

10070 Manchester Road

Glendale Chrysler Jeep Dodge Ram – Glendale, MO

March 22, 2023: City of Glendale– Planning Commission

Site Plan and Conditional Use Permit

Development Team:

Jenni Belding – Glendale Chrysler Jeep Dodge Ram – General Manager

Stock & Associates Consulting Engineers, Inc. – Civil/Engineer/Surveyor; George Stock, P.E., President

Stock & Associates Consulting Engineers, Inc. – Civil Engineer/Surveyor: Josh Barcus, P.E., Senior Associate

ACI Boland Architects – Kristopher Mehrtens, AIA, LEED AP

Loomis Associates – Landscape Architect: Rusty Saunders, PLA, ASLA

McClure Engineering – Acoustics – Gary Brown, ASA, INCE

D&S Car Wash Equipment Company – Bill Hoagland

10070 Manchester Road

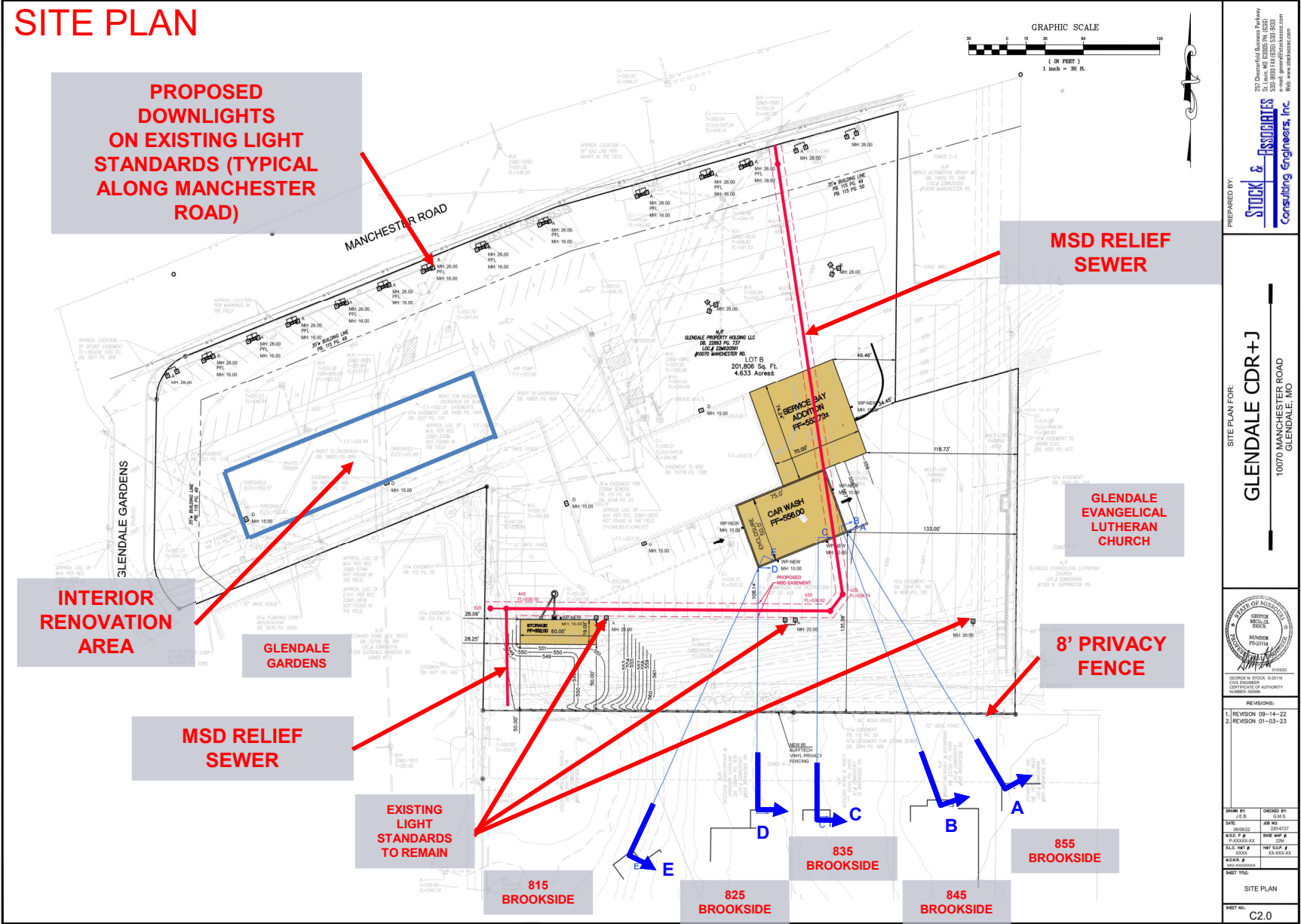
Glendale Chrysler Jeep Dodge Ram – Glendale, MO

