

FINAL DEVELOPMENT PLANS

CLUB CARWASH

LEE'S SUMMIT, MISSOURI



PROJECT ADDRESS
1021 JEFFERSON CROSSING
LEE'S SUMMIT, MISSOURI 64081

PROJECT NO. M24-8767A



- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385
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MAY, 2025
REVISED JUNE 23, 2025
REVISED JULY 3, 2025
REVISED AUGUST 15, 2025

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All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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1-800-DIG-RITE OR 811
www.motcall.com



DATE
Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

CONTACT INFORMATION

OWNER / DEVELOPER

OWNER: CLUB CARWASH OPERATING, LLC

REPRESENTATIVE: JUSTIN BARNES

ADDRESS: 1591 E. PRATHERSVILLE RD; COLUMBIA, MO 65202

PHONE: (573) 999-5178

SEWER

OWNER: CITY OF LEE'S SUMMIT WATER

REPRESENTATIVE: JEFF THORN

ADDRESS: 1200 SE HAMBLIN RD, LEE'S SUMMIT, MO 64081

PHONE: (816) 969-1900

WATER

OWNER: CITY OF LEE'S SUMMIT WATER

REPRESENTATIVE: JEFF THORN

ADDRESS: 1200 SE HAMBLIN RD, LEE'S SUMMIT, MO 64081

PHONE: (816) 969-1900

ELECTRIC

OWNER: EVERGY

REPRESENTATIVE:

ADDRESS: 1300 SE HAMBLIN RD, LEE'S SUMMIT, MO 64081

PHONE: (888) 471-5275

GAS

OWNER: SPIRE MO WEST

REPRESENTATIVE: THERESA GARZA

ADDRESS: 3025 SE CLOVER DR, LEE'S SUMMIT, MO 64082

PHONE: (816) 509-1033

TELEPHONE

OWNER: AT&T DISTRIBUTION

REPRESENTATIVE:

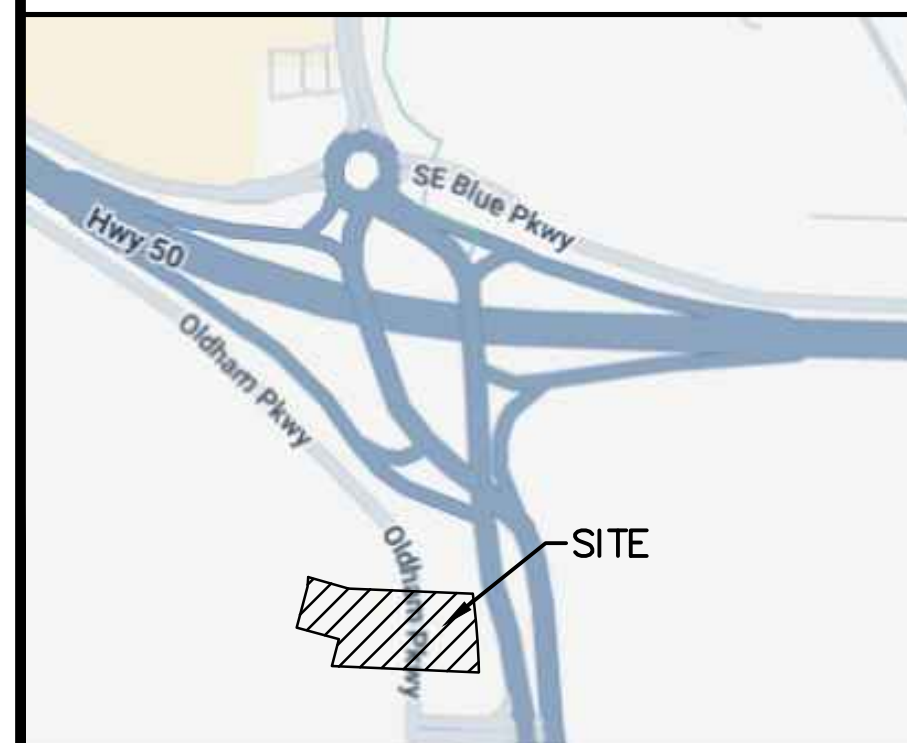
ADDRESS:

PHONE: (800) 924-9420

SPECIAL NOTES :

PROJECT BENCHMARK:
THE SURVEYED BEARINGS SHOWN ON THE TOPOGRAPHIC SURVEY WERE ESTABLISHED FROM GRID NORTH OF THE "MISSOURI COORDINATE SYSTEM OF 1983" AND ELEVATIONS REFERENCED TO NAVD 1988 BY UTILIZING GNSS RECEIVER INSTRUMENTATION AND THE MODOT GNSS RTK NETWORK.

SITE BENCHMARK:
ELEV.=1037.91 (NAVD88)
THE SITE BENCHMARK IS SQUARE CUT IN THE SW CORNER OF A CURB INLET ON THE WEST SIDE OF THE SOUTHBOUND LANE OF STATE HIGHWAY 291. APPROXIMATELY 185 FEET NORTH OF THE INTERSECTION WITH SW OLDHAM PARKWAY.



VICINITY MAP
NO SCALE



DWG NAME: \J\2024\W24-8767 - COW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A_C1_GENERAL NOTES.dwg LAYOUT TAB: GENERAL NOTES AND LEGEND PLOTTED ON: Aug 15, 2025 - 10:46am PLOTTED BY: Kforrell

- SITE NOTES
1. PROJECT BENCHMARK:
THE SURVEYED BEARINGS SHOWN ON THE TOPOGRAPHIC SURVEY WERE ESTABLISHED FROM GRID NORTH OF THE "MISSOURI COORDINATE SYSTEM OF 1983" AND ELEVATIONS REFERENCED TO NAVD 1988 BY UTILIZING GNSS RECEIVER INSTRUMENTATION AND THE MDOOT GNSS RTK NETWORK.

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2. ZONED: PLANNED MIXED USE, PMIX
FRONT YARD 20 FT.
SIDE YARD 0 FT.
REAR YARD 20 FT.

3. FLOODZONE:
THIS SITE FALLS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD. PER FIRM, FLOOD INSURANCE RATE MAP, FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2909SC0419G, MAP REVISED DATE OF JANUARY 20, 2017, FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.

4. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.

5. ALL STORM WATER RUNOFF SHALL MEET GOVERNING AUTHORITY CURRENT STANDARDS.

6. THE SITE SHALL CONFORM TO CITY OF LEES SUMMIT CURRENT STANDARDS.

7. THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER INFORMATION PROVIDED BY ENGINEERING SOLUTIONS.

8. TOTAL SITE ACREAGE 1.08 AC (47,242 SF.)

9. THIS SITE IS SERVED BY:
WATER – CITY OF LEES SUMMIT WATER
SANITARY SEWER – CITY OF LEES SUMMIT WATER
FIRE – LEES SUMMIT FIRE STATION #1
TELEPHONE – AT&T DISTRIBUTION
ELECTRIC – EVERGY
GAS – SPIRE MO WEST
FIBEROPTIC – AT&T DISTRIBUTION, EVERGY FIBER, GOOGLE FIBER

10. THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.

11. BOUNDARY INFORMATION IS PER SURVEY PERFORMED BY ENGINEERING SOLUTIONS.

12. THIS SITE WILL DEVELOP IN ONE PHASE.

13. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.

14. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

15. NO INVESTIGATION WAS PERFORMED REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT.

16. ALL GREEN SPACE AREAS SHALL BE SODDED.

17. SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.

18. ALL CONCRETE PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. ADA STRIPING SHALL BE BLUE.

19. CONTRACTOR SHALL SAW CUT ALL CURB AND GUTTER SECTIONS, CONCRETE MEDIANS, AND ALONG PAVEMENT WHERE PROPOSED CONSTRUCTION TIES INTO EXISTING AREAS. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AND PROVIDE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.

LOT DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE PRINCIPAL MERIDIAN, CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF LELANDS COMMERCIAL PARK ACCORDING TO THE "PLAT THEREOF" RECORDED AS I-578863 OF THE JACKSON COUNTY, MISSOURI RECORDS; THENCE SOUTH 2 DEGREES 35 MINUTES 27 SECONDS WEST 13.35 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 87 DEGREES 37 MINUTES 46 WEST 127.72 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 50 SECONDS EAST 53.62 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 10 SECONDS WEST 85.50 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 50 SECONDS EAST 81.00 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 14 SECONDS EAST 18.48 FEET; THENCE SOUTH 74 DEGREES 20 MINUTES 09 SECONDS EAST 80.82 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES 04 SECONDS EAST 239.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1352.39 FEET AND A CHORD THAT BEARS SOUTH 04 DEGREES 16 MINUTES 43 SECONDS EAST 151.25 FEET; THENCE ALONG SAID CURVE 151.33; THENCE NORTH 87 DEGREES 37 MINUTES 46 SECONDS WEST 155.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 47,242 SQUARE FEET, OR 1.08 ACRES.

OWNER:
OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

- UTILITY NOTES
1. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.

3. CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.

4. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR.

5. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI AT THE CONTRACTOR'S EXPENSE.

6. UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS AND METERS TO THE BUILDING.

7. NEW WATER LINES SHALL BE SDR 21 PVC OR C900. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED ON PLANS.

8. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.

9. CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.

10. ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTORS EXPENSE.

11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.

12. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.

13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

14. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

15. ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

16. ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING REQUIREMENTS.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.

18. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

19. UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT/MEP.

20. ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD CONSTRUCTION SPECIFICATIONS OF THE GOVERNING AGENCY.

21. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

22. CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER, SANITARY SEWER, & WATER MAIN FROM PIPE MANUFACTURER FOR EACH TYPE OF PIPE MATERIAL.

23. CONTRACTOR SHALL INSTALL A FACTORY CAP EQUAL TO THE SIZE OF UTILITY STUB TO BE SEALED OFF, AND BLOCK THE CAP WITH CONCRETE AT UTILITIES NOTES TO BE "CAPPED AND MARKED."

24. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE, OR IN RIGHT-OF-WAY, 30 DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.

- GRADING NOTES
1. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

2. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

3. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.

5. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

6. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

7. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN ANY STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

8. ON-SITE & OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

10. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.

11. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD.

12. ALL GRADING AND MATERIAL PLACEMENT ON THE SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNLESS A GEOTECHNICAL REPORT FOR THE SITE HAS DIFFERING REQUIREMENTS. IF A GEOTECHNICAL REPORT IS AVAILABLE THEN THE REPORT SHALL GOVERN.

PAD PREPARATION NOTE

CFS ENGINEERING PREPARED A GEOTECHNICAL INVESTIGATION FOR THIS PROJECT SITE AND THE REPORT IS DATED NOVEMBER 19, 2024. THE CONTRACTOR SHALL REVIEW THIS REPORT AND FOLLOW THE RECOMMENDATIONS INCLUDED IN THE REPORT.

OIL AND GAS WELLS

MDNR REPORTS DO NOT SHOW THE PRESENCE OF ANY ACTIVE ,INACTIVE OR CAPPED OIL AND/OR GAS WELLS ON THE PROJECT SITE

- LANDSCAPE NOTES
1. ALL AREAS ON SITE THAT ARE DISTURBED SHALL BE SODDED.

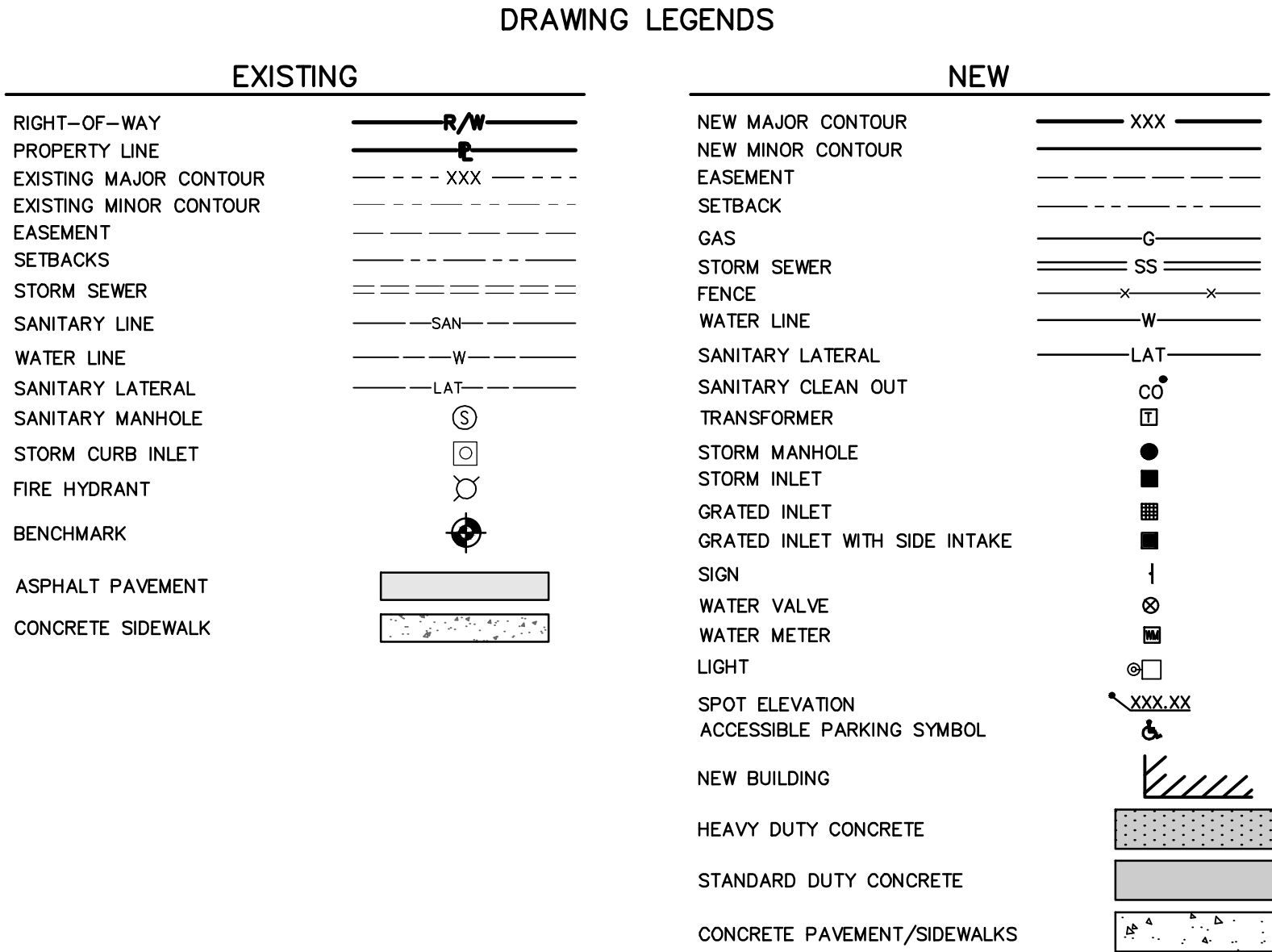
2. ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.

3. ANY LANDSCAPE BED NOT EDGED BY CONCRETE CURBING SHALL HAVE A SPADE-CUT EDGE.

4. ALL AREAS ARE TO BE IRRIGATED.

ADA COMPLIANCE

ALL ADA PARKING SPACES SHALL HAVE A 2% OR LESS SLOPE IN ANY DIRECTION. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1.5% PREFERRED). ALL WALKS SHALL HAVE A 5% OR LESS LONGITUDINAL SLOPE WHERE POSSIBLE. WHERE WALKS REQUIRE A SLOPE MORE THAN 5% LONGITUDINALLY WITH MORE THAN 6" OF VERTICAL RISE, THE CONTRACTOR SHALL INSTALL HANDRAILS MEETING ADA GUIDELINES. THE LONGITUDINAL SLOPE OF ANY WALK SHALL NOT EXCEED 8.33%. ANY WALK WITH A SLOPE BETWEEN 5% AND 8.33% SHALL NOT EXCEED 30FT. HORIZONTALLY IN LENGTH WITHOUT A LANDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADA PARKING PAVEMENT, WALKS, ETC. MEETS CURRENT ADA AND MUNICIPALITY GUIDELINES.



