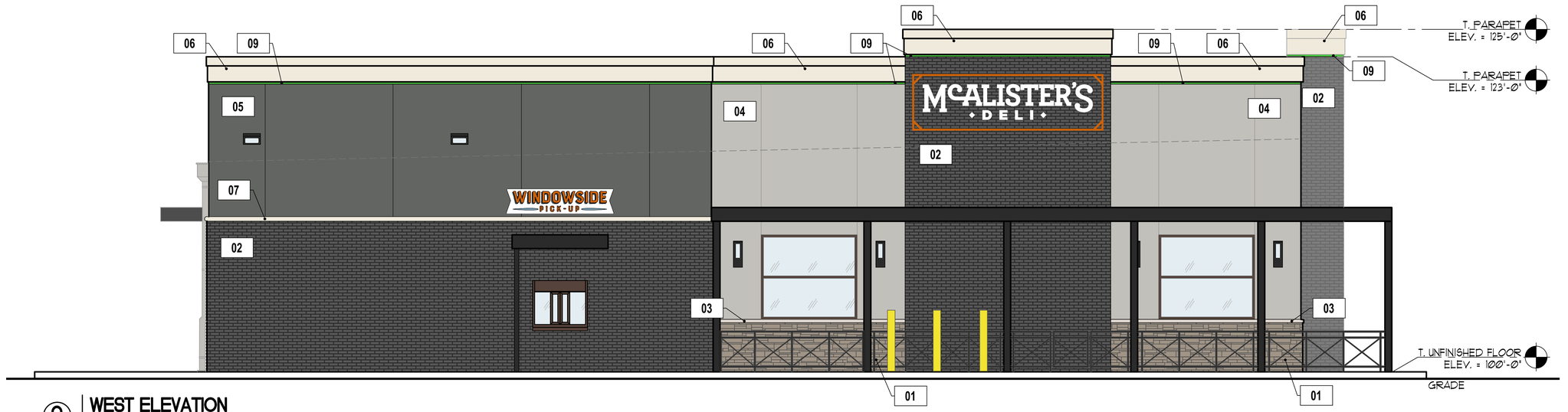
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① SOUTH ELEVATION

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



② WEST ELEVATION

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

MATERIALS		
MARK	DESCRIPTION	MANUFACTURER/COLOR
01	STONE VENEER	DUTCH QUALITY - DRYSTACK, COLOR: ASHEN
02	BRICK VENEER	BELDEN MODULAR "BLACK DIAMOND VELOUR" THIN FLAT BACK W/ ARGOS "MAGNOLA DARK" MORTAR
03	CAST STONE SILL	PRE-CASE CONCRETE SILL / STONECAST - LIMESTONE W/ WESTERN LIME W-5 MORTAR
04	EIFS SIDING	DRYVIT - COLOR: 523 GRAY MIST
05	EIFS SIDING	DRYVIT - COLOR: 527 BRUSHED GRAY
06	EIFS CORNICE	DRYVIT - COLOR: 472 CAPTAIN
07	EIFS SILL	DRYVIT - COLOR: 101 SUPER WHITE
08	METAL CAP	COLOR: BLACK
09	LED BORDER	COLOR: GREEN

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NEW CONSTRUCTION

BLUE SPRINGS RETAIL

121 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

REVISIONS:

1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE

PLOT DATE:	2024-07-16
DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0015

ELEVATIONS

A201

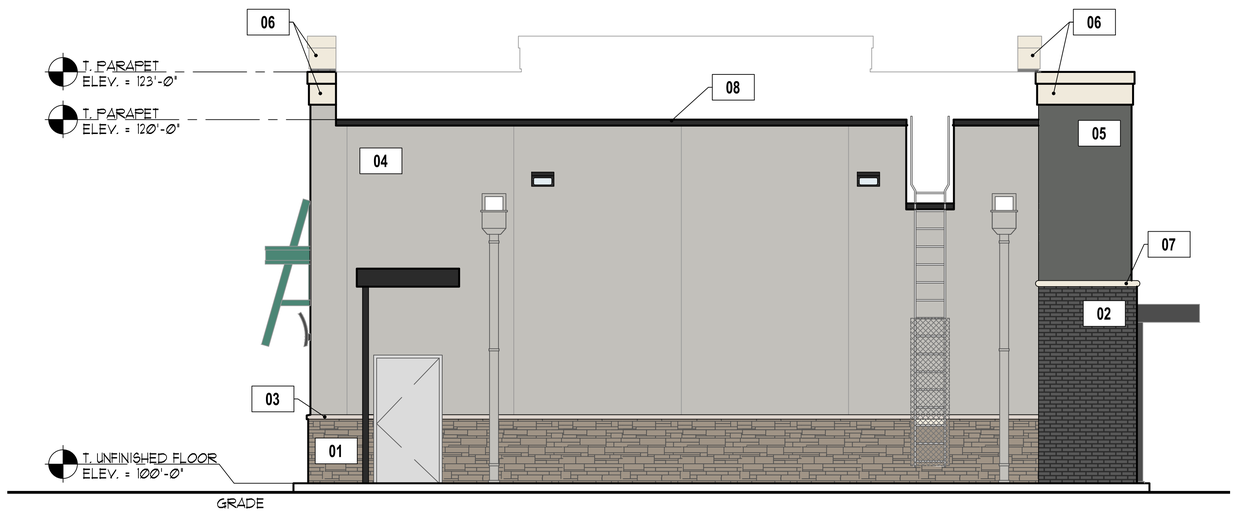
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① EAST ELEVATION

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



② NORTH ELEVATION

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

MATERIALS		
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03	CAST STONE SILL	PRE-CASE CONCRETE SILL / STONECAST - LIMESTONE W/ WESTERN LIME W-5 MORTAR
04	EIFS SIDING	DRYVIT - COLOR: 523 GRAY MIST
05	EIFS SIDING	DRYVIT - COLOR: 521 BRUSHED GRAY
06	EIFS CORNICE	DRYVIT - COLOR: 472 CAPTAIN
07	EIFS SILL	DRYVIT - COLOR: 101 SUPER WHITE
08	METAL CAP	COLOR: BLACK
09	LED BORDER	COLOR: GREEN

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NEW CONSTRUCTION

BLUE SPRINGS RETAIL

1221 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

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2 REVISION DATE
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5 REVISION DATE

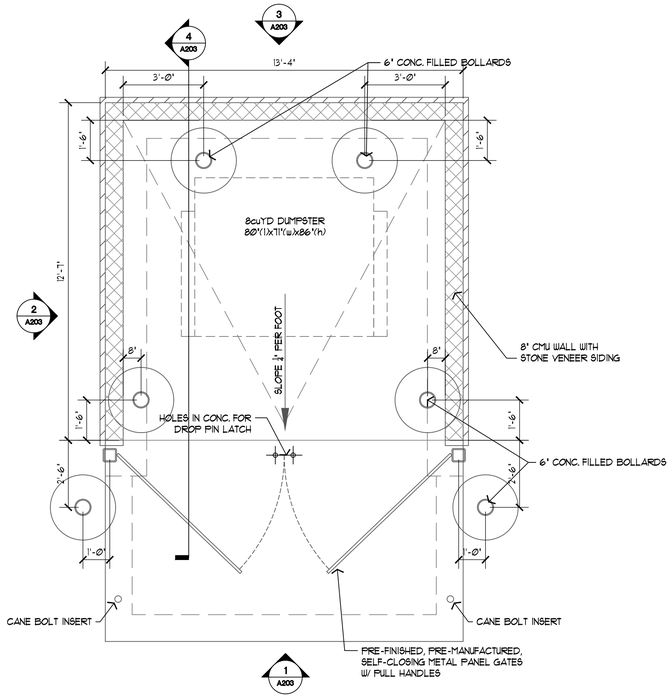
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DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0015

ELEVATIONS

A202

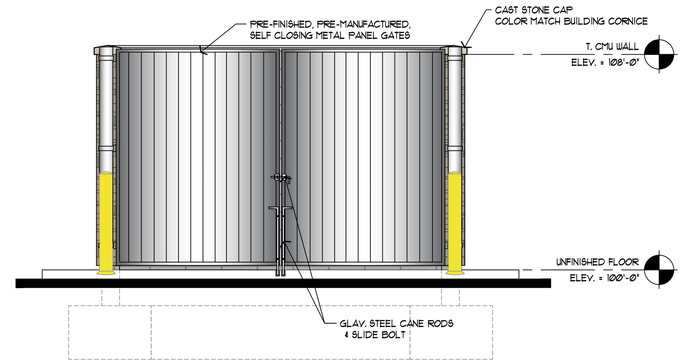
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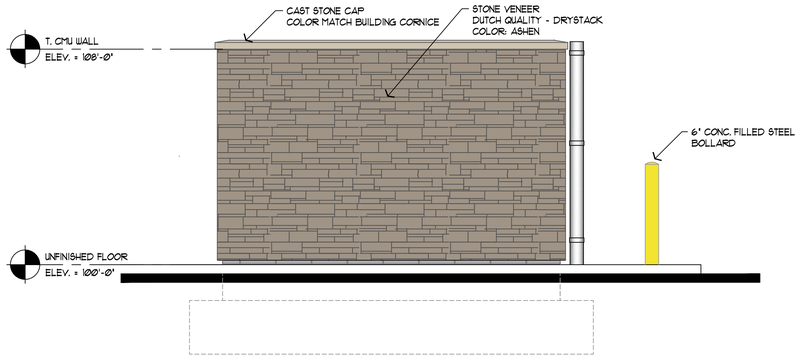
ARCHITECTURAL FLOOR PLAN

SCALE: 3/8" = 1'-Ø"



1 SOUTH ELEVATION

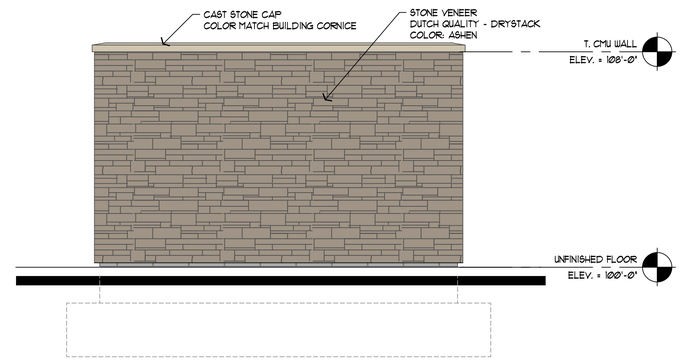
SCALE: 3/8" = 1'-Ø"



NOTE: EAST ELEVATION SIMILAR

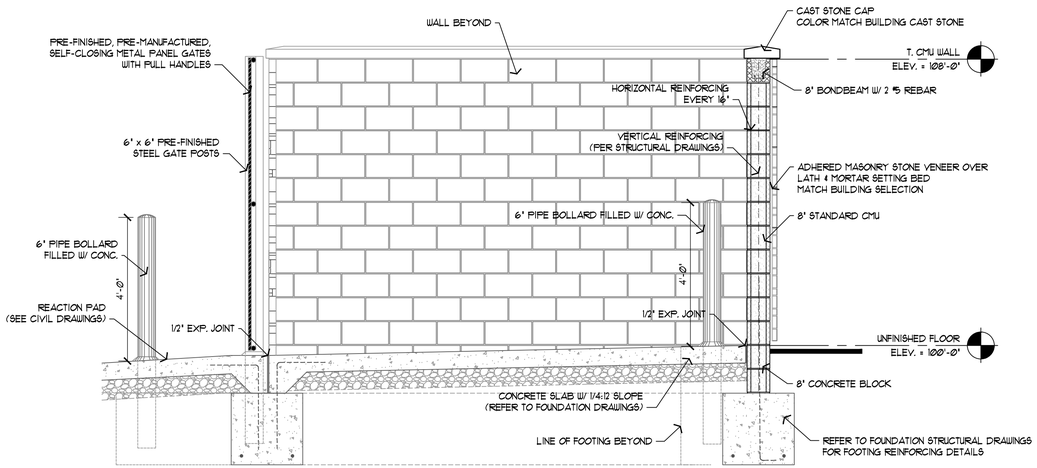
2 WEST ELEVATION

SCALE: 3/8" = 1'-Ø"



3 NORTH ELEVATION

SCALE: 3/8" = 1'-Ø"



4 WALL SECTION

SCALE: 1/2" = 1'-Ø"

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NEW CONSTRUCTION

BLUE SPRINGS RETAIL

1221 NE CORONADO DRIVE
BLUE SPRINGS, MISSOURI

THOMAS ENGLISH

CITY REVIEW

JULY 19, 2024

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2024-Ø7-16
DRAWN BY:	C. SLODERBECK
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-ØØ15

TRASH ENCLOSURE DETAILS

A203

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Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

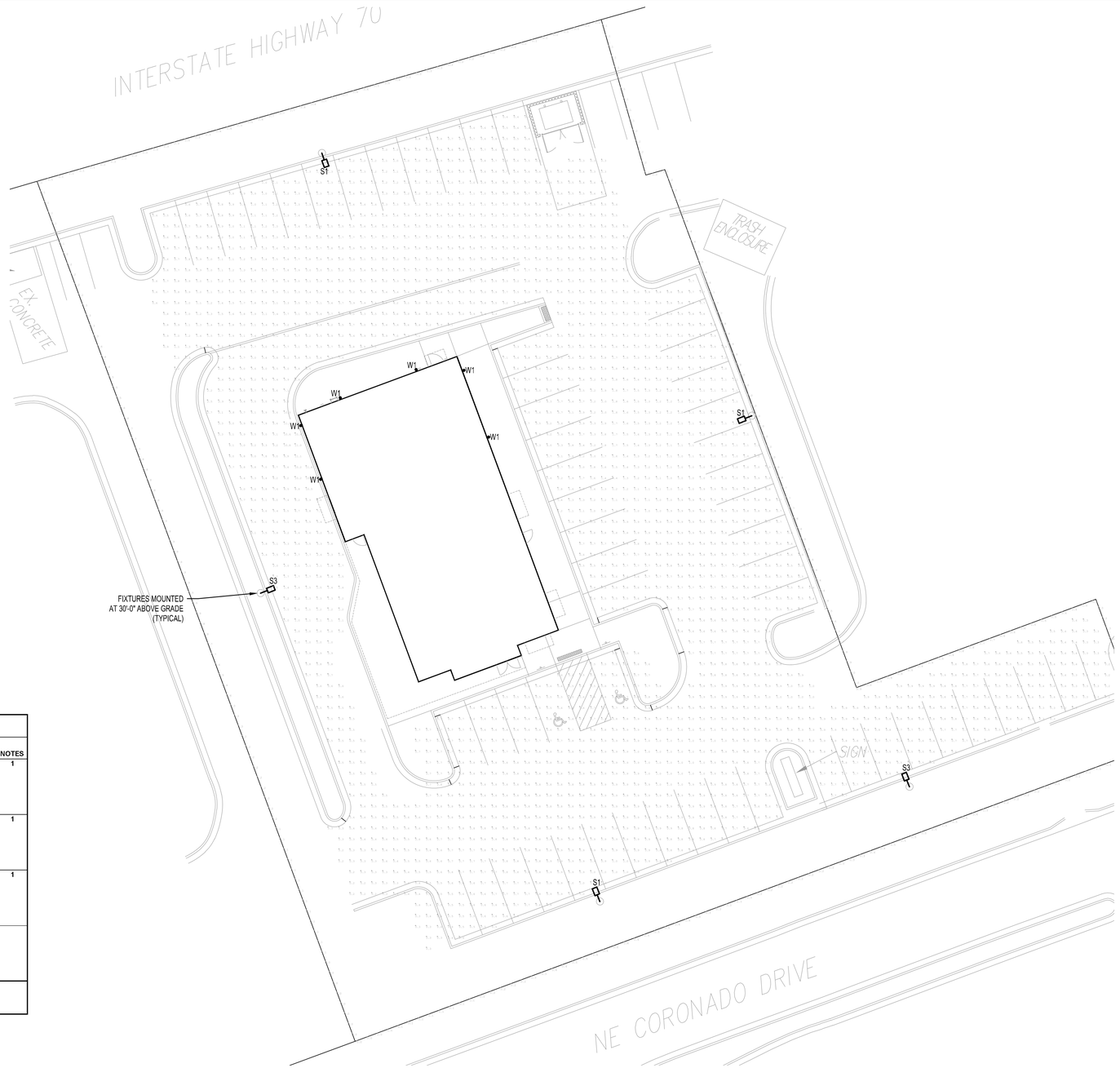
Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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LIGHTING FIXTURE SCHEDULE