March 22: City of Glendale– Planning Commission

A request for:

1. New 70' x 74.42 additional to east side of existing service building to accommodate up to 14 interior service bays for purpose of operation of a repair garage in concert with the existing dealership. No body shop or paint paint shop.
2. New 19' x 60' free standing storage building located 50' from southern property line. Portions of existing landsaping will be removed to allow for grading associated with the storage building, along with 2 invasive specie trees and 2 trees in poor condition.
3. Remove existing chain link fence and install new 8' high, Galveston Style site proof fence, Sierra Blend in color. Addition of 11~2.5" canopy trees, 42~evergreen trees.
4. New 50'x75' Vehicle Wash/Prep Building. No annunciation system to be utilized.
5. Interior renovation and conversion of 5,000 s.f. service area along with 7,400 sf of existing showroom.
6. New downlights on existing poles along Manchester Road, along with new wall packs on new buildings.

SITE PLAN

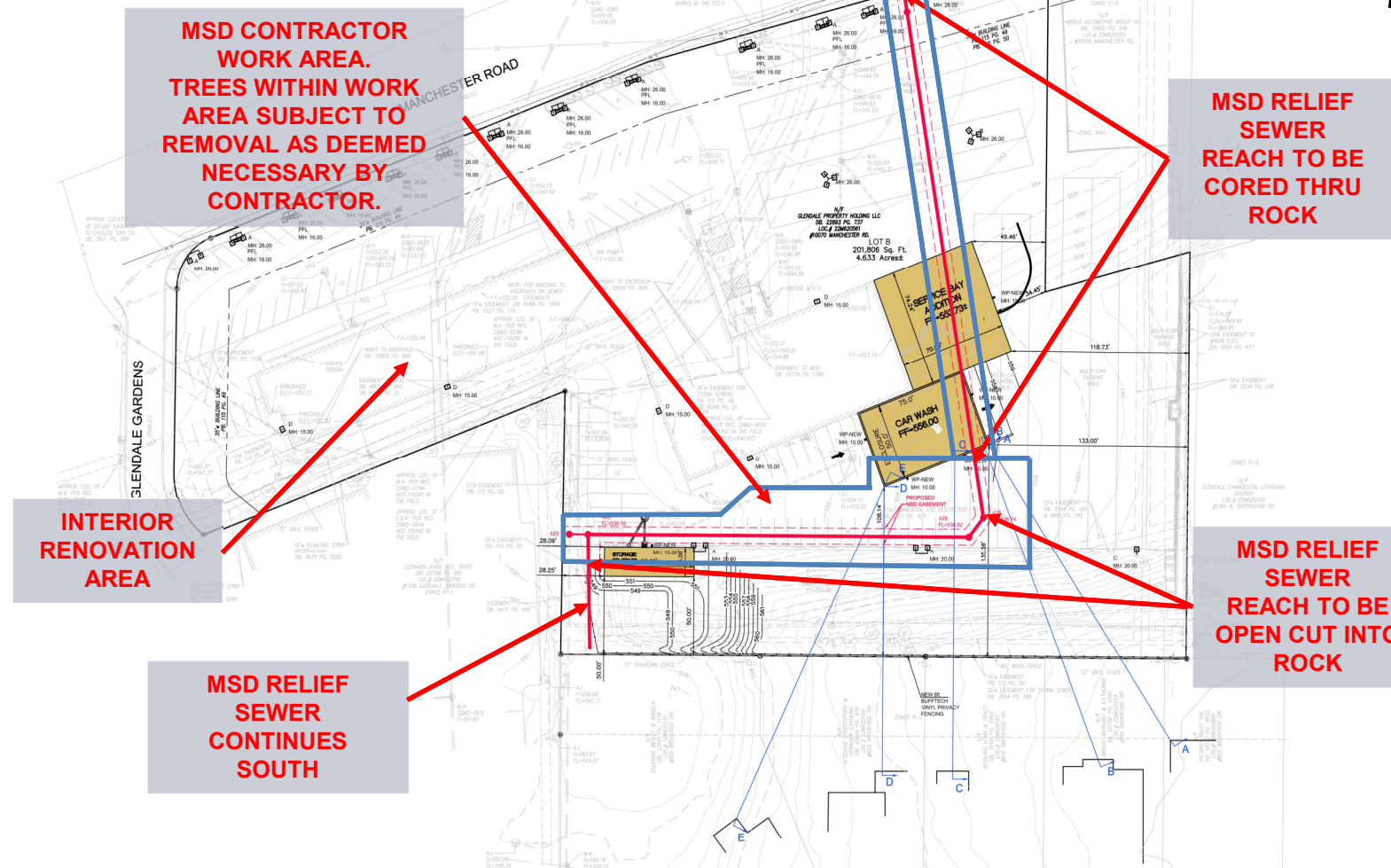
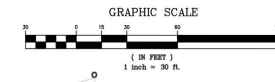


