



1501 E US HWY 40,
BLUE SPRINGS, MO 64015

SPECIAL USE PERMIT: 11/08/2022

DRAWING INDEX

CIVIL

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

DRAWING INDEX

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A211	EXTERIOR RENDERINGS

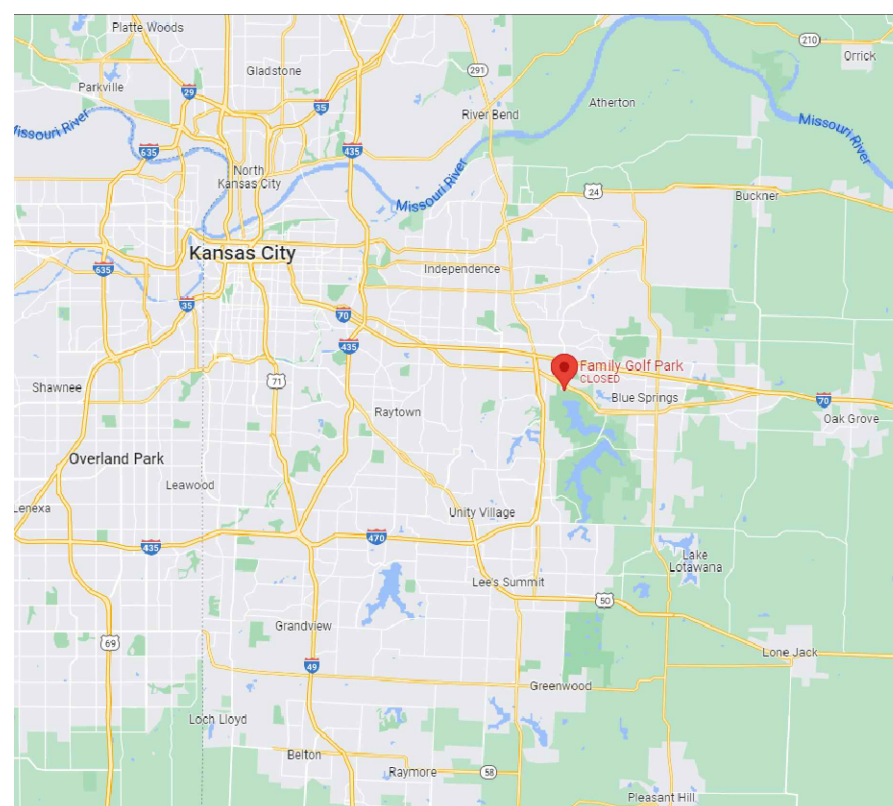
OCCUPANCY TYPE: **RECREATIONAL USE A-3**

IBC 2018 SECTION 303.4 ASSEMBLY GROUP A-3

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

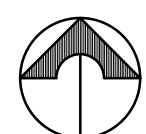
CONSTRUCTION TYPE: V-B

2018 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 ENGINEERS 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.

HEFA
ARCHITECTURE
ENGINEERING

MARRISON FRENCH
ASSOCIATES, LTD

100 S. Walton Blvd., Suite 3
Fayetteville, Arkansas 72712
937.273.7780
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www.hfa-ac.com

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PRELIMINARY DEVELOPMENT PLAN

