

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

MAY, 2025
REVISED JULY 3, 2025
REVISED AUGUST 15, 2025
REVISED AUGUST 28, 2025
REVISED SEPTEMBER 11, 2025

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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:

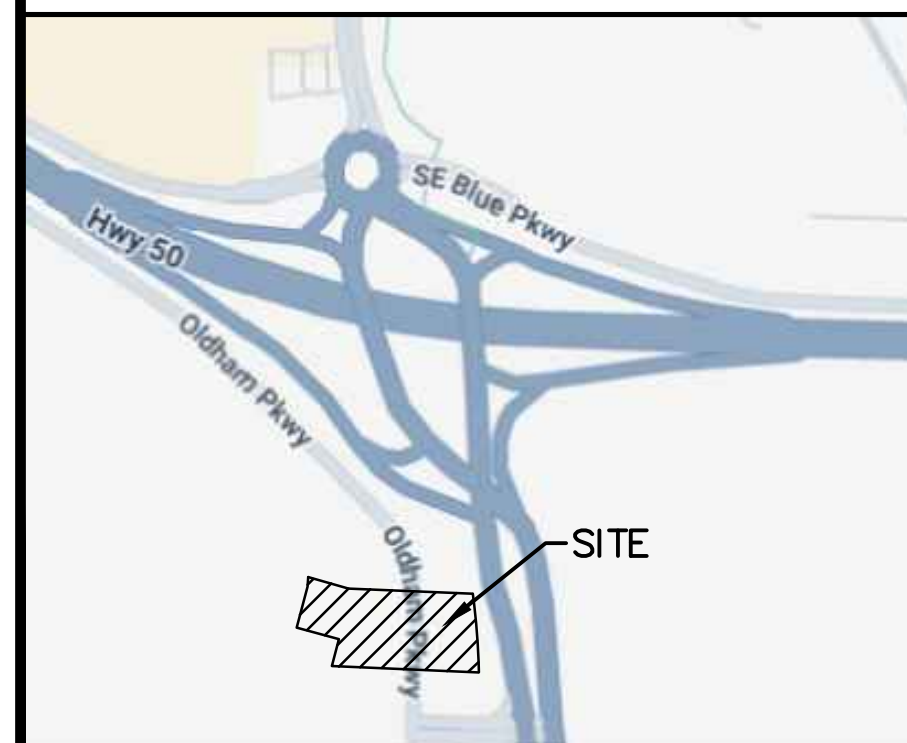
ADDRESS:

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.

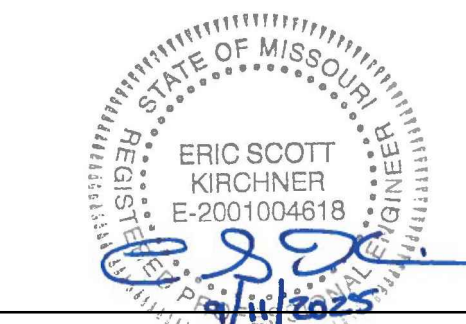
SITE BENCHMARK:
ELEV.=1037.91 (NAVD88)
THE SITE BENCHMARK IS SQUARE CUT IN THE SW CORNER OF A CURB INLET ON THE WEST SIDE OF THE SOUTHBOUND LANE OF STATE HIGHWAY 291. APPROXIMATELY 185 FEET NORTH OF THE INTERSECTION WITH SW OLDHAM PARKWAY.



VICINITY MAP
NO SCALE

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

PROJECT BENCHMARK:
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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 2909500419G, 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
FIBER OPTIC - 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.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PROVIDED FOR BY ANY AGENCIES OR COMPANIES. 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 CONSIDERED AS BEING EXHAUSTIVE. THEREFORE, THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY OF THE 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 PROVIDED WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
10. ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH EXISTING PAVEMENT 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 PROVIDED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CLOSING OF SERVICE.
16. ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER MAIN 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 TO DEMOLISH 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 WATER TIGHT.
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 THIS 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.

1. ALL 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, CARGED, 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 30 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 THE WASH WATER CANNOT 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 CONTRACTED 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.

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.

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

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.

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% AND WALKS WITH A SLOPE BETWEEN 5% AND 8.33% SHALL NOT EXCEED 30FT. RESPONSIBLE FOR LENGTH WITHOUT A LANDING. THE CONTRACTOR SHALL BE HORIZONTAL FOR ENSURING ADA PARKING PAVEMENT, WALKS, ETC. MEETS CURRENT ADA AND MUNICIPALITY GUIDELINES.

EXISTING		NEW	
RIGHT-OF-WAY		NEW MAJOR CONTOUR	
PROPERTY LINE		NEW MINOR CONTOUR	
EXISTING MAJOR CONTOUR		EASEMENT	
EXISTING MINOR CONTOUR		SETBACK	
EASEMENT		GAS	
SETBACKS		STORM SEWER	
STORM SEWER		FENCE	
SANITARY LINE		WATER LINE	
WATER LINE		SANITARY LATERAL	
SANITARY LATERAL		SANITARY CLEAN OUT	
SANITARY MANHOLE		TRANSFORMER	
STORM CURB INLET		STORM MANHOLE	
FIRE HYDRANT		STORM INLET	
BENCHMARK		GRATED INLET	
		GRATED INLET WITH SIDE INTAKE	
ASPHALT PAVEMENT		SIGN	
CONCRETE SIDEWALK		WATER VALVE	
		WATER METER	
		LIGHT	
		SPOT ELEVATION	
		ACCESSIBLE PARKING SYMBOL	
		NEW BUILDING	
		HEAVY DUTY CONCRETE	
		STANDARD DUTY CONCRETE	
		CONCRETE PAVEMENT/SIDEWALKS	

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 ELMANDS
TRACT, IN THE CITY OF LEES SUMMIT, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED AS
1-57853 OF THE JACKSON COUNTY, MISSOURI RECORDS; THENCE SOUTH 2
DEGREES 35 MINUTES 27 SECONDS WEST 33.35 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 50 SECONDS EAST 15.33 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 37
MINUTES 04 SECONDS EAST 238.27 FEET TO A POINT ON A NON-TANGENT
CURVE TO THE RIGHT WITH A RADIUS OF 1352.39 FEET AND A CHORD THAT
MEASURES 15.33 FEET DEGREE 153.33; THENCE SOUTH 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.

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

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

GENERAL NOTES AND LEGEND

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

STATE OF MISSOURI
REGISTERED
ERIC SCOTT
KIRCHNER
E-2001004618
6/23/2025

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

Missouri State Certificate
of Authority Numbers:
2010000046

The logo for Cochran, featuring the word "COCHRAN" in a bold, blue, sans-serif font. The letter "C" is stylized with a thick blue outline and a lighter blue fill, and it is positioned to the left of the word "OCHRAN".

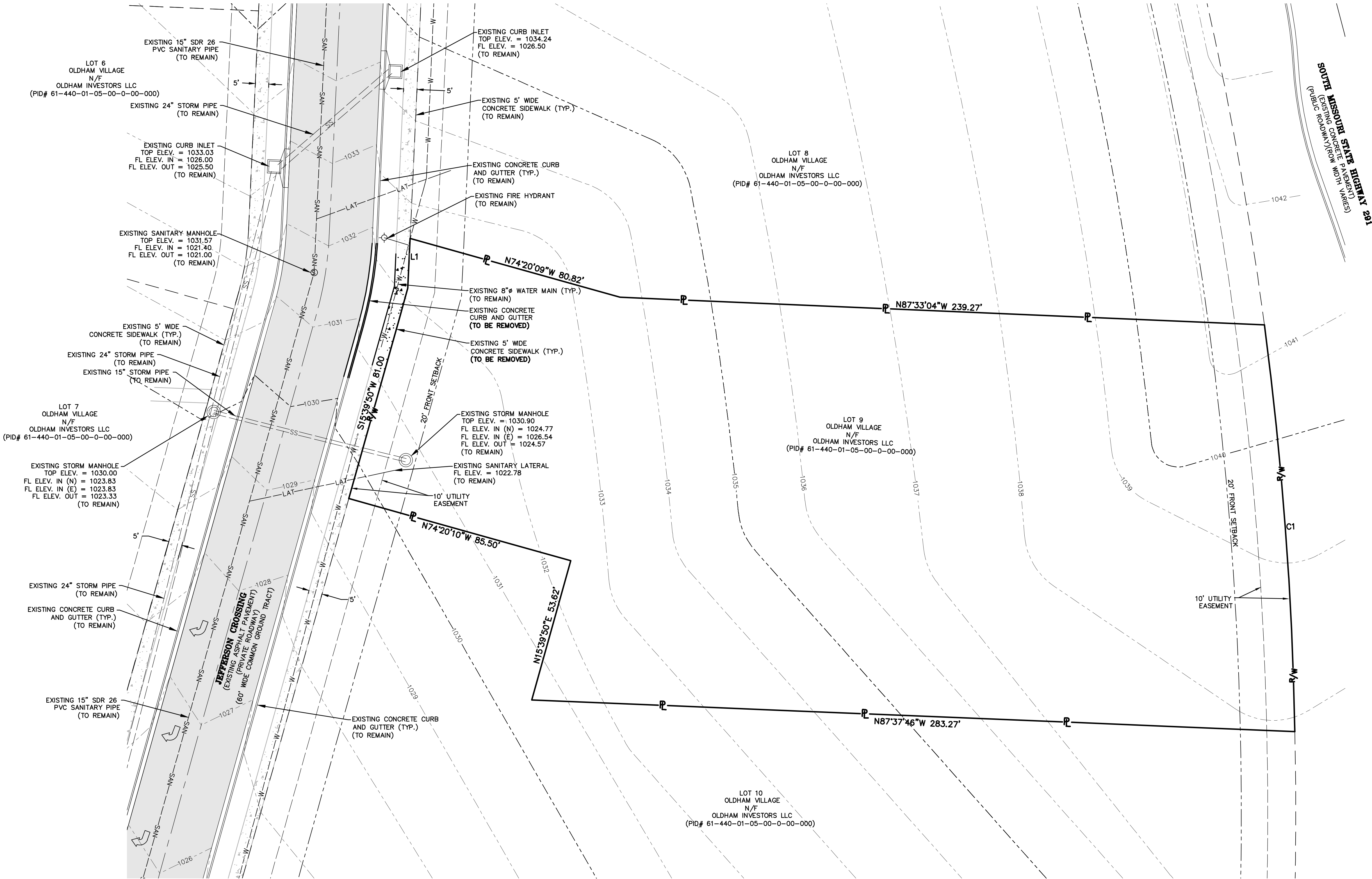
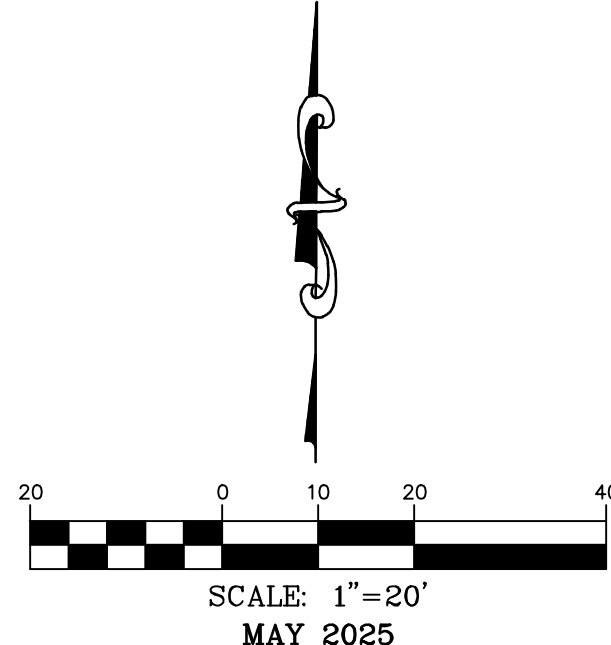
36-332-4574 (tel.)
36-327-0760 (fax)
sentmail@cochraneeng.com

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

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: Sep 11, 2025 - 10:00am 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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CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
www.mo1call.com

EXISTING CONDITIONS

DATE:	06/23/25
DWN. BY:	KAF
DATE:	MAY 2025
SCALE:	1:20
PROJ. NO.:	M24-8767A
DWG. NO.:	C2

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

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

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

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

ochran

North Office
8 East Main Street
Wentzville, Missouri 63385

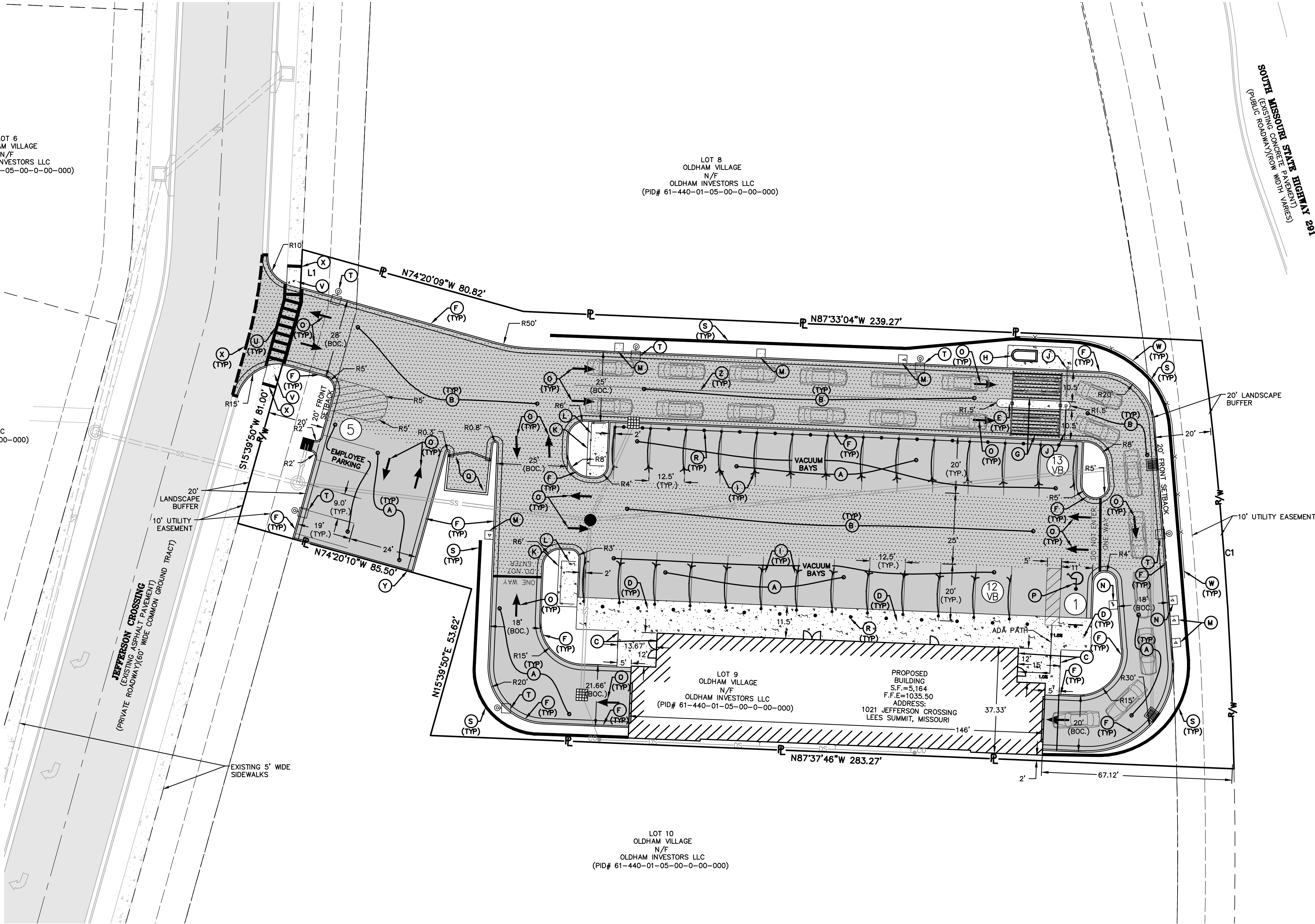
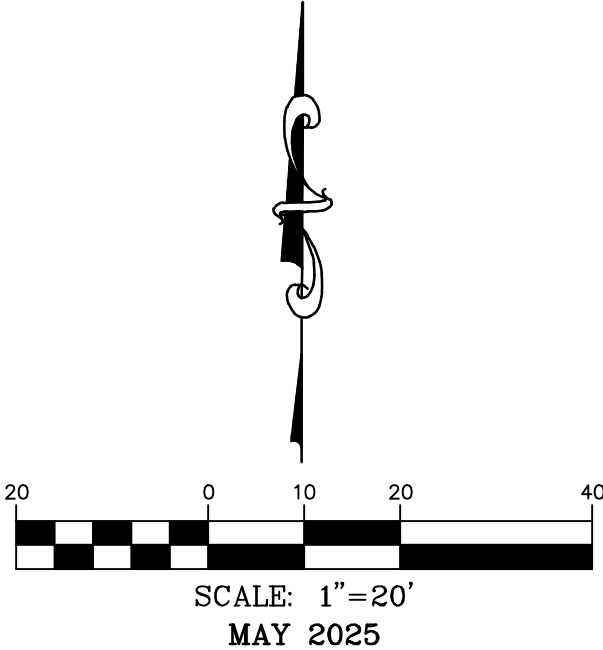
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
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- Master Planning

Missouri State Certificate of Authority Numbers:
2010000046

ERIC SCOTT KIRCHNER
E-2001004618
6/23/2025

ERIC S. KIRCHNER
E-2001004618

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)

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

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

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.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:
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
construction plans and be strictly followed
(ie. trenching, blasting, etc.)



