

# 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

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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](http://www.motcall.com)

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

#### CONTACT INFORMATION

##### OWNER / DEVELOPER

OWNER: CLUB CARWASH OPERATING, LLC

REPRESENTATIVE: JUSTIN BARNES

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

PHONE: (573) 999-5178

##### SEWER

OWNER: CITY OF LEE'S SUMMIT WATER

REPRESENTATIVE: JEFF THORN

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

PHONE: (816) 969-1900

##### WATER

OWNER: CITY OF LEE'S SUMMIT WATER

REPRESENTATIVE: JEFF THORN

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

PHONE: (816) 969-1900

##### ELECTRIC

OWNER: EVERGY

REPRESENTATIVE:

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

PHONE: (888) 471-5275

##### GAS

OWNER: SPIRE MO WEST

REPRESENTATIVE: THERESA GARZA

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

PHONE: (816) 509-1033

##### TELEPHONE

OWNER: AT&T DISTRIBUTION

REPRESENTATIVE:

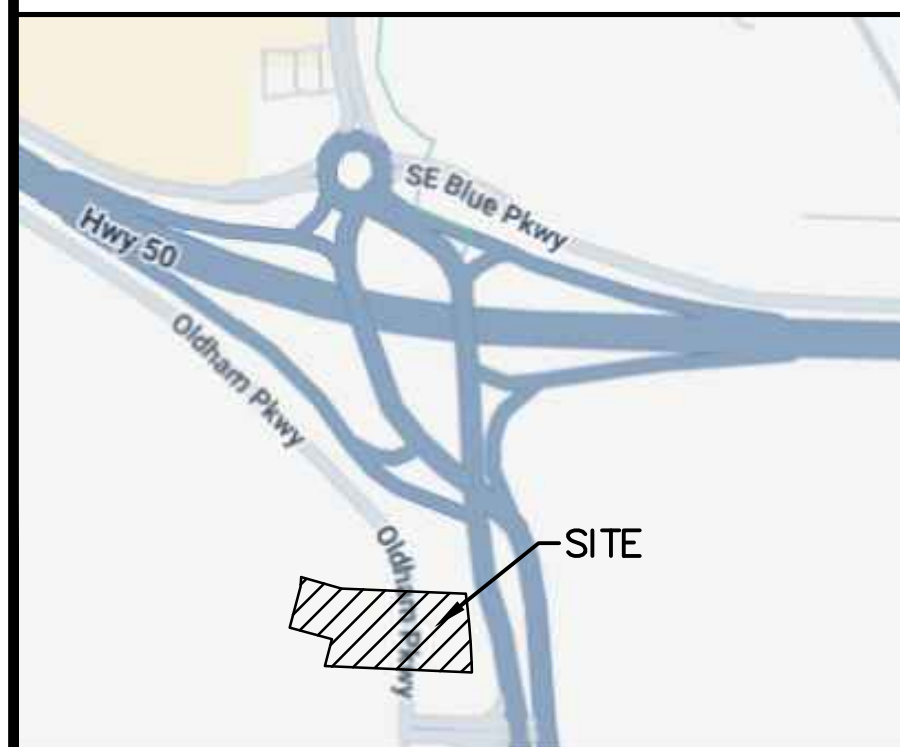
ADDRESS:

PHONE: (800) 924-9420

##### SPECIAL NOTES :

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

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



VICINITY MAP  
NO SCALE





1. ALL AREAS ON SITE TH

1. ALL AREAS ON SITE THAT ARE DISTURBED SHALL BE SODDED.
2. ALL LANDSCAPE BEDS TO HAVE SHREDDDED 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 ALL WALKS SHALL NOT EXCEED 8.33% AND WALKS WITH A SLOPE BETWEEN .5% AND .33% SHALL NOT EXCEED 30FT. HORIZONTALLY IN LENGTH WITHOUT A LANDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADA PARKING PAVEMENT, WALKS, ETC. MEETS CURRENT ADA AND MUNICIPALITY GUIDELINES.

| 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 |  |
|                        |  | SIGN                          |  |
| ASPHALT PAVEMENT       |  | WATER VALVE                   |  |
| CONCRETE SIDEWALK      |  | WATER METER                   |  |
|                        |  | LIGHT                         |  |
|                        |  | SPOT ELEVATION                |  |
|                        |  | ACCESSIBLE PARKING SYMBOL     |  |
|                        |  | NEW BUILDING                  |  |
|                        |  | HEAVY DUTY CONCRETE           |  |
|                        |  | STANDARD DUTY CONCRETE        |  |
|                        |  | CONCRETE PAVEMENT/SIDEWALKS   |  |

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

THE TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 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 LELAND COMMERCIAL PARK ACCORDING TO THE PLAT THEREOF RECORDED AS MAP 10000 IN THE PUBLIC RECORDS; THENCE SOUTH 72 DEGREES 35 MINUTES 27 SECONDS WEST 13.35 FEET; TO THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 87 DEGREES 37 MINUTES 46 WEST 127.72 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 50 SECONDS EAST 53.62 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 10 SECONDS WEST 85.50 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 50 SECONDS EAST 100.00 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 14 SECONDS EAST 18.48 FEET; THENCE SOUTH 74 DEGREES 20 MINUTES 09 SECONDS EAST 80.82 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES 04 SECONDS EAST 239.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1352.39 FEET AND A CHORD THAT BEARS SOUTH 01 DEGREES 16 MINUTES 43 SECONDS EAST 151.25 FEET TO A POINT 58.53 FEET CURVE 153.19 FEET NORTH 87 DEGREES 37 MINUTES 46 SECONDS WEST 155.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 47,242 SQUARE FEET, OR 1.08 ACRES.

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

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

 **1-800-DIG-RITE OR 816-435-7273**

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

## GENERAL NOTES AND LEGEND

|                      |          |                   |           |       |          |
|----------------------|----------|-------------------|-----------|-------|----------|
| DIVN. BY:            | DATE:    | RETURNS:          | DIVN. BY: | DATE: | RETURNS: |
| KAF                  | 06/23/28 | PER CITY COMMENTS | ESK       |       |          |
| MAY 2025             |          |                   |           |       |          |
| NO SCALE             |          |                   |           |       |          |
| PROJ. NO.: M24-8767A |          |                   |           |       |          |
| DWG. NO.             |          |                   |           |       |          |

 $CI$ 

636-332-4574 (fax)  
 636-337-0760 (fax)  
[www.missouribearing.com](http://www.missouribearing.com)

**Civil Engineering**  
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**Soils**  
**General Consulting**  
**General Planning**



**CHOHRAN**

North Eighth  
 8 East Main Street  
 Wentzville, Missouri 63385

Missouri State Certificate of  
 Authority Number:  
 2010000046

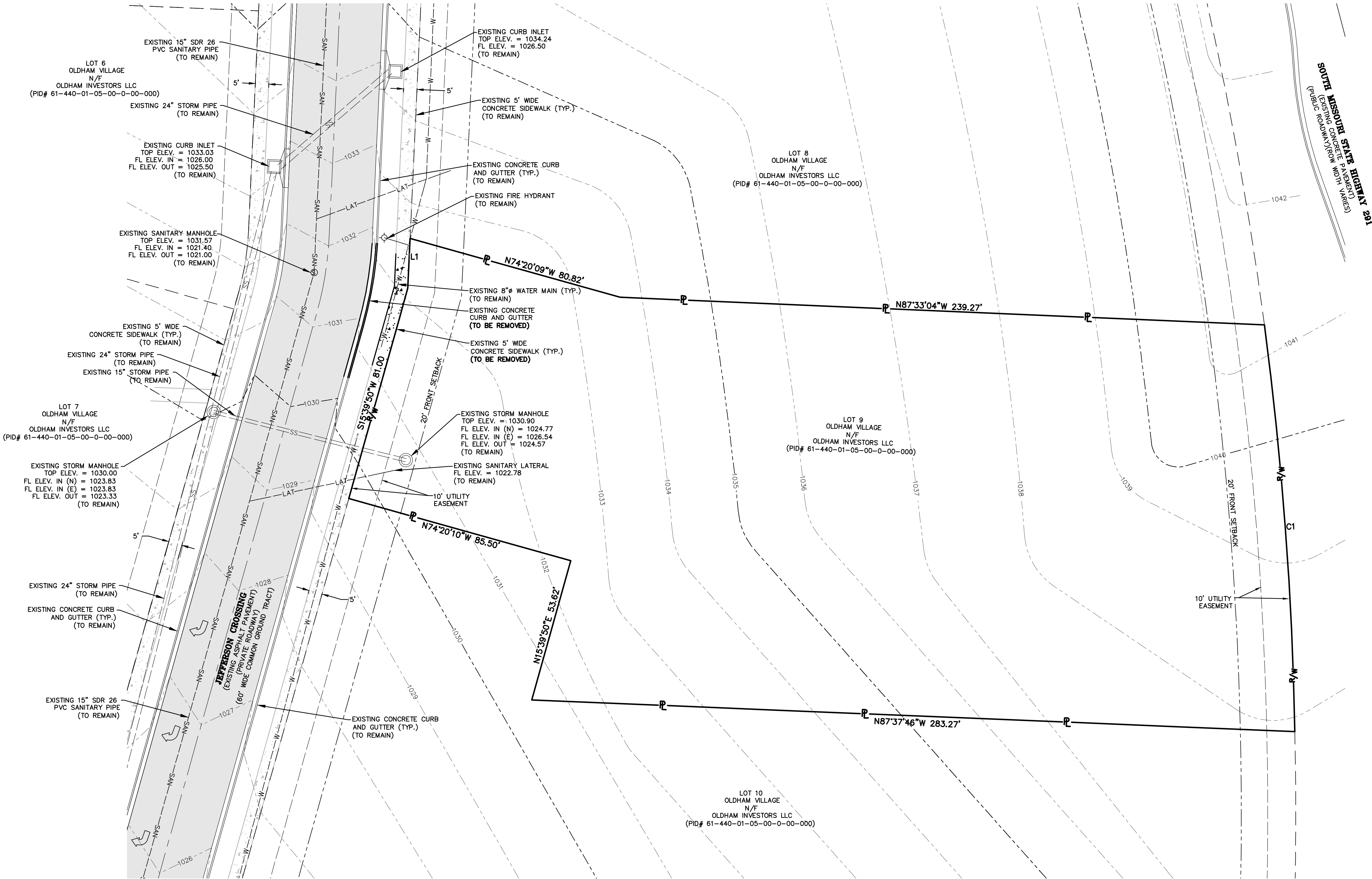
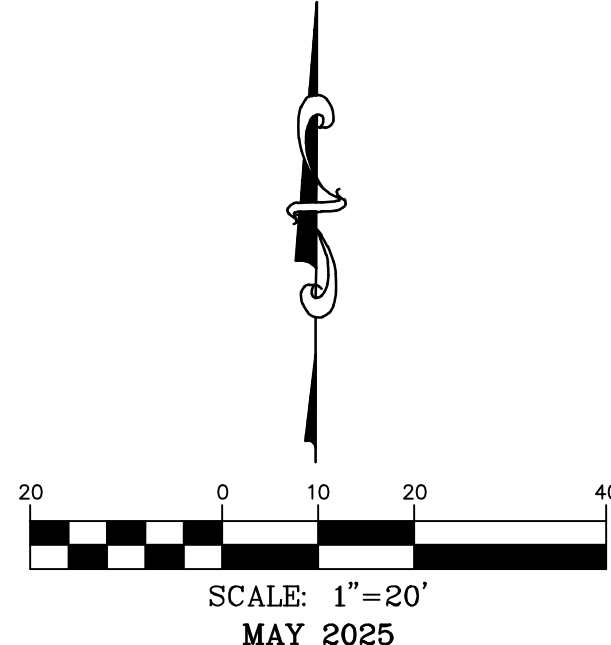
Two working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.



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: Jun 23, 2025 - 11:11am 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

North Office  
8 East Main Street  
Wentzville, Missouri 63385

**CHORAN**

Missouri State Certificate  
of Authority Numbers:  
2010000046

Two working days prior to  
the start of any excavation  
or trenching, 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:    | APPROVED BY: |
|----------|--------------|
| 06/23/25 | KAF          |
|          | ESK          |

DATE: 06/23/25

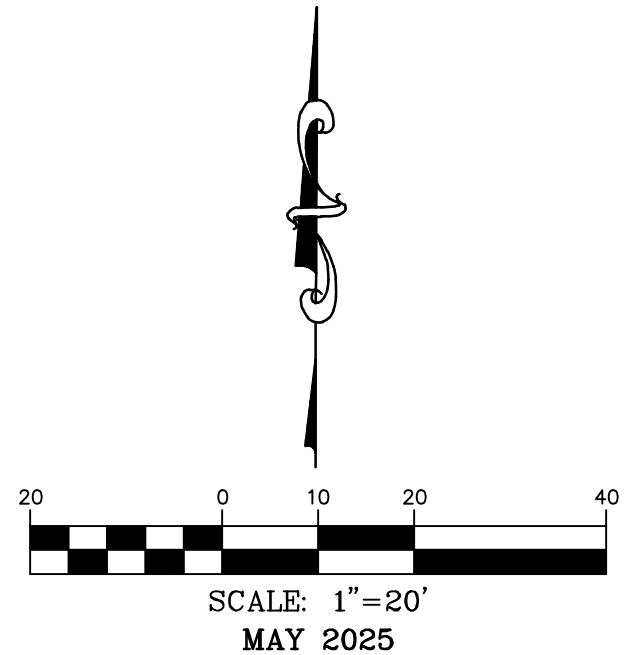
DATE: MAY 2025

SCALE: 1:20

PROJECT NO: M24-8767A

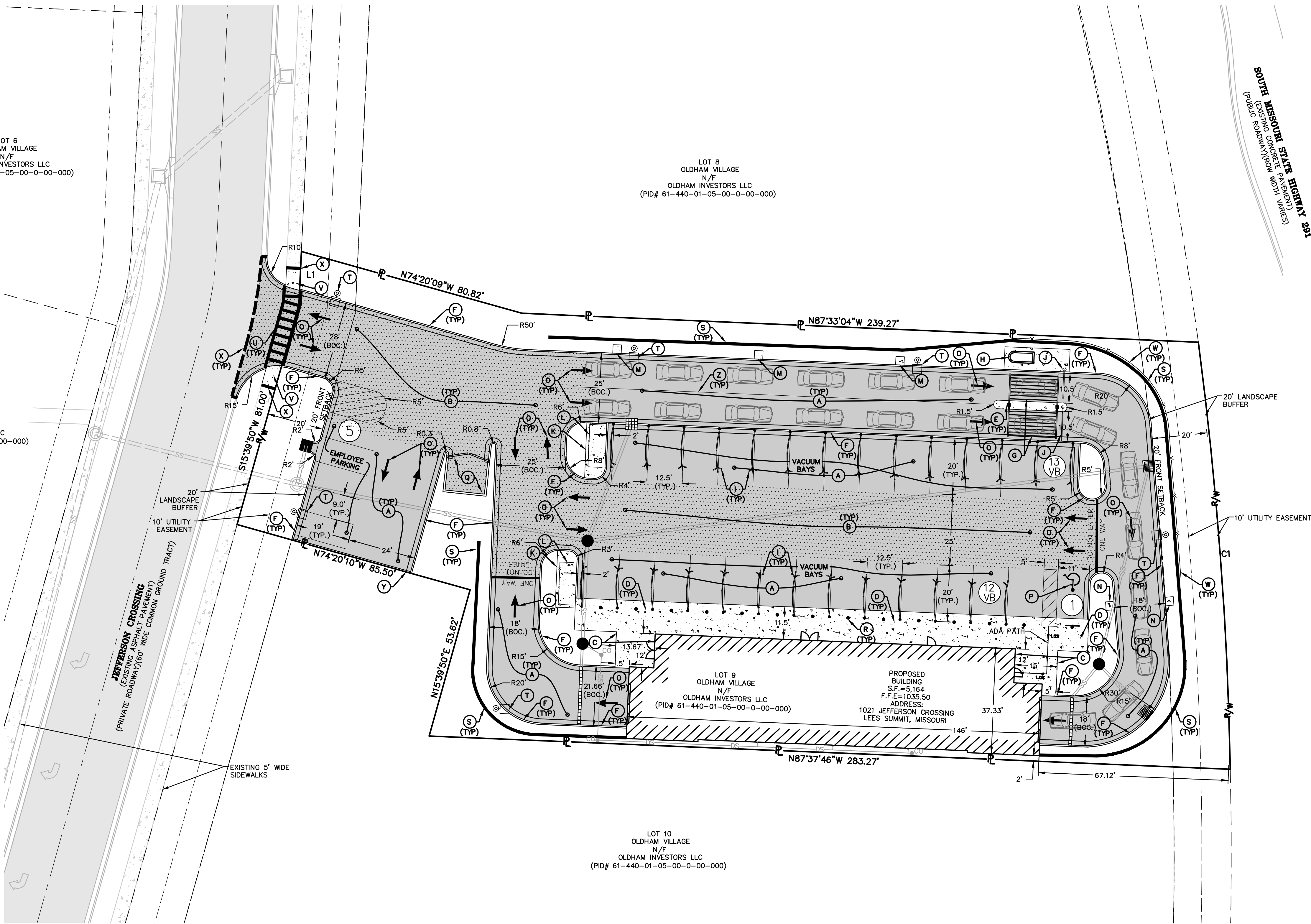
DWG. NO: C2





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'



### 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 C14.
- (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.

|                                       |             |
|---------------------------------------|-------------|
| <b>PARKING REQUIREMENTS:</b>          |             |
| <b>1 SPACE/ EMPLOYEE ON MAX SHIFT</b> |             |
| 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 |

|                                 |   |           |
|---------------------------------|---|-----------|
| 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 |

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

**MISSOURI**  
ONE CALL SYSTEM

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

**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

North Office  
8 East Main Street  
Wentzville, Missouri 63385

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636-327-0760 (fax)  
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- Civil Engineering
- Land Surveying
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- 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, excavator shall call 1-800-DIG-RITE for utility location information.

