



blue jeans golf

1501 E US HWY 40,
BLUE SPRINGS, MO 64015

SPECIAL USE PERMIT: 10/18/2022

DRAWING INDEX

CIVIL

C1.0 CONCEPTUAL SITE PLAN
C2.0 PAVING AND DEMO PLAN
C3.0 LANDSCAPE PLAN

DRAWING INDEX

ARCHITECTURAL

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A210.3	COVERED BAY EXTERIOR ELEVATIONS
A211	EXTERIOR RENDERINGS

OCCUPANCY TYPE: RECREATIONAL USE A-3

IBC 2018 SECTION 303.4 ASSEMBLY GROUP A-3

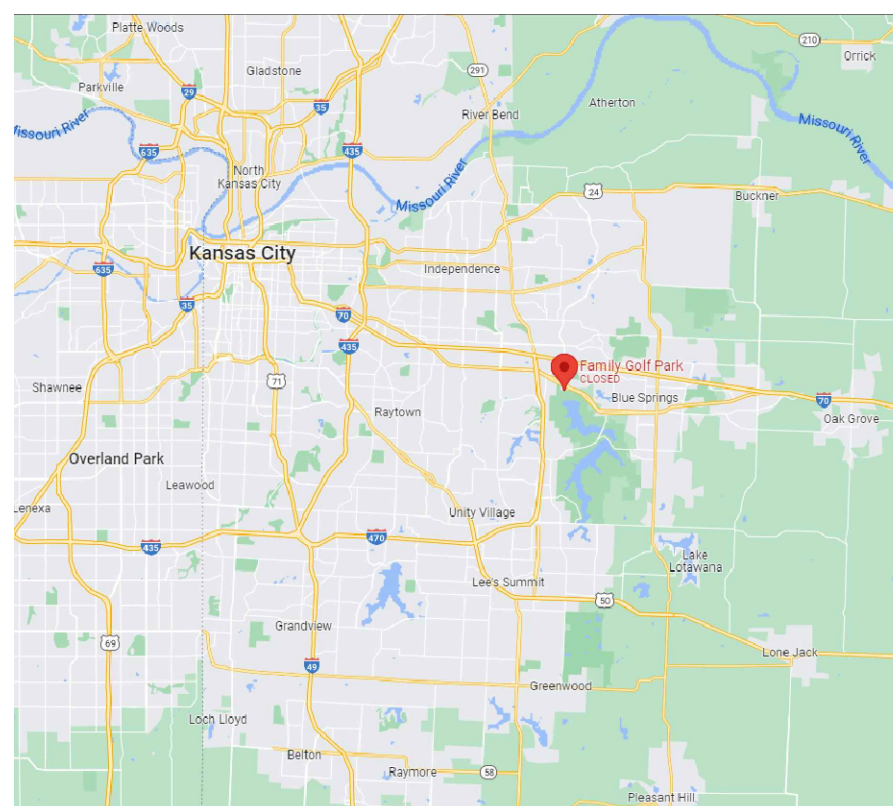
*ALL OTHER OCCUPANCY TYPES ARE LESS THAN 10%
OF TOTAL PROGRAM SQUARE FOOTAGE

CONSTRUCTION TYPE: V-B

IBC 2018 SECTION 602.5 TYPE V

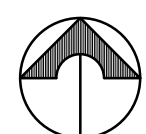
(FULLY SPRINKLERED THROUGHOUT INCLUDING EXTERIOR OCCUPIED SPACES WITH OVERHEAD COVERAGE)

2012 INTERNATIONAL FIRE CODE



PROJECT CONTACTS

OWNER:
BLUE JEANS GOLF
3333 LEE PARKWAY SUITE 460
DALLAS, TX 75219
ATTN: DEVIN CHARHON
ARCHITECT:
HARRISON FRENCH & ASSOC., LTD
1705 S WALTON BLVD, SUITE 3
BENTONVILLE, AR 72712



VICINITY MAP

DISCLAIMER: EXISTING CONDITIONS SHOWN ARE BASED ON DRAWING AND/OR INFORMATION PROVIDED BY THE OWNER'S REPRESENTATIVE. THE ARCHITECT AND ENGINEER HAVE NOT FIELD VERIFIED THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION. THE GENERAL CONTRACTOR SHALL NOTIFY BOTH THE ARCHITECT AND THE OWNER'S REPRESENTATIVE IMMEDIATELY IF THE EXISTING CONDITIONS ARE NOT AS SHOWN WITHIN THE CONSTRUCTION DOCUMENTS.



