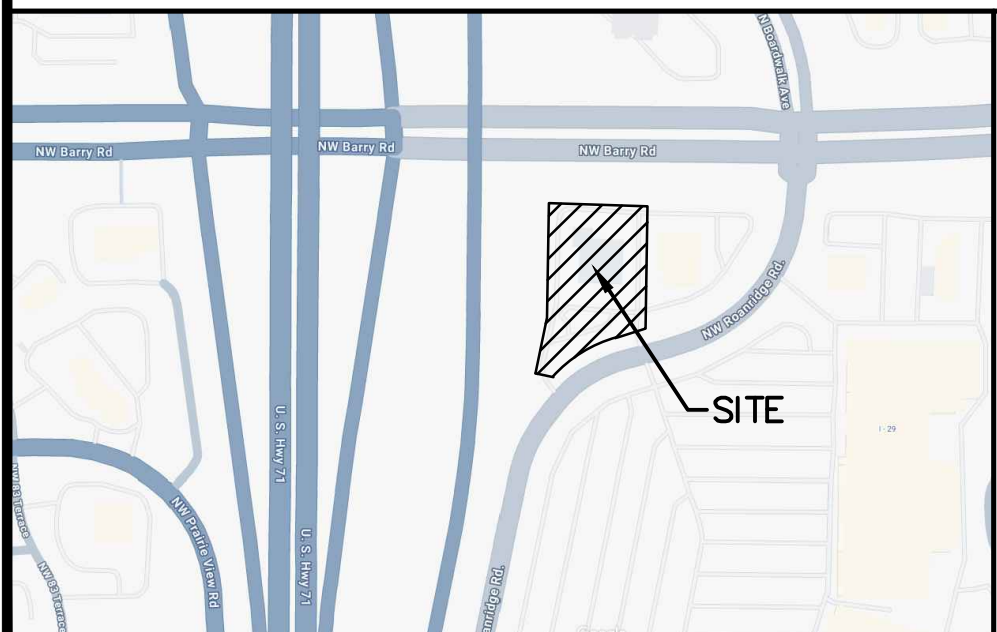


DWG NAME: \s\2024\M24-8896 -- CCW 8340 NW Roanridge, Kansas City, MO\M24-8896A\ENGINEERING\AUTOCAD DRAWINGS\02_ Preliminary\M24-8896A_O COVER SHEET.dwg LAYOUT TAB: 0 OF 6 COVER SHEET PLOTTED ON: Jun 17, 2025 -- 7:50am PLOTTED BY: KForrell



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: KC WATER	
REPRESENTATIVE: LUCAS KASPER	
ADDRESS: 4800 EAST 63RD STREET; KANSAS CITY, MO 64130	
PHONE: (816) 513-1313	
WATER	
OWNER: KC WATER	
REPRESENTATIVE: KIRK ROME	
ADDRESS: 4800 EAST 63RD STREET; KANSAS CITY, MO 64130	
PHONE: (816) 513-1313	
ELECTRIC	
OWNER: EVERGY	
REPRESENTATIVE: ERIC BOWEN	
ADDRESS: 4400 E. FRONT ST, KANSAS CITY, MO 64120	
PHONE: (816) 652-1608	
GAS	
OWNER: SPIRE	
REPRESENTATIVE:	
ADDRESS: 7500 E 35TH TERRACE, KANSAS CITY, MO 64129	
PHONE: (816) 756-5261	
TELEPHONE	
OWNER: AT&T DISTRIBUTION	
REPRESENTATIVE: CUSTOMER SERVICE	
ADDRESS:	
PHONE: (800) 288-2020	
SPECIAL NOTES :	
PROJECT BENCHMARK: THE SURVEYED BEARINGS SHOWN ON THIS PLAT WERE ESTABLISHED FROM GRID NORTH OF THE 'MISSOURI COORDINATE SYSTEM OF 1983' AND ELEVATIONS REFERENCED TO NAVD 1988 BY UTILIZING GNSS RECEIVER INSTRUMENTATION, THE MODOT GNSS RTK NETWORK, AND MONUMENTS FOR STATION (PL-08).	
SITE BENCHMARK: ELEVATION = 1050.70 (NAVD88) CUT SQUARE AND CROSS ON THE SOUTHWEST CORNER OF A CURB INLET ON THE EAST SIDE OF THE NORTHEAST ENTRANCE TO THE SUBJECT PARCEL. THE SQUARE AND CROSS IS APPROXIMATELY 7 FEET FROM THE BACK OF CURB OF THE NORTHEAST ENTRANCE AND APPROXIMATELY 25.1 FEET FROM THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.	
	
VICINITY MAP NO SCALE	

DEVELOPMENT AND PROJECT PLAN

CLUB CARWASH

KANSAS CITY, MISSOURI



PROJECT ADDRESS
8340 NW ROANRIDGE
KANSAS CITY, MISSOURI 64136

PROJECT NO. M24-8896A



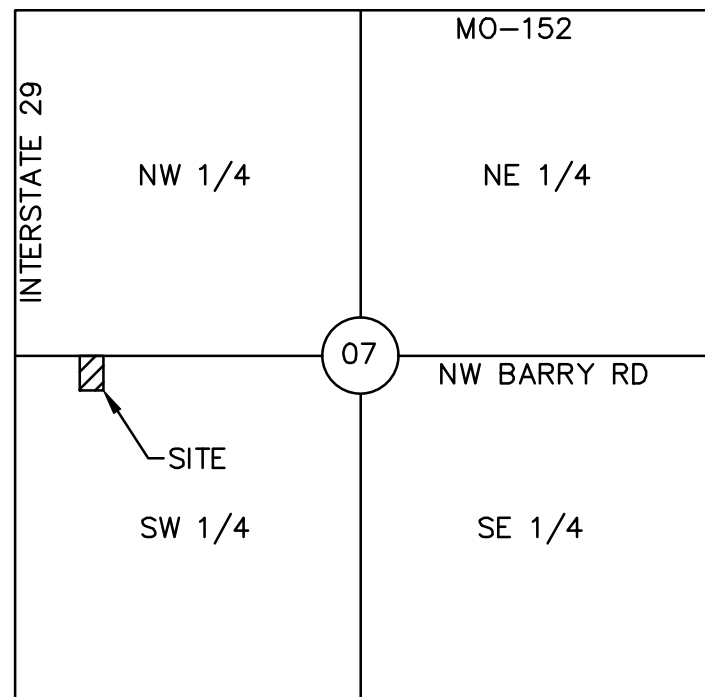
- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

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

MAY, 2025
REVISED JUNE 11, 2025
REVISED JUNE 17, 2025

SHEET INDEX	SHEET
EXISTING CONDITIONS	1 OF 6
SITE PLAN	2 OF 6
UTILITY PLAN	3 OF 6
GRADING PLAN	4 OF 6
PHOTOMETRICS PLAN	5 OF 6
LANDSCAPE PLAN	6 OF 6
ARCHITECTURAL RENDERING	1 OF 1
VACUTECH INFORMATION	1 OF 2
VACUTECH INFORMATION	2 OF 2
VACUUM REFERENCE PHOTO	1 OF 1

PROPERTY DESCRIPTION:
A TRACT OF LAND BEING LOT 4 OF BARRYWOODS CROSSING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 261 OF THE PLATTE COUNTY, MISSOURI RECORDS IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, ARE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CUT CROSS AT THE NORTHEAST CORNER OF SAID LOT 4 SAID POINT ALSO BEING ON THE SOUTH LINE OF NW BARRY ROAD, A PUBLIC ROAD OF VARIABLE WIDTH; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 00 DEGREES 59 MINUTES 30 SECONDS WEST 290.00 FEET; THENCE SOUTH 17 DEGREES 26 MINUTES 52 SECONDS EAST 32.84 FEET TO A POINT ON THE NORTH LINE OF NW ROANRIDGE ROAD, A 60 FOOT WIDE PUBLIC ROAD; THENCE ALONG SAID NORTH LINE SOUTH 72 DEGREES 33 MINUTES 08 SECONDS WEST 47.68 FEET TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET AND A CHORDS THAT BEARS SOUTH 97 DEGREES 12 MINUTES 13 SECONDS WEST 174.70 FEET; THENCE ALONG SAID CURVE 176.80 FEET TO A POINT ON THE EAST LINE OF INTERSTATE HIGHWAY 129, A PUBLIC ROAD OF VARIABLE WIDTH; THENCE NORTH 78 DEGREES 42 MINUTES 47 SECONDS WEST 44.58 FEET; THENCE NORTH 11 DEGREES 43 MINUTES 45 SECONDS EAST 142.68 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 285.24 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF NW BARRY ROAD; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 00 MINUTES 30 SECONDS EAST 197.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 75,576 SQUARE FEET, OR 1.735 ACRES, ACCORDING TO CALCULATIONS MADE BY COCHRAN ENGINEERING DURING APRIL, 2025.



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

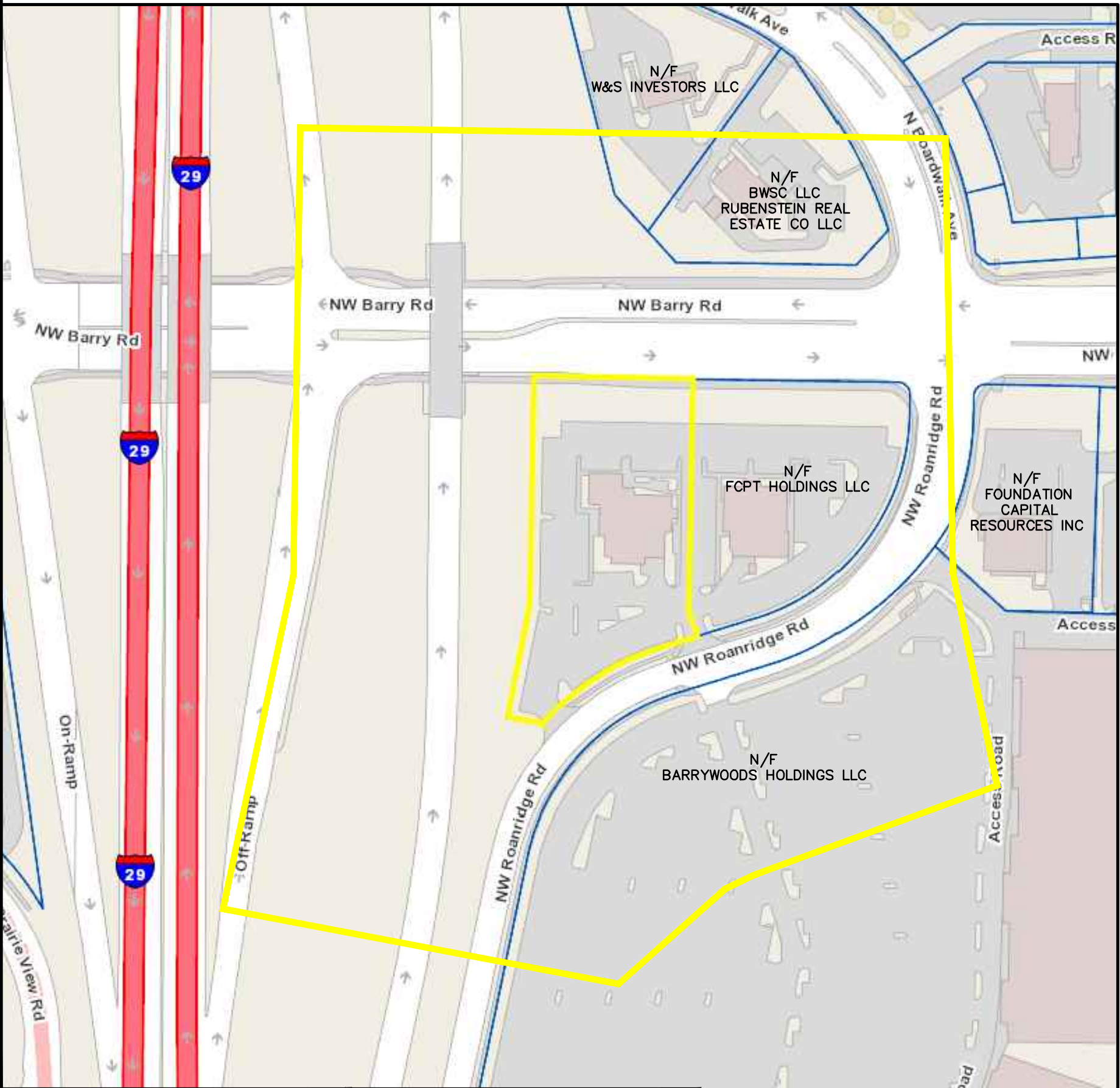
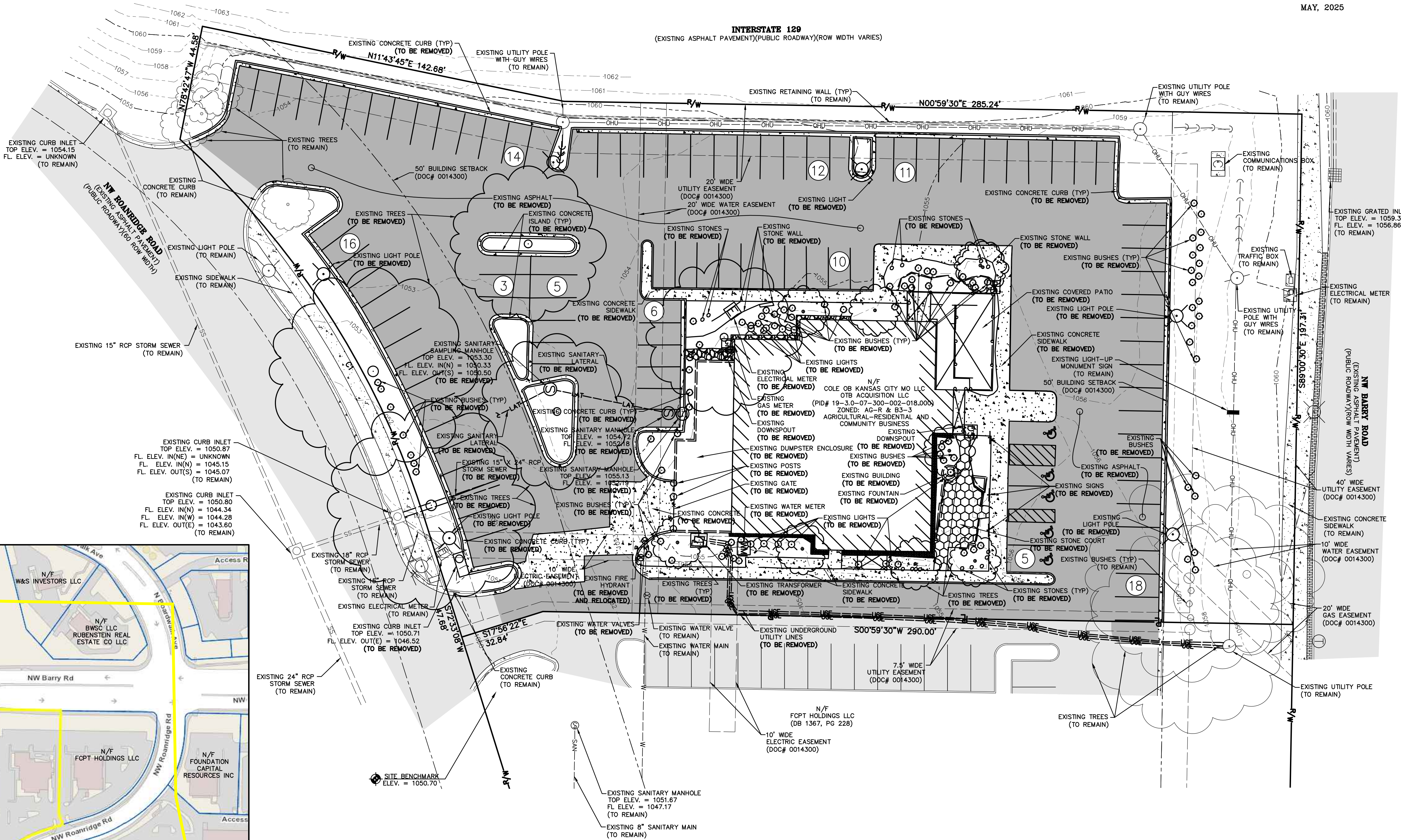
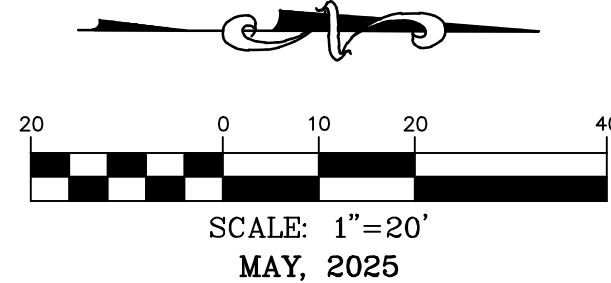
CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
www.mo1call.com

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

DWG NAME: J:\2024\W24-8896 - COW 8340 NW Roanridge, Kansas City, MO\W24-8896A\ENGINEERING\AUTOCAD DRAWINGS\02_Preliminary\W24-8896A_1-EXISTING CONDITIONS PRELIM.dwg LAYOUT TAB: 1 OF 6 EXISTING CONDITIONS PLOTTED ON: Jun 17, 2025 - 7:50am PLOTTED BY: KForrell

C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'

EXISTING CONDITIONS



OWNER: COLE OB KANSAS CITY MO LLC OTB ACQUISITION LLC 6820 LBJ FREEWAY DALLAS, TX 75240	DEVELOPER: CLUB CARWASH OPERATIONS 1591 PRATHERSVILLE RD. COLUMBIA, MO 65202	300 FT RADIUS PROPERTY MAP 1" = 150'
--	--	--

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

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 call 1-800-DIG-RITE for utility location information.