1501 NE 40 HWY

BLUE SPRINGS, MO 64015

THE BLOCK

REV1

3 REV2

CKED BY: NP

OWN BY: EB

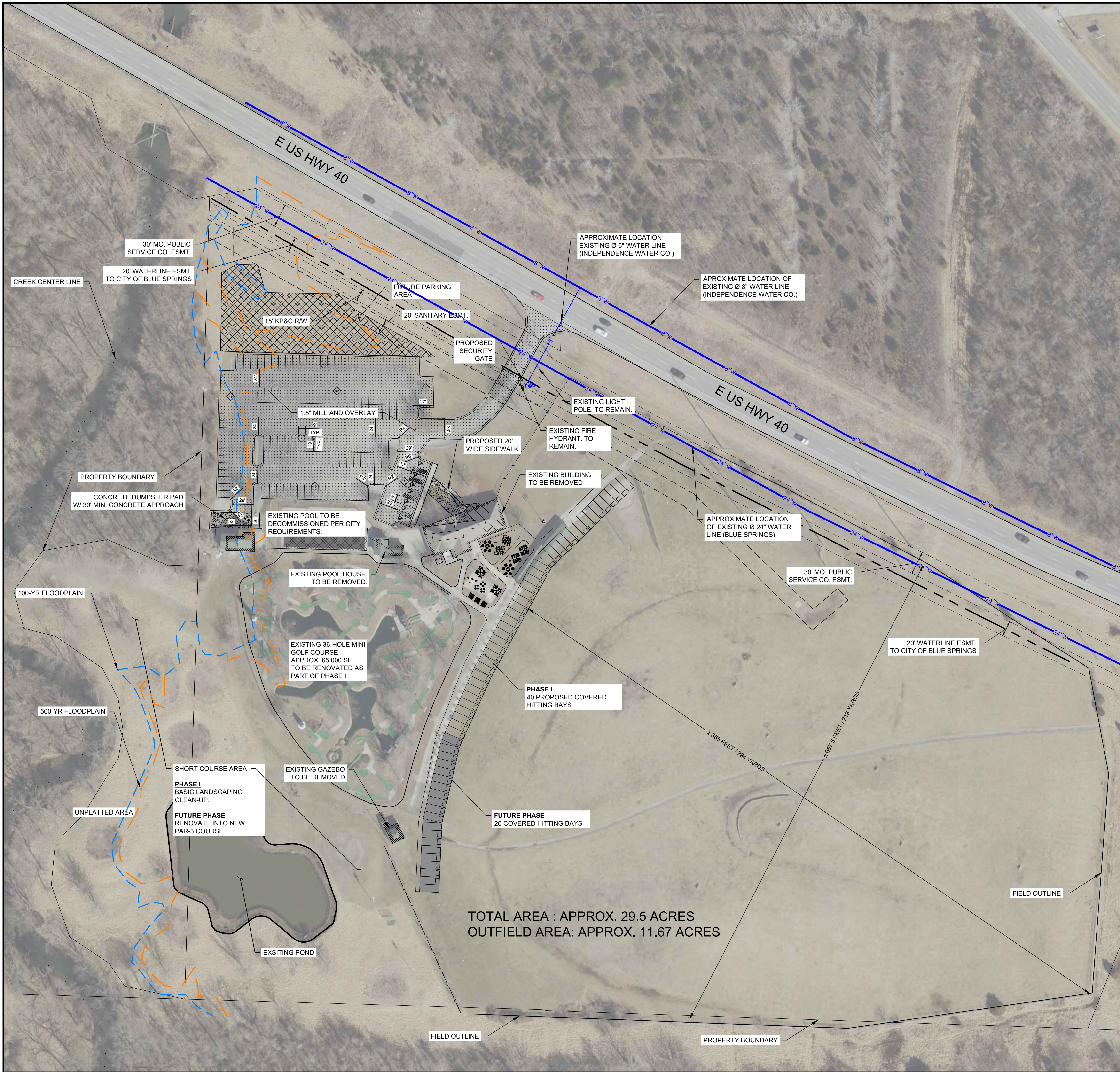
DOCUMENT DATE: 11/08/22

NOT FOR CONSTRUCTION

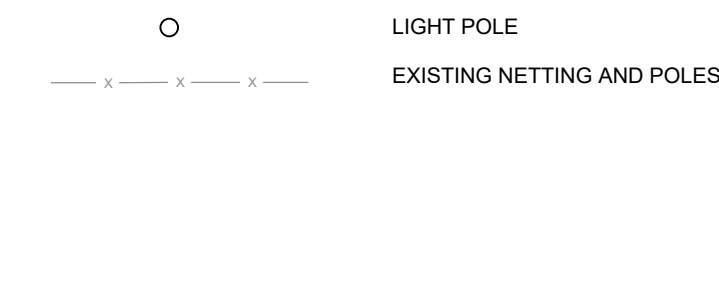
OVER SHEET

ET: **G001**

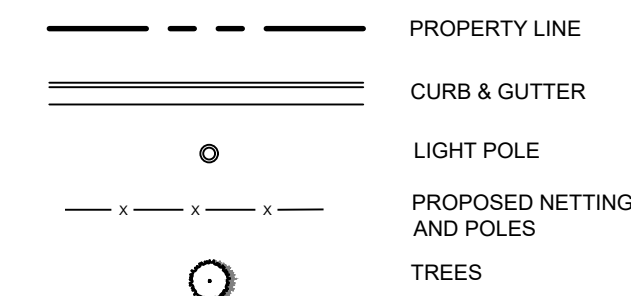
No:09.2022.2.49pm - User: diego.garcia
F:\1717-22-00007 Blue Jeans Golf - Kansas City, MO\04-Design\Civil\Design\17-22-00007 Kansas City CSP V2.dwg



