



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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- A101.2 FLOOR PLAN
- A210.1 SHIPPING CONTAINER EXTERIOR ELEVATIONS
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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**

2018 INTERNATIONAL FIRE CODE

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SPECIAL USE PERMIT AND  
PRELIMINARY DEVELOPMENT  
PLAN  
1501 NE 40 HWY  
BLUE SPRINGS, MO 64015  
PROJ NUMBER: 17-22-0007

ISSUE BLOCK

10/20 REV1

11/08 REV2

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DOCUMENT DATE: 11/08/22

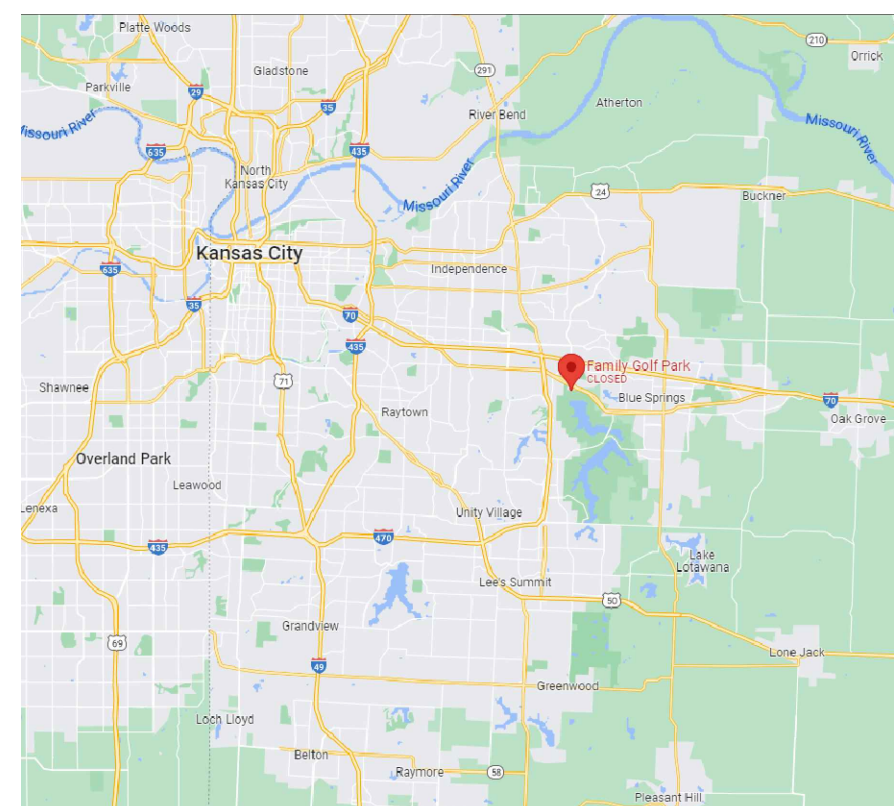
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COVER SHEET

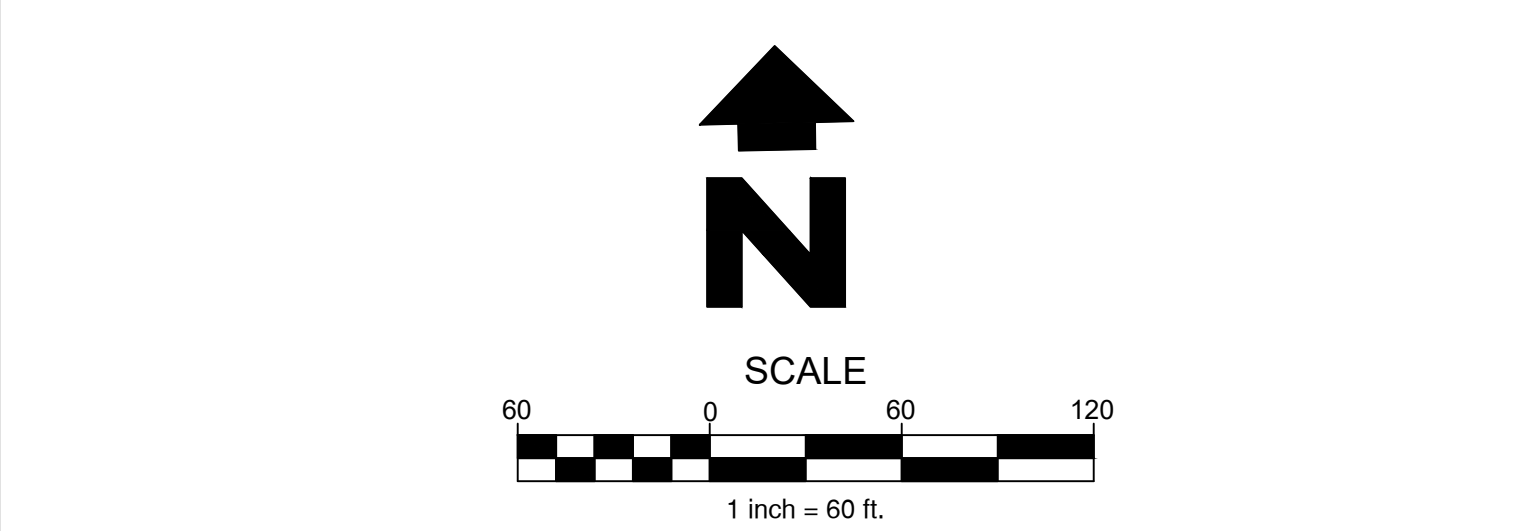
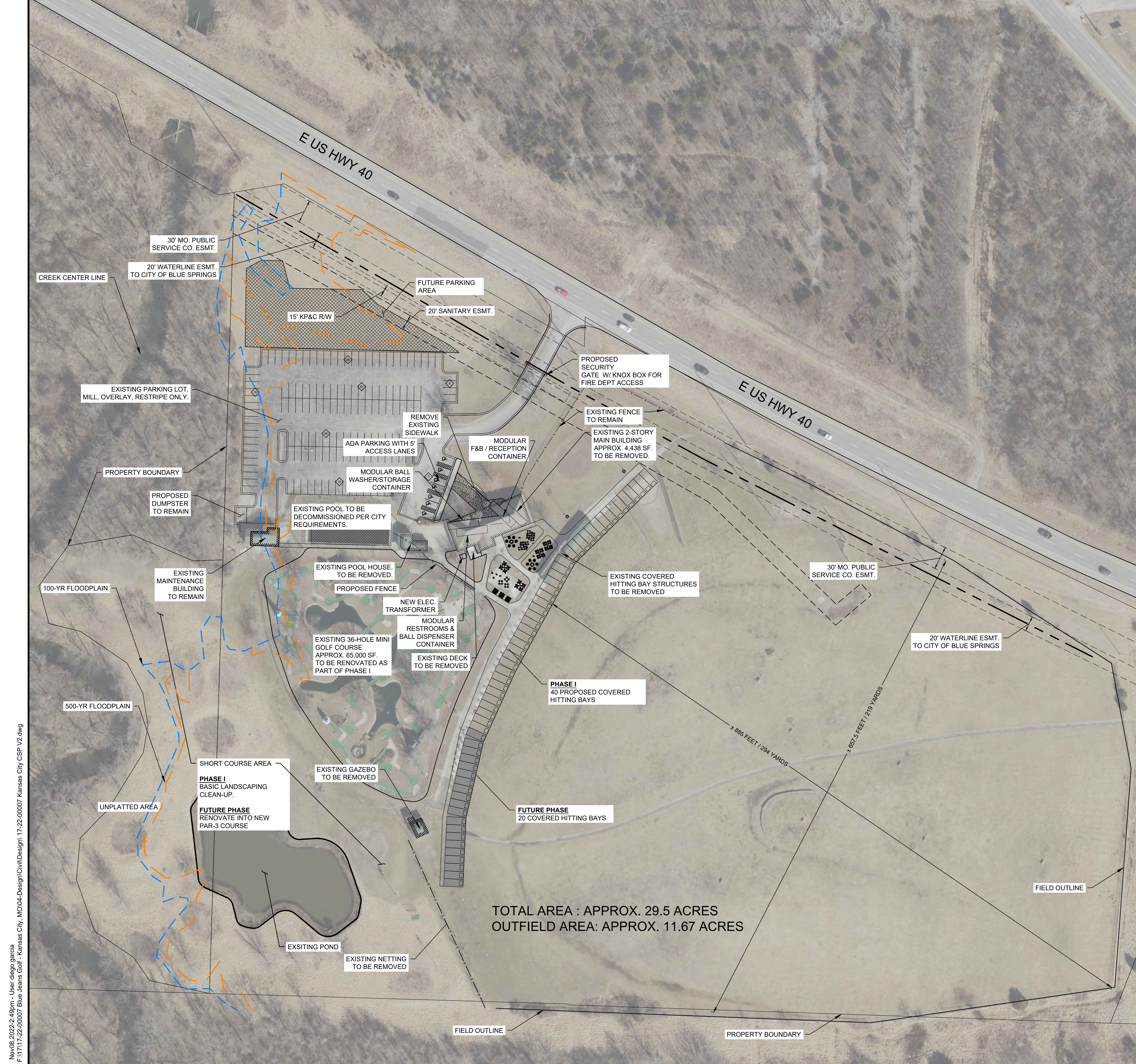
SHEET  
**G001**