MSD RELIEF SEWER – WORK AREA PLAN

BID: JUNE/JULY 2023

START CONSTRUCTION ON THIS REACH: 9 MONTHS +/- FROM BID AWARD

DURATION OF WORK: 9 MONTHS +/- FROM CONSTRUCTION START



PREPARED BY:
Stock & Associates
 Consulting Engineers, Inc.
 257 Chestnutfield Business Parkway
 St. Louis, MO 63105 PH: (636) 351-1100
 FAX: (636) 351-1101
 e-mail: stock@stockandassociates.com
 web: www.stockandassociates.com

SITE PLAN FOR:
GLENDALE CDR+J
 10070 MANCHESTER ROAD
 GLENDALE, MO

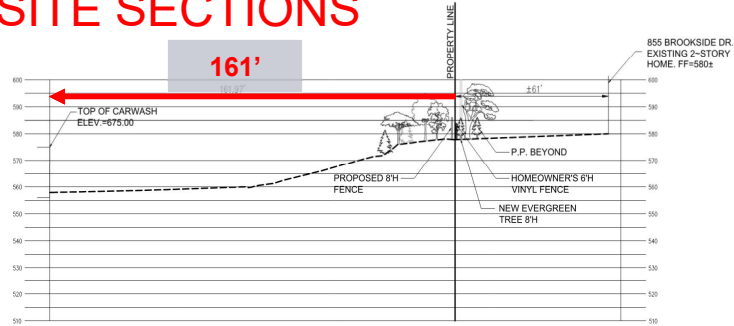


REVISIONS:
 1. REVISION 09-14-22
 2. REVISION 01-03-23

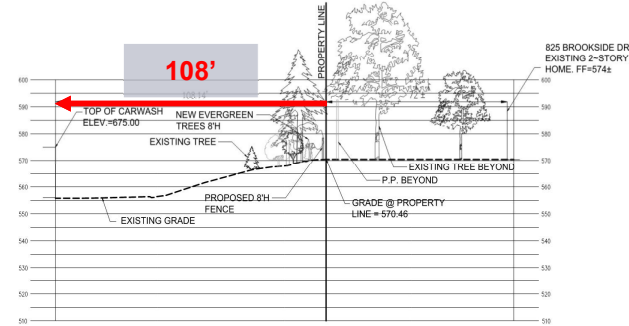
DATE:	06/09/22	DESIGNED BY:	Q.M.S.
SCALE:	AS SHOWN	DRAWN BY:	ZD4777
PROJECT:	PROJECT NO. 2204	CHECKED BY:	J.M.H.
CLIENT:	CDR+J	DATE:	06/09/22
PROJECT:	10070 MANCHESTER RD	SCALE:	AS SHOWN

