

# 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

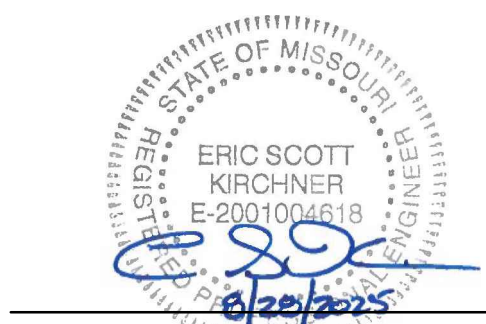
8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385  
TELEPHONE (636) 332-4574  
FAX (636) 327-0760  
E-MAIL [wentmail@cochraneng.com](mailto:wentmail@cochraneng.com)

**MAY, 2025**  
REVISED JUNE 23, 2025  
REVISED JULY 3, 2025  
REVISED AUGUST 15, 2025  
REVISED AUGUST 28, 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.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
**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 HAMBLER RD, LEE'S SUMMIT, MO 64081

PHONE: (816) 969-1900

##### WATER

OWNER: CITY OF LEE'S SUMMIT WATER

REPRESENTATIVE: JEFF THORN

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

PHONE: (816) 969-1900

##### ELECTRIC

OWNER: EVERGY

REPRESENTATIVE:

ADDRESS: 1300 SE HAMBLER 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:

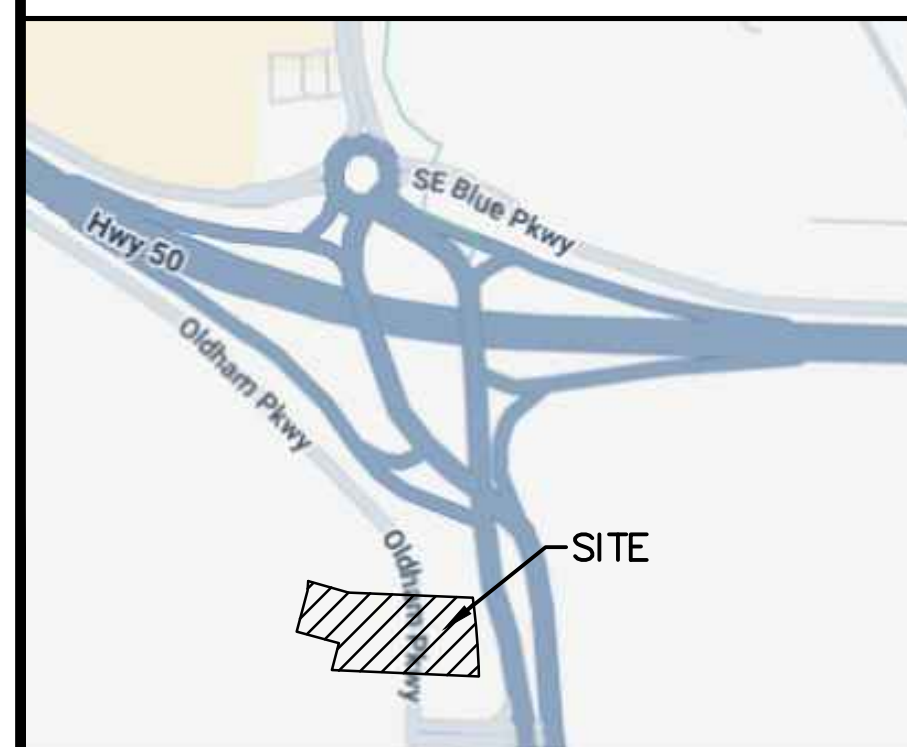
ADDRESS:

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

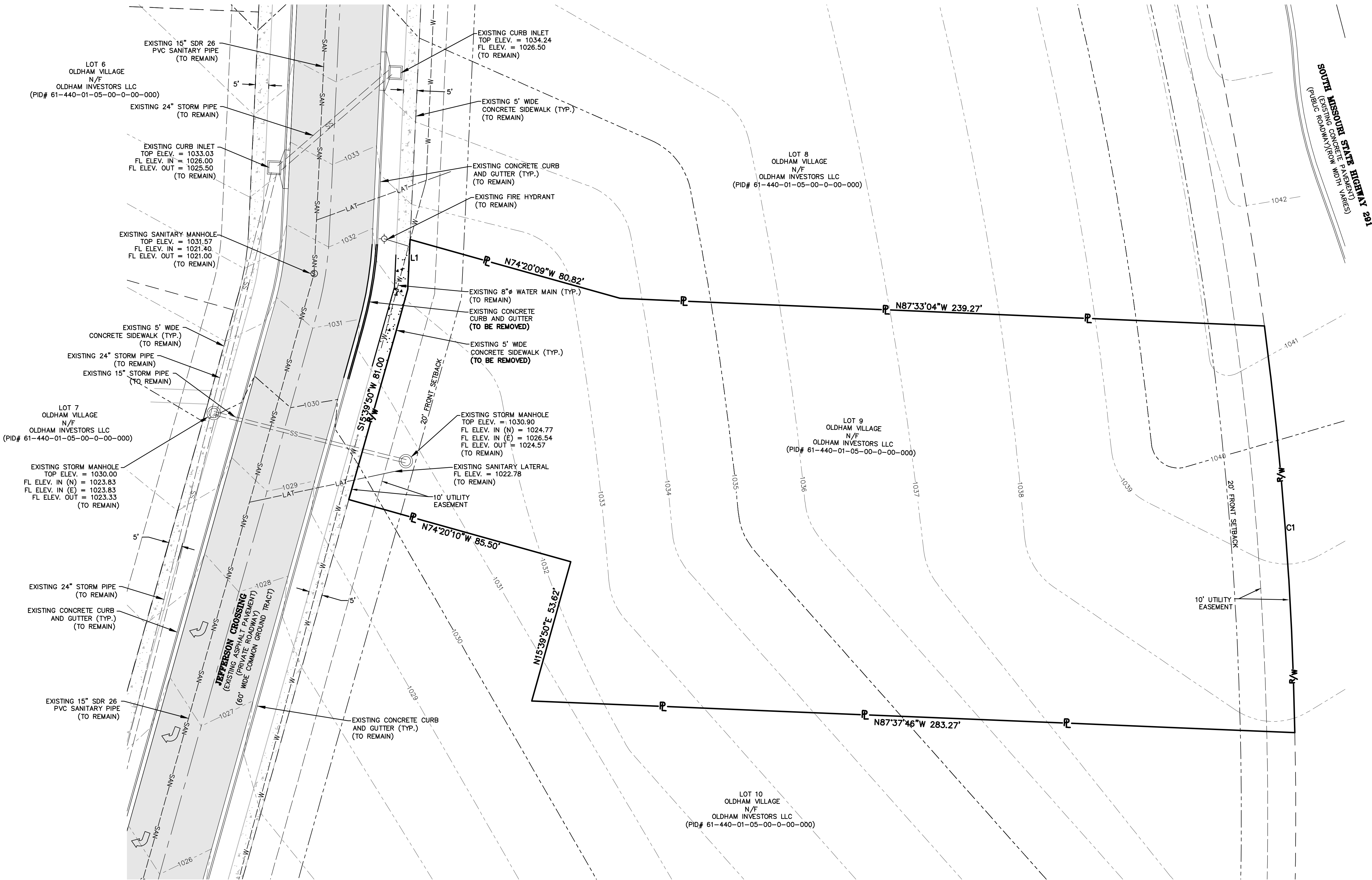
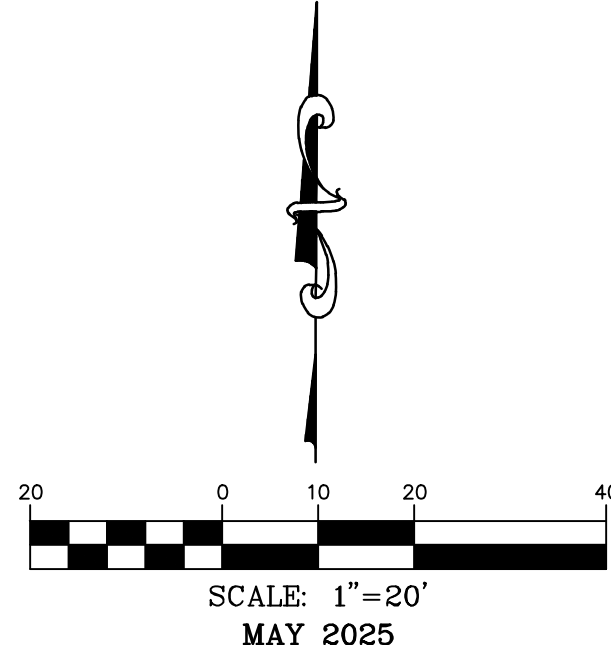




DWG NAME: d:\2024\W24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A\_02\_EXISTING CONDITIONS.dwg LAYOUT TAB: SITE PLAN PLOTTED ON: Aug 28, 2025 - 3:00pm PLOTTED BY: KFarrell

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 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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weinfo@ochraneng.com

**ochran**

North Office  
8 East Main Street  
Wentzville, Missouri 63385

• 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  
or trenching, the owner shall  
call 1-800-DIG-RITE for  
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:	APPRO. BY:
06/23/25	KAF
	ESK

DATE: 06/23/25  
PER CITY COMMENTS:

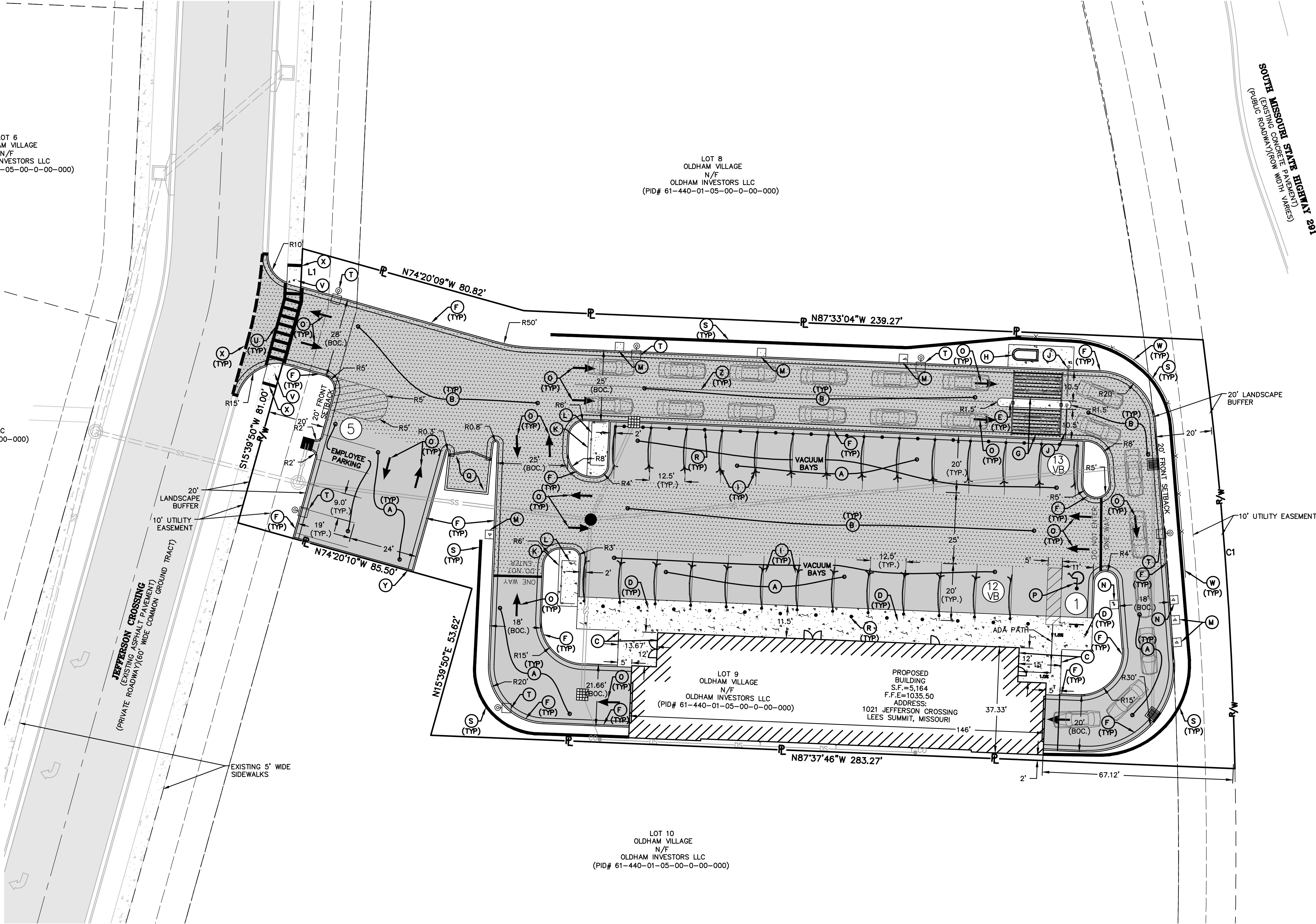
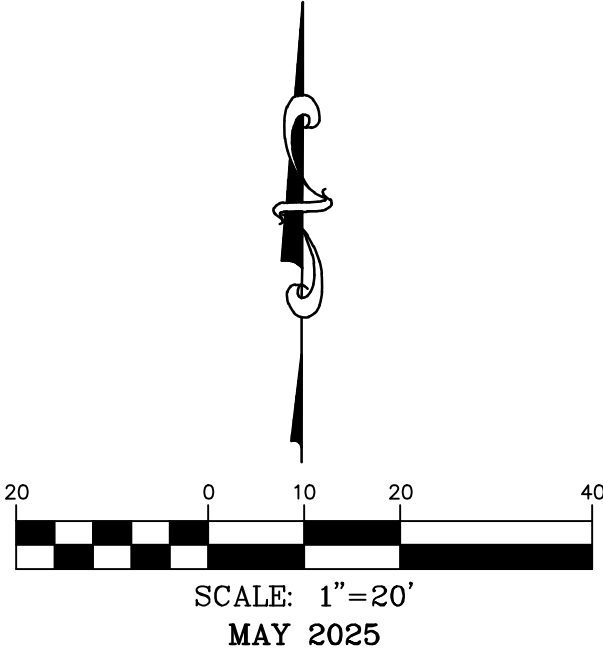
DATE:	APPRO. BY:
	KAF
	ESK

DATE: MAY 2025

SCALE: 1:20

PROJ. 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

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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 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)  
weinfo@ochran.com  
• Civil Engineering  
• Land Surveying  
• Architecture  
• Site Development  
• General Consulting  
• Master Planning



Missouri State Certificate  
of Authority Numbers:  
2010000046

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the start of any excavation  
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must be followed by these  
construction plans and be strictly followed  
(ie. trenching, blasting, etc.)



FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI

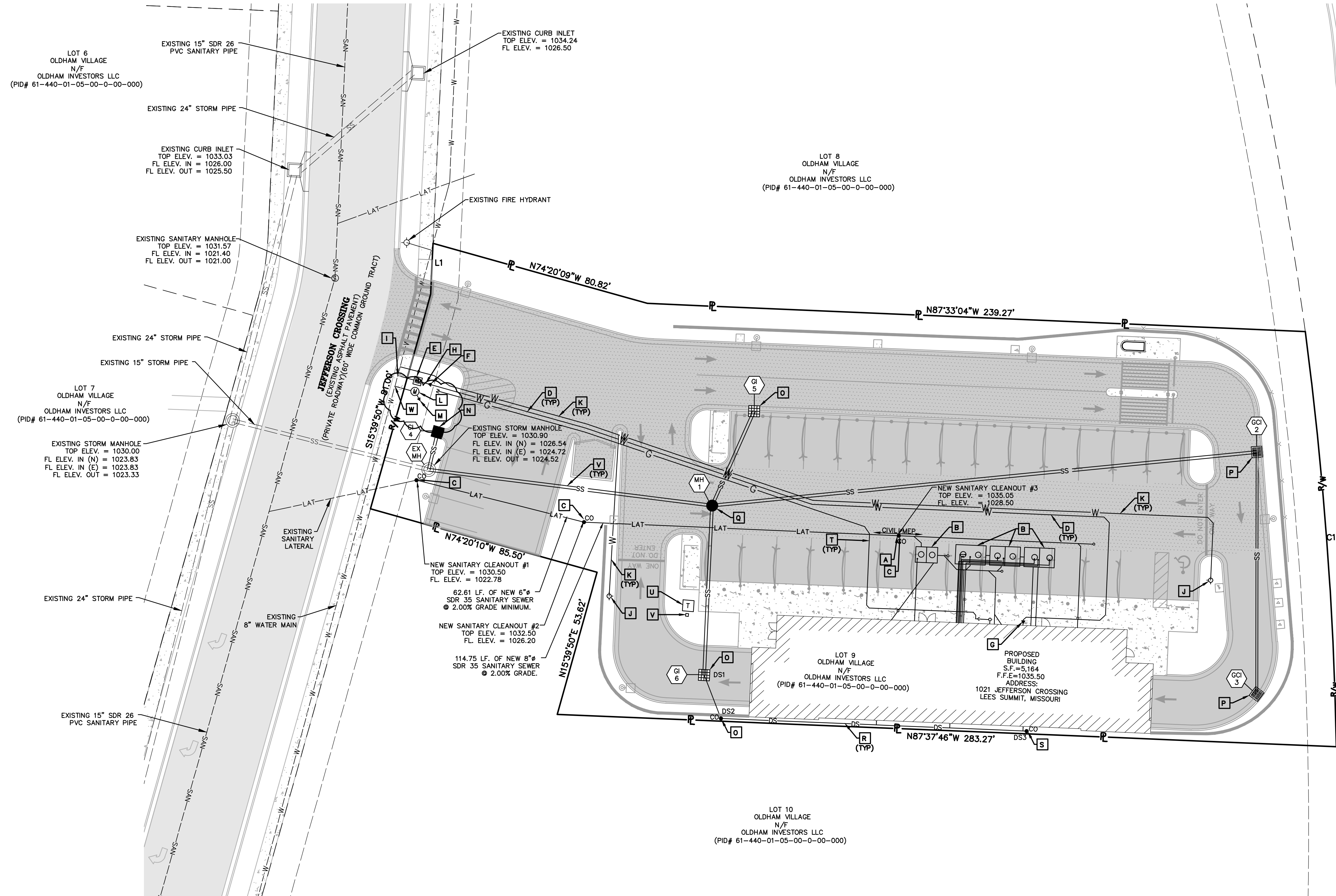
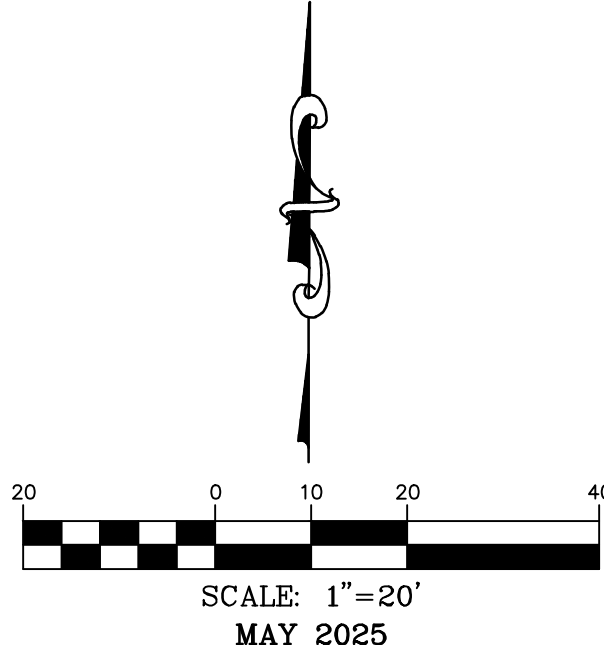
DATE	BY	APPROVED BY
06/23/25	KAF	ESK
07/03/25	KAF	ESK
08/15/25	KAF	ESK

REVISION:  
06/23/25 PER CITY COMMENTS  
07/03/25 PER CITY COMMENTS  
08/15/25 PER CLIENT REQUEST

DATE: MAY 2025  
SCALE: 1:20  
PROJECT NO: M24-8767A  
DWG. NO: C3

# UTILITY 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'



SOUTH MISSOURI STATE HIGHWAY 201  
(EXISTING CONCREE PAVEMENT)  
(PUBLIC INFORMATION NORTH VERIES)

## UTILITY LEGEND

- 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" 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 6" C900 PVC WATER MAIN.
- L** NEW 1" 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" 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.
- W** 1" SADDLE TAP, PER CITY REQUIREMENTS.

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

NOTE:  
BACKFLOW PREVENTER LOCATES INSIDE THE  
BUILDING FOR DOMESTIC SERVICE.

NOTE:  
BACKFLOW PREVENTER FOR IRRIGATION SHALL BE  
LOCATED IN/NEXT TO IRRIGATION METER PIT.

NOTE:  
IRRIGATION METER TYPE SHALL BE  
DETERMINED BY IRRIGATION CONTRACTOR.

OWNER:  
OLDHAM INVESTORS LLC  
7200 W. 132ND ST. STE. 150  
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DEVELOPER:  
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**CHORAN**

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• General Consulting  
• Master Planning

Missouri State Certificate  
of Authority Numbers:  
E-201000046

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(ie. trenching, blasting, etc.)

ERIC SCOTT  
KIRCHNER  
E-2010004618

**SO**

ERIC S. KIRCHNER  
E-2010004618

FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI

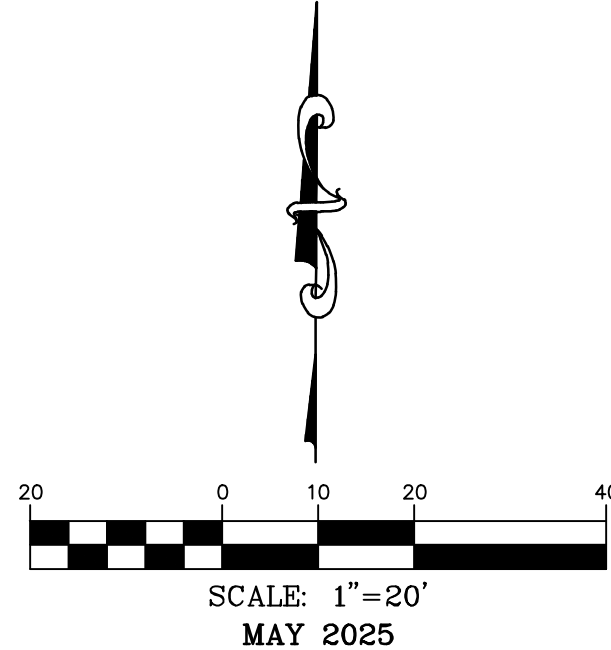
DATE:	BY:	DATE:	BY:	DATE:	BY:
06/23/25	KAF	07/03/25	ESK	08/15/25	ESK
07/03/25	KAF	08/15/25	ESK	09/28/25	ESK

DATE: MAY 2025  
SCALE: 1:20  
PROJECT NO: M24-8767A  
DWG. NO: C4

DWG NAME: \2024\W24-8767 - COW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A\_02A\_ Final Development Plan\W24-8767A\_C5-GRADING PLAN.dwg LAYOUT TAB: UTILITY PLAN PLOTTED ON: Aug 28, 2025 - 3:00pm PLOTTED BY: Kferrell

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)  
wferrell@ochraneng.com

North Office  
8 East Main Street  
Wentzville, Missouri 63385

**CHORAN**

Missouri State Certificate  
of Authority Numbers:  
2010000046

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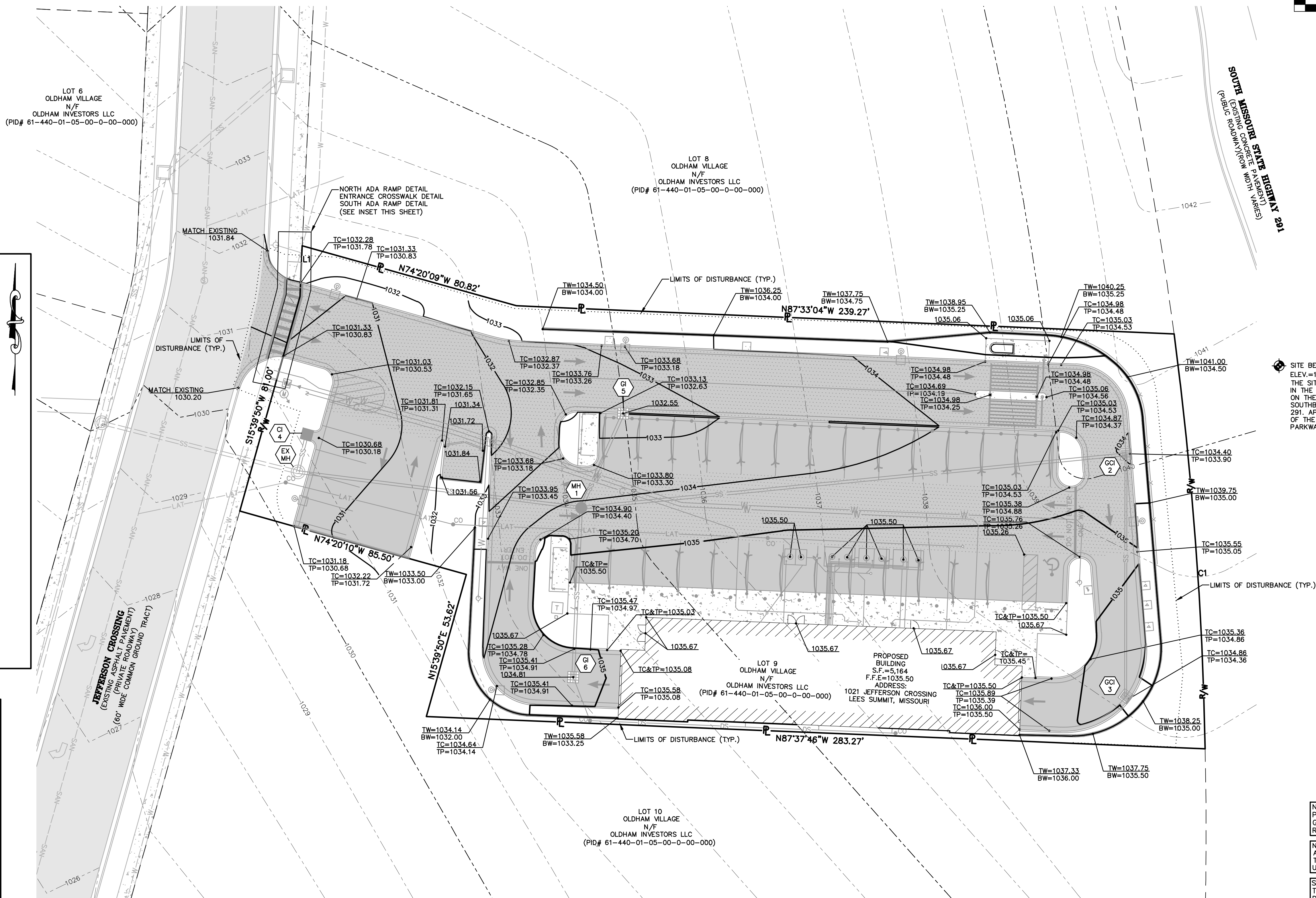
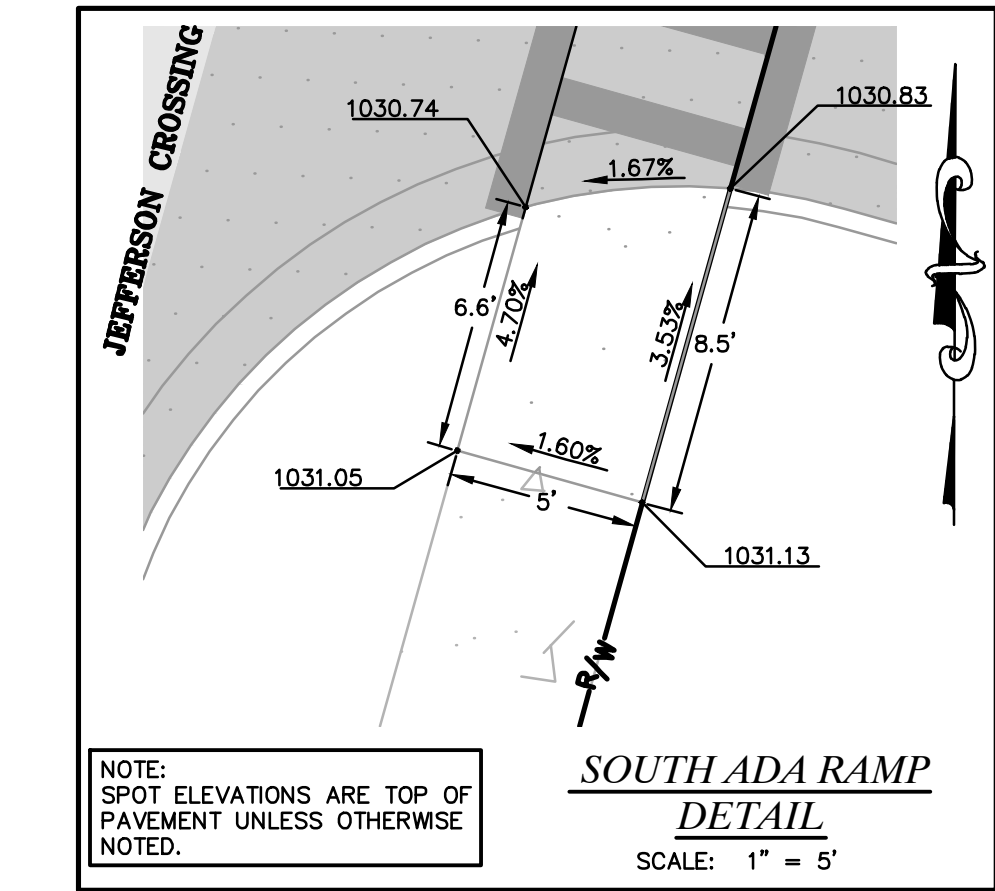
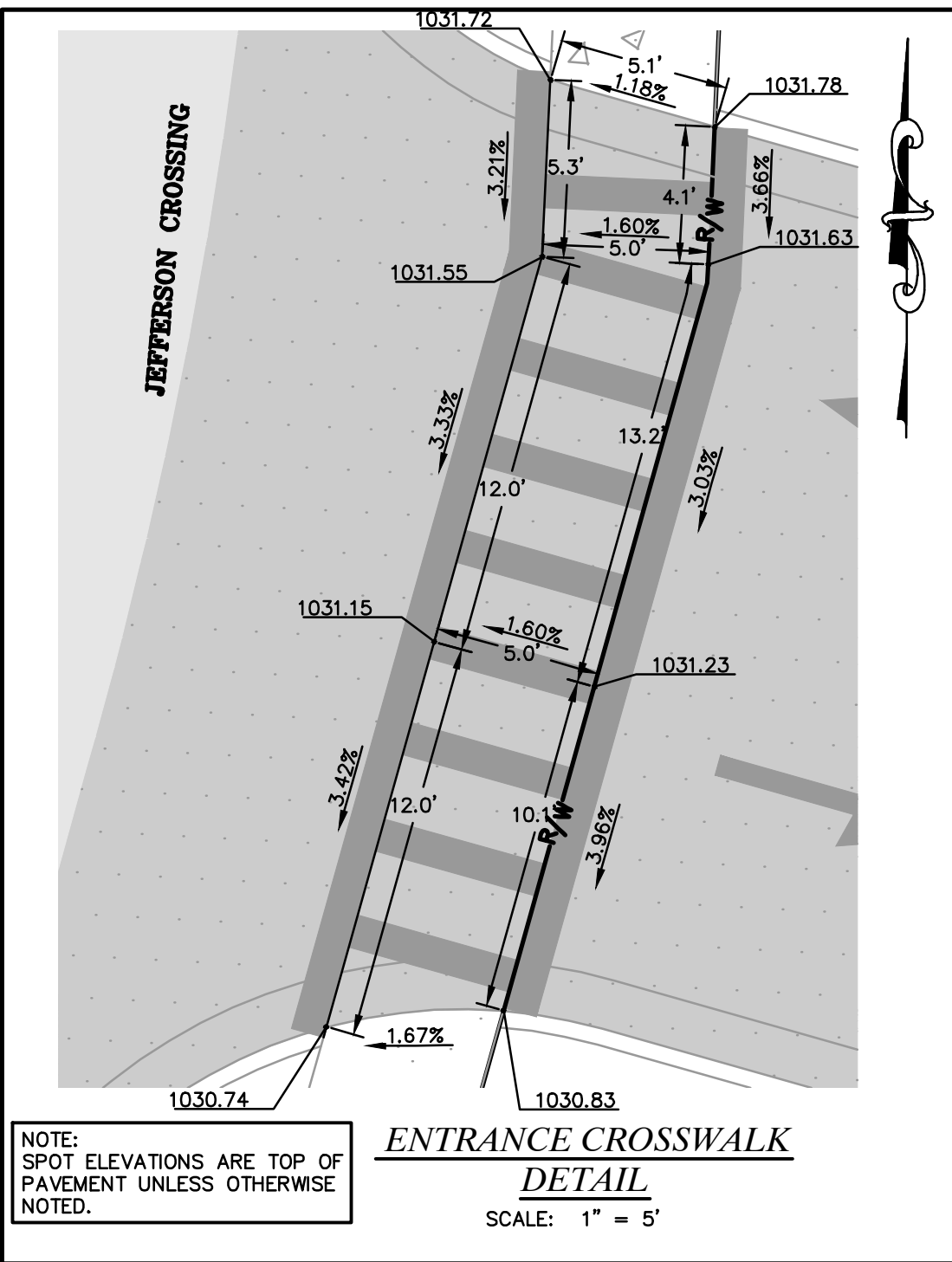
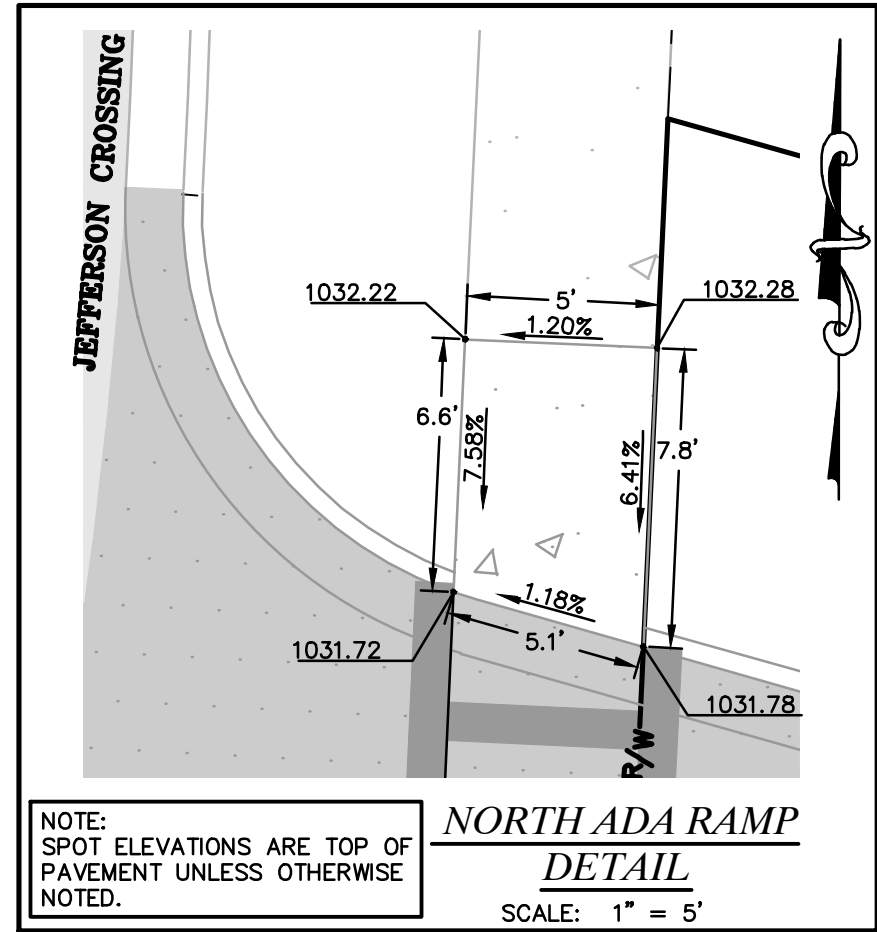
GRADING PLAN