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



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EXISTING LEGEND	PROPOSED LEGEND
○ LIGHT POLE	— — — — — PROPERTY LINE
— — — — — EXISTING NETTING AND POLES	===== CURB & GUTTER
	○ LIGHT POLE
	— — — — — PROPOSED NETTING AND POLES
	○ TREES

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
PARKING	FLOOR AREA RATIO (FAR) MAX: 0.55 PROVIDED: .013 ( 17,000 SF / 1,284,978.98 SF)
	GOLF COURSE OR DRIVING RANGE REQUIRED: DETERMINED BY DIRECTOR AT PLAN APPROVAL
	PROVIDED: 138 EXISTING PARKING SPACES
PARKING SPACE DIMENSIONS	HANDICAP SPACES: 6 HC SPACE/ 151-200 SPACES 1 VAN HC SPACE/ 6 HC SPACES
	90° PARKING ANGLE: 9' X 19' WITH 24' DRIVE ISLE
LANDSCAPING	HANDICAP SPACES: CAR ACCESSIBLE 9' X 20' (5' ACCESS AISLE) VAN ACCESSIBLE 11' X 20' (5' ACCESS AISLE)
	PARKING LOT LANDSCAPING: REQUIRED: MIN 5% MUST BE PROVIDED INTERNAL TO PARKING AREAS ~ 0.05 X 49,855.25SF = 2492.76SF
	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