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

ERIC SCOTT KIRCHNER
E-2001004618
Eric S. Kirchner

ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/ PROJECT PLAN

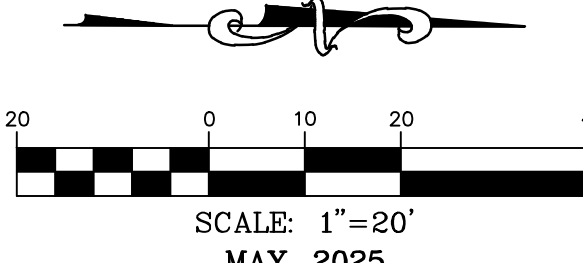
CLUB CARWASH

KANSAS CITY MISSOURI

DATE:	06/11/25	PER CITY COMMENTS:	
DRAWN BY:	KAF	APPROVED BY:	ESK
DATE:	MAY, 2025		
SCALE:	1:20		
PROJ. NO.:	M24-8896A		
DWG. NO.:	1 OF 6		

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

SITE PLAN



36-332-4574 (tel.)
36-327-0760 (fax)
entmail@cochraneng.com

- Civil Engineering
- 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.

ERIC SCOTT
KIRCHNER
E-2001004618

6/24/2025

ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/ PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

DATE:	06/11/25	PER G11 COMMENTS	DRN. BY:	KAF	APPR. BY:	ESK
SCALE:	1:20		DRN. BY:	KAF	APPR. BY:	ESK
PROJ. NO:	M24-8896A		DATE:	MAY, 2025		
DWG. NO:	2 OF 6					

2 OF 6

S

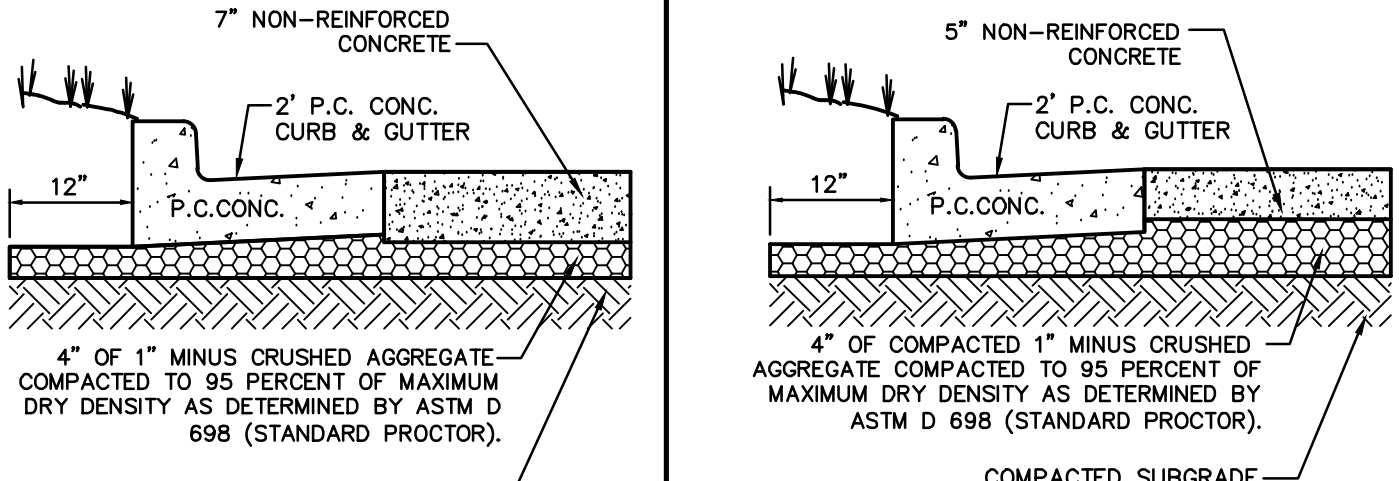
VICINITY MAP
NO SCALE

SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, THIS SHEET.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, THIS SHEET.
- (C) NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 3 OF 6.
- (D) NEW 6" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET 3 OF 6.
- (E) NEW 3' WIDE CONCRETE ISLAND. SEE DETAIL, THIS SHEET.
- (F) NEW 6" VERTICAL CURB AND GUTTER. SEE DETAIL, THIS SHEET.
- (G) NEW ADA RAMP. PER KANSAS CITY REQUIREMENTS.
- (H) NEW VACUUM ARMS. BY OWNER.
- (I) NEW STOP ARMS. BY OWNER.
- (J) NEW 7'x17" CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
- (K) NEW METAL TRAILER SCREENING. SEE DETAIL, SHEET 4 OF 6.
- (L) NEW 3'x3'x4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (M) NEW 3'x3'x8" CONCRETE PADS FOR CAMERA ARCH.
- (N) NEW TRELLIS STRUCTURE FOR VACUUM BAYS. BY OWNER
- (O) NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET 3 OF 6.
- (P) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAILS, SHEET 3 OF 6.
- (Q) NEW TRASH ENCLOSURE. SEE DETAIL, SHEET 4 OF 6.
- (R) NEW BOLLARDS. SEE DETAIL, SHEET 3 OF 6.
- (S) NEW BIKE RACK. SEE DETAIL, SHEET 4 OF 6.
- (T) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- (U) NEW LIGHT STANDARD. SEE DETAIL, SHEET 5 OF 6.
- (V) NEW ATTENDANT KIOSK. BY OWNER.
- (W) NEW 12" BLACK STACKING LANE STRIPING WITH 4" RED CENTER STRIPE.
- (X) NEW CROSSWALK. SEE DETAIL, THIS SHEET.
- (Y) NEW CONVEX MIRROR IN TRASH ENCLOSURE.
- (Z) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.

NOTES:

2. TOTAL SITE AVERAGE: 4.75/594 SQ. FT. OR 17.74 ACRES
3. TOTAL SITE AVERAGE: 4.75/594 SQ. FT. OR 17.74 ACRES
4. PROPOSED ZONING: B3-3 COMMUNITY BUSINESS
5. PROPOSED ZONING: B3-3 COMMUNITY BUSINESS
6. BUILDING SETBACKS
7. FRONT - 50'
8. REAR - 50'
9. SIDE - 0'
10. THE SITE LAND USE SHALL BE AN AUTOMATIC CARWASH WITH VACUUMS.
11. THIS SITE IS SERVED BY:
12. WATER - KC WATER
13. SEWER - KC WATER
14. TELEPHONE - AT&T DISTRIBUTION
15. ELECTRIC - EVERGY
16. GAS - SPIRE MO WEST
17. FIBEROPTIC - AT&T DISTRIBUTION
18. FIRE - KANSAS CITY FIRE DEPT STATION 44
19. THIS SITE FALLS WITHIN UNSHADOWED "ZONE X, Y" 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 290950C106G, MAP REVISED DATE JANUARY 20, 2017 AND PER FIRM, FLOOD INSURANCE RATE MAP, FOR JACKSON COUNTY, MISSOURI, AND INCORPORATED AREAS, MAP NUMBER 290950C107G, MAP REVISED DATE JANUARY 20, 2017.
20. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
21. THE SITE SHALL CONFORM TO THE CITY OF KANSAS CITY STANDARDS.
22. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
23. ALL UTILITIES DO NOT CONSTITUTE A BURDEN TO THE SERVICE.
24. ALL PAVEMENT STRIPINGS SHALL BE 4" WIDE PAINTED WHITE LINES AND THE ADA STRIPING SHALL BE BLUE.
25. ALL PLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
26. ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
27. STORMWATER SHALL BE DIRECTED TO EXISTING STORMWATER SYSTEM.
28. ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
29. THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED BY THE CITY OF KANSAS CITY.
30. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROPRIATE. THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS NOT KNOWN.
31. ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
32. ALL VACUUM STATIONS AND EQUIPMENT SHALL BE PAINTED BLACK.
33. A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY OF KANSAS CITY FOR REVIEW. ALL EXTERIOR LIGHTING, INCLUDING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADSWAYS.
34. ALL LIGHTING FIXTURE HEIGHT IS TO BE 10 FEET. ALL FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC.
35. ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND TREES.



HEAVY DUTY CONCRETE PAVING
NO SCALE

STANDARD DUTY CONCRETE PAVING
NO SCALE

OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS TX 75240

DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202

EXISTING DRAWING LEGEND

RIGHT-OF-WAY
PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EASEMENT
EXISTING OVERHEAD UTILITIES
EXISTING WATER LINE
EXISTING STORM SEWER
EXISTING SANITARY LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING SANITARY MANHOLE
EXISTING ELECTRICAL BOX
EXISTING DOWN SPOUT
EXISTING GAS METER
EXISTING TRANSFORMER
EXISTING CURB INLET
EXISTING ELECTRIC METER
EXISTING SIGN
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING UTILITY POLE
EXISTING LIGHT
REMARKS

EXISTING TREE
EXISTING BUSH
EXISTING PARKING SYMBOL
EXISTING BUILDING
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE PAVEMENT

PROPOSED DRAWING LEGEND

NEW MAJOR CONTOUR _____
NEW MINOR CONTOUR _____
NEW SETBACK LINE _____
NEW FENCE _____
NEW STORM SEWER PIPE _____
NEW WATER LINE _____
NEW SANITARY LATERAL _____
NEW SANITARY MAIN _____
NEW GAS SERVICE _____
NEW SANITARY MANHOLE _____
NEW SANITARY SAMPLING MANHOLE _____
NEW SANITARY CLEAN OUT _____
NEW STORM MANHOLE _____
NEW STORM INLET _____
NEW GRATED INLET WITH SIDE INTAKE _____
NEW SIGN _____
NEW WATER METER _____
NEW BACKFLOW PREVENTER _____
NEW CONVEY MIXER IN TRASH ENCLOSURE _____
NEW LIGHT _____

NEW ACCESSIBLE PARKING SYMBOL _____

NEW BUILDING _____

NEW HEAVY DUTY CONCRETE _____

NEW STANDARD DUTY CONCRETE _____

NEW CONCRETE SIDEWALK _____

IMPERVIOUS AREA:
EXISTING = 54,697 SF (1.26 AC)
PROPOSED = 48,207 SF (1.11 AC)

NOTE:
SEE PLAN SHEET 5 OF 6 FOR SITE LIGHTING PHOTOMETRICS.

TYPE "A" CONCRETE
CURB AND GUTTER

NO SCALE

DEVELOPMENT DATA TABLE

EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	MAX. BUILDING HEIGHT (FT.)	GROSS BUILDING AREA (SF.)	BUILDING COVERAGE (SF.)	F.A.R.	PARKING RATIO	STALLS REQUIRED	STALLS PROVIDED	LONG-TERM RATIO	BICYCLE REQUIRED	STALLS PROVIDED	SHORT-TERM RATIO	BICYCLE REQUIRED	STALLS PROVIDED	COMMENCEMENT DATE	COMPLETION DATE
AG-R B3-3	B3-3	1.74	0.00	0.00	1.74	CAR WASH	1	55	5,164	5,164	0.07	NONE	0	9	1+1 PER 10,000 SF	2	2	10% OF VEHICULAR (MIN.3)	3	3	OCTOBER 2025	APRIL 2026

BUILDING DATA

SITE DATA 88-270-03	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
REAR SETBACK	50 FT.	50 FT.	NO	N/A
FRONT SETBACK	50 FT.	50 FT.	NO	N/A
SIDE SETBACK	30' / NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	30 FT.	30 FT.	NO	N/A
HEIGHT	35' / 55'	55'	NO	N/A

PARKING DATA

88-420 PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
	0	9	2 / 3	2 / 3	NO

NOTE:
EXISTING FRONT SETBACK PER DOC# 0014300

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 - 8.5'x18'
ADA PARKING - 8'x18'
ADA VAN PARKING - 11'x18'
ADA ACCESSIBLE STRIPING - 5'x18'
PARKING DRIVE AISLES (TWO-WAY) - 24'W MIN.
PARKING DRIVE AISLES (ONE-WAY) - 22'W MIN.