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

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

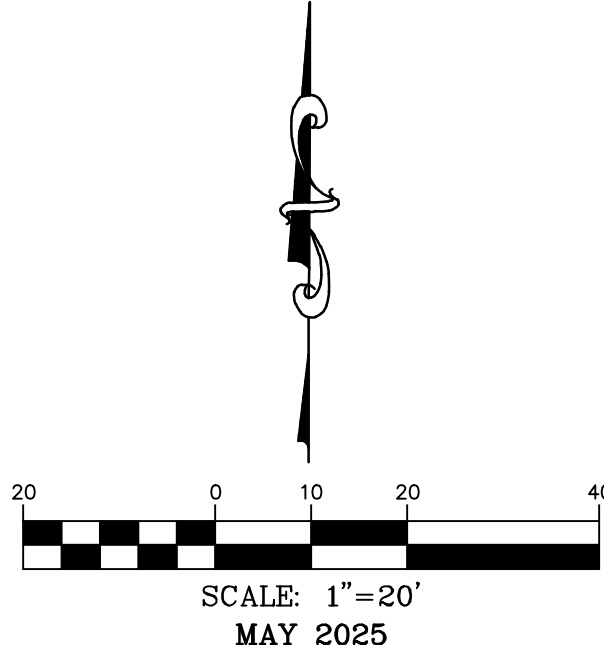
SCALE: 1:20

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'



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

EXISTING 15" SDR 26
PVC SANITARY PIPE

EXISTING 24" STORM PIPE

EXISTING CURB INLET
TOP ELEV. = 1033.03
FL ELEV. IN = 1026.00
FL ELEV. OUT = 1025.50

EXISTING SANITARY MANHOLE
TOP ELEV. = 1031.57
FL ELEV. IN = 1021.40
FL ELEV. OUT = 1021.00

EXISTING 24" STORM PIPE

EXISTING 15" STORM PIPE

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

EXISTING STORM MANHOLE
TOP ELEV. = 1030.00
FL ELEV. IN (N) = 1023.83
FL ELEV. IN (E) = 1023.83
FL ELEV. OUT = 1023.33

EXISTING 24" STORM PIPE

EXISTING 15" SDR 26
PVC SANITARY PIPE

EXISTING CURB INLET
TOP ELEV. = 1034.24
FL ELEV. = 1026.50

EXISTING FIRE HYDRANT

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

NEW SANITARY CLEANOUT #1
TOP ELEV. = 1030.50
FL ELEV. = 1022.78
82.61 LF. OF NEW 8" SDR 35 SANITARY SEWER @ 2.00% GRADE MINIMUM.

NEW SANITARY CLEANOUT #2
TOP ELEV. = 1032.50
FL ELEV. = 1026.20
114.75 LF. OF NEW 8" SDR 35 SANITARY SEWER @ 2.00% GRADE.

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
LEE'S SUMMIT, MISSOURI

SOUTH MISSOURI STATE HIGHWAY 201
(EXISTING CONCRET PAVEMENT)
(PUBLIC RIGHT-OF-WAY NORTH VERTICES)

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" SCREW-IN CORPORATION STOP CONNECTION. 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" SCREW-IN CORPORATION STOP CONNECTION, PER CITY REQUIREMENTS.
- X** NEW BACKFLOW VAULT WITH BACKFLOW PREVENTER, SEE DETAIL, SHEET C14.
- Y** NEW 6" GATE VALVE. SEE DETAIL, SHEET C14.

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 FOR DOMESTIC SERVICE.

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

NOTE:
IRRIGATION METER TYPE SHALL BE A HUNTER HYDRAMISE FLOW METER WIRED BRASS 1" NPT.

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
ORIGINAL SYSTEM
1-800-DIG-RITE OR 811
www.mot1call.com

UTILITY PLAN

DATE:

MAY 2025

SCALE:

1:20

PROJ. NO.:

M24-8767A

DRWG. NO.:

C4

FINAL DEVELOPMENT PLANS

CLUB CARWASH

LEE'S SUMMIT, MISSOURI

636-332-4574 (tel.)
636-327-0760 (fax)
www.mot1call.com

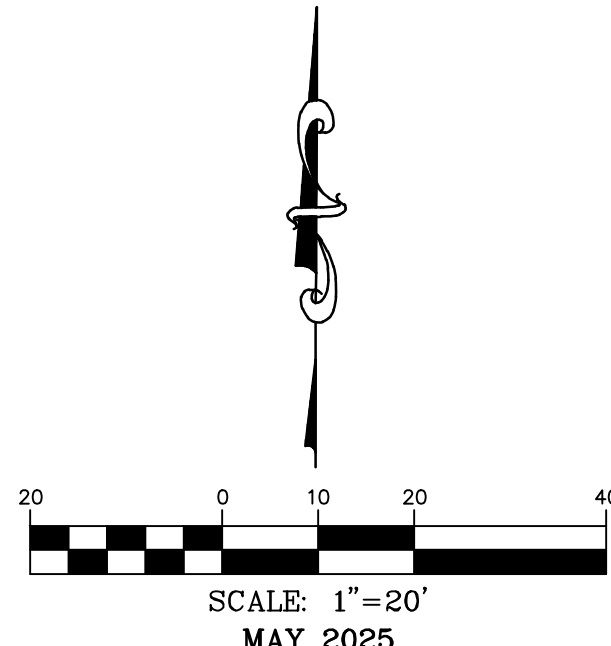
North Office
8 East Main Street
Wentzville, Missouri 63385

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
MISSOURI STATE ENGINEER
EXPIRES 12/31/2025
ERIC S. KIRCHNER
E-2001004618



636-322-4574 (fax)
636-327-0760 (tel)
westmbl@comcast.net

North Office
Street
Wentzville, Missouri 63385

COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Environmental Consultant
- General Consulting
- Master Planning

Missouri State Certificate
of Authority Number:
2010000046

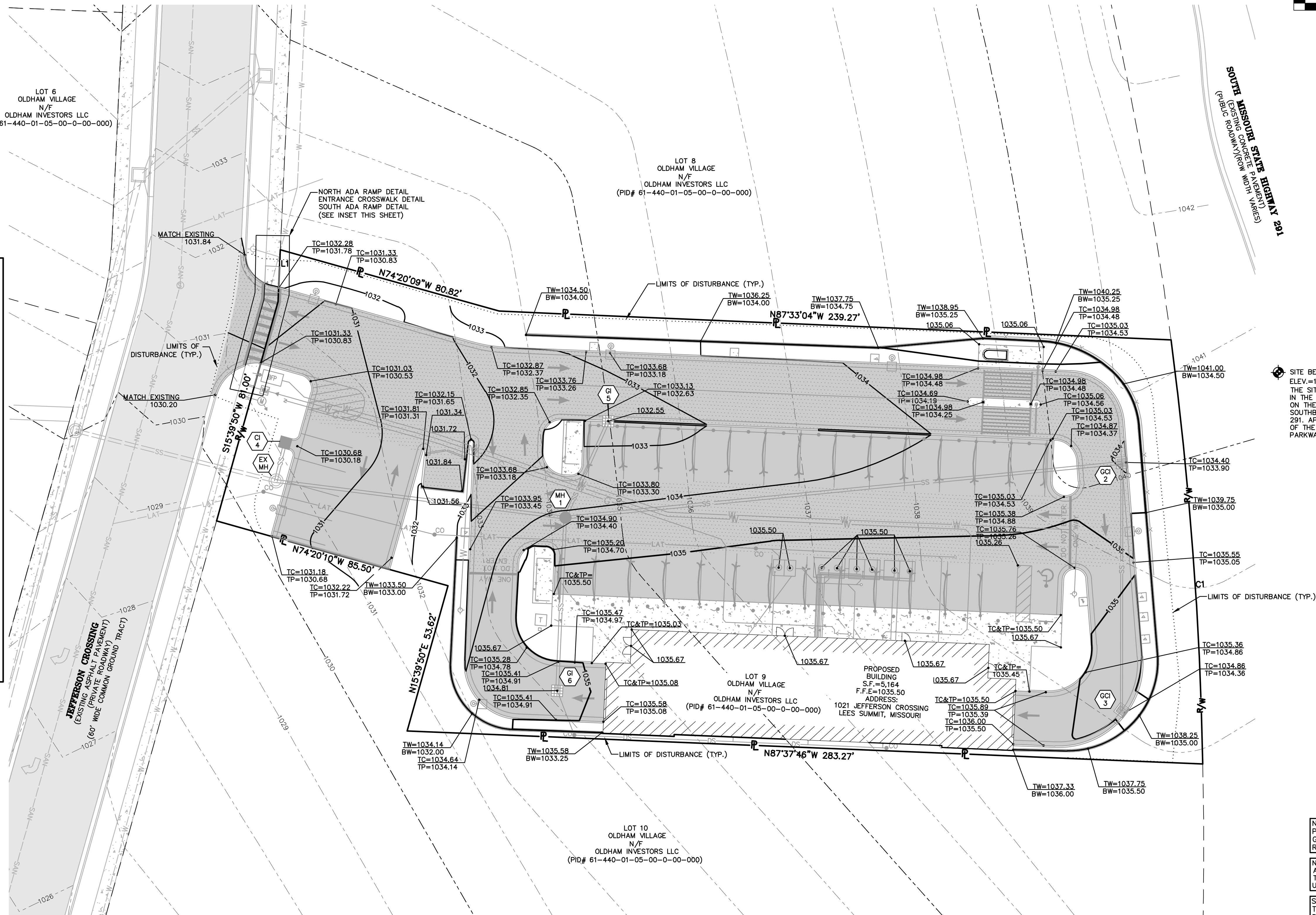
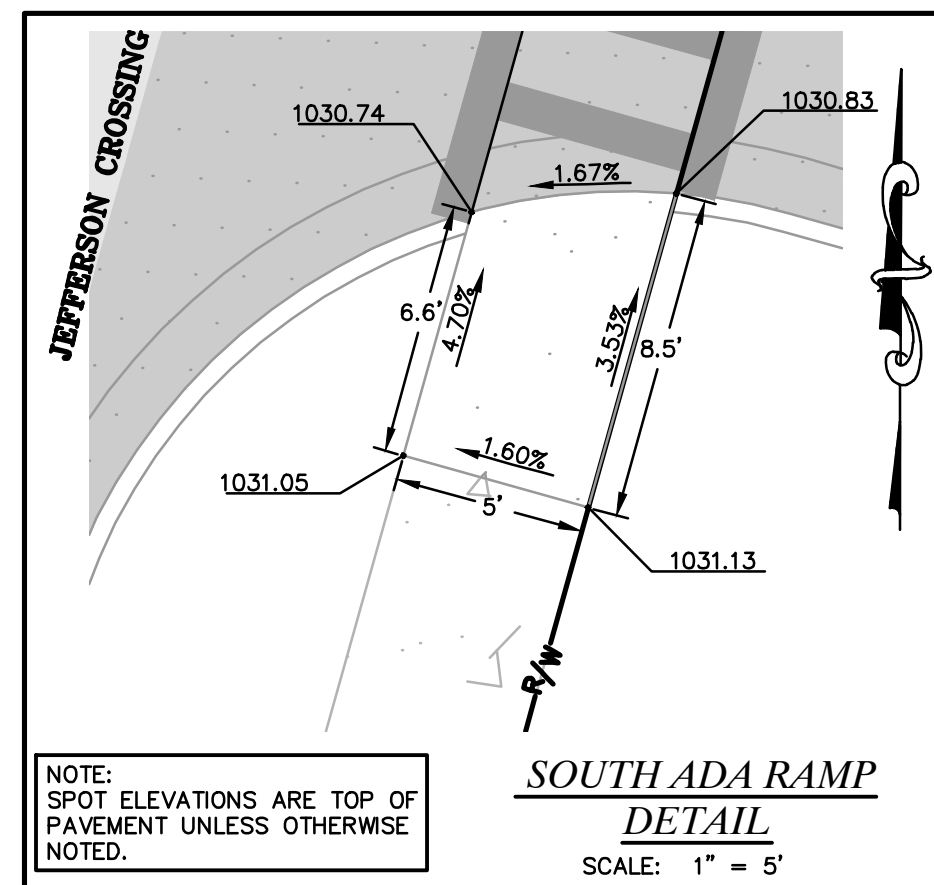
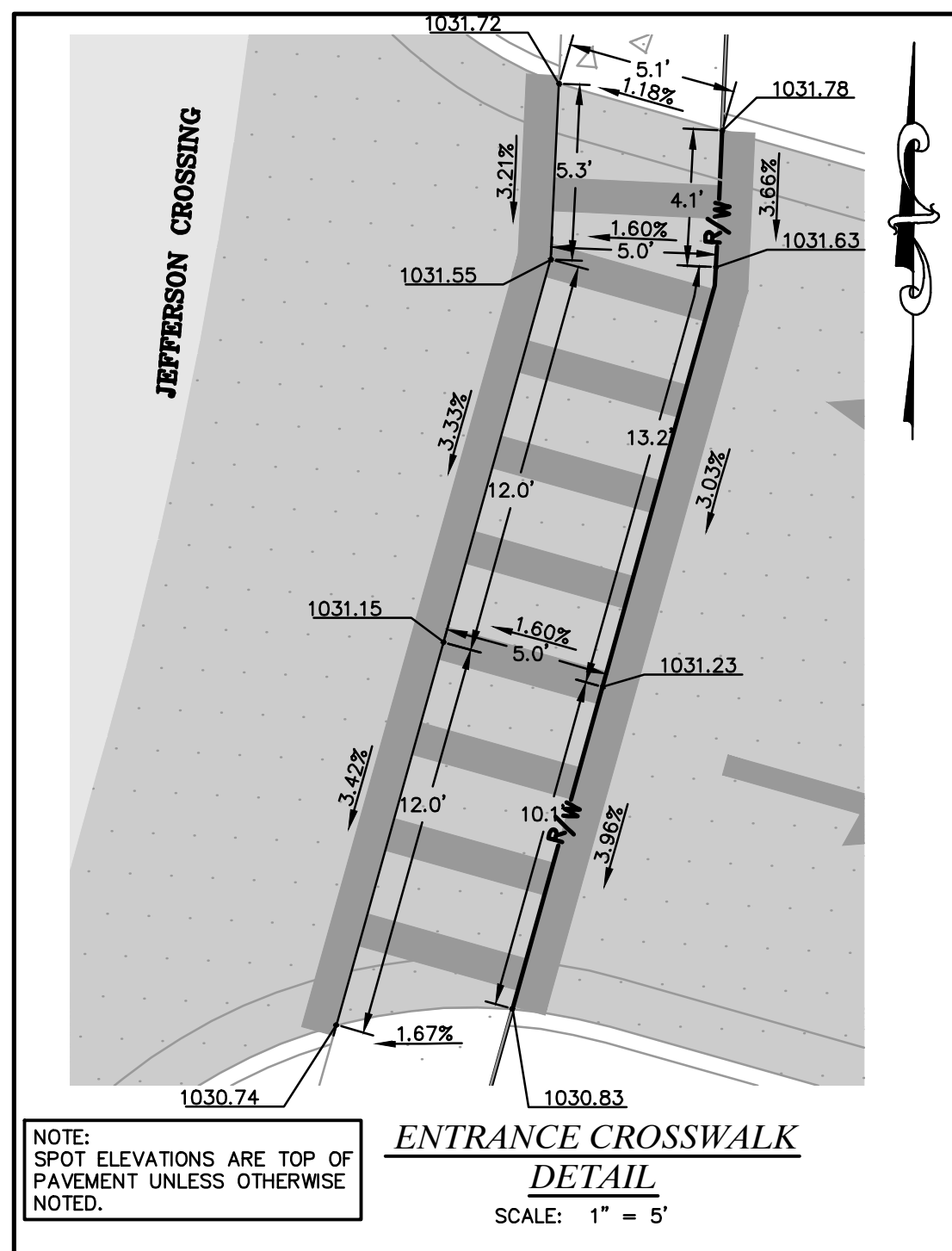
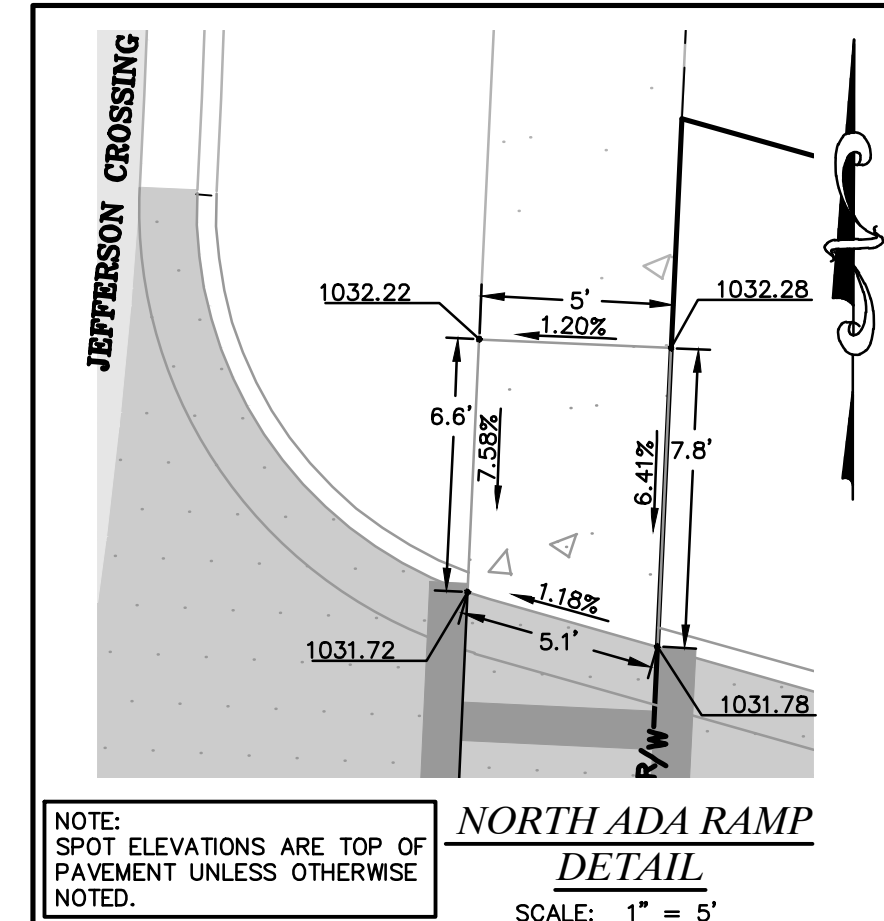
Two working days prior to the start of any excavation, contractor shall submit to the local health department a copy of this notice for their utility location information.