Nov 09, 2023 2:46pm - User: drago.garcia  
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 PLAN  
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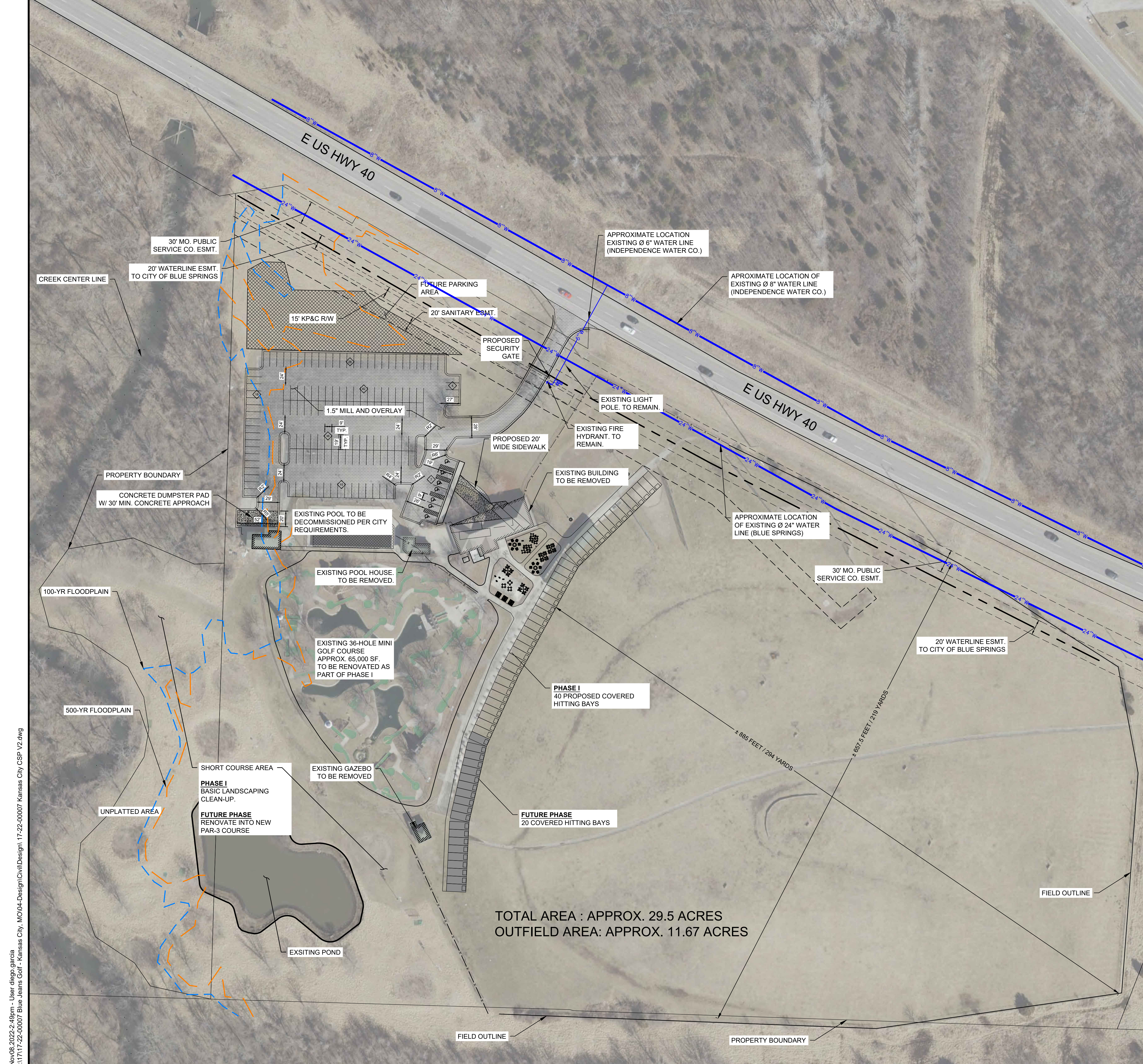
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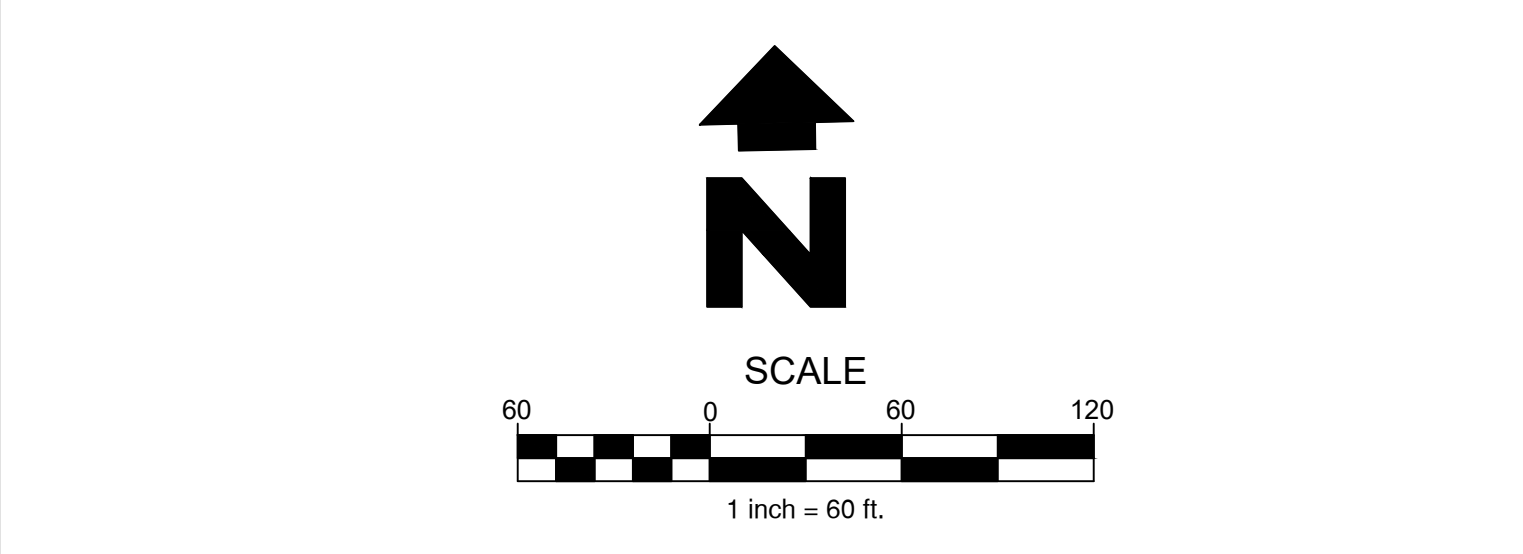
  
 DANIEL R. GILL, PE  
 PE-2008019839  
 HARRISON FRENCH & ASSOCIATES, LTD  
 E-2005011725-F

CONCEPT  
 SITE PLAN

SHEET:  
C1.0



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EXISTING LEGEND		PROPOSED LEGEND	
○	LIGHT POLE	---	PROPERTY LINE
-x-x-x-x-	EXISTING NETTING AND POLES	====	CURB & GUTTER
		○	LIGHT POLE
		-x-x-x-x-	PROPOSED NETTING AND POLES
		○	TREES

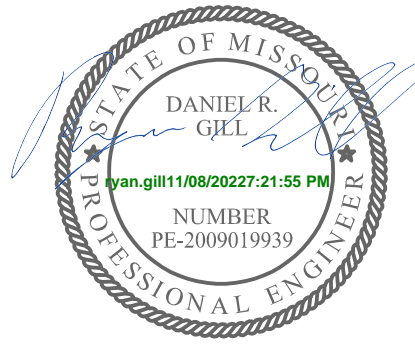
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**SPECIAL USE PERMIT AND PRELIMINARY DEVELOPMENT PLAN**  
 1801 NE 40 HWY  
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 PROJ NUMBER: 17-22-00007