FIXT. TYPE	DESCRIPTION & MANUFACTURER OPTIONS	LAMPS NO.	LAMPS TYPE	FIXT. VOLT	TOTAL WATTS	FINISH	REMARKS/MOUNTING	NOTES
S1	Pole Mounted LED Parking Area Fixture	1	LED	UNV	176W	Standard	Pole Mounted Fixture. Mount at 30'-0" Above Finished Grade.	1
	M# LSI #MRS-LED-06L-SIL-FT-40-70CRI							
S3	Pole Mounted LED Parking Area Fixture	1	LED	UNV	176W	Standard	Pole Mounted Fixture. Mount at 30'-0" Above Finished Grade.	1
	M# LSI #MRS-LED-06L-SIL-3--40-70CRI							
W1	Wall Mounted LED Wall Pack	1	LED	120V	60W	Coord. w/ Architect	Wall (Refer Arch Elevation)	1
	M# WESTGATE #WML-HL-60W-40K, 120/60							

NOTES:
1. Coordinate Exact Mounting Height and Location of All Fixtures With Owner Prior to Rough-In.
2. Circuit Emergency Battery Packs and Exit Signs to Local Lighting Circuit Ahead of Any Means of Control for Proper Operation.



1 **SITE PHOTOMETRIC PLAN**

SCALE: 1/16" = 1'-0"

SITE LIGHTING STATISTICS					
	UNITS	AVG	MAX	MIN	MAX/MIN
PARKING LOT	FC	1.45	11.6	0.2	58.00
PROPERTY LINE	FC	0.40	1.0	0.0	N/A

GENERAL NOTES

(NOT ALL NOTES APPLY)

1. REFERENCE SHEET E1.01 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
2. CONTRACTOR SHALL WIRE FIXTURES IN ACCORDANCE WITH SWITCHING INDICATED. CONNECTED LOAD ON 277V-20A CIRCUITS SHALL NOT EXCEED 4000W, 120V-20A CIRCUITS SHALL NOT EXCEED 1800W.

KEYED NOTES: ⬡

McALISTERS DELI

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
P.O. BOX 11161
OVERLAND PARK, KS 66207
913-735-5654
MO CERTIFICATE OF AUTHORITY #E-2021006522

ISSUE DATES

TITLE

SITE PHOTOMETRIC PLAN

E2.01

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Sales: Rhonda Lambert
Project Manager: Kristina Whited

1226 Coronado Drive
Blue Springs, MO 64014

Table of Contents

Page 1 - Cover Page
Page 2 - Site Plan
Page 3 - Front Elevation
Page 4 - Side Elevation
Page 5 - Rear Elevation
Page 6 - Drive Thru Elevation
Page 7 - 30” Direct Mount Channel Letters - White, No Surround or Bars
Page 8 - 24” Direct Mount Channel Letters - White, Surround, No Bars
Page 9 - 21.9” Windowside Pickup Capsule - Direct Mount
Page 10 - Main Entrance Canopy
Page 11 - Patio Canopy
Page 12 - Pickup Canopy w/ Downspout
Page 13 - 10”x69”x42” Canopy w/ Downspout
Page 14 - Welcome Mural
Page 15 - Door Vinyl
Page 16 - 36” X Railing
Page 17 - 90”x88” Louver Awning
Page 18 - Pavement Stencil
Page 19 - Double Sided Nonlit Directional - Windowside Pickup Arrows, CTB
Page 20 - Double Sided Nonlit Directional - Do Not Enter / Thanks
Page 21 - Parking Signs - Plate Mount
Page 22 - Parking Signs - Direct Bury
Page 23 - Clearance Bar - Single Lane
Page 24 - Monument w/ Mounted Letters

Revision Notes

Rev 1:

LANDLORD’S ROOFER AND TENANT’S SIGN COMPANY SHALL COORDINATE INSTALLATION OF TENANT’S LED PARAPET BORDER AND INSTALLATION OF ALL BUILDING SIGNAGE. LANDLORD’S ROOFER TO OVERSEE PENETRATIONS & SEAL IN ACCORDANCE WITH WARRANTY WORK

Courtesy of Design Team
SIGN COMPANY LLC.
731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

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Site Plan

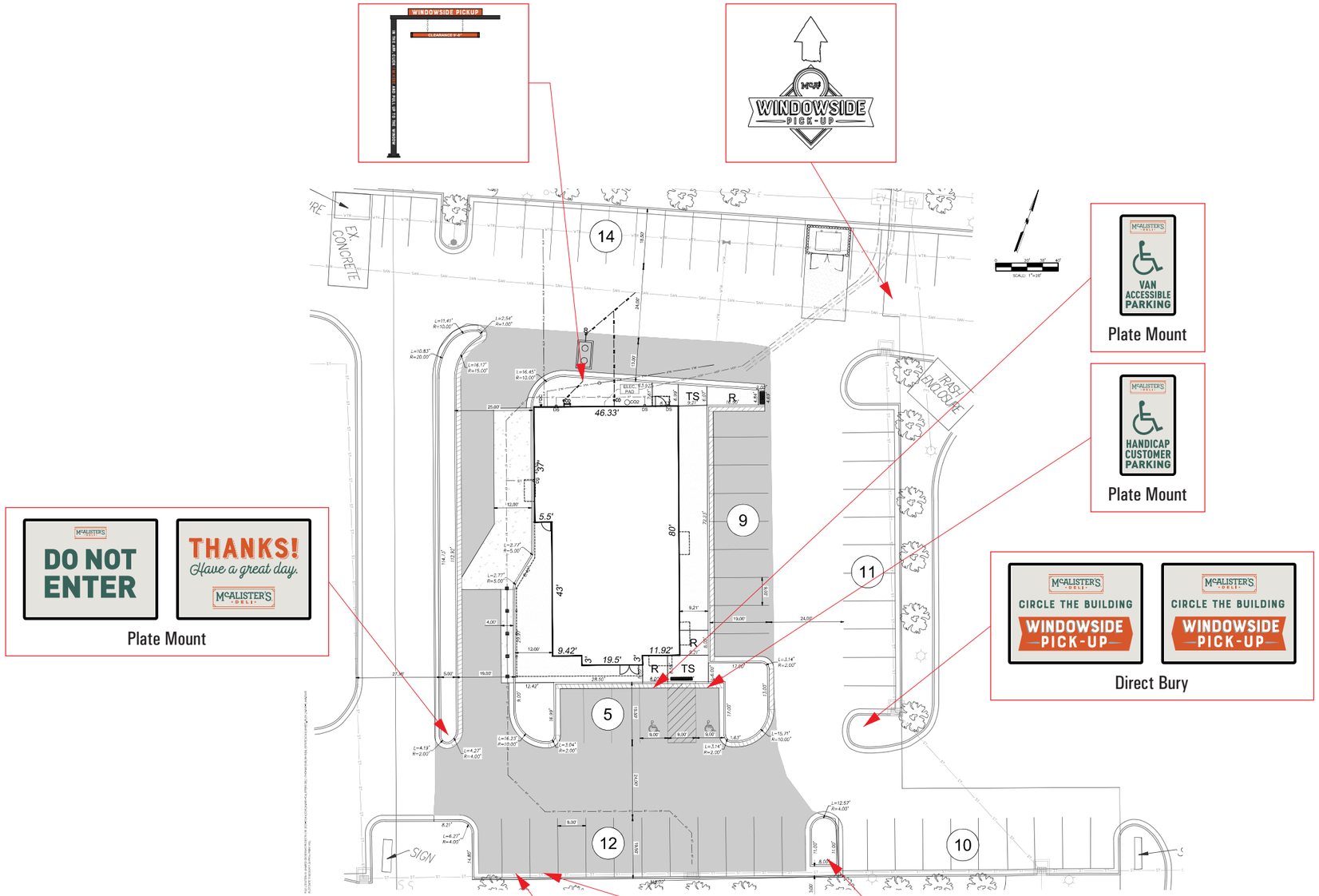


Plate Mount

VAN ACCESSIBLE PARKING

Plate Mount

HANDICAP CUSTOMER PARKING

Plate Mount

DO NOT ENTER

THANKS! Have a great day.

Plate Mount

CIRCLE THE BUILDING WINDOWSIDE PICK-UP

CIRCLE THE BUILDING WINDOWSIDE PICK-UP

Direct Bury

RESERVED FOR WINDOWSIDE PICK-UP B

Direct Bury

RESERVED FOR WINDOWSIDE PICK-UP A

Direct Bury

McALISTER'S DELI WINDOWSIDE PICK-UP

Monument w/ Mounted Letters

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24	Option # 1 - JH
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO		
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024		

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MSSA MID SOUTH SIGN ASSOCIATION INC

IFA MEMBER ISA

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Front Elevation

A	30" Direct Mount Channel Letters
B	10"x233"x42" Main Entrance Canopy
C	10"x113"x78" Canopy
D	Door Vinyl
E	Welcome Mural
F	90"x88" Louver Awning

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Design Team
SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24	Option # 1 - JH
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO		
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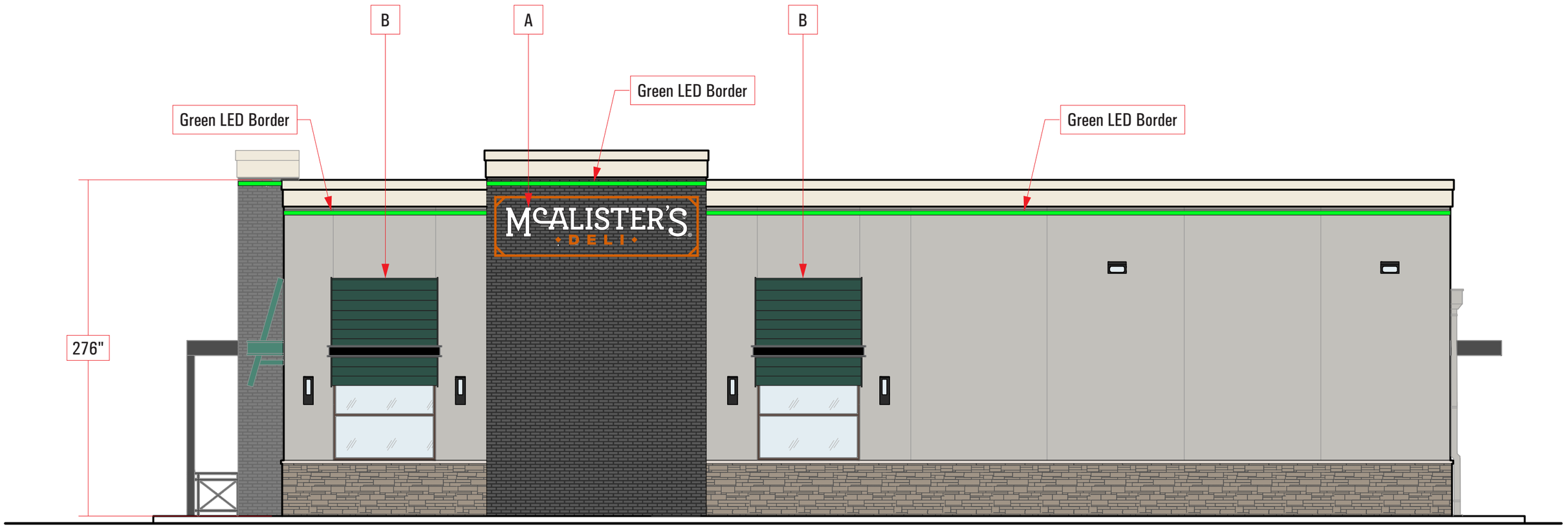
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Side Elevation

A	24" Direct Mount Channel Letters
B	90"x88" Louver Awning

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Designer: JH | Date: 07/25/24 | Option # 1 - JH

Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO

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Date: _____

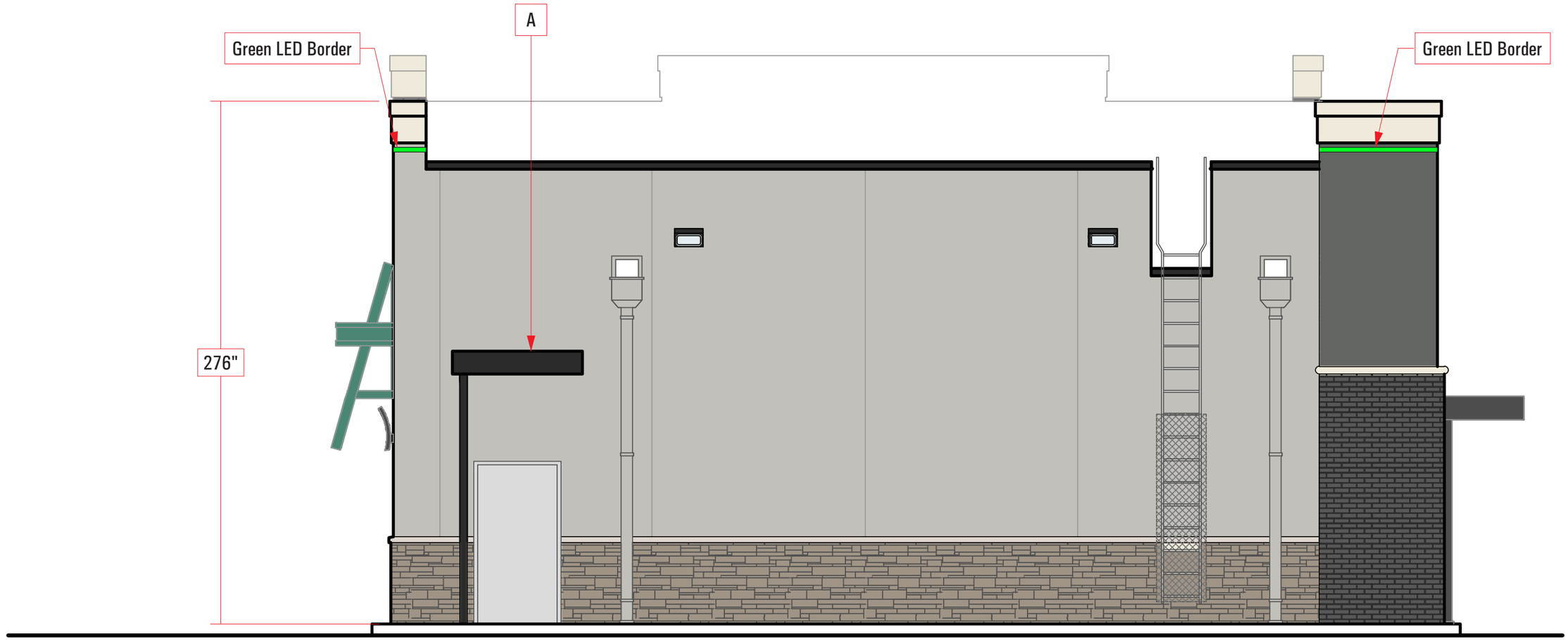
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Rear Elevation

A	10”x69”x42” Canopy

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24	Option # 1 - JH
Client: McAlister’s - 1226 Coronado Drive - Blue Springs, MO		
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024		

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Signature: _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

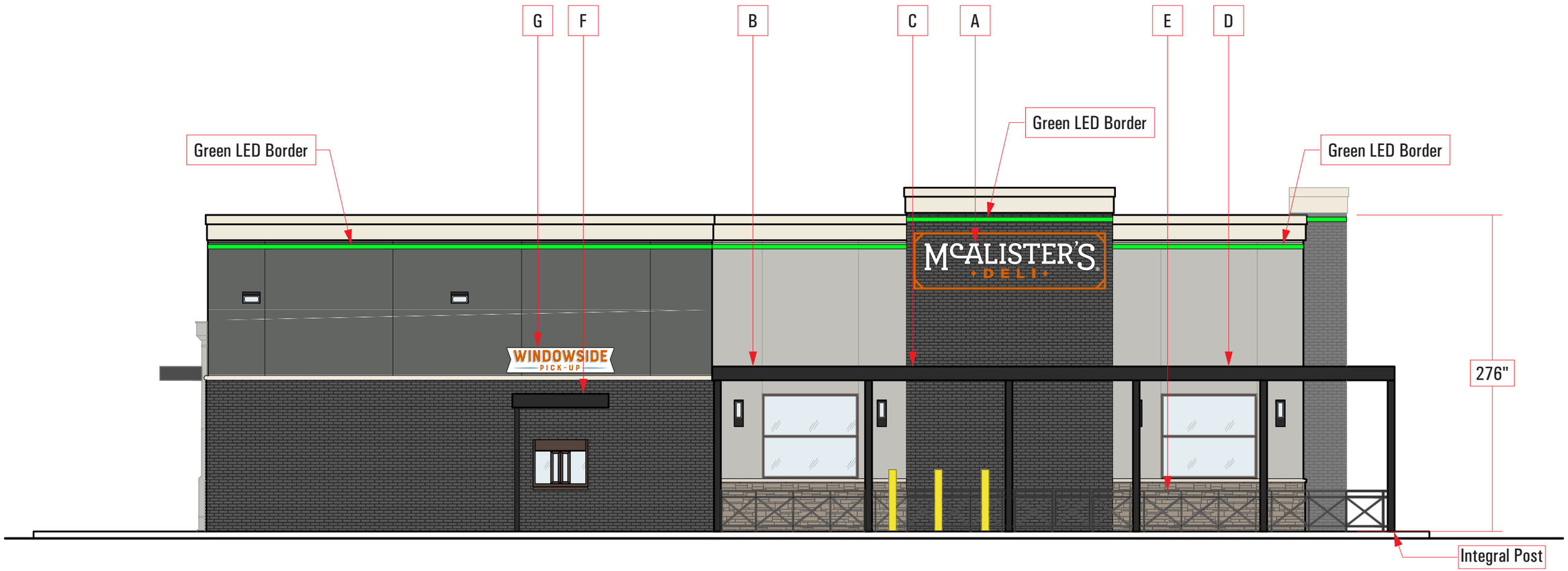
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Drive Thru Elevation

A	24" Direct Mount Channel Letters
B	10"x138"x65" Patio Canopy Section
C	10"x117"x138" Patio Canopy Section
D	10"x339"x138" Patio Canopy Section
E	36" X Railing
F	10"x100"x42" Pickup Canopy
G	21.9" Windowside Pickup Capsule - DM

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24	Option # 1 - JH
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO		
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024		

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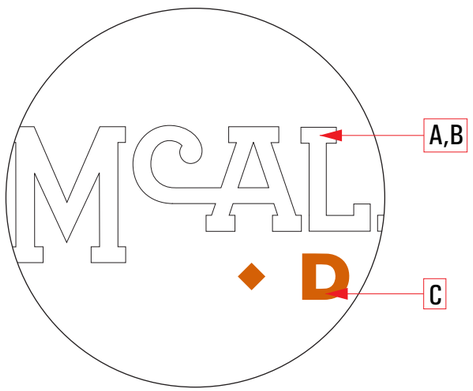
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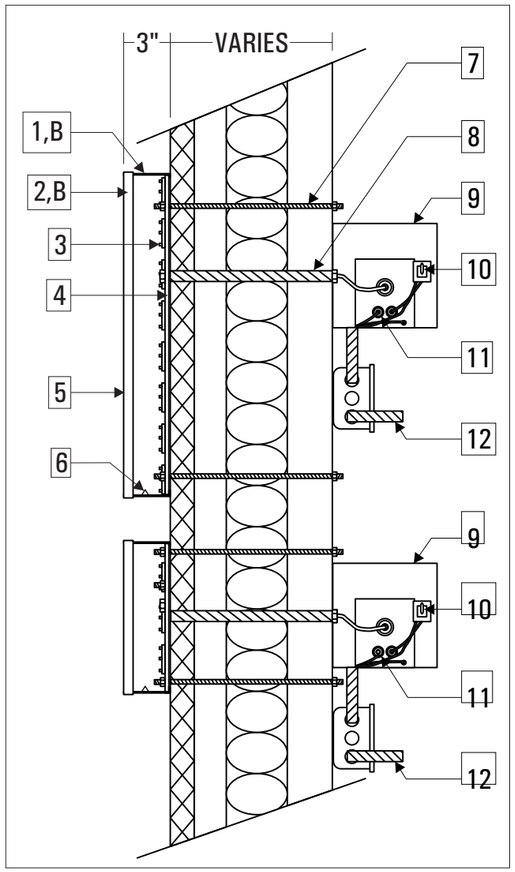
Face-Lit Direct Mount Channel Letters



51.2 SQ FT

Color Schedule





Materials	
1	.040 Aluminum Returns
2	1" Trimcap
3	LED Mounted to Back of Channel Letters
4	.090 Aluminum Back
5	7328 White Acrylic
6	.25" Weep Holes
7	Mounting Hardware (Varies per Building)
8	.5" Flex Conduit
9	Transformer Mounting Box
10	Toggle Switch Mounted at End of Box
11	Power Supply
12	Primary Electrical Leads (Power by Others)

Colors & Finishes		
A		7328 White Acrylic Faces
B		Gloss Black Returns and Trimcap
C		Vinyl 3630-44 Backed w/ 30% Diffuser

Notes

- McAlister's - to receive White LED
- Deli - to receive White LED
- Painted to match Powdercoat Colors

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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Date: _____

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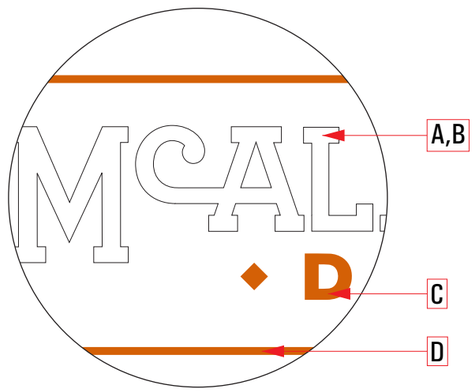
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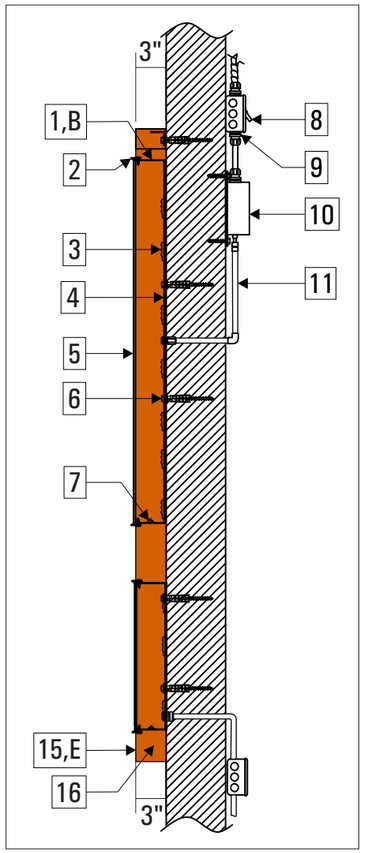
Face Lit Direct Mount Channel Letters w/Frame



SQ FT = 58.3

Color Schedule





Materials	
1	.040 Aluminum Returns
2	1" Trimcap
3	GE 24 Voltmax 7100K White
4	.090 Aluminum Back
5	7328 White Acrylic
6	Mounting Hardware (Varies per Building)
7	.25" Weep Holes
8	Disconnect Switch
9	J-Box & Primary Power Supply (By Others)
10	Transformer Mounting Box
11	.5" Flex Conduit
12	.050" Aluminum Return
13	.090" Routed Aluminum Face
14	3/4" Clear Push Thru W/1st Surf. Vinyl & Diffuser
15	2"x 3" Aluminum Frame
16	1.5" Angle

Colors & Finishes		
A		7328 White Acrylic Faces
B		Gloss Black Returns and Trimcap
C		Vinyl 3630-44 Backed w/ 30% Diffuser
D		Powdercoat Tiger Drylac RAL 2002

Notes

- McAlister's - to receive White LED
- Deli - to receive White LED
- Painted to match Powdercoat Colors

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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Date: _____

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IFAI MEMBER

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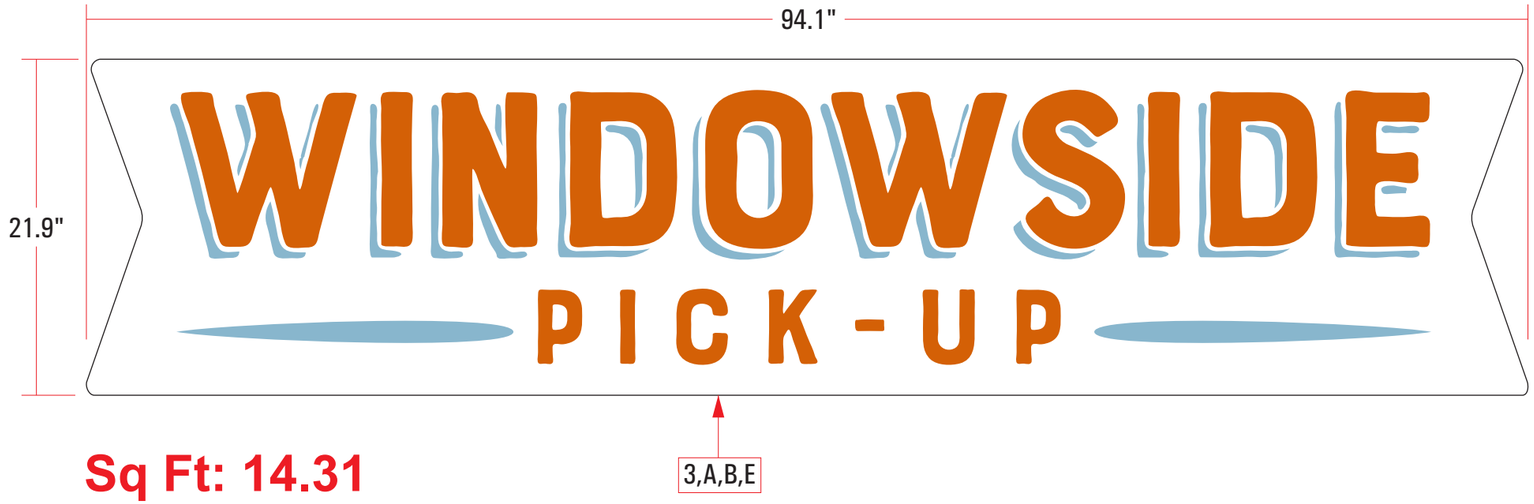
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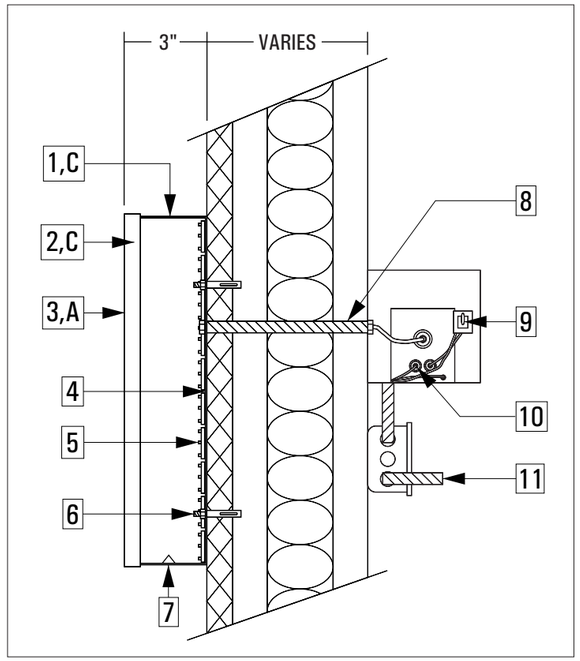
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STOCK CODE
MCA-V4-CLDM22-WPU



Sq Ft: 14.31

Materials	
1	.050 Aluminum Returns
2	1" Trimcap
3	3/16" Acrylic Face
4	ACM Back
5	LED Module
6	Mounting Hardware
7	1/4" Weep Hole
8	1/2" Flex Conduit
9	Toggle Switch Mounted to Box
10	Power Supply
11	Primary Electrical Leads



Colors & Finishes		
A		7328 White Acrylic
B		1st Surface 3630-44 Vinyl
C		Black - Trimcap/Returns
D		White LED
E		Digitally Printed Vinyl Graphics

Notes

Rev 1:	
Rev 2:	
Rev 3:	
Rev 4:	
Rev 5:	

Design Team SIGN COMPANY LLC.