PARKING REQUIREMENTS:

TOTAL SPACES REQUIRED:	= 0 SPACES
TOTAL SPACES PROVIDED:	= 10 SPACES
TOTAL STACKING SPACES REQUIRED:	= 0 SPACES
TOTAL STACKING SPACES PROVIDED:	= 34 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACES
ADA TOTAL SPACES PROVIDED:	= 1 SPACES

VACUUM STATIONS:
PROVIDED = 26 VACUUM STATION

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

MISSOURI
ONE CALL SYSTEM

www.mo1call.com

DWG NAME: J:\2024\W24-8896 - CDW 8340 NW Roanridge, Kansas City, MO\W24-8896A 3.UTILITY PLAN PRELIM.dwg LAYOUT TAB: 3 OF 6 UTILITY PLAN PLOTTED ON: Jun 17, 2025 - 7:51am PLOTTED BY: Kfirrell

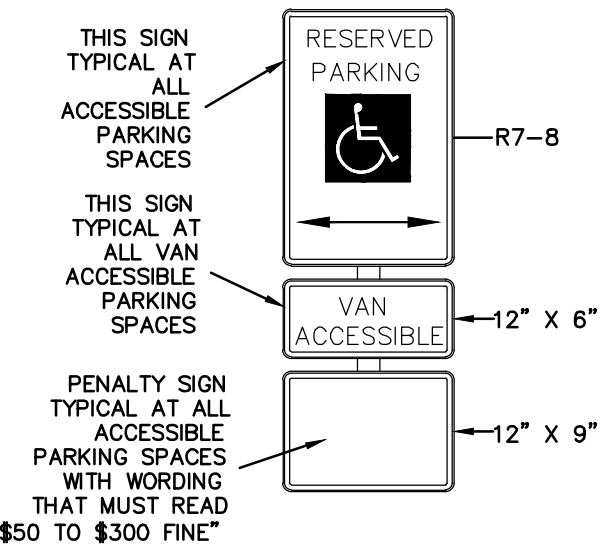
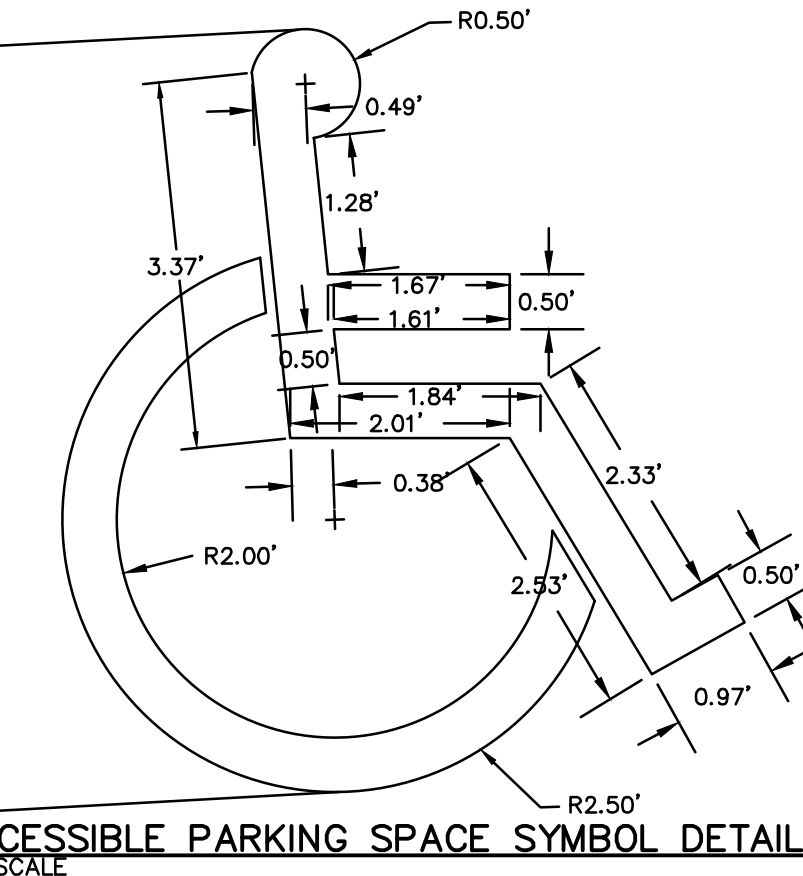
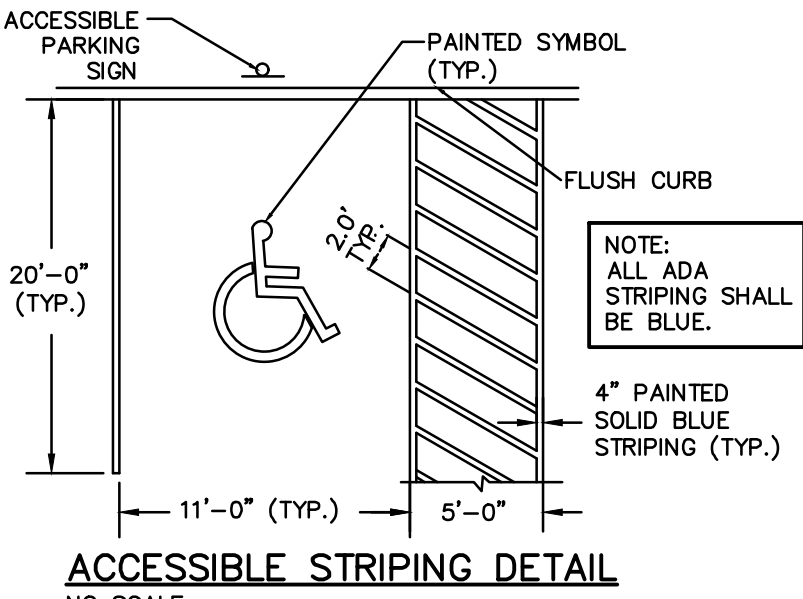
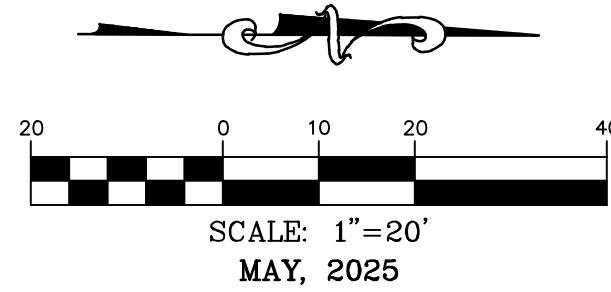
UTILITY LEGEND

- A NEW 4" DUCTILE IRON WATER SERVICE LINE.
- B NEW 4" WATER METER.
- C NOT USED.
- D RELOCATED FIRE HYDRANT.
- E NEW GAS LINE.
- F NEW TRANSFORMER PAD.
- G NEW TELEPHONE PEDESTAL.
- H NEW CURB INLET.
- I NEW GRATED INLET WITH SIDE INTAKE.
- J NEW TRENCH DRAIN.
- K NEW STORM MANHOLE.
- L NEW NYLOPLAST 30" DRAIN STRUCTURE.
- M NEW 8" SDR 35 PVC DOWNSPOUT COLLECTOR.
- N NEW DOWNSPOUT CLEAN-OUT.
- O NEW SAND AND GREASE INTERCEPTORS.
- P NEW SANITARY CLEAN-OUT.
- Q NEW SANITARY SAMPLING MANHOLE.
- R NEW SANITARY MANHOLE.
- S NEW 8" SDR 26 PVC SANITARY MAIN.

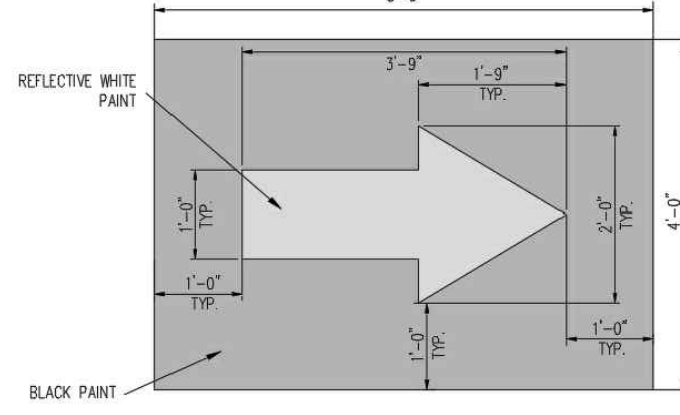
C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'

UTILITY PLAN

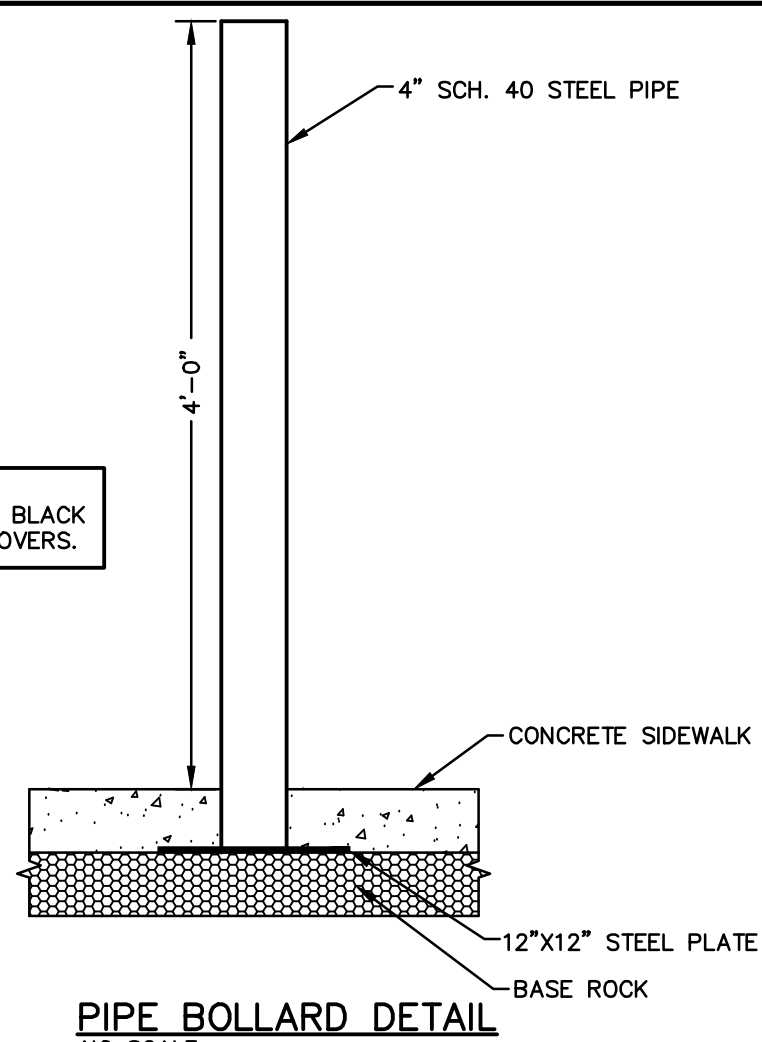
INTERSTATE 129
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)



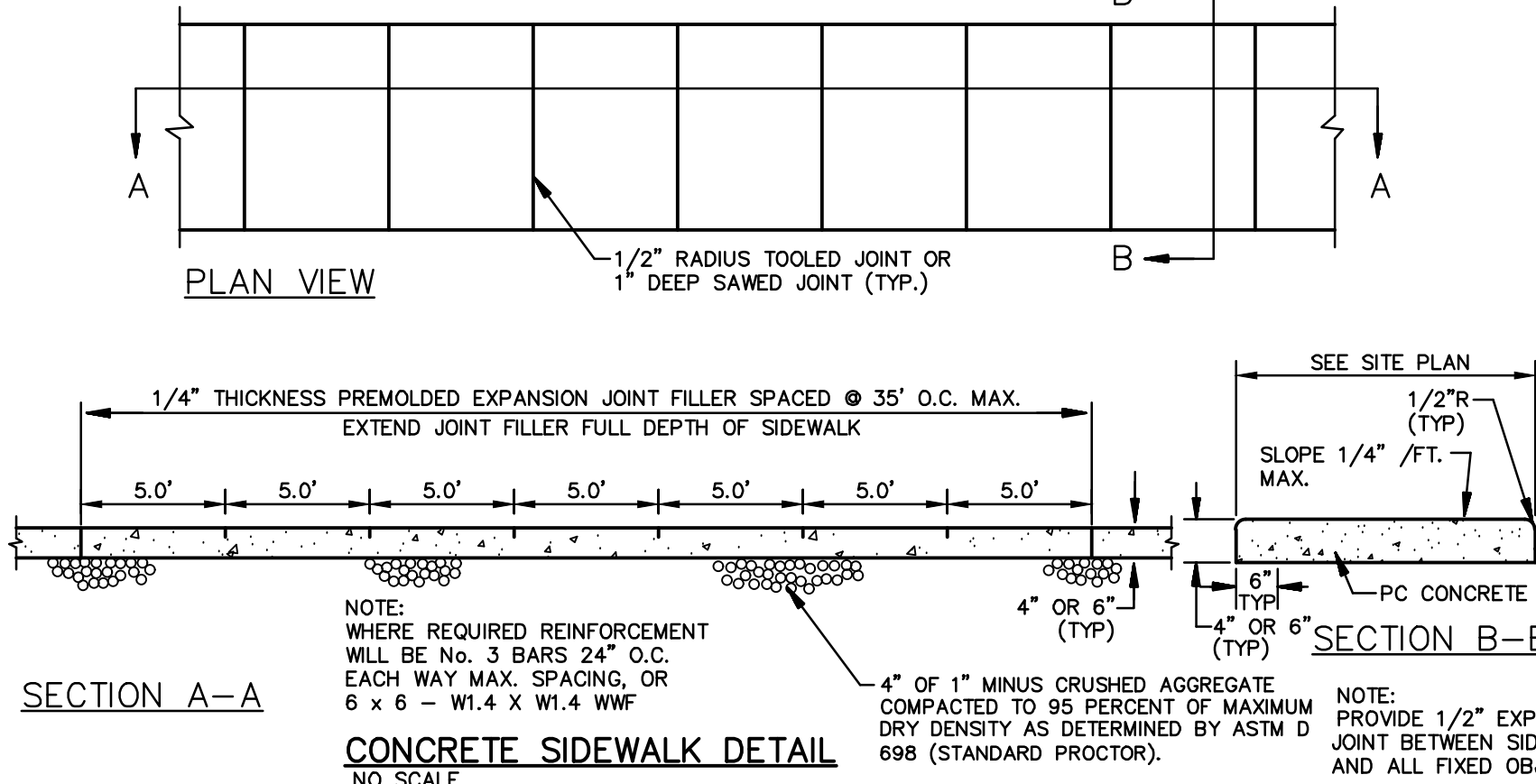
ACCESSIBLE PARKING SIGN
NO SCALE



TRAFFIC FLOW ARROW DETAIL
NO SCALE



PIPE BOLLARD DETAIL
NO SCALE



CONCRETE SIDEWALK DETAIL
NO SCALE

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

NOTE: PLUMBING CONTRACTOR TO MAKE CONNECTION FROM MEP SANITARY SEWER LINE TO SITE SANITARY SEWER LINE AT MEP/SITE POINT.

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

MOHRAN

Missouri State Certificate
of Authority Numbers:
2010000046

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

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

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
ERIC SCOTT KIRCHNER
E-2001004618
5/17/2025

ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/ PROJECT PLAN CLUB CARWASH KANSAS CITY MISSOURI

DATE	BY	REVISION	DATE	BY	REVISION
06/11/25	KAF	ESK	06/11/25	KAF	ESK
DATE	BY	REVISION	DATE	BY	REVISION
06/11/25	KAF	ESK	06/11/25	KAF	ESK
DATE	BY	REVISION	DATE	BY	REVISION
06/11/25	KAF	ESK	06/11/25	KAF	ESK
DATE	BY	REVISION	DATE	BY	REVISION
06/11/25	KAF	ESK	06/11/25	KAF	ESK
DATE	BY	REVISION	DATE	BY	REVISION
06/11/25	KAF	ESK	06/11/25	KAF	ESK

DATE: MAY, 2025
SCALE: 1:20
PROJECT NO: M24-8896A
DRAWING NO: 3 OF 6

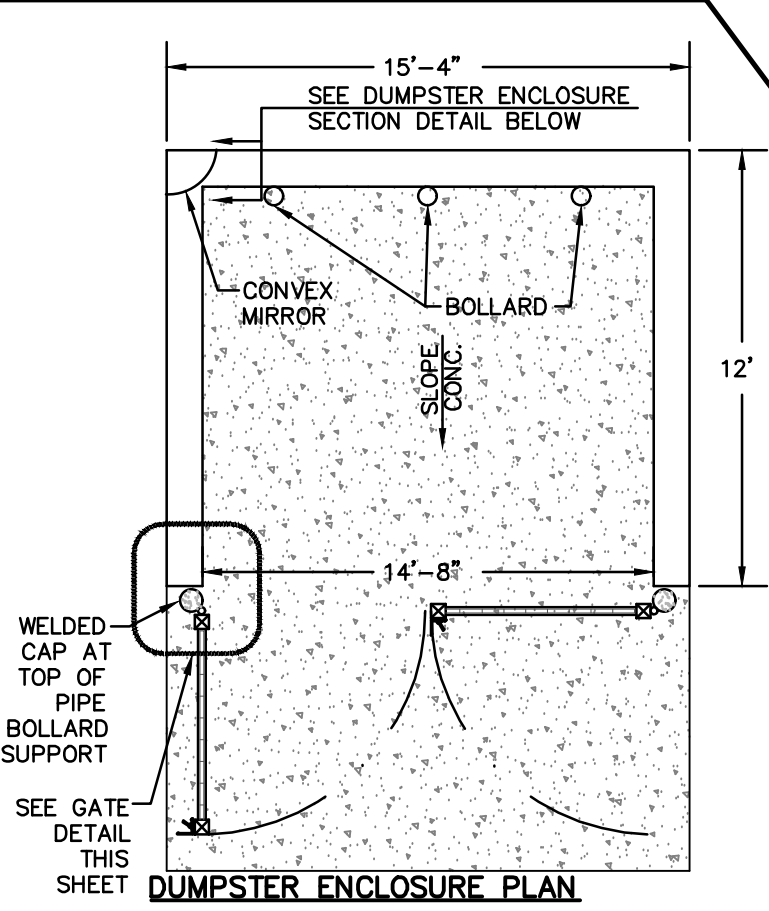
CALL OR CLICK 3 DAYS BEFORE YOU DIG!
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1-800-DIG-RITE OR 811
www.motcall.com