636-332-4574 (tel.)
636-327-0760 (fax)
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8 East Main Street
Wentzville, Missouri 63385

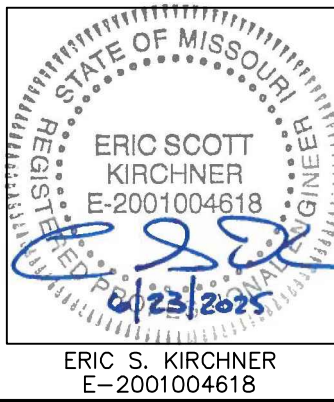
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• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

ochran

Missouri State Certificate
of Authority Numbers:
2010000046

Two working days prior to
the start of any excavation
call 1-800-DIG-RITE for full
utility location information.

All OSHA rules & regulations
must be followed during all
construction required by these
plans and be strictly followed
(ie. trenching, blasting, etc.)



FINAL DEVELOPMENT PLANS

CLUB CARWASH

LEE'S SUMMIT, MISSOURI

GENERAL NOTES AND LEGEND	DATE: 06/23/25	DESIGNER: KAF	APPROVED BY: ESK	DATE: MAY 2025	SCALE: NO SCALE	PROJECT NO: M24-8767A	DRAWING NO: C1

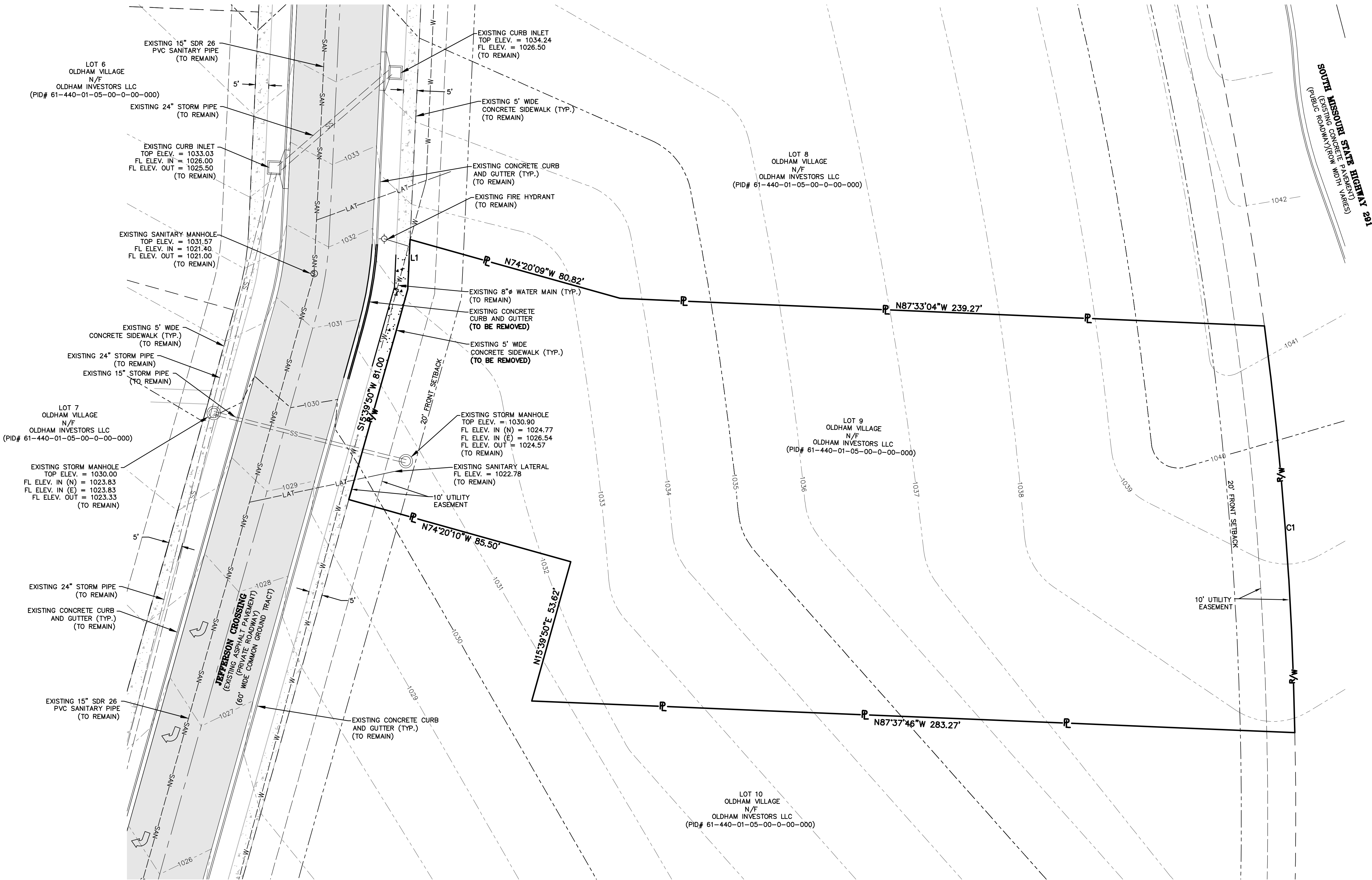
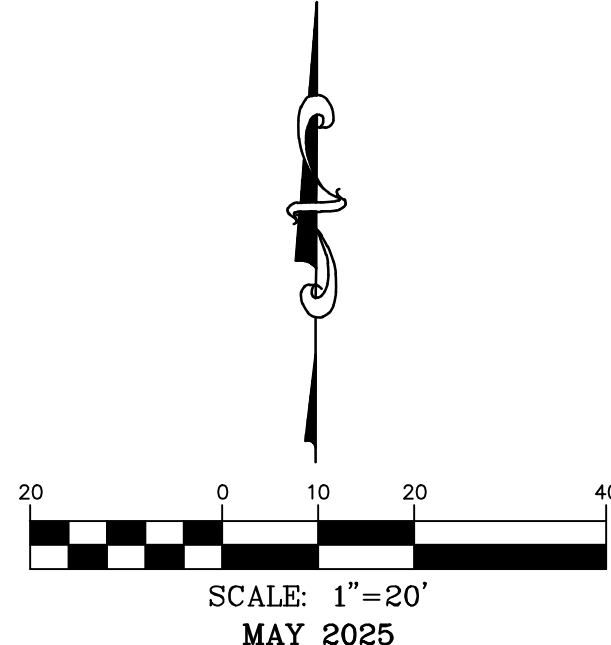
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DWG NAME: J:\2024\W24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A_02_EXISTING CONDITIONS.dwg LAYOUT TAB: SITE PLAN PLOTTED ON: Aug 15, 2025 - 10:46am PLOTTED BY: KForrell

L1
S2°38'14"W 18.48'
C1
RADIUS=1352.39'
ARC LENGTH=151.33'
CHORD BEARING= S04°16'43"E
CHORD LENGTH=151.25'

EXISTING CONDITIONS



OWNER:
OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

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8 East Main Street
Wentzville, Missouri 63385

COCHRAN

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utility location information.

All OSHA rules & regulations
must be followed during
construction required by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

ERIC SCOTT
KIRCHNER
E-2001004618
6/23/2025

ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

DATE:	APPROVED BY:
06/23/25	KAF
	ESK

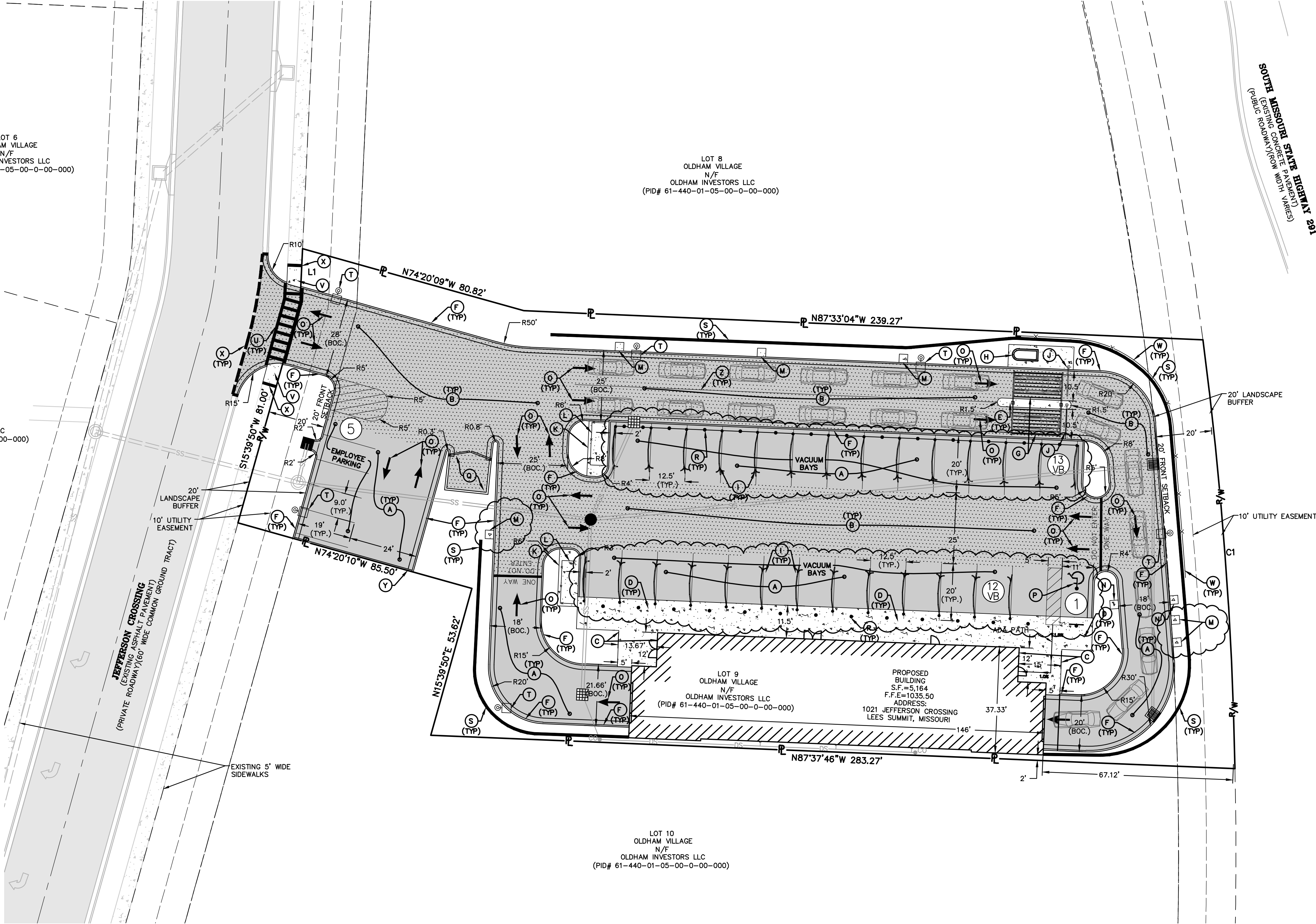
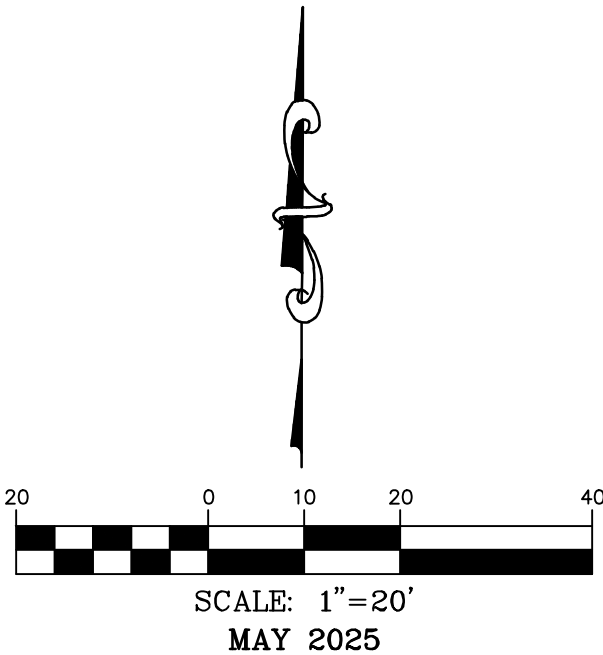
DATE:	APPROVED BY:
MAY 2025	KAF
	ESK

SCALE: 1:20

PROJECT NO: M24-8767A

DWG. NO: C2

SITE PLAN



SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET C12.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET C12.
- (C) NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET C12.
- (D) NEW 6" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET C12.
- (E) NEW 3' WIDE CONCRETE ISLAND, SEE DETAIL, SHEET C12.
- (F) NEW 6" VERTICAL CURB AND GUTTER. SEE DETAIL, SHEET C12.
- (G) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- (H) NEW ATTENDANT KIOSK. BY OWNER.
- (I) NEW VACUUM ARMS. BY OWNER.
- (J) NEW STOP ARM. BY OWNER.
- (K) NEW 7'x17" CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
- (L) NEW METAL TURBINE SCREENING. SEE DETAIL, SHEET C12.
- (M) NEW 3'x3'x4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (N) NEW 3'x3'x6" CONCRETE PADS FOR CAMERA ARCH.
- (O) NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET C12.
- (P) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAILS, SHEET C12.
- (Q) NEW TRASH ENCLOSURE. SEE DETAIL, SHEET C12.
- (R) NEW BOLLARD. SEE DETAIL, SHEET C12.
- (S) NEW RETAINING WALL. SEE DETAIL, SHEET C13.
- (T) NEW LIGHT STANDARD. SEE DETAIL, SHEET C16.
- (U) NEW CROSSWALK. SEE DETAIL, SHEET C12.
- (V) NEW ADA RAMP. SEE DETAIL, SHEET C5.
- (W) NEW 4" BLACK METAL FENCE. SEE DETAIL, SHEET C12.
- (X) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT
- (Y) TEMPORARY ASPHALT CURB. SEE DETAIL, SHEET C12.
- (Z) NEW 12" BLACK STACKING LANE STRIPING WITH 4" RED CENTER STRIPE.

VACUUM STATIONS:
PROVIDED = 25 VACUUM STATIONS

NOTE:
SEE PLAN SHEET C16 FOR SITE LIGHTING PHOTOMETRICS.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 9'x19'
ADA PARKING - 11'x19'
ADA VAN PARKING - 11'x19'
ADA ACCESSIBLE STRIPING - 5'x19'
PARKING DRIVE AISLES (TWO-WAY) - 24'W MIN.
PARKING DRIVE AISLES (ONE-WAY) - 24'W MIN.
DRIVE AISLES (TWO-WAY) - 20'W MIN.
DRIVE AISLES (ONE-WAY) - 10'W MIN.

PARKING REQUIREMENTS:
1 SPACE/ EMPLOYEE ON MAX SHIFT

TOTAL SPACES REQUIRED:	= 5 SPACES
TOTAL SPACES PROVIDED:	= 5 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACES
ADA TOTAL SPACES PROVIDED:	= 1 SPACES
TOTAL STACKING SPACES REQUIRED:	= 5 SPACES
TOTAL STACKING SPACES PROVIDED:	= 22 SPACES

NOTE:
ALL SIGNS MUST COMPLY WITH THE SIGN REQUIREMENTS AS OUTLINED IN THE SIGN SECTION OF THE ORDINANCE.