All DOW laws & regulations established for the construction required by these rules shall apply to this work (i.e. trenching, blasting, etc.)

ERIC S. KIRCHNER
E-2000104618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

GRADING PLAN	DATE:	MAY 2025	
	TIME:	1:20	
	PROJECT NO.:	M24-8767A	
	SHEET NO.:	C5	
	DATE:	MAY 2025	



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.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!

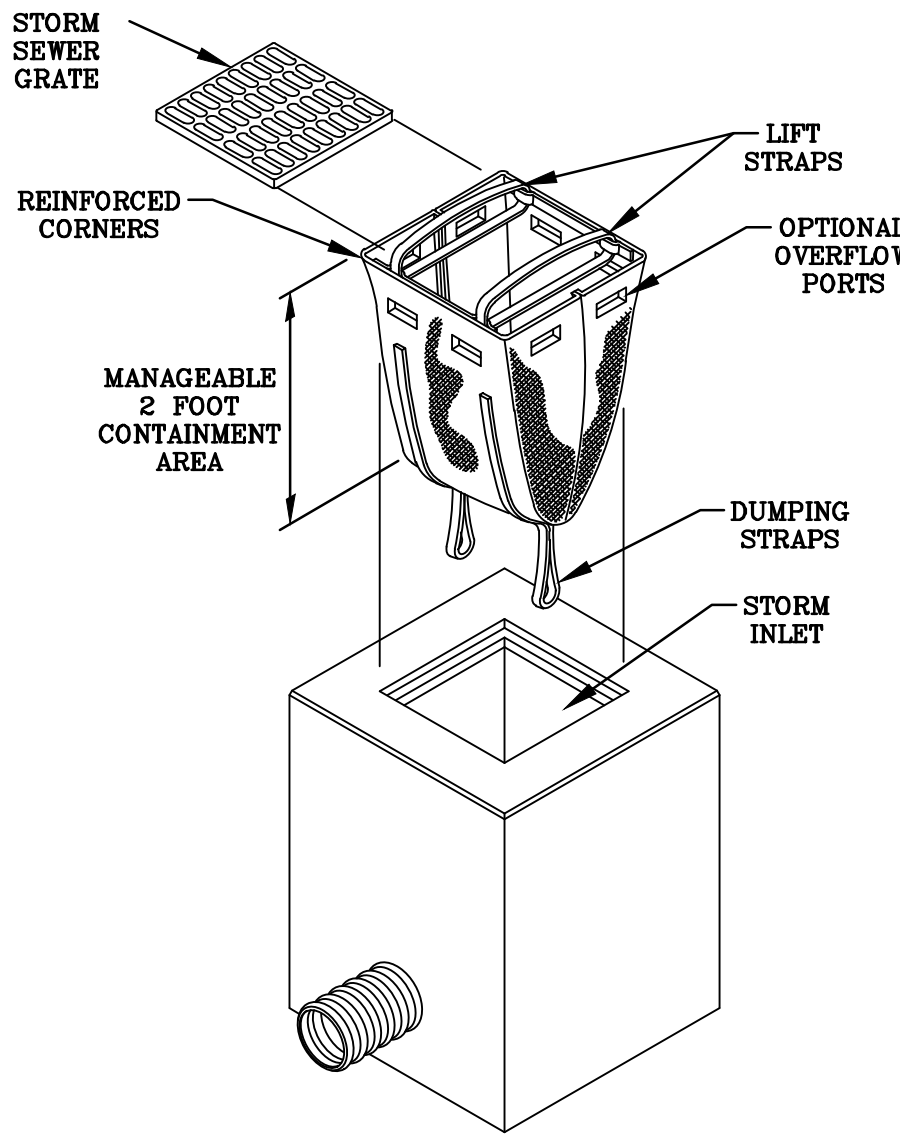
 **1-800-DIG-RITE OR 811**

www.mo1call.com

<i>OWNER:</i> OLDHAM INVESTORS LLC 7200 W. 132ND ST. STE. 150 OVERLAND PARK, KANSAS 66213	<i>DEVELOPER:</i> CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202
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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 LAYOUT TAB: SWPPP PLAN PLOTTED ON: Sep 11, 2025 - 10:00am PLOTTED BY: KForrell

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'

LOT 6
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)

SCALE: 1"=20'
MAY 2025

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.

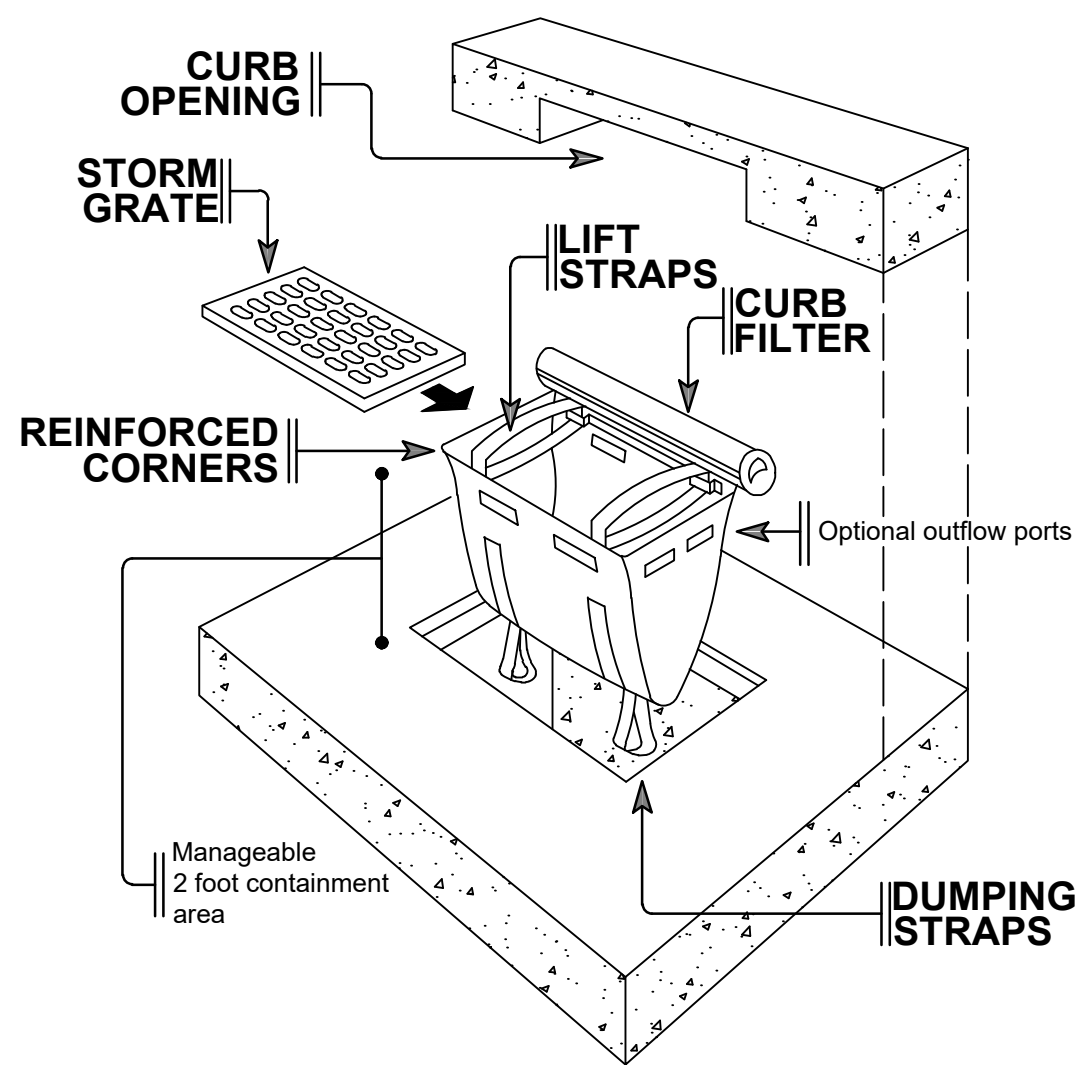
NOTE:
ALL TRUCKS SHALL BE WASHED
DOWN BEFORE LEAVING SITE.

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.	JUL.	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.motcall.com

IP3 DANDY SACK GRATED INLET PROTECTION
NO SCALE



IP1 DANDY CURB SACK GRATED CURB INLET PROTECTION
NO SCALE

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

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
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636-332-4574 (tel.)
636-327-0760 (fax)
info@ochran.com
North Office
8 East Main Street
Wentzville, Missouri 63385
Civil Engineering
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General Consulting
Master Planning

Two working days prior to the start of any excavation call 1-800-DIG-RITE for utility location information.
All OSHA rules & regulations are to be followed by these construction required by these plans and be strictly followed (ie: trenching, blasting, etc.)

MISSOURI STATE OF MISSOURI
ERIC SCOTT KIRCHNER
E-2001004618
ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

EROSION AND SEDIMENT CONTROL PLAN
DATE: 06/23/25
DRAWN BY: KAF
APPROVED BY: ESK
MAY 2025
SCALE: 1:20
PROJECT NO: M24-8767A
DRAWING NO: C6

DWG NAME: J:\2024\W24-8767 - COW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A_07_SWPPP GENERAL NOTES AND DETAILS.dwg LAYOUT TAB: SWPPP PLAN PLOTTED ON: Sep 11, 2025 - 10:00am PLOTTED BY: KFarrell

A
B
C
D
E
F
G
H
I
J
K
L

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 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 PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF 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 SODDED.
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 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 HAVE 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 RECORDS OF VARIOUS 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 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 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, 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.
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 TO PREVENT EROSION. PERMANENT TYPE GRASSES SHALL BE ESTABLISHED AS SOON AS POSSIBLE 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. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL 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 GRADING PROGRESS. THE SEDIMENT CONTROL FACILITIES SHALL BE CLEANED OF SEDIMENT, REPAIRED IF DAMAGED AND RESTORED TO SERVICEABLE CONDITIONS IF:
 1. EROSION SEDIMENT HAS ACCUMULATED IN SILT DEVICES.
 2. SEDIMENT EROSION CONTROL DEVICES HAVE 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 SOIL 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 95% OF MAXIMUM DENSITY AS DETERMINED BY THE 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 SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
31. AREA SHALL BE TEMPORARILY RESEED AT A RATE OF 6-8 LBS. OF RYE GRASS PER 1000 SQ. FT. FERTILIZER 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 SEEDED 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(IES) 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:

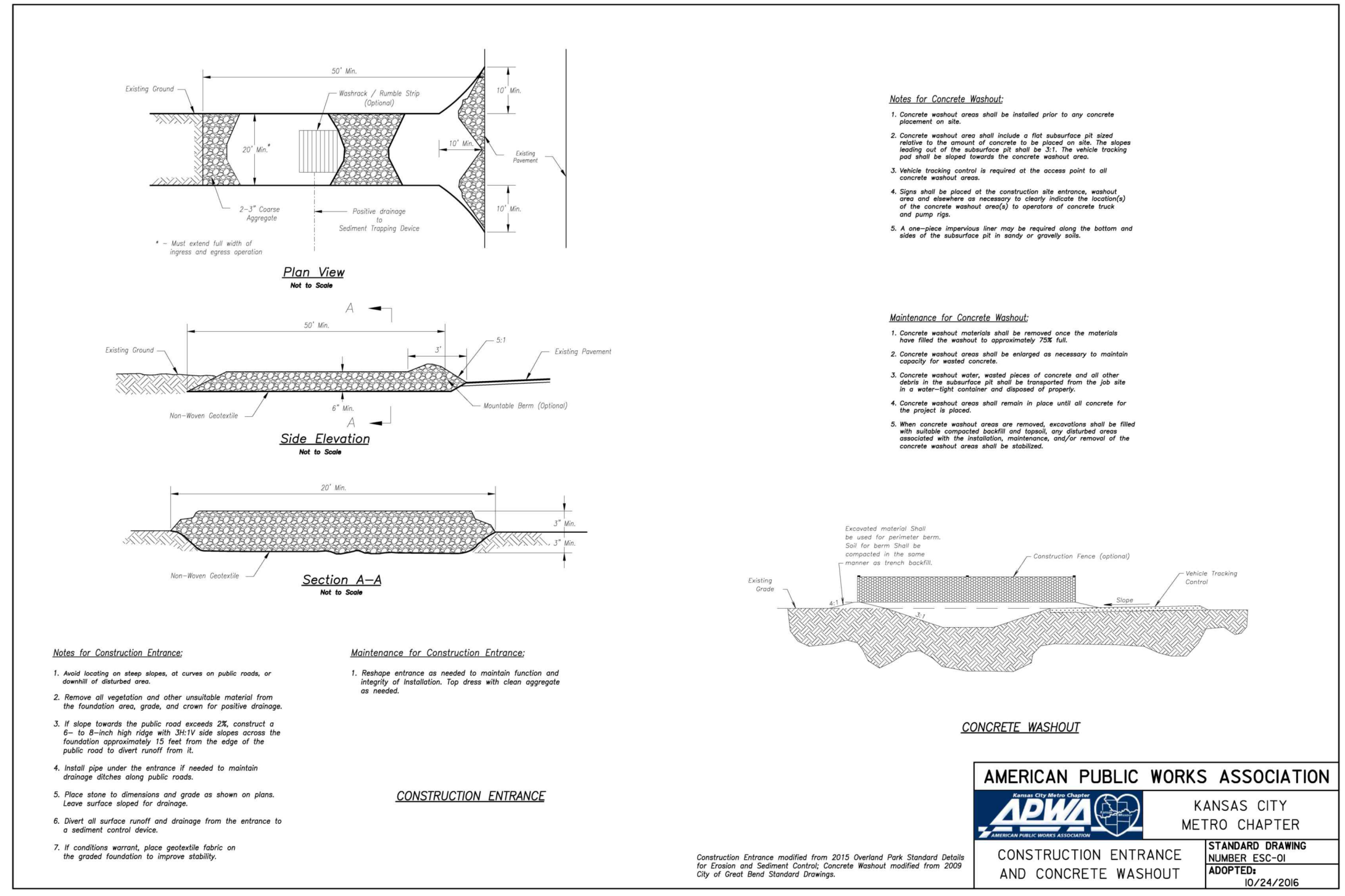
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE 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 DENUEED AREAS.
4. PAVE SITE.
5. FINAL SEEDING/SOD.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