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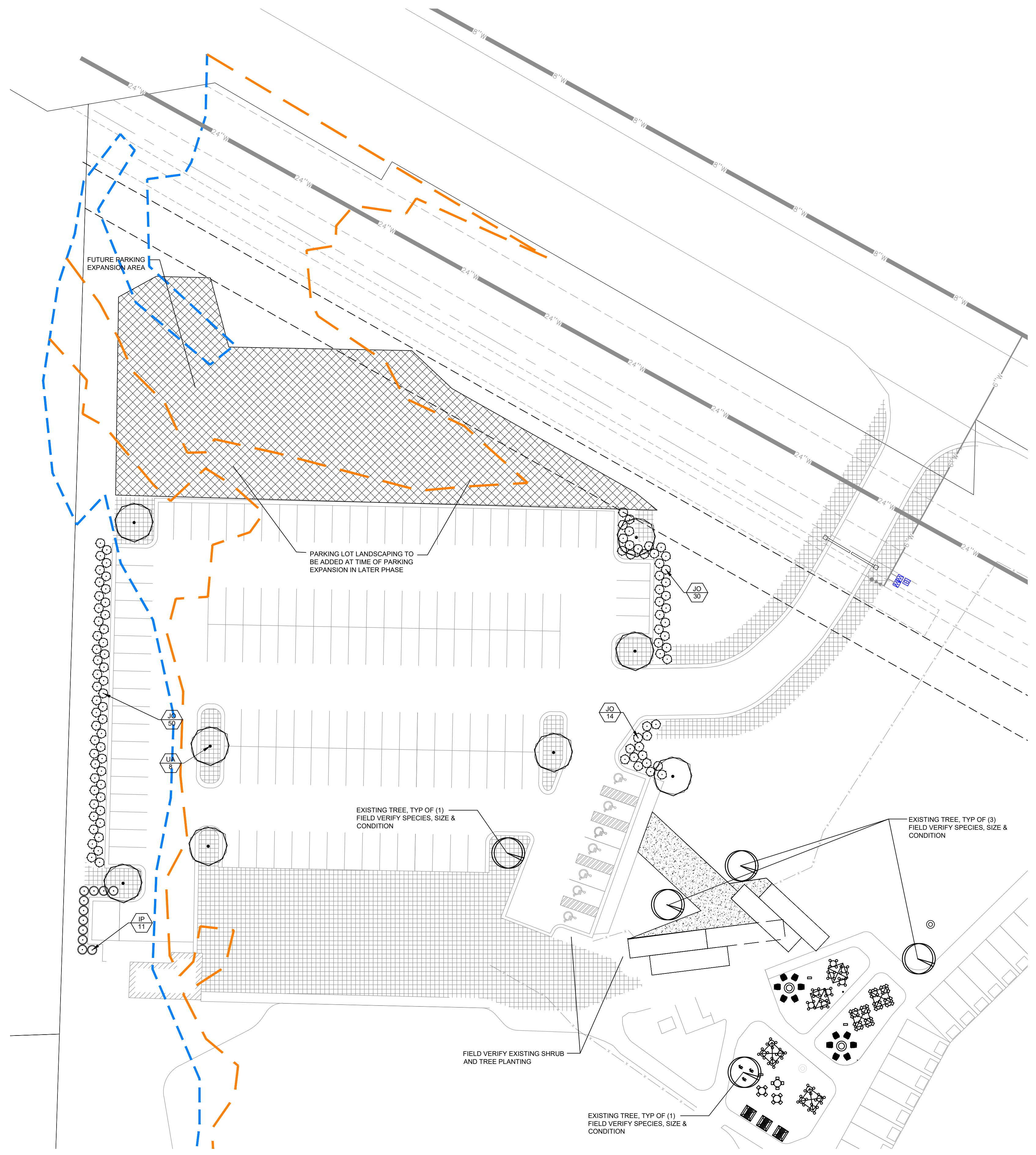
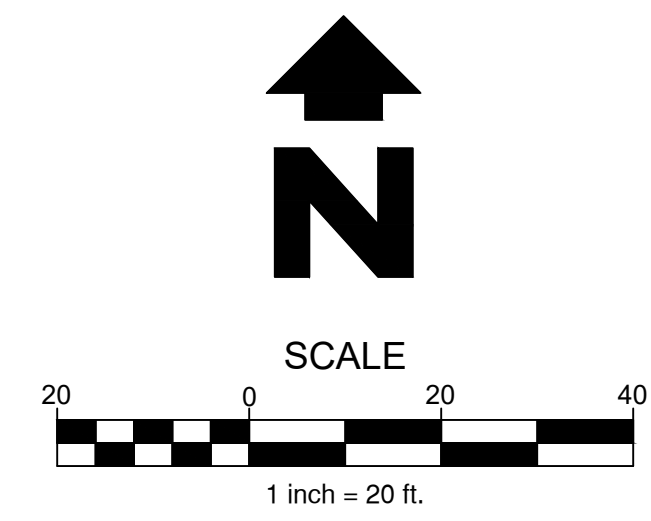

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 PE-2009019839  
 HARRISON FRENCH & ASSOCIATES, LTD.  
 E-2005011725-F

**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 49,633.21 SF = 2481.66 SF REQUIRED	3,080 SF PROVIDED APPROX 115 SF EXISTING
PARKING LOT SCREENING	12 SHRUBS/40 LF 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:**

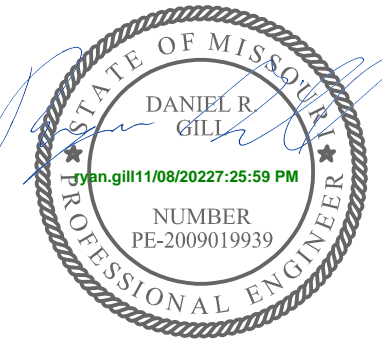
THIS PLAN IS FOR PARKING LANDSCAPE LAYOUT ONLY. FRONTAGE, OPEN YARD AREA AND LOT BUFFERING NOT INCLUDED IN THIS PHASE.  
BUFFERING ADDED ON WEST SIDE OF PROPERTY AS PART OF ADJACENT LOT SCREENING

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ISSUE BLOCK		
NO.	TITLE	DATE
1	PRELIM	09/16/2022

DOCUMENT DATE: 09/14/22  
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**LANDSCAPE PLAN**

