# PLANNING COMMISSION MEETING
# AGENDA

**Monday, March 10, 2025 – 6:30 p.m.**
**Howard L. Brown Public Safety Building – 1100 SW Smith Street**
**Council Chambers**

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

**1 CALL TO ORDER – PLEDGE OF ALLEGIANCE - CONSENT AGENDA**

a) **MINUTES** January 13, 2025

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

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

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

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

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

**7** **SITE PLAN DESIGN REVIEW / SPDR-01-25-9469 /** "Blue Springs Business & Technology Park" / 2305 NE Jefferson St

**8** **COMMUNITY DEVELOPMENT ANNUAL REPORT**

**9** **COMMUNITY DEVELOPMENT JANUARY AND FEBRUARY MONTHLY REPORTS**

**10** **STRATEGIC PLANNING BOARDS AND COMMISSION NIGHT**

**11** **ADJOURN**

**The next meeting will be Monday, March 24, 2025**

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

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website

A quorum of the City Council may be in attendance however no City Council votes will be taken.

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

Mike Mallon, Director of Community Development

# City of Blue Springs
# 903 Main
# Blue Springs, Missouri 64015

## Planning Commission
## MINUTES
## Monday, January 13, 2025

Media Link: January 13, 2025, Planning Commission Meeting

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

| | | |
|---|---|---|
| **ATTENDANCE** | Chris Henning, Chairperson<br>Chad Sanderson<br>Jared Pumphrey<br>Susan Stokenbury | Brian Ingersoll<br>Byron Craddolph<br>Travis Graham |
| **STAFF PRESENT** | Mike Mallon, Senior Director of City Development<br>Shantele Frie, Associate Planner<br>James Newell, City Attorney<br>Traci Breshears, Recording Secretary | |
| **ABSENT** | Richard How<br>Jennifer Ritschel-Smith | |
| **CALL TO ORDER** | Chairperson, Chris Henning, called the meeting to order at 6:30 p.m. with a request that everyone stand for the Pledge of Allegiance. | |
| **CONSENT AGENDA APPROVAL** | Chairperson Henning requested action on the Consent Agenda.<br><br>Commissioner Stokenbury made a motion to approve the minutes that was seconded by Commissioner Craddolph. With 7-0 approval the minutes passed. | |

DRAFT

| | |
|---|---|
| | Chris Henning—Aye<br>Byron Craddolph—Aye<br>Chad Sanderson—Aye<br>Jared Pumphrey—Aye<br>Travis Graham—Aye<br>Brian Ingersoll—Aye<br>Susan Stokenbury—Aye |
| **PUBLIC HEARING** | Chairperson Henning opened the public hearing for the Rezone, Planned Development Concept Plan and Preliminary Plat for Tommy's Express Car Wash at 6:32pm. |
| **AGENDA ITEM 2 / PUBLIC HEARING / REZONING / RZ-11-24-9418 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy<br><br>**&**<br><br>**AGENDA ITEM 3 / PUBLIC HEARING / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-11-24-9419 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy<br><br>**&**<br><br>**AGENDA ITEM 5 / PRELIMINARY PLAT / PP-11-24-9420 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy | Chairperson Henning requested Shantele Frie, Associate Planner present the request for Rezoning, Planned Development Concept Plan and Preliminary Plat to Planning Commission. |
| **APPLICANT** | Rob Heisey, 800 E 101st Terr, Kansas City, MO presented on the project. |
| **PUBLIC HEARING CLOSED** | Chairperson Henning closed the public hearing at 6:38pm. |
| **MOTION / REZONING / RZ-11-** | Commissioner Stokenbury made the motion to approve Rezoning / RZ-11-24-9418 for Tommy's Express Car Wash. |

DRAFT

**24-9418 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

**SECOND**

The motion was seconded by Commissioner Ingersoll.

**VOTE**

| | |
|---|---|
| Chad Sanderson—Aye | Brian Ingersoll—Aye |
| Byron Craddolph—No | Chris Henning—Aye |
| Travis Graham—Aye | Susan Stokenbury—Aye |
| Jared Pumphrey—No | |

**RECOMMENDED FOR APPROVAL**
**(6-Aye, 2-No)**

**MOTION / PLANNED DEVELOPMENT CONCEPT PLAN / PDC-11-24-9419 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Stokenbury made the motion to approve Planned Development Concept Plan / PDC-11-24-9419 for Tommy's Express Car Wash with 3 staff conditions.

**SECOND**

The motion was seconded by Commissioner Ingersoll.

**VOTE**

| | |
|---|---|
| Chad Sanderson—Aye | Brian Ingersoll—Aye |
| Byron Craddolph—No | Chris Henning—Aye |
| Travis Graham—Aye | Susan Stokenbury—Aye |
| Jared Pumphrey—No | |

**RECOMMENDED FOR APPROVAL w/ 3 staff conditions**
**(6-Aye, 2-No)**

**STAFF CONDITIONS**

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. Reduce the side setback on the north from the required 10-ft. to 3-ft.
    b. Waive the transparency requirement for a Pad Site building.
    c. Waive the requirement for a primary entrance for a Pad Site building.
    d. Decrease the required buffers on the West, Southwest, and East sides of the site.
    e. Eliminate the requirement for a 6-ft. tall solid privacy fence adjacent to the "SF-7" zoning along the southwest portion of the site.

DRAFT

2. The PD Standards shall permit all land uses allowed in the "GB" (General Business) zoning district at the time of development with the addition of the Car Wash land use.
3. Any proposed improvements and impacts on MO 7 identified in the Traffic Impact Study must be reviewed and approved by MoDOT.

**MOTION / PRELIMINARY PLAT / PP-11-24-9420 /** "Tommy's Express Car Wash" / 509 NW 7 Hwy

Commissioner Stokenbury made the motion to approve Preliminary Plat / PP-11-24-9420 for Tommy's Express Car Wash with53 staff conditions.

**SECOND**

The motion was seconded by Commissioner Ingersoll.

**VOTE**

Chad Sanderson—Aye
Byron Craddolph—No
Travis Graham—Aye
Jared Pumphrey—No
Brian Ingersoll—Aye
Chris Henning—Aye
Susan Stokenbury—Aye

**APPROVED w/ 5 staff conditions**
**(6-Aye, 2-No)**

**STAFF CONDITIONS**

1. Approval by the Planning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Approval of the Preliminary Plat is rescinded if the Rezoning (RZ-03-24-9093) and PD Concept Plan (PDC-03-24-9095) are denied by the City Council.
3. Prior to Final Plat approval, the following must occur:
    a. A PD Final Plan/Site Plan Design Review must be approved.
    b. All right-of-way and easements must be shown as required by Public Works.
4. Prior to Building Permit Issuance, the Final Plat must be recorded at Jackson County.
5. Prior to occupancy, the following must occur:
    a. All required landscaping and buffers shall be installed or financially guaranteed.
    b. All public improvements, unless stated otherwise, shall be completed.

**AGENDA ITEM 6 / MASTER/ALTERNATIVE SIGN / ASP-12-24-9431 /** "Target" / 1040 NE Coronado Dr

Shantele Frie, Associate Planner, presented the Alternative / Master Sign Plan for Target.

Commissioner Graham made the motion to approve Master / Alternative Sign ASP-12-24-9431 for Target with 1 staff condition.

DRAFT

**MOTION / MASTER/ALTERNATIVE SIGN/ ASP-12-24-9431 /** "Target" / 1040 NE Coronado Dr

The motion was seconded by Commissioner Craddolph.

**SECOND**

**VOTE**

Chad Sanderson—Aye
Byron Craddolph—Aye
Travis Graham—Aye
Jared Pumphrey—Aye
Brian Ingersoll—Aye
Chris Henning—Aye
Susan Stokenbury—Aye

**APPROVED w/ 1 staff conditions (7-Aye, 0-No)**

**STAFF CONDITIONS**

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

**COMMUNITY DEVELOPMENT MONTHLY ACTIVITY REPORTS**

Chris Willis, Associate Planner, presented the report for the month of December.

**MEETING ADJOURN**

Chairperson Henning asked for a motion for adjournment. Commissioner Stokenbury motioned to adjourn, which was seconded by Commissioner Pumphrey, and with unanimous consent the meeting was adjourned at 6:52 pm.

DRAFT

_____
Respectfully Submitted by
Traci Breshears, Recording Secretary

_____
Chris Henning, Chairperson

_____
Date

# PLANNING APPLICATION REVIEW STAFF REPORT

| | |
|---|---|
| **Meeting Dates:** | Planning Commission: March 10, 2025 City Council: March 17, 2025 |
| **Project Name:** | ***Tommy's Express Car Wash*** |
| **Site Location:** | 509 NW 7 HWY. |
| **Project Request:** | **PDFS-01-25-9463**; PD Final Plan / Site Plan Design Review to demolish the existing building and construct an express tunnel-style car wash on one (1) lot on 0.74 +/- acres.<br>PF-01-25-9464;Final Plat of Lot 1, Replat of Parts of Lots 1 thru 3 of McCoy's Blue Springs Addition to Tommy's Express Car Wash. |

**Applicant:** Kevin Uhl | Frontier Investments
**Property Owner:** Phillip Zou
**Staff Planner:** Shantele Frie, Associate Planner

**Project Description:** The applicant is requesting approval of a Planned Development (PD) Final Plan / Site Plan Design Review to demolish the existing building and construct an express tunnel-style car wash approximately 4,575 +/- square foot. The property is located at 509 NW 7 HWY and is currently zoned "PD-C" (Planned Development–Commercial). The applicant was previously approved for modifications to the Unified Development Code as explained further in the staff report. The Final Plat consists of one (1) lot containing 0.720 +/- acres.

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

**Previous Actions:**

| Date | Review Body | Action |
|---|---|---|
| 05/13/2024 | Planning Commission | Recommend approval of Rezoning (RZ-03-24-9093), Planned Development Concept Plan (PDC-03-24-9095), and Preliminary Plat (PP-03-24-9094) |
| 08/19/2024 | City Council | Denied approval of Rezoning (RZ-03-24-9093), Planned Development Concept Plan (PDC-03-24-9095), and Preliminary Plat (PP-03-24-9094) |
| 01/13/2025 | Planning Commission | Recommended approval of Rezoning (RZ-11-24-9418), Planned Development Concept Plan (PDC-11-24-9419), and Preliminary Plat (PP-11-24-9420) |
| 01/21/2025 | City Council | Approved Rezoning (RZ-11-24-9418), Planned Development Concept Plan (PDC-11-24-9419), and Preliminary Plat (PP-11-24-9420) |

**Future Applications**: The Final Plat must be recorded at Jackson County before the issuance of building permits.

**Adjacent Properties:**

| Direction | Current Zoning | Current Land Use(s) |
|---|---|---|
| North: | "GB" (General Business) | Bank or Financial Institution |
| South: | "GB" (General Business) & "SF-7" (Single-Family) | Bank or Financial Institution |
| East: | "GB" (General Business Development) | Mid-Size Retail |

| | | |
|---|---|---|
| West: | "SO" (Service Office) | Office, Small |

## FINAL DEVELOPMENT PLAN ANALYSIS

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

**Preservation:** The 0.74 +/- acre property is currently developed and is almost entirely impervious. Through the redevelopment of the site, the applicant is proposed additional areas for landscaping and greenspace which will result in a slight decrease of the existing hardscape.

**Phasing:** The property will be developed in one (1) single phase with approximately 4,575 +/- square footage for the tunnel-style car wash.

**Modifications Previously Approved:** The applicant was approved for the following modifications through the Planned Development related to either the building type (Pad-Site) or zoning district (GB-General Business) regulations and development standards:

- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to reduce the side setback on the north from the required 10-ft. minimum to 3-ft.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the transparency requirement due to the proposed building design and the nature of the business.**
- **Per UDC Section 405.030, Non-Residential Building Type Standards, request to waive the requirement for a primary entrance due to the proposed building design and the nature of the business.**
- **Per UDC Section 407.040, Site and Landscape Design, request to decrease the required buffers on the north, east, south, and west.**
  - **North landscape buffer shall be a minimum of 2.5 feet wide and shall require 30 plant units per 100 ft.**
  - **East landscape buffer shall be a minimum of 4.5 ft wide and shall require 30 plant units per 100 ft.**
  - **South landscape buffer shall be a minimum of 2.5 ft wide and shall require 30 plant units per 100 ft.**
  - **West landscape buffer shall be a minimum of 5 ft and shall require 30 plant units per 100 feet.**
- **Per UDC Section 407.040 (C), There shall be no minimum percentage of plant units from shade and ornamental trees. Shrubs and evergreen/ornamental groundcovers shall be allowed to count for all plant unit requirements in all buffers**
- **Per UDC Section 407.040, Site and Landscape Design, request to eliminate the requirement for a fence or berm along the south property line abutting SF-7 zoning.**

**Streets & Sidewalks:** The site currently has two (2) access points along NW 7 HWY. The northern access point is designated as an entrance-only, allowing right in movements exclusively, and will be clearly marked as "Entrance Only." The southern access point is restricted to right-out movements exclusively and will be clearly marked as "Exit Only."

The property is required to provide a 5-ft. wide ADA compliant sidewalk along the frontage of the lot facing NW 7 HWY.

**Traffic:** A traffic study for the proposed Tommy's Car Wash development was conducted on June 28, 2024, and submitted to MoDOT for review. MoDOT subsequently issued a letter of approval, confirming its acceptance of the traffic impact study.

**Stormwater:** The proposed development of the subject property results in a net decrease in impervious area per APWA Section 5601.30. The site does not meet the definition of a development; therefore the site shall not require on-site stormwater detention.

**Sanitary Sewer:** The proposed development will use the existing sanitary sewer located along the east property line under MO-7 HWY. The developer is responsible for extending the sewer within the property in order to serve this site. An engineer or surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

**Land Use:** The proposed land use for the property is a "Car Wash" which is allowed in "RC" (Regional Commercial) and "LI" (Light Industrial) with a Conditional Use Permit. The use is defined as "a use primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic, or by hand."

**Special Use Standards:** Per **UDC Section 405.050(A)(24),** the following regulations shall apply to car washes:

a. Service bays and other vehicular use areas shall be designed so that they do not face any residential uses. The Director of Community Development may recommend, and the Planning Commission may approve an increase of the landscape buffer to protect neighboring residential property.

**Staff Response:** Neither the car wash entrance bay nor the exit bay faces any residential uses.

**Building Typology:** The proposed building is classified as a Pad Site which is allowed in the "PD-C" zoning district if done through a Planned Development. The building type standards are as follows:

**Pad Site Building Standards**

| Standard | Requirement | Proposed |
|---|---|---|
| Frontage Width | 75-ft min. to 200-ft. max. | 150-ft. |
| Lot Area | 7,500-sf. min. | 32,234.4-sf. |
| Front Setback | 0-ft. to 10-ft. on activity streets or when fronting on any part of the Civic Open Space System; 10-ft. to 45-ft. in all other cases | 40.5-ft. |
| Side Setback | 10-ft. min. | 3-ft. min. |
| Rear Setback | 20-ft. min., except 0-ft. min. for alley-loaded lots | 51.3-ft. |

| | | |
|---|---|---|
| Building Height | 15-ft. to 30-ft.; up to 2 stories | 29-ft. |
| Frontage Type | Terrace; frontage plaza; or enhanced streetscape frontage buffer edge limited to standard streets | Buffer Edge |
| Design & Performance Standards | Transparency = 50% to 80% at street level if located on an activity street, 30% or more if located on any other type of street; 30% to 50% on upper story regardless of street type.<br>Primary entrance feature = 1 per building frontage on activity streets; side entrances may be permitted on other street types, provided there is a direct pedestrian connection to the entrance from the street frontage.<br>Building coverage = 65% of lot area max.<br>Parking shall generally be located behind the front building line with an exception of up to 10% of the parking may be placed forward of the front building line.<br>Non-residential design standards in Section **407.090** shall apply to all applications of this building type. | Modifications previously approved |

The applicant modifications were previously approved at the Planning Commission Meeting held on January 13, 2025.

**Parking:** The plans provided show all parking stalls and drive aisles will meet the requirements of the UDC. All parking stalls are proposed to be at least 9.5-ft wide and 18.5-ft long with 25-ft wide drive aisles. The table below provides the required parking for the identified land use.

| Land Use | Required | Provided |
|---|---|---|
| "Car Wash" | 6 stacking spaces from the entrance | 22 stacking spaces from the entrance |
| Bicycle Parking | 1 space (3% of 10 employees) | 2 bicycle parking |

In total, the entire site will have fourteen (14) parking stalls to be utilized with the vacuums, five (5) parking stalls for employees, and one (1) ADA stall. Car Washes are not required to provide parking stalls, just enough stacking from the entrance which is being met.

**Pedestrian Access:** The provided plans illustrate all internal pedestrian access points, with all indicated sidewalks meeting the required widths as specified by the UDC. Since the building does

not feature a pedestrian-oriented public entrance, a sidewalk connecting the entrance to the surrounding infrastructure is not required.

**Open Space:** There are no open space requirements for properties less than five (5) acres; however, open space landscaping is still required based on the square footage of the site.

**Frontage & Landscaping:**. The table below outlines the required landscaping and the landscaping being provided:

| Landscape Area | Required Units / PUs (plant units) | Proposed Units / PUs (plant units) |
|---|---|---|
| **South buffer: Adj. to "GB" zoning** | *No Buffer Required* | *No Buffer Required* |
| **South buffer: Adj. to "SF-7" zoning** | *Buffer C-25 feet- 17 PUs & 6-ft. Tall solid privacy fence or an undulating 4-ft. to 6-ft. earth berm with landscaping on top adj. to SF-7* | *2.5 feet-82 PU's (Shrubs) & No Fence* |
| **East buffer: Adj. to NW 7 Hwy. (arterial)** | *Buffer B-15 feet min- 69 PU's* | *4.5 feet Buffer-50 PU's* |
| **North buffer: Adj. to "GB" zoning** | *No Buffer Required* | *2.5 feet Buffer-72 PU's (Shrubs)* |
| **West buffer: Adj. to "SO" zoning** | *Buffer A-7 feet min-69 PU's* | *5 feet Buffer- 56 PU's (Shrubs)* |
| **Parking lot landscaping:** | *40 PU's* | *40 PU's (Trees & Open space shrubs)* |
| **Open Space:** | *63 PU's* | *260 PU's (Shrubs)* |
| **Street Trees** | *2 Large/medium shade trees* | *2 Large/Medium shade trees* |
| **Total Plant Units:** | **63 PU's** | **260 PU's** |

The applicant was previously approved to waive the requirement specified in Section 407.040, Site & Landscape Design, requires that a development utilizing "GB" (General Business) zoning install a 6-ft tall solid privacy fence or an undulating 4-ft to 6-ft earth berm with landscaping on top when adjacent to "SF-7" (Single-Family) zoning.

The applicant was previously approved to a reduction in the required buffers due to the size of the site and layout of the development. The previously approved shows the North side buffer as 2.5 feet, East side Buffer 4.5 feet, South side buffer 2.5 feet, and west side buffer 5 feet.

**Architectural Character:** The proposed building is approximately 4,500-sf. and features a mix of metal panels and CMU blocks. The color palette consists of grays, red, and white and the design includes regulating lines along with curved lines to provide a retro-futuristic element. **All materials are required to comply with the Non-Residential Design Standards.**

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

**Screening:** In accordance with Section 407.090.H., all roof mounted and ground level equipment shall be completely screened from view. Roof screens, ground level screens, and enclosures,

when used, shall be coordinated with the building to maintain a unified appearance. **Any proposed screening shall be shown on the building permit plans and is subject to administrative review by staff prior to the issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy.**

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

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

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

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

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

   **STAFF RESPONSE:** No amendments are being requested.

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

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

1. Compliance with the requirements of this Development Code.

   **STAFF RESPONSE:** The proposed plan complies with all parts of the UDC except for the previously approved modifications outlined above.

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

   **STAFF RESPONSE:** The application is consistent with the previously approved PD Concept Plan. There are no applicable overlay districts of development policies and standards for the site.

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

   **STAFF RESPONSE:** There are no additional site-specific conditions necessary to meet the intent and design objectives of the applicable development standards.

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

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

5. The recommendations of professional staff.

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

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

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

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

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

2. The construction plans meet all technical specifications.

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

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

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

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

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

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

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

6. The recommendations of professional staff.

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

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

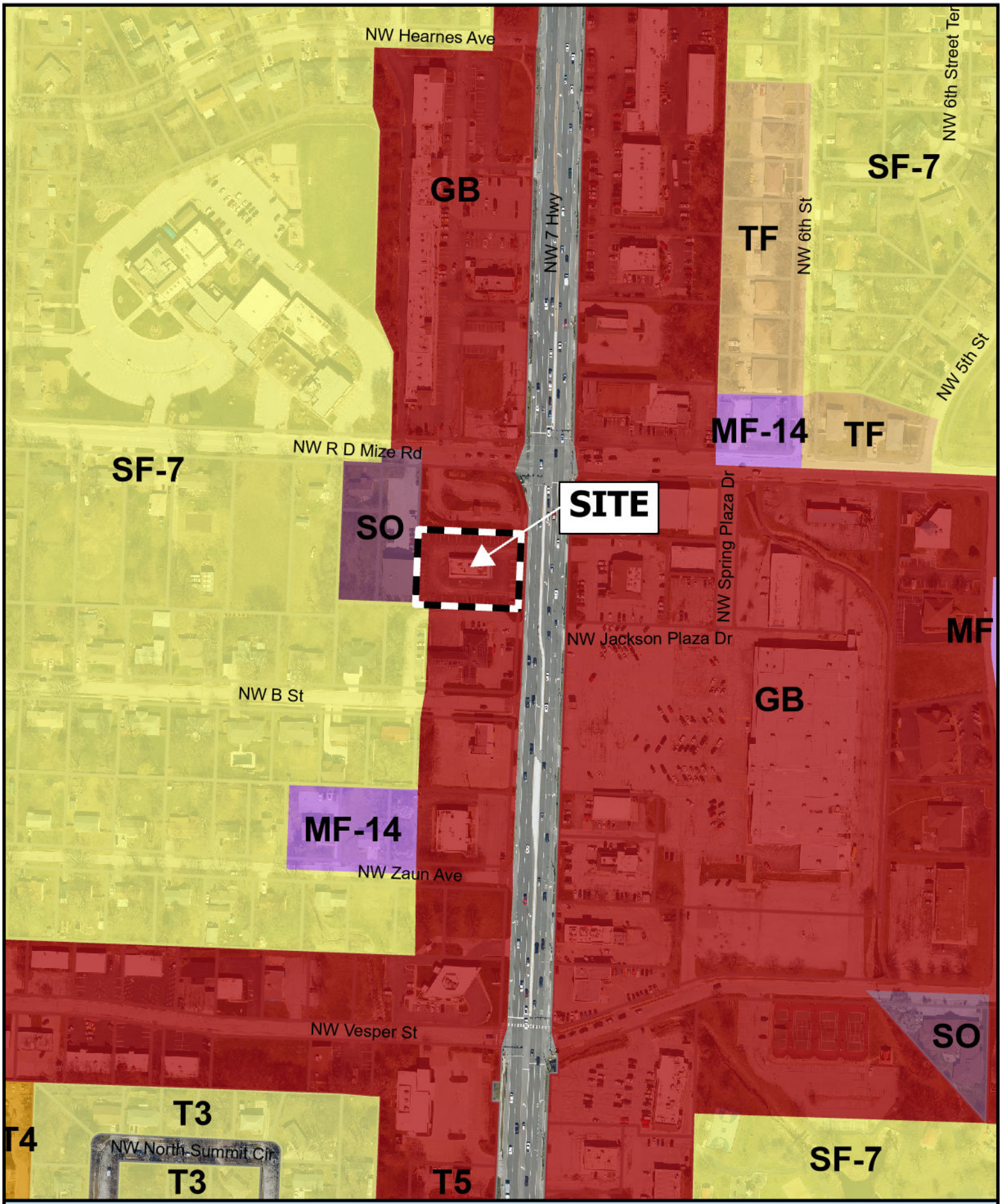
**Staff Recommendation:**

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

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

Staff recommends approval of the Final Plat application with the following conditions:

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




The City of Blue Springs Missouri

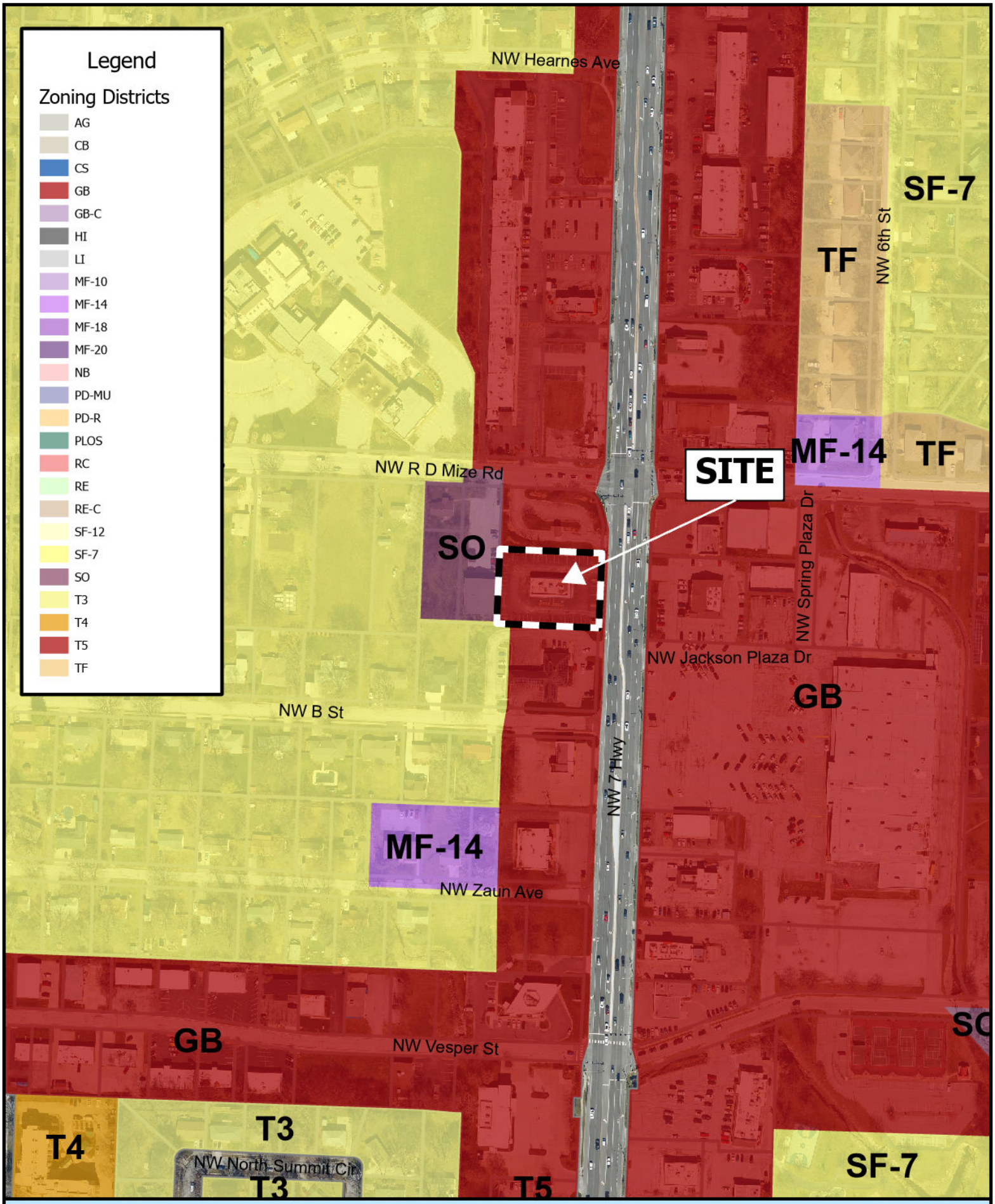
PDFS-01-25-9463 / PF-01-25-9464
PARCEL # 36-920-02-23-00-0-00-000

AERIAL LOCATION MAP

N

*1 inch = 250 feet*

03/03/25




The City of Blue Springs Missouri

PDFS-01-25-9463 / PF-01-25-9464
PARCEL # 36-920-02-23-00-0-00-000
SITE LOCATION ZONING MAP

N

1 inch = 250 feet
03/03/25

PRELIMINARY
NOT FOR CONSTRUCTION

# PD FINAL PLAN
## FOR
# TOMMY'S EXPRESS CAR WASH

509 NW MISSOURI HIGHWAY NO. 7
BLUE SPRINGS, JACKSON COUNTY, MISSOURI 64015
NW $\frac{1}{4}$, SECTION S31, TOWNSHIP 49N, RANGE 30W

## LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI; ACCORDING TO THE RECORDED PLAT THEREOF.

## GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
2. THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
3. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
5. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
6. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.

## PROJECT TEAM


DEVELOPER
FRONTIER REAL ESTATE INVESTMENTS
800 E 101ST TERRACE, SUITE 103
KANSAS CITY, MO 64131
CONTACT: KASEY GRAHAM
TEL: (816) 251-4600
EMAIL: KASEYG@MEYER-COMPANIES.COM

OWNER
NORTH WEST 7 LLC
109 HALE LAKE RD
WARRENSBURG, MO 64093

CIVIL ENGINEER & LANDSCAPE ARCHITECT
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PRIMARY CONTACT: ZACHARY MYERS, P.E.
TEL: (913) 269-4633
EMAIL: ZACH.MYERS@KIMLEY-HORN.COM
SECONDARY CONTACT: DALTON SIGNER, P.E.
TEL: (816) 782-8391
EMAIL: DALTON.SIGNER@KIMLEY-HORN.COM

ARCHITECT
FINKLE WILLIAMS ARCHITECTURE
8787 RENNER BLVD, SUITE 100
LENEXA, KS 66219
PRIMARY CONTACT: HOLLY BERGMAN, RA, NCARB
TEL: (913) 498-1550
EMAIL: HBERGMAN@FINKLEWILLIAMS.COM


## UTILITY & GOVERNING AGENCY CONTACTS

SANITARY & WATER
CITY OF BLUE SPRINGS
PUBLIC WORKS OPERATIONS DIVISION
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

STORMWATER
CITY OF BLUE SPRINGS
PUBLIC WORKS OPERATIONS DIVISION
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

ELECTRIC SERVICE
EVERGY
1105 SE US-40
BLUE SPRINGS, MO 64014
TEL: (888) 471-5275

INTERNET SERVICE
AT&T
715 NE CORONADO DR
BLUE SPRINGS, MO 64014
TEL: (816) 224-1032

PLANNING DEPARTMENT
CITY OF BLUE SPRINGS
PLANNING DIVISION
903 W MAIN ST
BLUE SPRINGS, MO 64015
TEL: (816) 228-0207

NATURAL GAS SERVICE
SPIRE
1117 S PLEASANT ST
INDEPENDENCE, MO 64050
TEL: (800) 582-1234

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

WATERSHED: SNI-A-BAR CREEK

TOTAL AREA: 0.72 AC

## LOCATION MAP
(NOT TO SCALE)




| SHEET INDEX | |
|---|---|
| SHEET NUMBER | SHEET TITLE |
| C1 | COVER SHEET |
| C2 | EXISTING CONDITIONS PLAN |
| C3 | PD FINAL PLAN |
| C4 | GRADING, DRAINAGE, & EROSION CONTROL PLAN |
| L1 | LANDSCAPE PLAN |
| L2 | COLOR SITE & LANDSCAPE PLAN |




VICINITY MAP
SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISIONS PER CITY COMMENTS | 2025-02-14 | JB |

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: (816) 783-4000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JDB | DRAWN BY: JDB | CHECKED BY: DRS

STATE OF MISSOURI
DALTON R. SIGNER
NUMBER PE-2021004786
2025-02-14
PROFESSIONAL ENGINEER

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

COVER SHEET

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 01/23/2025
KHA PROJECT NO. 268560001
SHEET NUMBER
C1

Received
02/26/2025 8:48:45 AM

Drawing name: K:\KNC_LDEV\268560001 tommy's highway 7 (blue springs)\2 Design\CAD\plansheets\PD Final\C1 COVER SHEET 1.dwg C1 COVER SHEET Feb 13, 2025 1:50pm by joseph buckheit
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reproduction on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc.

PRELIMINARY
NOT FOR CONSTRUCTION

PARCEL NO.: 36-430-10-28-01-0-00-000
ADDRESS: 801 NW R D MIZE RD
AREA: ±8.84 AC
ZONING: SF-7
LAND USE: CHURCH
OWNER: CATHOLIC DIOCESE OF KC & ST

PARCEL NO.: 36-430-10-37-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±4.16 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: BERZERKER LLC

PARCEL NO.: 36-430-10-26-00-0-00-000
ADDRESS: 701 NW 7 HWY
AREA: ±0.76 AC
ZONING: GB
LAND USE: UNIMP. COMM LAND
OWNER: COPPERLEAF VILLAGE LLC

PARCEL NO.: 36-430-12-34-00-0-00-000
ADDRESS: 604 NW 7 HWY
AREA: ±0.90 AC
ZONING: GB
LAND USE: NOT LISTED
OWNER: LEGACY MIDWEST INVESTMENTS LLC

200-FT PROPERTY OFFSET

NW R D MIZE ROAD

PARCEL NO.: 36-920-02-03-01-0-00-000
ADDRESS: 712 NW R D MIZE RD
AREA: ±0.17 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: JOHN S. HAUSER

PARCEL NO.: 36-920-02-25-00-0-00-000
ADDRESS: 607 NW 7 HWY
AREA: ±0.60 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BANK JACOMO

PARCEL NO.: 36-920-01-29-01-0-00-000
ADDRESS: 600 NW 7 HWY
AREA: ±0.43 AC
ZONING: GB
LAND USE: RETAIL STORE
OWNER: ROTTINGHAUS REAL ESTATE LLC

PARCEL NO.: 36-920-02-04-00-0-00-000
ADDRESS: 716 NW R D MIZE RD
AREA: ±0.71 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: HUFF ENTERPRISES LLC

PARCEL NO.: 36-920-02-02-00-0-00-000
ADDRESS: 708 NW R D MIZE RD
AREA: ±0.52 AC
ZONING: SO
LAND USE: OFF BLDG. <15000 SF
OWNER: MIZE PROPERTIES LLC

PROPERTY LINE

PARCEL NO.: 36-920-02-23-00-0-00-000
ADDRESS: 509 NW 7 HWY
AREA: ±0.72 AC
ZONING: GB
LAND USE: USED CAR LOT
OWNER: NORTH WEST 7 LLC

LOT 1
LOT 2
LOT 3
LOT 5

EXISTING BUILDING

PROPERTY LINE

PROPERTY LINE

MO HWY 7

MISSOURI HIGHWAY NO. 7
PUBLIC RIGHT-OF-WAY
VARIABLE WIDTH

PARCEL NO.: 36-920-02-03-02-0-00-000
ADDRESS: NO ADDRESS
AREA: ±0.34 AC
ZONING: SO
LAND USE: UNIMP. COMM. LAND
OWNER: SETH W. BENNETT

200-FT PROPERTY OFFSET

PARCEL NO.: 36-920-01-29-02-7-00-000
ADDRESS: 530 NW 7 HWY
AREA: ±0.80 AC
ZONING: GB
LAND USE: RESTAURANT
OWNER: 27B PROPERTIES LLC

200-FT PROPERTY OFFSET

PARCEL NO.: 36-920-02-18-00-0-00-000
ADDRESS: 805 NW B ST
AREA: ±0.38 AC
ZONING: SF-7
LAND USE: SF RESIDENCE
OWNER: CHERCHEE YANG & KAYING LOR

PARCEL NO.: 36-920-02-19-00-0-00-000
ADDRESS: 705 NW B ST
AREA: ±0.39 AC
ZONING: SF-7
LAND USE: OUTBUILDING
OWNER: CONNER MCAHAN & JENNA BORRON

PARCEL NO.: 36-920-02-20-00-0-00-000
ADDRESS: 503 NW 7 HWY
AREA: ±1.10 AC
ZONING: GB
LAND USE: BANK
OWNER: COMMERCE BANK OF KANSAS CITY

PARCEL NO.: 36-920-01-32-00-0-00-000
ADDRESS: 450 AND 500 NW 7 HWY
AREA: ±7.79 AC
ZONING: GB
LAND USE: MISC. SERVICE
OWNER: BLUE SPRINGS FIRST LLC

NW B STREET

200-FT PROPERTY OFFSET

*NOTE: PARCEL LINES ARE FROM JACKSON COUNTY, MISSOURI GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISIONS PER CITY COMMENTS | 2025-02-14 | JB |

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
865 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

STATE OF MISSOURI
DALTON R. SIGNER
NUMBER
PE-2021004786
2025-02-14
PROFESSIONAL ENGINEER

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

# EXISTING CONDITIONS PLAN

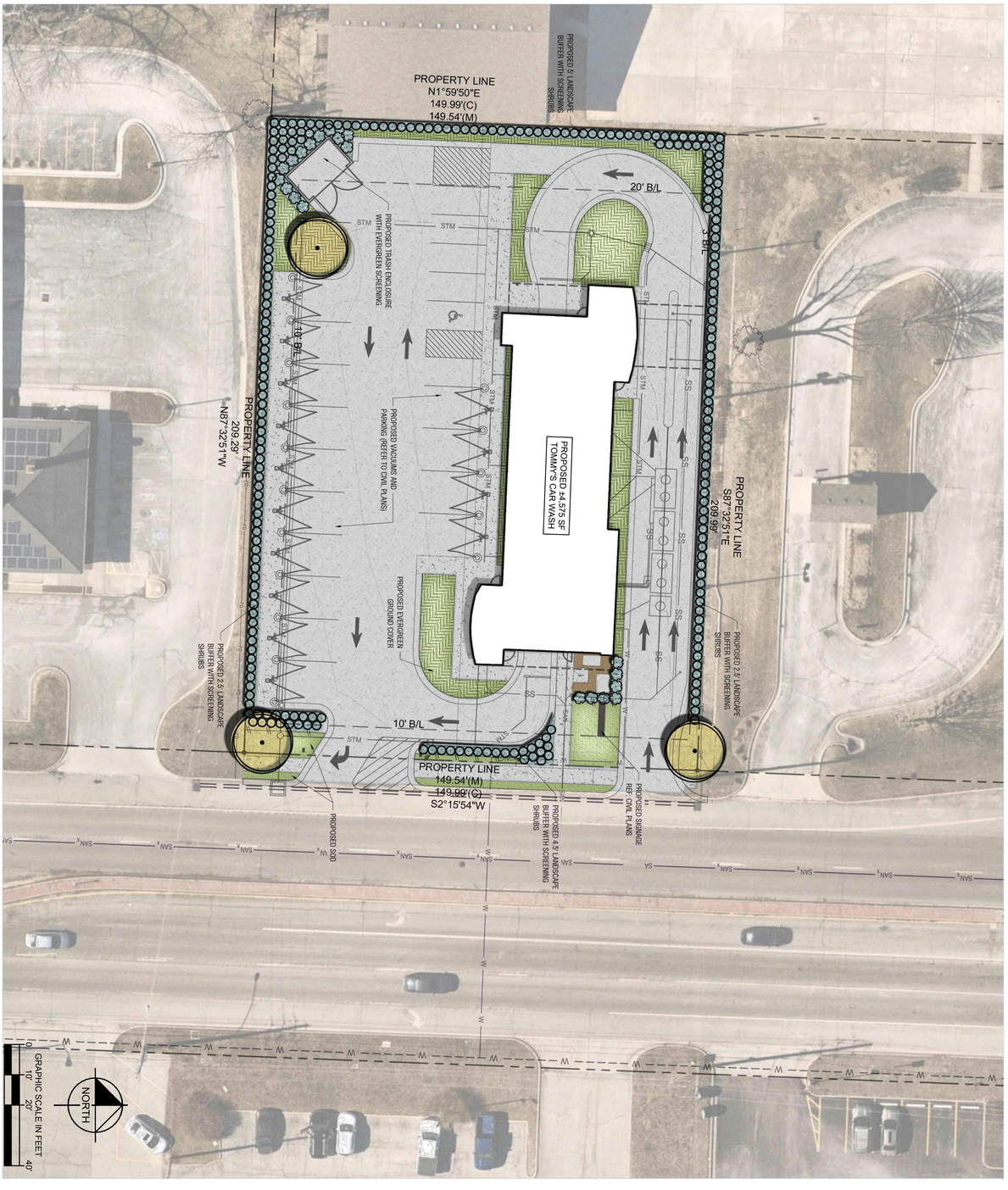
TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 01/23/2025
KHA PROJECT NO. 268560001
SHEET NUMBER ----

Received
02/26/2025 8:48:45 AM

Drawing name: K:\KNC_LDEV\268560001\ tommy's highway 7 (blue springs)\2 Design\CAD\plansheets\PD Final\C2 EXISTING CONDITIONS PLAN.dwg - EXISTING CONDITIONS PLAN - Feb 13, 2025 - 1:50pm - by: joseph.bushnell
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\KNC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\PD Final\L1 LANDSCAPE PLAN.dwg PLAN RENDERING Feb 13, 2025 1:06pm by: hayden.jundt
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




PRELIMINARY
NOT FOR CONSTRUCTION

L2
SHEET NUMBER

ORIGINAL ISSUE: 02/14/2025

KHA PROJECT NO. 268560001

# TOMMY'S EXPRESS CAR WASH

509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

# COLOR SITE & LANDSCAPE PLAN

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

STATE OF MISSOURI — JOHN D. KNOWLTON — NUMBER 2010019796 — REGISTERED PROFESSIONAL ENGINEER

SCALE: AS NOTED
DESIGNED BY: AMS
DRAWN BY: AMS
CHECKED BY: JDK

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE., SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISIONS PER CITY COMMENTS | 2025-02-14 | HCJ |

Received
02/26/2025 8:48:54 AM

## LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- PROPERTY LINE
- BUILDING LINE
- 2FT CURB & GUTTER

| PD FINAL PLAN SUMMARY TABLE | | | |
|---|---|---|---|
| | **ZONING** | | |
| A | EXISTING | GB (GENERAL BUSINESS) | |
| | PROPOSED | PD-C (PLANNED DEVELOPMENT - COMMERCIAL) | |
| B | **LAND AREA SUMMARY** | | |
| | EXISTING & PROPOSED | 0.72 | ACRES |
| C | **LAND USE** | | |
| | EXISTING | VACANT | |
| | PROPOSED | TUNNEL CAR WASH | |
| D | **IMPERVIOUS AREA** | | |
| | EXISTING | 0.67 | 93.1% |
| | PROPOSED | 0.58 | 81.3% |
| E | **BUILDING INFORMATION** | | |
| | GROSS FLOOR AREA (SF) | | +/- 4,575 |
| | BUILDING COVERAGE | | 15% |
| F | **PARKING COUNT** | | |
| | STALLS REQUIRED | | N/A FOR CAR WASH USE |
| | VACUUM STALLS PROVIDED | | 14 |
| | STANDARD STALLS PROVIDED | | 6 |
| | ADA STALLS REQUIRED | | 1 |
| | ADA STALLS PROVIDED | | 1 |
| G | **BUILDING STANDARDS SUMMARY** | | |
| | FRONT SETBACK | | 10 FT |
| | SIDE SETBACK (SOUTH) | | 10 FT |
| | SIDE SETBACK (NORTH) | | 3 FT |
| | REAR SETBACK | | 20 FT |
| | MAX BUILDING COVERAGE | | 65% MAX |
| | MAX BUILDING HEIGHT | | 60' MAX |
| H | **CAR WASH STACKING** | | |
| | REQUIRED (PER TABLE 407.010-5) | | 6 VEHICLES |
| | PROPOSED | | 22 VEHICLES |
| I | **BICYCLE PARKING** | | |
| | REQUIRED (PER TABLE 407.010-1) | | 1 SPACE (3% OF 10 EMPLOYEES) |
| | PROPOSED | | 2 SPACES |

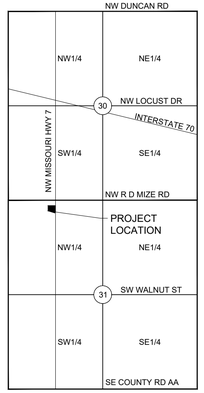
## PD FINAL PLAN KEY NOTES

01 PROPOSED TUNNEL CAR WASH BUILDING
02 PROPOSED DUMPSTER ENCLOSURE
03 PROPOSED CONCRETE PAVEMENT (TYP.)
04 PROPOSED RAISED CONCRETE ISLAND (TYP.)
05 PROPOSED CONCRETE BAILOUT LANE
06 PROPOSED CONCRETE CURB & GUTTER (TYP.)
07 PROPOSED CONCRETE SIDEWALK 5' WIDE
08 PROPOSED VACUUM (TYP.)
09 PROPOSED EQUIPMENT PAD
10 PROPOSED ATTACHED CANOPY
11 PROPOSED "EXIT ONLY, DO NOT ENTER" SIGN
12 PROPOSED DIRECTIONAL TRAFFIC ARROW
13 PROPOSED 4" TRAFFIC PAINT
14 PROPOSED BIKE RACK
15 PROPOSED TOMMYS EXPRESS "EXIT SIGN" SHOWN IN SEPARATE SIGN PERMIT APPLICATION.
16 PROPOSED TOMMYS EXPRESS MONUMENT SIGN SHOWN IN SEPARATE SIGN PERMIT APPLICATION.

S1 PROPOSED SANITARY SERVICE LINE TO CONNECT TO EXISTING SERVICE LINE
S2 PROPOSED SAND/OIL INTERCEPTOR

W1 PROPOSED WATER SERVICE LINE
W2 PROPOSED WATER RECLAMATION TANKS
W3 PROPOSED WATER METER

Updated per comments.




## VICINITY MAP

SECTIONS 30 & 31, T49N, R30W
SCALE: 1" = 2000'

## PD FINAL PLAN GENERAL NOTES

1. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. B/L REFERS TO THE BUILDING SETBACK LINE.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. TRASH ENCLOSURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT CODE.

## SURVEY NOTE

1. THE BEARING SHOWN HEREON ARE BASED ON STATE PLAN COORDINATE SYSTEM, MISSOURI WEST ZONE NAD83.

## LEGAL DESCRIPTION

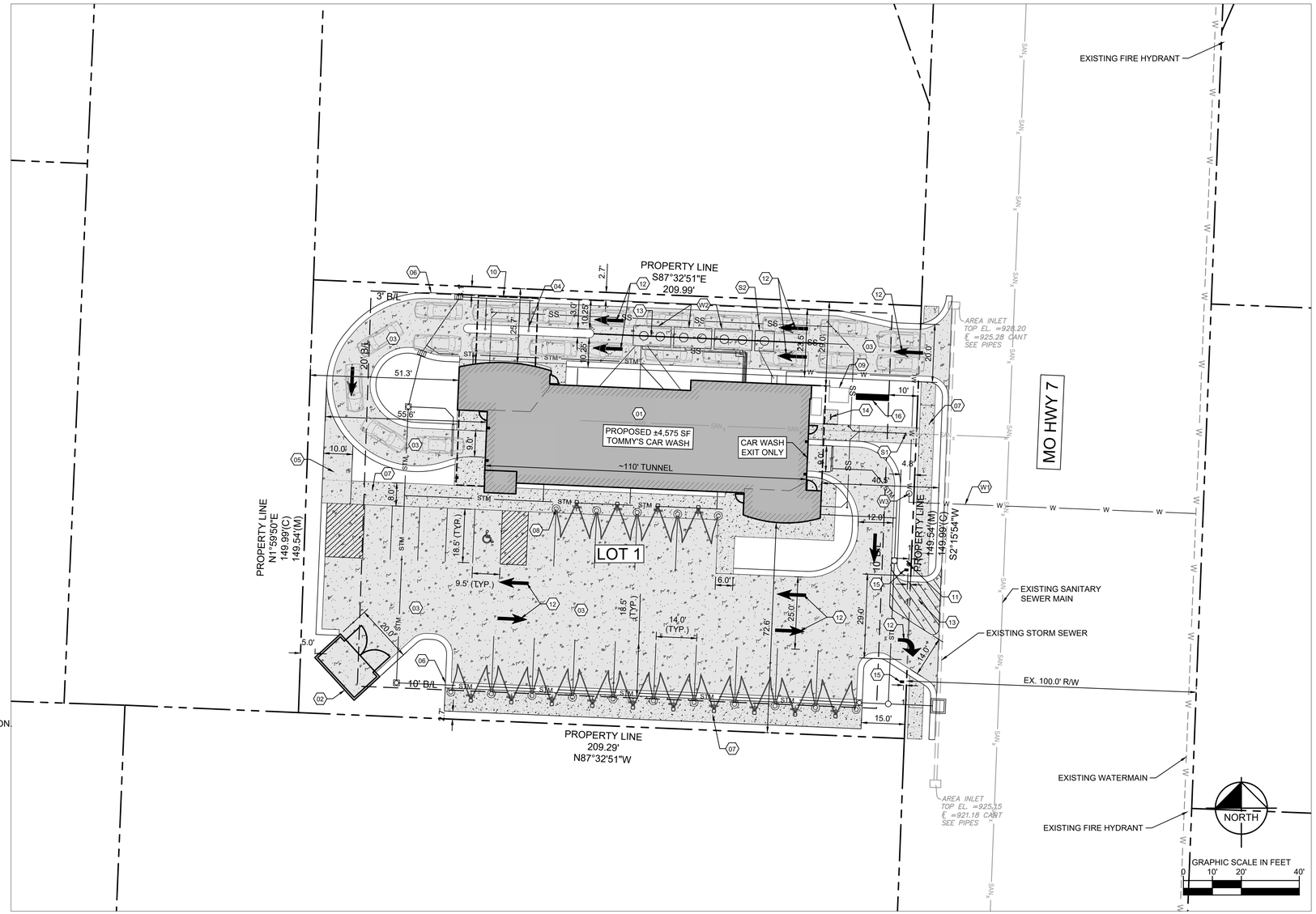
LOTS 1 AND 2 AND THE SOUTH 9.25 FEET OF LOT 3, MCCOY'S BLUE SPRINGS ADDITION, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

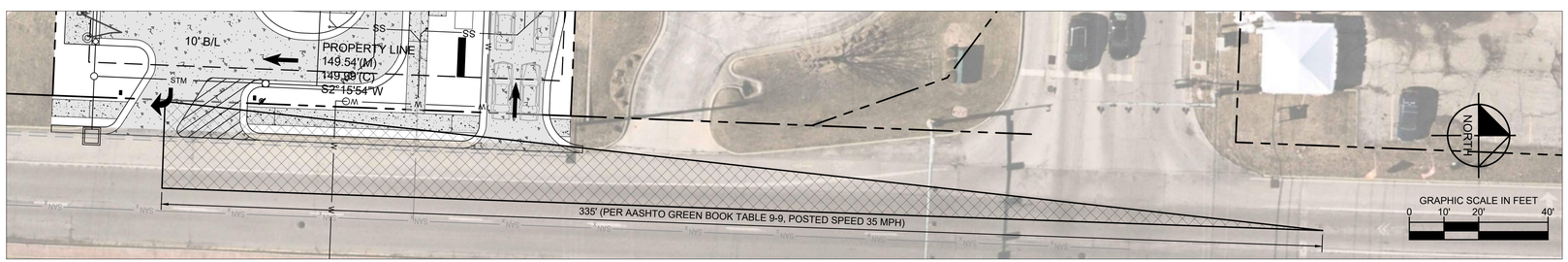
## TITLE NOTES (SCHEDULE B EXCEPTIONS)

8. EASEMENT GRANTED TO MO PUBLIC SERVICE CO., SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 372763 IN BOOK 617 AT PAGE 441. [BLANKET EASEMENT ALONG THE PROPERTY WEST OF HWY 7].

10. EASEMENT GRANTED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. I-267153 IN BOOK I-720 AT PAGE 1164. [IS NOT AN EASEMENT. IT IS A FEE SIMPLE DEED FOR R/W FOR MISSOURI HWY 7, AS SHOWN].

PRELIMINARY
NOT FOR CONSTRUCTION




SIGHT TRIANGLES EXHIBIT

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISIONS PER CITY COMMENTS | 2025-02-14 | JB |

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.


865 PENNSYLVANIA AVE, SUITE 1500
KANSAS CITY, MO 64105
PHONE: (816) 945-7500
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED | DESIGNED BY: JDB | DRAWN BY: JDB | CHECKED BY: DRS

STATE OF MISSOURI
DALTON R. SIGNER
NUMBER
PE-2021004786
2025-02-14
PROFESSIONAL ENGINEER

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

# PD FINAL PLAN

# TOMMY'S EXPRESS CAR WASH

509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 01/23/2025

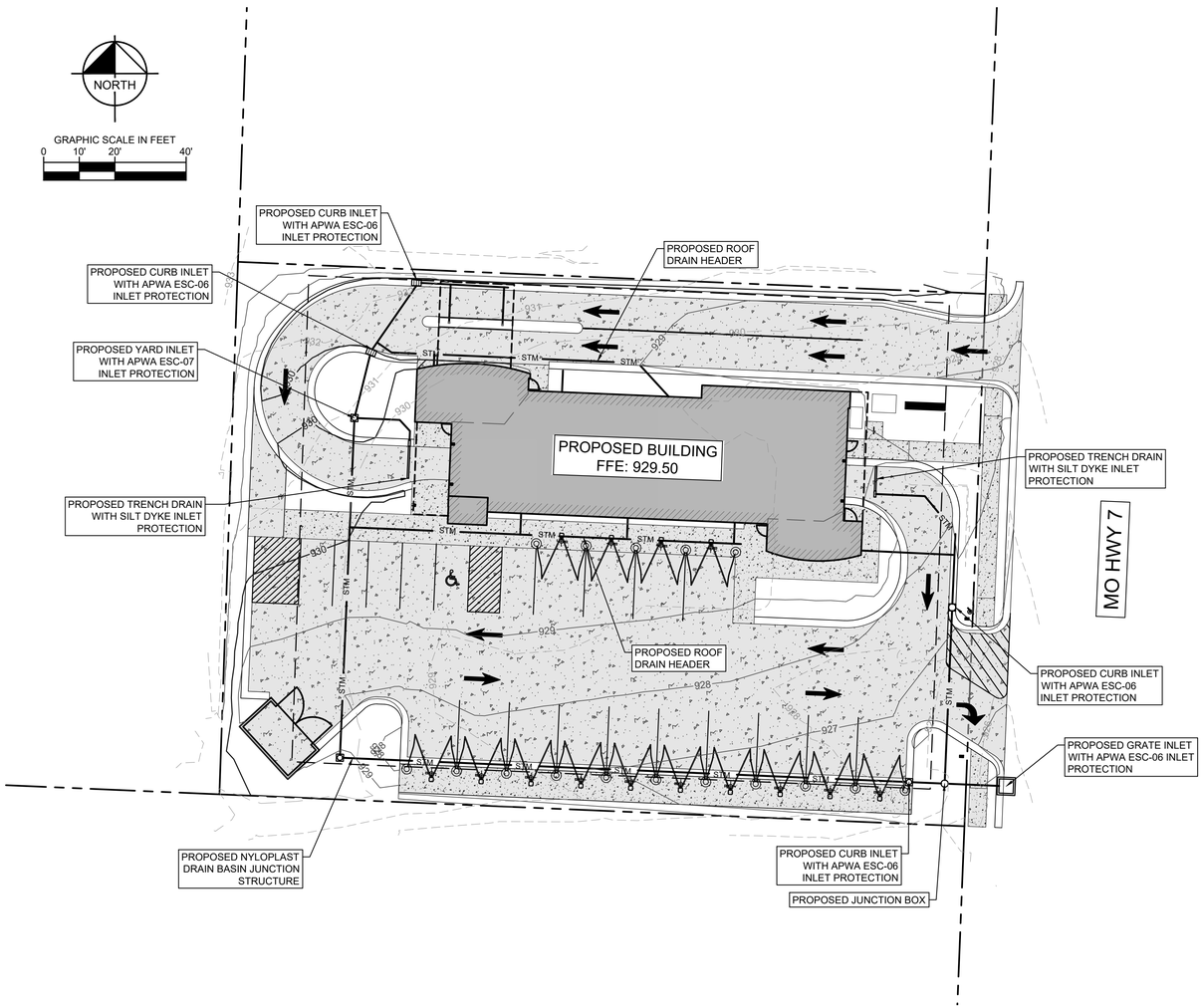
KHA PROJECT NO. 268560001

SHEET NUMBER

C3

Received
02/26/2025 8:48:45 AM

Drawing name: K:\KNC_LDEV\268560001 tommy's highway 7 (blue springs)\2 Design\CAD\plansheets\PD Final\PD FINAL PLAN.dwg C3 PD FINAL PLAN Feb 13, 2025 1:50pm by joseph.buchheit
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## GRADING GENERAL NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM.
3. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.
4. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
5. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVES ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TOP THE PLACEMENT OF FILL.
6. ALL PEDESTRIAN SIDEWALKS AND PATHS SHALL MAINTAIN A 2.0% MAXIMUM CROSS SLOPE.
7. REFER TO THE LANDSCAPE PLAN FOR FINAL STABILIZATION MEASURES INCLUDING SEED/ SOD AND LANDSCAPE PLANTINGS.

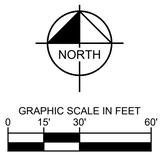
## FEMA NOTE

BASED UPON GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X (FUTURE BASE FLOOD), DEFINED AS AREA OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONSIDERATIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM FOR BLUE SPRINGS, JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0319G AND DATED JANUARY 20, 2017.

# GRADING - DRAINAGE PLAN

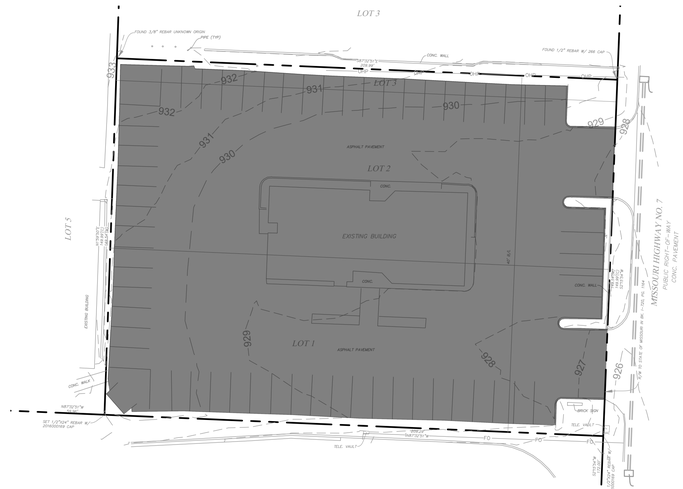
## STORMWATER NOTE

THE PROPOSED REDEVELOPMENT OF THE SUBJECT PROPERTY RESULTS IN A NET DECREASE IN IMPERVIOUS AREA. PER APWA SECTION 5601.3, THE SITE DOES NOT MEET THE DEFINITION OF A DEVELOPMENT, THEREFORE THE SITE SHALL NOT REQUIRE ON-SITE STORMWATER DETENTION. PER FIGURE 4.1 IN THE 2012 MARC BMP MANUAL, STORMWATER QUALITY REQUIREMENTS DO NOT APPLY TO THE PROJECT SITE.



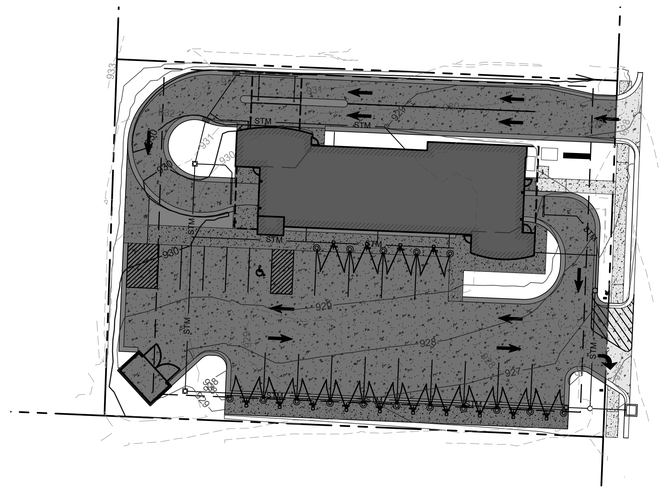

## EXISTING CONDITIONS

IMPERVIOUS AREA: 0.67 AC (93.1%)
PERVIOUS AREA: 0.05 AC (6.9%)




## PROPOSED CONDITIONS

IMPERVIOUS AREA: 0.58 AC (81.3%)
PERVIOUS AREA: 0.14 AC (18.7%)




# IMPERVIOUS AREA PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISIONS PER CITY COMMENTS | 2025-02-14 | JB |

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8551 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: (816) 945-7500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDB
DRAWN BY: JDB
CHECKED BY: DRS

STATE OF MISSOURI
DALTON R. SIGNER
NUMBER PE-2021004786
2025-02-14
PROFESSIONAL ENGINEER

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

GRADING, DRAINAGE, & EROSION CONTROL PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE: 01/23/2025
KHA PROJECT NO. 268560001
SHEET NUMBER
C4

Received
02/26/2025 8:48:45 AM

Drawing name: K:\KNC_LDEV\268560001 tommy's highway 7 (blue springs)\2 Design\CAD\plansheets\PD Final\C4 GRADING-DRAINAGE PLAN & IMPERVIOUS AREA PLAN.dwg C4 GRADING DRAINAGE & EROSION CONTROL PLAN Feb 13, 2025 1:50pm by joseph.buchheit
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY
NOT FOR CONSTRUCTION

| Blue Springs, Missouri - Landscape Data Table | | |
|---|---|---|
| *Site Area: 0.72 acres (31,348 sqft) - Planned Development* | | |
| | REQUIRED | PROVIDED |
| *Section 407.040 Site and Landscape Design* | | |
| 407.040.S Screening | | |
| All of the following shall be screened from streets or adjacent property with dense evergreen plants, a fence or wall, or the combination of both. (electrical/mechanical equipment, outdoor storage, trash enclosures, utility stations, vehicle service bays, etc.) | Yes | Yes |
| 407.040.1 Table - Landscape and buffer requirements | | |
| South buffer: adj. to "GB" zoning - No buffer required | None | None |
| South buffer: adj. to "SF-7" zoning - Buffer C | Buffer C - 25' min. , 17 PU's & 6' tall solid privacy fence | 2.5' Buffer , 82 PUs (Shrubs) & No Fence |
| *60 PUs/100' (27.71' x 0.60 ) = 17 PU's & 6' tall solid privacy fence or 4'-6' undulating berm* | | |
| East buffer: adj. to NW 7 hwy (arterial) - Buffer B | Buffer B - 15' min. , 69 PUs | 4.5' Buffer , 50 PUs |
| *45 PU's/100' (153.64' x 0.45 ) = 69 PUs* | | |
| North buffer: adj. to GB zoning - No buffer required | None | 2.5' Buffer , 72 PUs (shrubs) |
| West buffer: adj. to SO zoning - Buffer A | Buffer A - 7' min. , 69 PU's | 5' Buffer, 56 PUs (shrubs) |
| *45 PU's/100' (153.64' x 0.45 ) = 69 PUs* | | |
| Parking Lot Landscape | | |
| 2 PUs per uncovered space x 20 spaces = 40 PUs | 40 PU's | 40 PUs (trees & open space shrubs) |
| Open Space | | |
| 1 PU / 500 sf of lot area | 63 PUs | 260 PUs (Shrubs) |
| *31,348 sf / 500 = 63 PUs* | | |
| Street Trees | | |
| Street trees are required adjacent to all street rights-of-way at a spacing of 1 large/medium shade tree per 75 feet of frontage | 2 Large/medium shade trees | 2 Large/medium shade trees |
| *104 LF / 75 = 2 trees* | | |

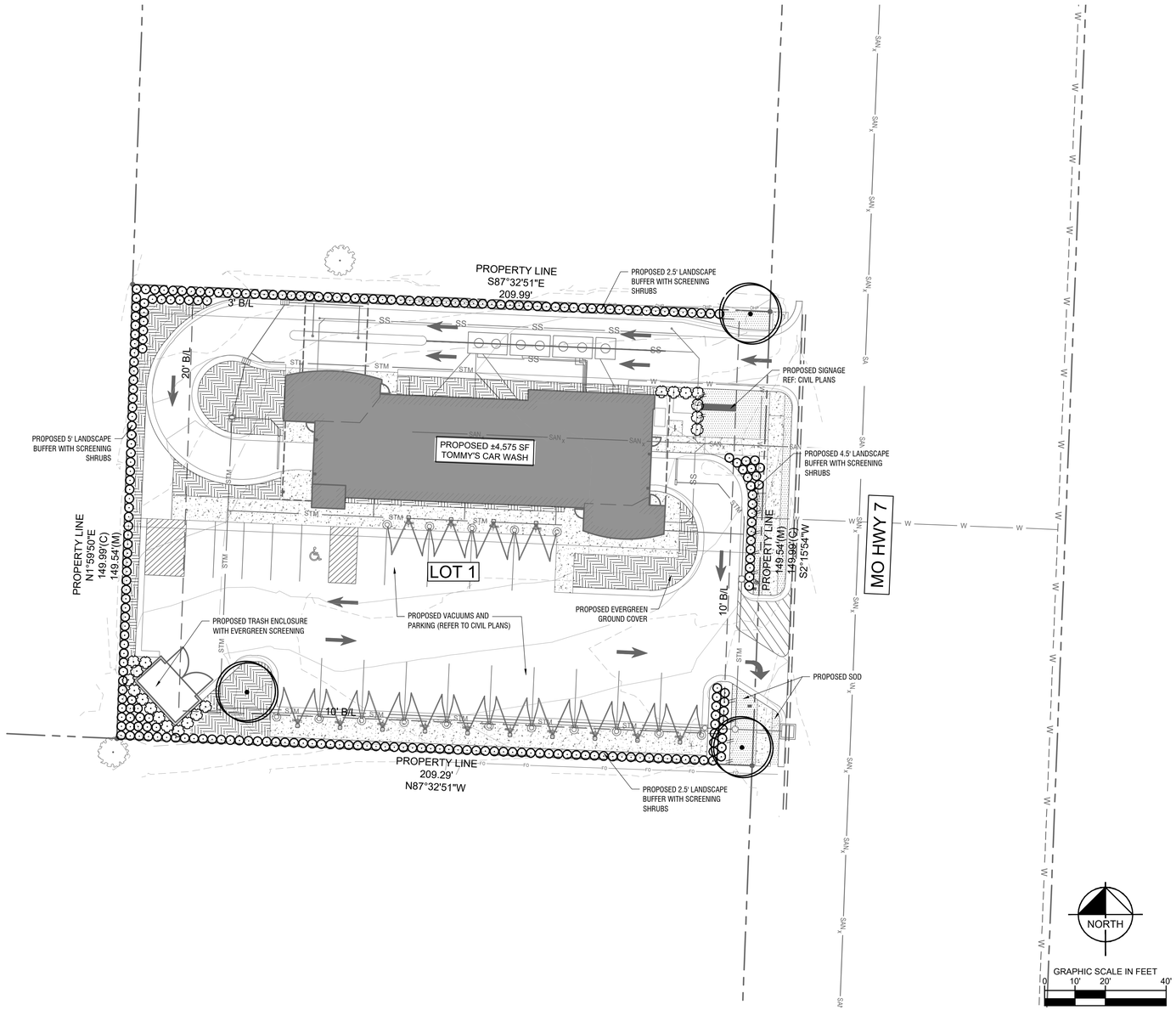
**PU's are calculated assuming a deviation of allowing shrubs to count for all PU's is accepted.*

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | CALIPER | HEIGHT |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| | QA | 3 | LARGE SHADE TREE | | B & B | 2 " CAL. (MIN) | 10' - 12' HT. |

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACING | SPACING |
|---|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | | |
| | BE | 240 | EVERGREEN SCREENING SHRUB | | CONT. | 18" HT. MIN. | 36" O.C. | 36" o.c. |
| | ES | 20 | LARGE EVERGREEN SCREENING SHRUB | | CONT. | 36" HT. MIN. | 48" O.C. | 48" o.c. |

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SIZE | SPACING | SPACING |
|---|---|---|---|---|---|---|---|---|
| GROUND COVERS | | | | | | | | |
| | GC | 702 | EVERGREEN GROUND COVER | | 1 GAL | 6" - 8" HT. | 24" O.C. | 24" o.c. |
| | SOD | 928 SF | SOD | | SOD | | | |




| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISIONS PER CITY COMMENTS | 2025-02-14 | HCJ |


Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8161 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-945-7500
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED
DESIGNED BY: AMS
DRAWN BY: AMS
CHECKED BY: JDK

STATE OF MISSOURI
ASHLEY M. SERR
NUMBER 2013018977
LANDSCAPE ARCHITECT
02/14/2025

FRONTIER INVESTMENTS
800 E 101ST TERRACE
SUITE 120, KANSAS CITY
MO 64131

# LANDSCAPE PLAN

TOMMY'S EXPRESS CAR WASH
509 MO-7 HIGHWAY
BLUE SPRINGS, MISSOURI 64015

ORIGINAL ISSUE:
02/14/2025

KHA PROJECT NO.
268560001

SHEET NUMBER
L1

Received
02/26/2025 8:48:45 AM


Drawing name: K:\KHC_LDEV\268560001 Tommy's Highway 7 (Blue Springs)\2 Design\CAD\PlanSheets\PD Final\L1 LANDSCAPE PLAN.dwg LANDSCAPE PLAN Feb 13, 2025 1:06pm by: hayden.jundt
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| | |
|---|---|
| Customer | **Kasey Graham S3784** |
| Location | **509 NW Hwy 7, Blue Springs, MO 64015** |
| Date | **02/11/25** |
| Revision | **v01** |

Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion therof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.