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



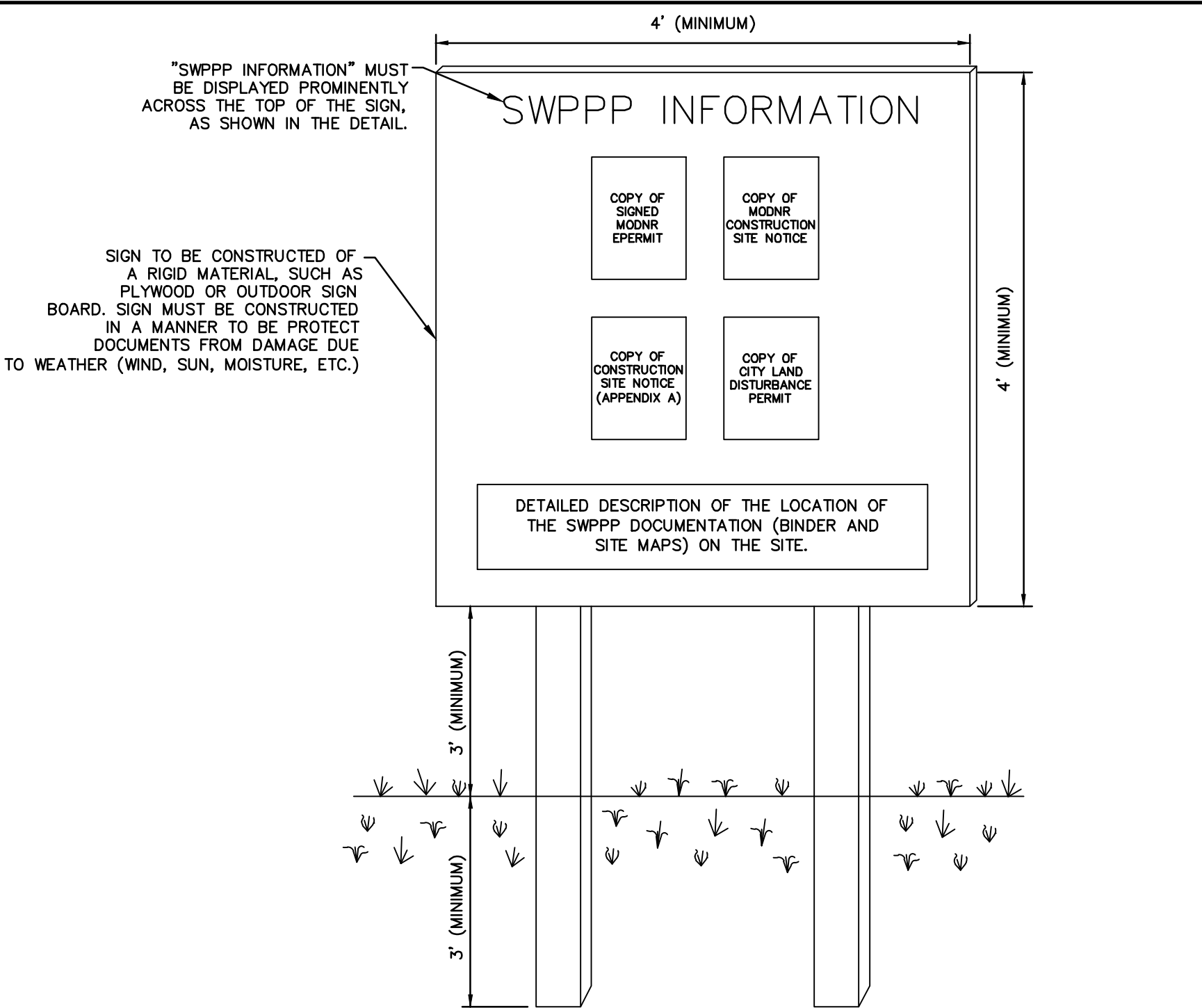
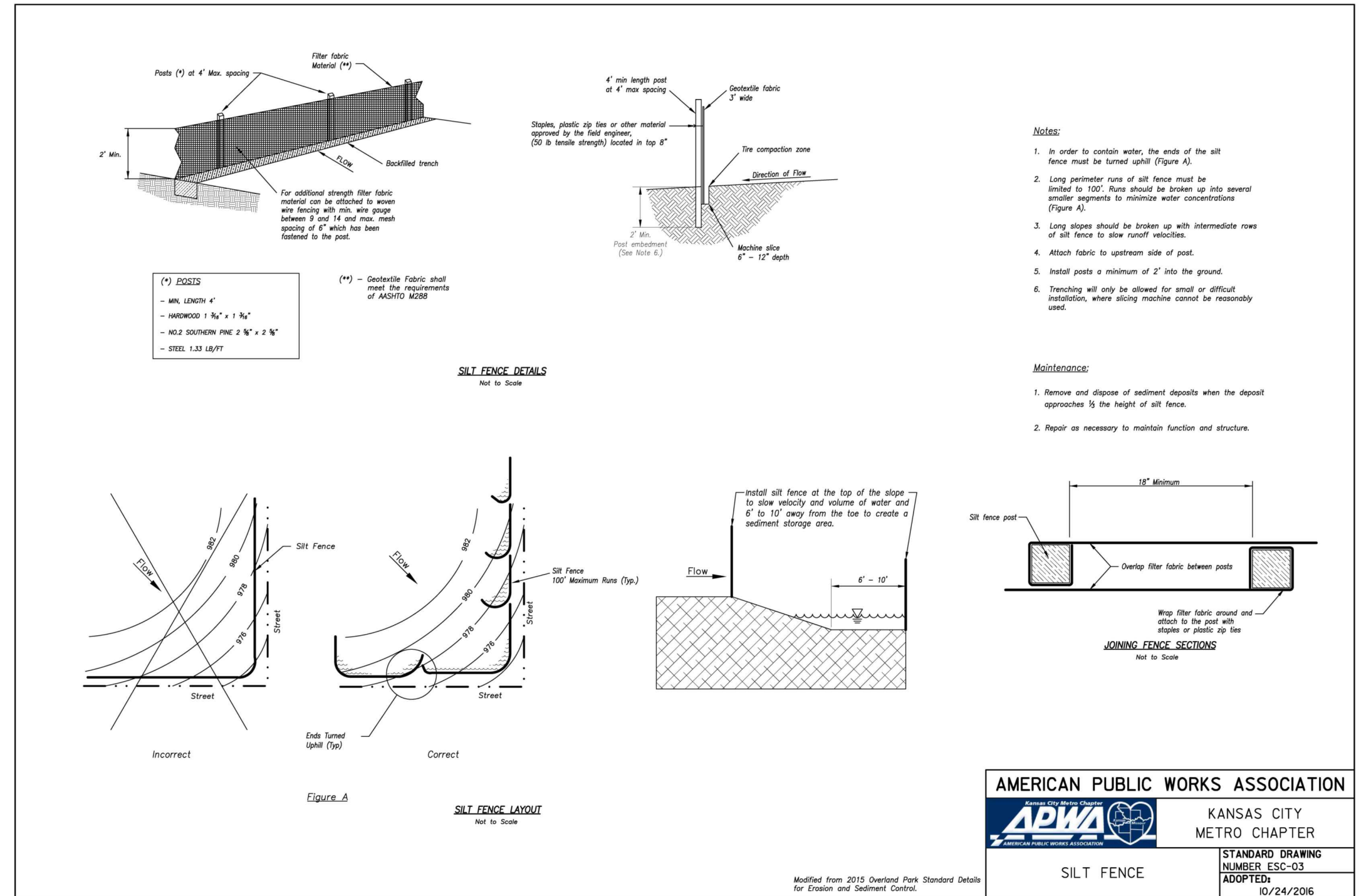
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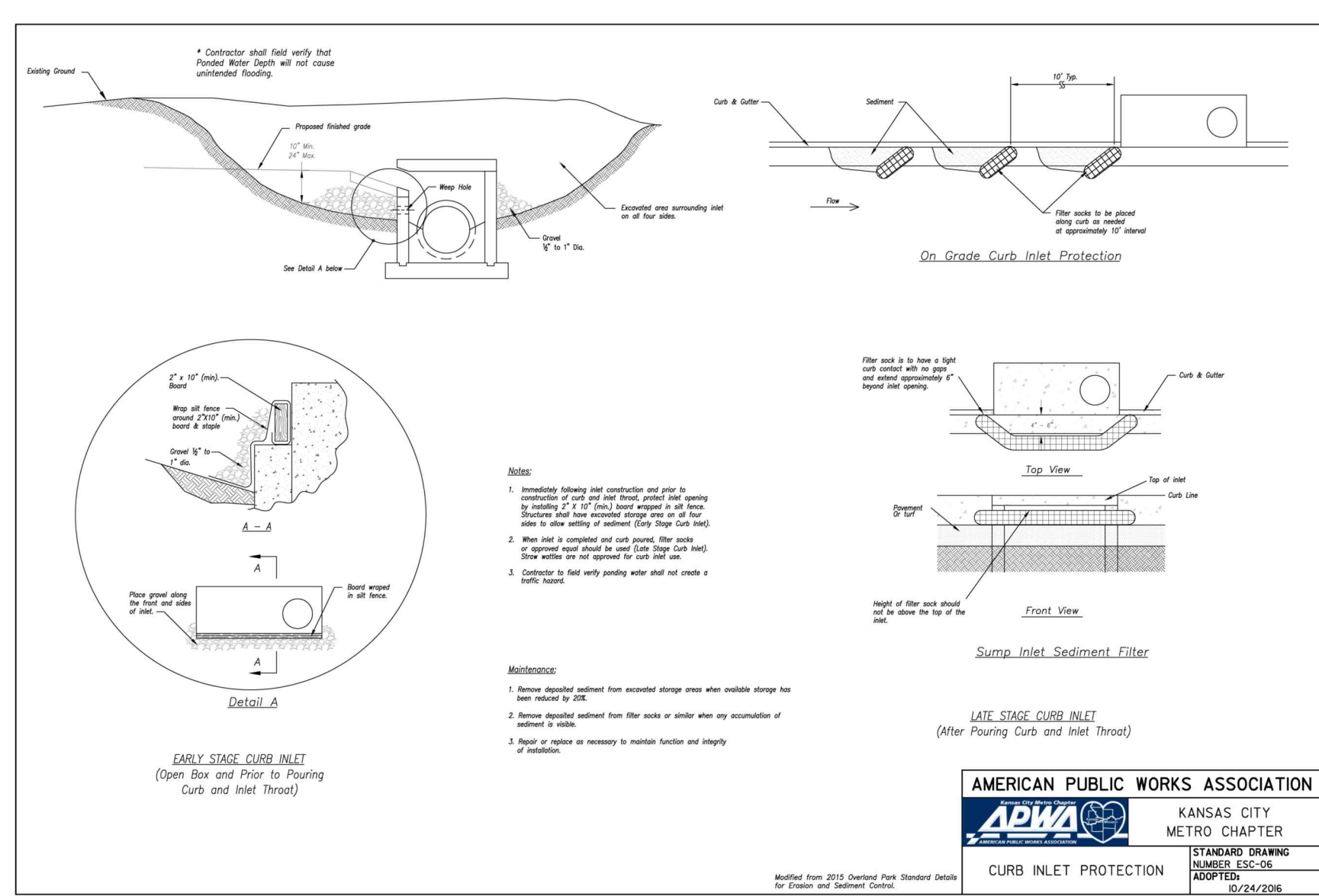
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING NUMBER ESC-03 ADOPTED 10/24/2006



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 ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY 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 OR RENEWAL APPLICATIONS 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.



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MOCHRAN

Missouri State Certificate
Authority Numbers:
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Two working days prior to the start of any excavation or construction, call 1-800-DIG-RITE for utility location information.

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

ERIC SCOTT KIRCHNER
E-2001004618

ERIC S. KIRCHNER
E-2001004618

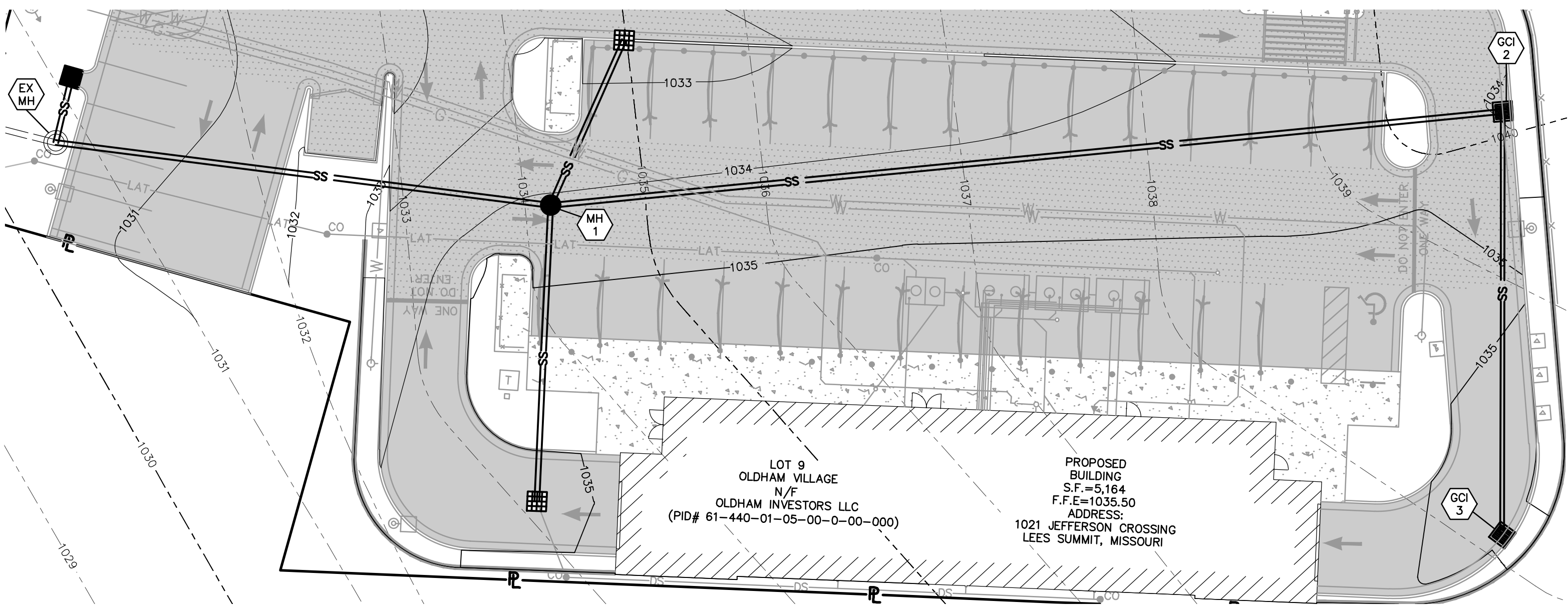
FINAL DEVELOPMENT PLANS

CLUB CARWASH

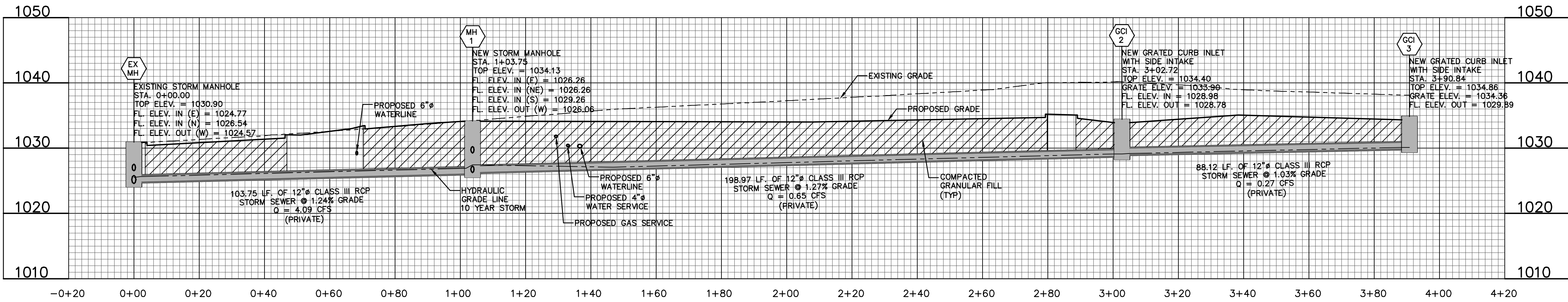
LEE'S SUMMIT, MISSOURI

DATE:	DWG. BY:	APP'D. BY:
	KAF	ESK
DATE:	MAY 2025	
SCALE:	NO SCALE	
PROJ. 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)
weinfo@ochraneng.com

North Office
8 East Main Street
Wentzville, Missouri 63385

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CHORAN

Missouri State Certificate
of Authority Numbers:
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utility location information.
All OSHA rules & regulations
pertaining to trenching and
shoring 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

