

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

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
07/14/2025

## 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:

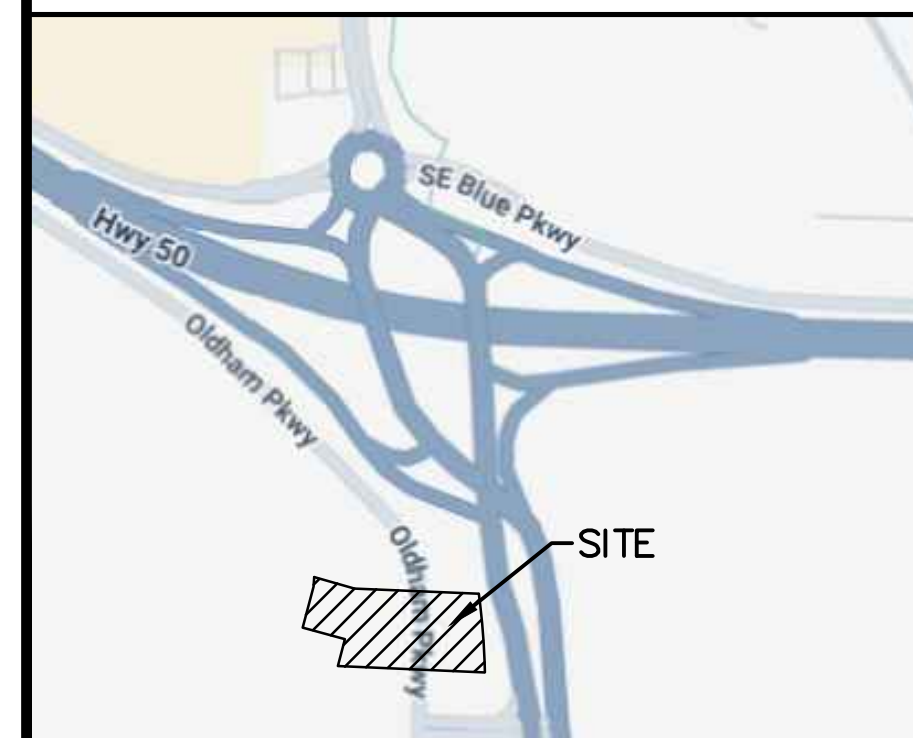
ADDRESS:

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



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

PROJECT NO. M24-8767A



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

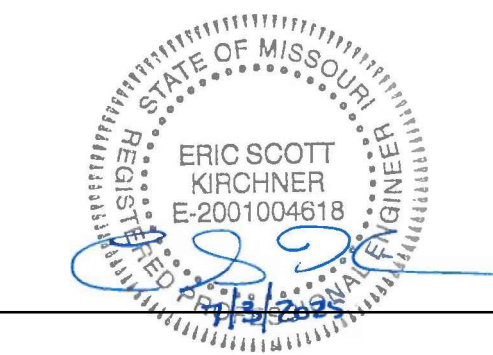
8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385  
TELEPHONE (636) 332-4574  
FAX (636) 327-0760  
E-MAIL [wentmail@cochraneng.com](mailto:wentmail@cochraneng.com)

**MAY, 2025**  
REVISED JUNE 23, 2025  
REVISED JULY 3, 2025

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

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MISSOURI ONE-CALL SYSTEM  
**1-800-DIG-RITE OR 811**  
[www.motcall.com](http://www.motcall.com)



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



DWG NAME: s:\2024\W24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\W24-8767A\_C1\_GENERAL NOTES.dwg

**SITE 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 OLDDHAM PARKWAY.
- ZONED: PLANNED MIXED USE, PMX  
FRONT YARD 20 FT.  
SIDE YARD 0 FT.  
REAR YARD 20 FT.
- 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 29095C0419G, MAP REVISED DATE OF JANUARY 20, 2017. FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL STORM WATER RUNOFF SHALL MEET GOVERNING AUTHORITY CURRENT STANDARDS.
- THE SITE SHALL CONFORM TO CITY OF LEES SUMMIT CURRENT STANDARDS.
- THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER INFORMATION PROVIDED BY ENGINEERING SOLUTIONS.
- TOTAL SITE ACREAGE 1.08 AC (47,242 SF.)
- THIS SITE IS SERVED BY:  
WATER - CITY OF LEES SUMMIT WATER  
SANITARY SEWER - CITY OF LEES SUMMIT WATER  
FIRE - LEES SUMMIT FIRE STATION #1  
TELEPHONE - AT&T DISTRIBUTION  
ELECTRIC - EVERGY  
GAS - SPIRE MO WEST  
FIBEROPTIC - AT&T DISTRIBUTION, EVERGY FIBER, GOOGLE FIBER
- THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
- BOUNDARY INFORMATION IS PER SURVEY PERFORMED BY ENGINEERING SOLUTIONS.
- THIS SITE WILL DEVELOP IN ONE PHASE.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- NO INVESTIGATION WAS PERFORMED REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT.
- ALL GREEN SPACE AREAS SHALL BE SODDED.
- SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.
- ALL CONCRETE PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. ADA STRIPING SHALL BE BLUE.
- 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.

**UTILITY NOTES**

- 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.
- 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 RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
- 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.
- ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
- CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
- ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.
- LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT/MEP.
- ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD CONSTRUCTION SPECIFICATIONS OF THE GOVERNING AGENCY.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER, SANITARY SEWER, & WATER MAIN FROM PIPE MANUFACTURER FOR EACH TYPE OF PIPE MATERIAL.
- 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."
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE, OR IN RIGHT-OF-WAY, 30 DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.

**GRADING NOTES**

- 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.
- RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 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.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.
- 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.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 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.
- 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.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 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.
- ALL GRADING AND MATERIAL PLACEMENT ON THE SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNLESS A GEOTECHNICAL REPORT FOR THE SITE HAS DIFFERING REQUIREMENTS. IF A GEOTECHNICAL REPORT IS AVAILABLE THEN THE REPORT SHALL GOVERN.

**PAD PREPARATION NOTE**

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

**OIL AND GAS WELLS**

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

**LANDSCAPE NOTES**

- ALL AREAS ON SITE THAT ARE DISTURBED SHALL BE SODDED.
- ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
- ANY LANDSCAPE BED NOT EDGED BY CONCRETE CURBING SHALL HAVE A SPADE-CUT EDGE.
- ALL AREAS ARE TO BE IRRIGATED.

**ADA COMPLIANCE**

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

**DRAWING LEGENDS**

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
ASPHALT PAVEMENT	GRATED INLET WITH SIDE INTAKE
CONCRETE SIDEWALK	SIGN
	WATER VALVE
	WATER METER
	LIGHT
	SPOC ELEVATION
	APPLICABLE PARKING SYMBOL
	NEW BUILDING
	HEAVY DUTY CONCRETE
	STANDARD DUTY CONCRETE
	CONCRETE PAVEMENT/SIDEWALKS

**LOT DESCRIPTION:**

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE PRINCIPAL MERIDIAN, CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF LELANDS COMMERCIAL PARK ACCORDING TO THE PLAT THEREOF RECORDED AS 1-578863 OF THE JACKSON COUNTY, MISSOURI RECORDS; THENCE SOUTH 2 DEGREES 35 MINUTES 27 SECONDS WEST 13.35 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 87 DEGREES 37 MINUTES 46 WEST 127.72 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 50 SECONDS EAST 53.62 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 10 SECONDS WEST 85.50 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 50 SECONDS EAST 81.00 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 14 SECONDS EAST 18.48 FEET; THENCE SOUTH 74 DEGREES 20 MINUTES 09 SECONDS EAST 80.82 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES 04 SECONDS EAST 239.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1352.39 FEET AND A CHORD THAT BEARS SOUTH 04 DEGREES 16 MINUTES 43 SECONDS EAST 151.25 FEET; THENCE ALONG SAID CURVE 151.33; THENCE NORTH 87 DEGREES 37 MINUTES 46 SECONDS WEST 155.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 47,242 SQUARE FEET, OR 1.08 ACRES.

<b>OWNER:</b> OLDDHAM INVESTORS LLC 7200 W. 132ND ST. STE. 150 OVERLAND PARK, KANSAS 66213	<b>DEVELOPER:</b> CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202
-----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------

636-332-4574 (tel.)  
636-327-0760 (fax)  
www.motcall.com  
63385  
North Office  
8 East Main Street  
Wentzville, Missouri

**MOHRAN**

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

Missouri State Certificate  
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 and all applicable codes and regulations required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

ERIC SCOTT  
KIRCHNER  
E-2001004618  
6/23/2025

ERIC S. KIRCHNER  
E-2001004618

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

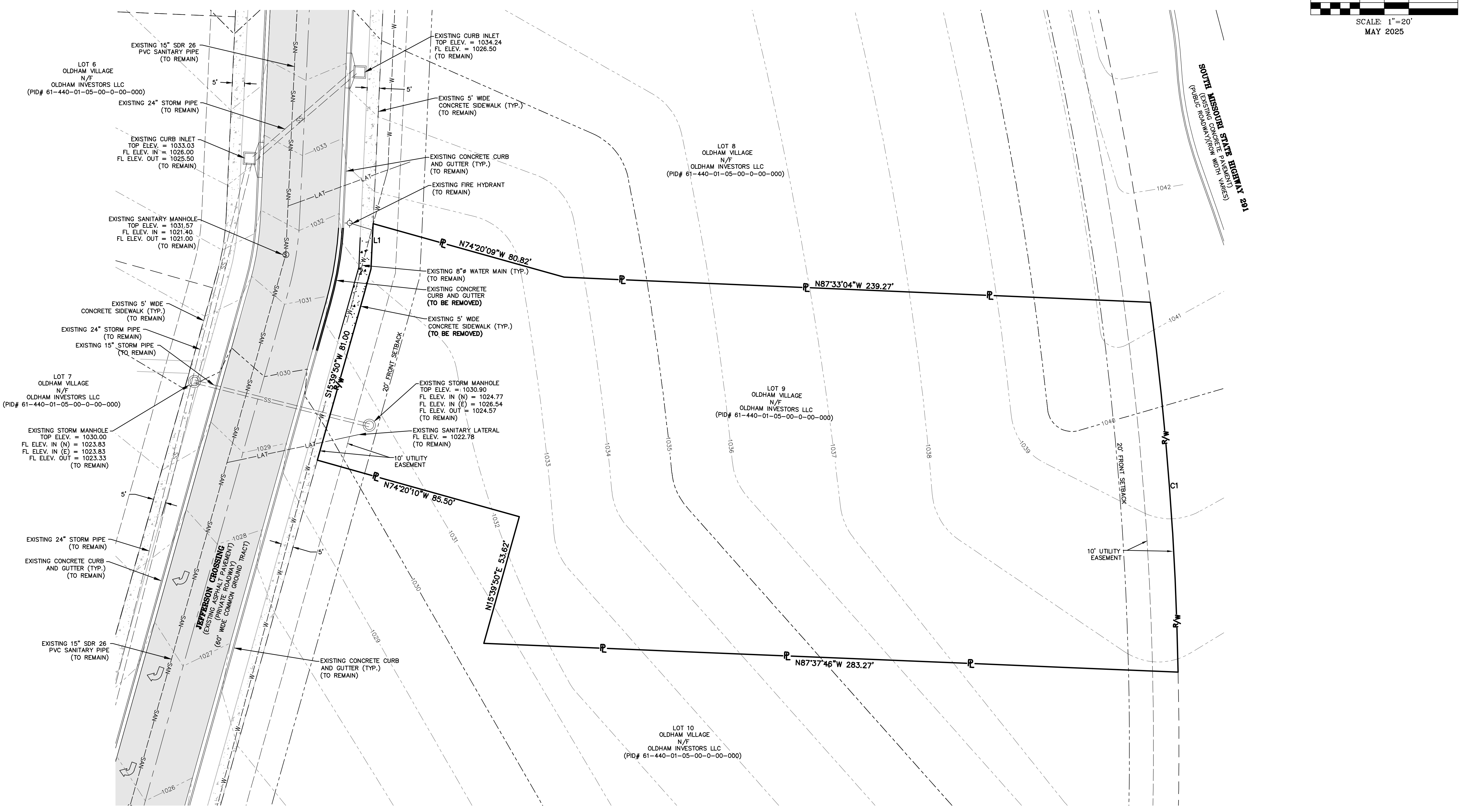
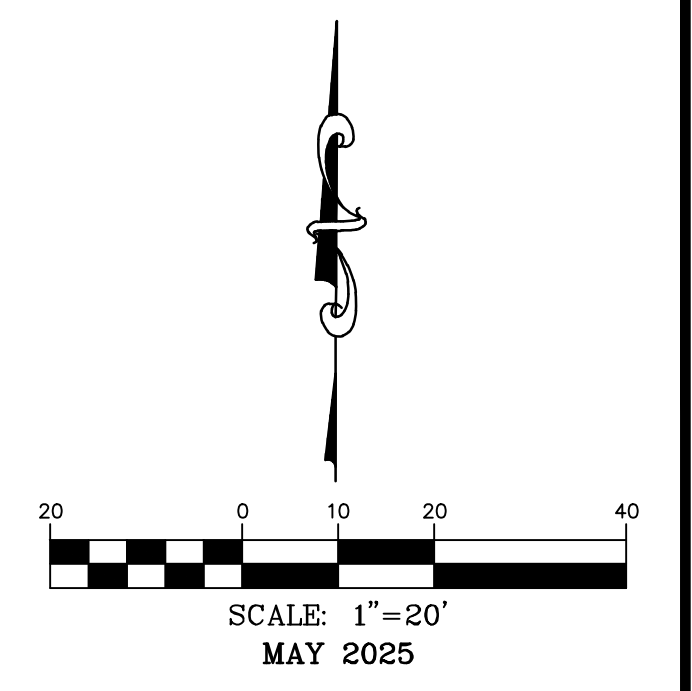
**GENERAL NOTES AND LEGEND**

DATE:	06/23/25	PER CITY COMMENTS:
DATE:	MAY 2025	
SCALE:	NO SCALE	
PROJ. NO.:	M24-8767A	
DWG. NO.:	C1	

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# EXISTING CONDITIONS

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



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Missouri State Certificate of Authority Numbers: 2010000046

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

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

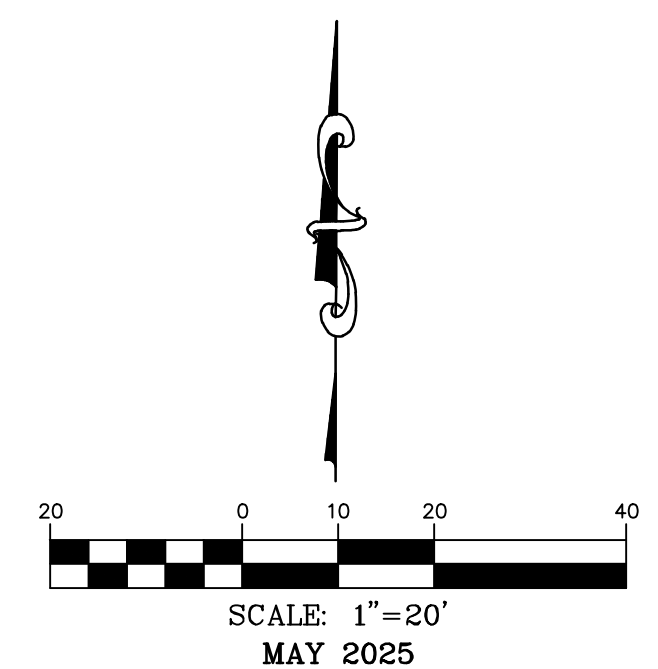
EXISTING CONDITIONS	
DATE:	06/23/25
DATE:	MAY 2025
SCALE:	1:20
PROJ. NO.:	M24-8767A
DWG. NO.:	C2
APP'D. BY:	ESK
CHK'D. BY:	KAF

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

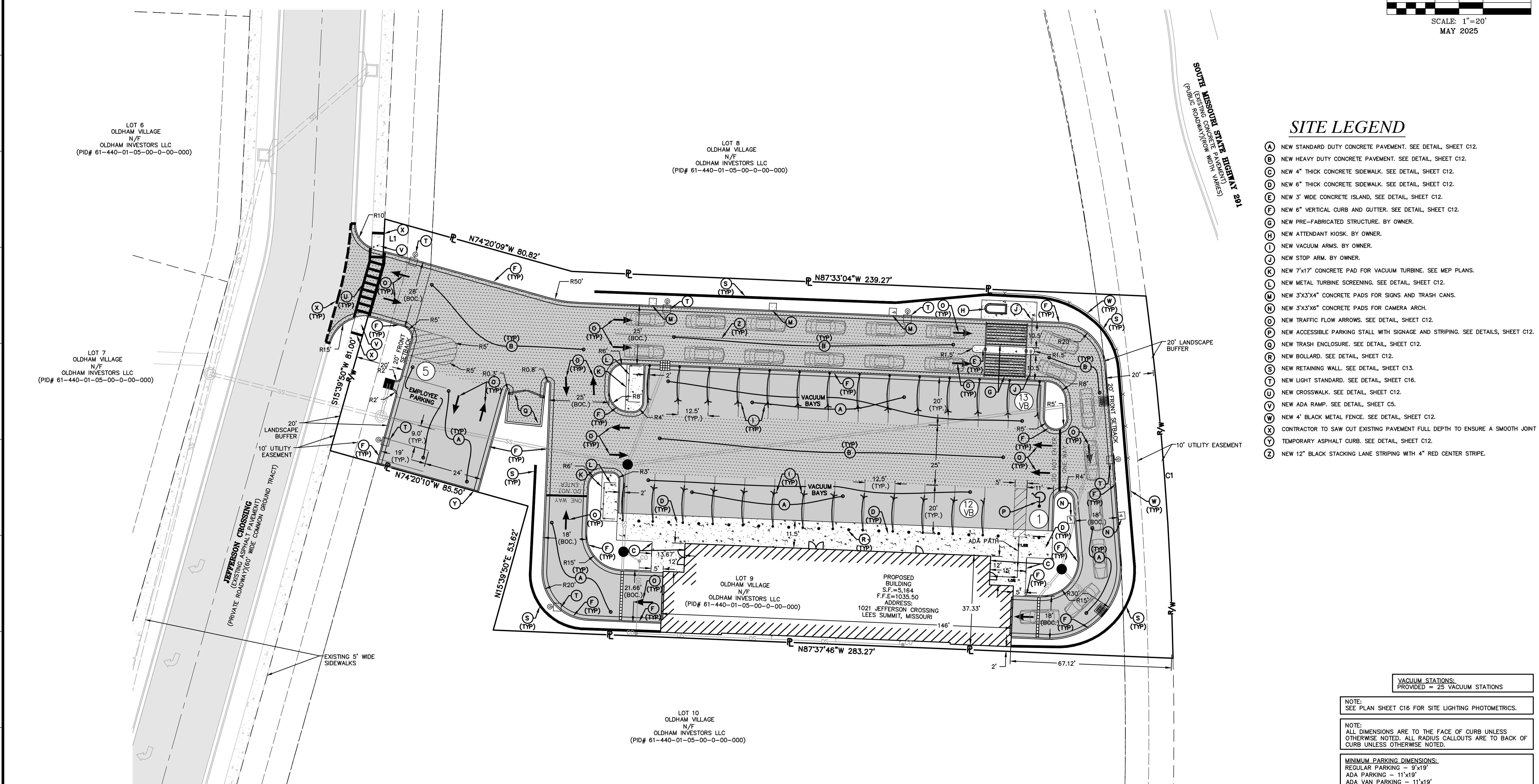
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# SITE PLAN



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'



## 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

**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  
North Office  
8 East Main Street  
Wentzville, Missouri 63385

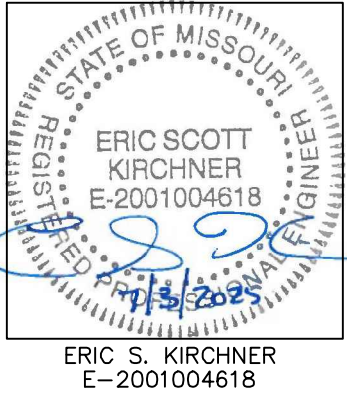
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- Architecture
- Site Development
- General Consulting
- Master Planning

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 for excavation and shoring construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.).



ERIC S. KIRCHNER  
E-2001004618

DATE: 06/23/25  
BY: KAF  
CHECKED: 07/03/25  
BY: ESK

DATE: MAY 2025

SCALE: 1:20

PROJ. NO: M24-8767A

DWG. NO: C3

**SITE PLAN**

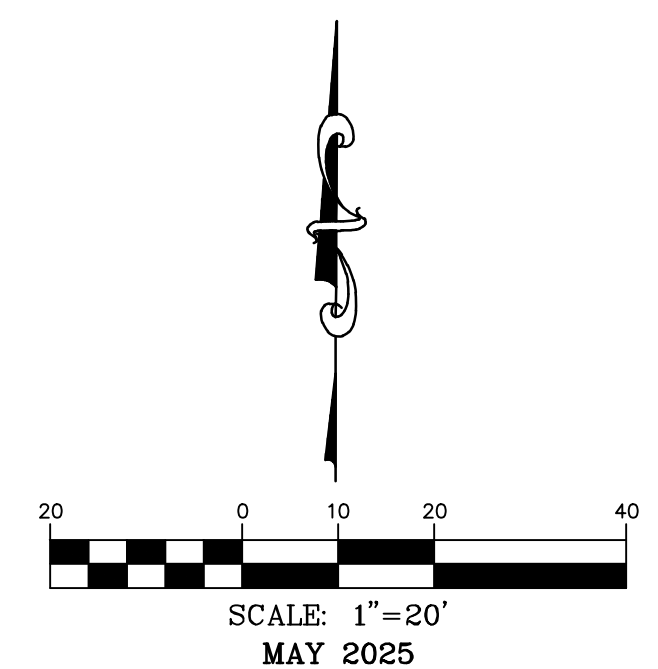
**FINAL DEVELOPMENT PLANS**

**CLUB CARWASH**

**LEE'S SUMMIT, MISSOURI**

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

# UTILITY PLAN



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636-327-0760 (fax)  
www.motcall.com

**MOHRAN**

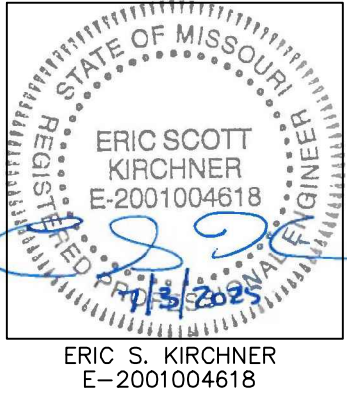
North Office  
8 East Main Street  
Wentzville, Missouri 63385

- Civil Engineering
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Missouri State Certificate of Authority Numbers:  
E-2001004618

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

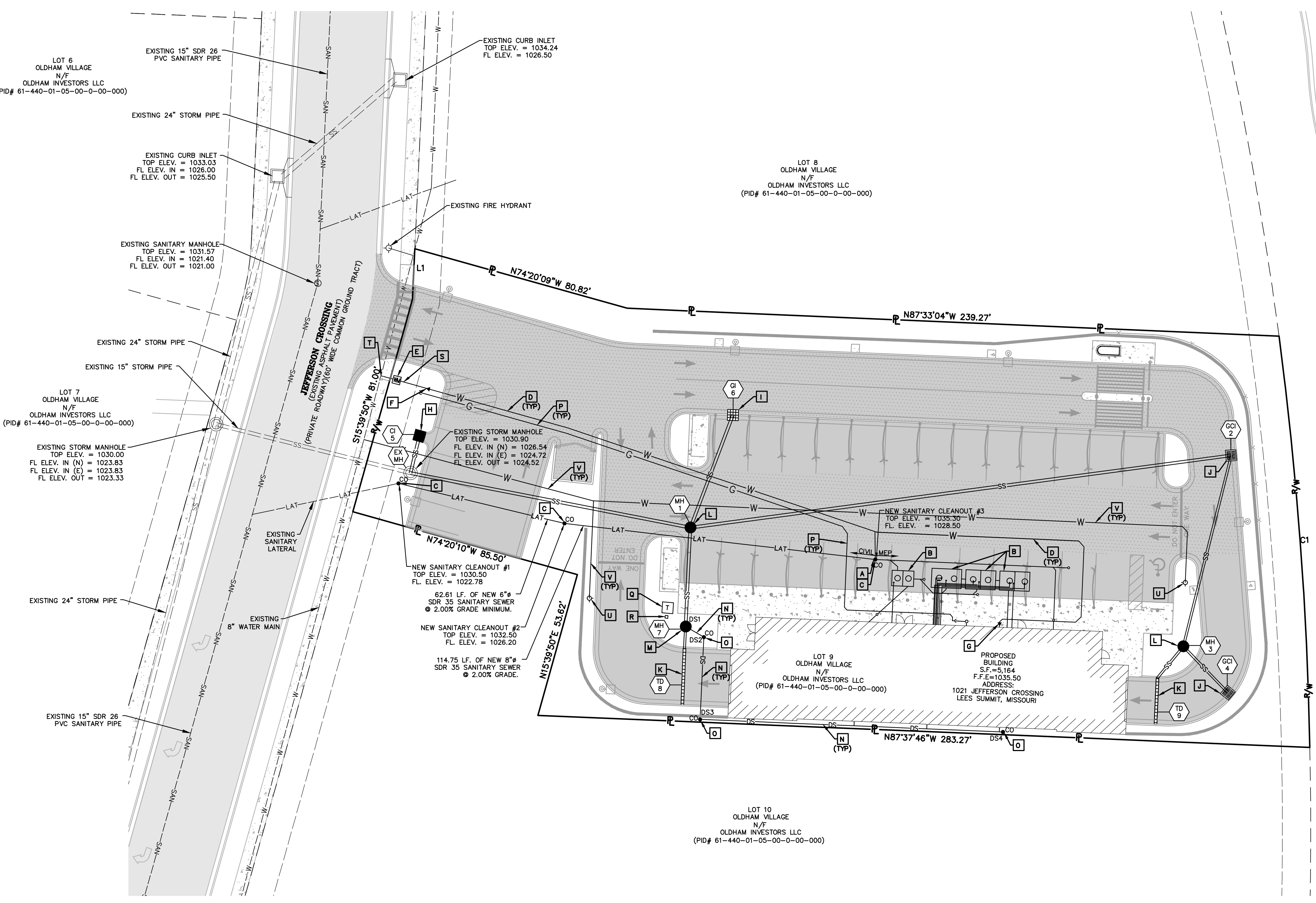
All OSHA rules & regulations and all applicable codes and regulations shall be strictly followed (i.e. trenching, blasting, etc.)