TOMMY'S EXPRESS



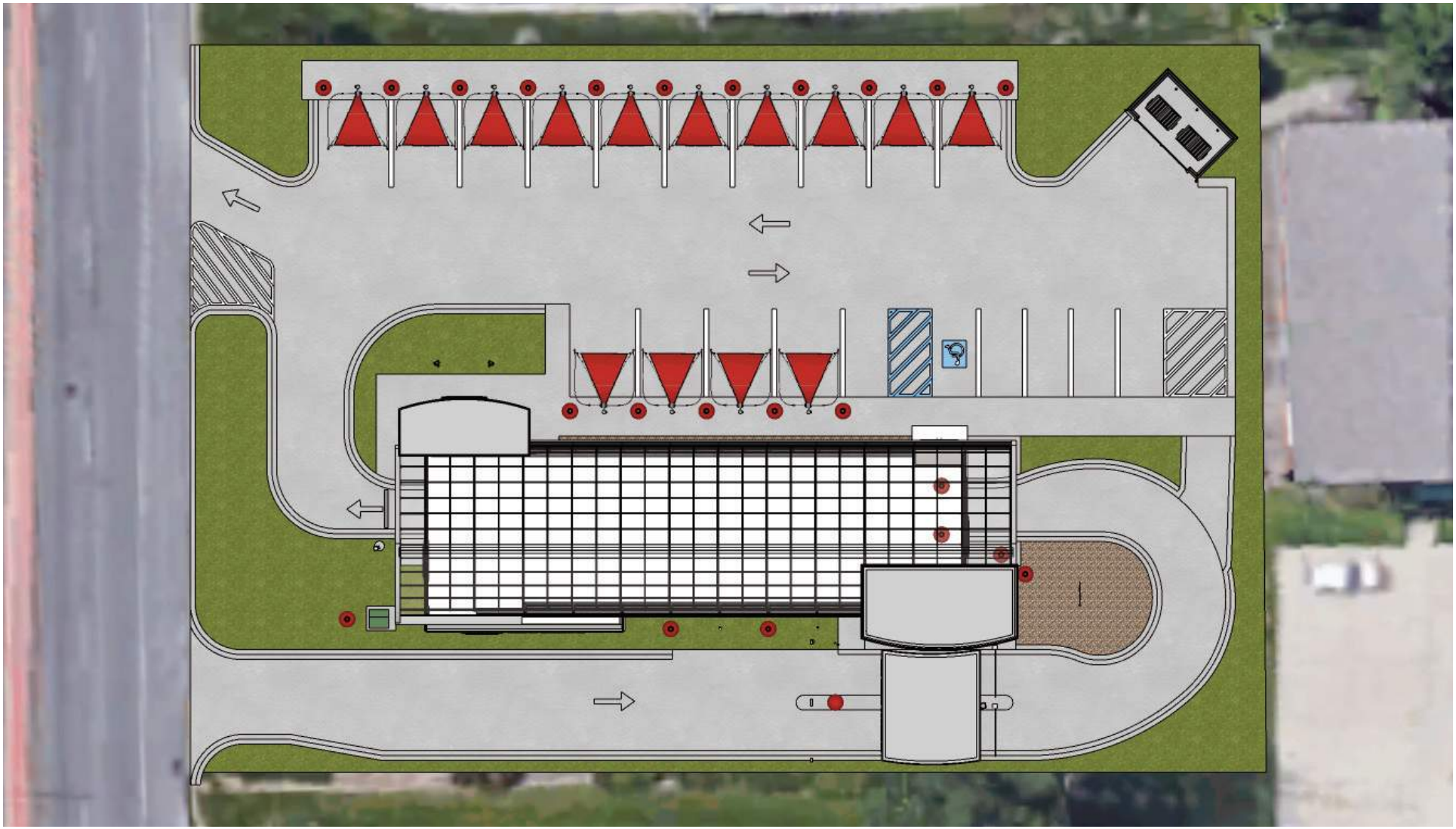

**110' Tunnel | 14 Vacuums | 2 Pay Lanes**



**Received**
02/26/2025 8:48:45 AM

Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion therof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.

TOMMY'S EXPRESS



**Site Plan**



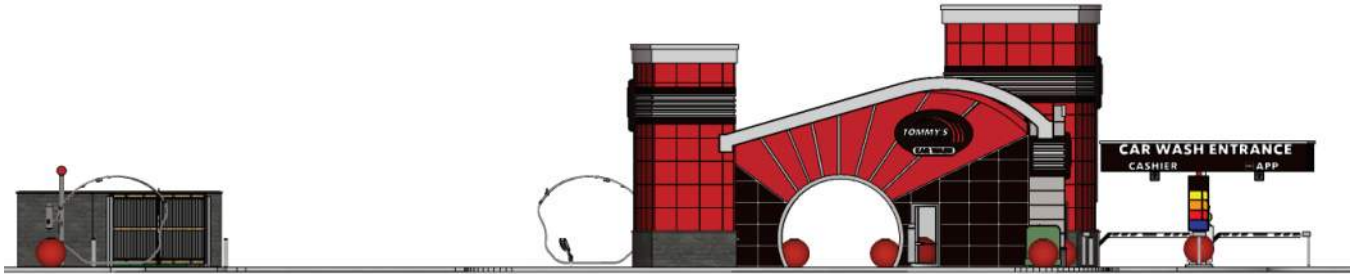
Received
02/26/2025 8:48:45 AM

| | |
|---|---|
| Customer | **Kasey Graham S3784** |
| Location | **509 NW Hwy 7, Blue Springs, MO 64015** |
| Date | **02/11/25** |
| Revision | **v01** |

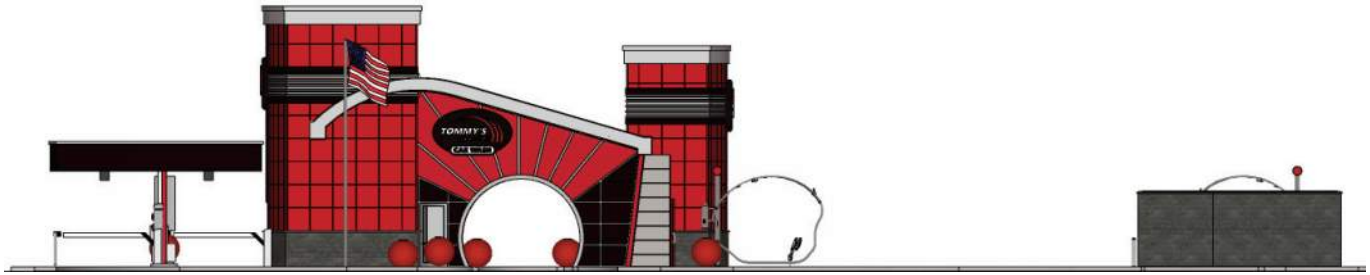
Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion therof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.

TOMMY'S EXPRESS

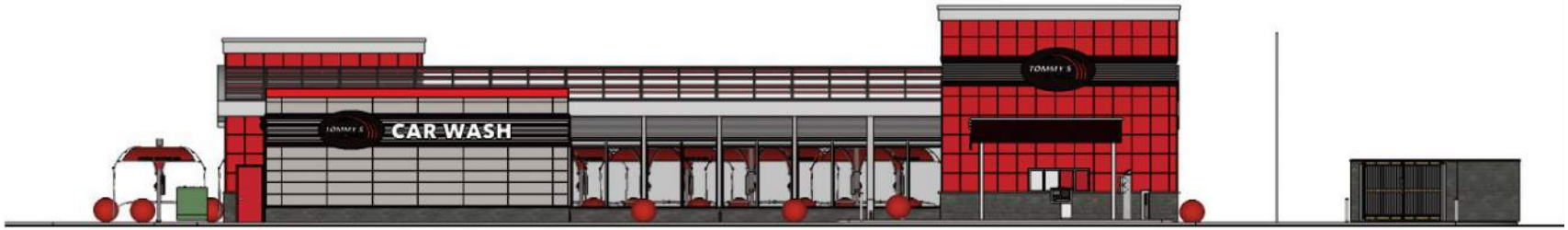
**Exit End Elevation**



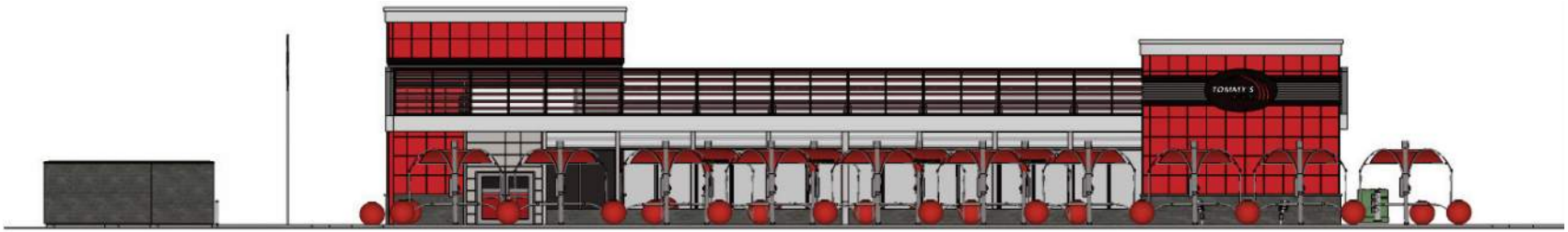

**Entry End Elevation**



**Front Elevation**




**Back Elevation**



**110' Tunnel | 14 Vacuums | 2 Pay Lanes**



Received
02/26/2025 8:48:45 AM

Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion therof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.

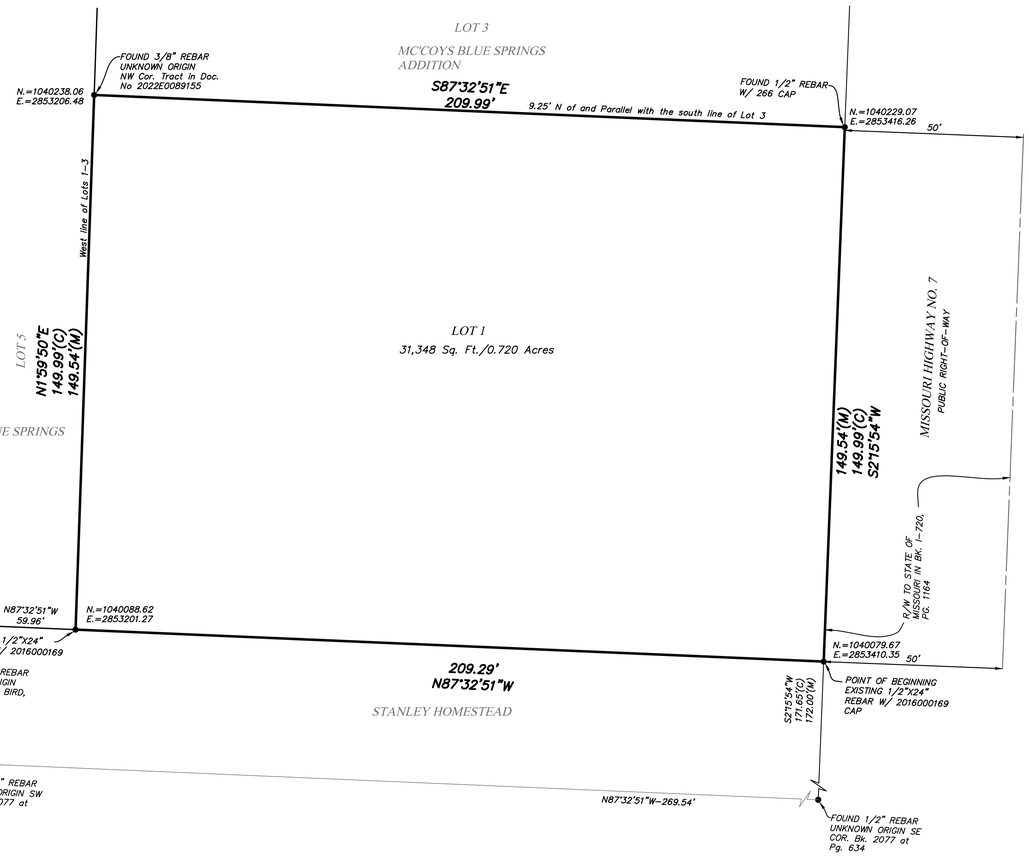
TOMMY'S EXPRESS

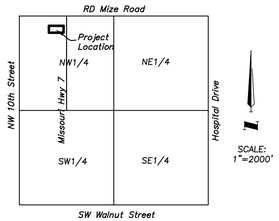




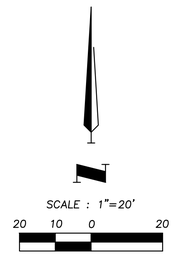
Received
02/26/2025 8:48:45 AM

# FINAL PLAT OF
# TOMMY'S EXPRESS CAR WASH
## A REPLAT OF PARTS OF LOT S 1 THRU 3, McCOY'S BLUE SPRINGS ADDITION
## THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI




VICINITY MAP
SEC.31–49–30




I hereby certify that the information shown hereon is based on a field survey performed by me or under my direct supervision, and was executed in accordance with Missouri Standards for Property Boundary Surveys. Field work was completed on February 2, 2024.

Robert C. Sandlin, MOPLS–2016000169
Beyond Surveying, LLC Corporate Certificate/License No. 2018041532

Job No. 2023–0065
NW 1/4, Sec. 07–48–30
Jackson County, Mo
2024–0007 FPLAT.DWG

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS FOR THE CREATION OF A COMMERCIAL LOT FOR DEVELOPMENT.

All that part of Lots 1 thru 3, McCOY'S BLUE SPRINGS ADDITION, in Section 31, Township 49, Range 30, in the City of Blue Springs, Jackson County, Missouri, more particularly described as follows:

Beginning at the intersection of the south line of Lot 1, said McCOY'S ADDTION, and the west right–of–way line of Missouri Highway Route 7 as dedicated in Book 720 at Page 1164 in the Recorder of Deeds Office Jackson County, Missouri; thence N 87° 32' 51" W, along the south line of said Lot 2, a distance of 209.29 feet, to the southwest corner of said Lot 2; thence N 1° 59' 50" E, along the West line of said Lot 1 thru 3, a distance of 149.54 feet, to the NW Corner of a tract of land described in Document No. 2022E0089155, at said recorder of deeds office; thence S 87° 32' 51" E, along the north line of said tract, said line being 8.25 feet north of and parallel with the south line of said Lot 3, a distance of 209.99 feet, to a point on the west right–of–way line of Missouri Highway Route 7, as now established; thence S 2° 15' 54" W, along said west right–of–way line, a distance of 149.54 feet, to the point of beginning.

The above described tract of land contains 31,348 sq. ft. or 0.720 acres more or less.

OWNERS CERTIFICATION AND DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TOMMY'S EXPRESS CAR WASH"

THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, THE CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT OR THEIR AGENTS FOR THE PURPOSE OF PUBLIC TRAVEL, ENFORCEMENT OF TRAFFIC ORDINANCES, FIRE AND POLICE PROTECTION AND THE MAINTENANCE OF CONDUITS FOR ALL AND ANY PURPOSE, WATER, GAS, AND SEWER MAINS. MAINTENANCE AND UPKEEP OF SAID STREETS AND DRIVES SHALL SPECIFICALLY REMAIN THE DUTY AND OBLIGATION OF THE OWNERS AND PROPRIETORS THEREOF.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this _____ day of _____, 20_____

North West 7 LLC

By: Phillip Zou, Managing Member

ACKNOWLEDGMENT
STATE OF _____ )
)SS
COUNTY OF _____ )

BE IT REMEMBERED, that on this _____ day of _____ 20_____, before me the undersigned, a Notary Public in and for said County and State, personally appeared Phillip Zou, Managing Member of North West 7 LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

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

_____ _____ My Appointment Expires _____
Notary Public Print Name

APPROVALS

CITY OF BLUE SPRINGS, MISSOURI APPROVALS

This hereby certifies that the accompanying plat of TOMMY'S EXPRESS CAR WASH was submitted to and approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri on this _____ day of _____, 20_____, by Ord. No._____,

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

_____
Chris Henning, Planning Commission Chair

_____
Mike Mallon, Sr., Director of Community Development

_____
, City Engineer

By: _____ _____
Jackson County Assessor Office Date

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83

The subject property address is: 509 NW 7 Highway.

The accuracy standard for this survey is Urban.

Coordinate shown hereon are State Plane, Missouri West Zone NAD83.

FLOOD NOTE:

This property lies within Flood 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 Agency's National Flood Insurance Program for Blue Springs, Jackson County, Missouri, Map Number 29095C0319G and dated January 20, 2017.

REFERENCE SURVEYS:

Final Plat – McCOY'S BLUE SPRINGS ADDITION

Final Plat – STANLEY HOMESTEAD

Final Plat – RED BIRD LOT 1

Final Plat – DEREK JAMES ESTATE

Minor Lot Line Adjustment, By. Engineering Solutions, dated 12/6/2014 and is Doc. No. 2015E0013542

TITLE NOTE:
Title information shown hereon was taken from Chicago Title Company Commitment for Title Insurance, No. KCC240065 Effective Date: January 10, 2024 at 8:00 A.M.

OWNER

North West 7 LLC
PO Box 62317
Irvine, CA 92602
Phone: 660–909–3116

29390 W 119th Street, Olathe, KS 66061
Office: 913–717–8538
COPYRIGHT © –2025– Beyond Surveying, LLC
www.beyondsurveying.com

Beyond Surveying

Received
02/26/2025 8:48:45 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*)

Tommy's Express Car Wash

**Project Name**

| 509 NW Missouri Hwy 7 | See attachment |
|---|---|
| **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 |
|---|---|---|---|---|---|
| | Use Car Lot | | Commercial | .72 | 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

| Kevin Uhl | Frontier Investments | 816-977-6322 | kevinu@meyerbro.com |
|---|---|---|---|
| **Name of Applicant** | **Company** | **Phone** | **Email Address** |

| 800 E 101st Terrace | Kansas City | MO | 64131 |
|---|---|---|---|
| **Address** | **City** | **State** | **Zip Code** |

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

| X | 01/23/24 |
|---|---|
| **Applicant Signature** | **Date** |

| Phillip Zou | 660-909-3116 | zou88@yahoo.com |
|---|---|---|
| **Name of Property Owner** | **Phone** | **Email Address** |

| PO Box 62317 | Irvine | CA | 92602 |
|---|---|---|---|
| **Address** | **City** | **State** | **Zip Code** |

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

X *Property owner works between the US and China. It takes weeks to get responses sometimes. I have attached his previous approval with the last submittal.*

Pr

Date

**Received**
02/26/2025 8:48:41 AM

| REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS | | | |
|---|---|---|---|
| | **REQUIREMENT** | **DESCRIPTION** | **NUMBER** |
| ☐ | **Project Location Information** | Complete 1st page of this Application | |
| ☐ | **Legal Description**<br>*(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:**

Project would include the demolition of the existing site features, existing building, and construction of a 110' long tunnel express car wash with associate 14 exterior vacuum stalls and 2-lane pay system.

**Received**
02/26/2025 8:48:44 AM

# PLANNING APPLICATION REVIEW STAFF REPORT

| | |
|---|---|
| **Meeting Dates:** | Planning Commission: March 10, 2025 City Council: March 17, 2025 (Final Plat Only) |
| **Project Name:** | ***Flex Spaces II*** |
| **Site Location:** | 3405 NW Jefferson Street |
| **Project Request:** | **SPDR-01-25-9467**; Site Plan Design Review to allow for the development of Flex Spaces Phase 2 containing four new buildings, associated drives, and parking. **PF-01-25-9466**; Final Plat to create two (2) developable lot and one (1) tract for the detention area. |

**Applicant:** Patrick Joyce, P.E. │Kimley-Horn
**Property Owner:** Matthew Hendrickson│Capital Builders KC
**Staff Planner:** Shantele Frie│ Associate Planner

**Project Description:** The applicant is requesting approval of a Site Plan Design Review and a Final Plat for the development of flex office space/warehouses Phase II. This phase involves the construction of Buildings A, B, C, D. The final plat will create two (2) developable lots and one (1) tract of land for the detention area.

**Staff Recommendation:** Staff recommends approval with conditions of the Site Plan Design Review and Final Plat. Conditions are identified at the end of the staff report.

**Previous Actions:**

| Date | Review Body | Action |
|---|---|---|
| January 2014 | | American Lodging/ American Inn (Withdrawn by Applicant) |
| 08/22/2022 | Planning Commission | Approved Preliminary Plat (PP-07-22-8389) for Flex Spaces |
| 09/06/2022 | City Council | Approved General Development Plan (GDP-07-22-8388) for the development of two (2) single-story buildings for flex office space/warehouses by Ord. No. 5147. |
| 09/26/2022 | Planning Commission | Recommend Approval of Hal Park Final Plat |
| 10/03/2022 | City Council | Approved Hal Park Final Plat |

**Future Applications:** The Site Plan Design Review and Final Plat will be reviewed concurrently. The Final Plat must be recorded at Jackson County prior to the issuance of building permits. An additional Site Plan Design Review will need to reviewed for future development of Building E.

**Adjacent Properties:**

| Direction | Current Zoning | Current Land Use(s) |
|---|---|---|
| **North:** | "LI" (Light Industrial) | Storage-Residential Warehouse |
| **South:** | "GB" (General Business) | Hotel or Motel |
| **East:** | "LI" (Light Industrial) | Manufacturing/Building or Construction Contractor (with machinery, equipment, or storage) |
| **West:** | "GB" (General Business) | Construction & Contractor |

## SITE PLAN DESIGN REVIEW & FINAL PLAT ANALYSIS

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

**Preservation:** The site is currently undeveloped and is primarily a flat, open grass field. There is an exiting asphalt pad which will serve as a temporary parking lot until future development.

**Phasing:** The site is planned for multi-phase development. Buildings A, B, C, and D will be constructed in a single phase, while Building E is scheduled for future developments.

**Streets & Sidewalks:** The development propose a single access point from NW Jefferson Street, with cross-access provided from Phase 1 to the north of Phase 2. The applicant is required to complete half-road improvements along the NW Jefferson Street frontage. Additionally, a 5-foot-wide ADA-compliant sidewalk must be installed along this frontage. A public sidewalk will also connect NW Jefferson Street to the front entrance of Building D.

**Traffic:** Based on current traffic volumes and anticipated traffic trip generation, a traffic memo analysis will not be required by the City of Blue Springs.

**Stormwater:** A stormwater management plan was originally prepared by a professional engineer in the State of Missouri and submitted to Public Works for review. Phase I of this development installed an extended dry detention basin sized with additional capacity to capture this development. The Engineer has demonstrated the proposed plan is in accordance with the original stormwater management plan. No additional stormwater detention is required for this phase. The plans show private stormwater collection and conveyance to existing basin.

**Sanitary Sewer:** Gravity sanitary sewer is available within this development. The sewer has capacity to convey flows generated from this development, but the developer is responsible for connecting to the existing sanitary sewer. An Engineer or Surveyor will need to determine if the sewer invert elevations are such for this development to utilize this sanitary sewer.

**Land Use:** The proposed land use for the property is classified as “Storage-Residential Warehouse,” which is permitted by right within the Light Industrial “LI” zoning district. All uses allowed under the “LI” zoning designation are permitted. The developed space can accommodate small business owners for equipment storage, office space for retail or personal services, order packaging, and similar business.

**Building Typology:** The purposed development utilizes the “General Industrial” building type, which is defined as “A building designed to accommodate light industrial or general industrial functions at a variety of scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning districts or any specific use limitations for the intended use.” The General Industrial building type is permitted in the “LI” zoning district. The applicable development standards are provided in the table below and the rear setback.

**General Commercial Building**

| Standard | Requirement | Proposed |
|---|---|---|
| Frontage Width | 75-ft. min. | 330-ft. |
| Lot Area | N/A | 4.19 acres +/- |

| | | |
|---|---|---|
| Front Setback | 40-ft. min. | 58.5-ft. |
| Side Setback | 20-ft. min. | 44.1-ft. |
| Rear Setback | 20-ft. min | 20-ft. |
| Building Height | 45-ft. max. | 45-ft. max. |
| Building Coverage | 85% of lot area max. | 38% |
| Frontage Type | Buffer Edge | Buffer Edge |

**Approval from GDP for the following modification: Per Section 405.030, Parking and Loading, allow for a reduced rear setback of 8ft from the required 20-ft for Building E only.

**Parking:** The applicant proposes a total of 62 parking spaces for the site, with all stalls meeting the minimum size requirements of 18.5 feet in length and 9.5 feet in width. The table below outlines the parking requirements for each building under development.

Vehicular parking is required and proposed as follows:

| **Building A & B (+/- 26,000 SF)** | **Required** | **Provided** |
|---|---|---|
| Land Use: Storage – Residential Warehouse | Required total stalls: 26 | Standard Stall Count: 21<br>ADA Stall Count: 0<br>Garage Parking: 14<br>Total Number of Parking Stalls: 35 |
| Building C & D (+/- 12,235) | Required | Provided |
| Land Use: Storage-Residential Warehouse | Required Total Stalls: 27 | Standard Stall Count: 18<br>ADA Stall Count: 1<br>Garage Parking: 7<br>Total Stall Count: 26 |

* Installment of a temporary parking lot in the area of Building E will provide an additional 21 parking stalls measure at 18.5 in length and 9.5 in width.
**Garage parking note: Refers to stalls inside of buildings that can be accessed via overhead doors.

Bike parking is required and proposed as follows:

| **Land Use** | **Required** | **Provided** |
|---|---|---|
| Industrial | 3% of the number of employees: 6 Total Bicycle | 6 spaces for Bicycle Parking |

**Pedestrian Access:** The applicant is proposing a 5-ft ADA compliant sidewalk extending from the public sidewalk along NW Jefferson Street, near the drive access, that connects to Building C and D. The plans include 8-foot ADA compliant sidewalks positioned around the exterior of the buildings and head-in parking spaces. Pedestrian connections are not being provided for Buildings A and B as they will be used for primarily for the "Storage-Residential Warehouse" land uses.

**Architectural Character:** The site includes four (4) single-story buildings with 29 +/- total units. The buildings are proposed to be corrugated metal and have accents of composite wood siding. The facades facing NW Jefferson Street will have windows to help visually break up the plane. The trash enclosure is proposed to be located at the south building line of Building B. If a fence is desired in the future, the applicant has shown an architectural metal fence for security purposes. **The buildings and site design are required to meet the Non-Residential Design Standards in UDC Section 407.090.**

**Open Space**: The "LI" zoning district is exempt from the open space system requirements.

**Frontage & Landscaping:** The applicant has provided a final landscaping plan for the site. The table below outlines the landscaping requirements for the site based on the proposed site plan.

| Landscape Area | Required Units / PUs (plant units) | Proposed Units / PUs (plant units) |
|---|---|---|
| **Frontage Design Buffer Edge Adjacent to Jefferson Street** | 1 Shade tree for every 75 feet of frontage and continuous buffer=7 trees | 7 trees |
| **South Buffer: Adjacent to Jefferson Street (Minor Collector)-Buffer Type B-15 feet minimum** | 15-feet minimum requires 45 PUs Per 100 feet= 256 PUs | 285 PUs |
| **East Buffer: Adjacent to LI Zoning: Buffer Type B-15 feet minimum** | 15-feet minimum requires 45 PUs per 100 feet= 119 PUs | **116 PUs** |
| **North Buffer: Adjacent to LI Zoning: Buffer B-15 feet minimum** | 15-feet minimum requires 45 PUs per 100 feet= 101 PUs | **n/a** |
| **West Buffer: Adjacent to GB Zoning-Buffer Type B: 15 feet minimum** | 15 feet minimum requires 45 PUs per 100 feet= 54 PUs | **84 PUs** |
| **Parking lot landscaping:** | 2 PUs per uncovered space =41 spaces x 2= 82 PUs | **166 PUs** |
| **Total Plant Units:** | **619 PUs** | **651 PUs** |

**Outdoor Lighting:** The applicant provided a photometric plan; however, the outdoor lighting will be reviewed in further detail with the building permit. All outdoor lighting must comply with section 407.060. **It must meet the minimum average light output across the site and 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 issuance of a building permit. All screening must be completed prior to the issuance of a Certificate of Occupancy for the addition.**

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

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

1. Compliance with the requirements of this Development Code.

   **STAFF RESPONSE:** The proposed plan complies with all parts of the UDC except for the previously approved modification to allow for a reduced rear setback of 8-ft from the required 20 ft for Building E in future development.

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

   **STAFF RESPONSE:** There are no overlay districts or specific design and development policies or standards applicable to the site. The plan is in substantial compliance with the previously approved General Development Plan.

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

   **STAFF RESPONSE:** There are no additional site-specific conditions necessary to meet the intent and design objectives of any of the applicable development standards.

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

   **STAFF RESPONSE:** The application does meet the criteria for all other reviews needed to build the project as proposed.

5. The recommendations of professional staff.

   **STAFF RESPONSE:** Staff recommends approval of the Site Plan Design Review with the conditions as listed below.

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

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

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

   **STAFF RESPONSE:** The layout and design of the final plat is in substantial compliance with the approved Preliminary Plat and the General Development Plan.

2. The construction plans meet all technical specifications.

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

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

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

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

**STAFF RESPONSE:** There are no further deviations in the final plat. The application is, however, in compliance with the Comprehensive Plan and the purposes and intent of the UDC.

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

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

6. The recommendations of professional staff.

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

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan Design Review application with the following condition:

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

Staff recommends approval of the Final Plat application with the following conditions:

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



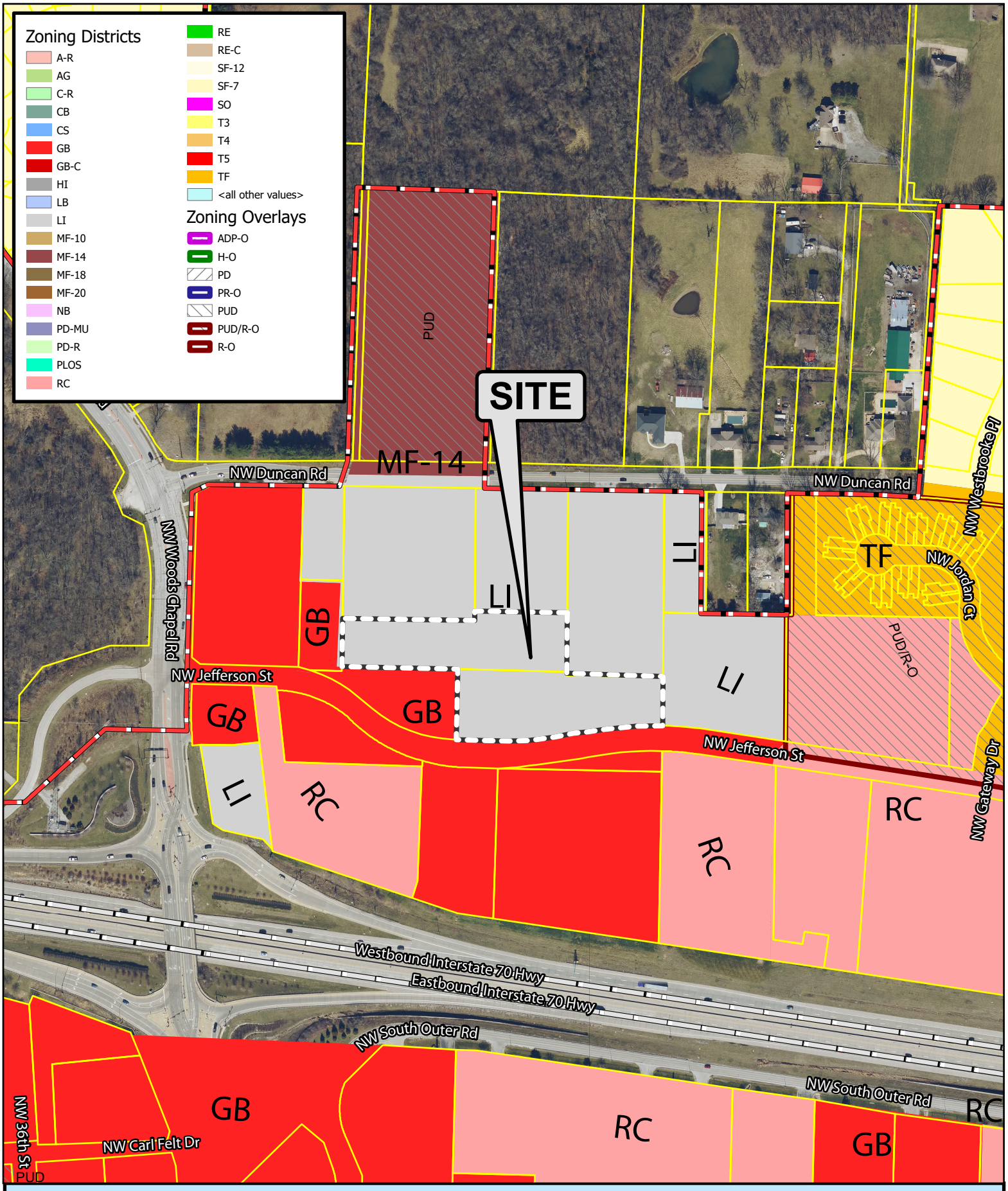

The City of Blue Springs Missouri

SPDR-01-25-9467 / PF-01-25-9466
Parcel # 35-510-03-47-00-0-00-000
# 35-510-03-46-00-0-00-000
AERIAL LOCATION MAP

N

*1 inch = 200 feet*

03/03/25




SPDR-01-25-9467 / PF-01-25-9466
Parcel # 35-510-03-47-00-0-00-000
# 35-510-03-46-00-0-00-000
SITE LOCATION ZONING MAP

The City of Blue Springs Missouri

N

1 inch = 300 feet

03/03/25

# SITE PLAN DESIGN REVIEW

FOR

# BLUE SPRINGS FLEX SPACE II

CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

NE $\frac{1}{4}$ SECTION 26, TOWNSHIP 49N, RANGE 31W

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

## PROJECT TEAM

### OWNER/DEVELOPER:
FLEX SPACES, LLC
1507 NE WALL STREET
LEE'S SUMMIT, MO 64086
CONTACT: MATTHEW HENDRICKSON
TEL: (816) 694-1369
EMAIL: MATT@CAPITALBUILDERSKC.COM

### CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE. SUITE 150,
KANSAS CITY, MO 64105
CONTACT: PATRICK JOYCE, P.E.
TEL: (785) 550-8994
EMAIL: PATRICK.JOYCE@KIMLEY-HORN.COM
SECONDARY CONTACT: LOGAN GREEN
TEL: (816) 281-7669
EMAIL: LOGAN.GREEN@KIMLEY-HORN.COM

### ARCHITECT:
SIXTWENTYONE
1705 SUMMIT STREET
KANSAS CITY, MO 64108
CONTACT: JACOB LITTRELL
TEL: (816) 609-8633
EMAIL: JACOB@SIXTWENTYONE.COM

## UTILITY AND GOVERNING AGENCY CONTACTS

### SANITARY & WATER:
CITY OF BLUE SPRINGS
ENGINEERING DIVISION
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

### STORMWATER:
CITY OF BLUE SPRINGS
PUBLIC WORKS
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
TEL: (816) 228-0121

### STREETS:
CITY OF BLUE SPRINGS
NATHAN LEA
500 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
TEL: (816) 228-0195

### TELEPHONE:
AT&T
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
TEL: (816) 275-1550

### ELECTRIC:
EVERGY
DOUG DAVIN
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
TEL: (816) 347-4320

### GAS:
SPIRE, INC.
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
TEL: (816) 472-3489

## HISTORIC INFORMATION

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED JANUARY 17, 2025.

## FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095CO316G EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

## FIRE CODE

ALL ISSUES OERTAINING TO LIFE, SAFETY, AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

## ADA NOTE

ALL SIDEWALKS, HANDICAP STALLS, AND HANDICAP UNLOADING AREAS SHALL HAVE 2% MAXIMUM CROSS SLOPE, AS CONSTRUCTED. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS AND NOTIFY ENGINEER IF DISCREPANCY OCCURS.

## GENERAL SITE NOTES

CURRENT ZONING: LIGHT INDUSTRIAL (LI) / GENERAL BUSINESS (GB)

PROPOSED ZONING: LIGHT INDUSTRIAL (LI)

CURRENT LAND USE: VACANT

PROPOSED LAND USE: PERMITTED AND CONDITIONALLY PERMITTED USES IN THE "LI" LIGHT INDUSTRIAL ZONING DISTRICT

SUBDIVISION: HAL PARK SUBDIVISION

## OIL AND GAS WELL NOTES

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCITON ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, ACCESSED JANUARY 17, 2025.

## PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:
1. THE CITY OF BLUE SPRINGS, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

APPROXIMATE TOTAL ACREAGE: 4.2 AC

WATERSHED: EAST FORK LITTLE BLUE RIVER




LOCATION MAP

1" = 200'

NORTH

## PROJECT BENCHMARK

5/8" REBAR AND 2" ALUMINUM CAP STAMPED "SKW"
N: 1044631.28', E: 2845172.72', ELEV: 926.34'

## SHEET LIST TABLE


| SHEET NUMBER | SHEET TITLE |
|---|---|
| C100 | COVER SHEET |
| C101 | GENERAL NOTES |
| C102 | TOPOGRAPHICAL SURVEY |
| C200 | EXISTING CONDITIONS |
| C300 | OVERALL SITE PLAN |
| C301 | SITE PLAN |
| C302 | SITE DETAILS I |
| C303 | SITE DETAILS II |
| C400 | GRADING PLAN |
| C401 | ADA GRADING |
| C500 | UTILITY PLAN |
| C501 | UTILITY DETAILS I |
| C600 | DRAINAGE AREA MAP |
| C601 | STORM PLAN & PROFILE - LINE 100 (A) |
| C602 | STORM PLAN & PROFILE - LINE 100 (B) |
| C603 | STORM PLAN & PROFILE - LINE 200 |
| C604 | STORM PLAN & PROFILE - LINE 300 |
| C605 | STORM DETAILS I |
| C700 | PRE-CONSTRUCTION EROSION CONTROL PLAN |
| C701 | FINAL STABILIZATION EROSION CONTROL PLAN |
| C702 | EROSION CONTROL DETAILS |
| L100 | LANDSCAPE PLAN |
| L101 | LANDSCAPE DETAILS & NOTES |
| SP100 | SITE PLAN RENDERING |
| A-A201 | BUILDING A ELEVATIONS |
| A-A202 | BUILDING A ELEVATIONS |
| B-A201 | BUILDING B ELEVATIONS |
| C-A201 | BUILDING C ELEVATIONS |
| D-A201 | BUILDING D ELEVATIONS |
| A101 | TRASH ENCLOSURE PLAN & DETAIL |
| E011 | SITE PHOTOMETRICS |


## LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26, THENCE SOUTH 02 DEGREES 19 MINUTES 36 SECONDS WEST, WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 719.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW DUNCAN ROAD; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST (NORTH 88 DEGREES 53 MINUTES EAST DEED), WITH THE SOUTH RIGHT-OF-WAY NW DUNCAN ROAD, A DISTANCE OF 300.10 FEET (302.15 FEET DEED); THENCE SOUTH 00 DEGREES 49 MINUTES 46 SECONDS WEST (SOUTH 01 DEGREE 07 MINUTES EAST DEED), AND NO LONGER WITH THE SOUTH RIGHT-OF-WAY LINE OF NW DUNCAN ROAD, A DISTANCE OF 300.00 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 46 SECONDS WEST, A DISTANCE OF 157.13 FEET (155.01 FEET DEED); THENCE SOUTH 88 DEGREES 21 MINUTES 49 SECONDS EAST, A DISTANCE OF 236.22 FEET TO A POINT ON THE WEST LINE OF CIRRUS ENTERPRISES - 1ST PLAT LOT 1; THENCE SOUTH 00 DEGREES 43 MINUTES 31 SECONDS WEST, A DISTANCE OF 115.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 746.20 FEET, A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 31 SECONDS, WITH AN INITIAL TANGENT BEARING OF NORTH 88 DEGREES 26 MINUTES 41 SECONDS WEST, AN ARC DISTANCE OF 128.83 FEET; THENCE SOUTH 81 DEGREES 39 MINUTES 47 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 176.89 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 406.39 FEET, A CENTRAL ANGLE OF 09 DEGREES 58 MINUTES 24 SECONDS, AN ARC DISTANCE OF 70.74 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 49 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 119.79 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 327.00 FEET, A CENTRAL ANGLE OF 38 DEGREES 14 MINUTES 59 SECONDS, AN ARC DISTANCE OF 218.30 FEET; THENCE NORTH 50 DEGREES 06 MINUTES 49 SECONDS WEST, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET, A DISTANCE OF 46.50 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF NW JEFFERSON STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 339.60 FEET, A CENTRAL ANGLE OF 25 DEGREES 18 MINUTES 51 SECONDS, AN ARC DISTANCE OF 150.04 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, DUNCAN PLAZA 1ST PLAT; THENCE SOUTH 88 DEGREES 21 MINUTES 55 SECONDS EAST (NORTH 89 DEGREES 40 MINUTES 00 SECONDS EAST PLAT) WITH THE SOUTH LINE OF SAID LOT 2, AND NO LONGER WITH THE NORTH RIGHT-OF-WAY LINE OF JEFFERSON STREET, A DISTANCE OF 77.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST (NORTH 01 DEGREE 07 MINUTES WEST PLAT) WITH THE WEST LINE OF LOT 2 DUNCAN PLAZA 1ST PLAT, A DISTANCE OF 126.79 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, NO LONGER WITH THE WEST LINE OF LOT 2 DUNCAN PLAZA 1ST PLAT, A DISTANCE OF 325.46 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 22.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 182,678 SQUARE FEET, OR 4.19 ACRES.

SUBMITTED BY:

PATRICK JOYCE, P.E.
SENIOR PROJECT MANAGER
KIMLEY-HORN AND ASSOCIATES, INC.

2-28-2025
DATE

APPROVED BY:

DATE

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: (816) 945-7500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

COVER SHEET

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER C100

Received
02/28/2025 9:32:14 AM

Drawing name: K:\KNC_LDEV\268442002 Blue Springs Flex Space\2 Design\CAD\PlanSheets\Cds\C100 COVER SHEET.dwg COVER SHEET Feb 28, 2025, 8:37am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF BLUE SPRINGS, MISSOURI AND THE MISSOURI DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
3. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
4. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "C" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
15. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.
16. ALL WORK IN THE PUBLIC EASEMENT AND RIGHT OF WAY MUST COMPLY WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR THE CITY OF BLUE SPRINGS, MISSOURI.
17. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ACQUIRE ALL STATE AND CITY PERMIT, INCLUDING PERMITS REQUIRED BY OTHER GOVERNING BODIES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
18. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
19. FOR THE IMPROVEMENTS SHOWN ON THIS PLAN THAT ARE PUBLIC IMPROVEMENTS. COORDINATE WITH THE CITY FOR REQUIRED PERMITS, BONDS, AND INSURANCE.
20. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF BLUE SPRINGS, MISSOURI.
21. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
22. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. THE CONTRACTOR SHALL ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC." 811. THIS NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI AND MUST BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIONS.
23. THE CONTRACTOR SHALL CONTROL EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
24. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
25. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
26. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE CONTRACTOR, AT THE CONTRACTORS EXPENSE.
27. ANY EXISTING OR NEW STORM SEWER INLET IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.

## DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

## GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MISSOURI DEPT. OF TRANSPORTATION STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MISSOURI DEPT. OF TRANSPORTATION SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DEPT. OF TRANSPORTATION SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

## EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   - 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   - 7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   - 7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   - 7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   - 7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   - 7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

## WATER, STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

## PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACT

## PROPERTY DESCRIPTION

CONTAINING 182,679 SQUARE FEET OR 4.19 ACRES

TRACT A, TRACT B AND TRACT C, HAL PARK SUBDIVISION, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

## SURVEY NOTES:

1. THE DESCRIPTION USED FOR THIS SURVEY WAS TAKEN FROM A PURCHASE MONEY DEED OF TRUST, RECORDED AS INSTRUMENT NUMBER 2022E0102064 AT THE JACKSON COUNTY RECORDER OF DEEDS.

2. THE BEARINGS SHOWN HEREON ARE ON MISSOURI STATE PLANE, WEST ZONE, NAD83 AS SHOWN ON THE PLAT OF HAL PARK SUBDIVISION, RECORDED AS INSTRUMENT NUMBER 2022E0098334, IN BOOK 1206 AT PAGE 86 AT THE JACKSON COUNTY RECORDER OF DEEDS.

3. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

## TOPOGRAPHIC SURVEY NOTES:

1. CONTOUR INTERVAL IS 1.0 FEET.

2. ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT. HELD 5/8" REBAR AND 2" CAP STAMPED "SKW", LOCATED 58'± SOUTH OF THE SOUTHEAST PROPERTY CORNER. ELEVATION: 926.34'

3. UTILITIES SHOWN HEREON ARE FROM VISIBLE EVIDENCE ON THE GROUND OR FROM THE RESPECTIVE UTILITY COMPANY. WE DO NOT GUARANTEE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN NOR THE POSSIBLE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN. ANYONE WHO USES THE INFORMATION SHOWN HEREON SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCING ANY DESIGN OR CONSTRUCTION ACTIVITY.

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY--PANEL NUMBER 316 OF 625, MAP NUMBER 29095C0316G, REVISED ON JANUARY 20, 2017, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. FIELD WORK WAS COMPLETED ON JUNE 26, 2024

LOT 1

N89°10'14"W 325.46'

S00°49'46"W 126.80'

121.98'

15' DRAINAGE EASEMENT

S00°49'46"W 22.58'

N89°10'14"W 225.00'

TRACT C
71,417 SQUARE FEET
1.64 ACRES

EXISTING HOUSE #3401 NW JEFFERSON ST.

ELEV: 931.34' (AT GARAGE DOOR)

ELEV: 933.06' (AT THRESHOLD)

CONCRETE DRIVEWAY

GRAVEL DRIVEWAY

N00°49'46"E 157.13'

AREA INLET
MANHOLE RIM: 924.82'
FL OUT S: 916.12'
FL IN N: 916.22'

SANITARY MANHOLE
RIM: 925.76'
FL OUT E: 923.31'

N88°21'55"W 77.18'

10' SANITARY SEWER ESMT BK 1-41 PG 91

S89°28'31"E 279.23'

SANITARY MANHOLE
RIM: 924.77'
FL IN W: 920.17'
FL IN N: 921.17'
FL OUT E: 920.07'

SANITARY MANHOLE
RIM: 926.83'
FL IN W: 919.30'
FL IN E: 919.78'
FL OUT S: 919.18'

SANITARY MANHOLE
RIM:926.42'
FL IN S: 922.52'
FL IN SW: 922.42'

SANITARY MANHOLE
RIM: 924.98
FL IN E: 921.43
FL OUT W: 920.78

15" CMP
FL:924.90'
(DIRECTION UNKNOWN)

N88°21'49"W 236.22'

EDGE OF ASPHALT

TRACT A
34,536 SQUARE FEET
0.79 ACRES

32" CMP
FL:914.33'

25' ACCESS ESMT

OVERFLOW INLET
TOP GRATE: 921.91'
FL IN: 914.11'
FL IN: 912.36'
FL OUT: 911.76'

TRACT B
76,726 SQUARE FEET
1.76 ACRES

ASPHALT PARKING - PARKING EASEMENT AREA
(AREA DEFINED ONLY BY SKETCH)
DOC. NO. 2003I0152130

N00°20'36"E 173.98'

N00°43'31"E 115.24'

R=339.60'(P&M)
L=150.04'(P&M)

S50°06'49"E 46.50'

L=204.86'

R=327.00'
L=218.30'

S88°21'49"E 119.79'

L=13.64'

R=406.39'
L=70.74'

N81°39'47"E 176.88'

FIRE HYDRANT SURROUNDED BY STEEL BOLLARDS

EDGE OF ASPHALT EXTENDS TO BACK OF CURB

R=746.20'
L=128.83'

CURB INLET
MANHOLE RIM: 915.10'
FL IN N: 911.05'
FL OUT S: 909.80'

CURB INLET
MANHOLE RIM: 915.05'
FL IN N: 909.65'
FL OUT S: 909.55

SANITARY MANHOLE
RIM: 918.16'
FL IN N: 913.26'
FL IN W: 911.31'
FL OUT E: 910.76'

**SITE BENCHMARK**
5/8" REBAR AND
2" ALUMINUM CAP STAMPED "SKW"
N:1044631.28'
E:2845172.72'
ELEV:926.34'

### LEGEND:

- POWER POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC PEDESTAL
- FIBER OPTIC VAULT
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- SIGN
- R/W RIGHT-OF-WAY
- SS SANITARY SEWER PIPE
- OHP OVERHEAD POWER LINE
- UGP BURIED POWER LINE
- GAS BURIED GAS PIPE
- FENCELINE

GRAPHIC SCALE
30 0 15 30 60 90
( IN FEET )
1 inch = 30 ft.

STATE OF MISSOURI
ROBERT G. YOUNG NUMBER LS-2007000089
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE PREPARED THIS DRAWING FROM AN ACTUAL FIELD TOPOGRAPHIC SURVEY OF THE PROPERTY REPRESENTED HEREON, THAT ALL WORK WAS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, MO. LS-2007000089 — DATE 7/10/2024

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.


R.L. Buford & Associates, LLC
LAND SURVEYING – DEVELOPMENT CONSULTANTS
ALL BUSINESS ASSOCIATES, LLC
MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152


| SEC.-TWP.-RGE. | COUNTY | JOB NO. |
|---|---|---|
| 26-49-31 | JACKSON | J-24198 |
| DATE | FIELD BOOK & PAGE | |
| 7/10/2024 | LOOSE LEAF | |

DRAWN BY: ABH

FOR CAPITOL BUILDERS

TOPOGRAPHIC SURVEY


© COPYRIGHT 2024 R.L. BUFORD & ASSOCIATES, LLC


E:\A-JACKSON COUNTY\J-24198 CAPITAL JEFFERSON-BLUE SPRINGS\DWG\J-24198 TOPO.DWG 7/10/2024


Received
02/28/2025 9:32:16 AM

UNINCORPORATED JACKSON COUNTY
CITY OF INDEPENDENCE
UNINCORPORATED JACKSON COUNTY
CITY OF BLUE SPRINGS
NW DUNCAN RD
CITY OF BLUE SPRINGS
UNINCORPORATED JACKSON COUNTY
UNINCORPORATED JACKSON COUNTY
CITY OF BLUE SPRINGS
CITY OF INDEPENDENCE
CITY OF BLUE SPRINGS
AROUND TOWN TECHNOLOGIES LLC
3424 NW DUNCAN RD
ZONING: LI
LAND USE: WAREHOUSE-STORAGE
±0.53 AC.
FLEX SPACES BLUE SPRINGS LLC
3420 NW DUNCAN RD
ZONING: LI
LAND USE: WAREHOUSE-STORAGE
±2.41 AC.
3412 PROPERTY LLC
3412 NW DUNCAN RD
ZONING: LI
LAND USE: WAREHOUSE-STORAGE
±1.55 AC.
COMCAST CABLEVISION OF MO, INC
3300 NW DUNCAN RD
ZONING: LI
LAND USE: WAREHOUSE-STORAGE
±0.69 AC.
CASEYS MARKETING COMPANY
1914 NW WOODS CHAPEL RD
ZONING: GB
LAND USE: CONVENIENCE STORE
±2.60 AC.
COMCAST OF MISSOURI, INC.
3400 NW DUNCAN RD
ZONING: LI
LAND USE: INDUSTRIAL
±2.47 AC.
EXISTING STORM SEWER CURB INLET (TYP.)
EXISTING STORM SEWER JUNCTION BOX (TYP.)
PROPERTY LINE
ENGEL, PAUL S & TAMMY J
3421 NW JEFFERSON ST
ZONING: GB
LAND USE: SERVICE GARAGE
±0.50 AC.
EXISTING FLEX SPACES PHASE 1
EXISTING BUILDING
EXISTING WOODED AREA
TRACT A
±1.64 AC.
EXISTING GRAVEL PRIVATE DRIVE
EXISTING STORM SEWER AREA INLET
EXISTING 4' DIA. SANITARY SEWER MAIN MANHOLE (TYP.)
EXISTING 10' SANITARY SEWER EASEMENT (TYP.)
PROPERTY LINE
BLUE SPRINGS SELF STORAGE, LLC
3201 NW JEFFERSON ST
ZONING: LI
LAND USE: PARKING LOT
±1.98 AC.
60' ROW
EXISTING 8" SANITARY SEWER MAIN (TYP.)
EXISTING 15' SANITARY SEWER EASEMENT
PROPERTY LINE
TRACT A
±0.79 AC.
EXISTING OUTLET CONTROL STRUCTURE AND RIPRAP
TRACT A
±1.76 AC.
EXISTING STORM SEWER OUTLET PIPE AND RIPRAP
CP REAL ESTATE
1922 NW WOODS CHAPEL RD
ZONING: GB
LAND USE: CONVENIENCE STORE
±0.52 AC.
EXISTING ASPHALT PAD
PROPERTY LINE
PATEL HITESH
3120 SW JEFFERSON ST
ZONING: GB
LAND USE: UNIMP. COMM. LAND
±0.80 AC.
NW JEFFERSON ST
EXISTING 25' ACCESS EASEMENT TO BE VACATED
PROPERTY LINE
NW JEFFERSON ST
60' ROW
EXISTING ±0.49 AC. EXTENDED DRY DETENTION BASIN

## EXISTING CONDITIONS LEGEND

- 1015 — EXISTING CONTOUR
- SS — EXISTING SANITARY SEWER
- FM — EXISTING FORCE MAIN
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE

## PROJECT SITE

WATER DISTRICT: CITY OF BLUE SPRINGS

FIRE DISTRICT: CENTRAL FIRE DISTRICT

NOTE: AERIAL IMAGERY IS FROM NEARMAPS AND IS WAS NOT THE RESULT OF A TOPOGRAPHICAL SURVEY. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
865 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

EXISTING CONDITIONS

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER
C200

Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C200 EXISTING CONDITIONS.dwg C200 EXISTING CONDITIONS Feb 28, 2025 8:58am by rogan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NW DUNCAN RD

PHASE 1
(EXISTING)

PHASE 2
(PROPOSED)

NW JEFFERSON ST

## SITE PLAN LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER

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

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

| No. | REVISIONS | DATE | BY |
|---|---|---|---|


Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-945-7500
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

# SITE PLAN DESIGN REVIEW

CAPITAL BUILDERS, LLC

# OVERALL SITE PLAN

# BLUE SPRINGS FLEX SPACE II

3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025

KHA PROJECT NO. 268442002

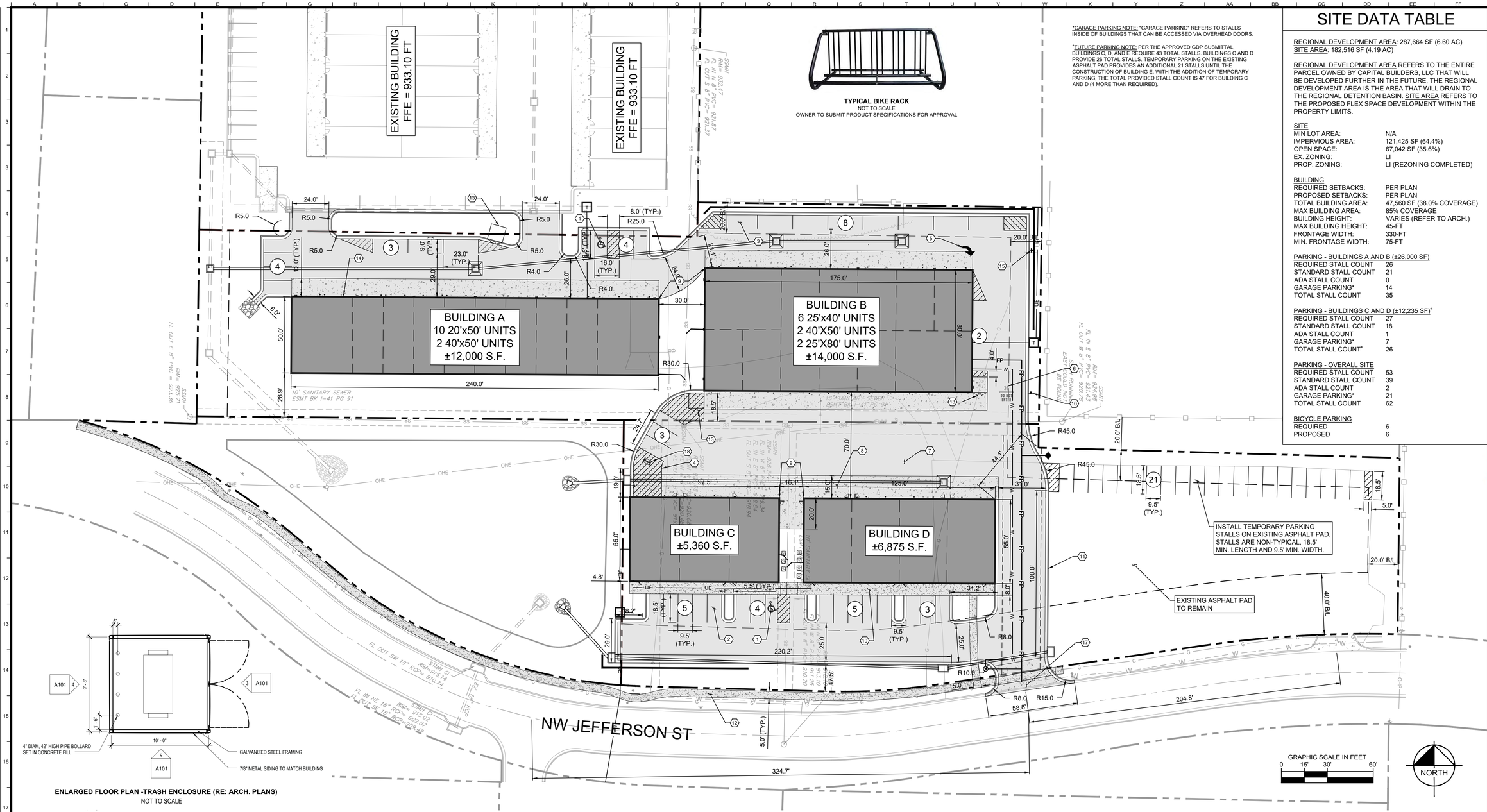
SHEET NUMBER

C300


Drawing name: K:\KNC_LEE\V268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C300 OVERALL SITE PLAN.dwg OVERALL SITE PLAN Feb 28, 2025, 8:58am by logan.gream
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Received
02/28/2025 9:32:16 AM




**TYPICAL BIKE RACK**
NOT TO SCALE
OWNER TO SUBMIT PRODUCT SPECIFICATIONS FOR APPROVAL

*GARAGE PARKING NOTE: "GARAGE PARKING" REFERS TO STALLS INSIDE OF BUILDINGS THAT CAN BE ACCESSED VIA OVERHEAD DOORS.

*FUTURE PARKING NOTE: PER THE APPROVED GDP SUBMITTAL, BUILDINGS C, D, AND E REQUIRE 43 TOTAL STALLS. BUILDINGS C AND D PROVIDE 26 TOTAL STALLS. TEMPORARY PARKING ON THE EXISTING ASPHALT PAD PROVIDES AN ADDITIONAL 21 STALLS UNTIL THE CONSTRUCTION OF BUILDING E. WITH THE ADDITION OF TEMPORARY PARKING, THE TOTAL PROVIDED STALL COUNT IS 47 FOR BUILDING C AND D (4 MORE THAN REQUIRED).

## SITE DATA TABLE

REGIONAL DEVELOPMENT AREA: 287,664 SF (6.60 AC)
SITE AREA: 182,516 SF (4.19 AC)

REGIONAL DEVELOPMENT AREA REFERS TO THE ENTIRE PARCEL OWNED BY CAPITAL BUILDERS, LLC THAT WILL BE DEVELOPED FURTHER IN THE FUTURE. THE REGIONAL DEVELOPMENT AREA IS THE AREA THAT WILL DRAIN TO THE REGIONAL DETENTION BASIN. SITE AREA REFERS TO THE PROPOSED FLEX SPACE DEVELOPMENT WITHIN THE PROPERTY LIMITS.

| SITE | |
|---|---|
| MIN LOT AREA: | N/A |
| IMPERVIOUS AREA: | 121,425 SF (64.4%) |
| OPEN SPACE: | 67,042 SF (35.6%) |
| EX. ZONING: | LI |
| PROP. ZONING: | LI (REZONING COMPLETED) |

| BUILDING | |
|---|---|
| REQUIRED SETBACKS: | PER PLAN |
| PROPOSED SETBACKS: | PER PLAN |
| TOTAL BUILDING AREA: | 47,560 SF (38.0% COVERAGE) |
| MAX BUILDING AREA: | 85% COVERAGE |
| BUILDING HEIGHT: | VARIES (REFER TO ARCH.) |
| MAX BUILDING HEIGHT: | 45-FT |
| FRONTAGE WIDTH: | 330-FT |
| MIN. FRONTAGE WIDTH: | 75-FT |

| PARKING - BUILDINGS A AND B (±26,000 SF) | |
|---|---|
| REQUIRED STALL COUNT | 26 |
| STANDARD STALL COUNT | 21 |
| ADA STALL COUNT | 0 |
| GARAGE PARKING* | 14 |
| TOTAL STALL COUNT | 35 |

| PARKING - BUILDINGS C AND D (±12,235 SF)* | |
|---|---|
| REQUIRED STALL COUNT | 27 |
| STANDARD STALL COUNT | 18 |
| ADA STALL COUNT | 1 |
| GARAGE PARKING* | 7 |
| TOTAL STALL COUNT* | 26 |

| PARKING - OVERALL SITE | |
|---|---|
| REQUIRED STALL COUNT | 53 |
| STANDARD STALL COUNT | 39 |
| ADA STALL COUNT | 2 |
| GARAGE PARKING* | 21 |
| TOTAL STALL COUNT | 62 |

| BICYCLE PARKING | |
|---|---|
| REQUIRED | 6 |
| PROPOSED | 6 |




**ENLARGED FLOOR PLAN -TRASH ENCLOSURE (RE: ARCH. PLANS)**
NOT TO SCALE

## SITE PLAN NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 2-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.
7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.
8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.
9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.
10. ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.
12. SITE WILL CONFORM TO ENHANCED STREETSCAPE FRONTAGE BUFFER (MIN. 15FT).
13. REFER TO PAVING AND STRIPING NOTES ON SHEET C101.

## SITE PLAN LEGEND

- STANDARD DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER (CG-1)

## PROPOSED USE

OFFICE/WAREHOUSE COMPLEX (GENERAL INDUSTRIAL) APPROVED IN LI ZONING PER CITY OF BLUE SPRINGS UNIFIED DEVELOPMENT CODE § 404.160. PROPOSED USE IS CONSISTENT WITH EXISTING ZONING. PERMITTED AND CONDITIONALLY PERMITTED USES IN THE "LI" LIGHT INDUSTRIAL ZONING DISTRICT.

## GENERAL USE

ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTING FROM THE HAZARDS OF FIRE, EXPLOSION, OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND THE SAFETY OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

## PAVEMENT NOTES

ALL OFF-STREET PARKING AND LOADING AREAS, EXCEPT THOSE REQUIRED FOR SINGLE-FAMILY OR DUPLEX USES, SHALL BE SURFACED WITH:

1. FIVE (5) INCHES OF CONCRETE;
2. SIX (6) INCHES OF ASPHALT; OR
3. THREE (3) INCHES OF ASPHALT COMBINED WITH EIGHT (8) INCHES OF AGGREGATE BASE AND SUBGRADE BASE.

## ZONING

EXISTING: GENERAL BUSINESS (GB)
PROPOSED: LIGHT INDUSTRIAL (LI)

## CURRENT USE

VACANT

## SITE PLAN KEY NOTES

1. INSTALL VAN ACCESSIBLE ADA PARKING STALLS WITH SIGN MOUNTED A MINIMUM OF 7 FEET ABOVE FINISHED GRADE. PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, BLUE IN COLOR. REFER TO DETAIL ON SHEET C302.
2. INSTALL 90° PARKING STALLS (TYP.). PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR.
3. INSTALL PARALLEL PARKING STALLS (TYP.). PAINT 4" PARKING STRIPING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR.
4. PAINT 4" PARKING STRIPING AT 45°, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR, AT 2-FT ON-CENTER SPACING (TYP.).
5. PAINT RIGHT TURN TRAFFIC ARROW, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR (TYP.).
6. PAINT DO NOT ENTER MARKING, PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR.
7. INSTALL STANDARD-DUTY ASPHALT PAVEMENT (TYP.). REFER TO DETAILS ON SHEET C303.
8. INSTALL STANDARD-DUTY CONCRETE PAVEMENT (TYP.). REFER TO DETAILS ON SHEET C303.
9. CONSTRUCT BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
10. INSTALL 8FT WIDE PRIVATE CONCRETE SIDEWALK (TYP.). REFER TO DETAILS ON SHEETS C302-C303.
11. INSTALL STRAIGHT BACK CURB AND GUTTER (TYP.). REFER TO DETAIL ON SHEET C303.
12. INSTALL 5FT WIDE PUBLIC CONCRETE SIDEWALK WITH BUFFER (TYP.). REFER TO DETAILS ON SHEETS C302-C303.
13. INSTALL TRASH ENCLOSURE (TYP.). REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS (DETAIL ALSO FOUND ON THIS SHEET).
14. INSTALL STEEL PIPE BOLLARD (TYP.). REFER TO ARCHITECTURAL PLANS FOR DETAILS. REFER TO DETAIL ON SHEET C302.
15. INSTALL "ONE WAY" SIGN ACCORDING TO MUTCD R6-2.
16. INSTALL "DO NOT ENTER" SIGN ACCORDING TO MUTCD R5-1.
17. INSTALL CONCRETE PRIVATE DRIVEWAY APPROACH. REFER TO DETAIL ON SHEET C302.
18. INSTALL 6-BIKE CAPACITY TRADITIONAL MOVEABLE BIKE RACK. BIKE RACK SHALL BE POWDER-COATED FINISH, BLACK IN COLOR.

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

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018012
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN
DESIGN REVIEW
CAPITAL BUILDERS, LLC

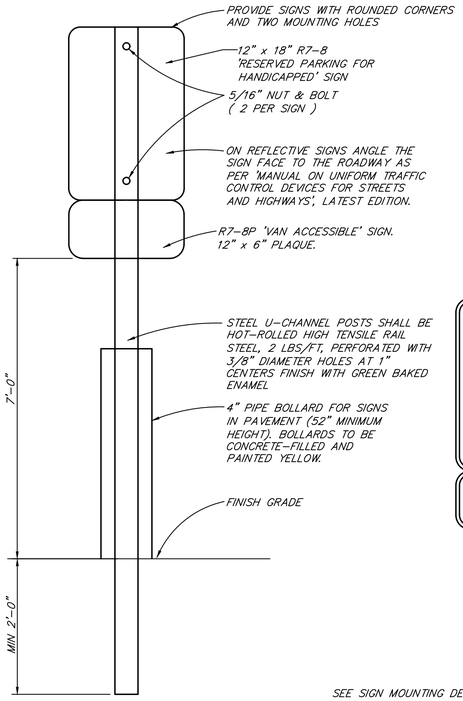
SITE PLAN

BLUE SPRINGS
FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

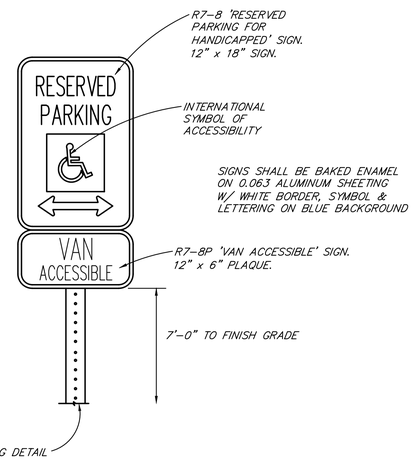
ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER
C301

Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C300 SITE PLAN.dwg SITE PLAN Feb 28, 2025, 8:58am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



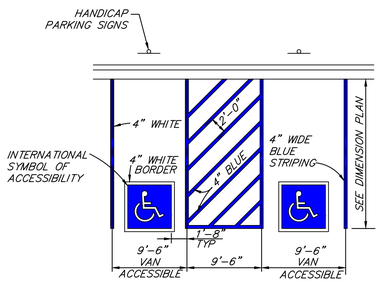

SIGN MOUNTING




ACCESSIBLE SIGNAGE

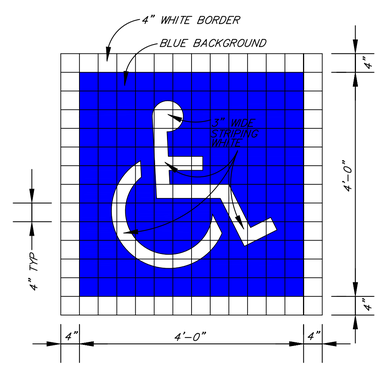
## ADA ACCESSIBLE PARKING SIGNAGE DETAIL

SCALE: N.T.S.