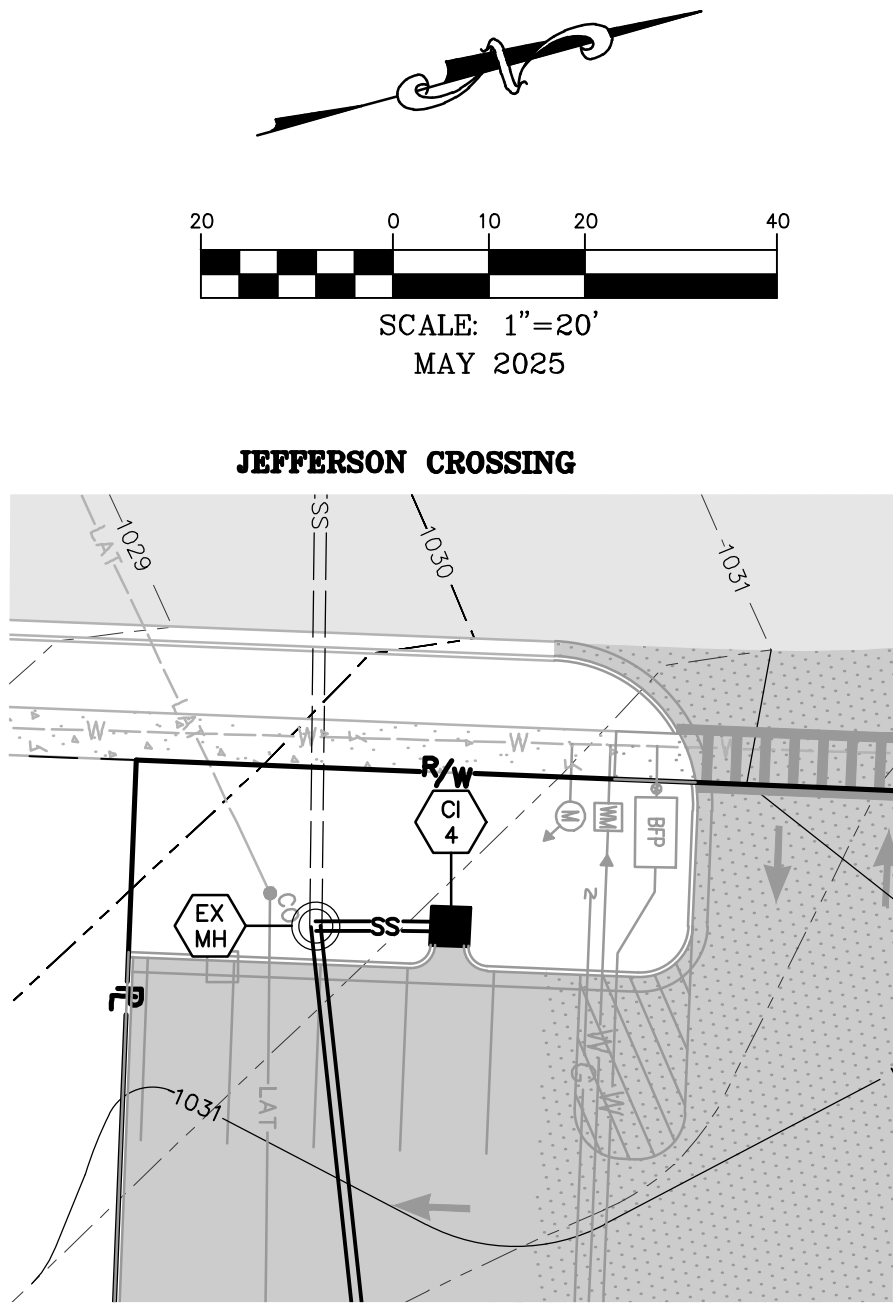
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VERT. SCALE: 1:10

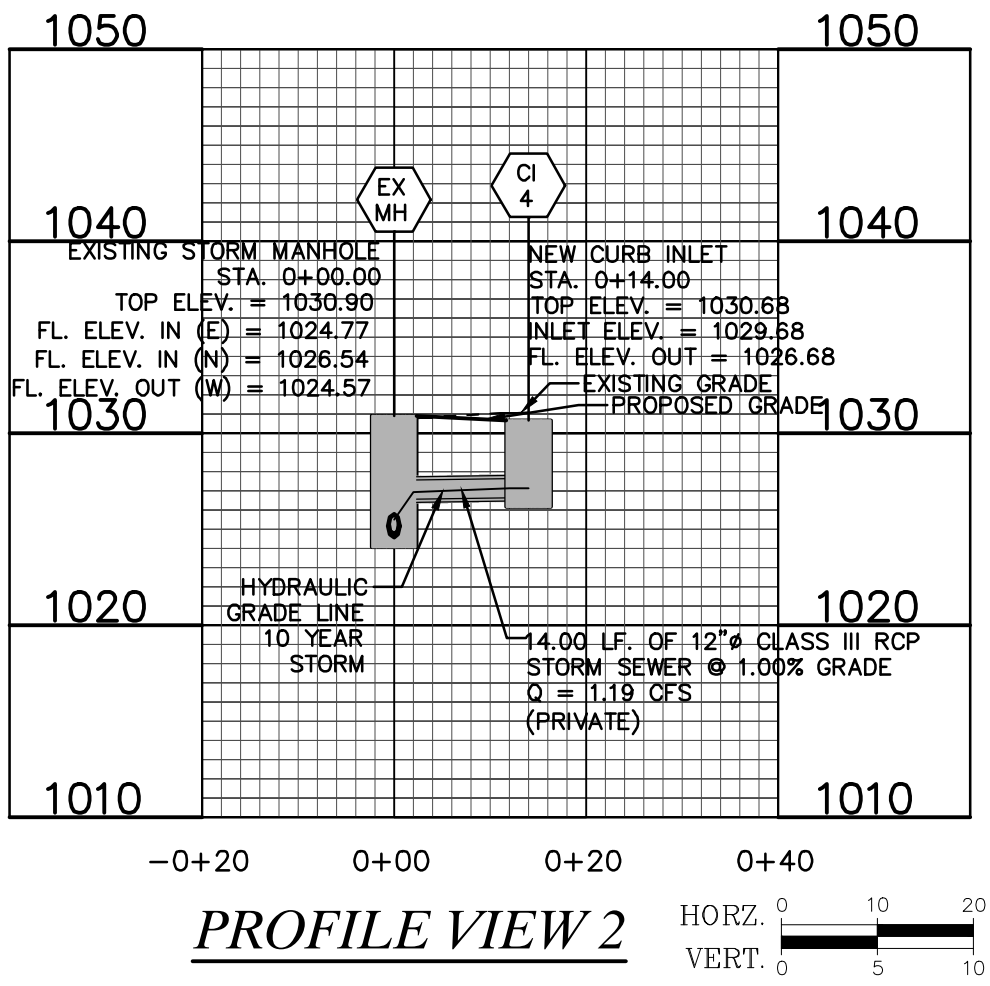
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DWG. NO.: C8

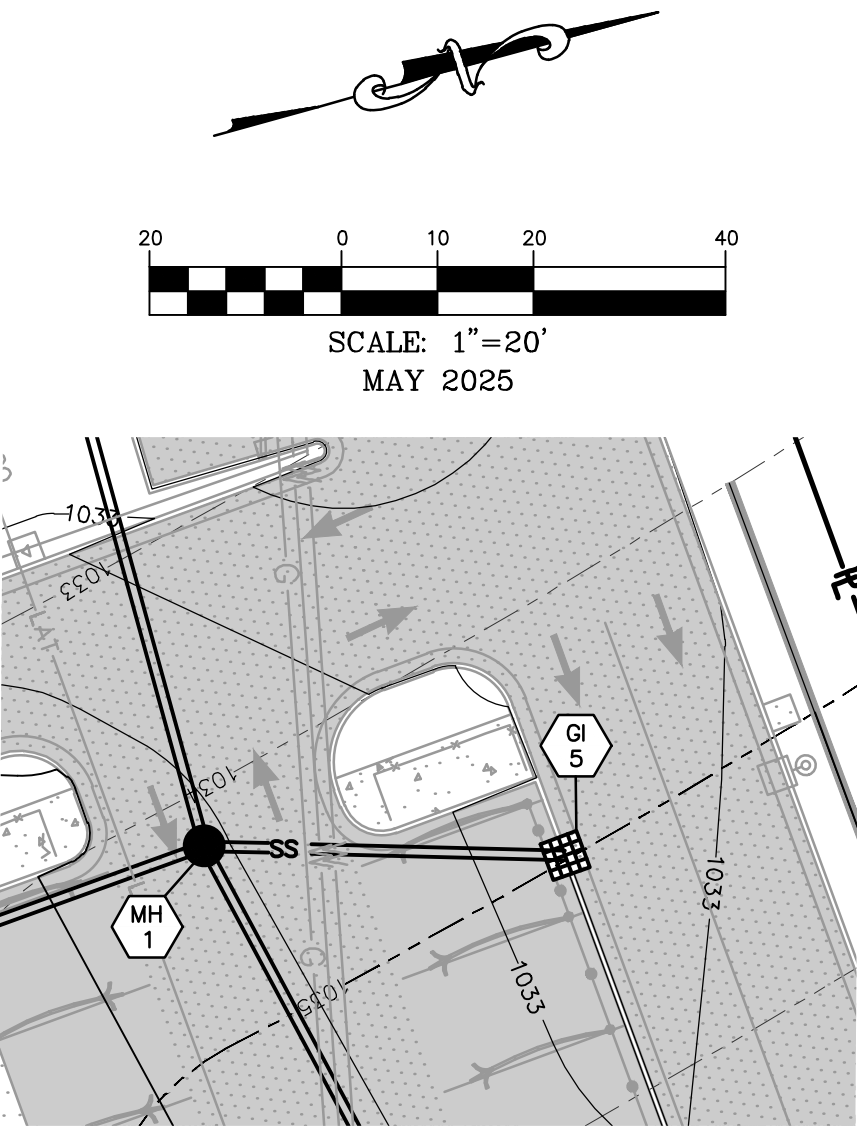
STORM SEWER PLAN AND PROFILE



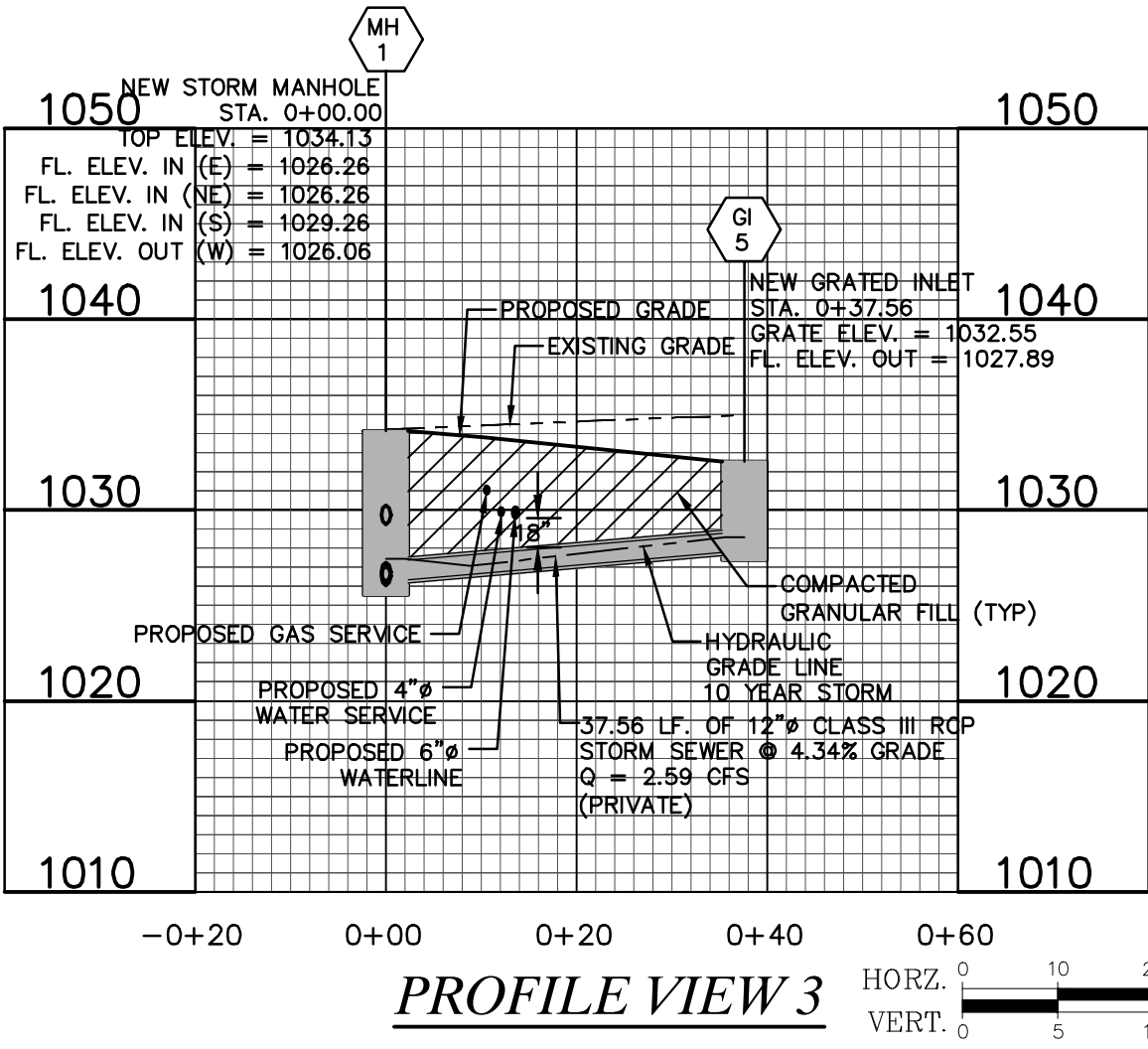
PLAN VIEW 2



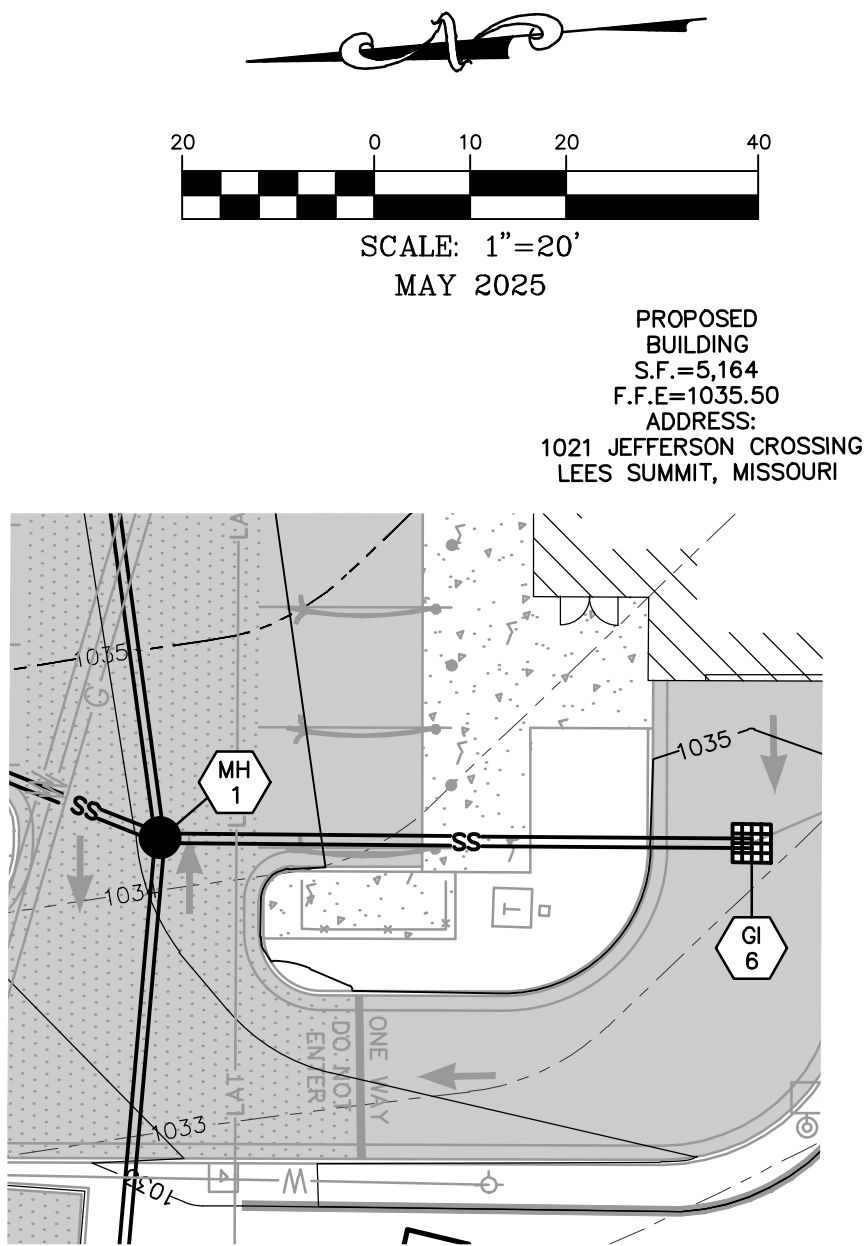
PROFILE VIEW 2



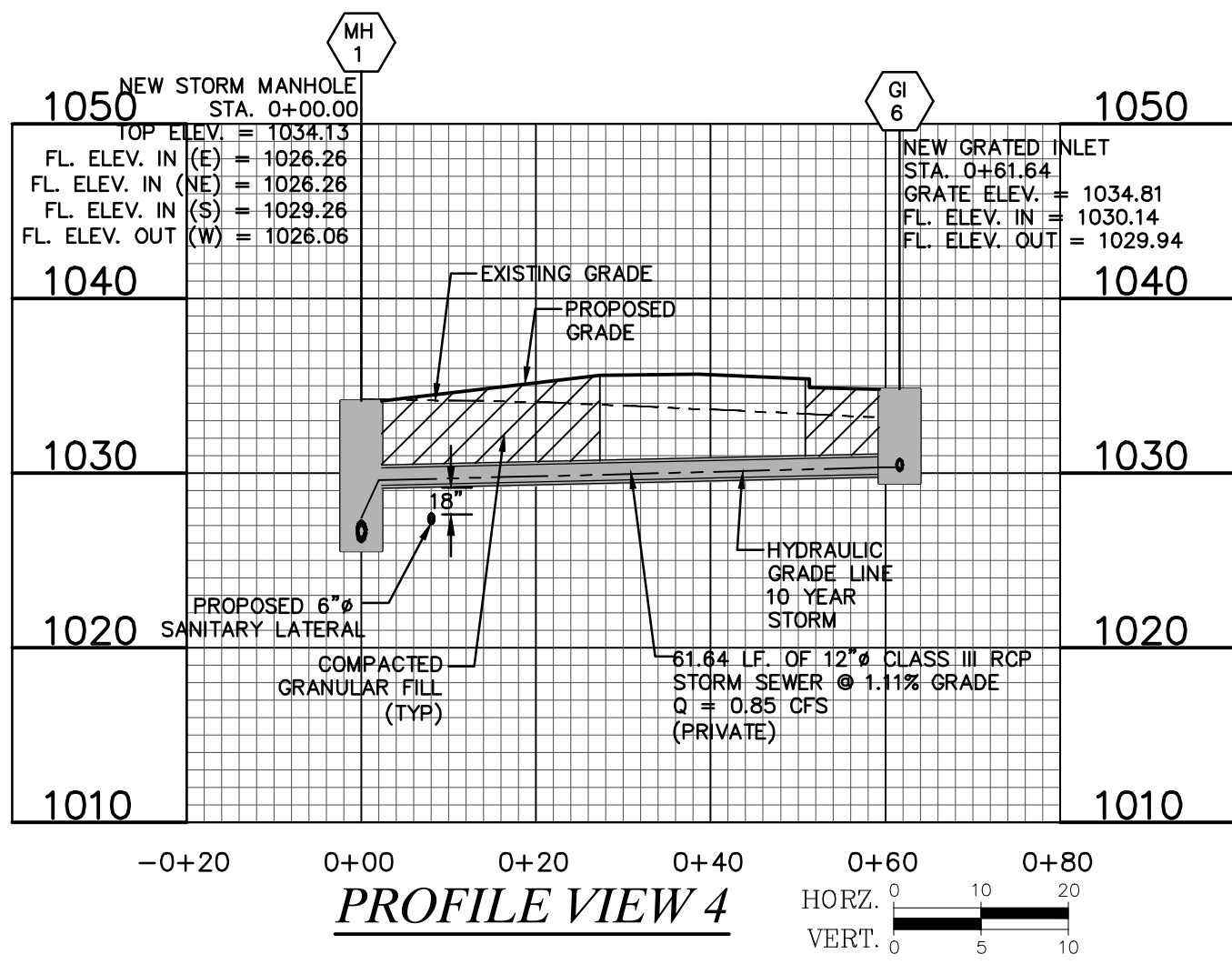
PLAN VIEW 3



PROFILE VIEW 3



PLAN VIEW 4



PROFILE VIEW 4

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

DEVELOPER:
CLUB CARWASH OPERATING, LLC
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utility location information.