DWG NAME: J:\2024\W24-8896 - CON. 8340 NW Roanridge, Kansas City, MO\W24-8896A\ENGINEERING\AUTOCAD DRAWINGS\02_Preliminary\W24-8896A_4_GRADING PLAN PLOTTED TAB: 4 OF 6 GRADING PLAN PLOTTED ON: Jun 17, 2025 - 7:51am

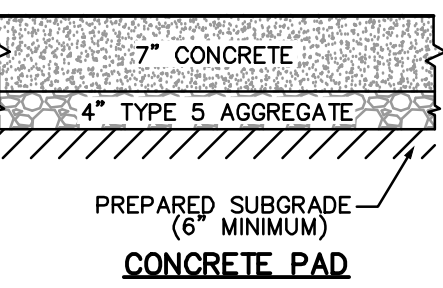
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RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'

SWPPP LEGEND

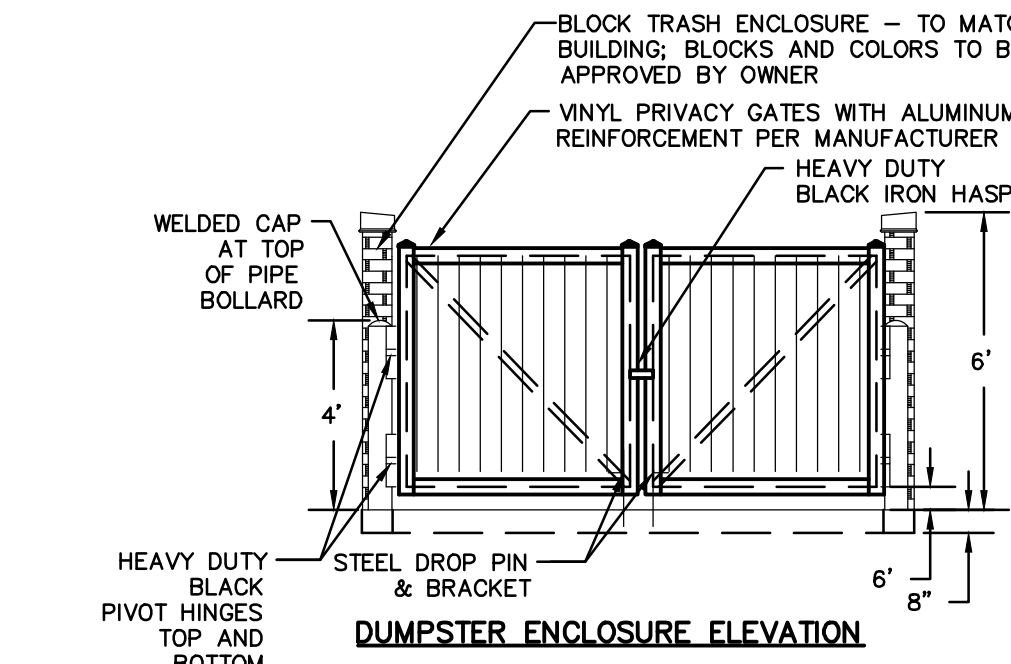
- IP1 NEW DANDY CURB SACK GRATED CURB INLET PROTECTION.
- IP2 NEW DANDY CURB INLET PROTECTION.
- IP3 NEW FILTREXX INLET PROTECTION.
- SF NEW SILT FENCE.
- CE TEMPORARY CONSTRUCTION ENTRANCE.
- LD LIMITS OF DISTURBANCE.