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**ISSUE BLOCK**

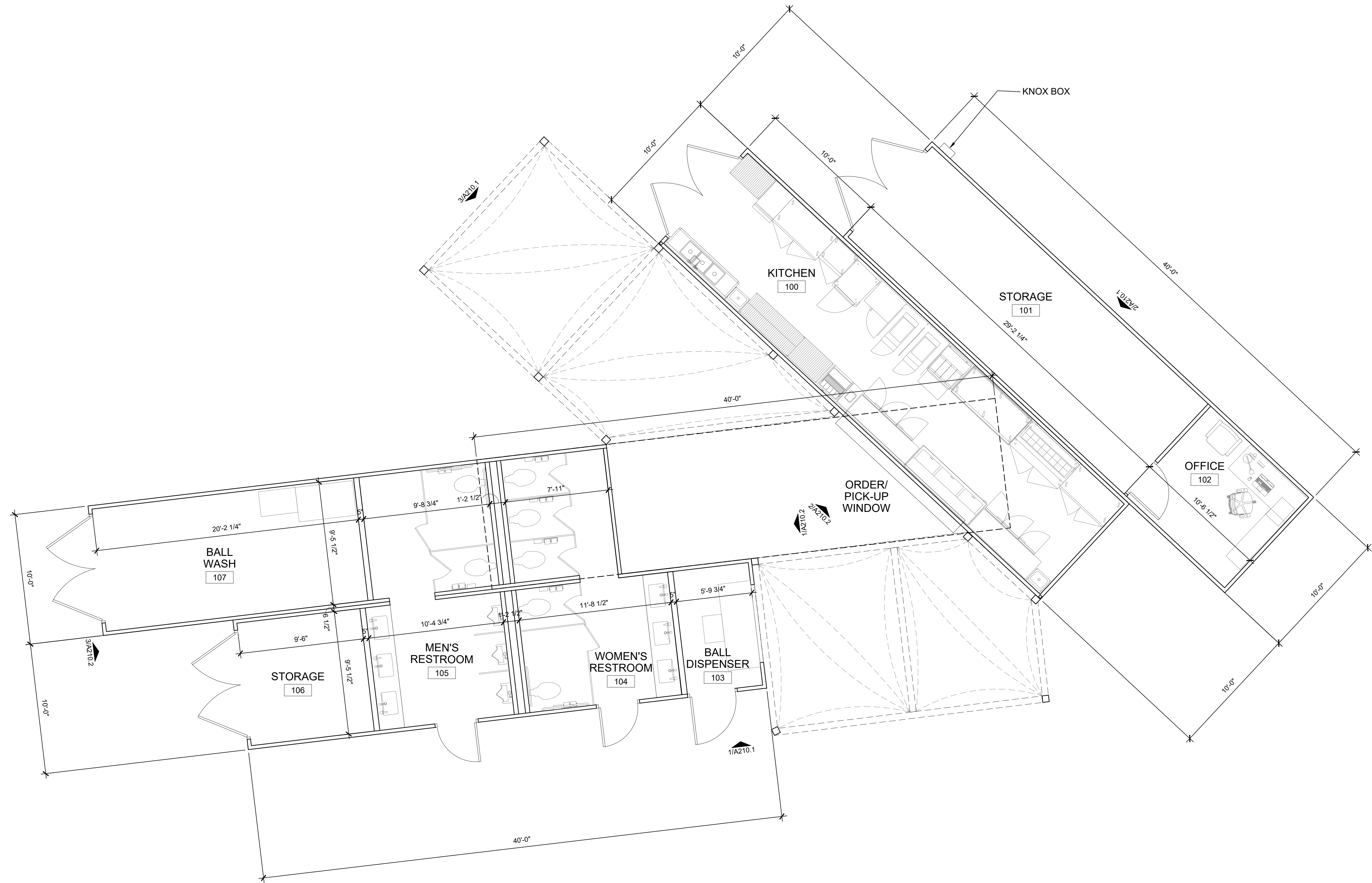
10/20	REV1	
11/08	REV2	

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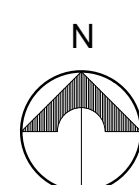
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FLOOR PLAN

SHEET  
**A101.1**



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



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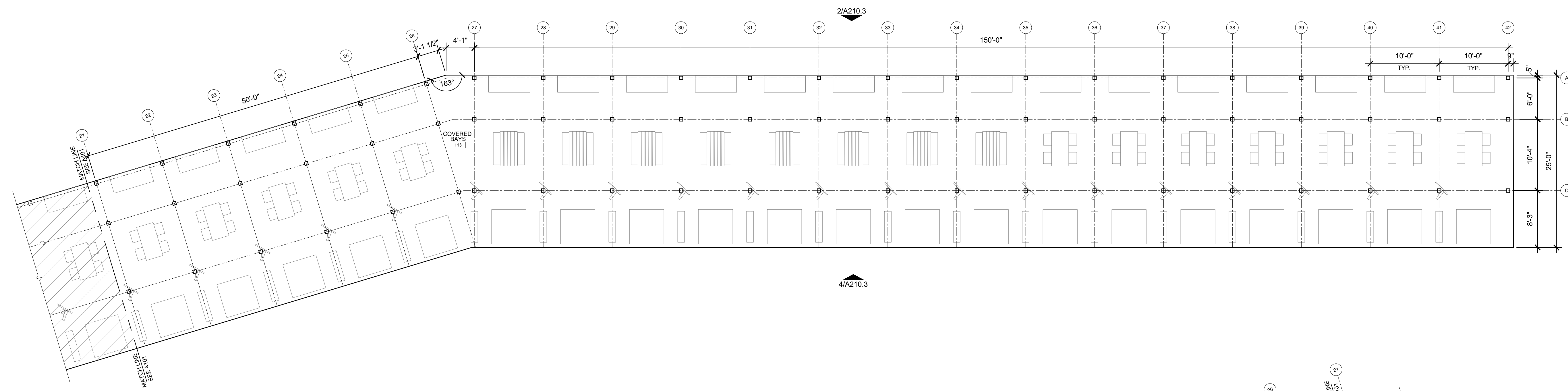
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11/08	REV2

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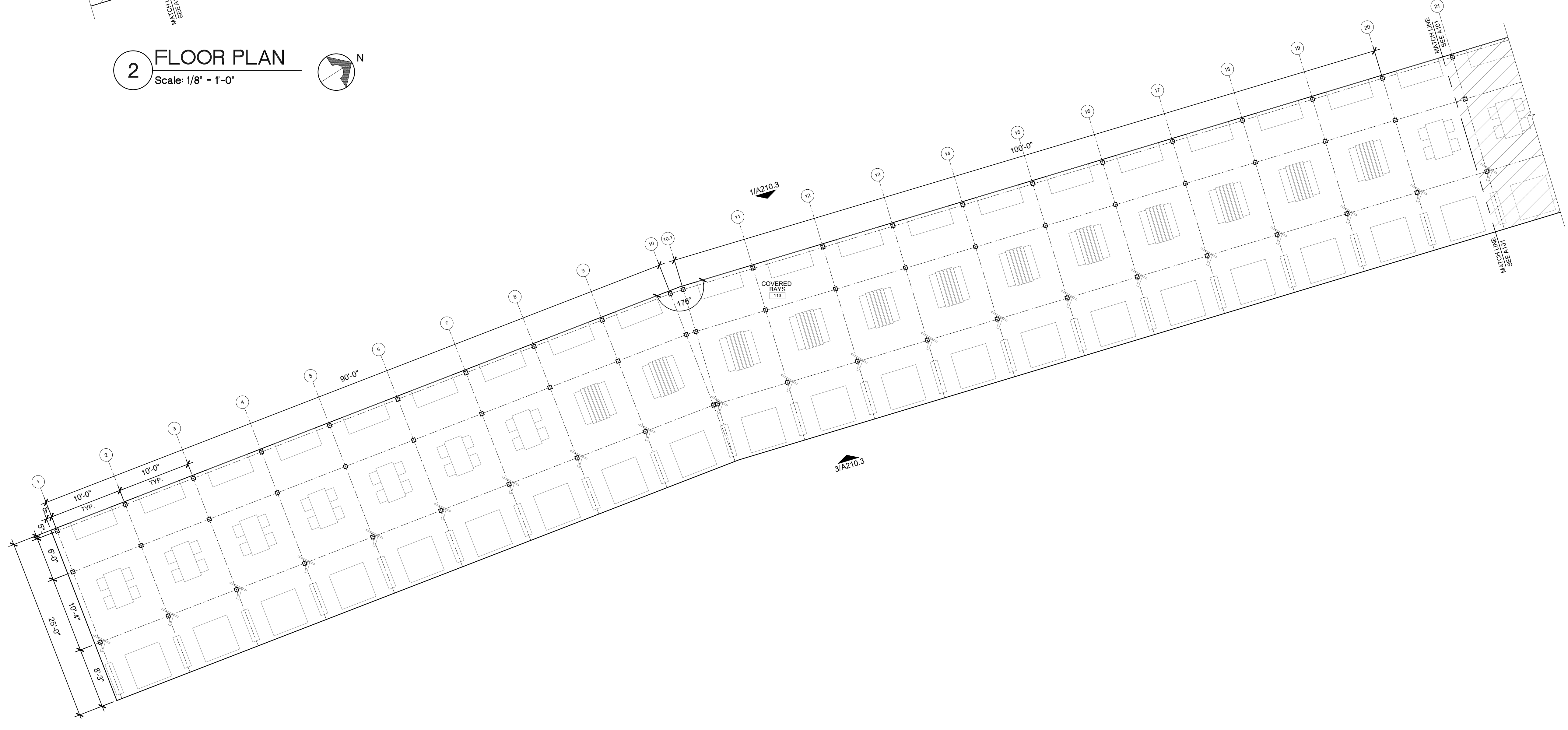
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FLOOR PLAN