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

DATE:	06/23/25	DATE:	07/03/25
DESIGNED BY:	KAF	APPROVED BY:	ESK
CHECKED BY:	KAF	DATE:	MAY 2025
SCALE:	1:20	PROJECT NO.:	M24-8767A
DRAWING NO.:	C4		

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'



### 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.

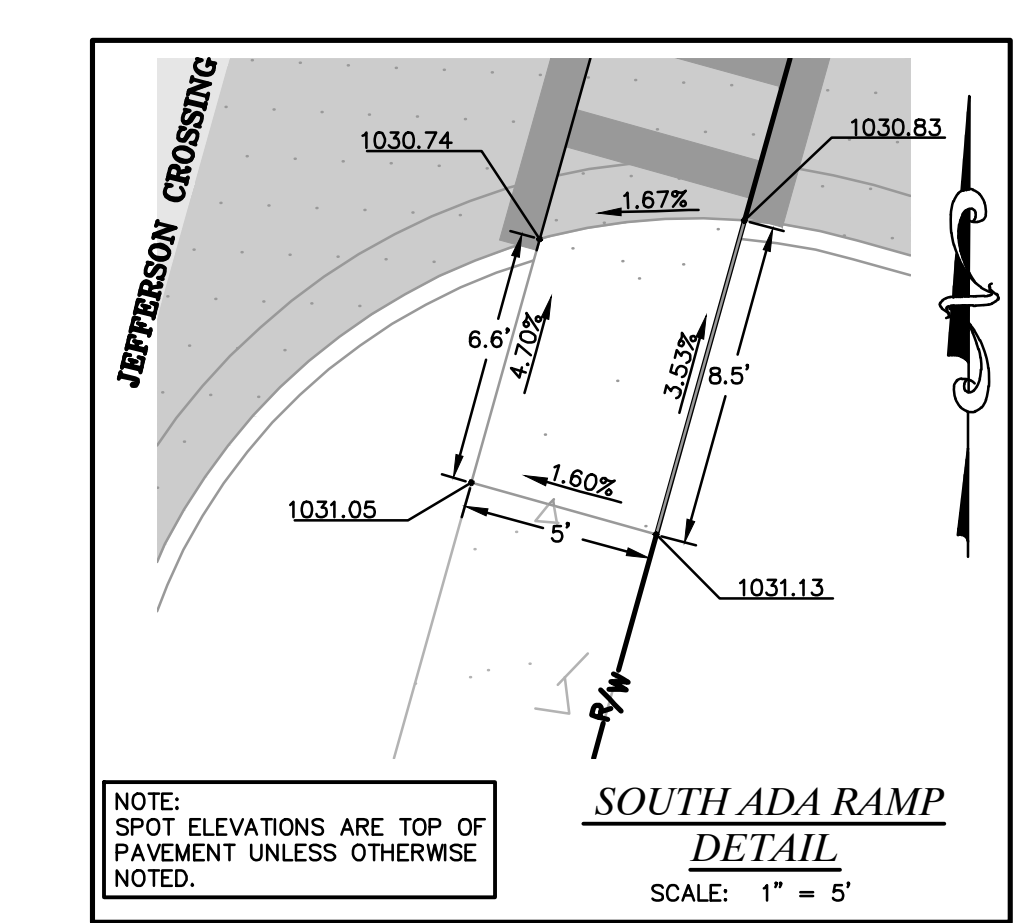
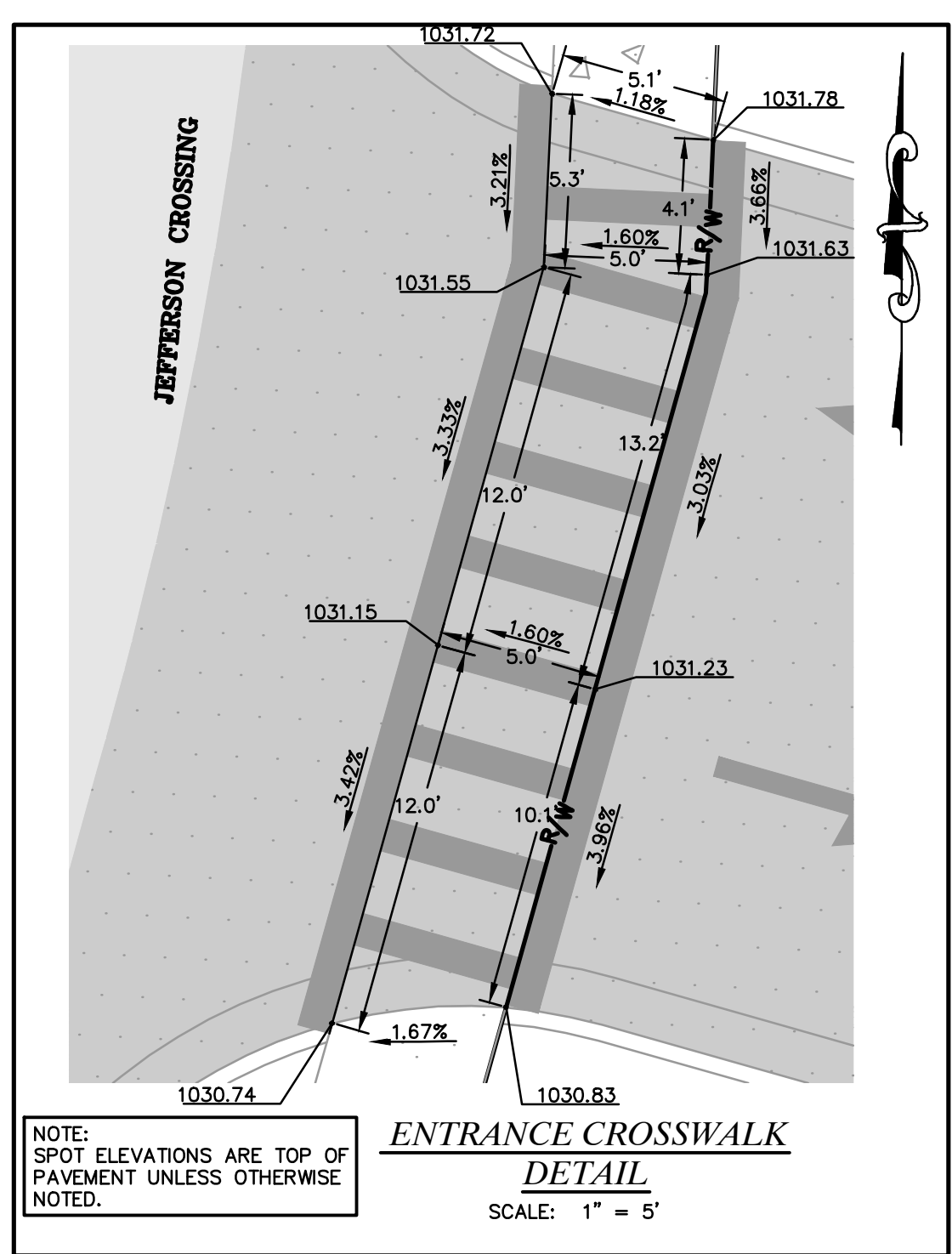
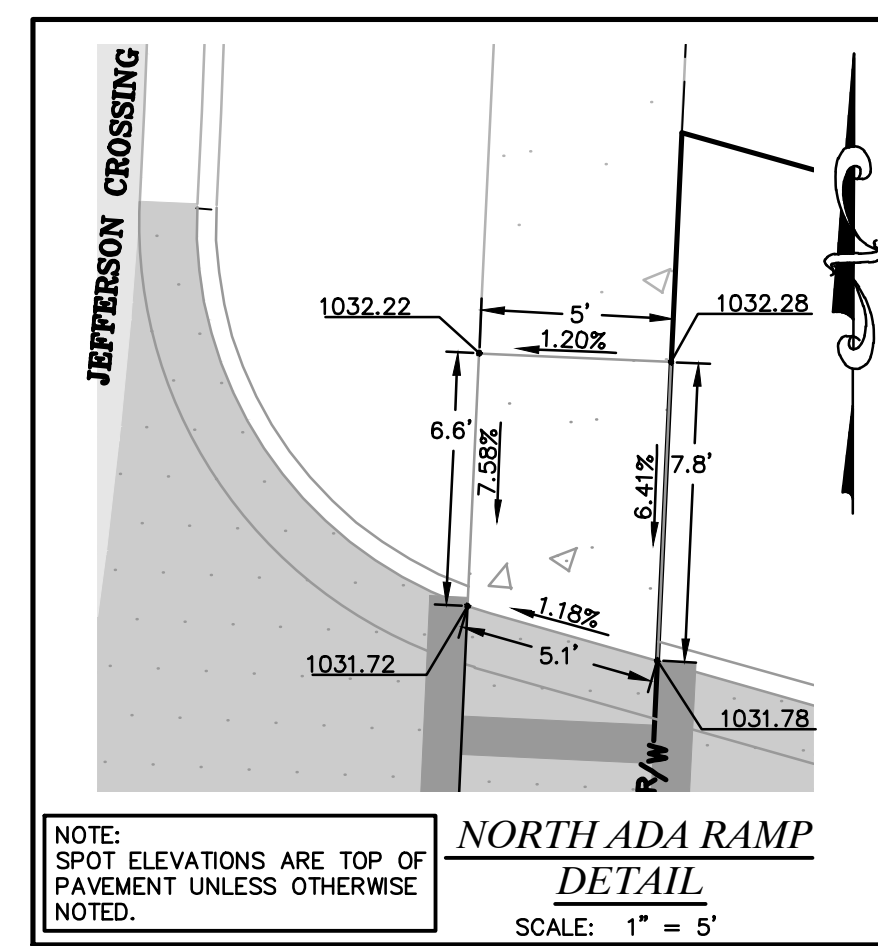
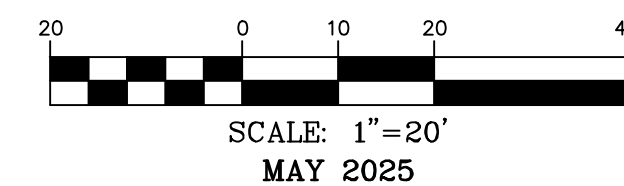
**OWNER:**  
OLDHAM INVESTORS LLC  
7200 W. 132ND ST. STE. 150  
OVERLAND PARK, KANSAS 66213

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

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# GRADING 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'



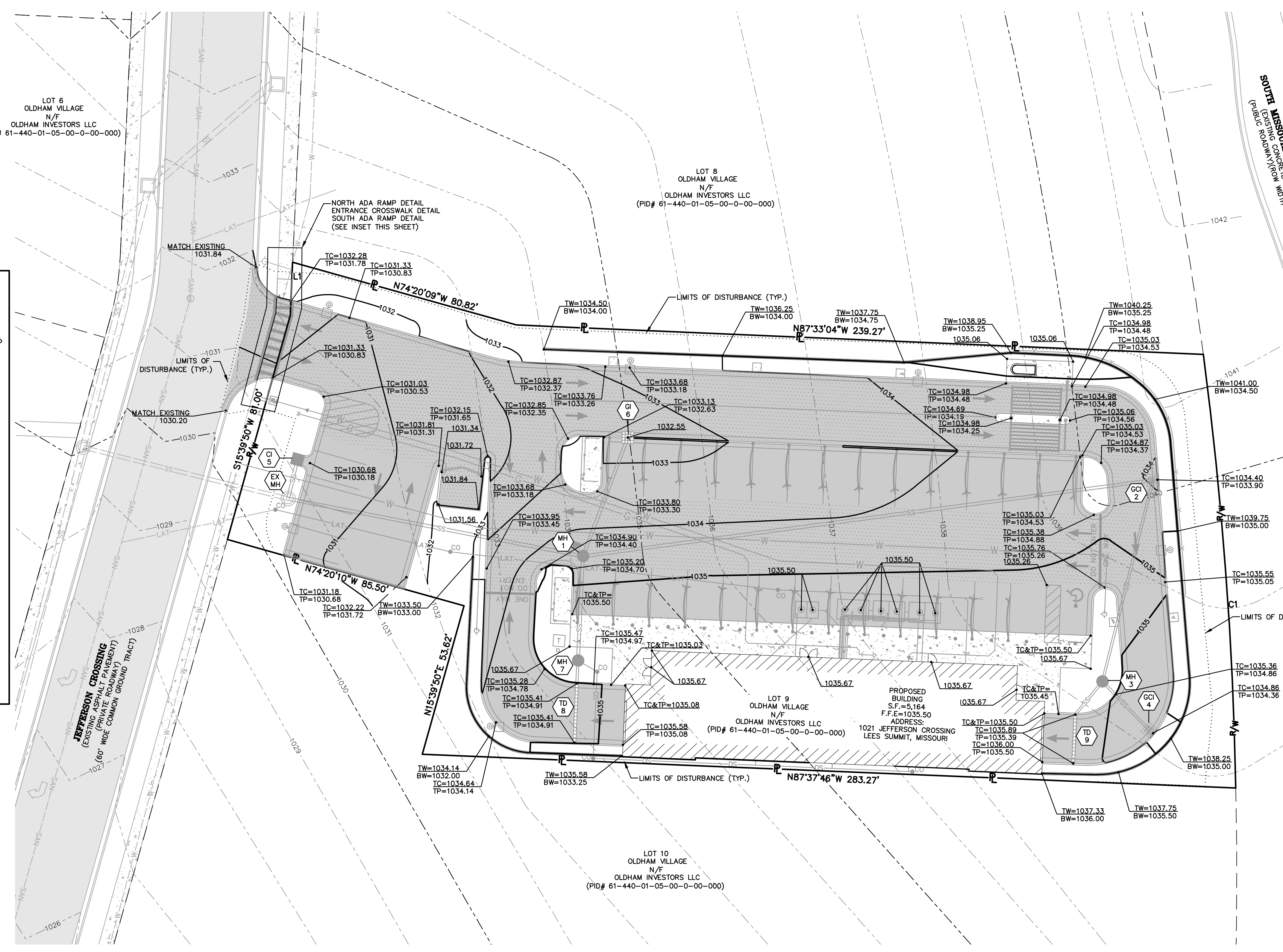
LOT 6  
OLDHAM VILLAGE  
N/F  
OLDHAM INVESTORS LLC  
(PID# 61-440-01-05-00-0-00-000)

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



NOTE:  
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  
PARWAY.

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.

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

GRADING QUANTITY:

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

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

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OVERLAND PARK, KANSAS 66213

DEVELOPER:  
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COLUMBIA, MO 65202

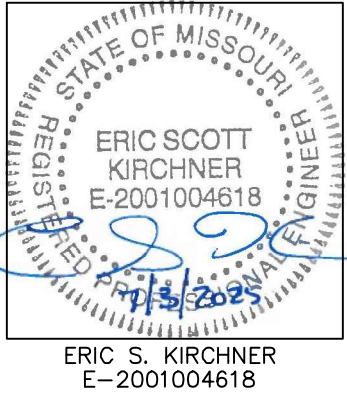
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**MOHRAN**

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



ERIC S. KIRCHNER  
E-2001004618

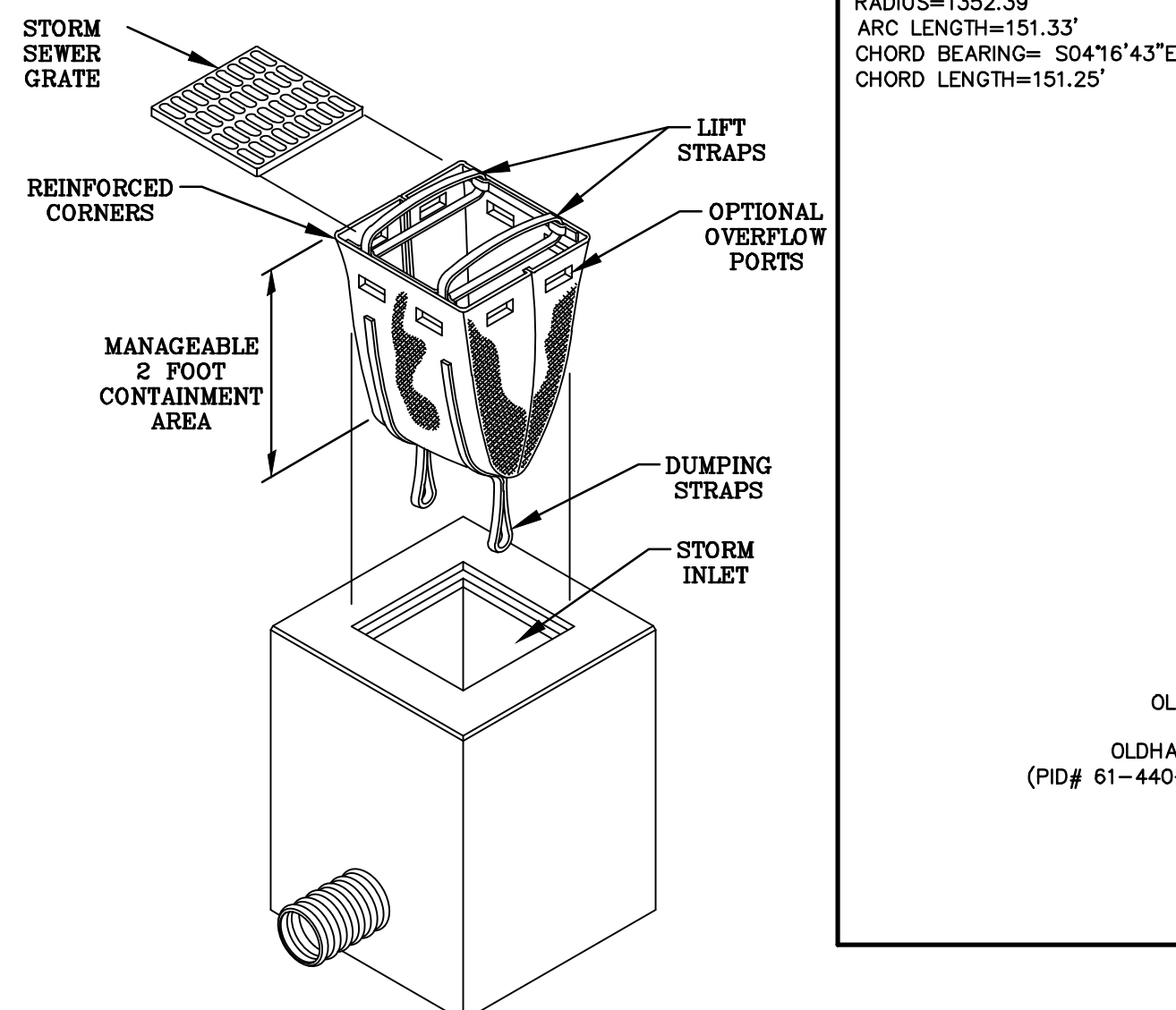
**FINAL DEVELOPMENT PLANS**  
**CLUB CARWASH**  
**LEE'S SUMMIT, MISSOURI**

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

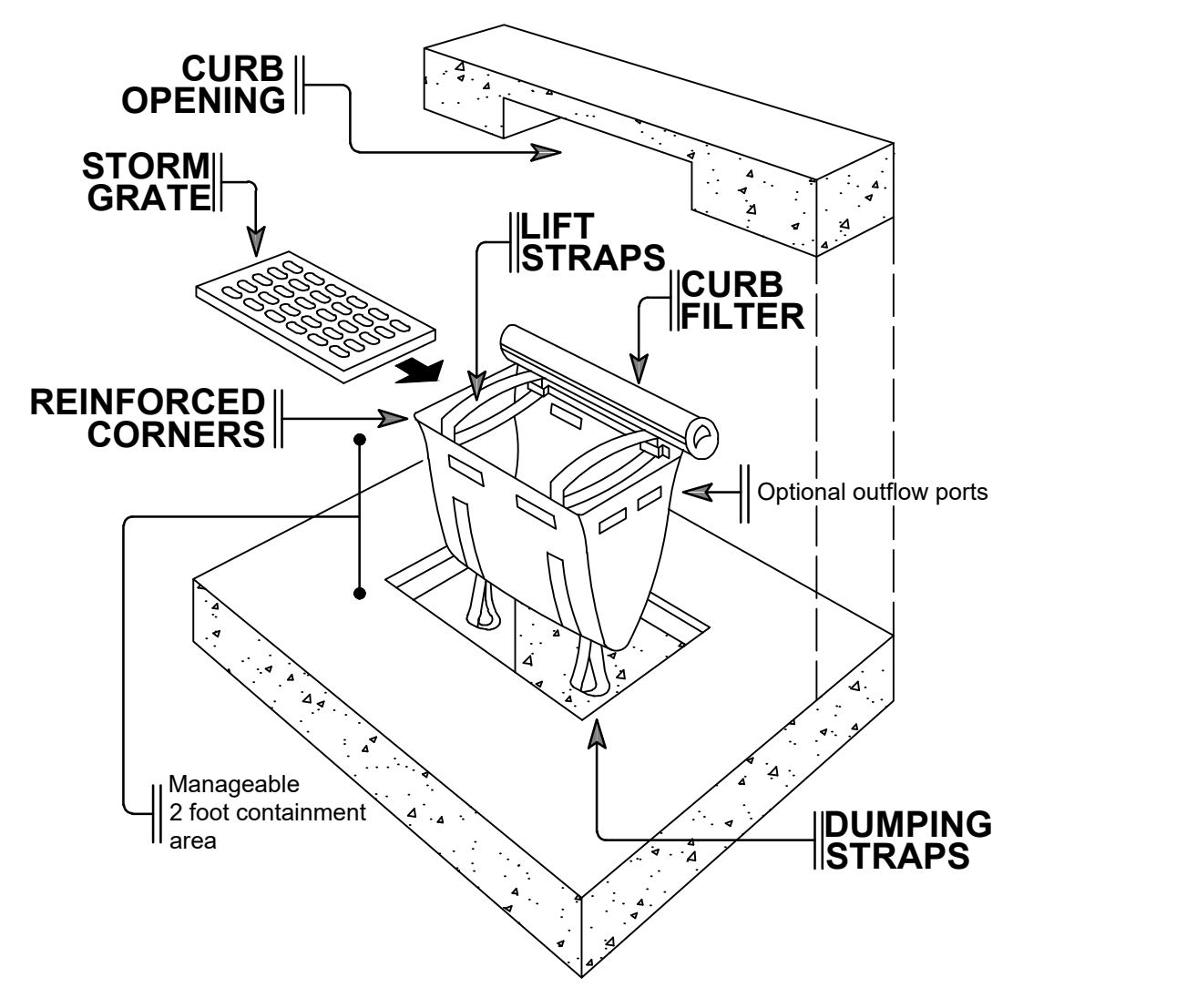
DATE: MAY 2025  
SCALE: 1:20  
PROJECT NO: M24-8767A  
DRAWING NO: C5

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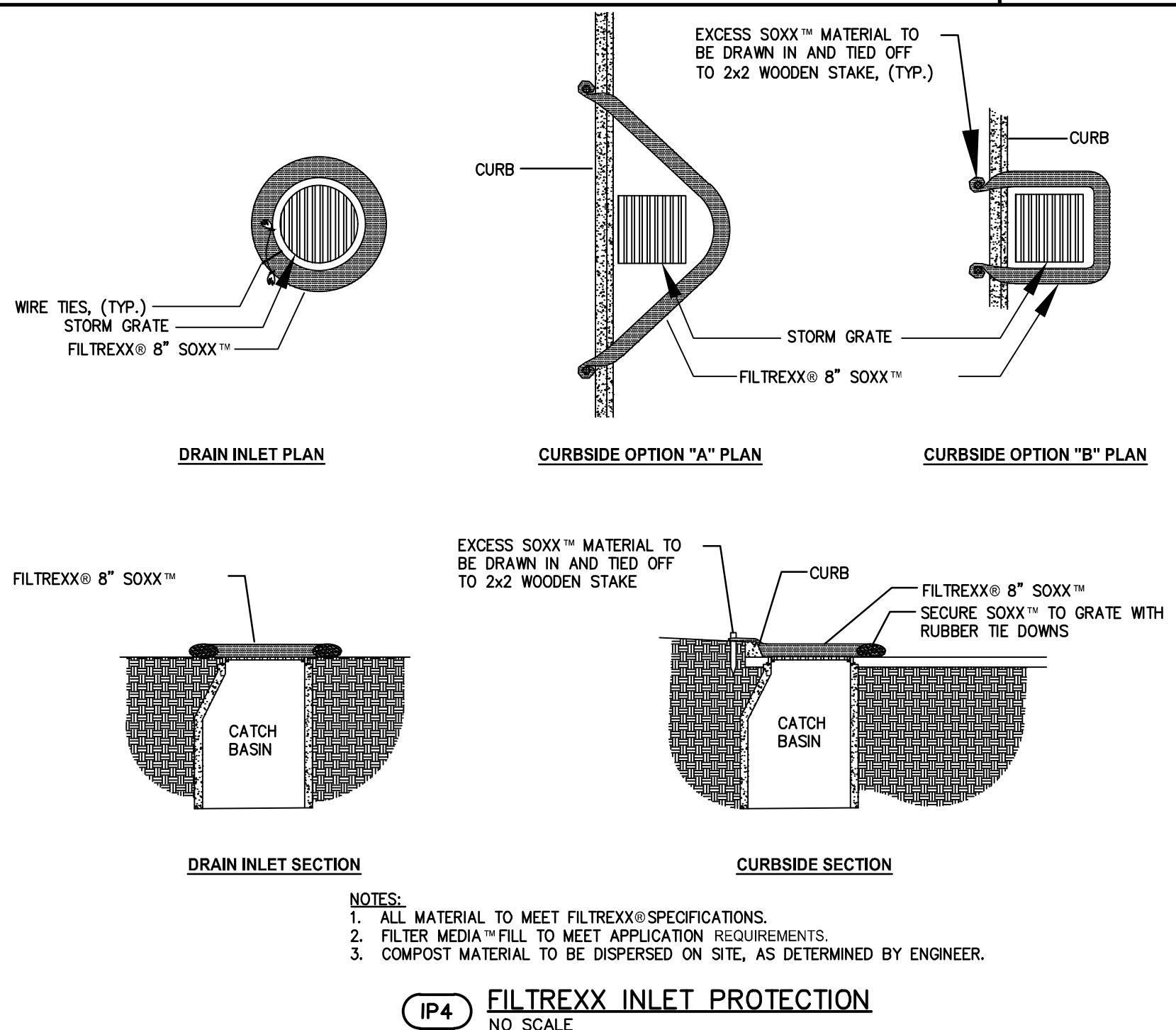
# EROSION AND SEDIMENT CONTROL PLAN



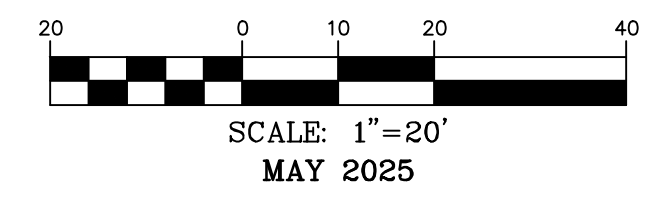
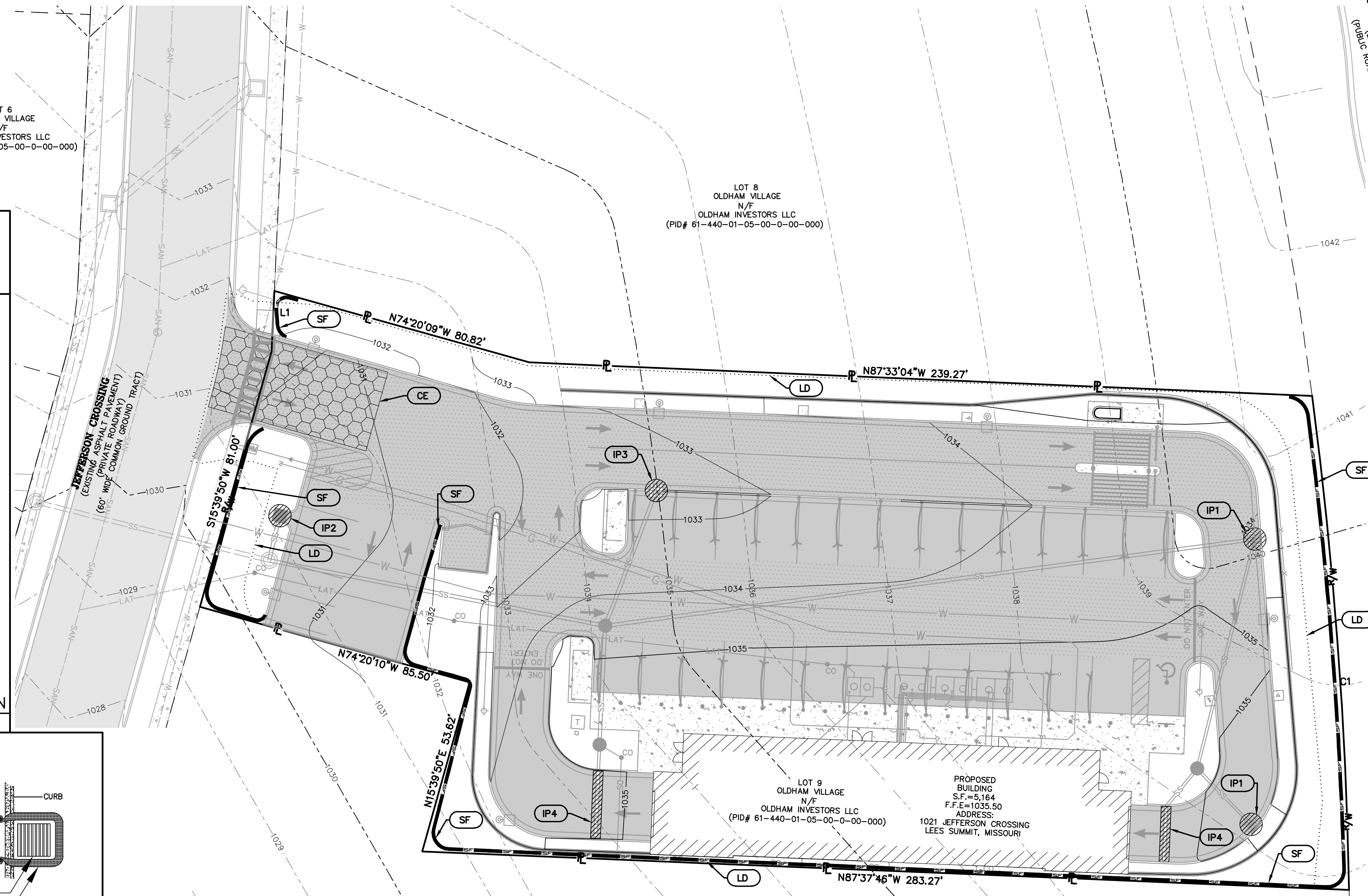
**IP3 DANDY SACK GRATED INLET PROTECTION**  
NO SCALE



**IP1 DANDY CURB SACK GRATED CURB INLET PROTECTION**  
NO SCALE



**IP4 FILTERREXX INLET PROTECTION**  
NO SCALE



## 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 FILTERREXX INLET PROTECTION. SEE DETAIL, THIS SHEET.
- CE** TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET C7.
- LD** LIMITS OF DISTURBANCE.