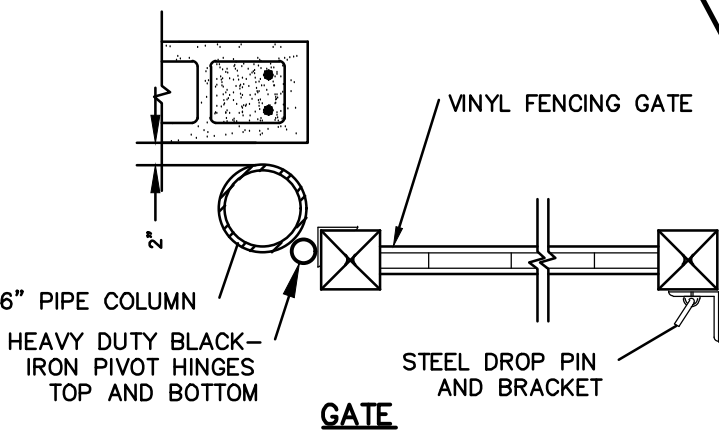
DUMPSTER ENCLOSURE PLAN



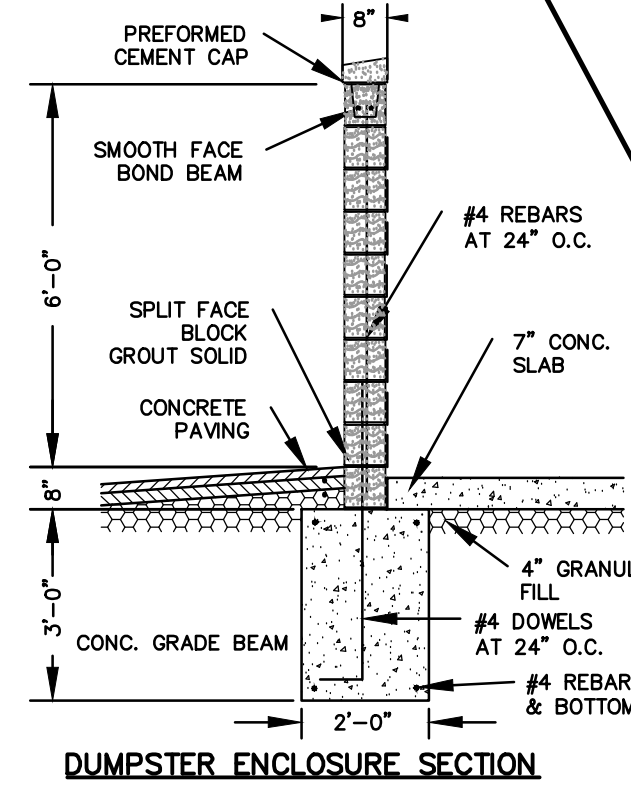
CONCRETE PAD



DUMPSTER ENCLOSURE ELEVATION

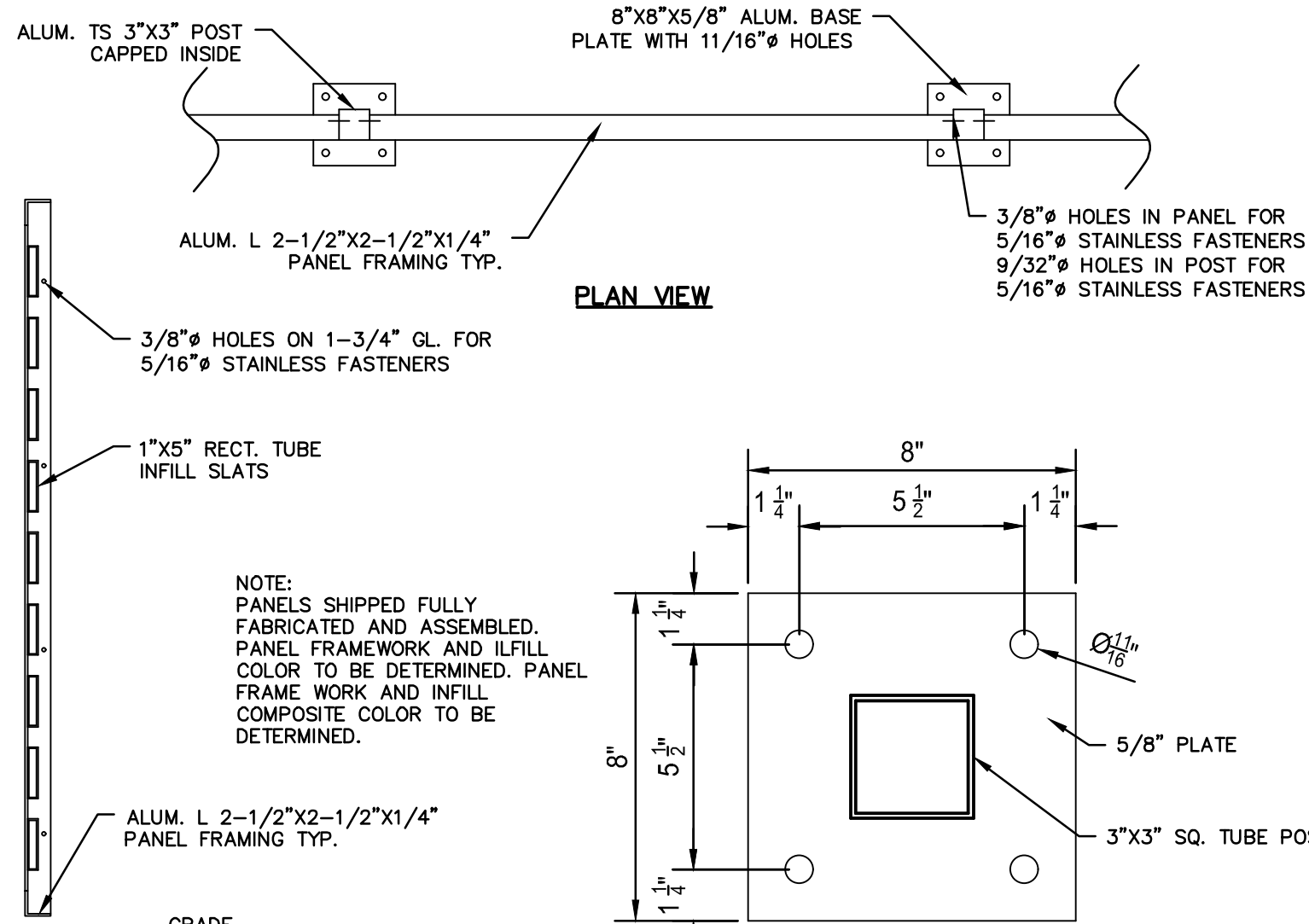


GATE

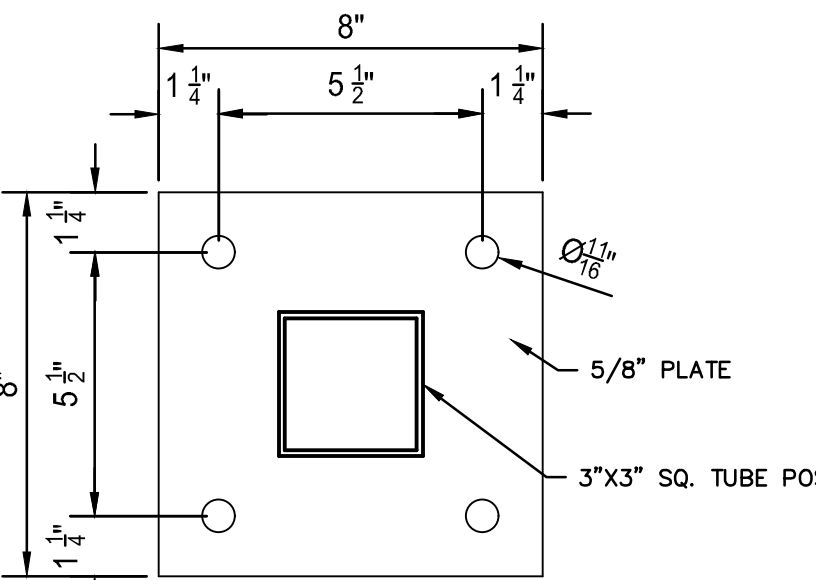


DUMPSTER ENCLOSURE DETAIL

NO SCALE



TYPICAL PANEL SECTION



TYPICAL BASE PLATE DETAIL

TYPICAL METAL TURBINE SCREENING DETAIL

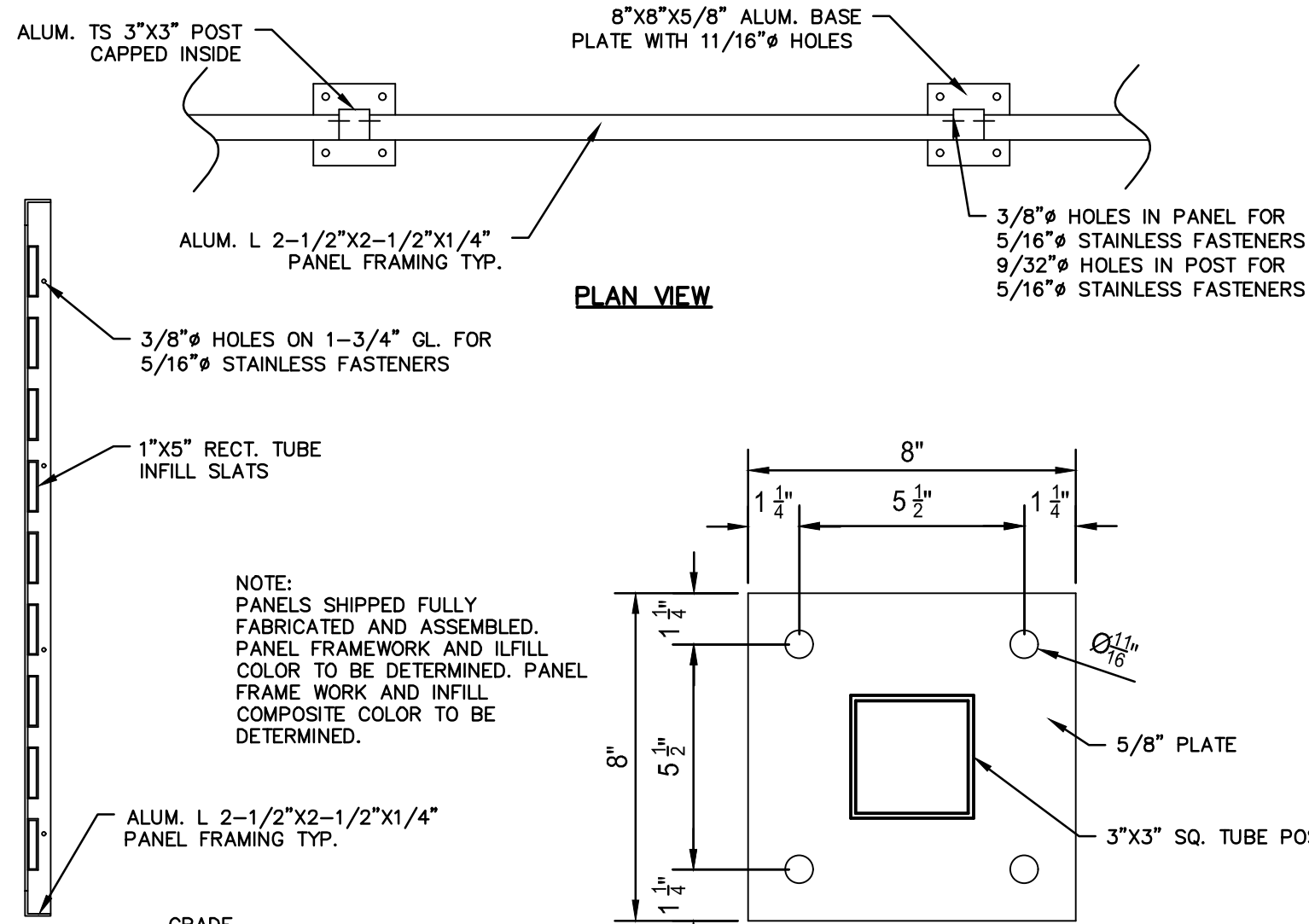
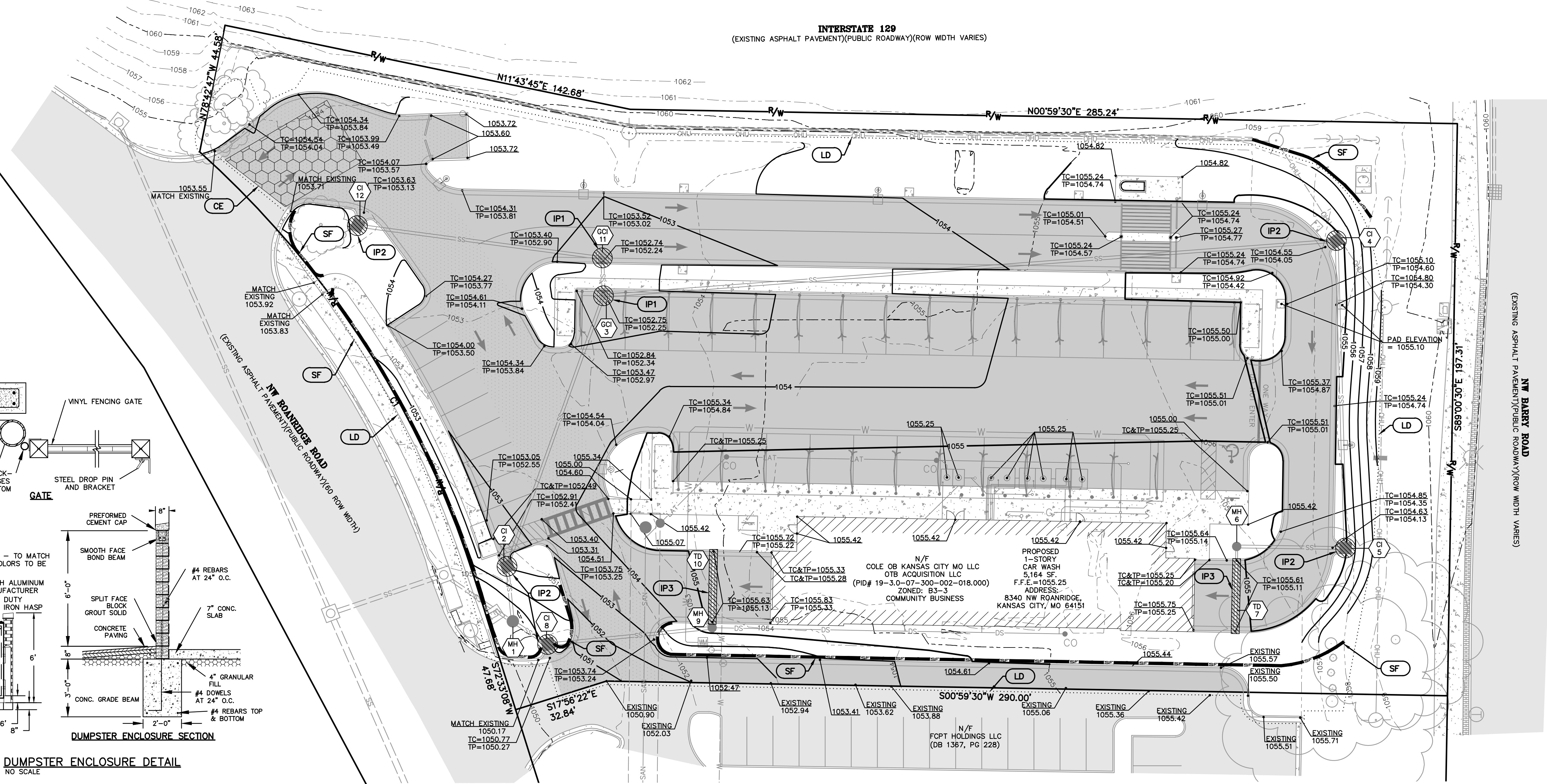
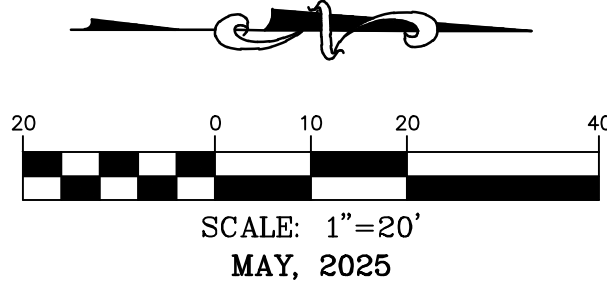
NO SCALE

OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

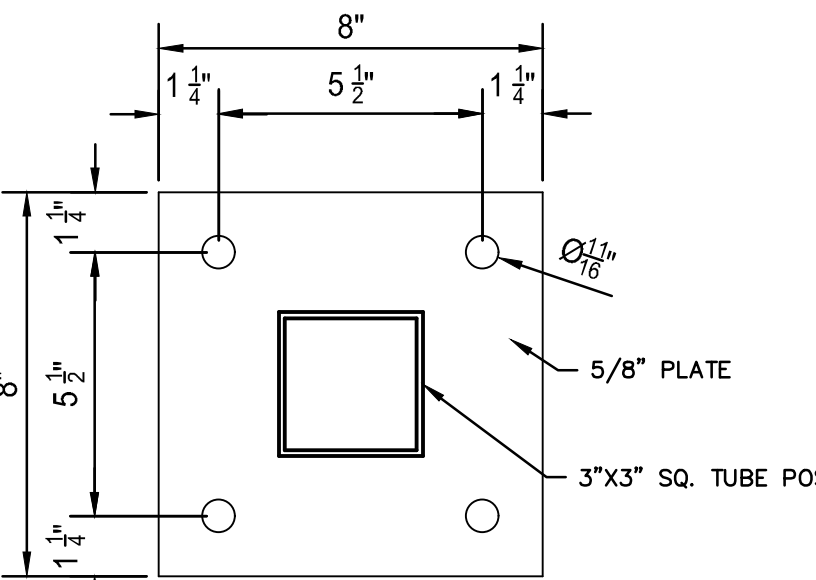
DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202

GRADING PLAN

INTERSTATE 120
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)



TYPICAL PANEL SECTION



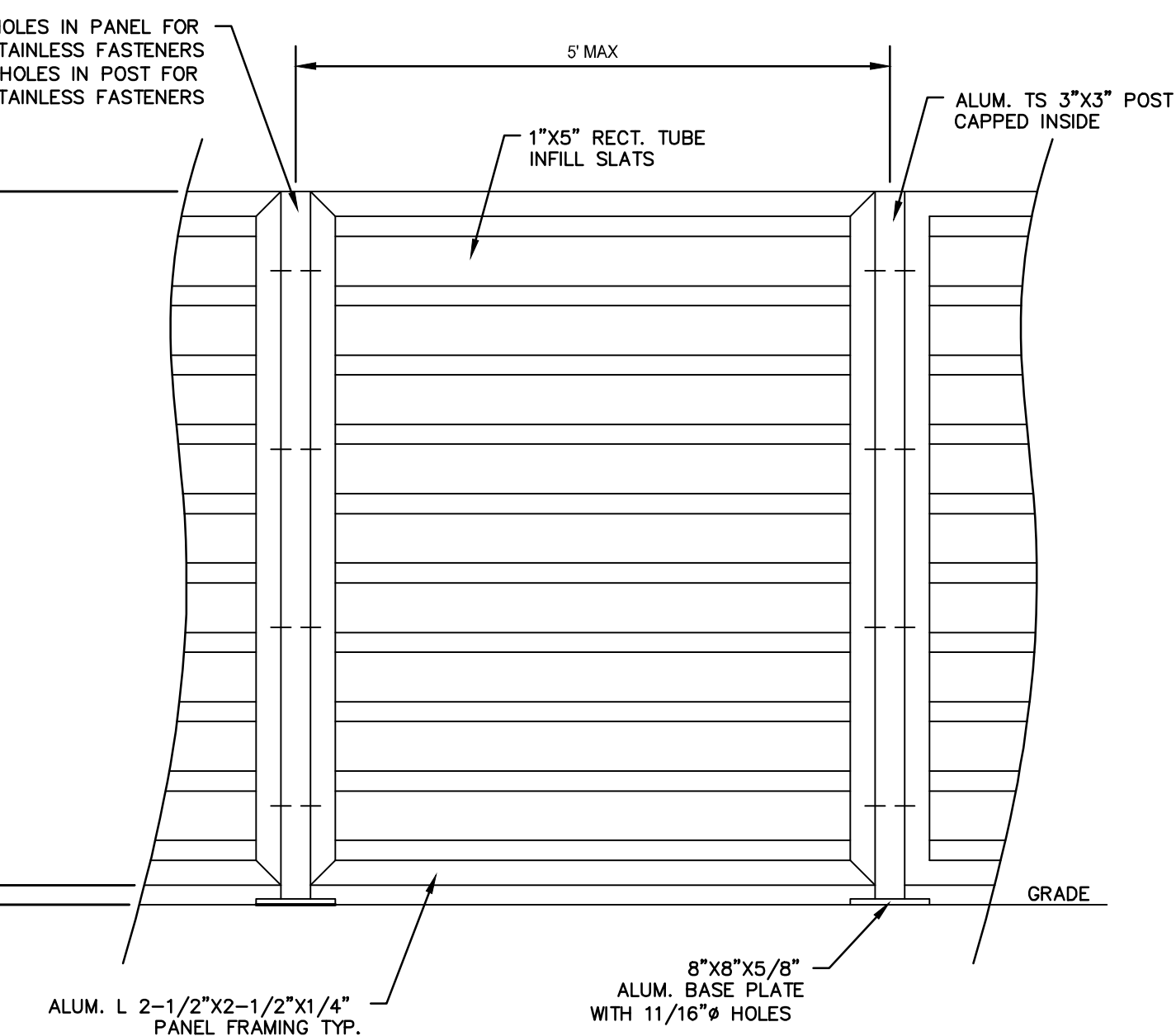
TYPICAL BASE PLATE DETAIL

TYPICAL METAL TURBINE SCREENING DETAIL

NO SCALE

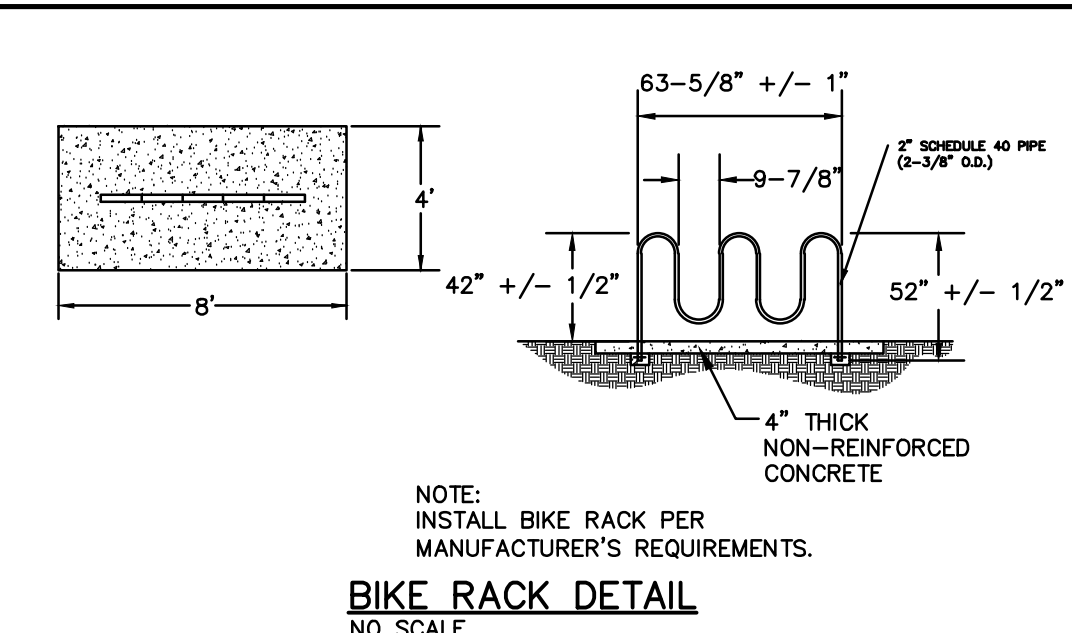
OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202



TYPICAL PANEL/POST

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



BIKE RACK DETAIL

NO SCALE

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

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 = 1.74 AC.
DISTURBED AREA = 1.53 AC.

GRADING QUANTITY:

CUT - 1,191 CY.
FILL - 578 CY.

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

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

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

Missouri State Certificate of Authority Numbers:
2010000046

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

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

ERIC SCOTT KIRCHNER
E-2010004618

ERIC S. KIRCHNER
E-2001004618

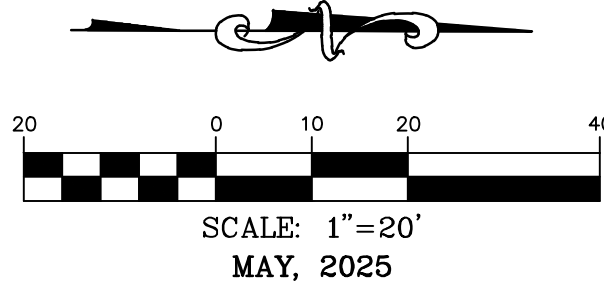
DEVELOPMENT/ PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

GRADING PLAN
DATE: 06/11/25
DRAWN BY: KAF
CHECKED BY: ESK
REVISION:
DATE: 06/11/25
BY: PER CITY COMMENTS
DATE: 06/11/25
BY: KAF
DATE: 06/11/25
BY: ESK
SCALE: 1:20
PROJECT NO: M24-8896A
DWG. NO: 4 OF 6

