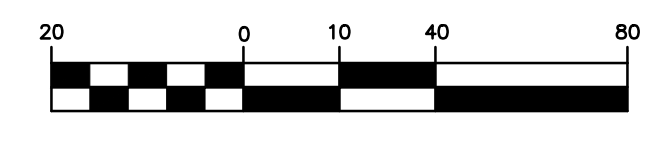
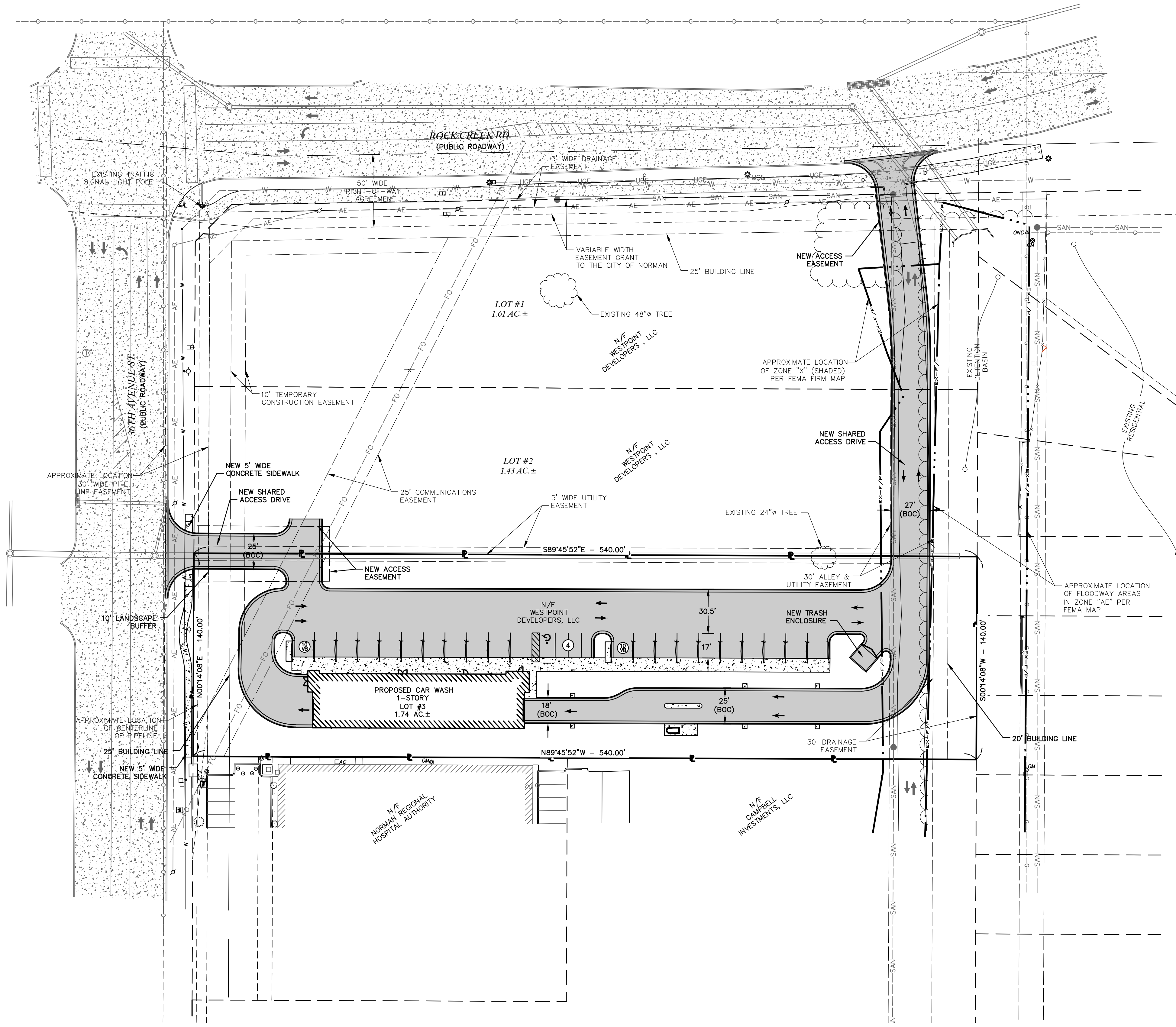


PRELIMINARY SITE DEVELOPMENT MAP



JUNE 2021

LEGEND

EXISTING	PROPOSED
---500---	---500---
---498---	---498---
— P —	— P —
— R/W —	— R/W —
— E —	— E —
AE	AE
UGE	UGE
UGT	UGT
FO	FO
SAN	SAN
SS	SS
INLET	INLET
GRATED INLET	GRATED INLET
FLARED END SECTIONS	FLARED END SECTIONS
GAS LINE	GAS LINE
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
TREE	TREE
FENCE	FENCE
LIGHT	LIGHT
CONCRETE PAVEMENT / SIDEWALKS	CONCRETE PAVEMENT / SIDEWALKS
STANDARD-DUTY CONCRETE	STANDARD-DUTY CONCRETE