SHEET TITLE:
 SITE PLAN
 SHEET NO.:
 C2.0

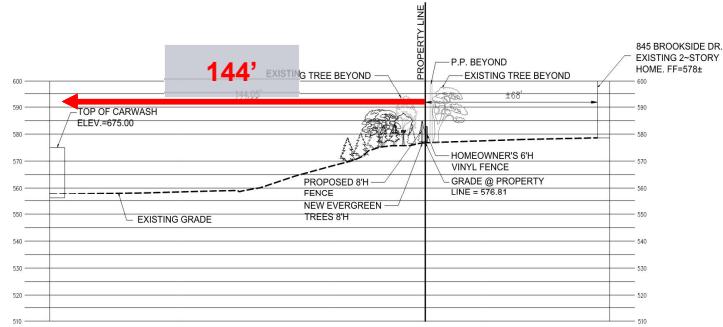
SITE SECTIONS



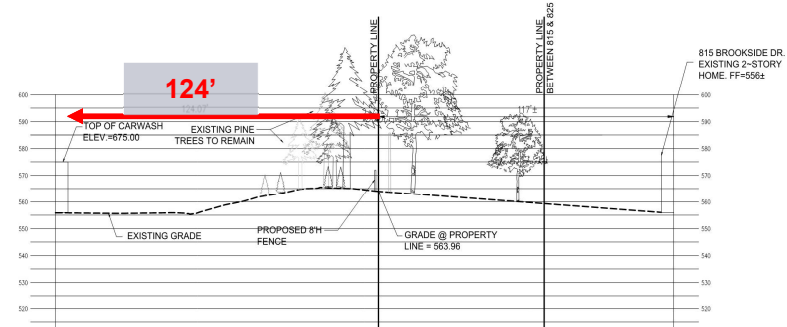
SECTION A-A
SCALE 1"=20'



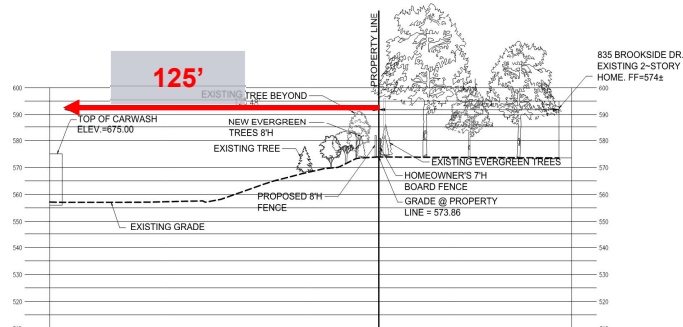
SECTION D-D
SCALE 1"=20'



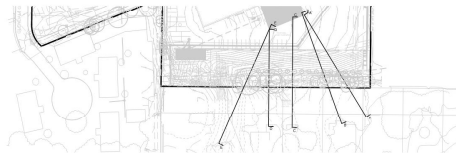
SECTION B-B
SCALE 1"=20'



SECTION E-E
SCALE 1"=20'



SECTION C-C
SCALE 1"=20'



Section Key Plan
SCALE 1"=30'

STATE OF MISSOURI
Jerald Saunders - Landscape Architect
MO License # LA-007
11/12
Consultants:

Glendale Chrysler Jeep Dodge Ram
10070 Manchester Road
Glendale, Missouri 63122

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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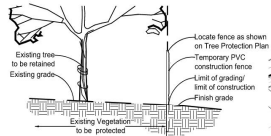
Sheet Title: Landscape Sections
Sheet No.: L2.01
Date: 11/1/22
Job #: 813.093

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough sketched in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment trafficking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