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ASSOCIATES, LTD

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SPECIAL USE PERMIT AND PRELIMINARY DEVELOPMENT PLAN

BLUE SPRINGS, MO 64015

JOB NUMBER: 17-22-00007

UE BLOCK

20 REV1

HECKED BY: NP

AWN BY: EB

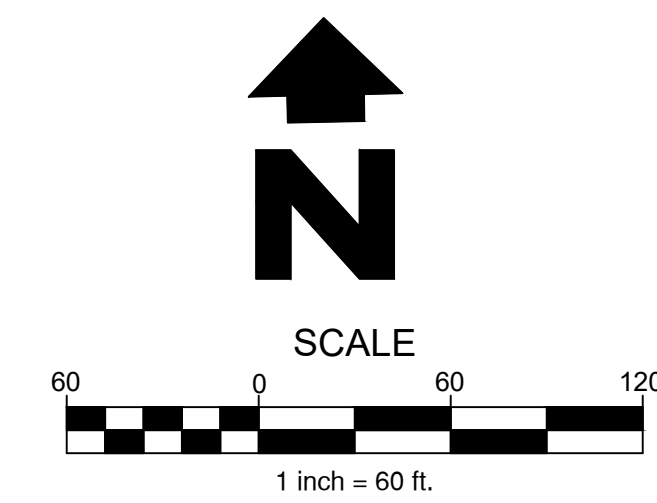
DOCUMENT DATE: 10/20/22

COMMENT DATE: 10/20/22

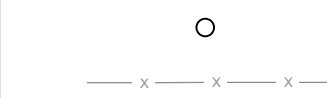
NOT FOR CONSTRUCTION

OVER SHEET

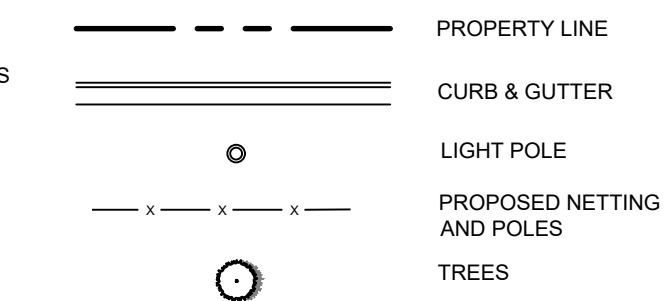
EET: **G001**



EXISTING LEGEND



PROPOSED LEGEND

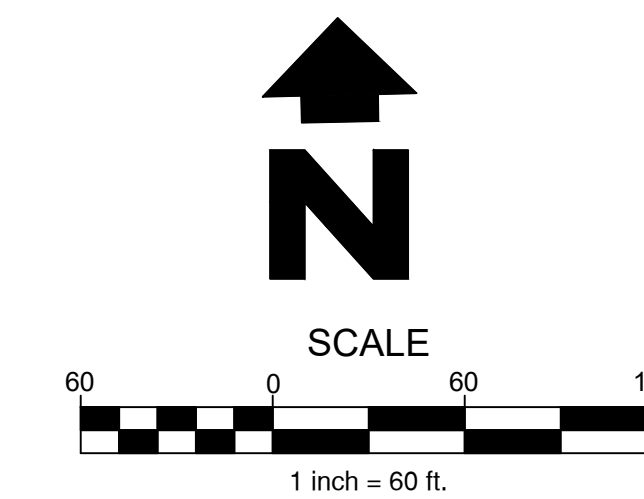
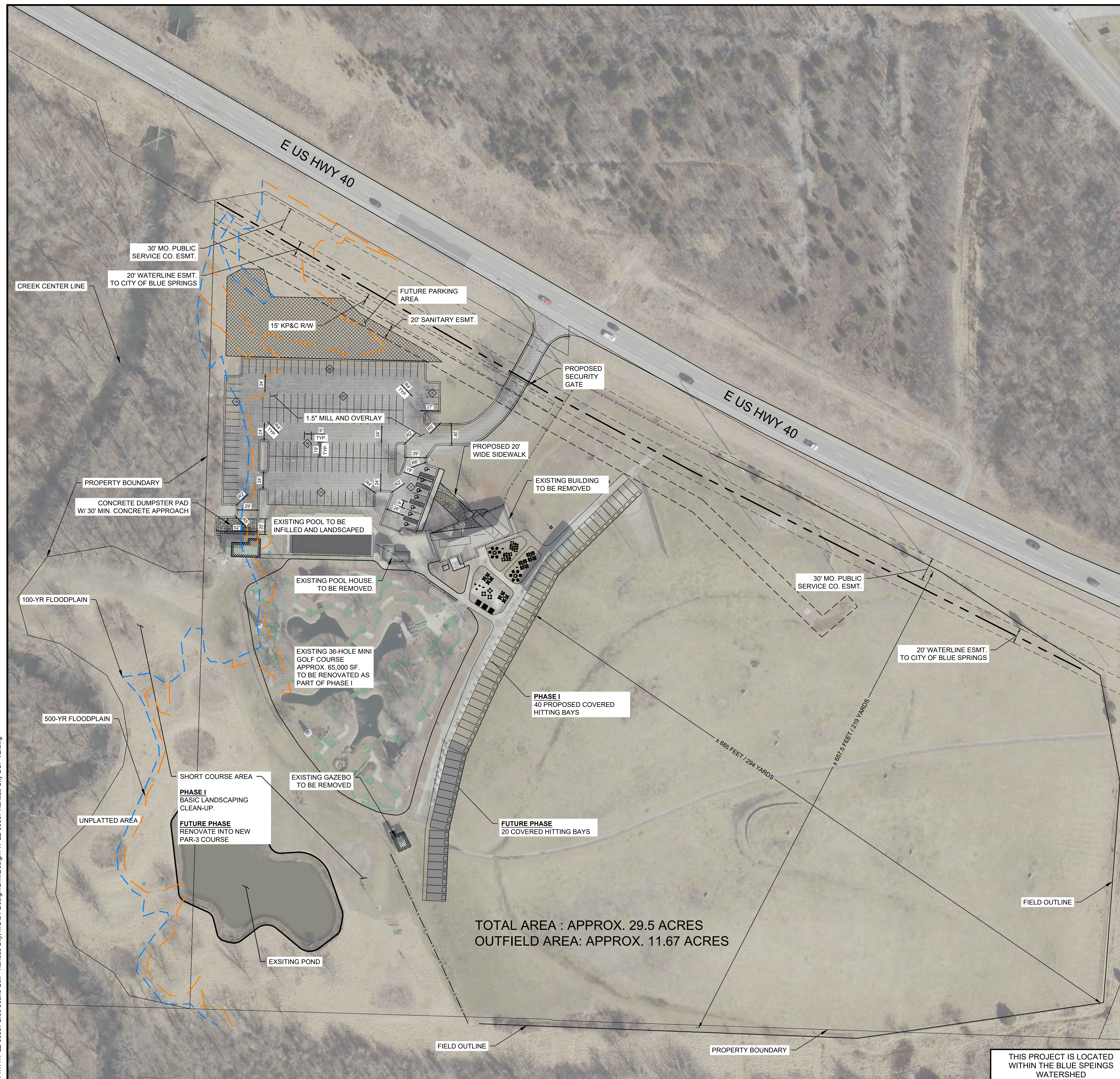