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

ERIC SCOTT  
KIRCHNER  
E-2001004618

6/23/2025

ERIC S. KIRCHNER  
E-2001004618

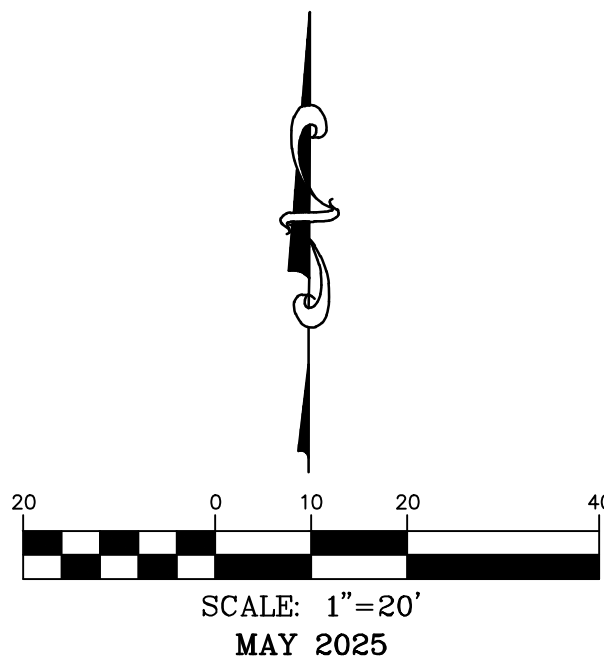
*FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI*

|                     |                     |                     |                  |                    |
|---------------------|---------------------|---------------------|------------------|--------------------|
| <b>SITE PLAN</b>    | <b>DATE:</b>        | <b>REVISION:</b>    | <b>DRAWN BY:</b> | <b>CHECKED BY:</b> |
|                     | 06/23/75            |                     | KAF              | ESK                |
|                     |                     |                     |                  |                    |
|                     |                     |                     |                  |                    |
|                     |                     |                     |                  |                    |
|                     |                     |                     |                  |                    |
| <b>SCALE:</b>       | <b>DATE:</b>        | <b>APPROVED BY:</b> |                  |                    |
| 1:20                | MAY 2025            | ESK                 |                  |                    |
| <b>PROJECT NO.:</b> | <b>DESCRIPTION:</b> |                     |                  |                    |
| M24-8767A           | PER CITY COMMENTS   |                     |                  |                    |
| <b>DWG. NO.:</b>    |                     |                     |                  |                    |
| <b>C3</b>           |                     |                     |                  |                    |

C3



# UTILITY PLAN



636-332-4574 (tel.)  
636-327-0760 (fax)  
we@ochran.com  
• Civil Engineering  
• Land Surveying  
• Architecture  
• Site Development  
• General Consulting  
• Master Planning



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



FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI

| DATE                  | REVISION          | APPROVED BY | DATE | REVISION | APPROVED BY |
|-----------------------|-------------------|-------------|------|----------|-------------|
| 06/23/25              | PER CITY COMMENTS | KAF         |      |          | ESK         |
| DATE: 06/23/25        |                   |             |      |          |             |
| SCALE: 1:20           |                   |             |      |          |             |
| PROJECT NO: M24-8767A |                   |             |      |          |             |
| DRAWING NO: C4        |                   |             |      |          |             |

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

## 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** NEW CURB INLET. SEE DETAIL SHEET C14.
- I** NEW GRATED INLET. SEE DETAIL SHEET C13.
- J** NEW GRATED INLET WITH SIDE INTAKE. SEE DETAIL SHEET C13.
- K** NEW TRENCH DRAIN. SEE DETAIL SHEET C13.
- L** NEW STORM MANHOLE. SEE DETAIL, SHEET C14.
- M** NEW NYLOPLAST 30" DRAIN STRUCTURE. SEE DETAIL, SHEET C14.
- N** NEW 8" SDR 26 PVC DOWNSPOUT COLLECTOR. SEE DETAIL, SHEET C13.
- O** NEW DOWNSPOUT CLEAN-OUT. SEE DETAIL, SHEET C13.
- P** NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- Q** NEW TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- R** NEW TELEPHONE PEDESTAL. SEE MEP PLANS.
- S** 2" COPPER SERVICE LINE (10' MIN. LENGTH).
- T** 2" SADDLE TAP, PER CITY REQUIREMENTS.
- U** NEW FIRE HYDRANT. SEE DETAIL, SHEET C13.
- V** NEW 6" C900 PVC WATER MAIN.

| DOWNSPOUT COLLECTOR FLOWLINE TABLE |         |
|------------------------------------|---------|
| DS1 FL ELEV. =                     | 1030.10 |
| DS2 FL ELEV. =                     | 1030.18 |
| DS3 FL ELEV. =                     | 1030.48 |
| DS4 FL ELEV. =                     | 1033.00 |

NOTE:  
IRRIGATION METER AND BACKFLOW PREVENTER  
LOCATED INSIDE THE BUILDING.

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)

EXISTING STORM MANHOLE  
TOP ELEV. = 1030.90  
FL ELEV. IN (N) = 1026.54  
FL ELEV. IN (E) = 1024.72  
FL ELEV. OUT = 1024.52

NEW SANITARY CLEANOUT #1  
TOP ELEV. = 1030.50  
FL ELEV. = 1022.78

62.61 LF. OF NEW 8" SDR 35 SANITARY SEWER @ 2.00% GRADE MINIMUM.

NEW SANITARY CLEANOUT #2  
TOP ELEV. = 1032.50  
FL ELEV. = 1026.20

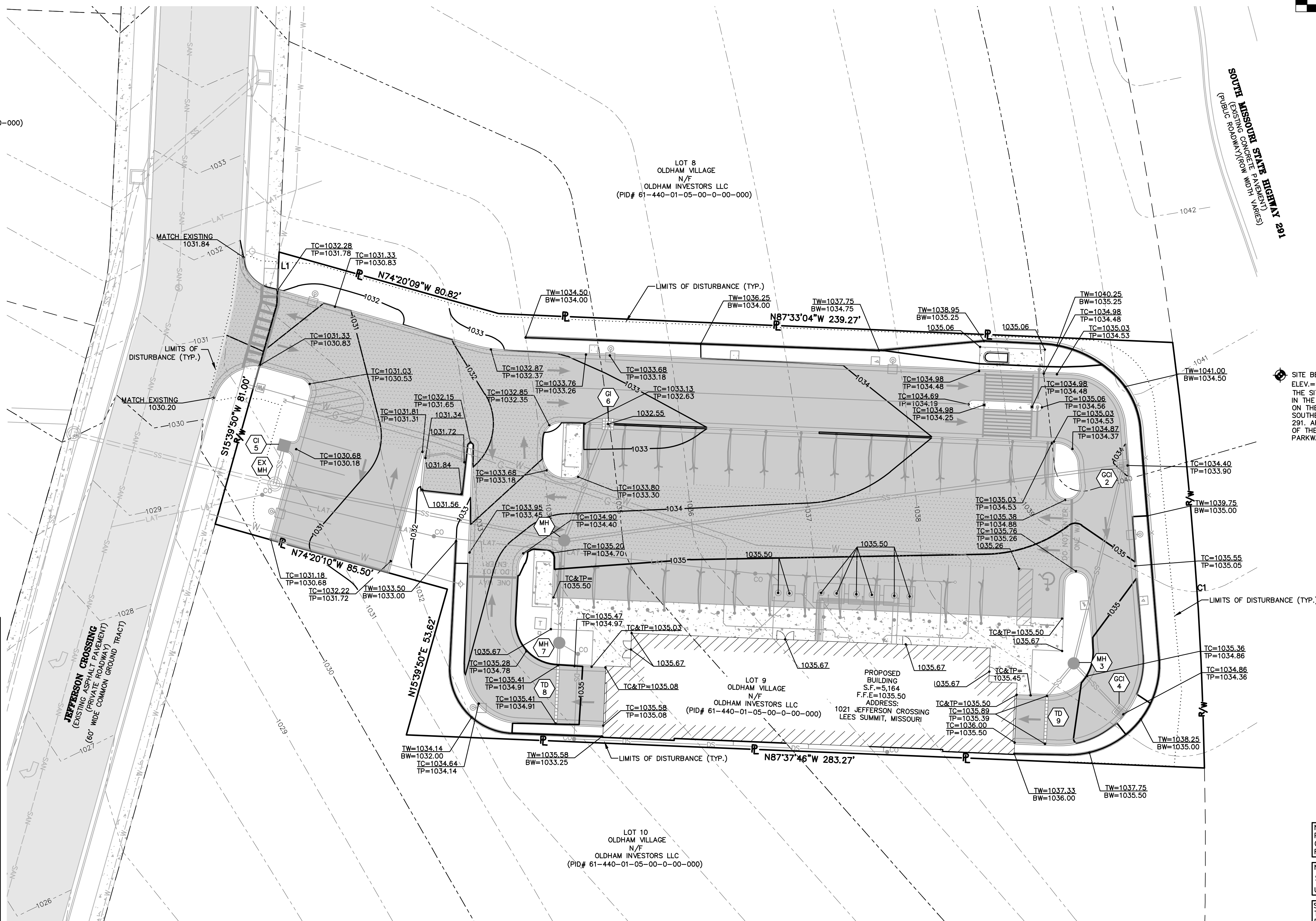
114.75 LF. OF NEW 8" SDR 35 SANITARY SEWER @ 2.00% GRADE.


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

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

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





 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.

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 DIE**

 **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

336-332-4574 (tel.)  
336-327-0760 (fax)  
rentmail@cochraneeng.com

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

**COCHRAN**  
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 on this site, contractor shall call 1-800-DIG-RITE for utility location information.

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

ERIC S. KIRCHNER  
E-2001004618

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

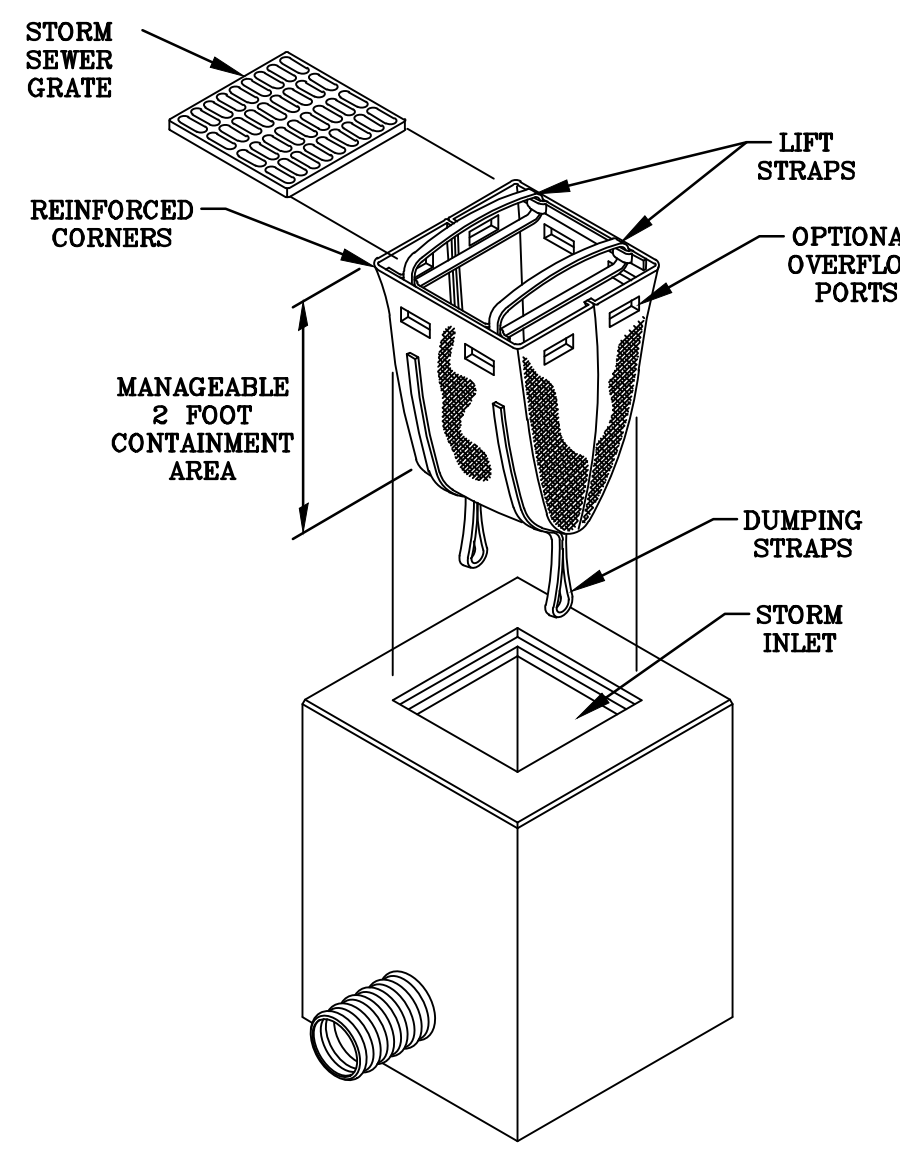
[illegible]

## GRADING PLAN



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\_06-EROSION AND SEDIMENT CONTROL PLAN.dwg LAYOUT TAB: SWPPP PLAN PLOTTED ON: Jun 23, 2025 - 11:11am 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)

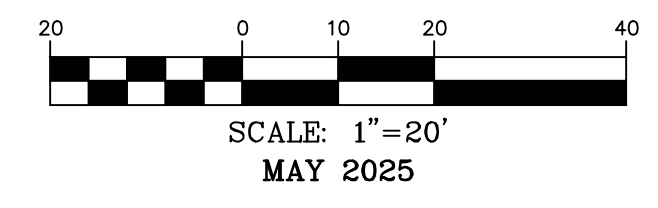
LOT 8  
OLDHAM VILLAGE  
N/F  
OLDHAM INVESTORS LLC  
(PID# 61-440-01-05-00-0-00-000)

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 VARIES)



## 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.
- IP4 NEW FILTREXX INLET PROTECTION. SEE DETAIL, THIS SHEET.
- CE TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET C7.
- LD LIMITS OF DISTURBANCE.