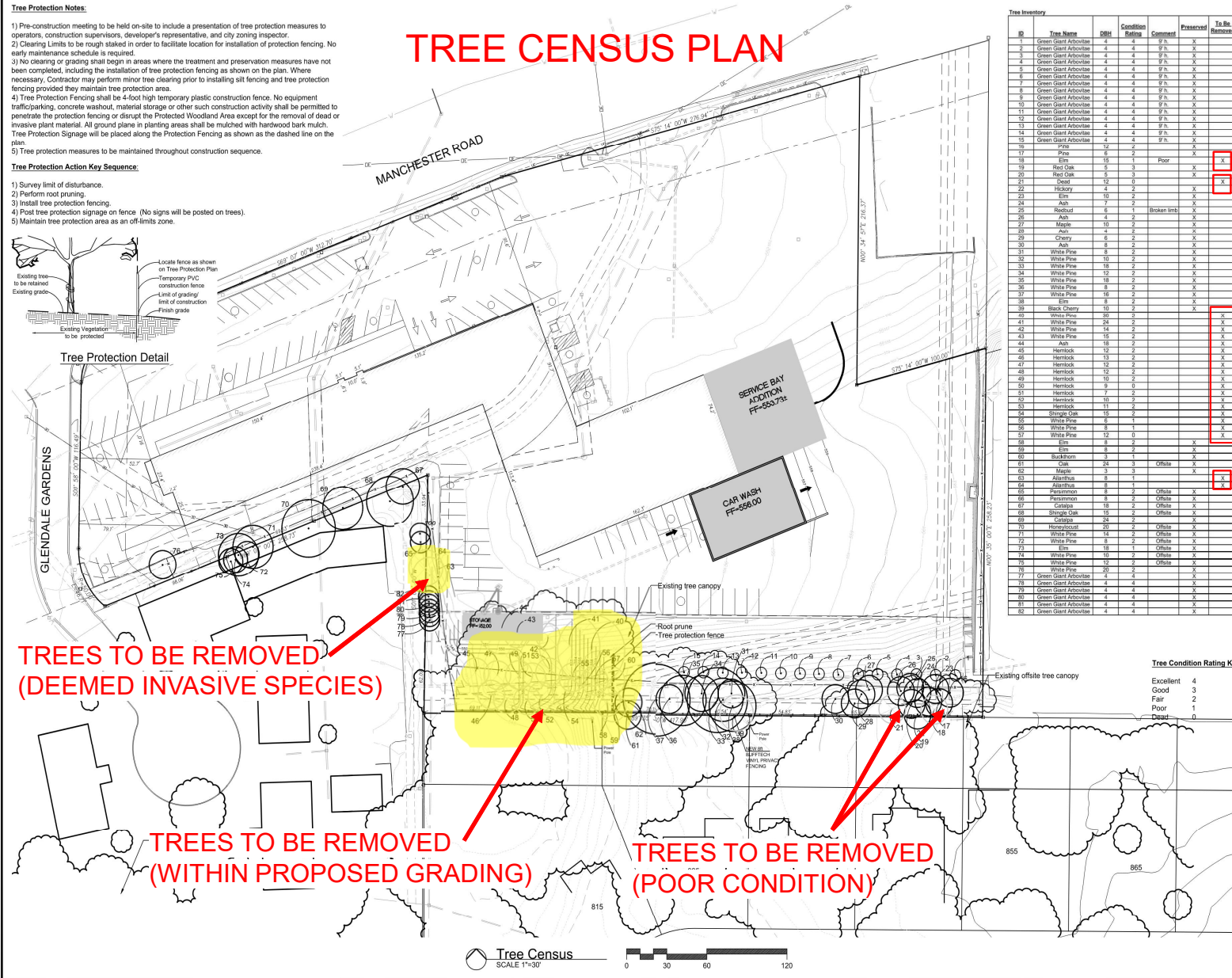
Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Tree Protection Detail