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

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

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

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Missouri 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 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

EROSION AND SEDIMENT CONTROL PLAN

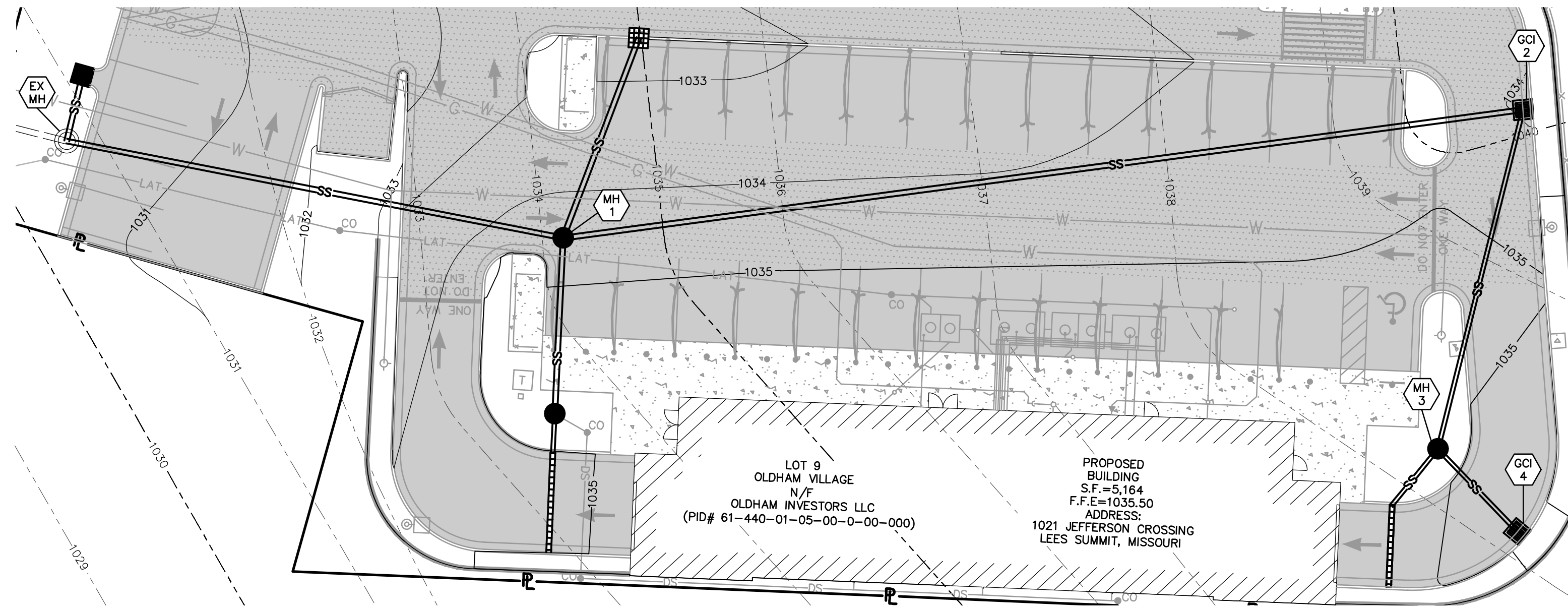
DATE:	06/23/25	PER CITY COMMENTS:	
DATE:	MAY 2025	SCALE:	1:20
PROJ. NO.:	M24-8767A	DRWG. NO.:	C6

DWG NAME: J:\2024\M24-8767 - CCW\1310 SW Market St., Lot 7, Lees Summit, MO\M24-8767A Lot 9, Oldham Village\ENGINEERING\AUTOCAD DRAWINGS\02A - Final Development Plan\M24-8767A\_C6\_EROSION AND SEDIMENT CONTROL PLAN.dwg PLOTTED ON: Jul 03, 2025 - 7:59am PLOTTED BY: K Ferrell

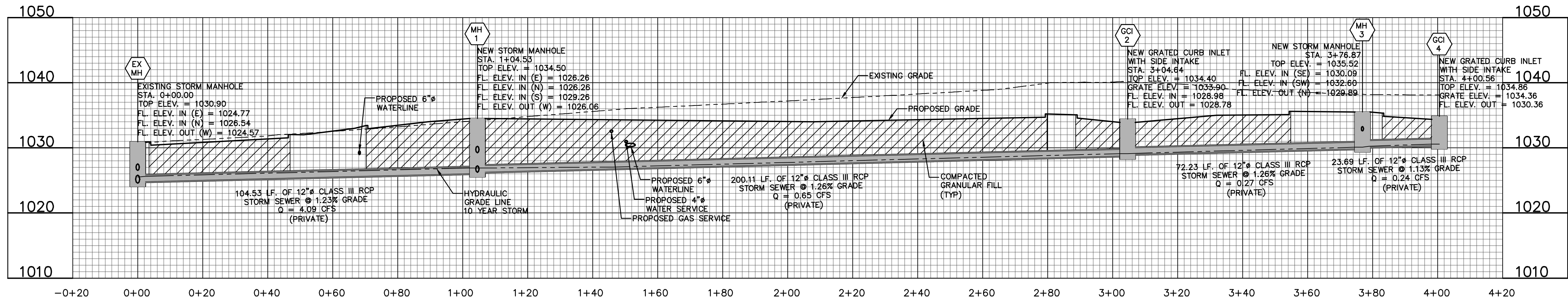
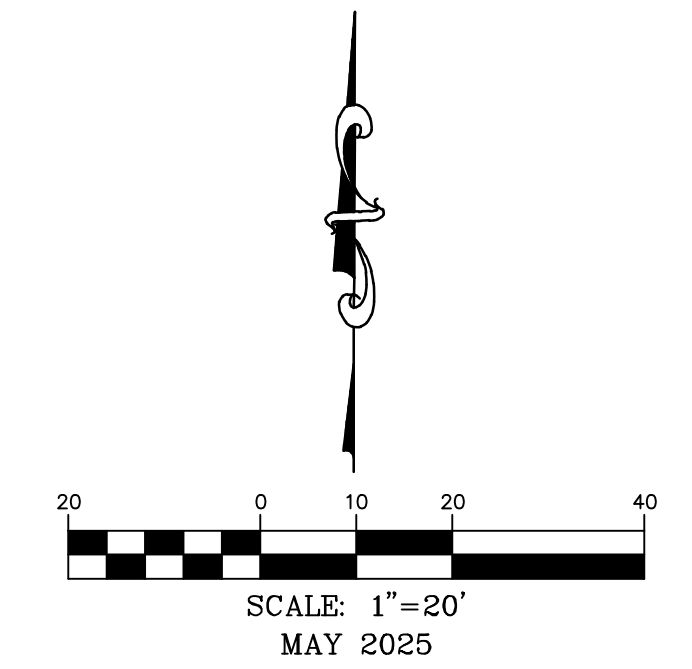




# STORM SEWER PLAN AND PROFILE



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.

**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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 wen@ochran.com  
 wen101@ochran.com

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Missouri State Certificate  
 Authority Numbers:  
 201000046

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

All OSHA rules & regulations and applicable state and local construction requirements for these plans shall be strictly followed (i.e. trenching, blasting, etc.).

ERIC SCOTT KIRCHNER  
 E-2001004618

ERIC S. KIRCHNER  
 E-2001004618

FINAL DEVELOPMENT PLANS  
 CLUB CARWASH  
 LEES SUMMIT, MISSOURI

DATE	BY	APP'D BY
06/23/25	KAF	ESK
07/03/25	KAF	ESK

DATE: MAY 2025

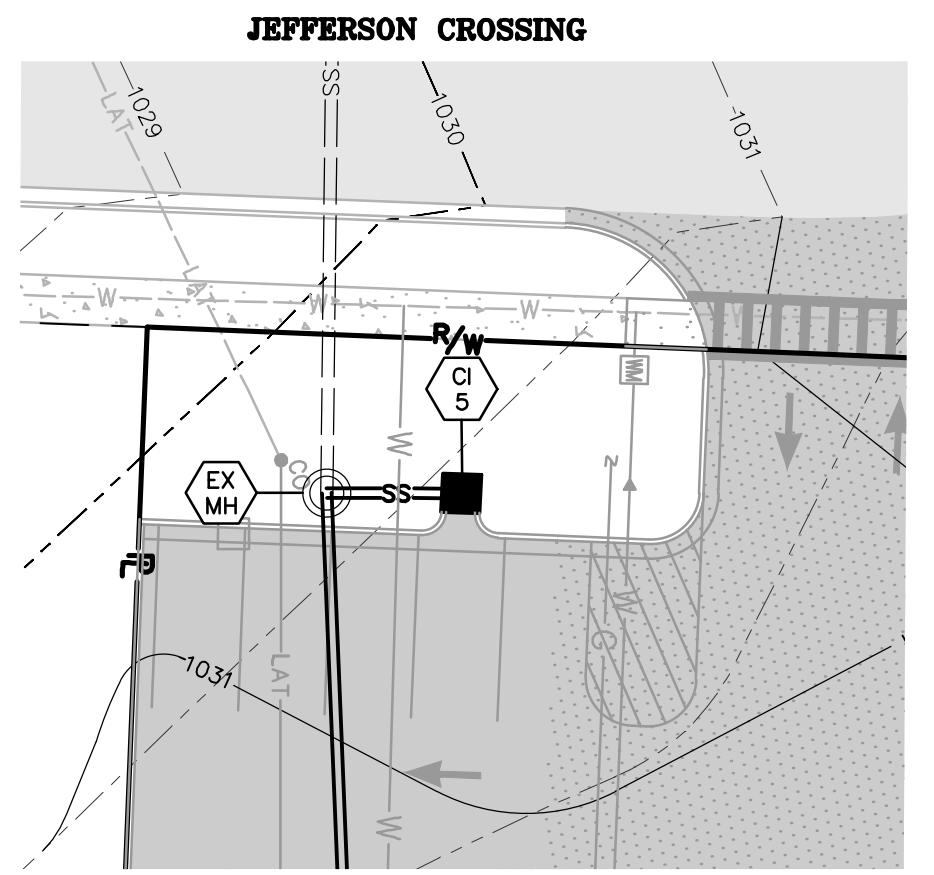
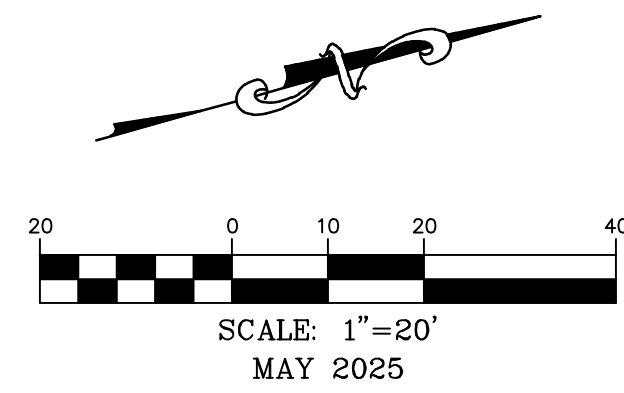
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VERT. SCALE: 1:10

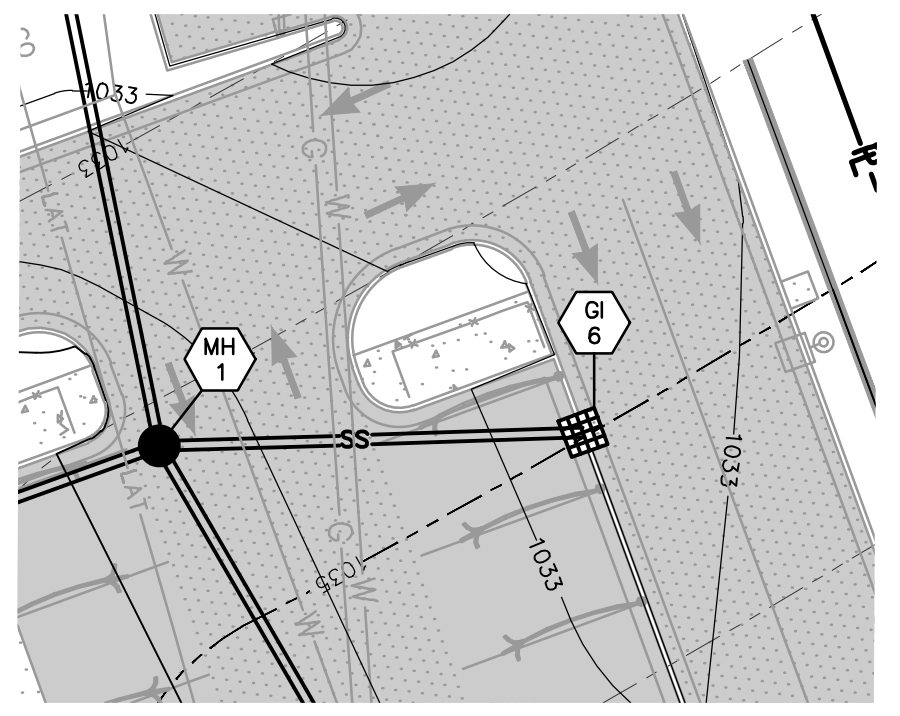
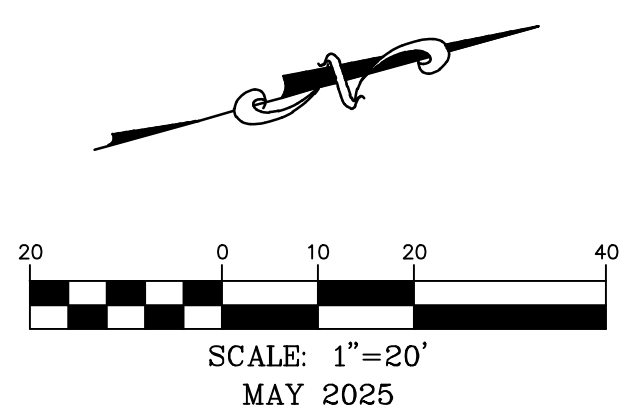
PROJ. NO.: M24-8767A

DWG. NO.: C8

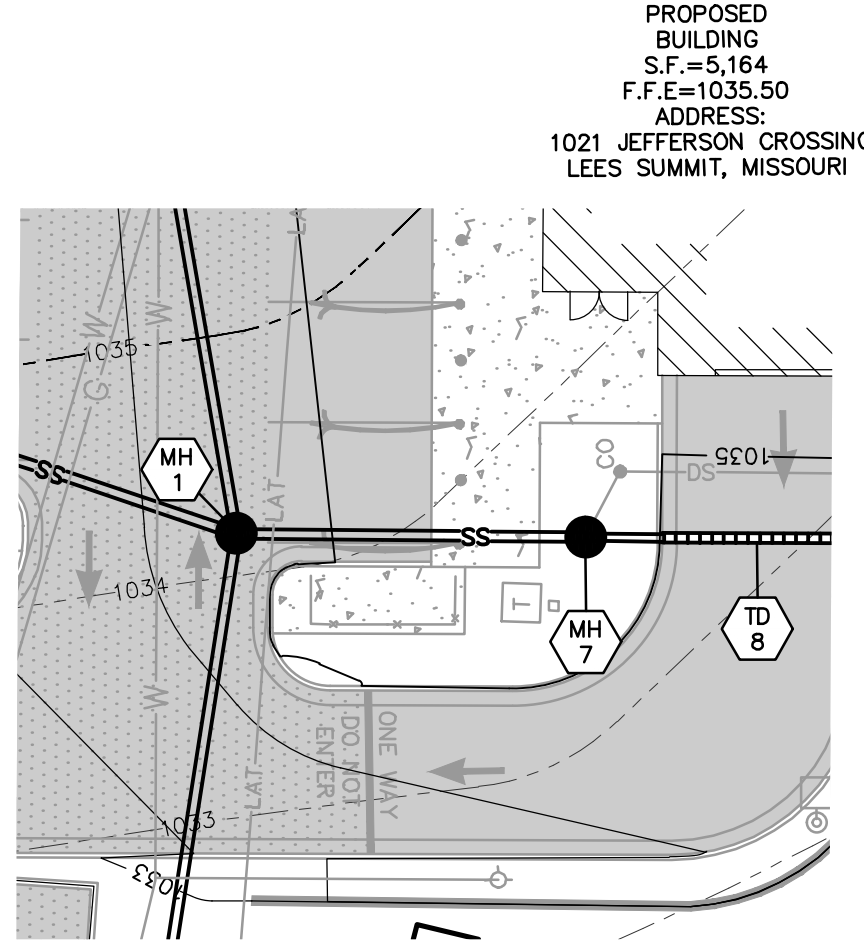
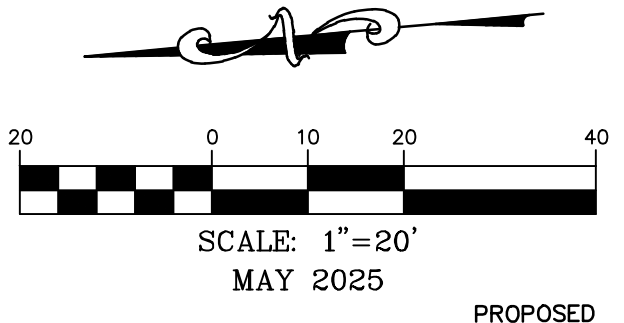
# STORM SEWER PLAN AND PROFILE



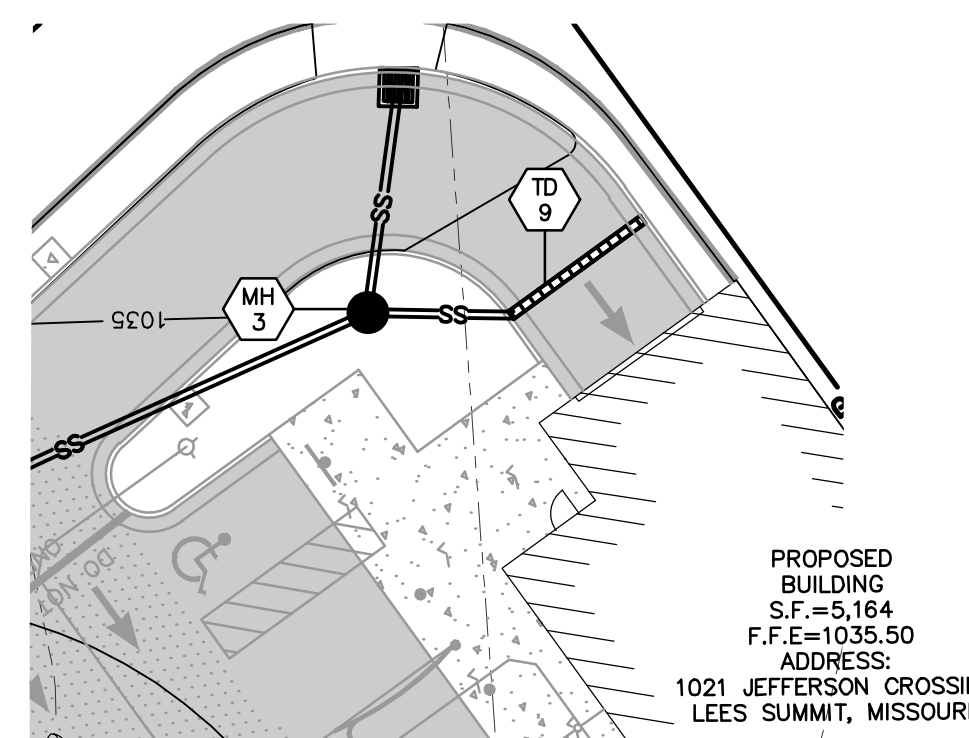
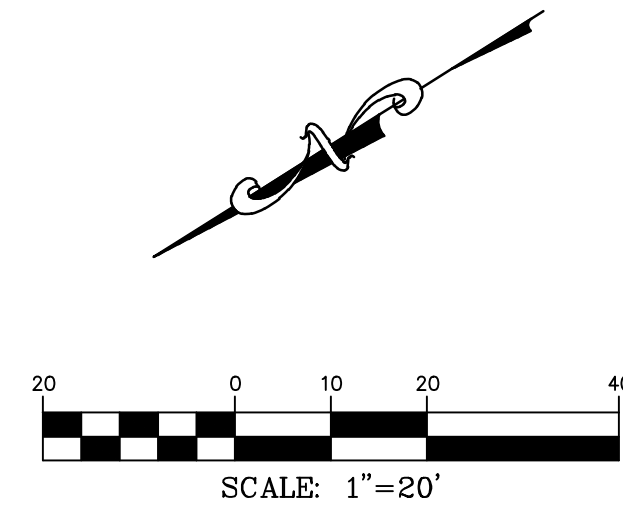
PLAN VIEW 2



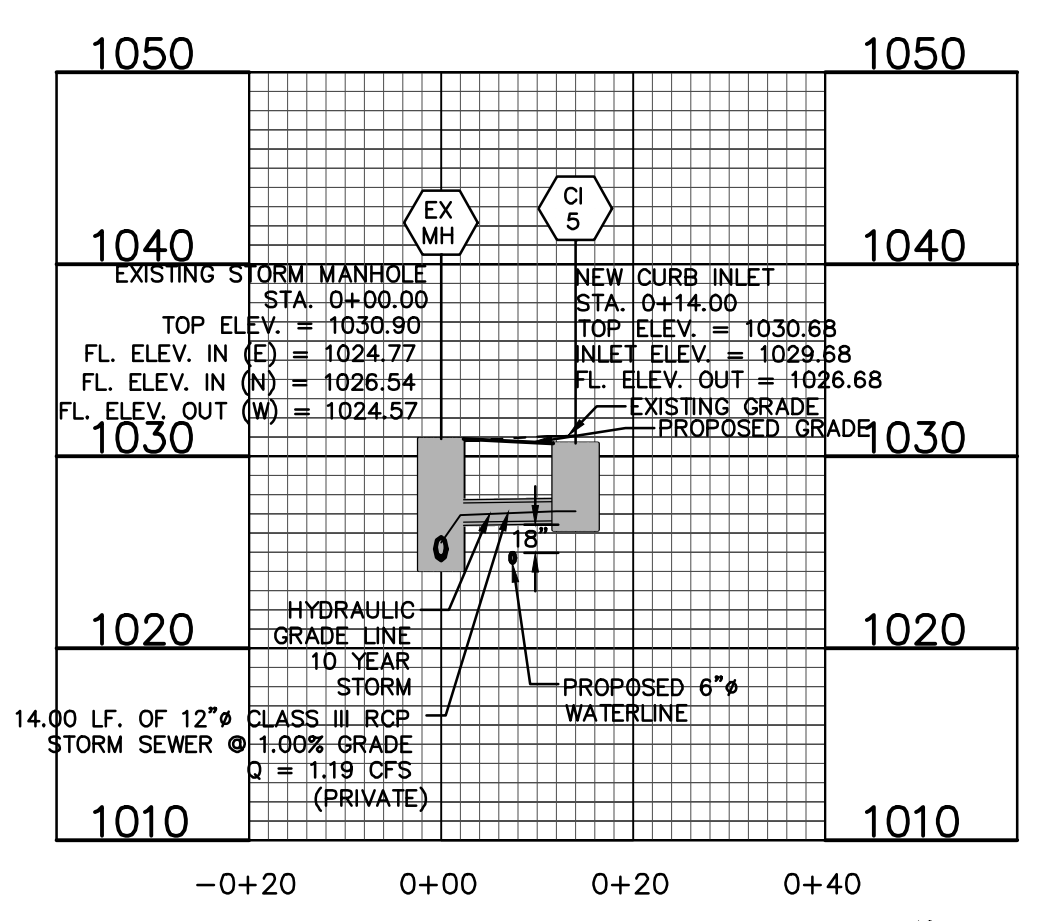
PLAN VIEW 3



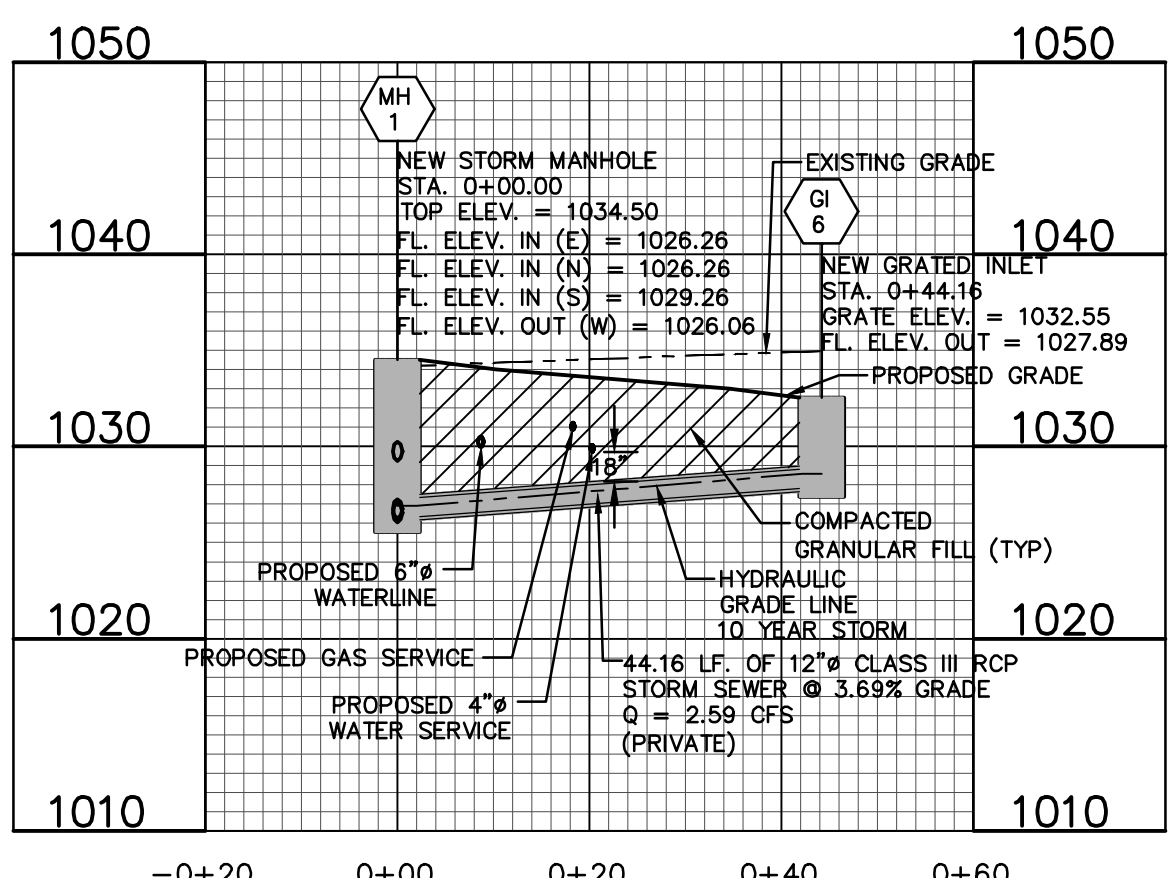
PLAN VIEW 4



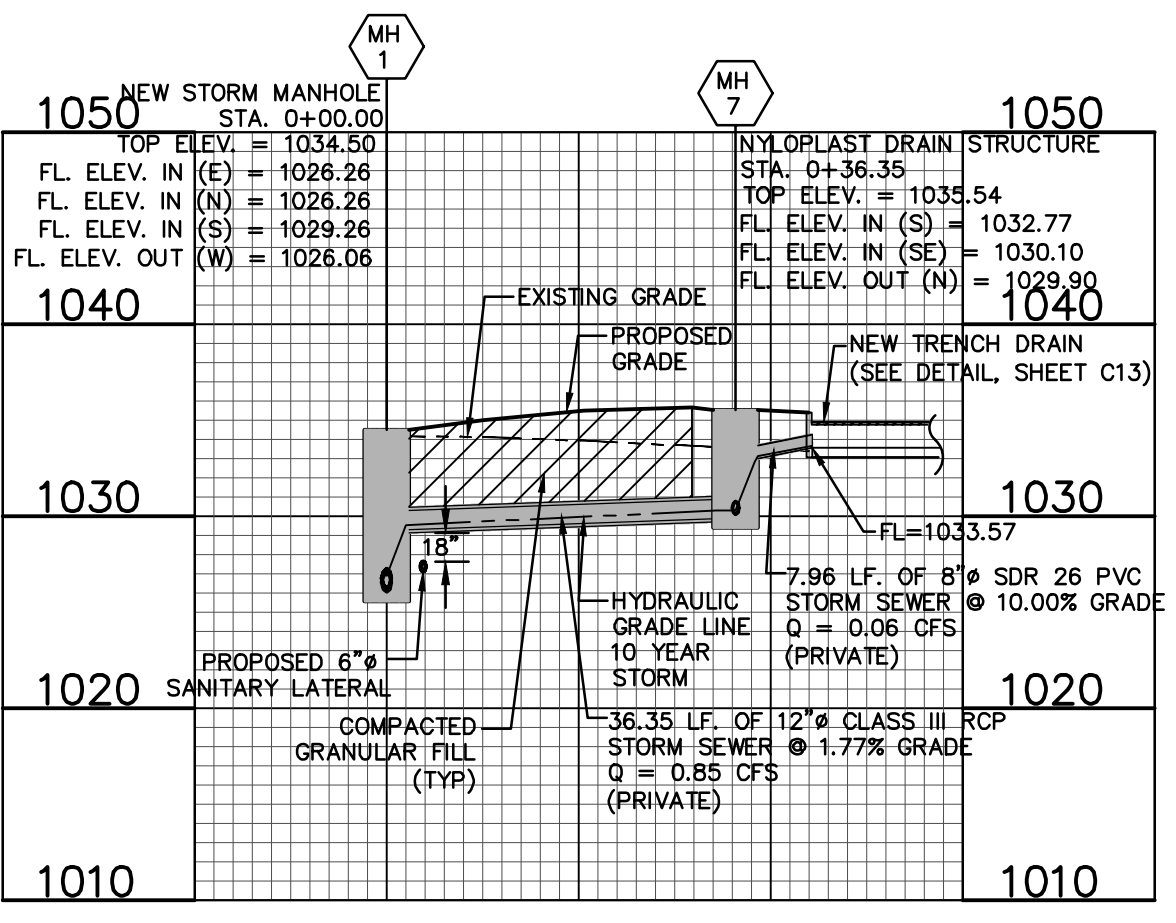
PLAN VIEW 5



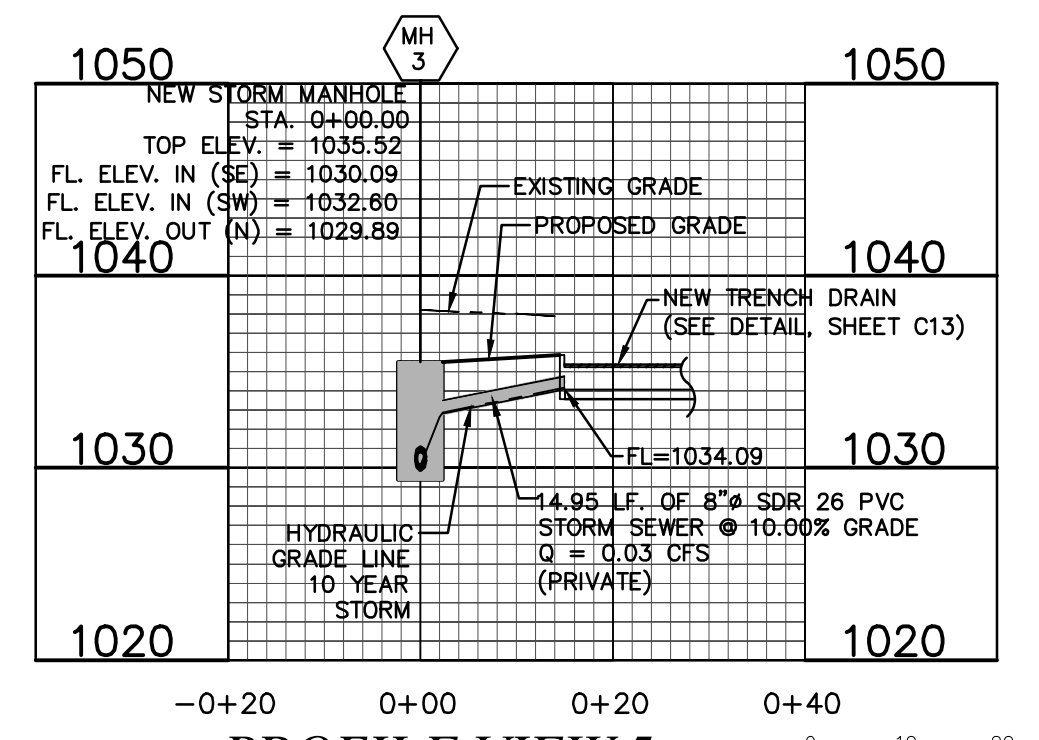
PROFILE VIEW 2



PROFILE VIEW 3



PROFILE VIEW 4



PROFILE VIEW 5

NOTE:  
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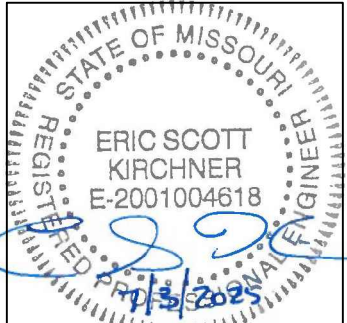
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8 East Main Street  
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Missouri State Certificate  
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E-2001004618