SITE INFO	
PARCEL NO.	34-720-01-02-02-0-00-000 34-720-01-08-00-0-00-000 34-700-01-11-00-0-00-000
CURRENT ZONING	CP-2 - PLANNED COMMUNITY COMMERCIAL DISTRICT AG - AGRICULTURAL PI - PLANNED INDUSTRIAL
SITE MEASUREMENTS	BOUNDARY OF LEASED AREA: 1,074,213.23 SF OR 24.66 AC OUTFIELD AREA: 508,197.94 SF OR 11.67 AC
FEMA FLOODPLAIN	PANELS 29095C0313G EFF. 1/20/2017 & 29095C0314G EFF 1/20/2017 ZONE AE: AREA OF SPECIAL FLOOD HAZARD
CITY PLANNED FUTURE LAND USE	PARKS AND OPEN SPACE
PROPOSED USE	RECREATION (DRIVING RANGE)
LOT REQUIREMENTS	PLANNED INDUSTRIAL MIN YARD SETBACKS FRONT: 20' REAR: 20' SIDE: 10'
	AGRICULTURAL DISTRICT MIN YARD SETBACKS FRONT: 100' REAR: 50' SIDE: 40'
	PLANNED COMMUNITY COMMERCIAL DISTRICT MIN YARD SETBACKS FRONT: 15' REAR: 20' SIDE: 10', 0' FOR INTERIOR LOT LINES
	FLOOR AREA RATIO (FAR) MAX: 0.55 PROVIDED: .013 (17,000 SF / 1,284,978.98 SF)
PARKING	GOLF COURSE OR DRIVING RANGE REQUIRED: DETERMINED BY DIRECTOR AT PLAN APPROVAL
	PROVIDED: 138 EXISTING PARKING SPACES HANDICAP SPACES: 6 HC SPACE/ 151-200 SPACES 1 VAN HC SPACE/ 6 HC SPACES
PARKING SPACE DIMENSIONS	90° PARKING ANGLE: 9' X 19' WITH 24' DRIVE ISLE HANDICAP SPACES: CAR ACCESSIBLE 9' X 20' (5' ACCESS AISLE) VAN ACCESSIBLE 11' X 20' (5' ACCESS AISLE)
LANDSCAPING	PARKING LOT LANDSCAPING: REQUIRED: MIN 5% MUST BE PROVIDED INTERNAL TO PARKING AREAS ~ 0.05 x 49,855.25SF = 2492.765F PROVIDED GREEN SPACE: 1058SF MIN. 20' WIDE LANDSCAPE STRIP ALONG ANY STREET FRONTAGE MIN. 1 TREE/ 30LF & 1 SHRUB/ 20LF OPEN YARD AREA: 1 TREE & 2 SHRUBS/ 5000 SF OF TOTAL LOT AREA

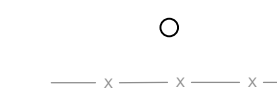
BUILDING INFO	
EXISTING GOLF SHOP (TO BE DEMOLISHED)	4,438 SF
EXISTING PUTTING GREEN (TO REMAIN)	1.5 AC.
EX. MAINTENANCE AREA (TO REMAIN)	543.36 SF
EXSITING STANDARD BAYS	36
EXISTING COVERED BAYS	10
PROPOSED BUILDINGS (SHIPPING CONTAINERS)	2,000 SF
PROPOSED COVERED BAYS	PHASE I: 40 PHASE II: 20 TOTAL: 60 (15,000 SF)
PROPOSED PATIO AREA	11,142 SF

THIS PROJECT IS LOCATED
WITHIN THE BLUE SPEINGS
WATERSHED

Oct20, 2022-1:36pm - User diego.garcia
F:\1717-22-00007 Blue Jeans Golf - Kansas City, MO\04-Design\Civil\Design\ 17-22-00007 Kansas City CSP V2.dwg

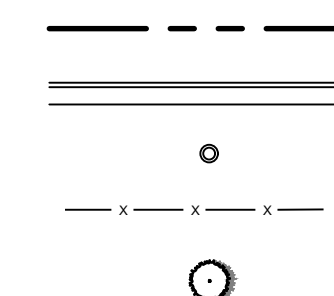


EXISTING LEGEND



LIGHT POLE
EXISTING NE

PROPOSED LEGEND



- PROPERTY LINE
- CURB & GUTTER
- LIGHT POLE
- PROPOSED NETTING AND POLES
- TREES



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20-04-22

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**SPECIAL USE PERMIT AND
PRELIMINARY DEVELOPMENT
PLAN**

PROJ NUMBER: 17-22-00007

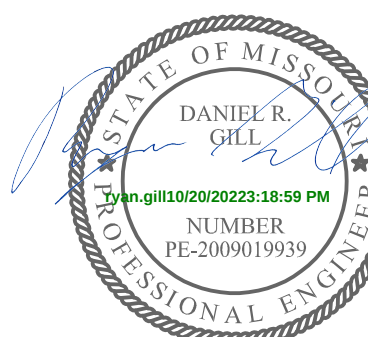
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DOCUMENT DATE: 20-Oct-22