TREE CENSUS PLAN



ID	Tree Name	Diameter	Condition Rating	Comment	Preserved	To Be Removed
1	Green Giant Arborvitae	4	4	P.F.	X	
2	Green Giant Arborvitae	4	4	P.F.	X	
3	Green Giant Arborvitae	4	4	P.F.	X	
4	Green Giant Arborvitae	4	4	P.F.	X	
5	Green Giant Arborvitae	4	4	P.F.	X	
6	Green Giant Arborvitae	4	4	P.F.	X	
7	Green Giant Arborvitae	4	4	P.F.	X	
8	Green Giant Arborvitae	4	4	P.F.	X	
9	Green Giant Arborvitae	4	4	P.F.	X	
10	Green Giant Arborvitae	4	4	P.F.	X	
11	Green Giant Arborvitae	4	4	P.F.	X	
12	Green Giant Arborvitae	4	4	P.F.	X	
13	Green Giant Arborvitae	4	4	P.F.	X	
14	Green Giant Arborvitae	4	4	P.F.	X	
15	Green Giant Arborvitae	4	4	P.F.	X	
16	Pine	12	2			X
17	Pine	6	2			X
18	Em	10	2	Poor		X
19	Red Oak	5	3		X	
20	Red Oak	4	3		X	
21	Swal	12	0			X
22	Hickory	4	2		X	
23	Em	13	2		X	
24	Ash	7	2		X	
25	Hickory	8	1	Broken limb		X
26	Ash	6	2		X	
27	Maple	10	2		X	
28	Ash	5	2		X	
29	Cherry	6	2		X	
30	Ash	6	2		X	
31	White Pine	8	2		X	
32	White Pine	10	2		X	
33	White Pine	18	2		X	
34	White Pine	18	2		X	
35	White Pine	18	2		X	
36	White Pine	18	2		X	
37	White Pine	18	2		X	
38	Black Cherry	10	2		X	
39	White Pine	24	2		X	
40	White Pine	24	2		X	
41	White Pine	14	2		X	
42	White Pine	14	2		X	
43	White Pine	15	2		X	
44	Ash	18	2		X	
45	Hemlock	11	2		X	
46	Hemlock	11	2		X	
47	Hemlock	12	2		X	
48	Hemlock	12	2		X	
49	Hemlock	10	2		X	
50	Hemlock	11	2		X	
51	Hemlock	7	2		X	
52	Hemlock	11	2		X	
53	Hemlock	11	2		X	
54	White Pine	15	2		X	
55	White Pine	12	2		X	
56	White Pine	12	0			X
57	White Pine	12	0			X
58	Em	6	2		X	
59	Em	24	2		X	
60	Buckhorn	3	1			X
61	Maple	24	1	Offsite	X	
62	Maple	6	1			X
63	Albany	6	1			X
64	Albany	6	1			X
65	Parsonson	8	2	Offsite	X	
66	Parsonson	11	2	Offsite	X	
67	Labaga	18	2	Offsite	X	
68	Labaga	18	2	Offsite	X	
69	Labaga	24	2	Offsite	X	
70	White Pine	11	2	Offsite	X	
71	White Pine	11	2	Offsite	X	
72	White Pine	11	2	Offsite	X	
73	Em	11	2	Offsite	X	
74	White Pine	10	2	Offsite	X	
75	White Pine	12	2	Offsite	X	
76	White Pine	20	2	Offsite	X	
77	Green Giant Arborvitae	4	4		X	
78	Green Giant Arborvitae	4	4		X	
79	Green Giant Arborvitae	4	4		X	
80	Green Giant Arborvitae	4	4		X	
81	Green Giant Arborvitae	4	4		X	
82	Green Giant Arborvitae	4	4		X	

Tree Condition Rating Key:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

Glendale Chrysler Jeep Dodge Ram
10070 Manchester Road
Glendale, Missouri 63122

Revisions:

Date	Description	No.
11/01/22	Plan Changes	1
01/16/23	Chart correction	2

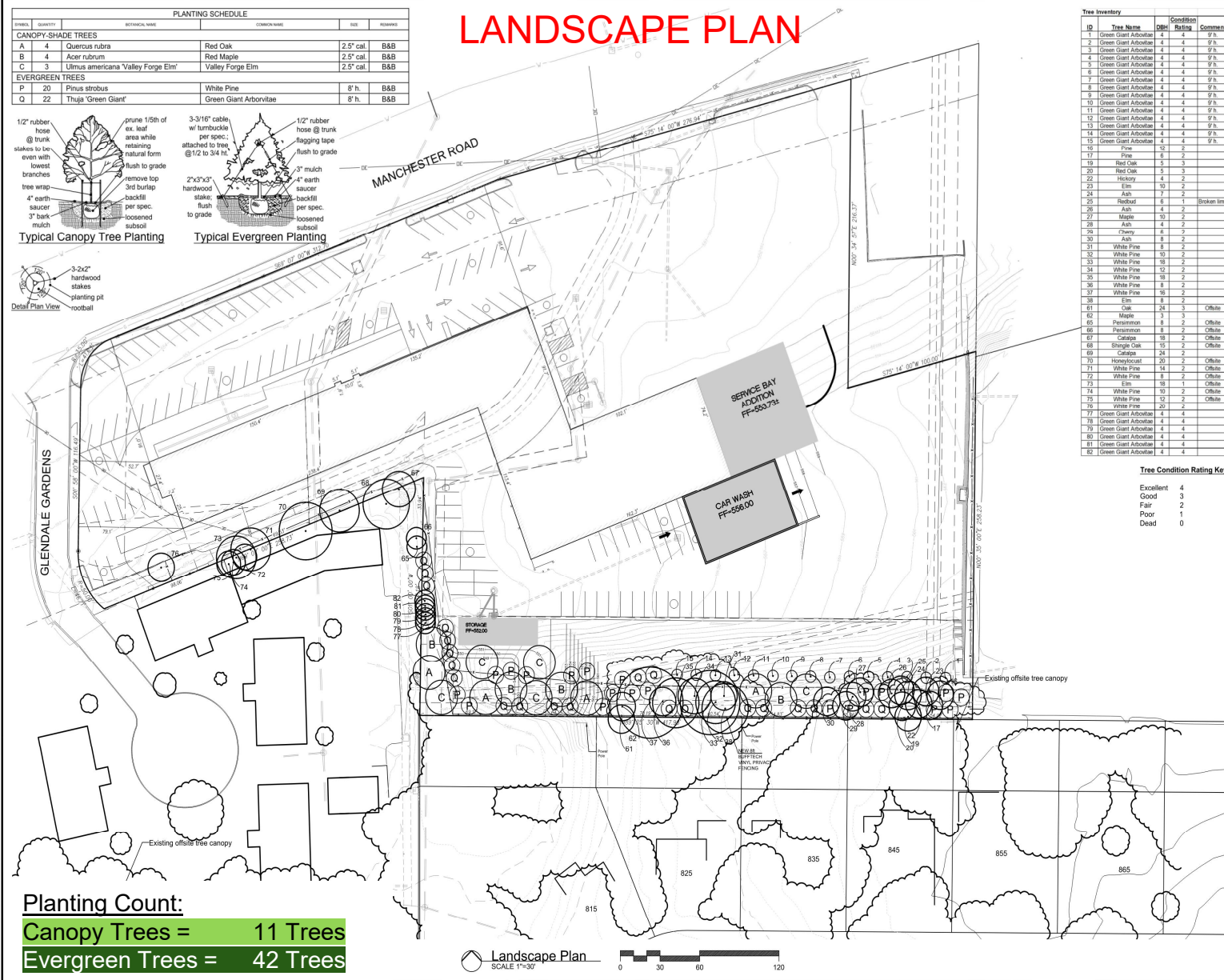
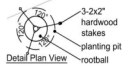
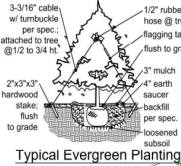
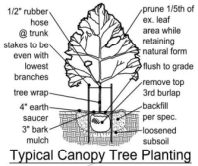
Drawn: KJP
Checked: RS

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Missouri State Certification of Authority # LAC #000119

Sheet Title:	Tree Census
Sheet No.:	TC
Date:	6/3/22
Job #:	813.093

LANDSCAPE PLAN

PLANTING SCHEDULE					
INHERIT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY SHADE TREES					
A	4	Quercus rubra	Red Oak	2.5" cal.	B&B
B	4	Acer rubrum	Red Maple	2.5" cal.	B&B
C	3	Ulmus americana 'Valley Forge Elm'	Valley Forge Elm	2.5" cal.	B&B
EVERGREEN TREES					
P	20	Pinus strobus	White Pine	8' h.	B&B
Q	22	Thuja 'Green Giant'	Green Giant Arborvitae	8' h.	B&B



