APPEARANCE REVIEW COMMITTEE MEETING
Friday, March 21, 2025 at 10:00 am
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Approve Minutes of the October 1, 2024 Appearance Review Committee Meeting
3. Presentation—AR-02-25-9486/ “Hyper Bar Energy” / 1286 NE Coronado Dr
4. Announcements
5. Adjourn

Posted at City Hall and on the City’s website on Thursday, March 20, 2025. 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 Alan Ware
STAFF/OTHERS	Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Chris Willis, Associate Planner Traci Breshears, Recording Secretary
ABSENT	Bob Frost, Vice Chair
CALL TO ORDER	Chairperson Dave Smith, called the meeting to order at 10:37 am.
AGENDA ITEM 2 **AR-09-24-9335 / "Home Depot" /** 905 NW Adams Dairy Parkway	Dave McCumber, Development Review Manager, presented the case to the Committee. Committee Member Ware asked why Home Depot waited until now? Mr. McCumber stated that it was to be in compliance of the UDC code for outdoor sales and storage. The applicant, Andrew Gribbel of Kimley-Horn and Associates, stated that the company has been expanding their garden centers and that they are nationally working to be in compliance with the cities they are in. Chairperson Smith asked if Home Depot is currently planning to make changes to what the space looks like now. Mr. McCumber stated that no changes will be made at this time. Mr.Grimmel stated that there are no changes, only to be in compliance with how it looks now. Chairperson Smith, Alan Ware discussed each item on the Appearance Review Checklist compared to the application.

VOTE

The committee then voted to approve with the Site Plan Design Review application with staff conditions.

David Smith, Chairperson - Aye Alan Ware - Aye
(APPROVED 2-Aye, 0-No) with 1 staff condition

STAFF CONDITION

1. Landscape materials at a height of 3.5 – 4.5-ft. in height, shall be installed at the NE corner of the site, as identified in the Screening section of this report, to meet the intent of Unified Development Code Section 404.200 (B)(2)(b)(3), Adams Dairy Parkway – Overlay District.

OTHER BUSINESS

None.

MEETING ADJOURN

With no further discussion, a motion was made by Chairperson David Smith and seconded by Alan Ware, the meeting adjourned at 10:58 a.m.

_____
Respectfully Submitted by,
Traci Breshears, Administrative Assistant

_____ _____
David Smith, Chairperson Date

APPEARANCE REVIEW COMMITTEE STAFF REPORT

Meeting Dates:	Appearance Review Committee: March 21, 2025
Project Name:	***Hyper Energy Bar***
Site Location:	1286 NE Coronado Drive
Project Request:	AR-02-25-9486 (Appearance Review) related to PDFS-02-25-9485 (Planned Development Final Plan/Site Plan Design Review)

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

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

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

Adjacent Properties:

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

SITE PLAN DESIGN REVIEW ANALYSIS

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

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

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

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

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

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

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

Standard		Requirement	Proposed
Lot Size	Frontage Width	25-ft. min.	240-ft. min.
	Area	0.5 to 2 acres	0.65 acres
Setbacks	North	0-10-ft. min.	31-ft.
	East	5-ft. min.	114-ft.
	South	10-ft. min.	56-ft. min.
	West	5-ft. min.	43-ft. min.
Height		30 ft max.	16-ft. max.
Design and Performance Standards		Building Coverage = 60% of lot area max.	60% max.

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

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

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

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

Landscape Area	**Required Units / PUs (plant units)**	**Proposed Units / PUs (plant units)**
North Property Line (Major Collector) Buffer B- 15 foot	*148 feet frontage 45/100= 67 plant units*	*67 plant units*
East Property Line ("GB" zoning) Buffer-N/A	*Not applicable*	*Not applicable*
South Property Line ("GB" Zoning) Buffer-N/A	*Not applicable*	*Not applicable*
West Property Line ("GB" zoning) Buffer-N/A	*Not applicable*	*Not applicable*
Parking lot landscaping	*2 plant units per parking spaces 4*2=8 plant units*	*12 plant units*
Open Space	*19.29 plant units*	*18 plant units*
Total Plant Units:	**94.29 plant units required**	**97 plant units proposed**

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

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

completed prior to the issuance of a Certificate of Occupancy.

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

APPEARANCE REVIEW COMMITTEE ANALYSIS

Review Criteria: *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 ANALYSIS & RECOMMENDATION

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 prior to submission to the March 24, 2025 Planning Commission.



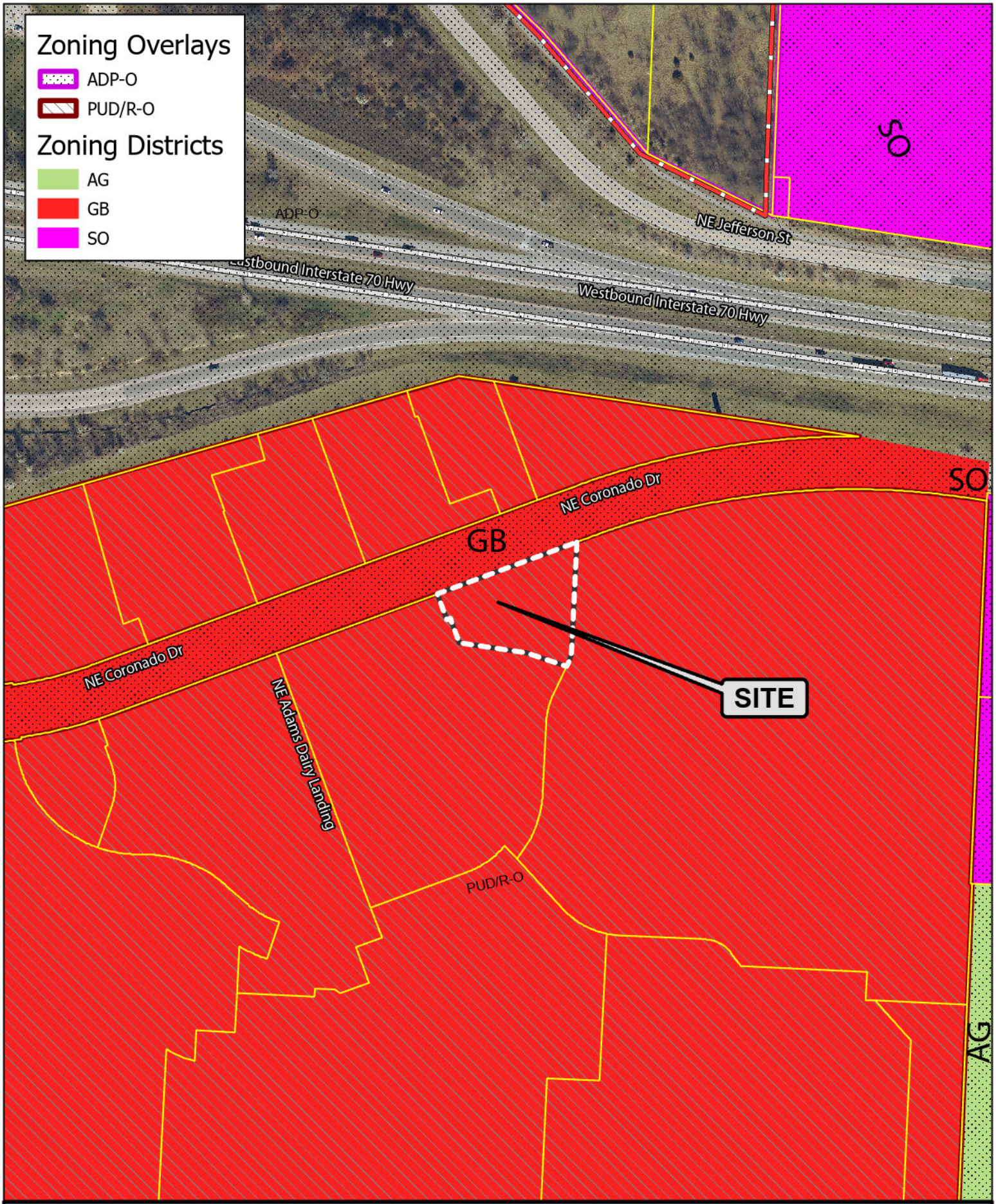
The City of Blue Springs Missouri

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

N

1" = 200'