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construction required by these
plans shall be strictly followed
(ie. trenching, blasting, etc.)

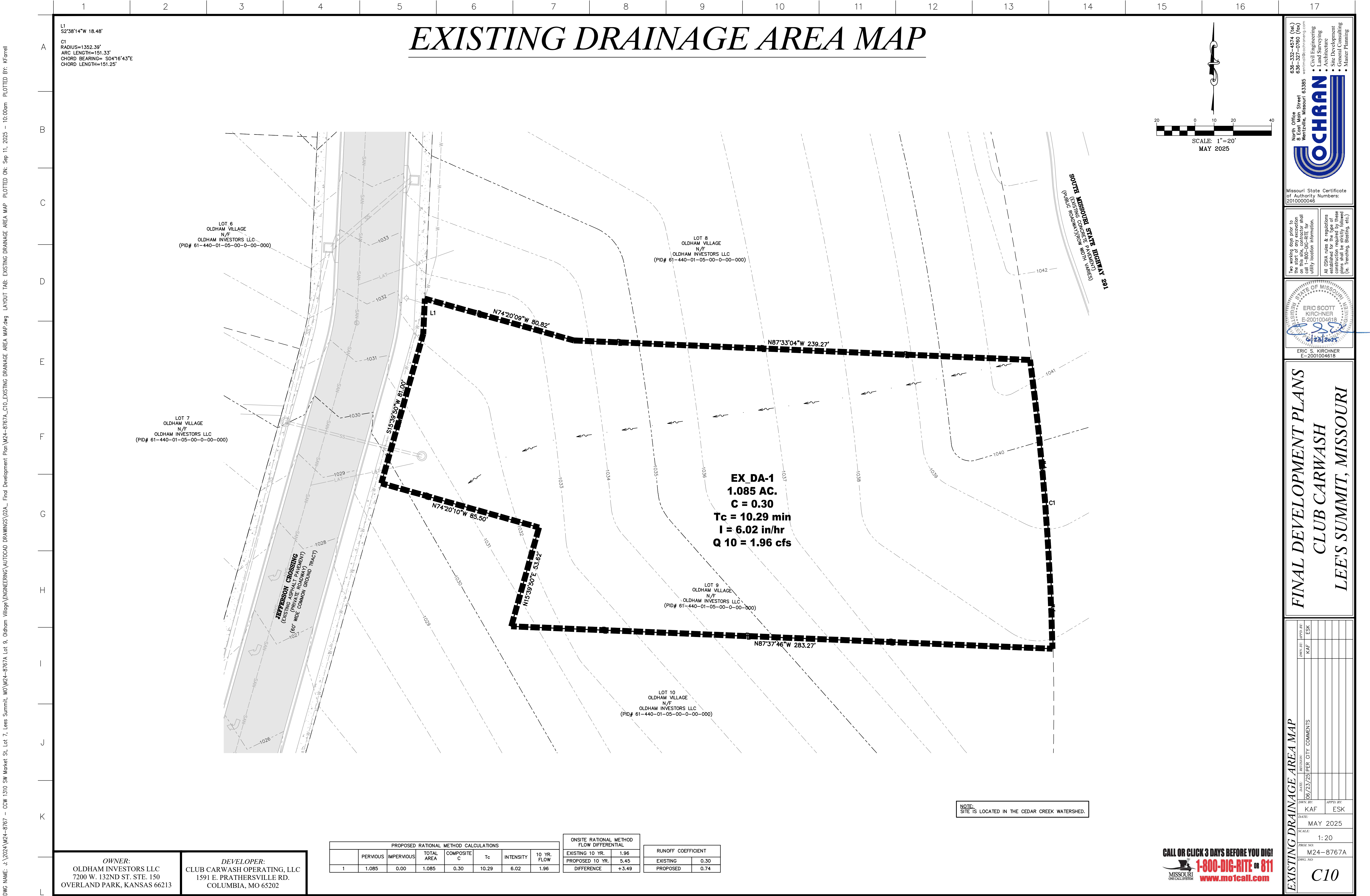
ERIC SCOTT
KIRCHNER
E-2001004618

ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

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

DATE: MAY 2025
HOR. SCALE: 1:20
VERT. SCALE: 1:10
PROJ. NO.: M24-8767A
DWG. NO.: C9



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: Sep 11, 2025 - 10:00am PLOTTED BY: KFarrell

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info@ochran.com

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of Authority Numbers:
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shall be followed during
construction required by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

ERIC SCOTT
KIRCHNER
E-2001004618
6/23/2025

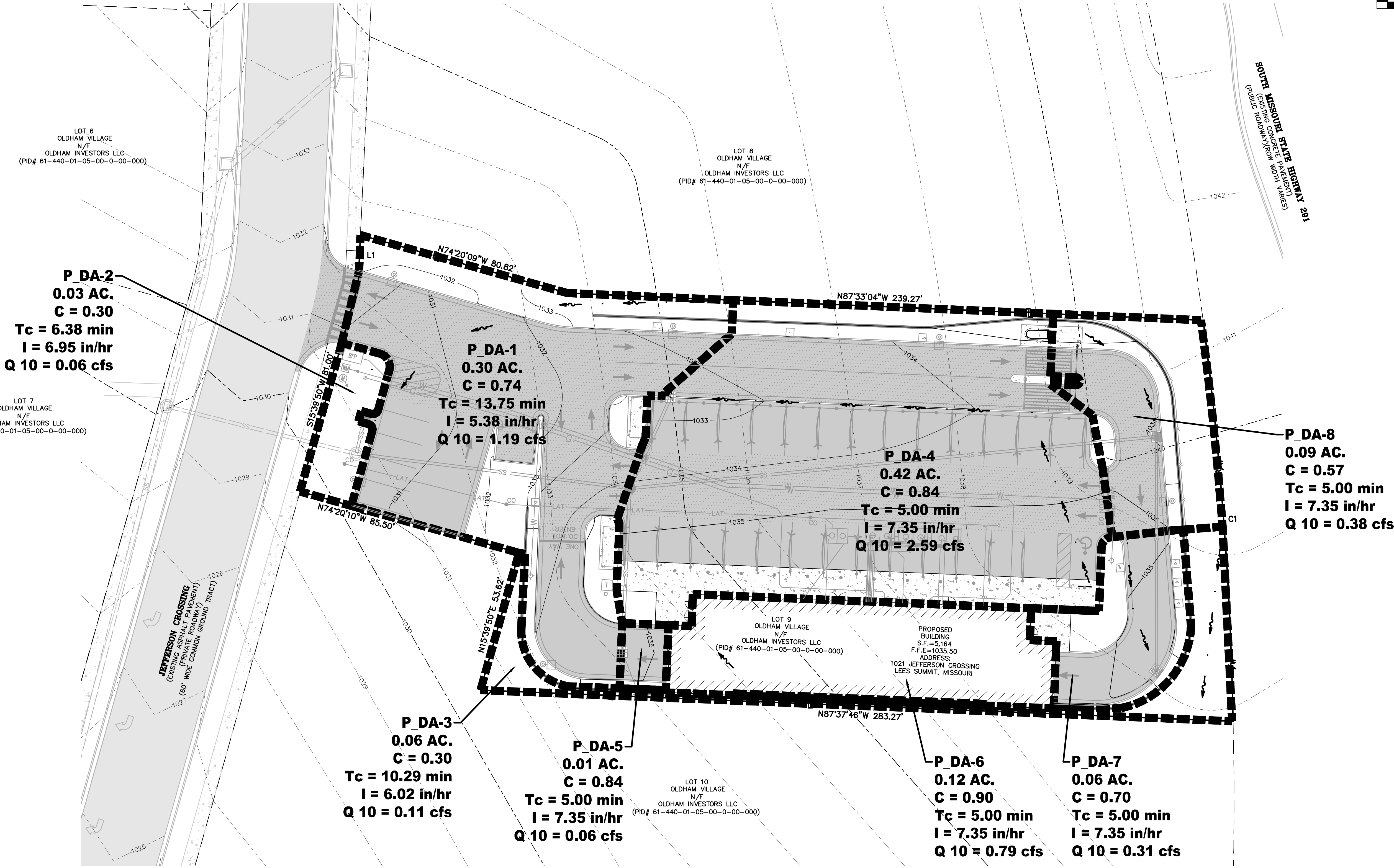
ERIC S. KIRCHNER
E-2001004618

FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

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	ESK

DATE:	APPROVED BY:
06/23/25 <td>KAF</td>	KAF
	ESK

DATE: 06/23/25
SCALE: 1"=20'
PROJECT NO: M24-8767A
DWG. NO: C10



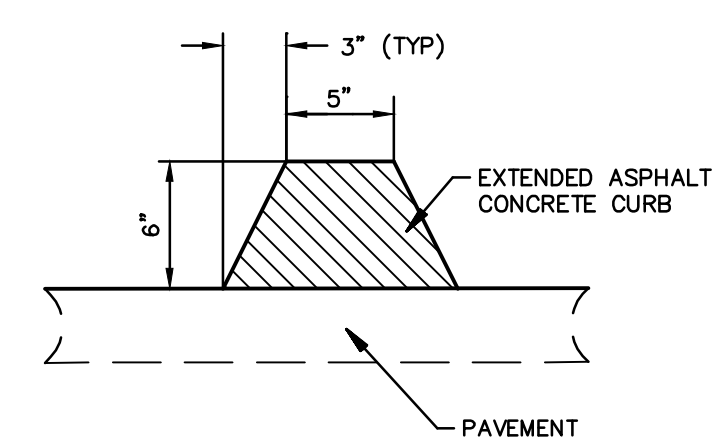
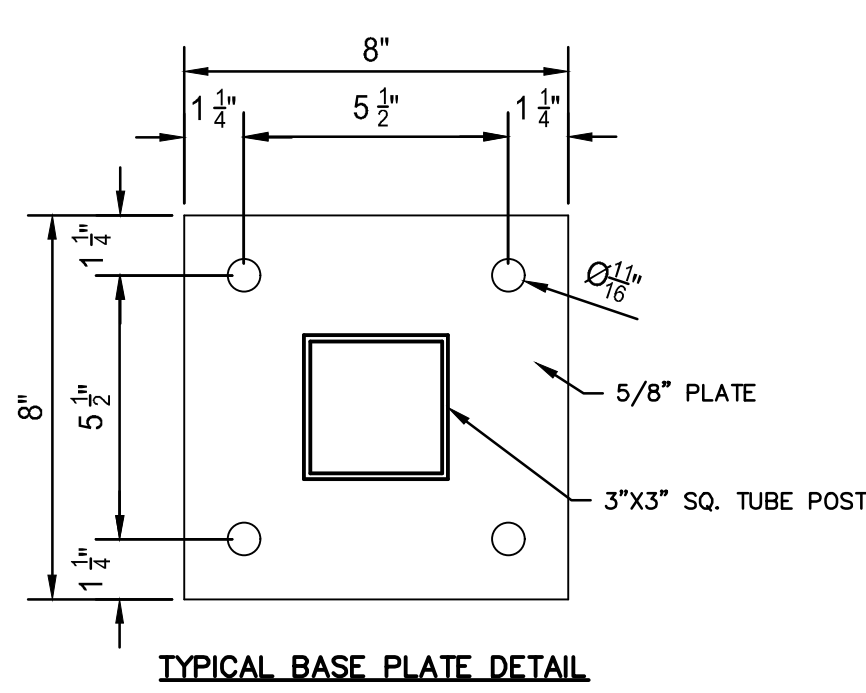
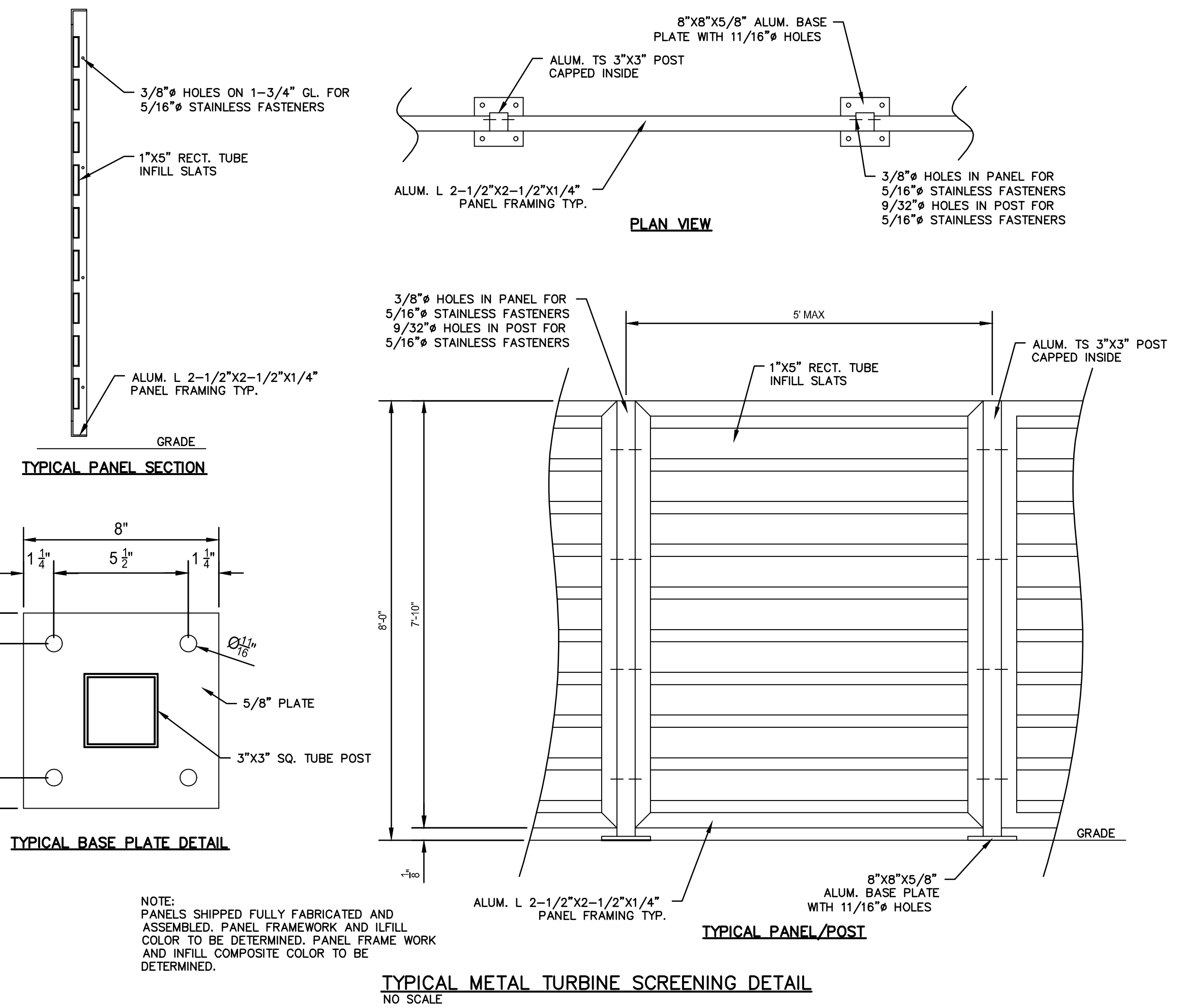
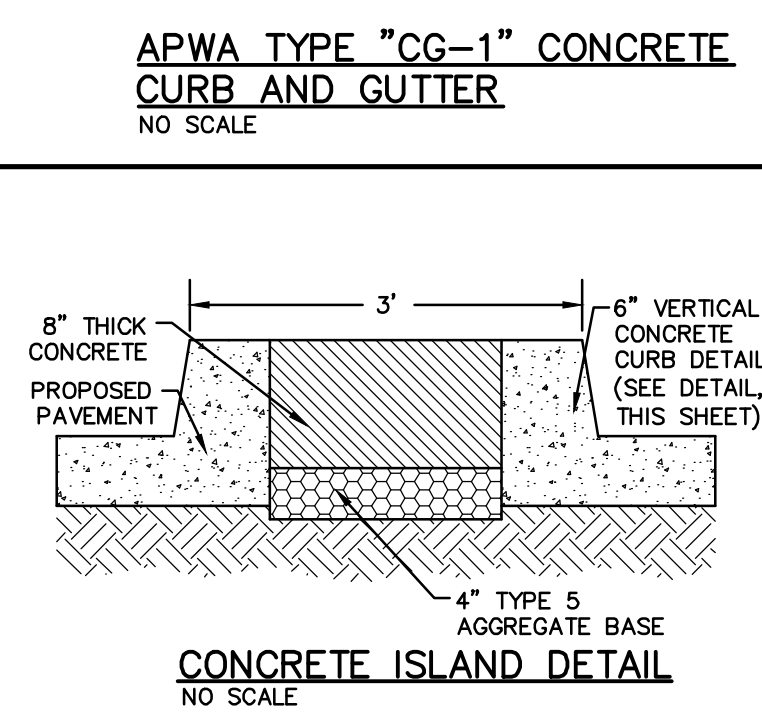
RUNOFF COEFFICIENT	
EXISTING	0.30
PROPOSED	0.75