LOT COVERAGE PERCENTAGE:
GREEN SPACE = 11,812 SF (25.11%)
PAVEMENT AND BUILDING = 35,233 SF (74.89%)

NOTE:
LOT AREA:
47,242 SF
BUILDING AREA:
5,164 SF
FAR = 0.11

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE or 811
www.motcall.com

L1
S2°38'14"W 18.48'
C1
RADIUS=1352.39'
ARC LENGTH=151.33'
CHORD BEARING= S04°16'43"E
CHORD LENGTH=151.25'

LOT 6
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

LOT 7
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

LOT 8
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

LOT 9
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

LOT 10
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

PROPOSED BUILDING
S.F.=5,164
F.F.E=1035.50
ADDRESS:
1021 JEFFERSON CROSSING
LEES SUMMIT, MISSOURI

OWNER:
OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

636-332-4574 (tel.)
636-327-0760 (fax)
636-332-4574 (tel.)
636-327-0760 (fax)
636-332-4574 (tel.)
636-327-0760 (fax)

North Office
8 East Main Street
Wentzville, Missouri 63385

COCHRAN

Missouri State Certificate
of Authority Numbers:
2010000046

Two working days prior to
the start of any excavation
call 1-800-DIG-RITE for
utility location information.

All OSHA rules & regulations
must be followed by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

ERIC SCOTT
KIRCHNER
E-2001004618

ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

DATE:	06/23/25	BY:	KAF	DATE:	07/03/25	BY:	KAF	DATE:	08/15/25	BY:	ESK
DATE:	06/23/25	BY:	KAF	DATE:	07/03/25	BY:	KAF	DATE:	08/15/25	BY:	ESK

SCALE: 1:20

PROJ. NO: M24-8767A

DWG. NO: C3



A	REFER TO ARCHITECTURAL AND MEP PLANS FOR CONTINUATION OF SANITARY SEWER CONNECTION TO THE BUILDING. SEE DETAIL FOR SANITARY LATERAL ON SHEET C13. FL. ELEV. = 1028.50.
B	NEW SANITARY SEWER LATERAL AND GREASE INTERCEPTORS. SEE ARCHITECTURAL AND MEP PLANS.
C	NEW SANITARY CLEANOUT. SEE DETAIL, SHEET C13.
D	NEW 4" Ø C900 PVC WATER SERVICE LINE.
E	NEW 2" WATER METER. SEE DETAIL, SHEET C14.
F	NEW 2"x4" INCREASER.
G	NEW 4"x2" REDUCER.
H	2" COPPER SERVICE LINE (10' MIN. LENGTH)
I	2" SADDLE TAP, PER CITY REQUIREMENTS.
J	NEW FIRE HYDRANT. SEE DETAIL, SHEET C13.
K	NEW 8" SDR 26 PVC WATER MAIN.
L	NEW IRRIGATION METER.
M	IRRIGATION LINE TO IRRIGATION SYSTEM.
N	NEW CURB INLET. SEE DETAIL, SHEET C13.
O	NEW GRATED INLET. SEE DETAIL, SHEET C13.
P	NEW GRATED INLET WITH SIDE INTAKE. SEE DETAIL SHEET C13.
Q	NEW STORM MANHOLE. SEE DETAIL, SHEET C14.
R	NEW 8" Ø SDR 26 PVC DOWNSPOUT COLLECTOR. SEE DETAIL, SHEET C13.
S	NEW DOWNSPOUT CLEAN-OUT. SEE DETAIL, SHEET C13.
T	NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
U	NEW TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
V	NEW TELEPHONE PEDESTAL. SEE MEP PLANS.

DOWNSPOUT COLLECTOR
FLOWLINE TABLE
DS1 FL ELEV. = 1030.14
DS2 FL ELEV. = 1030.48
DS3 FL ELEV. = 1033.00

NOTE:
BACKFLOW PREVENTER LOCATED INSIDE THE
BUILDING.

UTILITY PLAN	DATE:	REQ. NAME:	APPRO. BY:
	06/03/25	PER CITY COMFIS	KAF
	07/03/25	PER CITY COMFIS	KAF
	08/15/25	PER CLIENT REQUEST	KAF
			ESK
DATE:	APPRO. BY:		
MAY 2025	ESK		
SCALE:			
PROJ. NO:			
M24-8767A			
DRG. NO:			
C4			

CALL OR CLICK 3 DAYS BEFORE YOU DIG

MISSOURI
 ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

C4

EXISTING 15" SDR 26
PVC SANITARY PIPE

//

LOT 8
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

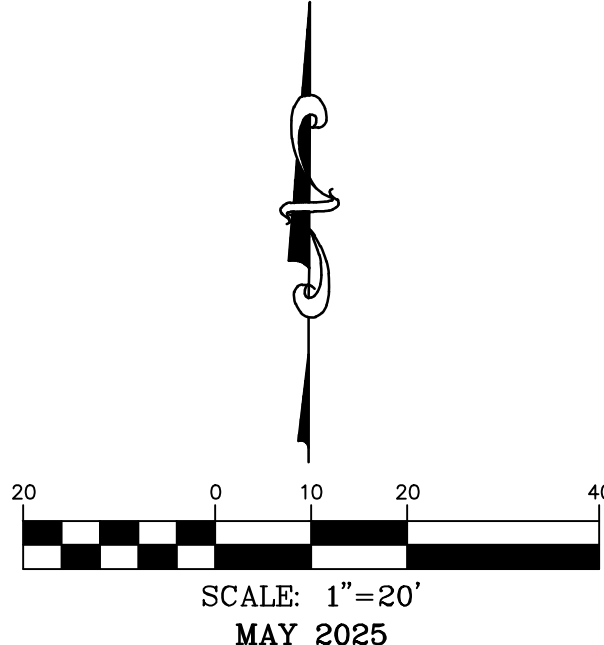
LOT 10
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

DWG NAME: J:\2024\W24-8767 - CDW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A_02A - Final Development Plan\W24-8767A_CS-GRADING PLAN.dwg LAYOUT TAB: UTILITY PLAN PLOTTED ON: Aug 15, 2025 - 10:46am PLOTTED BY: KForrell

L1
S2°38'14"W 18.48'
C1
RADIUS=1352.39'
ARC LENGTH=151.33'
CHORD BEARING= S04°16'43"E
CHORD LENGTH=151.25'

GRADING PLAN



636-332-4574 (tel.)
636-327-0760 (fax)
wefim@ochraneng.com

North Office
8 East Main Street
Wentzville, Missouri 63385

CHORAN

Missouri State Certificate
of Authority Numbers:
E-201000046

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ERIC SCOTT
KIRCHNER
E-2001004618

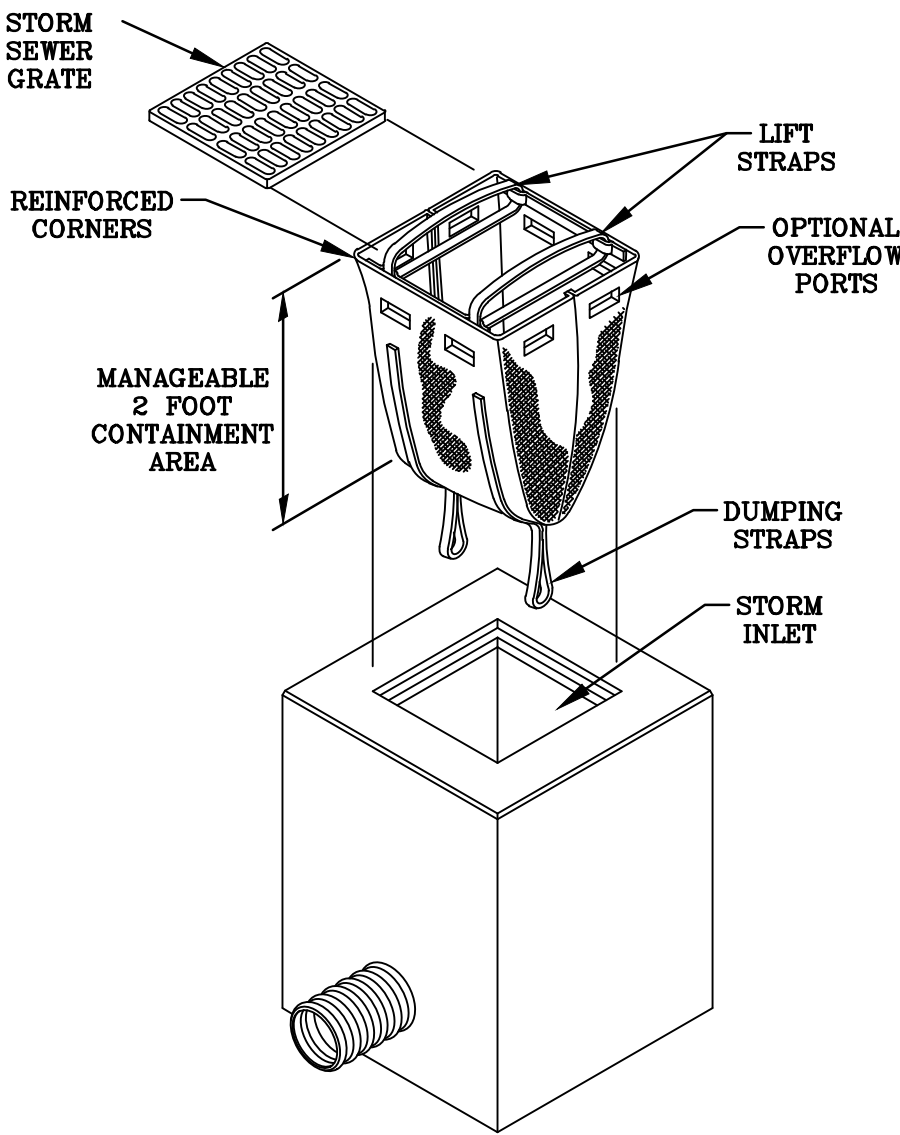
ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS CLUB CARWASH LEE'S SUMMIT, MISSOURI

DATE	BY	DATE	BY
06/23/25	KAF	07/03/25	ESK
07/03/25	KAF	08/15/25	ESK
08/15/25	KAF		
09/01/25	KAF		
09/08/25	KAF		
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10/13/32	KAF		

DWG NAME: \J 2024\W24-8767 - COW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A_06-EROSION AND SEDIMENT CONTROL PLAN.dwg PLOTTED ON: Aug 15, 2025 - 10:46am PLOTTED BY: KFarrell

EROSION AND SEDIMENT CONTROL PLAN



L1
S2'38'14"W 18.48'
C1
RADIUS=1352.39'
ARC LENGTH=151.33'
CHORD BEARING= S04°16'43"E
CHORD LENGTH=151.25'

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OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

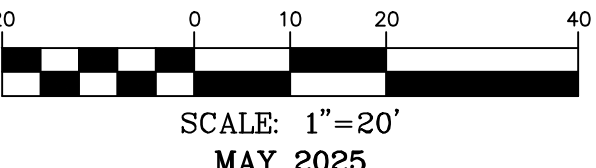
LOT 8
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

LOT 9
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

LOT 10
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)

PROPOSED
BUILDING
S.F.=5,164
F.F.E.=1035.50
ADDRESS:
1021 JEFFERSON CROSSING
LEES SUMMIT, MISSOURI

SOUTH MISSOURI STATE HIGHWAY 201
(EXISTING CONCRETE WITH VARIES)
(PUBLIC ROADWAY/POW)



SWPPP LEGEND

- SF NEW SILT FENCE. SEE DETAIL, SHEET C7.
- IP1 NEW DANDY SACK GRATED CURB INLET PROTECTION. SEE DETAIL, THIS SHEET.
- IP2 CURB INLET PROTECTION. SEE DETAIL, SHEET C7.
- IP3 NEW SACK GRATED INLET PROTECTION. SEE DETAIL, THIS SHEET.
- CE TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET C7.
- LD LIMITS OF DISTURBANCE.

NOTE:
ALL TRUCKS SHALL BE WASHED
DOWN BEFORE LEAVING SITE.

NOTE:
ALL INLETS ARE TO RECEIVE
INLET SILT FENCE PROTECTION
(SEE DETAIL, THIS SHEET AND
SHEET C7)

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE											
CONSTRUCTION SEQUENCE	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	AUG.
TEMPORARY CONTROL MEASURES											
ROUGH GRADE / SEDIMENT CONTROL											
PERMANENT CONTROL MEASURES											
SEED AND FINAL STABILIZATION											

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MISSOURI ORIGINAL SYSTEMS
1-800-DIG-RITE OR 811
www.mo1call.com

OWNER:
OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

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Missouri State Certificate
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must be followed by these
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plans and be strictly followed
(ie: trenching, blasting, etc.)



ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

EROSION AND SEDIMENT CONTROL PLAN			
DATE:	DATE:	DATE:	DATE:
06/23/25	06/23/25	06/23/25	06/23/25
PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS
08/15/25	08/15/25	08/15/25	08/15/25
PER CLIENT REQUEST	PER CLIENT REQUEST	PER CLIENT REQUEST	PER CLIENT REQUEST
DATE:	DATE:	DATE:	DATE:
KAF	KAF	ESK	ESK
DATE:	DATE:	DATE:	DATE:
SCALE:	SCALE:	SCALE:	SCALE:
1:20	1:20	1:20	1:20
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
W24-8767A	W24-8767A	W24-8767A	W24-8767A
DWG. NO.:	DWG. NO.:	DWG. NO.:	DWG. NO.:
C6	C6	C6	C6

GENERAL EROSION NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MISSOURI NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO THE GENERAL STATE OF MISSOURI RECOMMENDATIONS OR MANUAL OF PRACTICE AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EROSION MAINTENANCE AND CLEAN UP AREA THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GRASSING, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PROPERLY MAINTAINED AND CLEAN TO AVOID THE EMISSION OF DUST OR WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. THE LOCAL AGENCY(IES) MUST BE NOTIFIED AT LEAST FORTY-EIGHT HOURS PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
12. NO GRADED AREA IS TO REMAIN WITHOUT VEGETATIVE GROUND COVER FOR MORE THAN THIRTY (30) DAYS WITHOUT BEING SEEDED AND MULCHED OR SOODED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MATERIAL OF DIRT FROM THE TIRES, THEN THE ENTRANCES SHALL BE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
16. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY BE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
18. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES) TO PREVENT EROSION.
19. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING.
20. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL IN HIS BID.
21. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION OR BEFORE THE EXACT FIELD LOCATION OF UTILITIES. LOCATION, RELOCATION AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
22. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
23. FLOOD ZONE: THIS SITE FALLS WITHIN THIS SITE FALLS WITHIN ZONE X, AN UNDESIGNED FLOOD HAZARD AREA. THE UNDESIGNED FLOOD PERIRM, FLOOD INSURANCE RATE MAP, FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 2909SC0419G, MAP REVISED DATE OF JANUARY 20, 2017. FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.
24. THE BOUNDARY INFORMATION AND CONTOURS AS SHOWN IS FROM A TOPOGRAPHIC SURVEY AS PROVIDED BY ENGINEERING SOLUTIONS.
25. TEMPORARY SILTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL SEDIMENT COVERED AREA DISCLOSED IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE, AS DETERMINED BY THE CITY ENGINEER.
26. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED VEGETATIVE COVER OF AREA DISTURBED AS TO PREVENT EROSION. PERMANENT TYPE GRASSES SHALL BE SEEDING AS SOON AS POSSIBLE. SEEDING SHALL BE PLACED THE NEXT SEEDING PERIOD AFTER GRADING HAS BEEN COMPLETED.
27. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN THIRTY (30) DAYS, PERMANENT GRASS SEEDING SHALL BE ESTABLISHED TO VEGETATIVE COVER TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE CITY ENGINEER'S RECOMMENDATIONS. TEMPORARY COVER SHALL NOT BE DISTURBED BY FUTURE IMPROVEMENTS) IN TWENTY (20) PERCENT SLOPES (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.
28. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED FOLLOWING EACH RAINSTORM CAUSING SIGNIFICANT RUNOFF, OR BEING OF SUFFICIENT INTENSITY OR DURATION AS TO STOP CONSTRUCTION OR GRADING PROGRESS. THE INSPECTION OF FACILITIES SHALL BE BASED ON THE SEVERITY OF SEDIMENT AS PAIRED IF DAMAGED AND RESTORED TO SERVICEABLE CONDITIONS IF:
 1. EROSION SEDIMENT HAS ACCUMULATED IN SILT DEVICES.
 2. SEDIMENT EROSION COVER AREA DISTURBED HAS BEEN DAMAGED.
 3. OBVIOUS GULLIES OR SEDIMENT DEPOSITS HAVE BEEN FORMED ON THE DOWNSTREAM SIDE OF CONTROL DEVICES, OR
 4. SEDIMENT HAS BEEN CARRIED BEYOND THE WORKING SITE.
29. THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH ALL COPIES OF INTERIM SLOI TESTING REPORTS.
30. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED OR FUTURE PAVED AREAS SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST. COMPACTION SHALL BE PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOLS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
31. AREA SHALL BE TEMPORARILY RESEED AT A RATE OF 6-8 LBS. OF