Date: 03/17/2025



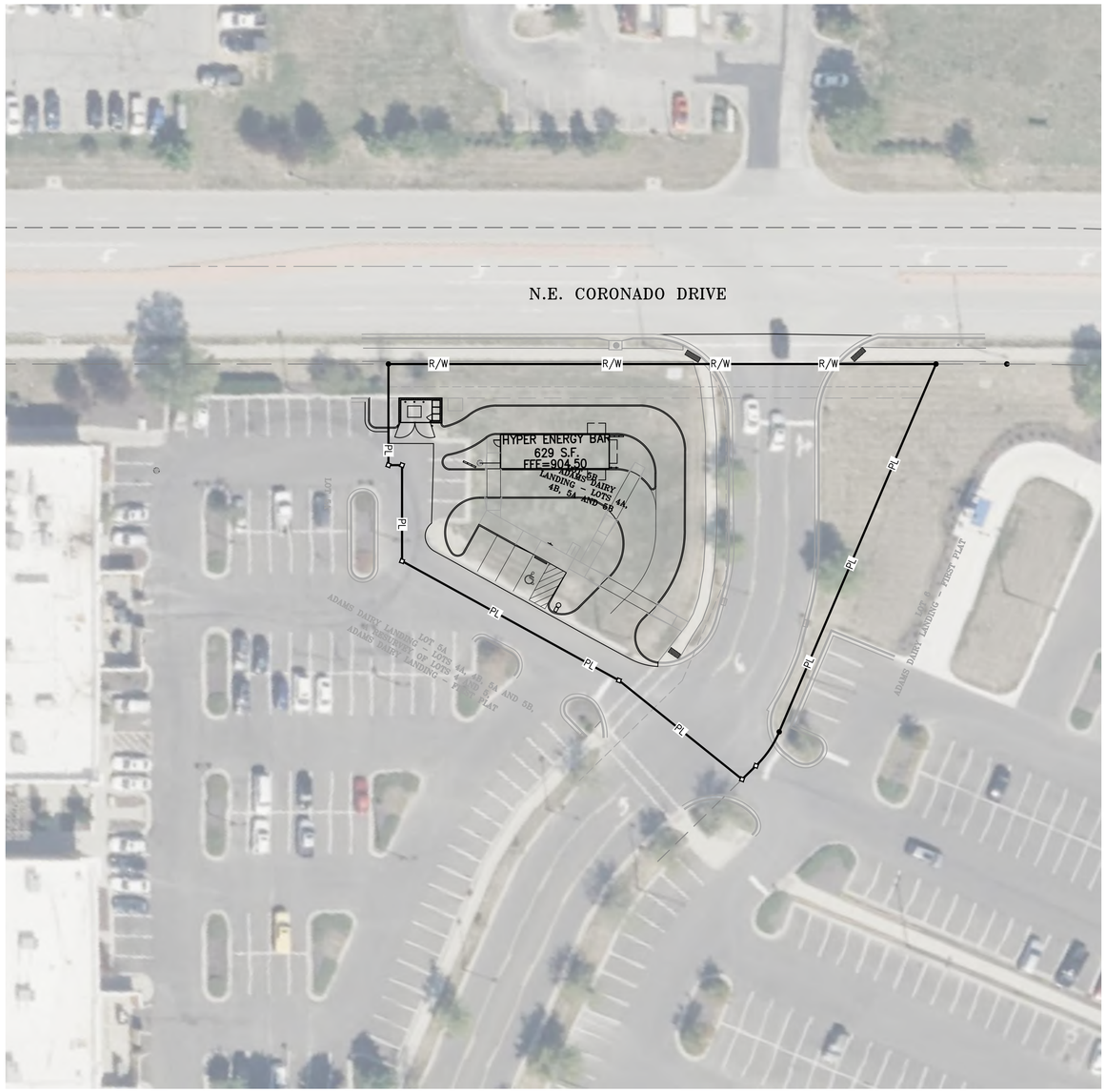
PDFS-02-25-9485
1286 NE CORONODO DR
Parcel# 36-500-04-47-00-0-00-000
ZONING SITE LOCATION MAP

N

1" = 200'

Date: 03/17/2025

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



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

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

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

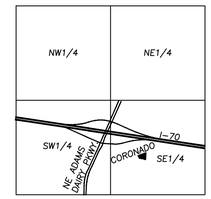
DEVELOPER:
HYPER ENERGY BAR
11275 AURORA AVE
URBANDALE, IA 50322
563–505–3069 OFFICE
CWHALEN@HOARI.COM
CONTACT: CHRISTOPHER WHALEN

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

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

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

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



VICINITY MAP
SEC. 29–49N–30W

SCALE: 1"=2000'

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

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

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

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

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

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

PLANNING ENGINEERING IMPLEMENTATION

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

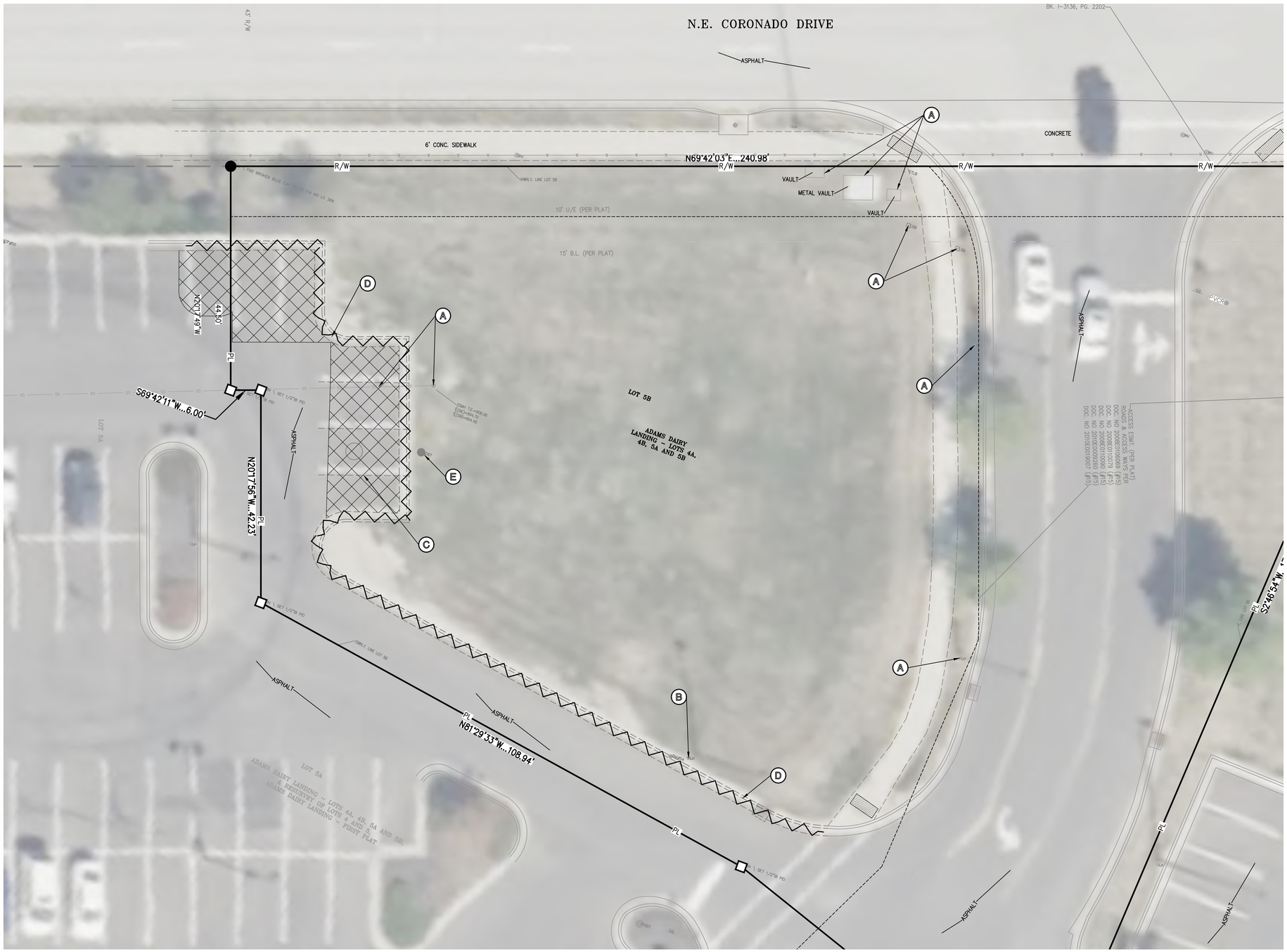
No.	Date	Revisions:	By	App.
1.	02-28-2025	REVISED PER STAFF COMMENTS	AEB	DAF

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

SHEET
C000

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

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



DEMOLITION KEY NOTES:

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

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

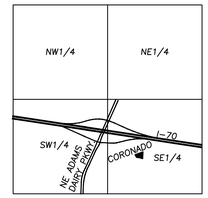
(C) THE CONTRACTOR SHALL REMOVE EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.

(D) REMOVE EXISTING CONCRETE CURB AND GUTTER.

(E) REMOVE EXISTING POST.