EXISTING LEGEND



PROPOSED LEGEND



HARRISON FRENCH & ASSOCIATES, LTD.
1705 S. Walton Blvd., Suite 3
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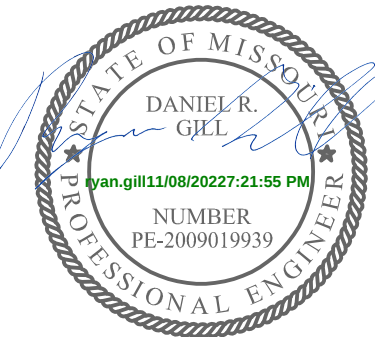
SPECIAL USE PERMIT AND PRELIMINARY DEVELOPMENT PLAN

1801 NE 40 HWY
BLUE SPRINGS, MO 64015

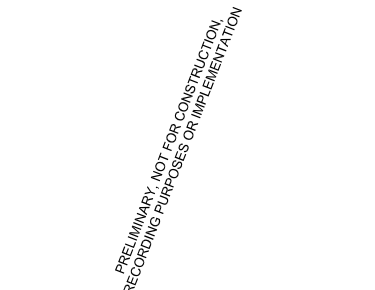
PROJECT NUMBER: 17-22-00007

ISSUE BLOCK		

DOCUMENT DATE: 07-Nov-22
CHECKED BY: WFM
DRAWN BY: SD



DANIEL R. GULL, P.E.
PE-2009019839
HARRISON FRENCH & ASSOCIATES, LTD.
E-2005011725-F



PAVING & DEMO PLAN

SHEET: C2.0



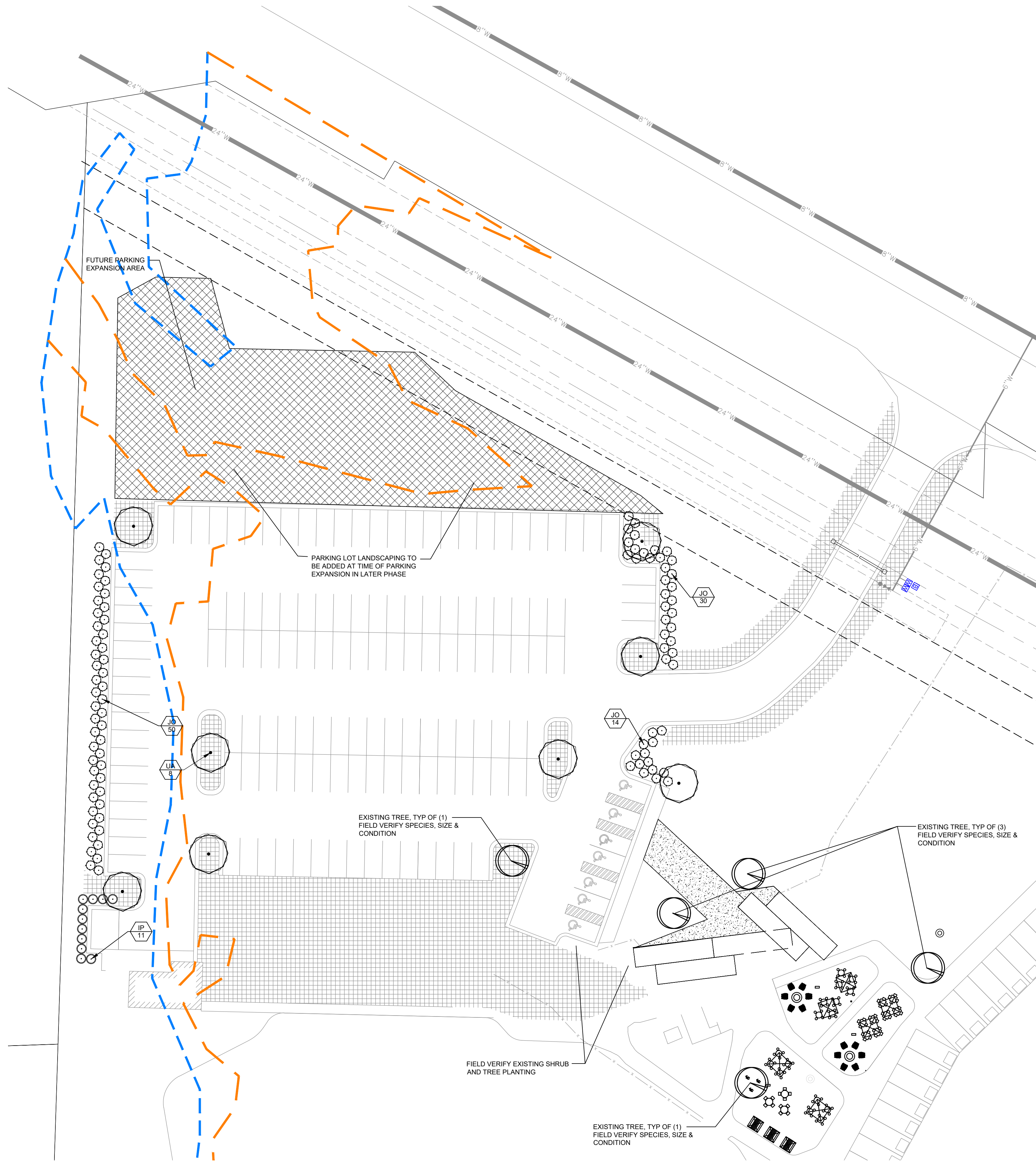
<u>REAL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>TRAIL</u>
	UA	10	Allee® Lacebark Elm / Ulmus parvifolia 'Allee'	B & B	3"Cal
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	
	IP	11	Blue Prince Holly / Ilex x meserveae 'Blue Prince'	5 gal	
<u>MEDIUM SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	
	JO	94	Grey Owl Eastern Redcedar / Juniperus virginiana 'Grey Owl'	5 gal	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	
	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 .05 x 49.633 21SF = 2481.66 SF REQUIRED	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 3.089SF 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 =4.14	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