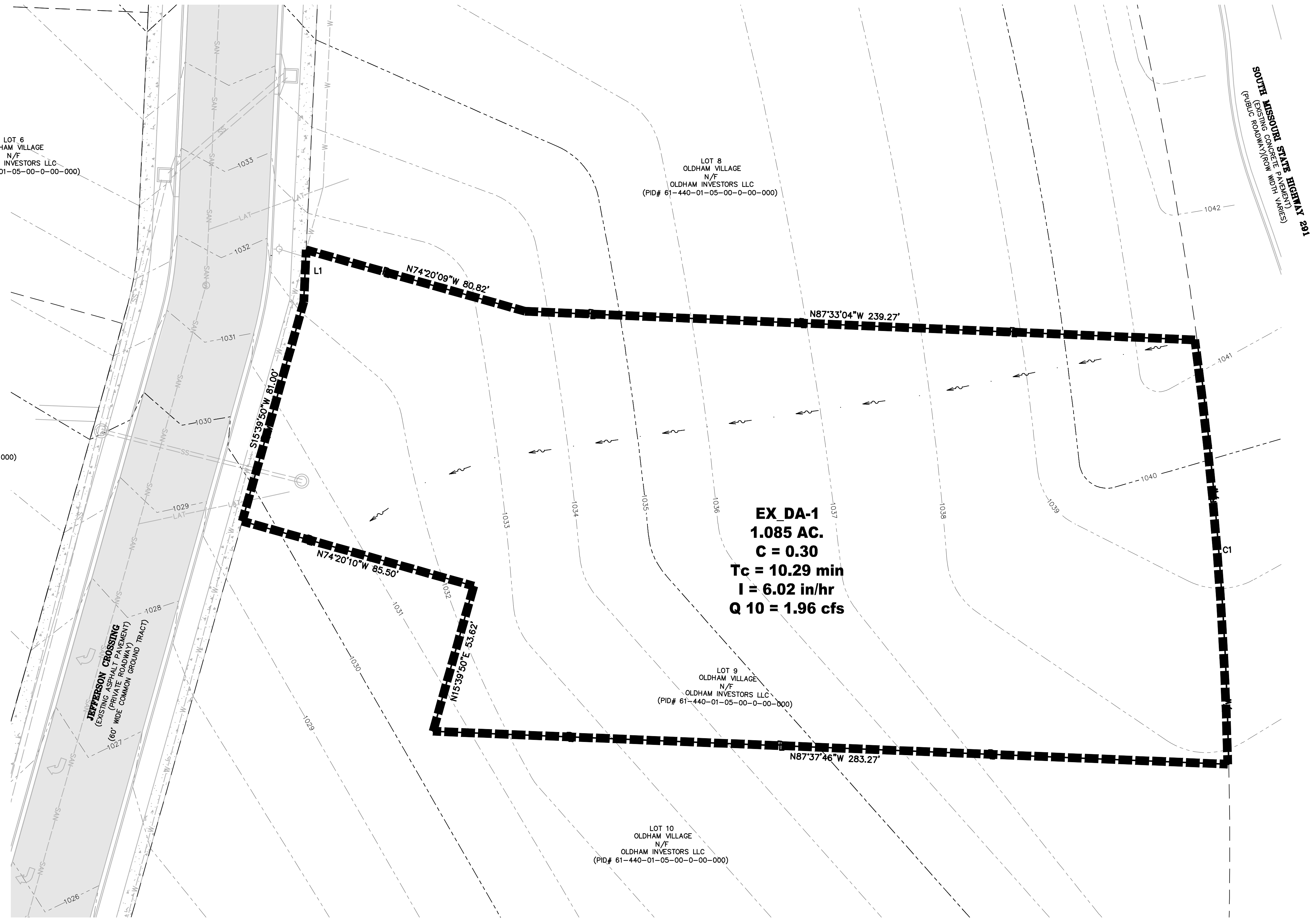
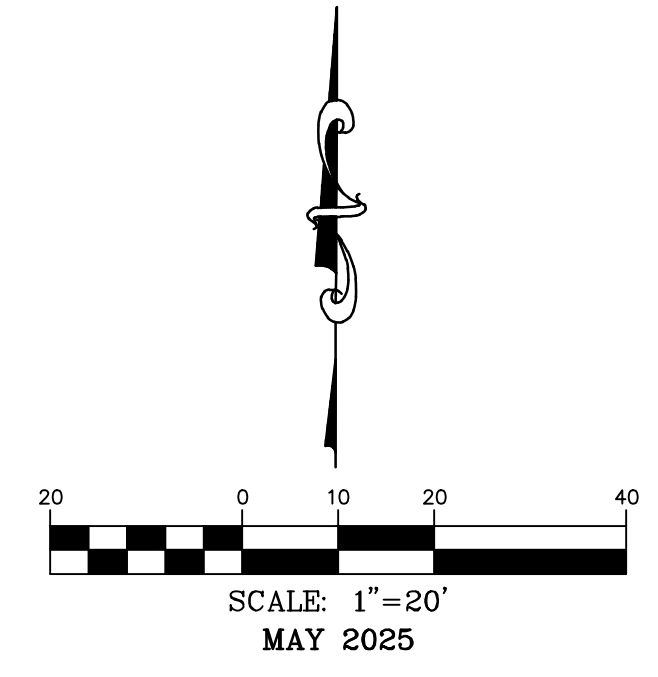
FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEES SUMMIT, MISSOURI

DATE	BY	APP'D BY
06/23/25	KAF	ESK
07/03/25	KAF	ESK
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PROJ. NO: M24-8767A		
DWG. NO: C9		

DWG NAME: J:\2024\M24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\M24-8767A Lot 9, Odham Village\ENGINEERING\AUTOCAD DRAWINGS\02A - Final Development Plan\M24-8767A\_C9\_STORM SEWER PLAN AND PROFILE.dwg LAYOUT TAB: STORM SEWER PLAN AND PROFILE PLOTTED ON: Jul 03, 2025 - 7:59am PLOTTED BY: KForral

# EXISTING DRAINAGE AREA MAP

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'



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

**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

PROPOSED RATIONAL METHOD CALCULATIONS						
	PERVIOUS	IMPERVIOUS	TOTAL AREA	COMPOSITE C	Tc	INTENSITY
1	1.085	0.00	1.085	0.30	10.29	6.02
						10 YR. FLOW
						1.96

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

RUNOFF COEFFICIENT	
EXISTING	0.30
PROPOSED	0.74

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North Office  
8 East Main Street  
Wentzville, Missouri 63385

Missouri State Certificate of Authority Numbers: 2010000046

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

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

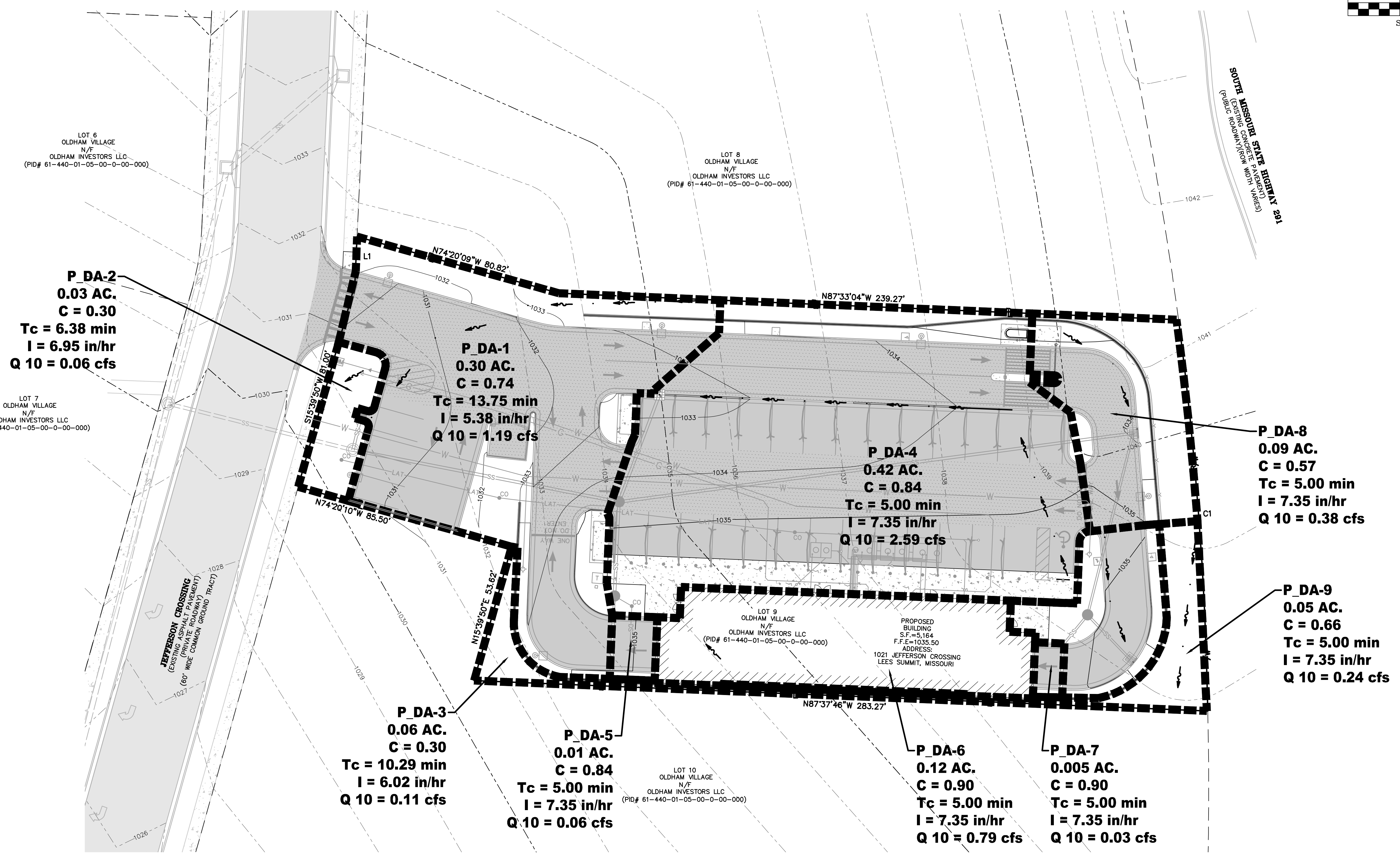
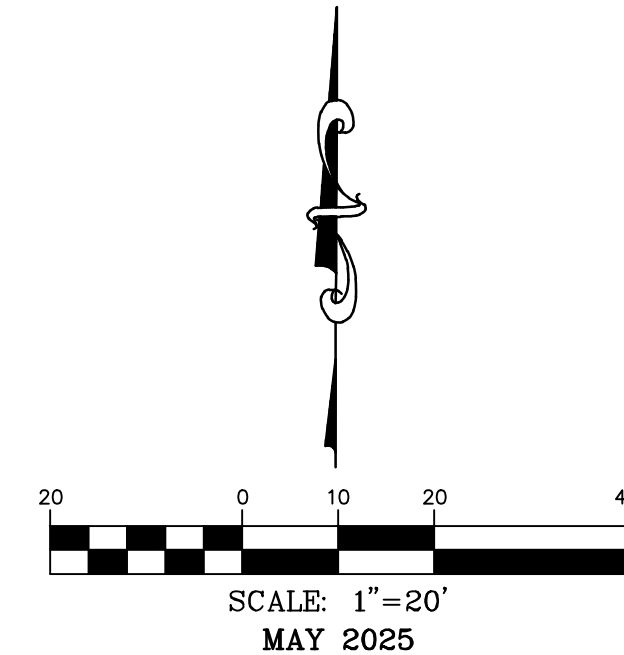
**FINAL DEVELOPMENT PLANS**  
**CLUB CARWASH**  
**LEE'S SUMMIT, MISSOURI**

DATE	BY	DATE	BY
06/23/25	KAF		ESK
DATE: MAY 2025			
SCALE: 1:20			
PROJECT NO: M24-8767A			
DRAWING NO: C10			

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 www.motcall.com

# PROPOSED DRAINAGE AREA MAP

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'



**P\_DA-2**  
0.03 AC.  
C = 0.30  
Tc = 6.38 min  
I = 6.95 in/hr  
Q 10 = 0.06 cfs

**P\_DA-1**  
0.30 AC.  
C = 0.74  
Tc = 13.75 min  
I = 5.38 in/hr  
Q 10 = 1.19 cfs

**P\_DA-4**  
0.42 AC.  
C = 0.84  
Tc = 5.00 min  
I = 7.35 in/hr  
Q 10 = 2.59 cfs

**P\_DA-8**  
0.09 AC.  
C = 0.57  
Tc = 5.00 min  
I = 7.35 in/hr  
Q 10 = 0.38 cfs

**P\_DA-9**  
0.05 AC.  
C = 0.66  
Tc = 5.00 min  
I = 7.35 in/hr  
Q 10 = 0.24 cfs

**P\_DA-3**  
0.06 AC.  
C = 0.30  
Tc = 10.29 min  
I = 6.02 in/hr  
Q 10 = 0.11 cfs

**P\_DA-5**  
0.01 AC.  
C = 0.84  
Tc = 5.00 min  
I = 7.35 in/hr  
Q 10 = 0.06 cfs

**P\_DA-6**  
0.12 AC.  
C = 0.90  
Tc = 5.00 min  
I = 7.35 in/hr  
Q 10 = 0.79 cfs

**P\_DA-7**  
0.005 AC.  
C = 0.90  
Tc = 5.00 min  
I = 7.35 in/hr  
Q 10 = 0.03 cfs

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		RUNOFF COEFFICIENT	
EXISTING 10 YR.	1.96	EXISTING	0.30
PROPOSED 10 YR.	5.45	PROPOSED	0.74
DIFFERENCE	+3.49		