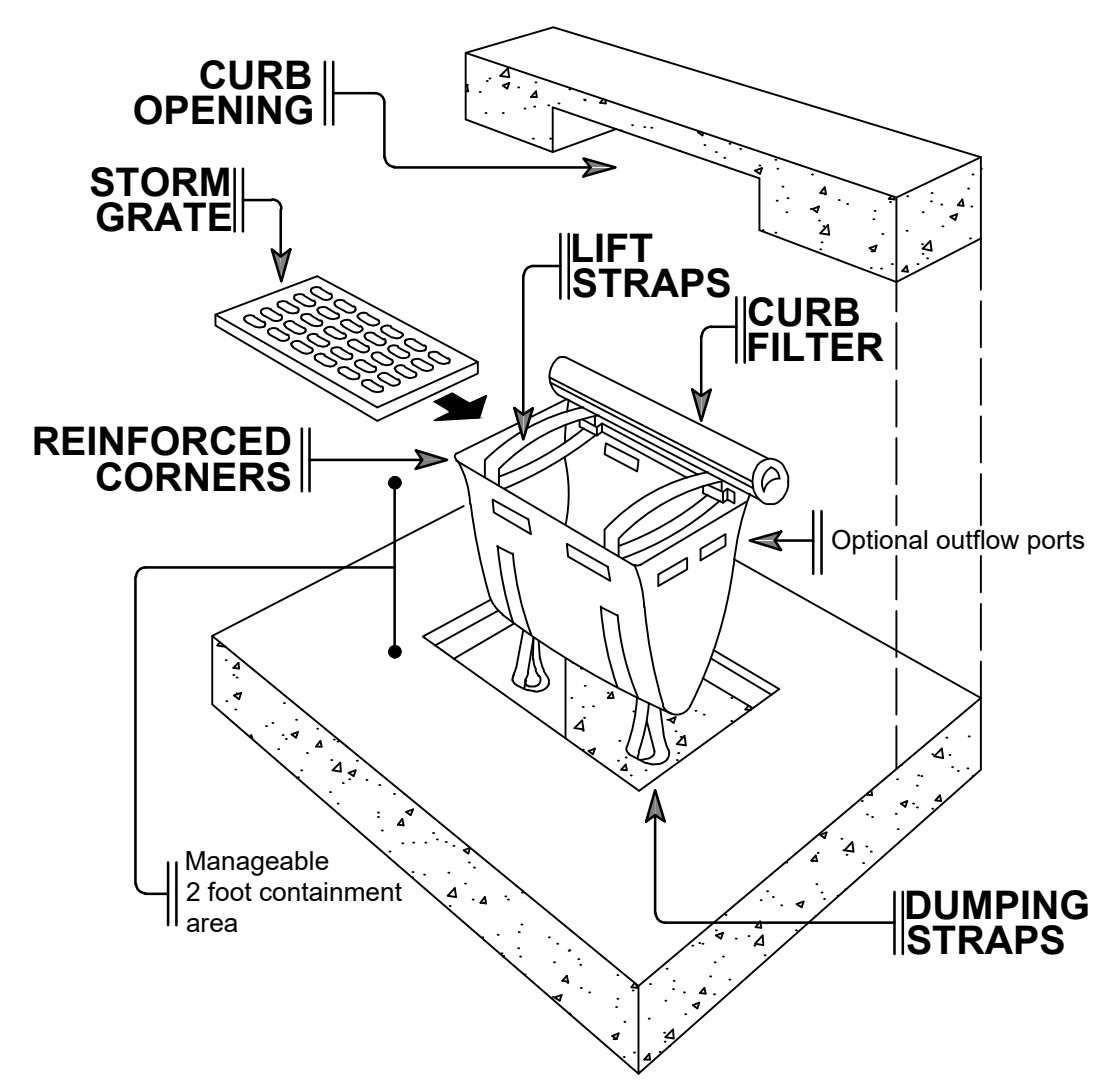
NOTE:  
ALL TRUCKS SHALL BE WASHED  
DOWN BEFORE LEAVING SITE.

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

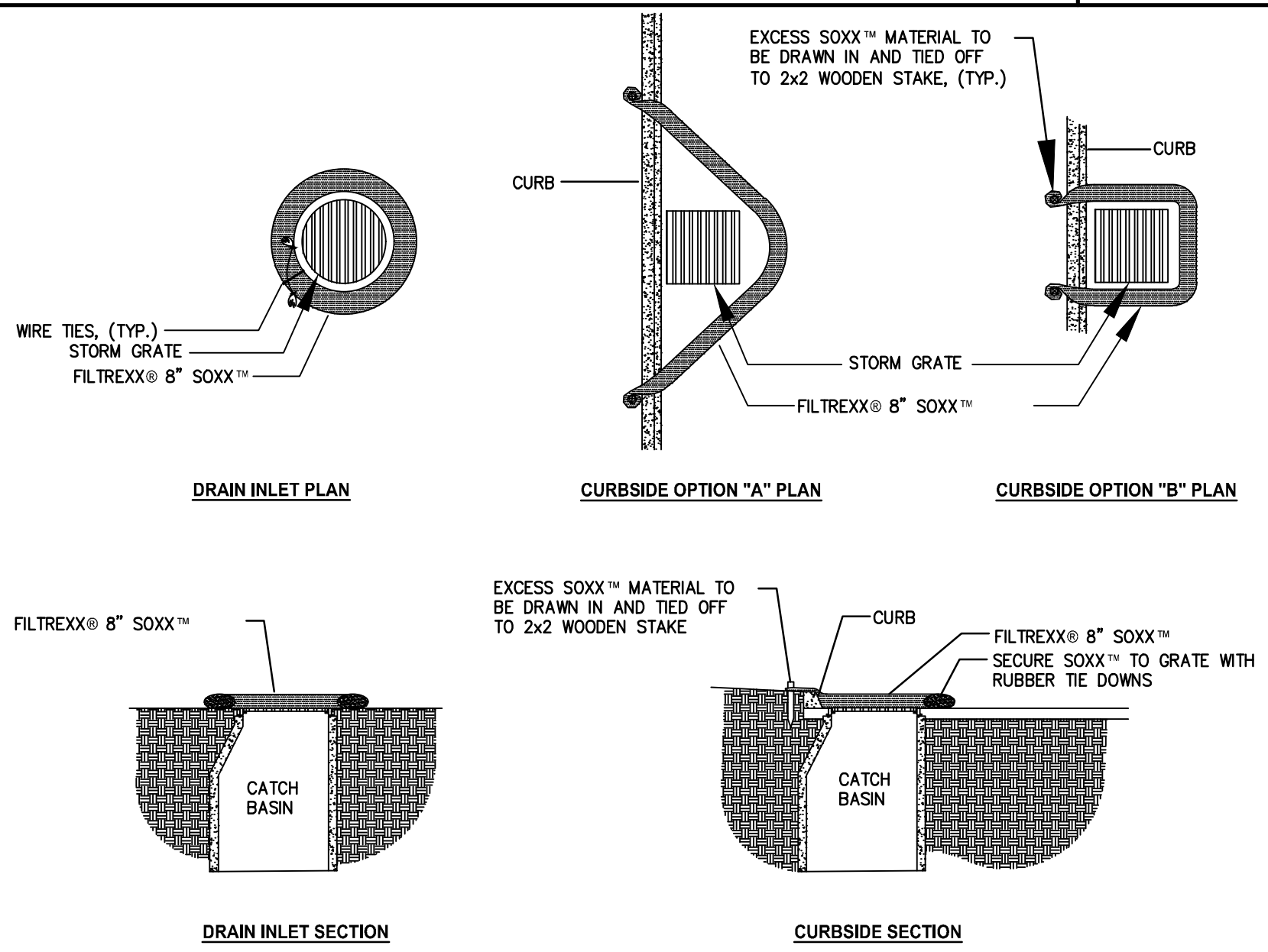
| SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE                      |      |      |      |      |      |      |      |      |     |      |      |      |
|---------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|-----|------|------|------|
| 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                                                    |      |      |      |      |      |      |      |      |     |      |      |      |

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
MISSOURI ORIGINAL SYSTEM  
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



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
  3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

IP4 FILTREXX 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.  
COLUMBIA, MO 65202

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

North Office  
8 East Main Street  
Wentzville, Missouri 63385

**CHORAN**

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.)

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

ERIC S. KIRCHNER  
E-2001004618

FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI

|           |          |              |     |
|-----------|----------|--------------|-----|
| DATE:     | 06/23/25 | REVISION:    |     |
| DRAWN BY: | KAF      | APPROVED BY: | ESK |
| DATE:     |          | REVISION:    |     |
| DRAWN BY: |          | APPROVED BY: |     |
| DATE:     |          | REVISION:    |     |
| DRAWN BY: |          | APPROVED BY: |     |
| DATE:     |          | REVISION:    |     |
| DRAWN BY: |          | APPROVED BY: |     |

SCALE: 1:20

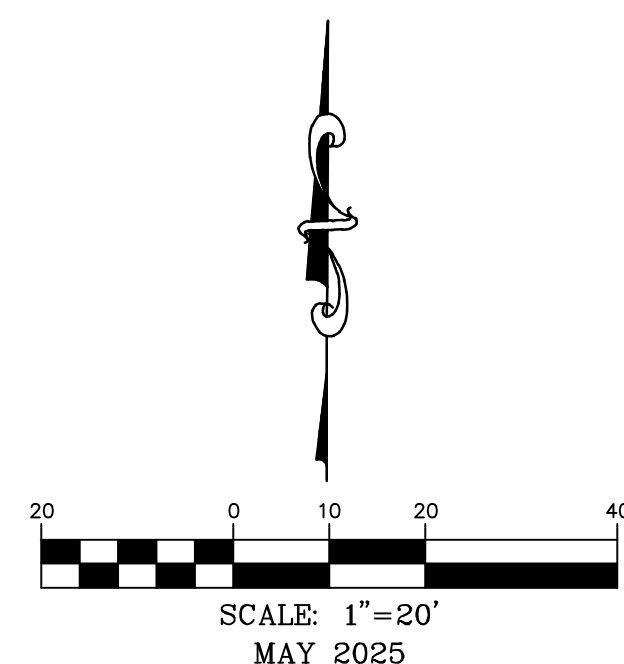
PROJ. NO: M24-8767A

DWG. NO: C6

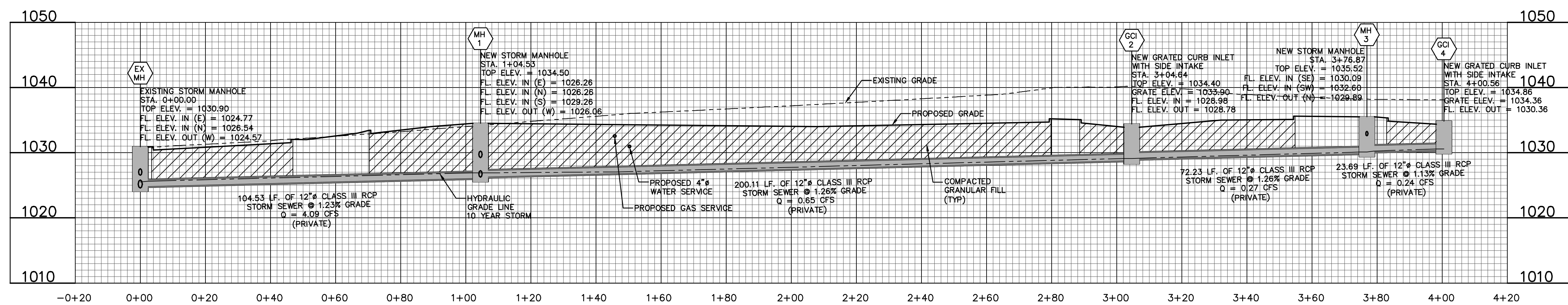








*PLAN VIEW 1*



*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 MANUFACTURERS SPECIFICATIONS.

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

**MISSOURI**  
ONE CALL SYSTEM

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

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

## STORM SEWER PLAN AND PROFILE

[illegible]

C8

North Office  
3301 North 1st Street  
Wentzville, Missouri 63385  
636-327-4574 (fax)  
636-327-0765 (tel)  
www@ochranengineering.com