SHEET  
**A101.2**



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

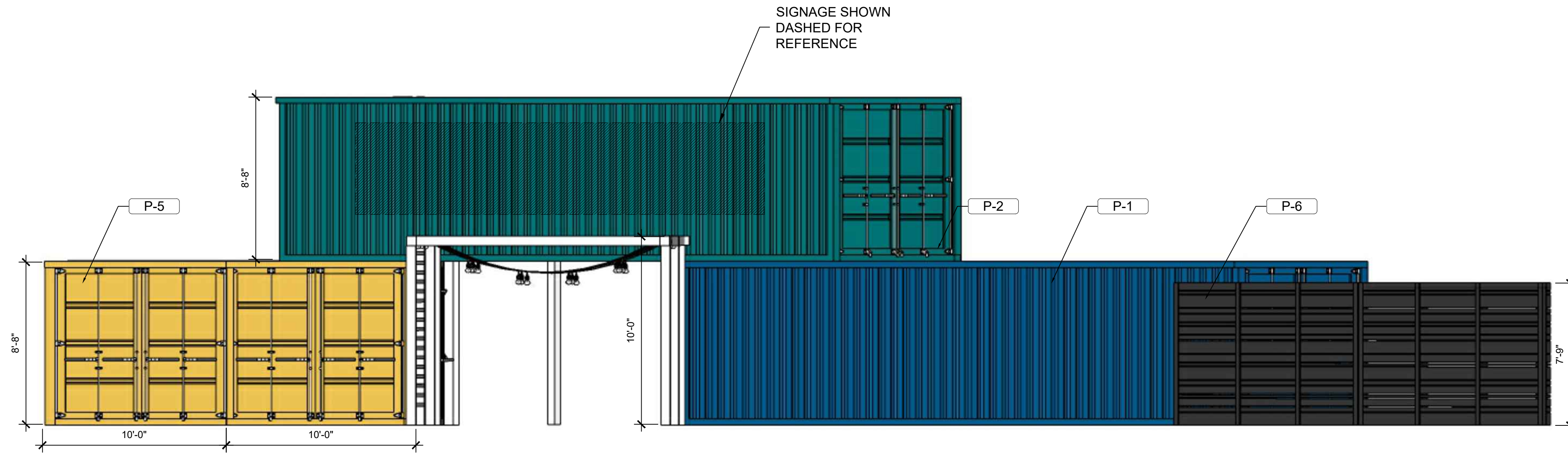


**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"  
N

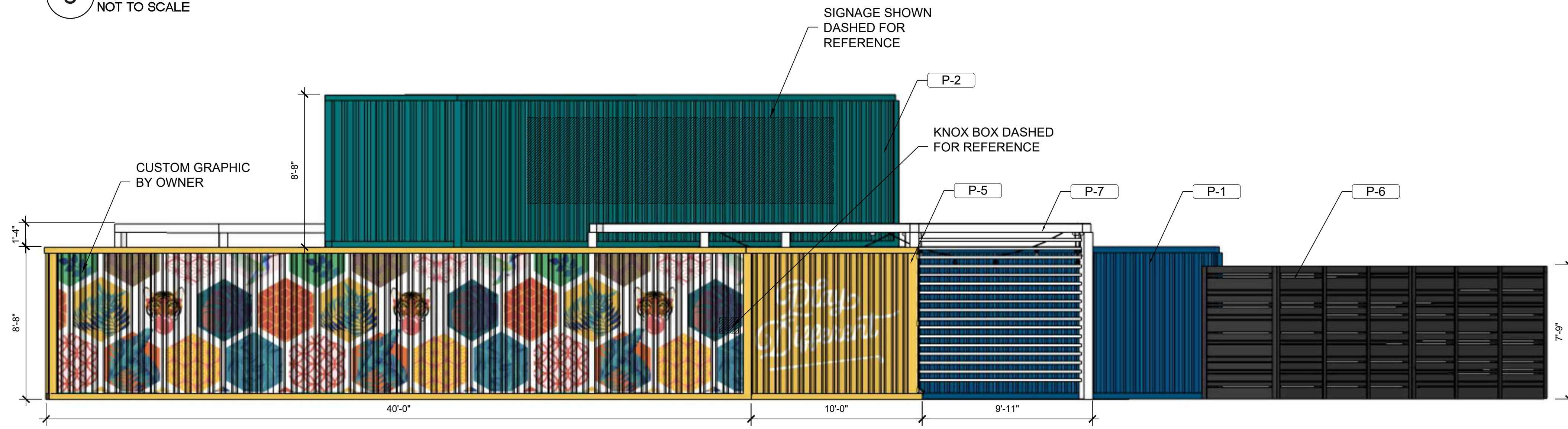
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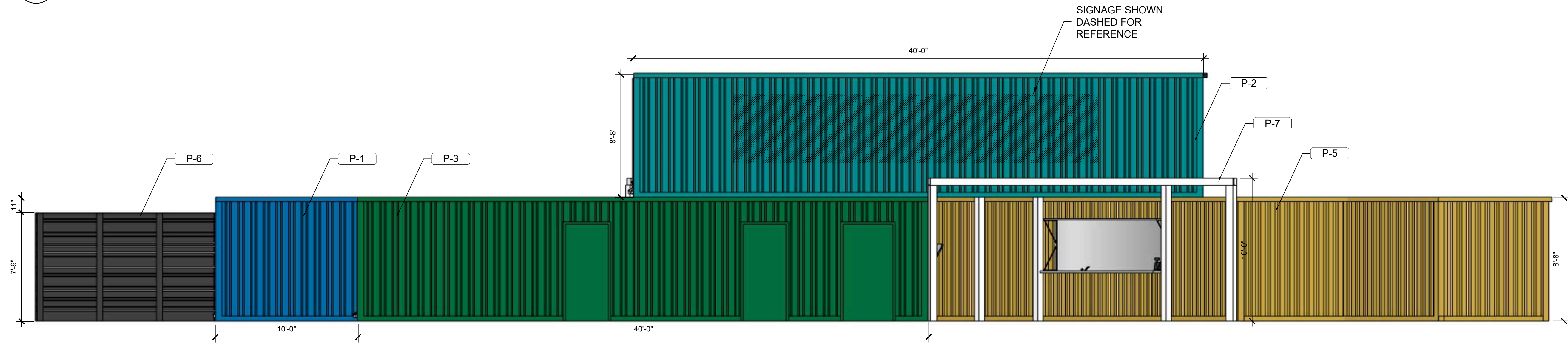
PAINT SCHEDULE			
TAG	MATERIAL	COLOR/NUMBER	FINISH
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P-2	PAINT	RAL5021 WATER BLUE	Semi-gloss
P-3	PAINT	RAL6029 MINT GREEN	Semi-gloss
P-4	PAINT	RAL6037 PURE GREEN	Semi-gloss
P-5	PAINT	RAL1032 BROOM YELLOW	Semi-gloss
P-6	PAINT	RAL7021 BLACK GREY	Semi-gloss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