Designer: MDM	Date: 05/04/23
Client: McAlister's	
File Path: z/Restaurant/McAlisters/CorpSpecs	

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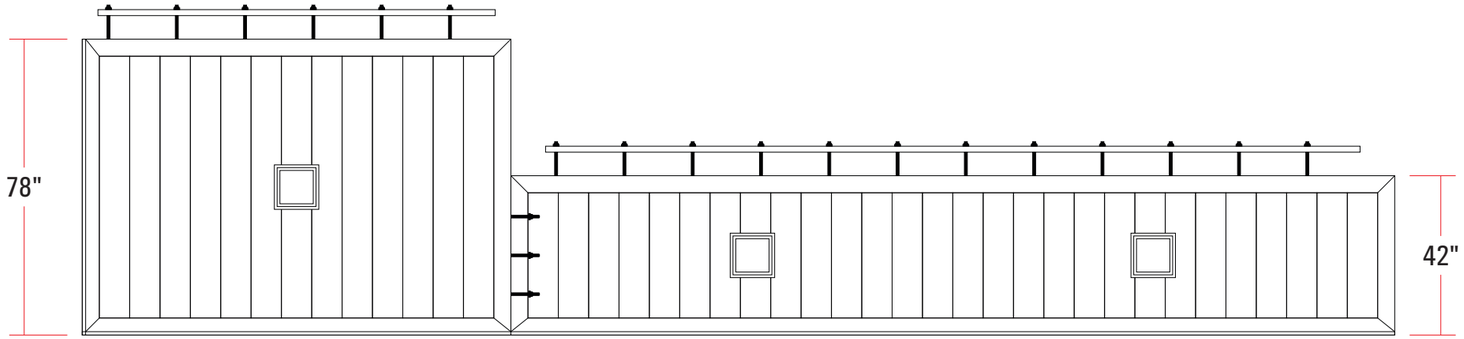
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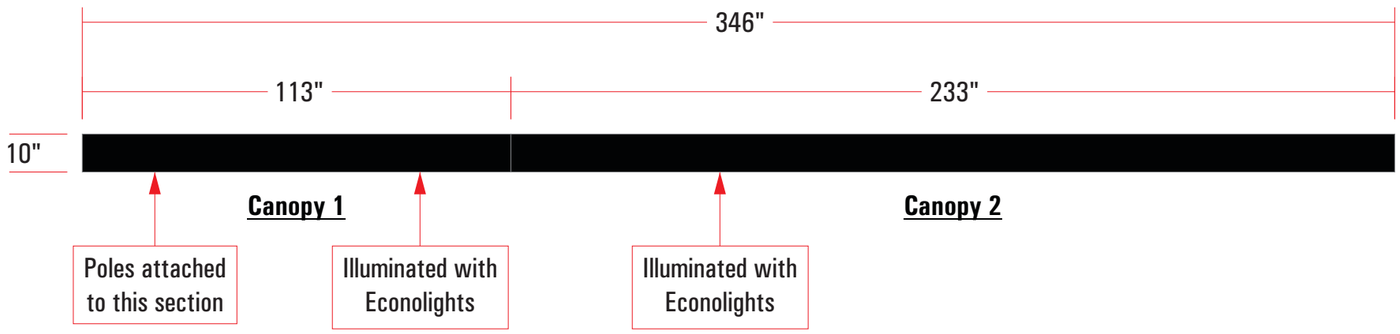
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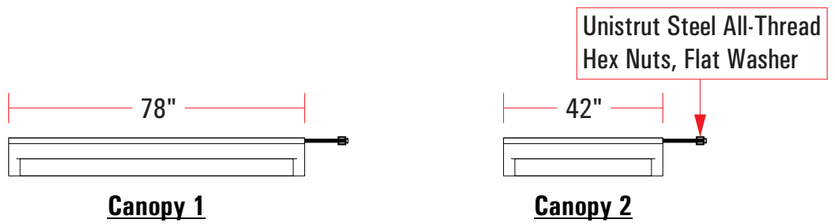
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SPECIFICATIONS
- Canopy to have flat faces all sides
- Engineering to define details

Colors & Finishes

A		Painted Satin Black

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Notes

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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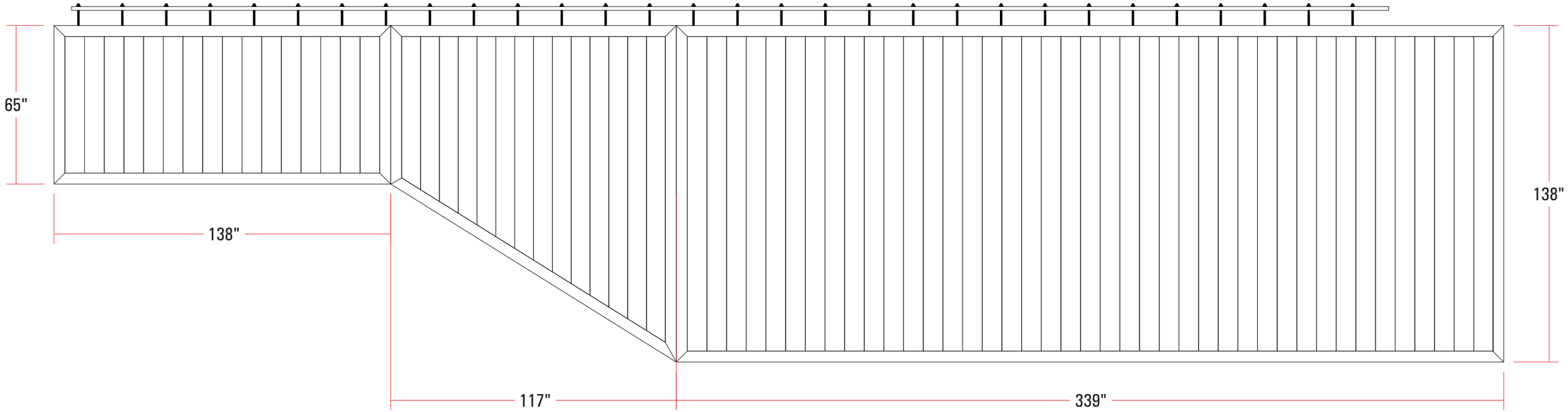
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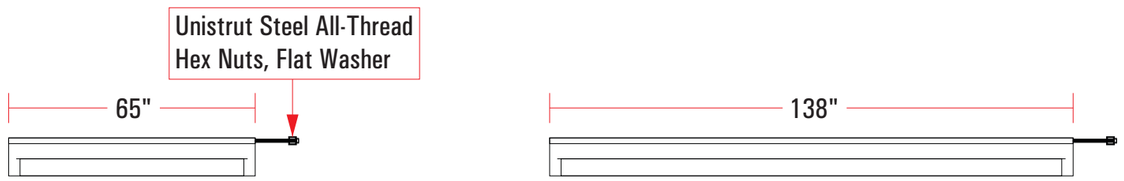
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Patio Canopy





SPECIFICATIONS
- Canopy to have flat faces all sides
- Engineering to define details

Colors & Finishes	
A	Painted Satin Black

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Notes

SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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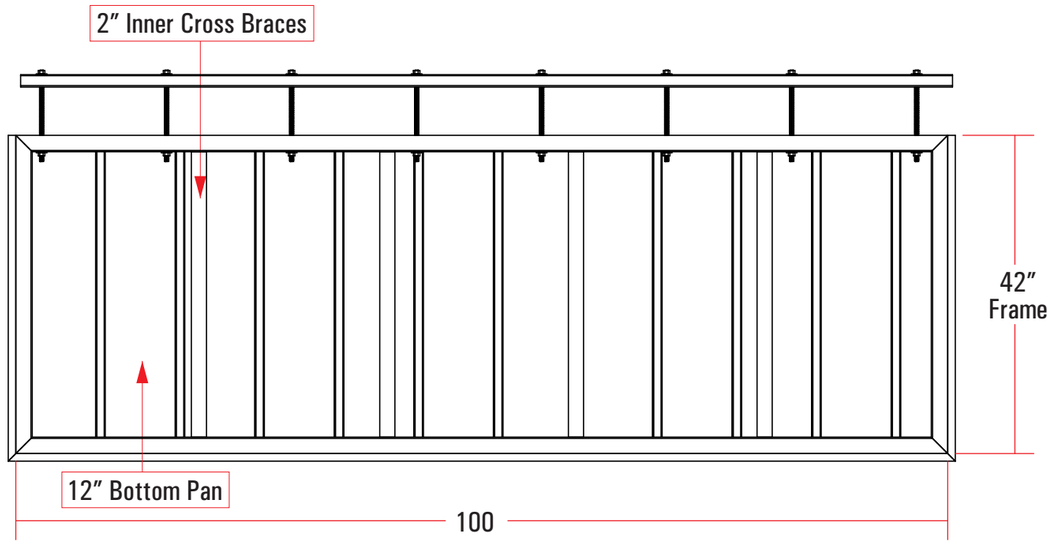
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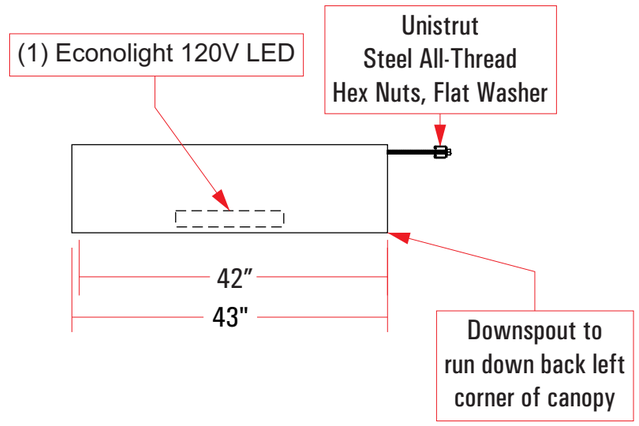
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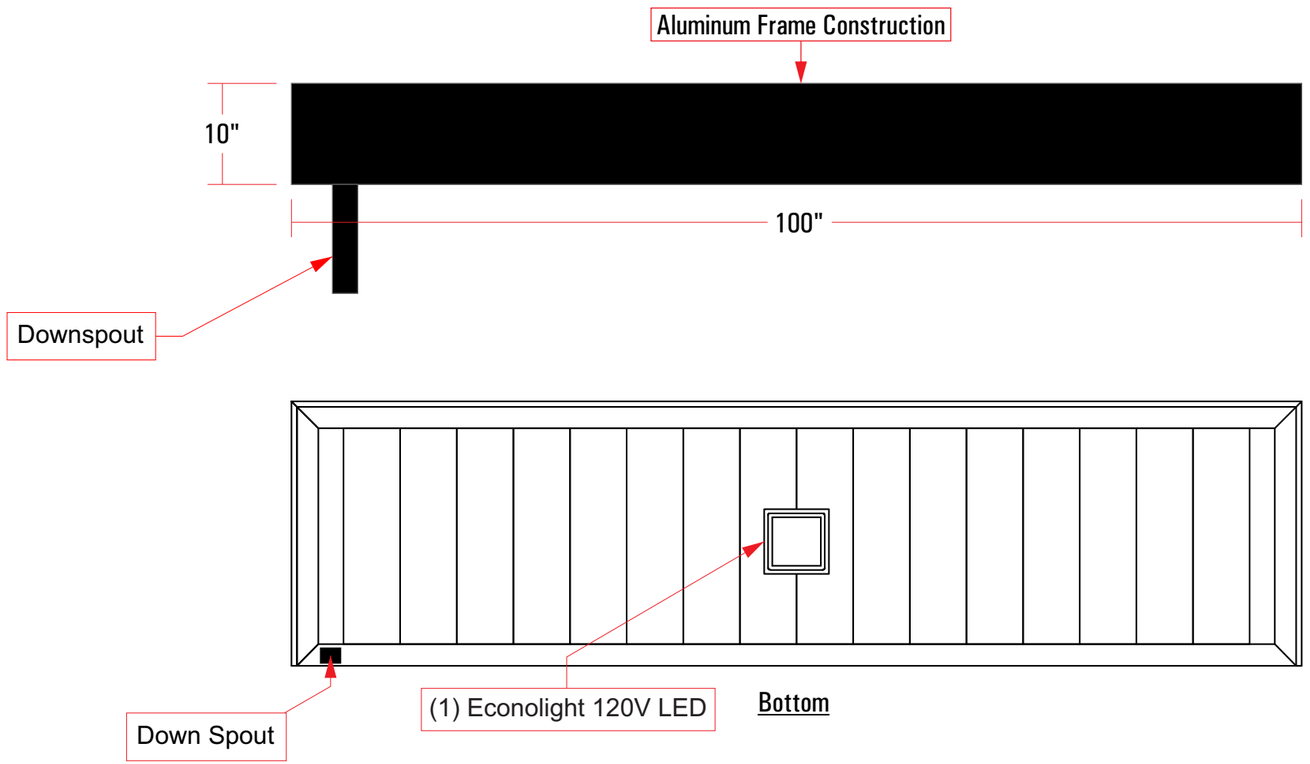
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Pick Up Canopy

MCA-V4-CAN100-PU







SPECIFICATIONS
- Canopy to have flat faces all sides
- Engineering to define details

Colors & Finishes

A	Painted Matte Black

Rev 1: DS 10/14/22 Removed Scuppers Added Down Spout
Rev 2: JH 11-11-22 Added downspout callout
Rev 3:
Rev 4:
Rev 5:

Notes

Designer: JH	Date: 10-25-22
Client: McAlister's -	
File Path: z/Restaurant/McA/	

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Signature: _____

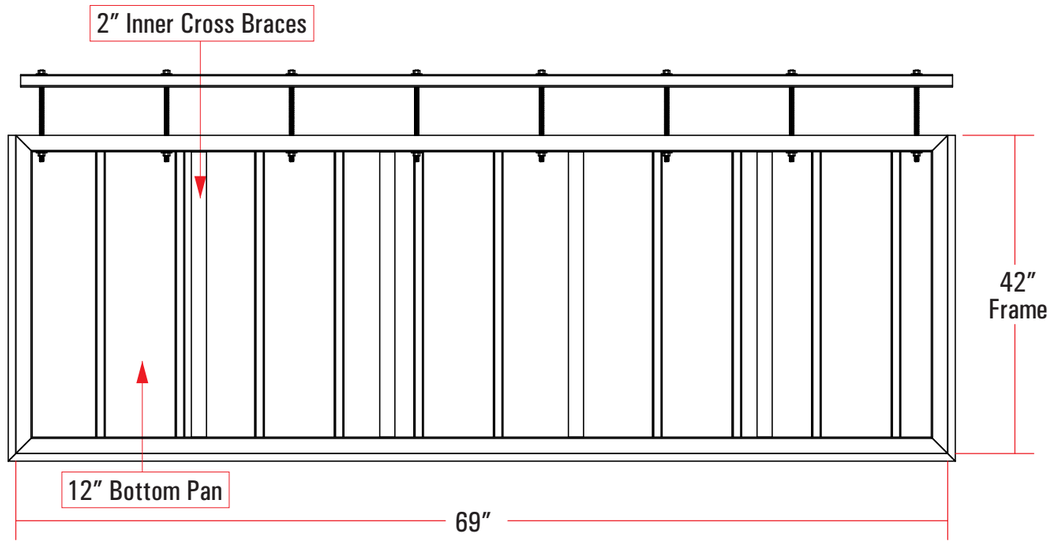
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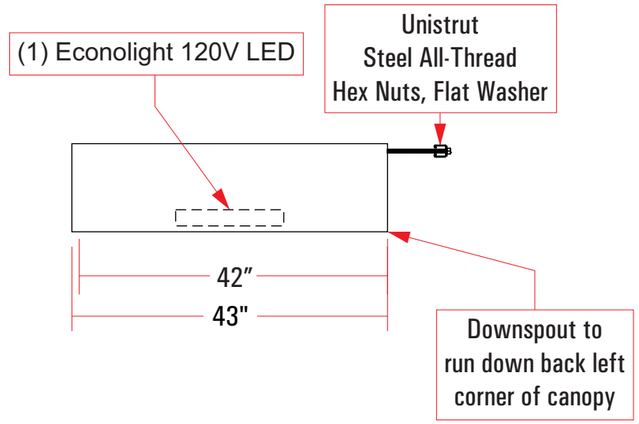
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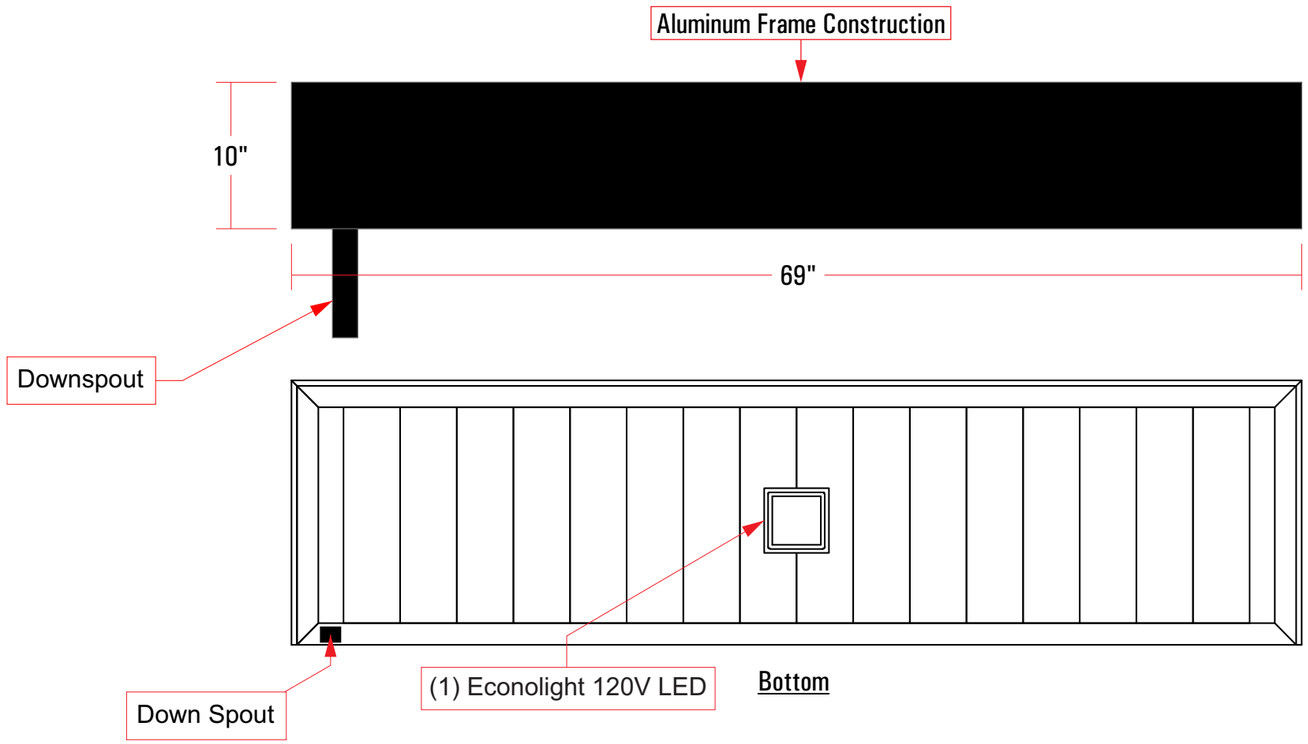
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SPECIFICATIONS
- Canopy to have flat faces all sides
- Engineering to define details

Colors & Finishes

A	Painted Matte Black

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Notes

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 10-25-22
Client: McAlister's -	
File Path: z/Restaurant/McA/	

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STOCK CODE
MCA-V4#MRL-W



SPECIFICATIONS
- Site survey on window dimensions required

Notes

Design Team SIGN COMPANY LLC.

Designer: MEB	Date: 5-15-19
Client: McAlister's	
File Path: z/Restaurant/McAlisters/CorpSpecs	

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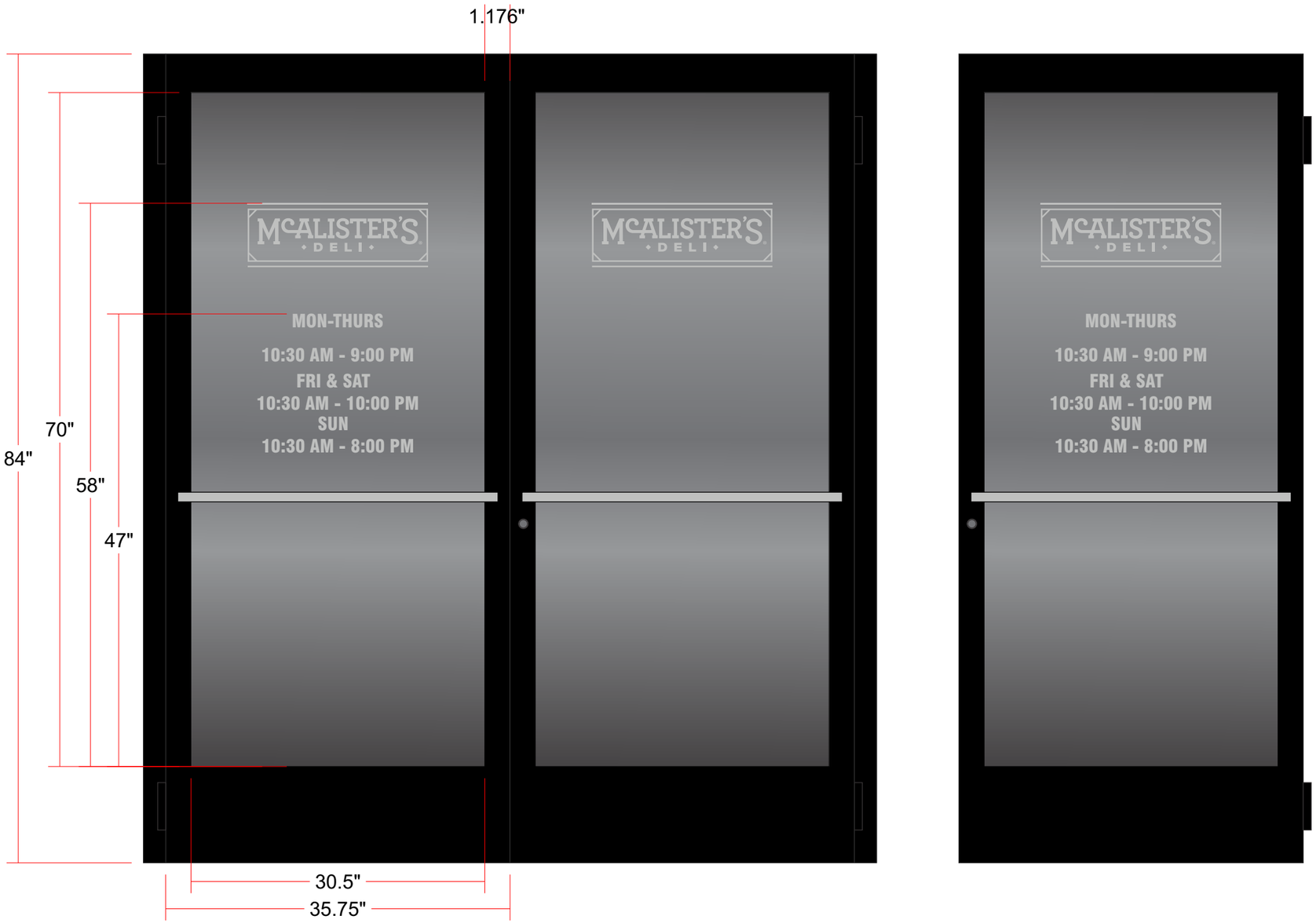
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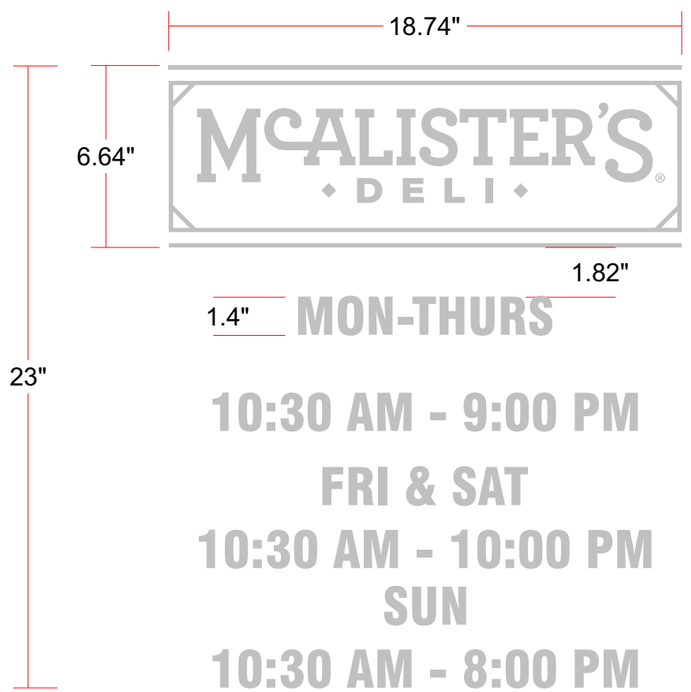
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Specifications:

Avery SC 900-861-W Vinyl Applied 1st Surface (McAlister's Logo, Store Hours)

Hours vary per location

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 4-19-21
Client: McAlister's	
File Path: Z/restaurant/McAlister's	

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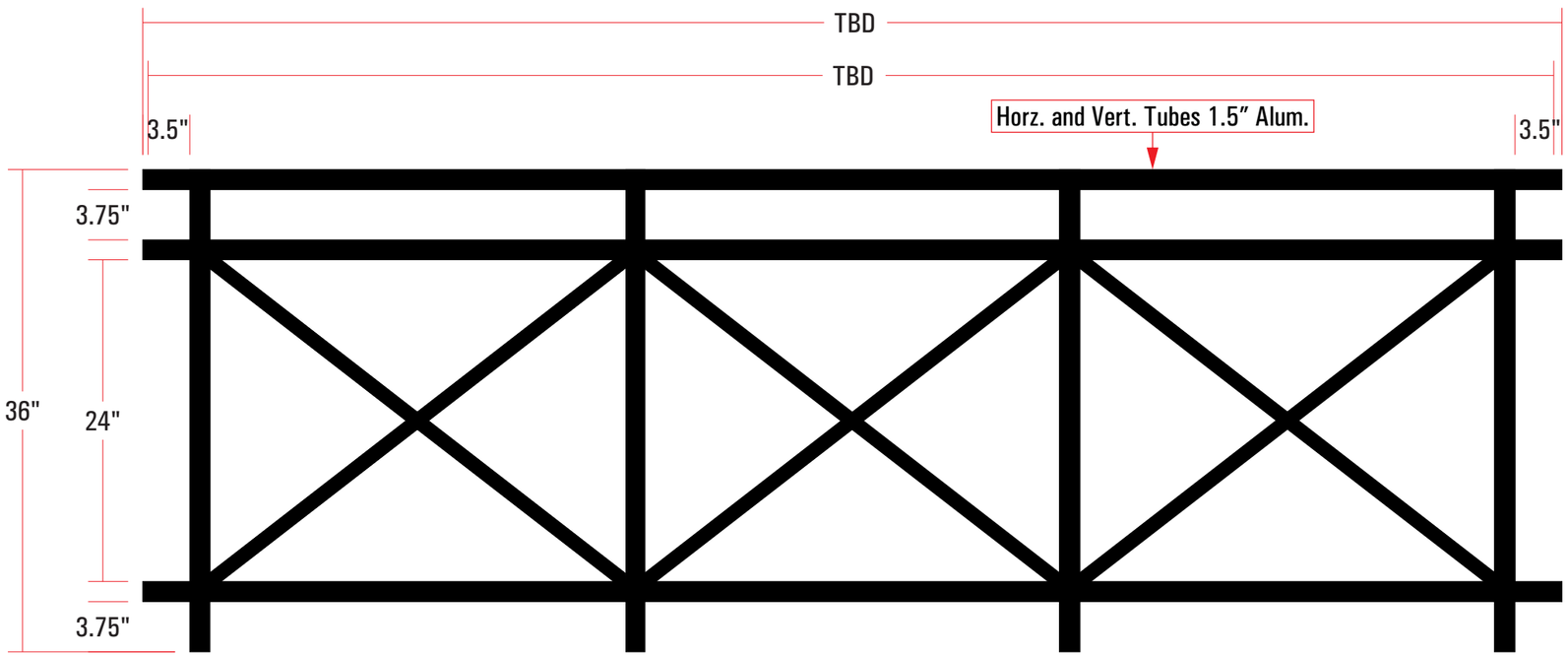
Print Name: _____

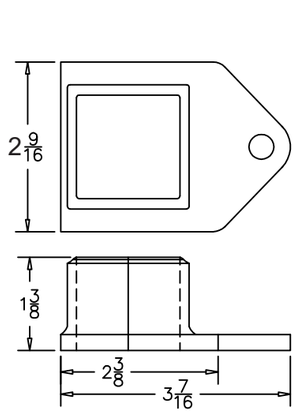
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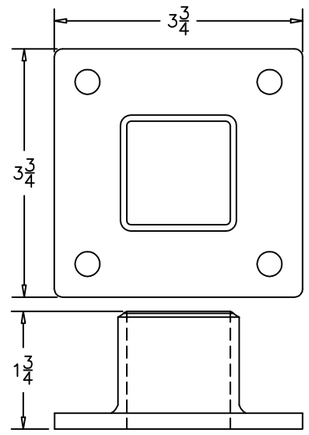
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FRONT VIEW





TEXAS METAL INDUSTRIES
PART NO. #20–A112–1
ALUM. SHOE FOR 1½" SQ. TUBE



TEXAS METAL INDUSTRIES
PART NO. #20–A112–4
ALUM. SHOE FOR 1½" SQ. TUBE

Colors & Finishes

A	[redacted]	Gloss Black Railing, Posts & Frame

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Notes

Design Team SIGN COMPANY LLC.