STIPULATION FOR REUSE

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SPECIAL USE PERMIT AND PRELIMINARY DEVELOPMENT PLAN

1501 NE 40 HWY
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PROJ NUMBER: 17-22-00007

ISSUE BLOCK

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CHECKED BY: NP

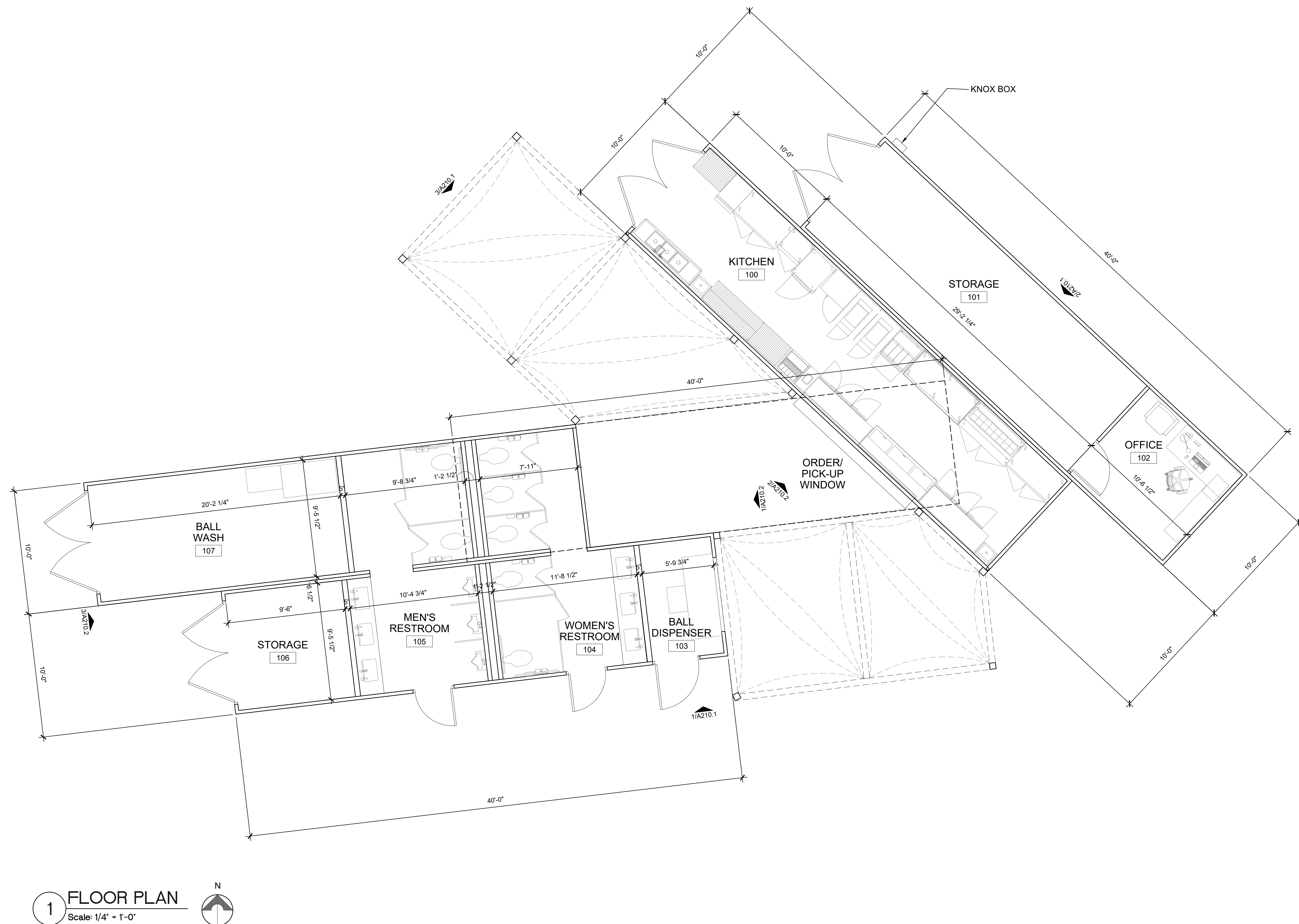
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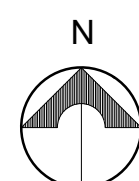
NOT FOR CONSTRUCTION