**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	
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EXTERIOR  
ELEVATIONS

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10/20 REV1  
11/08 REV2

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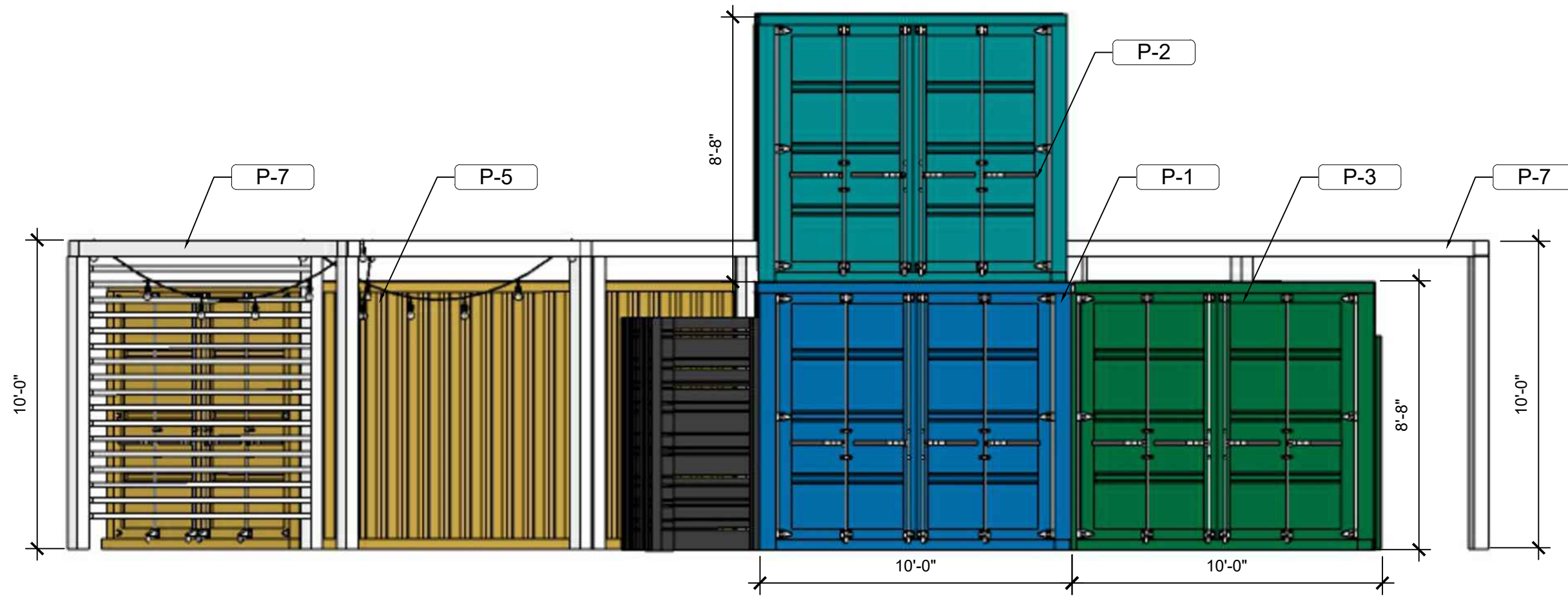
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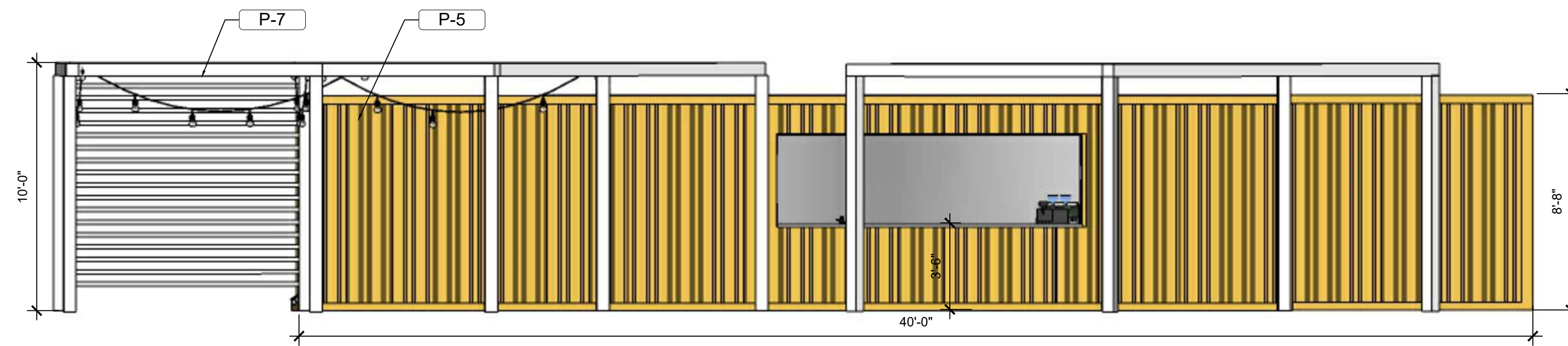
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EXTERIOR  
ELEVATIONS