Designer: MEB	Date: 1-25-19
Client: McAlister's	
File Path: z/Restaurant/McAlisters/CorpSpecs	

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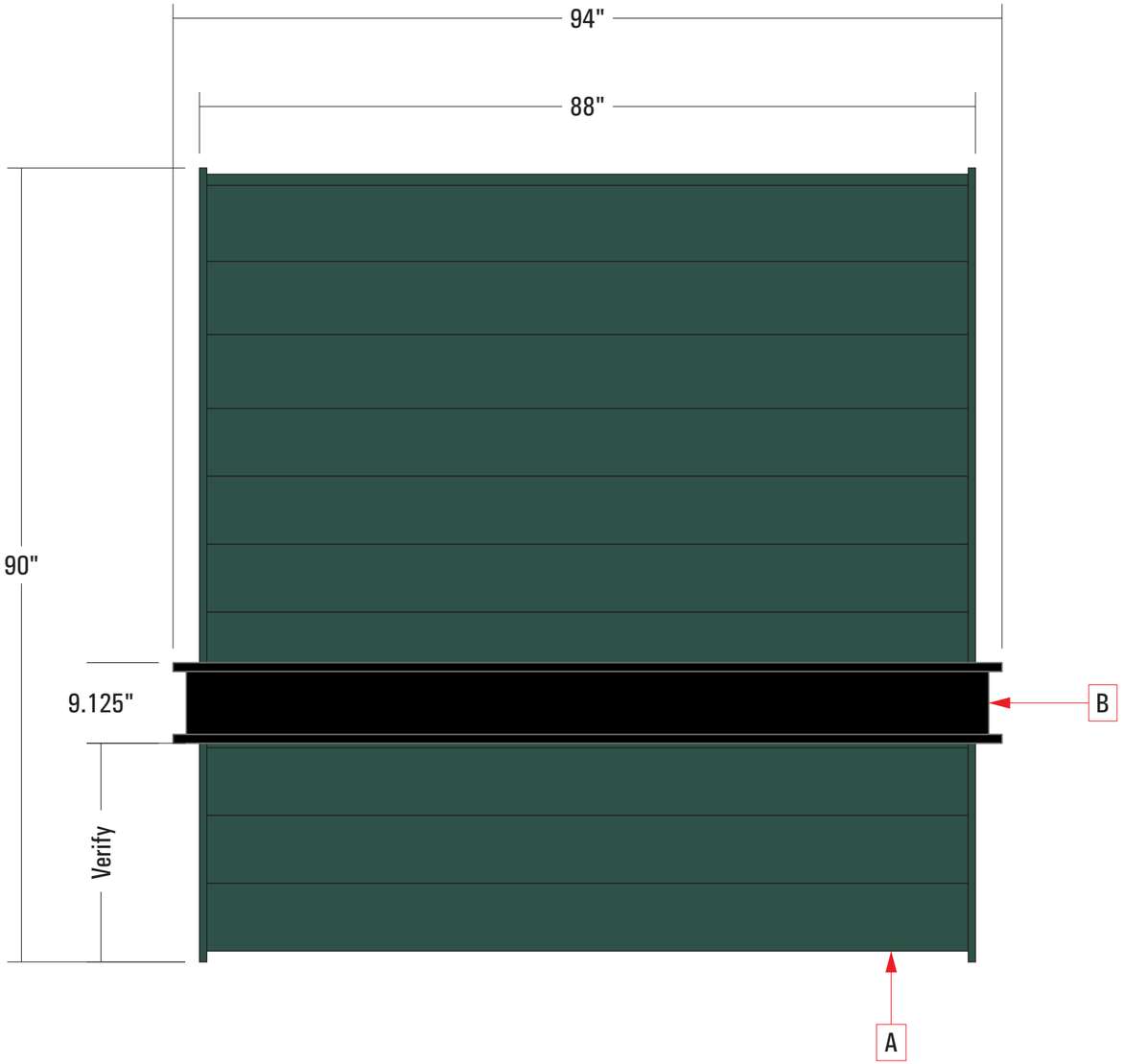
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Date: _____

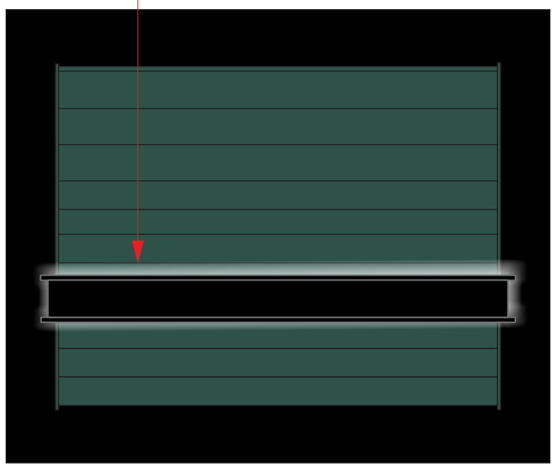
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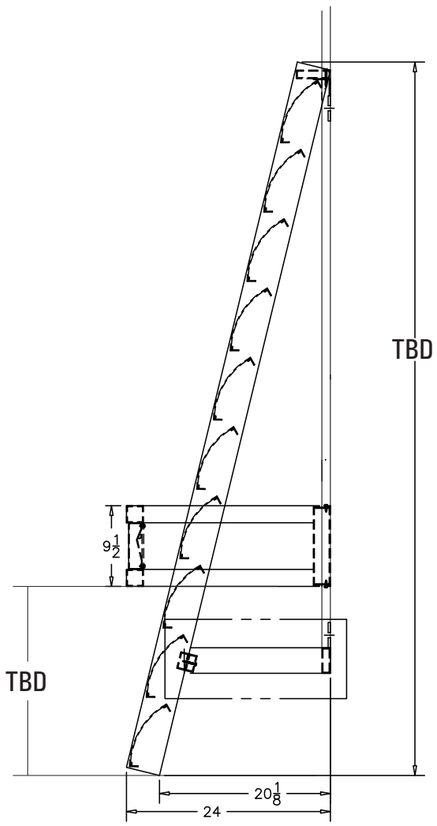
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Louver Awning



Awning is Typically lit Externally
with LED Light Bar Shining Light
Back on the Awning.
Not to Scale. Shown for Illustration Only





Colors & Finishes

A		SW 6468 Hunt Club Green
B		Matte Black Powder Coat

Notes

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Designer: MEB	Date: 1-25-19
Client: McAlister's	
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Rev #1 -
Rev #2 -
Rev #3 -
Rev #4 -
Rev #5 -
Rev #6 -

Notes

Details and design are TBV / TBD prior to production

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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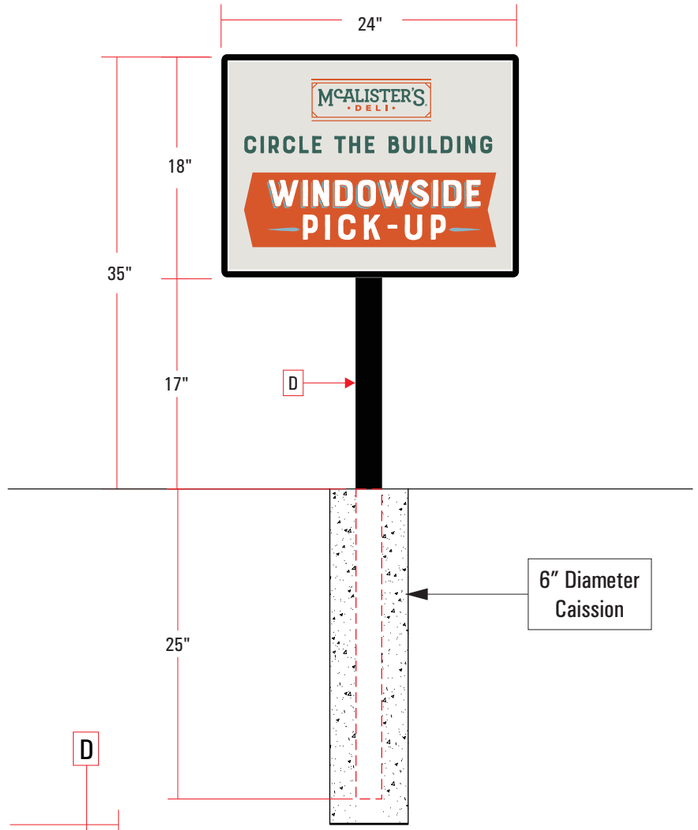
Non-Lit Directional - Direct Bury

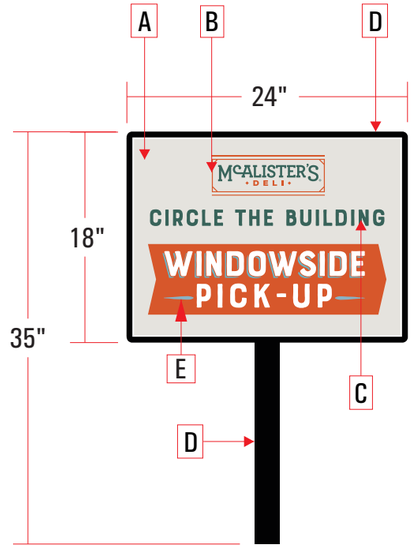


Side 1



Side 2





Materials	
1	.063 Aluminum
2	2" Steel Post

Colors & Finishes		
A		PMS Warm Gray 1 C
B		PMS 173 C
C		SW 6468 Hunt Club Green
D		Steel Post Painted Gloss Black
E		Digitally Printed Vinyl Graphics

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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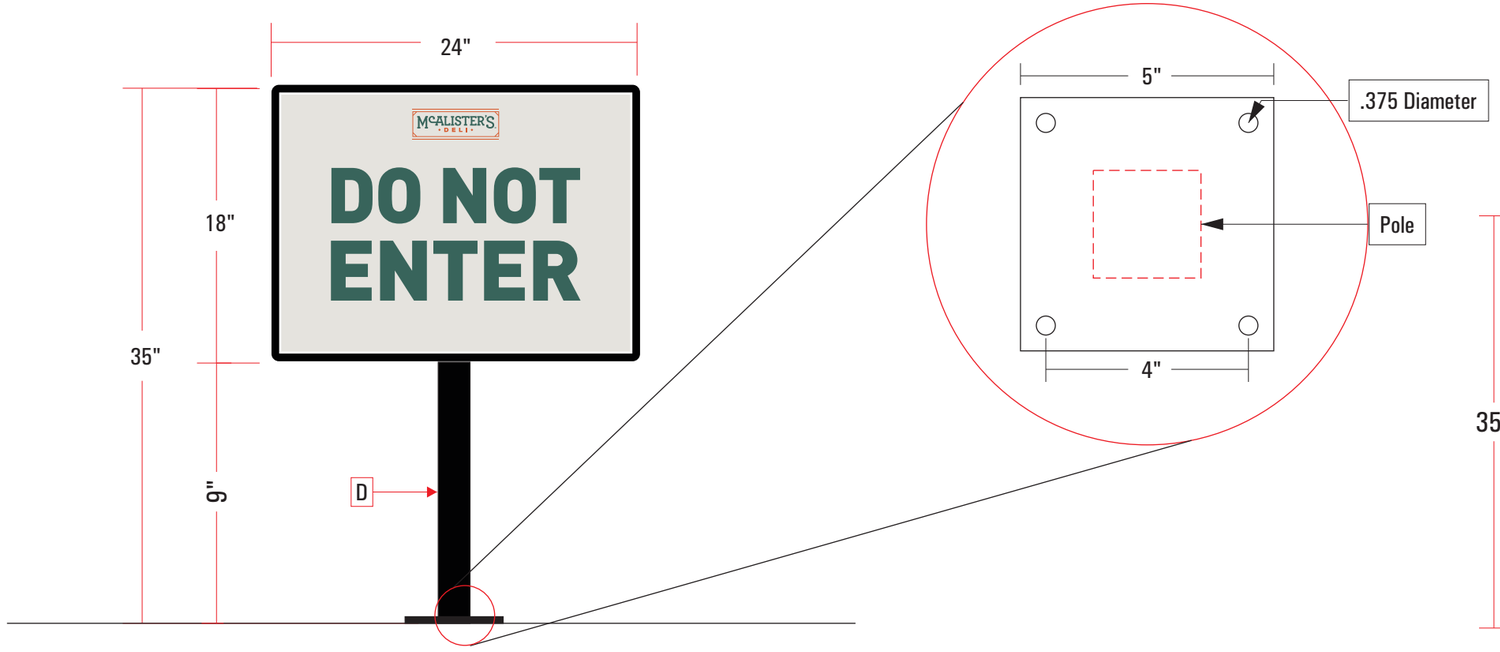
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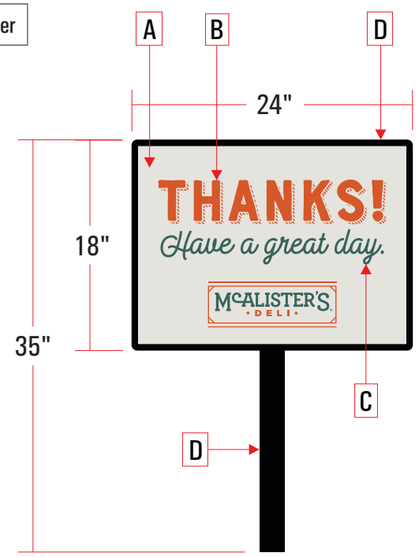


Side 1



Side 2





Materials	
1	.063 Aluminum
2	2" Steel Post

Colors & Finishes		
A		PMS Warm Gray 1 C
B		PMS 173 C
C		SW 6468 Hunt Club Green
D		Steel Post Painted Gloss Black