DATE: MAY 2025

SCALE: 1:20

PROJ. NO: M24-8767A

DWG. NO: C5



NOTE:  
PROVIDE CITY WITH A COPY OF  
GRADING COMPACTION TEST  
RESULTS.

NOTE:  
ALL SPOT ELEVATIONS SHOWN ON  
THIS PLAN ARE TOP OF PAVEMENT  
UNLESS OTHERWISE NOTED.

SITE DISTURBANCE  
TOTAL SITE AREA = 1.08 AC.  
DISTURBED AREA = 1.05 AC.

GRADING QUANTITY:

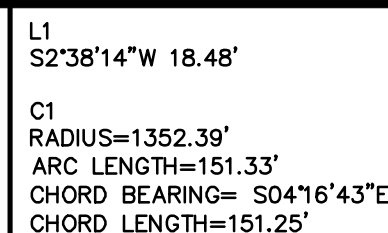
CUT - 2,865 CY.  
FILL - 260 CY.

NOTE:  
THESE QUANTITIES ARE RAW NUMBERS.  
THE CONTRACTOR SHALL NOT USE THESE  
NUMBERS AS THEIR BID QUANTITIES. THE  
CONTRACTOR SHALL DETERMINE THEIR OWN  
QUANTITIES.

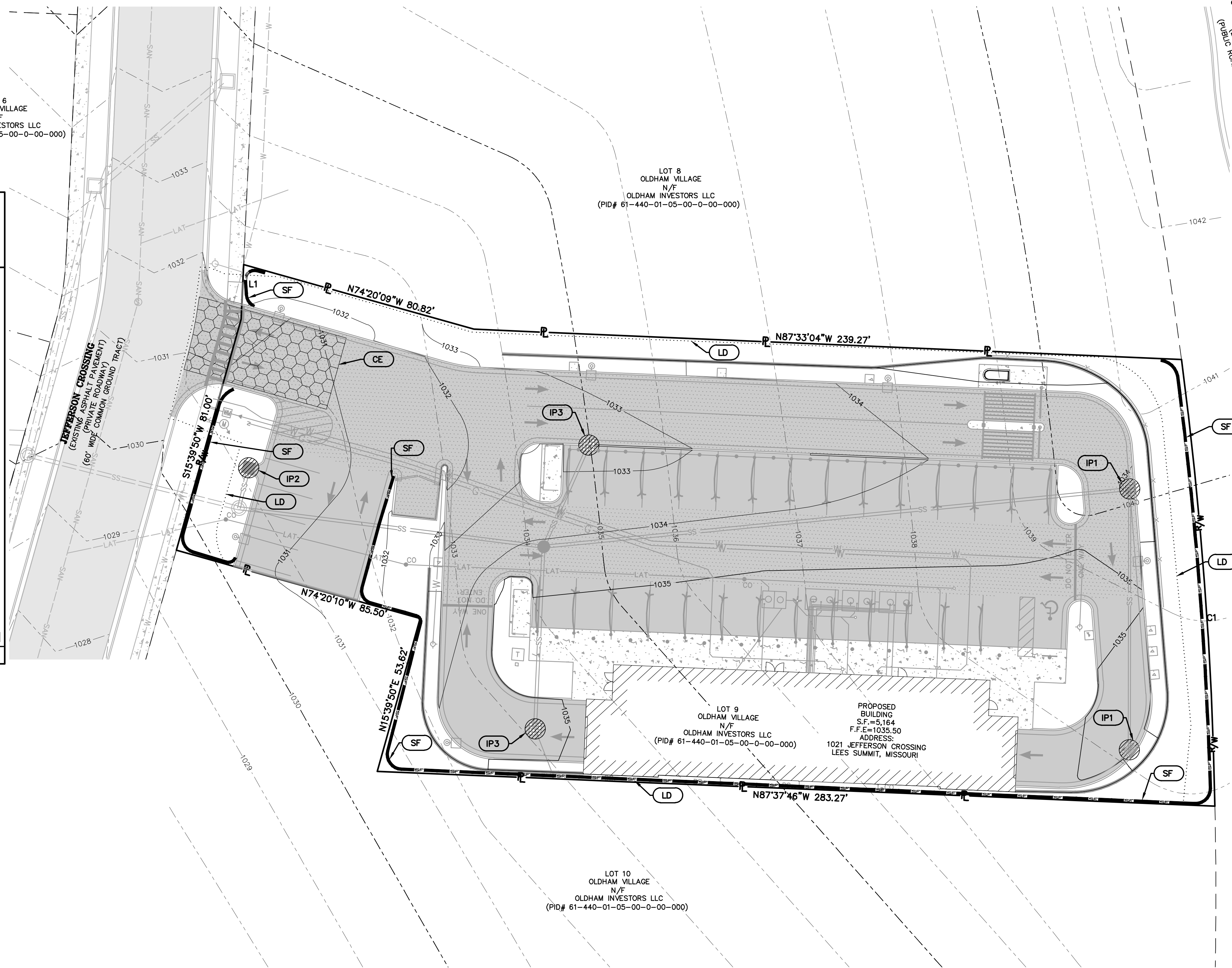
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DEVELOPER:  
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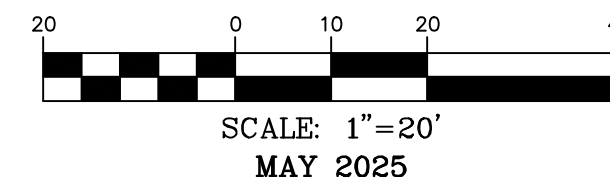
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www.mot1call.com



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



**SOUTH MISSOURI STATE HIGHWAY 29**  
(EXISTING CONCRETE PAVEMENT)  
(PUBLIC ROADWAY) (ROW WIDTH VARIES)



### SWPPP LEGEND

- |            |  |
|------------|--|
| <b>SF</b>  | NEW SILT FENCE.<br>SEE DETAIL, SHEET C7.                               |
| <b>IP1</b> | NEW DANDY SACK GRADED CURB INLET PROTECTION<br>SEE DETAIL, THIS SHEET. |
| <b>IP2</b> | CURB INLET PROTECTION.<br>SEE DETAIL, SHEET C7.                        |
| <b>IP3</b> | NEW SACK GRADED INLET PROTECTION<br>SEE DETAIL, THIS SHEET.            |
| <b>CE</b>  | TEMPORARY CONSTRUCTION ENTRANCE.<br>SEE DETAIL, SHEET C7.              |
| <b>LD</b>  | 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)

[illegible]

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

# EROSION AND SEDIMENT CONTROL PLAN

[illegible]

C6

North Office  
8 East Main Street  
Wentzville, Missouri 63385

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

**UCHRAN**

- 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 this site, contractor shall call 1-800-DIG-NITE for utility location information.

GENERAL EROSION NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER PROJECTS MUST 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 FEDERAL, STATE, OR LOCAL REQUIREMENTS 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 EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES).
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, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE REMOVED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND. 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 AT LEAST 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 MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC RIGHT OF WAY. 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 HAVE COLLECTED IN THE STORM 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 WORKDAY. THIS INCLUDES BACKFILLING AND COVERING 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 RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS RELIED UPON FOR THE PURPOSE OF THE PROJECT. THEREFORE, THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST 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 NOTICED 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, AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD, PER FIRM, FLOOD INSURANCE RATE MAP, FOR JACKSON COUNTY, MISSOURI, INSURANCE POLICY NUMBER 29095C04196, 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 A VEGETATIVE COVER OF AREA DISTURBED 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 DETERMINED BY THE CITY ENGINEER. VEGETATIVE COVER SHALL BE ESTABLISHED AS SOON AS POSSIBLE OR DURING 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 MUST BE ESTABLISHED TO VEGETATIVE COVER TO PROVIDE EROSION CONTROL ON THE SITE. ESTABLISHED PERMANENT GRASS SEEDING GOODS TEMPORARILY COVER SEEDS BE PROVIDED ACCORDING TO THE CITY ENGINEER'S RECOMMENDATIONS. ALL FINISHED GRADES (AREAS NOT TO 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 OPERATIONS. PROPOSED EROSION CONTROL FACILITIES SHALL BE CLEANED OF SEDIMENT, REPAIRED IF DAMAGED AND RESTORED TO SERVICEABLE CONDITIONS IF:  
a. EROSION SEDIMENT HAS ACCUMULATED IN SILT DEVICES,  
b. SEDIMENT EROSION CONTROL DEVICES HAVE BEEN DAMAGED,  
c. OBVIOUS GULLIES OR SEDIMENT DEPOSITS HAVE BEEN FORMED ON THE DOWNSTREAM SIDE OF CONTROL DEVICES, OR  
d. SEDIMENT HAS BEEN CARRIED BEYOND THE WORKING SITE.
29. THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH ALL COPIES OF INTERIM SLOTT TESTING REPORTS.
30. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED OR FUTURE PAVED AREAS SHALL BE REPAVED TO TO 10% OF THE ORIGINAL GRADE. ALL FILLED AREAS SHALL BE STANDARD COMPACTION TEST. ALL FILL 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. THE ROAD SHALL BE TEMPORARILY RESEDED AT A RATE OF 6-8 LBS. OF RYE SEED PER 1000 SQ. FT. AND MULCH SHALL BE APPLIED AT A RATE OF 50 LBS. PER 10,000 SQ. FT.

**EROSION CONTROL NOTES:**

1. 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.

**MAINTENANCE:**

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN 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 SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES 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 DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETEIORATION.
2. ALL SEEDDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. 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.
5. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. ALL 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 SYSTEMS ON-SITE OR OFF-SITE.
7. ALL FINISHED GRADES THAT EXCEED 20% (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.

SEQUENCE OF CONSTRUCTION

INSTALL EROSION CONTROL ITEMS.