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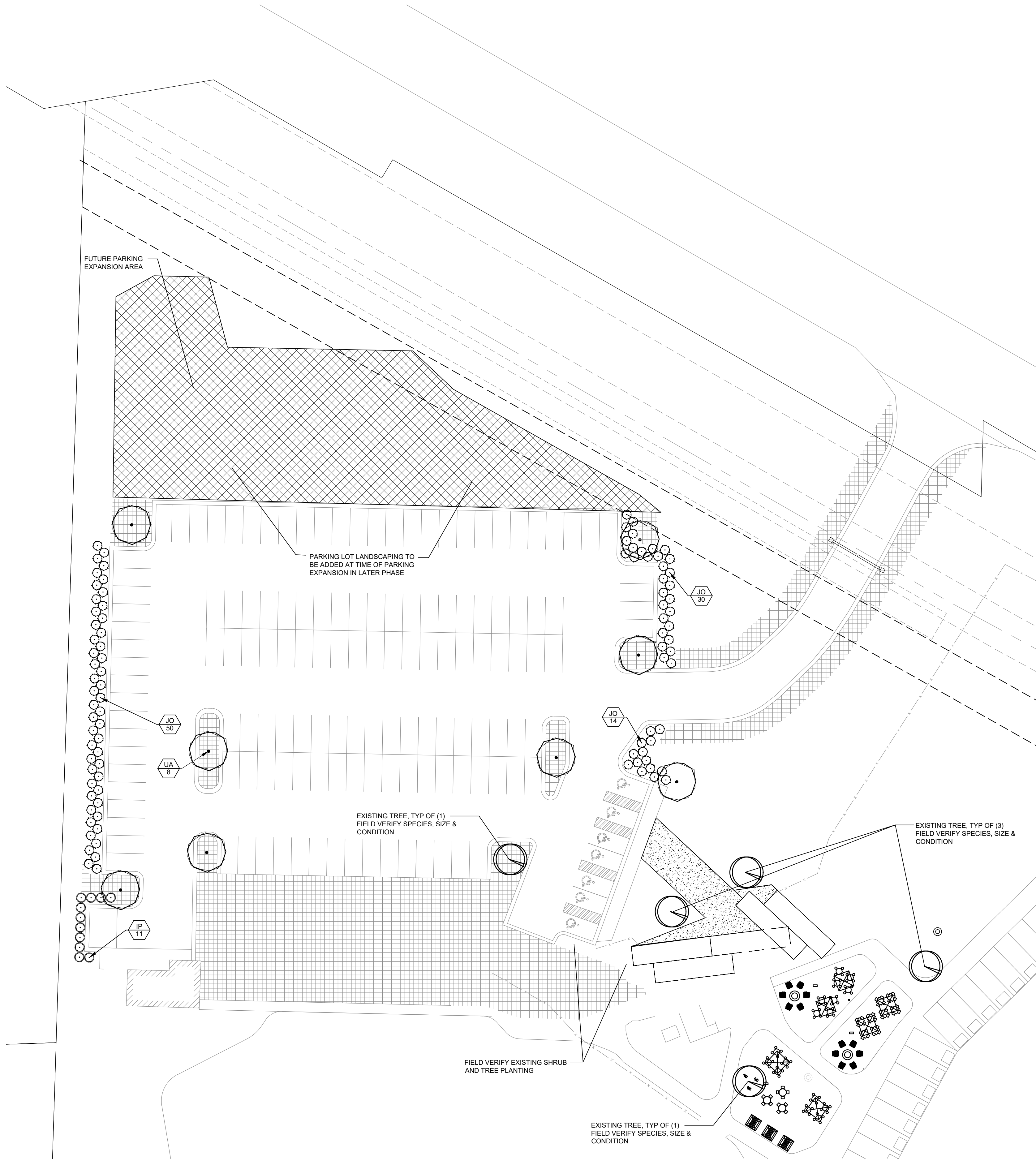
DRAWN BY: SD



DANIEL R. GILL, P.E.
PE-2009019939
HARRISON FRENCH &
ASSOCIATES, LTD
E-2005011725-F

PAVING &
DEMO PLAN

SHEET: C2.0



PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	UA	10	Allee® Lacebark Elm / Ulmus parvifolia 'Allee'	B & B	3"Cal
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	IP	11	Blue Prince Holly / Ilex x meserveae 'Blue Prince'	5 gal	
MEDIUM SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	JO	94	Grey Owl Eastern Redcedar / Juniperus virginiana 'Grey Owl'	5 gal	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	CA	18,526 sf	Princess 77 Bermuda Grass / Cynodon dactylon 'Princess 77'	sod	
		5	*EXISTING TO REMAIN. FIELD VERIFY SPECIES, SIZE AND CONDITION		