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

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

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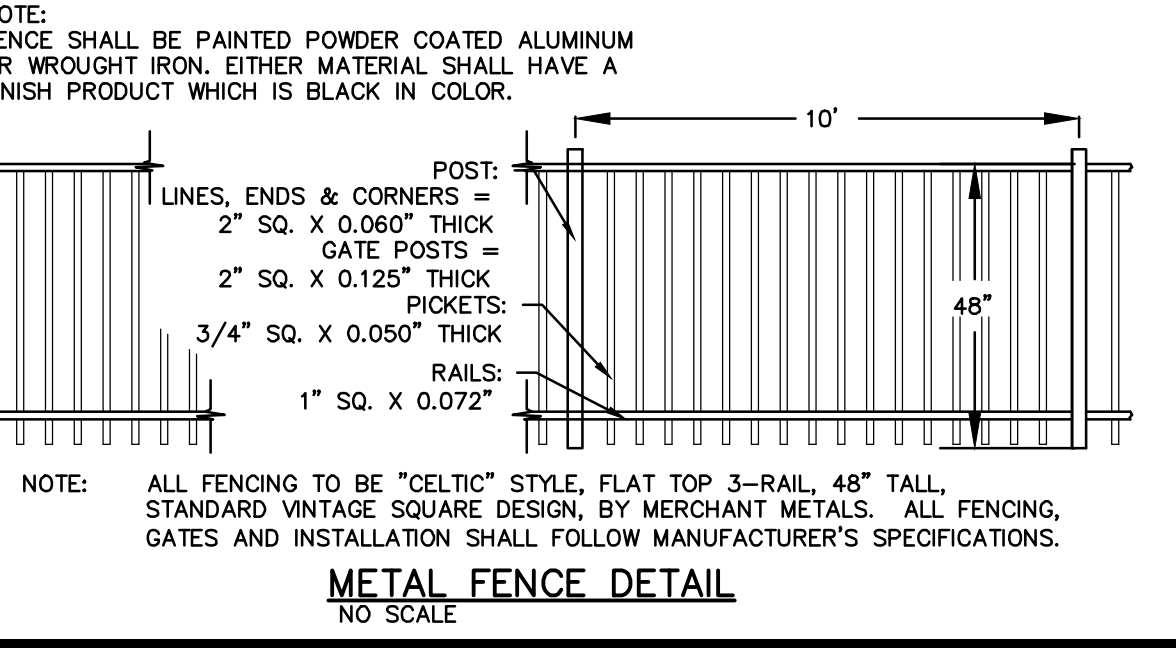
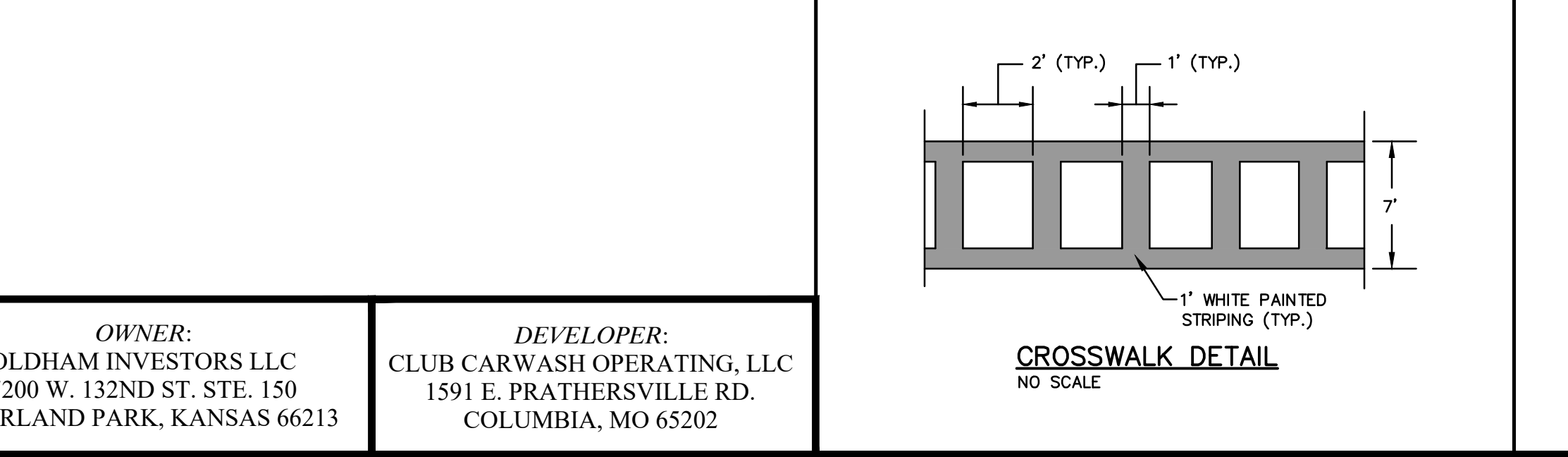
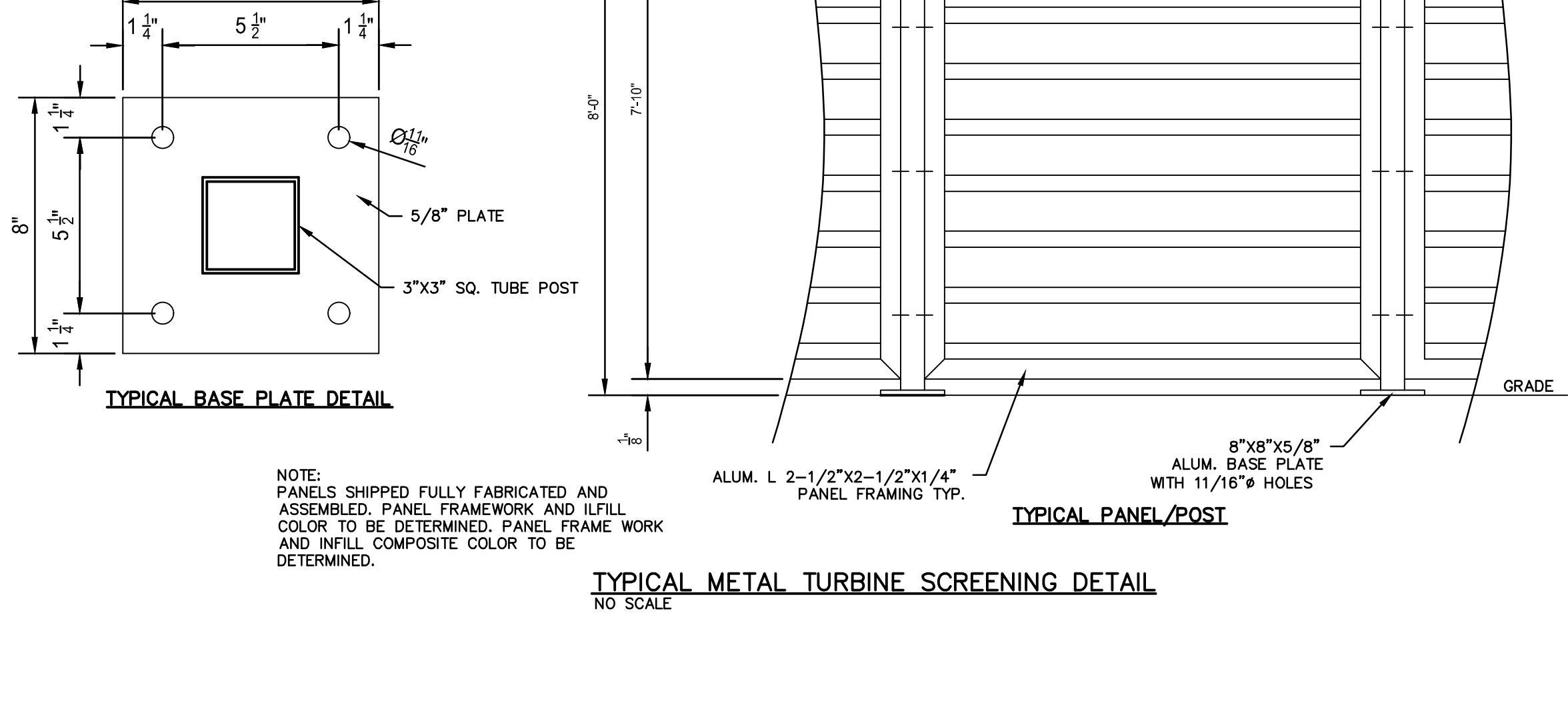
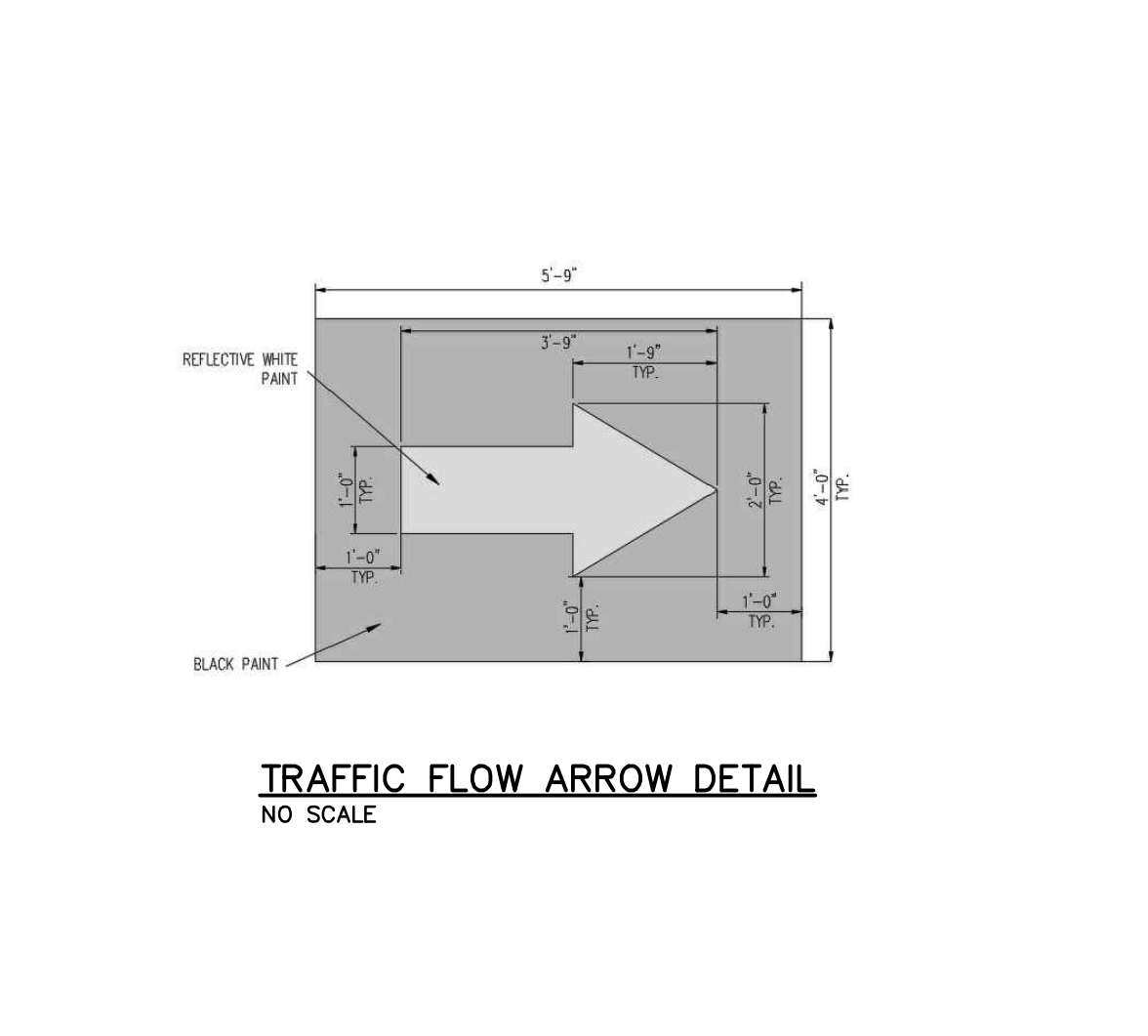
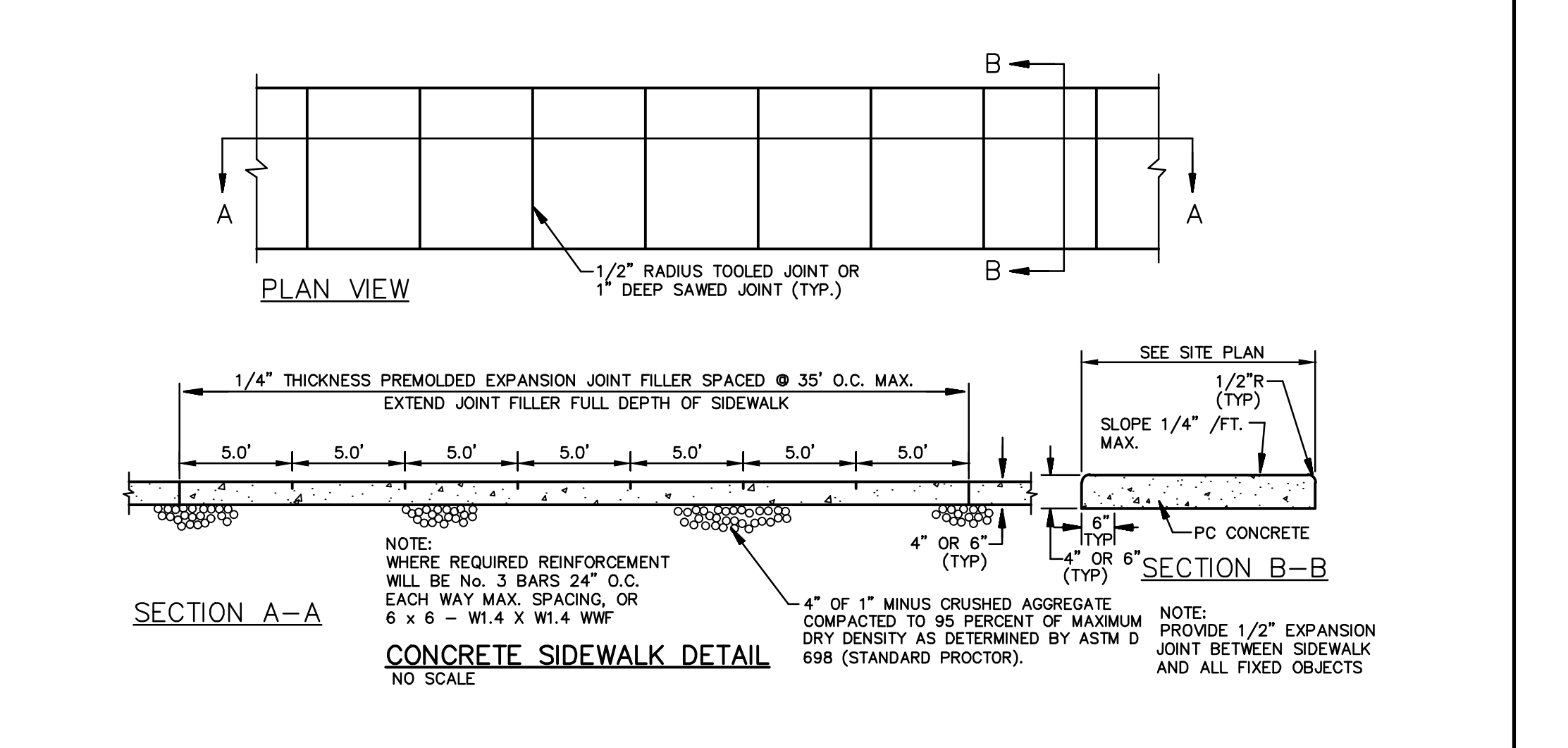
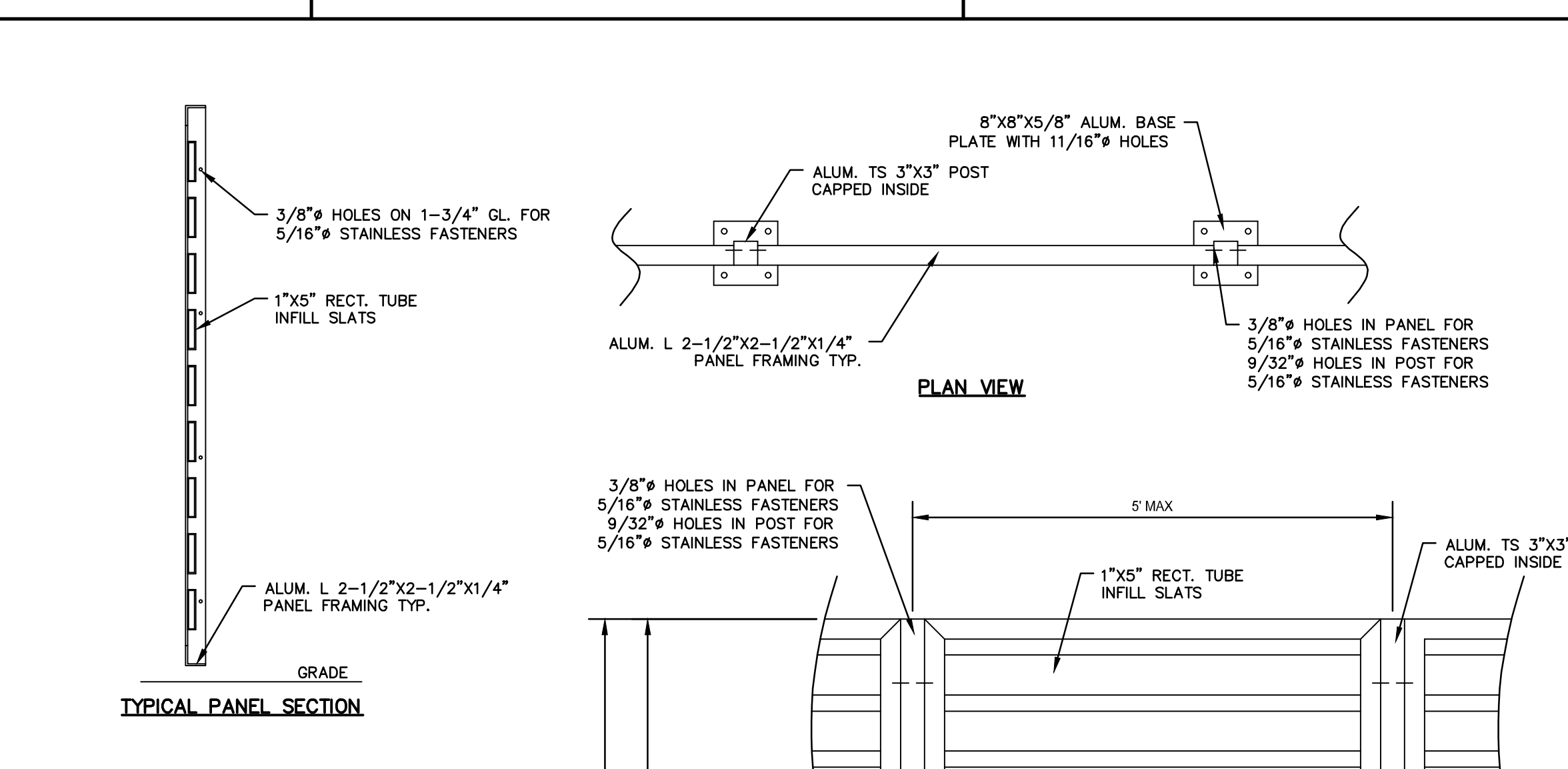
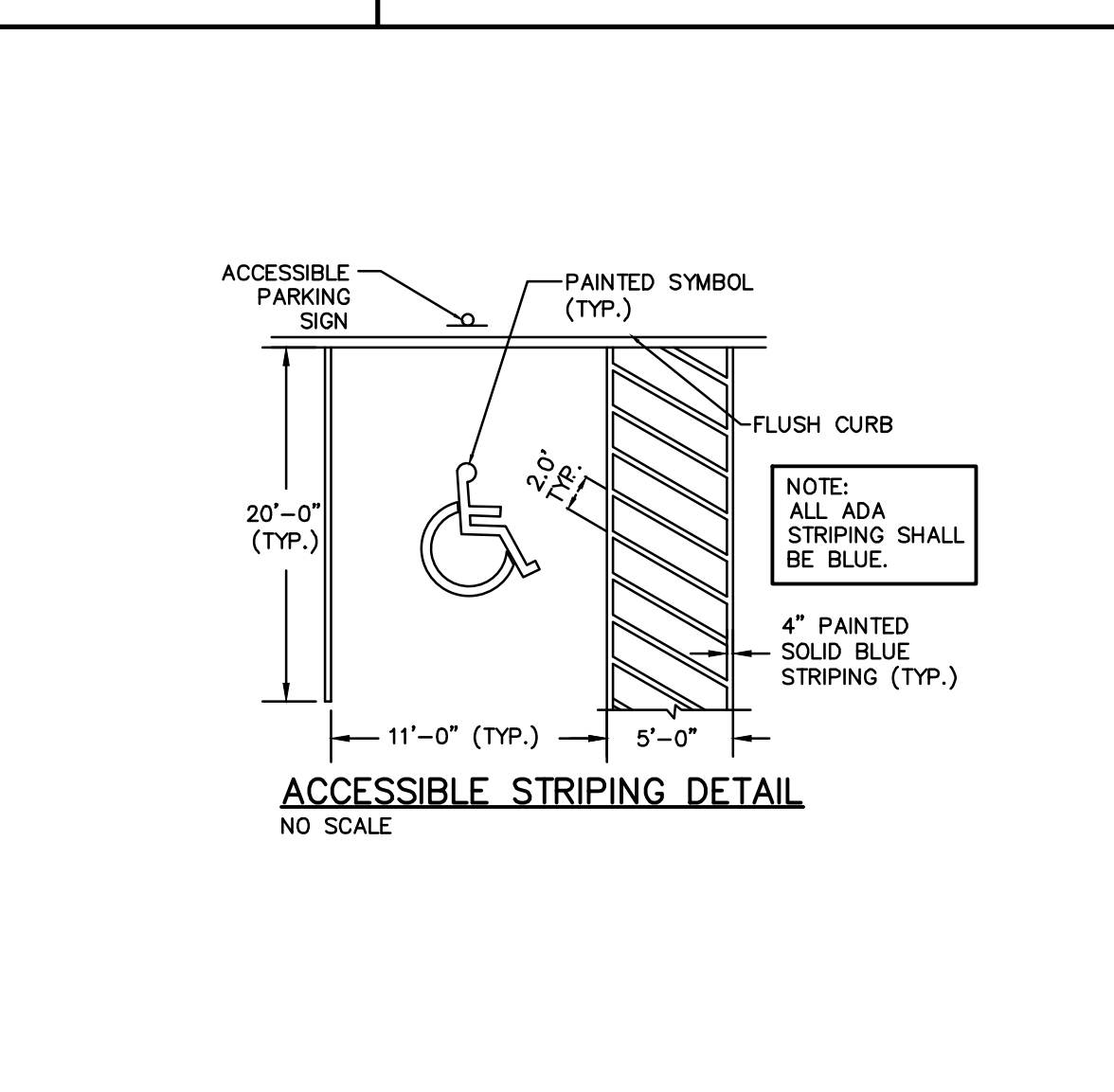
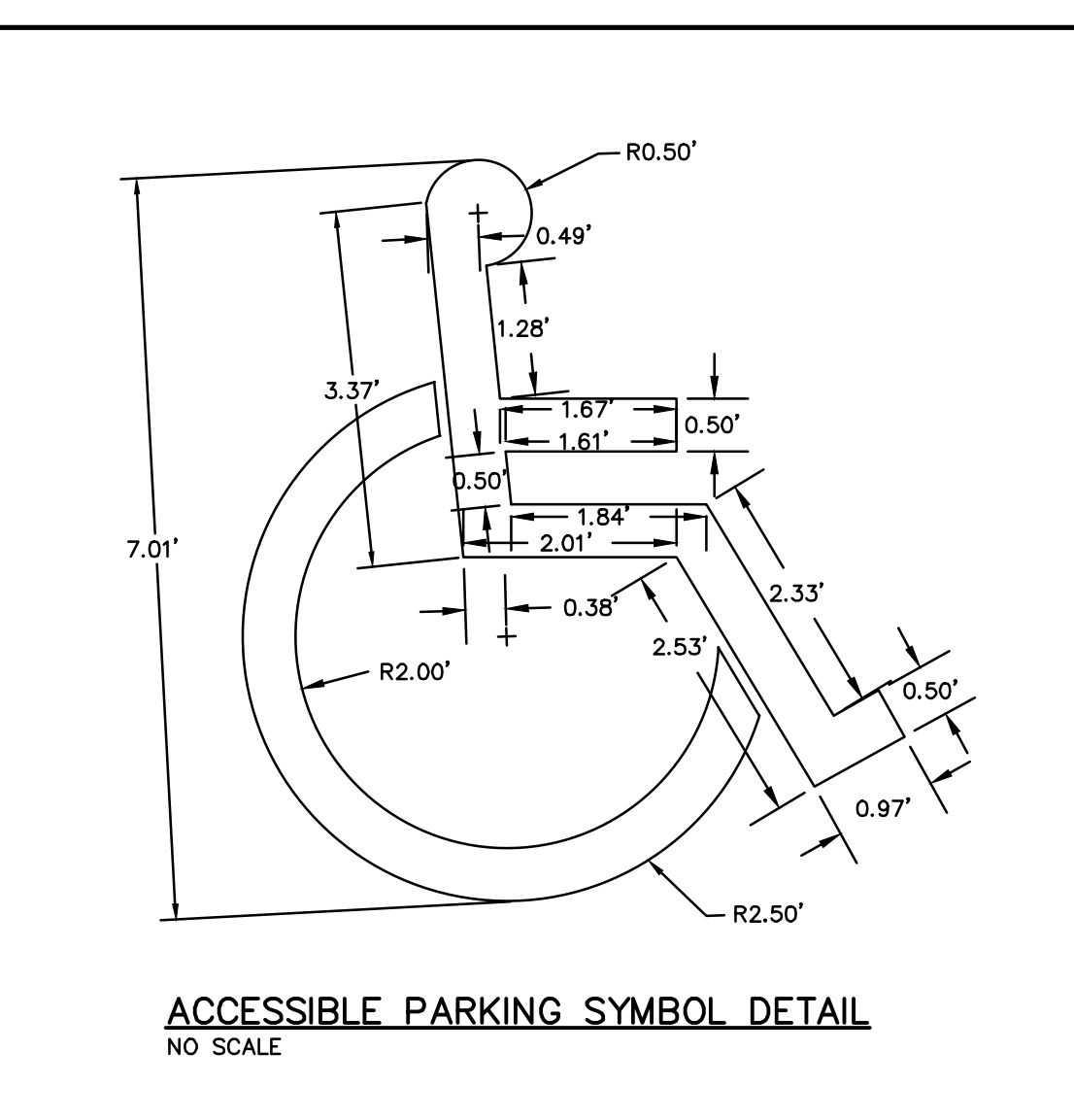
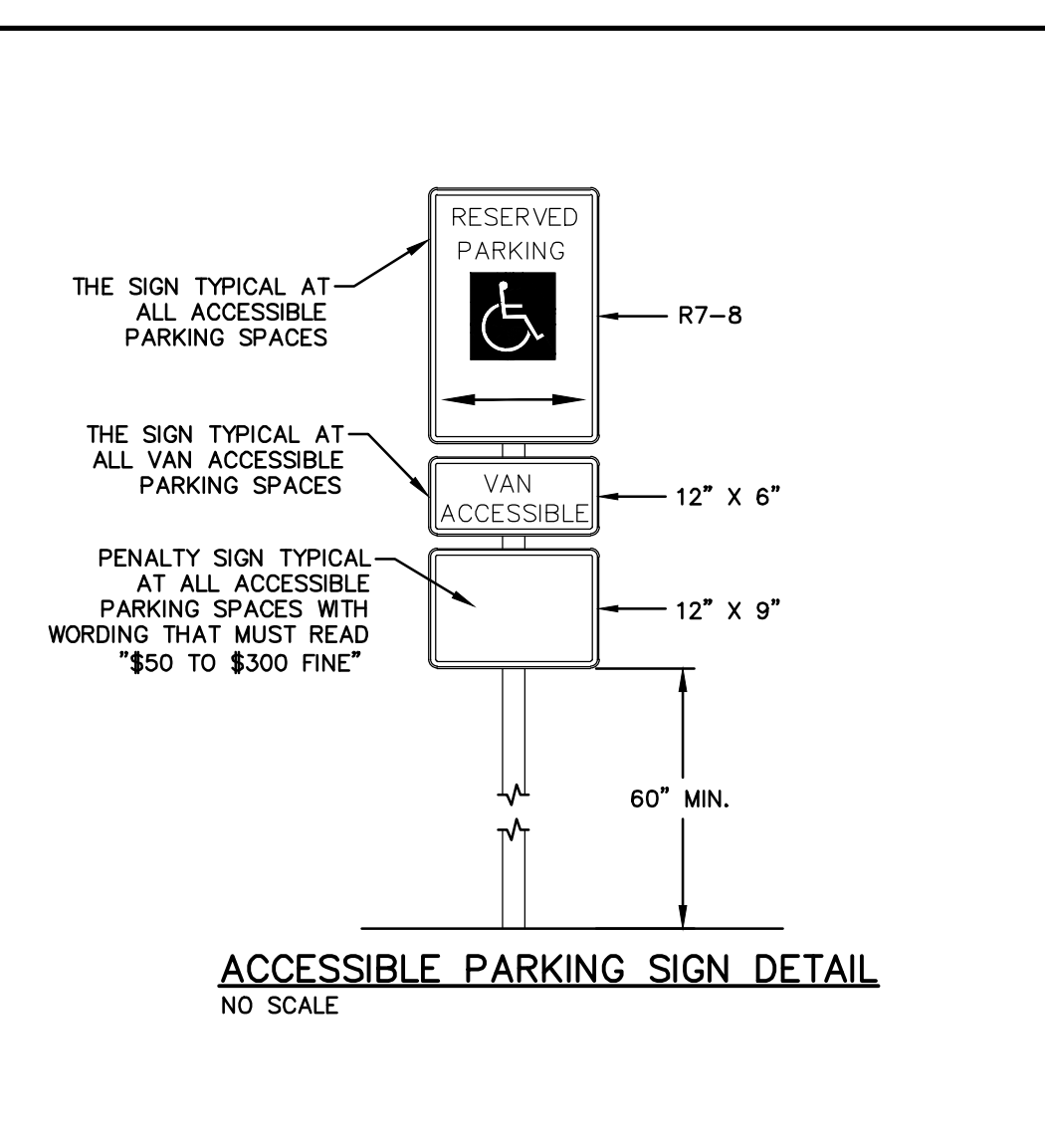
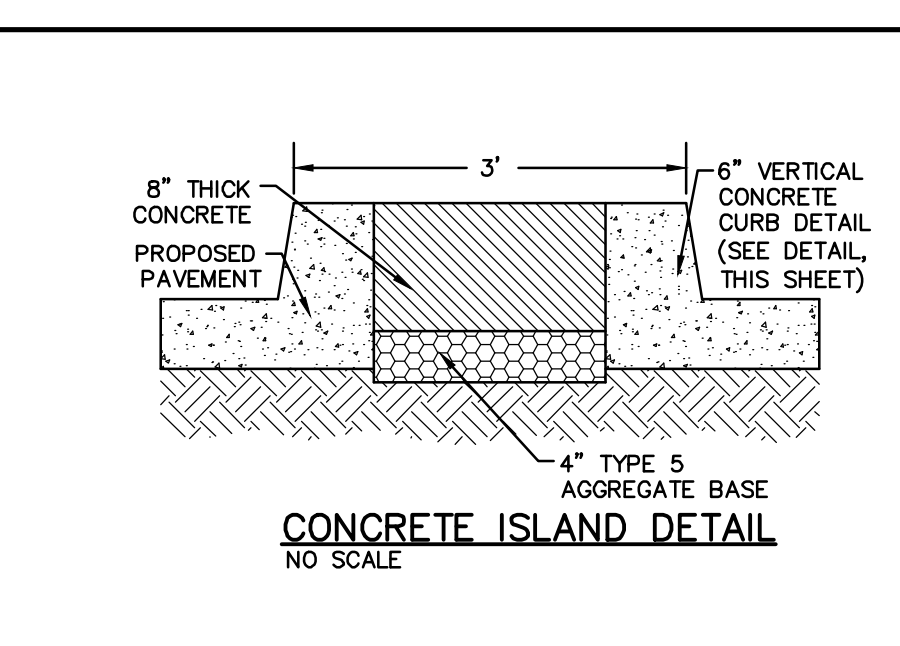
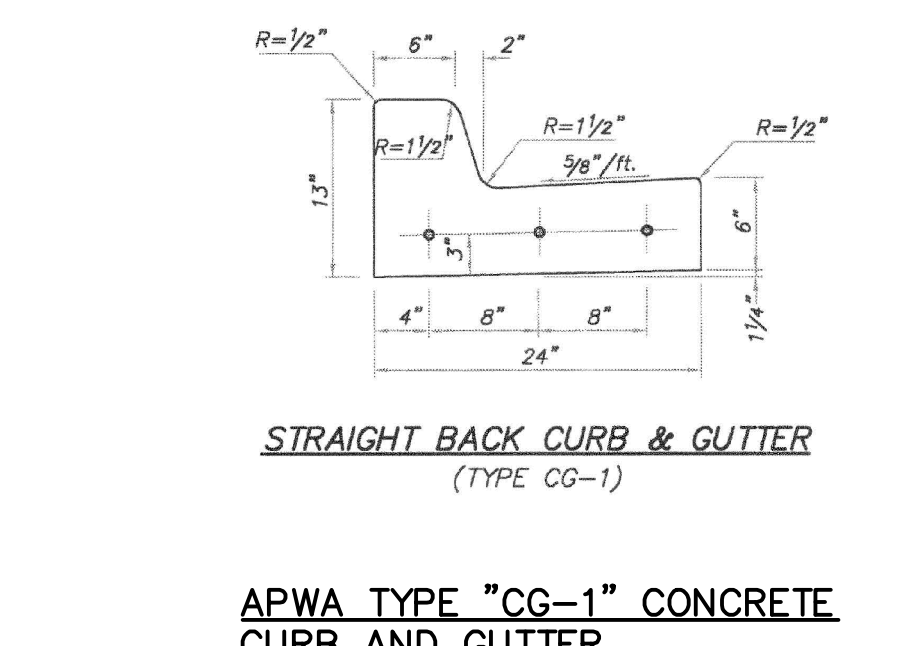
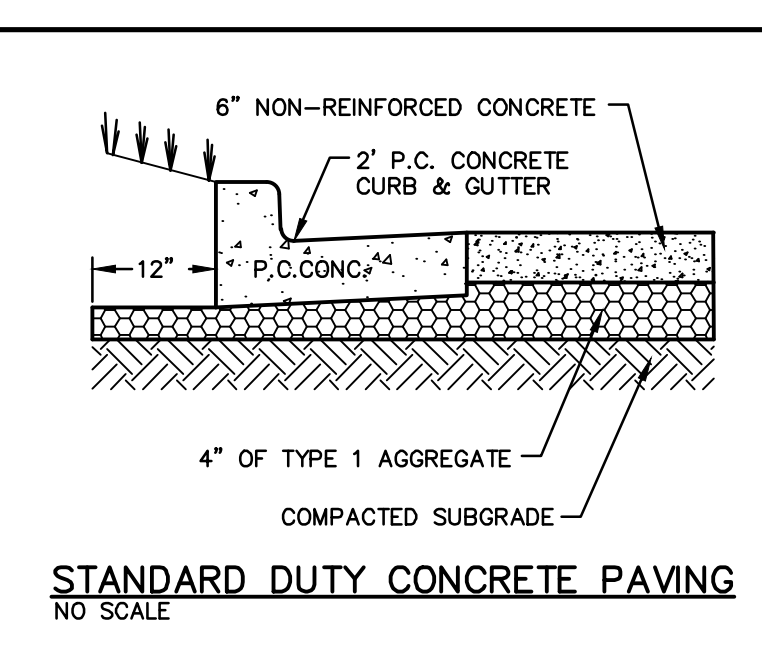
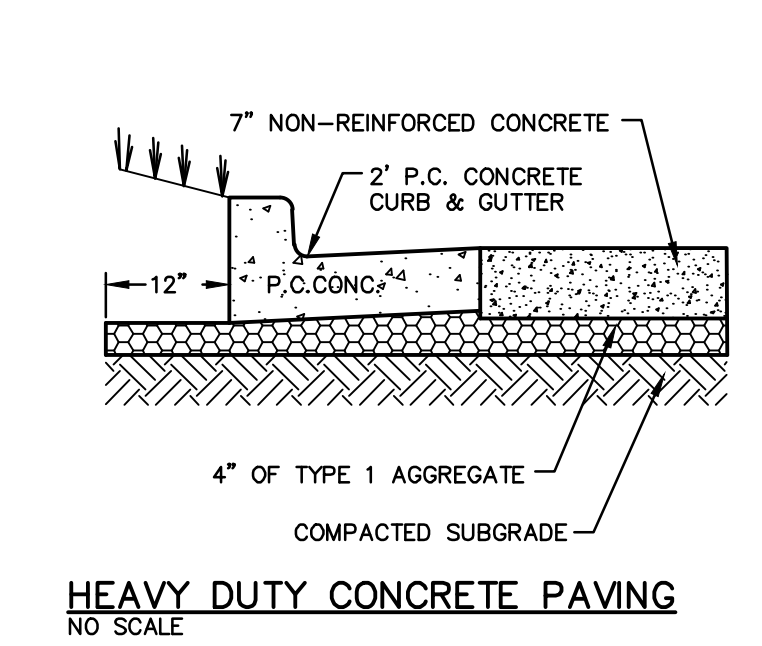
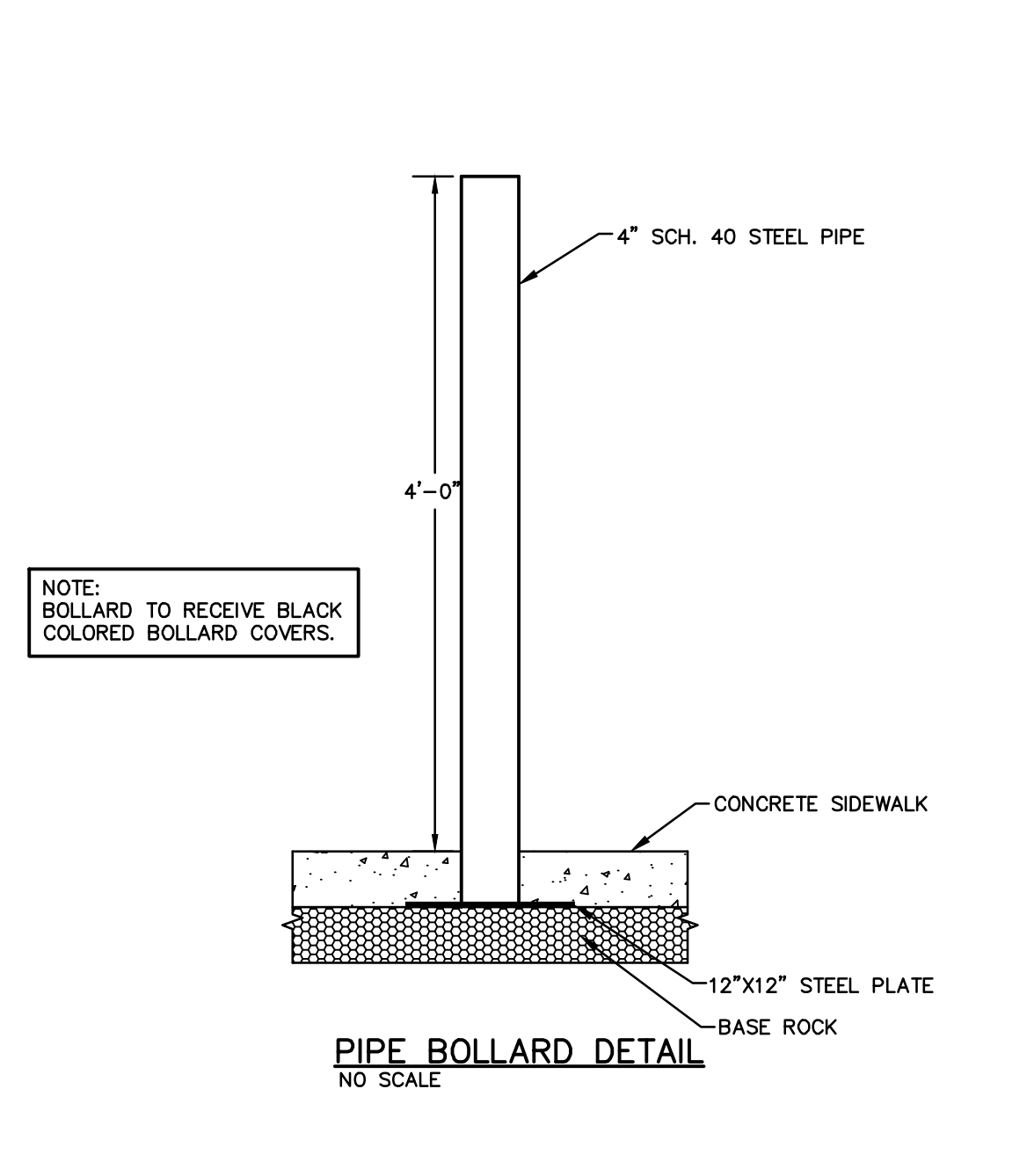
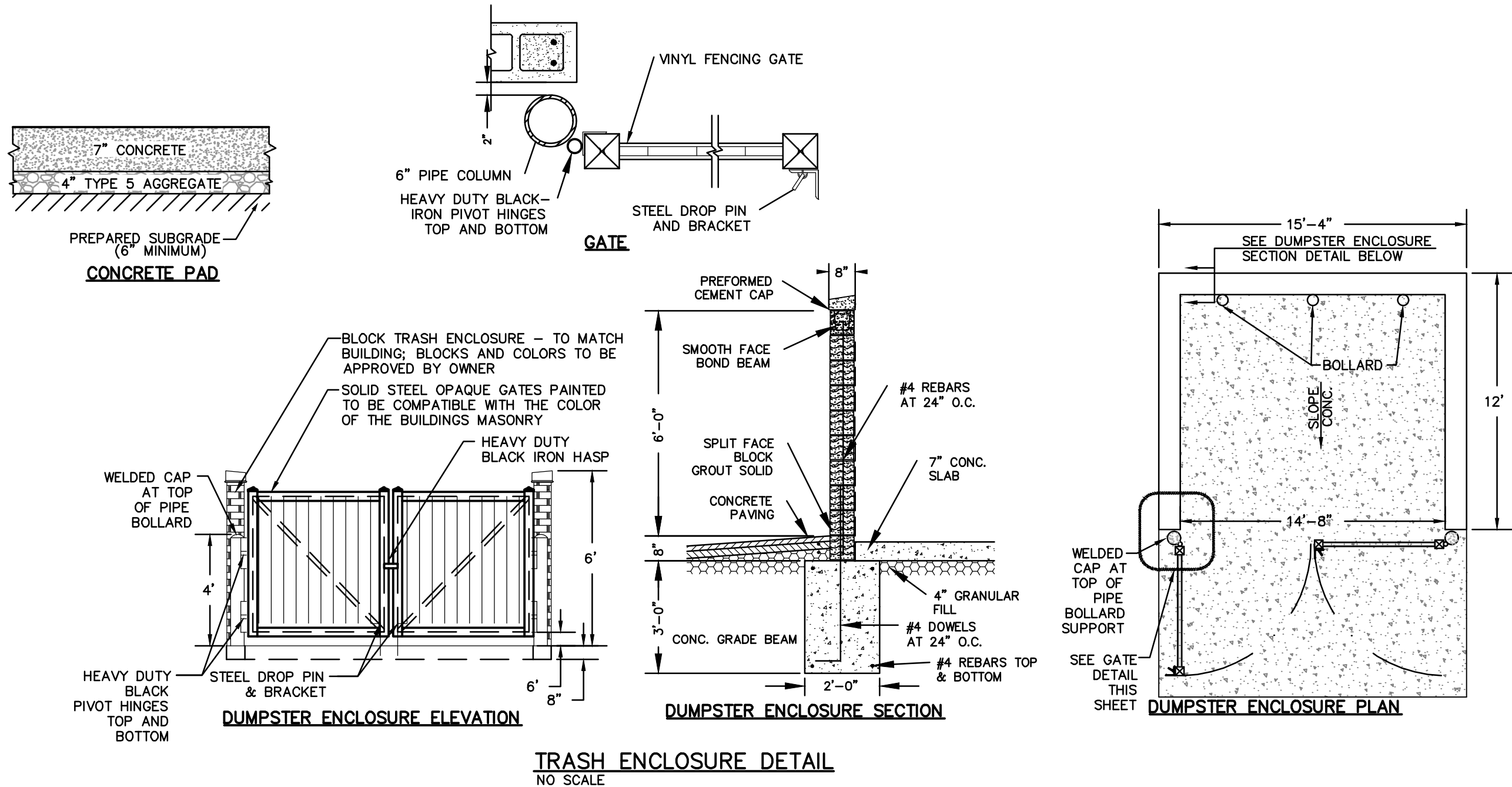
Missouri State Certificate of Authority Numbers: 201000046

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

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

FINAL DEVELOPMENT PLANS  
CLUB CARWASH  
LEE'S SUMMIT, MISSOURI

PROPOSED DRAINAGE AREA MAP  
DATE: 06/23/25  
REVISED: PER CITY COMMENTS  
APP'D BY: KAF  
DATE: MAY 2025  
SCALE: 1:20  
PROJ. NO.: M24-8767A  
DRG. NO.: C11



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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 and all applicable local codes and regulations shall be strictly followed in all construction activities (i.e. trenching, blasting, etc.).