SITE PLAN NOTES

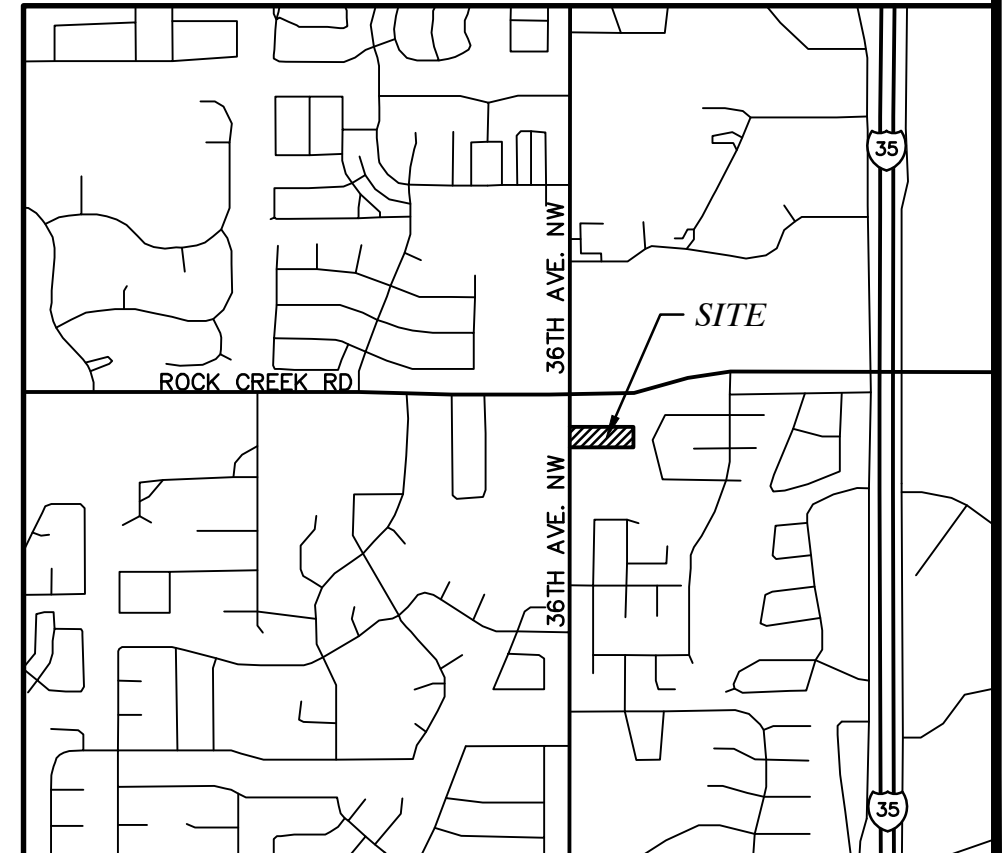
1. THE SITE IS ZONED C-1 GENERAL COMMERCIAL.
2. BUILDING SETBACK REQUIREMENTS:
 FRONT SETBACK: 25 FT.
 SIDE SETBACK: 0 FT.
 REAR SETBACK: 20 FT.
3. BUILDING HEIGHT REQUIREMENT: 25' MAX. HEIGHT

LOT DATA

LOT #1	1.61 AC. ±
LOT #2	1.43 AC. ±
LOT #3	1.74 AC. ±
TOTAL	4.78 AC. ±

CARWASH PARKING DATA

VACUUM BAYS	20 SPACES
STANDARD SPACES	3 SPACES
ACCESSIBLE SPACES	1 SPACE
TOTAL SPACES	24 SPACES



LOCATION MAP
NO SCALE

636-332-4574 (Tel.)
636-327-0760 (Fax)
www.ochran.com

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- Site Development
- General Consulting
- Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

Two working days prior to the start of any excavation call 1-800-331-5686 for utility location information.

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

KURTIS J. DANIELS
E-18218

SITE IMPROVEMENTS
CLUB CARWASH
NORMAN, OKLAHOMA

PRELIMINARY SITE DEVELOPMENT MAP

DATE:	DATE:
CHKD. BY:	APPD. BY:
BAB	
DATE:	
JUNE 2, 2021	
SCALE:	
1" = 40'	
PROJ. NO.:	
21-8633	
DWG. NO.:	

1 OF 1