**Services:**

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

**MOHRAN**

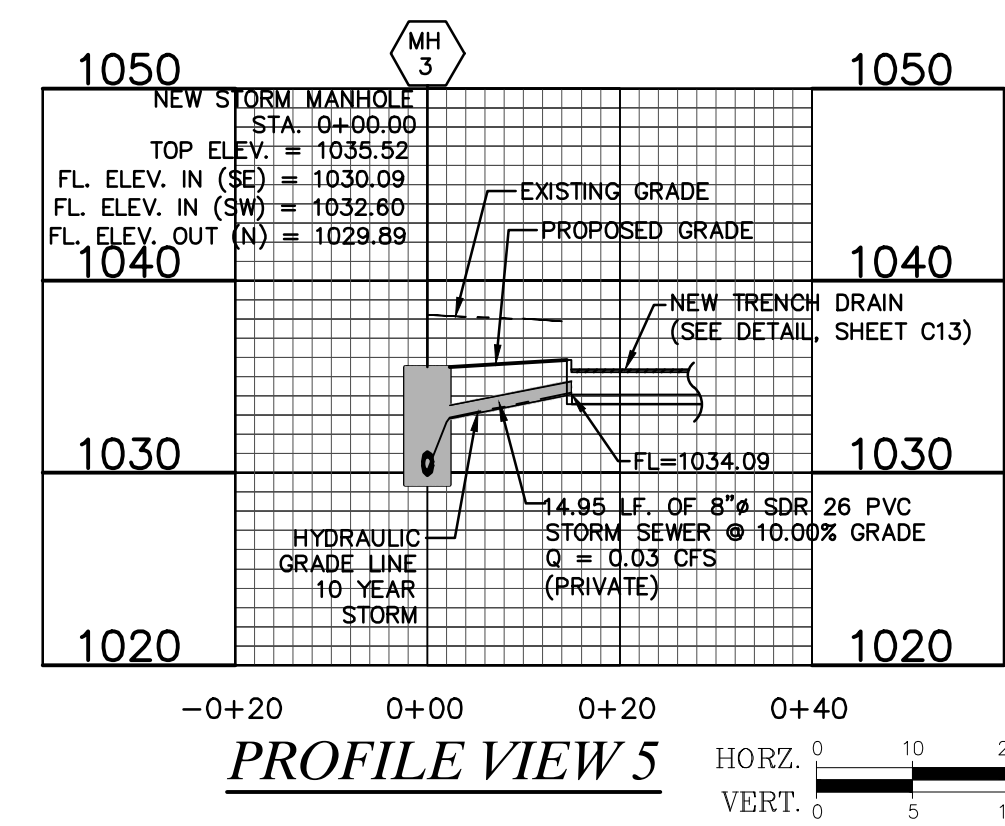
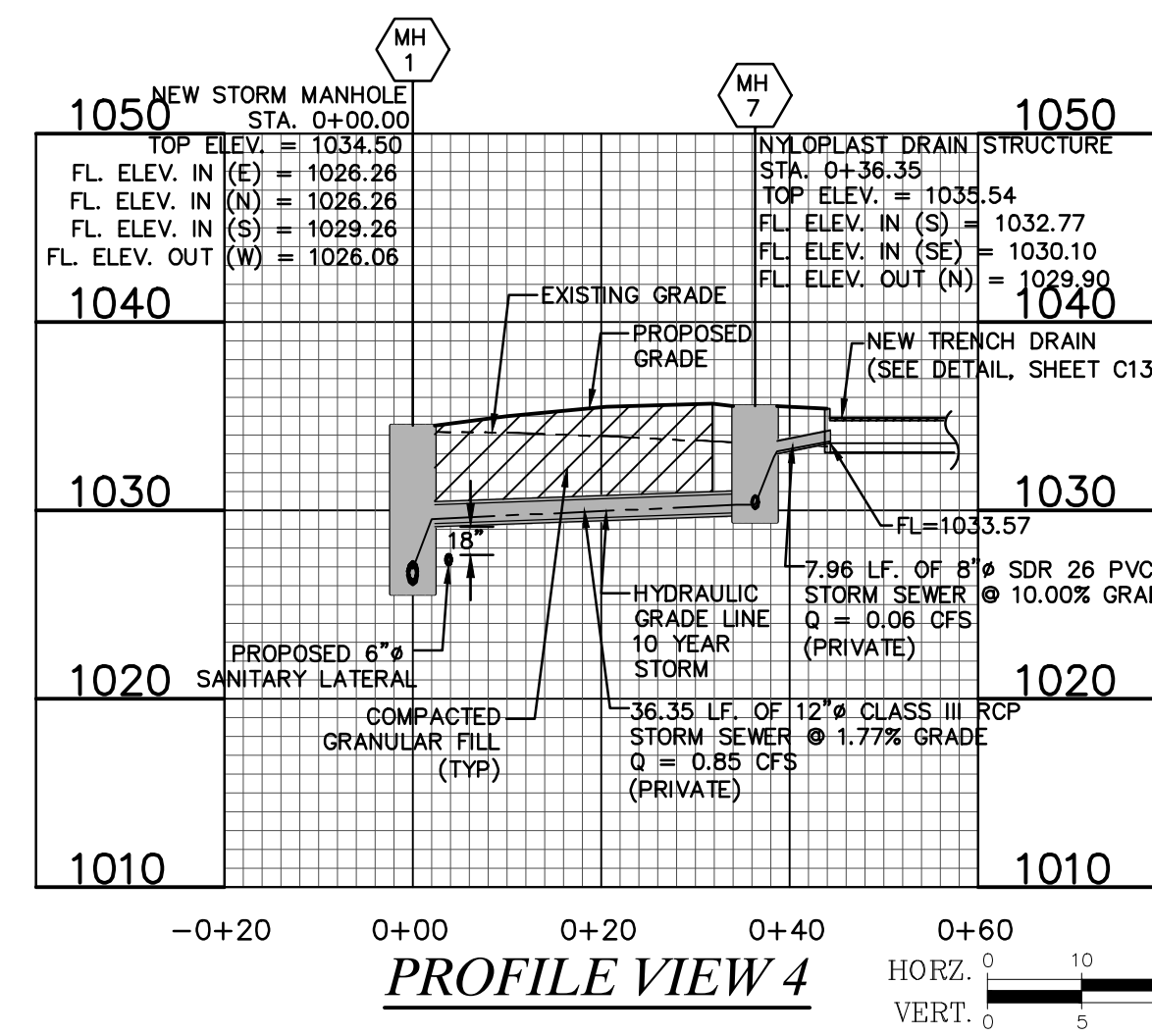
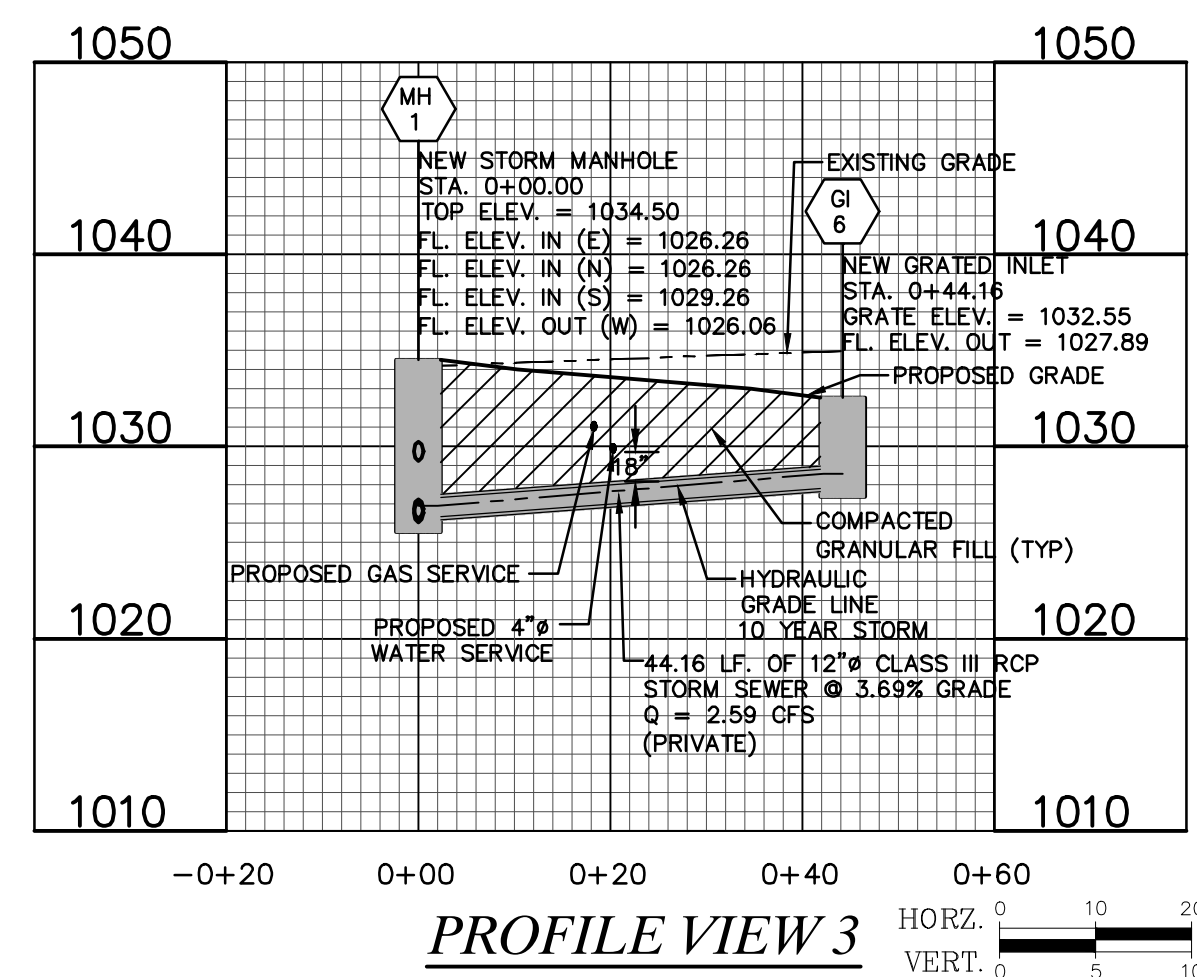
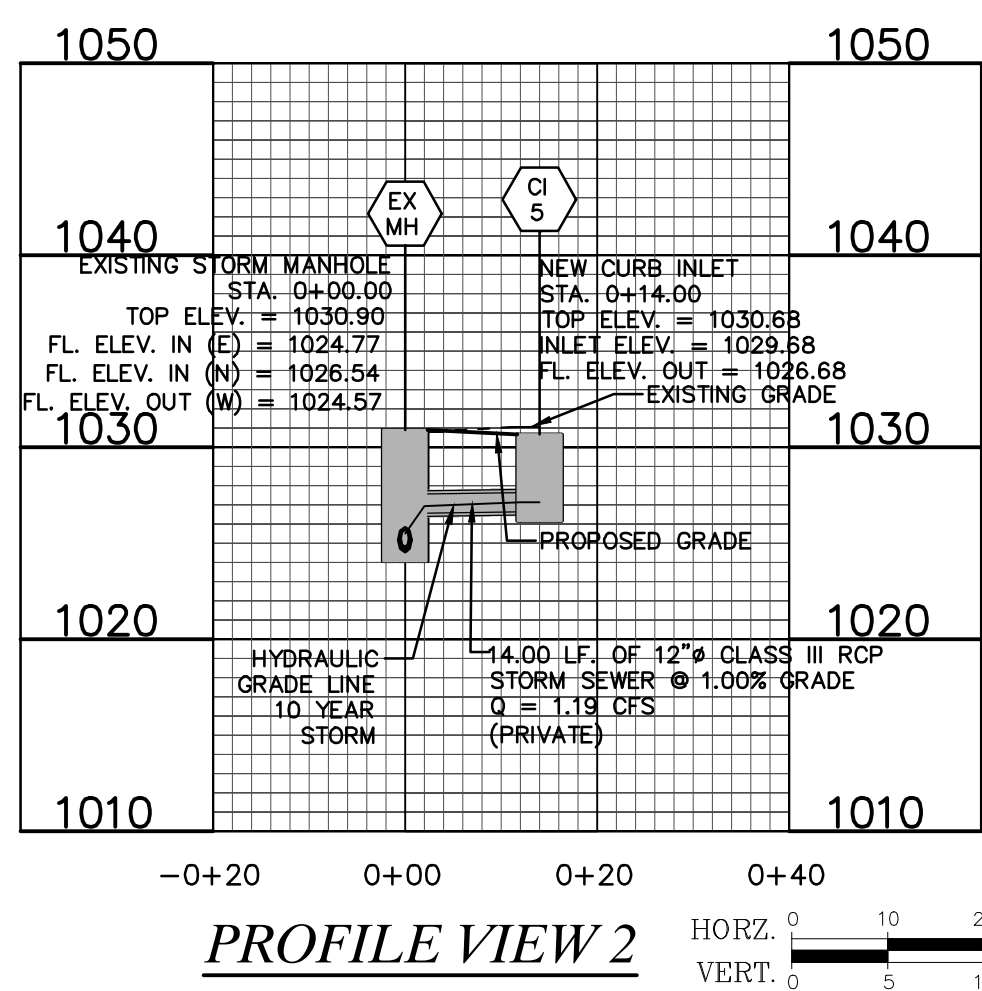
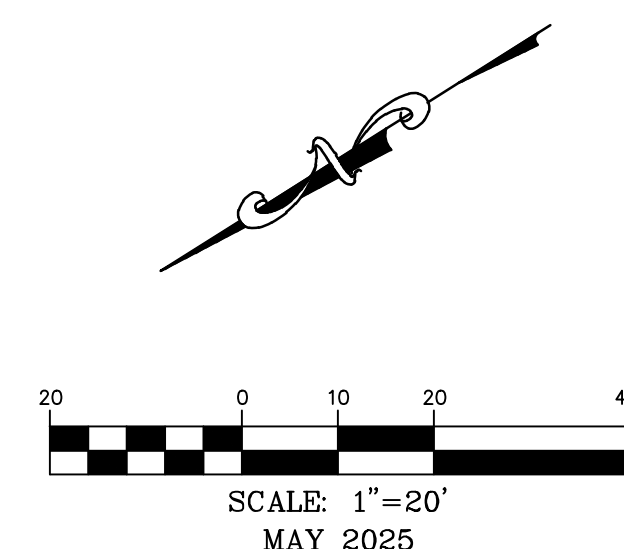
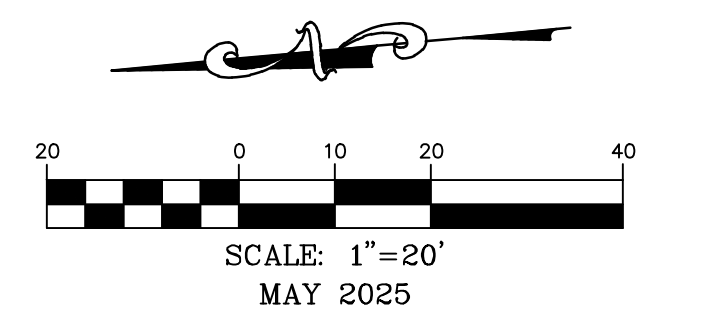
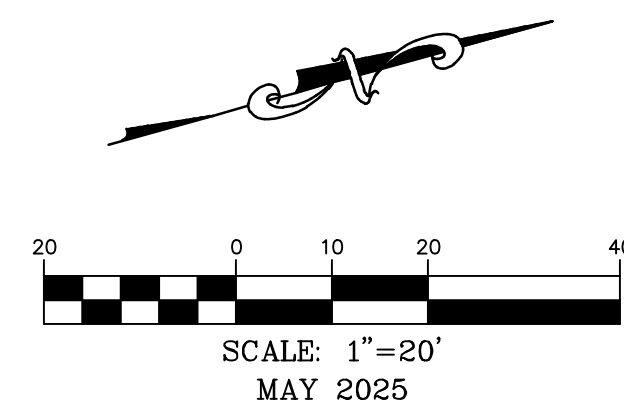
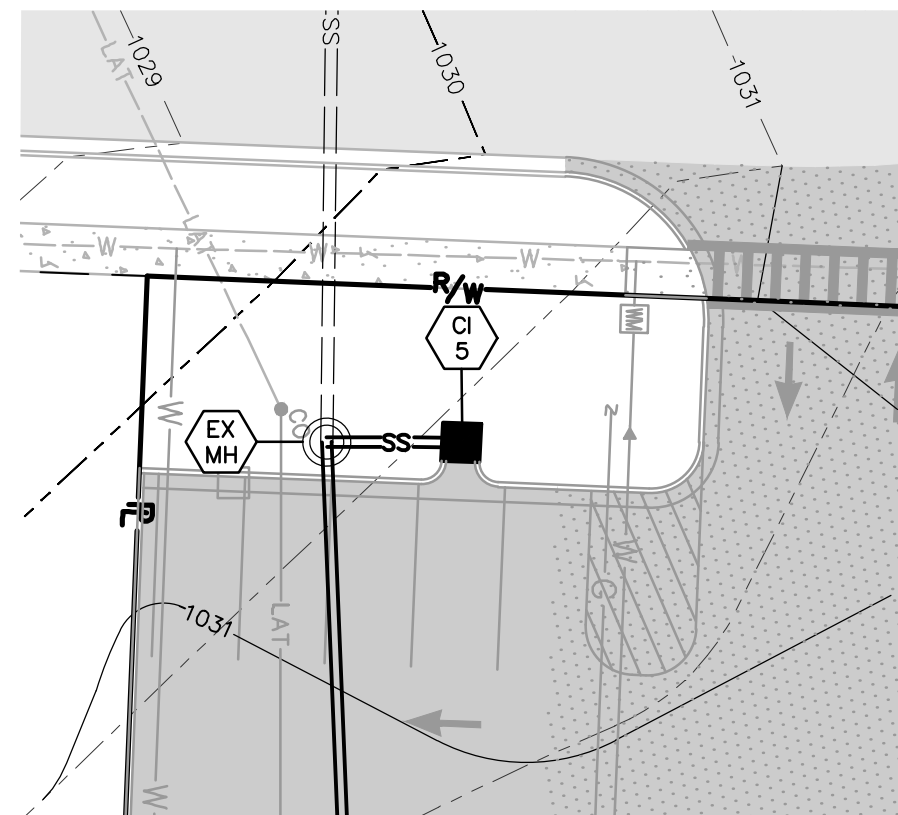
Missouri State Certificate  
Professional Engineer Numbers:  
2010000046

The working days prior to the start of any excavation on the part of the contractor, shall be the responsibility of the contractor to obtain this utility location information.

All OSHA rules & regulations shall be followed. The construction required by these rules shall be followed. The following shall be followed: 1. All excavation shall be shored, braced, and boxed in accordance with the OSHA rules & regulations.