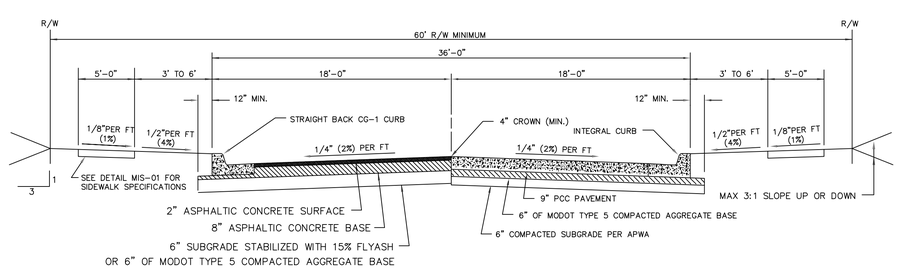

## ADA PARKING DETAILS

SCALE: N.T.S.




## HANDICAP PARKING STALL SYMBOL

SCALE: N.T.S.

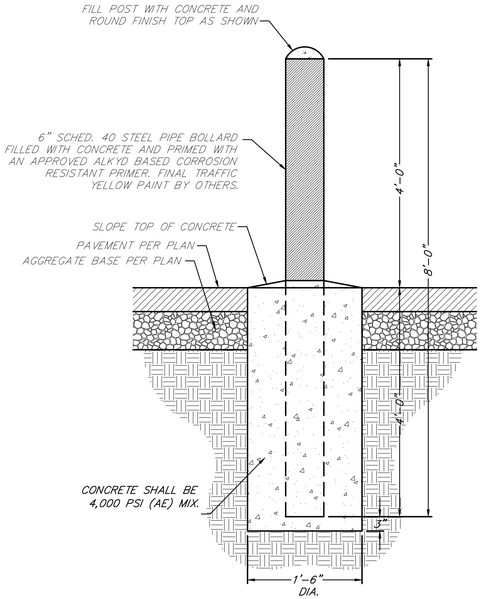



## COMMERCIAL COLLECTOR STREET - TYPICAL SECTION

SCALE: N.T.S.

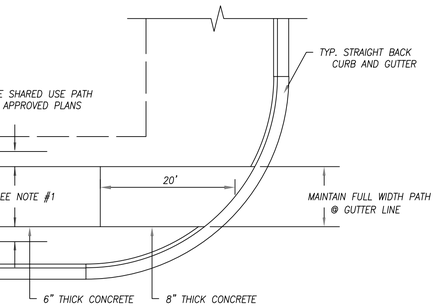
NOTES:

1. CONSTRUCT ADA COMPLIANT SIDEWALK ON EACH SIDE OF STREET
2. ALL PCC CONCRETE SHALL BE KCMMB 4K MIX.
3. PCC PAVEMENT ALLOWED ONLY WITH APPROVAL FROM THE CITY OF BLUE SPRINGS PUBLIC WORKS DIRECTOR.
4. AC MIXES SHALL CONFORM TO APWA. RECYCLED ALLOWED IN BASE AC ONLY. NO SHINGLES ALLOWED IN MIX DESIGN.
5. SIDEWALK SHALL BE PLACED ON 6" OF COMPACTED SUBGRADE PER APWA SPECIFICATIONS.
6. COMMERCIAL DRIVEWAYS SHALL BE A MINIMUM OF 8" THICK AND RESIDENTIAL DRIVEWAYS SHALL BE 6" THICK AND MAINTAIN A GUTTER PROFILE IN ALIGNMENT WITH THE CURB (SEE DRIVEWAY DETAIL MIS-03).
7. THERE SHALL BE A MINIMUM OF 1' OF R/W BEHIND THE SIDEWALK.

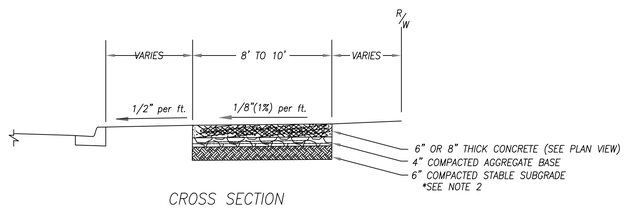



## BOLLARD DETAIL

SCALE: N.T.S.




PLAN VIEW



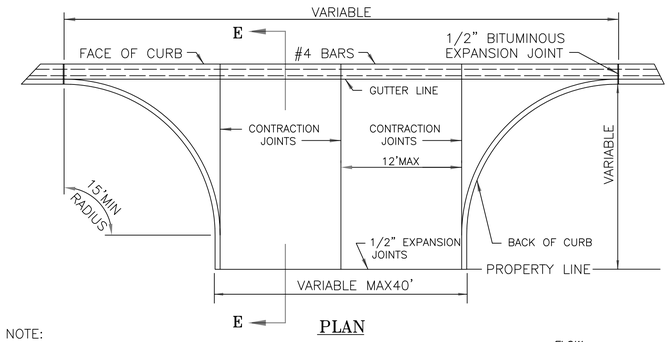

CROSS SECTION

## CONCRETE SHARED USE PATH

SCALE: N.T.S.

NOTES:

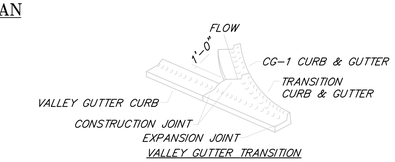
1. MAINTAIN 2' WIDE ZONE CLEAR OF SIGNS, POSTS, RAILINGS, ETC.
2. SHARED USE PATH SHALL BE PLACED ON 6" OF COMPACTED SUBGRADE PER APWA SPECIFICATIONS.
3. EXPANSION JOINTS SHALL BE PLACED EVERY 150' AND CONTRACTION JOINTS SHALL BE SAW CUT EVERY 10'. PICTURE FRAMING (JOINTING AND EDGING) IS NOT ALLOWED.
4. ALL CONCRETE SHALL BE KCMMB 4K MIX.
5. FOR ADA RAMPS, REFER TO MODOT PROWAG SPECIFICATIONS. EXCEPTIONS: REFER TO NOTE #4 FOR CONCRETE SPECIFICATIONS AND NOTE #6 FOR TRUNCATED DOME PANELS ALLOWED.
6. TRUNCATED DOME PANELS SHALL BE ARMOR TILE CAST IN PLACE OR ADA SOLUTIONS CAST IN PLACE SYSTEMS OR APPROVED EQUAL. PANELS SHALL BE BRICK RED IN COLOR. PANEL SHALL BE 2' X WIDTH OF SHARED USE PATH.
7. WHENEVER ANY PORTION OF A CURB INLET TOP SLAB IS UTILIZED FOR A SHARED USE PATH, A FOOTING SHALL BE INSTALLED. SEE STANDARD DETAIL MIS-02. IF A TOP SLAB IS USED FOR A PORTION OF THE SIDEWALK, IT MUST MEET ADA CROSS SLOPE REQUIREMENTS.
8. SHARED USE PATH SHALL MEET MoDOT AND PROWAG ADA REQUIREMENTS.

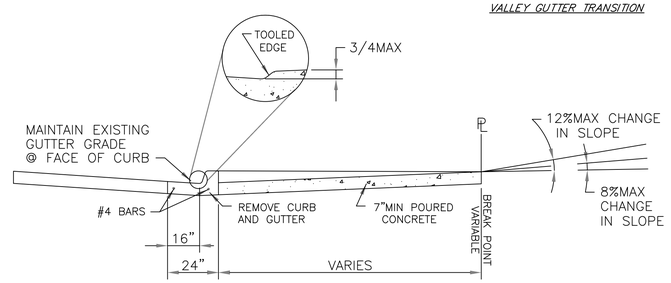



PLAN

NOTE:

1. ENTRANCE TO DRIVE TO BE POURED MONOLITHICALLY.




** SLOPE AS PER STREET CROSS SECTION

SECTION E-E

## COMMERCIAL ENTRY DRIVE DETAIL

SCALE: N.T.S.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

865 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-607-0000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JAMES JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

SITE DETAILS I

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025

KHA PROJECT NO. 268442002

SHEET NUMBER C302

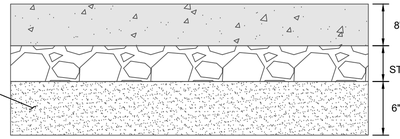
Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\Civil\C301 SITE DETAILS.dwg C302 SITE DETAILS I Feb 28, 2025 8:58am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## PAVEMENT SECTION 1 - STANDARD DUTY CONCRETE

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

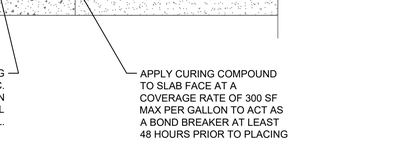
CONTRACTOR SHALL SCARIFY AND RECOMPACT UPPER 9" OF EXISTING MATERIAL. COMPACTION SHOULD BE 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, AS MEASURED BY ASTM D-698, AT A MOISTURE CONTENT 0-4% ABOVE OPTIMUM.




SCALE: N.T.S.

## PAVEMENT SECTION 2 - STANDARD DUTY ASPHALT

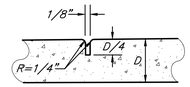
CONTRACTOR SHALL SCARIFY AND RECOMPACT UPPER 9" OF EXISTING MATERIAL. COMPACTION SHOULD BE 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, AS MEASURED BY ASTM D-698, AT A MOISTURE CONTENT 0-4% ABOVE OPTIMUM.



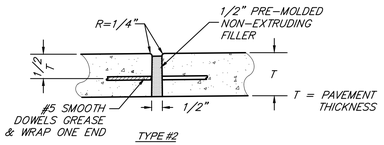

SCALE: N.T.S.

*FOR ALL PAVEMENT SECTIONS: AGGREGATE BASE AND COMPACTION OF NATIVE SUBGRADE SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE BACK OF CURB

CURB JOINT NOTES:
1. TYPE #1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
2. TYPE #1 JOINTS SHALL BE PLACED AT 15' O.C.
3. TYPE #2 JOINTS SHALL BE PLACED AT ALL PC's, PT's AND TRANSITIONS, AND WHERE NEW CURB OR PAVEMENT TIES INTO EXISTING CURB.
4. TYPE #2 SMOOTH BARS SHALL BE 24" LONG.




TYPE #1



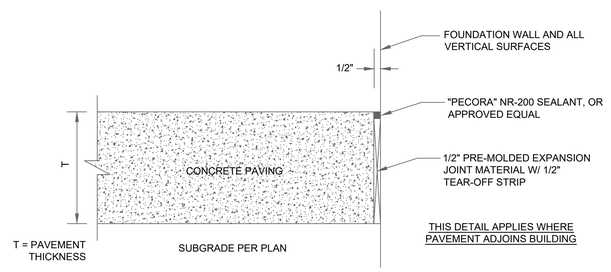

TYPE #2

## CONCRETE CURB JOINT DETAILS

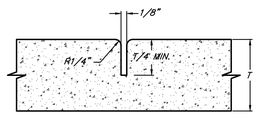
SCALE: N.T.S.



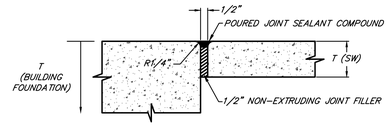

CONSTRUCTION JOINT




PAVEMENT ADJACENT TO BUILDING/ ISOLATION JOINT



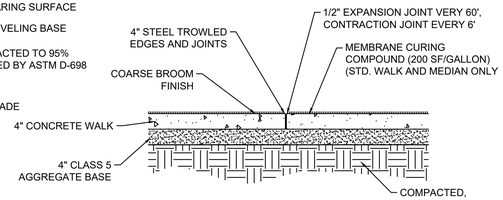

SAWED CONTRACTION JOINT
SCALE: N.T.S.




EXPANSION (ISOLATION) JOINT
SCALE: N.T.S.

## SIDEWALK JOINT DETAILS

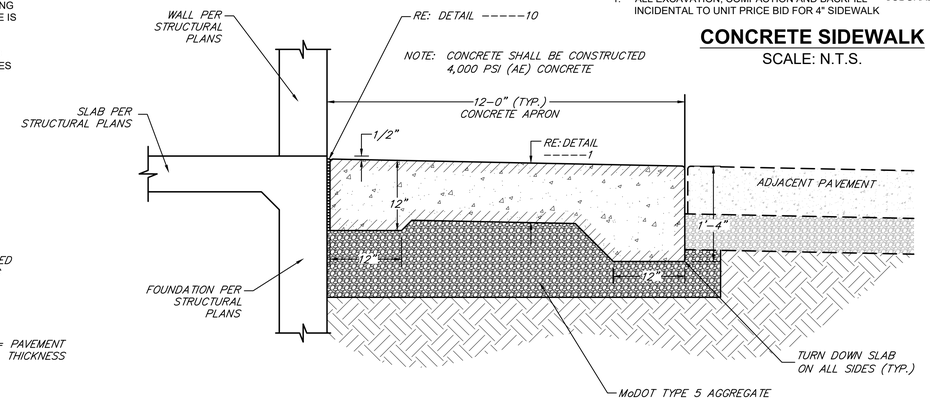
SCALE: N.T.S.




NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

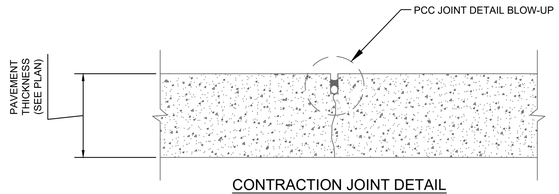
## CONCRETE SIDEWALK

SCALE: N.T.S.

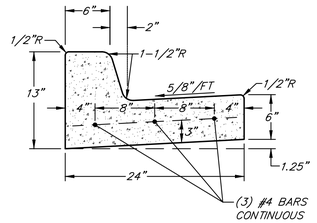



## OVERHEAD DOOR CONCRETE APRON DETAIL

SCALE: N.T.S.




CONTRACTION JOINT DETAIL

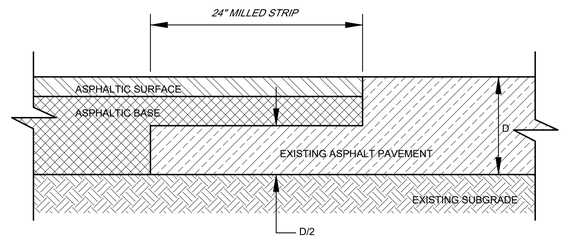



APWA TYPE CG-1 CURB & GUTTER

CURB & GUTTER NOTES:
1. 1/2" PREMOLDED EXPANSION JOINTS SHALL BE PLACED AT POINTS OF CURVATURE, CURB RETURNS, CURB INLETS, AND AT 250' CENTERS.
2. CONTRACTION JOINTS SHALL BE 2" DEEP, AND PLACED AT 15' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS.
3. ALL CURB TRANSITIONS SHALL OCCUR OVER A MINIMUM DISTANCE OF 2 FT.
4. ALL CURB SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO THE RUNNING LENGTH OF THE CURB.
5. CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED USING KCMMB 4K CONCRETE MIX.

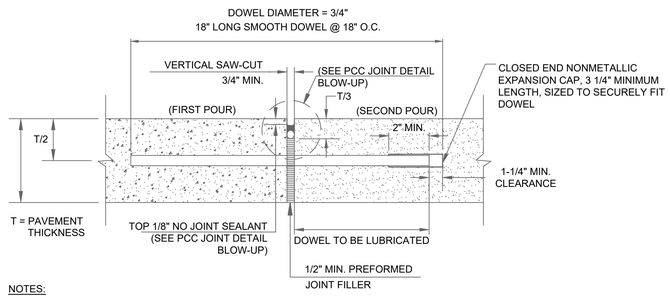
## CONCRETE CURB DETAILS

SCALE: N.T.S.




MILL 24" STRIP OF EXISTING ASPHALT PAVEMENT FULL WIDTH OF ROADWAY TO A DEPTH EQUAL TO ONE-HALF OF THE FULL EXISTING PAVEMENT DEPTH.

ASPHALT MILLING TO MATCH EX. PAVEMENT



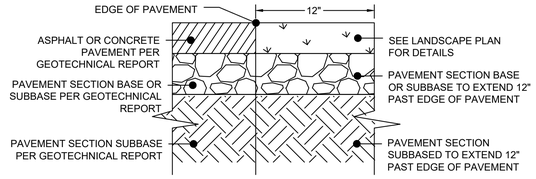

NOTES:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE, DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
2. REFERENCE PLANS FOR JOINT SPACING.

EXPANSION JOINT DETAIL

***MAXIMUM CONCRETE JOINT SPACING 15'***

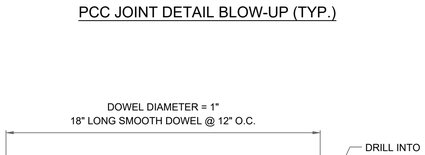
## PCC PAVEMENT JOINTING DETAILS

SCALE: N.T.S.



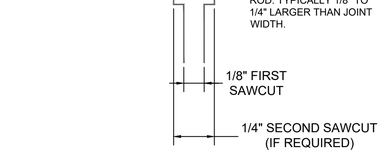

## EDGE OF PAVEMENT TREATMENT DETAIL

SCALE: N.T.S.



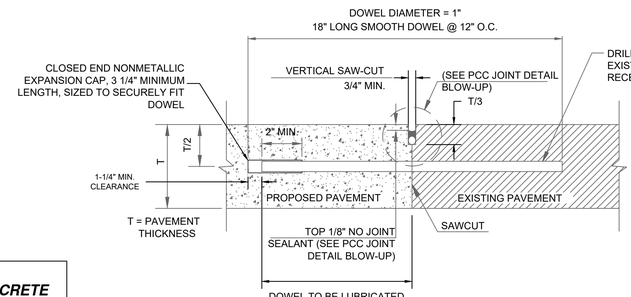

## ASPHALT/CONCRETE JOINT DETAIL

SCALE: N.T.S.




NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)




JOINT ADJACENT TO EXISTING PAVEMENT

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816 607 2400
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

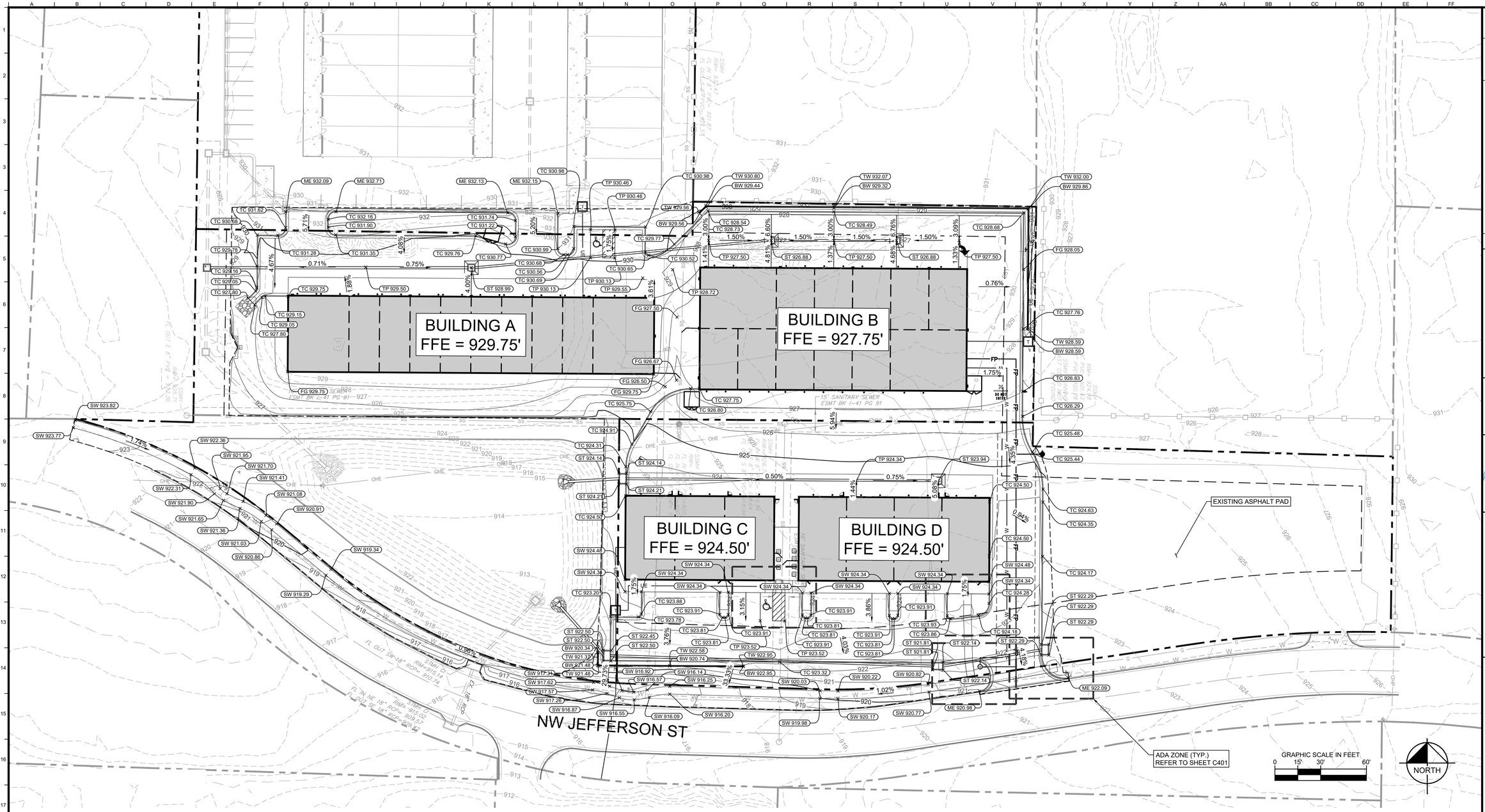
SITE DETAILS II

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER
C303

Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LEE\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C0s\C301 SITE DETAILS.dwg C303 SITE DETAILS II Feb 28, 2025 8:58am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MISSOURI DEPT. OF TRANSPORTATION STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MISSOURI DEPT. OF TRANSPORTATION SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DEPT. OF TRANSPORTATION SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

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

LIMITS OF DISTURBANCE: 3.77 AC

## GRADING PLAN LEGEND

| | |
|---|---|
| | LIMITS OF DISTURBANCE |
| 1015 | EXISTING CONTOUR |
| 1015 | PROPOSED CONTOUR |
| FG 800.00 | FINISHED GRADE ELEVATION |
| TP 800.00 | TOP OF PAVEMENT ELEVATION |
| TC 800.00 | TOP OF CURB ELEVATION |
| ST 800.00 | TOP OF STORM STRC. ELEVATION |
| SW 800.00 | SIDEWALK ELEVATION |
| TW 800.00 | TOP OF WALL ELEVATION |
| BW 800.00 | BOTTOM OF WALL ELEVATION |
| ME 800.00 | MATCH EXISTING ELEVATION |
| X.XX% | SLOPE ARROW |
| | STORM SEWER PIPE |
| | STORM STRUCTURE |
| | CONCRETE CURB & GUTTER (CG-1) |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
865 PENSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816.607.0055
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN
DESIGN REVIEW
CAPITAL BUILDERS, LLC

GRADING PLAN

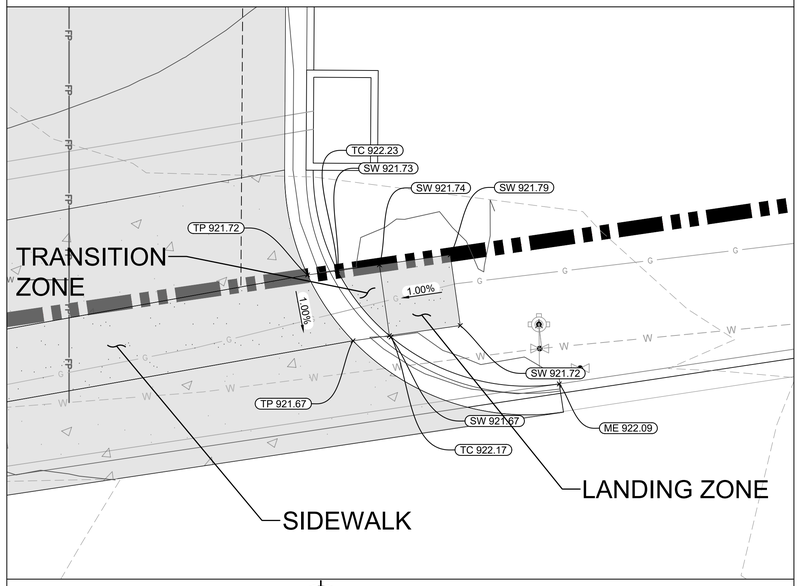
BLUE SPRINGS
FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER
C400

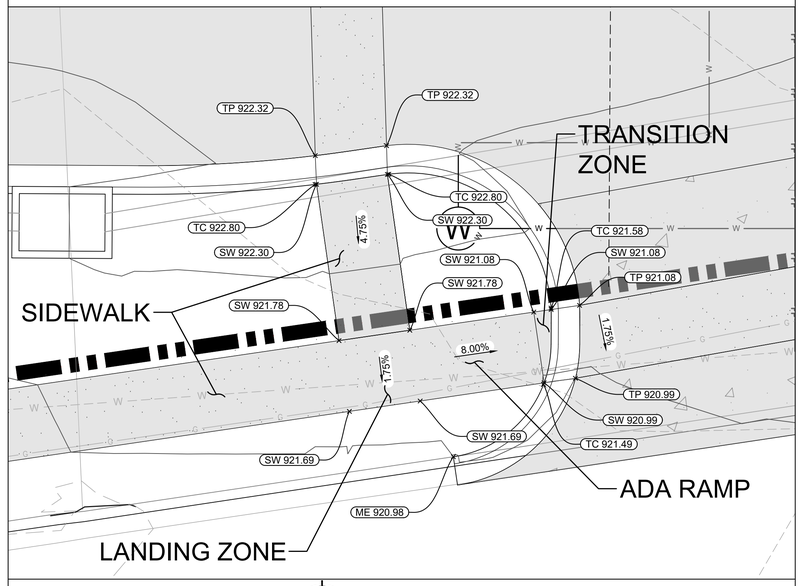
Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LEE\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C00x-C400 GRADING PLAN.dwg C400 GRADING PLAN Feb 28, 2025 8:58am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## ADA ZONE 1




## ADA ZONE 2

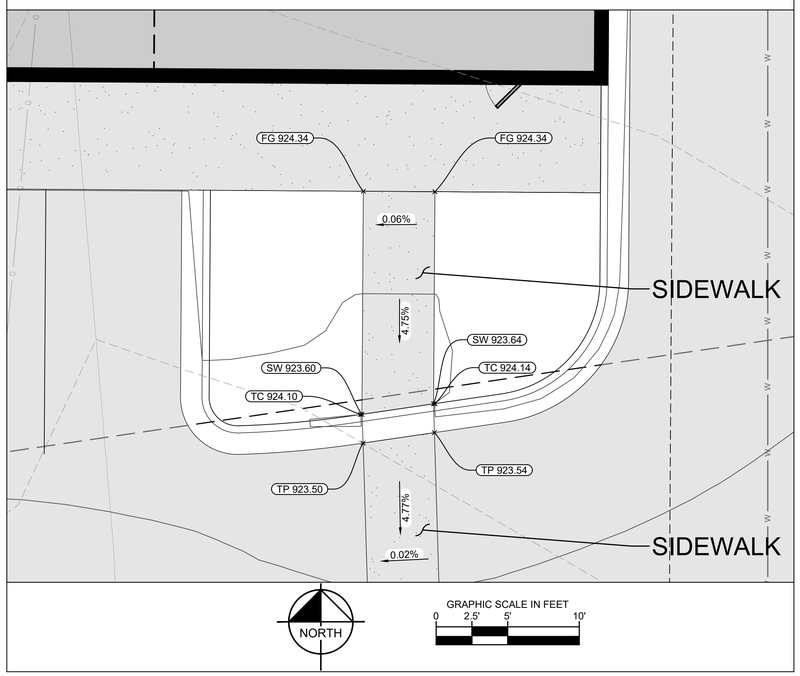



## GRADING PLAN LEGEND

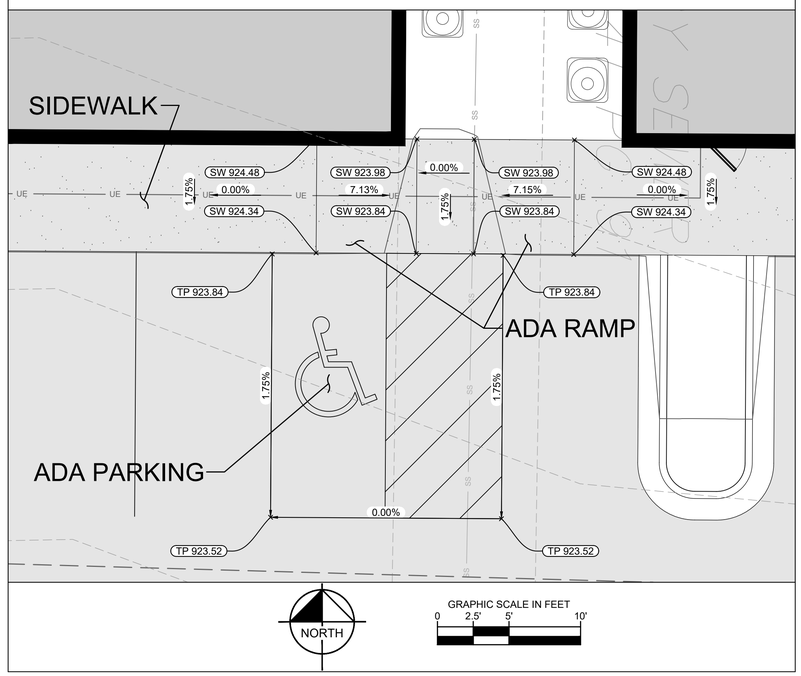
| | |
|---|---|
| TP 800.00 | TOP OF PAVEMENT ELEVATION |
| TC 800.00 | TOP OF CURB ELEVATION |
| SW 800.00 | SIDEWALK ELEVATION |
| ME 800.00 | MATCH EXISTING ELEVATION |
| X.XX% | SLOPE ARROW |
| 810 | EXISTING GRADE 5' CONTOUR |
| 808 | EXISTING GRADE 1' CONTOUR |
| 810 | PROPOSED GRADE 5' CONTOUR |
| 808 | PROPOSED GRADE 1' CONTOUR |
| | PROPOSED CONCRETE CURB & GUTTER (CG-1) |

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

## ADA ZONE 3




## ADA ZONE 4




Drawing name: K:\KHC_LOE\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\Civil\C401 ADA GRADING.dwg C401 ADA GRADING Feb 28, 2025 8:38am by ygam.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
800 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

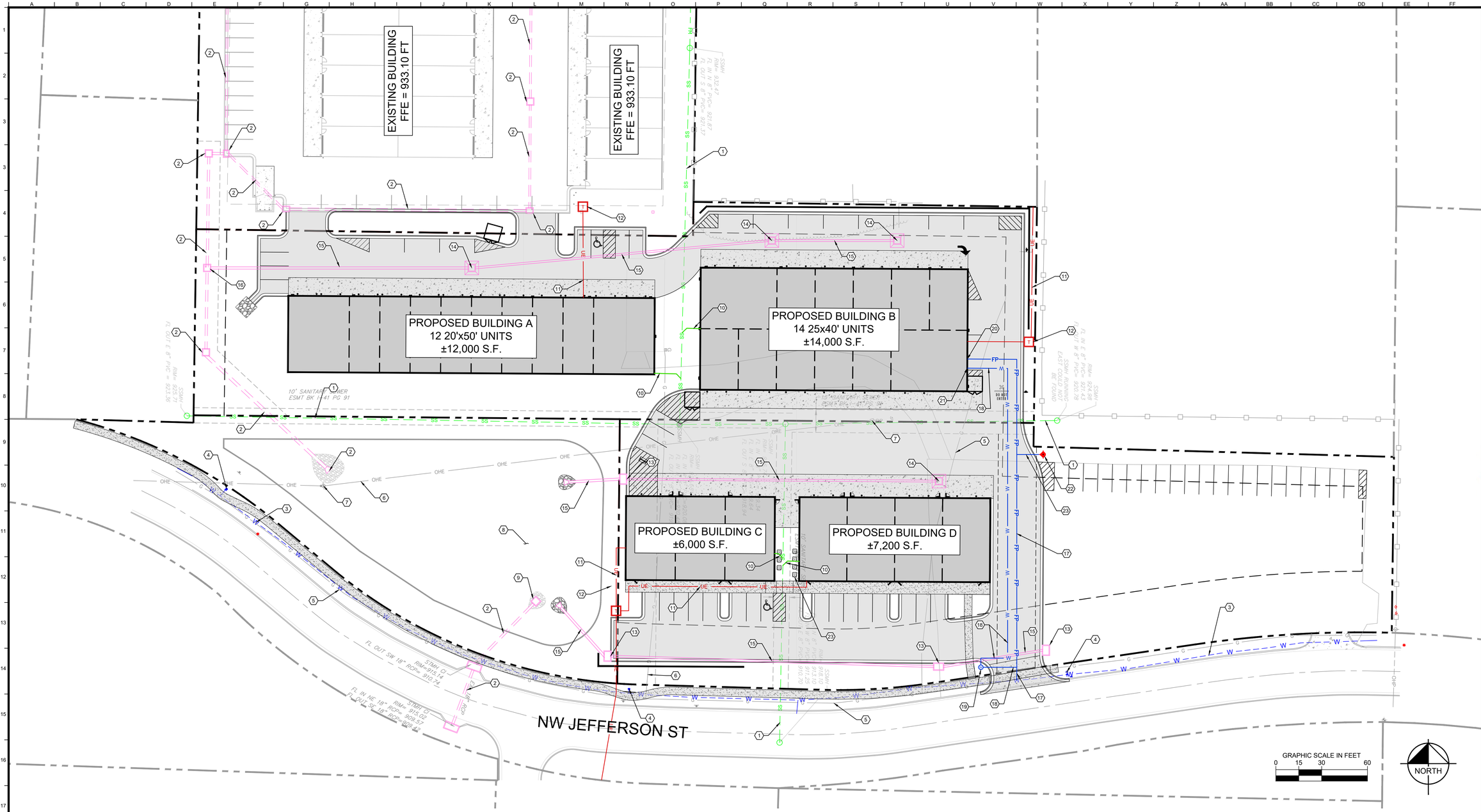
# ADA GRADING

BLUE SPRINGS FLEX SPACE II
340S NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER
C401

Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C0s-C500 UTILITY PLAN.dwg C500 UTILITY PLAN Feb 28, 2025 9:00am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## UTILITY PLAN NOTES

1. UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES AND DETAILS OF THE CITY OF BLUE SPRINGS, MISSOURI AND UTILITY PROVIDERS.
2. ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL NOT CONNECT TO THE SANITARY SEWER.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO THE CITY OF BLUE SPRINGS, MISSOURI, UDO ONCE EXACT LOCATIONS ARE DETERMINED.
4. REFER TO WATER, STORM SEWER & SANITARY SEWER NOTES ON SHEET C101.

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

## UTILITY PLAN LEGEND

- PROPOSED CURB STORM INLET
- PROPOSED STORM JUNCTION BOX
- PROPOSED AREA STORM INLET
- PROPOSED STORM SEWER
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- UE — PROPOSED UNDERGROUND ELECTRIC LINE
- ss — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE
- EXISTING STORM SEWER

## (#) UTILITY PLAN KEY NOTES

1. EXISTING 8" PVC SANITARY SEWER TO REMAIN.
2. EXISTING STORM SEWER TO REMAIN.
3. EXISTING WATER MAIN TO REMAIN.
4. EXISTING FIRE HYDRANT TO REMAIN.
5. EXISTING GAS LINE TO BE ABANDONED IN PLACE.
6. EXISTING OVERHEAD POWER LINE TO BE REMOVED AND RELOCATED IF NECESSARY.
7. EXISTING POWER POLE TO BE REMOVED AND RELOCATED IF NECESSARY.
8. EXISTING REGIONAL DETENTION BASIN TO REMAIN.
9. EXISTING DETENTION BASIN OUTFALL STRUCTURE TO REMAIN.
10. INSTALL 4" SDR-26 PVC SANITARY SEWER LINE AND TIE IN TO EXISTING SANITARY SEWER LINE AT LOCATION SHOWN. REFER TO MEP PLANS. INSTALL CUT-IN WYE SANITARY SEWER CONNECTION WITH STUB. REFER TO DETAIL ON SHEET C501.
11. INSTALL UNDERGROUND ELECTRICAL CONDUIT LINE AS SHOWN AND CONNECT TO BUILDING PER MEP PLANS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR CONTINUATION AND CONNECTION INTO EXISTING POWER GRID.
12. INSTALL TRANSFORMER WITH CONCRETE PAD FOOTING. REFER TO MEP PLANS.
13. INSTALL NON-SETBACK STORM SEWER CURB INLET. REFER TO STORM SHEETS C601-C604 AND DETAIL ON SHEET C605.
14. INSTALL STORM SEWER GRATE INLET. REFER TO STORM SHEETS C601-C604 AND DETAIL ON SHEET C605.
15. INSTALL STORM SEWER PIPE. REFER TO STORM SHEETS C601-C604 AND DETAIL ON SHEETS C501 AND C605.
16. INSTALL PROPOSED CONNECTION TO EXISTING STORM STRUCTURE. REFER TO STORM SHEETS C601-C604 AND DETAIL ON SHEET C605.
17. INSTALL 6" C900 PVC FIRE PROTECTION LINE. REFER TO DETAIL ON SHEET C501.
18. INSTALL 1.5" TYPE K COPPER WATER SERVICE LINE UP TO METER AND 10 FT PAST METER. 10 FT AFTER METER, INSTALL SCHEDULE 40 PVC (OR OTHER CITY APPROVED PIPE MATERIAL) WATER SERVICE LINE. REFER TO DETAIL ON SHEET C501.
19. INSTALL 1.5" WATER METER WITH METER PIT. REFER TO DETAIL ON SHEET C501.
20. INSTALL FDC AT PROPOSED LOCATION WITH A KNOX BOX 6' AFF OVER THE FDC.
21. INSTALL 1.5" DOMESTIC WATER SERVICE LINE CONNECTION TO BUILDING. REFER TO MEP PLANS FOR CONNECTION AT BUILDING AND CONTINUATION.
22. INSTALL PRIVATE FIRE HYDRANT, FIRE HYDRANT SHALL BE PAINTED RED IN COLOR BY THE MANUFACTURER. REFER TO DETAIL ON SHEET C501.
23. INSTALL 6" CL-52 DIP FIRE HYDRANT LINE. REFER TO DETAIL ON SHEET C501.
24. INSTALL EXTERNAL CONDENSER UNITS (TYP.). REFER TO MEP AND ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8565 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JAMES JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN
DESIGN REVIEW
CAPITAL BUILDERS, LLC

UTILITY PLAN

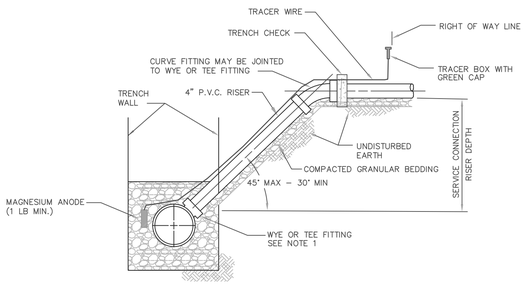
BLUE SPRINGS
FLEX SPACE II
3405 NW JEFFERSON ST. BLUE SPRINGS, MO 64015

ORIGINAL ISSUE:
02/28/2025

KHA PROJECT NO.
268442002

SHEET NUMBER
C500

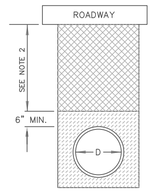
Received
02/28/2025 9:32:16 AM



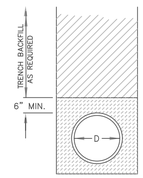

## SEWER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

NOTES:
1. WHEN THREE OR MORE SEWER SERVICE CONNECTIONS ARE NEEDED WITHIN A TWENTY FOOT SECTION OF SEWER MAIN, INSERTA-TEE BRAND CONNECTORS OR APPROVED EQUAL MUST BE USED WITH 2' SPACING MINIMUM. NO CONNECTIONS ALLOWED WITHIN 2' OF THE PIPE JOINT.
2. SEWER SERVICE LINE SHALL BE CONSTRUCTED OF SDR 26 PVC PIPE AND HAVE A SLOPE OF AT LEAST 2%.
3. SEWER SERVICE LINE SHALL EXTEND TO 10' BEYOND THE RIGHT OF WAY OR EASEMENT LINE FOR NEW CONSTRUCTION.
4. ALL NEW CONSTRUCTION OF SEWER STUBS AND TRACER BOXES SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 48" ABOVE GRADE AND PAINTED GREEN.
5. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY MAIN). TRENCH CHECKS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
6. TRACER WIRE IS REQUIRED ON ALL SANITARY SERVICE LINES FROM THE SEWER MAIN TO THE RIGHT OF WAY LINE. TRACER WIRE SHALL BE COPPERHEAD REINFORCED TRACER WIRE, #12 AWG, WITH APWA GREEN COLORED INSULATION OR APPROVED EQUAL. TRACER WIRE CAN BE SPLICED USING COPPERHEAD SNAKEBITE TWIST LOCK LSC CONNECTORS. TRACER WIRE SHALL BE TAPED TO THE TOP OF THE SEWER SERVICE STUB WITH PLASTIC TAPE EVERY 5'
7. COPPERHEAD SNAKBITE TRACER BOXES SHALL BE USED OR APPROVED EQUAL. TRACER BOX SHALL BE COLOR CODED APWA GREEN. TRACER BOX SHALL BE FLUSH WITH FINISH GRADE, DIRECTLY OVER THE SANITARY SEWER STUB AT THE RIGHT OF WAY LINE.




SANITARY SEWER EMBEDMENT BENEATH ROADWAY




TYPICAL SANITARY SEWER EMBEDMENT

| LEGEND | |
|---|---|
| D | NOMINAL PIPE DIAMETER |
| | TRENCH BACKFILL |
| | TAMPED GRANULAR BACKFILL (KDOT AB-3) |
| | GRANULAR BEDDING |

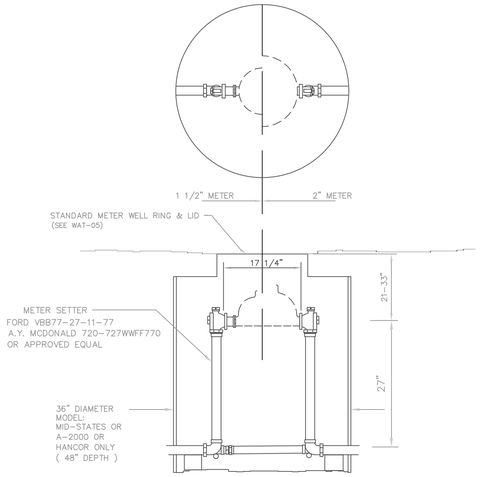
| MINIMUM PIPE CLEARANCES (IN) | | |
|---|---|---|
| D | PIPE SIDE CLEARANCE[2] (SOIL/ROCK) | PIPE BOTTOM CLEARANCE (SOIL/ROCK) |
| 0"-18" | 6/6 | 6/6 |
| 21"-30" | 8/9 | 6/9 |

| SANITARY SEWER BEDDING GRADATION LIMITS (% PASSING) | |
|---|---|
| SIEVE SIZE | 3/4" |
| 1" | 100 |
| 3/4" | 90-100 |
| 3/8" | 20-55 |
| NO. 4 | 0-5 |
| NO. 8 | 0-2 |

NOTES:
1. GRANULAR BEDDING SHALL MEET THE GRADATION REQUIREMENTS OF THE TABLE ABOVE. MATERIAL TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR BY VIBRATING.
2. TAMPED GRANULAR BACKFILL (KDOT AB-3) THIS MATERIAL SHALL BE USED FOR ALL EXISTING AND PROPOSED STREET CROSSINGS FOR MAIN AND SERVICE LATERAL CONSTRUCTION.
3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES, COMPACTED TO 95% MAXIMUM DENSITY.

## SANITARY SEWER EMBEDMENT DETAILS

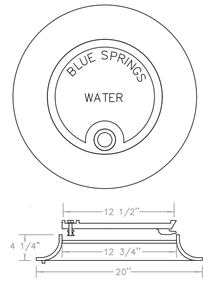
SCALE: N.T.S.




## 1-1/2" & 2" SERVICE METER

SCALE: N.T.S.

NOTES:
1. WHEN A TAP LARGER THAN 1" IS REQUIRED, THE PROPERTY OWNER IS RESPONSIBLE FOR CONTRACTING WITH AND PAYING FOR A QUALIFIED PLUMBER TO PERFORM THE TAP.
2. METER SETTER WITH LOCKABLE BYPASS ALLOWED ONLY WITH PRIOR APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. FOR LOCKABLE BYPASS METER SETTER USE A.Y. MCDONALD 720-B727WWFF775 OR APPROVED EQUAL.

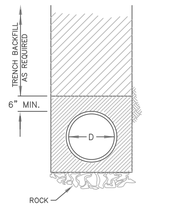



| APPROVED RING AND LID | |
|---|---|
| CLAY & BAILEY | 2350 |
| NEENAH | R-1914-B |
| FORD | C-32 |
| GCI | MBA 1154 |

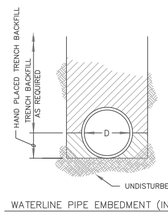
✳ NOT TO BE USED UNLESS SPECIFIED BY CITY

## LOCKING METER WELL RING AND LID

SCALE: N.T.S.




WATERLINE PIPE EMBEDMENT (IN ROCK)




WATERLINE PIPE EMBEDMENT (IN SOIL)

| LEGEND | |
|---|---|
| D | NOMINAL PIPE DIAMETER |
| | TRENCH BACKFILL |
| | TAMPED GRANULAR BACKFILL (KDOT AB-3) |
| | GRANULAR BEDDING |

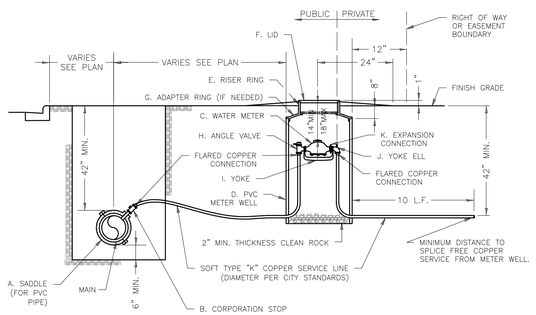
| MINIMUM PIPE CLEARANCES (IN) | | |
|---|---|---|
| D | PIPE SIDE CLEARANCE[2] (SOIL/ROCK) | PIPE BOTTOM CLEARANCE (SOIL/ROCK) |
| 0"-18" | 6/6 | 0/6 |
| 21"-30" | 8/9 | 0/9 |

| WATERLINE BEDDING MATERIAL GRADATION (% PASSING) | | |
|---|---|---|
| SIEVE SIZE | TYPE 1 (1/2") | TYPE 2 (BUCKSHOT) |
| 3/4" | 95-100 | |
| 3/8" | 40-60 | 100 |
| 1/4" | | |
| NO. 4 | | 60-80 |
| NO. 8 | 0-5 | 0-15 |
| NO. 50 | | |
| NO. 200 | | 0 |

NOTES:
1. GRANULAR BEDDING SHALL MEET THE GRADATION REQUIREMENTS OF THE TABLE ABOVE. MATERIAL TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR VIBRATING.
2. TAMPED GRANULAR BACKFILL (KDOT AB-3) THIS MATERIAL SHALL BE USED FOR ALL EXISTING AND PROPOSED STREET CROSSINGS.
3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES, COMPACTED TO 95% MAXIMUM DENSITY.

## WATERLINE EMBEDMENT DETAILS

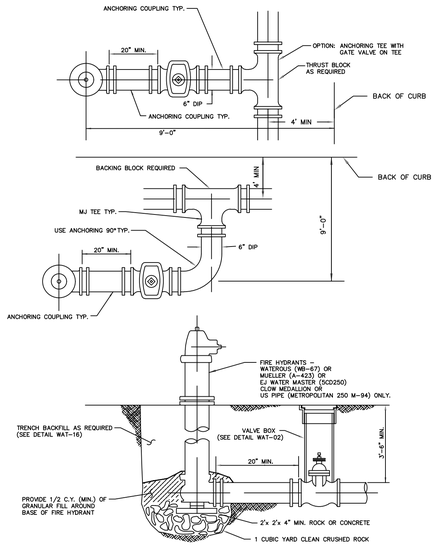
SCALE: N.T.S.




## METER WELL AND CONNECTION DETAIL

SCALE: N.T.S.

NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"




NOTES:
1. FIRE HYDRANT AND VALVE ASSEMBLY SHALL BE CLEAR OF SIDEWALK PLACEMENT.
2. NO FIRE HYDRANT SHALL BE LOCATED IN THE RIGHT OF WAY WITHIN THE INTERSECTION CURB RADIUS PLUS 10 FEET BEYOND THE INTERSECTION CURB RADIUS..
3. FROM THE TEE TO THE FIRE HYDRANT, ALL PIPING AND FITTINGS SHALL BE CLASS 52 DUCTILE IRON PIPE.
4. ALL VALVES, HORIZONTAL, AND VERTICAL (UP TO THE GRADE LINE) DUCTILE IRON PIPE SHALL BE POLY WRAPPED.
5. FIRE HYDRANT SHALL BE PAINTED RED IN COLOR BY THE MANUFACTURER.
6. DIRECTION TO OPEN HYDRANT SHALL BE COUNTERCLOCKWISE AND MARKED AS SUCH.
7. NO ALL-THREAD RESTRAINT ALLOWED.

## FIRE HYDRANT DETAIL

SCALE: N.T.S.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8565 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-969-1900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

UTILITY DETAILS I

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

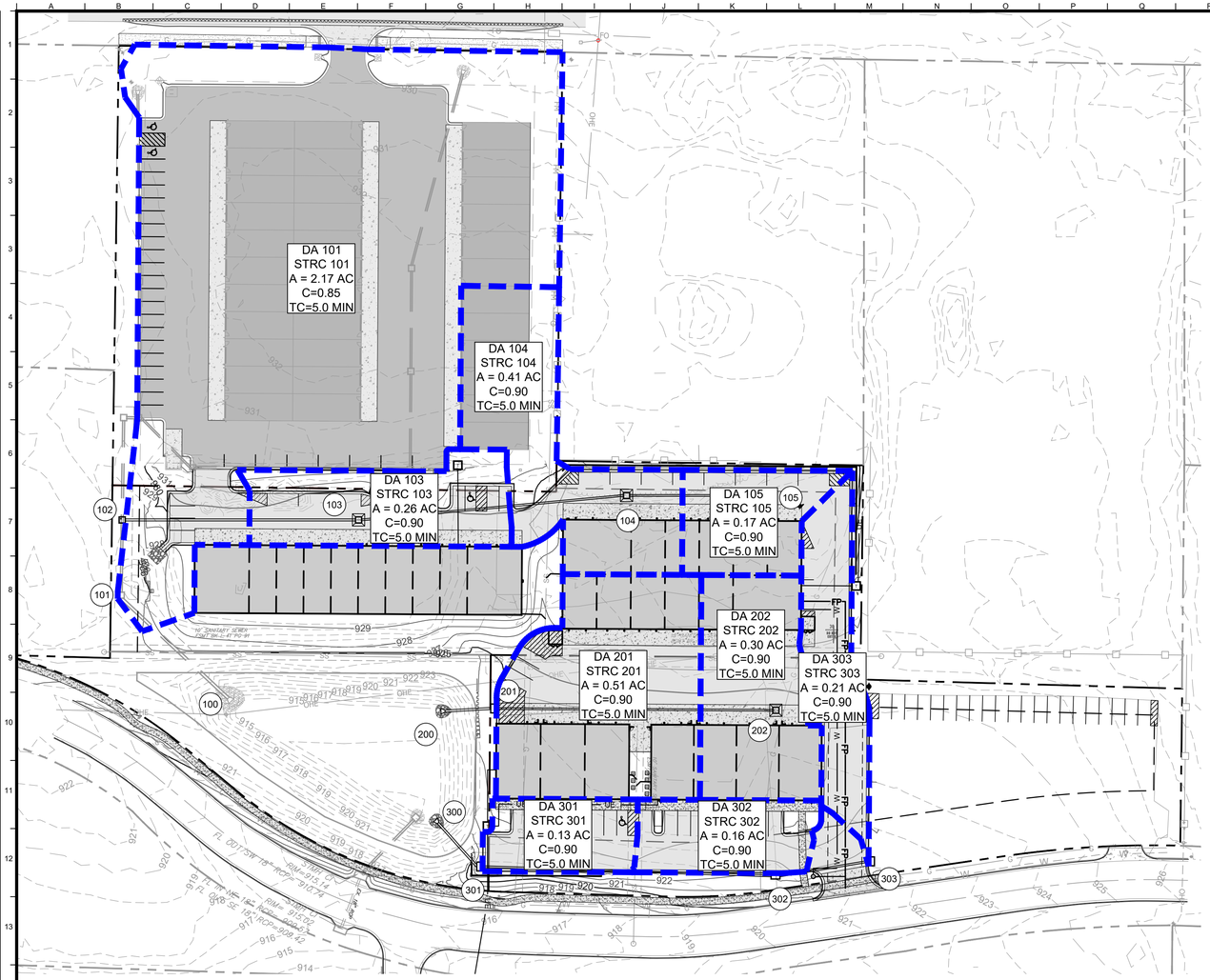
ORIGINAL ISSUE: 02/28/2025

KHA PROJECT NO. 268442002

SHEET NUMBER
C501

Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C501 UTILITY DETAILS I.dwg C501 UTILITY DETAILS I Feb 28, 2025 9:00am by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## DRAINAGE AREA PLAN LEGEND

- 700 — FINISH GRADE 5' CONTOUR
- 701 — FINISH GRADE 1' CONTOUR
- 700 — EXISTING GRADE 5' CONTOUR
- 701 — EXISTING GRADE 1' CONTOUR
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- DRAINAGE AREA
- DA 000 / STRC XXX / A = X.XX AC / C=X MIN / TC=X.XX — DRAINAGE AREA IDENTIFICATION NUMBER; TIME OF CONCENTRATION; RATIONAL RUNOFF COEFFICIENT
- ### — STORM SEWER STRUCTURE NUMBER

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

## STORM SEWER CONSTRUCTION NOTES

1. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR TO THE END OF END SECTION. ALL PIPES SHALL BE FIELD STAKED TO THE INSIDE WALL FACE OF THE STRUCTURE.
2. ALL PIPE SHALL BE PLACED IN TRENCH CONDITIONS. PLACE A MINIMUM OF 3 FEET OF FILL OVER PROPOSED PIPE BEFORE TRENCHING AND PIPE INSTALLATION. PROPOSED FILL SHALL BE PLACED IN ACCORDANCE WITH PROJECT REQUIREMENTS. ALL TRENCH EXCAVATION SHALL BE UNCLASSIFIED EXCAVATION.
3. UTILITY LINES AND STRUCTURES IN FILL AREAS BELOW PIPE GRADE SHALL NOT BE CONSTRUCTED UNTIL ALL CONSOLIDATION OF THE FILL IS COMPLETE AND SO APPROVED BUY THE ON-SITE GEOTECHNICAL ENGINEER.
4. THE DIMENSIONS FOR ALL STRUCTURES ARE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE.
5. STORM SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   A) REINFORCED CONCRETE PIPE (RCP), CLASS III PER ASTM C-76, WITH "O-RING" OR SINGLE OFFSET RUBBER GASKETED JOINT (TYLOX SUPERSEAL OR AN APPROVED EQUAL).
6. ALL REINFORCING STEEL SHALL COMPLY WITH ASTM-615 GRADE 60.
7. ALL CURB INLETS AND OTHER STRUCTURES SET AT LOW POINTS ARE TO BE SET LEVEL. ALL OTHER CURB INLETS ARE TO BE SET WITH THE GRADE OF THE TOP OF CURB OR PAVEMENT.
8. ALL HYDRAULIC GRADE LINES (HGL) SHOWN ARE FOR THE 10 AND 100-YEAR STORM.
9. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
10. THE LIDS OF ALL PRECAST STRUCTURES SHALL BE GROUTED TO THE TOP OF THE WALLS.
11. NORTHING AND EASTINGS SHOWN ARE TO CENTER OF STRUCTURE, OR END OF END SECTION.
12. THE FIRST DIMENSION SHOWN IS THE "L" DIMENSION AND THE SECOND IS THE "W" DIMENSION, SEE DETAILS.
13. ALL HDPE PIPE SHALL BE IN ADS N-12, OR APPROVED EQUAL, MEETING AASHTO M294, TYPE S OR ASTM F2306. THE PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. PIPE JOINTS SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT, ACCORDING TO THE REQUIREMENTS OF ASTM D 3212, AND GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BUY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.
14. FITTINGS FOR PLASTIC PIPE SHALL CONFORM TO AASHTO M252, AASHTO M294, OR ASTM F2306. ALL TEES SHALL BE DUAL WALL REDUCING TEES CONSISTENT WITH THE ADS N-12 PIPE WATERTIGHT CONNECTIONS.
15. REFER TO STORM SEWER NOTES ON SHEET C101.
16. THESE NOTES ARE APPLICABLE TO ALL STORM SEWER SHEETS.

## PIPE SIZING CALCULATIONS - 10-YEAR EVENT

| Pipe ID | Upstream Inlet ID | Description | RunoffCoeff | DrainageArea | IncrCxA | InletTime | TotalArea | TotalCxA | Tc | iInlet | iSys | IncrQ | FlowRate | InvertUp | InvertDn | LineLength | LineSlope | LineSize | n–valuePipe | CapacityFull | VelAve | HGLUp | HGLDn |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | (C) | (ac) | | (min) | (ac) | | (min) | (in/hr) | (in/hr) | (cfs) | (cfs) | (ft) | (ft) | (ft) | (%) | (in) | | (cfs) | (ft/s) | (ft) | (ft) |
| PIPE 101 | 101 | (EX.) 24" HDPE | 0.85 | 2.17 | 1.84 | 5.0 | 3.01 | 2.6 | 8.9 | 7.34 | 6.36 | 13.52 | 16.51 | 916.11 | 914.00 | 112.099 | 1.88 | 24 | 0.012 | 33.62 | 8.68 | 917.57 | 914.99 |
| PIPE 102 | 102 | (EX.) 18" HDPE | 0.00 | 0.00 | 0 | 0.0 | 0.84 | 0.76 | 8.5 | 0.00 | 6.43 | 0.00 | 4.86 | 919.43 | 916.61 | 55.252 | 5.10 | 18 | 0.012 | 25.69 | 4.39 | 920.27 j | 917.57 |
| PIPE 103 | 103 | 18" HDPE | 0.90 | 0.26 | 0.23 | 5.0 | 0.84 | 0.76 | 7.6 | 7.34 | 6.66 | 1.72 | 5.03 | 920.87 | 920.00 | 173.324 | 0.50 | 18 | 0.012 | 8.04 | 4.79 | 921.73 | 920.86 |
| PIPE 104 | 104 | 15" HDPE | 0.90 | 0.41 | 0.37 | 5.0 | 0.58 | 0.52 | 6.5 | 7.34 | 6.93 | 2.71 | 3.62 | 923.49 | 922.50 | 197.390 | 0.50 | 15 | 0.012 | 4.95 | 4.40 | 924.28 | 923.29 |
| PIPE 105 | 105 | 15" HDPE | 0.90 | 0.17 | 0.15 | 5.0 | 0.17 | 0.15 | 5.0 | 7.34 | 7.34 | 1.13 | 1.13 | 924.10 | 923.69 | 82.099 | 0.50 | 15 | 0.012 | 4.95 | 2.46 | 924.52 | 924.33 |
| PIPE 201 | 201 | 18" HDPE | 0.90 | 0.51 | 0.46 | 5.0 | 0.81 | 0.73 | 7.1 | 7.34 | 6.76 | 3.37 | 4.95 | 915.78 | 915.00 | 38.769 | 2.00 | 18 | 0.012 | 16.09 | 6.38 | 916.63 | 915.57 |
| PIPE 202 | 202 | 15" HDPE | 0.90 | 0.30 | 0.27 | 5.0 | 0.30 | 0.27 | 5.0 | 7.34 | 7.34 | 2.00 | 2.00 | 921.00 | 919.97 | 206.883 | 0.50 | 15 | 0.012 | 4.95 | 3.77 | 921.56 | 920.52 |
| PIPE 301 | 301 | 18" HDPE | 0.90 | 0.13 | 0.12 | 5.0 | 0.50 | 0.45 | 7.9 | 7.34 | 6.57 | 0.89 | 2.96 | 914.44 | 914.00 | 44.239 | 1.00 | 18 | 0.012 | 11.38 | 4.71 | 915.10 | 914.52 |
| PIPE 302 | 302 | 15" HDPE | 0.90 | 0.16 | 0.14 | 5.0 | 0.37 | 0.33 | 6.1 | 7.34 | 7.04 | 1.06 | 2.32 | 917.58 | 916.50 | 216.983 | 0.50 | 15 | 0.012 | 4.95 | 3.94 | 918.19 | 917.10 |
| PIPE 303 | 303 | 15" HDPE | 0.90 | 0.21 | 0.19 | 5.0 | 0.21 | 0.19 | 5.0 | 7.34 | 7.34 | 1.37 | 1.37 | 918.14 | 917.78 | 71.103 | 0.50 | 15 | 0.012 | 4.95 | 3.38 | 918.60 | 918.23 |

## PIPE SIZING CALCULATIONS - 100-YEAR EVENT

| Pipe ID | Upstream Inlet ID | Description | RunoffCoeff | DrainageArea | IncrCxA | InletTime | TotalArea | TotalCxA | Tc | iInlet | iSys | IncrQ | FlowRate | InvertUp | InvertDn | LineLength | LineSlope | LineSize | n–valuePipe | CapacityFull | VelAve | HGLUp | HGLDn |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | (C) | (ac) | | (min) | (ac) | | (min) | (in/hr) | (in/hr) | (cfs) | (cfs) | (ft) | (ft) | (ft) | (%) | (in) | | (cfs) | (ft/s) | (ft) | (ft) |
| PIPE 101 | 101 | (EX.) 24" HDPE | 0.85 | 2.17 | 1.84 | 5.0 | 3.01 | 2.6 | 7.7 | 10.32 | 9.36 | 18.99 | 24.32 | 916.11 | 914.00 | 112.099 | 1.88 | 24 | 0.012 | 33.62 | 10.01 | 917.85 | 915.26 |
| PIPE 102 | 102 | (EX.) 18" HDPE | 0.00 | 0.00 | 0 | 0.0 | 0.84 | 0.76 | 7.5 | 0.00 | 9.44 | 0.00 | 7.13 | 919.43 | 916.61 | 55.252 | 5.10 | 18 | 0.012 | 25.69 | 5.03 | 920.46 j | 917.85 |
| PIPE 103 | 103 | 18" HDPE | 0.90 | 0.26 | 0.23 | 5.0 | 0.84 | 0.76 | 6.8 | 10.32 | 9.66 | 2.41 | 7.30 | 920.87 | 920.00 | 173.324 | 0.50 | 18 | 0.012 | 8.04 | 5.16 | 921.99 | 921.12 |
| PIPE 104 | 104 | 15" HDPE | 0.90 | 0.41 | 0.37 | 5.0 | 0.58 | 0.52 | 6.1 | 10.32 | 9.92 | 3.81 | 5.19 | 923.49 | 922.50 | 197.390 | 0.50 | 15 | 0.012 | 4.95 | 4.57 | 924.58 | 923.59 |
| PIPE 105 | 105 | 15" HDPE | 0.90 | 0.17 | 0.15 | 5.0 | 0.17 | 0.15 | 5.0 | 10.32 | 10.32 | 1.58 | 1.58 | 924.10 | 923.69 | 82.099 | 0.50 | 15 | 0.012 | 4.95 | 2.54 | 924.60 | 924.62 |
| PIPE 201 | 201 | 18" HDPE | 0.90 | 0.51 | 0.46 | 5.0 | 0.81 | 0.73 | 6.5 | 10.32 | 9.77 | 4.73 | 7.14 | 915.78 | 915.00 | 38.769 | 2.00 | 18 | 0.012 | 16.09 | 7.16 | 916.81 | 915.70 |
| PIPE 202 | 202 | 15" HDPE | 0.90 | 0.30 | 0.27 | 5.0 | 0.30 | 0.27 | 5.0 | 10.32 | 10.32 | 2.81 | 2.81 | 921.00 | 919.97 | 206.883 | 0.50 | 15 | 0.012 | 4.95 | 4.15 | 921.68 | 920.64 |
| PIPE 301 | 301 | 18" HDPE | 0.90 | 0.13 | 0.12 | 5.0 | 0.50 | 0.45 | 7.1 | 10.32 | 9.58 | 1.25 | 4.32 | 914.44 | 914.00 | 44.239 | 1.00 | 18 | 0.012 | 11.38 | 5.26 | 915.24 | 914.64 |
| PIPE 302 | 302 | 15" HDPE | 0.90 | 0.16 | 0.14 | 5.0 | 0.37 | 0.33 | 5.8 | 10.32 | 10.03 | 1.49 | 3.31 | 917.58 | 916.50 | 216.983 | 0.50 | 15 | 0.012 | 4.95 | 4.32 | 918.33 | 917.25 |
| PIPE 303 | 303 | 15" HDPE | 0.90 | 0.21 | 0.19 | 5.0 | 0.21 | 0.19 | 5.0 | 10.32 | 10.32 | 1.92 | 1.92 | 918.14 | 917.78 | 71.103 | 0.50 | 15 | 0.012 | 4.95 | 3.45 | 918.69 j | 918.40 |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

855 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: (816) 945-7500
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

DRAINAGE AREA MAP

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

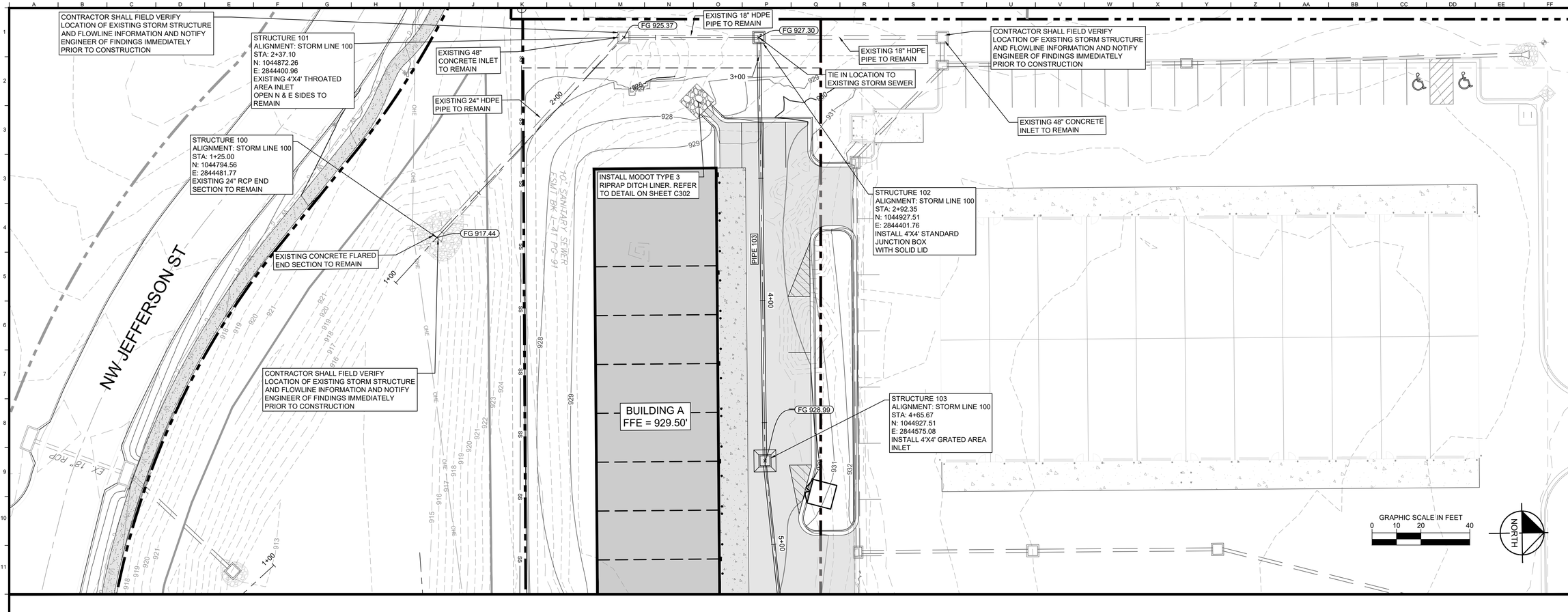
ORIGINAL ISSUE: 02/28/2025

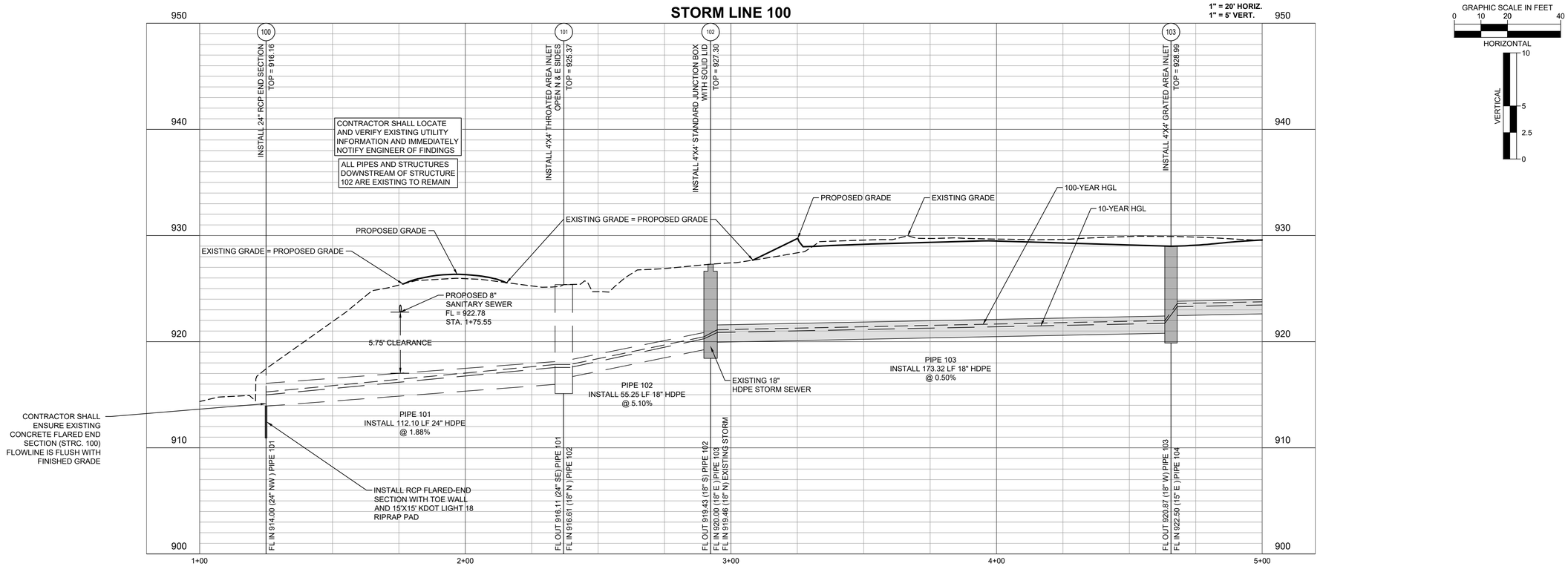
KHA PROJECT NO. 268442002

SHEET NUMBER
C600

Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LEE\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C0s\C700 STORMWATER CALCULATIONS.dwg - C600 DRAINAGE AREA MAP - Feb 28, 2025 9:00am - by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc.




Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C701 STORM PLAN & PROFILE.dwg C601 STORM PLAN & PROFILE - LINE 100 (A) Feb 28, 2025 9:01am by logan.green
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816.607.0555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JAMES JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

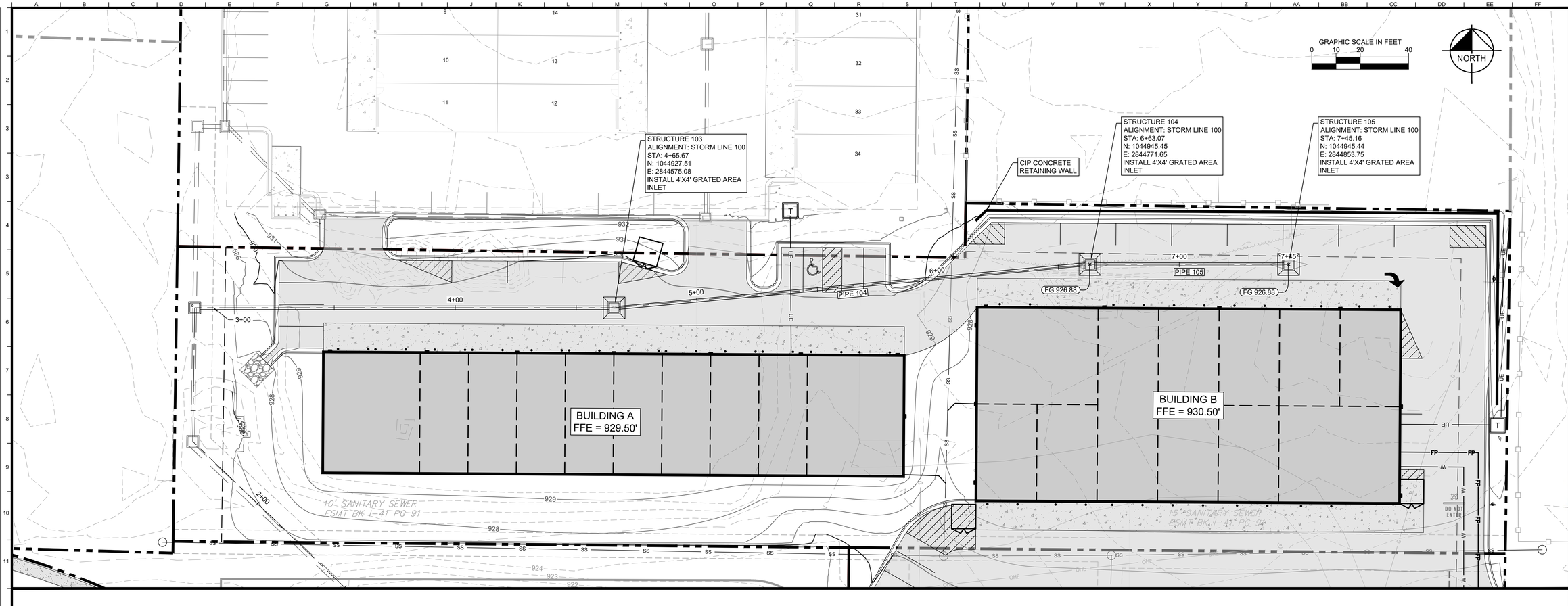
SITE PLAN
DESIGN REVIEW
CAPITAL BUILDERS, LLC

STORM PLAN & PROFILE - LINE 100 (A)

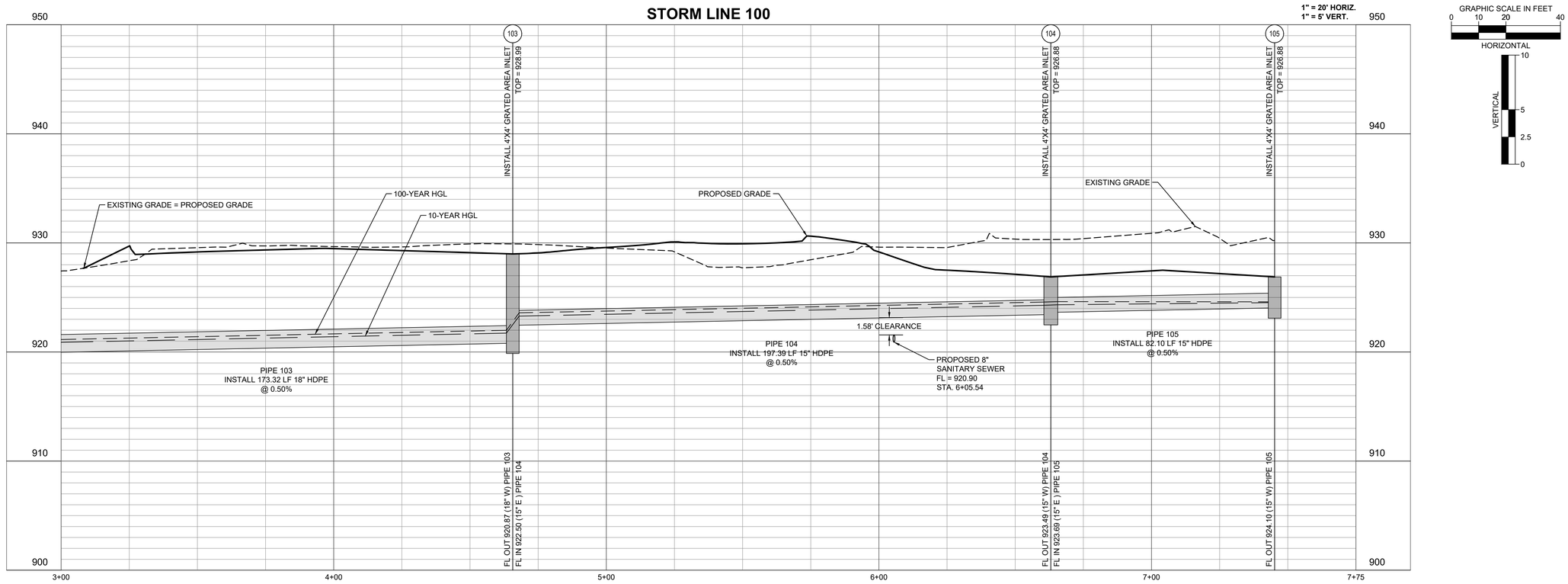
BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER C601

Received
02/28/2025 9:32:16 AM




## STORM LINE 100




Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C701 STORM PLAN & PROFILE.dwg C602 STORM PLAN & PROFILE - LINE 100 (B) Feb 28, 2025 9:01am by logan.green
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-6868
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

# SITE PLAN DESIGN REVIEW

CAPITAL BUILDERS, LLC

# STORM PLAN & PROFILE - LINE 100 (B)

# BLUE SPRINGS FLEX SPACE II

3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

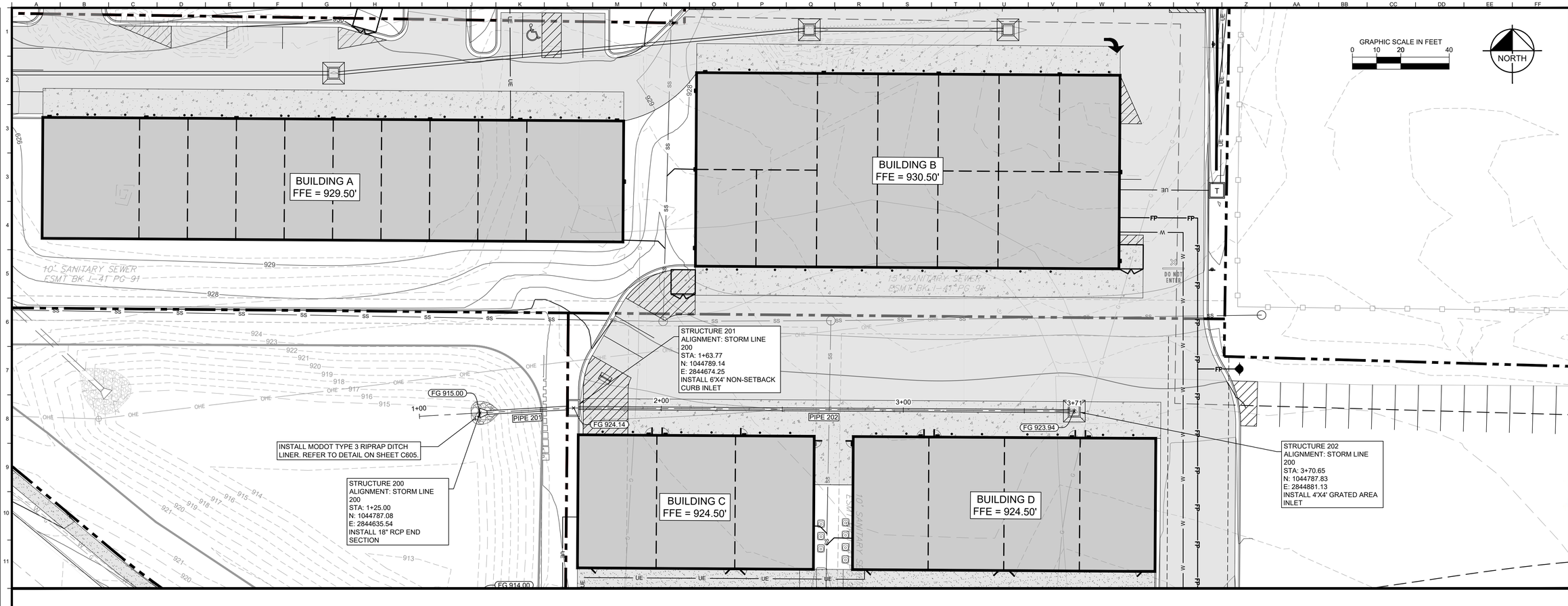
ORIGINAL ISSUE: 02/28/2025

KHA PROJECT NO. 268442002

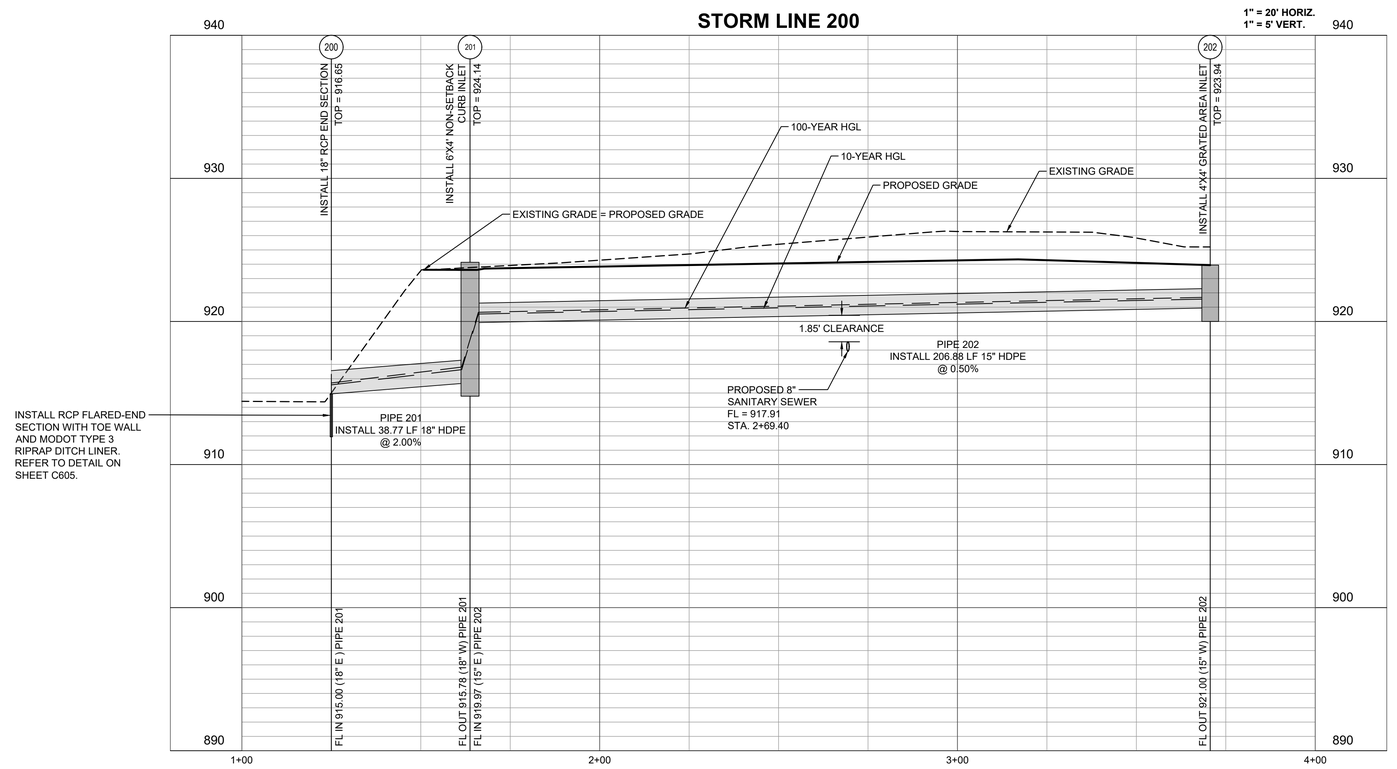
SHEET NUMBER

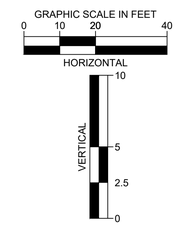
C602

Received
02/28/2025 9:32:16 AM




## STORM LINE 200




| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816 561-7007
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN
DESIGN REVIEW
CAPITAL BUILDERS, LLC

STORM PLAN & PROFILE - LINE 200

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

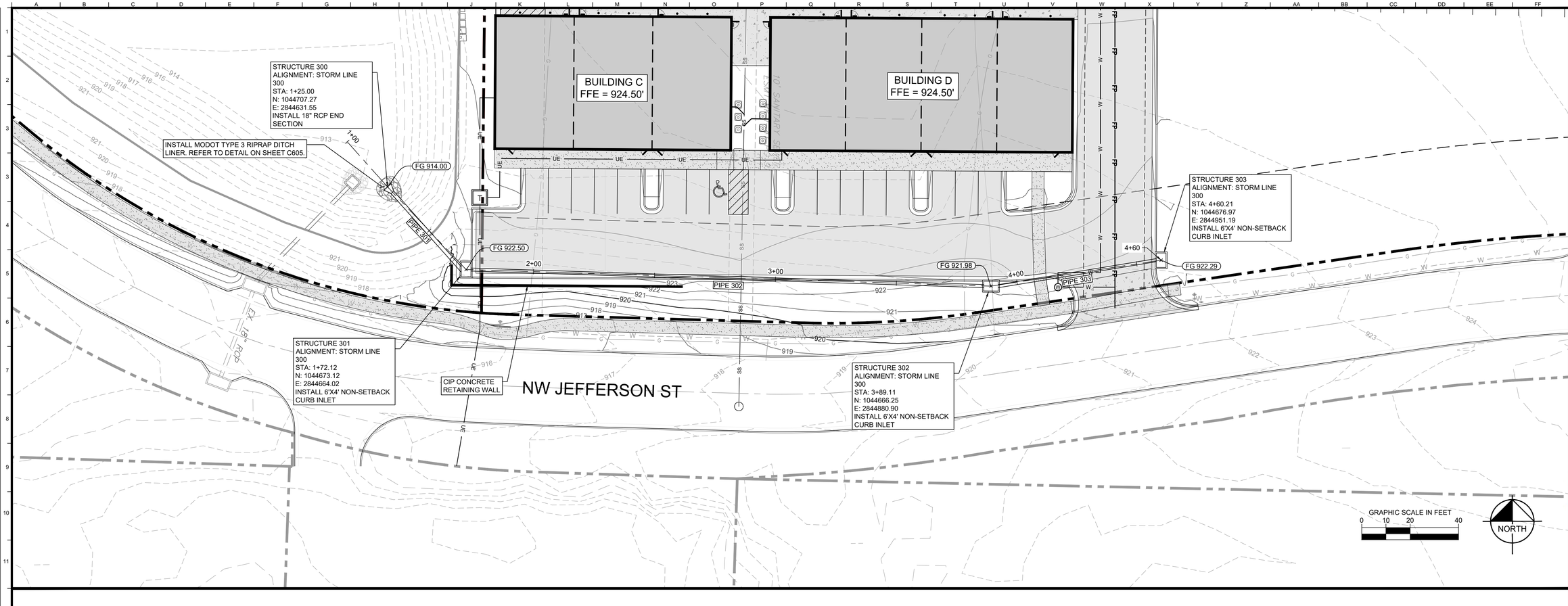
ORIGINAL ISSUE: 02/28/2025

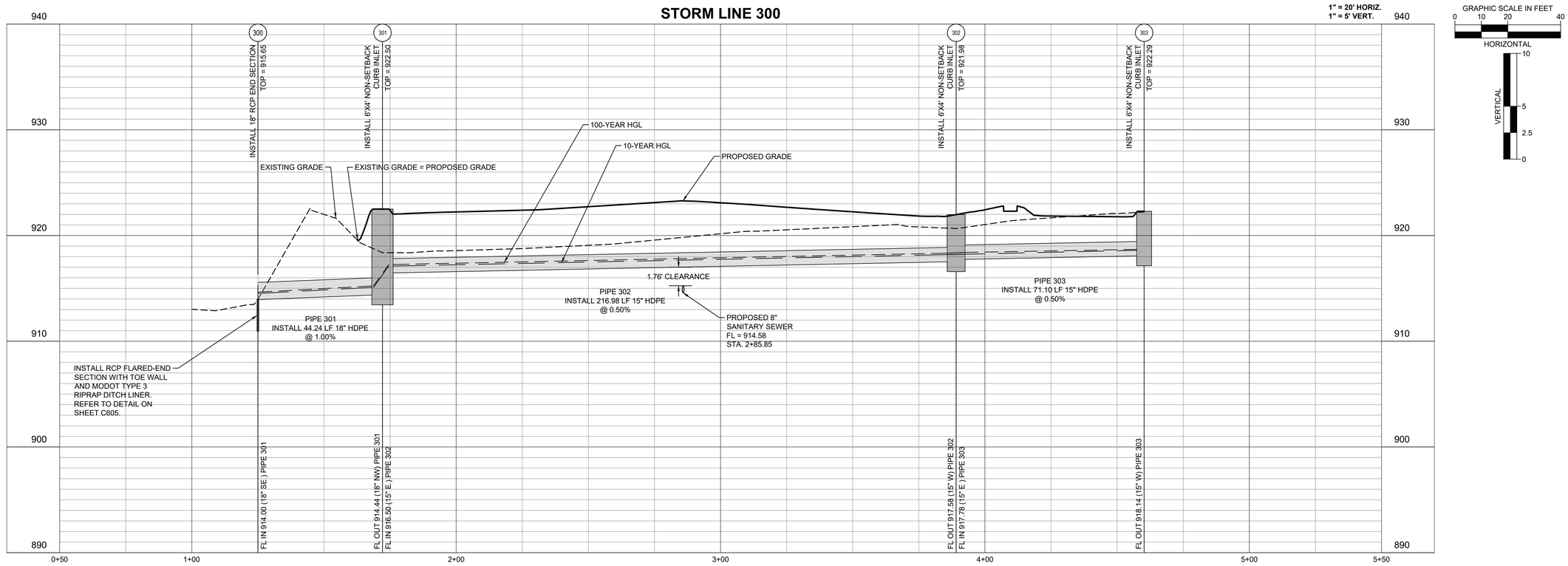
KHA PROJECT NO. 268442002

SHEET NUMBER
C603

Received
02/28/2025 9:32:16 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CADD\PlanSheets\CDs\C701 STORM PLAN & PROFILE.dwg C603 STORM PLAN & PROFILE - LINE 200 Feb 28, 2025 9:01am tsy.logan.green
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.


8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: (816) 607-5500
WWW.KIMLEY-HORN.COM


| No. | REVISIONS | DATE | BY |
|---|---|---|---|

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

# SITE PLAN DESIGN REVIEW

CAPITAL BUILDERS, LLC

# STORM PLAN & PROFILE - LINE 300

# BLUE SPRINGS FLEX SPACE II

3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025

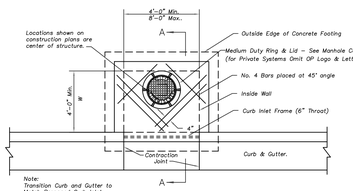
KHA PROJECT NO. 268442002

SHEET NUMBER

C604

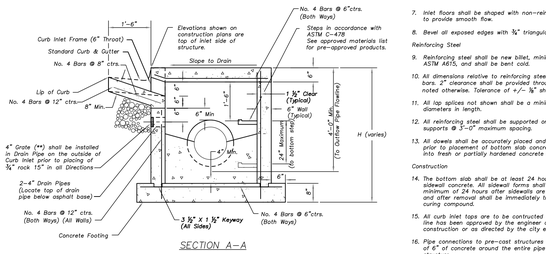
Received
02/28/2025 9:32:17 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C701 STORM PLAN & PROFILE.dwg C604 STORM PLAN & PROFILE - LINE 300 Feb 28, 2025 9:01am tsy logan.green
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




PLAN

Not to Scale




SECTION A–A

Not to Scale

## PRECAST NON-SETBACK CURB INLET

SCALE: N.T.S.

*Non–Setback Curb Inlet Notes*

*General*

1. All storm sewer structures shall be pre–cast or poured in place. If pre–cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the City Engineer.
2. Pre–cast shop drawings are to be approved by the City Engineer for publicly financed or administered projects. Pre–cast shop drawings for privately financed projects are to be submitted to the Engineering Services Division of the Planning and Development Services Department upon request.
3. Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the City Engineer prior to construction.
4. On–grade inlets shall conform to the street grade. Sump inlets shall be level.
5. The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with ("L"+"H") and ("W"+"H") less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

*Concrete*

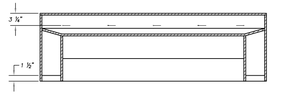
6. Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board
7. Inlet floors shall be shaped with non–reinforced concrete inverts to provide smooth flow.
8. Bevel all exposed edges with ¾" triangular molding.

*Reinforcing Steel*

9. Reinforcing steel shall be new billet, minimum Grade 60 as per ASTM A615, and shall be bent cold.
10. All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/– ½" shall be permitted.
11. All lap splices not shown shall be a minimum of 40 bar diameters in length.
12. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'–0" maximum spacing.
13. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

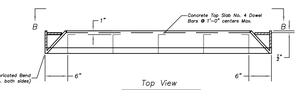
*Construction*

14. The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane curing compound.
15. All curb inlet tops are to be contructed after final curb string line has been approved by the engineer and prior to curb construction or as directed by the city engineer.
16. Pipe connections to pre–cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.
17. Material selection and compaction requirements for backfill around structures shall be as specified in the Manual of Infrastructure Standards for Right of Way Restoration, as promulgated by the City Engineer.



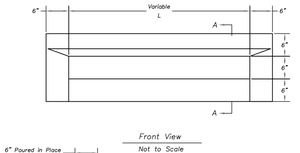

Rear View (Section B–B)

Not to Scale



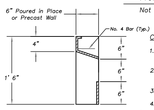

Top View

Not to Scale




Front View

Not to Scale

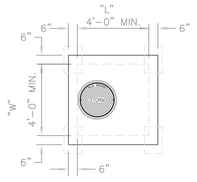



Side View (Section A–A)

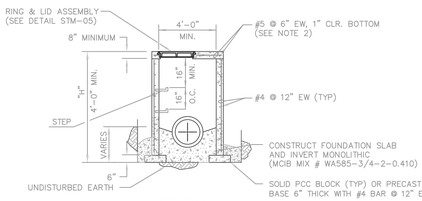
Not to Scale

*Curb Inlet Frame Notes*

1. All welds shall be performed in accordance with appropriate AWS Specifications and Procedures.
2. All welds on exposed surfaces shall be dressed so as to provide a pleasing finished appearance.
3. All flat steel shall be 7 Gage or 3/16" thick.
4. The entire frame shall be hot dip zinc coated in accordance with ASTM A–123.




PLAN

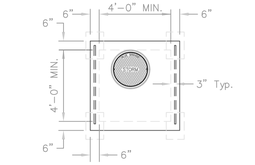



SECTION

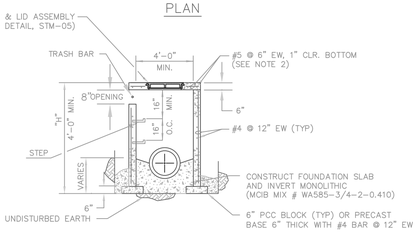
NOTES:
1. REMOVE LIFTING HOOKS FLUSH UPON PLACEMENT OF TOP SLAB AND GROUT AS NECESSARY TO REPAIR.
2. TOP SLAB REINFORCEMENT SHALL ALSO INCLUDE 2 #5 @ 4" DIAGONAL FOUR SIDES OF OPENING.
3. TOP SLAB SHALL BE SET TO MATCH FINISHED GROUND LINE. EXCEPTION: IF ANY PORTION OF THE TOP SLAB IS UTILIZED AS SIDEWALK, THE SLOPE SHALL MEET ADA CROSS SLOPE REQUIREMENTS (SEE DETAIL MIS–01) AND SHALL INSTALL A FOOTING (SEE MIS–02).
4. JUNCTION BOX SHALL BE BACKFILLED TO WITHIN 1' OF FINISH GRADE USING KDOT AB–3 ROCK WITHIN THE RIGHT OF WAY.
5. JUNCTION BOX LOCATION SHALL NOT CONFLICT WITH ADA RAMPS OR CURB RETURNS.
6. RING & LID SHALL BE ALIGNED WITH STEPS.
7. TOP SLAB SHALL FIT TIGHTLY TO INLET. GAPS <3" SHALL BE GROUTED. GAPS 3" TO 5" SHALL BE BLOCKED AND GROUTED. GAPS >5" SHALL BE DOWELED, FORMED, POURED TO EXTEND.
8. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6" AND THE TOP SLAB SHALL HAVE A MINIMUM THICKNESS OF 8".

## PRECAST JUNCTION BOX DETAIL

SCALE: N.T.S.




PLAN




SECTION

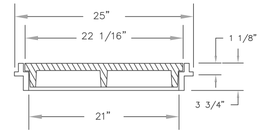
NOTES:
1. REMOVE LIFTING HOOKS FLUSH UPON PLACEMENT OF TOP SLAB AND GROUT AS NECESSARY TO REPAIR.
2. TOP SLAB REINFORCEMENT SHALL ALSO INCLUDE 2 #5 @ 4" DIAGONAL FOUR SIDES OF OPENING.
3. TOP SLAB SHALL BE SET TO MATCH FINISHED GROUND LINE. EXCEPTION: IF ANY PORTION OF THE TOP SLAB IS UTILIZED AS SIDEWALK, THE SLOPE SHALL MEET ADA CROSS SLOPE REQUIREMENTS (SEE DETAIL MIS–01).
4. INLET SHALL BE BACKFILLED TO WITHIN 1' OF FINISH GRADE USING KDOT AB–3 ROCK WITHIN THE RIGHT OF WAY.
5. JUNCTION BOX LOCATION SHALL NOT CONFLICT WITH ADA RAMPS OR CURB RETURNS.
6. RING & LID SHALL BE ALIGNED WITH STEPS.
7. TOP SLAB SHALL FIT TIGHTLY TO INLET. GAPS <3" SHALL BE GROUTED. GAPS 3" TO 5" SHALL BE BLOCKED AND GROUTED. GAPS >5" SHALL BE DOWELED, FORMED, POURED TO EXTEND.
8. ALL PRECAST SHALL HAVE A MINIMUM THICKNESS OF 6".
9. TRASH BAR(S) SHALL BE 1" DIAMETER GALVINIZED ROD CENTERED IN EACH OPENING.
10. ENGINEER SHALL CLEARLY INDICATE FIELD OPENING LOCATION(S) ON THE PLANS AND CONTRACTOR SHALL ORIENT OPENING(S) AS SHOWN ON THE APPROVED PLANS.

## PRECAST STANDARD AREA INLET DETAIL

SCALE: N.T.S.



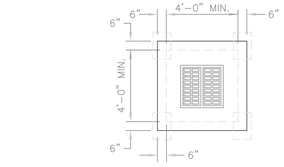

| APPROVED RING AND LID | |
|---|---|
| CLAY & BAILEY | 2020 |
| DEETER | 2016 |
| NEENAH | R–1537 |
| GCI | SM 2100 |
| EJ | 1501A |



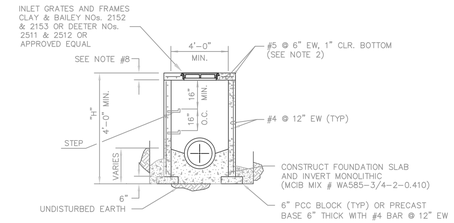

NOTES: 1. MINIMUM LID WEIGHT IS 140 POUNDS.
2. ALL LETTERING ON THE LID FACE IS ONE INCH TALL.

## STORM SEWER RING AND LID DETAIL

SCALE: N.T.S.




PLAN

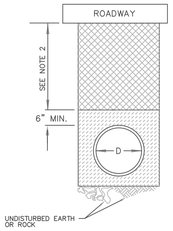



SECTION

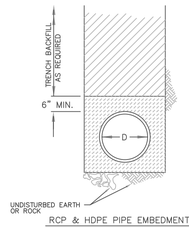
NOTES:
1. REMOVE LIFTING HOOKS FLUSH UPON PLACEMENT OF TOP SLAB AND GROUT AS NECESSARY TO REPAIR.
2. TOP SLAB REINFORCEMENT SHALL ALSO INCLUDE 2 #5 @ 4" DIAGONAL FOUR SIDES OF OPENING.
3. TOP SLAB SHALL BE SET TO MATCH FINISHED GROUND LINE. EXCEPTION: IF ANY PORTION OF THE TOP SLAB IS UTILIZED AS SIDEWALK, THE SLOPE SHALL MEET ADA CROSS SLOPE REQUIREMENTS (SEE DETAIL MIS–01). AND SHALL INSTALL A FOOTING (SEE MIS–02).
4. INLET SHALL BE BACKFILLED TO WITHIN 1" OF FINISH GRADE USING KDOT AB–3 ROCK WITHIN THE RIGHT OF WAY.
5. GRATE INLET LOCATION SHALL NOT CONFLICT WITH ADA RAMPS OR CURB RETURNS.
6. NO RISERS ALLOWED. TOP SLAB MUST BE ADJUSTED TO MATCH FINISH GRADE.
7. TOP SLAB SHALL FIT TIGHTLY TO INLET. GAPS <3" SHALL BE GROUTED. GAPS 3" TO 5" SHALL BE BLOCKED AND GROUTED. GAPS >5" SHALL BE DOWELED, FORMED, POURED TO EXTEND.
8. ALL PRECAST SHALL HAVE A MINIMUM THICKNESS OF 6". EXCEPTION: TOP SLAB SHALL BE 8" THICK IN AREAS WITH VEHICULAR TRAFFIC.
9. WHEN INSTALLED IN PAVED AREAS, ALL GRATES MUST BE APPROVED FOR BICYCLE TRAFFIC AND ORIENTED PROPERLY PER MANUFACTURERS SPECIFICATIONS.

## PRECAST STANDARD GRATE INLET DETAIL

SCALE: N.T.S.




STORM SEWER EMBEDMENT BENEATH ROADWAY




RCP & HDPE PIPE EMBEDMENT

| LEGEND | |
|---|---|
| D | NOMINAL PIPE DIAMETER |
| | TRENCH BACKFILL |
| | TAMPED GRANULAR BACKFILL (KDOT AB–3) |
| | GRANULAR BEDDING |

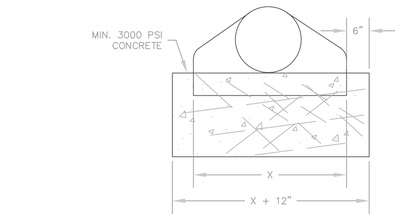
| MINIMUM PIPE CLEARANCES (IN) | | |
|---|---|---|
| D | PIPE SIDE CLEARANCE[2] (SOIL/ROCK) | PIPE BOTTOM CLEARANCE (SOIL/ROCK) |
| 0"–27" | 6/6 | 4/6 |
| 30"–60" | 8/9 | 6/9 |
| 66"–UP | 12/12 | 8/12 |

| STORM SEWER BEDDING MATERIAL GRADATION LIMITS (% PASSING) | | | |
|---|---|---|---|
| SIEVE SIZE | 3/4" | 1/2" | 3/8" |
| 1" | 100 | | |
| 3/4" | 90–100 | 100 | |
| 1/2" | | 80–100 | |
| 3/8" | 20–55 | 40–77 | 100 |
| NO. 4 | 0–10 | 0–15 | 30–40 |
| NO. 8 | 0–5 | 0–5 | 0–4 |

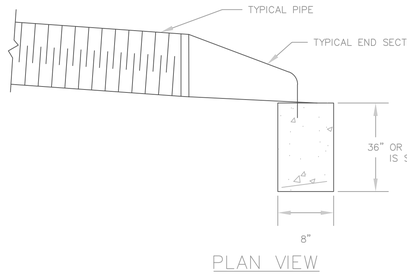
NOTES:
1. GRANULAR BEDDING SHALL MEET THE GRADATION REQUIREMENTS ON THE TABLE ABOVE. MATERIAL TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR BY VIBRATING.
2. TAMPED GRANULAR BACKFILL (KDOT AB–3) THIS MATERIAL SHALL BE USED FOR ALL EXISTING AND PROPOSED STREET CROSSINGS.
3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES, COMPACTED TO 95% MAXIMUM DENSITY.

## STORM SEWER EMBEDMENT DETAIL

SCALE: N.T.S.



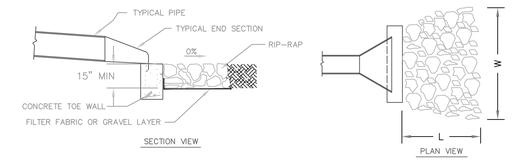

END VIEW



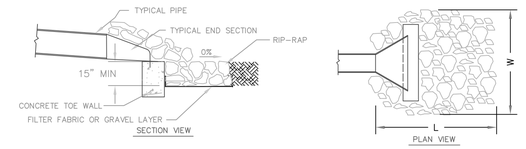

PLAN VIEW

## TYPICAL TOE WALL DETAIL

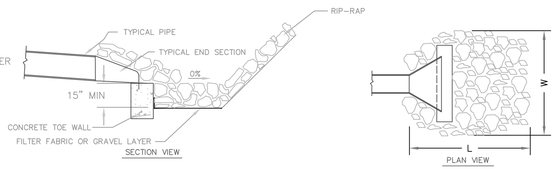
SCALE: N.T.S.




PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL




PIPE OUTLET LINEAL TO A WELL DEFINED CHANNEL




PIPE OUTLET PERPENDICULAR TO A WELL DEFINED CHANNEL

NOTES:
1. L & W AS DETERMINED BY ENGINEER.
2. ALL RIP–RAP SHALL BE GROUTED.
3. ALL RIP–RAP SHALL BE SIZED BY AN ENGINEER.

## OUTLET PROTECTION DETAILS

SCALE: N.T.S.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CADD\PlanSheets\Civil\C605 STORM DETAILS.dwg C605 STORM DETAILS I Feb 28, 2025 9:01am by logan.green

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8565 FRENCH'S VIANA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-6868
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

STORM DETAILS I

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

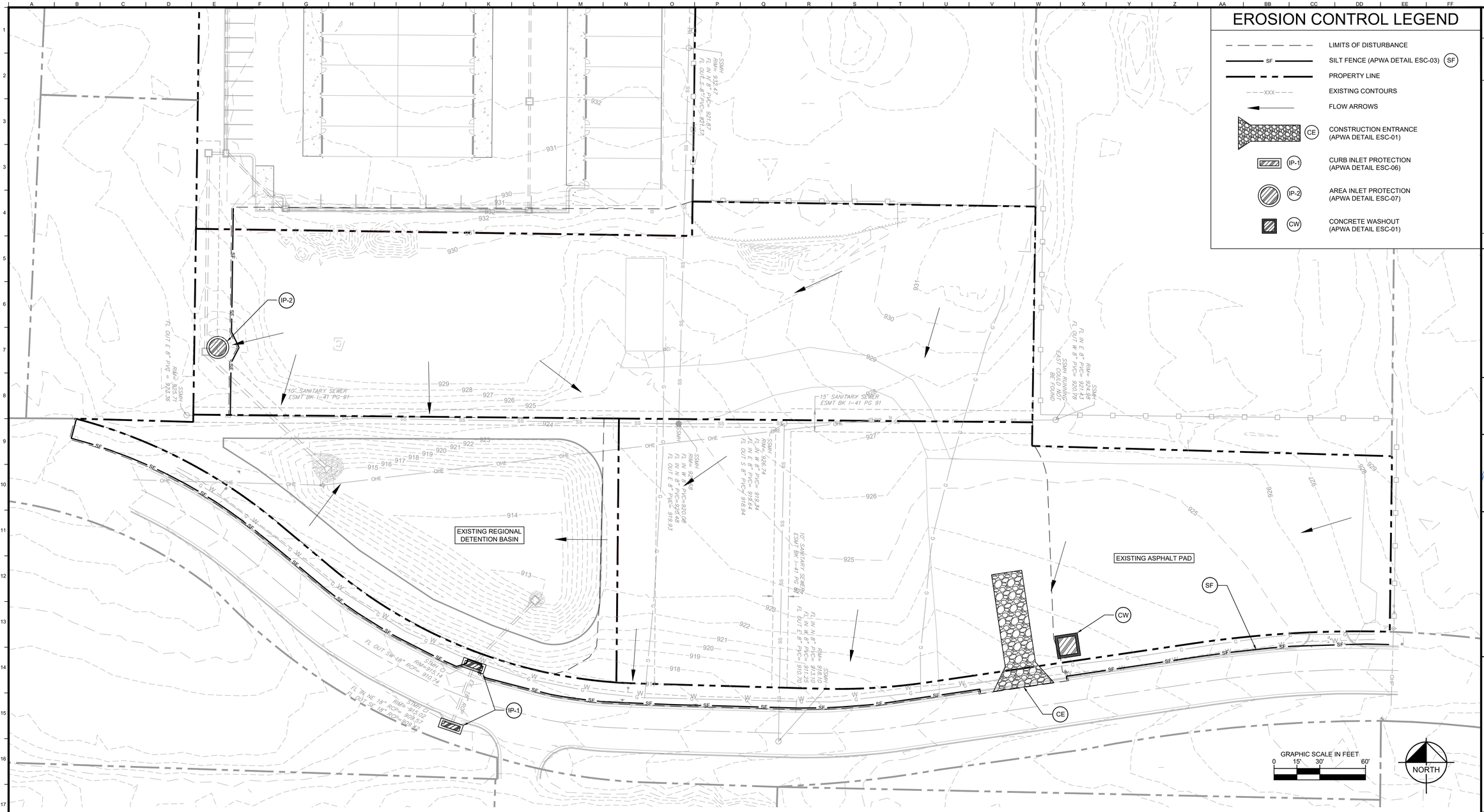
ORIGINAL ISSUE: 02/28/2025

KHA PROJECT NO. 268442002

SHEET NUMBER

C605

Received
02/28/2025 9:32:17 AM




# EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE (APWA DETAIL ESC-03) (SF)
- PROPERTY LINE
- EXISTING CONTOURS
- FLOW ARROWS
- CONSTRUCTION ENTRANCE (CE) (APWA DETAIL ESC-01)
- CURB INLET PROTECTION (IP-1) (APWA DETAIL ESC-06)
- AREA INLET PROTECTION (IP-2) (APWA DETAIL ESC-07)
- CONCRETE WASHOUT (CW) (APWA DETAIL ESC-01)

## EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   - 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   - 7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   - 7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   - 7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   - 7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   - 7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

## FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095C0316G
EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT
OR REVISIONS ARE BEING PROPOSED.

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

| EROSION CONTROL PLAN - PHASE 1 SEQUENCE OF EVENTS | |
|---|---|
| 1. | INSTALL TEMPORARY CONSTRUCTION ENTRANCE & CONCRETE WASHOUT AS SHOWN |
| 2. | INSTALL INLET PROTECTION. INSTALL DITCH CHECKS AND PERIMETER SILT FENCE AS SHOWN |
| 3. | STRIP AND STOCKPILE TOPSOIL IN ACCESSIBLE AREAS AND PROTECT TOPSOIL STOCKPILE WITH PERIMETER SILT FENCE. BEGIN MASS GRADING OPERATION. |

## PHASE 1 EROSION CONTROL NOTES

1. PHASE 1 EROSION CONTROL MEASURES SHALL CONSIST OF INSTALLATION OF PERIMETER EROSION CONTROL MEASURES, MAINTENANCE OF EXISTING INLET PROTECTION, INSTALLATION OF A GRAVEL CONSTRUCTION ENTRANCE, AND INSTALLATION OF A CONCRETE WASHOUT. PHASE 1 MEASURES SHALL BE INSTALLED PRIOR TO GRADING & DEMOLITION ACTIVITIES.
2. PERIMETER EROSION MEASURES ARE SHOWN INSIDE THE PROPERTY, BUT ARE INTENDED TO BE FULLY INSTALLED 1' INSIDE THE PROPERTY LINE.
3. THE SILT FENCE DESIGN SHOWS NO MORE THAN 0.25 AC OF SURFACE DRAINAGE AREA PER 100 LF OF SILT FENCE IN ANY LOCATION.
4. NO SOIL DISTURBANCE ACTIVITIES SHALL BE CONDUCTED BEFORE MAINTENANCE OF EXISTING INLET PROTECTION, INSTALLATION OF PROPOSED INLET PROTECTION, AND INSTALLATION OF PERIMETER SILT FENCE IS COMPLETE.
5. THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-561-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LLG
DRAWN BY: LLG
CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

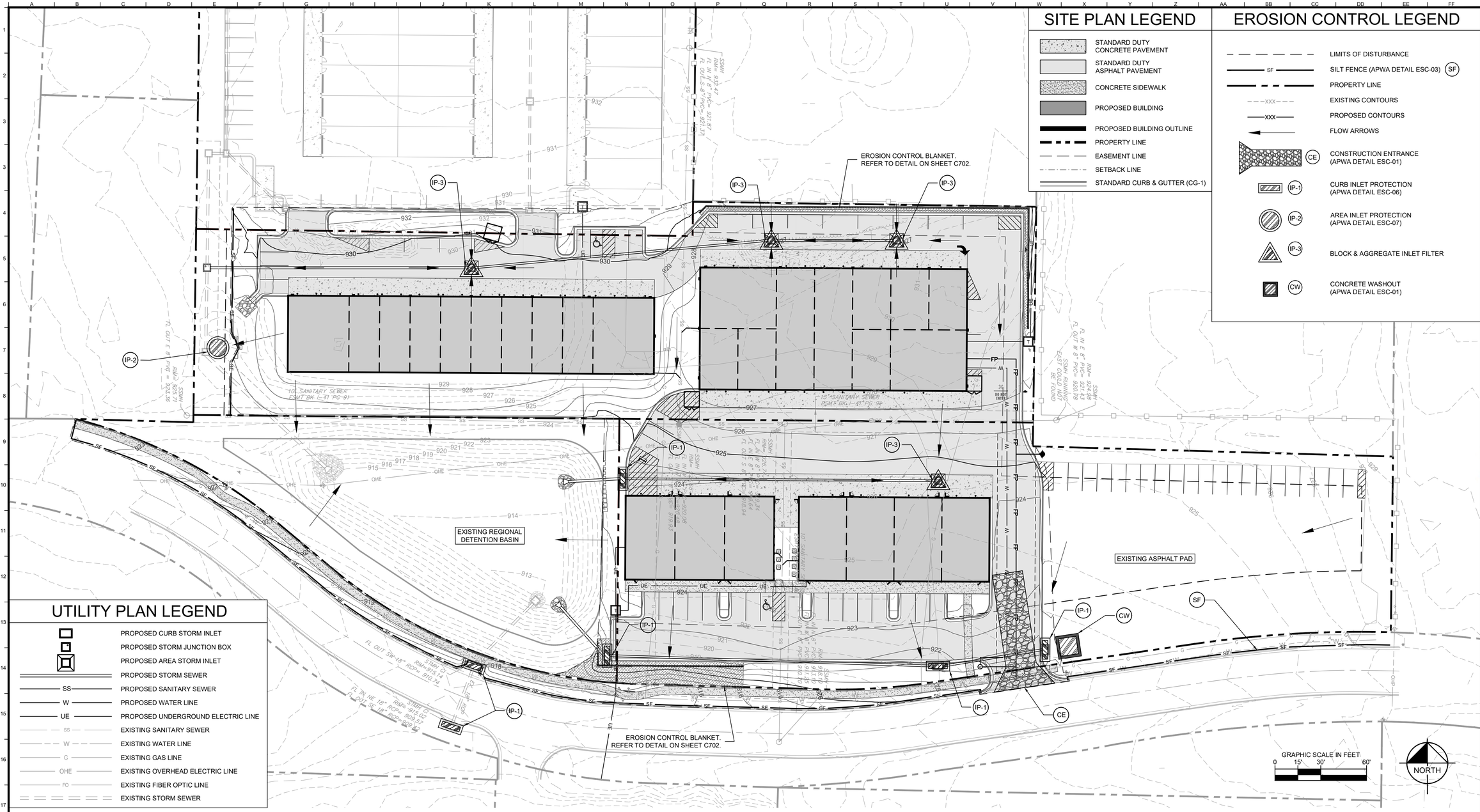
PRE-CONSTRUCTION EROSION CONTROL PLAN

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025
KHA PROJECT NO. 268442002
SHEET NUMBER
C700

Received
02/28/2025 9:32:17 AM

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\CDs\C700 PRE-CONSTRUCTION EROSION CONTROL PLAN.dwg C700 PRE-CONSTRUCTION EROSION CONTROL PLAN Feb 28, 2025 9:02am try logan.green
This document, together with the concepts and designs presented therein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




## SITE PLAN LEGEND

- STANDARD DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- STANDARD CURB & GUTTER (CG-1)

## EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE (APWA DETAIL ESC-03) (SF)
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROWS
- CONSTRUCTION ENTRANCE (APWA DETAIL ESC-01) (CE)
- CURB INLET PROTECTION (APWA DETAIL ESC-06) (IP-1)
- AREA INLET PROTECTION (APWA DETAIL ESC-07) (IP-2)
- BLOCK & AGGREGATE INLET FILTER (IP-3)
- CONCRETE WASHOUT (APWA DETAIL ESC-01) (CW)

## UTILITY PLAN LEGEND

- PROPOSED CURB STORM INLET
- PROPOSED STORM JUNCTION BOX
- PROPOSED AREA STORM INLET
- PROPOSED STORM SEWER
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- UE — PROPOSED UNDERGROUND ELECTRIC LINE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE
- EXISTING STORM SEWER

## EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   - 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   - 7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   - 7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   - 7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   - 7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   - 7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

## FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095CO316G
EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

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

## EROSION CONTROL PLAN - PHASE 2 SEQUENCE OF EVENTS

| | |
|---|---|
| 1. | ADJUST AND MAINTAIN CONSTRUCTION ENTRANCE, CONCRETE WASHOUT, AND PERIMETER SILT FENCE FROM PHASE 1. |
| 2. | TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE. |
| 3. | INSTALL ALL UNDERGROUND UTILITIES INCLUDING (BUT NOT LIMITED TO) STORM SEWER, SANITARY SEWER, AND WATER MAINS. INSTALL CORRESPONDING INLET PROTECTION AS CONSTRUCTION PROGRESSES. INSTALL ALL PROPOSED STRUCTURES AND PAVEMENT AS SHOWN. |
| 4. | PERFORM GRADING TO FINISHED GRADE AS SHOWN. INSTALL PERMANENT EROSION CONTROL MEASURES, SEED AS NECESSARY, AND PERFORM FINAL SITE STABILIZATION. |
| 5. | ONCE FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED AREA HAS BEEN REACHED AND THE CITY HAS APPROVED FINAL INSPECTION, ALL EROSION CONTROL DEVICES (SILT FENCE, INLET PROTECTION, CONCRETE WASHOUT, ETC.) SHALL BE REMOVED AND RESPONSIBLY DISPOSED OF BY THE CONTRACTOR. |

## PHASE 2 EROSION CONTROL NOTES

1. PHASE 2 EROSION CONTROL MEASURES SHALL CONSIST OF MAINTAINING PHASE 1 MEASURES, AND INSTALLATION OF PERMANENT STRUCTURES, UTILITIES, AND PAVEMENT.
2. THE SILT FENCE DESIGN SHOWS NO MORE THAN 0.25 AC OF SURFACE DRAINAGE AREA PER 100 LF OF SILT FENCE IN ANY LOCATION.
3. NO SOIL DISTURBING ACTIVITIES SHALL BE CONDUCTED BEFORE INSTALLATION OF INLET PROTECTION & PERIMETER SILT FENCE IS COMPLETE.
4. THE SEQUENCE OF CONSTRUCTION SHOWN TO THE LEFT IS A GENERAL OVERVIEW AND IS INTENDED TO COVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

865 PENSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-945-7500
WWW.KIMLEY-HORN.COM


SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

# SITE PLAN DESIGN REVIEW

CAPITAL BUILDERS, LLC

# FINAL STABILIZATION EROSION CONTROL PLAN

# BLUE SPRINGS FLEX SPACE II

3405 NW JEFFERSON ST. BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025

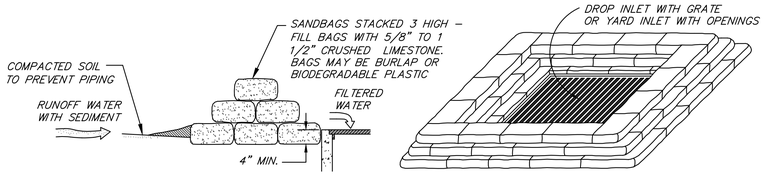
KHA PROJECT NO. 268442002

SHEET NUMBER

C701

Received
02/28/2025 9:32:17 AM

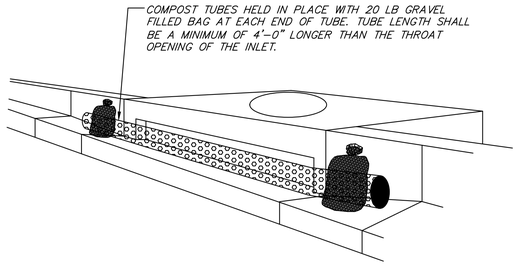
Drawing name: K:\KNC_LGE\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\C0s\C701 FINAL STABILIZATION PLAN.dwg C701 FINAL STABILIZATION EROSION CONTROL PLAN Feb 28, 2025 9:02am try.logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

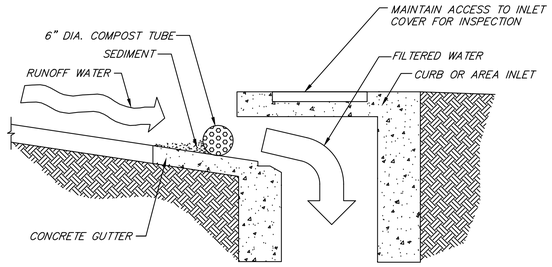



NOTES:
1. FILL BAGS WITH 5/8" CRUSHED LIMESTONE.
2. BAGS SHALL BE BURLAP OR BIODEGRADABLE PLASTIC.
3. BAGS SHALL BE INSPECTED AND REPLACED AS NEEDED.

## AREA INLET PROTECTION DETAILS (ESC-07)

SCALE: N.T.S.

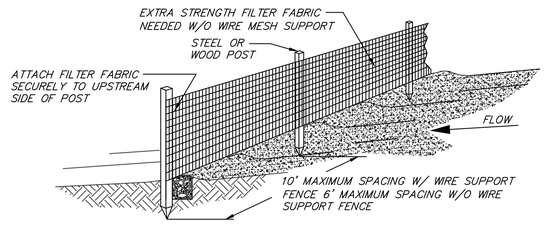


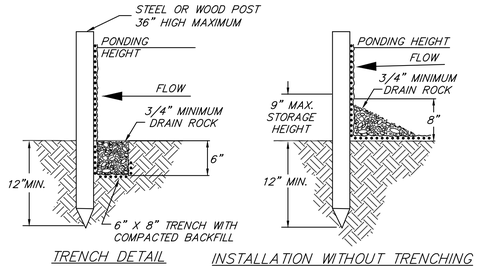




NOTES:
1. THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS AND THROATED AREA INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
2. IF USED ON DOUBLE–THROATED AREA INLET, 6" DIA. COMPOST TUBE SHALL BE INSTALLED IN EACH THROAT.
3. 6" PERFORATED ADS DRAIN PIPE FILLED WITH CLEAN 3/4" GRAVEL, CAPPED AT EACH END AND COVERED WITH GEOFABRIC SOCK MAY BE SUBSTITUTED FOR COMPOST TUBE.

## CURB INLET PROTECTION DETAILS (ESC-06)

SCALE: N.T.S.

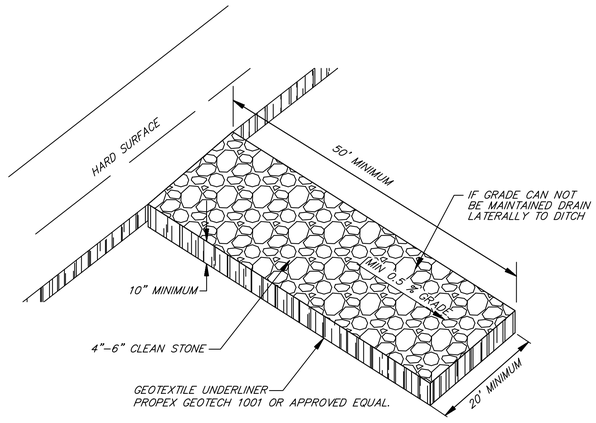



NOTES:
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

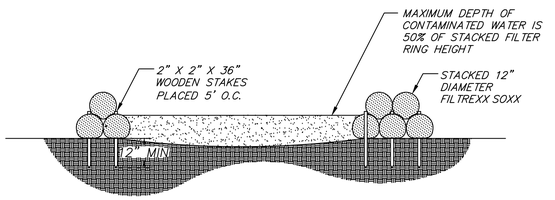
## SILT FENCE DETAILS (ESC-03)

SCALE: N.T.S.



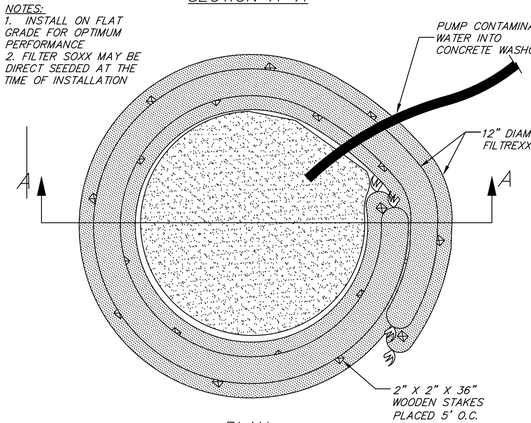

## CONSTRUCTION ENTRANCE DETAIL (ESC-01)

SCALE: N.T.S.




SECTION A–A

NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. FILTER SOXX MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION



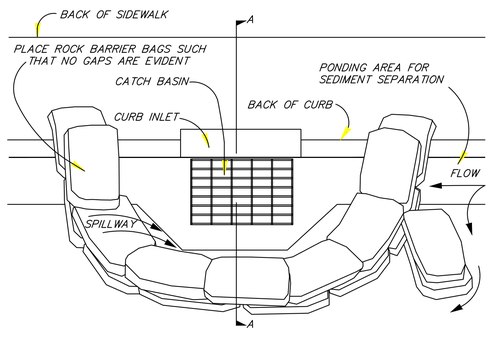

PLAN

## FILTREXX® CONCRETE WASHOUT DETAIL

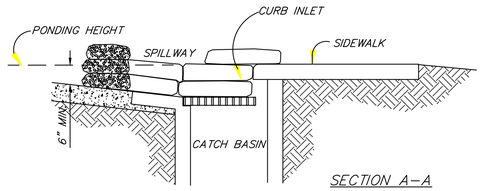
SCALE: N.T.S.

NOTES FOR CONCRETE WASHOUT:
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT SIZED RELATIVE TO THE AMOUNT OF CONCRETE TO BE PLACED ON SITE. THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE VEHICLE TRACKING PAD SHALL BE SLOPED TOWARDS THE CONCRETE WASHOUT AREA.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION(S) OF THE CONCRETE WASHOUT AREA(S) TO OPERATORS OF CONCRETE TRUCK AND PUMP RIGS.
5. A ONE–PIECE IMPERVIOUS LINER MAY BE REQUIRED ALONG THE BOTTOM AND SIDES OF SUBSURFACE PIT IN SANDY OR GRAVELLY SOILS.

MAINTENANCE FOR CONCRETE WASHOUT:
1. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE FILLED THE WASHOUT TO APPROXIMATELY 75% FULL.
2. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JON SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT ARES SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE STABILIZED.




PLAN VIEW

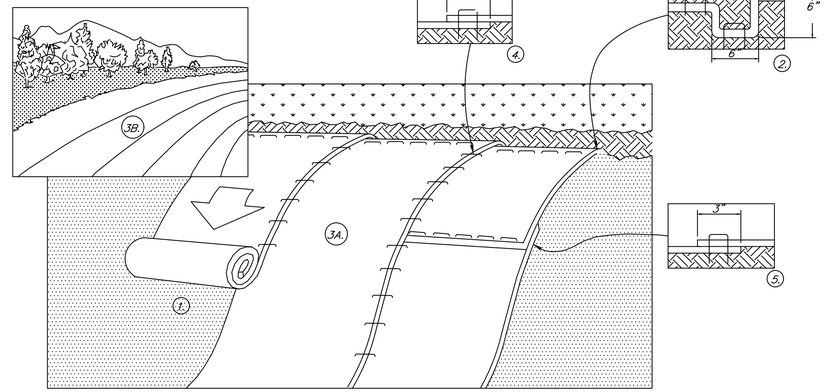



SECTION A–A

NOTES:
1. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

## ROCK BAG CURB INLET BARRIER

SCALE: N.T.S.




1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"–6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. BLANKET SHALL BE NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.

## EROSION CONTROL BLANKET (SLOPE STABILIZATION) DETAIL

SCALE: N.T.S.

Drawing name: K:\KNC_LDEV\268442002_Blue Springs Flex Space\2 Design\CAD\PlanSheets\Civil\C701 FINAL STABILIZATION PLAN.dwg - C702 EROSION CONTROL DETAILS - Feb 28, 2025 - 9:02am - by logan.green
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8551 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: (816) 607-0600
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: LLG | DRAWN BY: LLG | CHECKED BY: PJJ

STATE OF MISSOURI
PATRICK J. JOYCE
NUMBER PE-2009018032
PROFESSIONAL ENGINEER
2-28-2025

SITE PLAN DESIGN REVIEW
CAPITAL BUILDERS, LLC

EROSION CONTROL DETAILS

BLUE SPRINGS FLEX SPACE II
3405 NW JEFFERSON ST. BLUE SPRINGS, MO 64015

ORIGINAL ISSUE: 02/28/2025

KHA PROJECT NO. 268442002

SHEET NUMBER

C702

Received
02/28/2025 9:32:17 AM

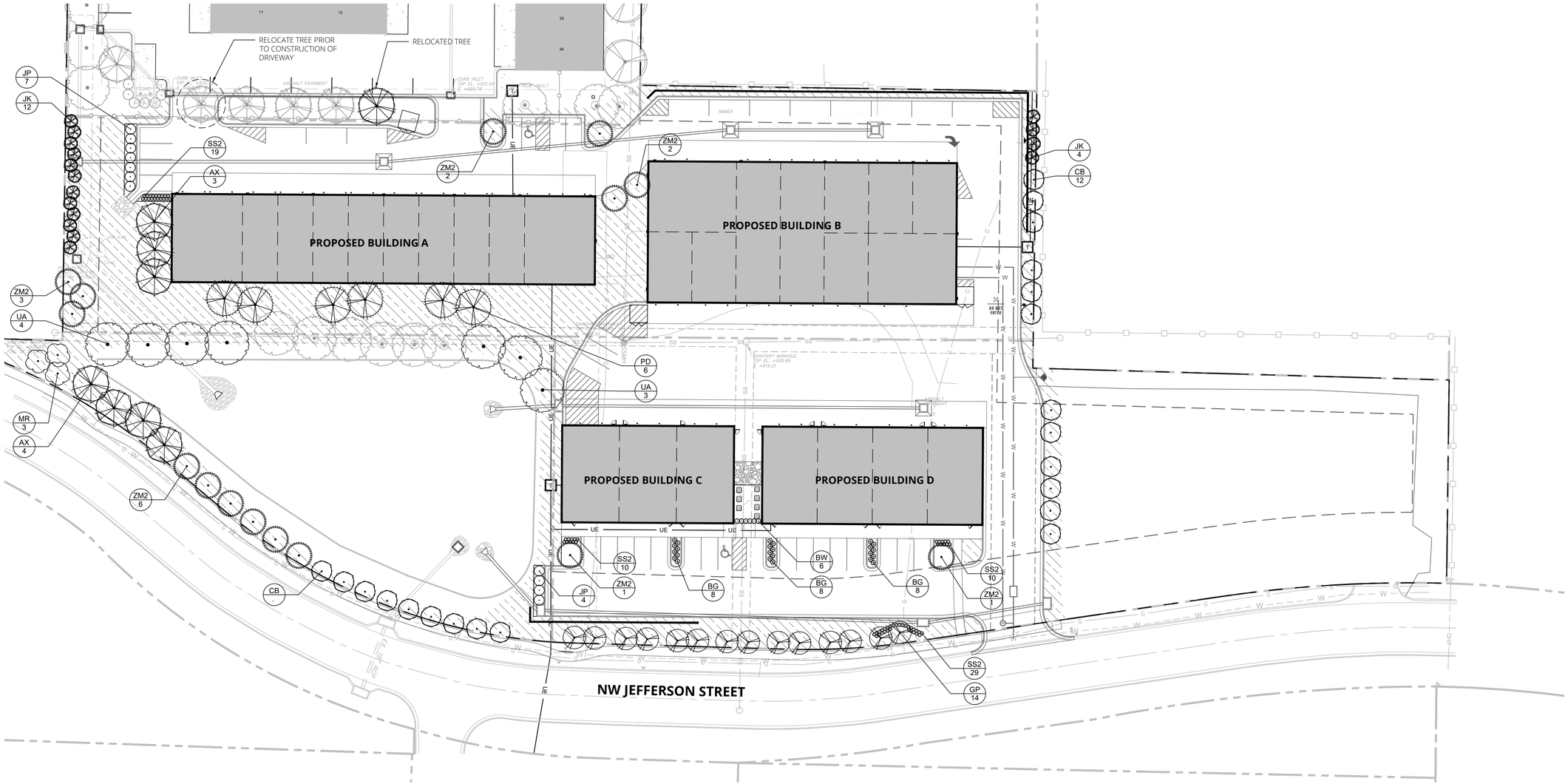
## PLANT SCHEDULE

| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | | |
| | AX | 7 | PACIFIC SUNSET MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM | B & B | 2"CAL | |
| | CB | 21 | COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS `COLUMNARIS` | B & B | 2"CAL | |
| | GP | 14 | PRINCETON SENTRY® MAIDENHAIR TREE / GINKGO BILOBA 'PNI 2720' | B & B | 2"CAL | |
| | UA | 7 | PRINCETON ELM / ULMUS AMERICANA `PRINCETON` | B & B | 2"CAL | |
| | ZM2 | 15 | MUSASHINO SAWLEAF ZELKOVA / ZELKOVA SERRATA `MUSASHINO` | B & B | 2"CAL | |
| **EVERGREEN TREES** | | | | | | |
| | JK | 16 | KETELEERI CHINESE JUNIPER / JUNIPERUS CHINENSIS 'KETELEERI' | B & B | | 6` TALL |
| | PD | 6 | BLACK HILLS SPRUCE / PICEA GLAUCA 'DENSATA' | B & B | | 6` TALL |

| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | |
|---|---|---|---|---|---|
| **ORNAMENTAL TREES** | | | | | |
| | MR | 3 | ROYAL RAINDROPS CRABAPPLE / MALUS X 'ROYAL RAINDROPS' | B & B | 1.5"CAL |
| **SHRUBS** | | | | | |
| | BW | 6 | WINTERGREEN BOXWOOD / BUXUS MICROPHYLLA 'WINTERGREEN' | 5 GAL | |
| | JP | 11 | SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA `SEA GREEN` | 5 GAL | |
| **GRASSES & PERENNIALS** | | | | | |
| | BG | 24 | BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS | 1 GAL | |
| | SS2 | 68 | JAZZ LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM `JAZZ` | 1 GAL | |
| **GROUND COVERS** | | | | | |
| | ROCK | 212 SF | MISSOURI RAINBOW 1-3" / DECORATIVE ROCK | ROCK | |
| | TF | 58,652 SF | TALL FESCUE / TURF TYPE TALL FESCUE BLEND | SEED | |

## LANDSCAPE REQUIREMENTS SUMMARY

| LANDSCAPE AREA | REQUIRED PLANT UNITS (PU) | PROPOSED PLANT UNITS (PU) |
|---|---|---|
| FRONTAGE DESIGN<br>BUFFER EDGE ADJACENT TO JEFFERSON STREET | 1 SHADE TREE FOR EVERY 75' OF FRONTAGE AND A CONTINUOUS BUFFER = 7 TREES | 7 TREES |
| BUFFERS<br>SOUTH BUFFER: ADJACENT TO JEFFERSON STREET (MINOR COLLECTOR) - BUFFER TYPE B: 15' MINIMUM | 15' MINIMUM REQUIRES 45 PUs PER 100 LF = 570' LF / 0.45 = 256 PUs | 285 PUs |
| EAST BUFFER: ADJACENT TO LI ZONING - BUFFER TYPE B: 15' MINIMUM | 15' MINIMUM REQUIRES 45 PUs PER 100 LF = 265' LF / 0.45 = 119 PUs | 116 PUs |
| NORTH BUFFER: ADJACENT TO LI ZONING - BUFFER TYPE B: 15' MINIMUM | 15' MINIMUM REQUIRES 45 UNITS PER 100 LF = 225' LF / 0.45 = 101 PUs | N/A |
| WEST BUFFER: ADJACENT TO GB ZONING - BUFFER TYPE B: 15' MINIMUM | 15' MINIMUM REQUIRES 45 PUs PER 100 LF = 121 LF / 0.45 = 54 PUs | 84 PUs |
| PARKING LOT LANDSCAPING | 2 PUs PER UNCOVERED SPACE = 41 SPACES x 2 = 82 PUs | 166 PUs |
| TOTAL PLANT UNITS | 619 PUs | 651 PUs |




1 LANDSCAPE PLAN
SCALE = 1" = 30'

NORTH
0 30' 60'
GRAPHIC SCALE 30'

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.


landworks STUDIO
102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com


**BLUE SPRINGS FLEX SPACE PHASE II**
Blue Springs, MO 64015

current submittal
**CONSTRUCTION/PERMIT SET**

issued: 01.27.2025

revisions

| Date | No. |
|---|---|
| | |

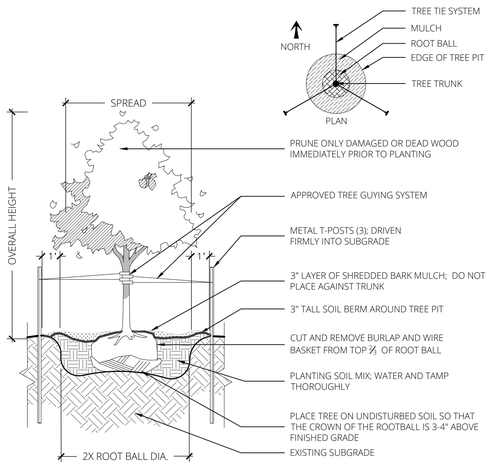
professional seal

STATE OF MISSOURI
ERICA MAE FLAD
NUMBER LA-2010000196
LANDSCAPE ARCHITECT
2/28/25

**LANDSCAPE PLAN**
**L100**

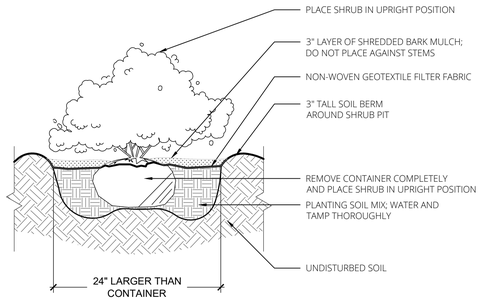
Received
02/28/2025 9:32:17 AM


PLOTTED BY: ERICA FLAD PLOTTED ON: Tuesday, February 18, 2025 9:16:11 AM FILE NAME: 24-030_L100_LSCP_CURRENT.DWG
File Path: p:\24-030 flex spaces ph 2 - blue springs, mo\24-030 cad\24-030_l100_lscp_current.dwg




## 1 DECIDUOUS TREE PLANTING

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




## 2 SHRUB PLANTING

SCALE = 1/2" = 1'-0"




## 3 PERENNIAL & GRASS PLANTING

SCALE = 1/2" = 1'-0"




## 4 CULTIVATED LANDSCAPE EDGE

SCALE = 1" = 1'-0"

# PLANTING NOTES

GENERAL

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. NOTIFY THE MISSOURI ONE CALL SYSTEM AT 800-344-7483, OR 811. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.