FLOOR PLAN

SHEET: **A101.1**



1 FLOOR PLAN
Scale: 1/4" = 1'-0"



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PROJ NUMBER: 17-22-00007

ISSUE BLOCK

10/20	REV1
11/08	REV2

CHECKED BY: NP

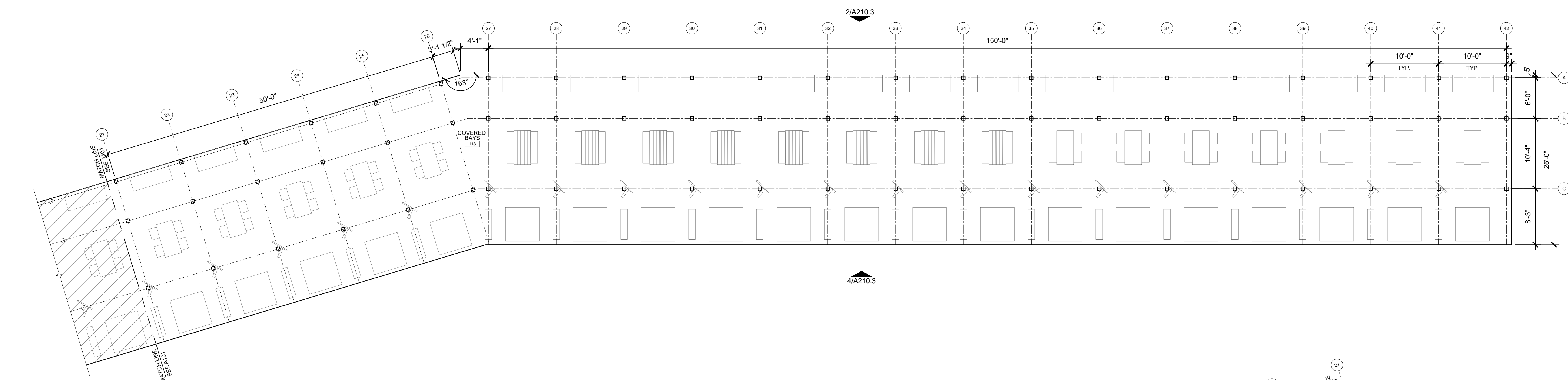
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DOCUMENT DATE: 11/08/22