LEGEND

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



VICINITY MAP
SEC. 29-49N-30W

SCALE: 1"=2000'

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

DEMOLITION NOTES:

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

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

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

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

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

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

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

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

PLANNING
ENGINEERING
IMPLEMENTATION

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

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

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

SHEET
C001

Received
03/03/2025 8:05:19 AM

\\phelps-server\projects\P\240954\dwg\final site plans\DEMO.dwg Layout:1 Feb 28, 2025 - 4:06pm Daniel Finn

N.E. CORONADO DRIVE

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

43' R/W

ASPHALT

6' CONC. SIDEWALK

CONCRETE

ELECTRIC EQUIPMENT POLE

R/W

N69°42'03"E...240.98'

WIRELY LINE LOT 5B

WALL

METAL WALL

10' U/E (PER PLAT)

15' B.L. (PER PLAT)

N20°17'49"W
44.50'

HYPER ENERGY BAR
629 S.F.

FFE=904.50

LOT 5B

PL

S69°42'11"W...6.00'

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

N20°17'56"W...42.23'

WIRELY LINE LOT 5B

ASPHALT

PL

N81°29'33"W...108.94'

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

PL

N71°31'48"W...69.50'

ACCESS EASMT. (PER PLAT)

Δ=22°40'33"
R=46.00'...18.21'

ACCESS EASMT.
(PER PLAT)

ASPHALT

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

PYCR

PYCR

PL

S2°46'54"W...175.95'

PL

ASPHALT

LOT 6

ADAMS DAIRY LANDING - FIRST PLAT

ASPHALT

ASPHALT

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

VICINITY MAP
SEC. 29-49N-30W

N

SCALE:
1"=2000'

LEGEND

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

N

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

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

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

PLANNING
ENGINEERING
IMPLEMENTATION

COLORED SITE PLAN

HYPER ENERGY BAR (HEB)

BLUE SPRINGS, JACKSON, MISSOURI

ADDRESS: NE CORONADO DR.

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

PROJECT NO. 240954
DATE: 02-06-2025 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF

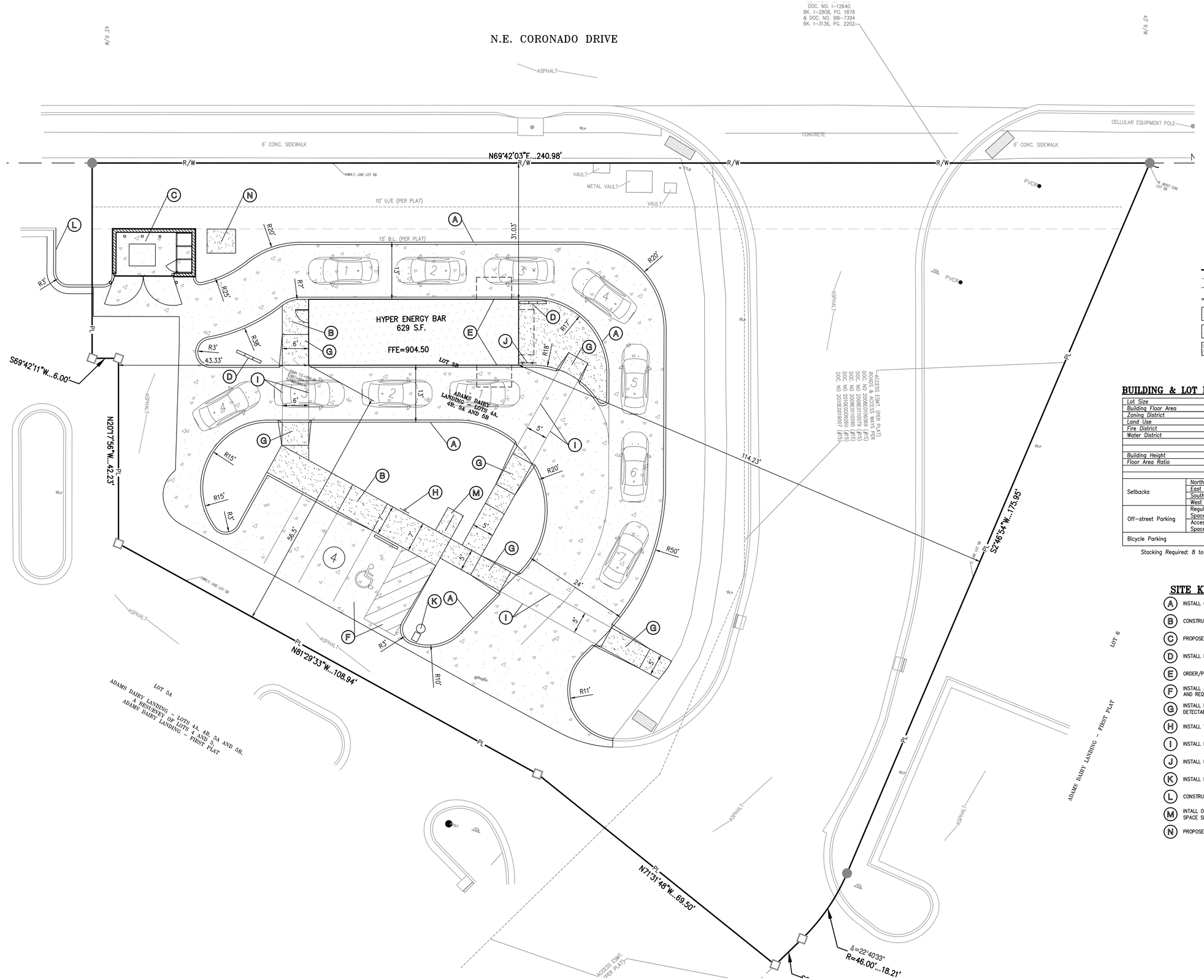
CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING - LS-82
LAND SURVEYING
ENGINEERING - E-391

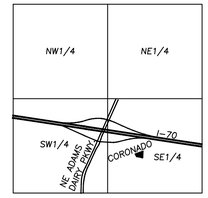
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007035539

SHEET
C100

\\phelps-server\projects\P\240954\dwg\final site plans\SITE - COLORED.dwg Layout:1 Feb 28, 2025 - 4:09pm Daniel Finn

Received
03/03/2025 8:05:19 AM





VICINITY MAP
SEC. 29-49N-30W

SCALE: 1"=2000'

LEGEND

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

BUILDING & LOT DATA

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

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

SITE KEY NOTES:

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

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

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

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

PLANNING
ENGINEERING
IMPLEMENTATION

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

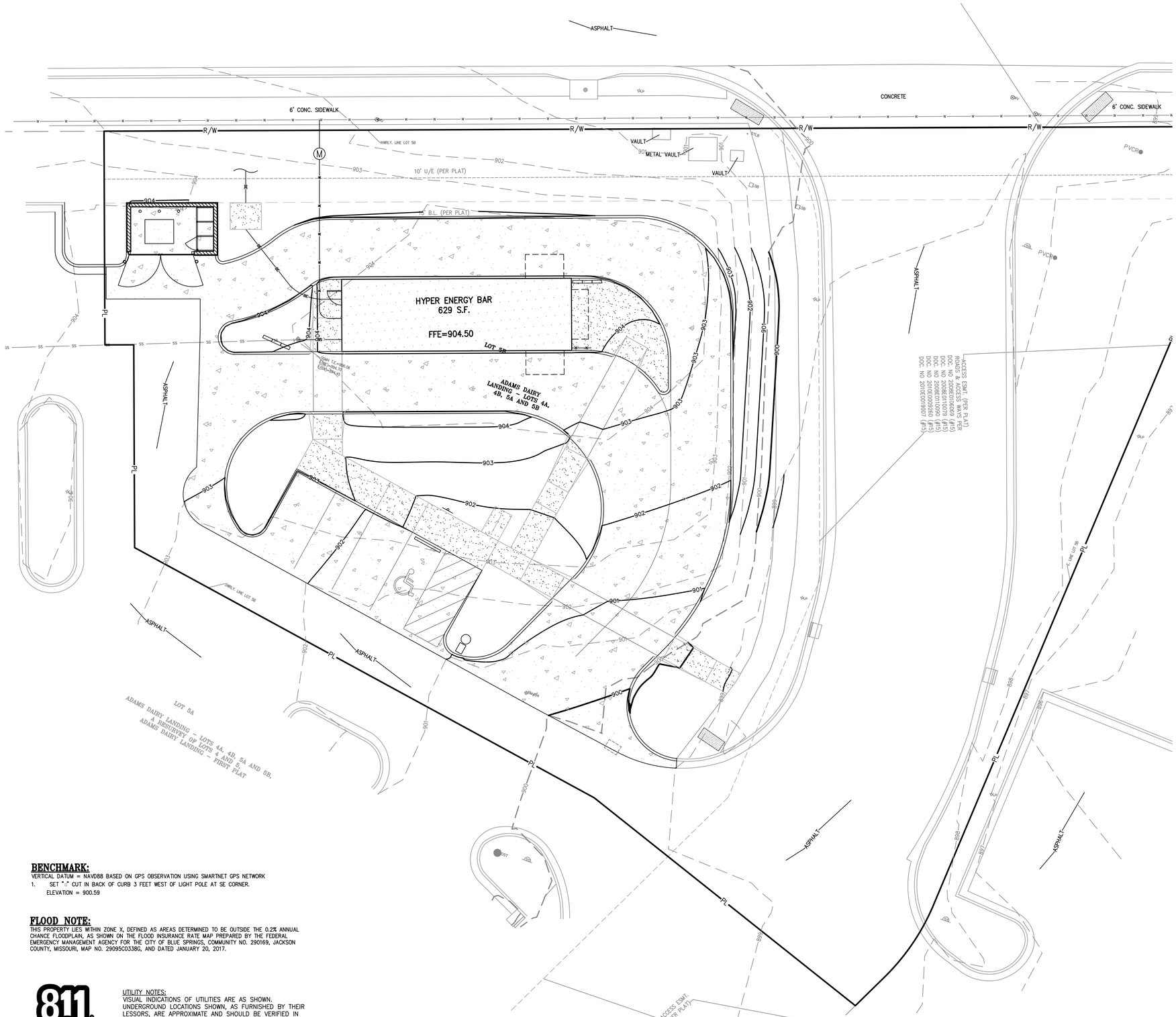
No.	Date	Revisions:	By	App.
1.	02-28-2025	REVISED PER STAFF COMMENTS	AEB	DAF