1. EROSION CONTROL NOTES:
CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM BUILDINGS FOR ALL NATURAL & PAVED AREAS.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, CONTRACTOR TO SEED, MULCH, AND FERTILIZE ALL AREAS OUTSIDE OF PAVED AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 15 DAYS, THE SITE SHALL BE SEEDDED AS SPECIFIED BY TEMPORARY SEEDING MIX.
5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
12. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
13. ALL STORM WATER RUNOFF SHALL MEET LOCAL AGENCY(ES) STANDARDS.
14. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO KEEP ALL MUD AND SILT ON SITE AND OFF OF STREETS.
15. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SILTATION UNDER CONTROL DURING CONSTRUCTION.
16. CONTRACTOR SHALL MAINTAIN THE SITE IN A WELL-DRAINED MANNER IN ORDER TO ASSUME THE SHORTEST POSSIBLE DRYING TIME AFTER EACH RAINFALL. THIS WILL MEAN THAT PUMPING OF STANDING WATER IN LOW AREAS ON THE SITE WILL MOST LIKELY BE REQUIRED DURING CONSTRUCTION.

- 1. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE PROJECT. MEASURES SHALL BE MAINTAINED AS LONG AS THEY SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- 1. INLET PROTECTION SHALL BE MAINTAINED AS FOLLOWS:
 - a. INLET PROTECTION SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED.
 - b. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 - c. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - d. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES.
- 2. SEDIMENTATION BASINS SHALL BE MAINTAINED AS FOLLOWS:
 - a. BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 - b. CURB AND AREA INLETS SHALL HAVE INLET PROTECTION SUFFICIENT TO PREVENT TRANSPORTED SOIL FROM BEING DEPOSITED IN THE FORM OF SILT IN THE STORM DRAINAGE SYSTEM. ON-SITE OR OFF-SITE DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 - c. ALL FINISHED GRADING THAT EXCEED 20% (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.

SEQUENCE OF CONSTRUCTION

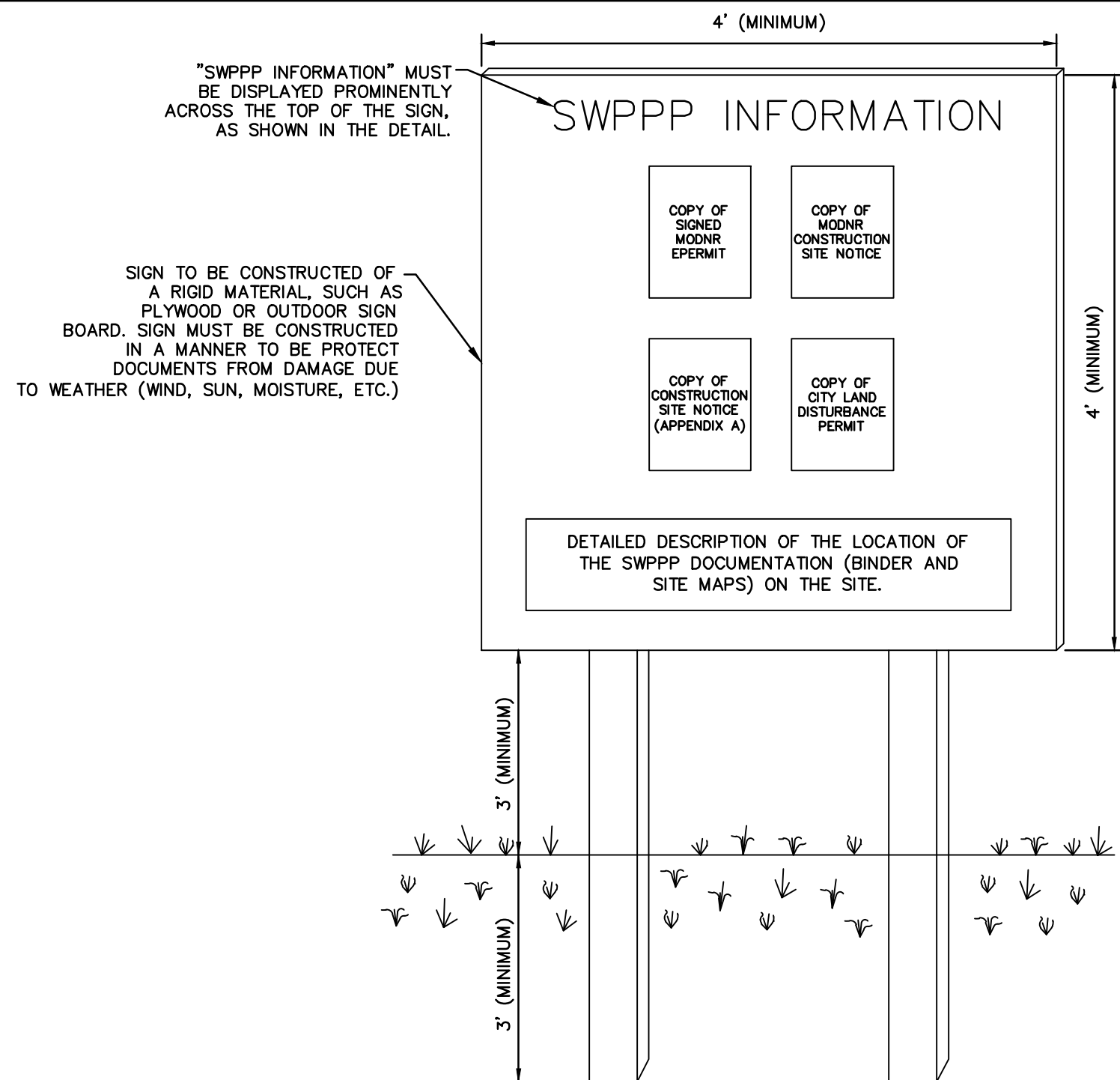
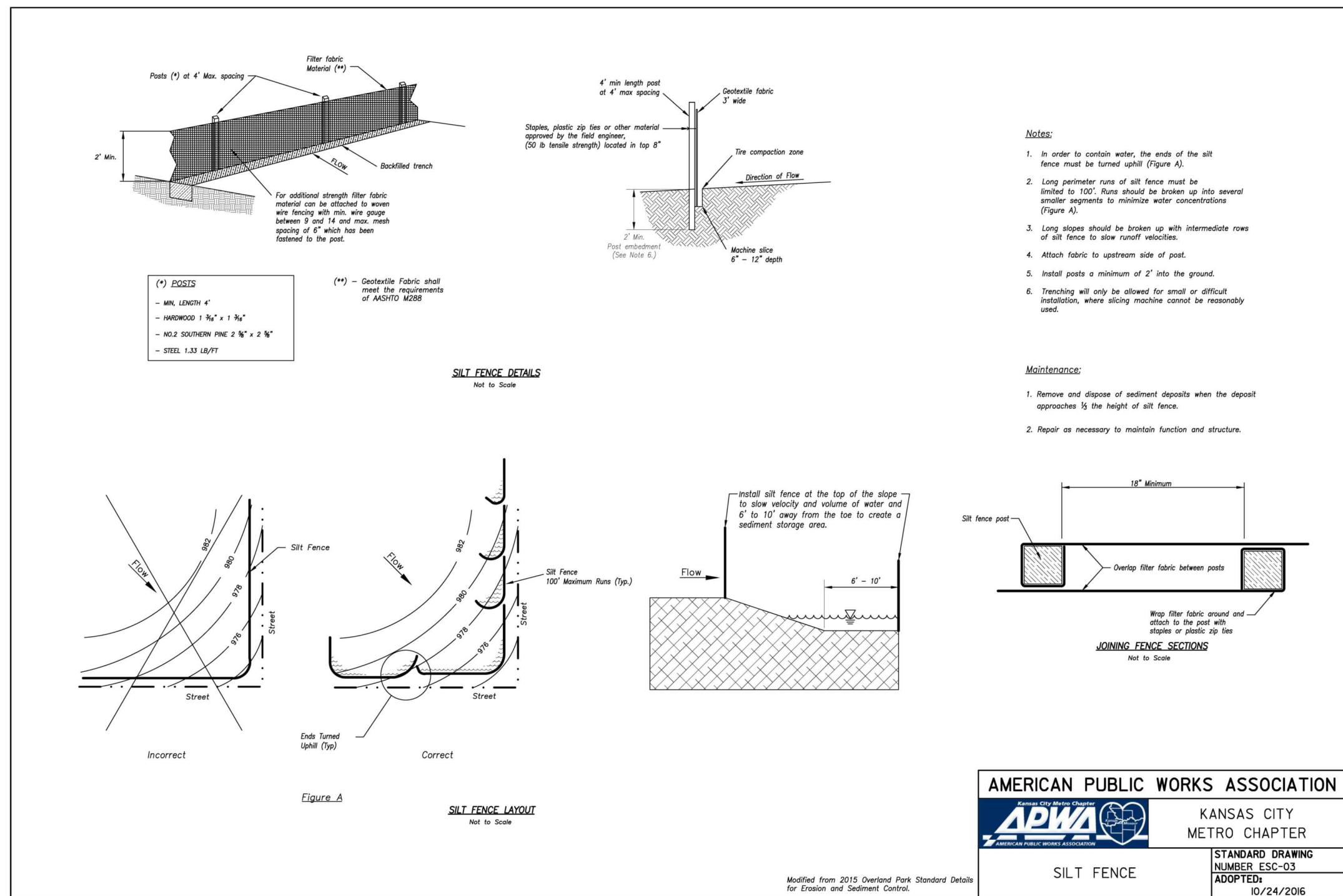
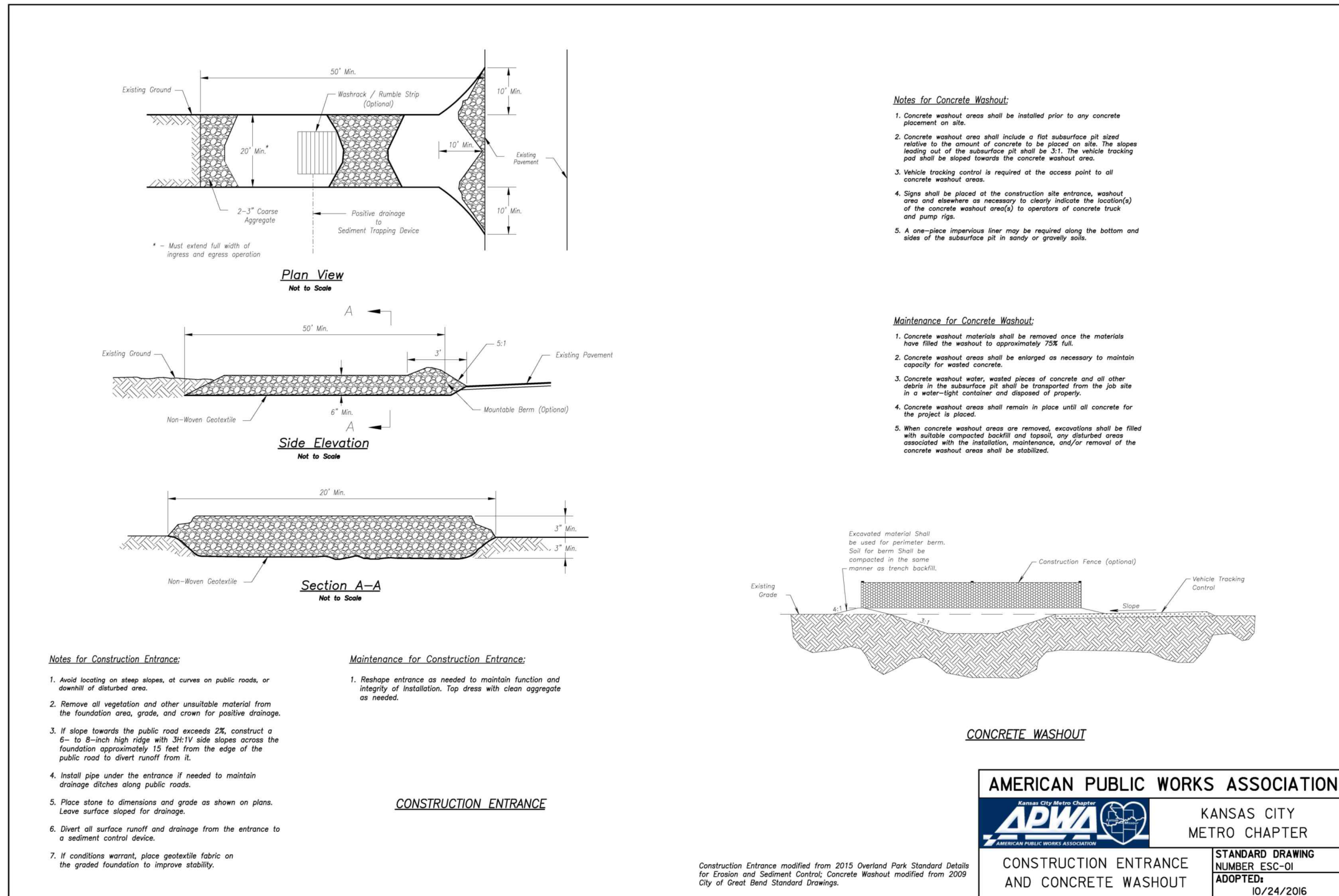
INSTALL EROSION CONTROL ITEMS.