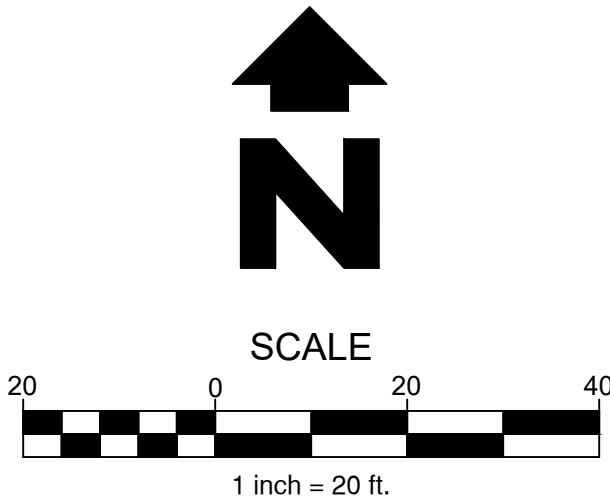
CITY PLANTING REQUIREMENTS

PARKING LOT LANDSCAPING	MIN 5% MUST BE INTERNAL TO PARKING AREAS	NOTE: TREES MUST BE 4FT MIN FROM BACK OF CURB. LANDSCAPE SHALL BE INSTALLED AT THE END OF EVERY PARKING BAY AND ADJACENT TO TRAVEL AISLE OR DRIVEWAY
	.05 x 49,633.21SF = 2481.66 SF REQUIRED	3,080SF PROVIDED APPROX 115 SF EXISTING
PARKING LOT SCREENING	12 SHRUBS/40LF REQUIRED ALONG EDGE OF PARKING LOT CLOSEST TO AND PARALLEL TO STREET	
	138 LF EDGE OF PARKING FACING ST, EXCLUDES DRIVE AND SIDEWALK. 138 / 40=3.45 X 12 =41.4	44 PROVIDED

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR PARKING LANDSCAPE LAYOUT ONLY. FRONTAGE, OPEN YARD AREA AND LOT BUFFERING NOT INCLUDED IN THIS PHASE.

BUFFERING ADDED ON WEST SIDE OF PROPERTY AS PART OF ADJACENT LOT SCREENING



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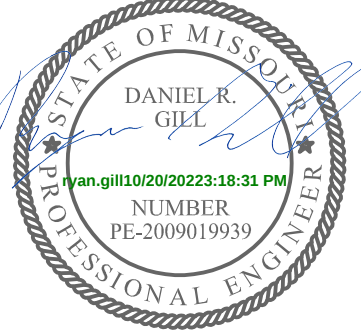
SPECIAL USE PERMIT AND PRELIMINARY DEVELOPMENT PLAN

1501 NE 40 HWY
BLUE SPRINGS, MO 64015

PROJ NUMBER: 17-22-00007

ISSUE BLOCK		
#	TITLE	DATE
1	PRELIM	09/16/2022

DOCUMENT DATE:	09/14/22
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DRAWN BY:	JKP



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PE-2009019939
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LANDSCAPE PLAN

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SPECIAL USE PERMIT AND PRELIMINARY DEVELOPMENT PLAN

1501 E US HWY 40,
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JOB NUMBER: 17-22-00007

ISSUE BLOCK

10/20 REV1

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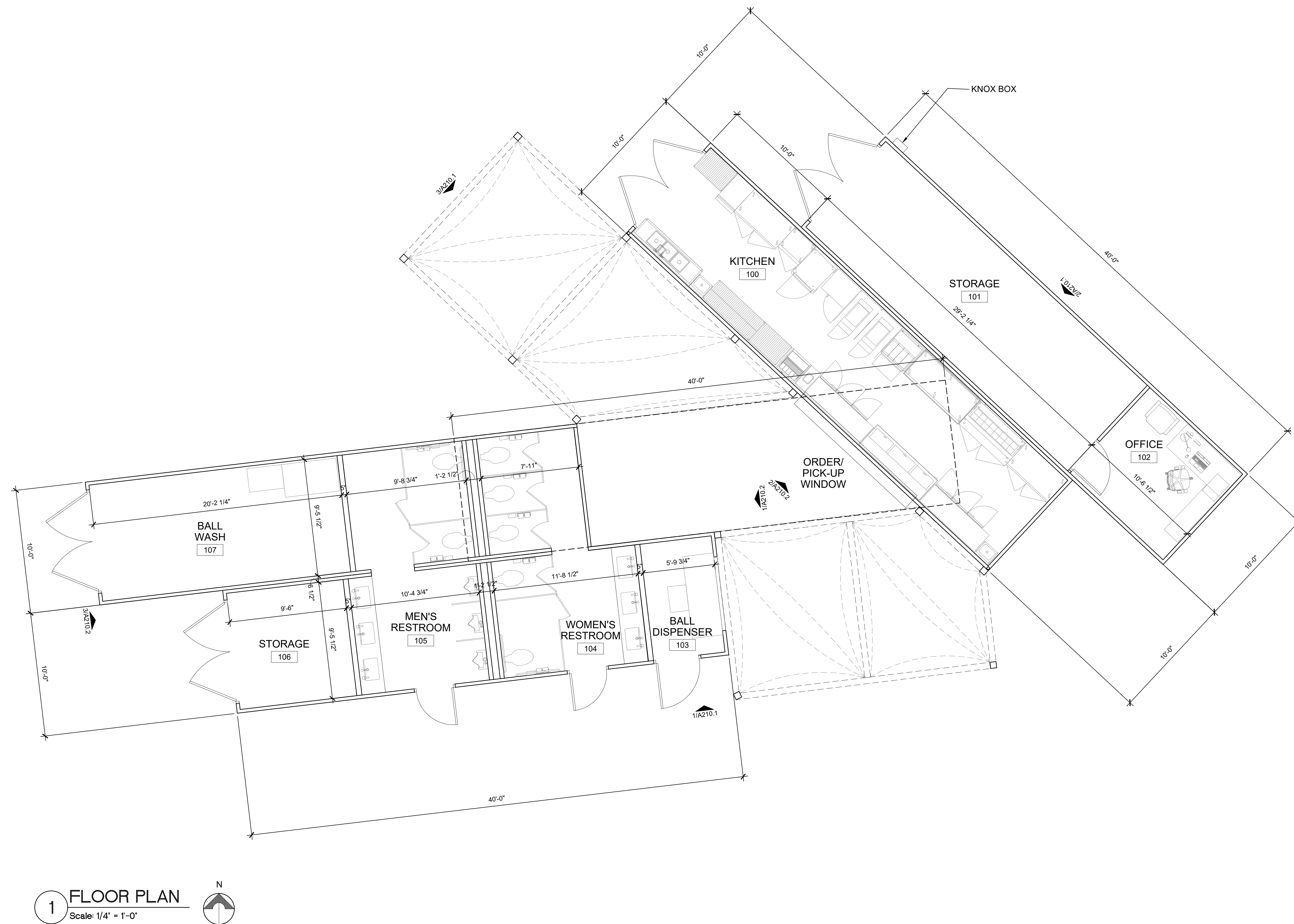
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DOCUMENT DATE: 10/20/22