DEVELOPER:
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PROPOSED DEVELOPMENT AREA MAP		MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBERS: 201000004618	
<i>(Two working days prior to this date, contractor shall call 1-800-DIG-MTE for utility location information.)</i> All OSHA rules & regulations established for the type of construction required by these plans shall be followed. <i>(ie. Trenching, Blasting, etc.)</i>		 CHRYAN Engineering & Architecture, Inc. • Civil Engineering • Surveying • Architectural • Site Development • General Consulting • Master Planning	
FINAL DEVELOPMENT PLANS CLUB CARWASH LEE'S SUMMIT, MISSOURI			
PROJECT NO.: M24-B767A JWC: NGL			
SCALE: 1:20			
DATE: MAY 2025			
APPROV BY: ESK			
DATE: 06/23/25 PER CITY COMMENTS			
DATE: 08/15/25 PER CLIENT REQUEST			
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APPROV BY: ESK			
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APPROV BY: ESK			



METAL FENCE DETAIL
NO SCALE

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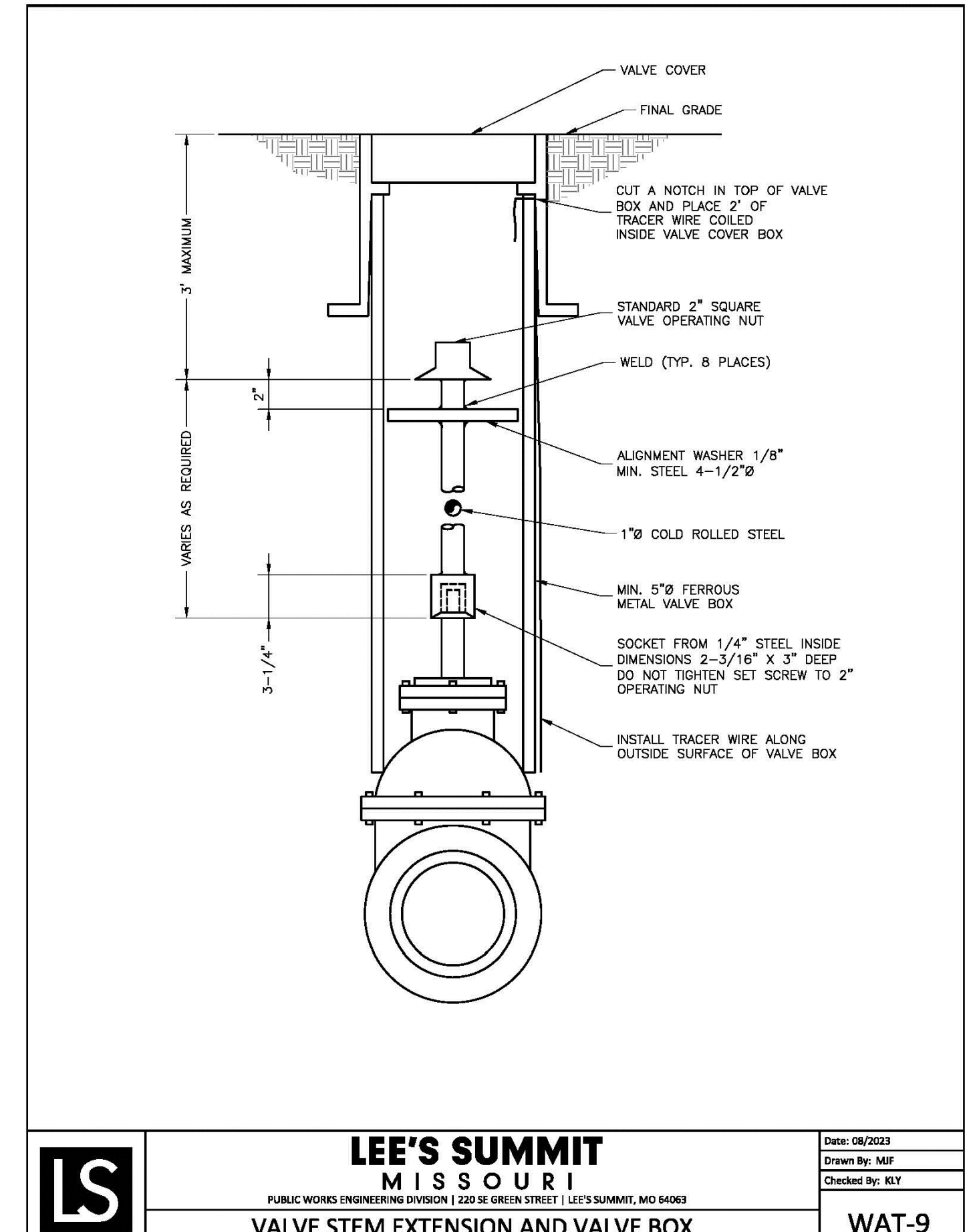
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DETAILS		DATE	REVISION	DATE	BY	DATE	BY
PROJ. NO:		M24-8767A		KAF		ESK	
DWG. NO:		C12		KAF		ESK	
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DETAILS	PROJ. NO: M24-8767A
	DWG. NO: <i>C13</i>



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METROPOLITAN CHAPTER
MANHOLE DETAILS	STANDARD DRAWING NUMBER MH - 1 ADOPTED: APRIL 17, 1995

DWG NAME: J:\2024\W24-8767 - COW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A Lot 9, Oldham Village\ENGINEERING\AUTOCAD DRAWINGS\02A - Final Development Plan\W24-8767A_C15_LANDSCAPE PLAN.dwg LAYOUT TAB: SITE PLAN PLOTTED ON: Sep 11, 2025 - 10:01am PLOTTED BY: KForrell

L1
52°38'14"W 18.48'
C1
RADIUS=1352.39'
ARC LENGTH=151.33'
CHORD BEARING= S04°16'43"E
CHORD LENGTH=151.25'

NOTES:

- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
- MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4" DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
- CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
- ALL DISTURBED AREAS SHALL BE SODDED.
- ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.

LOT 6
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 7
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)

LANDSCAPE REQUIREMENTS:

ONE TREE SHALL BE PLANTED FOR 30 LF OF STREET FRONTAGE.
HWY 291:
151.38 LF / 30 = 5.05
REQUIRED TREES = 5
PROVIDED TREES = 5

SW JEFFERSON ST.
99.48 LF / 30 = 3.32
REQUIRED TREES = 3
PROVIDED TREES = 3

ONE SHRUB SHALL BE PLANTED FOR 20 LF OF STREET FRONTAGE.
HWY 291:
151.38 LF / 20 = 7.57
REQUIRED SHRUBS = 8
PROVIDED SHRUBS = 9

SW JEFFERSON ST.
99.48 LF / 20 = 4.97
REQUIRED SHRUBS = 5
PROVIDED SHRUBS = 6

TWO SHRUBS SHALL BE PLANTED EVERY 5,000 SF OF TOTAL LOT AREA (EXCLUDING BUILDING FOOTPRINT).
42,079.10 SF / 5,000 SF = 8.4
8.4 X 2 = 16.8
REQUIRED SHRUBS = 17
PROVIDED SHRUBS = 17

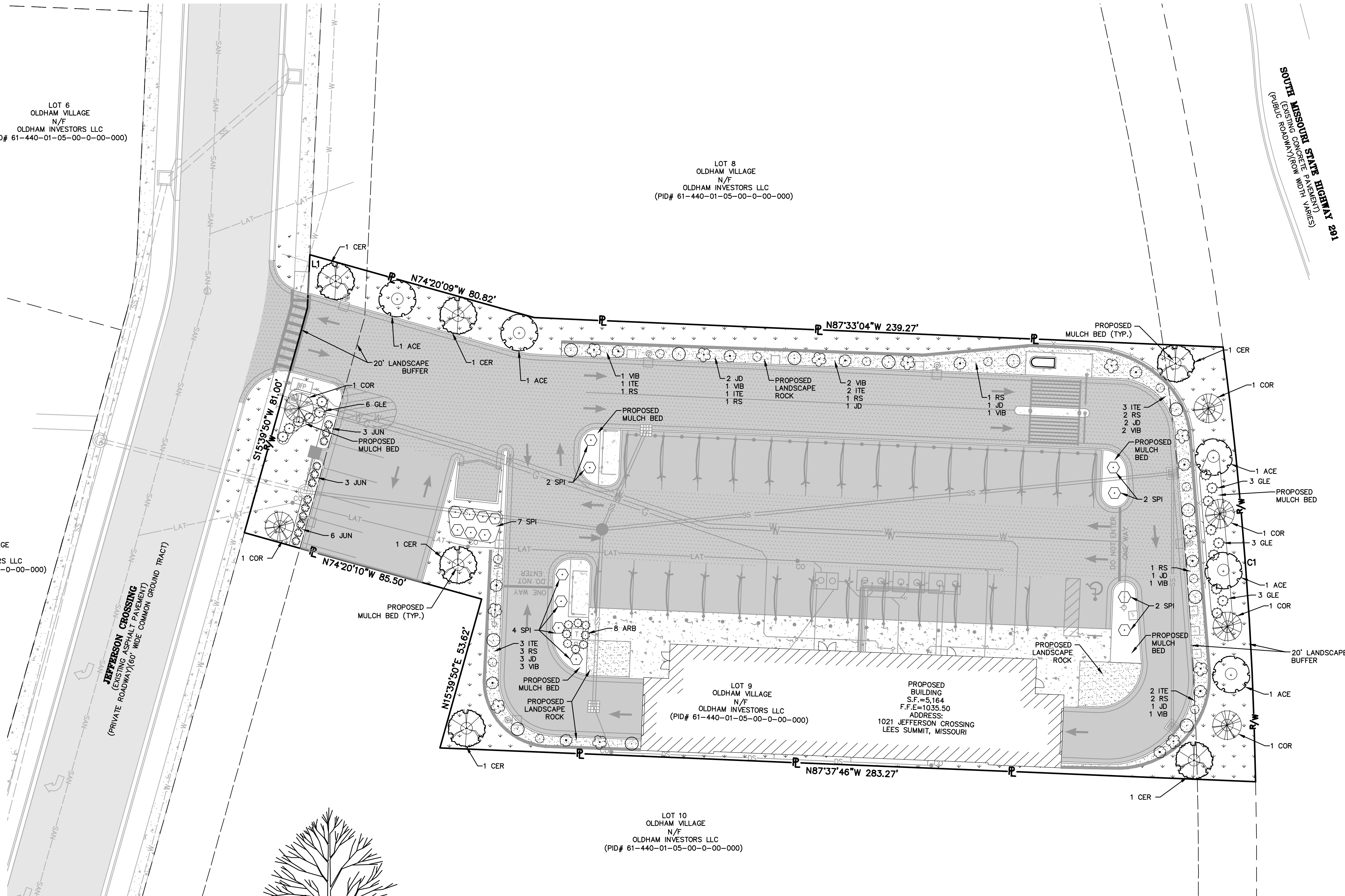
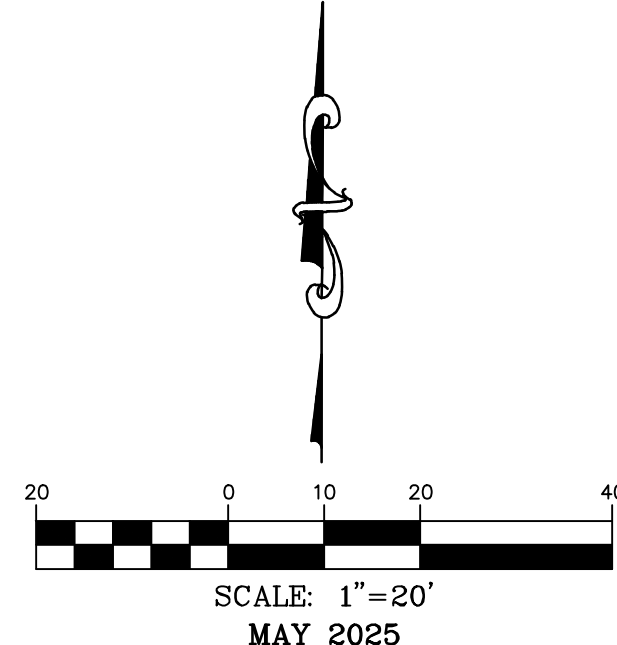
ONE TREE SHALL BE PLANTED EVERY 5,000 SF OF TOTAL LOT AREA (EXCLUDING BUILDING FOOTPRINT).
42,079.10 SF / 5,000 SF = 8.4
8.4 X 2 = 16.8
REQUIRED TREES = 9
PROVIDED TREES = 9

LANDSCAPE ISLANDS ARE TO BE LOCATED IN PARKING LOTS & SHALL CONSTITUTE 5% OF THE PAVED AREA.
28,681.19 X 5% = 1,434.06 SF
REQUIRED ISLAND SPACE = 1,434.06 SF
PROVIDED ISLAND SPACE = 1,271.92 SF

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

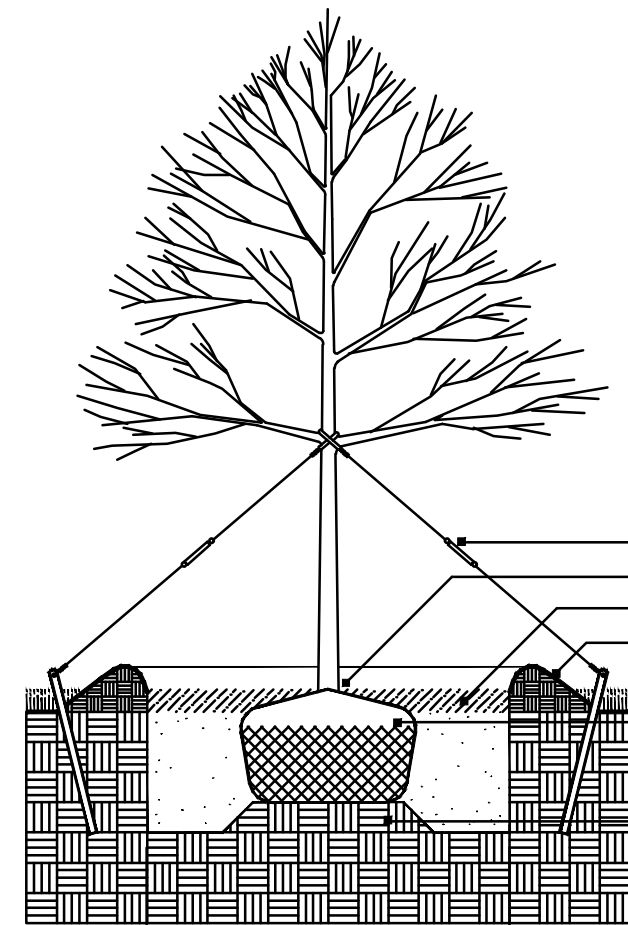
DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