1. INSTALL TEMPORARY CONTROL MEASURES
2. PERFORM GRADING ACTIVITIES.
3. TEMPORARY SEED DENUDEED AREAS.
4. PAVE SITE.
5. FINAL SEEDING/SOD.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

OWNER:
OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

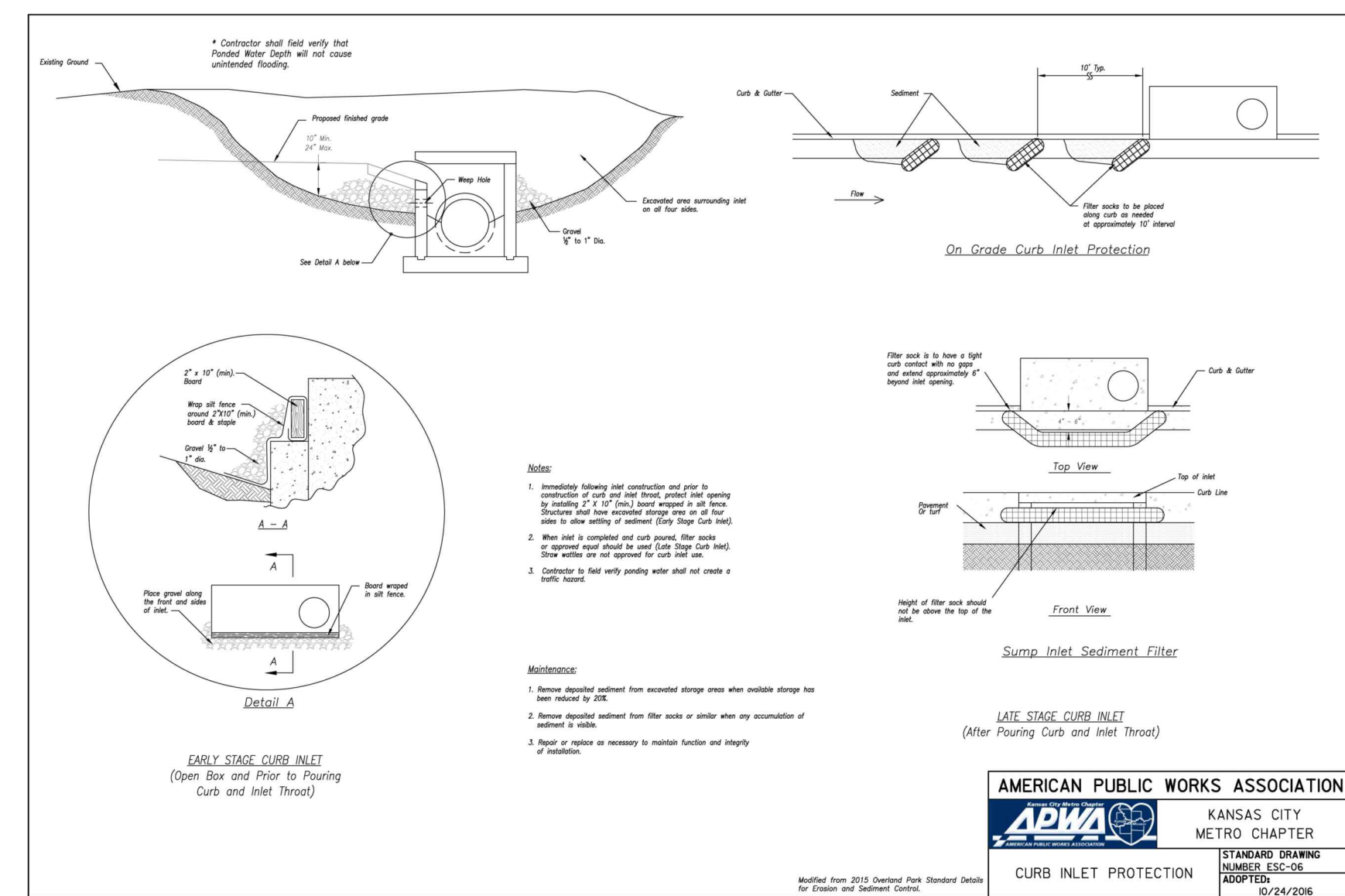
S.W.P.P.P. GENERAL NOTES AND DETAILS



NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT NECESSARY THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. THE SIGN DOCUMENTATION MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOTT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MUST UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION, REQUESTS FOR INFORMATION AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
NO SCALE



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 **1-800-DIG-RITE OR 81**

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ONE CALL SYSTEM

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836-337-0760 (fax)
www.blancheengineering.com

North Office
800 East Union Street
Wentzville, Missouri 63385



- Civil Engineering
- Land Surveying
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate of Authority Number:
2010000046

Two working days prior to the start of any expectation of work, please email call 1-800-OC-ENGINE or email info@blancheengineering.com utility location information.

All OSHA rules & regulations established for the type of work to be performed must be strictly followed (ie. Trenching, Blasting, etc.)



ERIC S. KIRCHNER
E-2000104618

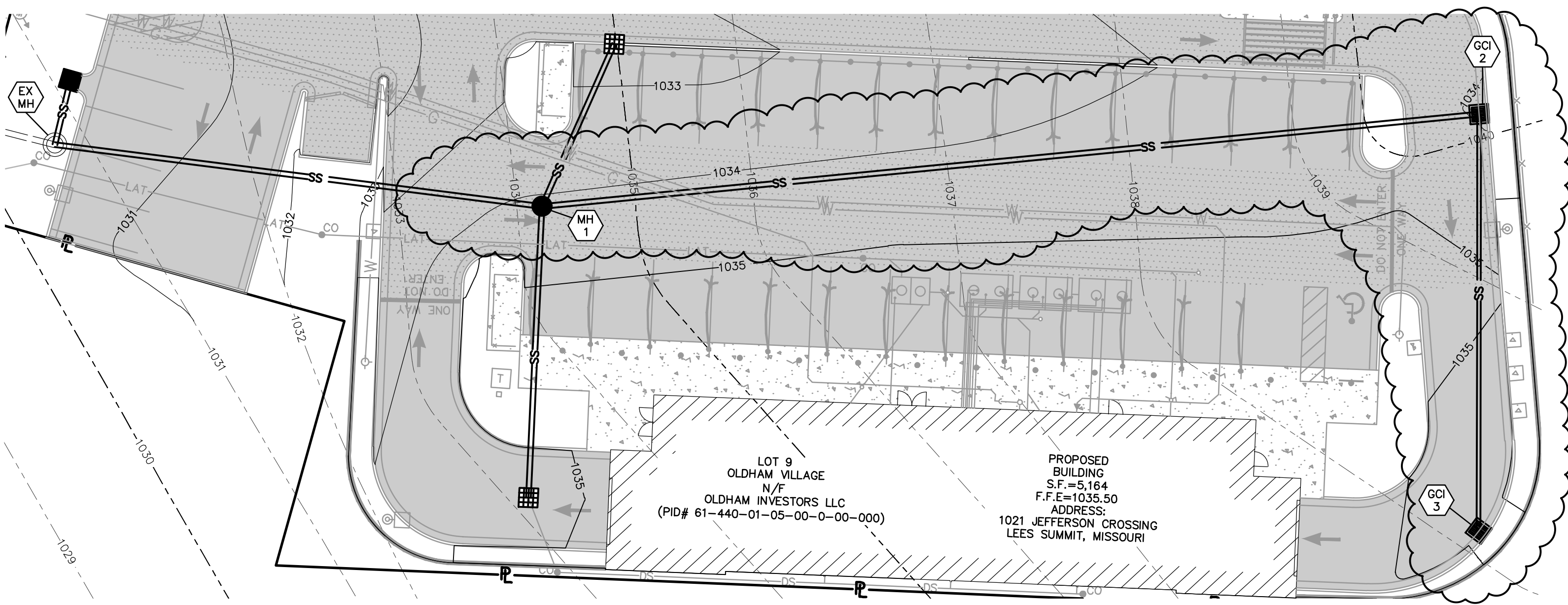
ERIC S. KIRCHNER
E-2000104618

***FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI***

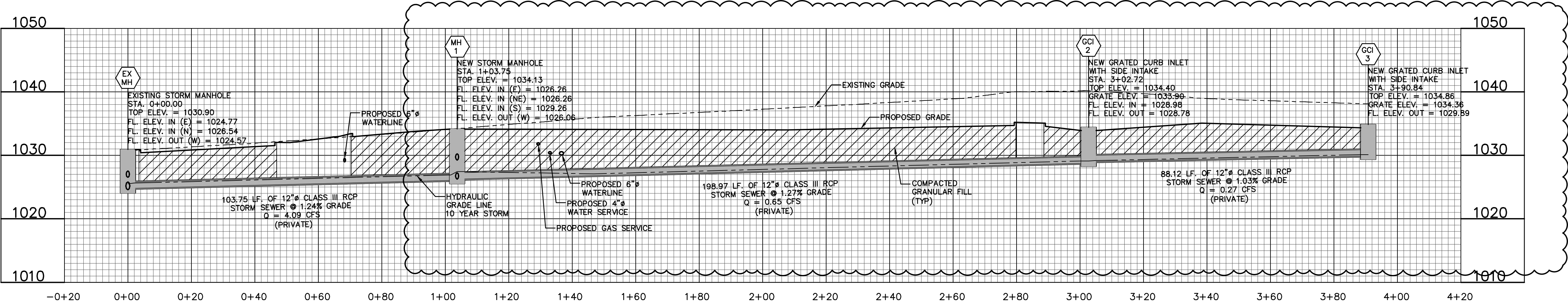
P GENERAL NOTES AND DETAILS					
		DATE:		DWG NO.	APPR BY:
		DWN. BY:		KAF	
		DATE:		MAY 2025	
		SCALE:		NO SCALE	
		FROM NO:		M24-8767A	
		DWG NO:			

C7

STORM SEWER PLAN AND PROFILE



PLAN VIEW 1



PROFILE VIEW 1

NOTE:
HP STORM POLYPROPYLENE PIPE MEETING ASTM F2881 MAY
BE USED AS AN ALTERNATE TO RCP PIPE ON STORM
SEWERS. CONTRACTOR SHALL VERIFY WITH GOVERNING
AUTHORITY THAT THIS IS AN ACCEPTABLE ALTERNATE. IF HP
STORM PIPE IS UTILIZED IT SHALL BE INSTALLED ACCORDING
TO MANUFACTURES SPECIFICATIONS.

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OWNER:
OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

636-332-4574 (tel.)
636-327-0760 (fax)
www.ochraneng.com

North Office
8 East Main Street
Wentzville, Missouri 63385

CHORAN

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• General Consulting
• Master Planning

Missouri State Certificate
of Authority Numbers:
2010000046

Two working days prior to
the start of any excavation
work, the contractor shall
call 1-800-DIG-RITE for
utility location information.

All OSHA rules & regulations
pertaining to excavation
construction required by these
plans shall be strictly followed
(ie. trenching, blasting, etc.).

ERIC SCOTT
KIRCHNER
E-2001004618

ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

DATE	BY	APPROVED BY
06/23/25	KAF	ESK
07/03/25	KAF	ESK
08/15/25	KAF	ESK

DATE: MAY 2025

HORIZ. SCALE: 1:20

VERT. SCALE: 1:10

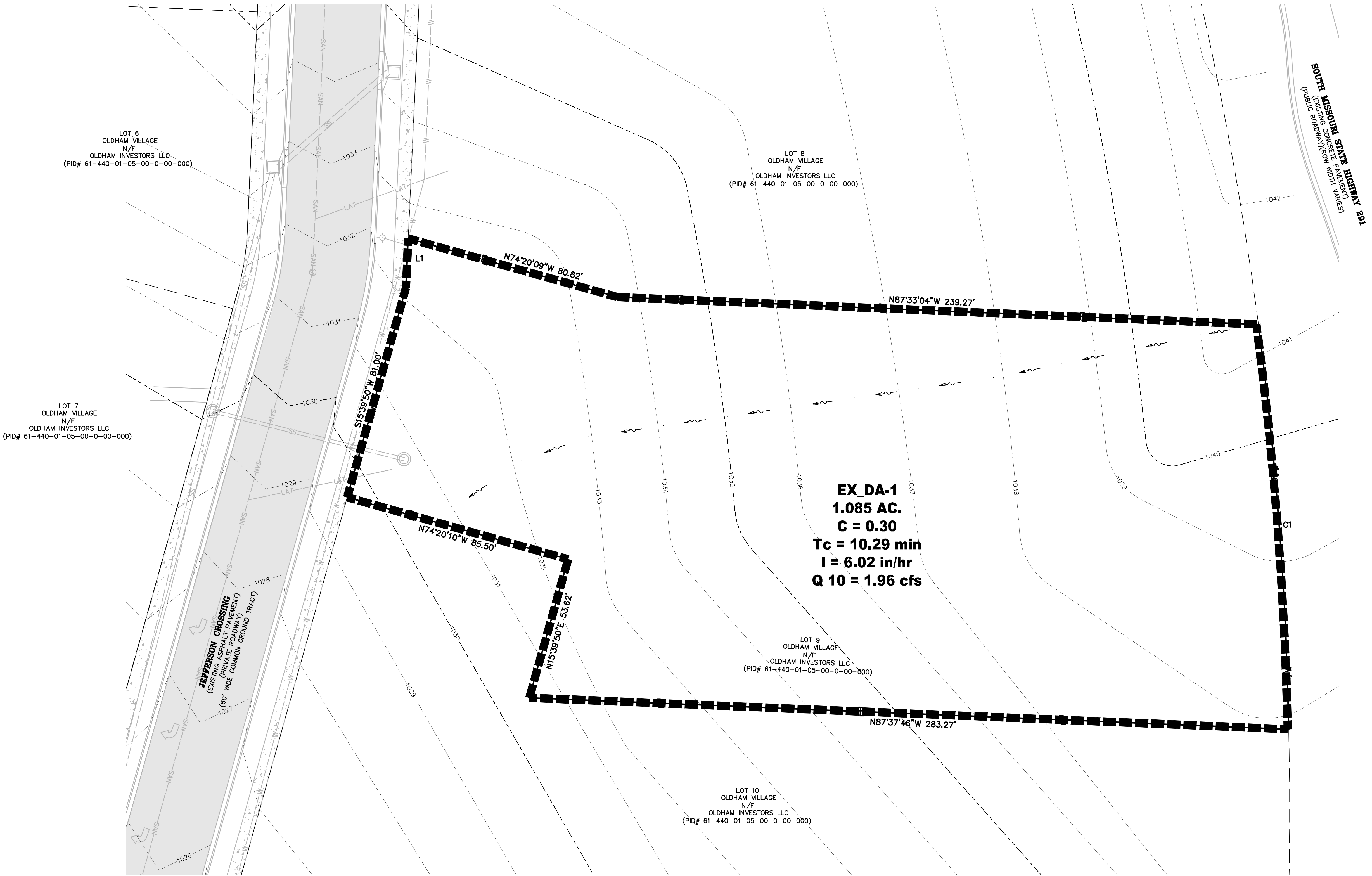
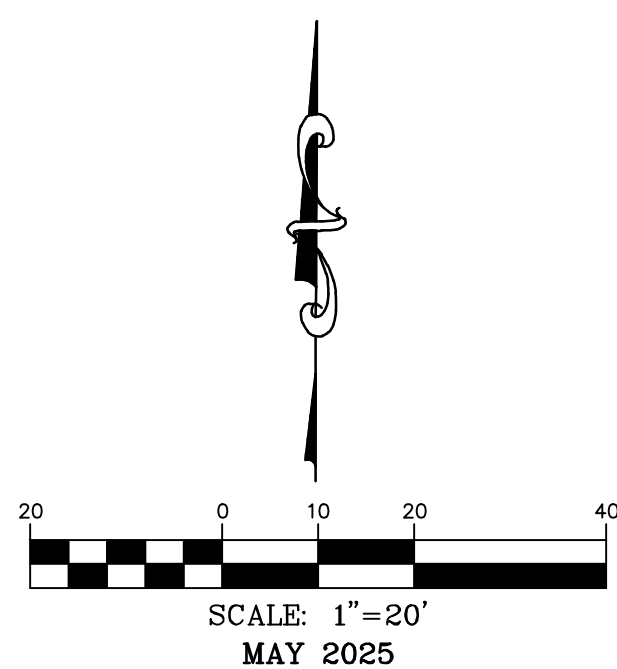
PROJECT NO.: M24-8767A

DWG. NO.: C8

DWG NAME: J:\2024\W24-8767 - CCW\1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A Lot 9, Oldham Village\ENGINEERING\AUTOCAD DRAWINGS\02A - Final Development Plan\W24-8767A_C10_EXISTING DRAINAGE AREA MAP.dwg LAYOUT TAB: EXISTING DRAINAGE AREA MAP PLOTTED ON: Aug 15, 2025 - 10:47am PLOTTED BY: KFarrell

L1
S2°38'14"W 18.48'
C1
RADIUS=1352.39'
ARC LENGTH=151.33'
CHORD BEARING= S04°16'43"E
CHORD LENGTH=151.25'

EXISTING DRAINAGE AREA MAP



EX_DA-1
1.085 AC.
C = 0.30
Tc = 10.29 min
I = 6.02 in/hr
Q 10 = 1.96 cfs

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OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

PROPOSED RATIONAL METHOD CALCULATIONS						
	PERVIOUS	IMPERVIOUS	TOTAL AREA	COMPOSITE C	Tc	10 YR. FLOW
1	1.085	0.00	1.085	0.30	10.29	1.96

ONSITE RATIONAL METHOD FLOW DIFFERENTIAL	
EXISTING 10 YR.	1.96
PROPOSED 10 YR.	5.45
DIFFERENCE	+3.49

RUNOFF COEFFICIENT	
EXISTING	0.30
PROPOSED	0.74

NOTE:
SITE IS LOCATED IN THE CEDAR CREEK WATERSHED.