NOT FOR CONSTRUCTION

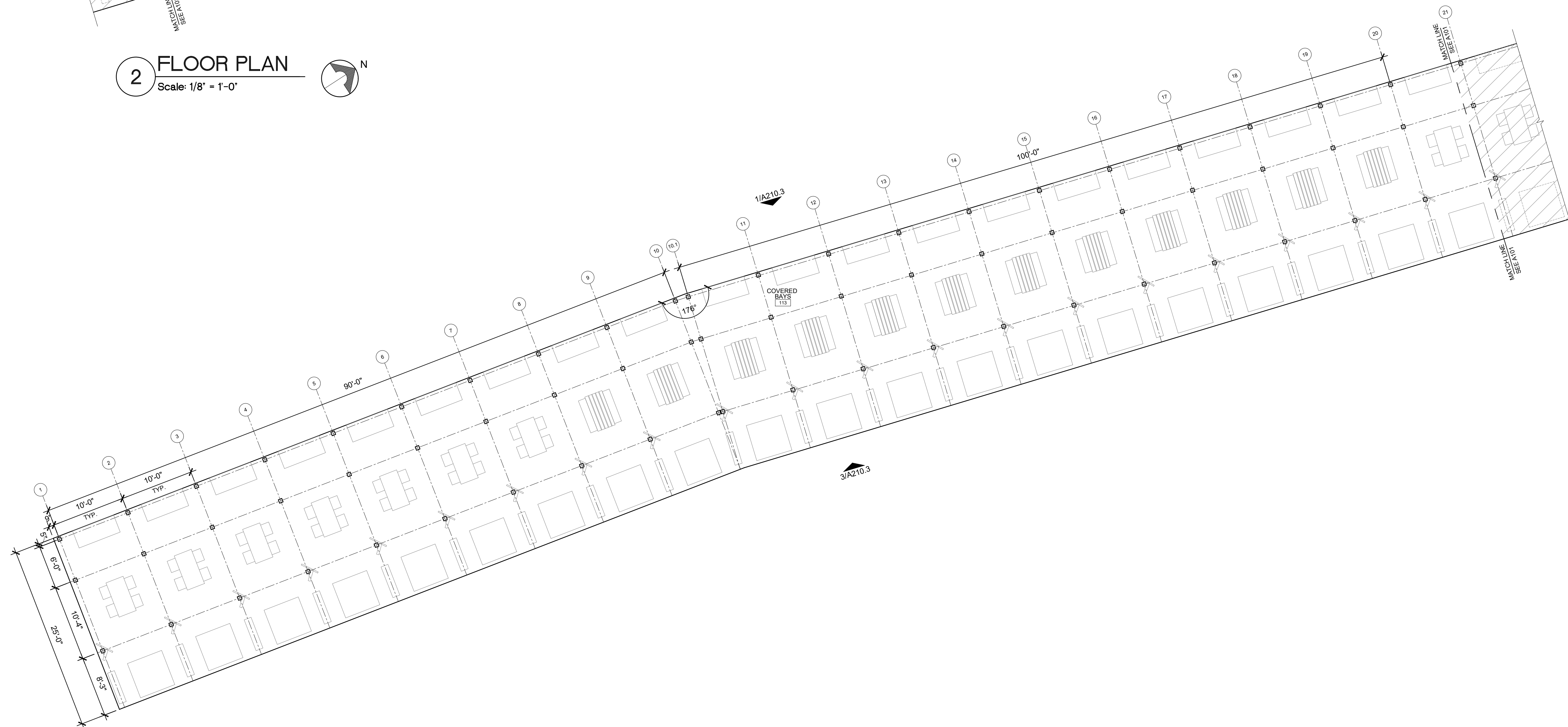
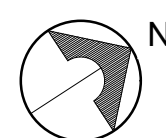
FLOOR PLAN

SHEET: **A101.2**

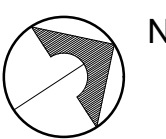


2 FLOOR PLAN

Scale: 1/8" = 1'-0"



1 FLOOR PLAN
Scale: 1/8" = 1'-0"



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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**SPECIAL USE PERMIT AND
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1501 NE 40 HWY
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PROJ NUMBER: 17-22-00007