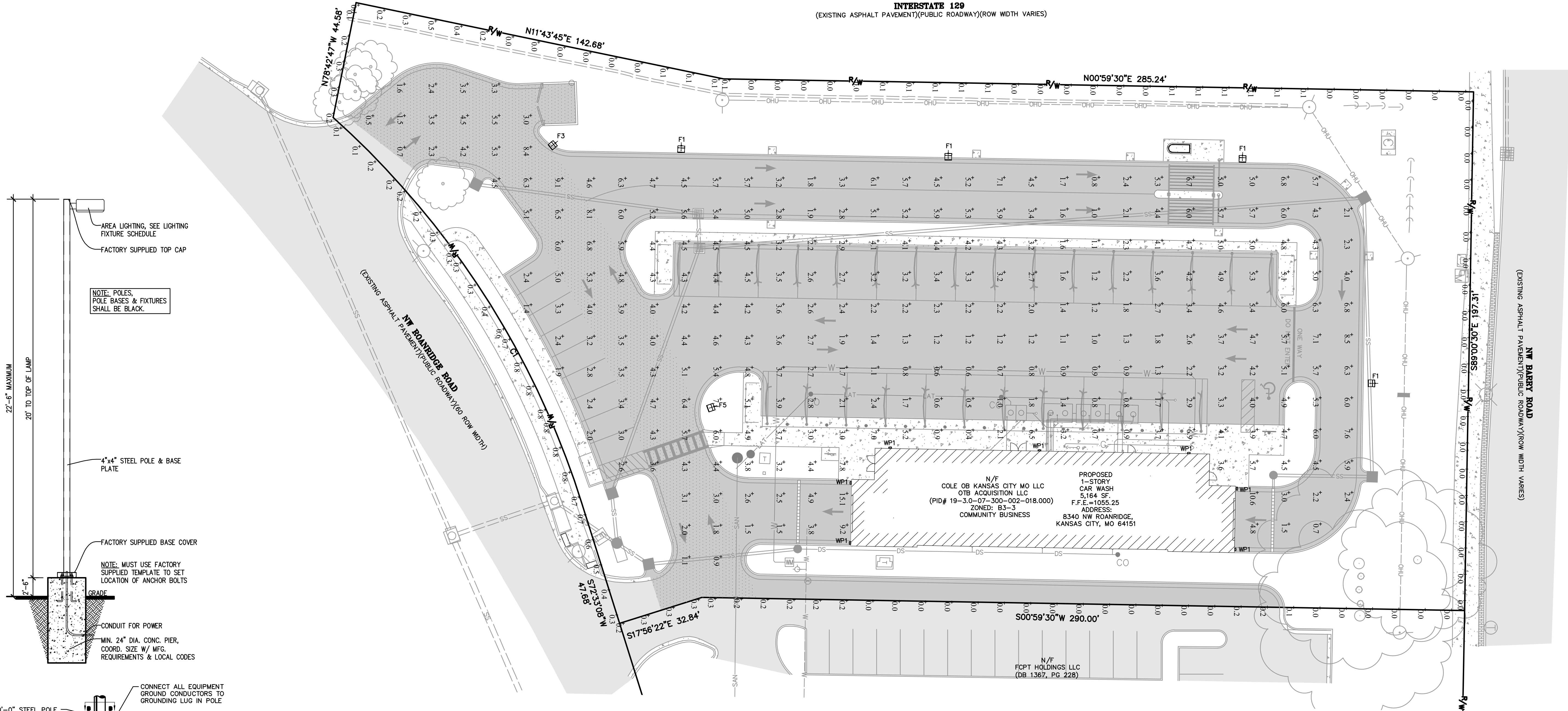
DWG NAME: J:\2024\M24-8896 - CDW 8340 NW Roanridge, Kansas City, MO\M24-8896A_5-PHOTOMETRICS PLAN PRELIM.dwg LAYOUT TAB: 5 OF 6 PHOTOMETRICS PLAN PLOTTED ON: Jun 17, 2025 - 7:51am PLOTTED BY: KForrell

C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING=S57°12'13"W
CHORD LENGTH=174.70'

PHOTOMETRICS PLAN

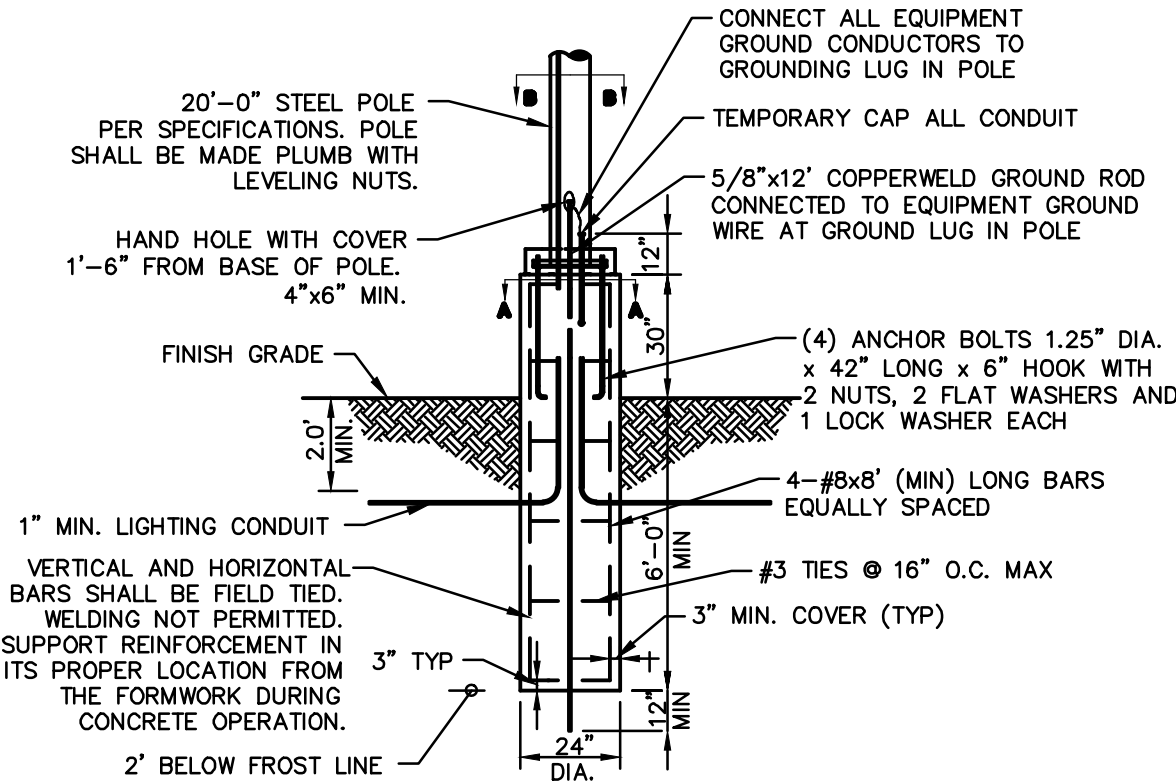


INTERSTATE 120
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)



NOTE: POLES,
POLE BASES & FIXTURES
SHALL BE BLACK.

NOTE: MUST USE FACTORY
SUPPLIED TEMPLATE TO SET
LOCATION OF ANCHOR BOLTS



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

STANDARD LIGHT DETAIL
NO SCALE

OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.15	0.8	0.0	N.A.	N.A.
SITE	Illuminance	Fc	3.74	15.1	0.4	9.4	37.8

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	F1	Single	0.912	321	1284	GALN-SA6C-740-U-T4FT-HSS
	1	F3	Single	0.912	213	213	GALN-SA4C-740-U-SL3-HSS
	1	F5	Single	0.912	269	269	GALN-SA5C-740-U-5MQ
	7	WP1	Single	0.900	37.7	263.9	XTOR4B-W

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MISSOURI ONE CALL SYSTEM
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www.mo1call.com

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

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

MISSOURI STATE CERTIFICATE
OF AUTHORITY NUMBERS:
2010000046

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

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

ERIC SCOTT
KIRCHNER
E-2001004618
ERIC S. KIRCHNER
E-2001004618

DEVELOPMENT/ PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

DATE	BY	APP'D BY
06/11/25 <td>KAF<td>ESK</td></td>	KAF <td>ESK</td>	ESK

DATE: 06/11/25
PER CITY COMMENTS

DATE: MAY, 2025

SCALE: 1:20

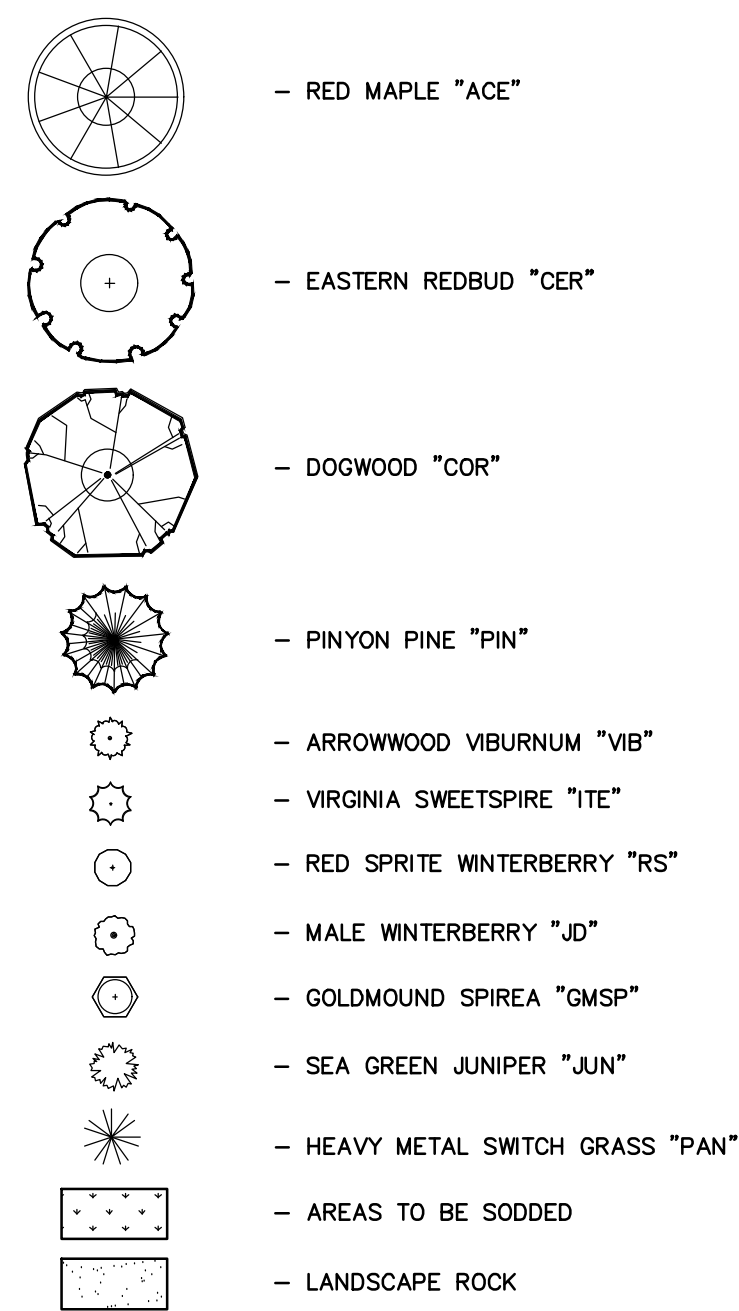
PROJ. NO: M24-8896A

DWG. NO: 5 OF 6

LANDSCAPE PLAN

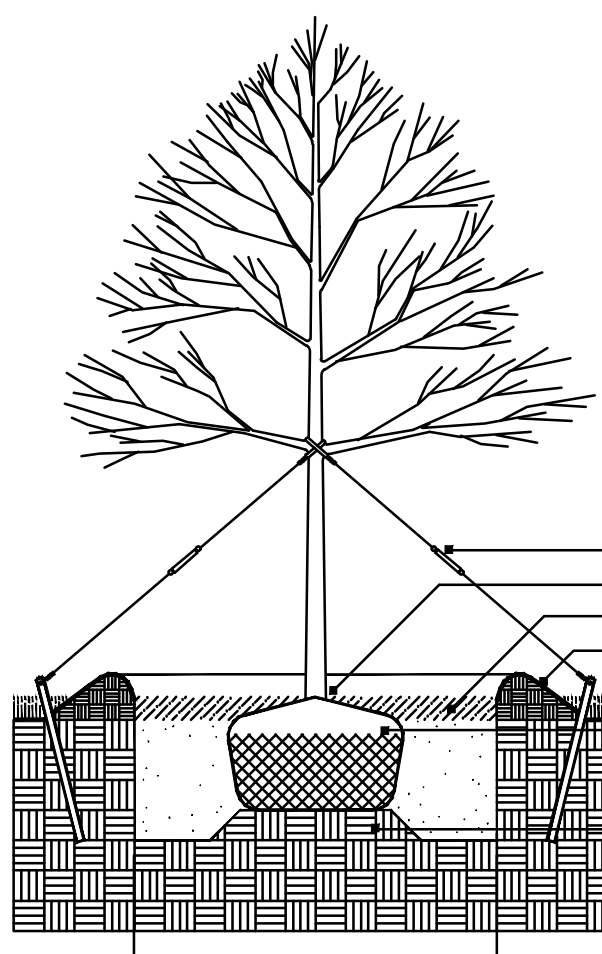
C1
RADIUS=330.00'
ARC LENGTH=176.80'
CHORD BEARING= S57°12'13"W
CHORD LENGTH=174.70'

LANDSCAPE LEGEND



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 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.

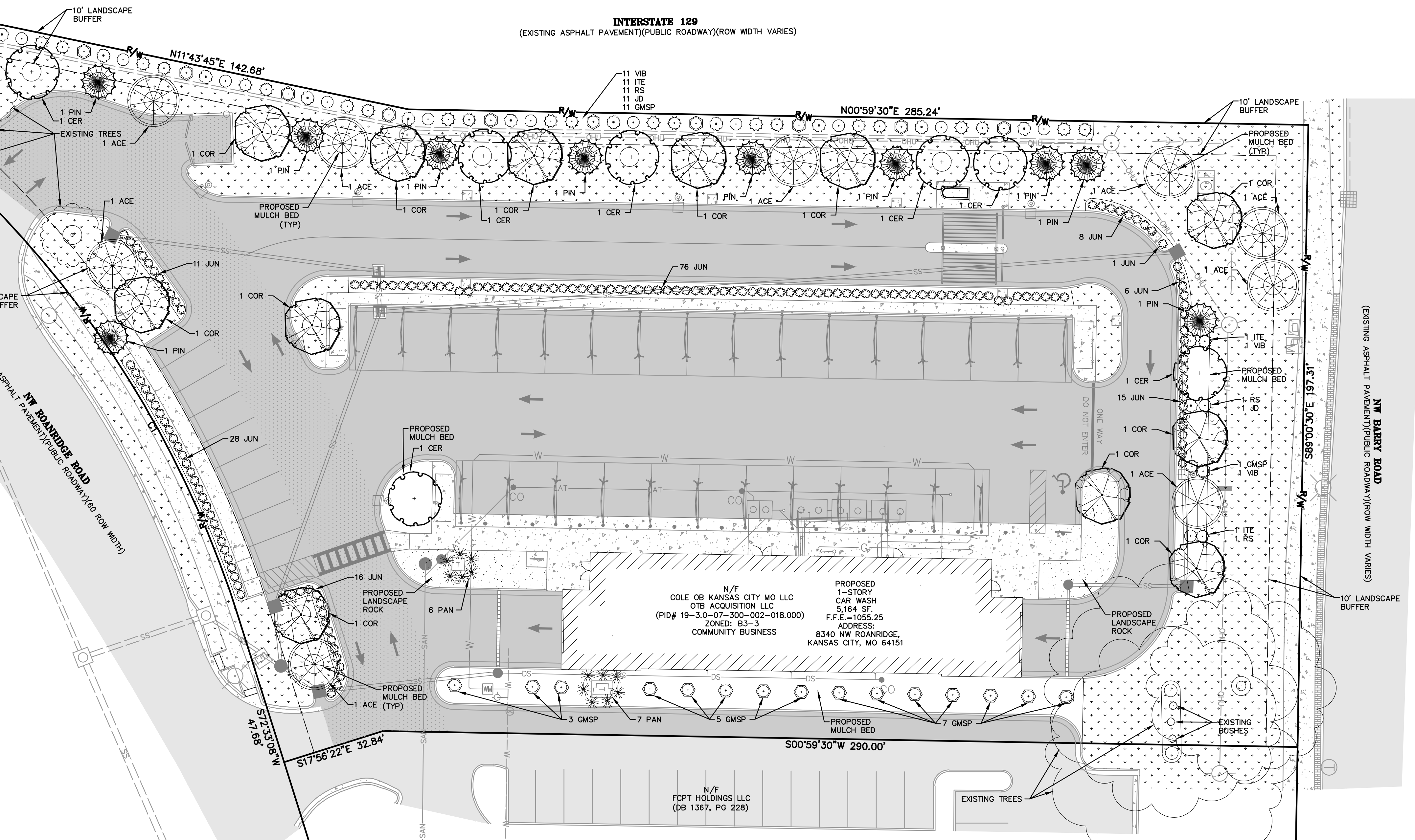


DECIDUOUS TREE PLANTING

OWNER:
COLE OB KANSAS CITY MO LLC
OTB ACQUISITION LLC
6820 LBJ FREEWAY
DALLAS, TX 75240

DEVELOPER:
CLUB CARWASH OPERATIONS
1591 PRATHERSVILLE RD.
COLUMBIA, MO 65202

- 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.