LANDSCAPE PLAN

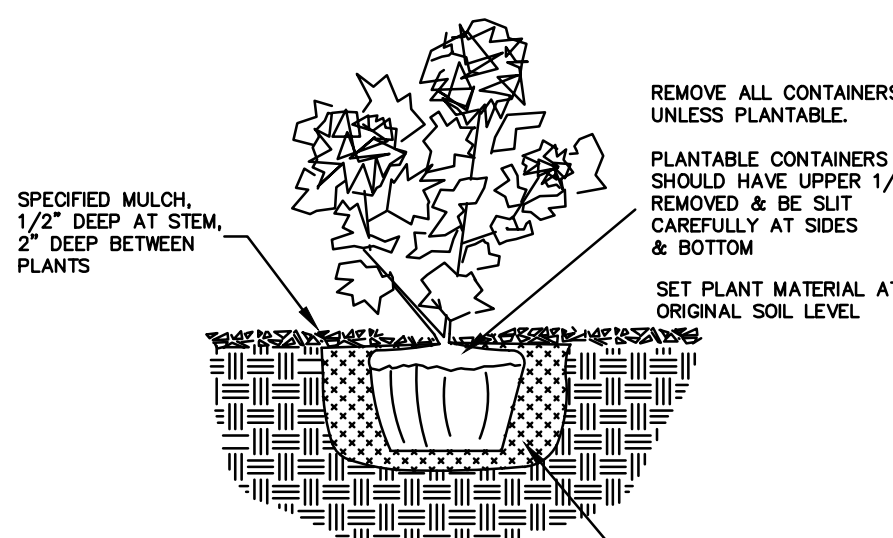


LANDSCAPE LEGEND

- REDBUD "CER"
- DOGWOOD "COR"
- RED MAPLE "ACE"
- SEA GREEN JUNIPER "JUN"
- GLENCOE BOXWOOD EVERGREEN "GLE"
- GOLDMOUND SPIREA "SPI"
- EMERALD GREEN ARBORVITAE "ARB"
- ARROWWOOD VIBURNUM "VIB"
- VIRGINIA SWEETSPICE "ITE"
- RED SPRITE WINTERBERRY "RS"
- MALE WINTERBERRY "JD"
- AREAS TO BE SODDED
- AREAS TO HAVE LANDSCAPE ROCK



DECIDUOUS TREE PLANTING



NOTES:

- WATER THOROUGHLY FOLLOWING PLANTING.
- SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
- AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
DECIDUOUS TREES					
6	Cercis canadensis	Redbud	2 IN	AS SHOWN	B&B
6	Cornus sanguinea	Dogwood	2 IN	AS SHOWN	B&B
5	Acer rubrum	Red Maple	2 IN	AS SHOWN	B&B
SHRUBS					
12	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 GAL	AS SHOWN	CONT
15	Boxus hybrid "Glencoe"	Glencoe Boxwood Evergreen	3 GAL	AS SHOWN	CONT
17	Spirea Japonica	Goldmound Spirea	5 GAL	AS SHOWN	CONT
8	Thuja Occidentalis "Emerald Green"	Arborvitae	6" MIN HEIGHT	AS SHOWN	CONT
11	Ilex Verticillata "Jim Dandy"	Male Winterberry	5 GAL	AS SHOWN	CONT
12	Ilex Verticillata "Red Sprite"	Red Sprite Winterberry	5 GAL	AS SHOWN	CONT
12	Itea Virginica	Virginia Sweetspire	5 GAL	AS SHOWN	CONT
12	Virburnum Dentatum	Arrowwood Viburnum	5 GAL	AS SHOWN	CONT

NOTE:
ROCK MULCH SHALL BE 2" TO 3" RIVER ROCK AND SHALL HAVE A WEED BARRIER FABRIC INSTALLED UNDER THE ROCK.

NOTE:
ALL MULCH SHALL BE BLACK IN COLOR.

NOTE:
ALL MULCH SHALL BE SINGLE SHRED (COURSE) MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.

NOTE:
ALL SOD TO BE TALL FESCUE.

NOTE:
THE SEA GREEN JUNIPER EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW LANDSCAPE. INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AND SHALL BE 30" IN HEIGHT AT THE TIME OF INSTALLATION.

NOTE:
ALL DISTURBED AREAS TO BE SODDED.

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

636-332-4574 (tel.)
636-327-0760 (fax)
info@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
work, the owner shall call
call 1-800-DIG-RITE for
utility location information.
All OSHA rules & regulations
shall be followed by these
plans and be strictly followed
(ie. trenching, blasting, etc.)



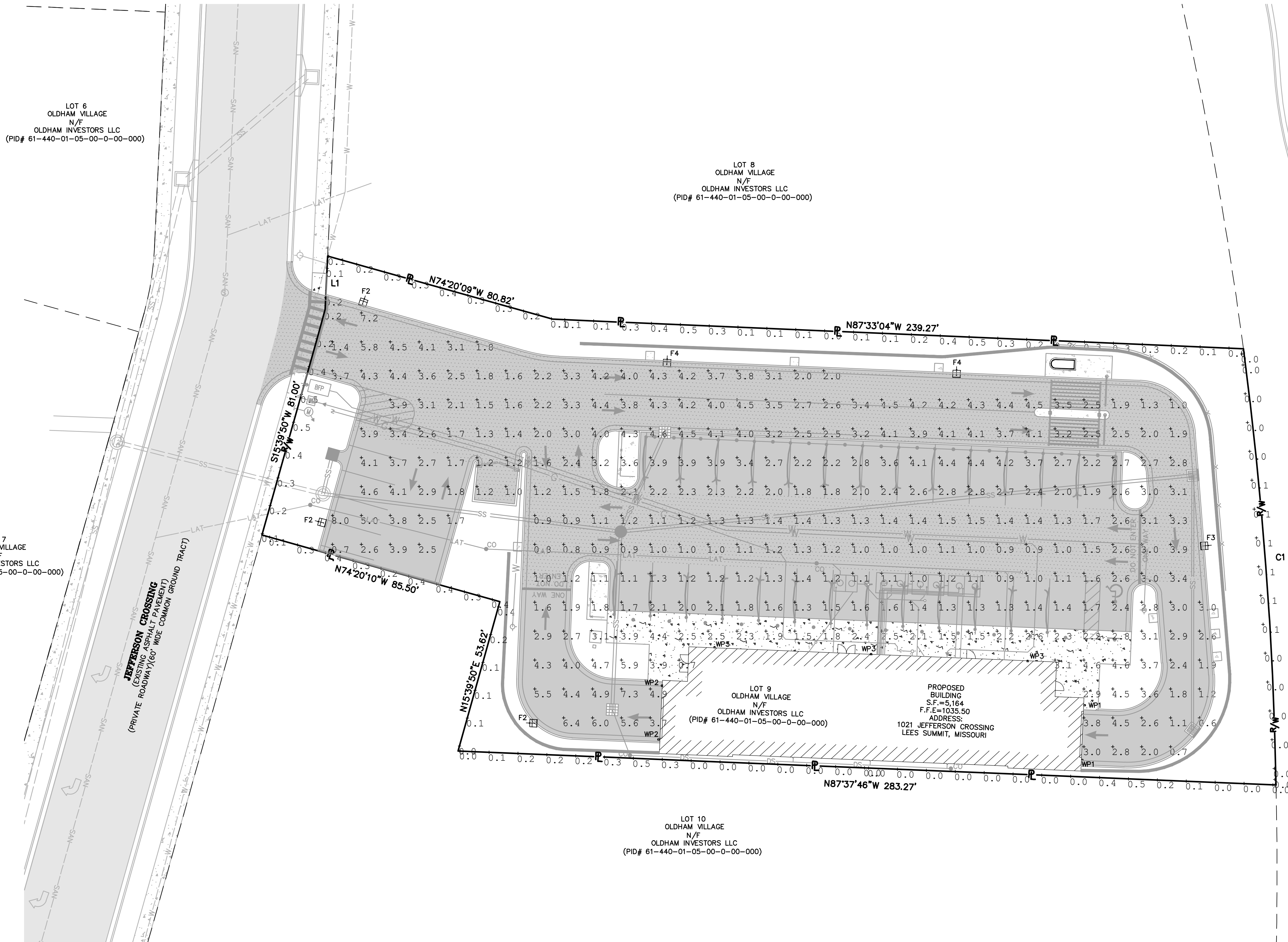
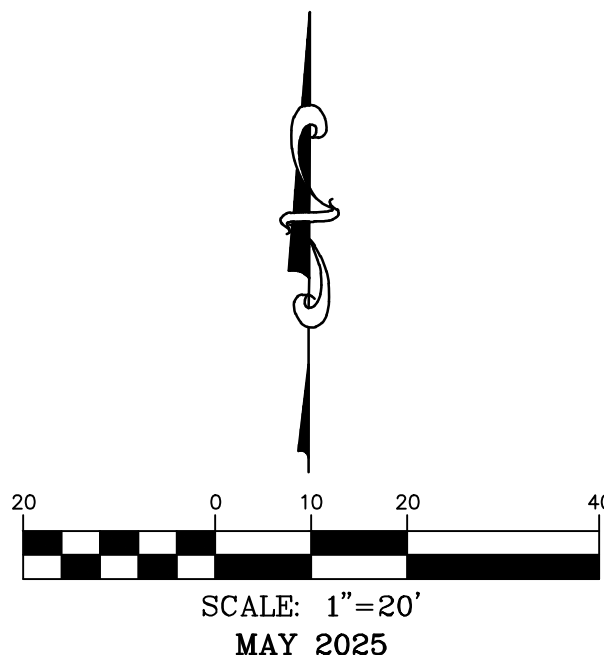
FINAL DEVELOPMENT PLANS
CLUB CARWASH
LEE'S SUMMIT, MISSOURI

DATE	APPRO. BY	DATE	APPRO. BY
06/23/25	KAF	06/23/25	ESK
08/15/25	KAF	08/15/25	ESK
DATE: MAY 2025		DATE: MAY 2025	
SCALE: 1:20		SCALE: 1:20	
PROJECT NO: M24-8767A		PROJECT NO: M24-8767A	
DWG. NO: C15		DWG. NO: C15	

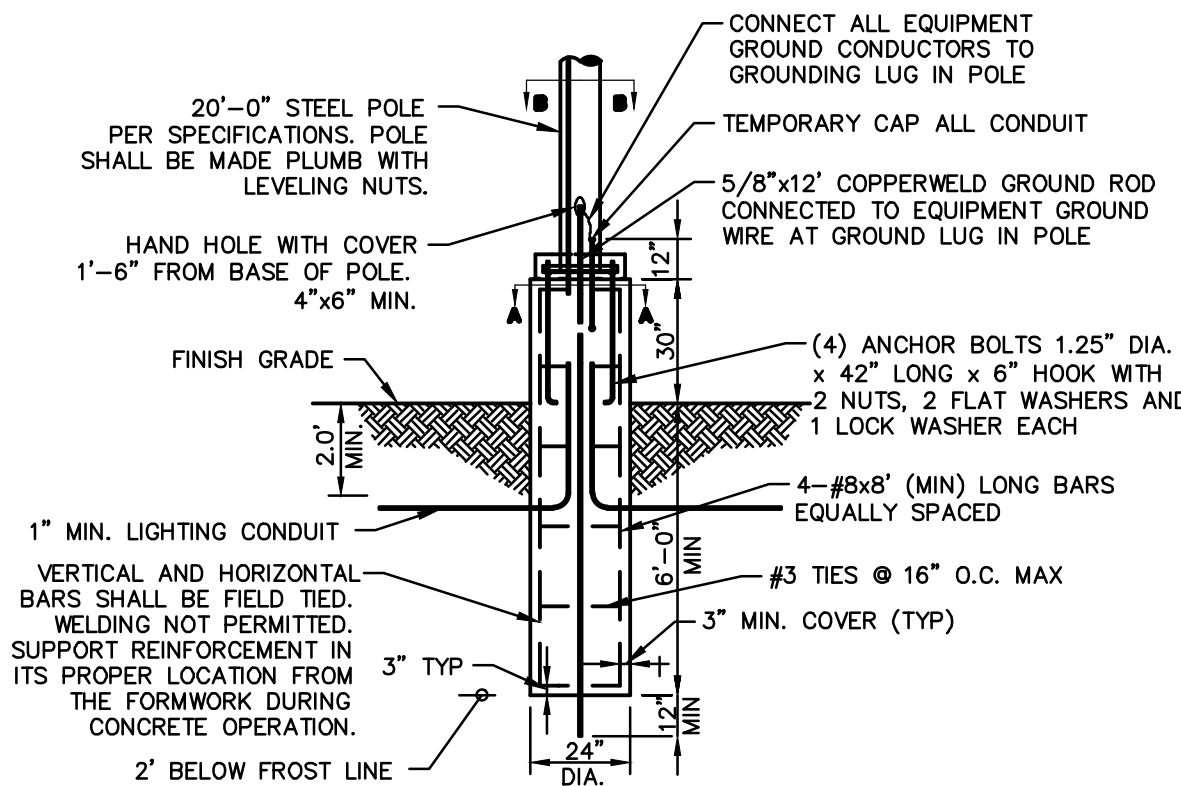
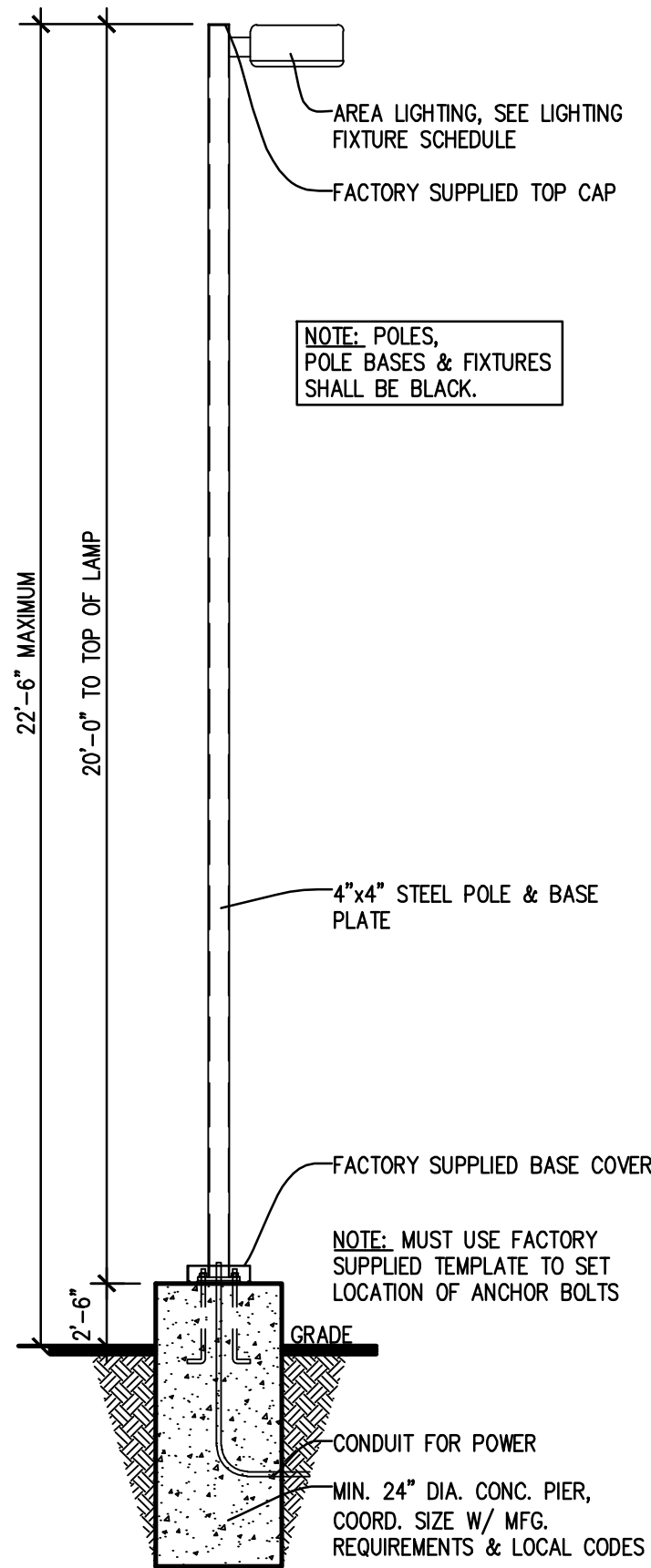
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C1
RADIUS=1352.39'
ARC LENGTH=151.33'
CHORD BEARING= S04°16'43"E
CHORD LENGTH=151.25'

PHOTOMETRICS PLAN



SOUTH MISSOURI STATE HIGHWAY 201
(EXISTING CONC. DRIVEWAY WITH VEHICLES)
(PUBLIC ROADWAY/VEHIC. WITH VEHICLES)



- 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

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

DEVELOPER:
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utility location information.
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and construction required by these
plans shall be strictly followed
(ie. trenching, blasting, etc.)



FINAL DEVELOPMENT PLANS CLUB CARWASH LEE'S SUMMIT, MISSOURI

COMETRICS PLAN			
DATE		BY	
06/23/25		PER CITY COMMENTS	
KAF		ESK	
DATE:		MAY 2025	
SCALE:		1:20	
PROJECT NO:		M24-8767A	
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