PROJECT NO. 240954
DATE: 02-06-2025 DRAWN: AEB
CHECKED: DAF APPROVED: DAF
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007003228

SHEET
C101

Received
03/03/2025 8:05:19 AM

\\phelps-server\projects\P\2024054\dwg\final site plans\SITE.dwg Layout:1.1 Feb 28, 2025 - 4:10pm Daniel Finn



SITE GRADING NOTES:

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

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

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

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

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

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

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

8. EARTHWORK:

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

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

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

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

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

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

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

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

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

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

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

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

LEGEND

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

BENCHMARK:

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

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

FLOOD NOTE:

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

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

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

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

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

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

PLANNING
ENGINEERING
IMPLEMENTATION

GRADING PLAN

HYPER ENERGY BAR (HEB)

BLUE SPRINGS, JACKSON, MISSOURI

ADDRESS: NE CORONADO DR.

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

PROJECT NO. 240954
DATE: 02-06-2025 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF

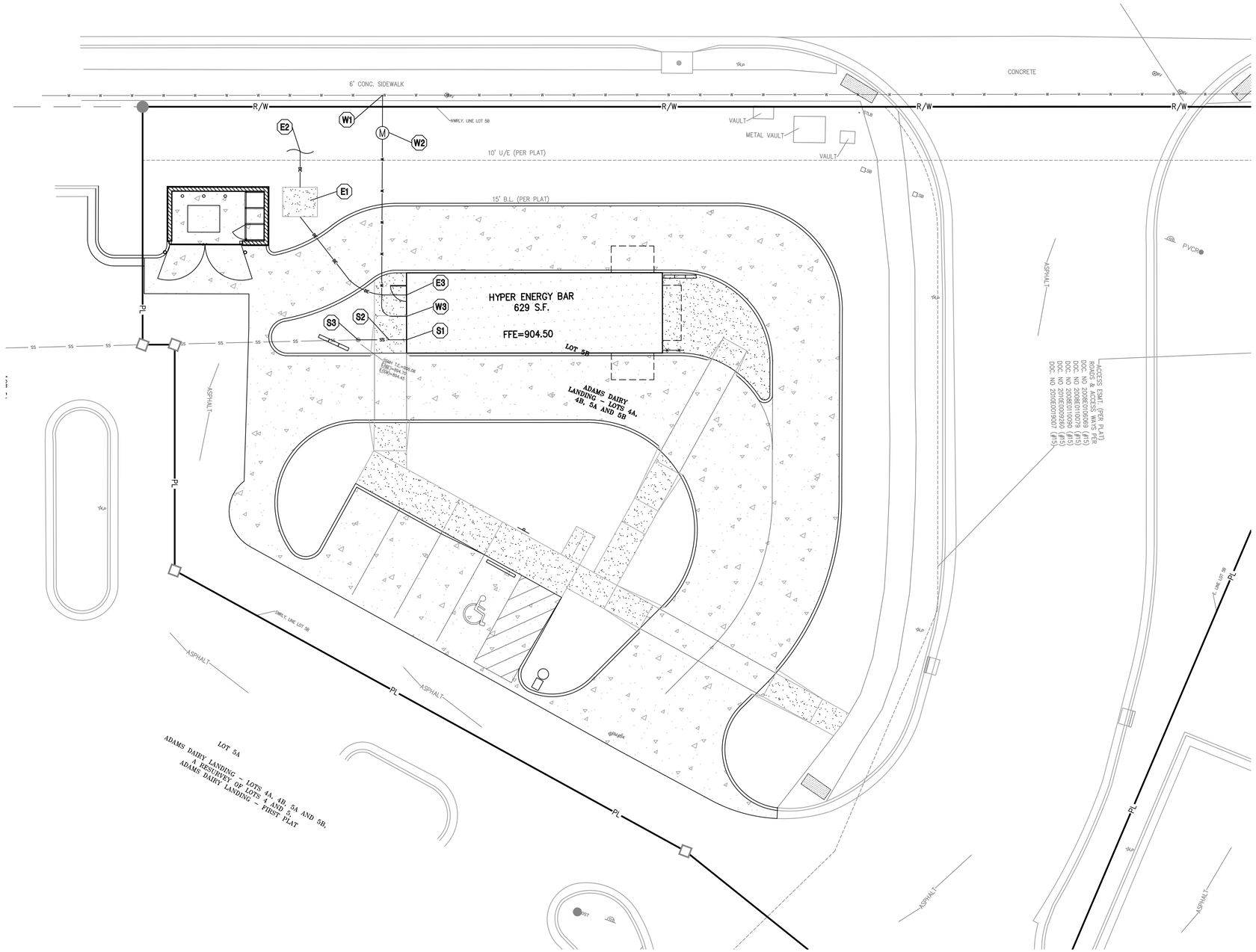
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-391

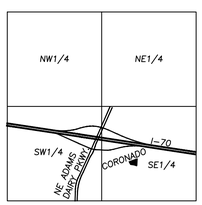
CERTIFICATE OF AUTHORIZATION
KANSAS LAND SURVEYING-2007001128
MISSOURI ENGINEERING-2007005058

SHEET
C200

\\phelps-server\projects\P\240954\dwg\final site plans\GRADING.dwg Layout:2 Feb 28, 2025 - 4:11pm Daniel Finn

Received
03/03/2025 8:05:19 AM





VICINITY MAP
SEC. 29-49N-30W

SCALE:
1"=2000'

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

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

UTILITY KEY NOTES:

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

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

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

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

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

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

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

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

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

UTILITY NOTES:

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

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

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

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

LEGEND

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

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

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

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

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

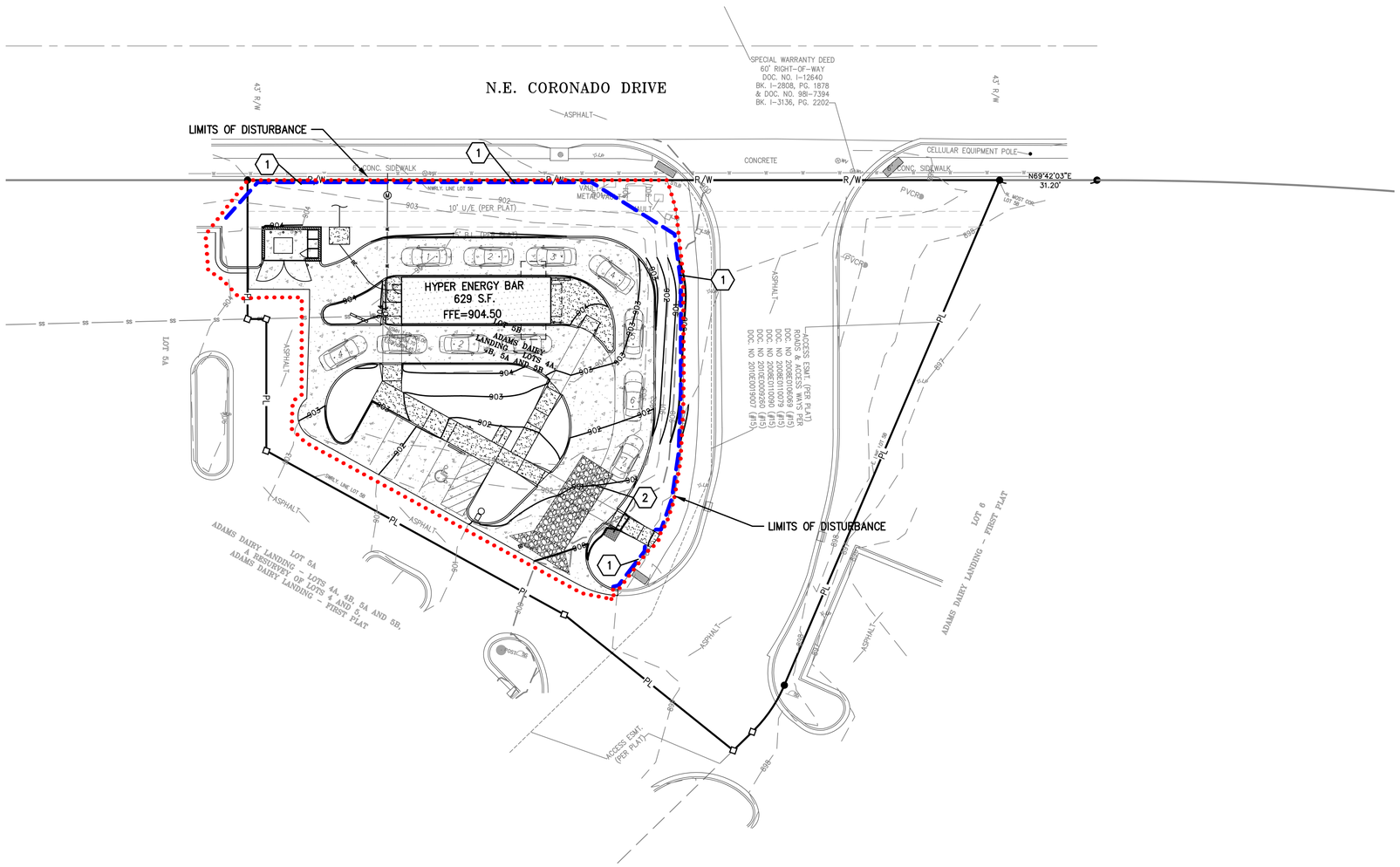
Revisions:	No.	Date	By	App.
REVISED PER STAFF COMMENTS	1.	02-28-2025	AEB	DAF

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

SHEET
C300

Received
03/03/2025 8:05:19 AM

\\phelps-server\projects\P\240954\dwg\final site plans\UTILITY.dwg Layout:1 Feb 28, 2025 - 4:12pm Daniel Finn



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

Know what's below. Call before you dig.

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

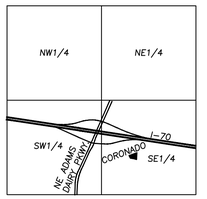
Erosion and Sedimentation Control

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

LEGEND

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

DISTURBED AREA = 0.34 ACRES

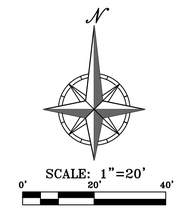


VICINITY MAP
SEC. 29-49N-30W

SCALE: 1"=2000'

STAGING CHART

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



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

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

PLANNING
ENGINEERING
IMPLEMENTATION

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

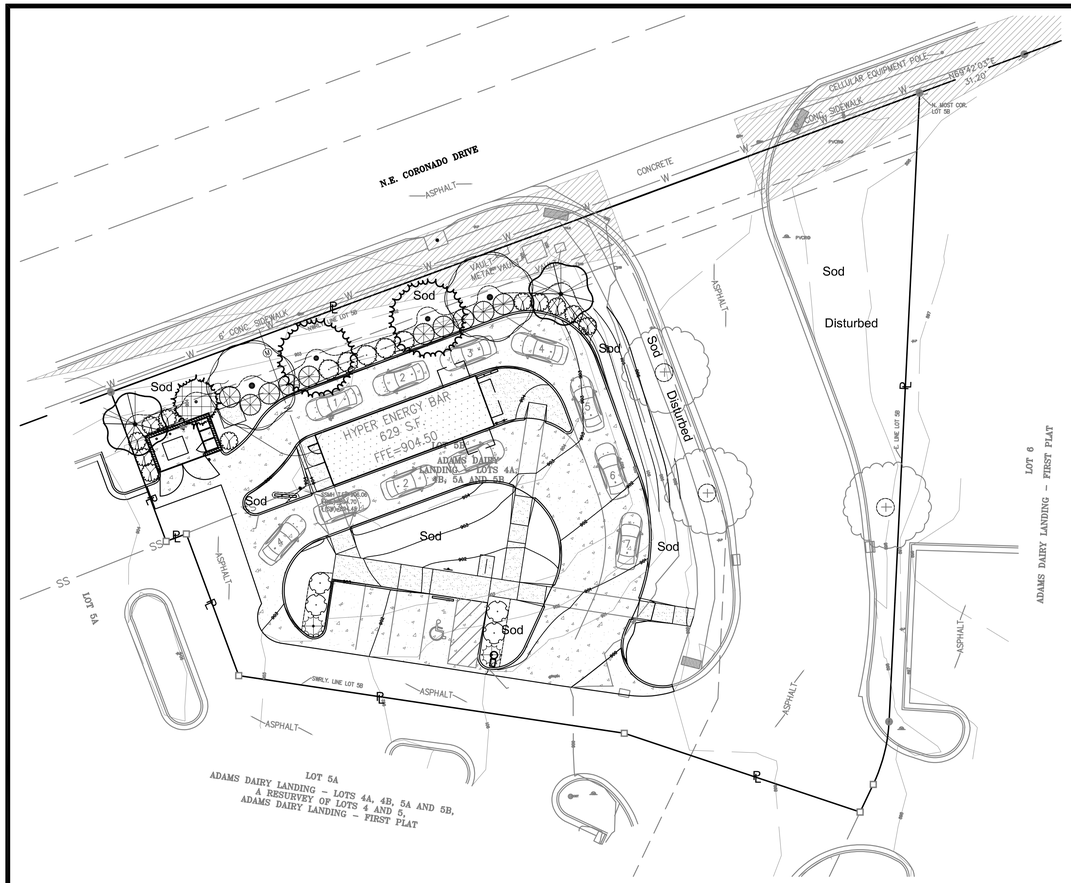
Revisions:	Date	No.	By	App.
REVISED PER STAFF COMMENTS	02-28-2025	1.	AEB	DAF

PROJECT NO. 240954
DATE: 02-28-2025 | DRAWN: AEB
CHECKED: DAF | APPROVED: DAF
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128
ENGINEERING-2007005208

SHEET
C400

Received
03/03/2025 8:05:19 AM

\\phelps-server\projects\P\240954\dwg\final site plans\EROSION.dwg Layout:1 Feb 28, 2025 - 4:12pm Daniel Finn



PLANT SCHEDULE

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

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

Landscape Matrix Table

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

GENERAL LANDSCAPE NOTES:

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

Transplant Additives:

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

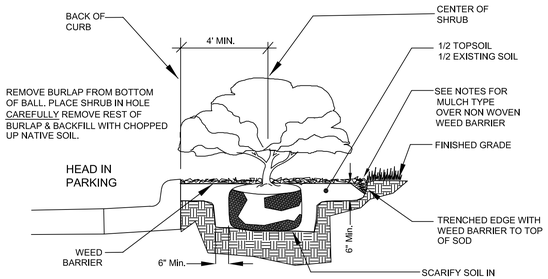
IRRIGATION NOTES:

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

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

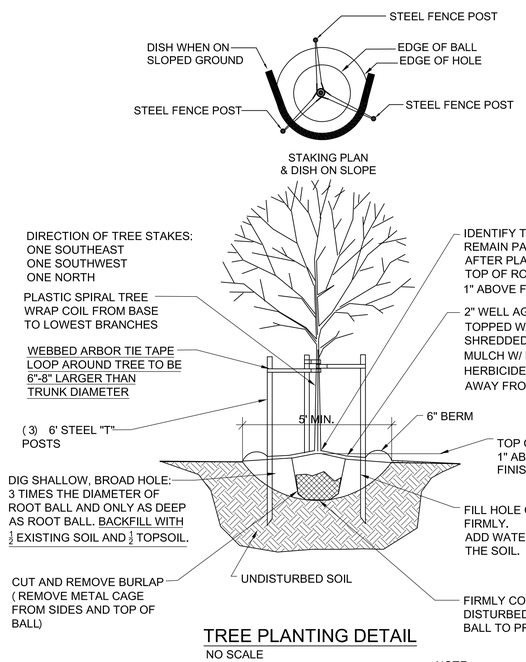
Quick Couple Locations: Quick couples shall be placed in the main line of the irrigation so they may be used when irrigation is not running.