ERIC SCOTT  
KIRCHNER  
E-2001004618  
6/23/2025  
ERIC S. KIRCHNER  
E-2001004618





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

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ONE CALL SYSTEM

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

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

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

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

ERIC S. KIRCHNER  
E-2001004618

*CLUB CARWASH*  
*LEE'S SUMMIT, MISSO*

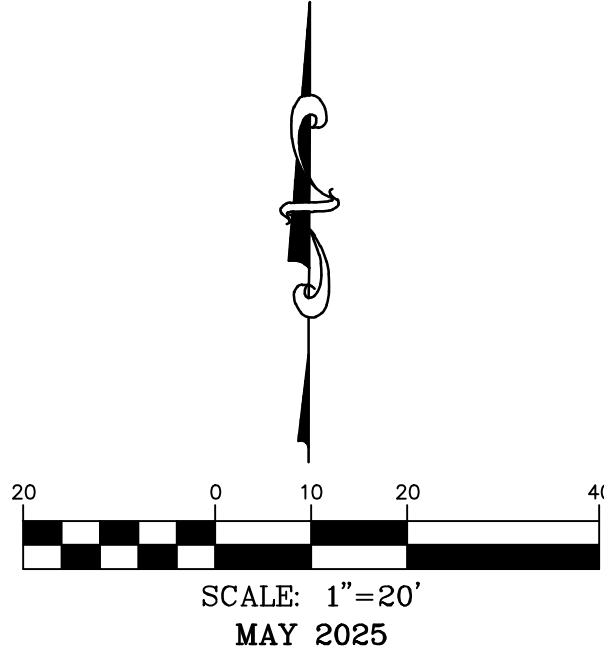
|                              |  |           |          |                   |  |
|------------------------------|--|-----------|----------|-------------------|--|
| STORM SEWER PLAN AND PROFILE |  | BETWEEN   |          |                   |  |
|                              |  | DATE:     | 05/23/25 | PER CITY COMMENTS |  |
| DRWN. BY:                    |  | KAF       |          | APPD. BY:         |  |
| DATE:                        |  | MAY 2025  |          | ESK               |  |
| 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: Jun 23, 2025 - 11:12am PLOTTED BY: KFarrell

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

# EXISTING DRAINAGE AREA MAP



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

**ochran**

Missouri State Certificate  
of Authority Numbers:  
2010000046

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

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

North Office  
8 East Main Street  
Wentzville, Missouri 63385

**ochran**

Missouri State Certificate  
of Authority Numbers:  
2010000046

ERIC SCOTT  
KIRCHNER  
E-2001004618  
6/23/2025

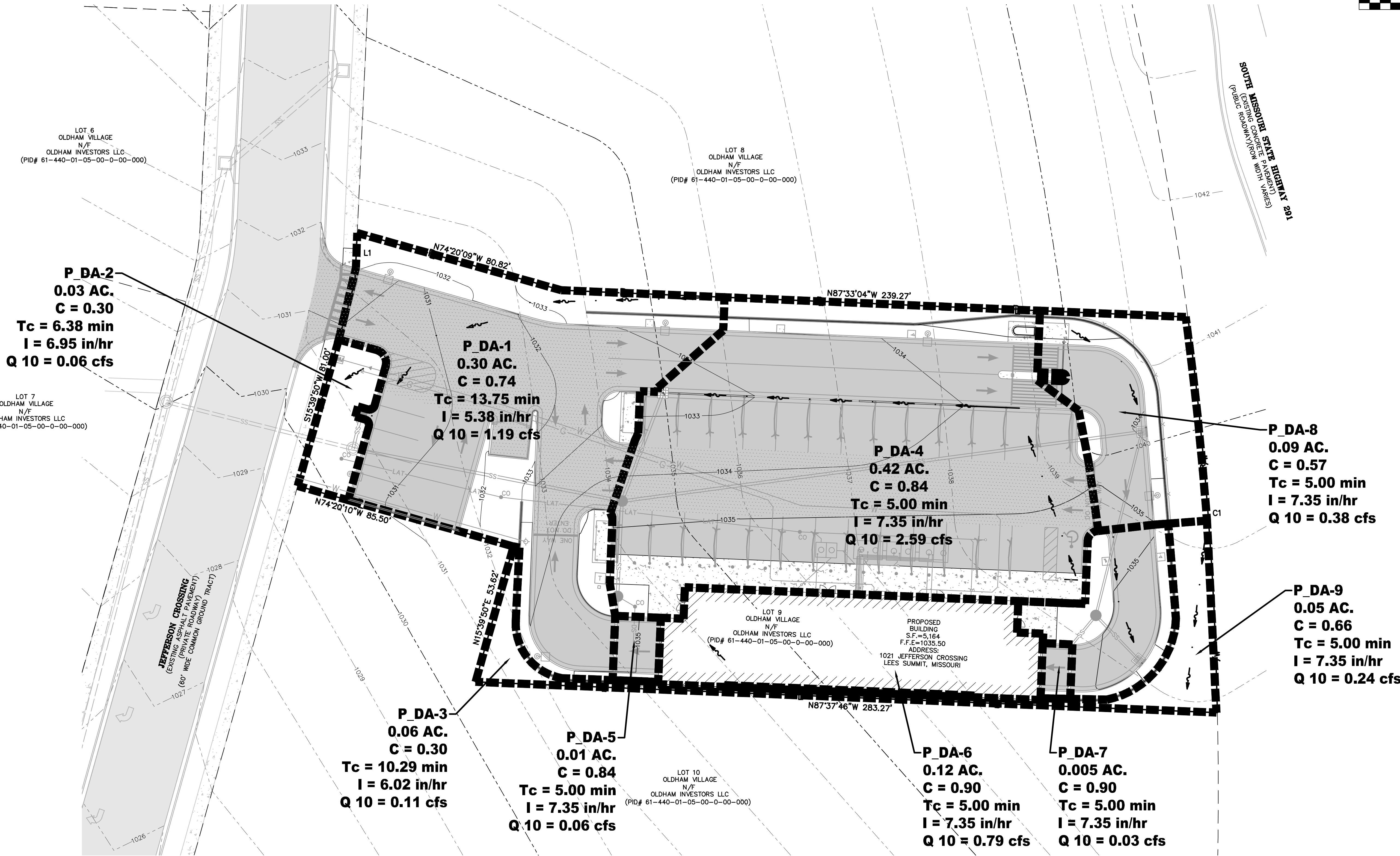
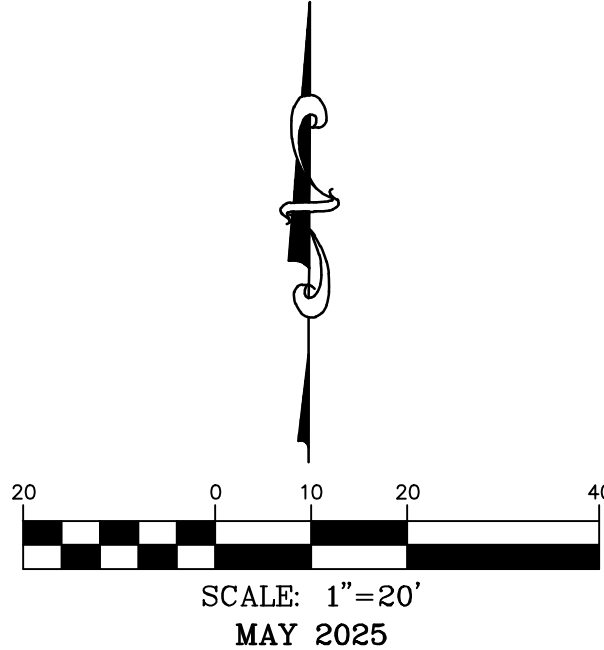
ERIC S. KIRCHNER  
E-2001004618

FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI

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



PROPOSED DRAINAGE AREA MAP



| PROPOSED RATIONAL METHOD CALCULATIONS |          |            |            |             |       |           |             |
|---------------------------------------|----------|------------|------------|-------------|-------|-----------|-------------|
|                                       | PERVIOUS | IMPERVIOUS | TOTAL AREA | COMPOSITE C | Tc    | INTENSITY | 10 YR. FLOW |
| 1                                     | 0.08     | 0.22       | 0.30       | 0.74        | 13.75 | 5.38      | 1.19        |
| 2                                     | 0.03     | 0          | 0.03       | 0.30        | 6.38  | 6.95      | 0.06        |
| 3                                     | 0.06     | 0          | 0.06       | 0.30        | 10.29 | 6.02      | 0.11        |
| 4                                     | 0.04     | 0.38       | 0.42       | 0.84        | 5.00  | 7.35      | 2.59        |
| 5                                     | 0.001    | 0.009      | 0.01       | 0.84        | 5.00  | 7.35      | 0.06        |
| 6                                     | 0        | 0.12       | 0.12       | 0.90        | 5.00  | 7.35      | 0.79        |
| 7                                     | 0        | 0.005      | 0.005      | 0.90        | 5.00  | 7.35      | 0.03        |
| 8                                     | 0.05     | 0.04       | 0.09       | 0.57        | 5.00  | 7.35      | 0.38        |
| 9                                     | 0.02     | 0.03       | 0.05       | 0.66        | 5.00  | 7.35      | 0.24        |

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

| RUNOFF COEFFICIENT |      |
|--------------------|------|
| EXISTING           | 0.30 |
| PROPOSED           | 0.74 |

L1  
S2°38'14"W 18.48'  
C1  
RADIUS=1352.39'  
ARC LENGTH=151.33'  
CHORD BEARING= S04°16'43"E  
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DEVELOPER:  
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COLUMBIA, MO 65202

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wetim@ochraneng.com

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Wentzville, Missouri 63385

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• Master Planning

**CHORAN**

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 for these  
construction projects. All  
plans shall be strictly followed  
(ie. trenching, blasting, etc.)

ERIC SCOTT  
KIRCHNER  
E-2001004618  
6/23/2025

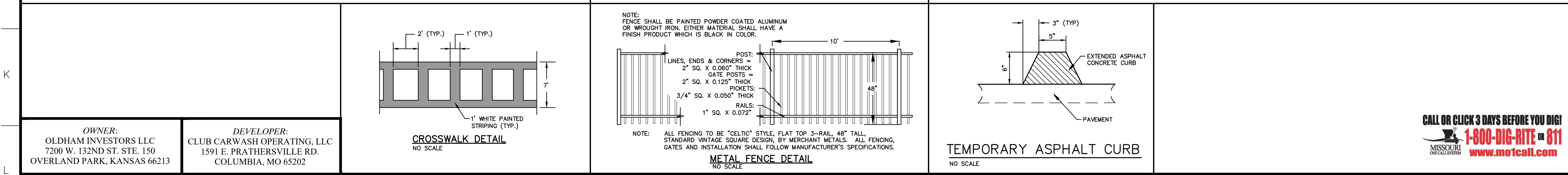
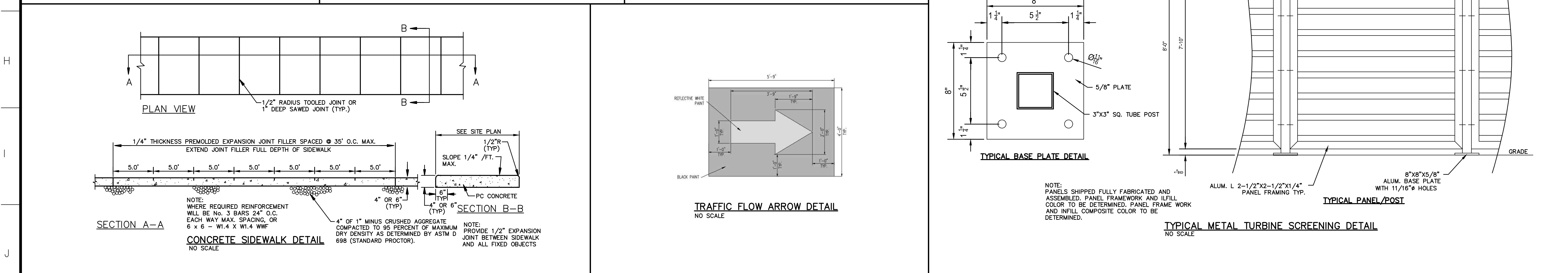
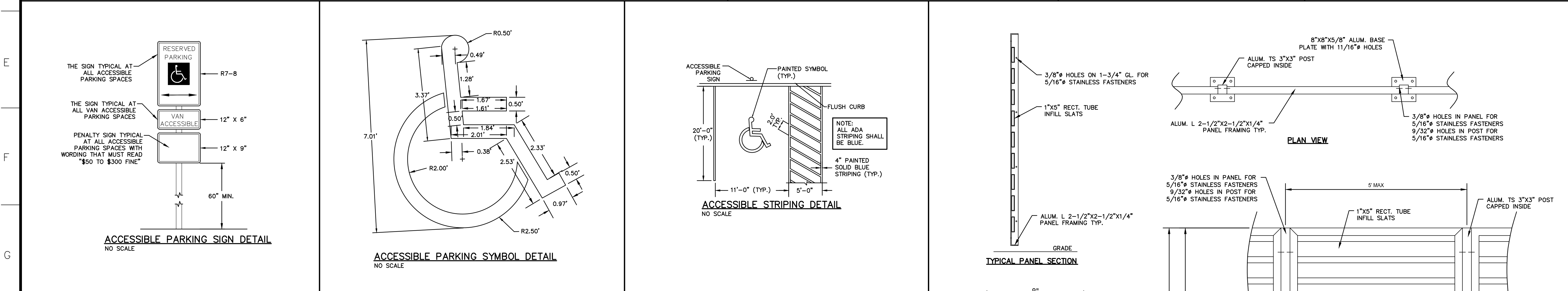
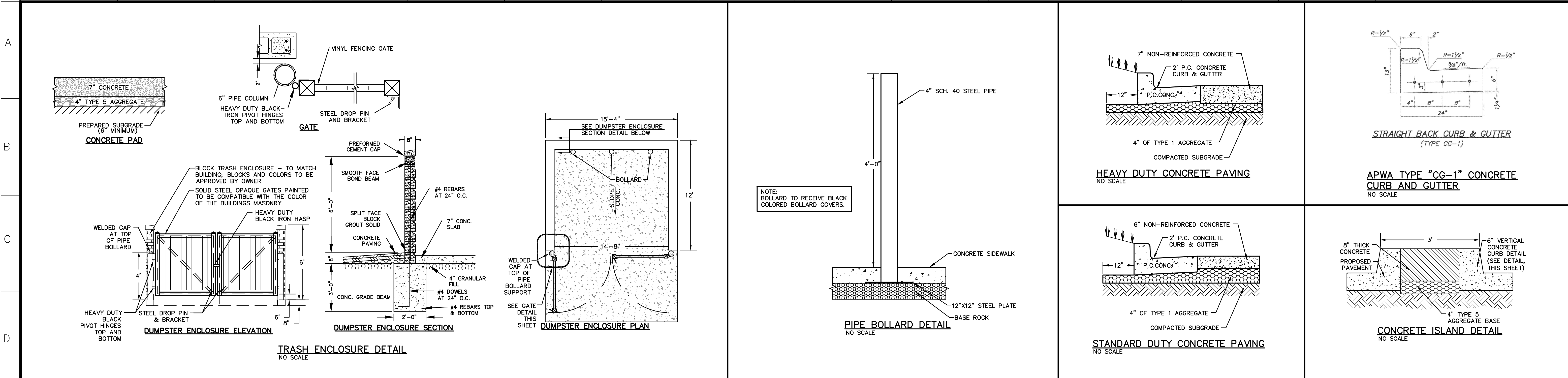
ERIC S. KIRCHNER  
E-2001004618

FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI

PROPOSED DRAINAGE AREA MAP  
DATE: 06/23/25  
REVISION: PER CITY COMMENTS  
DWN. BY: KAF  
APPD. BY: ESK  
DATE: MAY 2025  
SCALE: 1:20  
PROJECT NO: M24-8767A  
DRG. NO: C11



DWG NAME: \J 2024\W24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A - C12 DETAILS.dwg    LAYOUT TAB: DETAILS    PLOTTED ON: Jun 23, 2025    - 11:12am    PLOTTED BY: KForrell



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636-327-0760 (fax)  
we@ochran.com  
North Office  
8 East Main Street  
Wentzville, Missouri 63385

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• Architecture  
• Site Development  
• General Consulting  
• Master Planning

Missouri State Certificate of Authority Numbers:  
2010000046

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

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

ERIC SCOTT KIRCHNER  
E-2001004618  
6/23/2025

ERIC S. KIRCHNER  
E-2001004618

**FINAL DEVELOPMENT PLANS**

**CLUB CARWASH**

**LEE'S SUMMIT, MISSOURI**

| DATE:    | APPRO. BY: | DATE: | APPRO. BY: |
|----------|------------|-------|------------|
| 06/23/25 | KAF        | ESK   |            |