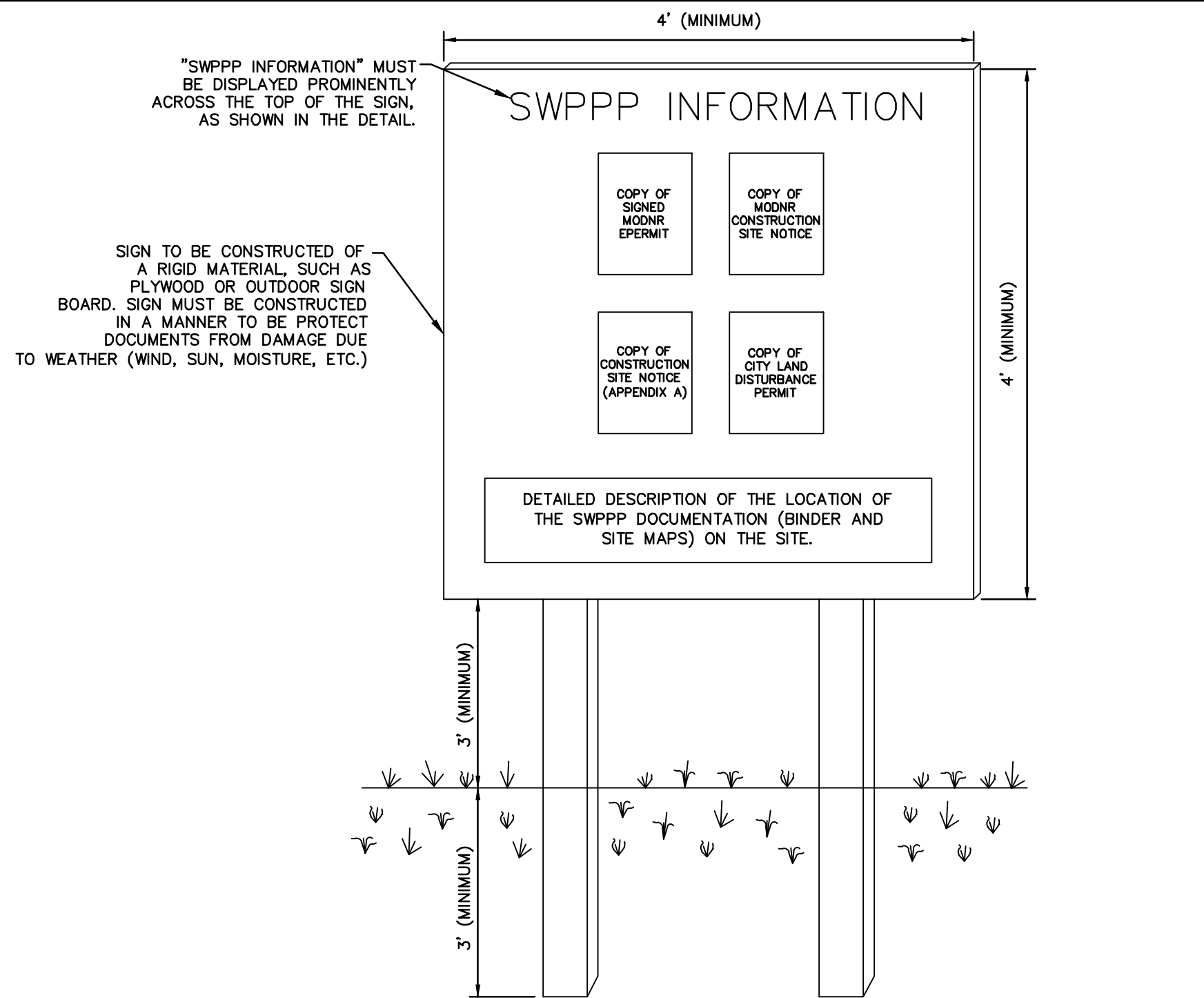
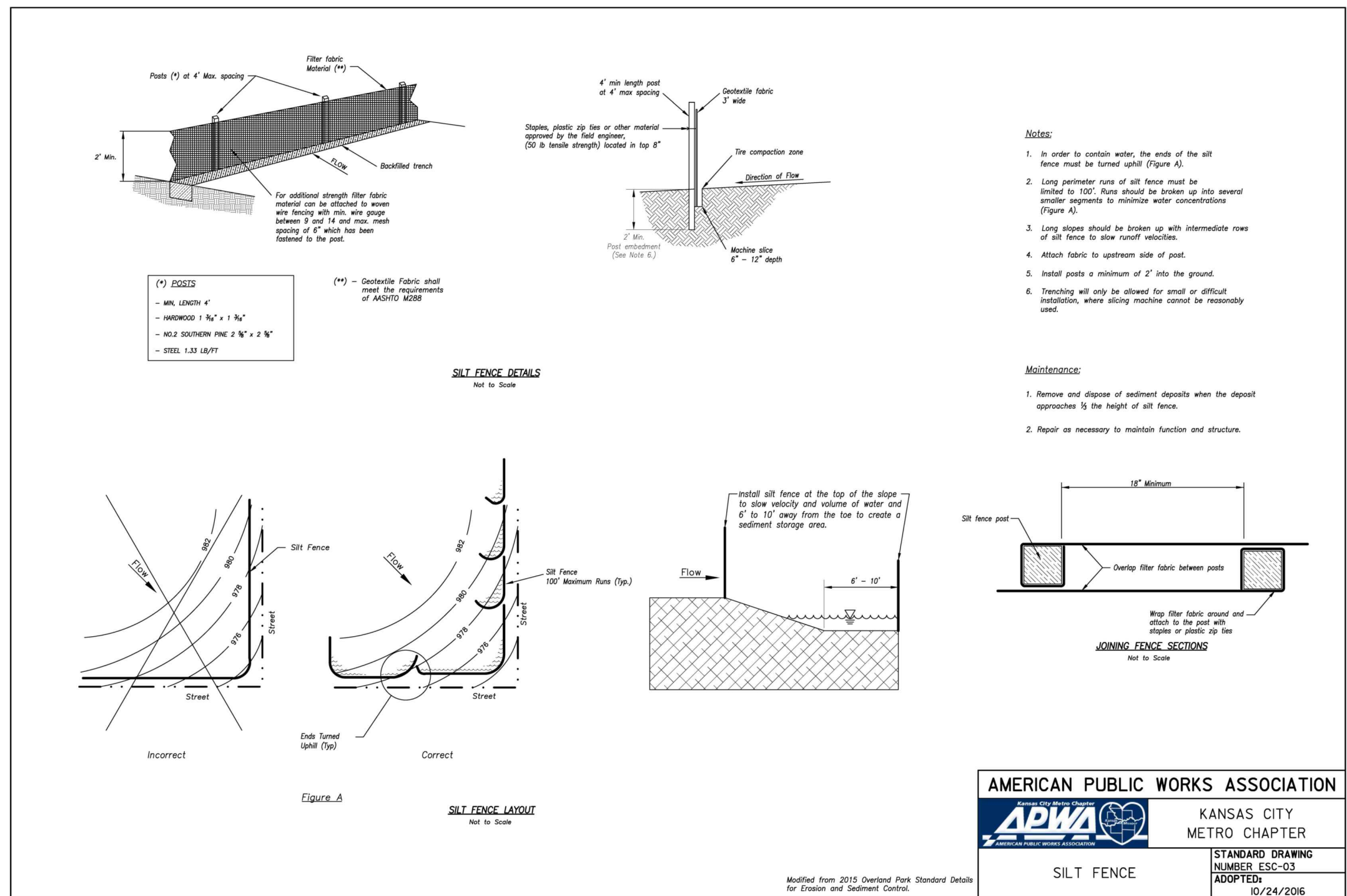
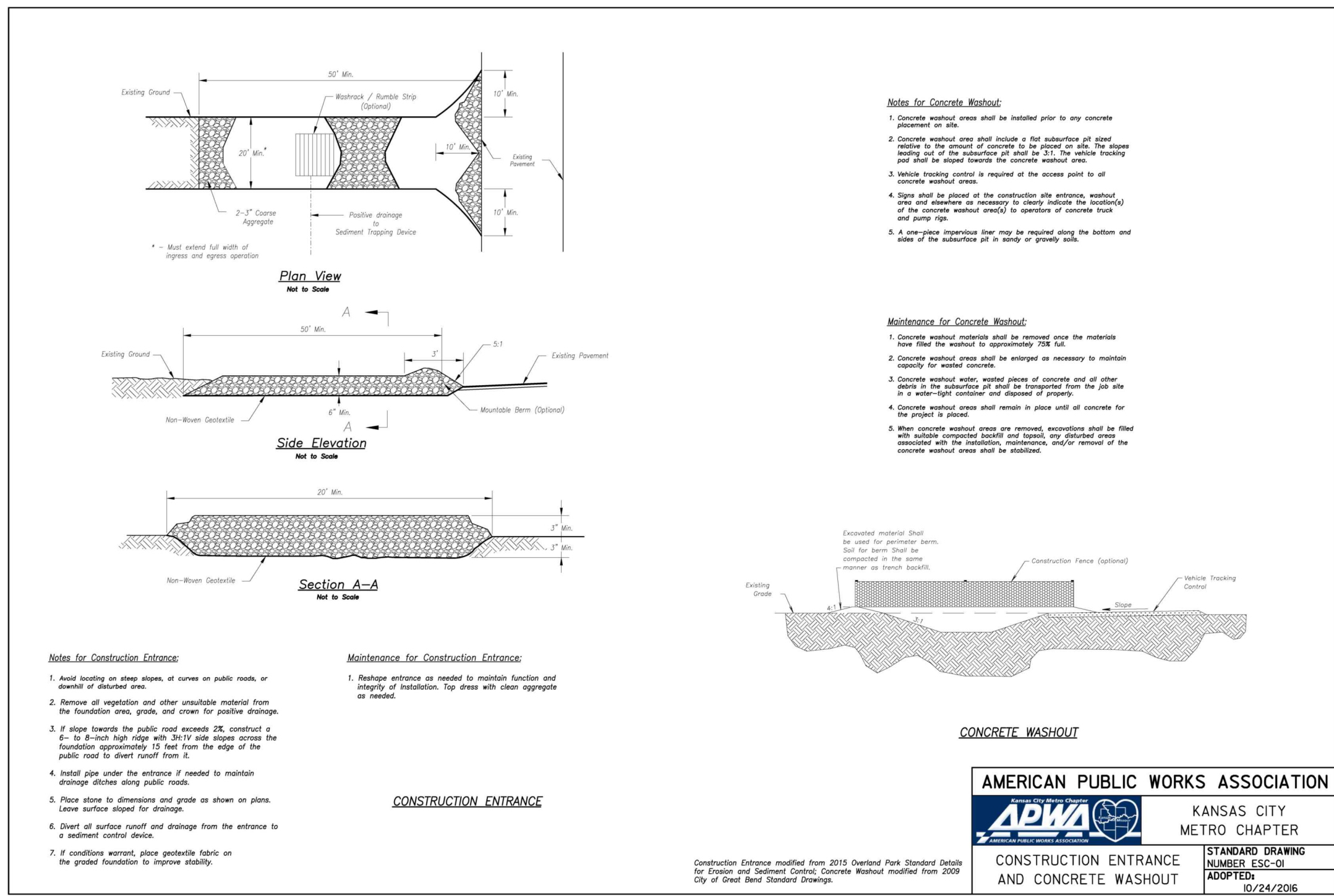
1. INSTALL TEMPORARY CONTROL MEASURES
2. PERFORM GRADING ACTIVITIES.
3. TEMPORARY SEED DENuded AREAS.
4. PAVE SITE.
5. FINAL SEEDING/SOD.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

### SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY CONTROL MEASURES
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<p><i>OWNER:</i>          OLDHAM INVESTORS LLC          7200 W. 132ND ST. STE. 150          OVERLAND PARK, KANSAS 66213</p>	<p><i>DEVELOPER:</i>          CLUB CARWASH OPERATING, LLC          1591 E. PRATHERSVILLE RD.          COLUMBIA, MO 65202</p>
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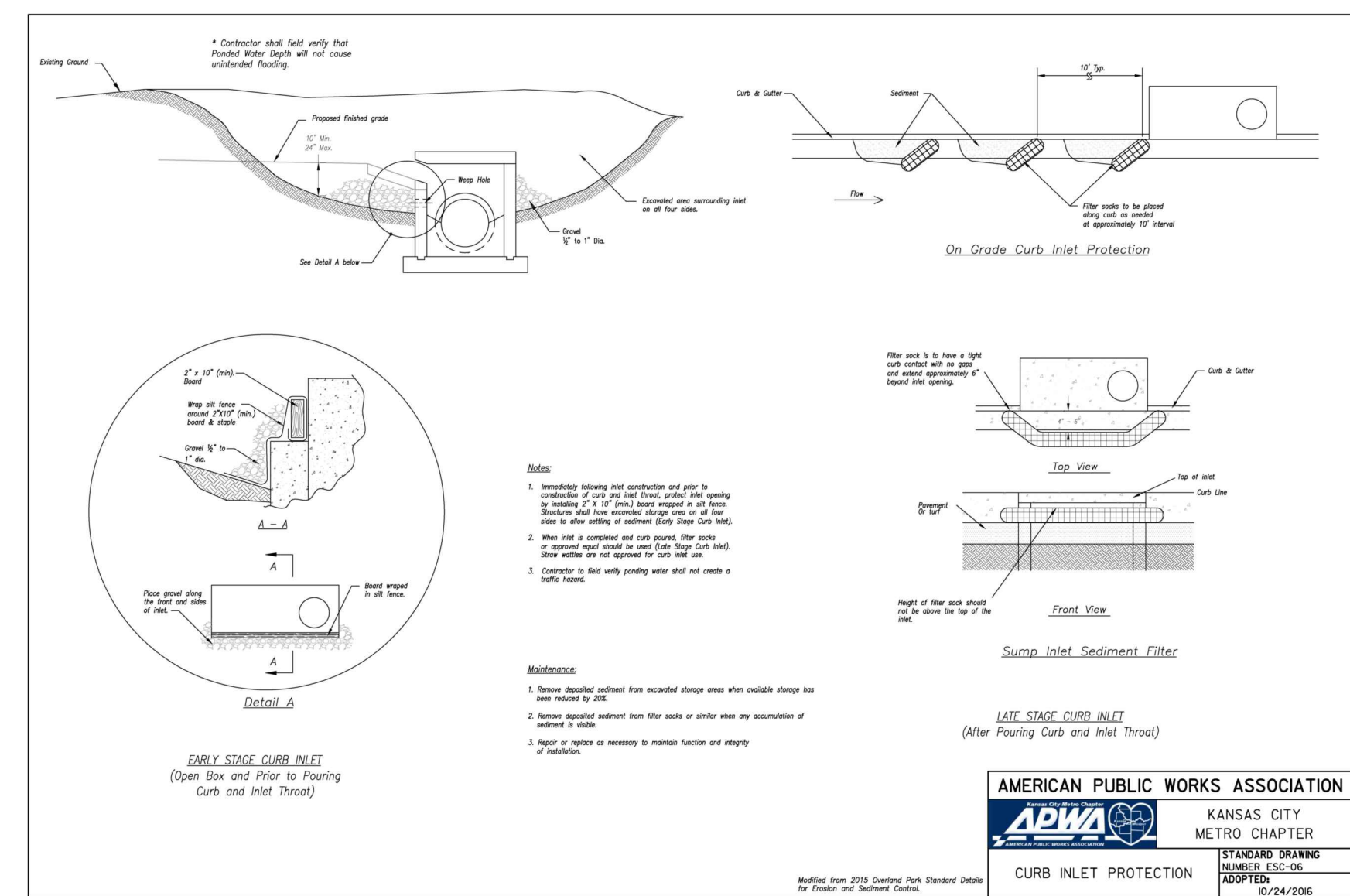
## *S.W.P.P. GENERAL NOTES AND DETAILS*



NOTES:

1. THE SWPPP INFORMATION SIGN SHALL 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 SHALL 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



**CALL OR CLICK 3 DAYS BEFORE YOU DIG**

 **MISSOURI**  
ONE CALL SYSTEM

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

**[www.mo1call.com](http://www.mo1call.com)**

**North Office**  
**6330-332-4574 (fax)**  
**6330-327-0765 (fax)**  
[eric@mscengineering.com](mailto:eric@mscengineering.com)

**South Office**  
**1001 S. 1st Street**  
**Wentzville, Missouri 63385**

**Services**

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



**Missouri State Certificate of Authority Numbers:**  
**2010000546**

**Work prior to the start of any excavation will be done in accordance with I-800C-DC-01E for small utility location and installation.**

**All OSHA rules & regulations established for the type of construction required by these permits (e.g. Trenching, Blasting, etc.)**



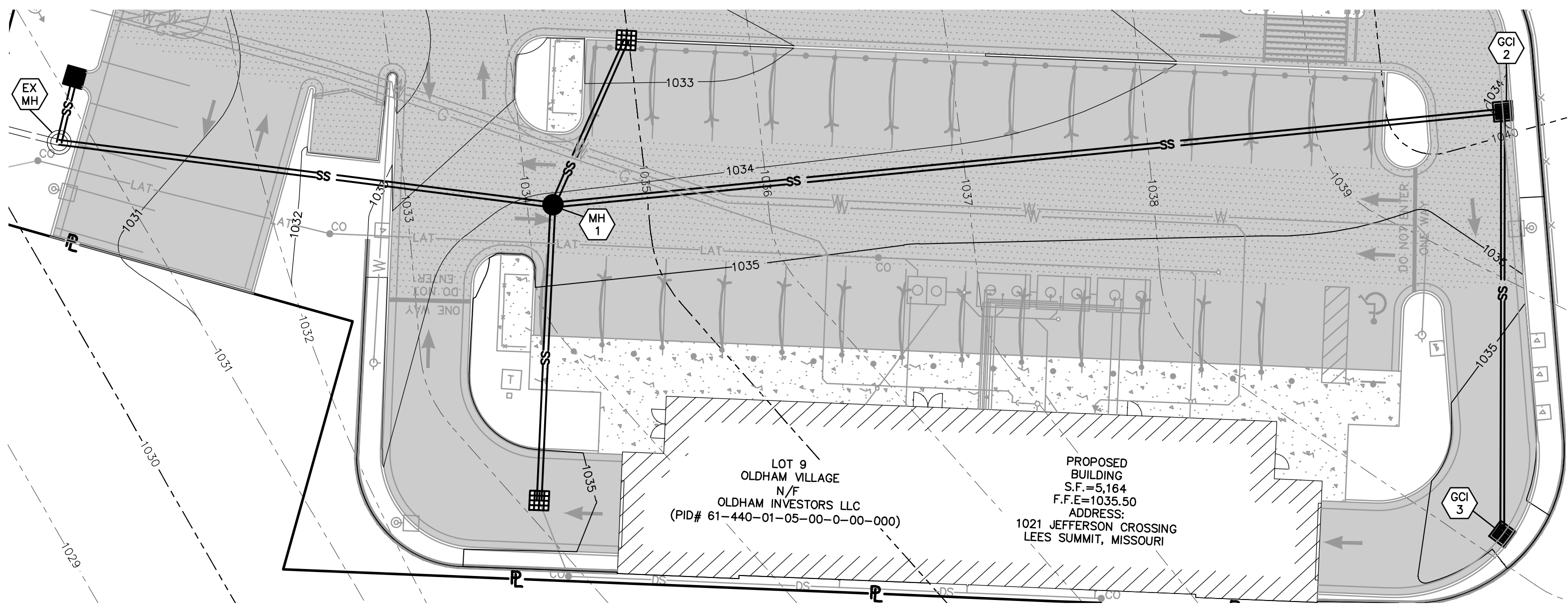
**ERIC S. KIRCHNER**  
**E-2001004618**

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

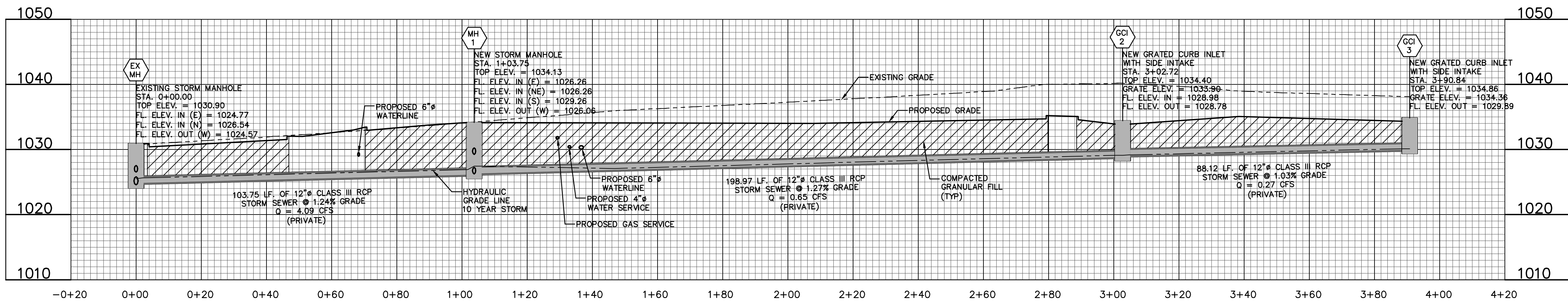
GENERAL NOTES AND DETAILS		DATE:		DWN. BY:		APPD. BY:	
		MAY 2025		KAF		ESK	
SCALE:		NO SCALE		FROM NO:		APPD. NO:	
		M24-8767A		DWG. NO:			

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.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
MISSOURI  
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

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

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 a  
utility location information.