LANDSCAPE CALCULATIONS

REQUIREMENT	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	BUILDING SF	TOTAL # OF PARKING SPACES	LONG-TERM BICYCLE STALLS REQUIRED			SHORT-TERM BICYCLE STALLS REQUIRED			VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA SF	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREE
						RATIO	REQUIRED	PROVIDED	RATIO	REQUIRED	PROVIDED								
AG-R B3-3	B3-3	1.74	5,164	10	1+1 PER 10,000 SF	2	2	10% OF VEHICULAR (MIN.3)	3	3	893	REQUIRED PROVIDED	SEE TABLE BELOW SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	160	350 3,047	2 2	11 15	1 1

PUBLIC STREET R/W CALCULATIONS FOR STREET TREES

LF	REQUIRED	EXISTING	PROVIDED
893	30	7	35

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
TREES					
9	Acer Rubrum	Red Maple	2.0 IN	AS SHOWN	B&B
7	Cercis canadensis	Eastern Red Bud	2.0 IN	AS SHOWN	B&B
12	Cornus Sanguinea	Dogwood	2.0 IN	AS SHOWN	B&B
10	Pinus Edulis	Pinyon Pine	1.5 IN	AS SHOWN	B&B
SHRUBS					
160	Juniperus chinensis "Sea Green"	Sea Green Juniper	7 GAL	AS SHOWN	CONT
27	Spirea Japonica	Goldmound Spirea	5 GAL	AS SHOWN	CONT
12	Ilex Verticillata "Jim Dandy"	Male Winterberry	5 GAL	AS SHOWN	CONT
13	Ilex Verticillata "Red Sprite"	Red Sprite Winterberry	5 GAL	AS SHOWN	CONT
12	Itea Virginica	Virginia Sweetspice	5 GAL	AS SHOWN	CONT
13	Viburnum Dentatum	Arrowwood Viburnum	5 GAL	AS SHOWN	CONT
13	Panicum Virgatum "Heavy Metal"	Heavy Metal Switch Grass	1 GAL	AS SHOWN	CONT

NOTE: ALL DISTURBED AREAS TO BE SODDED.

NOTE: ALL LANDSCAPING AND SCREENING MATERIAL MUST MEET OR EXCEED QUALITY STANDARDS OF AMERICAN ASSOCIATION OF NURSERYMEN AND THE KANSAS CITY NURSERY AND LANDSCAPE ASSOCIATION.

- LANDSCAPE REQUIREMENTS DESCRIPTIONS
- VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.
 - VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.
 - 3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE.
 - 3B) 1 TREE PER 5 PARKING.
 - 3C) 1 SHRUB PER PARKING SPACE.
 - 4) 1 TREE PER 5,000 SF OF BUILDING.
 - 5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET, FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

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 36" IN HEIGHT AT THE TIME OF INSTALLATION.

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North Office
8 East Main Street
Wentzville, Missouri 63385

MOHRAN

Missouri State Certificate of Authority Numbers:
2010000046

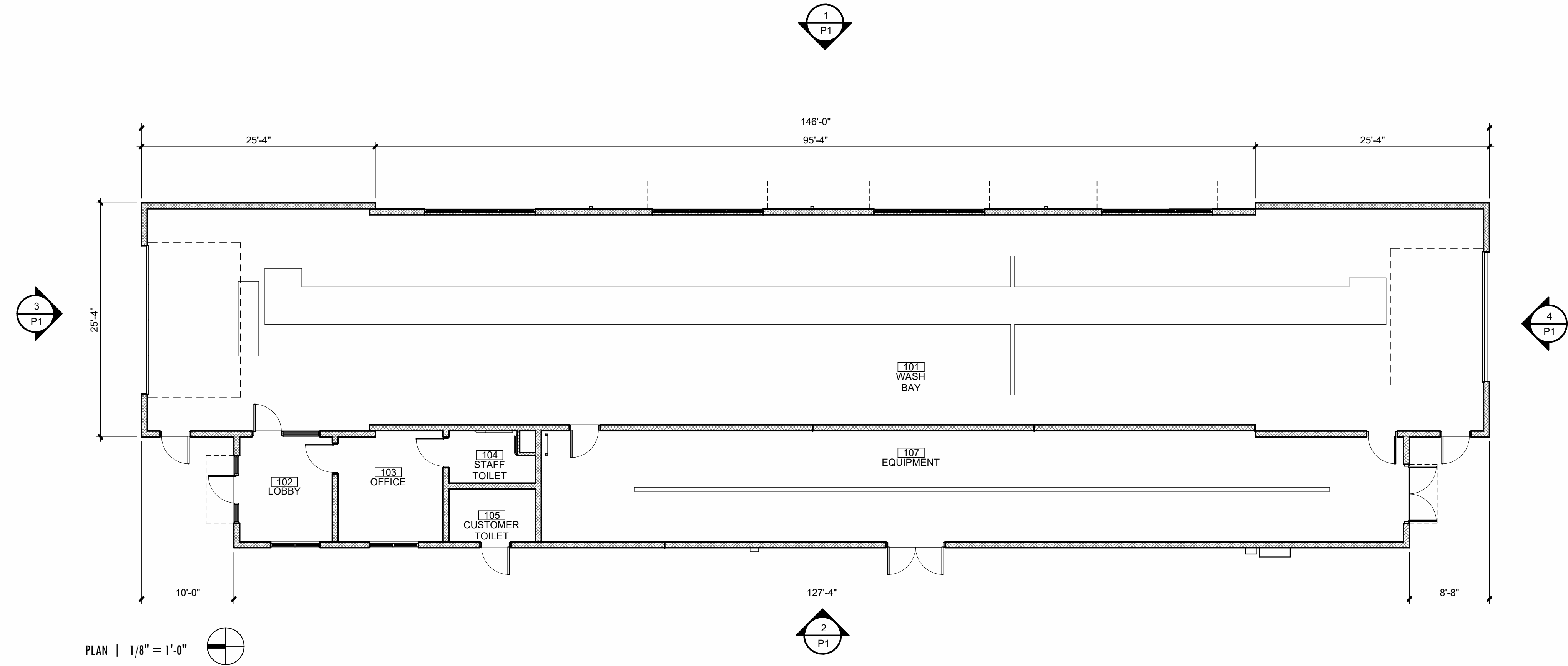
Two working days prior to the start of any excavation work, the contractor shall call 1-800-DIG-RITE for utility location information.

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

ERIC SCOTT KIRCHNER
E-2001004618
ERIC S. KIRCHNER
E-2001004618

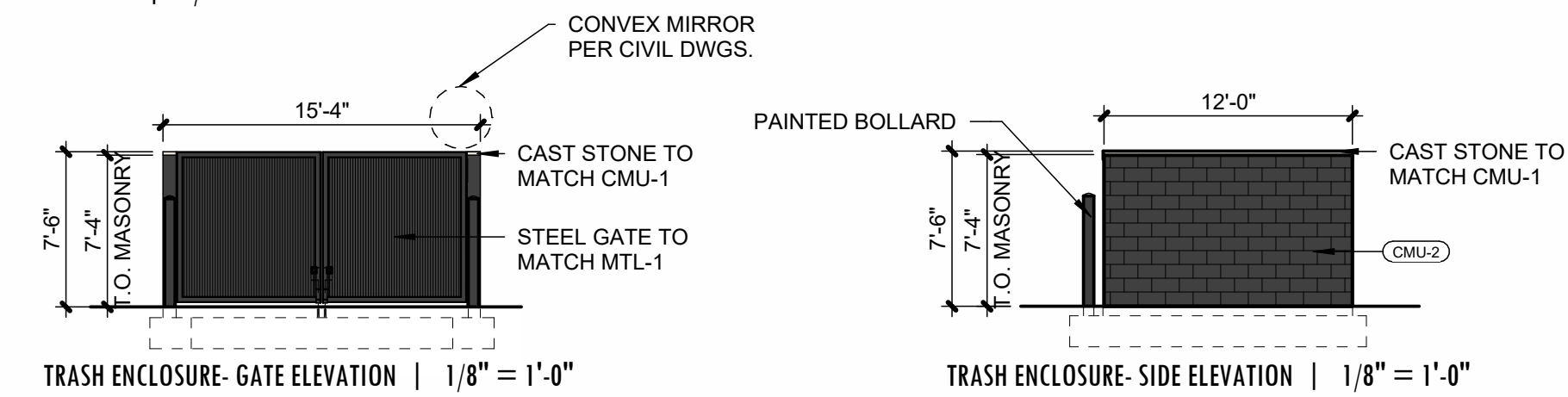
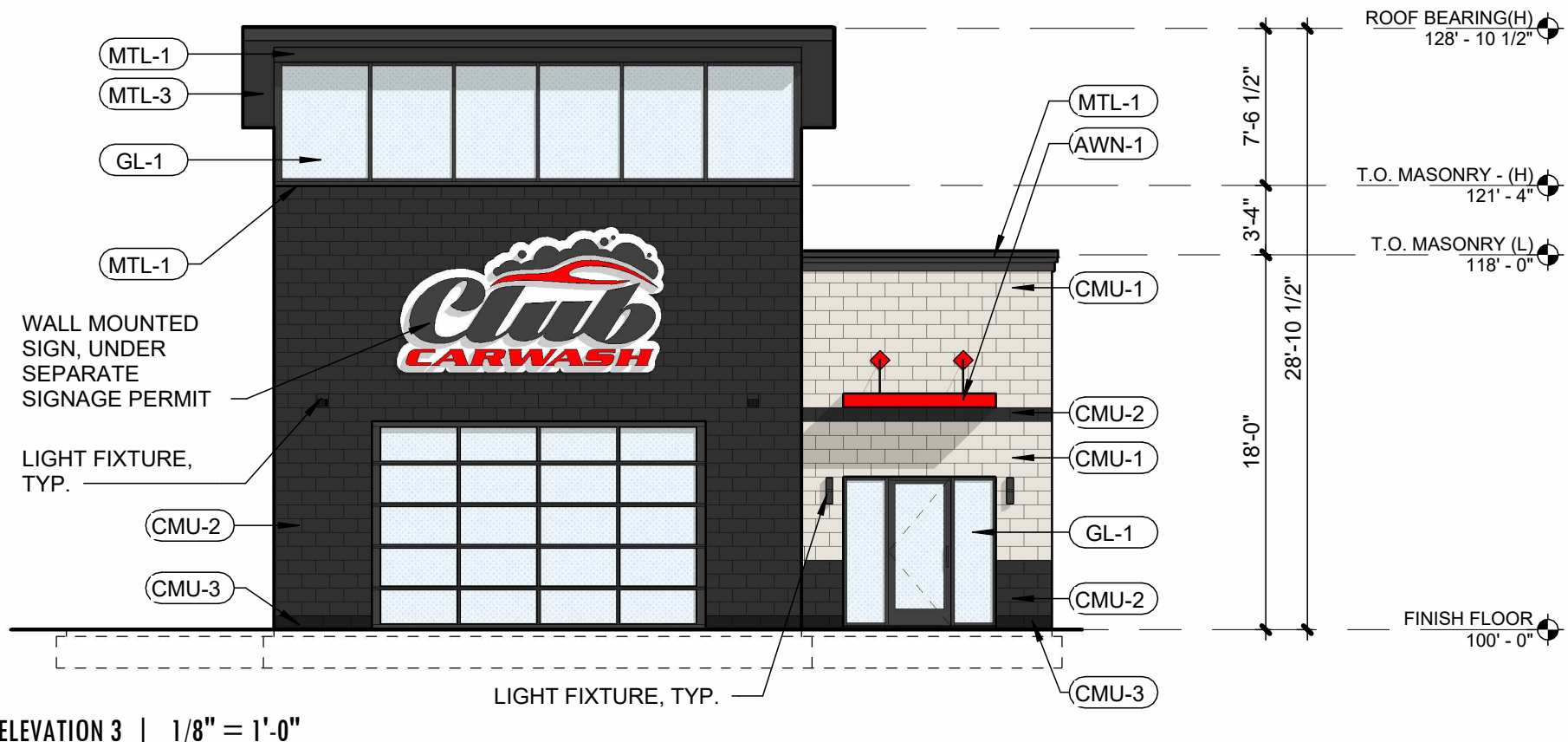
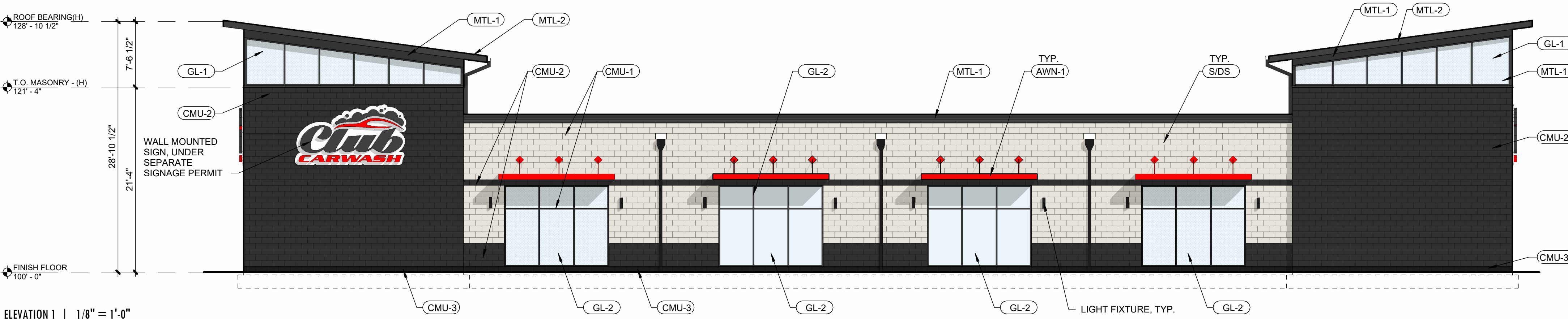
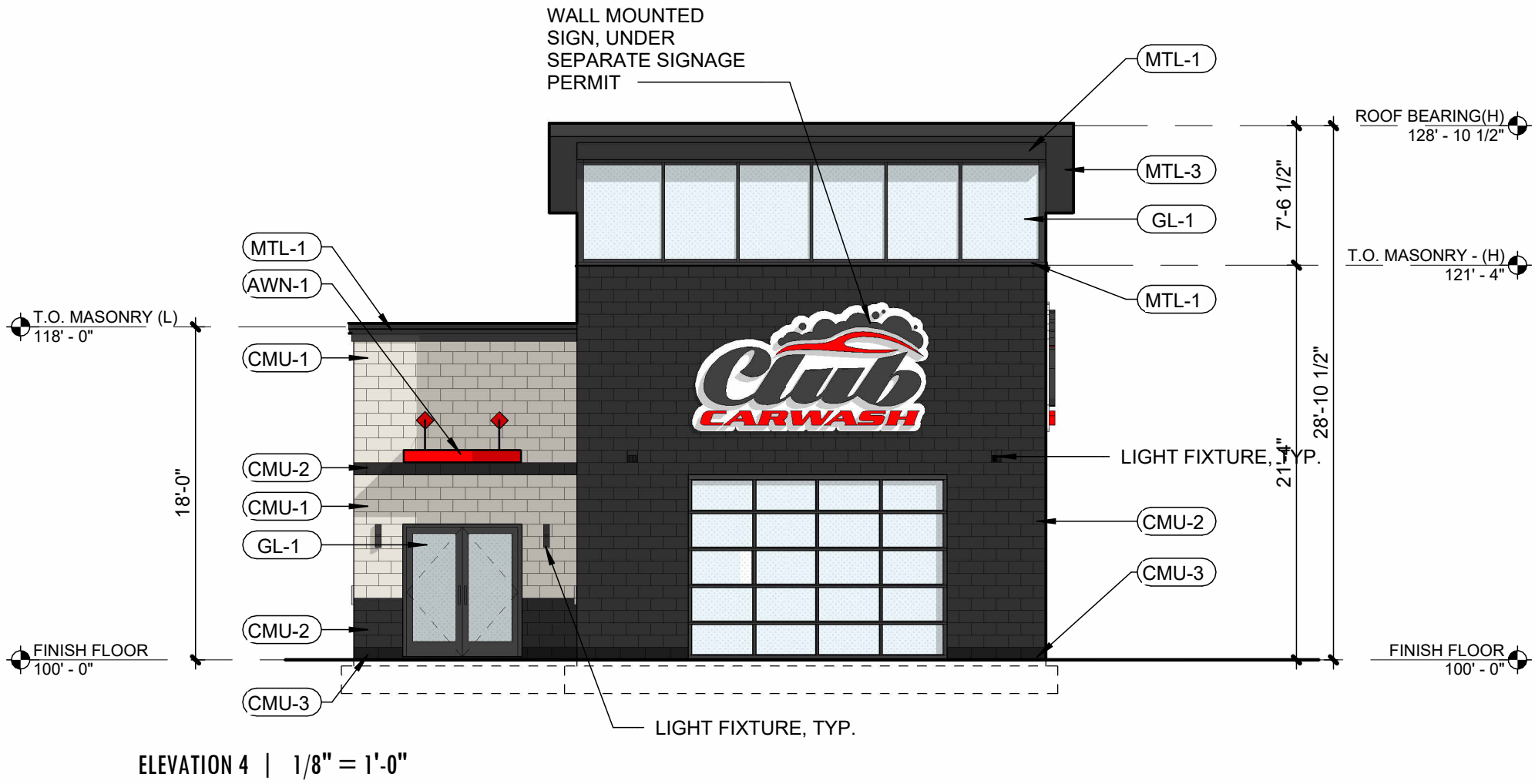
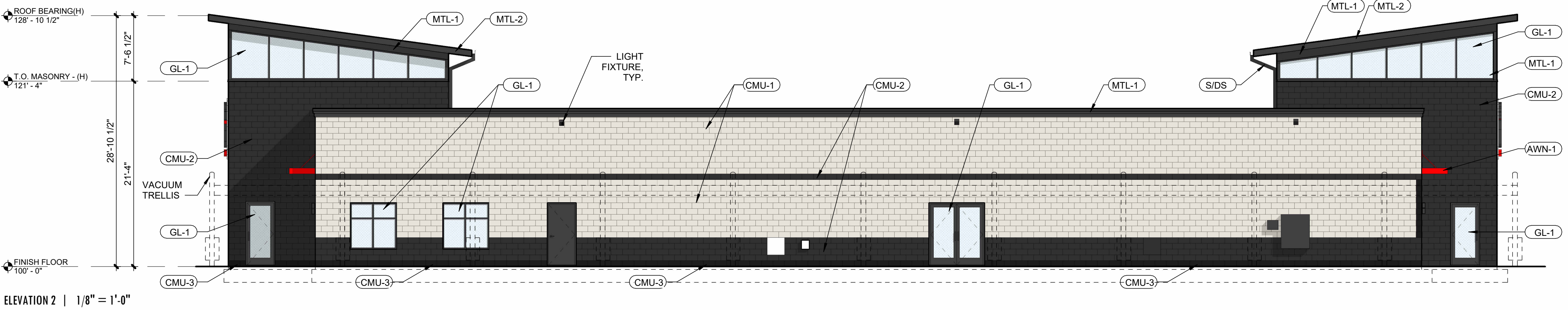
DEVELOPMENT/ PROJECT PLAN
CLUB CARWASH
KANSAS CITY MISSOURI