NOT FOR CONSTRUCTION

FLOOR PLAN

SHEET: **A101.1**



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1501 E US HWY 40,
BLUE SPRINGS, MO 64015

ISSUE BLOCK

10/20 REV1

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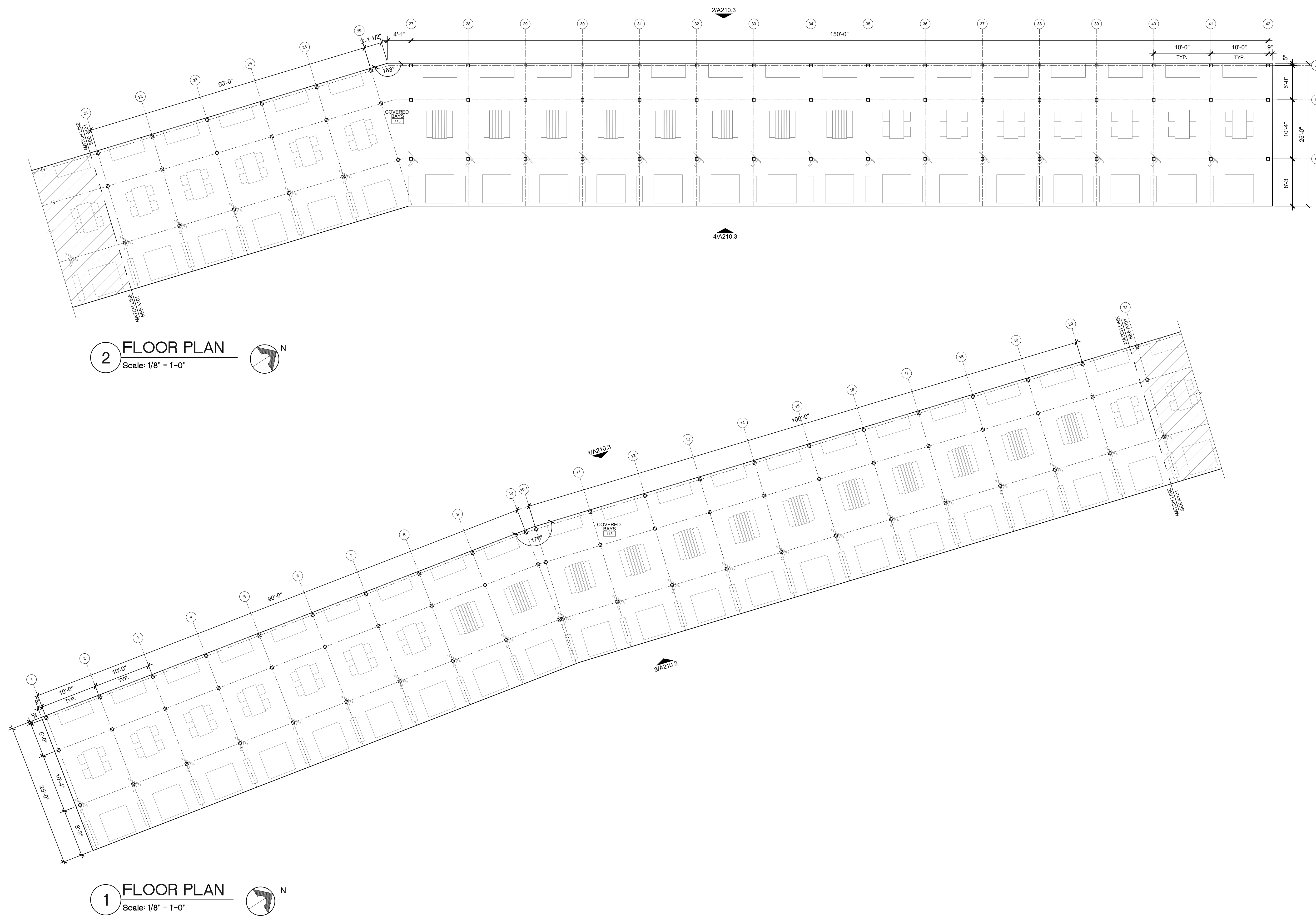
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DOCUMENT DATE: 10/20/22