All OSHA rules & regulations  
must be followed for all  
construction required 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	BY	APPROVED BY
06/23/25	KAF	ESK
07/03/25	KAF	ESK
08/15/25	KAF	ESK

DATE: MAY 2025

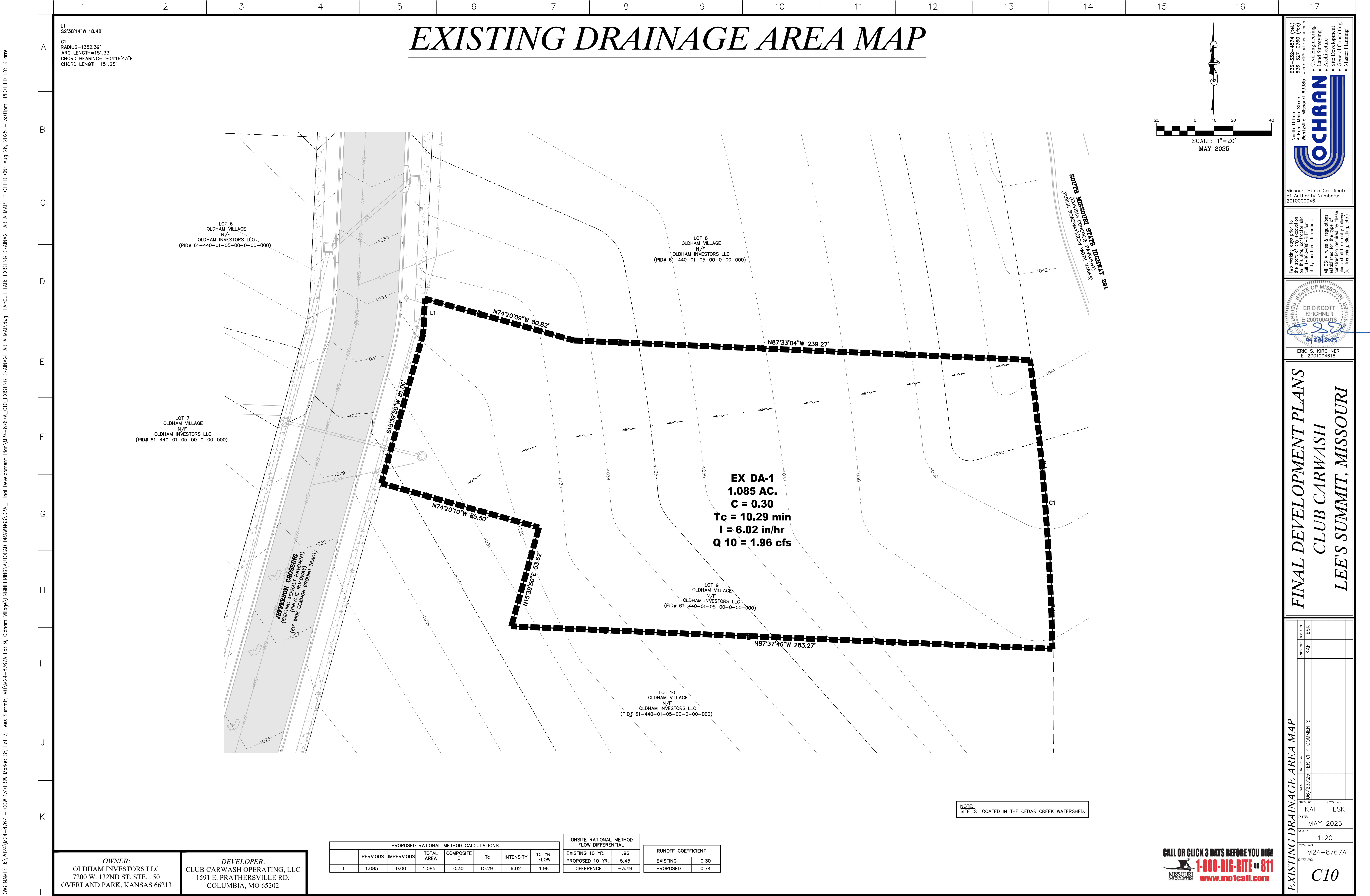
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VERT. SCALE: 1:10