ISSUE BLOCK

10/20 REV1

11/08 REV2

CHECKED BY: NP

DRAWN BY: EB

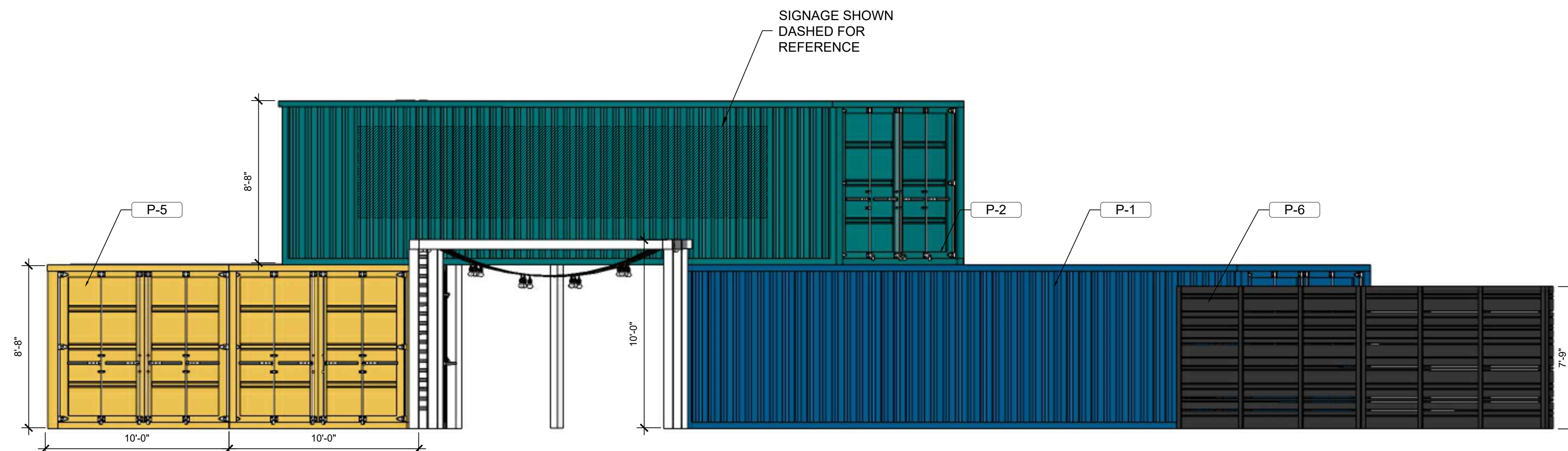
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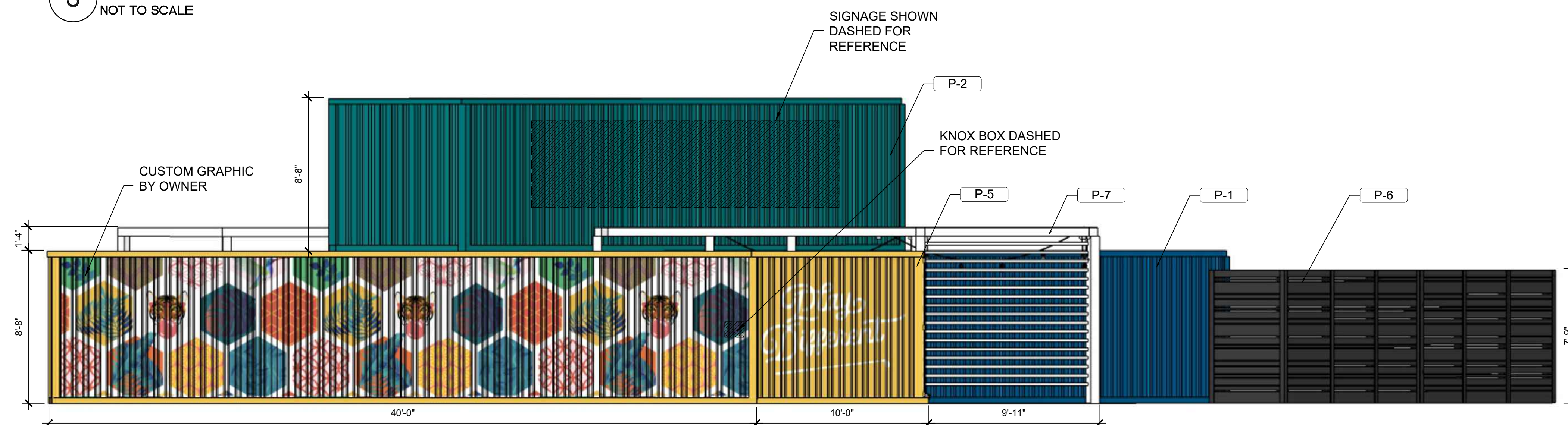
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EXTERIOR ELEVATIONS