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www.mo1call.com

EXISTING DRAINAGE AREA MAP

DATE:	06/23/25	PER CITY COMMENTS:	
DRAWN BY:	KAF	APPROVED BY:	ESK
DATE:	MAY 2025	SCALE:	1:20
PROJECT NO.:	M24-8767A	DWG. NO.:	C10

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

North Office
8 East Main Street
Wentzville, Missouri 63385

COCHRAN

Missouri State Certificate of Authority Numbers:
2010000046

Two working days prior to the start of any excavation, the owner or contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations shall be strictly followed during construction required by these plans and be strictly followed (ie. trenching, blasting, etc.).

6/23/2025

ERIC S. KIRCHNER
E-2001004618

MISSOURI STATE OF MISSOURI
ENGINEER

6/23/2025

ERIC S. KIRCHNER
E-2001004618

636-332-4574 (tel.)
636-327-0760 (fax)
wefirm@cochraneeng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning



ONSITE RATIONAL METHOD FLOW DIFFERENTIAL	
EXISTING 10 YR.	1.96
PROPOSED 10 YR.	5.49
DIFFERENCE	+3.53

RUNOFF COEFFICIENT	
EXISTING	0.30
PROPOSED	0.75

DEVELOPER:
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COLUMBIA, MO 65202