NOT FOR CONSTRUCTION

FLOOR PLAN

SHEET: **A101.2**



PAINT SCHEDULE				
TAG	MATERIAL	COLOR/NUMBER	FINISH	
P-1	PAINT	RAL5017 TRAFFIC BLUE	Semi-gloss	
P-2	PAINT	RAL5021 WATER BLUE	Semi-gloss	
P-3	PAINT	RAL6029 MINT GREEN	Semi-gloss	
P-4	PAINT	RAL6037 PURE GREEN	Semi-gloss	
P-5	PAINT	RAL1032 BROOM YELLOW	Semi-gloss	
P-6	PAINT	RAL7021 BLACK GREY	Semi-gloss	
P-7	PAINT	RAL9003 SIGNAL WHITE	Semi-gloss	

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PLAN**

1501 E US HWY 40,
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JOB NUMBER: 17-22-00007

ISSUE BLOCK

10/20 REV1

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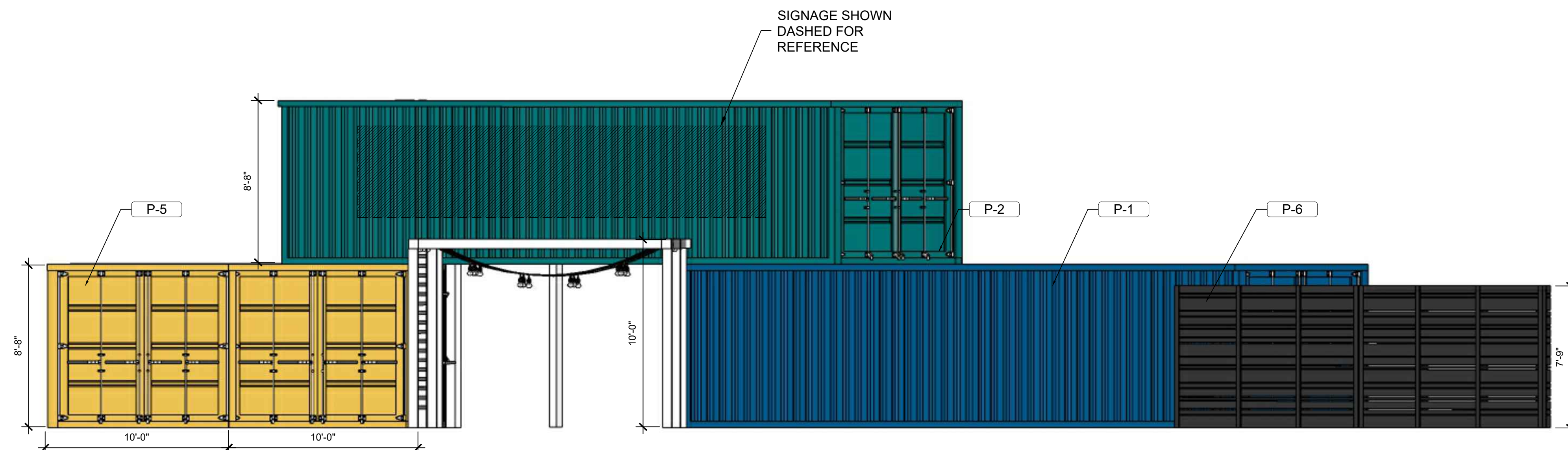
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DOCUMENT DATE: 10/20/22

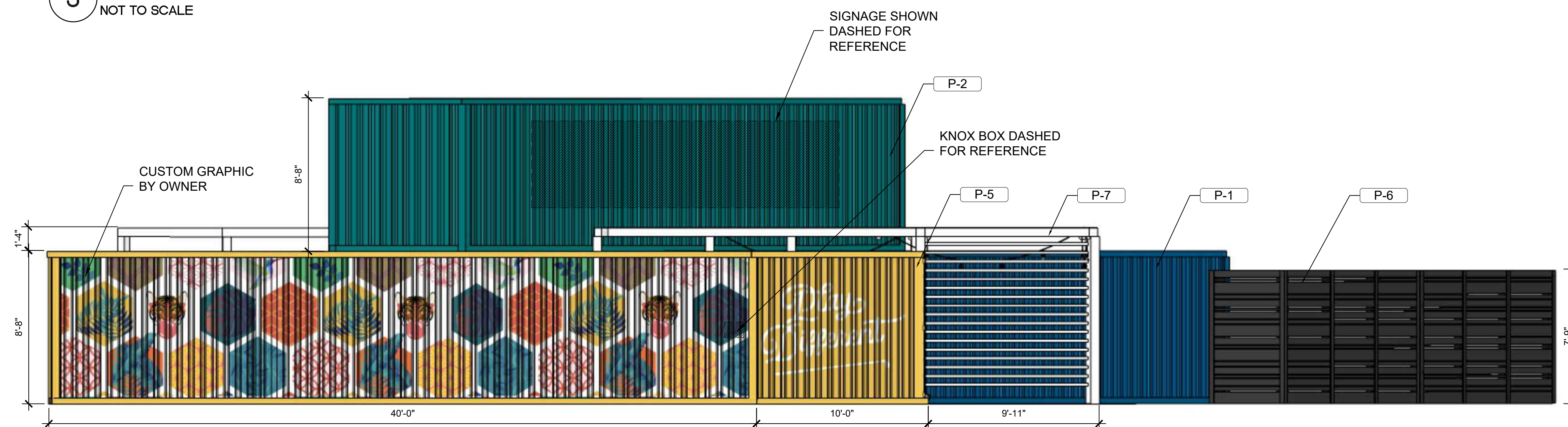
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EXTERIOR ELEVATIONS