ERIC SCOTT KIRCHNER  
E-2001004618  
6/23/2025

ERIC S. KIRCHNER  
E-2001004618

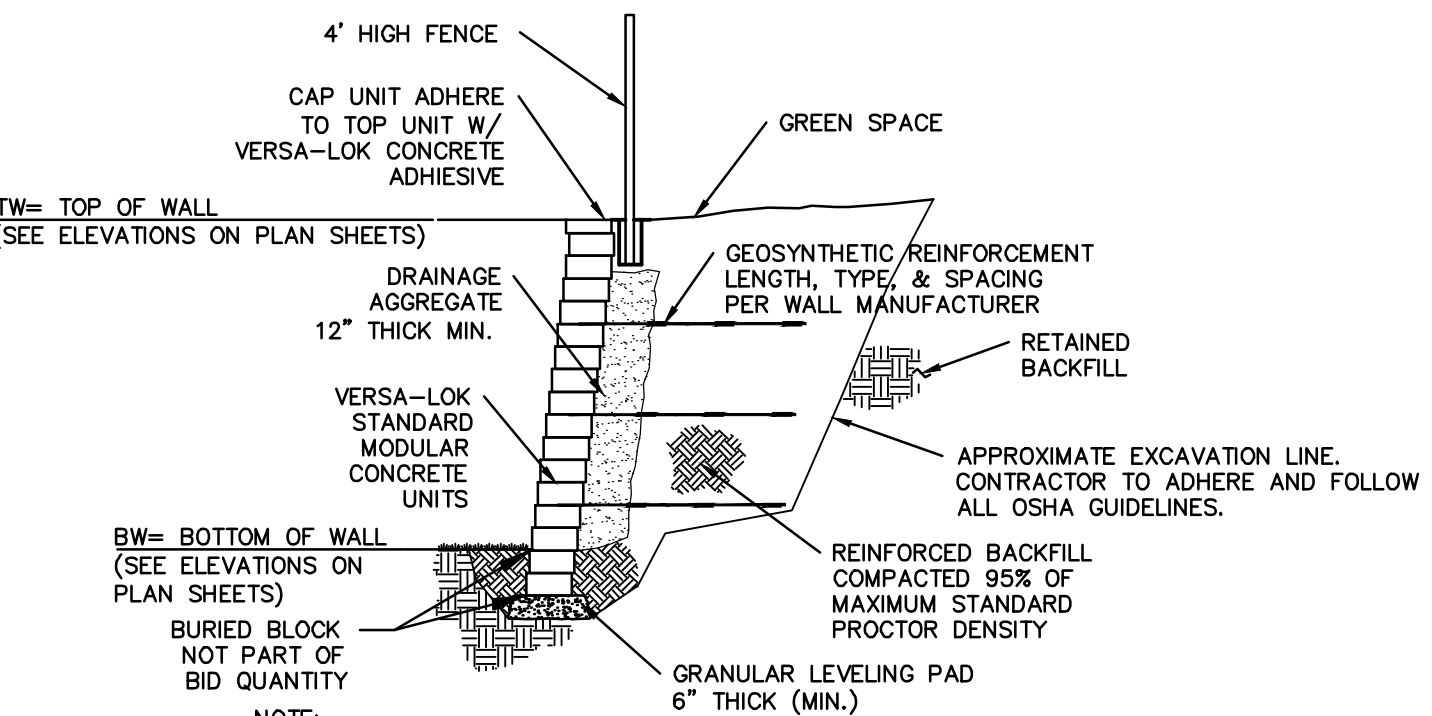
**FINAL DEVELOPMENT PLANS**  
**CLUB CARWASH**  
**LEE'S SUMMIT, MISSOURI**

DESIGNED BY:	KAF
CHECKED BY:	ESK
DATE:	06/23/25
DATE:	MAY 2025
SCALE:	NO SCALE
PROJECT NO.:	M24-8767A
DWG. NO.:	C12

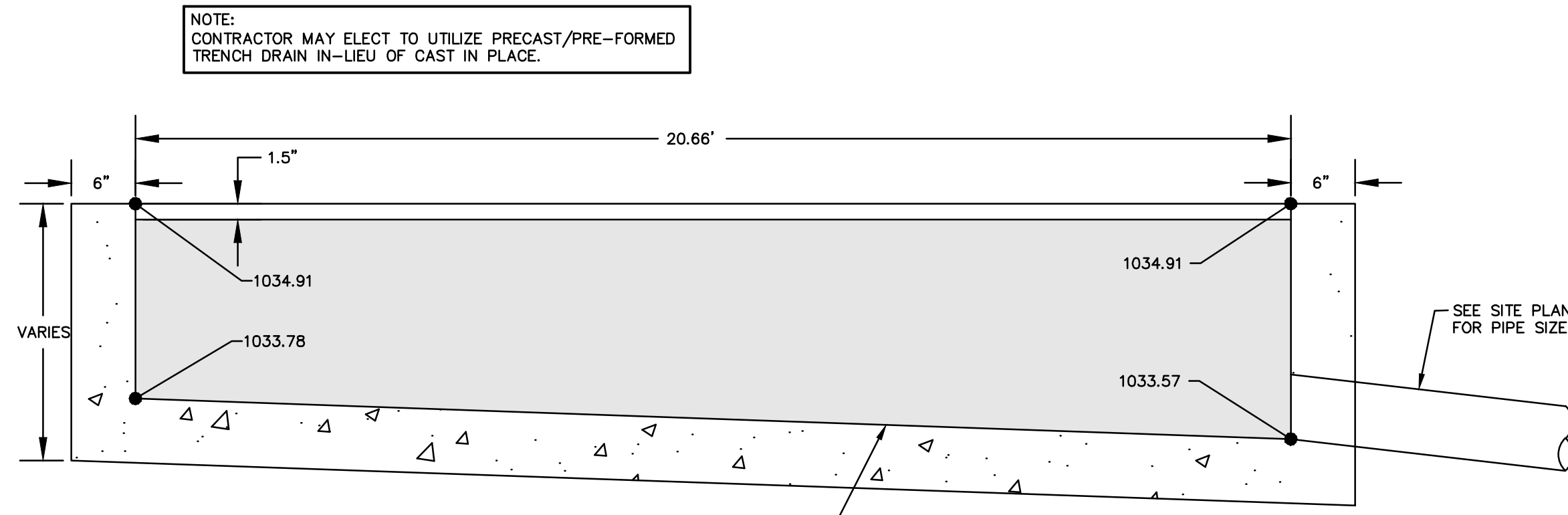
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MISSOURI DIG-IT SYSTEM  
1-800-DIG-RITE OR 811  
www.motcall.com

DWG NAME: \\2024\M24-8767 - CCW 1310 SW Market St. Lot 7, Lees Summit, MO\M24-8767A - Club Carwash - Final Development Plan\M24-8767A\_C12\_DETAILS.dwg LAYOUT TAB: DETAILS PLOTTED ON: Jul 03, 2025 - 7:59am PLOTTED BY: Kfirrell

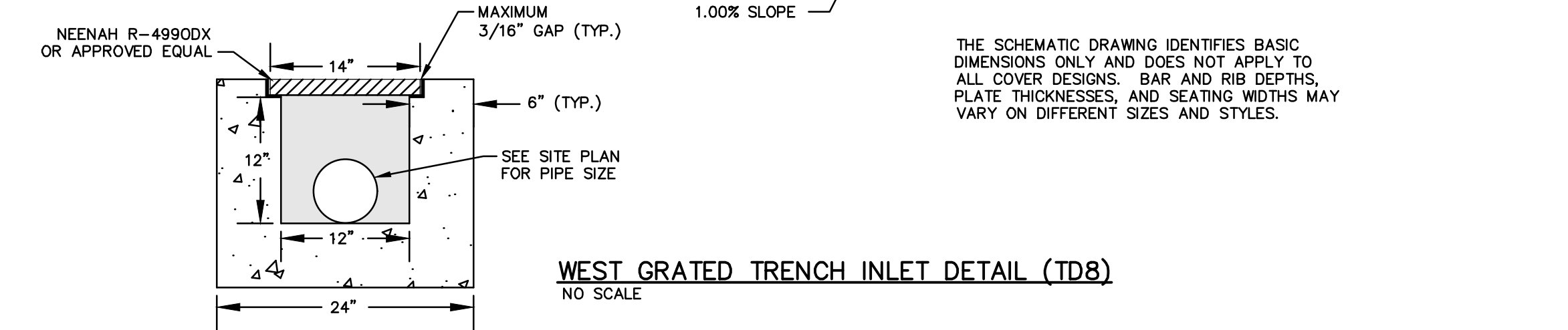
NOTE: THE QUANTITIES OF WALL SHOWN IN THE BID FORM ARE BASED UPON SQUARE FEET OF EXPOSED WALL ACCORDING TO THE TW AND BW ELEVATIONS SHOWN ON THE PLANS. ANY BLOCK OR FOOTING BELOW THE BW ELEVATION SHOWN ON THE PLANS ARE DEPENDENT ON THE CONTRACTOR AND SELECTED WALL MANUFACTURER/DESIGNER AND SHOULD BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR THE WALL. THE CONTRACTOR SHALL NOT RECEIVE UNIT PRICE PAYMENT FOR ANY BLOCK BELOW FINISH GRADE OR ANY ADDITIONAL PAYMENT FOR THE WALL FOOTING.



**TYPICAL SECTION REINFORCED RETAINING WALL DETAIL**  
NO SCALE

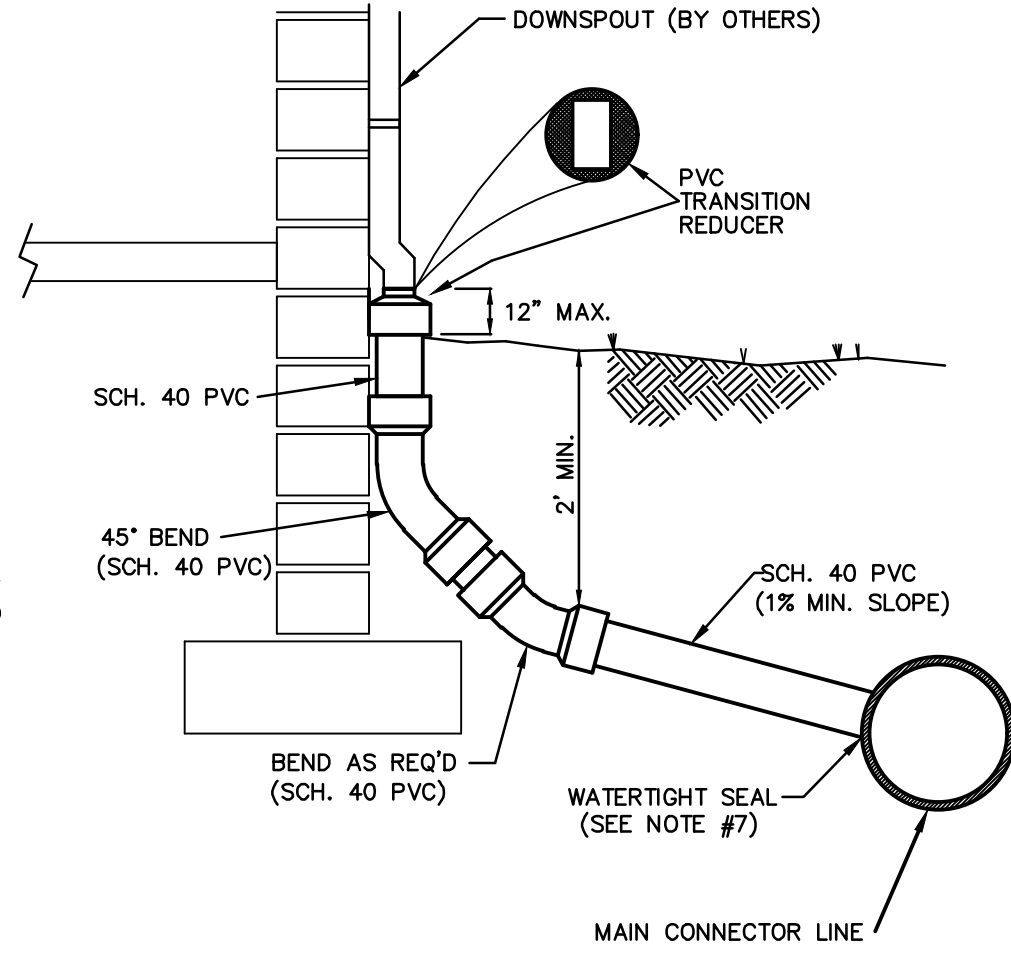


**WEST GRATED TRENCH INLET DETAIL (TD8)**  
NO SCALE



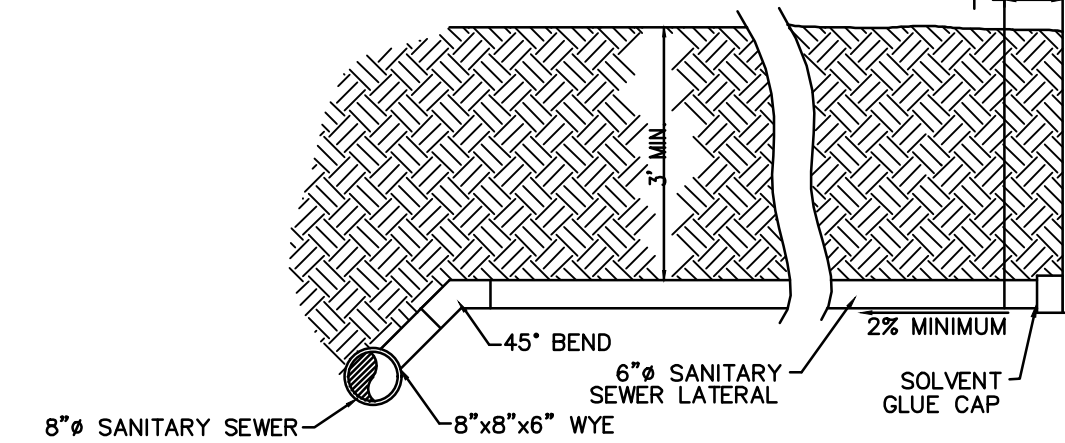
**EAST GRATED TRENCH INLET DETAIL (TD9)**  
NO SCALE

1. ALL TRENCHES SHALL HAVE A BEDDING OF WELL GRADED, 1" MINUS, GRANULAR MATERIAL FROM 4" BELOW THE BOTTOM OF THE PIPE TO 1/2 THE DIAMETER OF THE PIPE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
2. IN AREAS TO BE PAVED OVER, ENTIRE TRENCH TO BE BACKFILLED WITH WELL GRADED 1" MINUS GRANULAR MATERIAL & COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY.
3. IN AREAS OF CLEAN DIRT CUTS OUTSIDE OF PAVED AREAS, TRENCH MAY BE BACKFILLED WITH SAME MATERIAL AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY.
4. IN AREAS OF ROCK OUT, THE TRENCH SHALL BE BACKFILLED WITH WELL GRADED 1" MINUS GRANULAR MATERIAL TO 6" ABOVE TOP OF PIPE.
5. BACKFILL SHALL BE HOLLOWED OUT FOR PIPE JOINTS AND FITTINGS. PIPE JOINTS ARE TO BE UNSUPPORTED.
6. IN ALL CASES TRENCHING & BACKFILLING SHALL MEET OR EXCEED THE PIPE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
7. WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
8. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.
9. DOWNSPOUT SIZE WILL CONTROL SCH 40 SIZE TO MAIN COLLECTOR LINE.

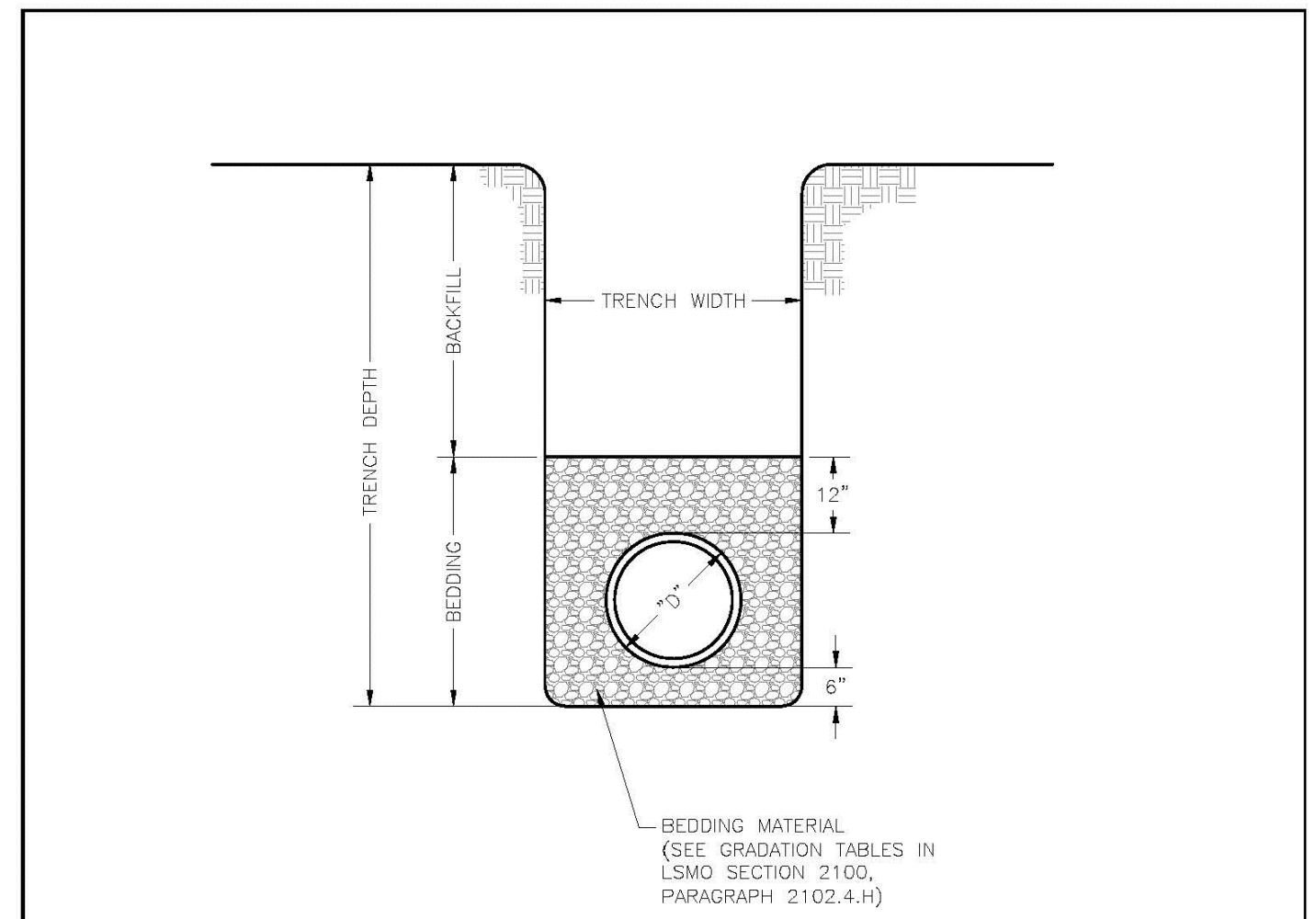


**DOWNSPOUT COLLECTOR DETAIL**  
NO SCALE

1. SANITARY SEWER LATERALS TO BE 13' MINIMUM.
2. LATERALS EXTENDING UNDER STREETS TO BE TERMINATED 1' BEYOND R/W LINES.
3. 1" MINUS GRANULAR BACKFILL TO BE USED UNDER ALL PAVED AREAS.



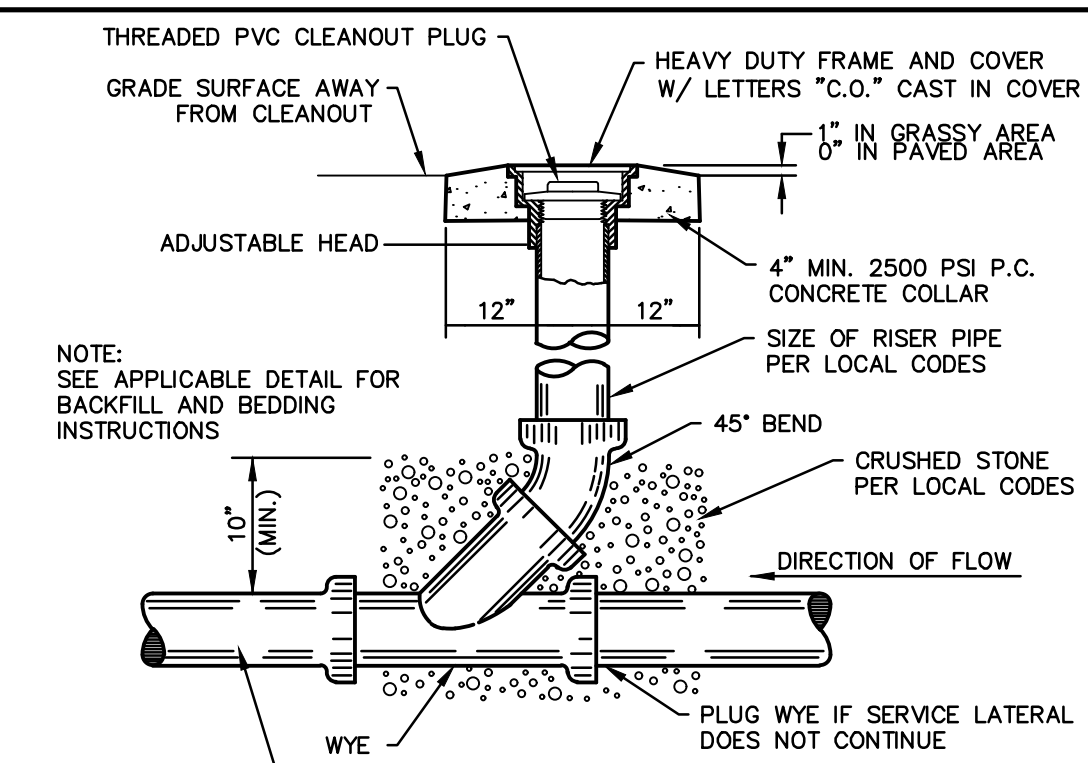
**SANITARY SEWER LATERAL DETAIL**  
NO SCALE



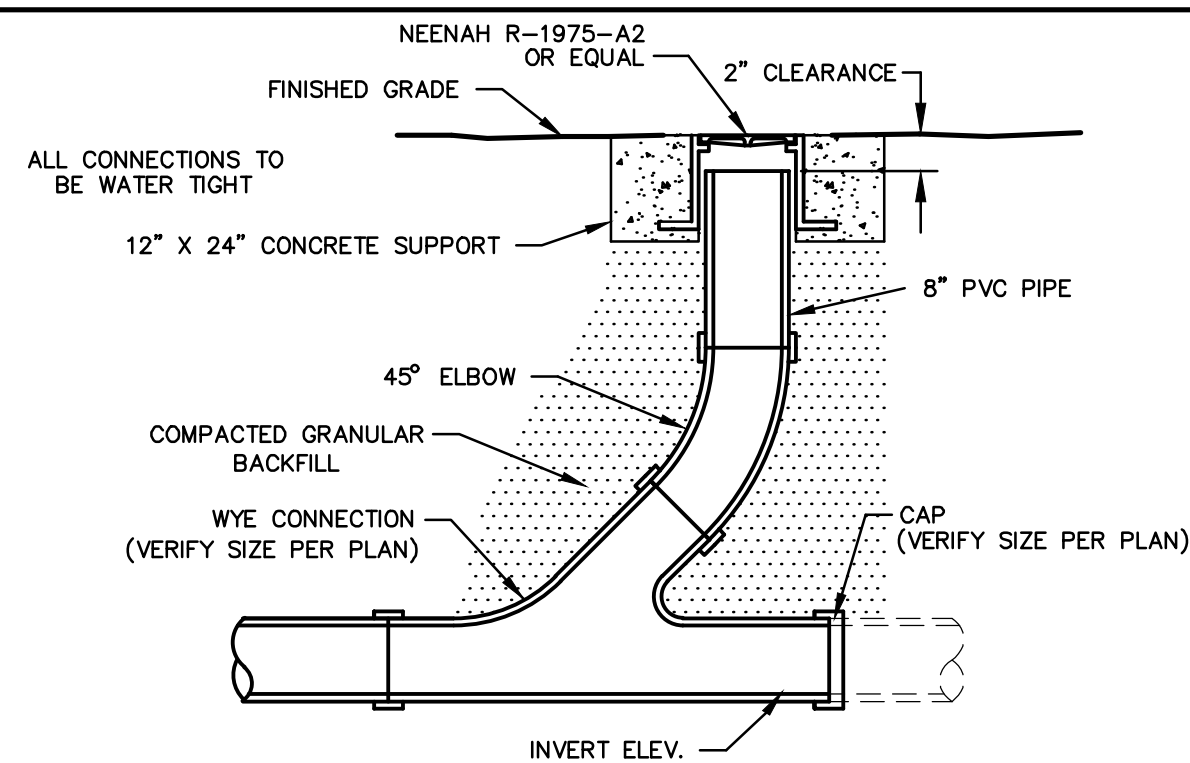
**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

GEN-6

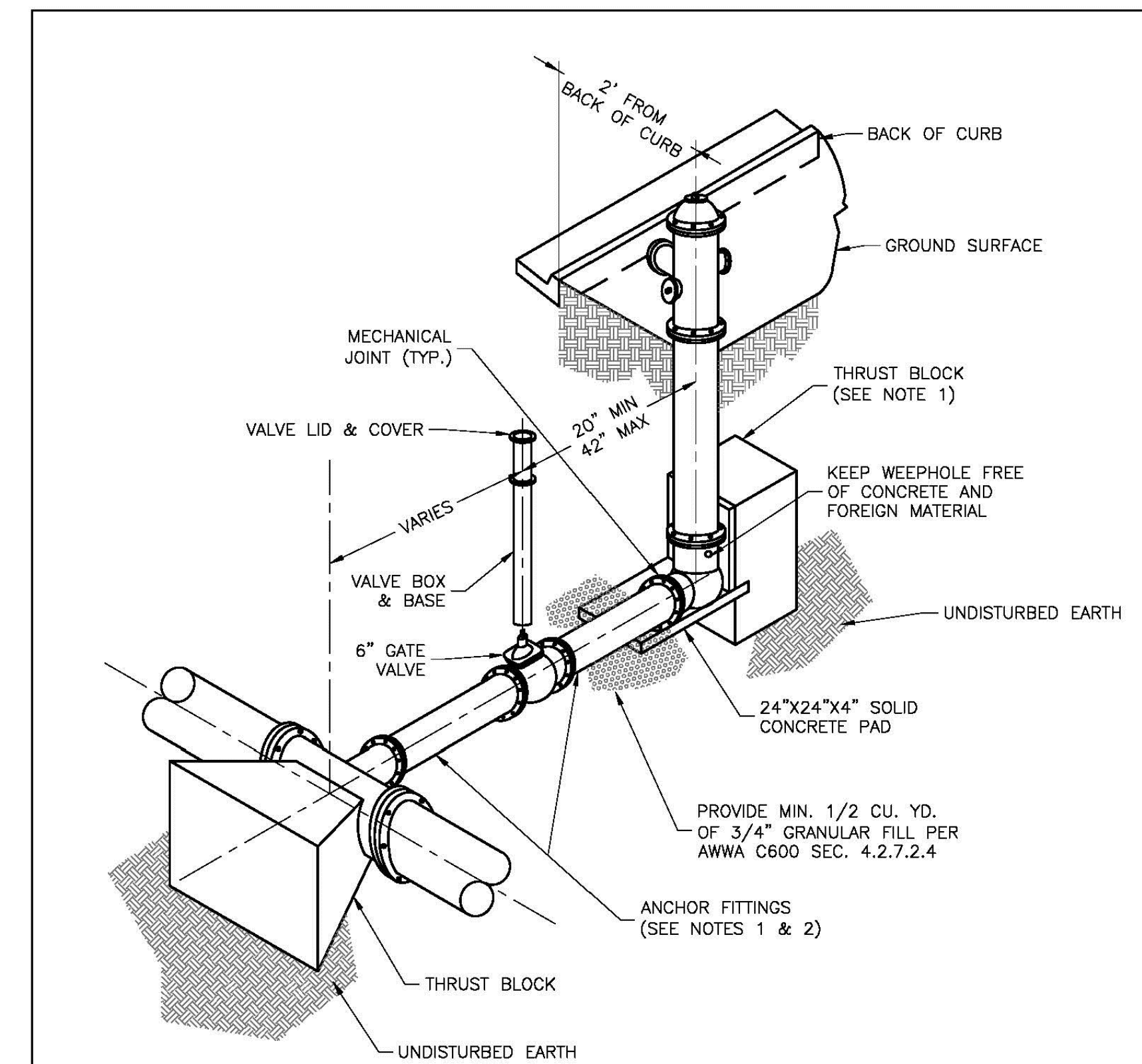
- NOTES:
1. FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN-5.
  2. EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.