REVISION: PER CITY COMMENTS

| DATE:    | APPRO. BY: |
|----------|------------|
| MAY 2025 | ESK        |

SCALE: NO SCALE

PROJ. NO: M24-8767A

DWG. NO: C12

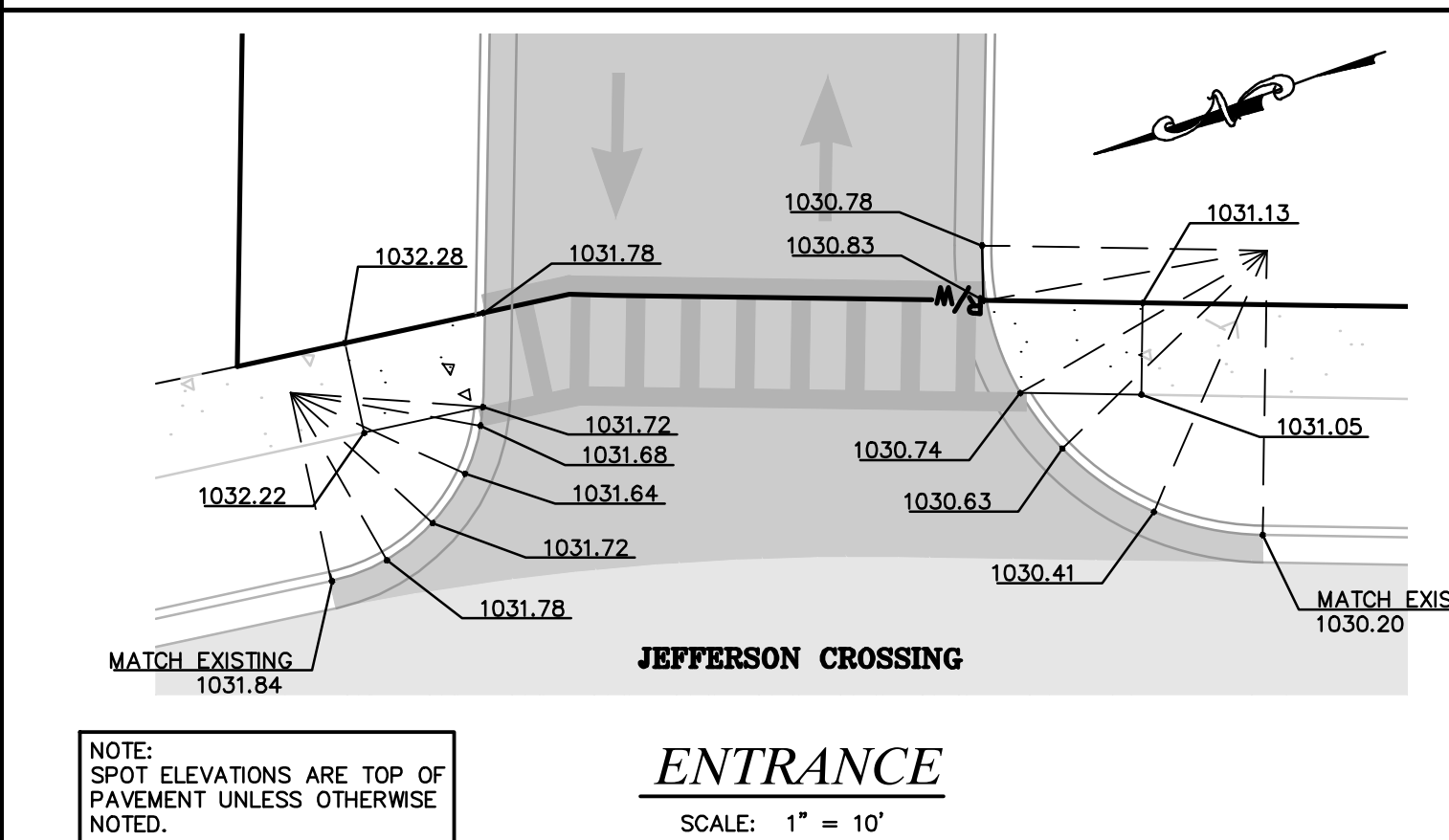
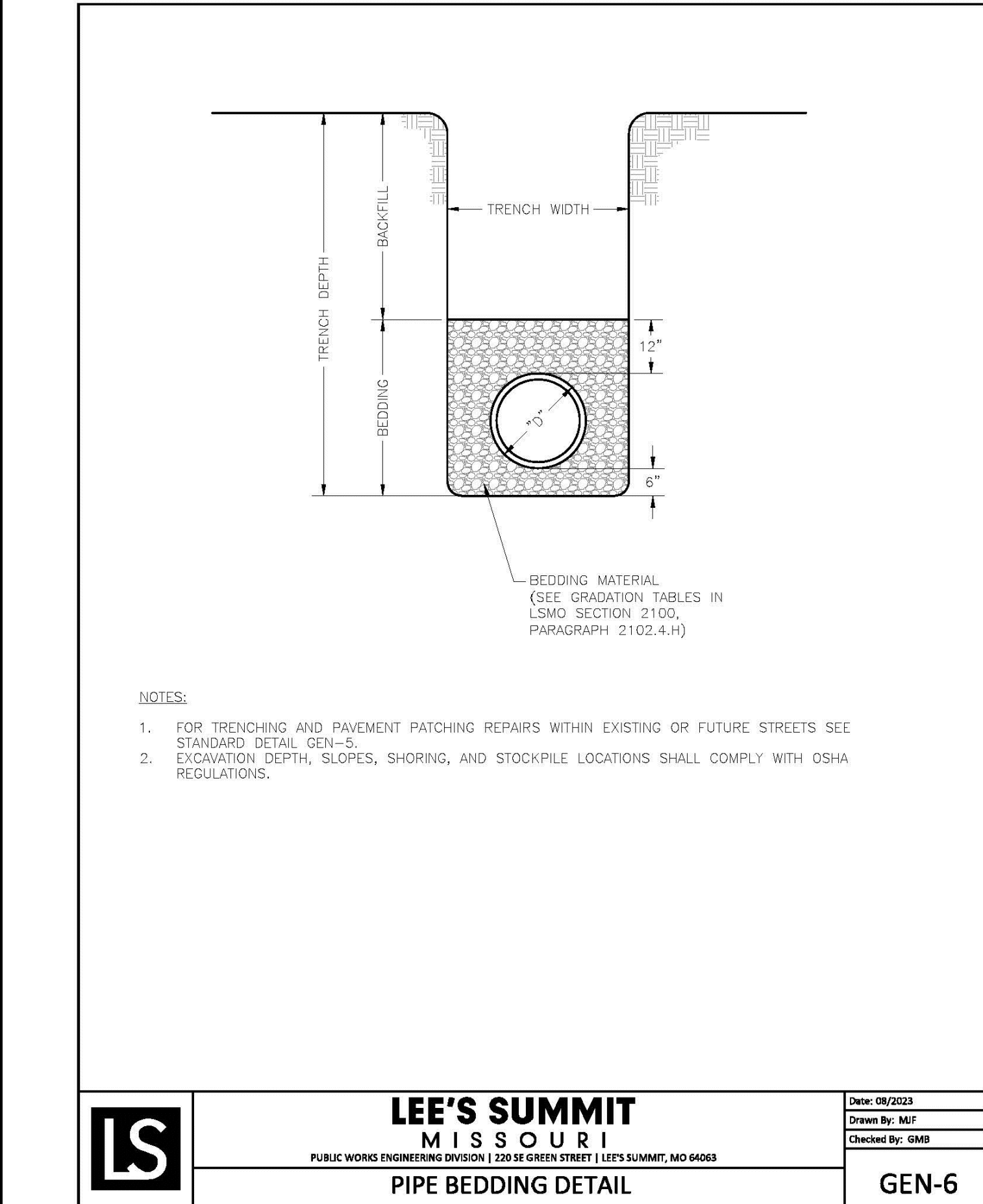
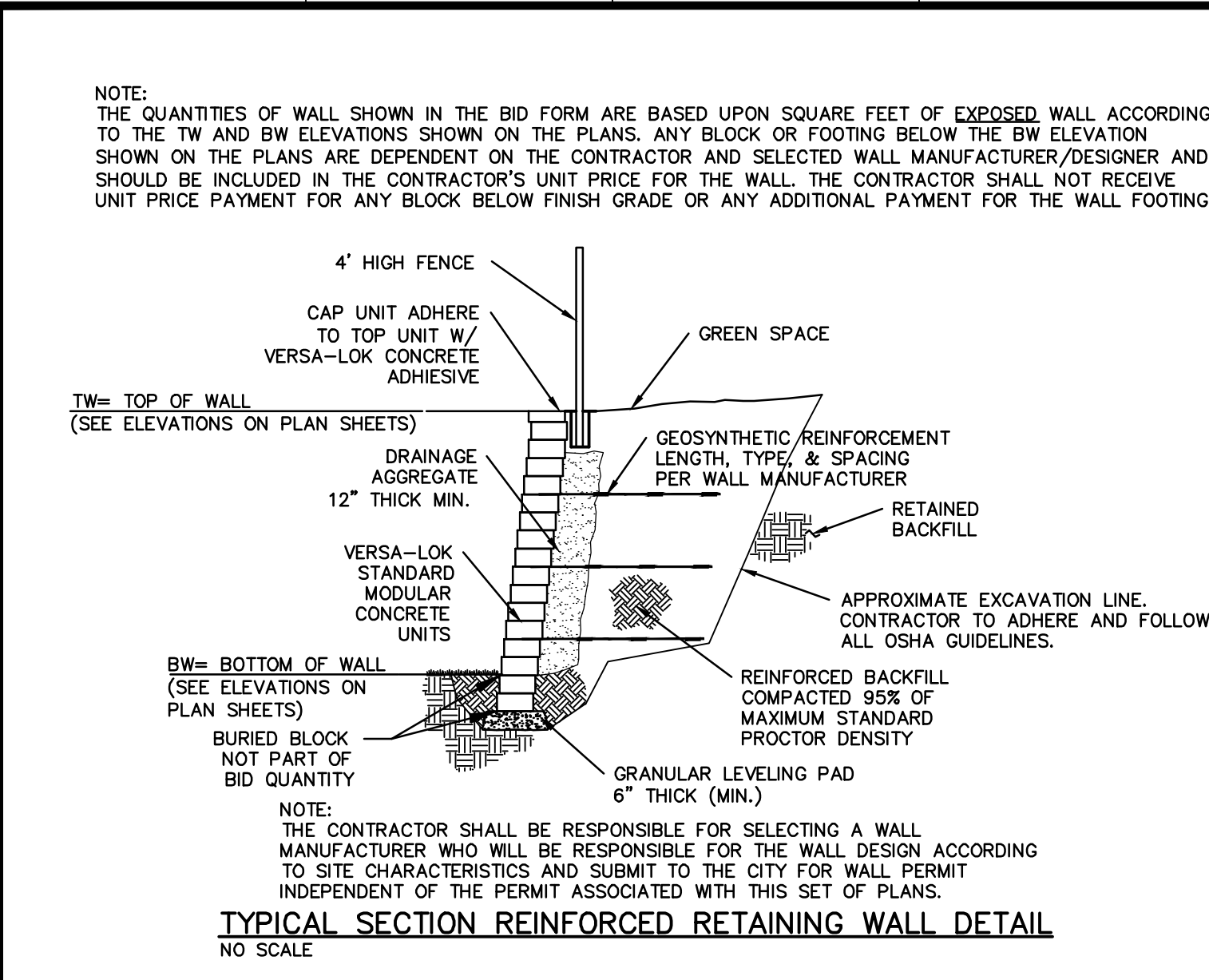
OWNER:  
OLDHAM INVESTORS LLC  
7200 W. 132ND ST. STE. 150  
OVERLAND PARK, KANSAS 66213