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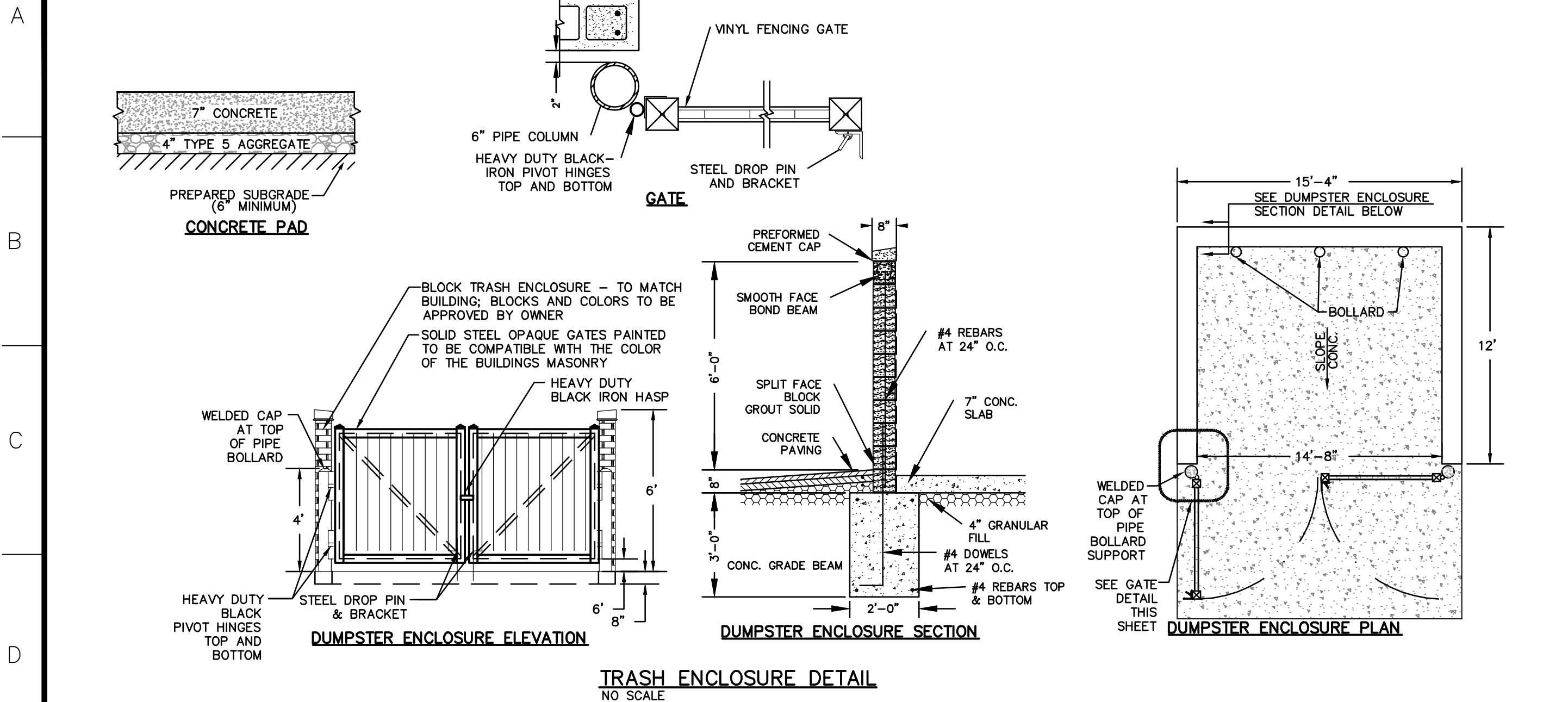
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*FINAL DEVELOPMENT PLANS
CLUB CARWASH
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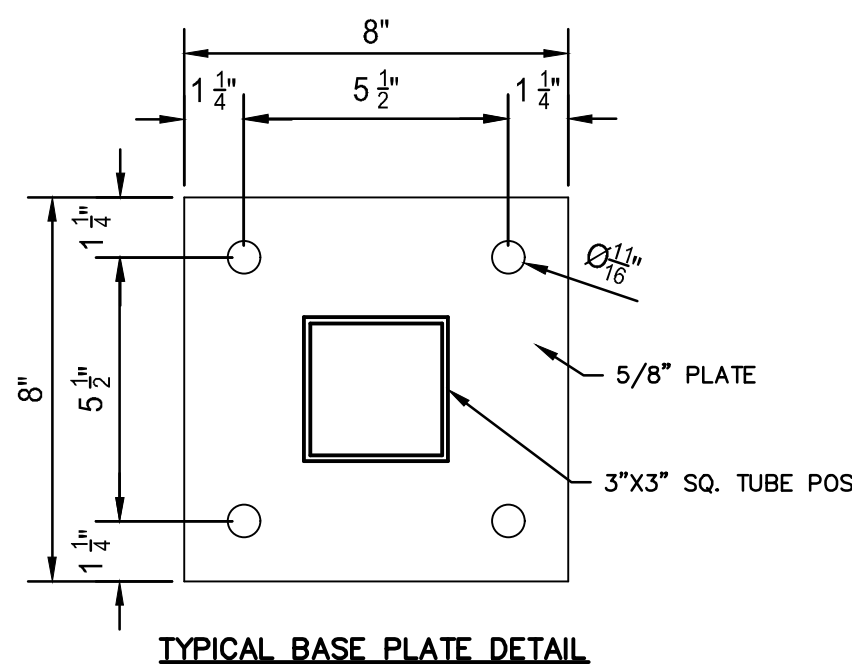
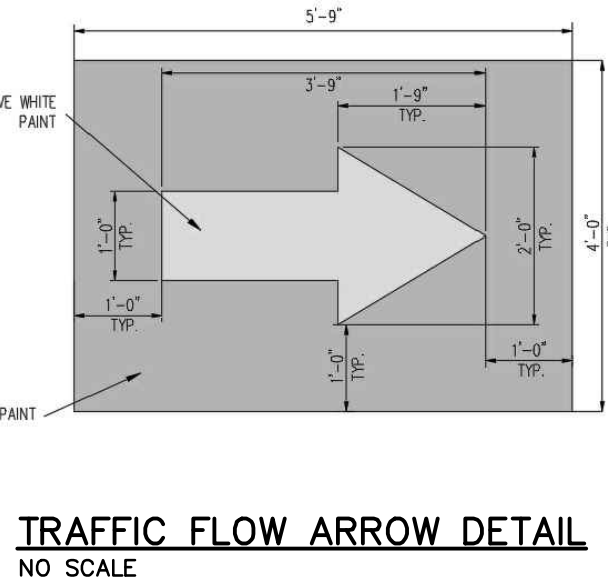
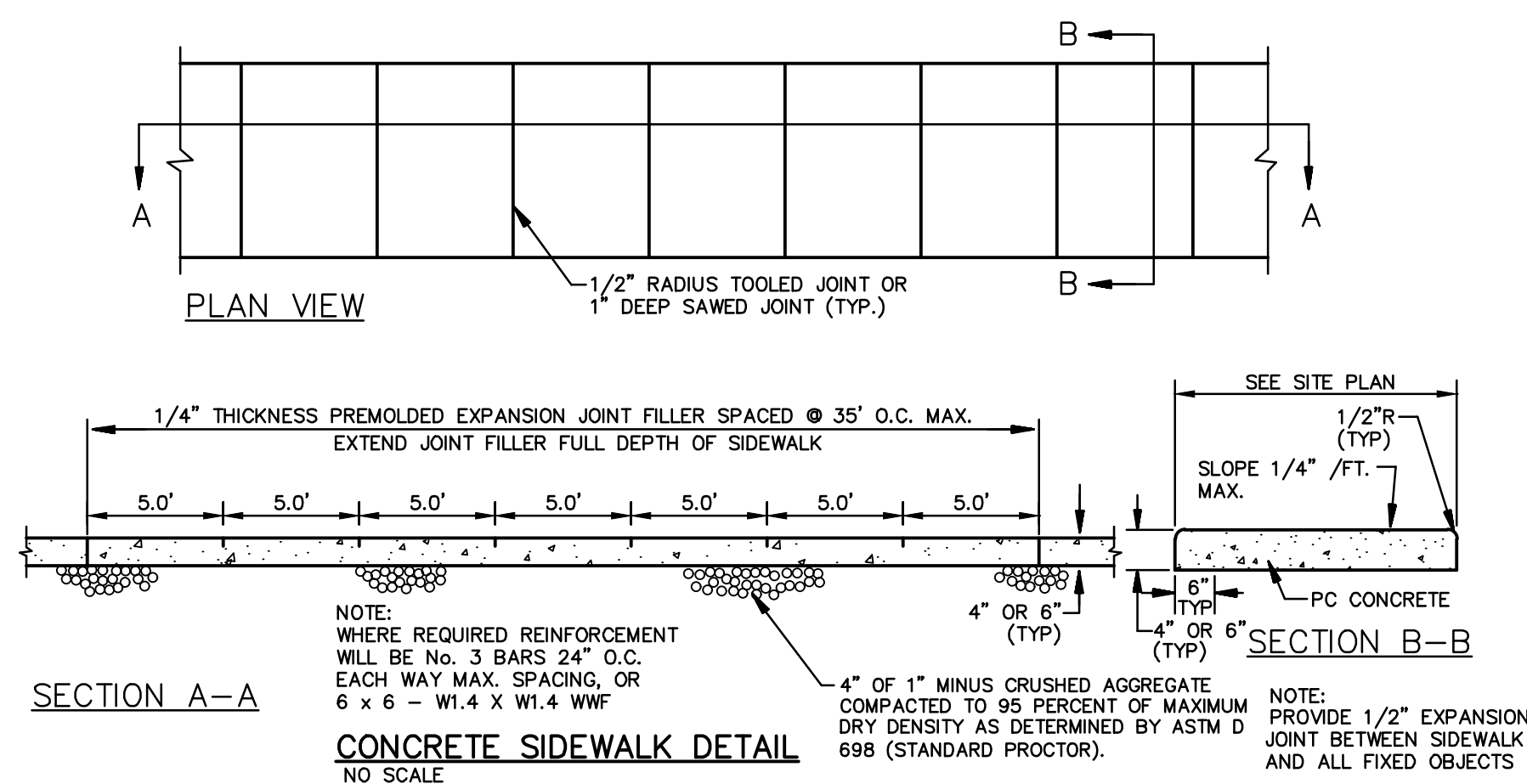
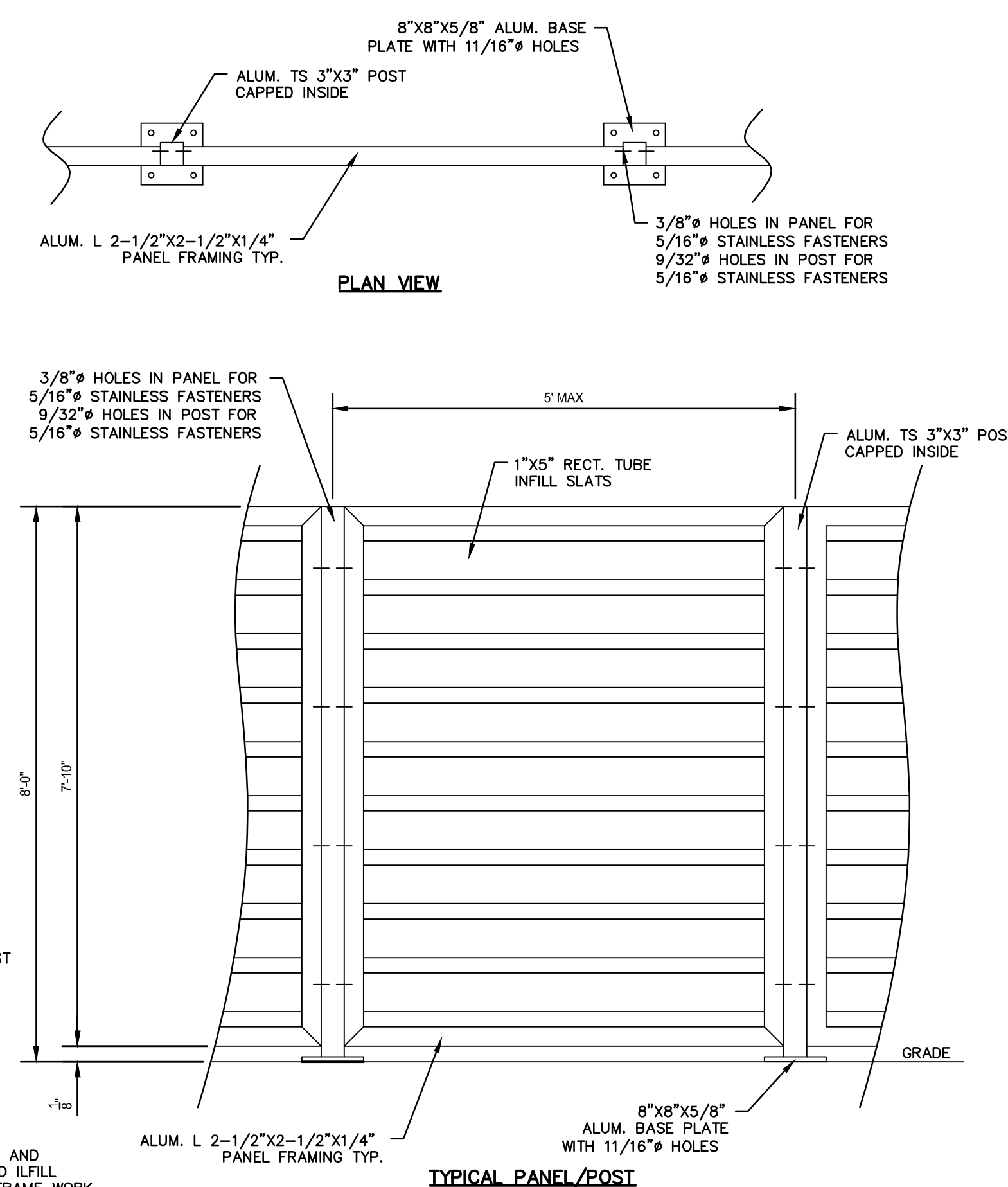
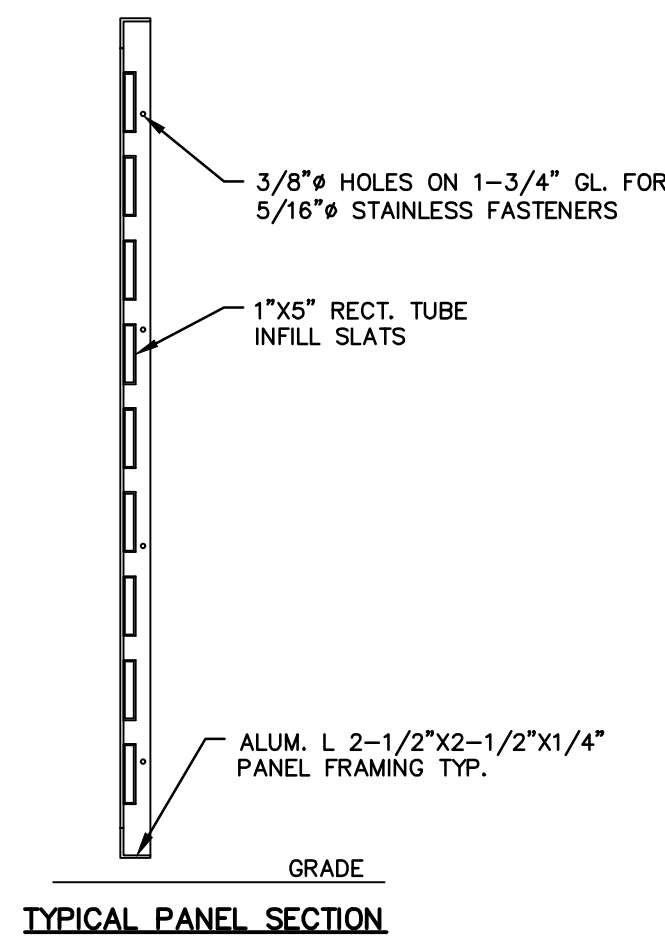
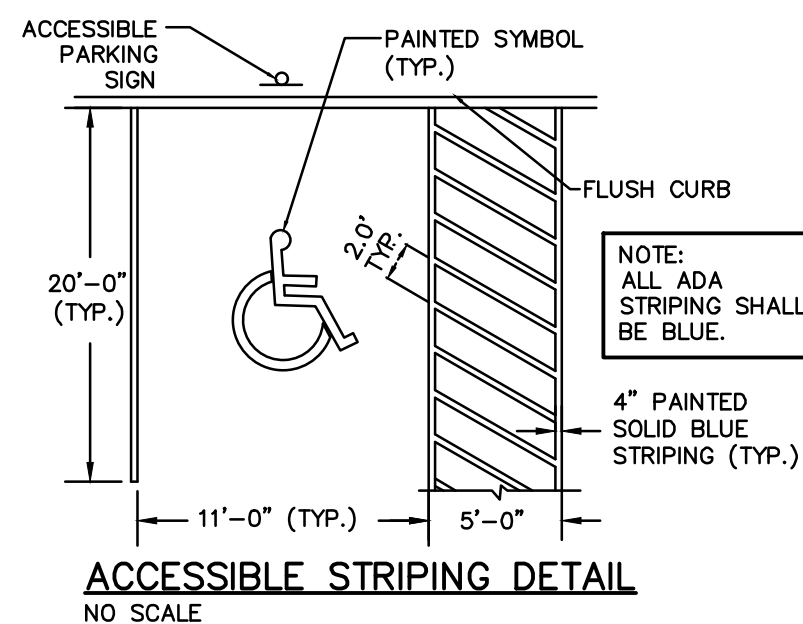
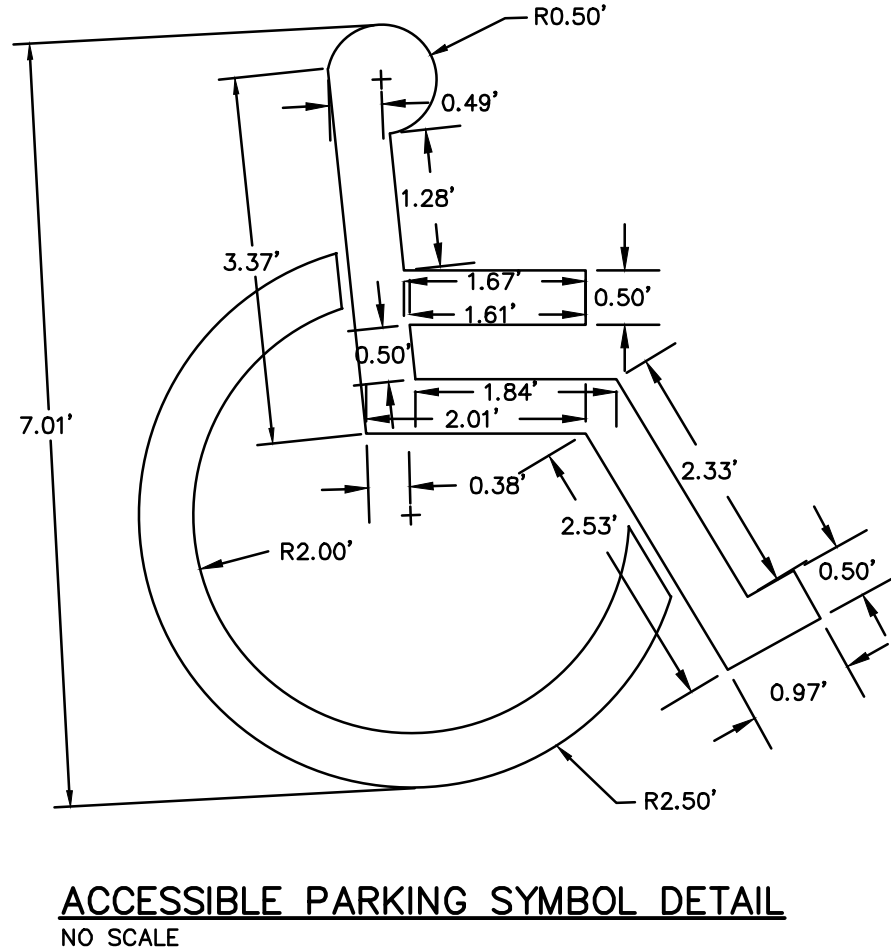
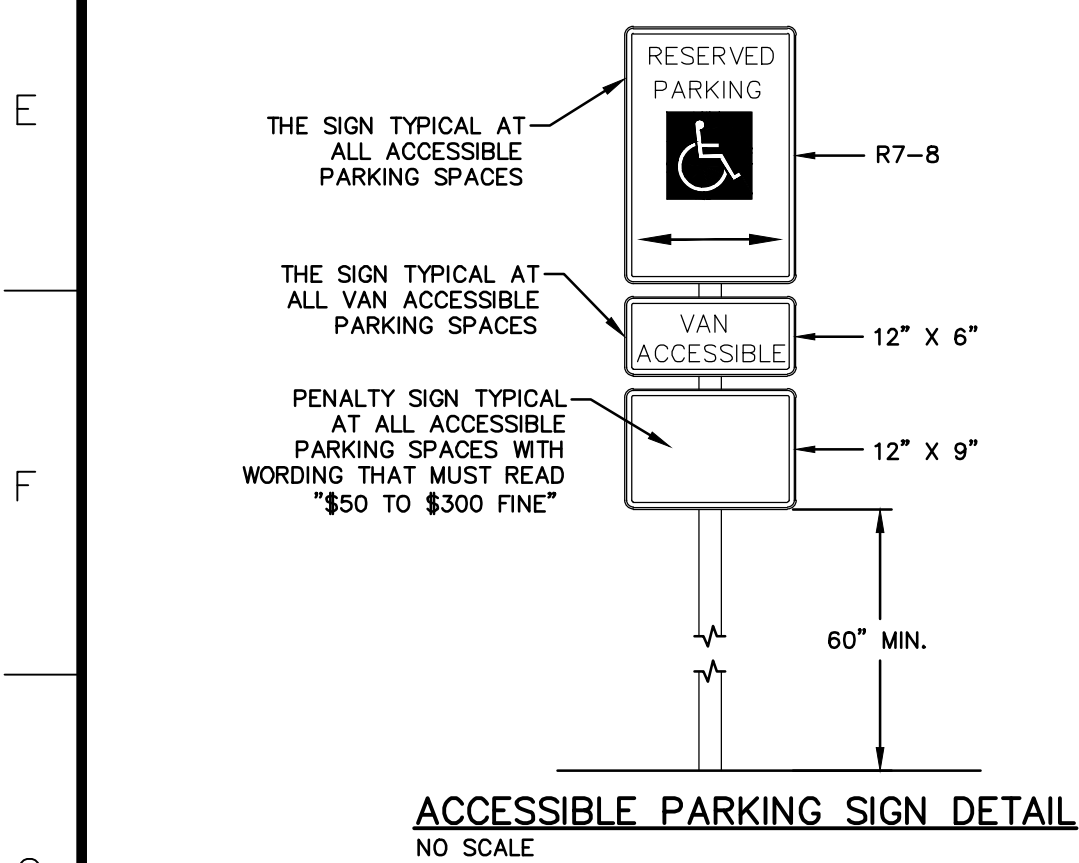
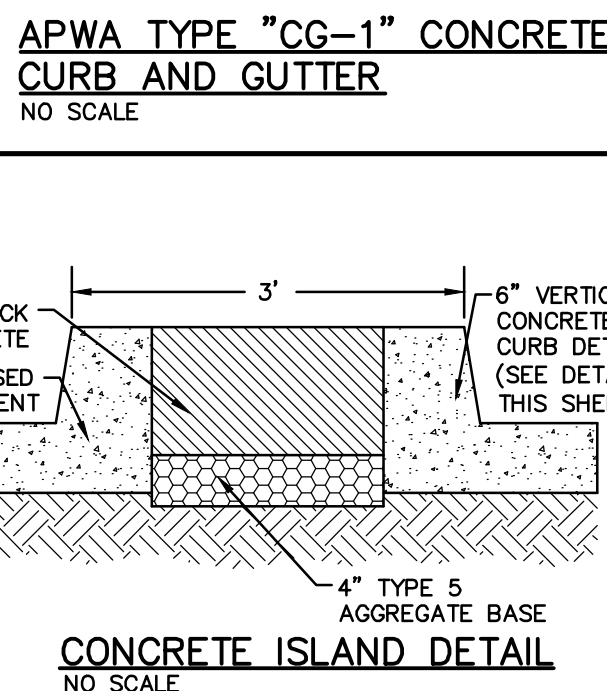
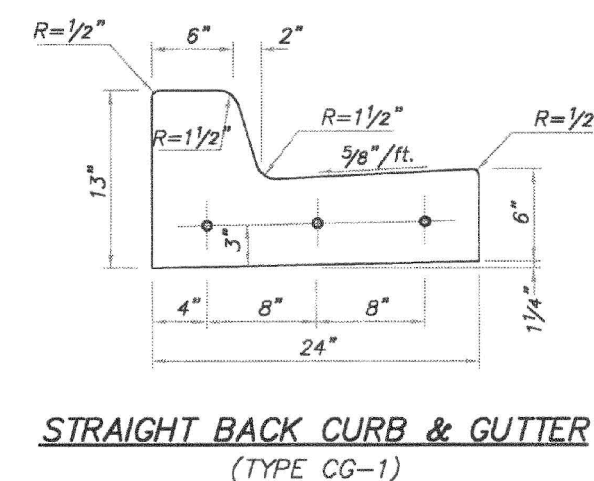
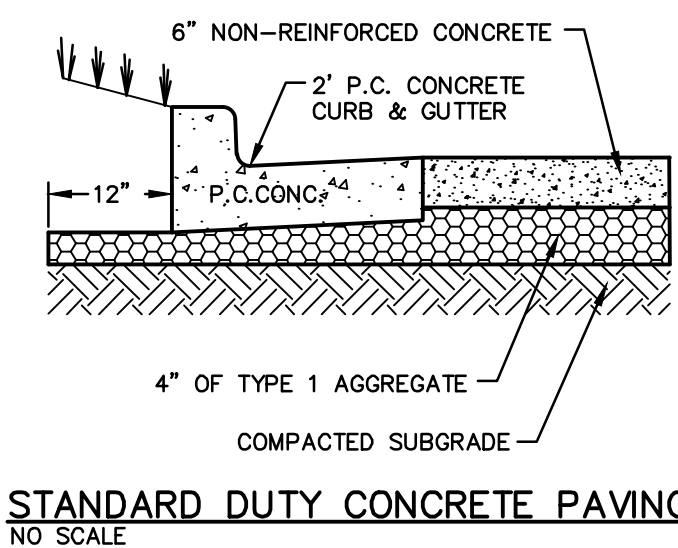
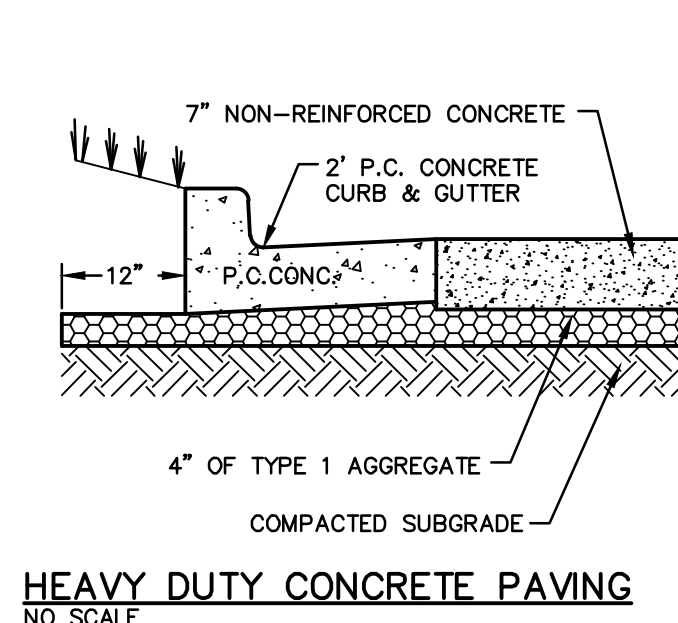
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C11