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

3. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN PRIOR TO BIDDING.

4. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.

5. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT, OR PLANTING BED SHALL BE BROUGHT TO FINISH GRADE AND PLANTED IN TURF-TYPE TALL FESCUE OR OTHER .

PLANTING PREPARATION

6. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH SOIL TEST ANALYSIS REPORTS FOR EACH SAMPLE OF EXISTING SOIL, TOPSOIL, COMPOST, AND PLANTING SOIL MIX PRIOR TO PLANTING PREPARATION. ANALYSES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PARAMETERS: PARTICLE SIZE ANALYSIS (% DRY WEIGHT), USDA SOIL TEXTURE, pH AND BUFFER pH, ORGANIC CONTENT (% DRY WEIGHT), MOISTURE CONTENT (% WET WEIGHT), PHYSICAL CONTAMINANTS (% DRY WEIGHT), AND NUTRIENT LEVELS (NITROGEN, PHOSPHORUS, POTASSIUM).

7. ALL PLANTING BEDS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. REFER TO SPECIFICATION SECTION 32 91 13 - SOIL PREPARATION.

8. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE PLANTING SOIL MIX, AS DESCRIBED IN ABOVE NOTE.

9. MOUND ALL PLANTING BEDS NOT ADJACENT TO BUILDINGS. PROVIDE POSITIVE DRAINAGE AROUND ALL PLANTING BEDS.

PLANTING MATERIALS

10. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN HORT "AMERICAN STANDARD OF NURSERY STOCK."

11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

12. PLANTS DESIGNATED AS CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.

13. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. THE FOLLOWING APPLIES FOR GENERAL PLANT LOCATIONS:

a. CREEPING GROUNDCOVER SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM EDGE OF PAVEMENT.
b. ALL SHRUBS SHALL BE LOCATED A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT AND 4 FEET FROM BUILDINGS.
c. ALL TREES SHALL BE LOCATED A MINIMUM OF 2.5 FEET FROM EDGE OF PAVEMENT.
d. EQUALLY SPACE ALL PLANTS OF THE SAME SPECIES FOR BEST VIEWING.

PLANTING SOIL MIX

15. A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE WILL BE MIXED ON-SITE, AND WILL CONSIST OF THE MIX COMPONENTS AND IN THE PROPORTIONS AS INDICATED:

A MIX OF EXISTING SOIL, TOPSOIL, AND COMPOST IN THE FOLLOWING RATIO:

| MIX COMPONENT | % BY MOIST VOLUME |
|---|---|
| EXISTING SOIL | 65-70% |
| TOPSOIL (UNSCREENED) | 25-30% |
| COMPOST | 5% |

a. FINAL TESTED ORGANIC MATTER BETWEEN 2.75 AND 4% (BY DRY WEIGHT).

b. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL.

c. AT THE TIME OF FINAL GRADING, ADD LIME OR OTHER INORGANIC AMENDMENTS, ONLY IF REQUIRED, AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

d. PROVIDE A TWO-GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.

16. COMPOST: BLENDED AND GROUND LEAF, WOOD AND OTHER PLANT-BASED MATERIAL, COMPOSTED FOR A MINIMUM OF 9 MONTHS AND AT TEMPERATURES ENOUGH TO BREAK DOWN ALL WOODY FIBERS, SEEDS AND LEAF STRUCTURES, FREE OF TOXIC MATERIAL AT LEVELS THAT ARE HARMFUL TO PLANTS OR HUMANS. SOURCE MATERIAL SHALL BE YARD WASTE TRIMMINGS BLENDED WITH OTHER PLANT OR MANURE-BASED MATERIAL DESIGNED TO PRODUCE COMPOST HIGH IN FUNGAL MATERIAL. COMPOST SHALL BE COMMERCIALLY PREPARED COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA OR AS MODIFIED IN THIS SECTION FOR "COMPOST AS A LANDSCAPE BACKFILL MIX COMPONENT".

a. COMPOST SHALL COMPLY WITH THE FOLLOWING PARAMETERS:

a.a. PH: 5.5 - 8.0.
a.b. SOIL SALT (ELECTRICAL CONDUCTIVITY): MAXIMUM 5 DS/M (MMHOS/CM).
a.c. MOISTURE CONTENT %, WET WEIGHT BASIS: 30 - 60.
a.d. PARTICLE SIZE, DRY WEIGHT BASIS: 98% PASS THROUGH 3/4 INCH SCREEN OR SMEAR.
a.e. STABILITY CARBON DIOXIDE EVOLUTION RATE: MG $CO_2$-C/ G OM/ DAY < 2.
a.f. SOLVITA MATURITY TEST: >6.
a.g. PHYSICAL CONTAMINANTS (INERTS), %, DRY WEIGHT BASIS: <1%.
a.h. CHEMICAL CONTAMINANTS, MG/KG (PPM): MEET OR EXCEED US EPA CLASS A STANDARD, 40CFR § 503.13, TABLES 1 AND 3 LEVELS.
a.i. BIOLOGICAL CONTAMINANTS SELECT PATHOGENS FECAL COLIFORM BACTERIA, OR SALMONELLA, MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.32(A) LEVEL REQUIREMENTS.

17. PROVIDE A ONE QUART SAMPLE WITH MANUFACTURER'S LITERATURE AND MATERIAL CERTIFICATION THAT THE PRODUCT MEETS THE REQUIREMENTS.

18. INORGANIC SOIL AMENDMENTS

a. LIME: ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT AND AS FOLLOWS:
a.a. CLASS: T, WITH A MINIMUM OF 99 PERCENT PASSING THROUGH A NO. 8 SIEVE AND A MINIMUM OF 75 PERCENT PASING THROUGH A NO. 60 SIEVE.
a.b. FORM: PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE.

19. SOIL TESTING FOR TOPSOIL, EXISTING SOIL, COMPOST, PLANTING MIXES

a. SUBMIT SOIL TEST ANALYSIS REPORT FOR EACH SAMPLE OF TOPSOIL, EXISTING SOIL, COMPOST AND PLANTING SOIL FROM AN APPROVED SOIL-TESTING LABORATORY, AS FOLLOWS: SUBMIT TOPSOIL, EXISTING SOIL, AND COMPOST FOR TESTING AT LEAST 8 WEEKS BEFORE SCHEDULED INSTALLATION OF PLANTING SOIL MIXES. SUBMIT PLANTING SOIL MIX TEST NO MORE THAN 2 WEEKS AFTER THE APPROVAL OF THE TOPSOIL, EXISTING SOIL, AND COMPOST. DO NOT SUBMIT PLANTING SOIL MIXES TO THE TESTING LABORATORY FOR TESTING UNTIL ALL TOPSOIL, EXISTING SOIL, AND COMPOST RESULTS HAVE BEEN APPROVED. IF TESTS FAIL TO MEET THE SPECIFICATIONS, OBTAIN OTHER SOURCES OF MATERIAL, RETEST AND RESUBMIT UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE. ALL SOIL TESTING WILL BE AT THE EXPENSE OF THE CONTRACTOR.

20. FOR EACH TOPSOIL, EXISTING SOIL, AND PLANTING SOIL MIX SAMPLE, SUBMIT THE FOLLOWING ANALYSES:

a. PARTICLE SIZE ANALYSIS (% DRY WEIGHT)
b. USDA SOIL TEXTURE
c. PH AND BUFFER PH.
d. PERCENT ORGANIC CONTENT BY OVEN DRIED WEIGHT.
e. NUTRIENT LEVELS BY PARTS PER MILLION INCLUDING: PHOSPHORUS, POTASSIUM, MAGNESIUM, MANGANESE, IRON, ZINC AND CALCIUM. NUTRIENT TEST SHALL INCLUDE THE TESTING LABORATORY RECOMMENDATIONS FOR SUPPLEMENTAL ADDITIONS TO THE SOIL FOR OPTIMUM GROWTH OF THE PLANTINGS SPECIFIED.
f. SOLUBLE SALT BY ELECTRICAL CONDUCTIVITY OF A 1:2 SOIL WATER SAMPLE MEASURED IN MILLIOHM PER CM.
g. CATION EXCHANGE CAPACITY (CEC).

21. FOR EACH COMPOST PRODUCT, SUBMIT THE FOLLOWING ANALYSES:

a. PH
b. SALT CONCENTRATION (ELECTRICAL CONDUCTIVITY)
c. MOISTURE CONTENT %, WET WEIGHT BASIS
d. PARTICLE SIZE % PASSING A SELECTED MESH SIZE, DRY WEIGHT BASIS
e. STABILITY CARBON DIOXIDE EVOLUTION RATE MG CO2-C PER G OM PER DAY
f. PHYSICAL CONTAMINANTS (INERTS) %, DRY WEIGHT BASIS
g. US EPA CLASS A STANDARD, 40CFR § 503.13, TABLES 1 AND 3 LEVELS CHEMICAL CONTAMINANTS MG/KG (PPM)

22. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF ALL SURFACE AND SUBSURFACE CONDITIONS, AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, OF ANY CIRCUMSTANCES THAT WOULD NEGATIVELY IMPACT THE HEALTH OF PLANTINGS. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

23. SHOULD SUBSURFACE DRAINAGE OR SOIL CONDITIONS BE ENCOUNTERED WHICH WOULD BE DETRIMENTAL TO GROWTH OR SURVIVAL OF PLANT MATERIAL, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING, STATING THE CONDITIONS AND SUBMIT A PROPOSAL COVERING COST OF CORRECTIONS. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH CONDITIONS, THEY SHALL REMAIN RESPONSIBLE FOR PLANT MATERIAL UNDER THE WARRANTEE CLAUSE OF THE SPECIFICATIONS.

24. DELIVERY, STORAGE, AND HANDLING

a. WEATHER: DO NOT MIX, DELIVER, PLACE OR GRADE SOILS WHEN FROZEN OR WITH MOISTURE ABOVE FIELD CAPACITY.

b. PROTECT SOIL AND SOIL STOCKPILES, INCLUDING THE STOCKPILES AT THE SOIL BLENDER'S YARD, FROM WIND, RAIN AND WASHING THAT CAN ERODE SOIL OR SEPARATE FINES AND COARSE MATERIAL, AND CONTAMINATION BY CHEMICALS, DUST AND DEBRIS THAT MAY BE DETRIMENTAL TO PLANTS OR SOIL DRAINAGE. COVER STOCKPILES WITH PLASTIC SHEETING OR FABRIC AT THE END OF EACH WORKDAY.

c. ALL MANUFACTURED PACKAGED PRODUCTS AND MATERIAL SHALL BE DELIVERED TO THE SITE IN UNOPENED CONTAINERS AND STORED IN A DRY ENCLOSED SPACE SUITABLE FOR THE MATERIAL AND MEETING ALL ENVIRONMENTAL REGULATIONS. BIOLOGICAL ADDITIVES SHALL BE PROTECTED FROM EXTREME COLD AND HEAT. ALL PRODUCTS SHALL BE FRESHLY MANUFACTURED AND DATED FOR THE YEAR IN WHICH THE PRODUCTS ARE TO BE USED.

d. DELIVER ALL CHEMICAL AMENDMENTS IN ORIGINAL, UNOPENED CONTAINERS WITH ORIGINAL LABELS INTACT AND LEGIBLE, WHICH STATE THE GUARANTEED CHEMICAL ANALYSIS. STORE ALL CHEMICALS IN A WEATHER PROTECTED ENCLOSURE.

RELATED ITEMS

MULCH: APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN PLANTING BEDS AND AROUND TREES. MULCH SHALL CONSIST OF PURE WOOD, BROWN IN COLOR AND BE FREE OF ALL FOREIGN SUBSTANCES. PROVIDE AND INSTALL PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION PER MANUFACTURERS INSTRUCTIONS.

25. EDGING: ALL PLANT BEDS AND TURF AREAS MUST BE SEPARATED WITH A CULTIVATED EDGE, AS SHOWN IN THE DETAIL ON THIS SHEET.

26. TREE TIES: CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL:

"ARBORTIE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP

"LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.

MAINTENANCE AND CLEAN-UP

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

28. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.

INSPECTION, WARRANTIES AND GUARANTEE

29. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY A LICENSED LANDSCAPE ARCHITECT TO VERIFY THAT ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING PLAN AND IS IN A HEALTHY CONDITION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ONCE IT CAN BE VERIFIED THAT ALL PLANTINGS CONFORM TO THE APPROVED PLAN AND ARE FOUND TO BE HEALTHY, THE LANDSCAPE ARCHITECT SHALL PREPARE AN AFFIDAVIT TESTIFYING TO THESE FACTS AND THE OWNER SHALL SUBMIT IT TO CITY STAFF.

30. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

31. CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

landworks STUDIO
102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com

**BLUE SPRINGS FLEX SPACE PHASE II**

Blue Springs, MO 64015

current submittal

**CONSTRUCTION/PERMIT SET**

issued: 01.27.2025

revisions

| Date | No. |
|---|---|

professional seal

**LANDSCAPE DETAILS & NOTES**

# L101

PLOTTED BY: ERICA FLAD PLOTTED ON: Tuesday, February 18, 2025 9:16:14 AM FILE NAME: 24-030_L100_LSCP_CURRENT.DWG
File Path: p:\24-030 flex spaces ph 2 - blue springs, mo\24-030 cad\24-030 cad current\24-030_l100_lscp_current.dwg

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.

Received
02/28/2025 9:32:17 AM




1 LANDSCAPE PLAN
SCALE = 1" = 30'

IF THIS DRAWING IS PRINTED LESS THAN 24" X 36" IN SIZE, IT IS A REDUCED SIZE DRAWING. ADJUST SCALES ACCORDINGLY.

landworks STUDIO
102 S. Cherry Street
Olathe, KS 66061
p. 913.780.6707
www.landworksstudio.com

**BLUE SPRINGS**
**FLEX SPACE PHASE II**
Blue Springs, MO 64015

current submittal
**CONSTRUCTION/PERMIT SET**

issued: 01.27.2025

revisions

| Date | No. |
|---|---|
| | |

professional seal

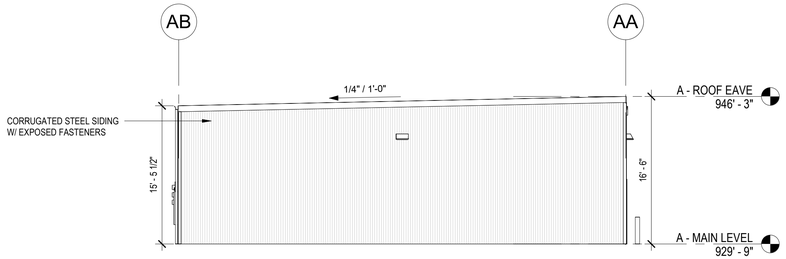
STATE OF MISSOURI
ERICA MAE FLAD
NUMBER LA-2010000196
LANDSCAPE ARCHITECT

**SITE PLAN RENDERING**

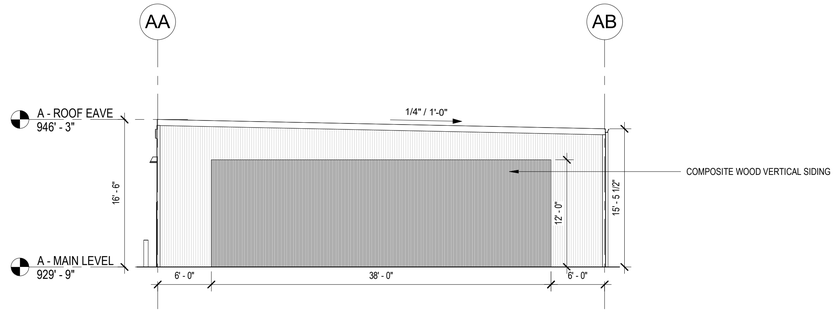
# SP100

Received
02/28/2025 9:32:17 AM

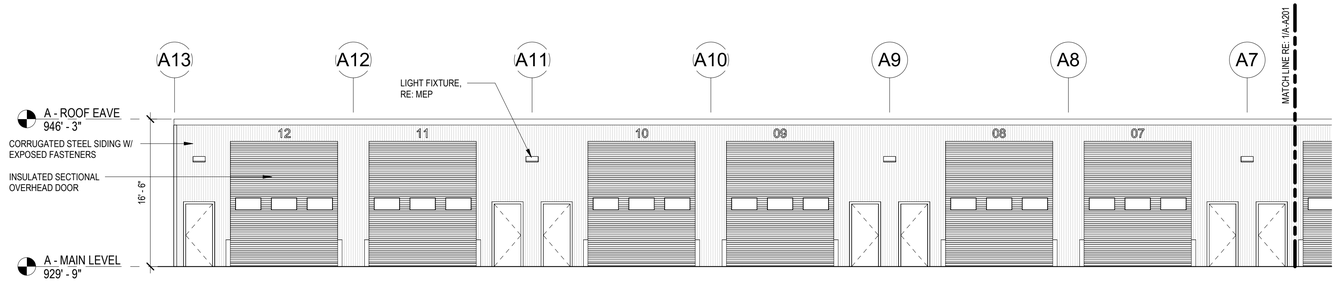
PLOTTED BY: ERICA FLAD
File Path: p:\24-030 flex spaces jph 2 - blue springs, mo\24-030 cad\24-030_sp100_SITE_CURRENT.DWG
PLOTTED ON: Monday, February 17, 2025 12:45:51 PM
FILE NAME: 24-030_SP100_site_current.dwg



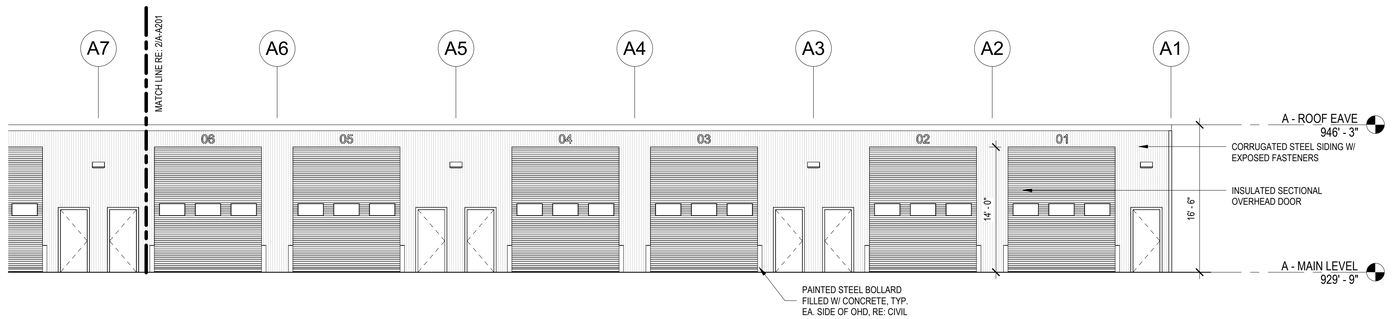

4 **ELEVATION - BUILDING A (EAST)**
1/8" = 1'-0"




3 **ELEVATION - BUILDING A (WEST)**
1/8" = 1'-0"




2 **ELEVATION - BUILDING A (NORTH) - EAST**
1/8" = 1'-0"




1 **ELEVATION - BUILDING A (NORTH) - WEST**
1/8" = 1'-0"

Printed: 1/23/2025 4:05:03 PM

# FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

## SITE PLAN DESIGN REVIEW

01.23.2025

Architect License: _

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


ARCHITECT:

six twenty one

SixTwentyOne

1901 MAIN ST. SUITE 200.
KANSAS CITY, MO 64108
T: 816.694.1399

www.sixtwentyone.com

**Civil Engineer:**

Kimley Horn

805 Pennsylvania Ave.
Suite 150
Kansas City, MO 64105

**MEPF Engineer:**

Garver

2100 Central St, Suite 01c
Kansas City, MO 64108

**Structural Engineer:**

Garver

603 Munger Ave, Suite 200
Dallas, TX 75202

**PEMB Mnfr:**

CECO Building Systems

7710 N Montgall Avenue
Kansas City, MO 64119

**Landscape Architect:**

Landworks Studio

102 South Cherry Street 2nd Floor
Olathe, KS 66061



This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2024 by SixTwentyOne LLC.

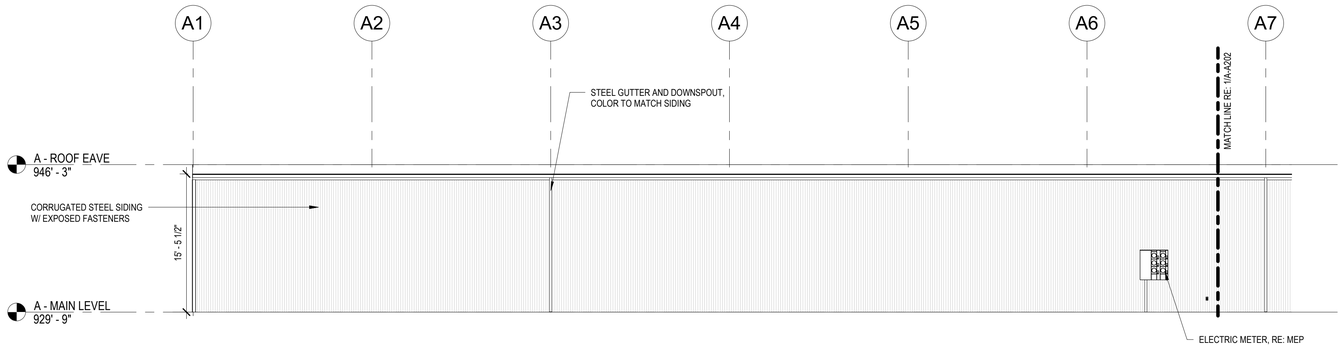
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.


BUILDING A ELEVATIONS

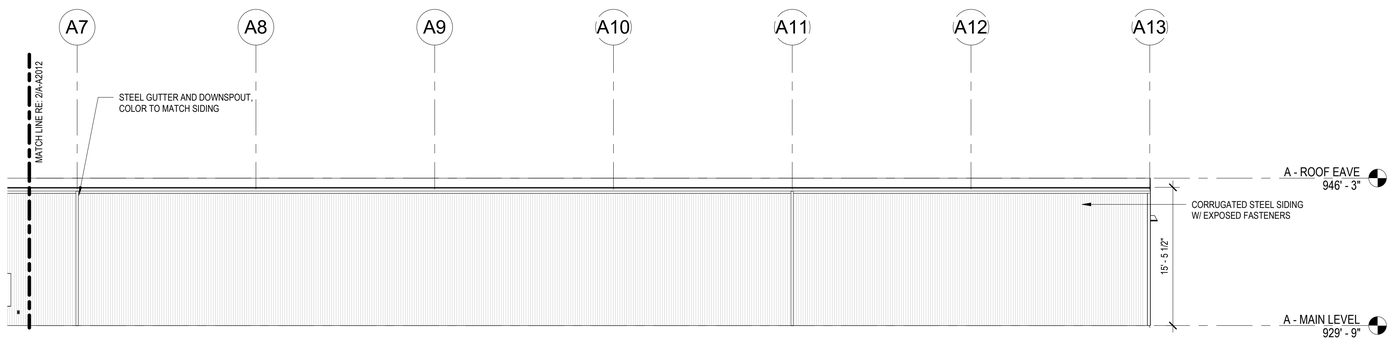
Sheet: A-A201

Revision no.


Received
02/28/2025 9:32:17 AM




2 **ELEVATION - BUILDING A (SOUTH) - WEST**
1/8" = 1'-0"




1 **ELEVATION - BUILDING A (SOUTH) - EAST**
1/8" = 1'-0"

Printed: 1/23/2025 4:05:04 PM

# FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

## SITE PLAN DESIGN REVIEW

01.23.2025

Architect License: _____

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


**ARCHITECT:**

six twenty one

SixTwentyOne
1901 MAIN ST. SUITE 200
KANSAS CITY, MO 64108
T: 816.694.1369
www.sixtwentyone.com

**Civil Engineer:**
Kimley Horn
805 Pennsylvania Ave.
Suite 150
Kansas City, MO 64105

**MEPF Engineer:**
Garver
2100 Central St, Suite 01c
Kansas City, MO 64108

**Structural Engineer:**
Garver
603 Munger Ave, Suite 200
Dallas, TX 75202

**PEMB Mnfr:**
CECO Building Systems
7710 N Montgall Avenue
Kansas City, MO 64119

**Landscape Architect:**
Landworks Studio
102 South Cherry Street 2nd Floor
Olathe, KS 66061



This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part – is strictly prohibited. All rights reserved © 2024 by SixTwentyOne LLC.

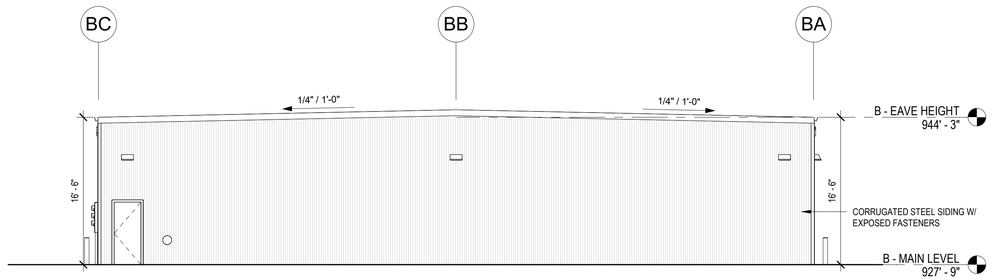
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.


BUILDING A ELEVATIONS

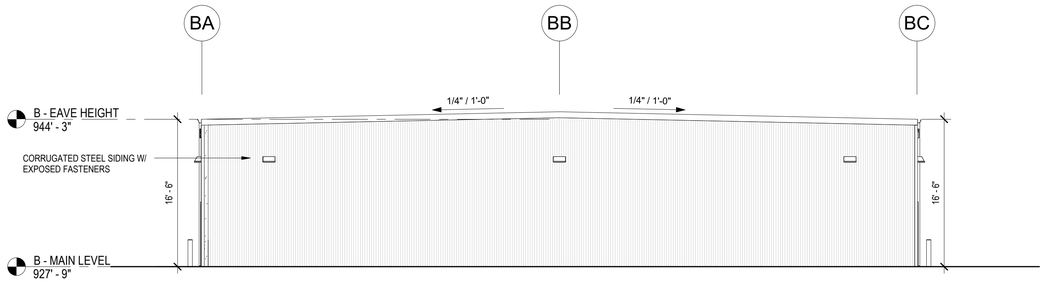
Sheet: A-A202

Revision no.

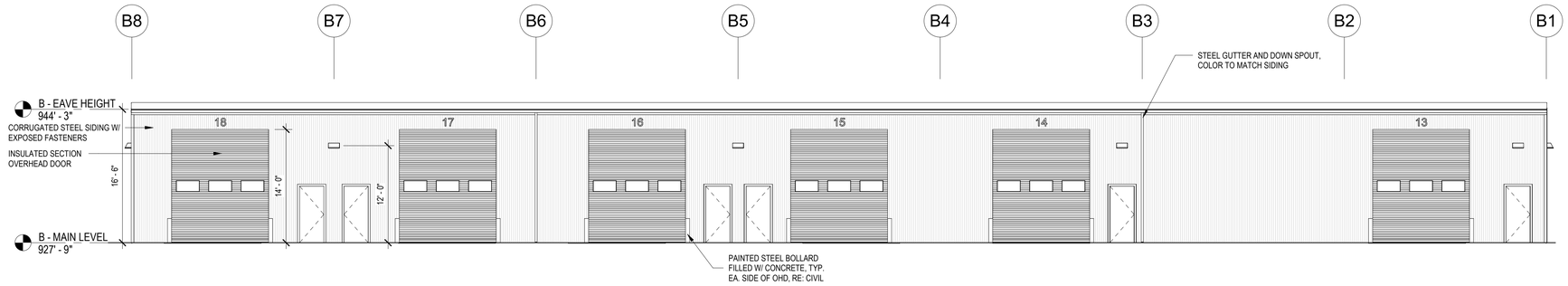

Received
02/28/2025 9:32:17 AM



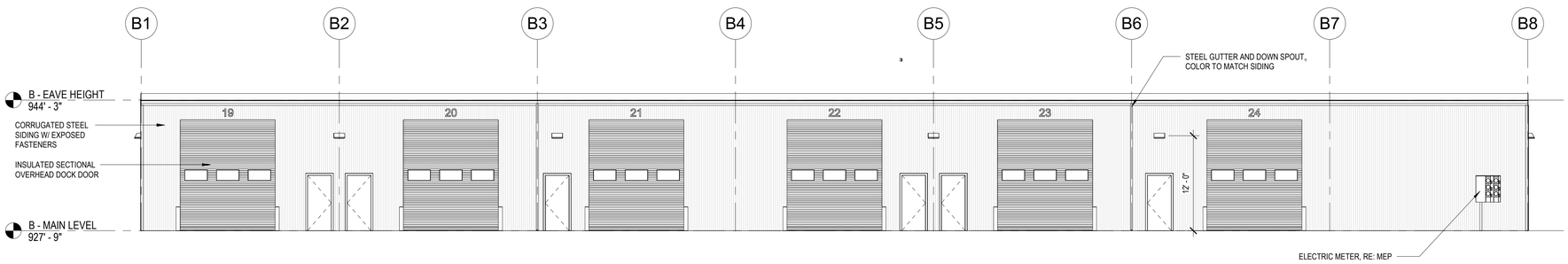

4 **ELEVATION - BUILDING B (EAST)**
1/8" = 1'-0"




3 **ELEVATION - BUILDING B (WEST)**
1/8" = 1'-0"




2 **ELEVATION - BUILDING B (NORTH)**
1/8" = 1'-0"




1 **ELEVATION - BUILDING B (SOUTH)**
1/8" = 1'-0"

Printed: 1/23/2025 4:05:08 PM

# FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

## SITE PLAN DESIGN REVIEW

01.23.2025

Architect
License: _

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


ARCHITECT:

six twenty one

SixTwentyOne
1901 MAIN ST. SUITE 200
KANSAS CITY, MO 64108
T: 816.694.1369

www.sixtwentyone.com

**Civil Engineer:**
Kimley Horn
805 Pennsylvania Ave.
Suite 150
Kansas City, MO 64105

**MEPF Engineer:**
Garver
2100 Central St, Suite 01c
Kansas City, MO 64108

**Structural Engineer:**
Garver
603 Munger Ave, Suite 200
Dallas, TX 75202

**PEMB Mnfr:**
CECO Building Systems
7710 N Montgall Avenue
Kansas City, MO 64119

**Landscape Architect:**
Landworks Studio
102 South Cherry Street 2nd Floor
Olathe, KS 66061



This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2024 by SixTwentyOne LLC.

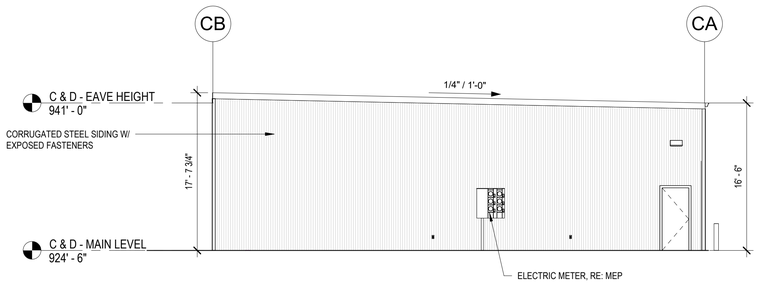
This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.


BUILDING B ELEVATIONS

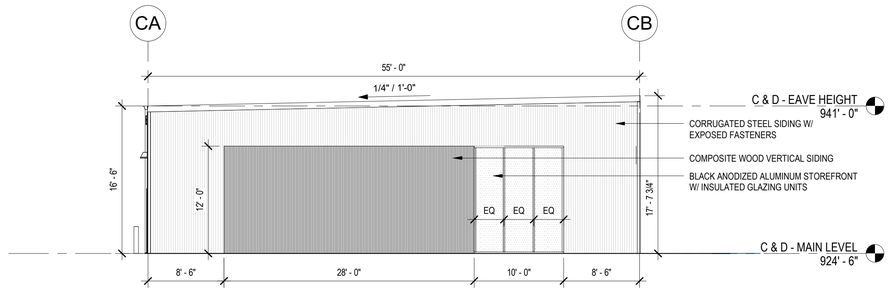
Sheet: **B-A201**

Revision no.

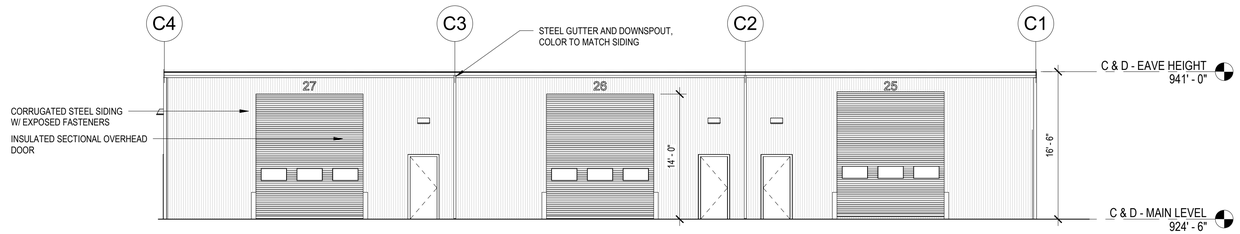

Received
02/28/2025 9:32:17 AM




4 **ELEVATION - BUILDING C (EAST)**
1/8" = 1'-0"




3 **ELEVATION - BUILDING C (WEST)**
1/8" = 1'-0"




2 **ELEVATION - BUILDING C (NORTH)**
1/8" = 1'-0"




1 **ELEVATION - BUILDING C (SOUTH)**
1/8" = 1'-0"

Printed: 1/23/2025 4:06:10 PM

# FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

## SITE PLAN DESIGN REVIEW

01.23.2025

Architect
License: _

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


**ARCHITECT:**

six twenty one

SixTwentyOne

1901 MAIN ST. SUITE 200.
KANSAS CITY, MO 64108
T: 816.694.1369

www.sixtwentyone.com

**Civil Engineer:**

Kimley Horn

805 Pennsylvania Ave.
Suite 150
Kansas City, MO 64105

**MEPF Engineer:**

Garver

2100 Central St, Suite 01c
Kansas City, MO 64108

**Structural Engineer:**

Garver

603 Munger Ave, Suite 200
Dallas, TX 75202

**PEMB Mnfr:**

CECO Building Systems

7710 N Montgall Avenue
Kansas City, MO 64119

**Landscape Architect:**

Landworks Studio

102 South Cherry Street 2nd Floor
Olathe, KS 66061



This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2024 by SixTwentyOne LLC.

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

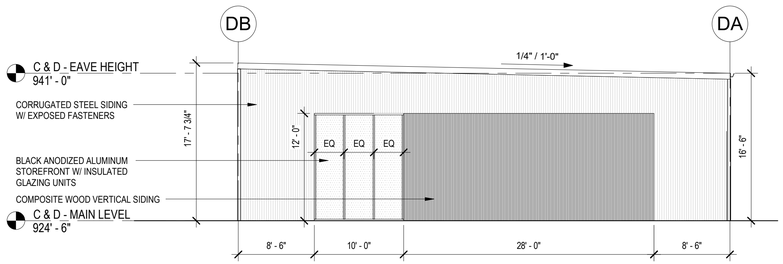

BUILDING C ELEVATIONS

Sheet

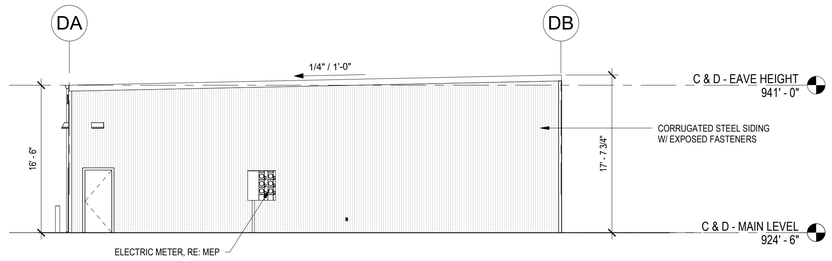
Revision no.

# C-A201

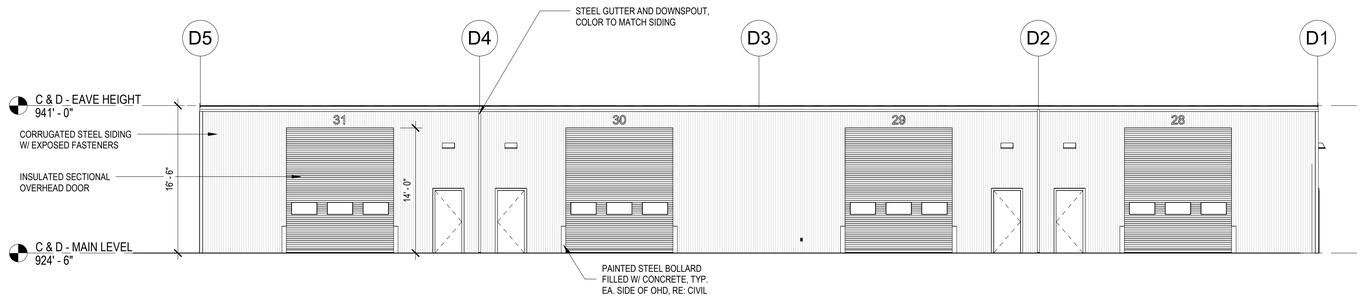

Received
02/28/2025 9:32:17 AM



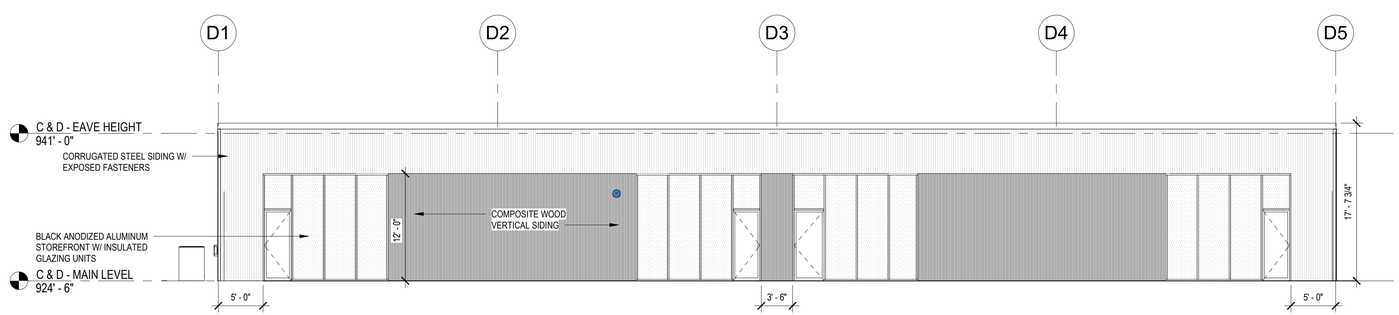

4 **ELEVATION - BUILDING D (EAST)**
1/8" = 1'-0"




3 **ELEVATION - BUILDING D (WEST)**
1/8" = 1'-0"




2 **ELEVATION - BUILDING D (NORTH)**
1/8" = 1'-0"




1 **ELEVATION - BUILDING D (SOUTH)**
1/8" = 1'-0"

# FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

## SITE PLAN DESIGN REVIEW

01.23.2025

Architect
License: _

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


**ARCHITECT:**

six twenty one

SixTwentyOne

1901 MAIN ST, SUITE 200.
KANSAS CITY, MO 64108
T: 816.694.1369

www.sixtwentyone.com

**Civil Engineer:**

Kimley Horn
805 Pennsylvania Ave.
Suite 150
Kansas City, MO 64105

**MEPF Engineer:**

Garver
2100 Central St, Suite 01c
Kansas City, MO 64108

**Structural Engineer:**

Garver
603 Munger Ave, Suite 200
Dallas, TX 75202

**PEMB Mnfr:**

CECO Building Systems
7710 N Montgall Avenue
Kansas City, MO 64119

**Landscape Architect:**

Landworks Studio
102 South Cherry Street 2nd Floor
Olathe, KS 66061



This drawing was prepared under the Architect's supervision, and is an "instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2024 by SixTwentyOne LLC.

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.


BUILDING D ELEVATIONS

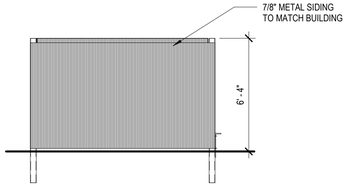
Sheet

Revision no.

# D-A201


Received
02/28/2025 9:32:17 AM

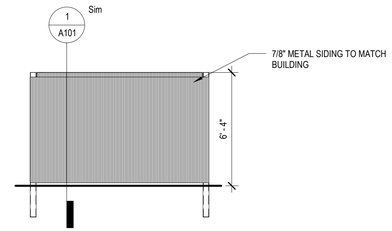

Printed: 1/23/2025 4:05:12 PM




5 **ELEVATION - TRASH ENCLOSURE - SIDE**
1/4" = 1'-0"



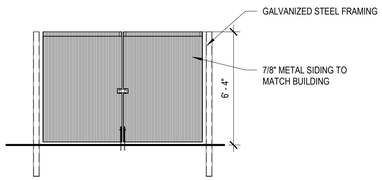

**BUILDINGS B AND C LOOKING NORTHEAST**




4 **ELEVATION - TRASH ENCLOSURE - BACK**
1/4" = 1'-0"



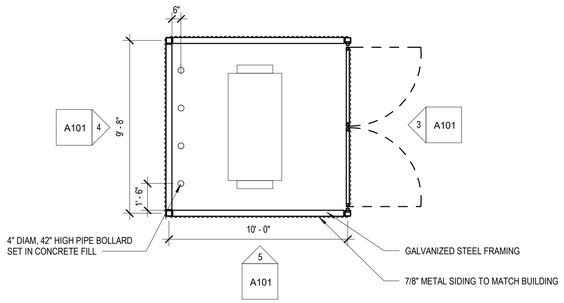

**BUILDING C LOOKING NORTH**



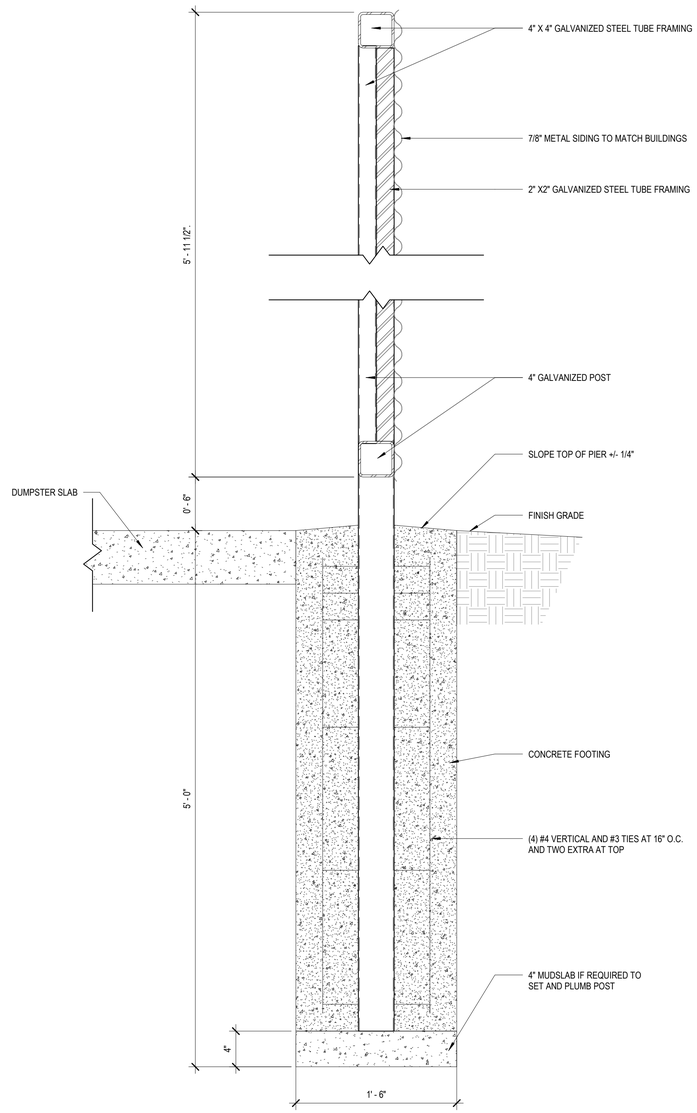

3 **ELEVATION - TRASH ENCLOSURE - FRONT**
1/4" = 1'-0"




**BUILDINGS C AND D LOOKING NORTHEAST**




2 **ENLARGED FLOOR PLAN - TRASH ENCLOSURE**
1/4" = 1'-0"




1 **SECTION DETAIL - TRASH ENCLOSURE**
1 1/2" = 1'-0"

# FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

## SITE PLAN DESIGN REVIEW

01.23.2025

Architect License: _

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |


ARCHITECT:

six twenty one

SixTwentyOne
1901 MAIN ST. SUITE 200.
KANSAS CITY, MO 64108
T: 816.694.1369
www.sixtwentyone.com

**Civil Engineer:**
Kimley Horn
805 Pennsylvania Ave.
Suite 150
Kansas City, MO 64105

**MEPF Engineer:**
Garver
2100 Central St, Suite 01c
Kansas City, MO 64108

**Structural Engineer:**
Garver
603 Munger Ave, Suite 200
Dallas, TX 75202

**PEMB Mnfr:**
CECO Building Systems
7710 N Montgall Avenue
Kansas City, MO 64119

**Landscape Architect:**
Landworks Studio
102 South Cherry Street 2nd Floor
Olathe, KS 66061



This drawing was prepared under the Architect's supervision, and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2024 by SixTwentyOne LLC.

This drawing may be part of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

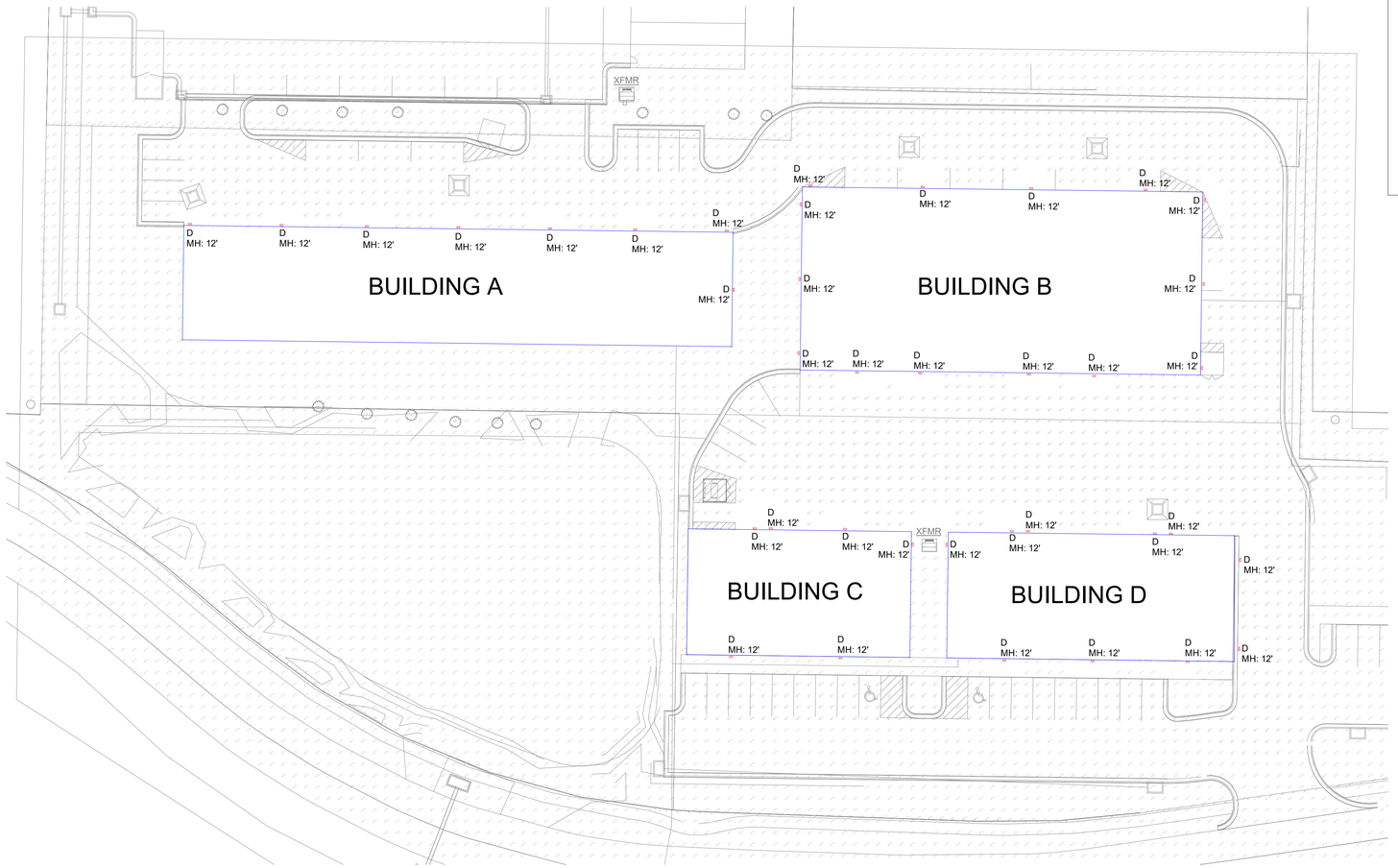

TRASH ENCLOSURE PLAN & DETAIL

Sheet
**A101**

Revision no.

Printed: 2/17/2025 12:00:15 PM


Received
02/28/2025 9:32:17 AM




1 SITE PHOTOMETRICS

NOT TO SCALE

# VWP LED Voltaire Architectural Wall Pack

Williams






VWPH Front View

CATALOG #: VWPH-L60/730-T3-DBZ-CGL-EM/10WC-PC-DIM-UNV

TYPE: D

PROJECT: BS Flex Space

IP65 Rated | TITLE 24

## FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or facades
- Intended for use in both uplight and downlight applications
- Optional tamper-resistant screws for vandal-prone areas
- Blends seamlessly with a variety of architectural styles
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance
- Precision optics provide multiple distribution options
- Wireless in-fixture control solutions available
- Made Right Here® in the USA

## SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 35°C VWPV, 0°C to 37°C VWPH with EM/10CEC, 0°C to 39°C with EM/4W).
- OPTICAL SYSTEM – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions.
- LED ASSEMBLY – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor > 90; THD <20% at full load. 10kA/10kV surge protection standard. Quick-disconnect wiring provided. L70 >60,000 hours per IES TM-21.
- FINISH – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 lbs).
- LISTINGS –
  - cSAus certified as luminaire suitable for wet locations.
  - FCC Class A compliant.
  - IDA Dark-Sky approved (downlight applications only).
  - RoHS compliant.
  - IP65 rated.
  - Title 24 compliant with OCCWS FSP-311-_ option.
  - Complies with the Buy American Act and other federal regulations. Request certification at hew.com/baa.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

## ORDERING EXAMPLE: VWPH - L30/740 - T3 - DBZ - SDGL - OPTIONS - CONTROL/DIM - UNV

## ORDERING INFO

| SERIES | LUMENS [1] | CRI | CCT | DISTRIBUTION [2] |
|---|---|---|---|---|
| **VWPH** Horizontal | **L30** 3,000lm | **7** 70 | **30** 3000K | **T2** Type II |
| **VWPV** Vertical | **L60** 6,000lm | **8** 80 | **40** 4000K | **T3** Type III |
| | **L85** 8,500lm [3] | | **50** 5000K | **TFT** Type forward throw |

| FINISH OPTIONS [4] | SHIELDING | OPTIONS [6] |
|---|---|---|
| **BLK** Black (RAL #9004) | **CGL** Clear tempered glass lens | **EM/4W** 4-watt integral emergency battery [9] |
| **DBZ** Dark bronze | **SDGL** Micro-prismatic tempered glass lens | **EM/10WC** 10-watt emergency, low temperature battery [7] |
| **DBR** Medium bronze | | **EM/10CEC** 10-watt emergency CEC qualified battery [8] |
| **GRAY** Standard gray | | **SF** Single fuse [9] |
| **GRN** Green (RAL #6005) | | **DF** Double fuse [10] |
| **SLV** Satin aluminum (RAL #9006) | | **PC** Factory-installed button-style photocell [11] |
| **WHT** White (RAL #9003) | | **HSGX** Empty housing extension used to match units with EM batteries, control sensors, or conduit entry options |
| | | **TP** Tamper-resistant Torx head screws [12] |

**CONDUIT ENTRY** [13]
**CR** Right side conduit entry
**CL** Left side conduit entry
**CD** Dual conduit entry
**CTOP** Top conduit entry [14]

| CONTROL | DRIVER | VOLTAGE |
|---|---|---|
| *See page 4 for ADDITIONAL CONTROL OPTIONS.* | **DIM** Driver with external dimming wires prewired for 0-10V low voltage applications | **120** 120V |
| – None | | **208** 208V |
| **AVI-IFAC-OA** Avi-on wireless fixture control with outdoor antenna [15] | | **240** 240V |
| | | **277** 277V |
| | | **UNV** 120-277V |
| | | **347** 347V [16] |
| | | **480** 480V [17] |

## ACCESSORIES

**TPTX-25 TOOL** Tamper-resistant tool for Torx head screws. [18]

## NOTES

1 Lumen output based on 70 CRI/4000K CCT. Actual performance may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA.
2 See page 2 for DISTRIBUTION DETAILS.
3 Not available with EM batteries when specified with VWPV.
4 See page 2 for FINISH OPTIONS.
5 See page 2 for FIXTURE DETAILS.
6 120-277V only. VWPV includes housing extension, increases fixture depth.
7 VWPH and 120-277V only. Includes housing extension, increases fixture depth.
8 120-277V only.
9 120V, 277V, or 347V only; must specify voltage
10 208V, 240V, or 480V only; must specify voltage.
11 120V, 208V, or 277V only; must specify voltage. Right side when viewed from behind fixture.
12 Silver finish only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesive). Requires a tamper-resistant tool, see Accessories.
13 Housing extension included, increases fixture depth. Left and right sides when viewed from behind fixture. Provided with 1/2" NPT tapered pipe thread and plug, increases fixture height. Conduit fitting supplied by others. See page 2 for FIXTURE DETAILS.
14 VWPH only.
15 See page 3 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS.
16 Includes stepdown transformer. Not available with Avi-on Controls.
17 Includes stepdown transformer. Not available with Avi-on Controls.
18 Ordered separately. Please specify quantity required per project.



| PHOTOMETRIC CALCULATIONS | | | | | |
|---|---|---|---|---|---|
| | **Average** | **Maximum** | **Minimum** | **Max/Min** | **Average/Min** |
| **Parking** | 1.2 fc | 4.0 fc | 0.1 fc | 40.0:1 | 9.0:1 |
| **Property Line** | 0.0 fc | 0.8 fc | 0.0 fc | N/A | N/A |

# FLEX WAREHOUSE PHASE 2

3420 NW DUNCAN RD.
BLUE SPRINGS, MO 64015
BLUE SPRINGS, MO 64015

PROJECT NUMBER: 24099

CLIENT:
CAPITAL BUILDERS KC
Address

## DEVELOPMENT PLAN DOCUMENTS

01.23.2025

Architect License: –

| REV. | DATE | ISSUE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARCHITECT:

six twenty one

SixTwentyOne
1901 MAIN ST. SUITE 200
KANSAS CITY, MO 64108
T: 816.694.1369
www.sixtwentyone.com

CIVIL ENGINEER:
Kimley Horn
805 Pennsylvania Ave.
Suite 150
Kansas City, MO 64105

MEP ENGINEER:
Garver
2100 Central St, Suite 01c
Kansas City, MO 64108

STRUCTURAL ENGINEER:
Garver
603 Munger Ave, Suite 200
Dallas, TX 75202

PEMB MNFR:
CECO Building Systems
7710 N Montgall Avenue
Kansas City, MO 64119

STATE OF MISSOURI
WESLEY P. MORRIS
01-23-2025
NUMBER PE-2019041526
PROFESSIONAL ENGINEER

COA #2008013090

SITE PHOTOMETRICS

Sheet: E011

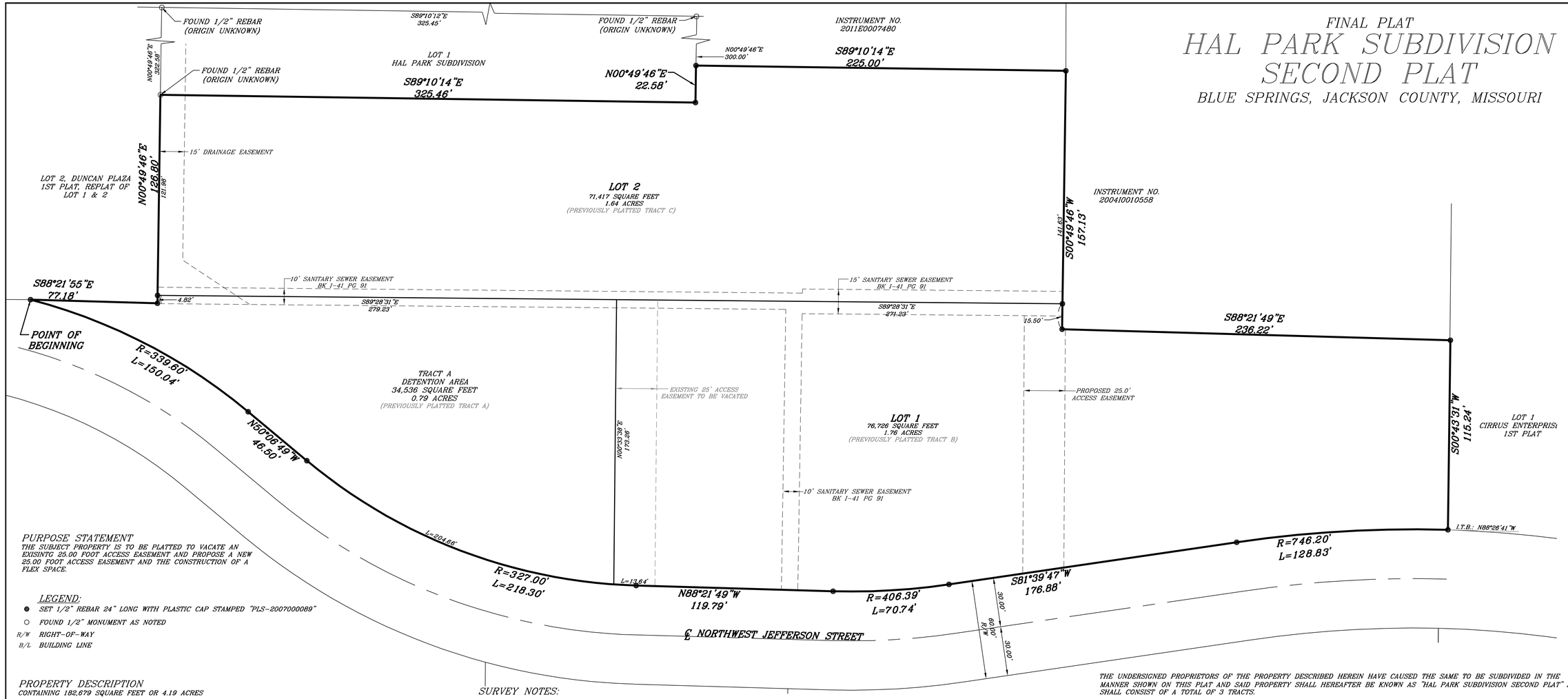
Revision no.

Printed: 1/23/2025 2:47:13 PM

Received
02/28/2025 9:32:17 AM

Received
02/6/2025 2:21:59 PM

# FINAL PLAT
# HAL PARK SUBDIVISION SECOND PLAT
## BLUE SPRINGS, JACKSON COUNTY, MISSOURI




## PURPOSE STATEMENT

THE SUBJECT PROPERTY IS TO BE PLATTED TO VACATE AN EXISINTG 25.00 FOOT ACCESS EASEMENT AND PROPOSE A NEW 25.00 FOOT ACCESS EASEMENT AND THE CONSTRUCTION OF A FLEX SPACE.

## LEGEND:

- ● SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
- ○ FOUND 1/2" MONUMENT AS NOTED

R/W RIGHT-OF-WAY

B/L BUILDING LINE

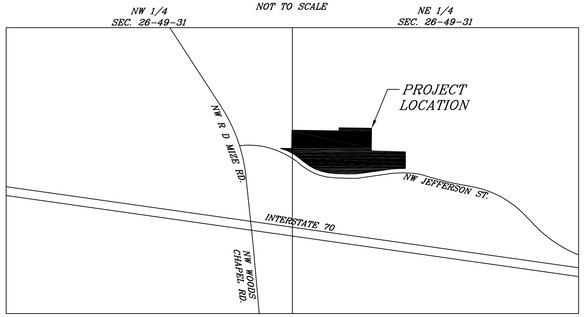
## PROPERTY DESCRIPTION

CONTAINING 182,679 SQUARE FEET OR 4.19 ACRES

TRACT A, TRACT B AND TRACT C, HAL PARK SUBDIVISION, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE S88°21'55"E, ALONG NORTH LINE OF SAID TRACT A, A DISTANCE OF 77.18 FEET; THENCE N00°49'46"E, ALONG THE NORTHWESTERLY LINE OF SAID TRACT A AND ALONG THE WESTERLY LINE OF SAID TRACT C, A DISTANCE OF 126.80 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE S89°10'14"E ALONG THE NORTHERLY LINE OF SAID TRACT C, A DISTANCE OF 325.46 FEET; THENCE N00°49'46"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 22.58 FEET; THENCE S89°10'14"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 225.00 FEET OF THE NORTHEAST CORNER OF SAID TRACT C; THENCE S00°49'46"W, ALONG THE EASTERLY LINE OF SAID TRACTS C AND B, A DISTANCE OF 157.13 FEET; THENCE S88°21'49"E, ALONG THE NORTHERLY LINE OF SAID TRACT B, A DISTANCE OF 236.22 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE S00°43'31"W, ALONG THE EAST LINE OF SAID TRACT B, A DISTANCE OF 115.24 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID TRACT B, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JEFFERSON STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N88°26'41"W, A RADIUS OF 746.20 FEET, AN ARC DISTANCE OF 128.83 FEET; THENCE S81°39'47"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 176.88 FEET; THENCE WESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 406.39 FEET, AN ARC DISTANCE OF 70.74 FEET; THENCE N88°21'49"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 119.79 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 327.00 FEET, AN ARC DISTANCE OF 218.30 FEET; THENCE N50°06'49"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 46.50 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 339.60 FEET, AN ARC DISTANCE OF 150.04 FEET TO THE POINT OF BEGINNING.

## VICINITY MAP

NOT TO SCALE




## SURVEY NOTES:

1. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM TITLE COMMITMENT NUMBER: AT-12305 ON DECEMBER 31, 2025.
2. THE BEARINGS SHOWN HEREON ARE ON MISSOURI STATE PLANE, WEST ZONE, NAD83 AS SHOWN ON THE PLAT OF HAL PARK SUBDIVISION, RECORDED AS INSTRUMENT NUMBER 2022E0098334, IN BOOK 1206 AT PAGE 86 AT THE JACKSON COUNTY RECORDER OF DEEDS.
3. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 316 OF 625, MAP NUMBER 29095C0316G, REVISED ON JANUARY 20, 2017. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED.

## DEDICATION:

*STREETS:*
ALL STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

*BUILDING LINES:*
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS B/L AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE LOT OR STREET RIGHT-OF-WAY LINE.

*DRAINAGE EASEMENT DEDICATION*
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OF D.E." ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF BLUE SPRINGS. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

*DEDICATION OF DETENTION AREA*
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DETENTION AREA" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS SUBDIVISION AND FROM PROPERTIES OUTSIDE THIS SUBDIVISION. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION AREA SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNERS OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. IN THE EVENT SAID LOT OWNERS SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION AREA, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID LOT OWNERS FAIL TO PAY THE COST OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED, AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

*ACCESS EASEMENT DEDICATION:* THE RIGHT OF ACCESS BETWEEN LOT 1 AND LOT 2 ON THIS PLAT ACCESS EASEMENT SHOWN HEREON IS HEREBY GRANTED.