Irrigation controller shall be located as directed by Owner.



SHRUB BED & PARKING SETBACK DETAIL

NO SCALE

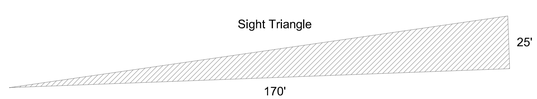


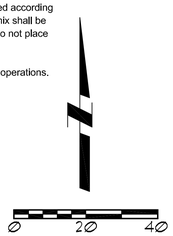
TREE PLANTING DETAIL

NO SCALE

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

EXISTING SHADE TREES TO REMAIN





Utility Note:

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

02/28/2025

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

Landscape Plan
Hyper Energy Bar

Lot 5B Adams Dairy Landing
Blue Springs, Missouri

LS-1

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

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



PLANT_SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	2	Gymnocladus dioicus 'Espresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2"Cal	
	1	Juniperus virginiana `Hillspire` / Hillspire Juniper	B & B		6` hgt.
	2	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	1.5"Cal	
	2	Taxodium distichum `Shawnee Brave` TM / Bald Cypress	B & B	2"Cal	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SHRUBS					
	10	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal		
	2	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal		
	11	Physocarpus opulifolius `Center Glow` / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal		
	5	Rhus aromatica / Fragrant Sumac 24"-30" hgt. & sp.	5 gal		
	4	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		

Landscape Matrix Table

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

GENERAL LANDSCAPE NOTES:

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

Transplant Additives:

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

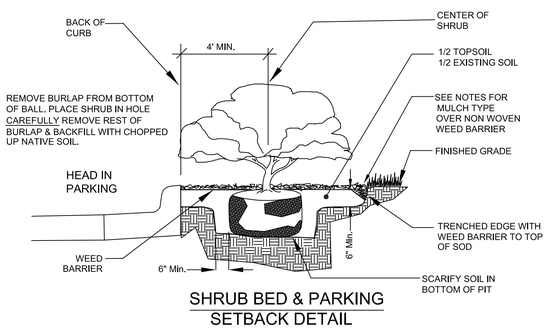
IRRIGATION NOTES:

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

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

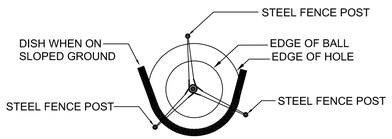
Quick Couple Locations: Quick couples shall be placed in the main line of the irrigation so they may be used when irrigation is not running.

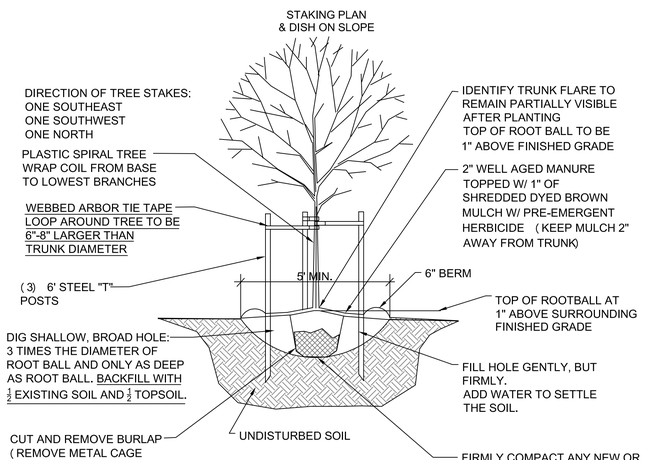
Irrigation controller shall be located as directed by Owner.



SHRUB BED & PARKING SETBACK DETAIL

NO SCALE



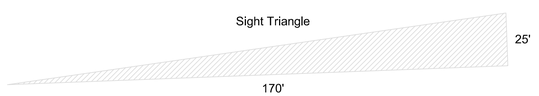


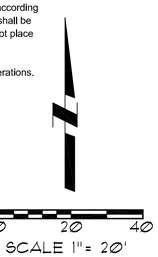
TREE PLANTING DETAIL

NO SCALE

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

EXISTING SHADE TREES TO REMAIN





Utility Note:

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



02/28/2025

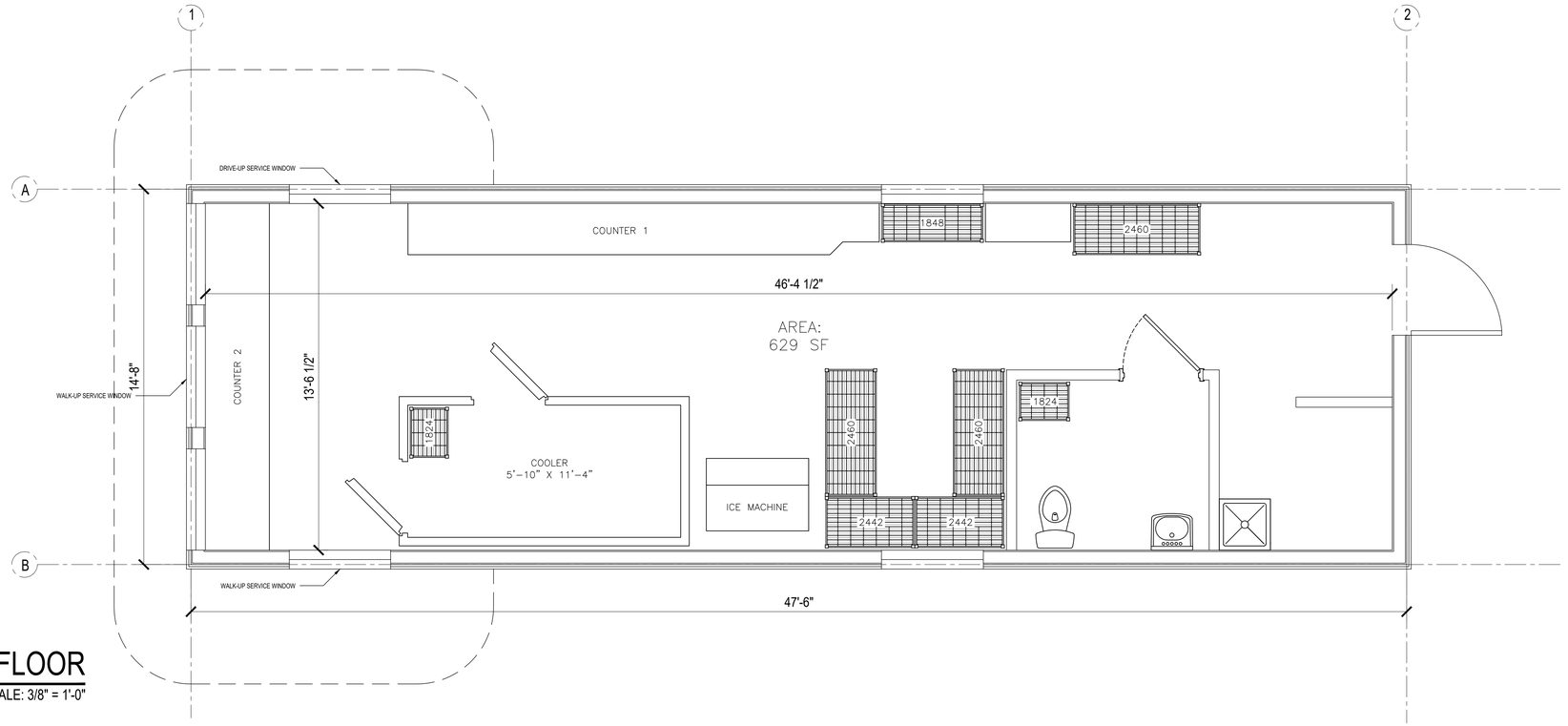
Landscape Plan
Hyper Energy Bar

Lot 5B Adams Dairy Landing
Blue Springs, Missouri

LS-2

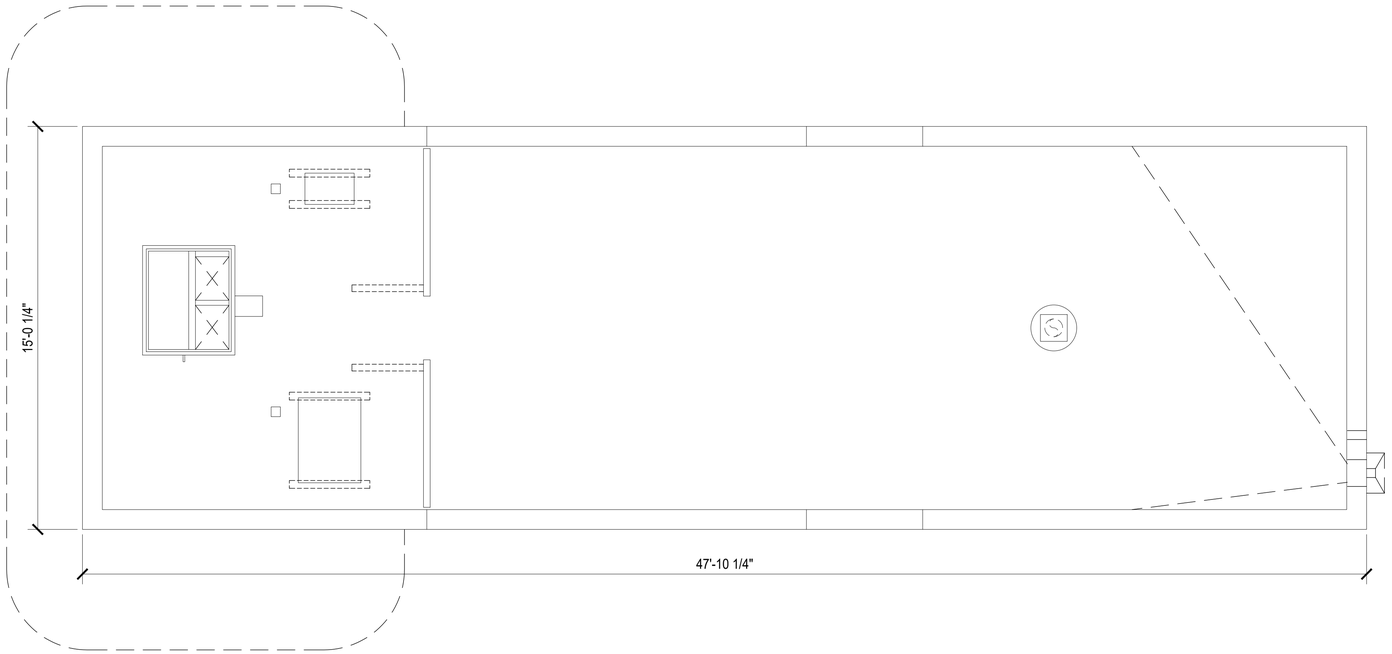
Oppermann LandDesign, LLC
Land Planning ♣ Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
peteoppermann56@gmail.com
913.522.5598

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



1 / A1.1 **FIRST FLOOR**

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



2 / A1.1 **ROOF PLAN**

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

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

ISSUED FOR REVIEW:
11/20/2024

Revisions:

HYPER ENERGY BAR

LOT 5B ADAMS DAIRY LANDING
BLUE SPRINGS, MISSOURI

Heart of America

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

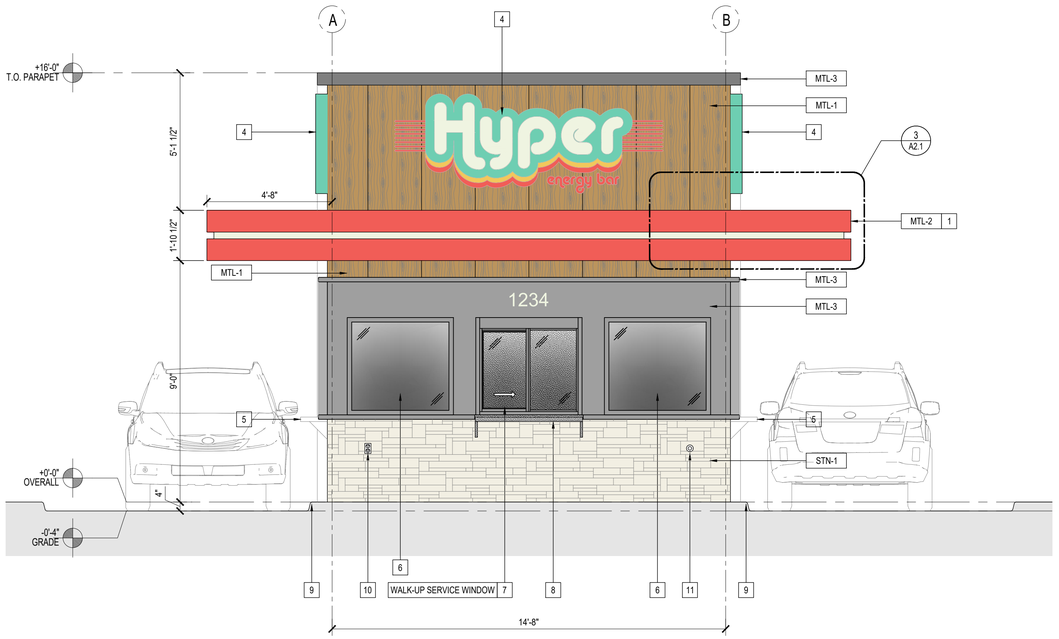
© 2024 Heart of America Group

Project No. 565-___

Sheet Content:
FIRST FLOOR &
ROOF PLAN - SMALL SIMPLE

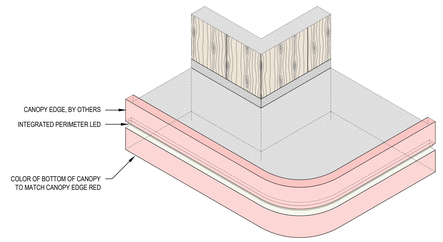
Sheet No.
A1.1

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



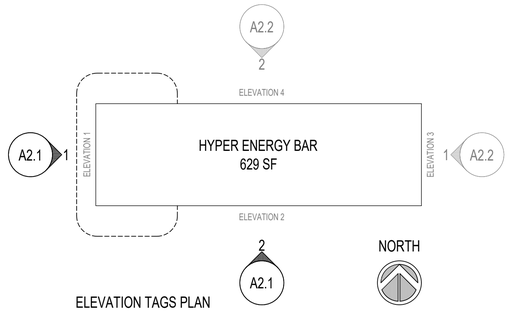
1 A2.1 **ELEVATION 1**

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



3 A2.1 **CANOPY CORNER ISOMETRIC**

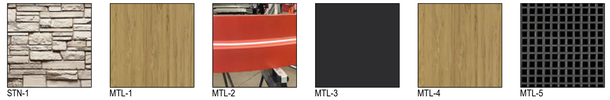
SCALE: 3/8" = 1'-0"



ELEVATION TAGS PLAN

EXTERIOR FINISH SCHEDULE

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



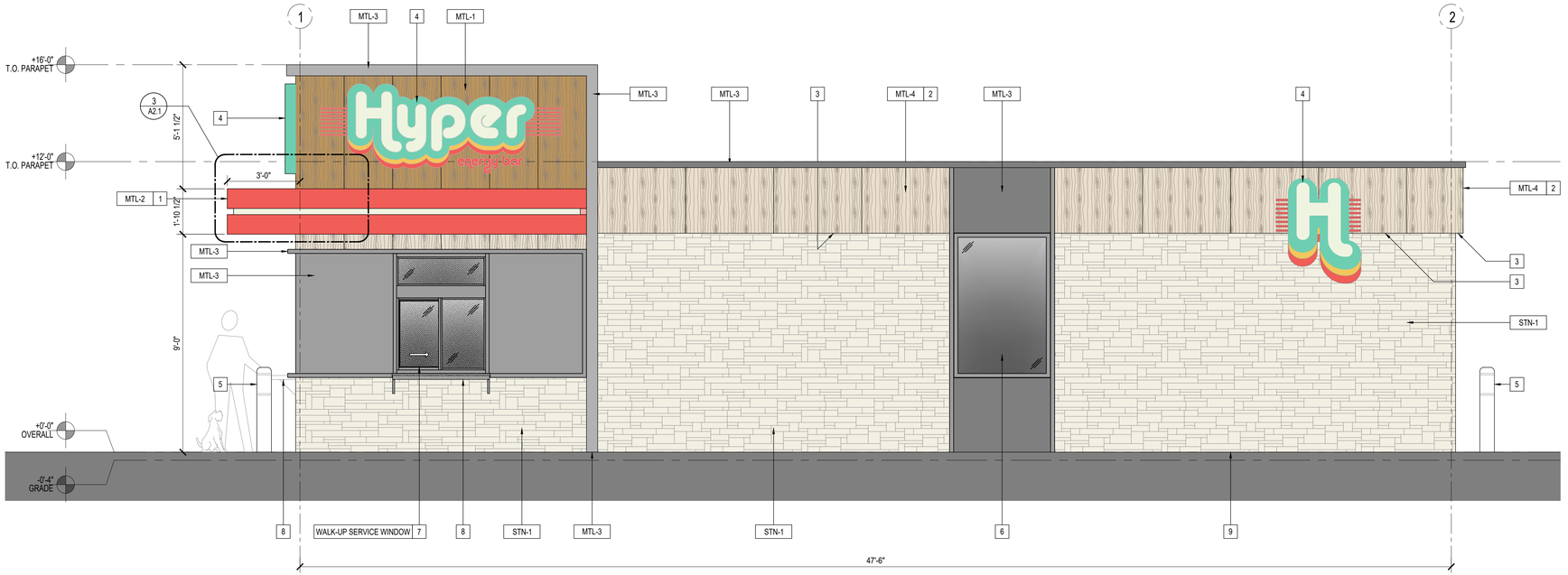
EXTERIOR FINISH QUANTITIES

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

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

EXTERIOR FINISH NOTES

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



2 A2.1 **ELEVATION 2**

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

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

ISSUED FOR REVIEW:
11/20/2024

Revisions:

HYPER ENERGY BAR

LOT 5B ADAMS DAIRY LANDING
BLUE SPRINGS, MISSOURI

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

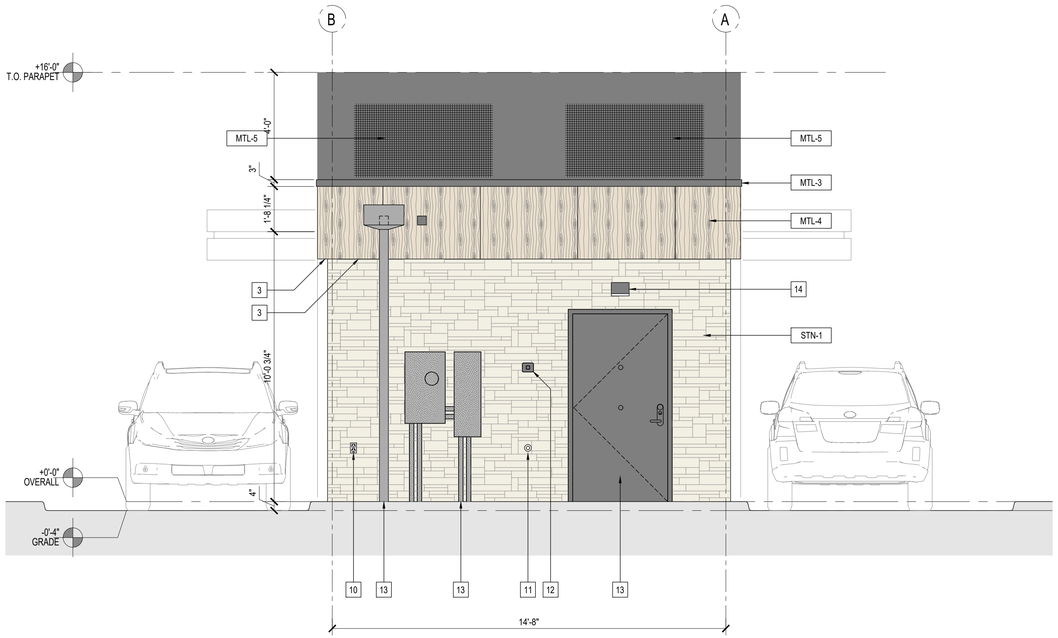
© 2024 Heart of America Group

Project No. 565-__

Sheet Content:
EXTERIOR ELEVATIONS 1 & 2 - SMALL SIMPLE

Sheet No.
A2.1

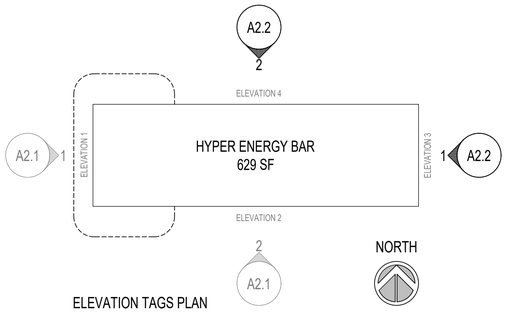
Received
03/03/2025 8:05:20 AM



1 A2.2

ELEVATION 3

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



ELEVATION TAGS PLAN

EXTERIOR FINISH SCHEDULE

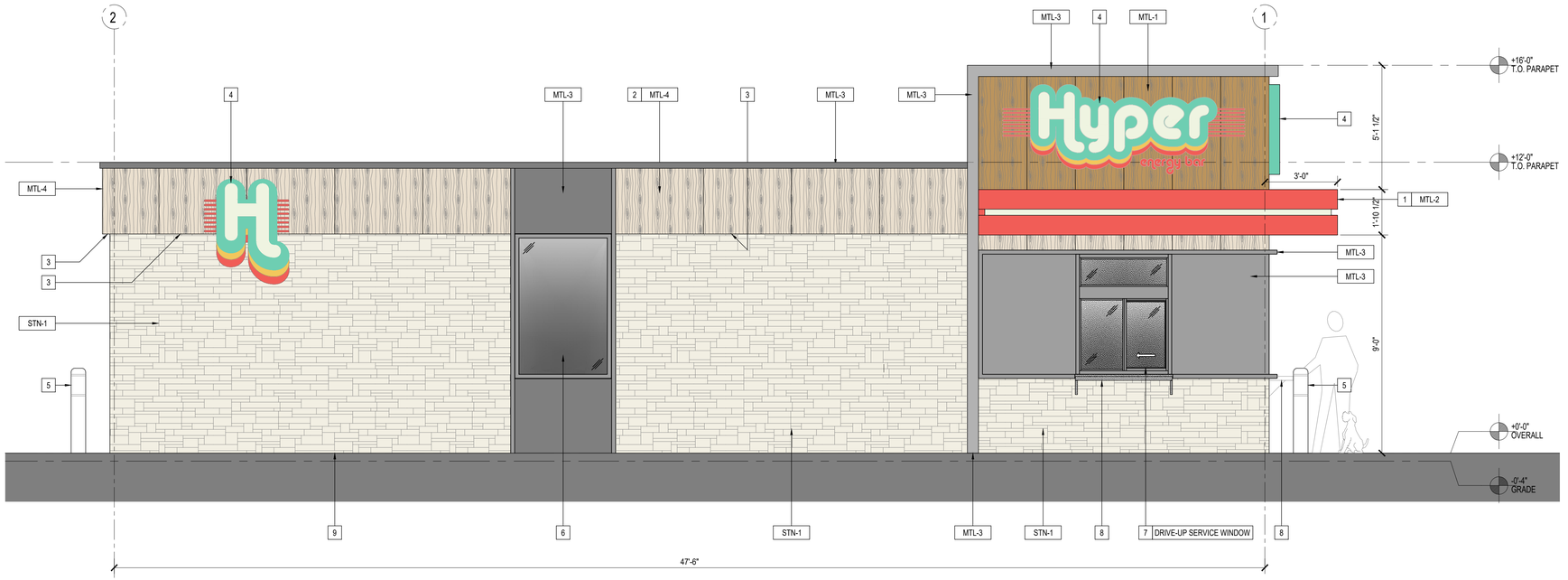
TAG:	MATERIAL:	MANUFACTURER:	PRODUCT:	COLOR / FINISH:	MAT. CLASS:
STN-1	STONE	EDEN VALDERS STONE	EDEN DIMENSIONAL SPLIT FACE LIMESTONE	MORTAR COLOR BY OWNER (NO DRY STACK)	1
MTL-1	METAL	*TO BE CONFIRMED*	DECORATIVE METAL PANEL	TIMBER WITH VERTICAL GRAIN TEXTURE	1
MTL-2	METAL (CANOPY)	SIGNAGE COMPANY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



EXTERIOR FINISH QUANTITIES

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

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



2 A2.2

ELEVATION 4

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

EXTERIOR FINISH NOTES

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

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

ISSUED FOR REVIEW:
11/20/2024

Revisions:

HYPER ENERGY BAR

LOT 5B ADAMS DAIRY LANDING
BLUE SPRINGS, MISSOURI

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

© 2024 Heart of America Group

Project No. 565-__

Sheet Content:
EXTERIOR ELEVATIONS 3 & 4 - SMALL SIMPLE

Sheet No.
A2.2

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

The City of Blue Springs Missouri

Planning Application

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

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

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

Hyper Energy Bar - Blue Springs
Project Name

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

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

APPLICATION (*check all that apply*)

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

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

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

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

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

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

APPLICANT & PROPERTY OWNER INFORMATION

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

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

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

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

Blue Springs Development Three, Inc.
Name of Property Owner

Phone	Email Address

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

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

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

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

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

PROJECT DESCRIPTION:

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

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

CONTACT INFORMATION SHEET

PROJECT LEAD

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

DEVELOPER

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

ENGINEER

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

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

ATTORNEY

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

OTHER CONTACT

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

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

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