**SANITARY SEWER CLEAN-OUT DETAIL**  
NO SCALE



**DOWNSPOUT CLEANOUT DETAIL**  
NO SCALE



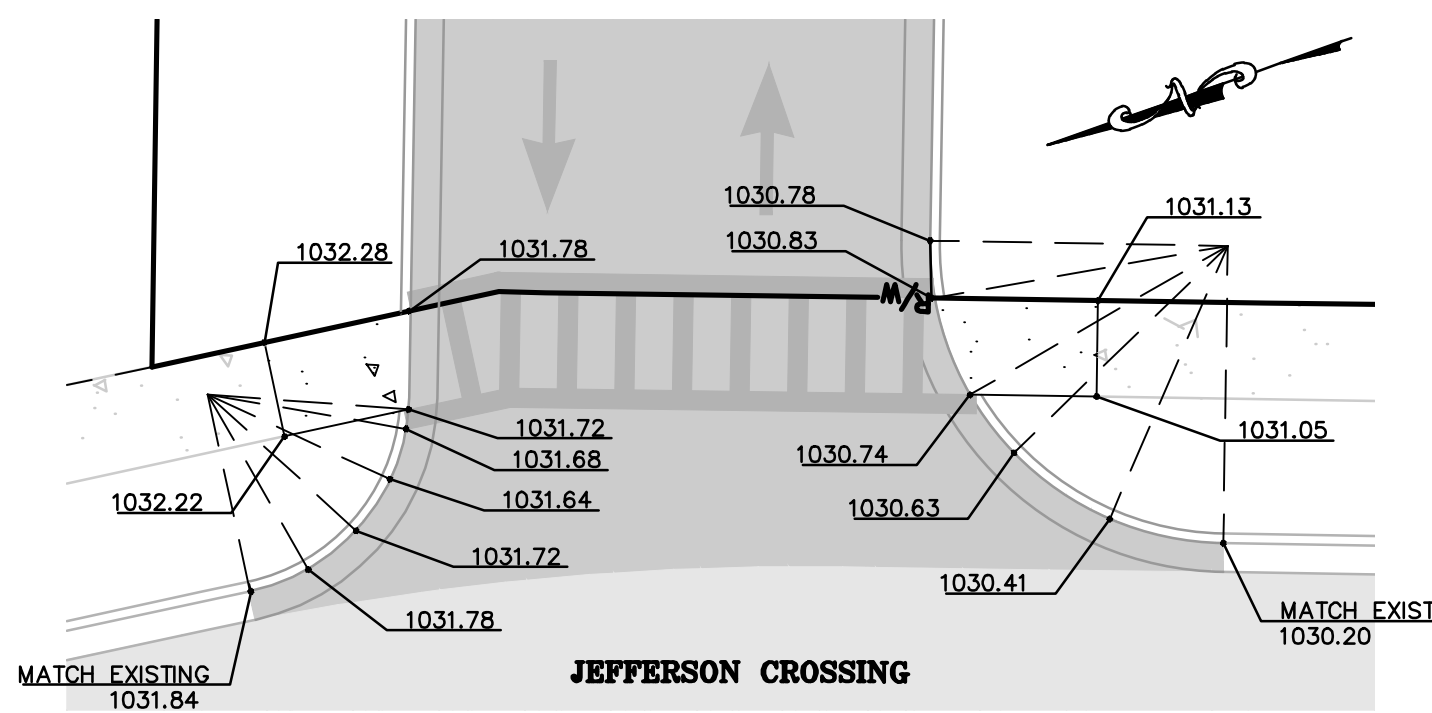
NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF ANCHOR FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO ANCHOR TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

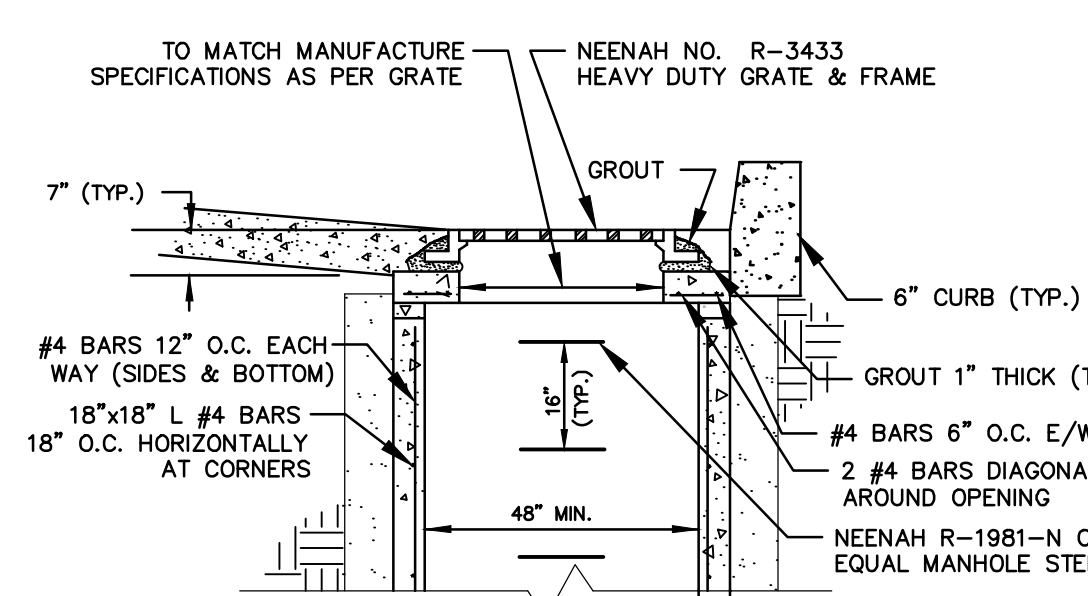
**LS**

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

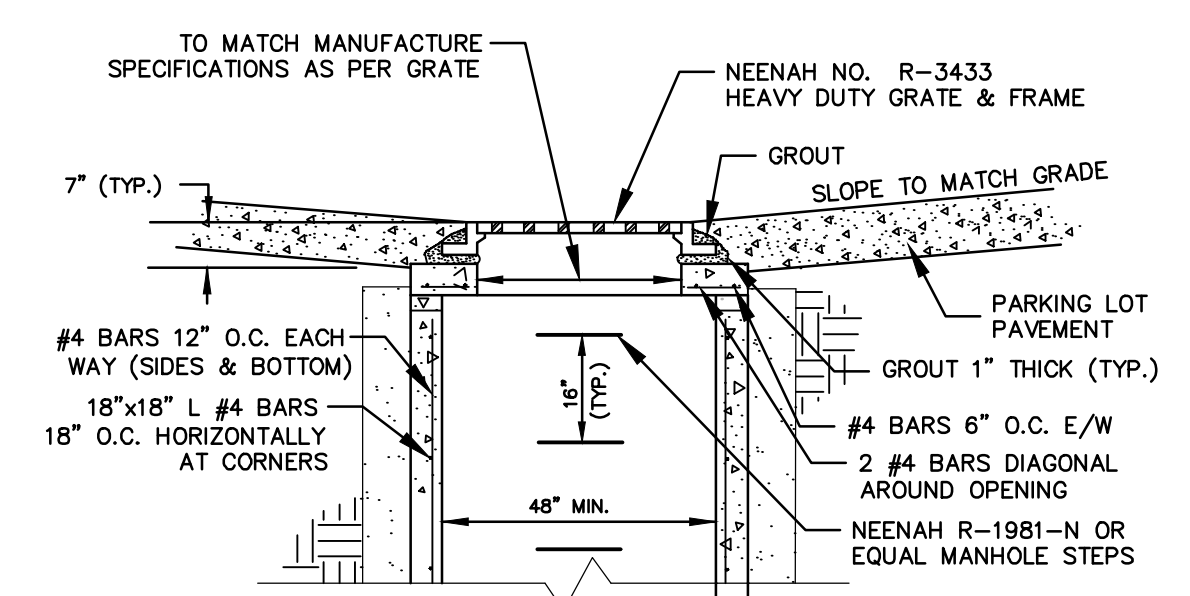
WAT-7



**ENTRANCE**  
SCALE: 1" = 10'



**GRATED CURB INLET DETAIL**  
NO SCALE



**GRATED INLET DETAIL**  
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

**CHRAN**  
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Land Surveying  
Architecture  
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General Consulting  
Master Planning

Missouri State Certificate of Authority Numbers: 2010000046

Two working days prior to the start of any excavation call 1-800-463-4634 for utility location information. All OSHA rules & regulations and be strictly followed (i.e. trenching, blasting, etc.)

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

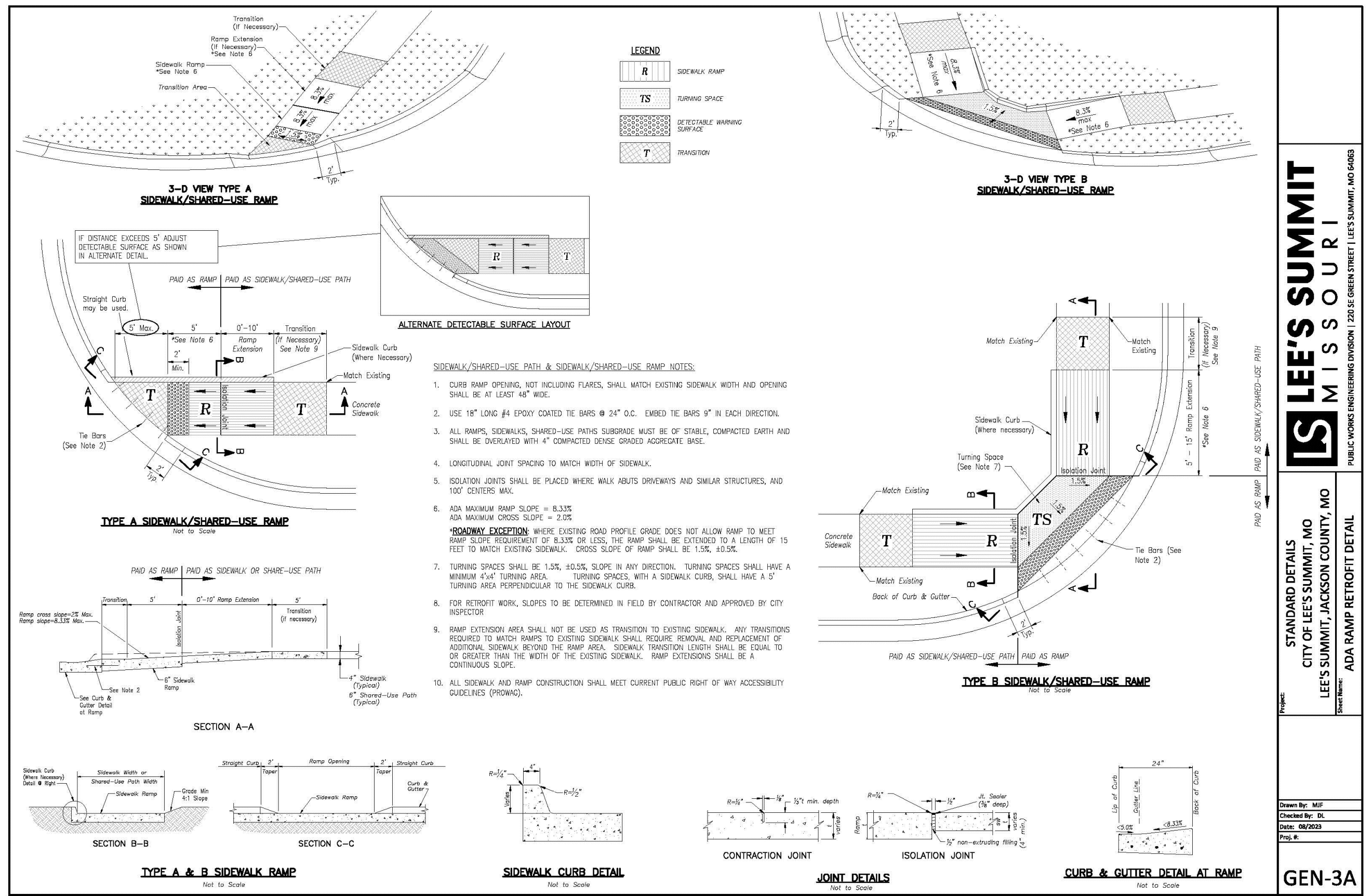
**FINAL DEVELOPMENT PLANS**  
**CLUB CARWASH**  
**LEE'S SUMMIT, MISSOURI**

DATE: 06/23/25  
DRAWN BY: KAF  
CHECKED BY: ESK

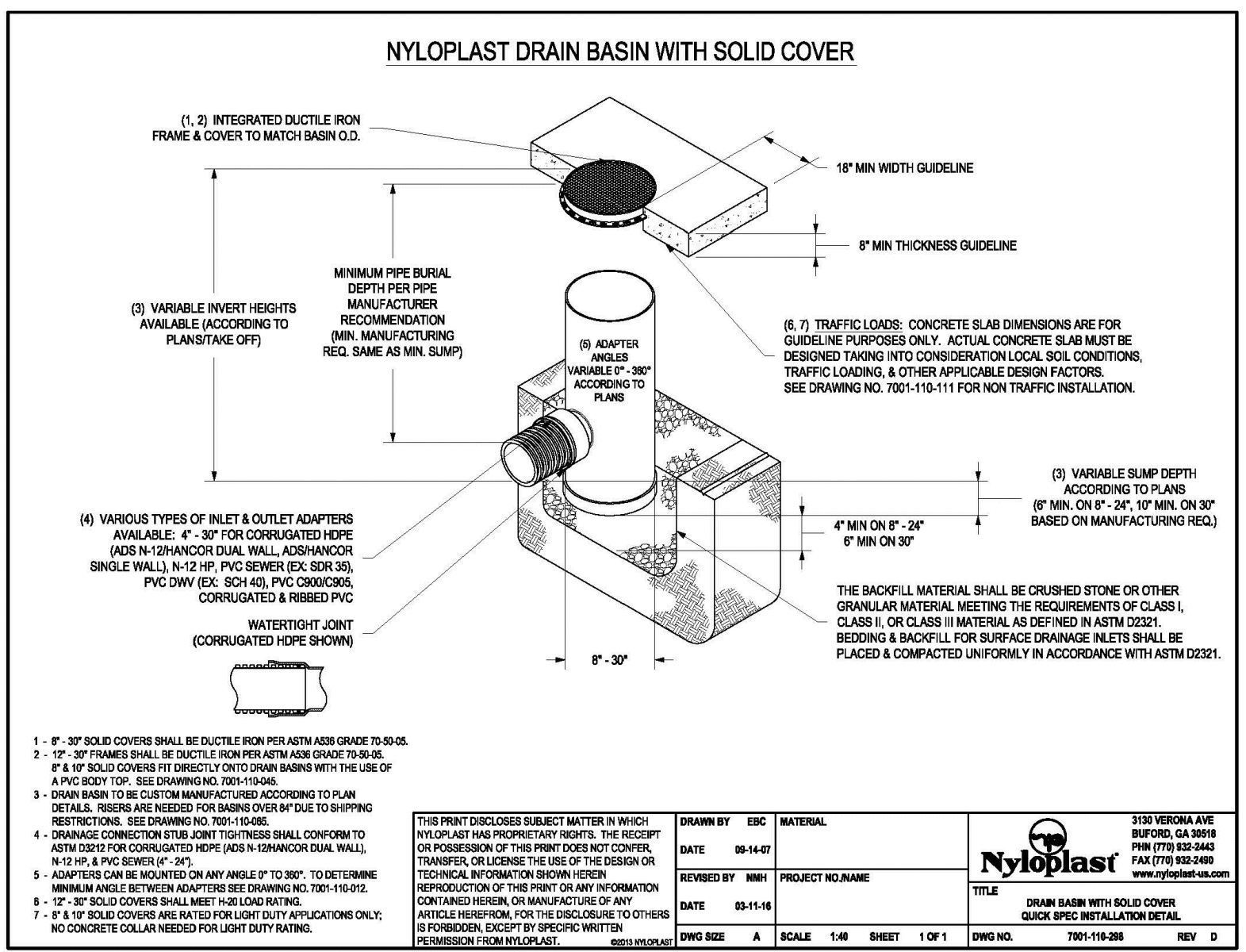
DATE: MAY 2025  
SCALE: NO SCALE  
PROJECT NO: M24-8767A  
DRAWING NO: C13

DATE: 06/23/25  
DRAWN BY: KAF  
CHECKED BY: ESK

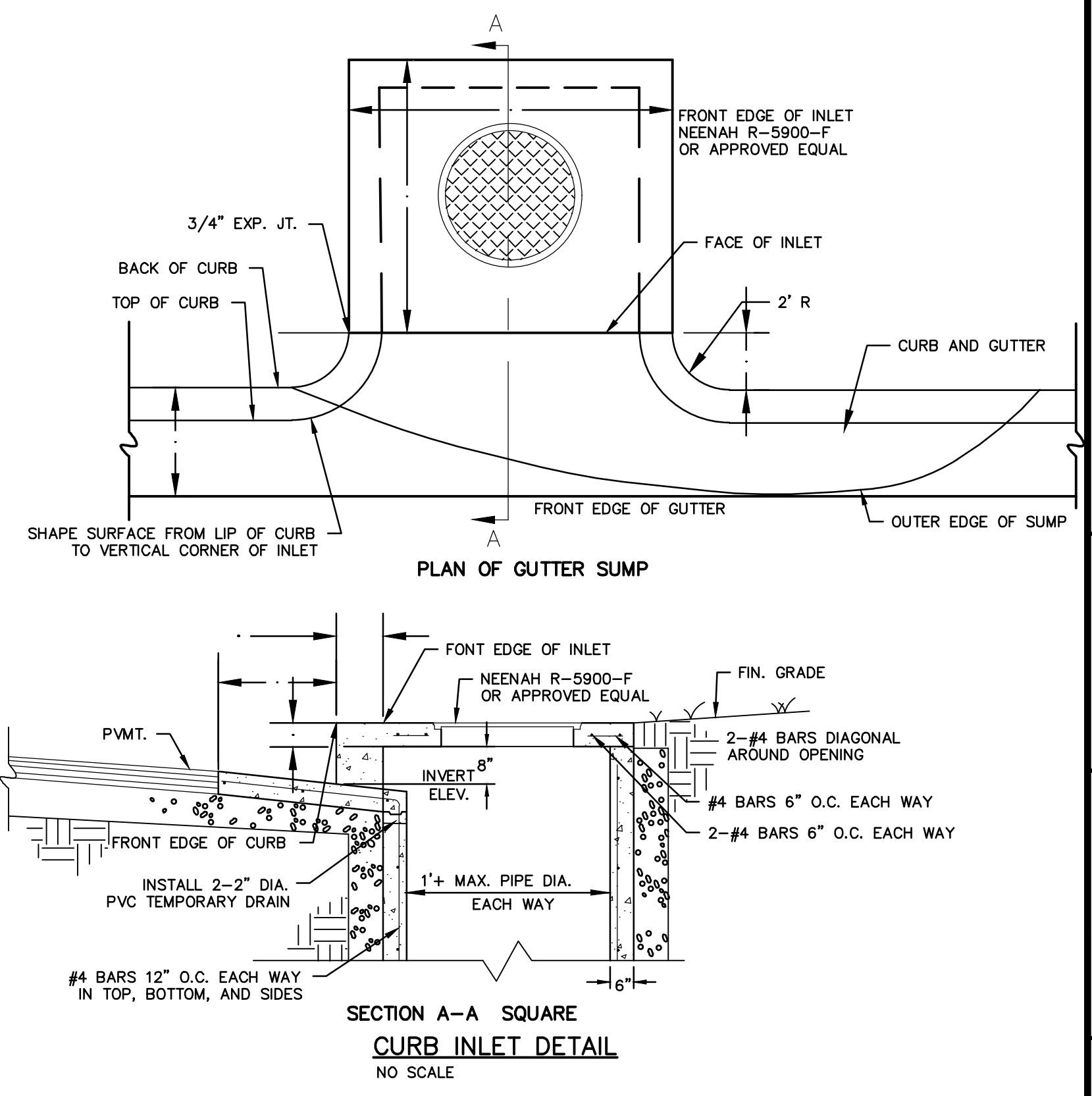
**C13**



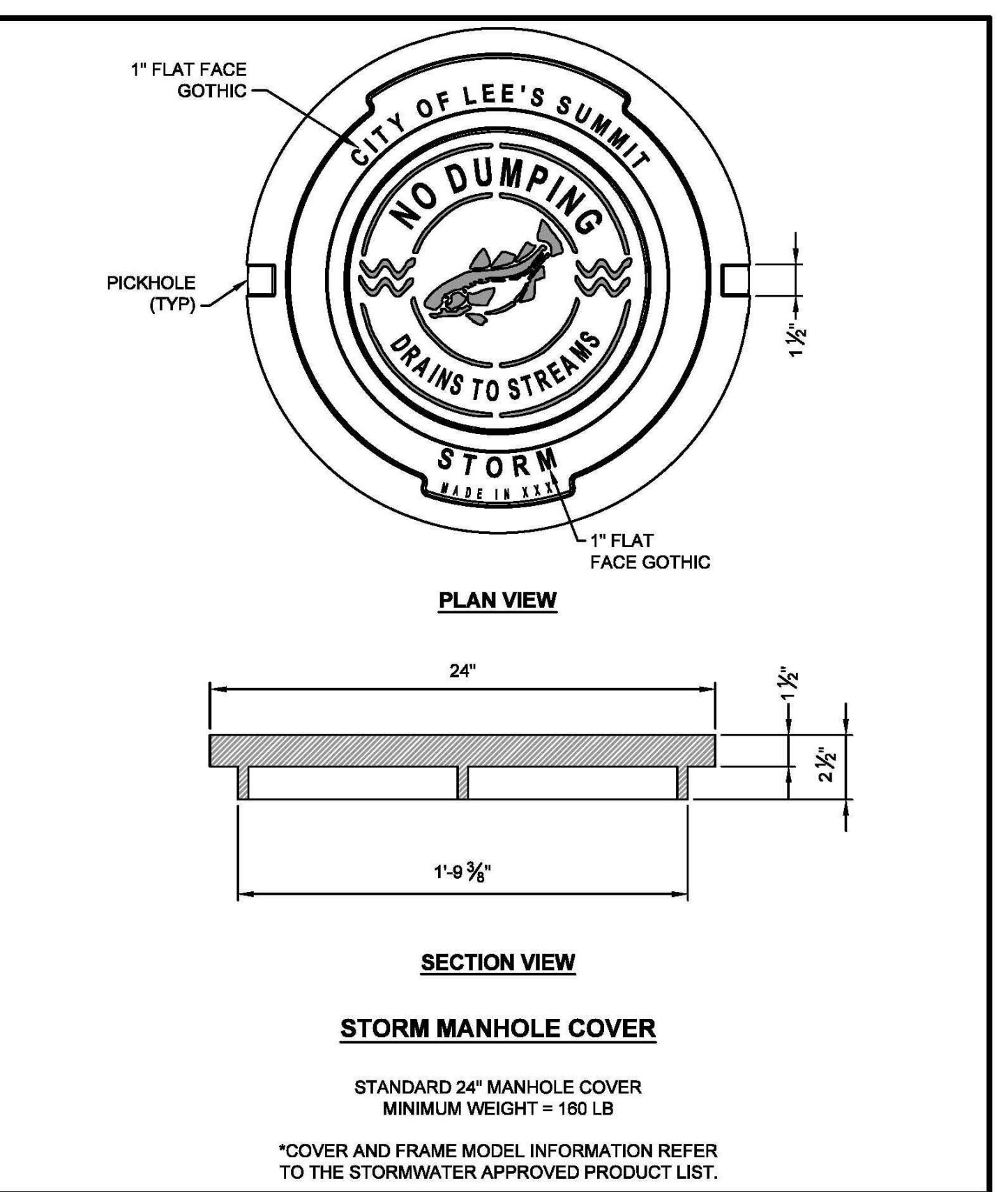
**LEE'S SUMMIT MISSOURI**  
 STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 ADA RAMP RETROFIT DETAIL  
 GEN-3A



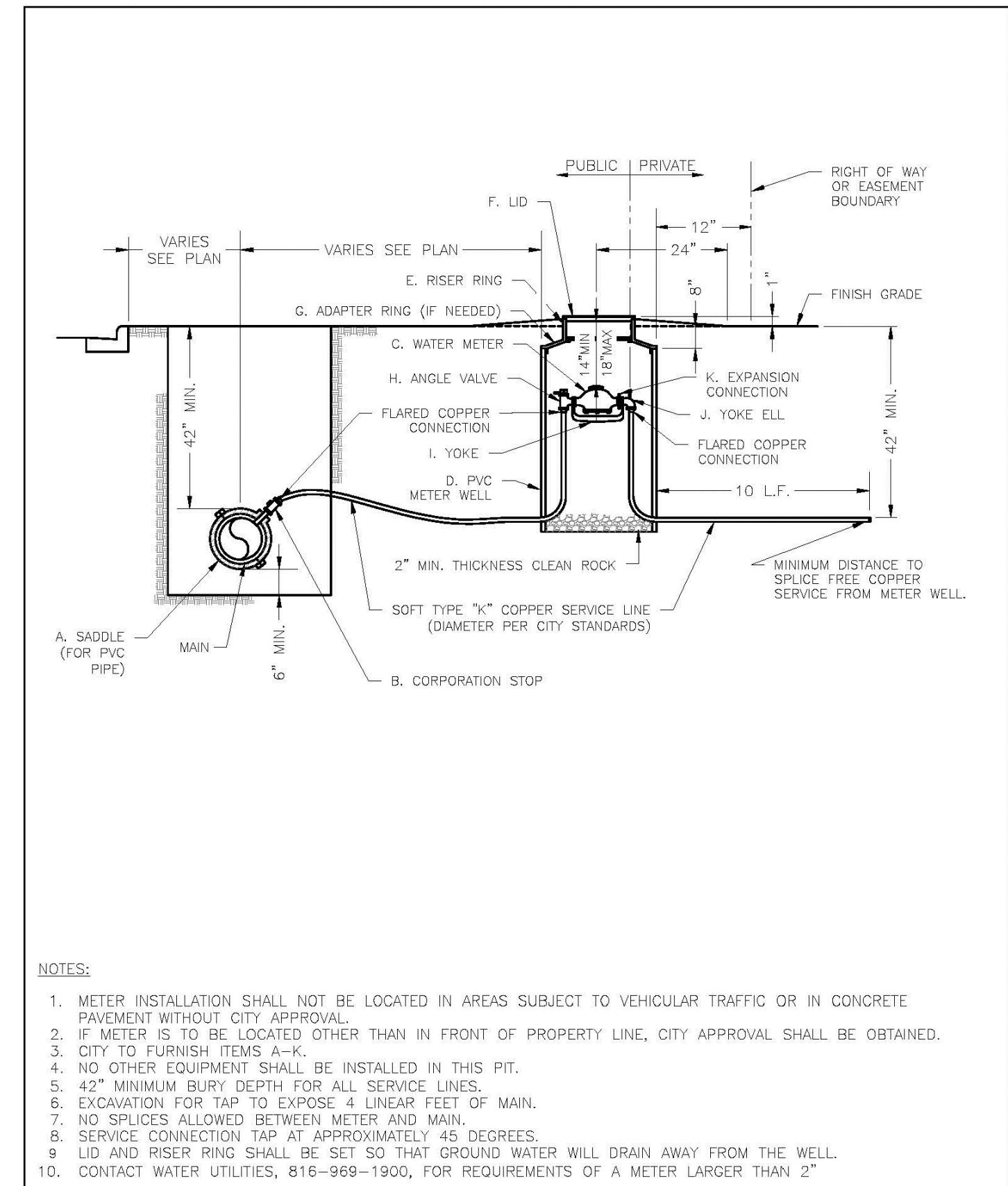
**NYLOPLAST**  
 DRAWN BY: EDC  
 DATE: 09-14-07  
 PROJECT: NYLOPLAST  
 SCALE: 1/8" = 1'-0"  
 SHEET: 1 OF 1  
 DWG NO: 100-110-008  
 REV: 0