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS "HAL PARK SUBDIVISION SECOND PLAT" AND SHALL CONSIST OF A TOTAL OF 3 TRACTS.

## IN TESTIMONY WHEREOF:

MATT HENDRICKSON, OWNER OF THE PROPERTY SHOWN HEREON HAS SUBSCRIBED THEIR NAME THIS_____DAY OF_____, 2025.

_____
MATT HENDRICKSON

BE IT REMEMBERED THAT ON THIS_____DAY OF_____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE PERSON, WHOM EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

STATE OF MISSOURI)
SS)
COUNTY OF_____)

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

## CITY/COUNTY SIGNATURES:

APPROVED BY THE BLUE SPRINGS CITY COUNCIL ON _____, 2025 BY ORDINANCE NO. _____.

SIGNED, _____
CHRIS HENNING, PLANNING COMMISSION CHAIR

SIGNED, _____
CHRIS LIEVSAY, MAYOR

SIGNED, _____
ERIN FORD, CITY CLERK

SIGNED, _____
MIKE MALLON, DIRECTOR OF COMMUNITY DEVELOPMENT

SIGNED, _____
CITY ENGINEER

SIGNED, _____
JACKSON COUNTY ASSESSOR'S OFFICE

GRAPHIC SCALE
30 0 15 30 60 90
( IN FEET )
1 inch = 30 ft.

## SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES; DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE DETAIL SURVEY OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

REV. 2/24/2025

ROBERT G. YOUNG, PLS-2007000089 DATE

STATE OF MISSOURI — ROBERT G. YOUNG — NUMBER PLS-2007000089 — PROFESSIONAL LAND SURVEYOR

R.L. Buford & Associates, LLC
LAND SURVEYING — DEVELOPMENT CONSULTANTS
MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR KIMLEY HORN
5405 NW JEFFERSON ST.
BLUE SPRINGS, MISSOURI 64015

| SEC.-TWP.-RGE. | COUNTY | JOB NO. |
|---|---|---|
| 26-49-31 | JACKSON | J-25009 |
| DATE | FIELD BOOK & PAGE | |
| 1/17/2025 | LOOSE LEAF | |
| | | DRAWN BY SSC |

FINAL PLAT

© COPYRIGHT 2025 R.L. BUFORD & ASSOCIATES, LLC
E:\A-JACKSON COUNTY\J-25009 KIMLEY HORN BLUE SPRINGS FLEX SPACE FINAL PLAT\DWG\J-25009 REV_2-14-2025.DWG 2/24/2025

# Planning Application

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

| OFFICE USE ONLY – *Updated 10-13-2020* | |
|---|---|
| CASE #: | PF-01-25-9466; SPDR-01-25-9467 |
| PC MEETING: | 3/10/2025 |
| CC MEETING: | 3/17/2025 |
| BOA MEETING: | |
| NEWSPAPER: | |
| NOTICE LETTERS: | |
| PLANNER: | Shantele Frie |

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

Tommy's Express Car Wash
**Project Name**

509 NW Missouri Hwy 7 — **Project Address (Parcel ID if No Address Assigned or Multiple Addresses)**

See attachment — **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 |
|---|---|---|---|---|---|
| Use Car Lot | | Commercial | | .72 | 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 |
|---|---|---|---|
| Kevin Uhl | Frontier Investments | 816-977-6322 | kevinu@meyerbro.com |

| Address | City | State | Zip Code |
|---|---|---|---|
| 800 E 101st Terrace | Kansas City | MO | 64131 |

*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* — **Applicant Signature**

01/23/24 — **Date**

| Name of Property Owner | Phone | Email Address |
|---|---|---|
| Phillip Zou | 660-909-3116 | zou88@yahoo.com |

| Address | City | State | Zip Code |
|---|---|---|---|
| PO Box 62317 | Irvine | CA | 92602 |

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

*X* — **Property Owner Signature**

**Date**

**Received**
01/24/2025 8:04:42 AM

| REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS | | | |
|---|---|---|---|
| | **REQUIREMENT** | **DESCRIPTION** | **NUMBER** |
| ☒ | **Project Location Information** | Complete 1st page of this Application | |
| ☒ | **Legal Description**<br>*(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:**

Project would include the demolition of the existing site features, existing building, and construction of a 110' long tunnel express car wash with associate 14 exterior vacuum stalls and 2-lane pay system.

**Received**
01/24/2025 8:04:44 AM

# CONTACT INFORMATION SHEET

## PROJECT LEAD

| Name | Company Name | | |
|---|---|---|---|
| Patrick Joyce, P.E. | Kimley-Horn | | |
| **Address** | **City** | **State** | **Zip** |
| 805 Pennsylvania Ave, Suite 150 | Kansas City | MO | 64105 |
| **Email** | **Phone** | **Fax** | |
| patrick.joyce@kimley-horn.com | (816) 281-7687 | | |

## DEVELOPER

| Name | Company Name | | |
|---|---|---|---|
| Matthew Hendrickson | Capital Builders, LLC | | |
| **Address** | **City** | **State** | **Zip** |
| 1507 NE Wall St | Lee's Summit | MO | 64086 |
| **Email** | **Phone** | **Fax** | |
| matt@capitalbuilderskc.com | (816) 694-1369 | | |

## ENGINEER

| Name | Company Name | | |
|---|---|---|---|
| Patrick Joyce, P.E. | Kimley-Horn | | |
| **Address** | **City** | **State** | **Zip** |
| 805 Pennsylvania Ave, Suite 150 | Kansas City | MO | 64105 |
| **Email** | **Phone** | **Fax** | |
| patrick.joyce@kimley-horn.com | (816) 281-7687 | | |

## ARCHITECT

| Name | Company Name | | |
|---|---|---|---|
| Jacob Littrell, RA, LEED AP BD+C | SixTwentyOne | | |
| **Address** | **City** | **State** | **Zip** |
| 1705 Summit St | Kansas City | MO | 64108 |
| **Email** | **Phone** | **Fax** | |
| jacob@sixtwentyone.com | (816) 609-8633 | | |

## SURVEYOR

| Name | Company Name | | |
|---|---|---|---|
| | | | 66061 |
| **Address** | **City** | **State** | **Zip** |
| | | | |
| **Email** | **Phone** | **Fax** | |
| | | | |

## LANDSCAPE ARCHITECT

| Name | Company Name | | |
|---|---|---|---|
| Erica Flad, PLA, LEED GA | Landworks Studio | | |
| **Address** | **City** | **State** | **Zip** |
| 102 S Cherry St. | Olathe | KS | 66061 |
| **Email** | **Phone** | **Fax** | |
| erica@landworksstudio.com | (913) 780-6707 | | |

## ATTORNEY

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

## OTHER CONTACT

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

**Received**
01/24/2025 8:04:44 AM

# PLANNING APPLICATION REVIEW
# STAFF REPORT

| | |
|---|---|
| **Meeting Dates:** | Planning Commission: March 10, 2025 City Council: March 17, 2025 (Final Plat Only) |
| **Project Name:** | ***Blue Springs Business and Technology Park*** |
| **Site Location:** | 2305 NE Jefferson Road |
| **Project Request:** | **SPDR-01-25-9469**; Site Plan Design Review for approval of a Building 1 located in Blue Springs Business and Technology Park<br>**PF-01-25-9468**; Final Plat of Blue Springs Business and Technology Plat consists of two (2) lots containing 10.70 +/- acres and two (2) Tracts of land containing 3.72 +/- acres. |

**Applicant:** Bryan Rahn │ Valley Oaks Investments LLC
**Property Owner:** Valley Oaks Investments LLC │Bryan Rahn
**Staff Planner:** Shantele Frie │ Associate Planner

**Project Description:** The applicant is seeking approval for a Site Plan Design Review and a Final Plat for the property located at 2305 NE Jefferson Street. The project involves constructing a 67,500 square-foot industrial building (Building 1) designed to accommodate multiple tenants on Lot 1 within the Blue Springs Industrial Final Plat. Additionally, the developer will construct internal roads, sidewalks, public improvements, and a detention basin. The Final Plat includes two lots totaling approximately 10.70 acres and two tracts of land covering approximately 3.75 acres.

**Staff Recommendation:** Staff recommends approval with conditions of the Site Plan Design Review and Final Plat. Conditions are identified at the end of the staff report.

**Previous Actions:**

| Date | Review Body | Action |
|---|---|---|
| 08/01/2022 | City Council | Subject property was annexed into City Of Blue Springs (ORD NO.5136) |
| 07/8/2024 | Planning Commission | Recommended approval of Rezoning (RZ-05-24-9161), General Development Plan (GDP-05-24-9162) Approval of Preliminary Plat (PP-05-24-9163) |
| 07/15/2024 | City Council | Approved Rezoning (RZ-05-24-9161), General Development Plan (GDP-05-24-9162) Approval of Preliminary Plat (PP-05-24-9163) |

**Future Applications:** The Final Plat must be recorded at Jackson County before the issuance of building permits.

**Adjacent Properties:**

| Direction | Current Zoning | Current Land Use(s) |
|---|---|---|
| North: | "LI"- Light Industrial | Kohls Distribution |
| South: | N/A | Interstate 70 |
| East: | "LI"-Light Industrial | Industrial-Blue Springs Logistics (PepsiCo) |
| West: | "LI"-Light Industrial | Industrial- Faurecia |

## SITE PLAN DESIGN REVIEW & FINAL PLAT ANALYSIS

The site plan design review process coordinates development projects within the public realm and with adjacent sites and specifically demonstrates how new projects meet the development and design standards of this Development Code.

**Preservation:** Most of the lot is open agricultural land with minimal vegetation and trees. There are trees along the property lines that could create natural buffers between adjacent properties if preserved. There is also a significant drainage swale that bisects the property from north to south. The existing trees could be credited toward the total landscaping point system.

**Phasing:** The site proposed will be developed in multiple phases.

**Streets & Sidewalks:** The development plans includes three access points along the north side of NE Jefferson Street. A 6-foot ADA-compliant sidewalk will be constructed at the west entrance of Building 1, ensuring connectivity to NE Jefferson Street and access throughout the Building 1 site. Additionally, the sidewalk will extend along the north side of Lot 1, facilitating future connections with subsequent development phases. A 5-foot ADA-compliant sidewalk on the west side of NE 27th Street must be installed before Lot 1 occupancy. All required road improvements must also be completed prior to Lot 1 occupancy.

**Traffic:** A Traffic Impact Study has been completed to determine how this development will influence traffic along NE Jefferson Road, Adams Dairy Parkway, 20th Street, 27th Street, and the interchange with I-70. The study indicated that the purposed development would have some impact on the street network with acceptable levels of service but with some slightly higher delay times.

**Stormwater:** The development plans include an expansion of the existing stormwater management basin. Tract A is designated as the detention easement for Lot 1 and Lot 2. The project must comply with the latest edition of APWA 5600 for detention and water quality, as required by the City. Design procedures for each water quality BMP are specified in the MARC BMP Manual. All overflow flow and detention areas must be contained within the designated drainage easement.

**Sanitary Sewer:** Sanitary sewer is available through existing sewer infrastructure on the site. The existing sanitary sewer line that bisects the property. The sanitary sewer line will need to be

relocated to accommodate the proposed building on site. The developer will be responsible for extending the sanitary sewer service to the existing infrastructure.

**Open Space**: The "LI" zoning district is exempt from the open space system requirements.

**Land Use:** The proposed land use includes multiple permitted land uses in the "LI" zoning district, including manufacturing, warehousing, wholesale, and distribution.

**Building Typology:** The proposed development is classified as a "General Industrial Building" which is permitted in "LI" zoning district. General Industrial Buildings are defined as buildings designed to accommodate light industrial or general industrial functions at a variety of scales. Variations of this type are based on the scale and intensity of the use and subject to lot and setback standards of the zoning district or any specific use limitations for the intended use. The applicable development standards for the building types are provided in the table below

General Industrial Building

| Standard | Requirement | Proposed |
|---|---|---|
| Frontage Width | 75-ft. min. | ≥ 75-ft. |
| Lot Area | N/A | 577,099.44 sq ft |
| Front & Corner Side Setback | 40-ft. min. | 113.74-ft. |
| Side Setback | 20-ft. min. | ≥ 50.21-ft. |
| Rear Setback | 20-ft. min | 164.65-ft. |
| Building Height | 45-ft. max. | 38-ft |
| Building Coverage | 85% of lot area max. | 35.1% |
| Frontage Type | Buffer Edge | Buffer Edge |

**Parking:** Vehicular parking is required and proposed as follows:

| Land Use | Required | Provided |
|---|---|---|
| Industrial Use/Warehouse | Building is 67,500 sq feet Warehouse is not to exceed 1 per 1,000 sf = 68 spaces | 58 parking spaces are provided in front of buildings<br>6 parking spaces in front of over head doors<br>58 total spaces warehouse<br>23 total spaces office |

Bike parking is required and proposed as follows:

| Zoning/Land Use | Required | Provided |
|---|---|---|
| Industrial Use | 3% of the number of employees based on the largest shift (20 employees) | 6 Bicycle Space Bike Rack |

**Pedestrian Access:** Pedestrian access features a 6-foot sidewalk connecting to the public sidewalk on NE Jefferson Street and an 8-foot sidewalk adjacent to building walls and parking areas. The site plan confirms compliance with all pedestrian access requirements outlined in the previously approved General Development Plan.

**Architectural Character:** The site plan indicates that Building 1 will be approximately 71,250 square feet. The exterior will primarily feature tilt-up concrete with varied colors and patterns to enhance both horizontal and vertical visual appeal on all four sides. Entrances will incorporate storefront-style windows and metal canopies. The architectural design and materials meet and exceed the minimum Non-Residential Design Standards.

**Frontage & Landscaping:** The applicant has provided a landscape plan for the site that meets all landscaping, buffering, and frontage requirements. The developer is preserving several existing trees and proposing to plant various trees and shrubs throughout the available green space.

| Landscape Area | Required Units / PUs (plant units) | Proposed Units / PUs (plant units) |
|---|---|---|
| **South buffer: (NE Jefferson Rd)** | *Buffer B-15 feet-618 PUs* | *Buffer B-15 feet-620 PUs* |
| **North buffer: Adjacent to "LI" zoning** | *Buffer B-15 feet- 657 PUs* | *Buffer B-15 feet-660PUs* |
| **East buffer: (NE 27th Street)** | *Buffer B-15 feet min- 218PU's* | *Buffer B-15 feet min-220 PUs* |
| **Parking lot landscaping:** | *120 PU's* | *121 PU's* |
| **Total Plant Units:** | **1613 PU's** | **1621 PU's** |

**Any overages on property line buffers can be counted towards open space landscaping plant units.

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

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

**Signage:** Building-mounted signage is proposed on the building and shown for illustrative purposes only. Signs that comply with the Sign Code may be approved through the standard administrative sign permitting process. If proposed signage does not meet the current requirements, the applicant may request a Master/ Alternative Sign Plan, which the Planning Commission would review.

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

1. Compliance with the requirements of this Development Code.

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

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

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

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

   **STAFF RESPONSE:** There are no additional site-specific conditions necessary to meet the intent and design objectives of the applicable development standards.

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

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

5. The recommendations of professional staff.

   **STAFF RESPONSE:** Staff recommends approval of the Site Plan Design Review with the conditions as listed at the end of the staff report.

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

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

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

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

2. The construction plans meet all technical specifications.

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

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

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

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

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

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

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

6. The recommendations of professional staff.

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

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

**STAFF RECOMMENDATION:**

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

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

Staff recommends approval of the Final Plat application with the following conditions:

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

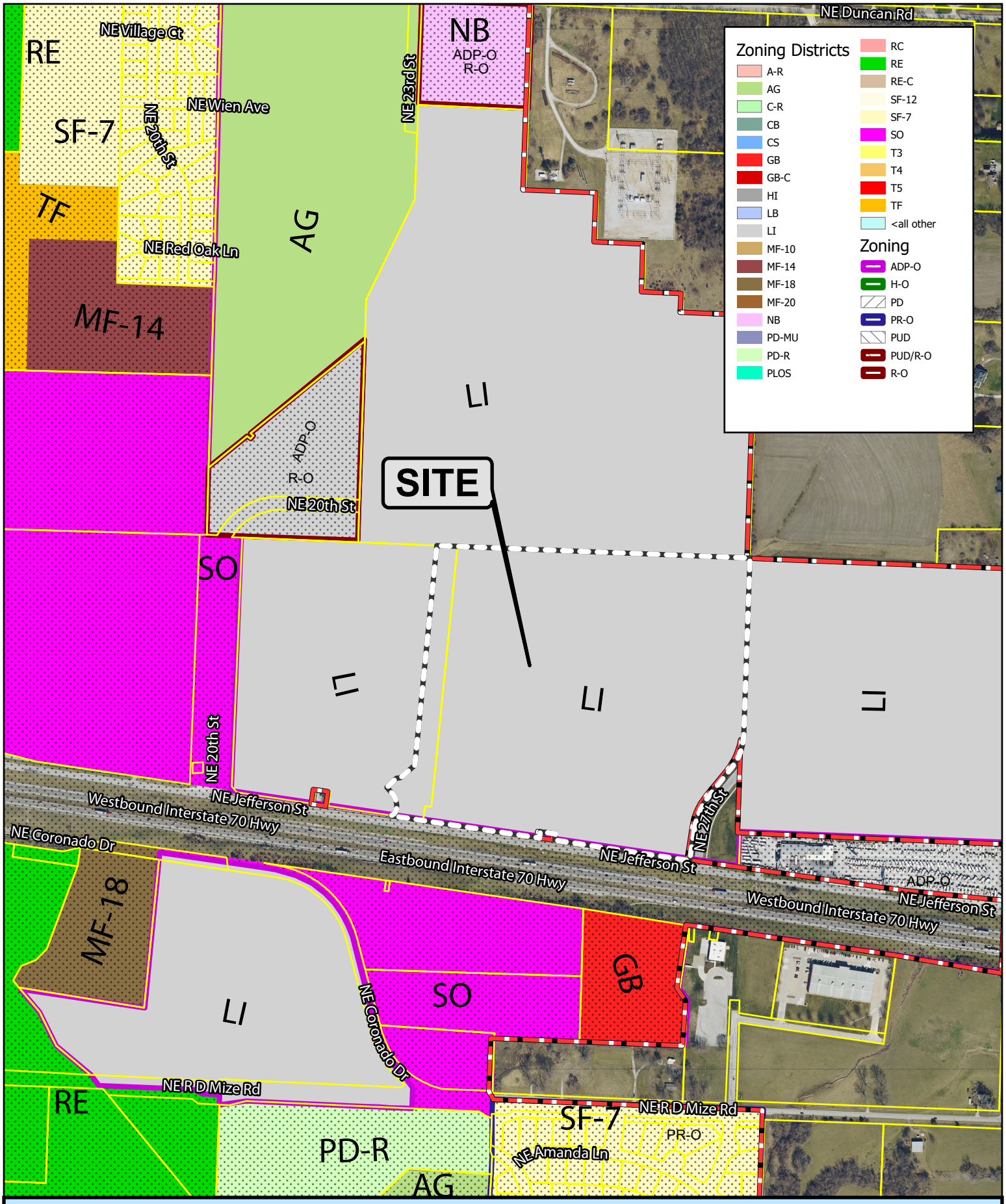



SPDR-01-25-9469 / PF-01-25-9468
Parcel # 36-600-04-32-00-0-00-000
# 36-600-04-29-01-0-00-000
AERIAL LOCATION MAP

N

*1 inch = 808 feet*

03/03/25




The City of Blue Springs Missouri

SPDR-01-25-9469 / PF-01-25-9468
Parcel # 36-600-04-32-00-0-00-000
# 36-600-04-29-01-0-00-000
SITE LOCATION ZONING MAP

N

*1 inch = 600 feet*

03/03/25

# *Blue Springs Business and Technology Park*

## *SITE DEVELOPMENT PLAN*

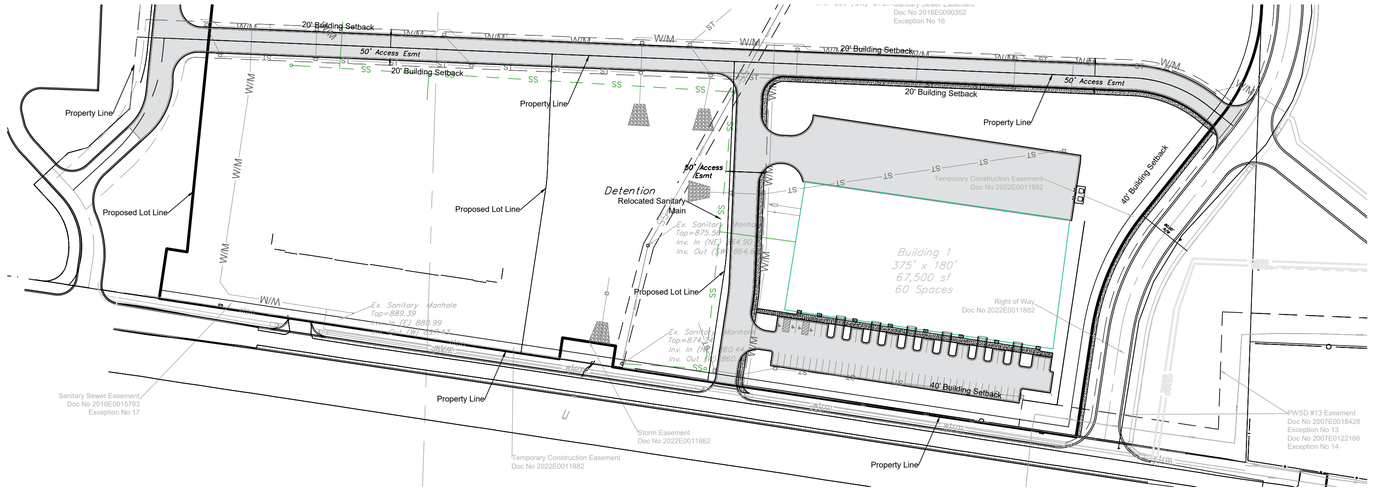
### *Part of the SW 1/4 Section 23, Township 49 N, Range 30 W*
### *A Subdivision in Blue Springs, Jackson County, Missouri*

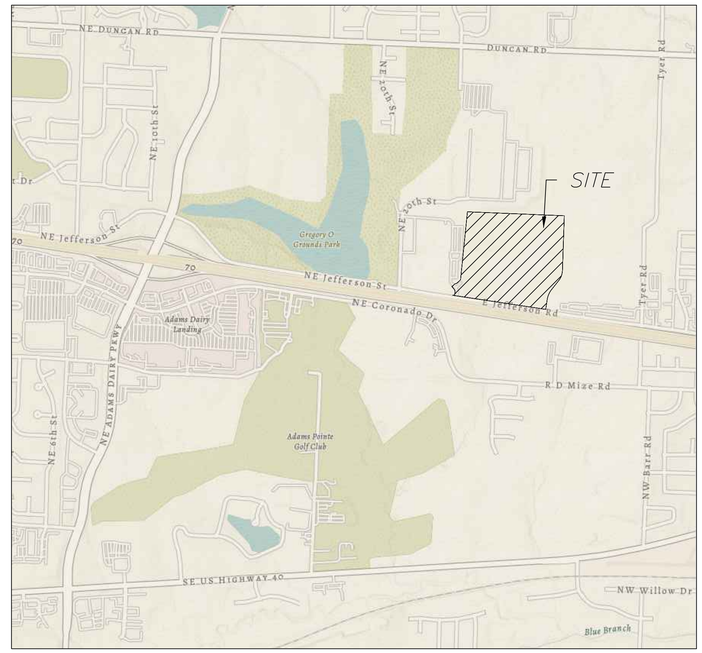
**PROPERTY DESCRIPTION:**
ALL THAT PART OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, AND THAT PART OF LOT 2, FAURECIA PLAT, A SUBDIVISION AS RECORDED IN DOC. NO. 2018E0027761. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S81°23'48"E, A DISTANCE OF 565.53 FEET; THENCE N8°36'12"E, A DISTANCE OF 30.00 FEET; THENCE S81°23'48"E, A DISTANCE OF 75.13 FEET; THENCE S8°36'12"W, A DISTANCE OF 30.00 FEET; THENCE S81°23'48"E, A DISTANCE OF 656.06 FEET; THENCE N8°34'18"E, A DISTANCE OF 150.37 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 178.02 FEET; THENCE N38°34'20"E, A DISTANCE OF 176.54 FEET; THENCE N50°43'19"W, A DISTANCE OF 23.26 FEET; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 182.04 FEET, AN ARC DISTANCE OF 115.07 FEET; THENCE N87°39'03"W, A DISTANCE OF 1392.18 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE S5°47'20"W, A DISTANCE OF 100.73 FEET; THENCE S47°12'50"W, A DISTANCE OF 80.48 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 29.05 FEET; THENCE S47°16'30"W, A DISTANCE OF 65.28 FEET; THENCE S42°43'30"E, A DISTANCE OF 38.99 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 86.31 FEET, AN ARC DISTANCE OF 86.21 FEET; THENCE ALONG A CONTINUING CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.42 FEET; THENCE S81°25'09"E, A DISTANCE OF 165.32 FEET TO THE POINT OF BEGINNING. CONTAINING 629,412.24 SQ. FT. OR 14.45 ACRES, MORE OR LESS.

**INDEX OF SHEETS:**


C.001 ~ COVER SHEET
C.100 ~ OVERALL SITE PLAN
C.101 ~ SITE PLAN
C.102 ~ SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE DETAILS


## *VICINITY MAP*

N
W E
S

### Site Data Table :

Lot Area: 577,009.44 Sq. Ft. (13.25 Ac.)

| | |
|---|---|
| Building #1 | 67,500 sf |
| Total Buildings | 67,500 total sq. ft |
| Parking Required | 58 Spaces |
| Parking Provided | 58 Spaces |
| Bicycle Spaces | 6 Spaces |
| Total Spaces | 64 Spaces |
| Floor-Area-Ratio | 11.70% |
| Max Building Height | 40.00' |
| Pavement Area | 134,943 sf |
| Total Impervious Area | 202,443 sf (35.1% of Site) |

Current Zoning: LI, Light Industrial
Proposed Zoning: LI, Light Industrial

1 REVISED SITE DATA TABLE.

*Developer:*
VALLEY OAKS INVESTMENTS LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029

LEGEND:

| | |
|---|---|
| Existing Underground Power | UGP |
| Existing Conc. Curb & Gutter | |
| Existing Wood Fence | X X |
| Existing Gas Main | G |
| Existing Water Main | X-W/M |
| Existing Storm Sewer | X-STM |
| Existing Sanitary Sewer | X-SAN |
| Existing Underground Telephone | UGT |
| Existing Overhead Power | OHE |
| Proposed Storm Sewer | ST ST ST |
| Proposed Sanitary Sewer | SS |
| Proposed Underground Power | UGT |
| Proposed Gas Service | GAS |
| Proposed Water | W W |
| Proposed Electrical Service | UGP |

### Sanitary Sewer Service
Sanitary sewer main will be extended from the existing sanitary main located on the north of NE Jefferson Road.

### Water Service
Water will be extended to the site from the existing City of Blue Springs water located on the north of NE Jefferson Road.

### Storm Sewer
Storm sewer system will be installed to convey the storm water runoff to the detention facility, which will meet the current standards of APWA Section 5600. The system will serve as a regional facility for the entire site.

### Storm Water Detention
The increase in storm water runoff will be controlled by the proposed retention facility located in Tract A. The flows will be reduced to meet APWA Section 5600 required flow rates. BMP facilities will be provided within the pond system.

## UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 556-2200
MISSOURI GAS ENERGY ~ 756-5261
AT&T ~ 753-4333
COMCAST CABLE ~ 795-1100
CITY OF BLUE SPRINGS PUBLIC WORKS ~ 228-0195
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483
PWSD#13 OF JACKSON COUNTY ~ 816-578-2249


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
*Engineering 2005002186-D*
*Surveying 2005008319-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*


BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

Cover Sheet
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

C.001

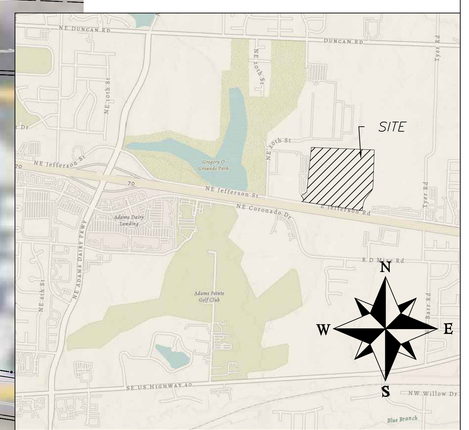
# BLUE SPRINGS INDUSTRIAL
## SITE PLAN RENDERING
*Blue Springs, Jackson County, Missouri*

North

GRAPHIC SCALE
0 20' 40' 80'

SITE PLAN RENDERING
SCALE: 1" = 40'




*VICINITY MAP*
*N.T.S*


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
*Engineering 2005002186-D*
*Surveying 2005000319-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*


BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project:
BLUE SPRINGS INDUSTRIAL

Issue Date:
January 23, 2025

SITE PLAN RENDERING
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335


REVISIONS
1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

C.002

## MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:

**SEDIMENT CAPTURE DEVICES:** SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
**STORM SEWER INLETS:** ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
**TEMPORARY CONTROLS:** ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

## INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
**STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
**DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
**CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

## EROSION CONTROL DESCRIPTION:

1.) SILT FENCE SHALL BE PLACE AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

## EROSION CONTROL PROCEDURE:

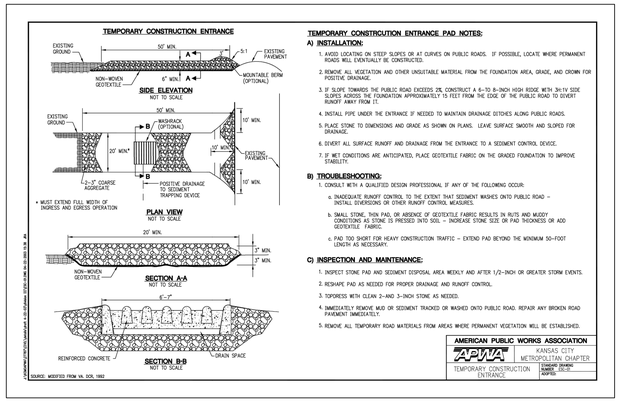
1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

## TEMPORARY CONSTRUCTION ENTRANCE NOTES:

A.) INSTALLATION
1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS .LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY

B.) TROUBLESHOOTING
1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
-INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
-SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
-PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

C.) INSPECTION AND MAINTENANCE
1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED




**TEMPORARY CONSTRCUTION ENTRANCE PAD NOTES:**

**A) INSTALLATION:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2%, CONSTRUCT A 6–TO 8–INCH HIGH RIDGE WITH 3H:1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS.
5. PLACE STONE TO DIMENSIONS AND GRADE AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
7. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.

**B) TROUBLESHOOTING:**
1. CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
   a. INADEQUATE RUNOFF CONTROL TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROAD – INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES.
   b. SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL – INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC.
   c. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC – EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

**C) INSPECTION AND MAINTENANCE:**
1. INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER 1/2–INCH OR GREATER STORM EVENTS.
2. RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL.
3. TOPDRESS WITH CLEAN 2–AND 3–INCH STONE AS NEEDED.
4. IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.
5. REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METROPOLITAN CHAPTER
TEMPORARY CONSTRUCTION ENTRANCE
STANDARD DRAWING NUMBER ESC-10 ADOPTED

North

0 40' 80' 160'

PRE CLEARING PLAN
SCALE: 1" = 80'

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

## LEGEND

PHASE 1 SILT FENCE ——SF-1——SF-1——

PHASE 2 SILT FENCE ——SF-2——SF-2——

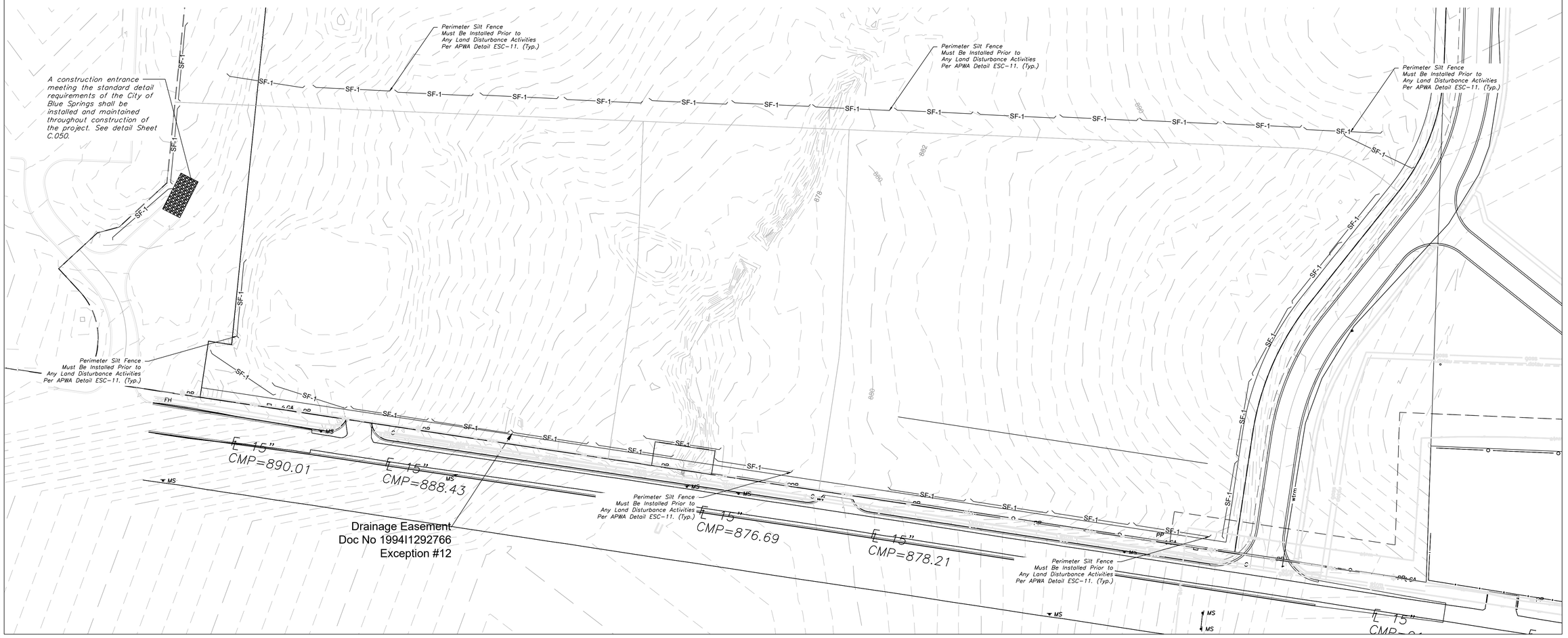
NOTES:

The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

Sediment traps shall be installed and maintained until the construction site has been stabilized to protect the downstream lake from sedimentation.

Once the site has been stabilized, the City of Blue Springs Engineering Division requires a copy of the contractor's erosion control inspection reports.

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.





ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
*Engineering 2005002186-D*
*Surveying 2005008319-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*


BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

Pre Clearing Plan
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 2006019708
PROFESSIONAL ENGINEER
1/23/25


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335


REVISIONS
1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

C.050

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

North

0 30' 60' 120'

# INACTIVE AREA STABILIZATION PLAN

SCALE: 1" = 60'

NOTES:

The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

Sediment traps shall be installed and maintained until the construction site has been stabilized to protect the downstream lake from sedimentation.

Once the site has been stabilized, the City of Blue Springs Engineering Division requires a copy of the contractor's erosion control inspection reports.

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

## LEGEND

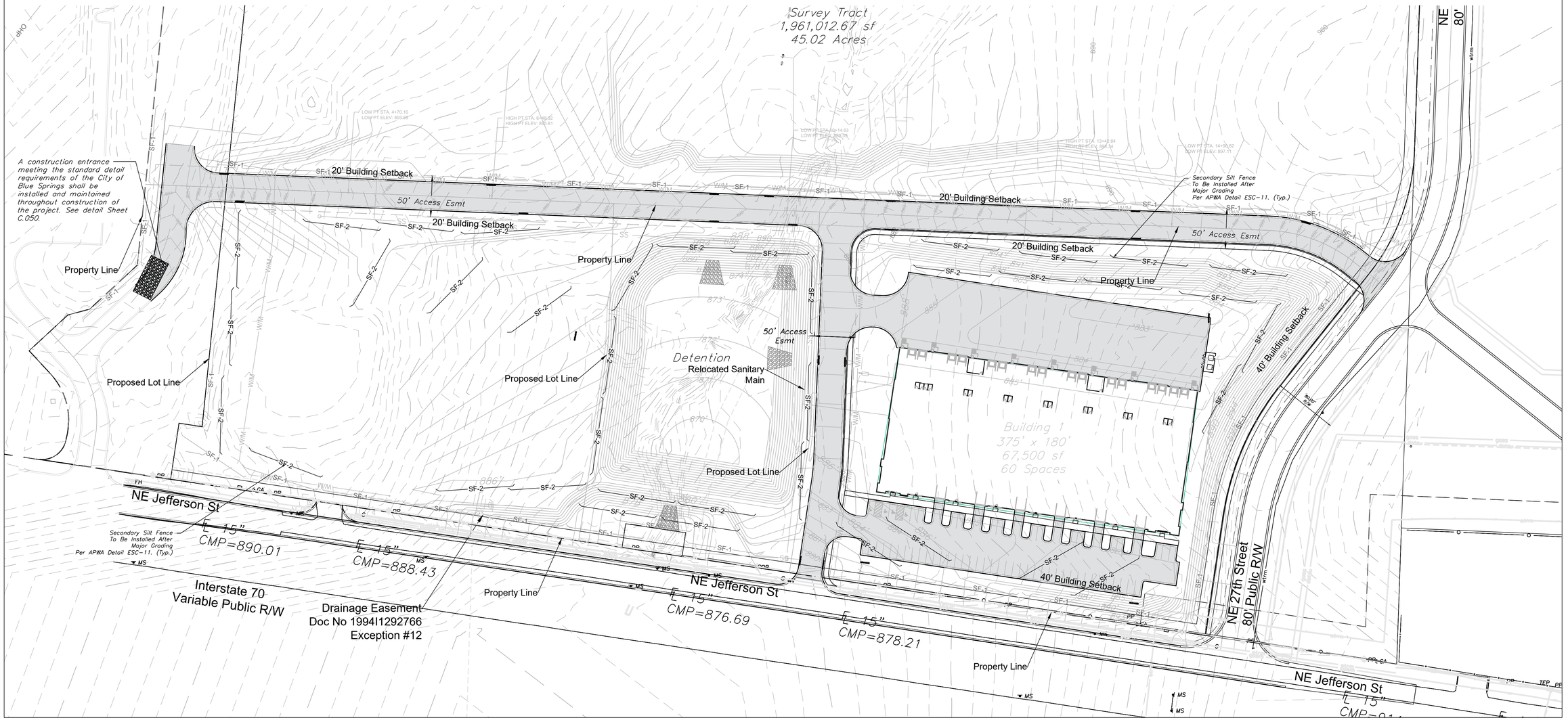
PHASE 1 SILT FENCE ——SF-1——SF-1——

PHASE 2 SILT FENCE ——SF-2——SF-2——

CURB INLET PROTECTION

FIELD INLET PROTECTION

*CURB & FIELD INLET PROTECTION SHALL BE GUTTER BUDDY OR APPROVED EQUAL.





ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821


BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

Inactive Area Stabilization Plan
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335


REVISIONS

1 REV. 2/14/2025

2 REV. 2/26/2025

REV. 3/3/2025

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

SEED AND MULCH NOTES:

Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix

Seed and Fertilizer Rate:

Mix I - Rye Grass / Blue Grass -------- 100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass ------ 195 lbs. per Acre
Lime ----------2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer ----------800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided

NOTES:

The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

Sediment traps shall be installed and maintained until the construction site has been stabilized to protect the downstream lake from sedimentation.

North

0 40' 80' 160'

# FINAL RESTORATION PLAN

SCALE: 1" = 80'

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

## LEGEND

PHASE 1 SILT FENCE ——SF-1——SF-1——

PHASE 2 SILT FENCE ——SF-2——SF-2——

CURB INLET PROTECTION

FIELD INLET PROTECTION

*CURB & FIELD INLET PROTECTION SHALL BE GUTTER BUDDY OR APPROVED EQUAL. INLET PROTECTION SHALL BE REMOVED AND AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

Survey Tract
1,961,012.67 sf
45.02 Acres

Property Line
Proposed Lot Line
20' Building Setback
50' Access Esmt
Detention
Relocated Sanitary Main
Building 1
375' x 180'
67,500 sf
60 Spaces
40' Building Setback
NE 27th Street
80' Public R/W
NE Jefferson St
Interstate 70
Variable Public R/W
Drainage Easement
Doc No 1994I1292766
Exception #12
SILTATION FENCING TO BE LEFT IN PLACE UNTIL SUCH TIME THAT SEEDING AND MULCHING OPERATIONS CAN TAKE PLACE (Typ.)
E 15" CMP=890.01
E 15" CMP=888.43
E 15" CMP=876.69
E 15" CMP=878.21


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821


BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

Final Restoration Plan
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

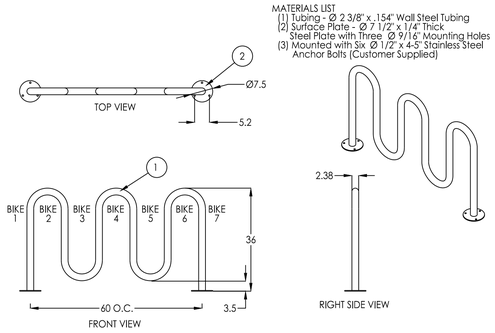
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335


REVISIONS

1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

C.052




## BIKE RACK DETAIL

N.T.S.

Bicycle Parking. All non-residential or multi-family uses within one thousand (1,000) feet of a designated bicycle route shall provide the following bicycle parking spaces.
[Ord. No. 4585 § 7, 2-16-2016; Ord. No. 4971, 12-21-2020]

Table 407.010-1: Bicycle Parking

| Activity | Required Spaces |
|---|---|
| Industrial use | 3% of the number of employees based on largest shift |

BIKE RACK

20 Employees
6 Bicycle Space Bike Rack Provided

Parking Stalls are
9.0' Wide x 18.5' Long
Drive aisle is 26' Wide

North

GRAPHIC SCALE
0 30' 60' 120'

# OVERAL SITE PLAN

SCALE: 1" = 60'

Parcel Address:
2005 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
CITY OF BLUE SPRINGS
903 W MAIN ST
BLUE SPRINGS, MO 64015

Zoned: LI
Land Use: INDUST. MANUF. (LIGHT)

Property Line
20' Building Setback
50' Access Esmt
STREET 1
Tract B
Cross Access
Easement
52,003.59 sf
1.19 Acres
Lot 2
193,310.57 sf
4.43 Acres
Proposed Lot Line
Existing Billboard Pylon
Tract A
Detention
Easement(D.E.)
110,636.08 sf
2.53 Acres
Detention
Relocated Sanitary
Main
50' Access Esmt
STREET 2
Sanitary Sewer Easement
Doc No 2016E0090352
Exception No 16
Temporary Construction Easement
Doc No 2022E0011882
Lot 1
273,462.00 sf
6.27 Acres
Building 1
375' x 180'
67,500 sf
60 Spaces
Right of Way
Doc No 2022E0011882
40' Building Setback
NE 27th Street
80' Public R/W
NE 80
w/m
NE Jefferson St
Interstate 70
Variable Public R/W
Sanitary Sewer Easement
Doc No 2016E0015793
Exception No 17
Storm Easement
Doc No 2022E0011882
Temporary Construction Easement
Doc No 2022E0011882
PWSD #13 Easement
Doc No 2007E0018428
Exception No 13
Doc No 2007E0122166
Exception No 14

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
*Engineering 2005002186-D*
*Surveying 2005000319-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

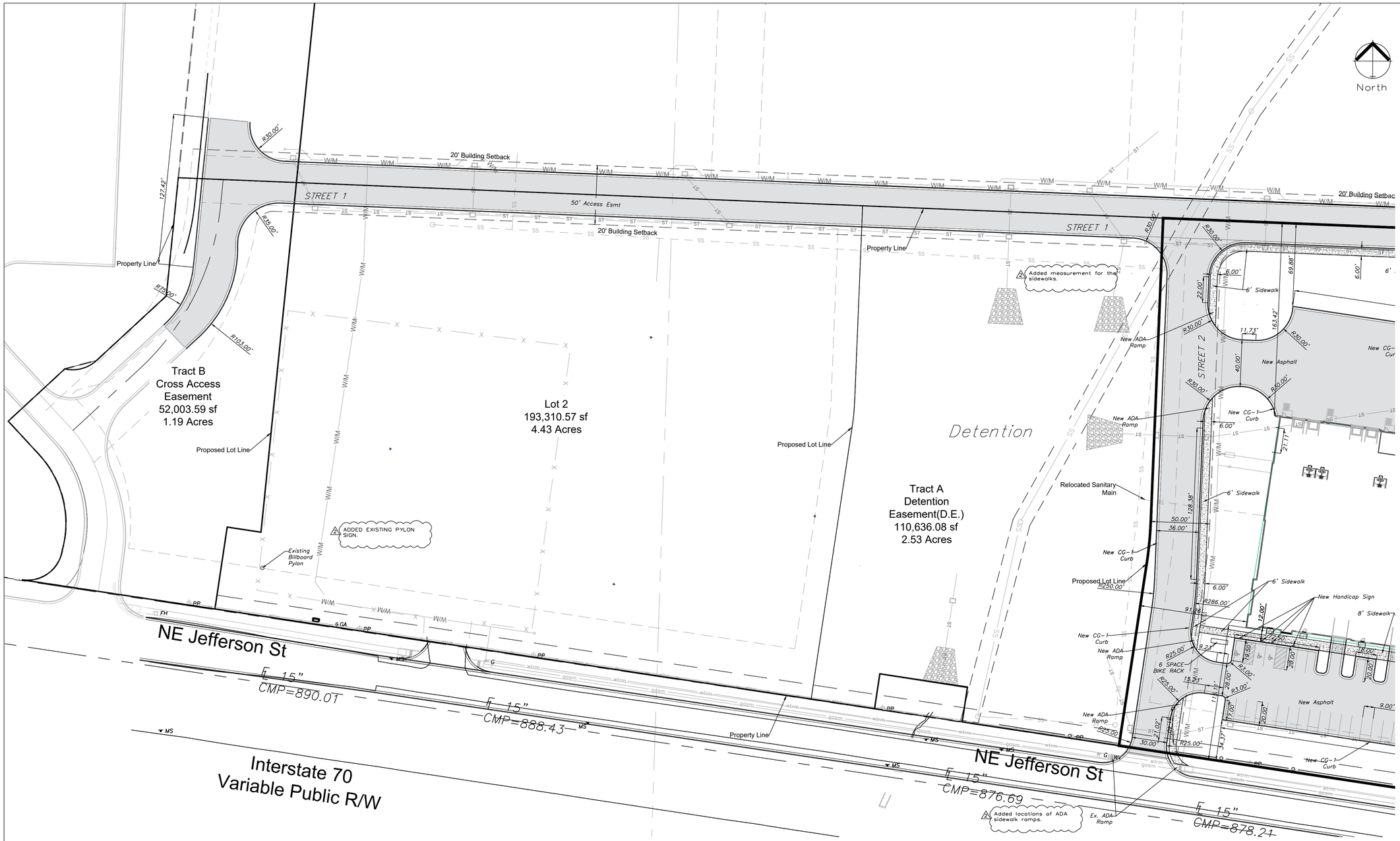
OVERALL SITE PLAN
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

C.100




ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
*Engineering 2005002186-D*
*Surveying 2005008319-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

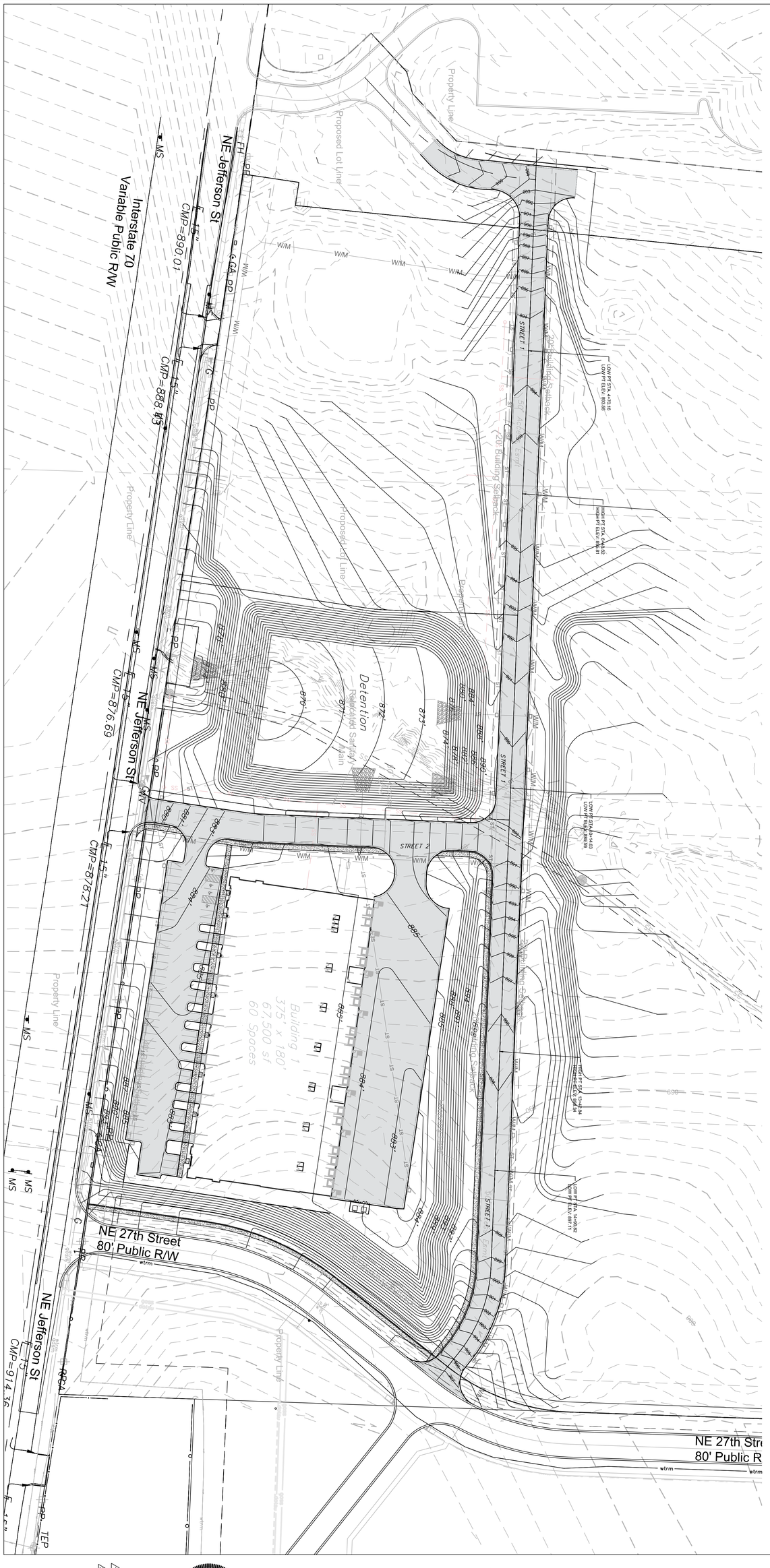
SITE PLAN
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER
02-14-25

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

C.101




GRADING PLAN
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project:
BLUE SPRINGS INDUSTRIAL

Issue Date:
January 23, 2025

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Professional Registration
Missouri - Expiration
Engineering 2005002708-D
Surveying 2005008319-D
Nebraska
Engineering E-16958
Surveying LS-578
Oklahoma
Engineering 6254
Nebraska
Engineering CA3267

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

C.200

REVISIONS
REV. 2/14/2025
REV. 2/26/2025
REV. 3/3/2025

North

0 30' 60' 120'

# STORM SEWER GENERAL LAYOUT

SCALE: 1" = 60'

Survey Tract
1,961,012.67 sf
45.02 Acres

Ex. Sanitary Manhole
Top=881.94
Inv. In (NE) 872.22
Inv. Out (SW) 872.12

Sanitary Sewer Easement
Doc No 2016E0090352
Exception No 16

Temporary Construction Easement
Doc No 2022E0011882

Right of Way
Doc No 2022E0011882

Storm Easement
Doc No 2022E0011882

Drainage Easement
Doc No 1994I1292766
Exception #12

PWSD #13 Easement
Doc No 2007E0018428
Exception No 13
Doc No 2007E0122166
Exception No 14

Sanitary Sewer Easement
Doc No 2016E0015793
Exception No 17

Detention

NE Jefferson St

Interstate 70
Variable Public R/W

NE 27th Street
80' Public R/W

INSTALL FIRE HYDRANT ASSEMBLY

5'x4' Curb Inlet 4-6

PROPOSED 1573.46' OF 8" C900 CLASS 200 DR 18 PVC WATER MAIN W/ TRACER WIRE

5'x4' Curb Inlet 5-1

5'x4' Curb Inlet 6-1

5'x4' Curb Inlet 4-2

5'x4' Curb Inlet 7-1

5'x4' Curb Inlet 8-1

5'x4' Curb Inlet 9-1

5'x4' Curb Inlet 3-5

5'x4' Curb Inlet 3-3

5'x4' Curb Inlet 3-4

5'x4' Curb Inlet 3-6

5'x4' Curb Inlet 4-5

5'x4' Curb Inlet 4-4

5'x4' Curb Inlet 4-3

5'x4' Curb Inlet 3-2

5'x4' Curb Inlet 2-3

5'x4' Curb Inlet 2-2

5'x4' Curb Inlet 4-4

5'x4' Curb Inlet 1-5

5'x4' Curb Inlet 1-4

5'x4' Curb Inlet 1-3

New Sanitary Manhole B-1

New Sanitary Manhole A-2

New Sanitary Manhole A-1

42.00' 30" HDPE PIPE @ 2.38%

58.59' 30" HDPE PIPE @ 5.12%

42.00' 30" HDPE PIPE @ 3.57%

77.15' 36" HDPE PIPE @ 1.30%

42.00' 36" HDPE PIPE @ 6.33%

52.69' 36" HDPE PIPE @ 1.90%

119.85' 48" HDPE PIPE @ 1.25%

49.77' 15" HDPE PIPE @ 1.21%

42.00' 36" HDPE PIPE @ 1.19%

212.38' 24" HDPE PIPE @ 1.65%

304.67' 36" HDPE PIPE @ 2.46%

PROPOSED 491.28' OF 8" C900 CLASS 200 DR 18 PVC WATER MAIN W/ TRACER WIRE

PROPOSED 1499.24' OF 8" C900 CLASS 200 DR 18 PVC WATER MAIN W/ TRACER WIRE

6" Gate Valve

Back flow Preventor

6" C-900 Class 200 PVC Water Main

FDC

46 L.F. New 2" type K copper service line Private Water Line

Install 1 1/2" Public Water Meter

108 L.F. 6" SDR-26 PVC Private Sanitary Service line

428.63' 15" HDPE PIPE @ 0.58%

Storm Line 2

Storm Line 1

347.72' 15" HDPE PIPE @ 1.01%

50.38' 15" HDPE PIPE @ 0.99%

29.00' 18" HDPE PIPE @ 1.72%

42.00' 8" HDPE PIPE @ 0.60%

Flared End Section w/ Toe Wall FES 4-1

Flared End Section w/ Toe Wall FES 3-1

Flared End Section w/ Toe Wall FES 2-1

Flared End Section w/ Toe Wall FES 10-2

Flared End Section w/ Toe Wall FES 1-1

Flared End Section w/ Toe Wall FES 10-1

34.00' 15" HDPE PIPE @ 0.74%

66.00' 15" HDPE PIPE @ 0.76%

36.00' 18" HDPE PIPE @ 1.39%

Detention Outlet Control Structure 10-2

Sanitary Line A

Relocated Sanitary Sewer Sewer Relocation will be completed when required based on overall development of the site

Ex. Sanitary Manhole
Top=889.39
Inv. In (E) 880.99
Inv. Out (W) 880.13

Ex. Sanitary Manhole
Top=875.57
Inv. In (NE) 864.90
Inv. Out (SW) 864.80

Ex. Sanitary Manhole
Top=878.46
Inv. In (E) 868.36
Inv. Out (W) 868.26

CMP=890.01

CMP=888.43

CMP=876.69

CMP=878.21

CMP=914.36

CMP=915.5


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

Storm Sewer General Layout
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

C.300

North

GRAPHIC SCALE
0 25' 50' 100'

# LANDSCAPE PLAN
SCALE: 1" = 50'

## PLANTING GUIDE

| SYMBOL | QUANT. | KEY | NAME | SIZE |
|---|---|---|---|---|
| | 148 | | AMERICAN BASSWOOD LINDEN<br>TILIA AMERICANA | 2.5" CAL |
| | 100 | | WHITE PINE<br>PINUS SYLVESTRIS | 6' Ht |
| | 352 | | BURNING BUSH<br>EUONYMUS ALATA "COMPACTUS" | #3 POT |
| | 295 | | HOLBERT CHINESE JUNIPER<br>JUNIPERUS CHINENSIS 'HOLBERT' | #3 POT |
| | 221 | | OKLAHOMA REDBUD<br>CERCIS RENIFORMIS "OKLAHOMA" | 2.5" CAL |
| | 1116 | | | |

## Landscape Matrix Table

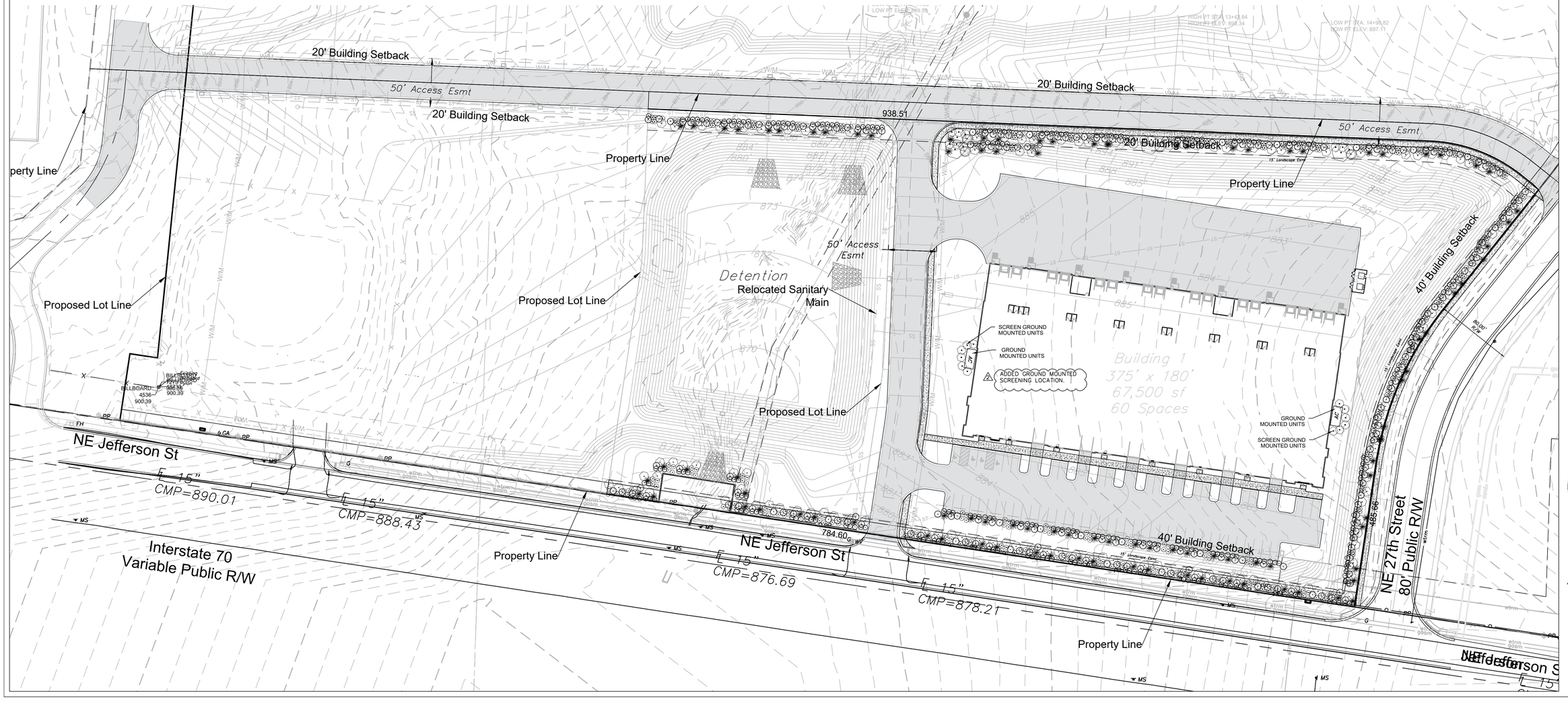
| Parcel Zoning GB | Buffer Details | | | Calculations | Proposed Units | | | | Subtotals | |
|---|---|---|---|---|---|---|---|---|---|---|
| Location of Buffer | Length (of property line) | Buffer Type | Buffer Width | Plant Unit Calculation | Shade Trees (7.5 pu) | Ornamental (5 pu) | Conifers (5 pu) | Shrubs (1 pu) | Total Proposed Units | Above/ Below Required |
| North Property Lin (Zoning LI) | 1460 | B | 15' | 939* (45/100) =657 P.U. | - | - | - | - | 660 | +3 |
| East Property Line (NE 27th St) | 486 | B | 15' | 486 * (45/100) =218 P.U. | - | - | - | - | 220 | +2 |
| South Property Line (NE Jefferson St) | 1375 | B | 15' | 785 * (45/100) =618 P.U. | - | - | - | - | 620 | +2 |
| | | | | | | | | | | |
| Parking Lot Landscaping (20 pu per 10 parking spaces) | 60 Spaces | N/A | N/A | 60 *(20/10) =120 P.U. | - | - | - | - | 121 | +1 |
| | | | | | | | | | | |
| Cumulative Totals: | - | - | - | 1613 | - | - | - | - | 1621 | +8 |

*Any overages on property line buffers can be counted towards open space landscaping plant units.
It should be noted that property line buffers cannot be less than the minimum requirements for any individual buffer area.

NOTE:

Ground mounted mechanical equipment location not known at this time.
Location to be determined at later time.

2 Dimensioned property lengths to coordinate with Landscape table.





ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821


BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

LANDSCAPE PLAN
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
MANNER
2006019708
PROFESSIONAL ENGINEER


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335


REVISIONS
1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

L.100

# GENERAL LANDSCAPE NOTES:

## PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

## LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

| | |
|---|---|
| TURF-TYPE TALL FESCUE | 90% |
| KENTUCKY BLUEGRASS | 10% |

8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

## INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF BLUE SPRINGS, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

## MAINTENANCE BY OWNER

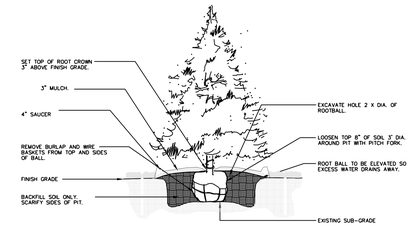
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.

IRRIGATION PERFORMANCE SPECIFICATION:

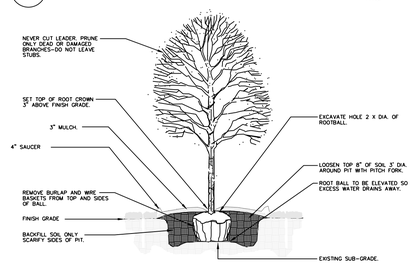
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATIONOF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRTRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALLBE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY CUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REQULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE O THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN BALBES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
    a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
    b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
    c. PIPE SIZE AND QUANTITY
    d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    e. CIRCUIT IDENTIFICATION SYSTEM
    f. DETAILED METHOD OF WINTERIZED SYSTEM

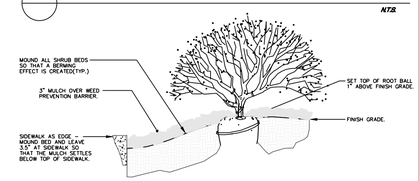
SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.



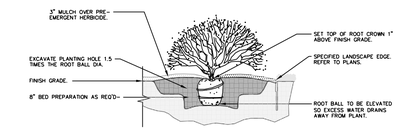

1 EVERGREEN TREE PLANTING
NTS




2 DECIDUOUS TREE PLANTING
NTS




3 SIDEWALK EDGE AT PLANT BED
NTS




4 SHRUB PLANTING
NTS

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
*Engineering 2005002186-D*
*Surveying 2005000319-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

LANDSCAPE DETAILS
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER
SURVEYOR

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
1 REV. 2/14/2025
2 REV. 2/26/2025
REV. 3/3/2025

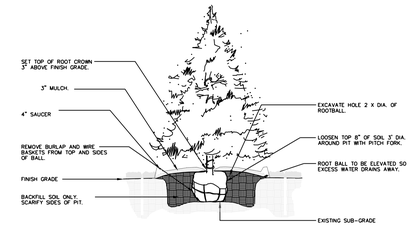
L.101

IRRIGATION PERFORMANCE SPECIFICATION:

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATIONOF LANDSCAPE IRRIGATION SYSTEM:

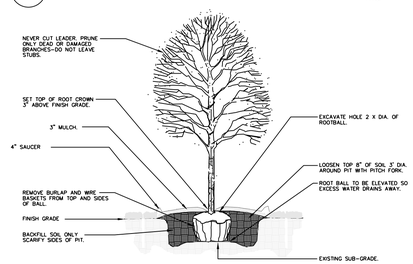
1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRTRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND ACOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALLBE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY CUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REQULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE O THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN BALBES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
    a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
    b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
    c. PIPE SIZE AND QUANTITY
    d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    e. CIRCUIT IDENTIFICATION SYSTEM
    f. DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.