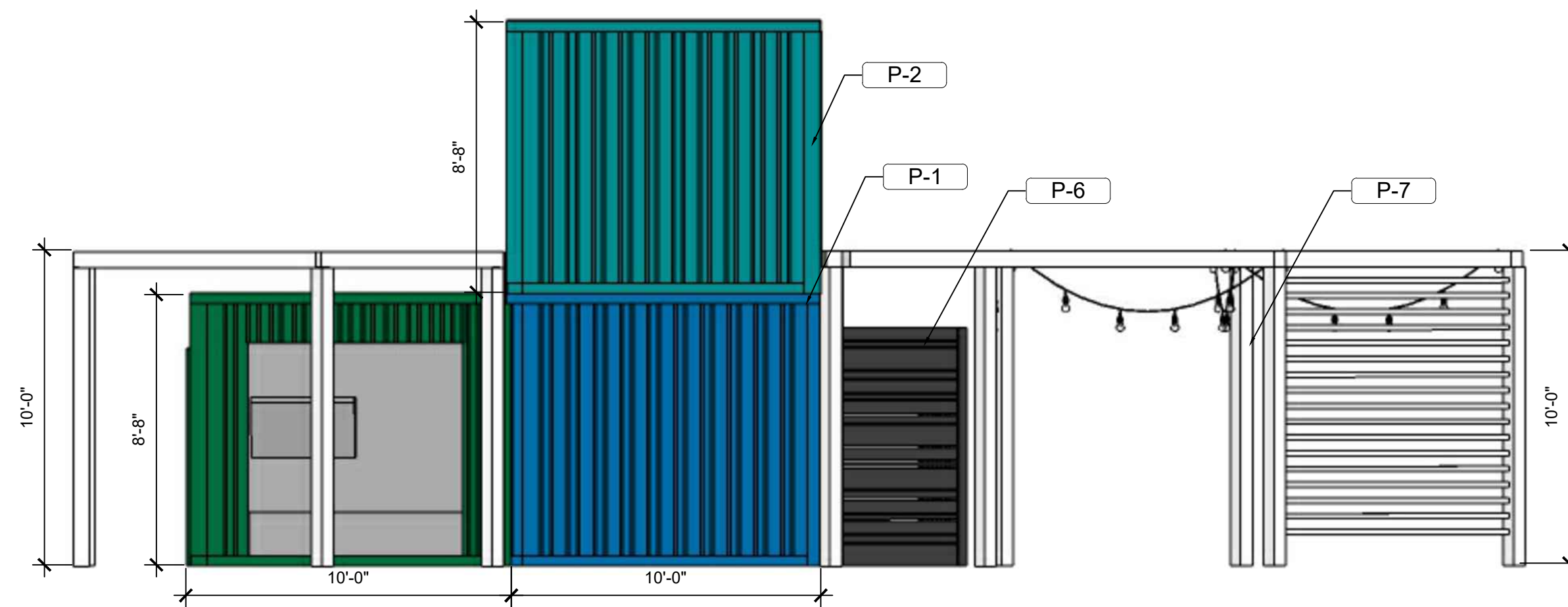
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A210.2



**3** SHIPPING CONTAINER EXTERIOR ELEVATION-E  
NOT TO SCALE



**2** SHIPPING CONTAINER EXTERIOR ELEVATION-NE  
NOT TO SCALE



**1** SHIPPING CONTAINER EXTERIOR ELEVATION-W  
NOT TO SCALE



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10/20 REV1

11/08 REV2

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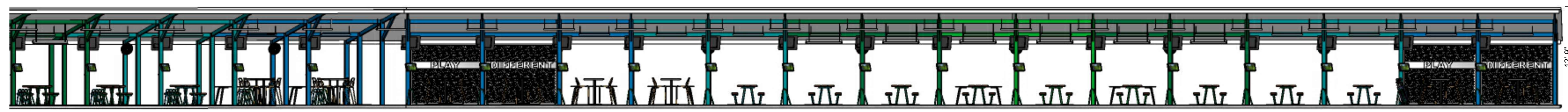
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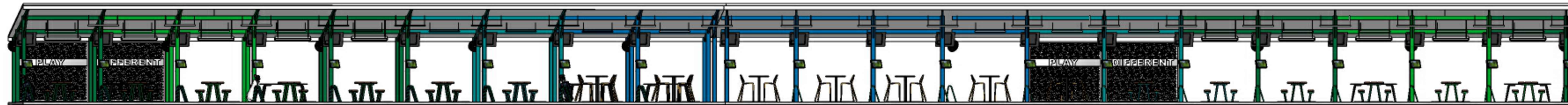
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EXTERIOR  
ELEVATIONS

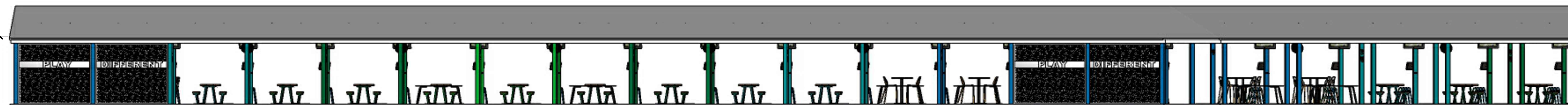
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**A210.3**



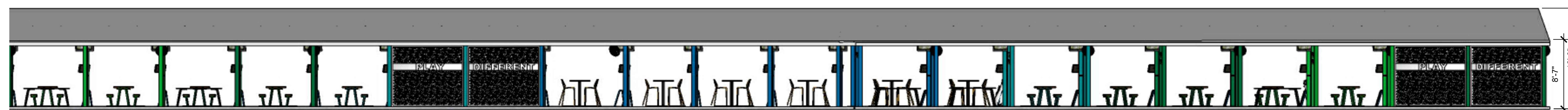
**4** COVERED BAY EXTERIOR ELEVATION-NW  
NOT TO SCALE



**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

Nov07\_2022:12:44pm - User: egie\_banbauskaitė  
F:\1717-22-0007 Blue Jeans Golf - Kansas City, MO\04-Design\Arch\101-SD\2022-11-08\_SUP\_Revision\SHEETS\A211 EXTERIOR RENDERINGS.dwg

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BLUE SPRINGS, MO 64015  
PROJ NUMBER: 17-22-0007

ISSUE BLOCK	
10/20	REV1
11/08	REV2

CHECKED BY: NP  
DRAWN BY: EB  
DOCUMENT DATE: 11/08/22

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EXTERIOR  
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