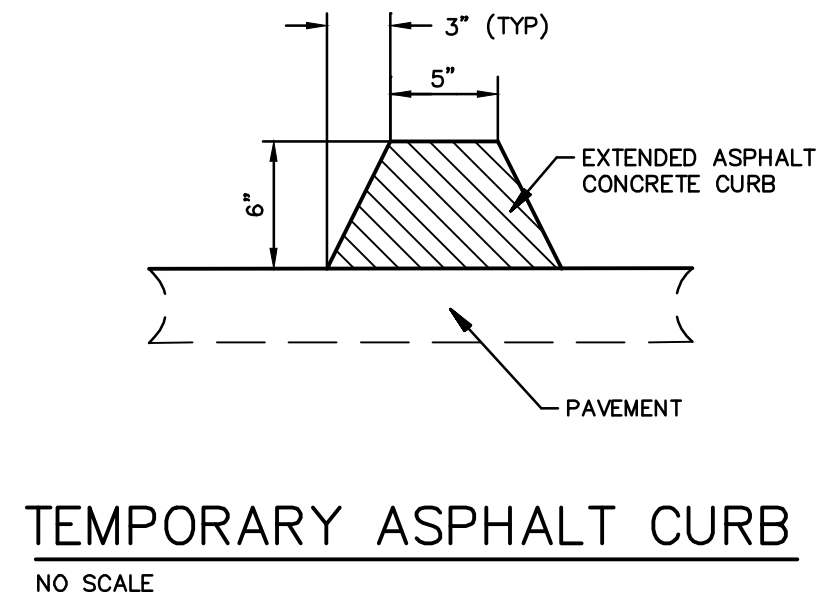
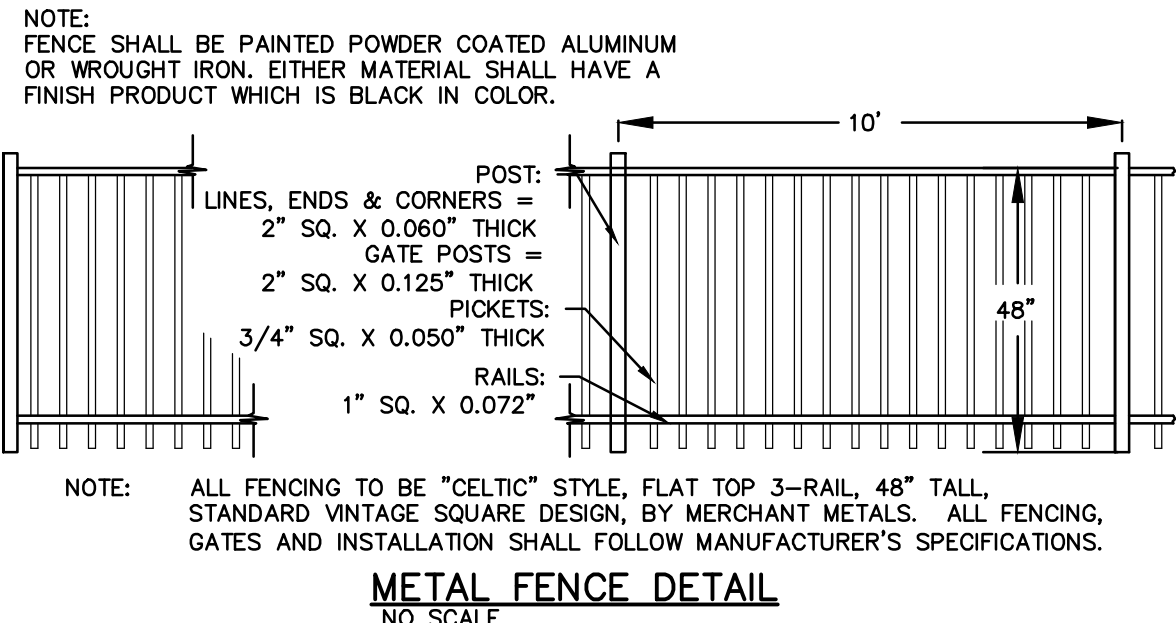
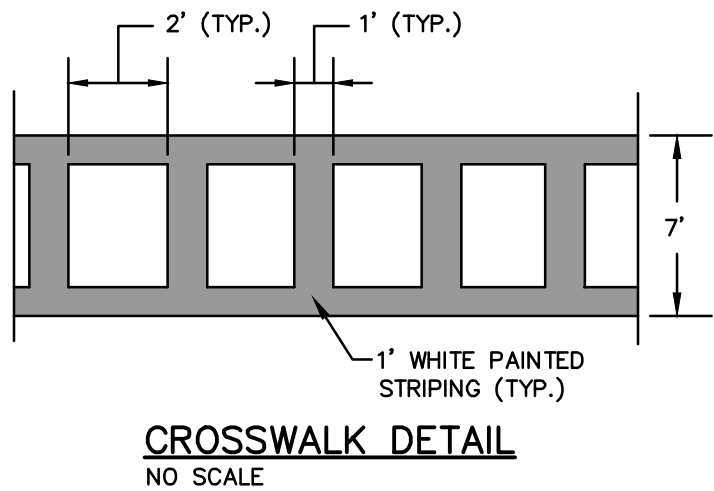
DWG NAME: \J 2024\W24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A Lot 9, Oldham Village\ENGINEERING\AUTOCAD DRAWINGS\02A - Final Development Plan\W24-8767A_C12-DETAILS.dwg LAYOUT TAB: DETAILS PLOTTED ON: Aug 15, 2025 - 10:47am PLOTTED BY: KForrell



NOTE: BOLLARD TO RECEIVE BLACK COLORED BOLLARD COVERS.



NOTE: PANELS SHIPPED FULLY FABRICATED AND ASSEMBLED. PANEL FRAMEWORK AND INFILL COLOR TO BE DETERMINED. PANEL FRAME WORK AND INFILL COMPOSITE COLOR TO BE DETERMINED.



OWNER:
OLDHAM INVESTORS LLC
7200 W. 132ND ST. STE. 150
OVERLAND PARK, KANSAS 66213

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
MISSOURI 1-800-DIG-RITE or 811
www.mo1call.com

636-332-4574 (tel.)
636-327-0760 (fax)
info@ochran.com
8 East Main Street
Wentzville, Missouri 63385

UCHRAN

North Office
Missouri State Certificate of Authority Numbers:
2010000046

Two working days prior to the start of any excavation call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations apply to all construction projects. Plans and specifications shall be strictly followed (ie. trenching, blasting, etc.)

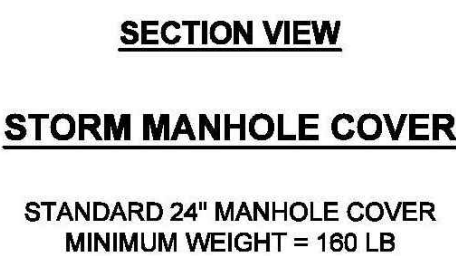
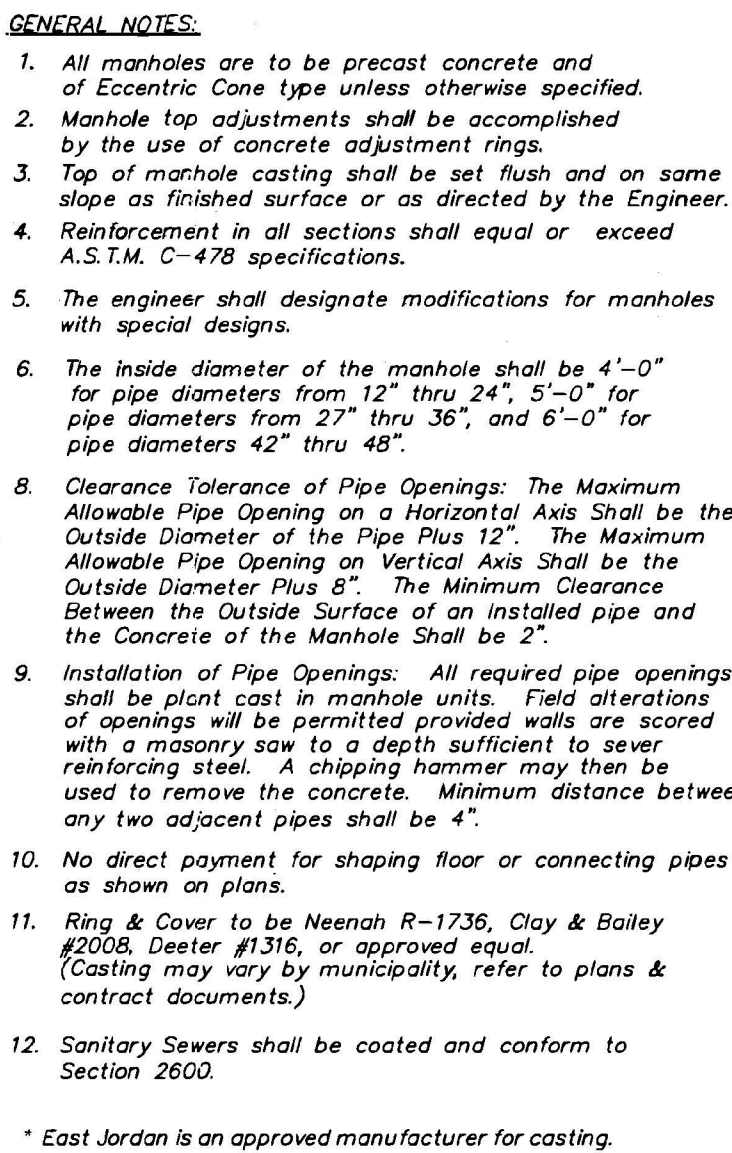
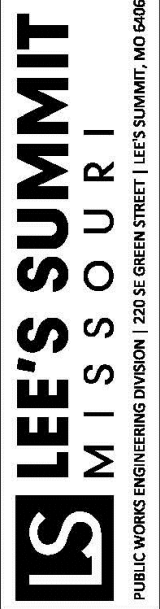
ERIC SCOTT KIRCHNER
E-2001004618
6/23/2025

ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

DATE	BY	DATE	BY
06/23/25	KAF	06/23/25	ESK
PER CITY COMMENTS			
DATE: MAY 2025			
SCALE: NO SCALE			
PROJ. NO: M24-8767A			
DWG. NO: C12			

C13



Date: 08/2023
Drawn By: MJF
Checked By: KLY
WAT-11

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

MISSOURI
ONE CALL SYSTEM

1-800-DIG-RITE OR 811
www.mo1call.com

***FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI***

DATE	DOWN BY:		UPPO BY:	
	KAF		ESK	
MAY 2025				
SCALE				
NO SCALE				
PROJ. NO.				
M24-8767A				
GUG. NO.				

C14

North Office
 8 East Main Street
 Wentzville, Missouri 63385


636-332-4574 (tel.)
636-332-0760 (fax)
westmid@ochran.com



- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate
 of Authority Numbers:
 2010000046

Two working days prior to the start of any excavation on 1-800-DIG-RITE for call this-RITE for utility location information.



ERIC SCOTT
KIRCHNER
E-2001004618

6/28/2025

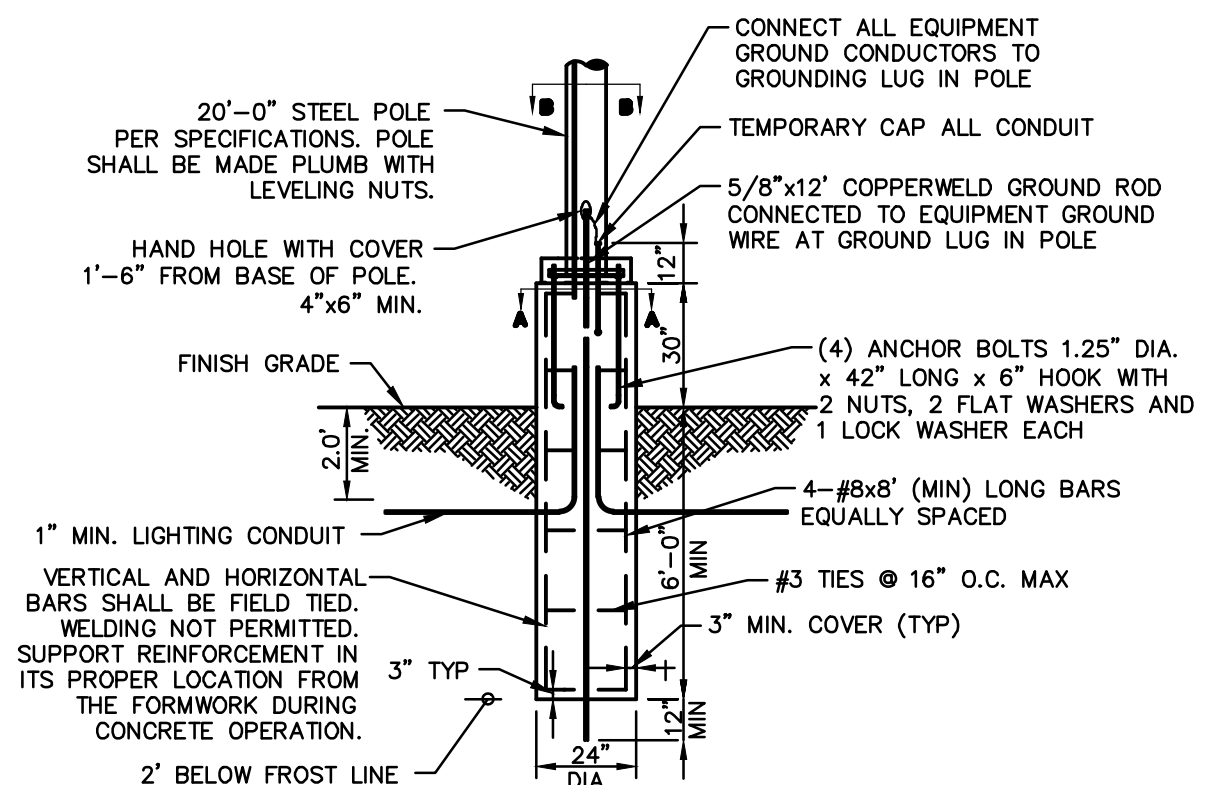
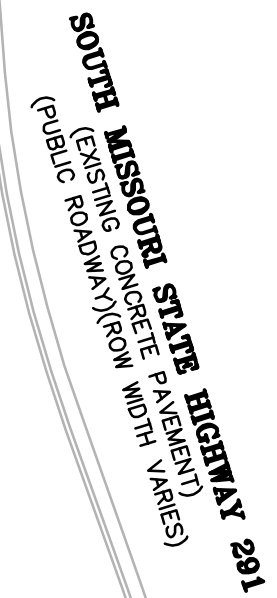
ERIC S. KIRCHNER
E-2001004618

LOT 7
OLDHAM VILLAGE
N/F
OLDHAM INVESTORS LLC
(PID# 61-440-01-05-00-0-00-000)







20 0 10 20 40

SCALE: 1"=20'

MAY 2025



- STANDARD LIGHT DETAIL
NO SCALE

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Description
	3	F2	Single	0.912	10153	108	324	GALN-SA2C-740-U-SLL-HSS
	1	F3	Single	0.912	12869	125	125	GALN-SA2D-740-U-SL3-HSS
	2	F4	Single	0.912	20119	213	426	GALN-SA4C-740-U-T4W-HSS
	2	WP1	Single	0.900	2224	25	50	GWS-SA1B-740-U-SLR-W-HSS
	2	WP2	Single	0.900	2170	25	50	GWS-SA1B-740-U-SLL-W-HSS
	3	WP3	Single	0.900	4643	34.1	102.3	GWS-SA1C-740-U-T4FTR-W

PHOTOMETRICS PLAN		JOB TANKS		PHOTO ID	APP ID
		DATE	SCALE	KAF	ESK
DWG. NO.		DWG. NO.		DWG. NO.	
M24-8767A		M24-8767A		M24-8767A	
1:20		1:20		1:20	
DATE		DATE		DATE	
MAY 2025		MAY 2025		MAY 2025	
APPD. BY		APPD. BY		APPD. BY	
ESK		ESK		ESK	
COMMENTS		COMMENTS		COMMENTS	
06/23/25 PER CITY		06/23/25 PER CITY		06/23/25 PER CITY	

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

C16