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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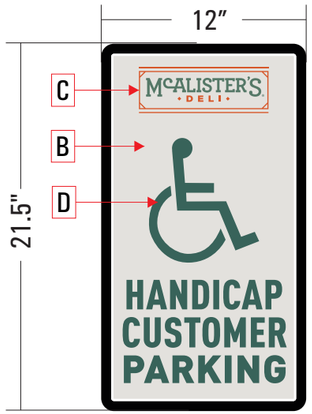
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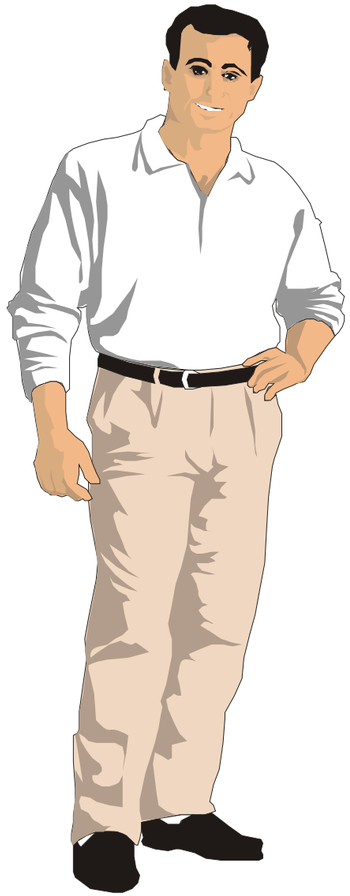


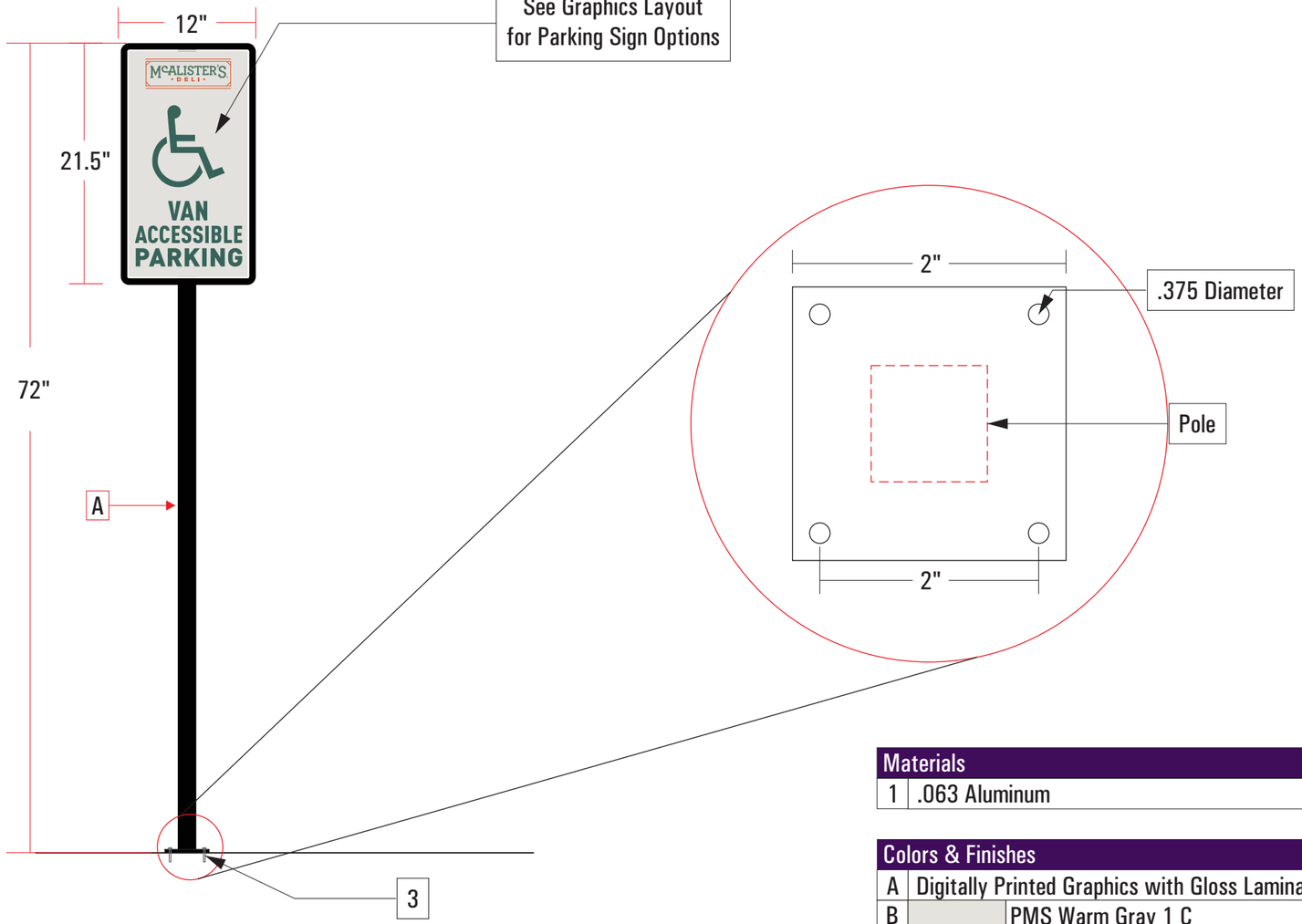
Qty: 1



Qty: 1

.75″ Radius Corners





Materials	
1	.063 Aluminum

Colors & Finishes		
A		Digitally Printed Graphics with Gloss Laminate
B		PMS Warm Gray 1 C
C		PMS 173 C
D		PMS 5545 C

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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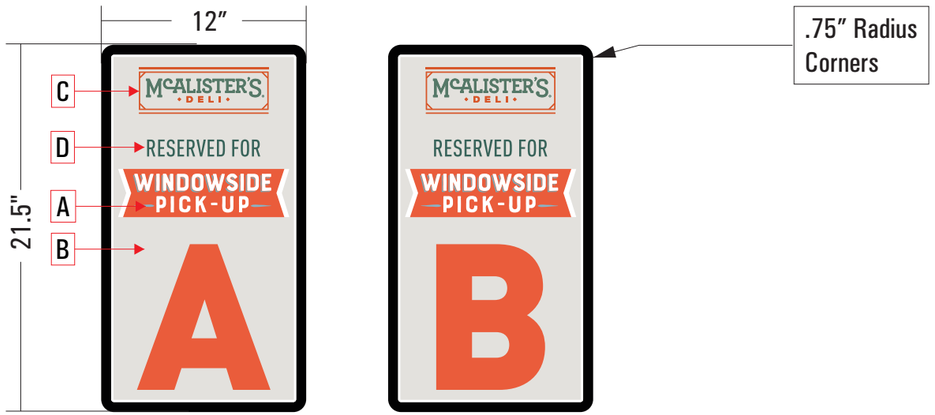
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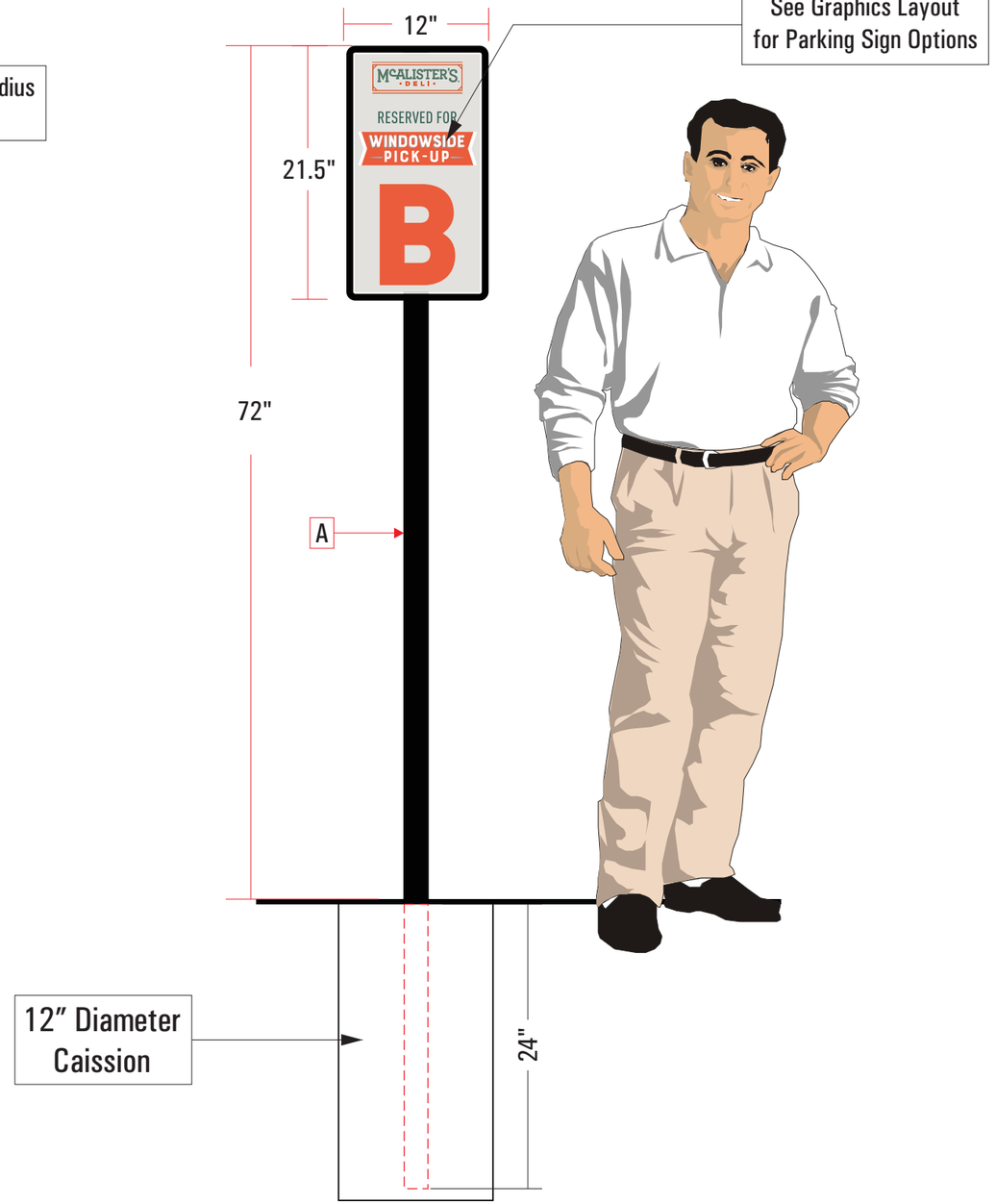
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Qty: 1

Qty: 1

.75″ Radius Corners



Materials	
1	.063 Aluminum

Colors & Finishes		
A	Digitally Printed Graphics with Gloss Laminate	
B		PMS Warm Gray 1 C
C		PMS 173 C
D		PMS 5545 C

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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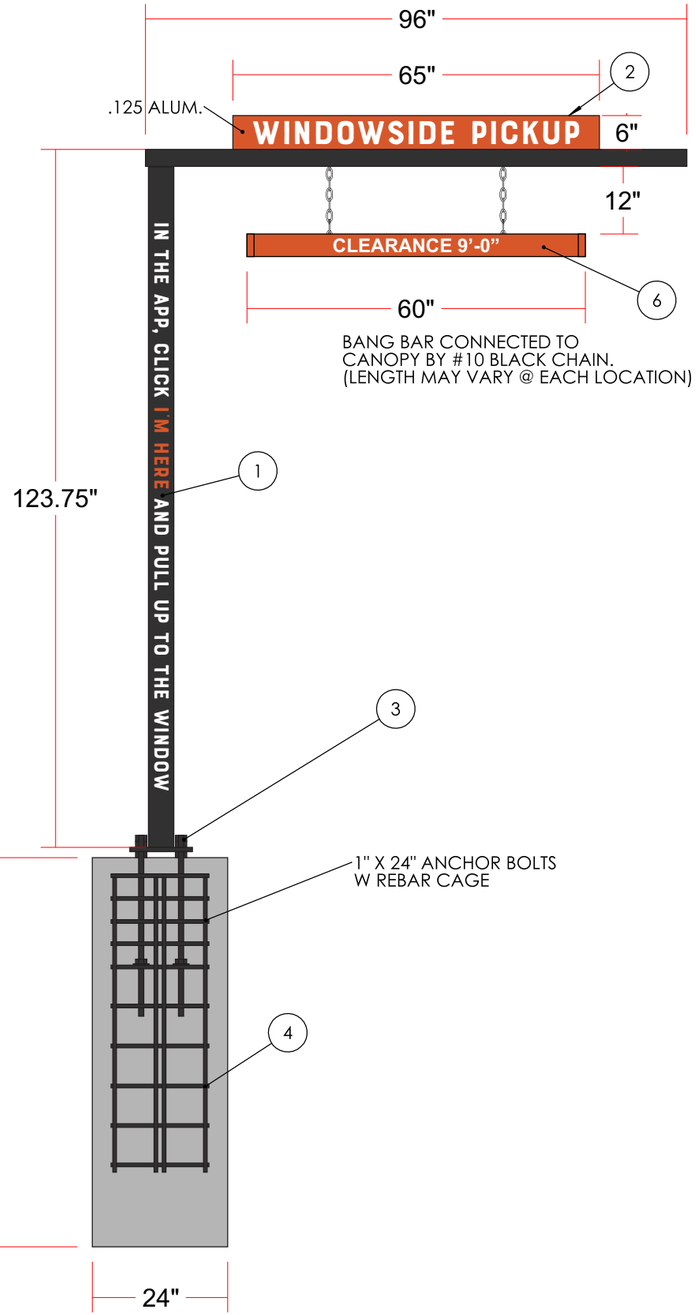
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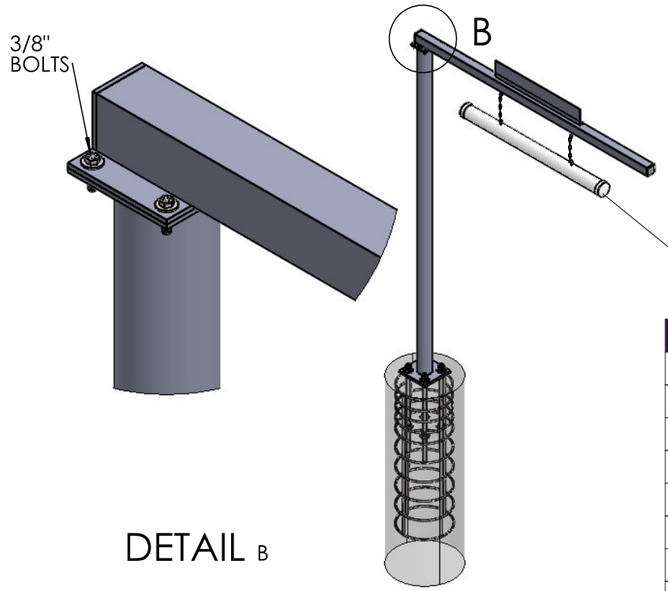
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McA Clearance Bar - Single Lane

***Note: All Signage Requires Separate Permitting and Approval Prior to Installation**

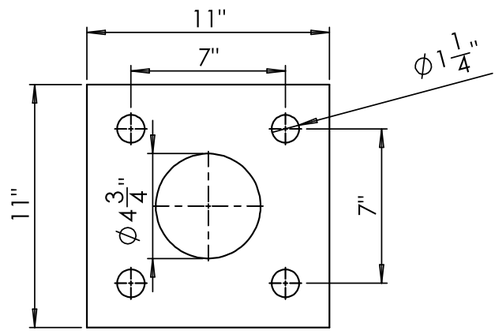






DETAIL B

SCALE 1 : 5



3/4" STEEL PLATE

Materials	
1	Single Lane Clearance Bar
2	Pick Up Sign
3	1-8 X 36" Anchor Bolt Assembly
4	24" Dia. X 60" Deep Cassion
5	#3 Rebar Cage
6	4" Bang Bar Assembly
7	Eye Bolts
8	.375-16 X .50" Gr8 Bolt Assembly

Colors & Finishes		
A		White Reflective Vinyl
B		Paint SW 6991 Black Magic - Matte
C		Paint PMS 1595C Orange
D		3M 3630-44 Orange Vinyl

Rev 1:	
Rev 2:	
Rev 3:	
Rev 4:	
Rev 5:	

Notes

The bolts at the connection should be cut flush w/ the nuts once attached so no long threads stick down.