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

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**www.mot1call.com**

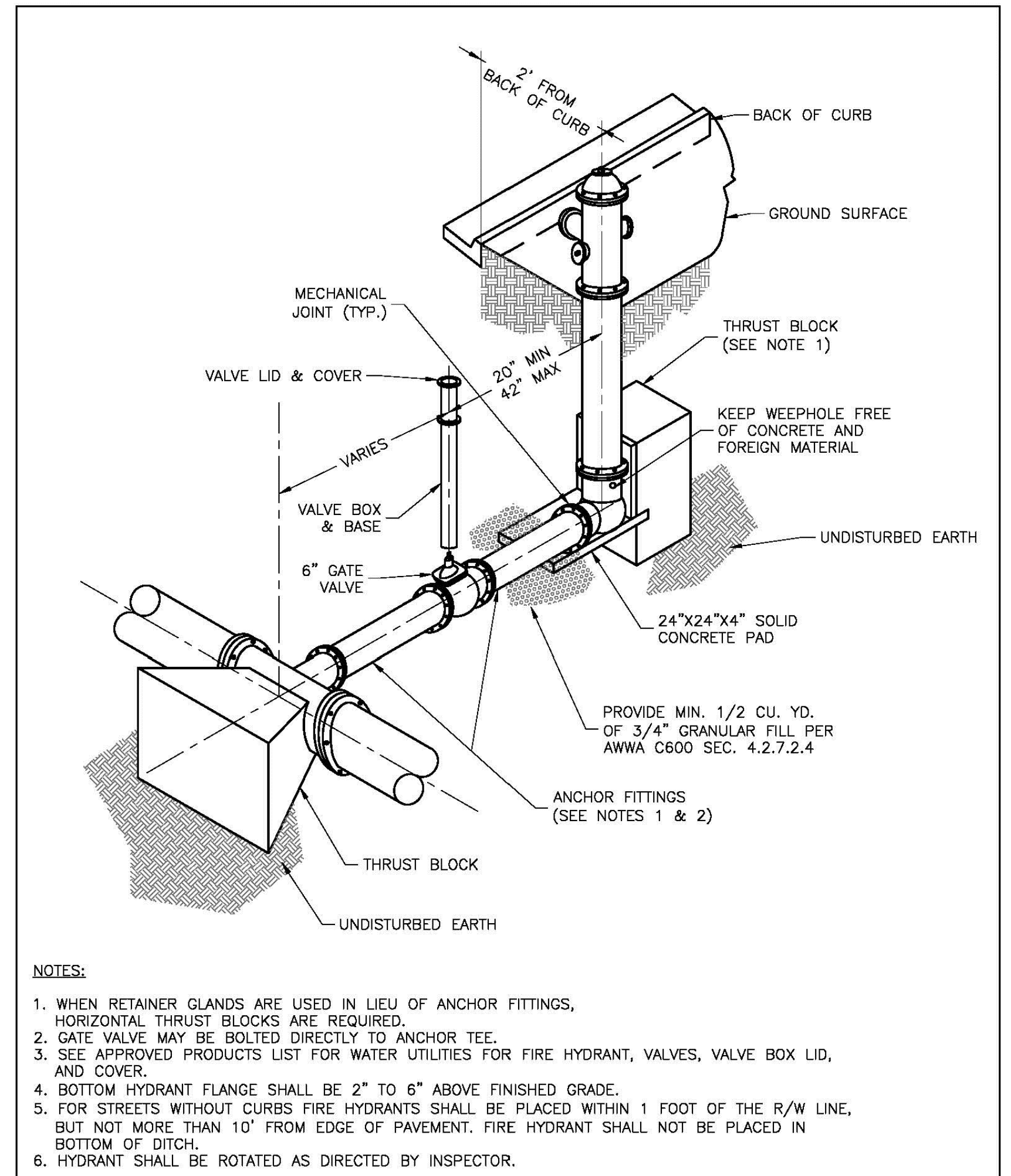
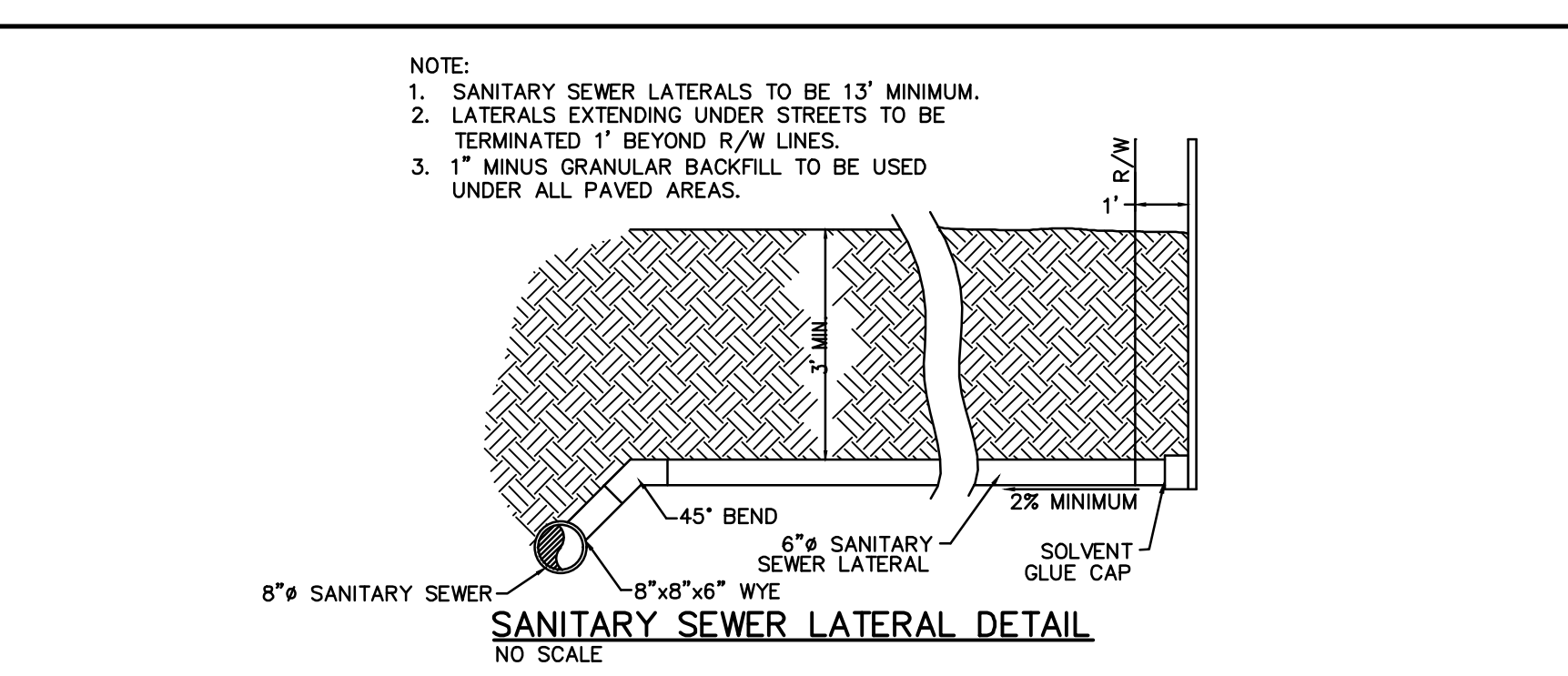
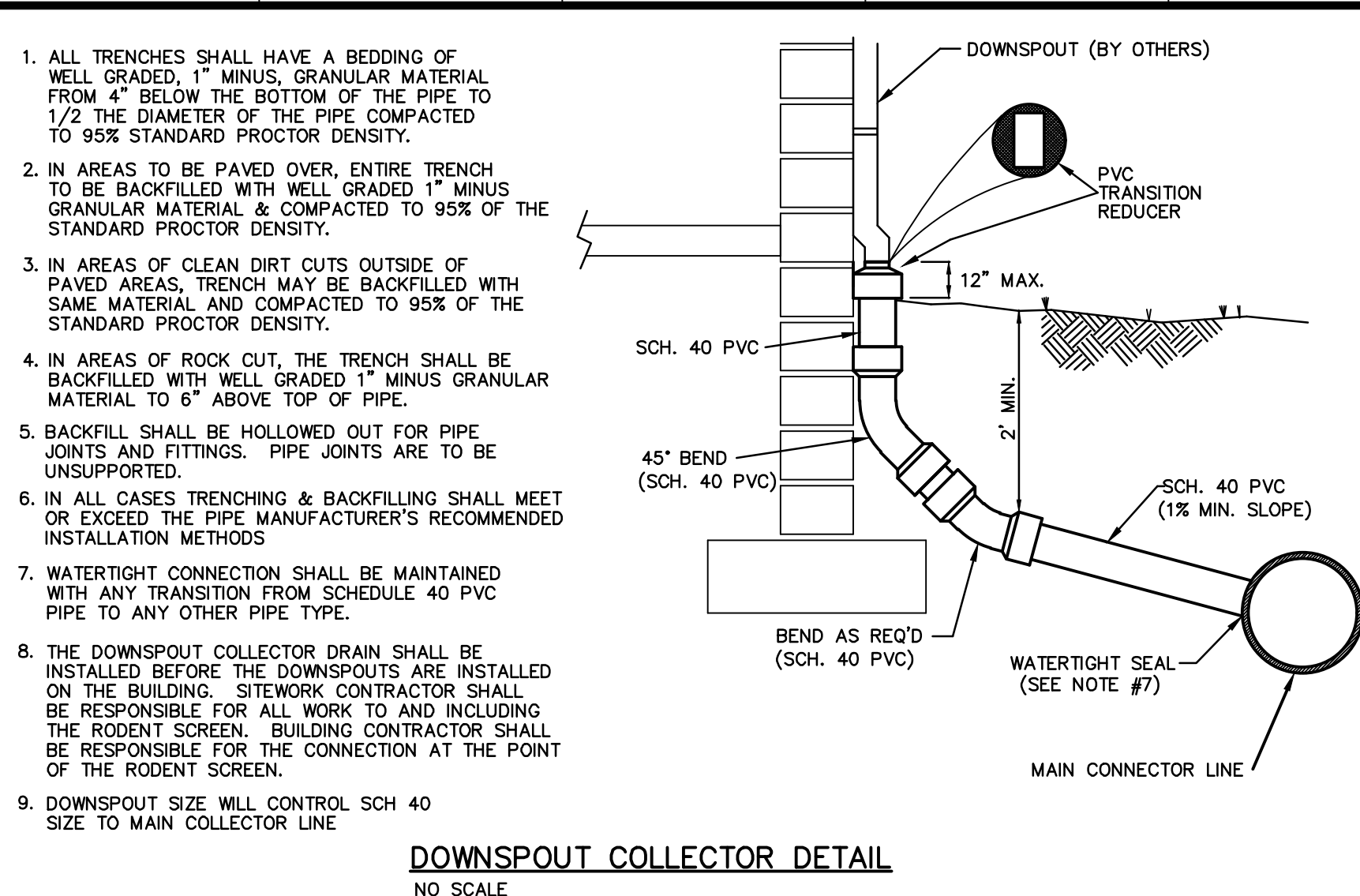
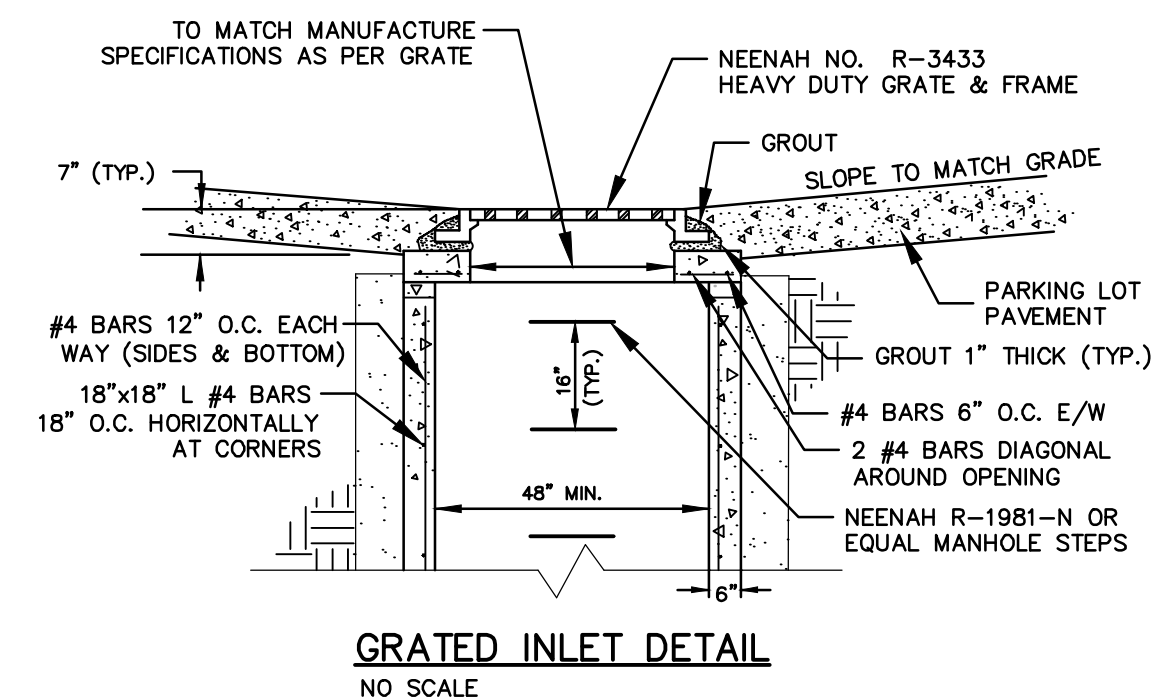
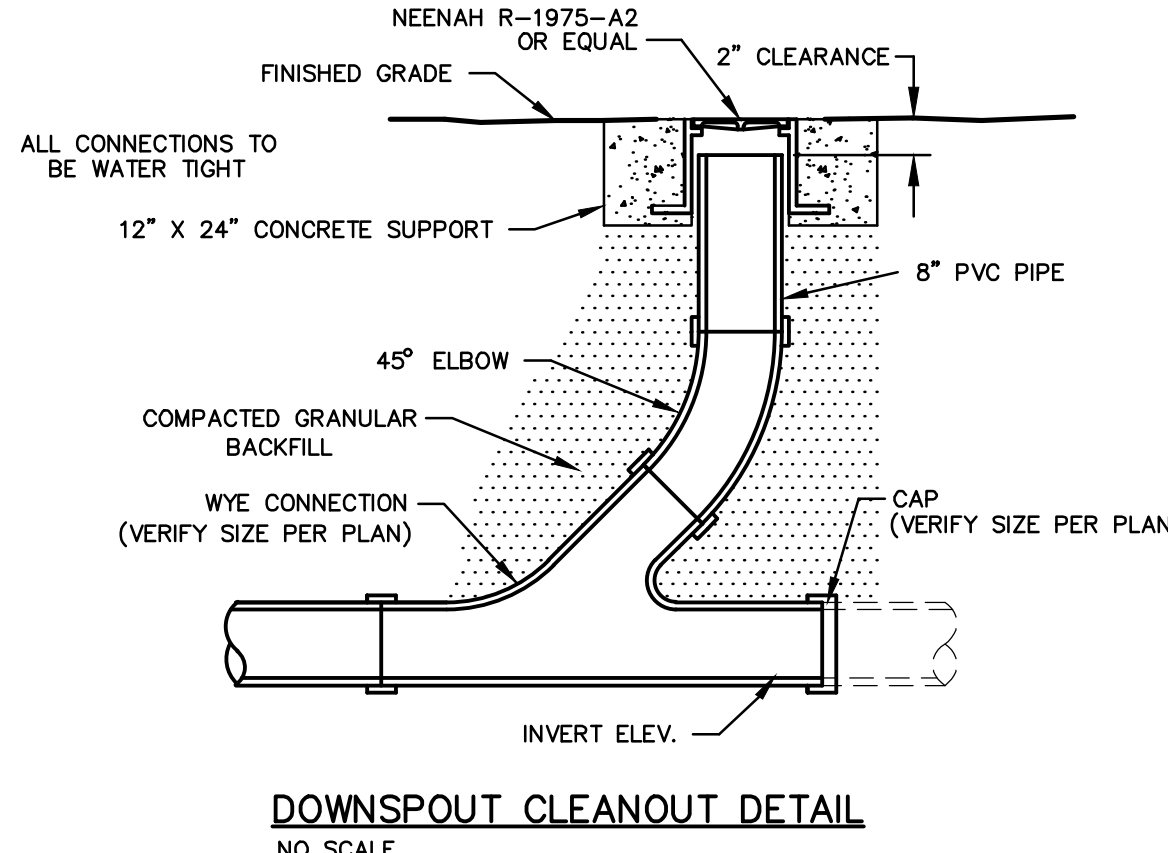
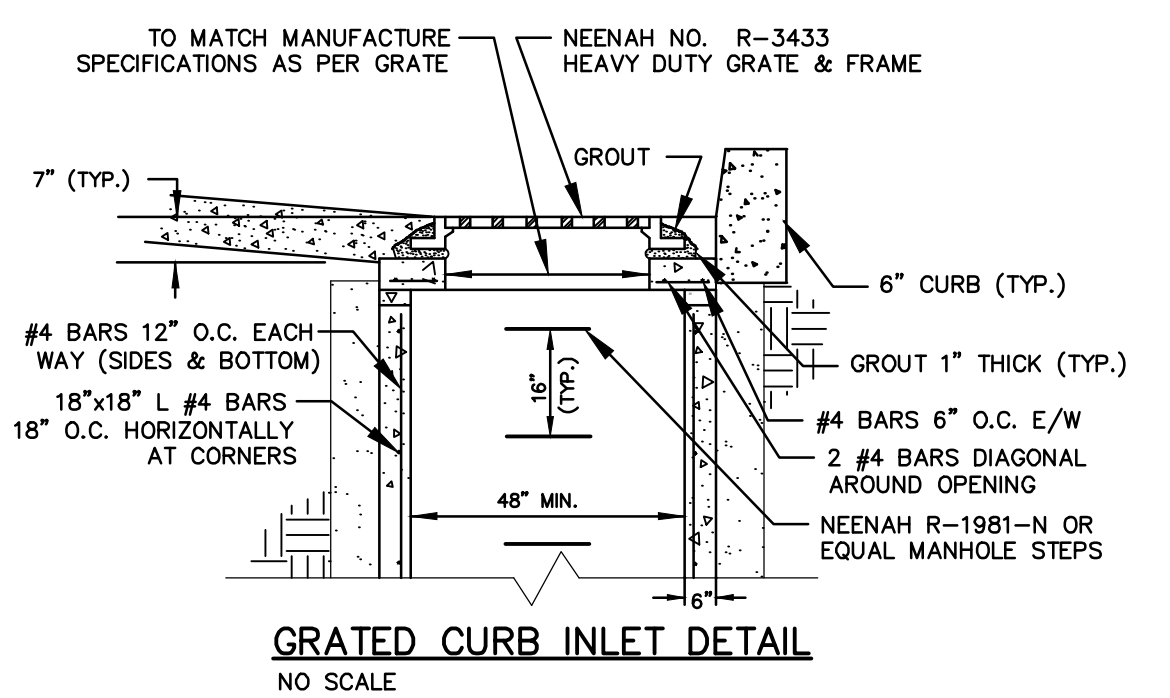
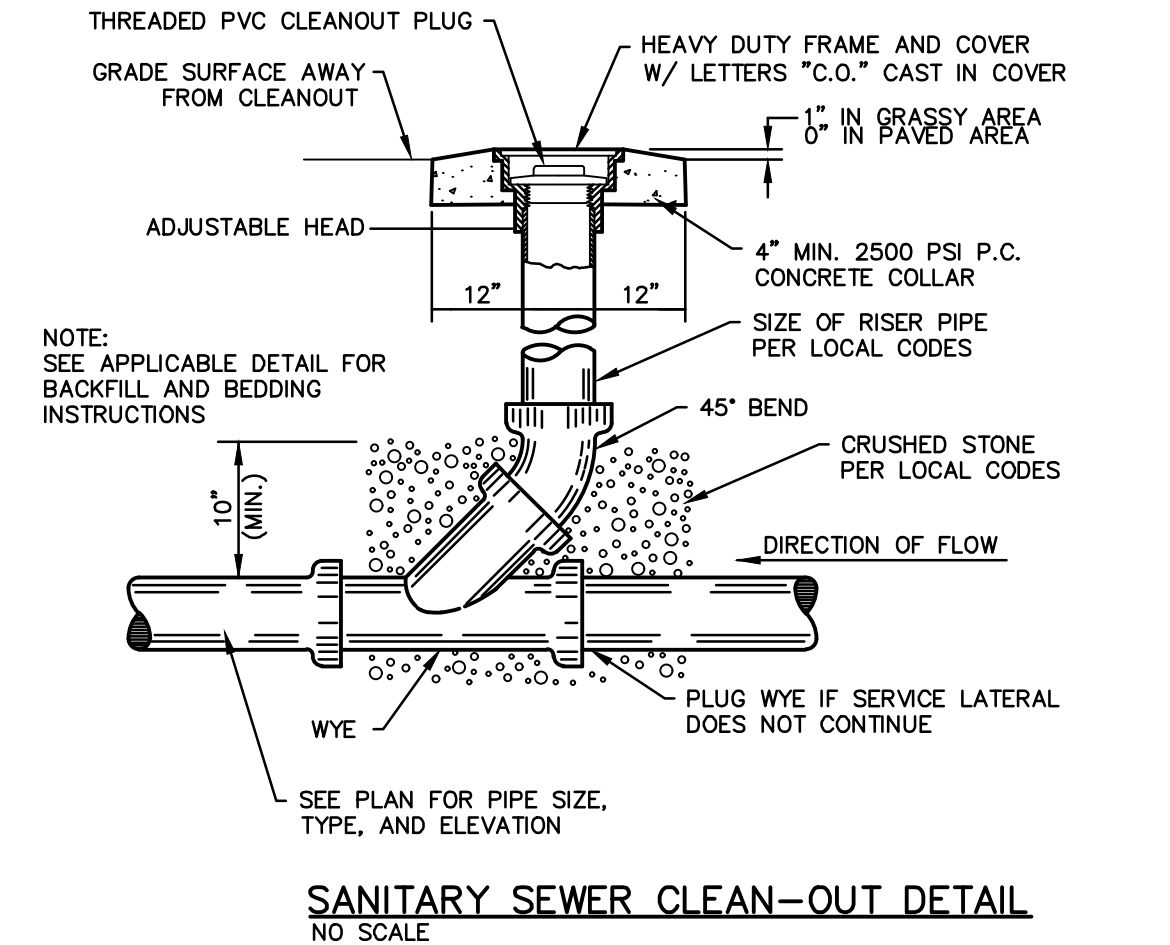
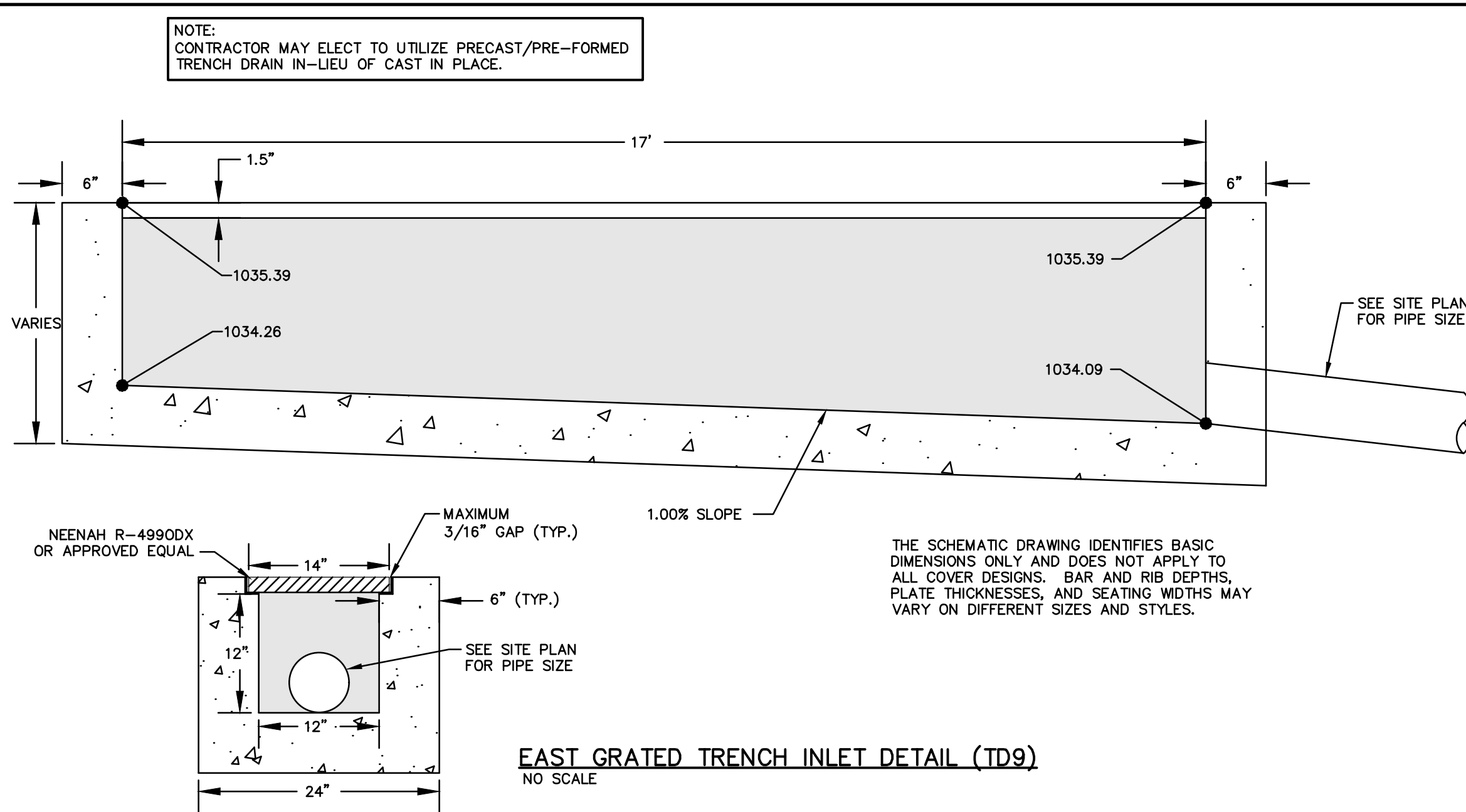
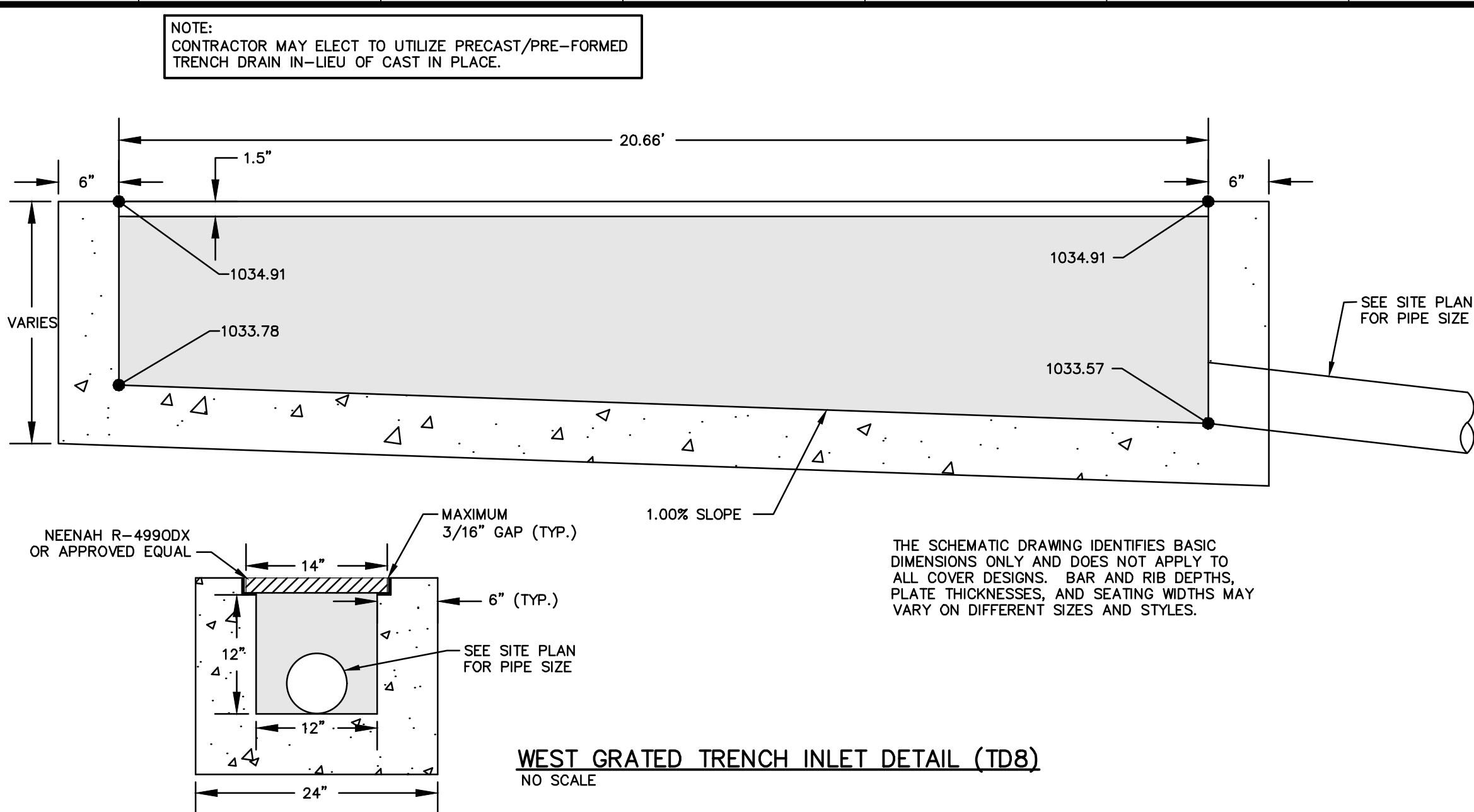