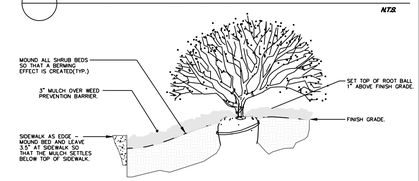

1 EVERGREEN TREE PLANTING

NTS



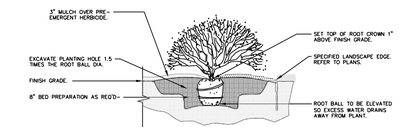

2 DECIDUOUS TREE PLANTING

NTS




3 SIDEWALK EDGE AT PLANT BED

NTS




4 SHRUB PLANTING

NTS

# GENERAL LANDSCAPE NOTES:

## PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1--2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

## LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

| | |
|---|---|
| TURF-TYPE TALL FESCUE | 90% |
| KENTUCKY BLUEGRASS | 10% |

8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

## INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF BLUE SPRINGS, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

## MAINTENANCE BY OWNER

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
*Engineering 2005002186-D*
*Surveying 2005000319-D*
Kansas
*Engineering E-1695*
*Surveying LS-218*
*Oklahoma*
*Engineering 6254*
*Nebraska*
*Engineering CA2821*


BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: January 23, 2025

LANDSCAPE DETAILS
Construction Plans for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
KANSAS CITY, MISSOURI
PROFESSIONAL ENGINEER

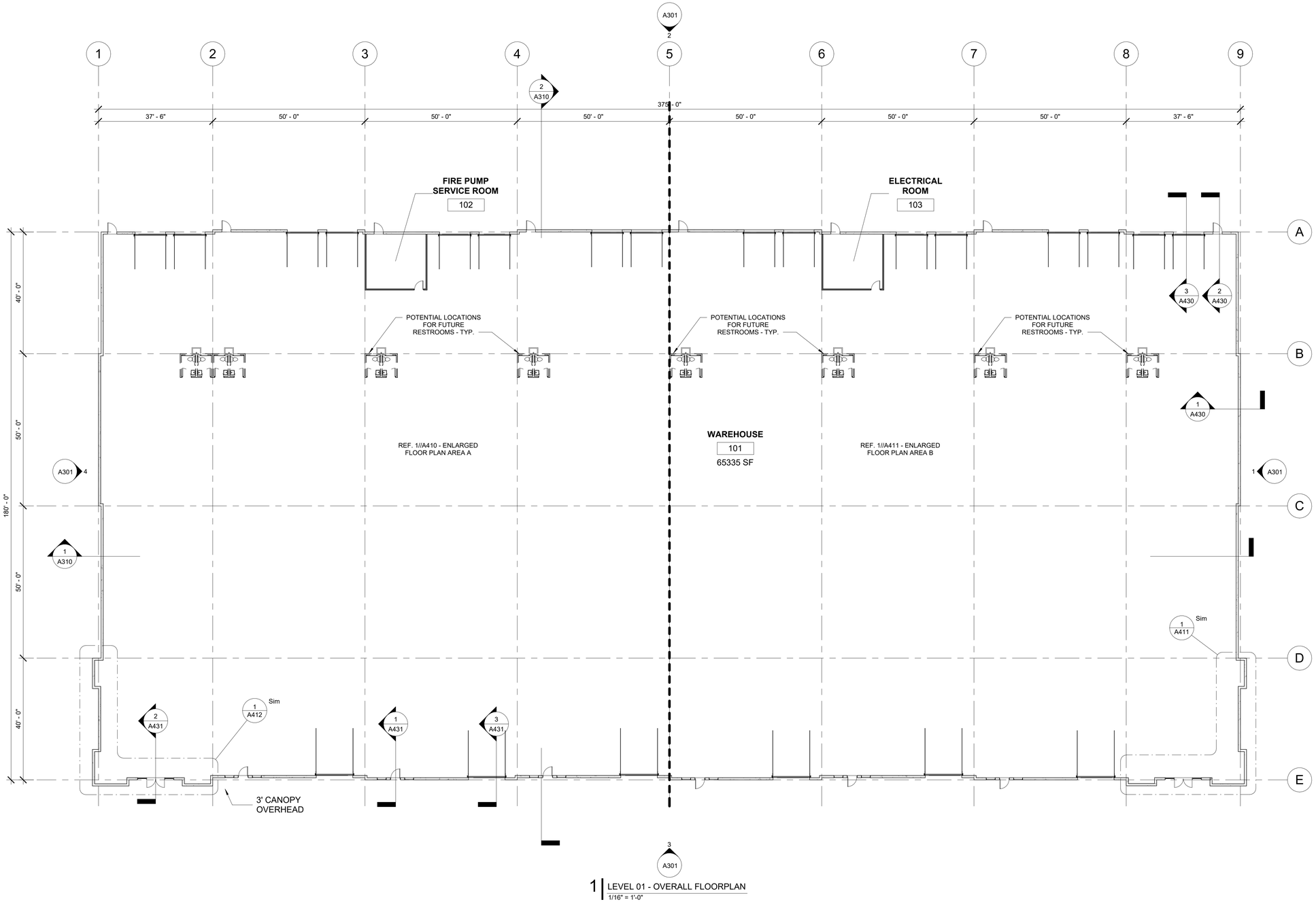
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 2/14/2025
2 REV. 2/26/2025

L.101


Received
02/26/2025 12:43:28 PM




1 LEVEL 01 - OVERALL FLOORPLAN
1/16" = 1'-0"

## FLOOR PLAN NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF STEEL/WOOD FRAMING. REFER TO ELEVATIONS AND SECTIONS FOR EXTERIOR FINISH.
2. ALL LUMBER TO BE #2 GRADE OR BETTER DOUGLAS FIR.
3. ALL WOOD IN CONTACT W/ CONCRETE TO BE WEATHER TREATED.
4. 8' - 0" LINER PANEL TO BE PLACED ON ALL WALLS WITHIN THE INTERIOR OF THE BUILDING. COORDINATE TYPE AND FINISH WITH OWNER

## FLOOR PLAN LEGEND

X — WALL TYPE

50.70 HC — DOOR TAG
- OD = OVERHEAD DOCK DOOR
- OS = OVERHED DRIVE-IN DOOR
- HM = HOLLOW METAL
- FL = FULL LITE
- WIDTH (7'-0")
- HEIGHT (3'-0")

X — WINDOW TAG
SEE A//600 - WINDOW TYPES

ROOM NAME
SQ FT — ROOM TAG

1 / A101 SIM — SECTION

1 Ref / 1 Ref / A101 / 1 Ref / 1 Ref — ELEVATION

MATERIAL
#'-#" A.F.F. — CEILING ELEVATION

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 - Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT

WARD DEVELOPMENT

# BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK

JACKSON COUNTY, MISSOURI

NOT FOR CONSTRUCTION

© 2021 Powell CWM, Inc.This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc. and is intended for use on this projectonly. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings,specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure ofinformation contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

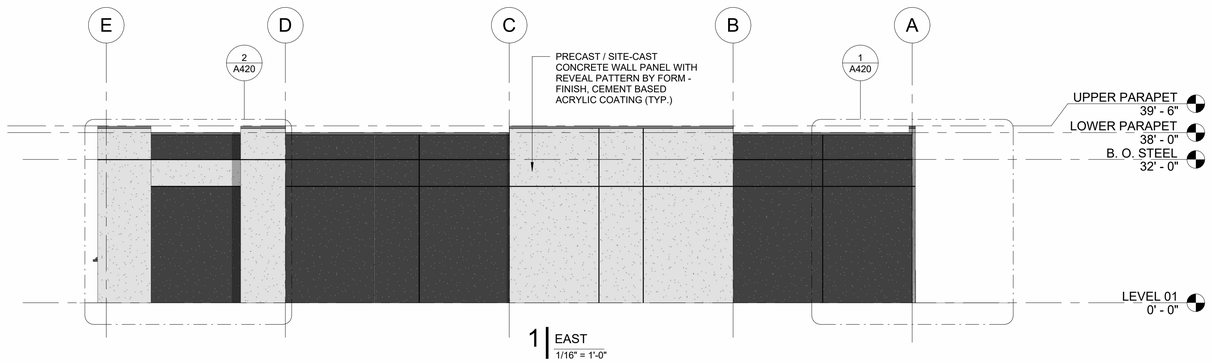
REVISIONS
NO. DATE / DESCRIPTION

DRAWN BY: ESF
CHECKED BY: NKB
PROJECT #: 24-2286
ISSUE DATE: Issue Date
ISSUED FOR:
PLANNING SUBMITTAL

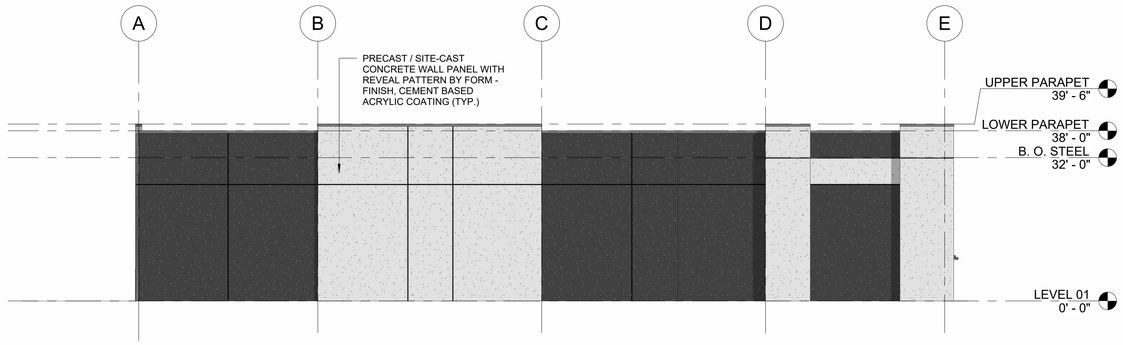
FLOOR PLAN - OVERALL

A110

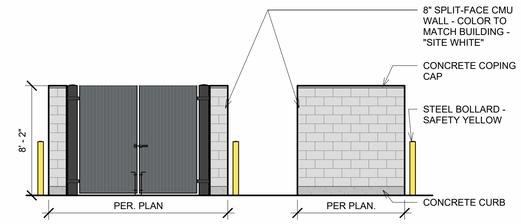
Received
02/26/2025 12:43:29 PM



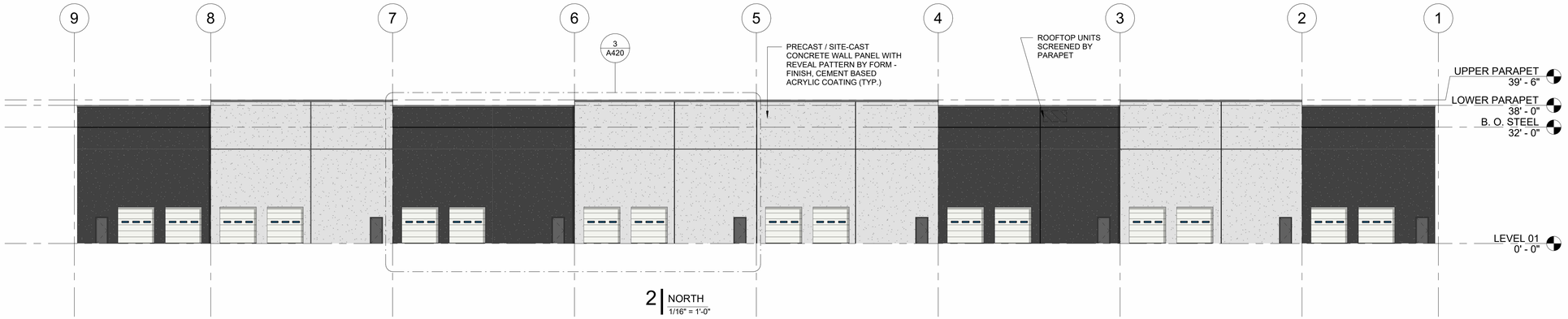

1 | EAST
1/16" = 1'-0"



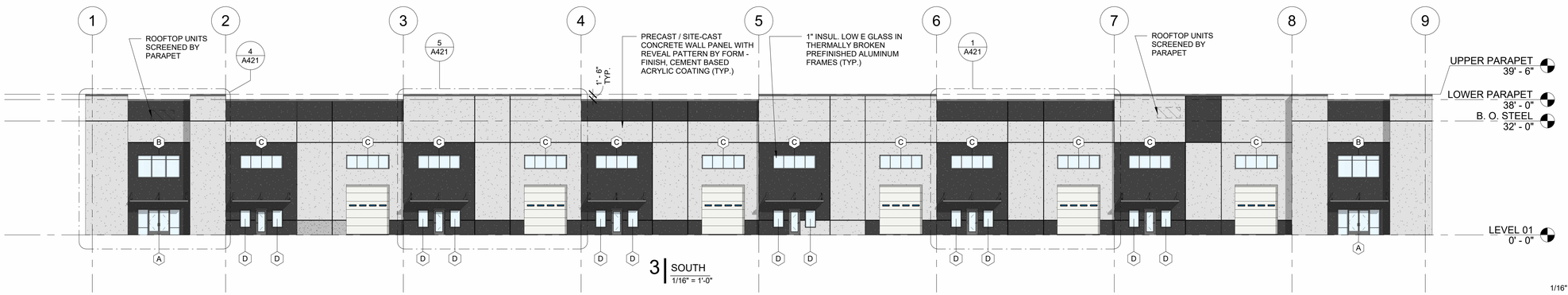

4 | WEST
1/16" = 1'-0"




5 | ELEVATION - DUMPSTER ENCLOSURE
3/16" = 1'-0"




2 | NORTH
1/16" = 1'-0"




3 | SOUTH
1/16" = 1'-0"

1/16" = 1'-0" 2' 5' 10' 20' 50'

## ELEVATION LEGEND

WINDOW TAG
SEE A/600 - WINDOW TYPES

VIEW CALLOUT
SIM
1 / A101
VIEW / DETAIL NUMBER
SHEET NUMBER

## EXTERIOR MATERIALS LEGEND

SW 7070 - SITE WHITE
CEMENT BASED ACRYLIC COATING

SW 7075 - WEB GRAY
CEMENT BASED ACRYLIC COATING

GLASS - STOREFRONT

| SOUTH | AREA | % |
|---|---|---|
| GLASS | 1227 SF | 9% |
| OVERHEAD DOORS | 1008 SF | 7% |
| CONCRETE | 12420 SF | 84% |
| TOTAL AREA | 14655 SF | |

| WEST | |
|---|---|
| CONCRETE | 7917 SF |
| TOTAL AREA | 7917 SF |

| EAST | |
|---|---|
| CONCRETE | 7917 SF |
| TOTAL AREA | 7917 SF |

| NORTH | | |
|---|---|---|
| DOCK DOORS | 2335 SF | 14% |
| CONCRETE | 14121 SF | 86% |
| TOTAL AREA | 16456 SF | |

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 - Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

CLIENT
WARD DEVELOPMENT

# BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK

JACKSON COUNTY, MISSOURI

NOT FOR CONSTRUCTION

© 2021 Powell CWM, Inc.This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc. and is intended for use on this projectonly. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings,specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure ofinformation contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

REVISIONS
NO. DATE / DESCRIPTION

DRAWN BY: ESF
CHECKED BY: NKB
PROJECT #: 24-2286
ISSUE DATE: Issue Date
ISSUED FOR:
PLANNING SUBMITTAL

ELEVATIONS

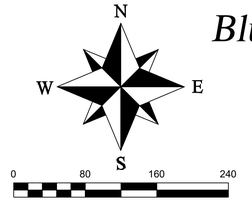
A301

Received
02/26/2025 12:43:29 PM

# Final Plat

## Blue Springs Business and Technology Park

### Part of the Southeast 1/4 and Southwest 1/4
### Section 28, Township 49 North, Range 30 West
### Blue Springs, Jackson County, Missouri




## SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat of Blue Springs Logistics, Document No. 2021E0006877.
(B). Final Plat of Faurecia Plat, Document No. 2018E0027761.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). Title report from First American Title Insurance Company. Commitment No. 1599746, Dated October 22, 2021 at 8:00 AM.

4). Bearings shown hereon are based upon bearings shown on the Final Plat of Faurecia Plat, Document No. 2018E0027761.

5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

6). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

7). The subject property surveyed lies within a flood zone designated zone (X), areas located outside the 100 year flood plain, per F.E.M.A. Community Panel No. 29095C0430 G Effective date: January 20, 2017.

8). The Cross Access Easement dedicated in Faurecia Plat, Document No. 2018E0027761, grants Blue Springs Technology Park, Easement of access over, across and upon the paved areas of the lots and parcels for the ingress and egress of all owners, occupants and their guests and invitees.

9. Property is to be used for industrial development.

10. Closure = 0.01' over 3,687.98 feet.

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: JA-134
Combined Scale Factor: 0.999903519

| POINT | NORTHING | EASTING |
|---|---|---|
| 1 | 317465.531 | 873785.655 |
| 2 | 317328.975 | 873723.822 |
| 3 | 317388.054 | 873333.329 |
| 4 | 317498.217 | 873354.389 |
| | | |
| JA 134 | 312470.096 | 862368.274 |

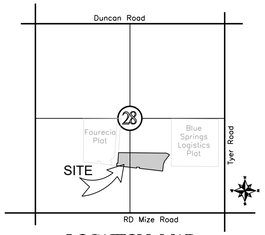
Coordinates Shown in Meters

## LEGEND

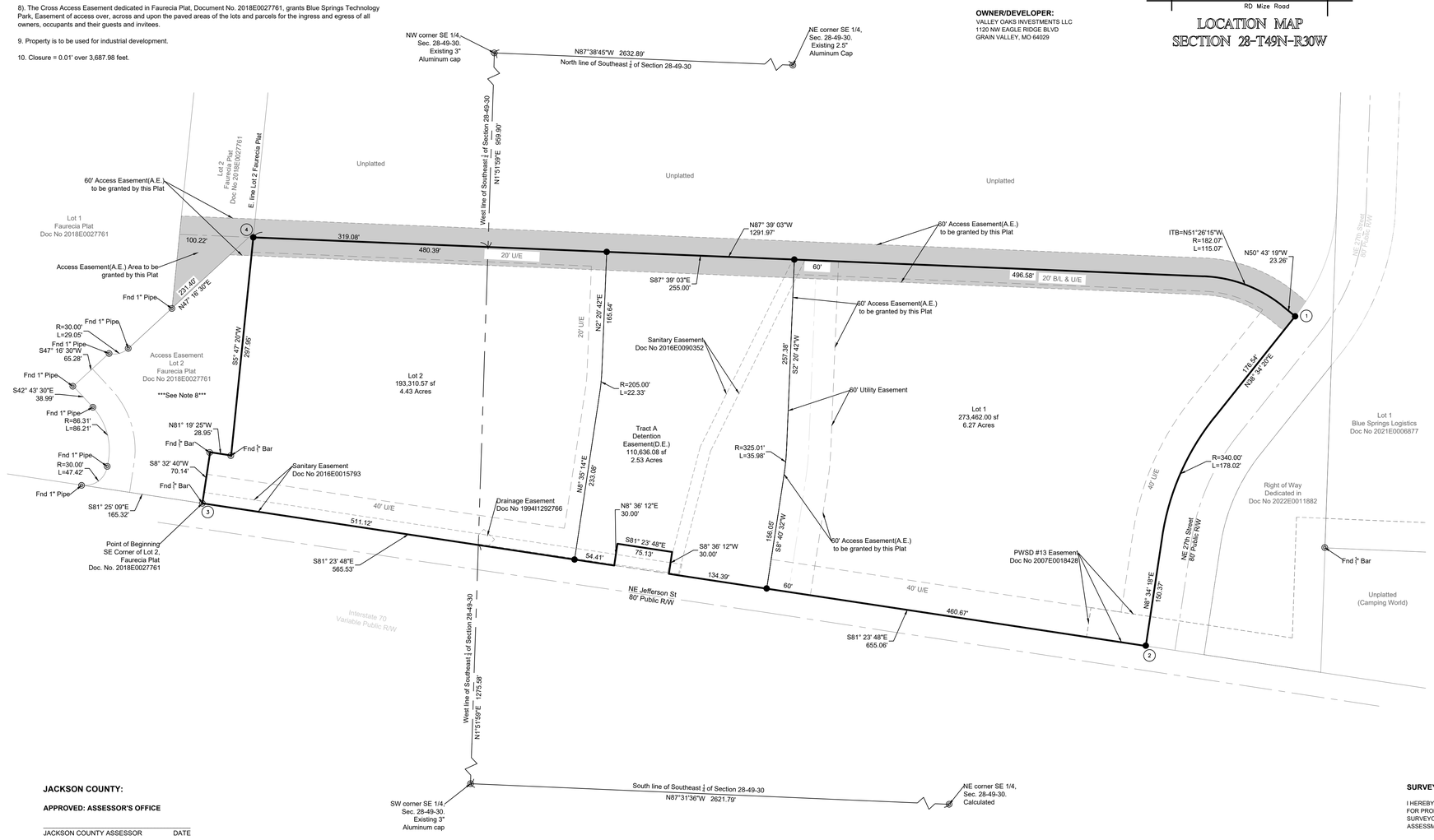
These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap (LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)
- Ⓟ State Plane Coordinate
- U/E Utility Easement
- B/L Building Setback Line
- D.E. Detention Easement
- P/E Access/Pedestrian Easement

**OWNER/DEVELOPER:**
VALLEY OAKS INVESTMENTS LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029




LOCATION MAP
SECTION 28-T49N-R30W




**JACKSON COUNTY:**

**APPROVED: ASSESSOR'S OFFICE**

_____
JACKSON COUNTY ASSESSOR DATE

**PROPERTY DESCRIPTION:**
ALL THAT PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 49 NORTH, RANGE 30 WEST, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF FAURECIA PLAT, A SUBDIVISION AS RECORDED IN DOC. NO. 2018E0027761; THENCE S81°23'48"E, A DISTANCE OF 565.53 FEET; THENCE N8°36'12"E, A DISTANCE OF 30.00 FEET; THENCE S81°23'48"E, A DISTANCE OF 75.13 FEET; THENCE S8°36'12"W, A DISTANCE OF 30.00 FEET; THENCE S81°23'48"E, A DISTANCE OF 655.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 27TH STREET; THENCE N8°34'18"E, A DISTANCE OF 150.37 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE AND HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 178.02 FEET; THENCE N38°34'20"E, A DISTANCE OF 176.54 FEET; THENCE N50°43'19"W, A DISTANCE OF 23.26 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N51°26'15"W AND HAVING A RADIUS OF 182.07 FEET, AN ARC DISTANCE OF 115.07 FEET; THENCE N87°39'03"W, A DISTANCE OF 1291.97 FEET TO A POINT ON THE EAST LINE OF SAID FAURECIA PLAT; THENCE S5°47'20"W, A DISTANCE OF 297.95 FEET; THENCE N81°19'25"W, A DISTANCE OF 28.95 FEET; THENCE S8°32'40"W, A DISTANCE OF 70.14 FEET TO THE POINT OF BEGINNING.
CONTAINING 577,408.85 SQ. FT. OR 13.25 ACRES, MORE OR LESS.

**DEDICATION:**
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

**"BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK"**

**EASEMENTS:**
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "SANITARY EASEMENTS" (S.E.), "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATIONS, SECTION 527.188, RSMo (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

**DETENTION EASEMENT:**
AREAS DESIGNATED AS "DETENTION EASEMENT"(D.E.), ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS PLAT AND FROM PROPERTIES OUTSIDE THIS PLAT. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION EASEMENT SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNER(S) OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED, OWNER SHALL MOW, REMOVE SILT, AND REMOVE ANY DEBRIS WITHIN THE DETENTION EASEMENT. IN THE EVENT SAID LOT OWNER(S) SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION EASEMENT, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNER(S) PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID OWNER(S) FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE PLAT FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DETENTION EASEMENT WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

**ACCESS EASEMENT:**
AREAS DESIGNATED AS "ACCESS EASEMENT"(A.E.), ARE HEREBY ESTABLISHED TO GRANT EASEMENT OF ACCESS OVER, ACROSS AND UPON THE PAVED AREAS OF THE LOTS AND PARCELS FOR THE INGRESS AND EGRESS OF ALL OWNERS, OCCUPANTS AND THEIR GUESTS AND INVITEES.

**BUILDING LINES:**
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE .

**IN TESTIMONY WHEREOF:**

VALLEY OAKS INVESTMENTS LLC, HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20__.

_____
_____.

**NOTARY CERTIFICATION**
STATE OF _____ )
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, OF VALLEY OAKS INVESTMENTS LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

**IN WITNESS WHEREOF**
I HAVE SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC

**APPROVALS:**

**APPROVED** BY THE PLANNING COMMISSION OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____
CHRIS HENNING, PLANNING COMMISSION CHAIR

**APPROVED** BY THE COMMUNITY DEVELOPMENT OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____
MIKE MALLON, SENIOR DIRECTOR OF CITY DEVELOPMENT

**APPROVED** BY THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____
,CITY ENGINEER

**APPROVED** BY THE GOVERNING BODY OF THE CITY OF BLUE SPRINGS, MISSOURI ON THIS _____DAY OF_____, 20__.

BY:_____ ATTEST:_____
CHRIS LIEVSAY, MAYOR ERIN FORD, CITY CLERK

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

_____ DATE: _____
MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

| DATE | |
|---|---|
| 2-14-25 | Comment letter dated 2-6-2025 |
| 2-26-25 | Comment letter dated 2-24-2025 |
| | |
| | |
| | |
| | |

Part of the Southeast and Southwest ¼ of Section 28, Township 49 North, Range 30 West Blue Springs, Jackson County, Missouri

Final Plat

| | | | |
|---|---|---|---|
| SHEET | SECTION | TOWNSHIP | RANGE |
| 1 OF 1 | 28 | 49N | 30W |
| DRAWN BY | SCALE | COUNTY | JOB NO. |
| M. Schlicht, PLS, PE | 1"=80' | Jackson | Blue Springs Ind |
| DATE OF PREPARATION | | | |
| January 23, 2025 | | | |

PROFESSIONAL SEAL


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

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 #: | PF-01-25-9468; SPDR-01-25-9469 |
| PC MEETING: | 3/10/2025 |
| CC MEETING: | 3/17/2025 |
| BOA MEETING: | |
| NEWSPAPER: | |
| NOTICE LETTERS: | |
| PLANNER: | Shantele Frie |

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

Blue Springs Business and Technology Park
**Project Name**

2305 NE JEFFERSON RD — Attached
**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 |
|---|---|---|---|---|---|
| LI | | | INDUST. MANUF. | 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

Bryan Rahn — VALLEY OAKS INVESTMENTS LLC — 816-229-8115 — bryan@countryclub-homes.com
**Name of Applicant** — **Company** — **Phone** — **Email Address**

1120 NW EAGLE RIDGE BLVD — GRAIN VALLEY — MO — 64029
**Address** — **City** — **State** — **Zip Code**

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

X _____ 1/14/25
**Applicant Signature** — **Date**

VALLEY OAKS INVESTMENTS LLC — 816-229-8115 — BRYAN@COUNTRYCLUB-HOMES.COM
**Name of Property Owner** — **Phone** — **Email Address**

1120 NW EAGLE RIDGE BLVD — GRAIN VALLEY — MO — 64029
**Address** — **City** — **State** — **Zip Code**

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

X _____ 1/14/25
**Property Owner Signature** — **Date**

**Received**
01/23/2025 4:46:49 PM

## REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS

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

**PROJECT DESCRIPTION:**

See attached plans
Site plan and design review
Final plat

Received
01/23/2025 4:46:51 PM

# CONTACT INFORMATION SHEET

## PROJECT LEAD

| Name | Company Name | | |
|---|---|---|---|
| Bryan Rahn | Valley Oaks Investments LLC | | |
| **Address** | **City** | **State** | **Zip** |
| 1120 NW EAGLE RIDGE BLVD | GRAIN VALLEY | MO | 64029 |
| **Email** | **Phone** | **Fax** | |
| BRYAN@COUNTRYCLUB-HOMES.COM | 816-229-8115 | | |

## DEVELOPER

| Name | Company Name | | |
|---|---|---|---|
| VALLEY OAKS INVESTMENTS LLC | VALLEY OAKS INVESTMENTS LLC | | |
| **Address** | **City** | **State** | **Zip** |
| 1120 NW EAGLE RIDGE BLVD | GRAIN VALLEY | MO | 64029 |
| **Email** | **Phone** | **Fax** | |
| BRYAN@COUNTRYCLUB-HOMES.COM | 816-229-8115 | | |

## ENGINEER

| Name | Company Name | | |
|---|---|---|---|
| Matt J. Schlicht | Engineering Solutions | | |
| **Address** | **City** | **State** | **Zip** |
| 50 SE 30th Street | Lee's Summit | MO | 64082 |
| **Email** | **Phone** | **Fax** | |
| mschlicht@es-kc.com | 816-623-9888 | 816-623-9849 | |

## ARCHITECT

| Name | Company Name | | |
|---|---|---|---|
| NATHAN BOEN | POWELL CWM | | |
| **Address** | **City** | **State** | **Zip** |
| 3200 S. ST. RT. 291 BLDG 1 | INDEPENDENCE | MO | 64057 |
| **Email** | **Phone** | **Fax** | |
| nboen@powellcwm.com | 816-642-2435 | | |

## SURVEYOR

| Name | Company Name | | |
|---|---|---|---|
| Matt J. Schlicht | Engineering Solutions | | |
| **Address** | **City** | **State** | **Zip** |
| 50 SE 30th Street | Lee's Summit | MO | 64082 |
| **Email** | **Phone** | **Fax** | |
| mschlicht@es-kc.com | 816-623-9888 | 816-623-9849 | |

## LANDSCAPE ARCHITECT

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

## ATTORNEY

| Name | Company Name | | |
|---|---|---|---|
| CURT PETERSON | POLSINELLI PC | | |
| **Address** | **City** | **State** | **Zip** |
| 900 W 48TH PLACE SUITE 900 | KANSAS CITY | MO | 64112 |
| **Email** | **Phone** | **Fax** | |
| CPetersen@Polsinelli.com | 913-234-7458 | | |

## OTHER CONTACT

| Name | Company Name | | |
|---|---|---|---|
| TONY WARD | VALLEY OAKS INVESTMENTS LLC | | |
| **Address** | **City** | **State** | **Zip** |
| 1120 EAGLE RIDGE BLVD | GRAIN VALLEY | MO | 64029 |
| **Email** | **Phone** | **Fax** | |
| tony@COUNTRYCLUB-HOMES.COM | 816-229-8115 | | |

**Received**
01/23/2025 4:46:51 PM

# BLUE SPRINGS

## PLANNING COMMISSION

Annual Report

January–December

2024

The City of Blue Springs Missouri

THIS PAGE INTENTIONALLY LEFT BLANK

Blue Springs, Missouri
Community Development

March 6, 2025

All Planning Commission Members

City of Blue Springs

RE: 2024 Planning Commission Annual Report

Dear Planning Commissioners:

The Community Development Department is pleased to present the 2024 Planning Commission Annual Report.

As you will see in this year's report, development in Blue Springs continues to experience positive growth. The City issued 1,274 building permits in 2024, which is more than what was issued 2023. While overall permit numbers across the board were down compared to previous years, the City saw it's highest number of single family dwelling permits since 2021 and it's highest number of non-residential addition and alteration permits since 2022. Tables 25-26, on pages 38-39, include a multiyear comparison for reference purposes.

The Comprehensive Plan and Unified Development Code (UDC) went into effect in October 2015. We have continued to see the positive impacts of these new documents in the quality of site planning and building design of new developments. We also continue to make code amendments to ensure that our development processes and standards are providing the City with the development it desires.

Staff would like to thank each of you for the time, energy, and passion that you offer as a Planning Commissioner. Your efforts and willingness to serve have continued to help build Blue Springs into a better community and will positively affect the quality of life in our community for years to come.

Sincerely ,
City of Blue Springs



Mike Mallon, AICP
Director of Community Development

THIS PAGE INTENTIONALLY LEFT BLANK

# TABLE OF CONTENTS


## INTRODUCTION

2024 Planning Commission ..... 6
2024 Year In Review ..... 7

## PART 1. REGULATIONS, STANDARDS, PLANS, & MAP AMENDMENTS

Unified Development Code Amendments ..... 9
2014 Comprehensive Plan ..... 10
Zoning Map Amendments ..... 11

## PART 2. CITY GROWTH & LAND DEVELOPMENT

Annexations & De-Annexations ..... 14
Population ..... 14
Preliminary Plats ..... 15
Final Plats ..... 17

## PART 3. SITE DEVELOPMENT

PD Concept & Final Plans ..... 19
PR-O Concept & Final Plans ..... 20
PUD Concept & Final Plans ..... 21
Combined PD or PUD Final Plans with Site Plan & Design Review ..... 21
General Development Plan ..... 22
Administrative Site Plan & Design Review ..... 23
Site Plan & Design Review ..... 24
Conditional Use Permits ..... 28
Vacations ..... 29
Redevelopment Modification Plan ..... 29
Variances ..... 30
Telecommunications ..... 30
Master / Alternative Sign Plans ..... 31
Administrative Sign Permit Approvals ..... 32
Building Permits ..... 33

## PART 4. MISCELLANEOUS

Capital Improvements Program (CIP) ..... 36

## CONCLUSION

Annual Summary ..... 38
Project Index ..... 40

## LIST OF TABLES

Table 1. UDC Amendments ..... 9
Table 2. Zoning Map Amendments ..... 11
Table 3. Annexations ..... 14
Table 4. Population Estimates ..... 14
Table 5. Preliminary Plats ..... 15
Table 6. Final Plats ..... 17
Table 7. PD Concept & Final Plans ..... 19
Table 8. PR-O Concept & Final Plans ..... 20
Table 9. PUD Concept & Final Plans ..... 21
Table 10. Combined Final Plan and Site Plan & Design Review ..... 21
Table 11. General Development Plan ..... 22
Table 12. Administrative Site Plan & Design Review ..... 23
Table 13. Site Plan & Design Review ..... 24
Table 14. Conditional Use Permits ..... 28
Table 15. Vacations ..... 29
Table 16. Redevelopment Modification Plan ..... 29
Table 17. Variances ..... 30
Table 18. Telecommunications ..... 30
Table 19. Master & Alternative Sign Plans ..... 31
Table 20. Administrative Sign Permits ..... 32
Table 21. Annual Building Permits ..... 33
Table 22. Top Neighborhoods for New Home Permits ..... 33
Table 23. Funded Projects by Category–All Years ..... 36
Table 24. Funded Projects FY 2024–2025 ..... 37
Table 25. Annual Summary–P.C. Apps ..... 38
Table 26. Annual Summary–Other Apps ..... 39

## LIST OF MAPS

Map 1. City of Blue Springs ..... 8
Map 2. Specific Area Plans ..... 10
Map 3. 2024 Zoning Amendments–North ..... 13
Map 4. 2024 Zoning Amendments–South ..... 13
Map 5. Residential Building Permits Issued by Subdivision ..... 34
Map 6. Commercial Building Permits Issued by Construction Cost ..... 35

## LIST OF FIGURES

Figure 1. Building Permits Comparison ..... 33
Figure 2. New Single-Family Comparison ..... 33


Blue Springs, Missouri
Community Development
Planning Division

The City of Blue Springs Planning Commission Annual Report is compiled each year to provide information on planning related activities in the City during the previous year. Questions should be directed to Christopher Willis, Associate Planner at 816.228.0142.

# 2024 PLANNING COMMISSION

**The Blue Springs Planning Commission is comprised of 9 members. Commissioners are appointed by the Mayor and approved by the City Council.**




Above (from left to right): Travis Graham, Susan Stokenbury, Robert Morton, Ken Billups Jr., Byron Craddolph (Chair), Tom Rohr (Vice Chair), Chad Sanderson, and Jennifer Ritschel Smith. There is currently one vacant position.

## Special Thank You

The Community Development Department would like to send out a special thank you to those who contributed to the wellbeing of the city through 2024.



Chris Lievsay

*Mayor*



Susan Culpepper

*Mayor Pro Tem*

*District Three*

*(Planning Commission Liaison)*

# INTRODUCTION

## 2024 YEAR IN REVIEW

This is our 30th annual report, and the City had many applications throughout the year. Below is a brief list of the many highlights and activities accomplished by the Community Development Department during the year 2024:

- Eleven (11) Change of Zoning/Rezoning requests were approved
- Ten (10) Preliminary Plats and Nine (9) Final Plats were approved
- Five (5) PD Concept Plans, Zero (0) PD Final Plans, Zero (0) PR-O Concept Plans, Zero (0) PR-O Final Plans, Zero (0) PUD Concept Plans, and Zero (0) PUD Final Plan were approved
- One (1) combined PD Final Plan/Site Plan & Design Review and One (1) combined PUD Final Plan/Site Plan & Design Review applications were approved
- Nine (9) General Development Plan applications were approved
- Six (6) Administrative Site Plan & Design Review (SPDR) and Nine (9) SPDR applications were approved
- Five (5) Conditional Use Permits were approved
- Zero (0) Vacation was approved
- One (1) Variance was approved by the Board of Adjustment
- Four (4) Minor Telecommunication applications were approved administratively
- Three (3) Master / Alternative Sign Plans were approved
- 1,274 building permits and 210 signs were issued administratively



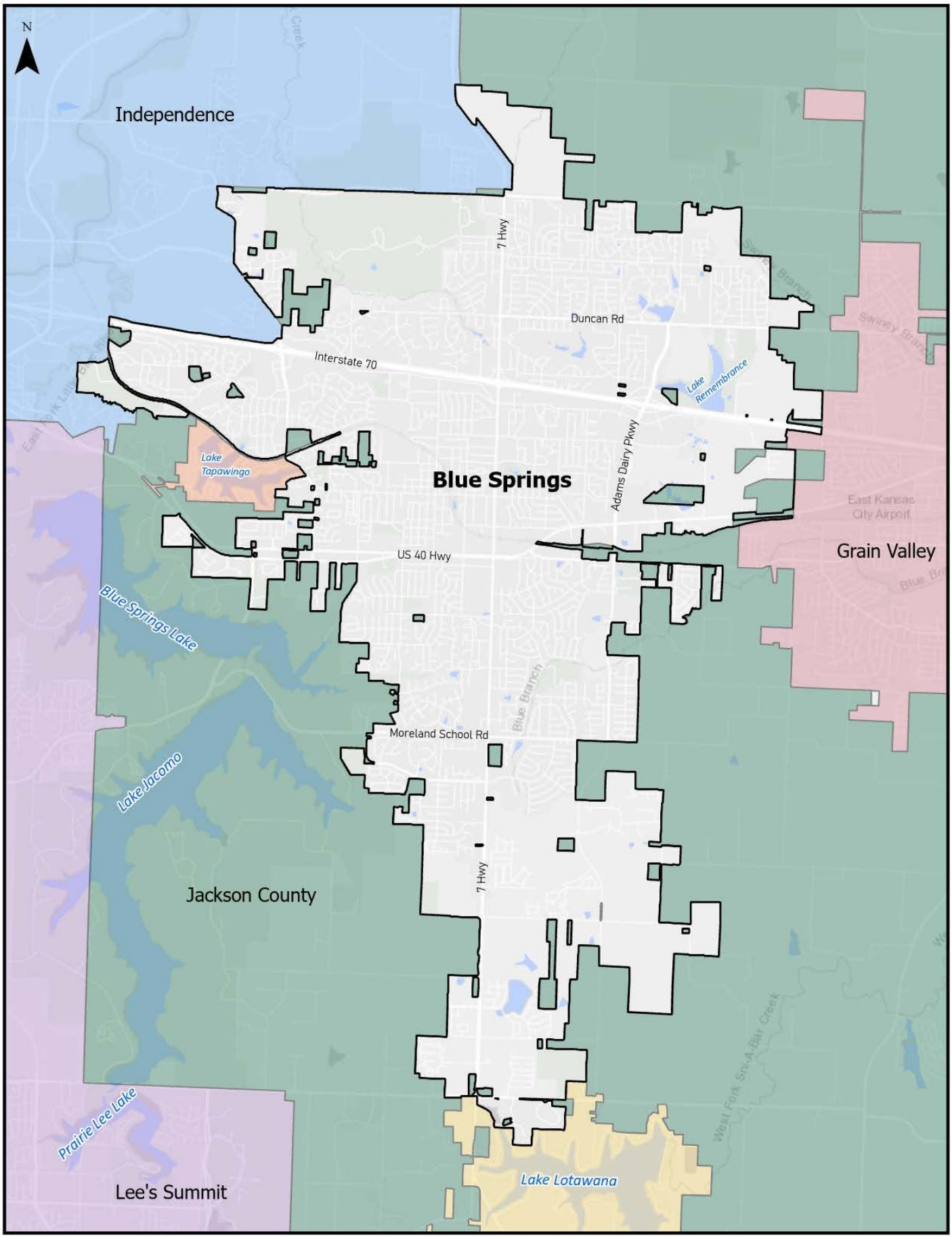
Above: Blue Surf Bay Waterpark is a state-of-the-art indoor/outdoor facility constructed as an expansion to the Blue Springs Fieldhouse. The indoor aquatic center features a cool water 25 yard lap pool that includes a rock-climbing wall, waterfall and two diving platforms. Outdoors, Blue Surf Bay features a 40-foot slide tower with multiple slides. Additionally, the outdoor space includes a lazy river, wave ball pool with an activity pool and a zero depth entry pool .

Below: Blue Springs Business and Technology Park is an 8 lot industrial park and subdivision with 8 industrial buildings ranging from approximately 40,000 square feet to 100, 000 square feet for a total of 612,700 square feet of industrial buildings that can accommodate multiple tenants.





Map 1. City of Blue Springs



# PART 1. REGULATIONS, STANDARDS, PLANS, & MAP AMENDMENTS

## UNIFIED DEVELOPMENT CODE AMENDMENTS

There were three (3) Unified Development Code amendments heard in 2024, however, one of the three was withdrawn per the direction of City Council. The Planning Commission also heard four (4) UDC amendments in 2023.

This approved amendment revised a section in order to fine-tune the UDC and provide a more effective way to go through planning processes. Table 1 provides a description of the amendments that were heard by the Planning Commission.

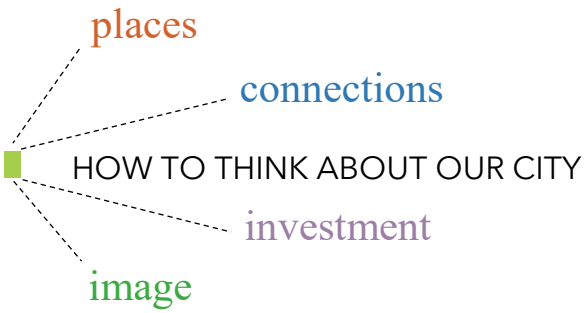
Table 1. Unified Development Code Amendments

| CASE NUMBER | PROJECT– APPLICANT | DESCRIPTION | P.C. ACTION | C.C. ACTION |
|---|---|---|---|---|
| UDC-06-24-9188 | **Inoperable Vehicles** *City of Blue Springs* | Amendment to Section 411.040 of **Title IV, Unified Development Code, of the Code of Ordinances of the City of Blue Springs** to amend and adopt regulations related to inoperable vehicles. | Approved 7/08/24 | *Withdrawn 8/5/2024* |
| UDCT-07-24-9230 | **Fence Setbacks** *City of Blue Springs* | Amendment to Section 407.040.D.3 of **Title IV, Unified Development Code, of the Code of Ordinances of the City of Blue Springs** to amend and adopt regulations related to fence setbacks. | Approved 8/12/24 | Approved 8/19/24 *Ord. 5352* |
| UDCT-11-24-9411 | **Downtown Review Board, DDC, HPC & Fence Amendments** *City of Blue Springs* | Amendment to Sections 402.060, 404.240.M., 402.050.4.c., and 407.040.D.3.c.(5) of **Title IV, Unified Development Code, of the Code of Ordinances of the City of Blue Springs** to amend and adopt regulations related to the dissolution of the Downtown Review Board, modify the Planned Zoning section of the Downtown Development Code, modifying the Duties and Powers of the Historic Preservation Commission, and an addition to the Other Fences Design Standards. | Approved 12/09/24 | *Approved* 12/16/24 *Ord. 5383* |

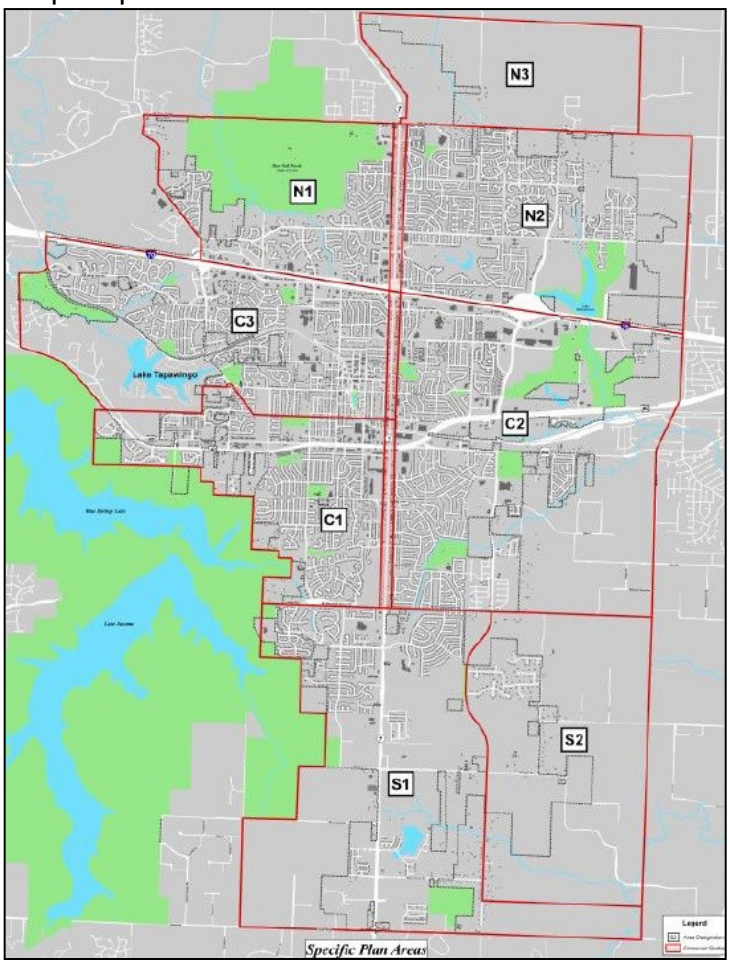
# 2014 COMPREHENSIVE PLAN




The 2014 Comprehensive Plan was implemented with the approval of the new UDC. Both documents went into effect October 5, 2015. The Comprehensive Plan will guide future development, including long-range planning efforts. The comprehensive plan aims to create places, connections, investment, and give a clear image of Blue Springs as a city. The plan should serve as a guide for the types of developments approved and desired in the City.




Map 2. Specific Area Plans




Over the years, six Specific Area Plans, including N1, N2, C1, C2, S1, and S2, were completed. In 2024, a new Downtown Master Plan was created and approved, serving as the C3 Specific Area Plan. The N3 Specific Area Plan is the only remaining plan left to complete.

## THEMES: OUR BIG IDEAS

- **the LINC—our natural advantage**
- **neighborhoods & gathering places**
- **relationships & innovation: a great place to grow business**
- **downtown: the heart of our community**
- **breathing new life into old corridors**

[L]ocal [I]ntegrated [N]atural [C]onnections

# ZONING MAP AMENDMENTS

In 2024, City Council approved 11 rezoning applications, while 5 applications were denied or no motion was given. For comparison, in 2023, Planning Commission and City Council reviewed seven (7) rezoning applications with four (4) of those being approved.

Table 2 lists the zoning map amendments considered by the Planning Commission in 2024. Maps 3 & 4 show locations of approved zoning map amendments. City Council approved nine (9) rezoning applications in northern Blue Springs and two (2) rezoning applications in southern Blue Springs.

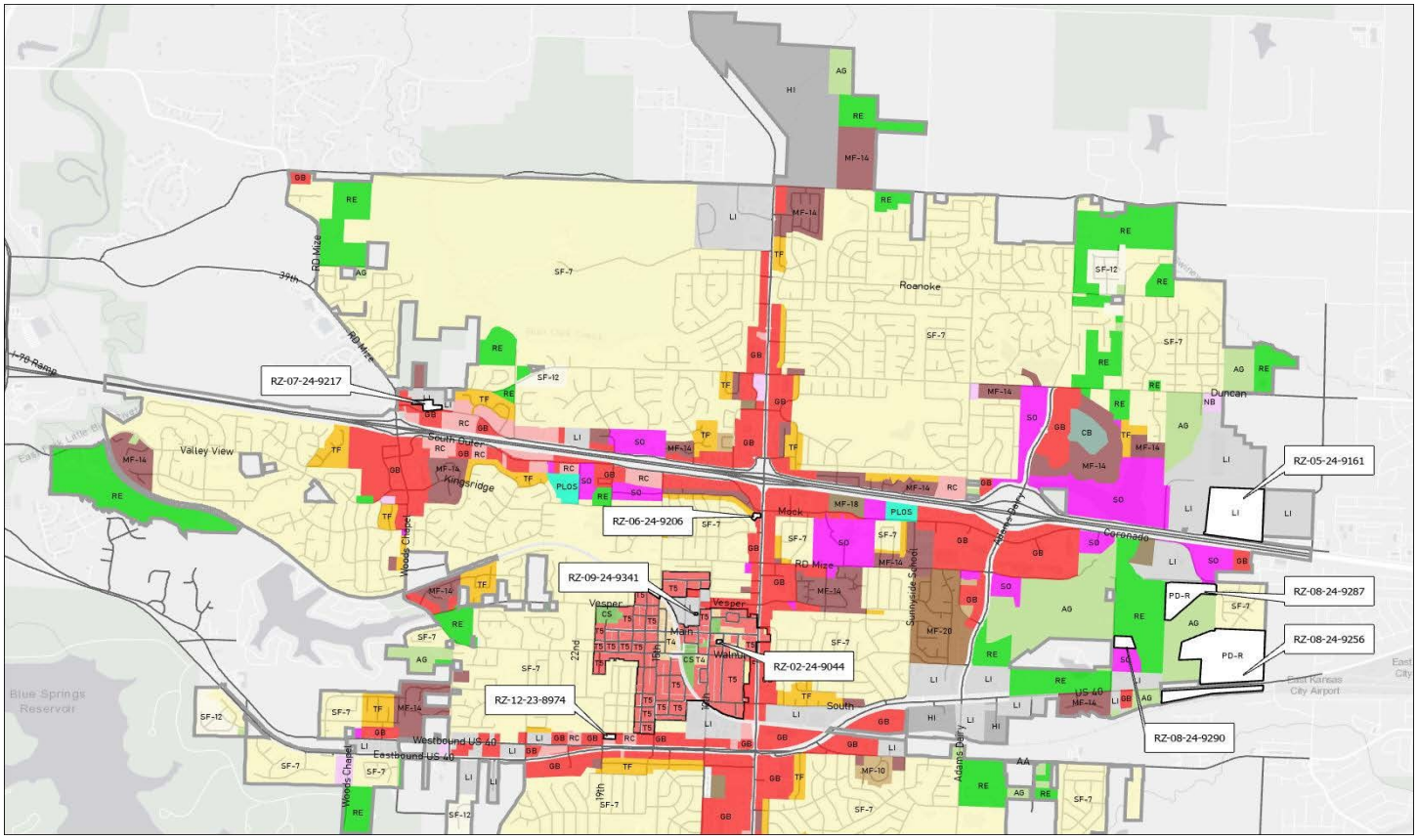
Table 2. Zoning Map Amendments

| CASE NUMBER | PROJECT–APPLICANT | LOCATION | REQUEST | REZONED ACRES +/- | P.C. ACTION | C.C. ACTION |
|---|---|---|---|---|---|---|
| RZ-10-23-8939 | **Hoot Owl Meadows** *Justin Larkin* | Southwest Corner of E Wyatt Rd. & S Litchford Rd. | AG to SF-12 | 133.43 | Approved 02/26/24 | Approved *04/01/24* *Ord. 5318* |
| RZ-10-23-008942 | **Colonial Gardens** *Tory Schwope* | 27610 SE Wyatt Rd | GB/PD to RE/PD & AG to PD-MU | 39.39 | Approved 12/18/23 | Approved 04/15/24 Ord. 5320 |
| RZ-10-23-8944 | **Redwood Living Phase 2-North of Major Rd.** *Richard Batt* | North of future extension of SW Major Road and West of SW Hwy 7 | AG & MF-14 to PD-R | 18.78 | Approved 02/12/24 | Denied 02/21/24 |
| RZ-12-23-8974 | **Lucky Time Dog and Car Wash** *Dale Walkup* | 1800 SW Leonard St | GB to PD-C | 0.95 | Approved 02/12/24 | Approved 02/21/24 Ord. 5306 |
| RZ-12-23-8998 | **Adam's Ridge** *Don Draper* | South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy. | AG to PD-R | 51.06 | Not recommended for Approval 03/25/24 | Withdrawn 05/07/24 |
| RZ-02-24-9044 | **105 9th St 4-Plex** *Ashley Klements* | 105 SW 9th Street | T3 to T5 | 0.39 | Approved 03/14/24 | Approved 03/25/24 Ord. 5315 |
| RZ-03-24-9093 | **Tommy's Express Car Wash** *Kevin Uhl* | 509 NW Hwy 7 | GB to PD-C | 0.72 | Approved 05/13/24 | Denied 08/19/24 |
| RZ-04-24-9115 | **Scenic Valley** *Chad Risinger* | 29607 W R.D. Mize | AG to LI | 18.47 | Approved 06/10/24 | Denied 06/17/24 |
| RZ-04-24-9135 | **Southgate Villas** *Harve Sommers* | 700 SW Southgate Villas | RE to PD-R | 4.68 | Approved 06/10/24 | Denied 06/17/24 |

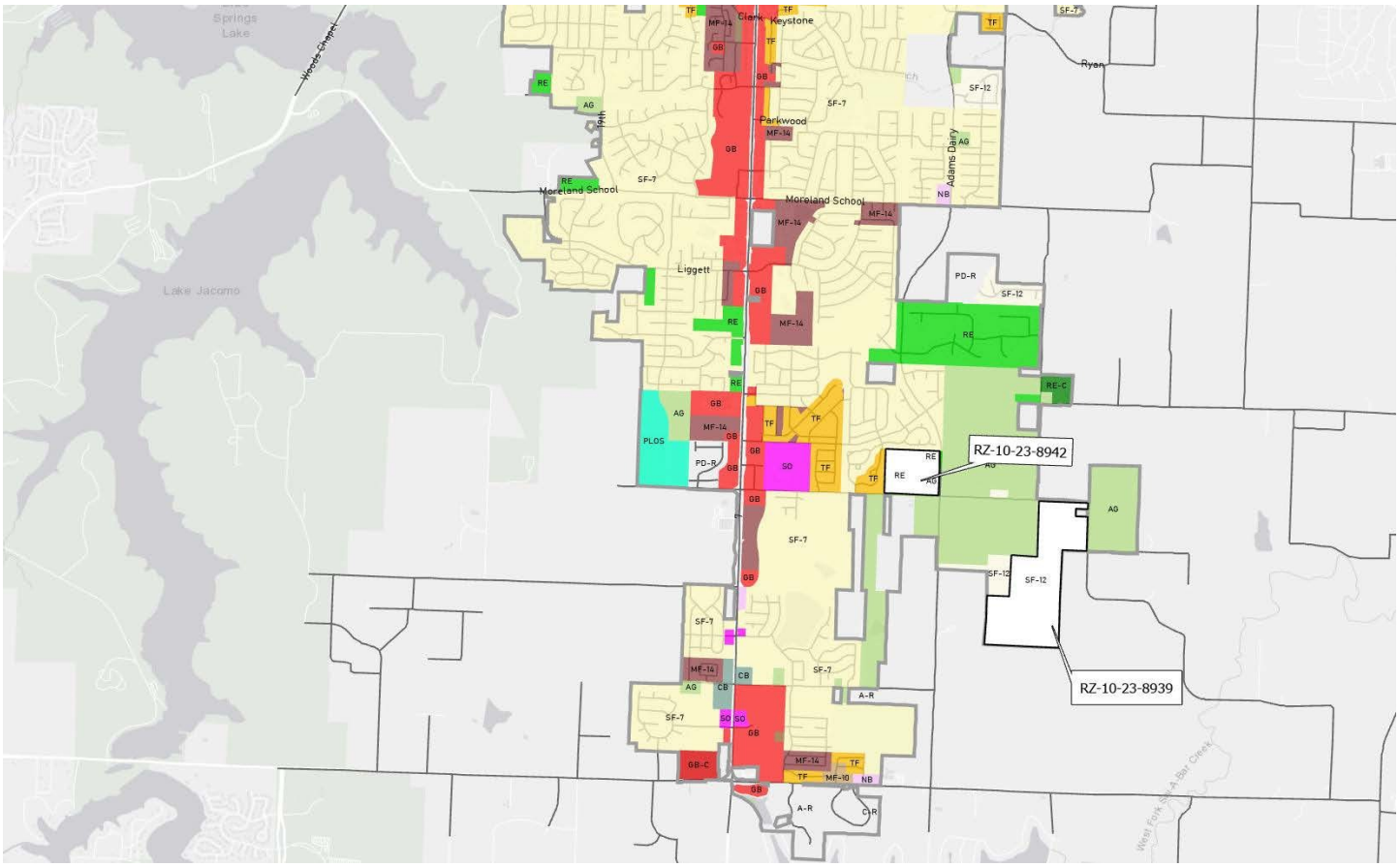
Table 2. Zoning Map Amendments (cont.)

| CASE NUMBER | PROJECT–APPLICANT | LOCATION | REQUEST | REZONED ACRES +/- | P.C. ACTION | C.C. ACTION |
|---|---|---|---|---|---|---|
| RZ-05-24-9161 | **Blue Springs Business and Technology Park** *Bryan Rahn* | 2305 NE Jefferson Rd | AG-Jackson County to LI | 46.92 | Approved 07/08/24 | Approved 07/15/24 *Ord. 5338* |
| RZ-06-24-9206 | **Small Sliders** *Mark Parretta* | Southwest corner of MO-7 Hwy and South of NW Mock Avenue | GB/PUD Overlay to GB | 0.6 | Approved 08/12/24 | Approved 08/19/24 *Ord. 5348* |
| RZ-07-24-9217 | **Flex Spaces** *Patrick Joyce* | 3401 NW Jefferson St | GB to LI | 4.19 | Approved 08/26/24 | Approved 09/3/24 *Ord. 5357* |
| RZ-08-24-9256 | **Ironwood** Shawn Woods | North and south of 40 Highway and east of the Adams Pointe Golf Club | AG-County to PD-R/ADP-O | 71.62 | Approved 09/23/24 | Approved 10/07/24 *Ord. 5371* |
| RZ-08-24-9287 | **The Links** Chad Risinger | North of the Adams Pointe Village Golf Club, south of W R.D. Mize Road and West of Adams Pointe Village | AG-County to PD-R/ADP-O | 18.47 | Approved 10/28/24 | Approved 11/18/24 *Ord. 5378* |
| RZ-08-24-9290 | **Blue Springs Elks Lodge** *Dana Duckworth* | 200 NE Brizendine Rd | RE to PD | 3.84 | Approved 10/14/24 | Approved 10/21/24 Ord. 5375 |
| RZ-09-24-9341 | **209 NW 11th St** *Jaime Russell* | 209 NW 11th St | LI to GB | 0.13 | Approved 11/12/24 | Approved 11/18/24 *Ord. 5380* |

Map 3. 2024 Zoning Map Amendments–North




Map 4. 2024 Zoning Map Amendments–South



# PART 2. CITY GROWTH AND LAND DEVELOPMENT

## ANNEXATION & DE-ANNEXATION

The City of Blue Springs heard three (3) Annexations in 2024 (see Table 3). The city annexed three (3) properties in 2023, three (3) in 2022, and two (2) in 2021.

The city did not hear any De-Annexation requests in 2024.

Table 3. Annexations & De-Annexations

| CASE NUMBER | PROJECT–APPLICANT | LOCATION | DESCRIPTION | DISTRICT | ACRES +/- | C.C. ACTION |
|---|---|---|---|---|---|---|
| ANNX-03-24-9076 | **ADP & Wyatt ROW** *City of Blue Springs* | Adams Dairy Parkway Right-of-Way North of Wyatt Road | Requested annexation of the Adams Dairy Parkway Right-of-Way north of Wyatt Road to the City of Blue Springs. | 3 | 1.13 | *Approved 05/20/24 Ord. 5329* |
| ANNX-03-24-9089 | **Scenic Valley** *Judy D. Smith, Bruce M. Bellington Trust, and Belling ton Larry D.* | 29607 R.D. Mize Road | Requested annexation of property located at 29607 R.D. Mize Road. | 1 | 18.47 | *Approved 06/03/24 Ord. 5332* |
| ANNX-07-24-9240 | **Ashlar Homes** *Shawn Woods* | Property located North and South of 40 Highway and East of the Adams Pointe Golf Club | Requested annexation of property located north and south of 40 Highway and east of the Adams Pointe Golf Club. | 1 | 71.62 | *Approved 09/18/2024 Ord. 5365 Ord. 5366* |

## POPULATION

The City of Blue Springs had an estimated population of 55,829 as of May 2020. The official census, as of April 1, 2020, was released in August 2021 which had the City's official population at 58,603. This amounts to an increase of 6,028 residents since the 2010 Census with a growth rate of 11.47% over the decade.

Table 4 includes official census counts and estimates over the last ten (10) years. Since 2013, there has been an increase of 7,348 which is a growth rate of 13.24% based on population estimates and the official population. Population estimates for 2024 will be released in Spring 2025.

Table 4. Population Estimates

| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | **2021** | **2022** | **2023** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Official Census | - | - | - | - | - | - | - | 58,603 | - | - | - |
| Population Estimate | 53,191 | 53,526 | 54,054 | 54,462 | 54,945 | 55,126 | 55,829 | 56,547 | 59,430 | 59,518 | **60,539** |
| Annual Increase | + 189 | + 335 | + 528 | + 408 | + 483 | +181 | +703 | +718 | +2,883 | +88 | **+1,021** |
| Annual Growth Rate | 0.36% | 0.63% | 0.99% | 0.75% | 0.89% | 0.33% | 1.28% | 1.29% | 4.85% | 0.15% | **1.72%** |

# PRELIMINARY PLATS

13 Preliminary Plats were heard by the Planning Commission in 2024 with 10 being approved and 3 withdrawn or denied. This is an increase from the nine (9) Preliminary Plats reviewed by the Planning Commission in 2023.

Table 5 lists the Preliminary Plat applications submitted, including the project description and the action taken by the Planning Commission.

Table 5. Preliminary Plats

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | DESCRIPTION | ZONE | LOTS | ACRES +/- | P.C. ACTION |
|---|---|---|---|---|---|---|---|
| PP-10-23 -8941- | **Hoot Owl Meadows** *Justin Larkin* | Southwest corner of E Wyatt Rd. & S Litchford Rd. | Create 231 single-family lots and twelve (12) open space tracts. | SF-12 | 231 lots | 133.43 | Approved 4/24/24 |
| PP-10-23 -8945 | **Redwood Living** *Richard Batt* | North of the future extension of SW Major Road and West of SW 7 Hwy. | Create one (1) lot to development of 104 apartments units. | PD-R | 1 lot | 18.78 | Denied 4/03/24 |
| PP-04-24 -9129 | **Brookside Estates** *Eric Cranneman* | West of SW 7 Highway, both north and south of SW Brookside Drive. The subject property is located between the planned commercial frontage lots along SW 7 Highway and the Estates at Chapman Farms. | Requested an Amended PUD Concept Plan for 80 single family lots and six (6) open space tracts. | SF-7/PUD/R-O | 80 lots | 29.25 | Denied 06/17/24 |
| PP-04-24 -9137 | **Southgate Villas** *Harve Sommers* | 700 SW Southgate Drive | Requested approval of a PD Concept to allow for an Independent Senior Housing | PD-R | 14 lots | 4.68 | Denied 06/17/24 |
| PP-05-24–9163 | **Blue Springs Business and Technology Park** *Bryan Rahn* | 2305 NE Jefferson | Construct 8 industrial buildings totaling approximately 612, 700 -sf. On lots. | LI | 8 lots | 46.92 | Approved 07/8/24 |
| PP-06-24 -9179 | **Dutch Bros. Coffee** *Jay O'Dell* | 701 NW 7 Hwy | Construct a three tenant building to be built on a vacant tract located at the Copperleaf Village Shopping Center. | GB | 1 lot | 0.76 | Approved 07/22/2024 |
| PP-06-24 -9194 | **Scire Estates** *Bridget Junkin* | 802 SW Walnut St | The applicant has proposed to create a single residential lot. | T3 | 1 lot | 4.64 | Approved 8/12/24 |

Table 5. Preliminary Plats (cont.)

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | DESCRIPTION | ZONE | LOTS | ACRES +/- | P.C. ACTION |
|---|---|---|---|---|---|---|---|
| PP-06-24 -9204 | **Google Fiber** *Robert Vacarro* | 2201 NW South Outer Rd | The applicant has requested to create one (1) lot and construct an unmanned building to house fiberoptic equipment. | GB | 1 | 1.96 | Approved 08/12/24 |
| PP-06-24 -9208 | **Small Sliders** *Mark Parretta* | 704 NW Mock Ave | The applicant has requested to create one (1) lot and create a drive thru restaurant. | GB | 1 | 0.47 | Approved 08/12/24 |
| PP-07-24 -9219 | **Flex Spaces** *Patrick Joyce* | 3405 NW Jefferson St | The applicant has requested to plat the two existing tracts as lots and establish necessary easements to develop the property. | LI | 2 | 4.19 | Approved 08/26/24 |
| PP-08-24–9258 | **Ashlar Homes** Shawn Woods | North and South of 40 Highway and East of Adams Pointe Golf Club | The applicant is requesting to plat 224 lots and 12 open space tracts. | PD-R/ADP-O | 224 | 71.62 | Approved 09/23/2024 |
| PP-08-24 -9261 | **Bump City** *Shawn Caton* | 1001 NW Jefferson Street | The applicant is requesting to plat one (1) lot and one (1) tract into one (1) lot. | GB | 1 | 3.64 | Approved 09/23/2024 |
| PP-08-24 -9289 | **The Links** *Chad Risinger* | North of the Adams Pointe Golf Club, south of W R.D. Mize Road and west of Adams Pointe Golf Club. | The applicant is requesting to plat 37 single family lots and four open space tracts. | PD-R/ADP-O | 37 | 18.47 | Approved 10/28/24 |
| | | | | Approved | 10 | 286.1 | |
| | | | | Residential | 4 | 228.16 | |
| | | | | Commercial | 6 | 57.94 | |

# FINAL PLATS

In 2024, nine (9) Final Plats were approved by the Planning Commission and City Council. A total of forty-four (44) lots on 67.76 acres were platted. In comparison, City Council approved nineteen (19) Final Plats in 2023.

Table 6 lists the Final Plat applications from 2024, including project information and noting if the platting is for "New" (Greenfield) development, "Redevelopment" of an area, or "Existing" development with no proposed plans for redevelopment.

Table 6. Final Plats

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | LOTS & ACRES +/- | DEVELOPMENT TYPE | ZONE | P.C. ACTION | C.C. ACTION | STATUS |
|---|---|---|---|---|---|---|---|---|
| PF-12-23-8993 | **CJCFPD #5** *James Holdcroft* | East of SE Adams Dairy Parkway and north of SE Shamrock Lane | 2 lots 3.68 acres | Existing Civic | AG | 02/12/24 | *02/21/24 Ord. 5309* | Recorded |
| PF-12-23-9003 | **BSSD Bartow Administrative Center** *Christopher Koch* | 1801 NW Vesper St | 1 lot 9.43 acres | Existing Civic | SF-7 | 02/12/24 | *02/21/24 Ord. 5310* | Recorded |
| PF-12-23-9006 | **Brittany Hill Middle School Storm Shelter Addition** *David Ratley* | 2701 NW 1st Street | 1 lot 21.74 acres | Existing & New Civic | SF-7 | 02/12/24 | *02/21/24 Ord. 5308* | Recorded |
| PF-04-24-9099 | **Fike FRDC** *Jeremy Hull* | 2951 NW 7 Hwy | 1 lot 7.94 acres | New Commercial | HI | 05/13/24 | *05/20/24 Ord. 5328* | Recorded |
| PF-05-24-9164 | **Hoot Owl Acres** *Justin Larkin* | West of SE Adams Dairy Parkway/ north of SE Major Road | 35 lots 14.23 acres | New Residential | PD/SF-7 | 07/08/24 | *07/15/24 Ord. 5341* | Recorded |
| PF-06-24-9178 | **Dutch Bros Coffee** *Jay O'Dell* | 701 NW 7 Hwy Unit A | 1 lot 0.5 acre | New Commercial | GB | 07/22/24 | *08/05/24 Ord. 5354* | Not Recorded |
| PF-06-24-9195 | **Scire Estates (802 Walnut)** *Bridget Junkin* | 802 SW Walnut | 1 lot 4.64 | Existing & New Residential | T3 | 08/12/24 | *08/19/24 Ord. 5353* | Recorded |
| PF-06-24-9203 | **Google Fiber** *Robert Vaccaro* | 2201 NW South Outer Rd | 1 lot 1.96 | New Commercial | GB | 08/12/24 | *08/19/24 Ord. 5351* | Recorded |
| PF-07-24-9220 | **Small Sliders** *Mark Parretta* | 704 NW Mock Ave | 1 lot 0.75 | New Commercial | GB | NA* | *NA** | NA* |
| PF-08-24-9262 | **Bump City** *Shawn Caton* | 1001 NW Jefferson | 1 lot 3.64 | Existing & New Commercial | GB | 09/23/24 | *10/07/24 Ord. 5373* | Recorded |

* Small Sliders applied for a Final Plat initially, however it was later determined that a Minor Subdivision Plat was the required application.

Table 6. Final Plats (cont.)

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | LOTS & ACRES +/- | PROPOSED LAND USE | ZONE | P.C. ACTION | C.C. ACTION | STATUS |
|---|---|---|---|---|---|---|---|---|
| | | | *New (Greenfield) Development*: | 37 lots / 16.69 acres | | | | |
| | | | *Redevelopment*: | 0 lots / 0.00 acres | | | | |
| | | | *Existing Development*: | 7 lots / 51.07 acres | | | | |
| | | | *For Sale Only*: | 0 lots / 0.00 acres | | | | |
| | | | TOTAL: | 44 lots / 67.76 acres | | | | |
| | | | RESIDENTIAL : | 36 lots / 18.87 acres | | | | |
| | | | COMMERCIAL : | 4 lots / 14.04 acres | | | | |
| | | | CIVIC : | 4 lots / 34.85 acres | | | | |

# PART 3. SITE DEVELOPMENT

## PLANNED DEVELOPMENT CONCEPT & FINAL PLANS

A Planned Development (PD) establishes a development's general layout and design standards. In 2024, City Council approved 5 PD Concept Plans. There were 0 PD Final Plan applications in 2024.