The bolt, head, & nut should be field painted SW 6991 Black Magic, Matte Finish after install to prevent rust.

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 04/12/23
Client: McAlister's	
File Path: z/Restaurant/McAlisters/CorpSpecs	

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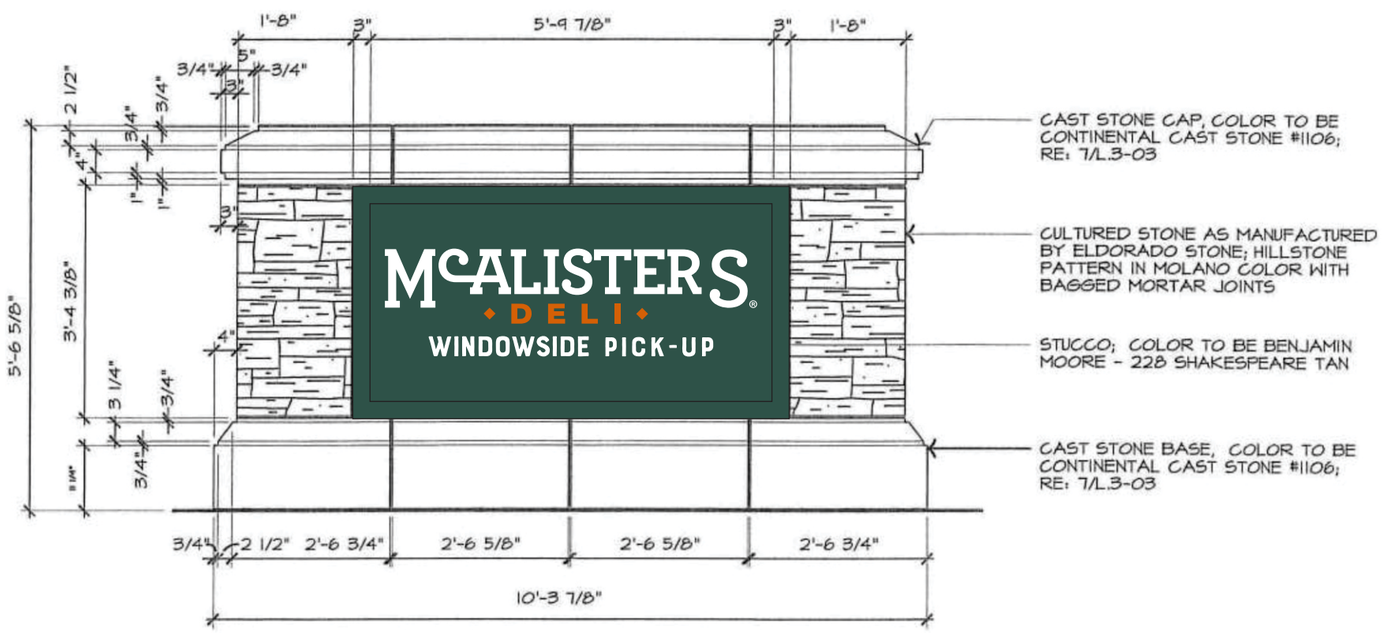
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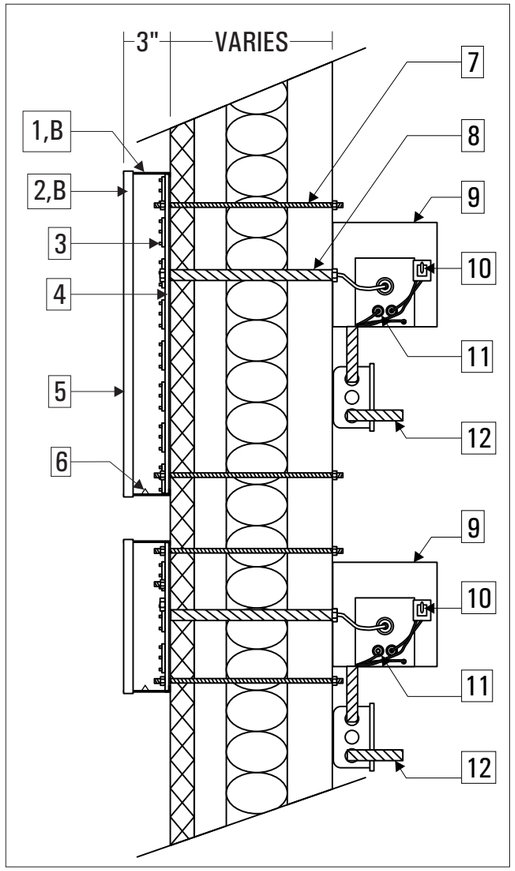
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Example 2

*Note: OVH is Determined Per City Codes/ Landlord Criteria



Materials	
1	.040 Aluminum Returns
2	1" Trimcap
3	LED Mounted to Back of Channel Letters
4	.090 Aluminum Back
5	7328 White Acrylic
6	.25" Weep Holes
7	Mounting Hardware (Varies per Building)
8	.5" Flex Conduit
9	Transformer Mounting Box
10	Toggle Switch Mounted at End of Box
11	Power Supply
12	Primary Electrical Leads (Power by Others)

Colors & Finishes		
A		7328 White Acrylic Faces
B		Gloss Black Returns and Trimcap
C		Vinyl 3630-44 Backed w/ 30% Diffuser

Notes

- McAlister's - to receive White LED
- Deli - to receive White LED
- Windowside Pick-Up - to receive White LED
- Painted to match Powdercoat Colors

Design Team SIGN COMPANY LLC.

Designer: JH	Date: 07/25/24
Client: McAlister's - 1226 Coronado Drive - Blue Springs, MO	
File Path: Z:\Restaurants\McAlisters Deli\MO\Blue Springs\1226 Coranodo Drive - 64014\New Location - July 2024	

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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 #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

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

McAlister's Deli - located in Adams Dairy Landing

Project Name

1221 NE Coronado Drive	Lot 3B, Amended Final Plat Lots 3A and 3B
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)	**Legal Description (attach as a separate page if too large)**

GB/PUD/R-C Vacant/Undeveloped	GB/PUD/R-C Restaurant, Fast-Food	0.98	1
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

Thomas English	Thomas English Retail	317-574-7448	mworthley@thomasenglish.cc
Name of Applicant	Company	Phone	Email Address

6500 Westfield BLVD	Indianapolis	IN	46220
Address	City	State	Zip Code

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 Thomas English	7-25-24
Applicant Signature	Date

Blue Springs Development Three, Inc.

Name of Property Owner	Phone	Email Address	
1 E. Washington Street, Suite 300	Phoenix	AZ	85004
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 DocuSigned by: Scott Rehorn 22A387A967A24EB...	July 25, 2024
Property Owner Signature	Date

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07/25/2024 4:37:49 PM

Docusign Envelope ID: 42401C3F-0DBB-4D28-9198-FAE89570FB54

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:

This project is an "in-fill" project proposing a McAlister's Deli. The adjacent properties are developed with similar uses: Restaurant, Fast-Food to the East and Small Size Commercial to the West.

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07/25/2024 4:37:51 PM

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CONTACT INFORMATION SHEET

PROJECT LEAD

Same as Developer Information

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

DEVELOPER

Name	Company Name		
Matt Worthley	Thomas English Retail Real Estate		
Address	**City**	**State**	**Zip**
6500 Westfield Boulevard	Indianapolis	IN	46220
Email	**Phone**	**Fax**	
mworthley@thomasenglish.com	317-574-7448		

ENGINEER

Name	Company Name		
Richard Michael	HG Consult, Inc.		
Address	**City**	**State**	**Zip**
1533 Locust Street	Kansas City	MO	64108
Email	**Phone**	**Fax**	
rmichael@hgcons.com	816-456-6151		

ARCHITECT

Name	Company Name		
Darren Peterson	Peterson Architecture		
Address	**City**	**State**	**Zip**
298 S. 10th Street #500	Noblesville	IN	46060
Email	**Phone**	**Fax**	
dpeterson@petersonarchitecture.com	317-590-0493		

SURVEYOR

Name	Company Name		
Brant Ladwig	Ladwig & Associates, LLC.		
Address	**City**	**State**	**Zip**
33604 E. 235th Street	Pleasant Hill	MO	64080
Email	**Phone**	**Fax**	
brantladwig@hotmail.com	816-309-6621		

LANDSCAPE ARCHITECT

Name	Company Name		
Garrett Ochs	Ochs Land Planning, LLC.		
Address	**City**	**State**	**Zip**
533 Lake Forest	Bonner Springs	KS	66012
Email	**Phone**	**Fax**	
garrettochs@gmail.com	913-961-6578		

ATTORNEY

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

OTHER CONTACT

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

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24 APPEARANCE REVIEW COMMITTEE CHECKLIST

CERTIFICATE OF APPROVAL

This certifies that the "exterior design features" related to the attached plan(s) for the subject property have been approved by the Appearance Review Committee of Blue Springs, Missouri subject to the conditions stipulated in the minutes as attached.

_____ Date _____

Chair, Appearance Review Committee

Each Criterion is rated on a scale of 1-5 indicating the degree to which the rater agrees, or disagrees, with the statement. If the statement does not apply, check the box marked "NA", otherwise, circle the number that most closely represents your opinion.

1 = Strongly Disagree 2 = Disagree 3 = Somewhat Agree 4 = Agree 5 = Strongly Agree

A score of 3 or lower should be supported by an explanation in the remarks column. A score of 3 represents an "Average" score. Development in the Adams Dairy Parkway Corridor is expected to be "Above Average".

SITE PLANNING

A. General

							REMARKS
1. The proposed plan is compatible with the desired developing character of the Parkway Corridor.	1	2	3	4	5	NA	
2. The plan will result in a development, which is pleasant in character, human in scale, and facilitates easy circulation.	1	2	3	4	5	NA	
3. The layout recognizes views, climate, and the nature of outside activities in the design of exterior spaces.	1	2	3	4	5	NA	
4. All exterior lighting is architecturally integrated with the building style, material, and colors, and is comparable with exterior lighting of other projects in the corridor.	1	2	3	4	5	NA	

B. Buffering

							REMARKS
1. Exterior trash and storage areas, service yards, loading docks and ramps, and electrical utility boxes, etc. are screened from view of all nearby streets and adjacent structures in a manner that is compatible with building site design.	1	2	3	4	5	NA	
2. The visual impact and presence of vehicles is minimized by generally sitting parking areas to the rear or side of the property rather than along street frontages and screening parking areas from view both interior and exterior to the site.	1	2	3	4	5	NA	
3. Noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the surrounding area is minimized.	1	2	3	4	5	NA	
4. Noise from the surrounding area that may negatively impact the proposed project is minimized.	1	2	3	4	5	NA	

C. Circulation

							REMARKS
1. Traffic patterns are planned to minimize impact on surrounding streets and property and accommodate emergency vehicles.	1	2	3	4	5	NA	
2. Circulation systems are planned to avoid conflicts between vehicular, bicycle, and pedestrian traffic.	1	2	3	4	5	NA	

BUILDING DESIGN

A. General

							REMARKS
1. The building design is compatible with the developing character of the Corridor. Design compatibility includes harmonious building style, form, size, color, and material.	1	2	3	4	5	NA	
2. The exterior building design is coordinated on all elevations with regard to color, materials, architectural form, and detailing to	1	2	3	4	5	NA	

achieve design harmony and continuity.							
3. The number of materials on the exterior face of the building is not excessive.	1	2	3	4	5	NA	
4. Visual interest is maintained through variations in building plane, materials, colors, entrance canopies and other design features.	1	2	3	4	5	NA	

B. Building-Site Plan Relationships

							REMARKS
1. Buildings are sited so as to avoid crowding and to allow for a functional use of the space between buildings.	1	2	3	4	5	NA	
2. Buildings are sited so as to consider shadows, changing climatic conditions, noise impacts, safety, and privacy on adjacent outdoor spaces.	1	2	3	4	5	NA	

C. Roof Design

							REMARKS
1. Roof shape, color, and texture are coordinated with the treatment of the perimeter walls.	1	2	3	4	5	NA	
2. Grouping all plumbing vents and ducts together minimizes roof penetrations.	1	2	3	4	5	NA	
3. All rooftop mechanical and electrical equipment is designed as an integral part of the building design.	1	2	3	4	5	NA	

LANDSCAPING

A. General

							REMARKS
1. Landscaping is designed to create a pleasing appearance from both within and off the site.	1	2	3	4	5	NA	
2. Tree and shrub plantings are grouped together in order to create strong accent points.	1	2	3	4	5	NA	
3. Landscaping is designed to permit adequate sight distance for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.	1	2	3	4	5	NA	

4. Landscaping is provided adjacent to, and within, parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas. This landscaping should include fast growing deciduous or evergreen trees in parking lots to create maximum summer shade.	1	2	3	4	5	NA	
5. Significant trees such as Oaks, Maples and Walnuts are preserved and integrated into the site plan to the maximum extent feasible.	1	2	3	4	5	NA	

B. Architectural Relationship

							REMARKS
1. Landscaping is utilized to complement building elevations.	1	2	3	4	5	NA	
2. Dense landscaping is provided to screen unattractive views and features such as storage areas, trash enclosures, freeway structures, transformers, generators, and other elements, which do not contribute to the enhancement of the surroundings.	1	2	3	4	5	NA	

DETERMINATION OF THE APPEARANCE REVIEW COMMITTEE

This certifies the Appearance Review Committee has reviewed plans and drawings for development of the site named, and based on the above evaluation recommends the Site Plan/Design Review Application be:

☐ Approved ☐ Approved with Modifications ☐ Denied

If the Appearance Review Committee recommends Approval with Modifications, all modifications required for approval shall be listed below.

Required Modifications (if any) For A Recommendation of Approval:

_____

_____

_____

_____

_____

_____

_____ Date _____

Chair, Appearance Review Committee