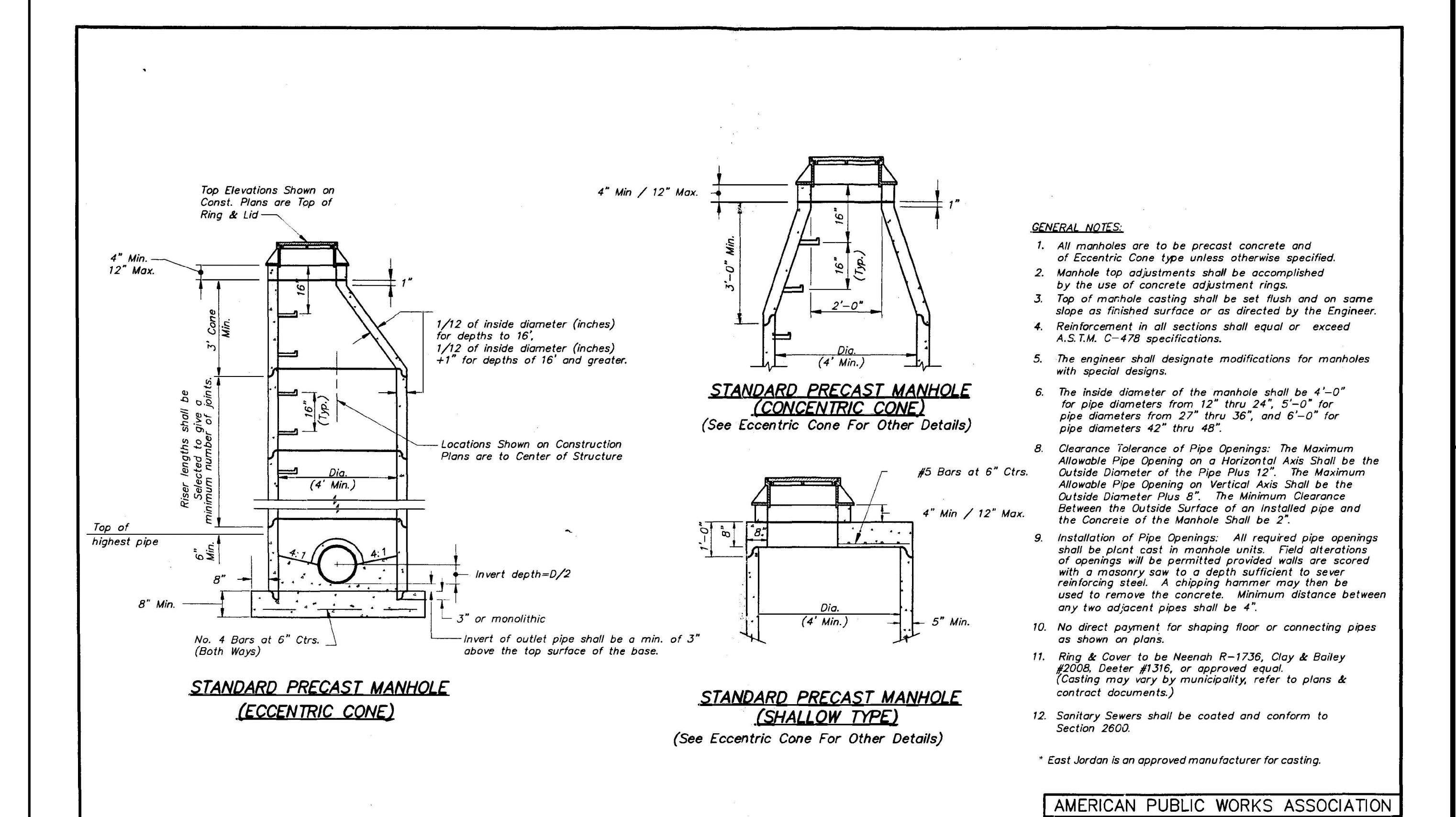
**SECTION A-A SQUARE CURB INLET DETAIL**  
 NO SCALE



**LEE'S SUMMIT MISSOURI**  
 STANDARD 24" MANHOLE COVER  
 MINIMUM WEIGHT = 180 LB  
 DATE: 04/30/2024  
 DRAWN BY: CNS  
 CHECKED BY: MJF  
 DWG NO: STM-6



**LEE'S SUMMIT MISSOURI**  
 SERVICE CONNECTION WITH METER WELL  
 DATE: 08/2023  
 DRAWN BY: MF  
 CHECKED BY: RLY  
 DWG NO: WAT-11



**AMERICAN PUBLIC WORKS ASSOCIATION**  
 KANSAS CITY METROPOLITAN CHAPTER  
 MANHOLE DETAILS  
 DATE: APRIL 17, 1996

**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

**COCHRAN**  
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North Office  
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 Wentzville, Missouri 63385  
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 636-327-0760 (fax)  
 www.cochraneng.com  
 email: info@cochrans.com

Missouri State Certificate of Authority Numbers: 201000046

Eric Scott Kirchner  
 E-2001004618

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

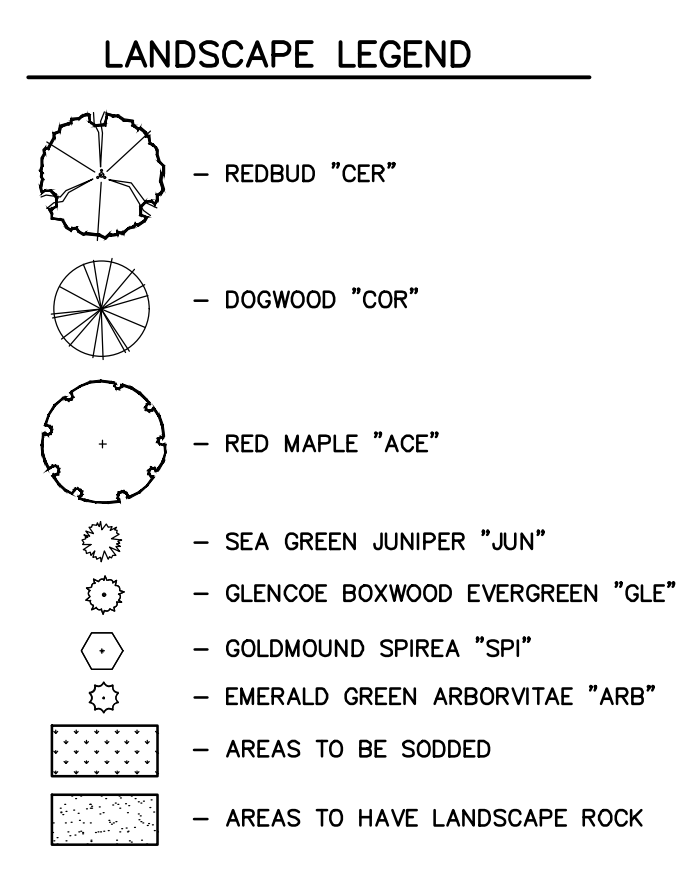
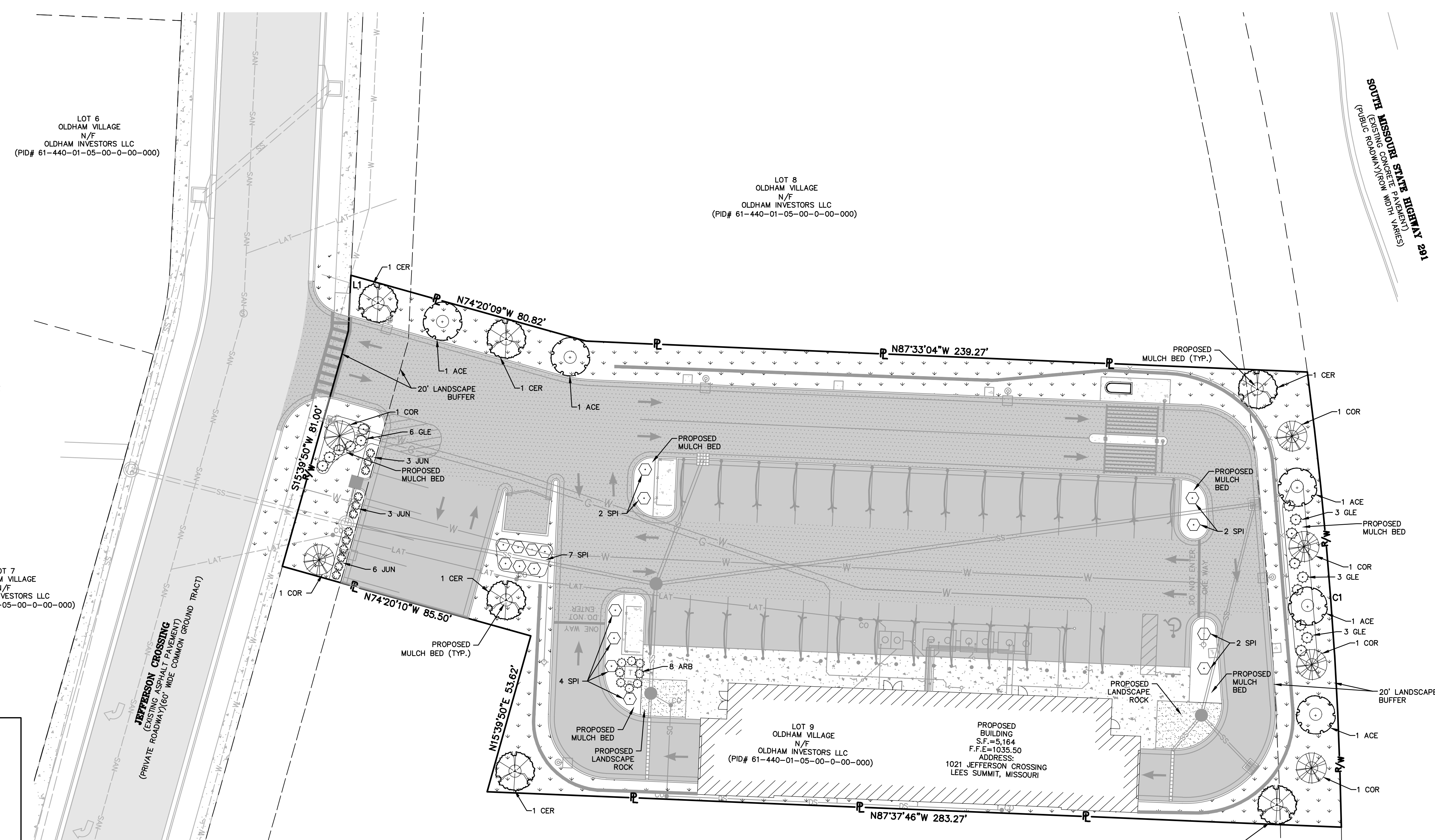
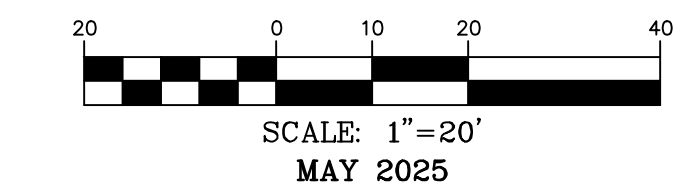
DATE: MAY 2025  
 SCALE: NO SCALE  
 PROJ NO: M24-8767A  
 DWG NO: C14

# LANDSCAPE PLAN

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.



**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

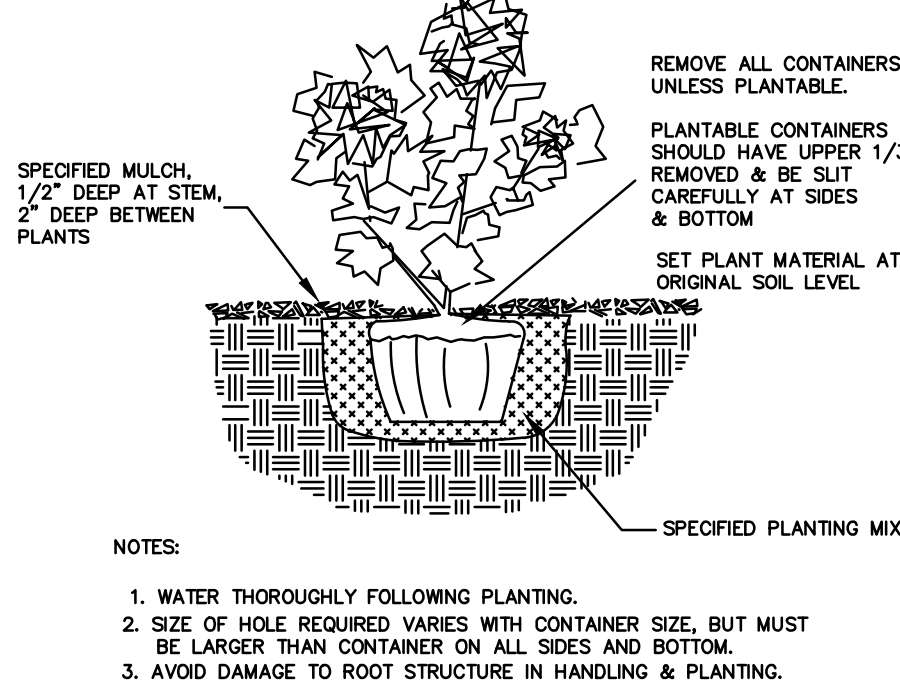
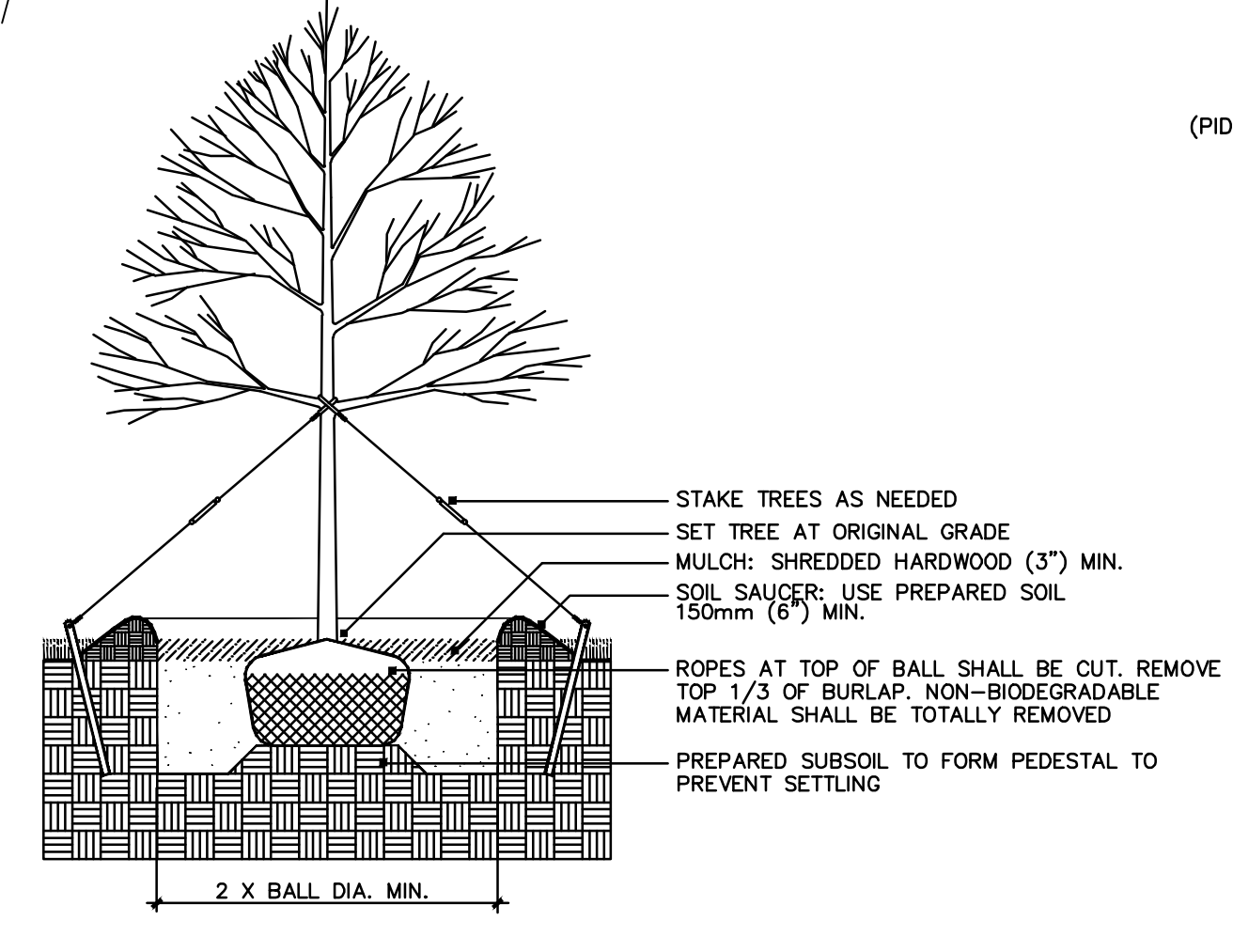
ONE SHRUB SHALL BE PLANTED FOR 20 LF OF STREET FRONTAGE.  
HWY 291:  
151.38 LF / 20 = 7.57  
REQUIRED SHRUBS = 8  
PROVIDED SHRUBS = 9

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  
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 = 1,171.74 SF  
PROVIDED ISLAND SPACE = 1,271.92 SF



- 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
<b>DECIDUOUS TREES</b>					
6	<i>Cercis canadensis</i>	Redbud	2 IN	AS SHOWN	B&B
6	<i>Cornus sanguinea</i>	Dogwood	2 IN	AS SHOWN	B&B
5	<i>Acer rubrum</i>	Red Maple	2 IN	AS SHOWN	B&B
<b>SHRUBS</b>					
12	<i>Juniperus chinensis</i> "Sea Green"	Sea Green Juniper	3 GAL	AS SHOWN	CONT
15	<i>Boxus hybrid</i> "Glencoe"	Glencoe Boxwood Evergreen	3 GAL	AS SHOWN	CONT
17	<i>Spirea Japonica</i>	Goldmound Spirea	5 GAL	AS SHOWN	CONT
8	<i>Thuja Occidentalis</i> "Emerald Green"	Arborvitae	6' MIN HEIGHT	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.

**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

North Office  
8 East Main Street  
Wentzville, Missouri 63385

**MOHRAN**

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 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**

DATE: 06/23/25  
DATE: MAY 2025  
SCALE: 1:20  
PROJ. NO.: M24-8767A  
DRG. NO.: C15

DATE: 06/23/25  
DATE: MAY 2025  
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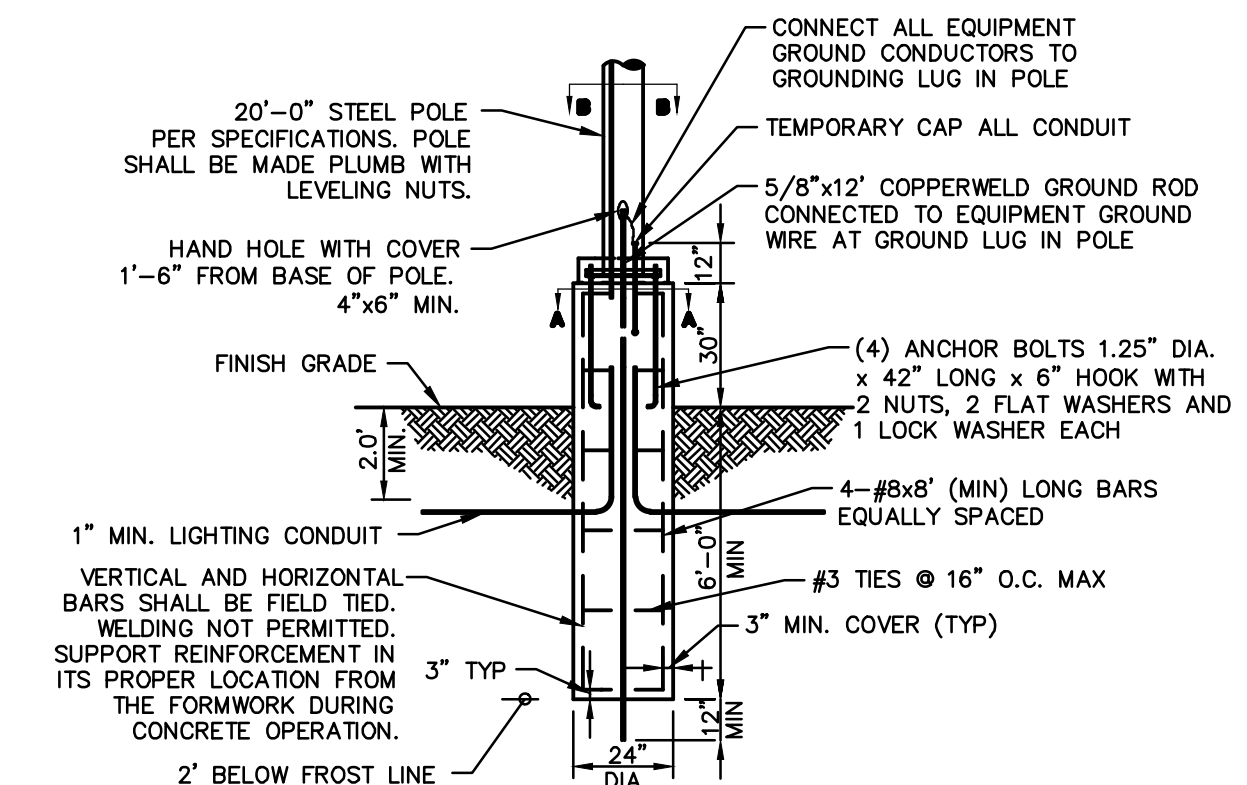
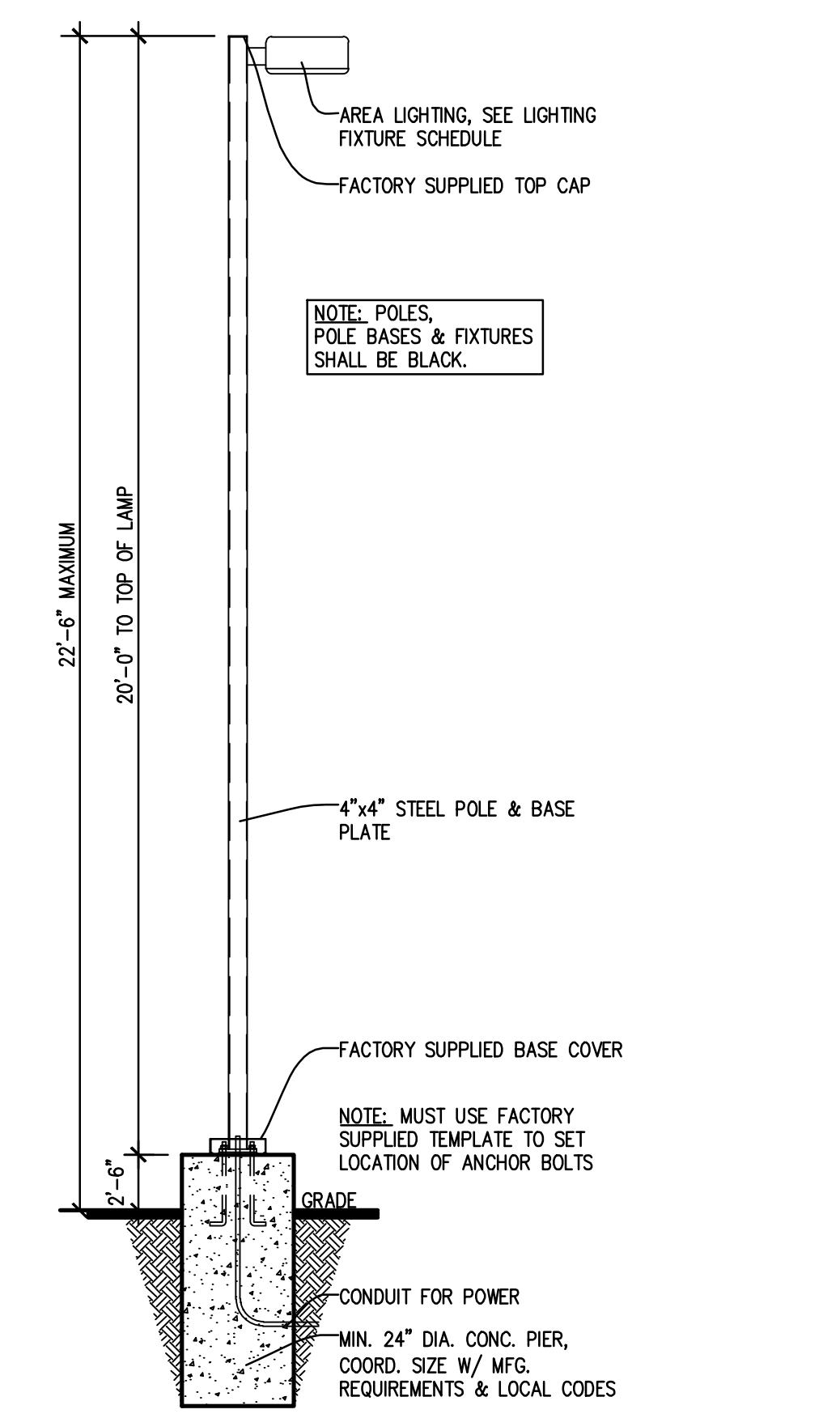
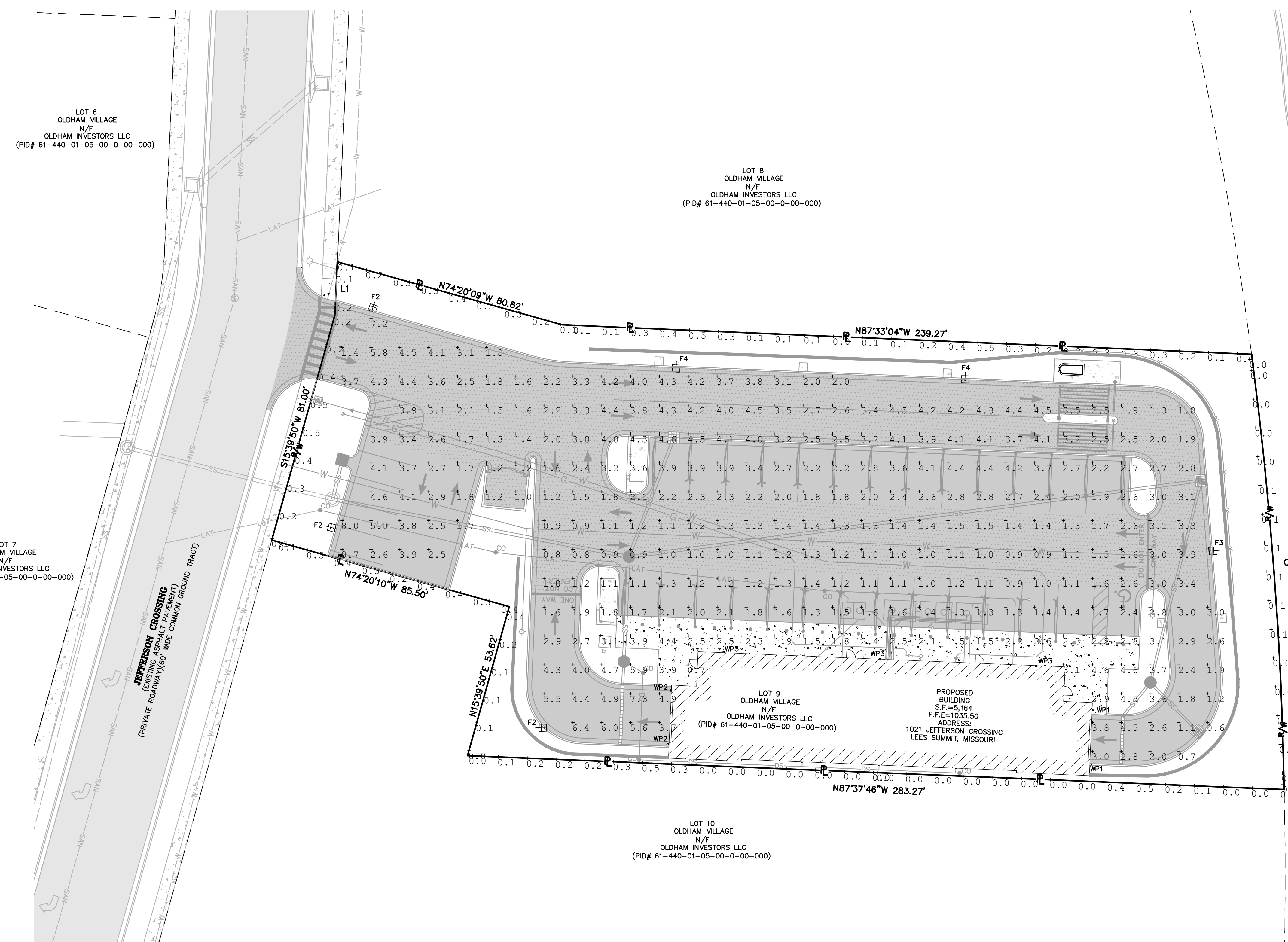
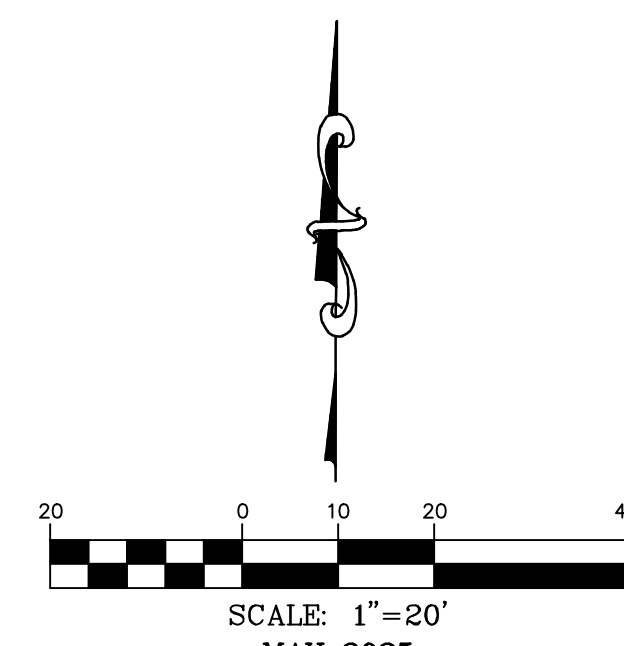
**CALL OR CLICK 3 DAYS BEFORE YOU DIG!**  
MISSOURI DIG-IT SYSTEM  
**1-800-DIG-RITE OR 811**  
www.motcall.com

**C15**



# PHOTOMETRICS PLAN

L1  
S2'38"14"W 18.48'  
C1  
RADIUS=1352.33'  
ARC LENGTH=151.33'  
CHORD BEARING= S04°16'43"E  
CHORD LENGTH=151.25'



- 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\"/>
- STANDARD LIGHT DETAIL**  
NO SCALE

Label	Calc/Type	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

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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6/23/2025

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

PHOTOMETRICS PLAN  
DATE: 06/23/25 PER CITY COMMENTS  
DESIGNER: KAF  
APPROVED BY: ESK  
DATE: MAY 2025  
SCALE: 1:20  
PROJECT NO: M24-8767A  
DWG. NO: C16