For Comparison, City Council approved two (2) PD Concept Plans and Planning Commission approved zero (0) PD Final Plans in 2023. Planned Development applications have been available for submittal since the UDC update in July 2021. Table 7 lists all PD Concept & Final Plans submitted in 2024.

Table 7. PD Concept & Final Plans

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | PROPOSED USE | DESCRIPTION | PC ACTION | C.C. ACTION |
|---|---|---|---|---|---|---|
| PDC-10-23-8943 | **Colonial Gardens** *Tory Schwope* | 27610 E Wyatt Rd | Retail, Wholesale Nursery, Office and Specialty Retail, Outdoor Entertainment | Provide uses related to retail including wholesale nursery, office, specialty retail, and outdoor entertainment. | Approved 12/11/23 | *Approved 04/15/24 Ord. 5320* |
| PDC-10-23-8946 | **Redwood Living** *Richard Batt* | North of the future extension of SW Major Road and West of SW 7 Hwy . | Multi-Family | Proposed development of 104 apartment units. | Approved 02/12/24 | Denied 02/21/24 |
| PDC-12-23-9875 | **Lucky Time Car Wash** *Dale Walkup* | 1800 SW Leonard Street | Car Wash and Storage–Residential Warehouse | Proposed Car Wash and Storage–Residential Warehouse. | Approved 02/12/24 | Approved 02/21/24 Ord. 5306 |
| PDC-12-23-8999 | **Adam's Ridge** *Don Draper* | South of SE Sunnyside School Rd. & West of SE Adams Dairy Pkwy. | Detached Housing | Proposed 138 single family homes, a trail, and a playground. | Denied 03/25/24 | Withdrawn 05/07/24 |
| PDC-03-24-9095 | **Tommy's Express Car Wash** *Kevin Uhl* | 509 NW 7 Hwy | Car Wash | Proposed express tunnel-style car wash. | Approved 05/13/24 | Denied 08/19/24 |
| PDC-04-24-9136 | **Southgate Villas** *Harve Sommers* | 700 SW Southgate Drive | Independent Senior Living | Proposed Independent Senior Housing development, including 14 duplex buildings for a total of 28 units. | Approved 06/10/24 | *Denied 06/17/24* |
| PDC-08-24-9257 | **Ironwood** *Shawn Woods* | North and South of 40 Highway and East of Adams Pointe Golf Club | Detached and Multi-family Housing | Proposed 134 single-family homes, 45 duplex buildings, amenity area, and a stream buffer/open space. | Approved 09/23/24 | Approved 10/7/24 Ord. 5371 |

Table 7. PD Concept & Final Plans (cont.)

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | PROPOSED USE | DESCRIPTION | PC ACTION | C.C. ACTION |
|---|---|---|---|---|---|---|
| PDC-08-24-9288 | **The Links** *Chad Risinger* | 29607 W. R.D. Mize Road | Single-Family Residential | Proposed development of 37 single-family lots with open spaces and walking trails. | Approved 10-28-24 | *Approved 11-18-24 Ord. 5378* |
| PDC-08-24-9291 | **Blue Springs Elks Lodge** *Dana Duckworth* | 200 NE Brizendine Rd | Existing Private Club, Accessory residential dwelling, accessory recreational vehicle parking, and all permitted uses within the SO zoning district. | Proposal to allow for the private club use of an existing barn, accessory residential dwelling, accessory recreational vehicle parking for members only, and all permitted uses within the "SO" zoning district. | Approved 10-14-24 | *Approved 10-21-24 Ord. 5375* |

## PLANNED RESIDENTIAL OVERLAY CONCEPT & FINAL PLANS

A Planned Residential Overlay (PR-O) district classification establishes general layout and design standards for residential subdivision developments. In 2024, City Council approved zero (0) PR-O Concept Plans, Planning Commission approved zero (0) PR-O Final Plans, and staff administratively approved zero (0) PR-O Final Plan.

For comparison, City Council approved zero (0) PR-O Concept Plans, Planning Commission approved one (1) PR-O Final Plans, and staff administratively approved one (1) in 2023. Table 8 lists all PR-O Concept & Final Plans submitted in 2024.

Table 8. PR-O Concept and & Final Plans

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | PROPOSED USE | DESCRIPTION | PC ACTION | C.C. ACTION |
|---|---|---|---|---|---|---|
| (N/A) No Applicable Projects Submitted or Approved in 2024 | | | | | | |

# PLANNED UNIT DEVELOPMENT CONCEPT & FINAL PLANS

In 2024, City Council approved zero (0) Planned Unit Development (PUD) Concept Plans. For comparison, one (1) PUD Concept Plans were approved by City Council in 2023.

Planning Commission approved zero (0) PUD Final Plan application in 2024. In 2023, zero (0) PUD Final Plan was approved. Table 9 lists all PUD applications submitted in 2024.

Table 9. PUD Concept & Final Plans

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | PROPOSED USE | DESCRIPTION | PC ACTION | C.C. ACTION |
|---|---|---|---|---|---|---|
| PUDC-04-24-9128 | **Brookside Estates at Chapman Farms** Eric Grannemann | West of SW 7 Hwy., both north and south of SW Brookside Dr. | Residential | Development of a 80 lot single-family subdivision, a trail, and a playground. | Recommended for denial 06/10/24 | Denied 06/17/24 |
| PUDF-07-24-9237 | **McAlister's Deli** Thomas English | 1221 NE Coronado Drive | Restaurant, Fast Food | Development of a Pad Site building for McAlister's Deli with a pick-up window drive- | N/A* | *N/A** |

*McAlister's Deli applied for a PUD Final Plan initially, however it was later determined that a PDFS was the required application.

# COMBINED PLANNED DEVELOPMENT OR PLANNED UNIT DEVELOPMENT FINAL PLAN AND SITE PLAN / DESIGN REVIEW

In order to streamline the application process, developments requiring both a PUD Final Plan and a Site Plan / Design Review (PUDS) or a PD Final Plan and a Site Plan / Design Review (PDFS) are allowed to submit a combined application.

In 2024, one (1) PUDS applications and one (1) PDFS applications were approved. There was one (1) applications submitted in 2023. Table 10 lists the PUDS & PDFS applications submitted in 2024.

Table 10. Combined Final Plan and Site Plan & Design Review

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | PROPOSED USE | DESCRIPTION | PC ACTION |
|---|---|---|---|---|---|
| PDFS-12-23-8997 | **Blue Springs School District Career Innovation Center** *Christopher Koch* | 2101 NW Vesper St | School—Elementary, Middle, or High | Demolish existing Freshman Center and construct an approximately 95,000 -sf building for the Career and Innovation Center. | Approved 02/12/24 |
| PUDS-09-24-9293 | **McAlister's Deli** Thomas English | 1221 NE Coronado Drive | Restaurant, Fast Food | Development of a Pad Site building for McAlister's Deli with a pick-up window drive-thru. | Approved 09/09/24 |

# GENERAL DEVELOPMENT PLAN

The General Development Plan (GDP) process is a new approval option created by an amendment to the UDC that was approved in June 2020. A GDP application will be required any time there is a zoning request unless it's for a planned development. It will also be required with a Preliminary Plat unless four (4) or fewer lots are proposed.

Table 11 shows that nine (9) GDP applications were approved in 2024. There were three (3) GDP applications approved in 2023.

Table 11. General Development Plan

| CASE NUMBER | PROJECT–APPLICANT | LOCATION | DESCRIPTION | P.C. ACTION | C.C. ACTION |
|---|---|---|---|---|---|
| GDP-10-23 -8940 | **Hoot Owl Meadows** Justin Larkin | Southwest corner of E Wyatt Rd. & S Litchford Rd. | Develop of 231 single-family houses, a clubhouse, pool, and a trail. | Approved 02/26/24 | *Approved 04/01/24* |
| GDP-12-23 -9004 | **Brittany Hill Middle School Storm Shelter Addition** *David Ratley* | 2701 NW 1st Street | The proposed expansion would increase the building footprint by approximately 14,300-sf. Which will consist of a storm shelter, additional classrooms, and various site improvements. | Approved 02/12/24 | *Approved 02/21/2024 Ord. 5307* |
| GDP-02-24 -9040 | **Hudson Estates** Kyle Miller | East of 7 Hwy and South of Cordill-Mason Elementary School | Proposed development of a sixty (60) unit single-story apartment complex. | Approved 03/25/24 | Approved 04/01/24 Ord. 5317 |
| GDP-02-24 -9045 | **105 9th St 4-Plex** *Ashley Klements* | 105 SW 9th St. 4-Plex | Proposed renovation of an existing multi-family property from a legal non-conforming Boarding House to an Apartment. | Approved 03/25/24 | *Approved 04/01/24 Ord. 5316* |
| GDP-04-24 -9098 | **Fike FRDC** *Jeremy Hull* | 2951 NW 7 Hwy. | Proposed approximately 42,00-sf. Building for a testing facility for Fike. | Approved 05/13/24 | *Approved 05/20/24 Ord. 5327* |
| GDP-04-24 -9116 | **Scenic Valley** *Chad Risinger* | 29607 W. R.D. Mize Rd. | Proposed Recreational Vehicle Park consisting of 110 camp sites , The development will also include a clubhouse, playground, splash pad, and dog park. | Approved 06/10/24 | *Denied 06/17/24* |
| GDP-05-24 -9162 | **Blue Springs Business and Technology Park** Bryan Rahn | 2305 NE Jefferson Rd | Proposed development of 8 industrial buildings. | Approved 11/12/24 | *Approved 11/18/24 Ord. 5380* |
| GDP-06-24 -9177 | **Dutch Bros Coffee** Jay O'Dell | 701 NW 7 Hwy Unit A | Proposed development of a multi-tenant pad site including a drive-thru coffee business and general commercial retail spaces. | Approved 07/22/24 | *Approved 08/05/24 Ord. 5347* |

**Table 11. General Development Plan cont.**

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | DESCRIPTION | P.C. ACTION | C.C ACTION |
|---|---|---|---|---|---|
| GDP-06-24-9207 | **Small Sliders** Mark Parretta | 704 NW Mock Avenue and 809 NW 7 Hwy | Proposed development of a Small Sliders Drive-Thru Restaurant. | Approved 08/12/24 | *Approved 08/19/24 Ord. 5349* |
| GDP-07-24-9218 | **Flex Spaces** Patrick Joyce | 3405 NW Jefferson St | Proposed flex office/retail/ warehouse development. | Approved 08/26/24 | *Approved 09/03/24 Ord. 5358* |

# ADMINISTRATIVE SITE PLAN & DESIGN REVIEW

The Administrative Site Plan & Design Review (ASPDR) process is a relatively new approval option created by the new UDC from 2015. The ASPDR option allows smaller, less intensive developments that require no other reviews by the Planning Commission to be reviewed and approved by staff.

Six (6) ASPDR applications were administratively approved in 2024. For comparison, three (3) ASPDR applications were approved in 2023.

Table 12. Administrative Site Plan & Design Review

| CASE NUMBER | PROJECT–APPLICANT | LOCATION | DESCRIPTION | ACTION |
|---|---|---|---|---|
| ASPDR-12-23-8961 | **Taco Bell** *Henry Klover* | 525 NE Coronado Drive | Proposed improvements include relocating the drive-through menu board and speaker. | Approved 01/08/24 |
| ASPDR-12-23-8966 | **Eagles Creek of Blue Springs 1st Plat, Lots 1 thru 33** *Michael Giro* | South of SW Moreland School Road and West of SE Adams Dairy Parkway | Proposed Landscape Plan for Eagles Creek 1st Plat, Lots 1 thru 33 and Tracts A.C, and D. | Approved 01/24/24 |
| ASPDR-04-24-9138 | **Moreland Ridge Middle School** *J. David Ratley* | 900 SW Bishop Dr. | Proposed development of an approximately 15,000 sf. Building addition to the southeast side of the existing middle school. | Approved 05/21/24 |
| ASPDR-08-24-9264 | **James Walker Elementary** *Christopher Koch* | 201 NE Sunnyside School Rd | Proposed addition of new administrative spaces, school entry, and an art classroom. Exterior improvements include parking lot reconfiguration and a new storm water management system. | Approved 10/10/24 |
| ASPDR-08-24-9265 | **Franklin Smith Elementary** *Christopher Koch* | 1609 SW Clark Rd | Proposed addition of new media center and exterior improvements. | Approved 10/1/24 |
| ASPDR-08-24-9273 | **Commerce Bank** *Tyler Moreland* | 503 NW HWY 7 | Proposed exterior updates include the removal of the existing south canopy and drive lanes, the relocation of the ATM, enhancements to the main entrance, parking upgrades, and the installation of concrete islands. | Approved 10/11/24 |

# SITE PLAN & DESIGN REVIEW

Site Plan & Design Review (SPDR) approval is required for all development in the Adams Dairy Parkway Overlay District (ADP-O) and any other developments not eligible for the Administrative SPDR application. SPDR applications can include Alternative Development Standards for exceptions from the UDC if deemed acceptable by Planning Commission.

In 2024, Planning Commission approved nine (9) SPDR applications. Comparatively, in 2023 there were seven (7) applications approved. Table 13 lists the SPDR applications submitted in 2024.

Table 13. Site Plan & Design Review

| CASE NUMBER | PROJECT–APPLICANT | LOCATION | DESCRIPTION | P.C. ACTION |
|---|---|---|---|---|
| SPDR-12-23-9007 | **Brittany Hill Middle School** *J. David Ratley* | 2701 NW 1st Street | Proposed building addition. | Approved 02/12/24 |
| SPDR-01-24-9034 | **Timothy Lutheran Church** *Louis Wilbers* | 301 East Wyatt Road | Proposed addition of a 4,800 sq. ft. metal storage building on the front/east side of the existing property. | Approved 03/28/24 |
| SPDR-04-24-9100 | **Fike FRDC** Jeremy Hull | 2951 NW 7 Hwy | Proposed development 42,00-sf. Building for a testing facility for Fike. | Approved 05/20/24 |
| SPDR-04-24-9109 | **Hudson Estates** *Kyle Miller* | East of 7 Highway and South of Cordill-Mason Elementary School | Proposed development for a sixty (60) unit single story apartment complex. | Approved 05/28/24 |
| SPDR-04-24-9127 | **Life Unlimited Inc** *Kathleen Warman* | 3500 NW South Outer Rd | Proposed improvements include a new client drop off and pick up area and door under the canopy of the of the former teller drive up window and a 4-ft. wrought iron style flat top fence for an outdoor recreation area. The ATM and other equipment under the canopy will be removed. | Approved 06/10/24 |
| SPDR-06-24-9180 | **Dutch Bros. Coffee** *Jay O'Dell* | 701 NW 7 Hwy Unit A | Proposed multi-tenant pad site, including a drive-thru coffee business and general commercial retail spaces. | Approved 08/12/24 |
| SPDR-07-24-9221 | **Small Sliders** *Mark Parretta* | 704 NW Mock Ave | Proposed general commercial building for a Small Sliders Drive-Thru Restaurant with an outdoor dining area. | Approved 08/26/24 |

Table 13. Site Plan & Design Review (cont.)

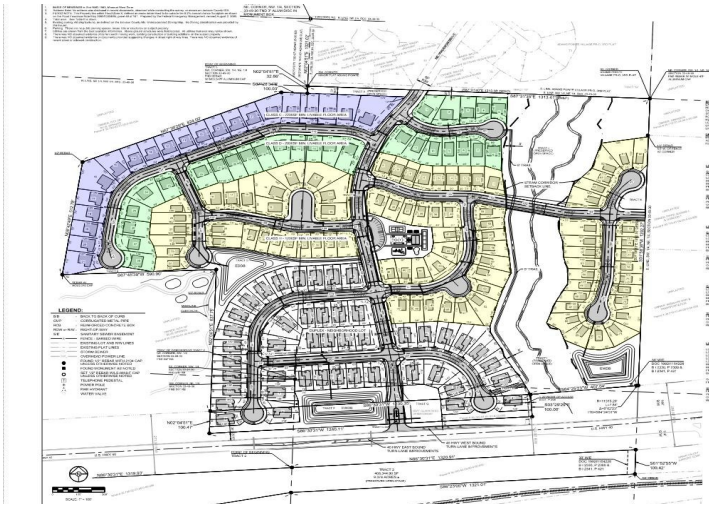
| CASE NUMBER | PROJECT–APPLICANT | LOCATION | DESCRIPTION | P.C. ACTION |
|---|---|---|---|---|
| SPDR-08-9260 | **Bump City**<br>*Shawn Caton* | 1001 NW Jefferson St | Proposed 7,500-sf. Building addition to the north side of the existing Bump City facility with a condition. | Approved 09/23/24 |
| SPDR-08-24-9284 | **The Home Depot**<br>*Katie Fitzjarrald* | 905 NE Adams Dairy Parkway | Proposed exterior display of merchandise and equipment rental at Home Depot. | Approved 11/12/24 |

# PROJECT SHOWCASE




**Smalls Sliders** is a proposed Drive-Thru restaurant with an outdoor dining area. A general commercial building will be constructed to accommodate a Small Sliders Restaurant/Drive-Thru/Outdoor seating area. The primary structure will be a shipping container painted Midnight Bronze and Smalls Orange.

**Ironwood** is a proposed housing development located north and south of 40 Highway and East of Adams Pointe Golf Club. The scope of the project includes 134 single-family homes, 45 duplex buildings (90) units, amenity area, and stream buffer/open space. The development will span across approximately 71.62 acres.

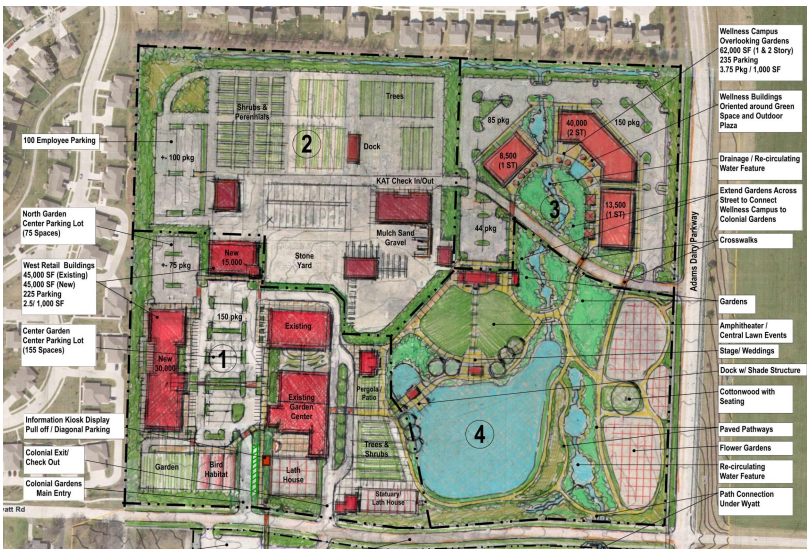





**Blue Springs Flex Spaces** is a proposed flex office/retail/ warehouse development located at 3405 NW Jefferson Street. The proposal includes 27 units in five (5) single-story Buildings. The building s are proposed to be corrugated metal and have accents of composite wood siding.

# PROJECT SHOWCASE

**Colonial Gardens** is a development located at 27610 SE Wyatt Road. The scope of the project features four (4) planning areas including uses related to retail, wholesale nursery, office and specialty retail, and outdoor entertainment.







**Hoot Owl Meadows** is a proposed housing development located at the Southwest corner of E Wyatt Rd. & S Litchford Rd. The scope of the project includes 231 single-family homes, a clubhouse, pool, and a trail. The development will span across approximately 133.43 acres.

**Dutch Bros** is a proposed multi-tenant pad site including a drive-thru coffee business and a general commercial retail spaces located at 701 NW 7 HWY Unit A. The proposed building will be 4721 square feet, single story, with (3) three total retail spaces. The building will have fiber cement siding and have accents of brick veneer siding.



# CONDITIONAL USE PERMITS

There were seven (7) applications for Conditional Use Permits (CUP) heard by the Planning Commission in 2024.

Of those, only five (5) were approved by City Council. In 2023, City Council approved thirteen (13) Conditional Use Permits.

| CASE NUMBER | PROJECT-APPLICANT | LOCATION | DESCRIPTION | P.C. ACTION | C.C. ACTION |
|---|---|---|---|---|---|
| CUP-10-23-8938 | **B & B Truck & Trailer Services** *Jacob Blume* | 3418 NW Duncan Rd | Proposed use of Unit 23 and 24 to ne used as a n overflow business location for a mobile repair company. | NA* | NA* |
| CUP-02-24-9043 | **105 9th St 4-Plex** *Ashley Klements* | 105 SW 9th St 4-Plex | Proposed renovation of an existing multi-family property from a legal non-conforming Boarding House to an Apartment Building. | Application not required as a rezoning from "T3" to "T5" would accommodate the modification proposed to the property. | Application not required as a rezoning from "T3" to "T5" would accommodate the modification proposed to the property. |
| CUP-02-24-9058 | **Power Clean Carpet Cleaning** *Dan Bates* | 945 NW Vesper St | Proposed CUP for operation of commercial floor cleaning (Building or Construction Contractor ) business in the GB zoning district. | Approved 04/22/24 | Approved 05/06/2024 Ord. 5322 |
| CUP-02-24-9059 | **Kansas City Cannabis** *Dan Nelson* | 1117 NW 7 Hwy | Proposed CUP with Alternative Development Standards to allow for extended hours of operation for the lobby and drive-thru beyond 8:00 AM–8:00 PM. | Approved 04/22/24 | Denied 05/06/24 |
| CUP-04-24-9117 | **Scenic Valley** *Chad Risinger* | 29607 W. R.D. Mize Road | Proposed CUP for a Recreational Vehicle Park in the "LI" (Light Industrial) zoning district. | Approved 06/10/24 | Denied 06/17/24 |
| CUP-04-24-9126 | **Life Unlimited Inc** *Kathleen Warman* | 3500 NW South Outer Rd | Proposed CUP with Alternative Development Standards to allow for a Daycare, Commercial land use in a "GB" General Business Zoning district. | Approved 06/10/24 | Approved 06/17/24 Ord. 5336 |
| CUP-06-24-9202 | **Google Fiber** *Robert Vacarro* | 2201 NW South Outer Rd | Proposed CUP application to allow the "Utility, major" land use in the "GB" (General Business) zoning district. The applicant has requested Alternative Development Standards to allow for a deviation from the Parking and Loading section of the UDC. | Approved 08/12/24 | *Approved 08/19/24 Ord. 5350* |
| CUP-08-24-9259 | **PS Property Services LLC** *Stacey Heath* | 315 NW 10th Street | Proposed CUP application to allow the Building or Construction Contractor (With Machinery, Equipment, Or Storage) land use in a "GB" General Business zoning district with Alternative Development Standards. | Approved 09/23/24 | *Approved 10/7/24 Ord. 5372* |
| CUP-08-24-9283 | **The Home Depot** *Katie Fitzjarrald* | 905 NE Adams Dairy Pkwy | Proposed CUP application for Freestanding/Outdoor Retail Sales/ Service land uses. | Approved 11/12/24 | *Approved 11/18/24 Ord. 5379* |
| CUP-09-24-9342 | **Vibe** *Riley Smith* | 209 NW 11th St | Proposed application to rezone from LI to GB and to allow body art service land use in GB. | NA** | *NA** |



*Application withdrawn via email by applicant on 11/28/23. **Application withdrawn by applicant on 11/6/24.

# VACATIONS

The Planning Commission and City Council approved zero (0) Vacation applications in 2024.

In 2023, there were five (5) vacation requests submitted and approved. Table 15 lists the vacation requests from 2024.

Table 15. Vacations

| APCASE NUMBER | PROJECT-APPLICANT | LOCATION | DESCRIPTION | P.C. ACTION | C.C. ACTION |
|---|---|---|---|---|---|
| VAC-06-24-9205 | **Small Sliders**<br>*Mark Parretta* | Portion of old Mock Ave/48th Terrace dedicated ROW just south of the realigned South Outer Road at MO Hwy 7. | Proposed vacation of a portion of old Mock Ave/48th Terrace dedicated ROW just south of the realigned South Outer Road at MO Highway 7. | NA* | *NA** |

*The vacation application was never taken forward to Planning Commission or City Council.

An encroachment agreement was reached instead.

# REDEVELOPMENT MODIFICATION PLAN

The Redevelopment Modification Plan (RMP) ordinance was adopted in October 2003 in order to facilitate the redevelopment of commercially and industrially zoned areas of the City. This process will ensure high quality development that is compatible with adjacent development in all parts of the City without creating unnecessary costs for developers. The primary objective of the ordinance is to ensure and promote a strong business climate within Blue Springs while making it easier to expand existing businesses.

There were no Redevelopment Modification Plan applications submitted in 2024. There has not been a RMP application for the past 11 years meaning the last RMP application was approved in 2013.

Table 16. Redevelopment Modification Plans

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | PROPOSED USE | DESCRIPTION | P.C. ACTION | C.C. ACTION |
|---|---|---|---|---|---|---|
| N/A | | | | | | |

# VARIANCES

The Board of Adjustment reviews applications for variances. In 2024, one (1) Variance application was heard by the Board of Adjustment.

For comparison, two (2) variance requests were heard in 2023, one (1) in 2022, and one (1) in 2021. Table 17 lists the variance requests submitted in 2024.

Table 17. Variances

| CASE NUMBER | PROJECT-APPLICANT | LOCATION | DESCRIPTION | ACTION |
|---|---|---|---|---|
| VAR-03-24-9082 | **Kabel Street**<br>*Thomas Price* | 904 NW Kabel Street | Request to allow for a decreased side yard setback for the principal structure on the west side of the property. | Approved 05/08/24 |
| VAR-04-24-9133 | **109 NE Brookwood Drive**<br>Mohammad Nussairat | 109 NE Brookwood Dr | Requested allowance of circle driveway. | NA* |

* Variance application was not required by Staff as an interpretation was made regarding circle driveways.

# TELECOMMUNICATIONS

There are two types of telecommunications applications—minor and major. Applications that include minor modifications to existing towers or co-locations can be reviewed and approved administratively. Applications for new towers or significant changes to existing towers require Planning Commission approval.

Staff approved zero (0) minor telecommunication applications in 2023. Comparatively, four (4) were approved in 2024. Table 18 lists all telecommunication applications submitted in 2024.

Table 18. Telecommunications

| CASE NUMBER | PROJECT - APPLICANT | LOCATION | DESCRIPTION | ACTION |
|---|---|---|---|---|
| TCOM-12-23-8990 | **Dish Wireless**<br>*Katherine Gattman* | 1055 NE 20th | Proposed upgrade to modify ground based and tower mounted equipment to an existing commercial cell tower. | Approved 01/11/24 |
| TCOM-01-24-9010 | **AT&T: Blue Springs South Generator Installation**<br>Brian Barrett | 2590 SE Adams Dairy Parkway | Proposed installation of a backup generator on a 10' x 4' concrete pad. | Approved 04/03/24 |
| TCOM-06-24-9175 | ***T-Mobile Antenna Modification***<br>*Jim Moser* | 1112 Southwest Walnut | Proposed modification of ground base and tower mounted equipment on/at an existing wireless communications facility as per plans. | Approved 06/12/24 |
| TCOM-10-24-9381 | **40 Hwy AT&T Telecom**<br>*Nora Geci* | 3213 SW 40 Hwy | Proposed equipment upgrades. | Approved 10/08/24 |

# MASTER / ALTERNATIVE SIGN PLANS

Master / Alternative Sign Plan applications are required for proposed signs that do not meet the criteria of the Sign Code.

The Planning Commission approved three (3) Master / Alternative Sign Plan applications in 2024.

Table 19. Master / Alternative Sign Plans

| CASE NUMBER | PROJECT–APPLICANT | LOCATION | DESCRIPTION | P.C. ACTION |
|---|---|---|---|---|
| ASP-03-24-9068 | **Shrout Farm PUD, Lots 6A & 6B**<br>*John R. Davis* | 3101 & 3107 SW 7 Highway | Proposed to place permanent signs for vehicle entrance signs, directional signs in relation to the drive thru, a clearance bar, and a pre-menu board. | Approved<br>04/22/24 |
| ASP-03-24-9092 | **Stairway Cannabis**<br>*Jonathan Harper* | 490 SW 7 Hwy | Proposed installation of "Stairway Cannabis Mural" on the northern façade of 490 S. US Highway. | Approved<br>05/13/24 |
| ASP-08-24-9285 | **Life Unlimited Inc.**<br>*Mark Bertrand* | 3500 NW South Outer Rd | Proposed allowance of the existing non-conforming pole sign on the northeast corner of the property. | Approved<br>10/14/24 |

# ADMINISTRATIVE SIGN PERMIT APPROVALS

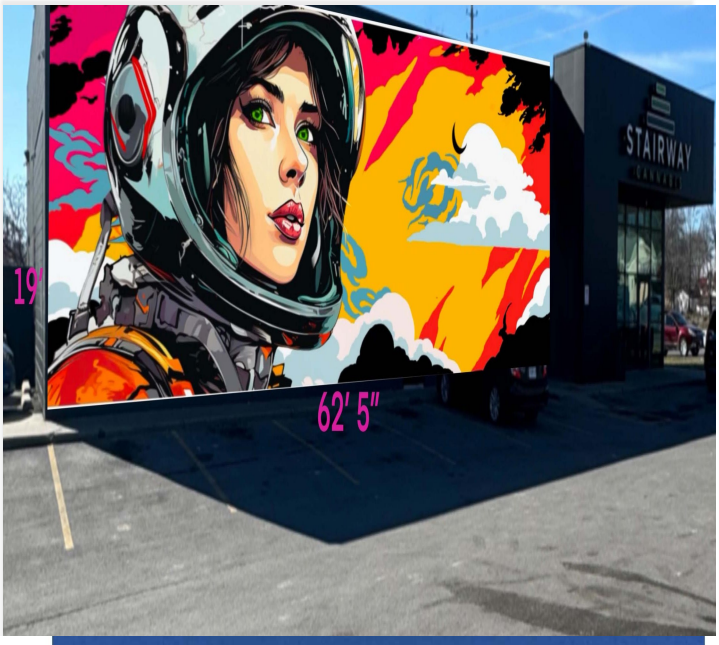
In 2024, 210 signs were administratively approved and issued, which included sign permits for signs that previously received Master/Alternative Sign Plan approval. Compared to 2023, there was 1 more sign issued in 2024. Table 20 summarizes the number of sign permits issued since 2021.

The biggest decrease in approvals came from Building -Mounted Signs, down from one hundred and six (106) in 2023 to ninety-two (92) in 2024.

Staff also started integrating Sign Runs more frequently and consistently which included driving down major roads (7 Highway, 40 Highway, Woods Chapel Road, etc.) and looking for illegal signage. During the Sign Run, staff would pull signs in the Right-of-Way and then send letters to any business that had a sign up without a permit. This helps keep businesses aware of the current code and helps the streets remain aesthetically pleasing.

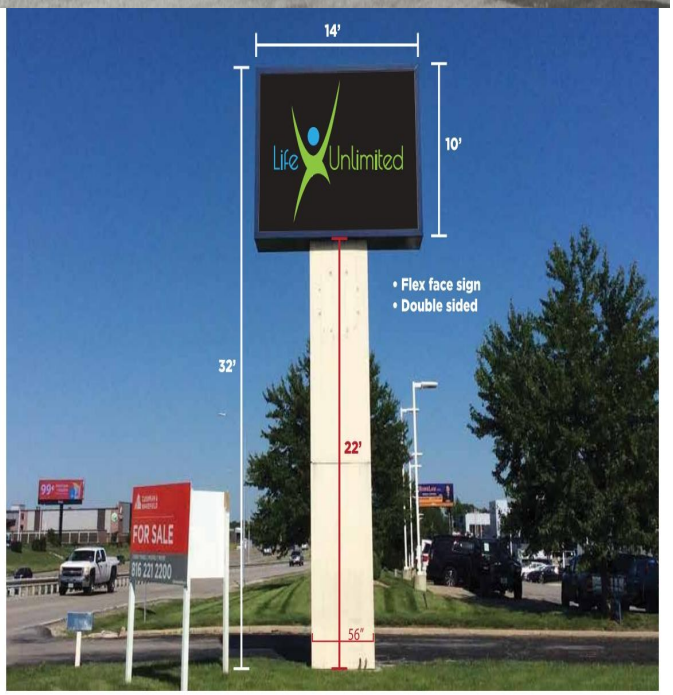
Table 20. Administrative Sign Permits

| Type of Sign Permit | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|
| Sign Face Replacement | 29 | 47 | 48 | **51** |
| Ground-Mounted Signs | 24 | 16 | 17 | **15** |
| Building-Mounted Signs | 90 | 123 | 106 | **92** |
| Temporary Signs | 11 | 22 | 22 | **48** |
| Other Sign Permits (Leasing, Construction, Menu Board, Directional, etc.) | 10 | 0 | 10 | **4** |
| **Total Signs Issued** | 164 | 209 | 203 | **210** |









# BUILDING PERMITS

Building permits are issued for various types of construction including new structures (residential, commercial, industrial, etc.), alterations to existing structures, and demolitions. Figures 1 and 2 compare 2023 and 2024 building permit information. Table 21 compares building permits over the past four years.

**Table 21. Annual Building Permits**

| | 2021 | 2022 | 2023 | **2024** |
|---|---|---|---|---|
| Total Building Permits | 1,369 | 1,345 | 1,154 | **1,274** |
| New Single-Family Permits | 177 | 153 | 123 | 190 |
| New Duplex Permits | 21 | 22 | 3 | 3 |
| New Multi-Family Permits | 1 | 9 | 8 | 7 |
| Residential Addition & Alteration Permits | 178 | 183 | 216 | 208 |
| Non-Res. Permits - New, Additions & Alterations | 74 | 112 | 70 | 108 |
| Total Other Permits | 918 | 865 | 734 | 758 |
| **Percent of New Single-Family Residential Permits of Total Building Permits** | 12.9% | 11.4% | 10.6% | **15%** |
| **Total New Residential Dwelling Units** | 272 | 534 | 161 | **228** |

There were 190 new single-family permits in 2024, which is 67 more than 2023. New single-family residential permits accounted for approximately 15% of all permits issued in 2024. **Table 22** provides a list of the neighborhoods with the most new single-family home permits in 2024.

Two areas where permits increased were for new single family permits and non-residential additions and alteration permits. In 2024, new residential building permits issued added 190 dwelling units to the City, which is an increase from 123 in 2023. There were 108 Non-residential addition & alteration permits in 2024, which is an increase from 70 in 2023. All other permits either decreased or remained the same.

The estimated construction valuation for 2024 permits totaled $138,953,734 an increase from $46,085,00 million in 2023. All permits issued in 2024 accounted for 1,459,095-sf. of construction area, higher than the 939,736-sf. in 2023.

**Figure 1. Building Permits Comparison**

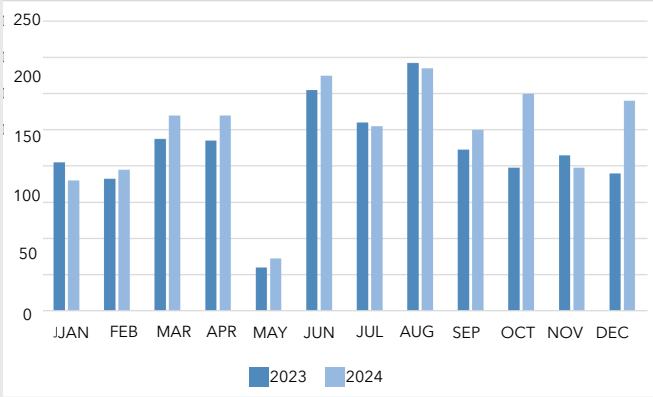



**Figure 2. New Single-Family Comparison**

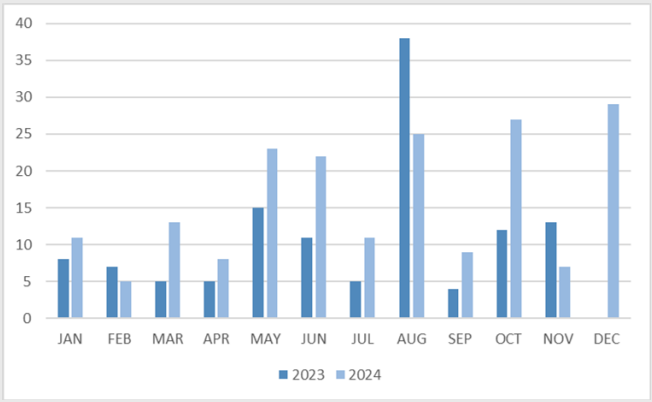
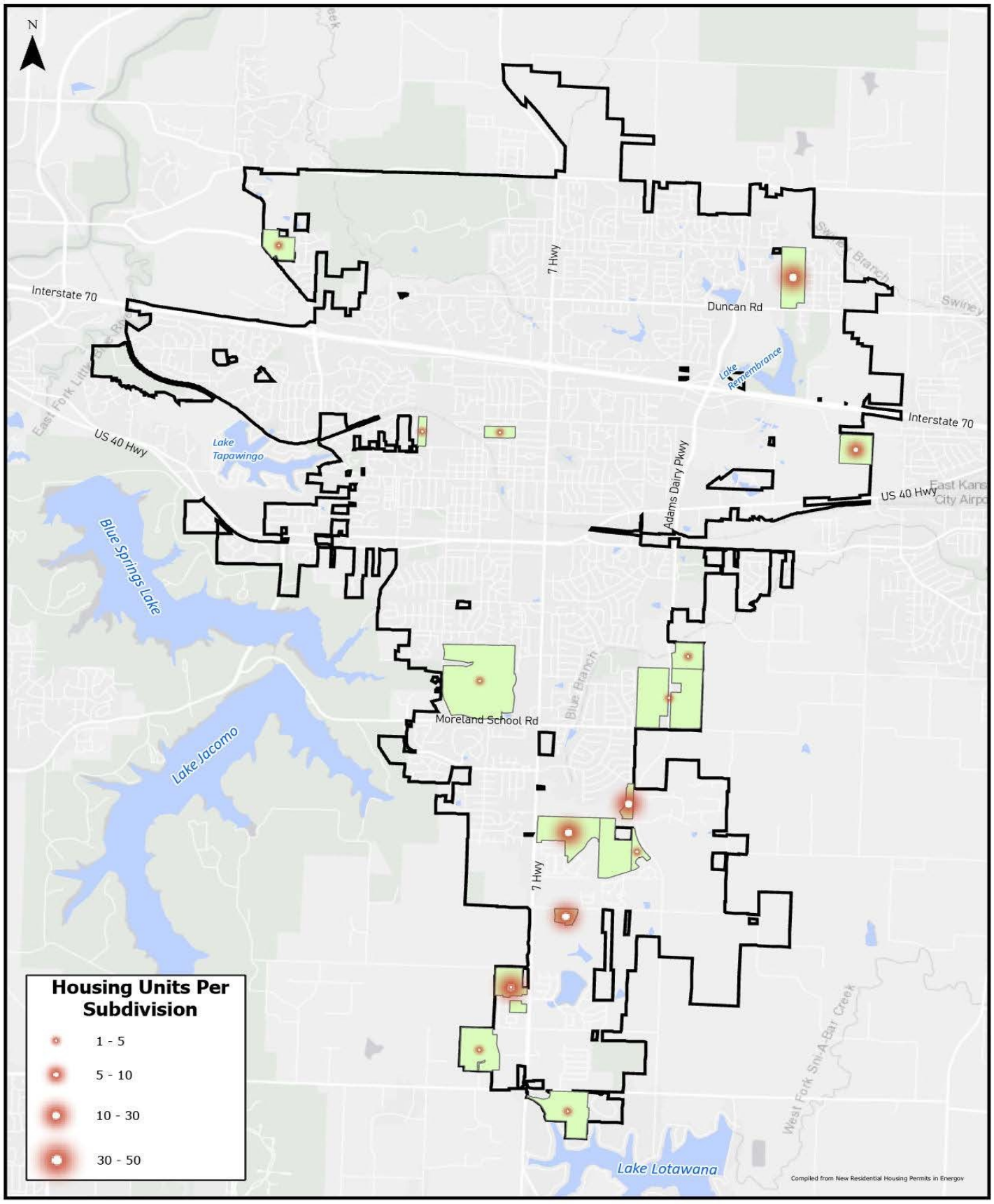


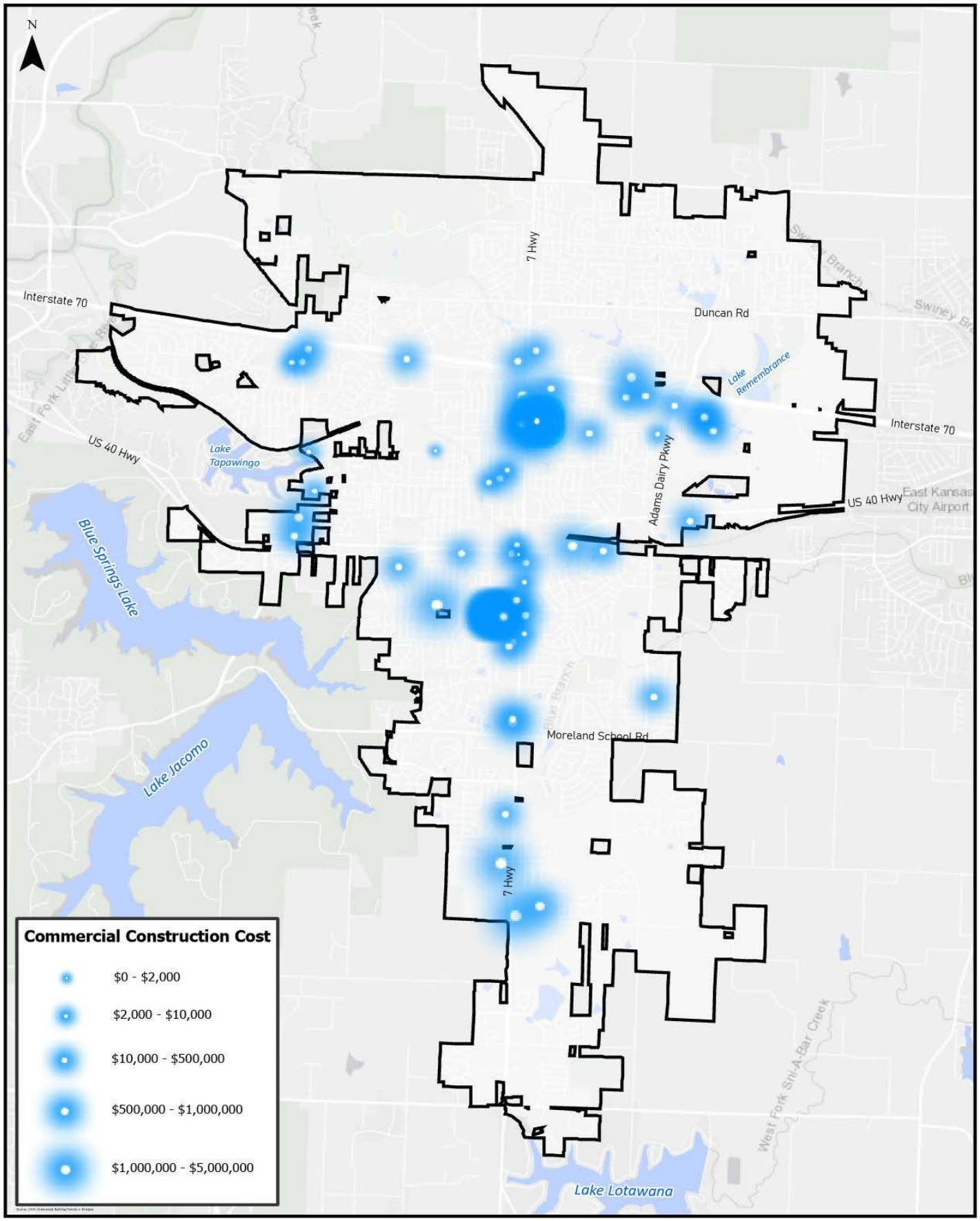

**Table 22. Top Neighborhoods for New Home**

| Neighborhood | New Homes |
|---|---|
| Cambridge Park | 54 |
| Eagles Creek | 28 |
| Four Pillars | 25 |
| Eagles Ridge Estates PR-O | 23 |
| Edgewater at Chapman Farms | 19 |
| The Woodlands at Chapman Farms | 15 |

Map 5. Residential Building Permits Issued by Subdivision



Map 6. Commercial Building Permits Issued by Construction Costs



# PART 4. MISCELLANEOUS

## CAPITAL IMPROVEMENTS PROGRAM (CIP)

The CIP Budget Process for Fiscal Year 2024-2025 followed that of the previous year and the process began with a review of approved funded projects and new projects, which is then compared to the projected available funding sources to determine which capital improvements can be completed in the next five years. The City carefully evaluates its revenue and spending, and forecasts future revenue trends on an annual basis. Capital improvement programming would not be possible without those projections. The Parks Sales Tax, which was renewed in April 2021 in perpetuity, allows previously unfunded projects to be funded. Over the next five years, the amount of Unfunded Projects exceeds that of the Funded Projects.

As with prior CIP Budgets, the Fiscal Years 2024-2025 to 2028-2029 CIP describes the City's "Priority and Strategic Areas" for long-term maintenance, equipment replacement, and capital investment based upon available resources and the priorities, goals, and objectives of the City Council. Table 23 lists the funded projects by category from the 2024-2025 fiscal year to the 2028-2029 fiscal year. Table 24 provides the approved capital improvement projects for the 2024-2025 fiscal year. These lists are also located on the City of Blue Springs website, at www.bluespringsgov.com/444/Capital-Improvements-Program-CIP.

Table 23. Funded Projects by Category—All Years

| | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | Project Area Total |
|---|---|---|---|---|---|---|
| Maintenance | $15,183,022 | $9,905,960 | $9,696,207 | $9,662,057 | $9,879,509 | $54,326,755 |
| Equipment | $516,373 | $1,171,713 | $915,411 | $515,384 | $827,532 | $3,946,413 |
| Capital Improvements | $5,491,000 | $8,400,000 | $27,900,000 | $400,000 | $400,000 | $42,591,000 |
| TOTAL | $21,190,395 | $19,477,673 | $38,511,618 | $10,577,441 | $11,107,041 | $100,864,168 |

Table 24. Funded Capital Improvement Projects FY 2024-2025

| Project No. | Project Title | Annual Total Cost |
|---|---|---|
| | MAINTENANCE | $15,183,022 |
| PR-18-22 | Hidden Valley Park Improvements | $3,675,000 |
| PR-15 | Blue Springs Park Improvements | $175,000 |
| PR-80 | Trail Renovations | $ 420,000 |
| PR-81 | Pink Hill Park Maintenance Building Improvements | $ 750,000 |
| ST-06 | Pavement Management Program | $2,625,000 |
| ST-43 | 7 Highway Sidewalk Infill | $ 850,000 |
| ST-44 | Concrete Repair and Maintenance | $470,665 |
| STM-06 | Stormwater Maintenance | $105,000 |
| SAN-07 | Citywide Maintenance | $1,050,000 |
| WA-12 | Miscellaneous Watermain Maintenance | $750,000 |
| WA-14 | Water Tank Maintenance Contract | $227,357 |
| SNI-01 | Sludge Removal | $ 4,000,000 |
| PS-16 | Communications Quality Control Systems | $ 85,000 |
| | EQUIPMENT REPLACEMENT | $516,373 |
| ST-24 | Snow Plow / Dump Truck | $ 220,000 |
| ST-26 | 1.5 Dump Truck/Snow Truck | $ 110,000 |
| SAN-17 | 12,000 lb. Hydraulic Excavator | $ 78,373 |
| WA-04 | 18,000 lb. class Hydraulic Excavator | $ 108,000 |
| | CAPITAL IMPROVEMENTS | $ 5,491,000 |
| BF-19 | Public Utilities Building–Phase II | $ 1,306,400 |
| BF-19 | Public Utilities Building-Phase II | $ 1,959,600 |
| SAN-19 | Sewer Infrastructure Deployment | $ 200,000 |
| WA-17 | Water Infrastructure Deployment | $ 200,000 |
| PR-49 | Parks and Open Space Comprehensive Plan | $ 200,000 |
| ST-52 | AA Highway Improvement | $ 1,625,000 |
| PROJECT TOTALS FY 2024-2025 | | $ 21,190,395 |

# CONCLUSION

## ANNUAL SUMMARY

Development in Blue Springs continues at an elevated pace. In 2024, the Planning Commission reviewed 83 applications; 2 more applications than 2023. The number of applications heard by the Planning Commission has ranged from 81 to 107 since 2018 as shown in Table 25 below.

In 2024, total building permit activity increased compared to 2023. Along with having more permits approved in 2024, the total construction cost of the projects was about $93 million more than in 2023. This is in large part due to having large residential projects, civic projects, and commercial projects being approved and/or permitted.

The Community Development Department is proud of the successes accomplished in Blue Springs during 2024 despite the everchanging work environment. These successes would not be possible without the dedication of quality time and effort by the City's elected and appointed officials and the City Staff. As such, the Community Development Department would like to express their appreciation and gratitude. Thank you!

Table 25. Total Applications heard by Planning Commission

| APPLICATION TYPE | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|---|---|
| Unified Development Code Text Amendments | 2 | 9 | 6 | 3 | 3 | 4 | 3 |
| Zoning Map/Rezoning Applications | 14 | 9 | 18 | 12 | 15 | 7 | 16 |
| Preliminary Plats | 16 | 6 | 15 | 22 | 13 | 8 | 13 |
| Final Plats | 13 | 13 | 13 | 11 | 17 | 19 | 9 |
| PD Concept Plans | 4 | 1 | 7 | 5 | 6 | 3 | 9 |
| PD Final Plans | 2 | 1 | 1 | 1 | 2 | 1 | 0 |
| PR-O Concept Plans | 0 | 0 | 3 | 1 | 0 | 0 | 0 |
| PR-O Final Plans | 1 | 2 | 2 | 3 | 0 | 2 | 1 |
| PUD Concept Plans | 1 | 5 | 6 | 6 | 2 | 1 | 1 |
| PUD Final Plans | 0 | 3 | 1 | 3 | 1 | 1 | 0 |
| Combined PD Final Plan and Site Plan & Design Review | 2 | 2 | 3 | 1 | 2 | 1 | 1 |
| Combined PUD Final Plan and Site Plan & Design Review | 2 | 1 | 2 | 1 | 2 | 0 | 1 |
| General Development Plan | – | – | 5 | 6 | 6 | 3 | 10 |
| Site Plan & Design Review | 6 | 8 | 6 | 10 | 13 | 7 | 9 |
| Conditional Use Permits | 13 | 13 | 9 | 10 | 10 | 14 | 7 |
| Vacations | 7 | 6 | 3 | 5 | 1 | 5 | 0 |
| Redevelopment Modification Plans | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Master/Alternative Sign Plans | 4 | 5 | 2 | 7 | 7 | 5 | 3 |
| De-Annexation | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Applications Heard | 89 | 84 | 102 | 107 | 100 | 81 | 83 |

Table 26. Total for Other Applications

| APPLICATIONS FOR OTHER BOARDS & COMMISSIONS | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|---|---|
| Annexations (*City Council*) | 2 | 0 | 3 | 2 | 3 | 3 | 3 |
| Variances (*Board of Adjustment*) | 4 | 8 | 3 | 1 | 1 | 2 | 1 |
| Historic Preservation App. (*Historic Preservation Commission*) | 16 | 8 | 6 | 3 | 2 | 2 | 6 |
| Downtown Review App. (*Downtown Review Board*) | 16 | 13 | 7 | 6 | 6 | 6 | 4 |
| Appearance Review App. (*Appearance Review Committee*) | 0 | 3 | 1 | 2 | 2 | 3 | 1 |
| ADMINISTRATIVE APPLICATIONS | | | | | | | |
| Administrative Plats | 5 | 7 | 9 | 4 | 3 | 6 | 7 |
| Administrative Site Plan & Design Review | 4 | 9 | 7 | 9 | 5 | 3 | 6 |
| Telecommunication (Minor & Major) | 9 | 4 | 3 | 5 | 4 | 0 | 4 |
| Total Signs Issued | 221 | 178 | 160 | 164 | 209 | 203 | 210 |
| Floodplain Development Permits | 5 | 6 | 11 | 5 | 3 | 3 | 0 |
| BUILDING PERMITS | | | | | | | |
| Building Permits Issued | 1,269 | 1,303 | 1,425 | 1,369 | 1,345 | 1,154 | 1,274 |
| New Dwelling Units Approved | 400 | 417 | 560 | 272 | 534 | 161 | 228 |

# PROJECT INDEX


## A

Adams Ridge…11, 19

ADP + Wyatt ROW...14

Ashlar Homes...14, 16

AT&T: Blue Springs South Generator Installation...31

## B

B & B Truck and Trailer Services...25

Blue Springs Elks Lodge...12, 20

Blue Springs Business and Technology Park...12, 15, 22

Brookside Estates...15, 21

BSSD Bartow Admin. Center...17

Brittany Hill Middle School Storm Shelter Addition...17, 22, 25

Bump City...16, 17, 25

## C

CJCFPD # 5...17

Colonial Gardens...11, 19

Commerce Bank...24

## D

Dish Wireless...31

Dutch Bros. Coffee...15, 17, 22, 25

## E

Eagles Creek of Blue Springs 1st Plat, Lots 1-33...24

## F

Flex Spaces...12, 16, 22

Fike FRDC...17, 22, 25

Franklin Smith Elementary...24

## G

Google Fiber...16, 17, 29

## H

Hoot Owl Acres...17

Hoot Owl Meadows...11, 15, 22

Hudson Estates...22, 25

## I

Ironwood...12, 19

## J

James Walker Elementary...24

## K

Kabel Street...31

Kansas City Cannabis...29

## L

Life Unlimited...25, 29, 32

Lucky Time Dog and Car Wash...11, 19

## M

McAllister's Deli...21

Moreland School...24

## P

Power Clean Carpet Cleaning...29

PS Property Services LLC...29

## R

Redwood Living Phase II—North of Major Rd….11, 15, 19

## S

Scenic Valley...11, 14, 22, 29

Scire Estates...15, 17

Shrout Farm PUD, Lots 6A & 6B...32

Small Sliders...12, 16, 17, 22, 25, 30

Southgate Villas...11, 15, 19

Stairway Cannabis...32

## T

Taco Bell...24

Timothy Lutheran Church...25

The Home Depot...25, 29

Tommy's Car Wash...11, 19

The Links...12, 16, 20

T-Mobile Antenna Modification...31

## V

Vibe...29

## #

109 NE Brookwood Drive...31

105 9th St. 4-Plex...11, 22, 29

209 NW 11th St. ...12

40 Hwy AT&T Telecom...31

Blue Springs, Missouri
Community Development

# MONTHLY REPORT
## January 2025

## Building Permit Activity

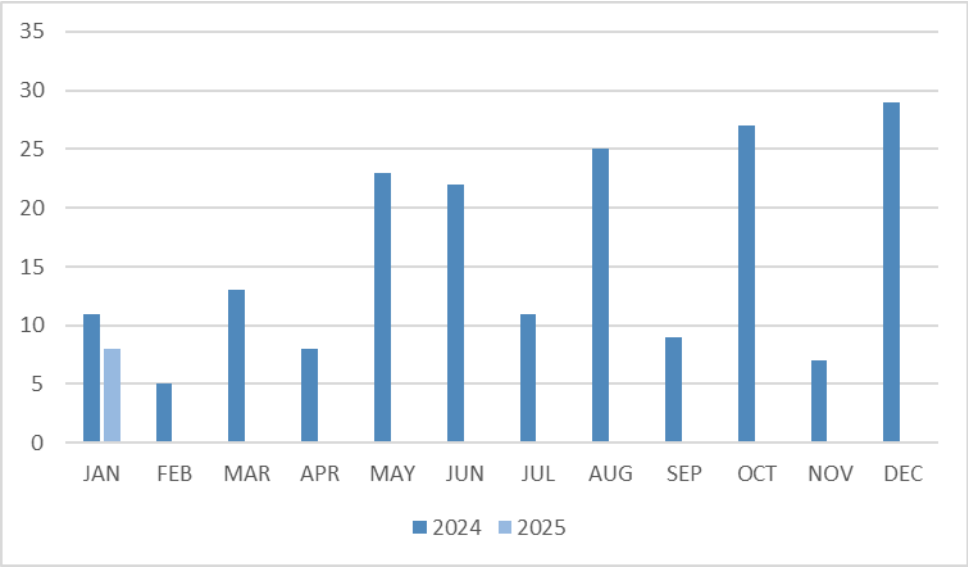
| Type of Permit | Jan 2025 | Jan 2024 | YTD 2025 | YTD 2024 |
|---|---|---|---|---|
| Single-Family Detached | 8 | 11 | 8 | 11 |
| Single-Family Attached | 0 | 0 | 0 | 0 |
| Two-Family | 0 | 3 (6 units) | 0 | 3 (6 units) |
| Multi-Family | 0 | 4 (16 units) | 0 | 4 (16 units) |
| Total Dwelling Units | 8 | 33 | 8 | 33 |
| Miscellaneous Residential (additions & alterations) | 8 | 19 | 8 | 19 |
| Commercial—New | 0 | 2 | 0 | 2 |
| Commercial—Alterations | 5 | 6 | 5 | 6 |
| Total Building Permits* | 76 | 72 | 76 | 72 |

*Includes all the above permits plus non-structural permits (mechanical, plumbing, etc.)

## Building-Related Activity

| | Jan 2025 | Jan 2024 | YTD 2025 | YTD 2024 |
|---|---|---|---|---|
| Total Square Feet | 50,088 | 106,726 | 50,088 | 106,726 |
| Total Construction Cost | $3,093,065 | $9,732,776 | $3,093,065 | $9,732,776 |
| Total Inspections | 394 | 350 | 394 | 350 |

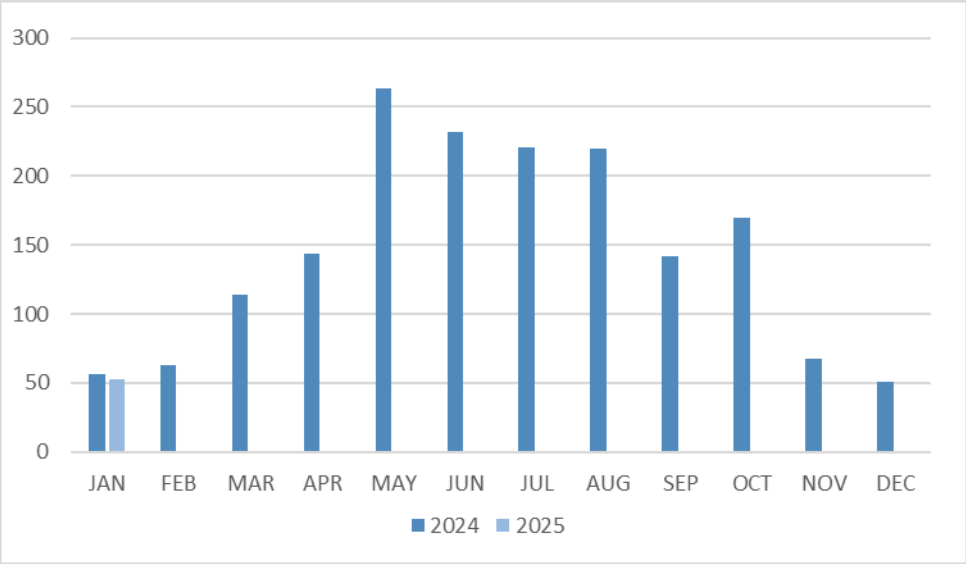
## Single-Family Building Permits




## Code Enforcement Activity

| Code Reference | Description | Cases Opened |
|---|---|---|
| 200-270 | Public Health, Safety, and Welfare | 24 |
| 300-390 | Traffic Code | 0 |
| 401-411 | Zoning | 16 |
| 500-520 (excl. 501) | Building and Construction | 13 |
| 501 | Sign Code | 0 |
| 600-655 | Business and Occupation | 0 |
| 700-715 | Utilities | 0 |
| | Total Cases | 53 |

## Total Code Cases




## Most Common Code Cases in January

| Code Reference | Description | Cases Opened |
|---|---|---|
| 245.060 | Nuisance Inspection—Citizen Complaint | 11 |
| 245.130: A (11) | Trash—Prohibited | 8 |
| 245.160: A (12) | Inoperable Vehicles—Prohibited | 1 |
| 500.020: (a) | Building Permit Required | 5 |

## Planning Activity

| Case Number | Project | Planning Commission | City Council | Ordinance |
|---|---|---|---|---|
| RZ-11-24-9418<br>PDC-11-24-9419<br>SPDR-11-24-9421<br>PP-11-24-9420 | Tommy's Express Car Wash | Recommended Approval<br>January 13, 2025 | Approved<br>January 21, 2025 | Ord. 5391 |
| ASP-12-24-9431 | Target | Approved January 13, 2025 | N/A | N/A |

## Planning Activity—Administrative Approvals

| Case Number | Project | Administrative Approval |
|---|---|---|
| ASPDR-12-24-009440 | Target | Approved<br>January 17, 2025 |

## Sign Permit Activity

| Type of Sign Permit | Jan 2025 | Jan 2024 | YTD 2025 | YTD 2024 |
|---|---|---|---|---|
| Sign Face Replacement | 4 | 1 | 4 | 1 |
| Ground-Mounted Signs | 3 | 2 | 3 | 2 |
| Building-Mounted Signs | 3 | 8 | 3 | 8 |
| Temporary Signs | 0 | 1 | 0 | 1 |
| Other Signs (Flags, Paired-Bracket, Mural, etc.) | 0 | 0 | 0 | 0 |
| Total Signs Issued | 10 | 12 | 10 | 12 |

Blue Springs, Missouri
Community Development

# MONTHLY REPORT
## February 2025

## Building Permit Activity

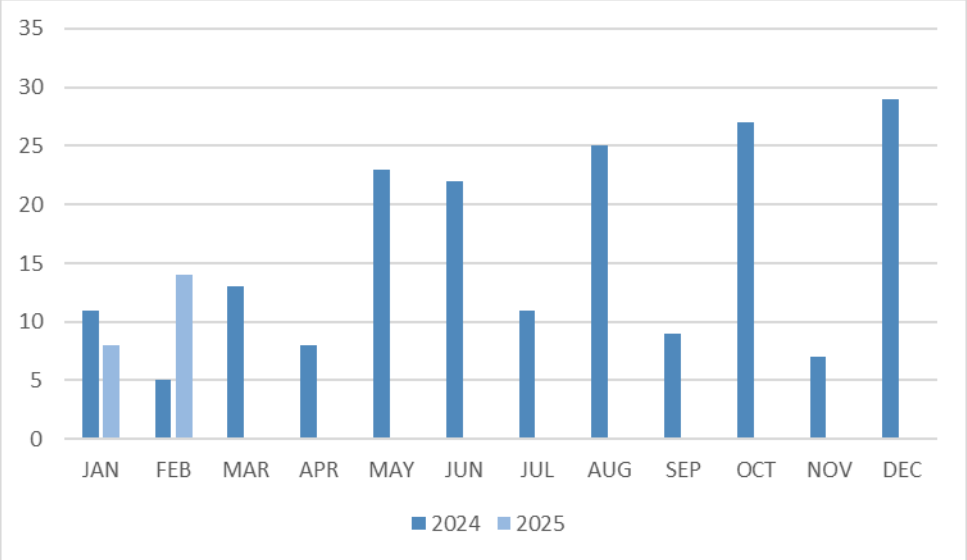
| Type of Permit | Feb 2025 | Feb 2024 | YTD 2025 | YTD 2024 |
|---|---|---|---|---|
| Single-Family Detached | 14 | 5 | 22 | 16 |
| Single-Family Attached | 0 | 0 | 0 | 0 |
| Two-Family | 0 | 0 | 0 | 3 (6 units) |
| Multi-Family | 0 | 0 | 0 | 4 (16 units) |
| Total Dwelling Units | 14 | 5 | 22 | 38 |
| Miscellaneous Residential (additions & alterations) | 10 | 9 | 18 | 28 |
| Commercial—New | 1 | 1 | 1 | 3 |
| Commercial—Alterations | 5 | 10 | 10 | 16 |
| Total Building Permits* | 78 | 78 | 154 | 150 |

*Includes all the above permits plus non-structural permits (mechanical, plumbing, etc.)

## Building-Related Activity

| | Feb 2025 | Feb 2024 | YTD 2025 | YTD 2024 |
|---|---|---|---|---|
| Total Square Feet | 97,627 | 255,547 | 147,715 | 362,273 |
| Total Construction Cost | $4,129,546 | $2,058,292 | $7,222,611 | 11,791,058 |
| Total Inspections | 455 | 552 | 849 | 902 |

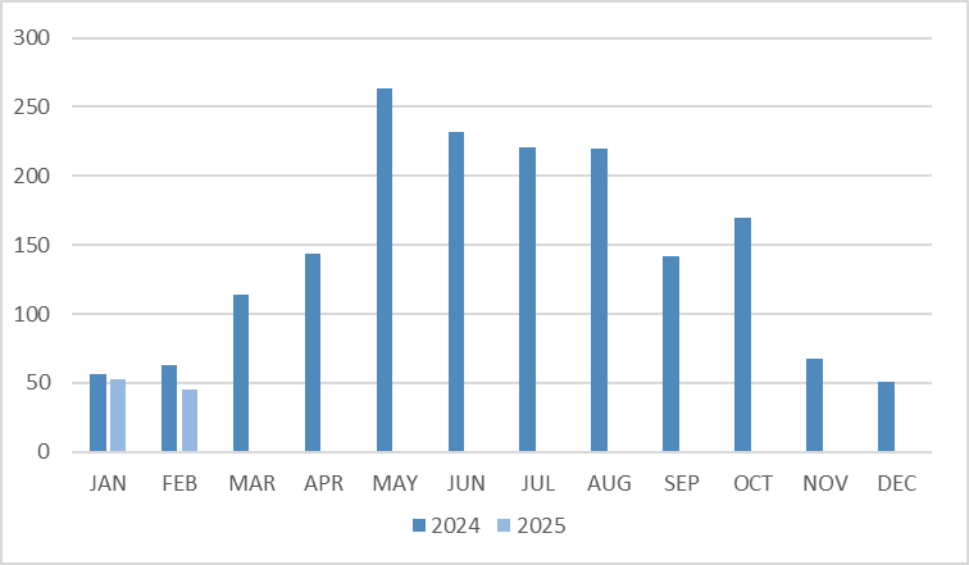
## Single-Family Building Permits




## Code Enforcement Activity

| Code Reference | Description | Cases Opened |
|---|---|---|
| 200-270 | Public Health, Safety, and Welfare | 25 |
| 300-390 | Traffic Code | 0 |
| 401-411 | Zoning | 12 |
| 500-520 (excl. 501) | Building and Construction | 8 |
| 501 | Sign Code | 0 |
| 600-655 | Business and Occupation | 0 |
| 700-715 | Utilities | 0 |
| | Total Cases | 45 |

## Total Code Cases




## Most Common Code Cases in February

| Code Reference | Description | Cases Opened |
|---|---|---|
| 245.060 | Nuisance Inspection—Citizen Complaint | 5 |
| 245.130: A (11) | Trash—Prohibited | 8 |
| 245.160: A (12) | Inoperable Vehicles—Prohibited | 6 |
| 500.020: (a) | Building Permit Required | 2 |

## Planning Activity

| Case Number | Project | Planning Commission | City Council | Ordinance |
|---|---|---|---|---|
| PF-06-24-9178 (Rescinding Ordinance No. 5354 and approving a Corrected Final Plat). | Dutch Bros | N/A | Approved February 3, 2025 | Ord. 5395 |

## Planning Activity—Administrative Approvals

| Case Number | Project | Administrative Approval |
|---|---|---|
| N/A | | |

## Sign Permit Activity

| Type of Sign Permit | Feb 2025 | Feb 2024 | YTD 2025 | YTD 2024 |
|---|---|---|---|---|
| Sign Face Replacement | 3 | 1 | 7 | 2 |
| Ground-Mounted Signs | 5 | 1 | 8 | 3 |
| Building-Mounted Signs | 12 | 2 | 15 | 10 |
| Temporary Signs | 2 | 1 | 2 | 2 |
| Other Signs (Flags, Paired-Bracket, Mural, etc.) | 0 | 0 | 0 | 0 |
| Total Signs Issued | 22 | 5 | 32 | 17 |

Blue Springs Missouri

YOU'RE INVITED

# CELEBRATING SERVICE, INSPRING VISION

Join us for an interactive discussion with our Strategic Planning partner, BerryDunn, where your input will help guide the development of the City's 5-Year Strategic Plan.

## THURSDAY, MARCH 27
## 6:00 - 7:30 PM

Light appetizers & refreshments will be served

**ADAMS POINTE GOLF CLUB BANQUET ROOM**

1601 RD MIZE ROAD
BLUE SPRINGS, MO 64014

*RSVP by Friday, March 14 to*
*Sheryl Morgan at smorgan@bluespringsgov.com*
*Ph: 816-655-0494*