PROJECT NO: M24-8767A

DWG. NO: C8

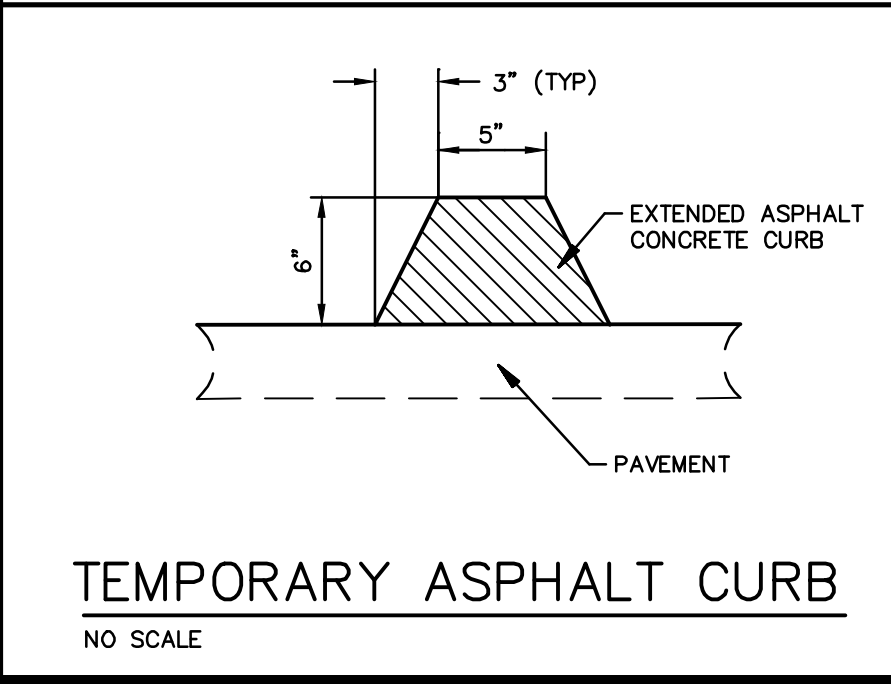
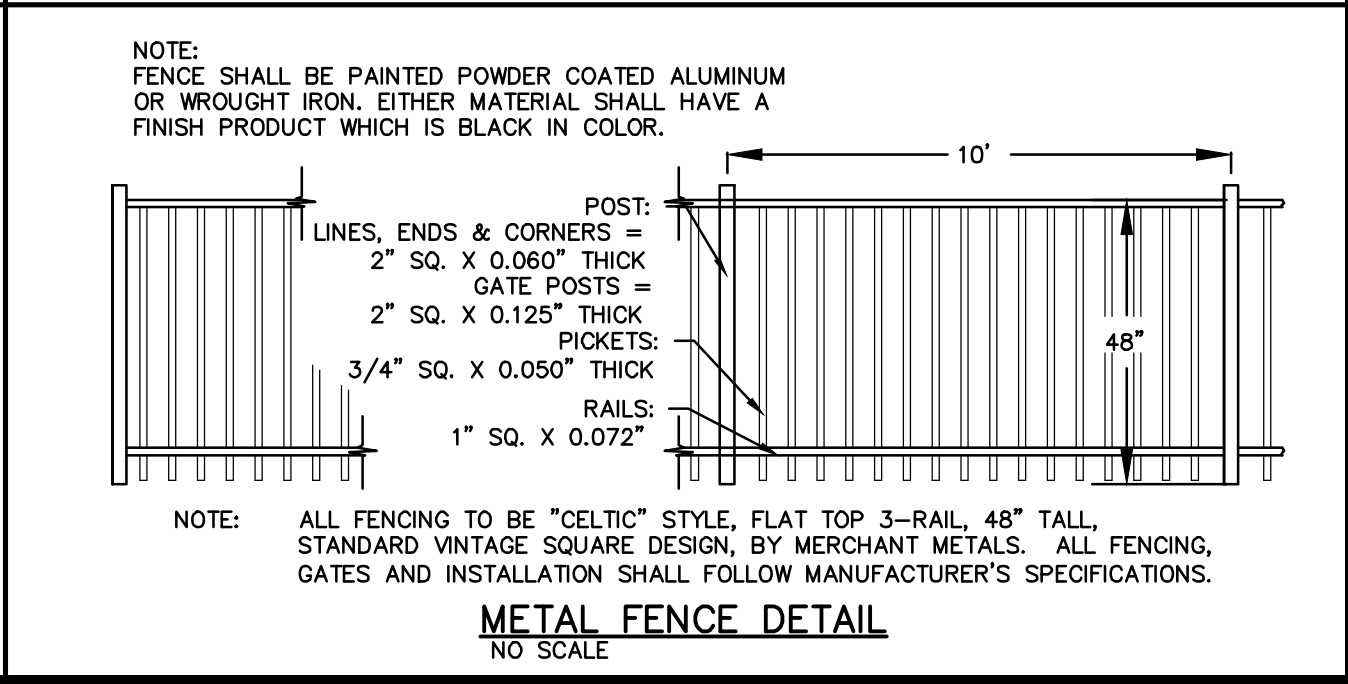
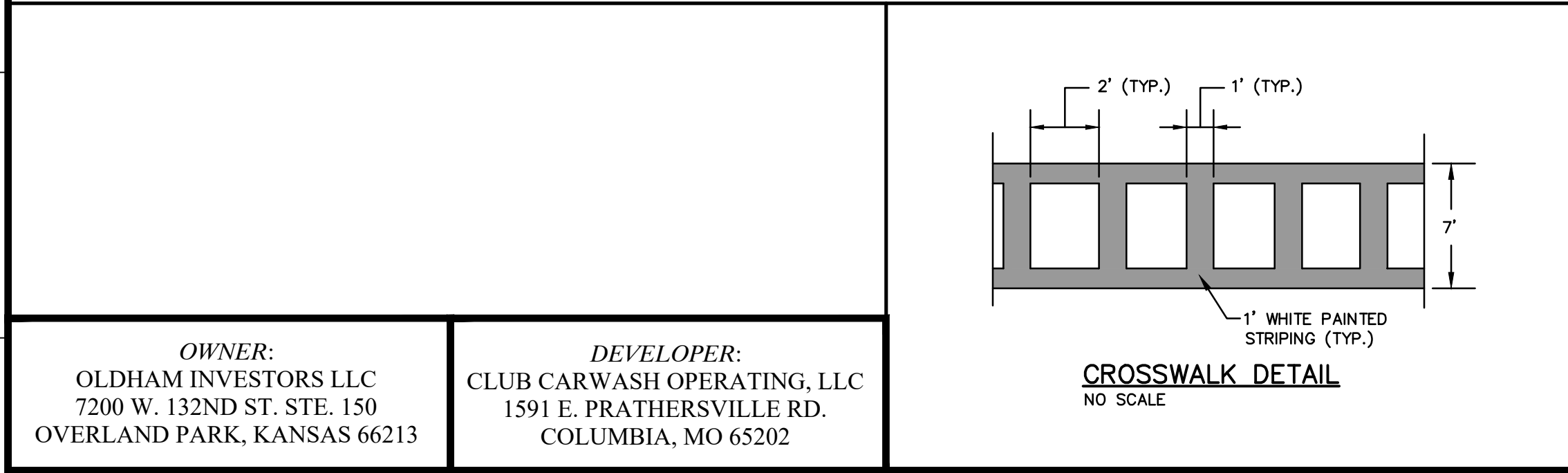
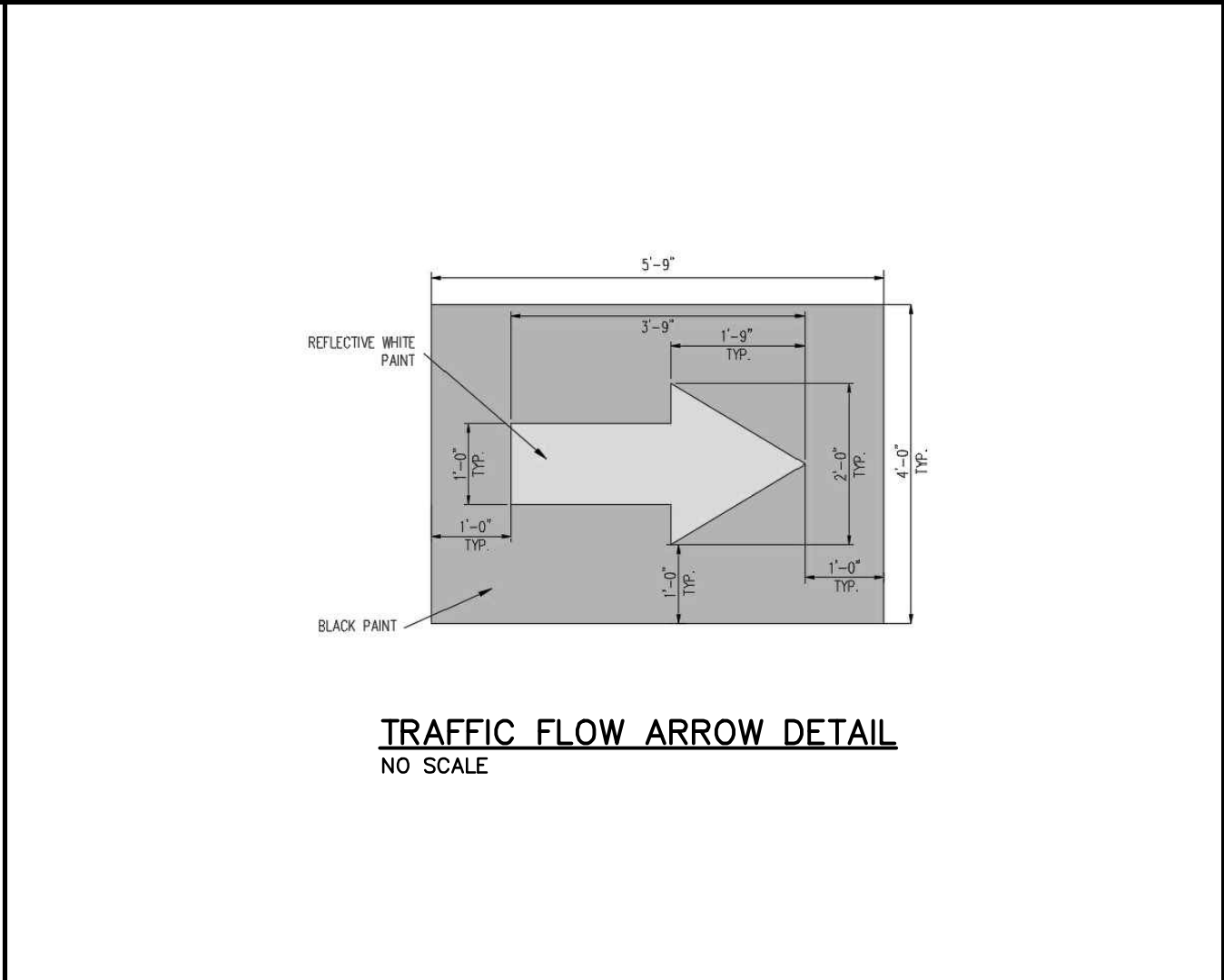
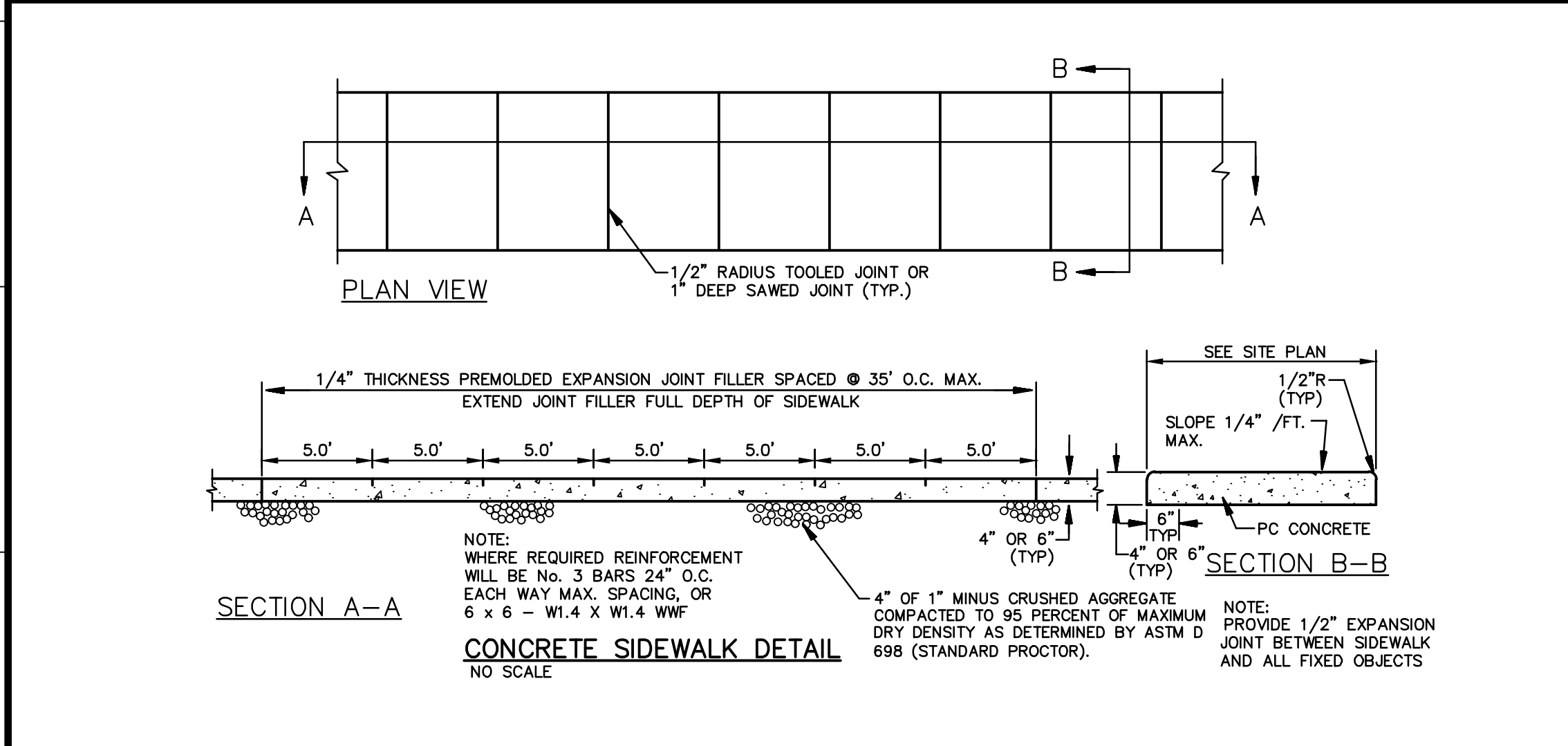
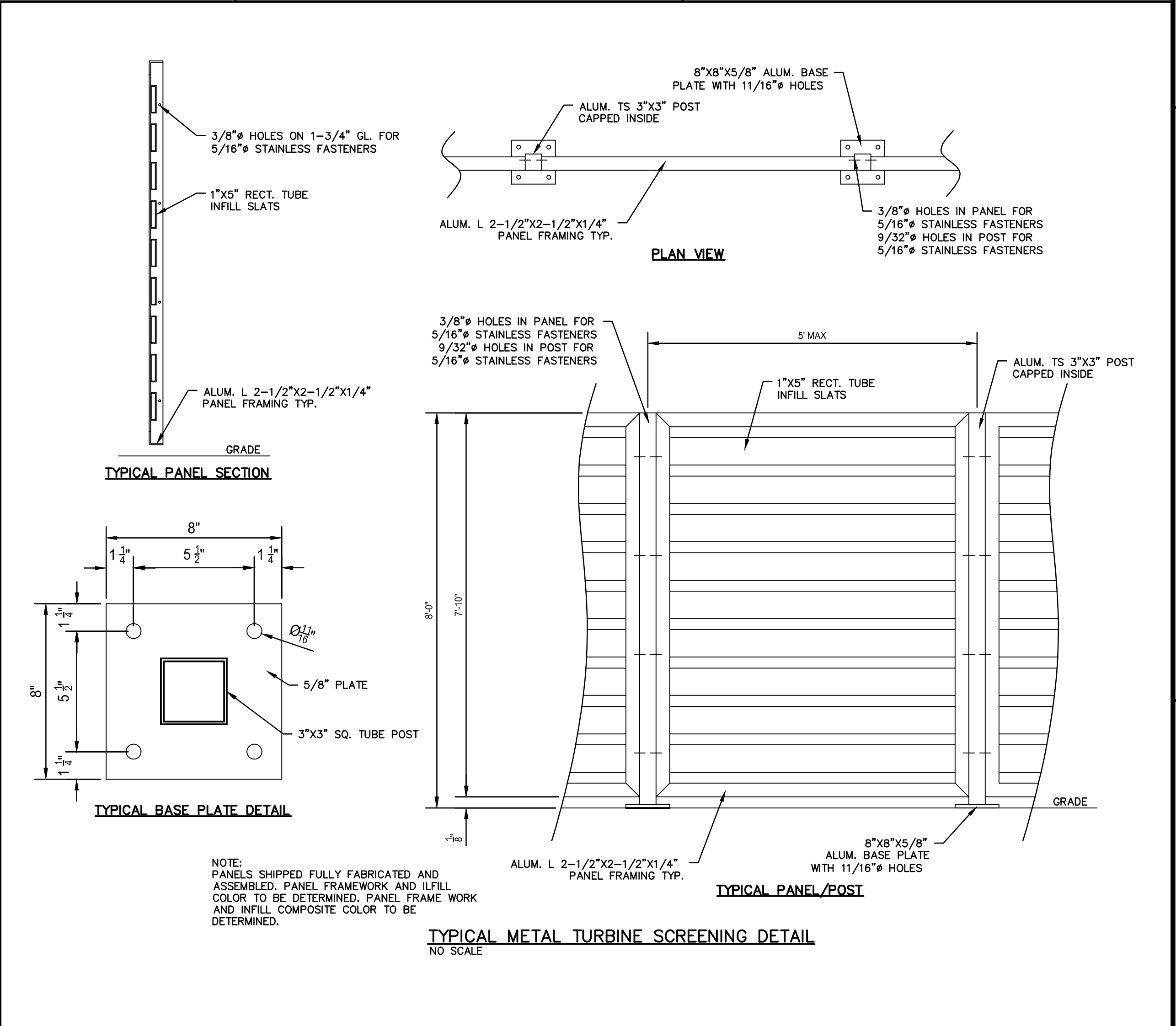