DWG NAME: J:\2024\W24-8767 - COW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A\_013\_DETAILS.dwg LAYOUT TAB: DETAILS PLOTTED ON: Jun 23, 2025 - 11:12am PLOTTED BY: KForrell



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

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



636-332-4574 (tel.)  
636-327-0760 (fax)  
636-327-0760 (cell)  
636-327-0760 (email)  
636-327-0760 (web)  
636-327-0760 (fax)  
636-327-0760 (cell)  
636-327-0760 (email)  
636-327-0760 (web)

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 1-800-468-4618 for utility location information.

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

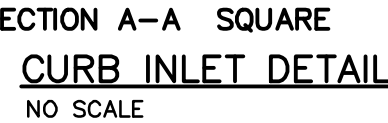
ERIC SCOTT KIRCHNER  
E-2001004618  
6/23/2025


ERIC S. KIRCHNER  
E-2001004618

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

DATE: 06/23/25  
BY: KAF  
CHECKED BY: ESK  
DATE: MAY 2025  
SCALE: NO SCALE  
PROJECT NO: M24-8767A  
DWG NO: C13



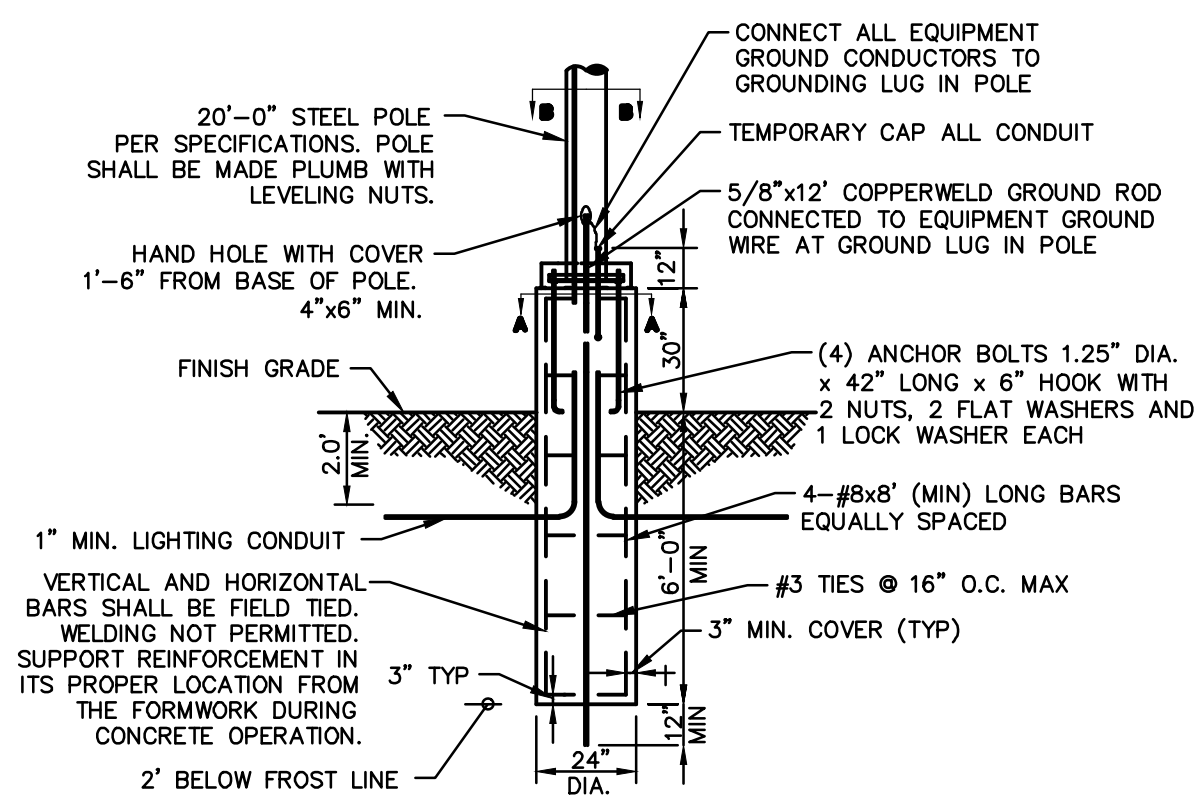
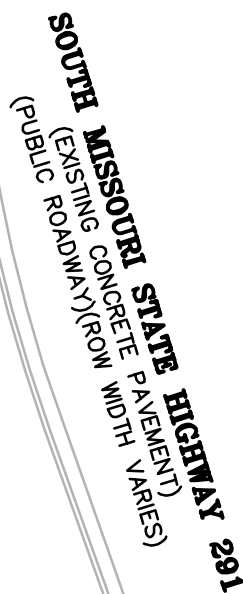


|                                                                                       |                                                                 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| AMERICAN PUBLIC WORKS ASSOCIATION                                                     |                                                                 |
|  | KANSAS CITY<br>METROPOLITAN CHAPTER                             |
| MANHOLE<br>DETAILS                                                                    | STANDARD DRAWING<br>NUMBER MH - 1<br>ADOPTED:<br>APRIL 17, 1996 |















- 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 SPEC.
  - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
  - FOUNDATION HOLE SHALL BE 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 SOIL PHREASE 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 FAK FOR 20" O.D. POLE AND 22" O.D. MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.8 SOFT.

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 **MISSOURI**  
ONE CALL SYSTEM

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

| 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-SLR-W-HSS |
|  | 3   | WP3   | Single      | 0.900 | 4643             | 34.1            | 102.3       | GWS-SA1C-740-U-T4FTR-W   |

**COCHRAN**  
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 on this site, contractor shall call 1-800-DIG-RITE for utility location information.



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

[illegible]

C16