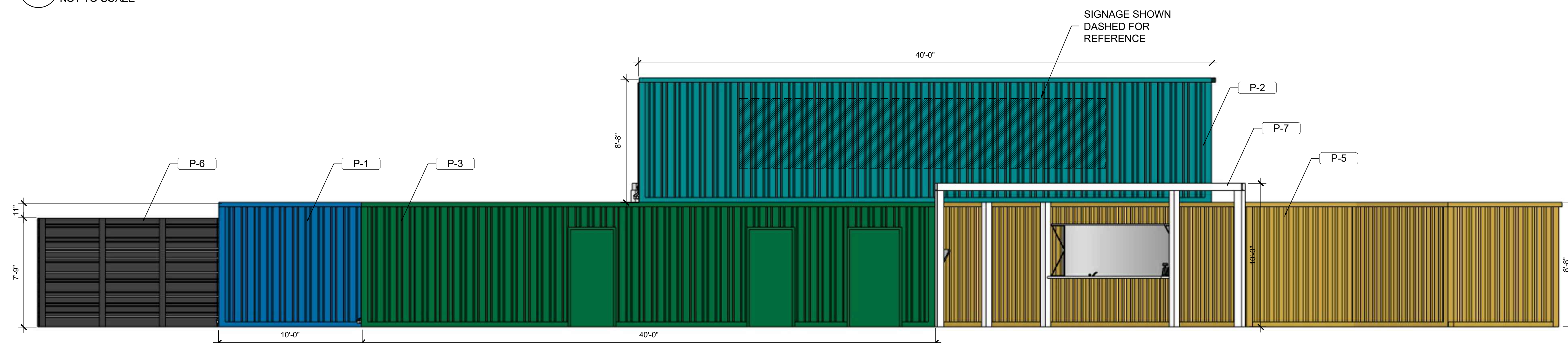
SHEET: **A210.1**



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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ISSUE BLOCK

10/20	REV1
11/08	REV2

CHECKED BY: NP

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DOCUMENT DATE: 11/08/22

DOCUMENT DATE: 11/06/22

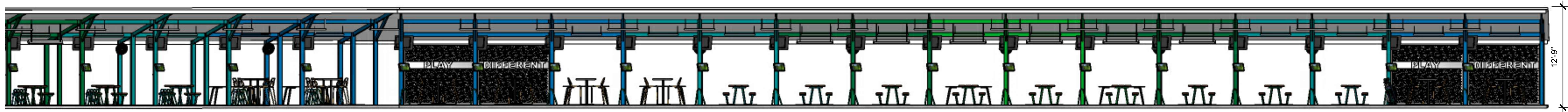
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EXTERIOR ELEVATIONS

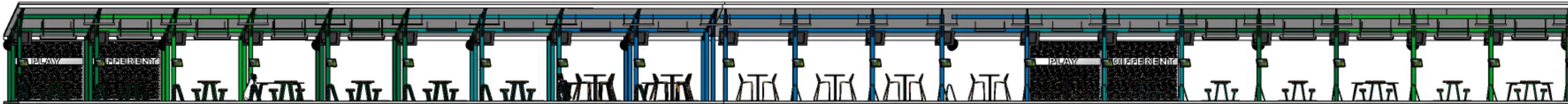
SHEET: **A210.2**



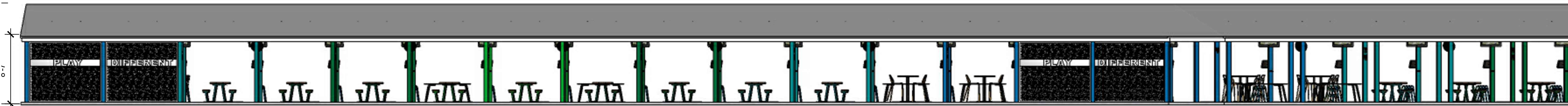
No:07 2022:12:45pm - User:egle.bankauskaitė
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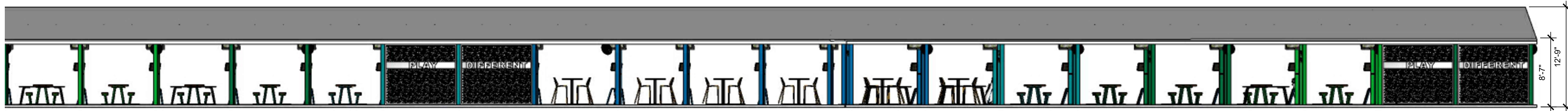
4 COVERED BAY EXTERIOR ELEVATION-NW
NOT TO SCALE



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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PLAN
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PROJ NUMBER 17-22-00007

ISSUE BLOCK	
10/20	REV1
11/08	REV2

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EXTERIOR
RENDERINGS