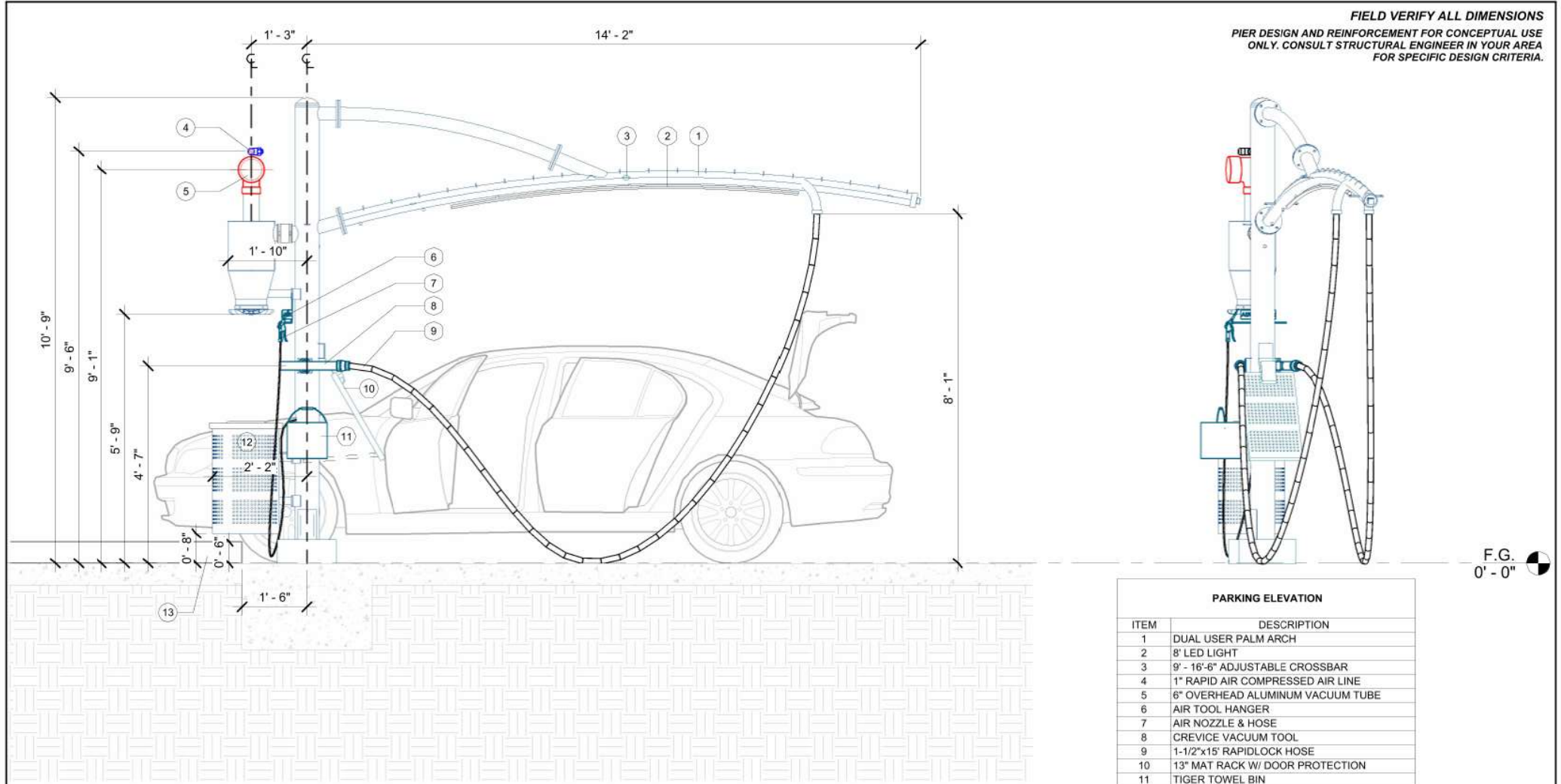
DATE: 06/11/25
BY: KAF
CHECKED BY: ESK
DATE: 06/11/25
BY: KAF
DATE: MAY, 2025
SCALE: 1:20
PROJECT NO: M24-8896A
DRAWING NO: 6 OF 6



EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL SMOOTH STANDARD BLOCK (8" x 8" x 16") (SW7009 PEARLY WHITE)	AWN-1	RED PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER
CMU-2	ARCHITECTURAL CMU SPLIT FACE STANDARD BLOCK (8" x 8" x 16") (SW6990 CAVIAR)	S/DS	KYNAR-COATED SHEET METAL SCUPPER, DOWNSPOUT AND BOOT (COLOR: MATTE BLACK)
CMU-3	ARCHITECTURAL SMOOTH STANDARD BLOCK (8" x 8" x 16") (SW6990 CAVIAR)	MTL-1	KYNAR COATED METAL COPING (COLOR: MATTE BLACK)
GL-1	BLACK ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM W/ CLEAR GLASS	MTL-2	18" WIDE STANDING SEAM METAL ROOF (COLOR: MATTE BLACK)
GL-2	BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GRAY SPANDREL GLASS	MTL-3	FLUSH LOCK METAL SOFFIT PANEL (COLOR: MATTE BLACK)





FIELD VERIFY ALL DIMENSIONS
PIER DESIGN AND REINFORCEMENT FOR CONCEPTUAL USE
ONLY. CONSULT STRUCTURAL ENGINEER IN YOUR AREA
FOR SPECIFIC DESIGN CRITERIA.

1 PARKING ELEVATION

PARKING ELEVATION	
ITEM	DESCRIPTION
1	DUAL USER PALM ARCH
2	8' LED LIGHT
3	9' - 16'-6" ADJUSTABLE CROSSBAR
4	1" RAPID AIR COMPRESSED AIR LINE
5	6" OVERHEAD ALUMINUM VACUUM TUBE
6	AIR TOOL HANGER
7	AIR NOZZLE & HOSE
8	CREVICE VACUUM TOOL
9	1-1/2"x15' RAPIDLOCK HOSE
10	13" MAT RACK W/ DOOR PROTECTION
11	TIGER TOWEL BIN
12	30 GALLON WASTE RECEPTACLE
13	CURB

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VACUTECH

AN **NCS** COMPANY

1350 HI-TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1982
EMAIL: vacinfo@ncswash.com
WEB: www.vacutecillc.com

CLUB CARWASH

#	Revision	By	Chk	Date

PARKING ELEVATION

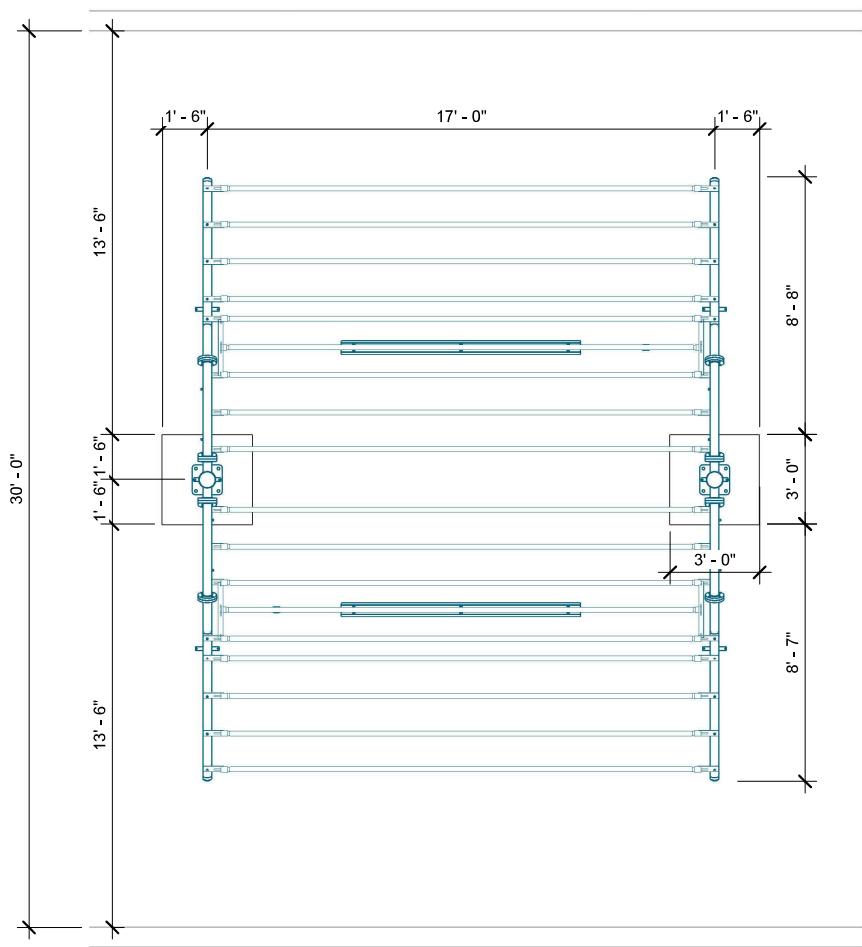
Project Number257161

Date

Drawn ByTJ

Checked ByML

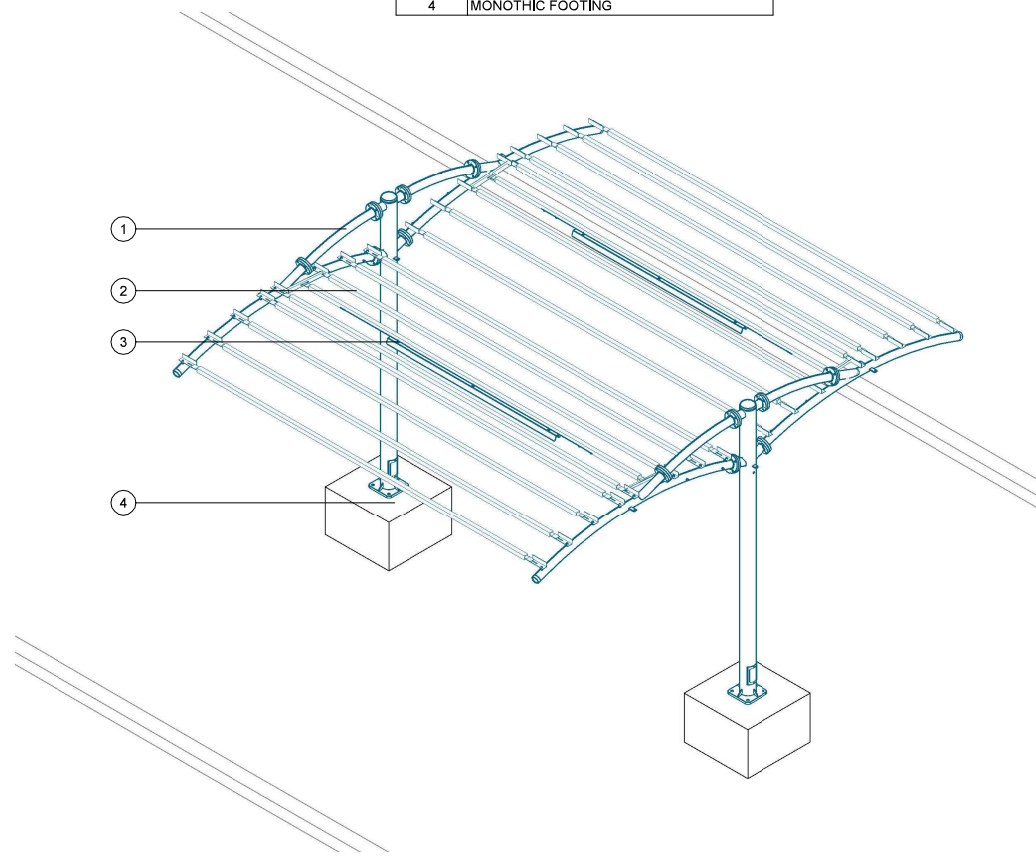
V301



1 POS AREA

POS SITE ISOMETRIC	
ITEM	DESCRIPTION
1	POS ARCH
2	SQUARE TUBE CROSSBAR
3	8' POS LED LIGHT W/ CROSSBAR MOUNT
4	MONOTHIC FOOTING

FIELD VERIFY ALL DIMENSIONS



2 POS ISOMETRIC

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CLUB CAR WASH

#	Revision	By	Chk	Date

POS DETAILS

Project Number

Date

Drawn By

Checked By

TJ

AV

V501