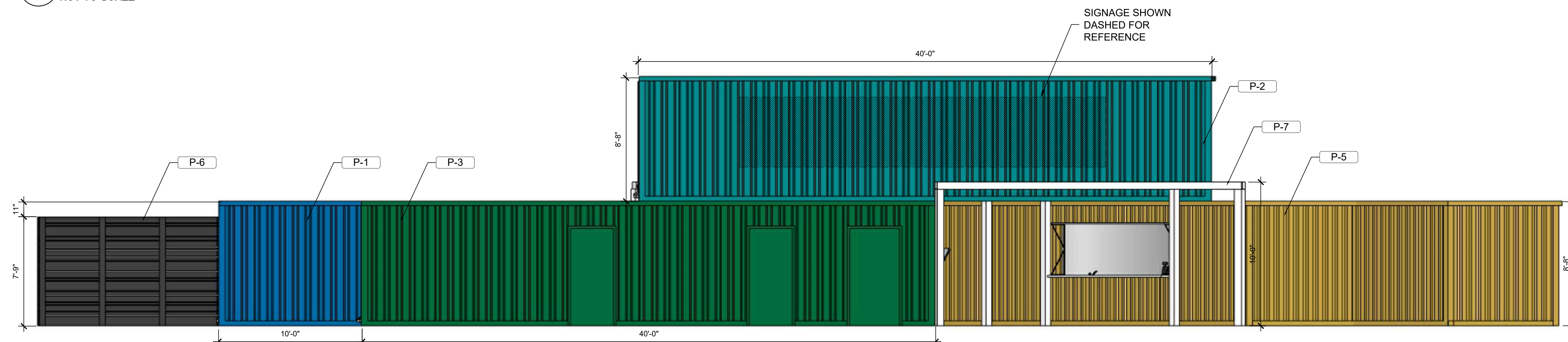
SHEET: **A210.1**



3 SHIPPING CONTAINER EXTERIOR ELEVATION-SE
NOT TO SCALE



2 SHIPPING CONTAINER EXTERIOR ELEVATION-SW
NOT TO SCALE



1 SHIPPING CONTAINER EXTERIOR ELEVATION-N
NOT TO SCALE

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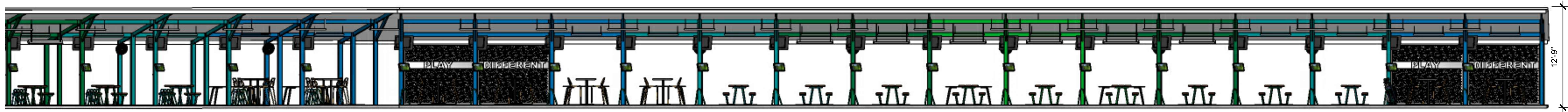
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

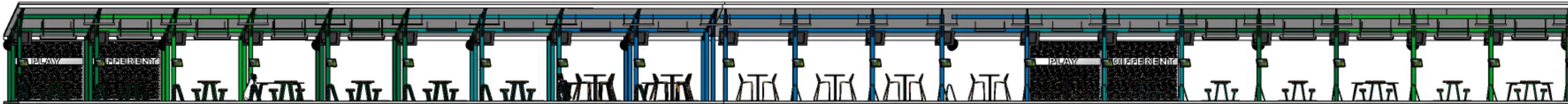
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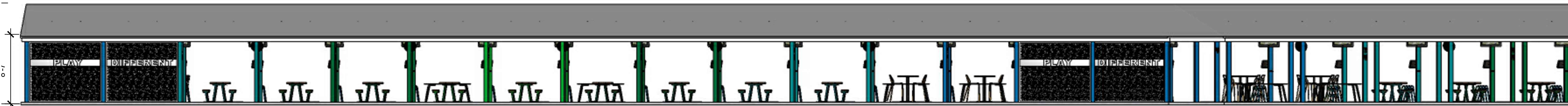
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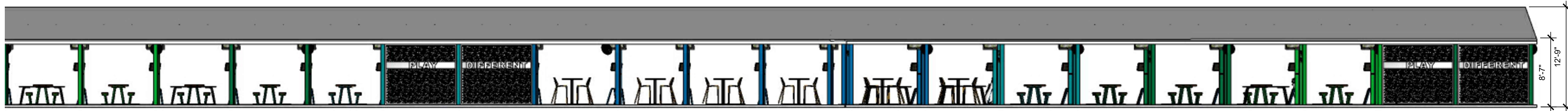
4 COVERED BAY EXTERIOR ELEVATION-NW
NOT TO SCALE



3 COVERED BAY EXTERIOR ELEVATION_NW
NOT TO SCALE



2 COVERED BAY EXTERIOR ELEVATION_SE
NOT TO SCALE



1 COVERED BAY EXTERIOR ELEVATION_SE
SCALE: 1/8" = 1'-0"



3 EXTERIOR RENDERING
NOT TO SCALE



2 EXTERIOR RENDERING
NOT TO SCALE



4 EXTERIOR RENDERING
NOT TO SCALE



1 EXTERIOR RENDERING
NOT TO SCALE

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SPECIAL USE PERMIT AND
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PLAN
1801 E US HWY 40,
BLUE SPRINGS, MO 64015
JOB NUMBER: 17-22-00007

ISSUE BLOCK	
10/20	REV1

CHECKED BY: NP
DRAWN BY: EB
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EXTERIOR
RENDERINGS