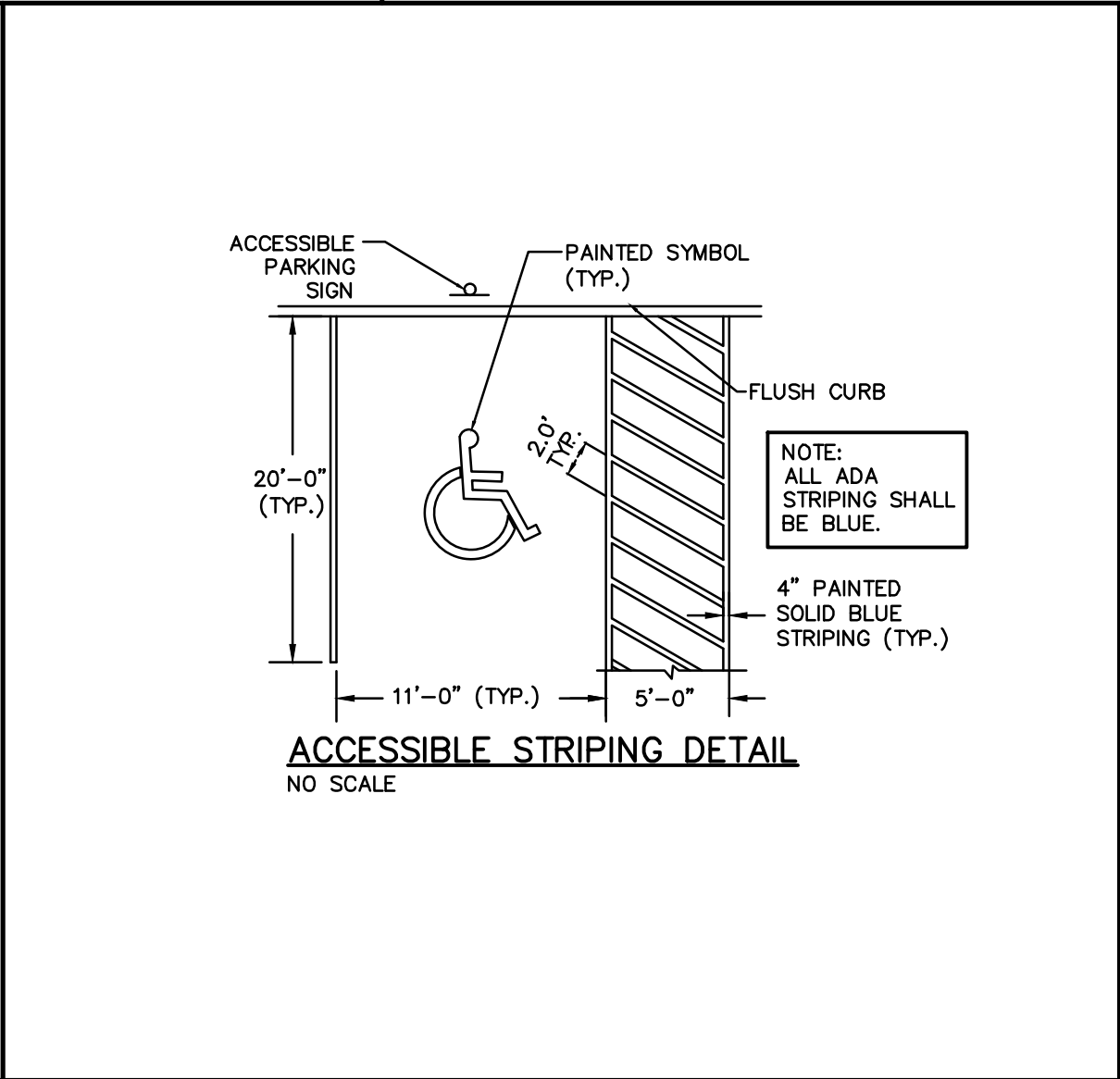
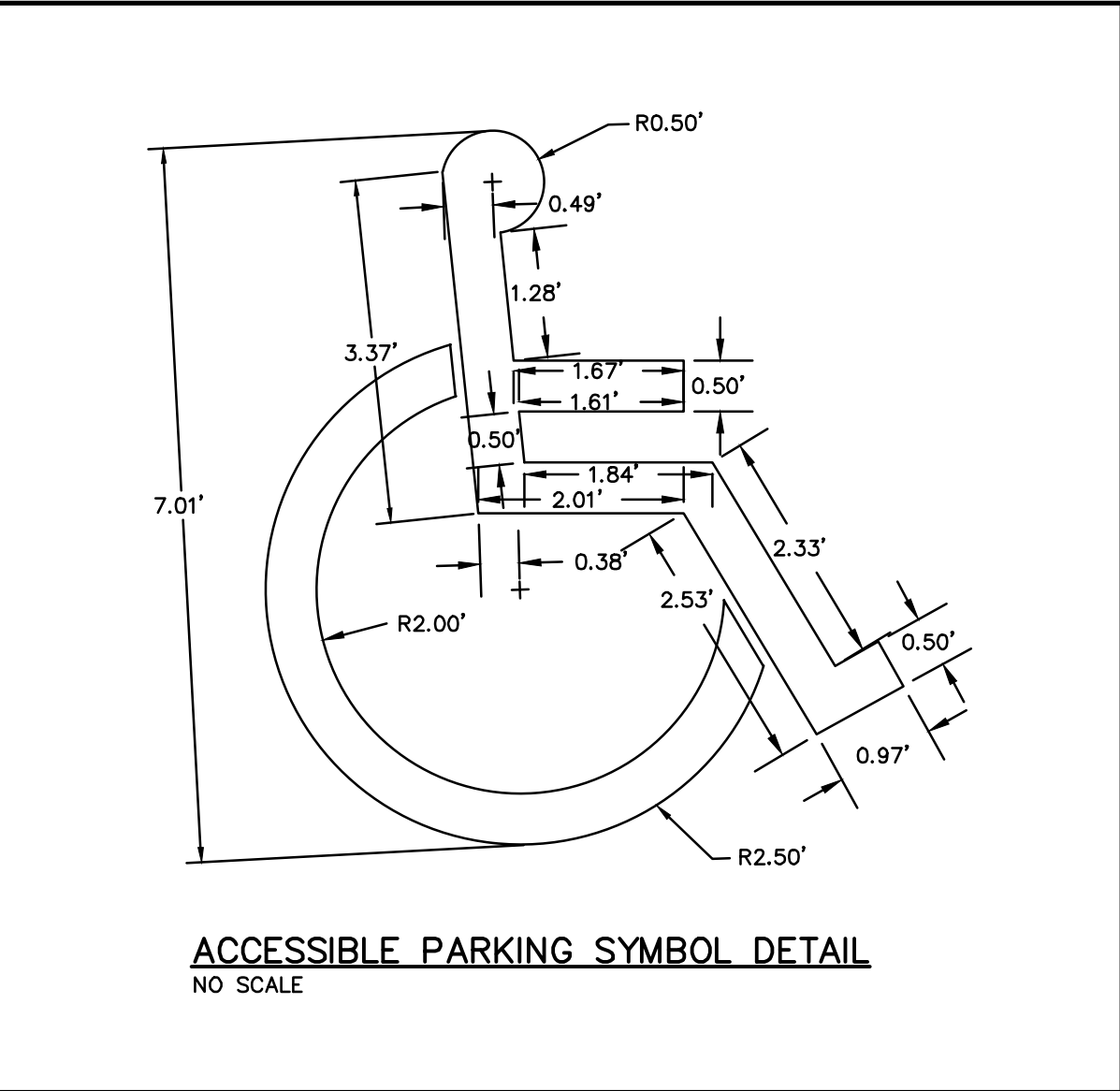
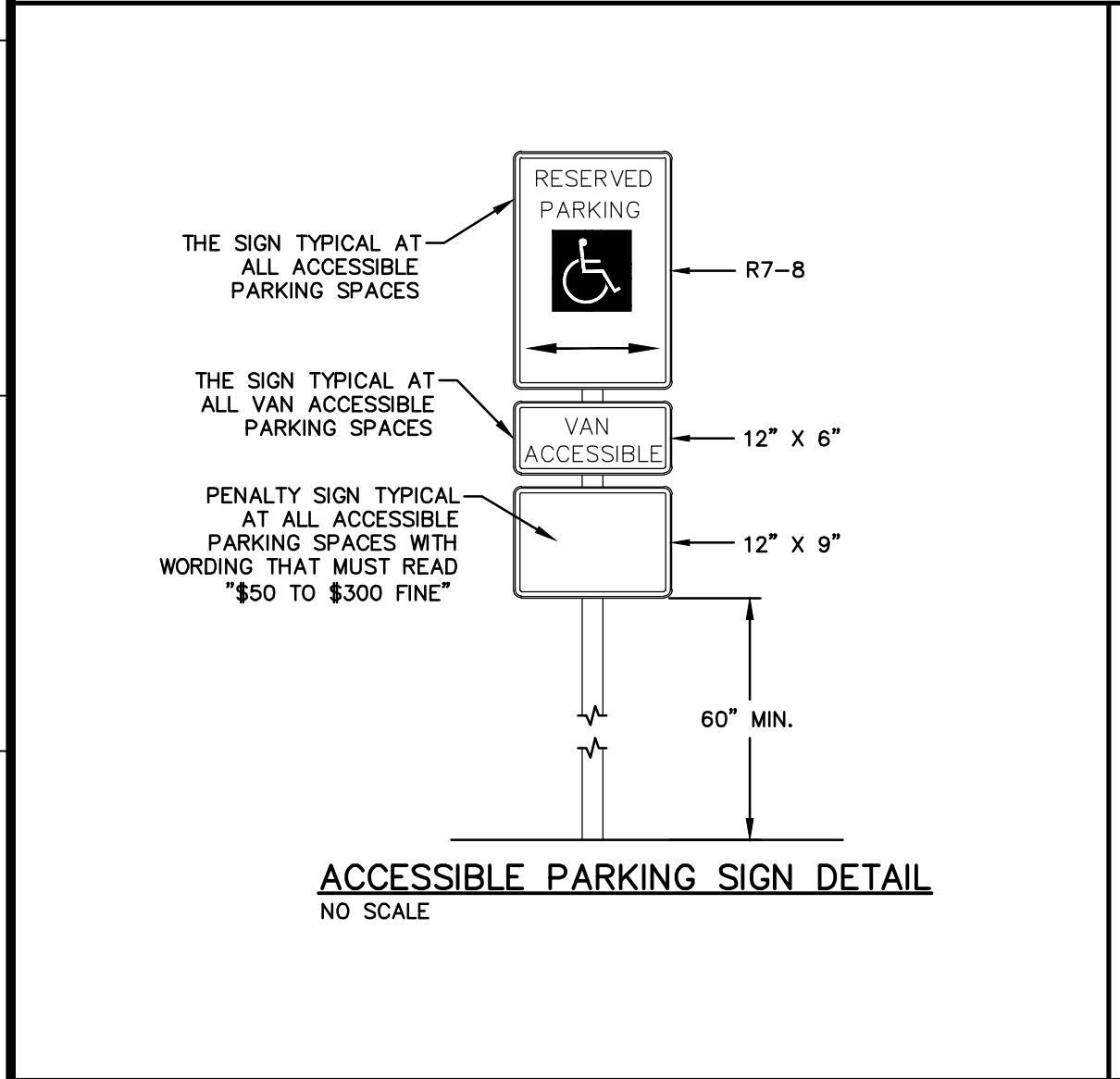
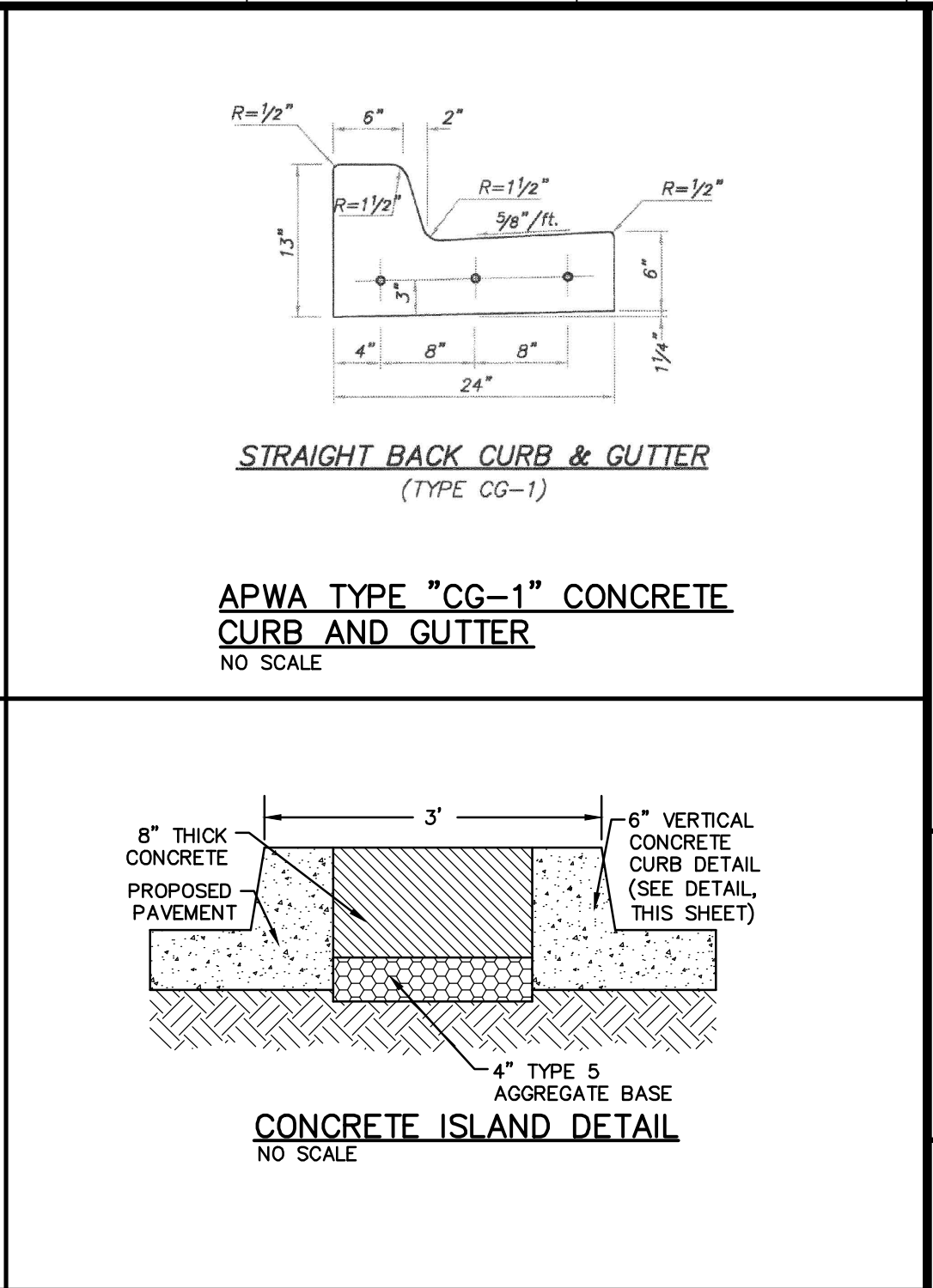
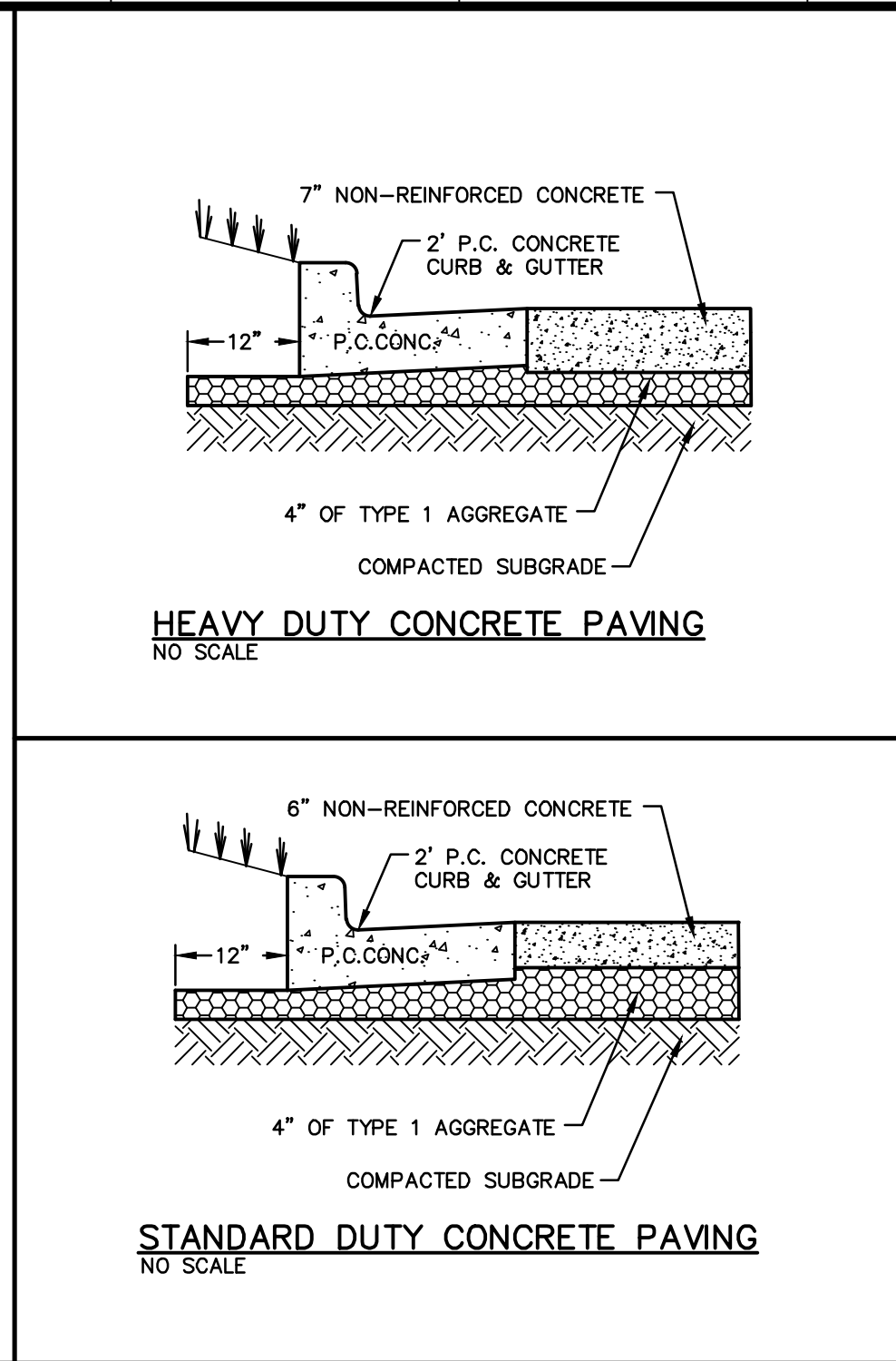
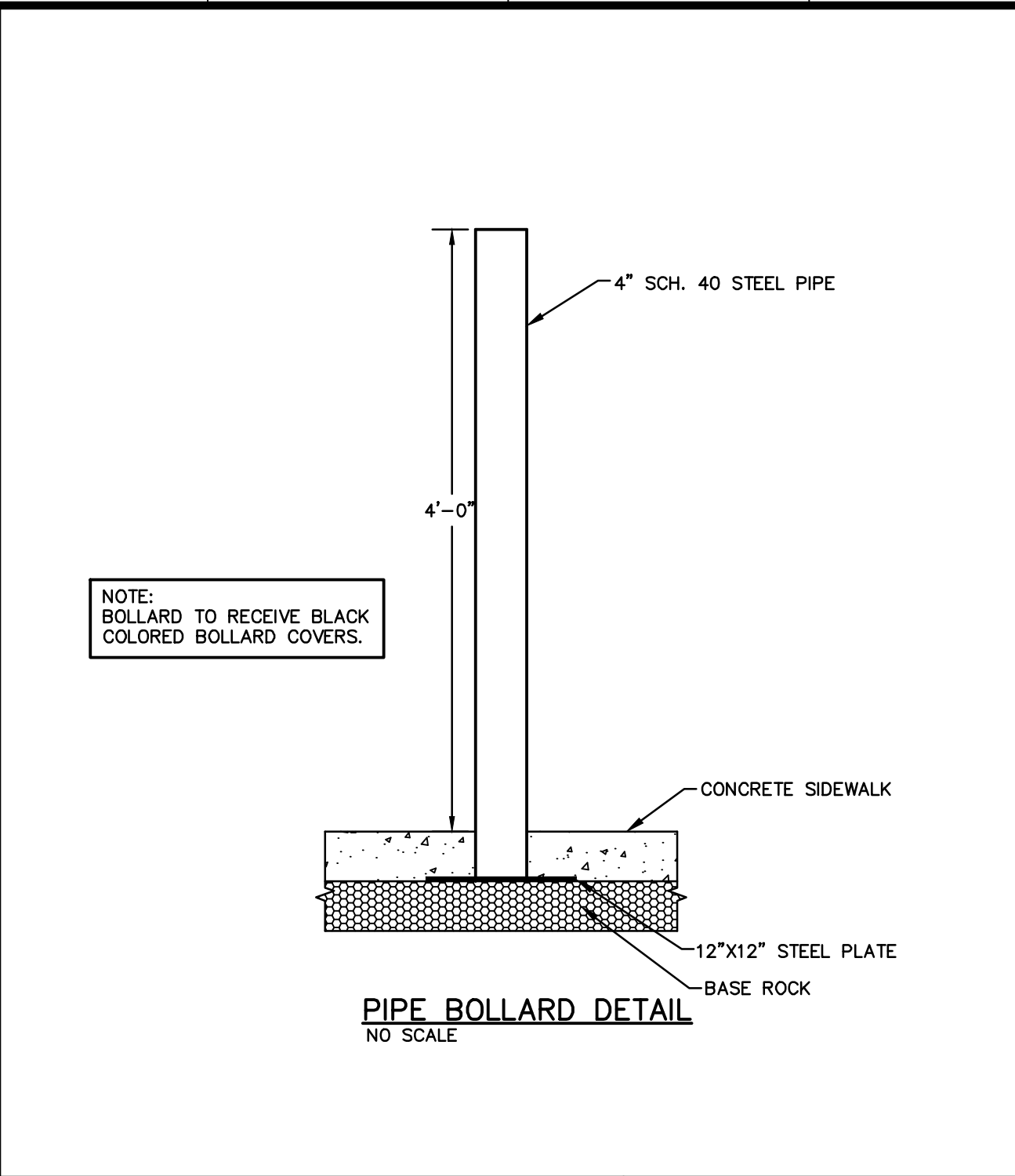
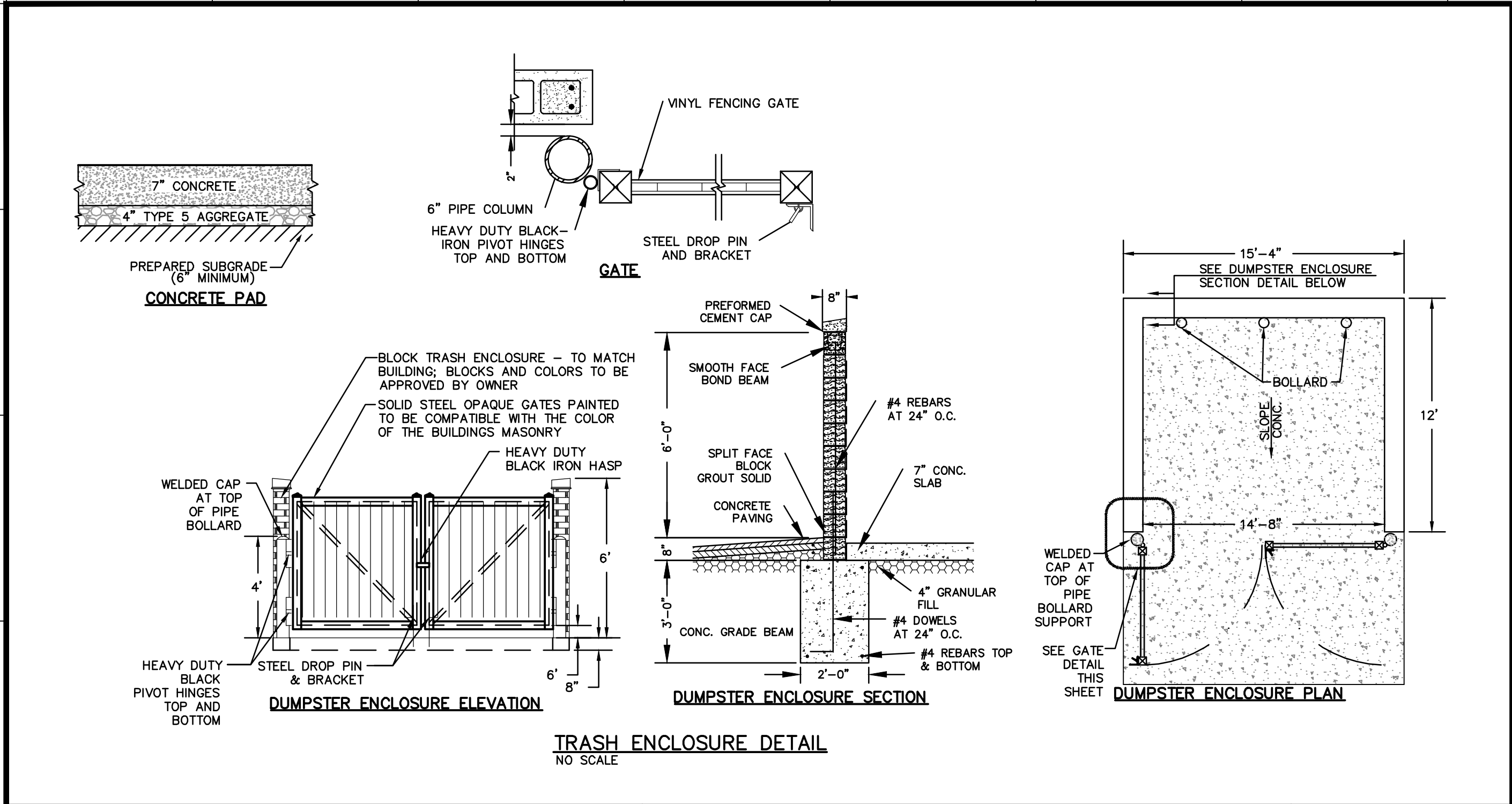






DWG NAME: \J 2024\W24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A Lot 9, Oldham Village\ENGINEERING\AUTOCAD DRAWINGS\02A - Final Development Plan\W24-8767A\_C12\_DETAILS.dwg LAYOUT TAB: DETAILS PLOTTED ON: Aug 28, 2025 - 3:01pm PLOTTED BY: KForrell

A  
B  
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636-332-4574 (tel.)  
636-327-0760 (fax)  
we@ochraneng.com  
North Office  
8 East Main Street  
Wentzville, Missouri 63385

**UCHRAN**

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.

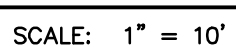
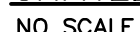
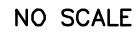
All OSHA rules & regulations apply to all construction projects. Plans and specifications shall be strictly followed (i.e. trenching, blasting, etc.).

ERIC SCOTT KIRCHNER  
E-2001004618  
6/23/2025

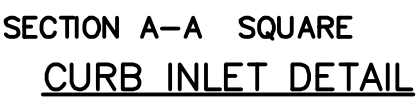
ERIC S. KIRCHNER  
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**FINAL DEVELOPMENT PLANS**  
**CLUB CARWASH**  
**LEE'S SUMMIT, MISSOURI**

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			

[illegible]

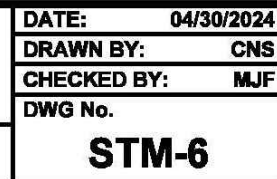
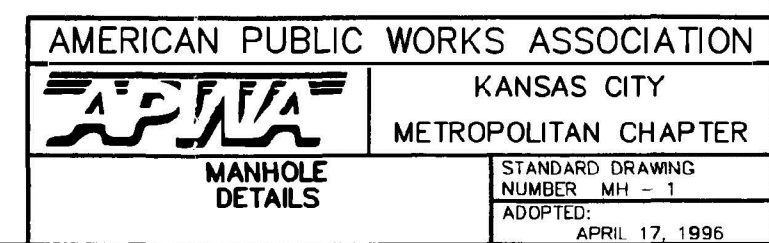
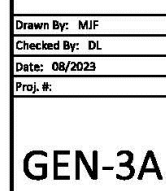
- NO SCALE



MISSOURI

**1-800-DIG-RITE OR 81**  
**www.mo1call.com**

DETAILS		DATE	RETURN	JOHN ID	APPT ID
DATE:	MAY 2025	DATE:	PER CITY COMMENTS	KAF	ESK
SCALE:	NO SCALE	DATE:	PER CLIENT REQUEST	KAF	ESK
PROJ. NO.	M24-8767A	DATE:			
DRG. NO.		DATE:			



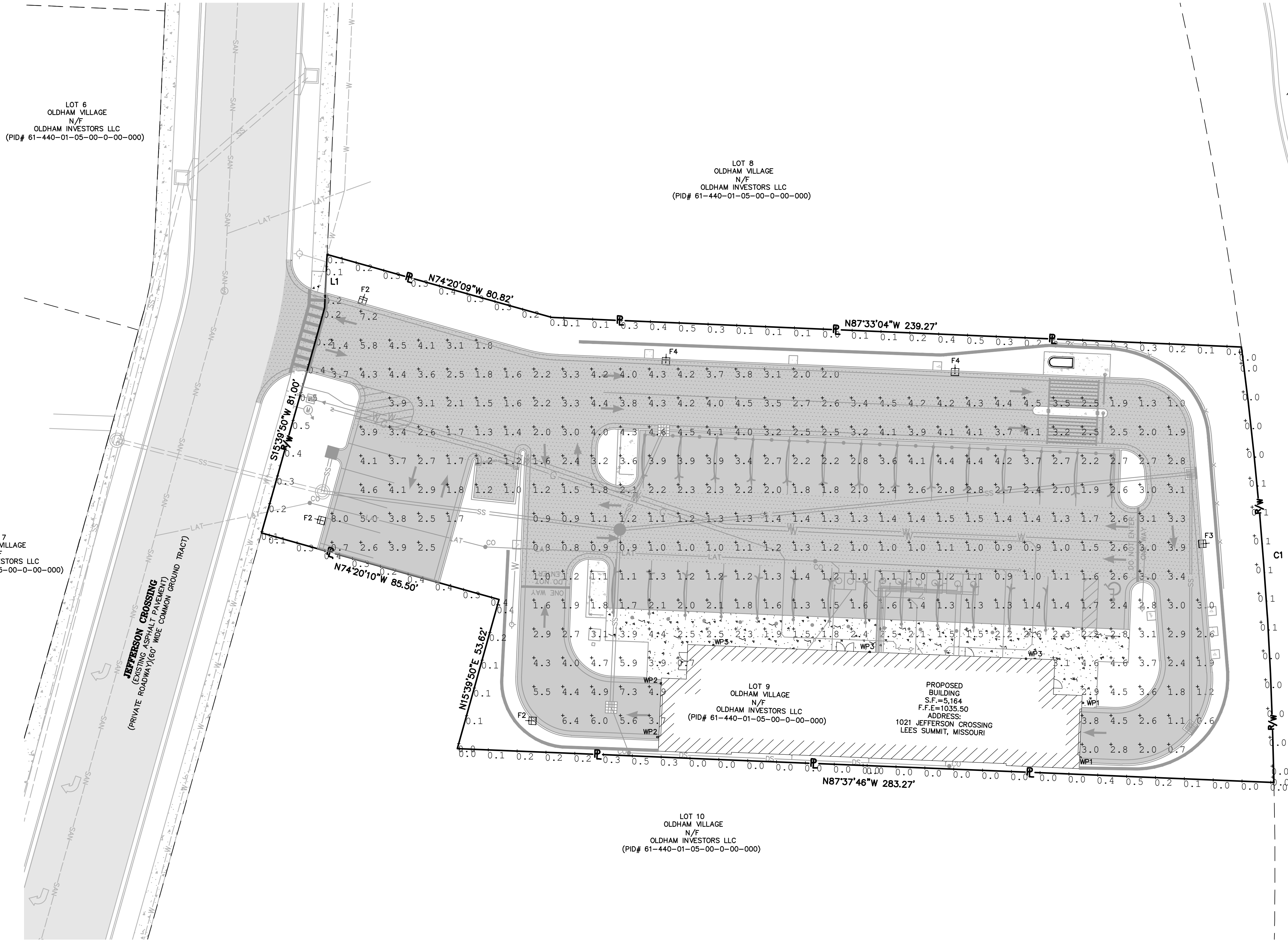
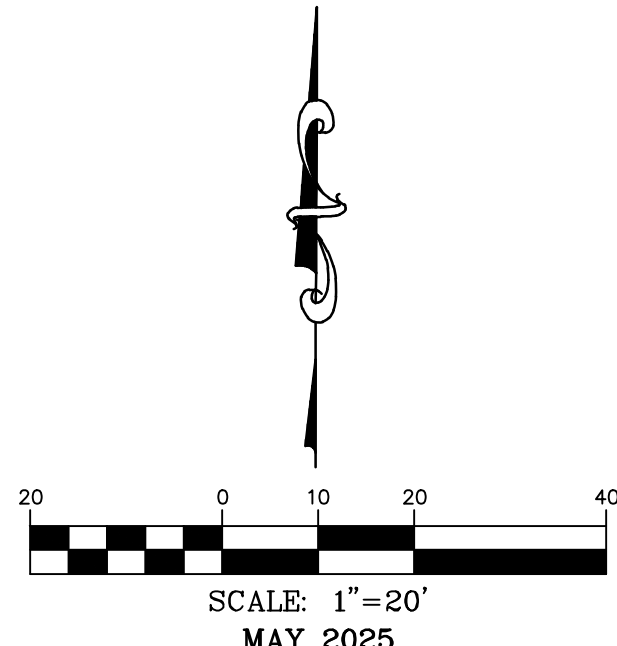
DETAILS		DATE		BAR END		APP'D BY	
DOWN BY		APP'D BY		KAF		ESK	
DATE		MAY 2025					
SCALE		NO SCALE					
PROJ. NO.		M24-8767A					
DWG. NO.		C14					



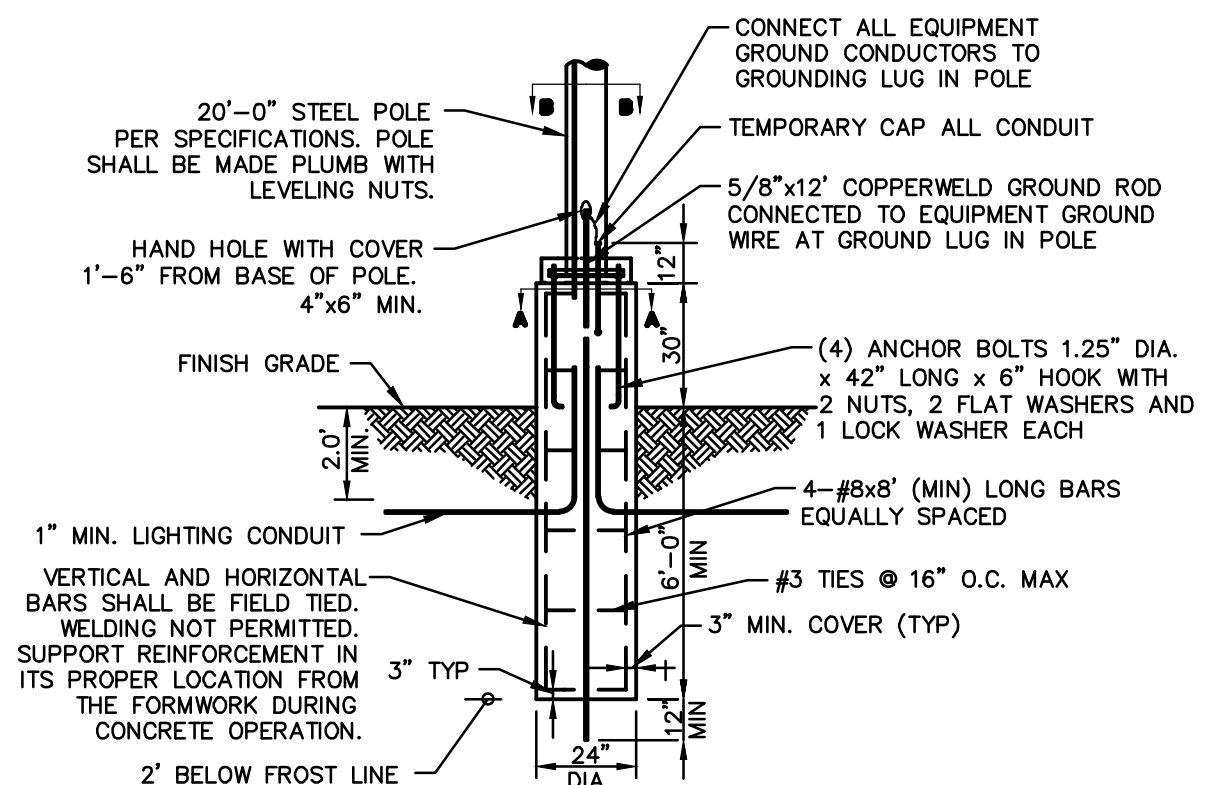
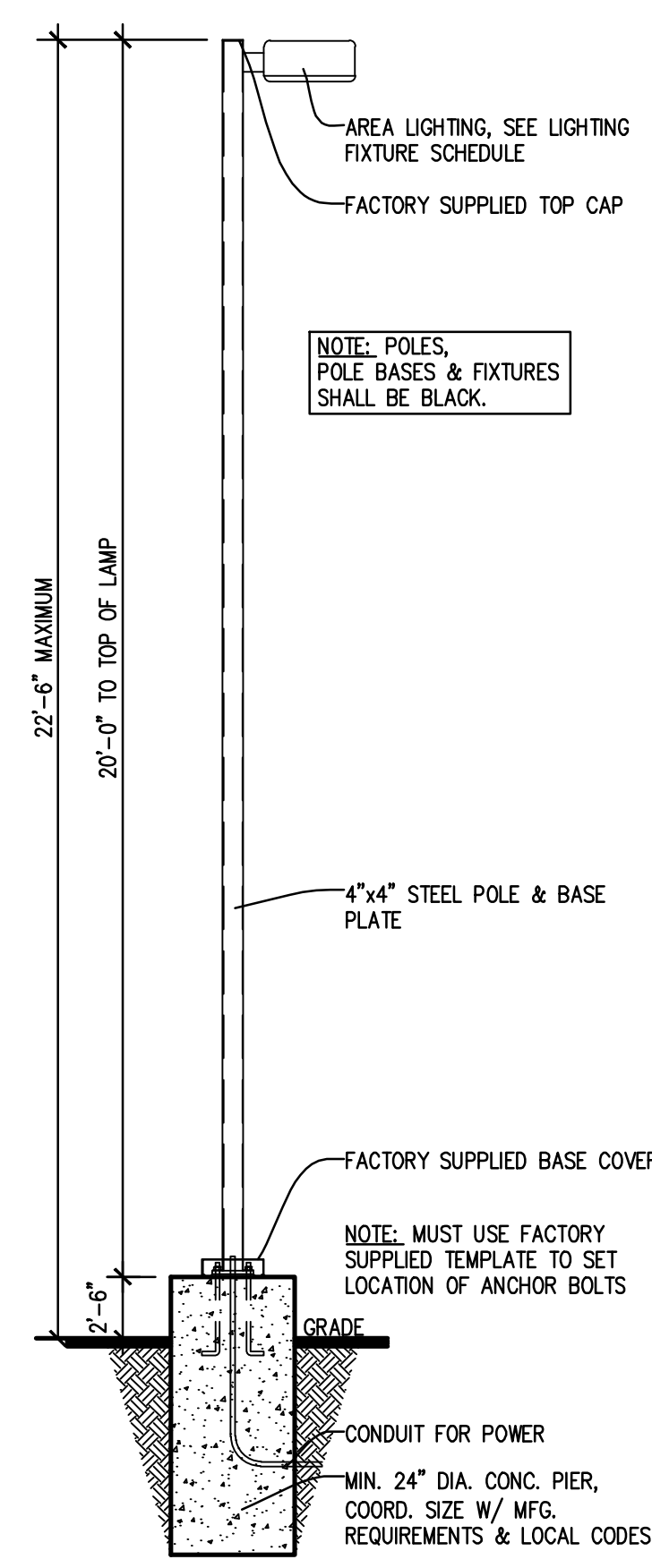
DWG NAME: J:\2024\W24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A\_016\_Photometrics Plan.dwg    PLOTTED ON: Aug 28, 2025 - 3:01pm    PLOTTED BY: Kfarrell

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'

# PHOTOMETRICS PLAN



SOUTH MISSOURI STATE HIGHWAY 201  
(EXISTING CONC. PAVED WITH VIGOR)  
(PUBLIC ROADWAY/VEH. WITH VIGOR)



- NOTES:
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
  - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
  - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
  - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
  - FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
  - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
  - EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
  - DETAIL FOR 20'-0" POLE AND 22'-6" MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.6 SQ.FT.

STANDARD LIGHT DETAIL  
NO SCALE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.2	0.5	0.0	N.A.	N.A.
SITE	Illuminance	Fc	2.6	8.0	0.6	4.35	13.33

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

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)  
w@motcall.com

Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

North Office  
8 East Main Street  
Wentzville, Missouri 63385

Missouri State Certificate  
of Authority Numbers:  
E-201000046

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

All OSHA rules & regulations  
and construction required by these  
plans 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

PHOTOMETRICS PLAN

DATE:	06/23/25	REVISION:	
DRAWN BY:	KAF	APPROVED BY:	ESK
DATE:	MAY 2025		
SCALE:	1:20		
PROJ. NO.:	M24-8767A		
DWG. NO.:	C16		