ID	Tree Name	DBH	Condition	Comment
1	Green Giant Arborvitae	4	4	9'h
2	Green Giant Arborvitae	4	4	9'h
3	Green Giant Arborvitae	4	4	9'h
4	Green Giant Arborvitae	4	4	9'h
5	Green Giant Arborvitae	4	4	9'h
6	Green Giant Arborvitae	4	4	9'h
7	Green Giant Arborvitae	4	4	9'h
8	Green Giant Arborvitae	4	4	9'h
9	Green Giant Arborvitae	4	4	9'h
10	Green Giant Arborvitae	4	4	9'h
11	Green Giant Arborvitae	4	4	9'h
12	Green Giant Arborvitae	4	4	9'h
13	Green Giant Arborvitae	4	4	9'h
14	Green Giant Arborvitae	4	4	9'h
15	Green Giant Arborvitae	4	4	9'h
16	Pine	12	2	
17	Pine	6	2	
18	Red Oak	5	3	
19	Red Oak	3	3	
20	Holly	4	2	
21	Elm	10	2	
22	Ash	7	2	
23	Redbud	6	1	Broken limb
24	Ash	4	2	
25	Maple	10	2	
26	Ash	4	2	
27	Pine	6	2	
28	Ash	8	2	
29	White Pine	8	2	
30	White Pine	10	2	
31	White Pine	18	2	
32	White Pine	12	2	
33	White Pine	18	2	
34	White Pine	12	2	
35	White Pine	18	2	
36	White Pine	8	2	
37	White Pine	18	2	
38	Elm	8	2	
39	Oak	24	3	Offsite
40	Maple	10	2	
41	Maple	10	2	
42	Maple	10	2	
43	Maple	10	2	
44	Maple	10	2	
45	Maple	10	2	
46	Maple	10	2	
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75	Maple	10	2	
76	Maple	10	2	
77	Maple	10	2	
78	Maple	10	2	
79	Maple	10	2	
80	Maple	10	2	
81	Maple	10	2	
82	Maple	10	2	

Tree Condition Rating Key:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

Planting Count:
Canopy Trees = 11 Trees
Evergreen Trees = 42 Trees



STATE OF MISSOURI
 LANDSCAPE ARCHITECT
 MO License # LA-007
 11/22
 Jerri Saunders - Landscape Architect
 Consultants:

Glendale Chrysler Jeep Dodge Ram
 10070 Manchester Road
 Glendale, Missouri 63122

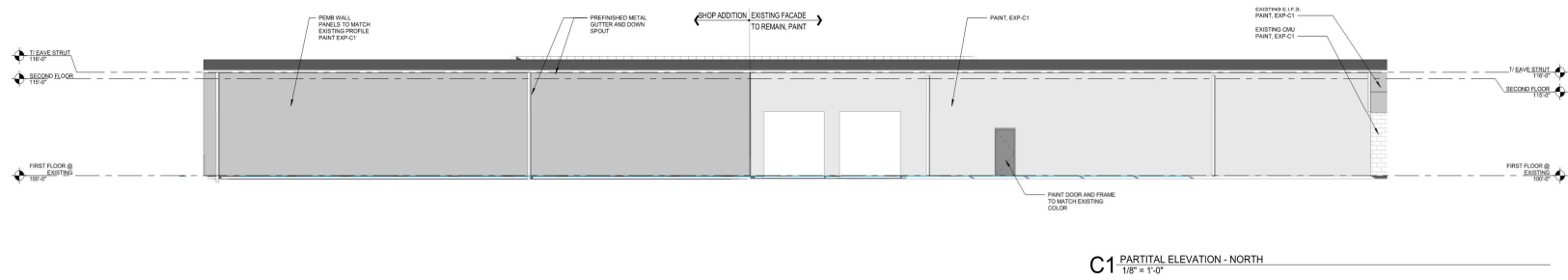
Revisions:

Date	Description	No.
11/17/22	Plan Changes	1

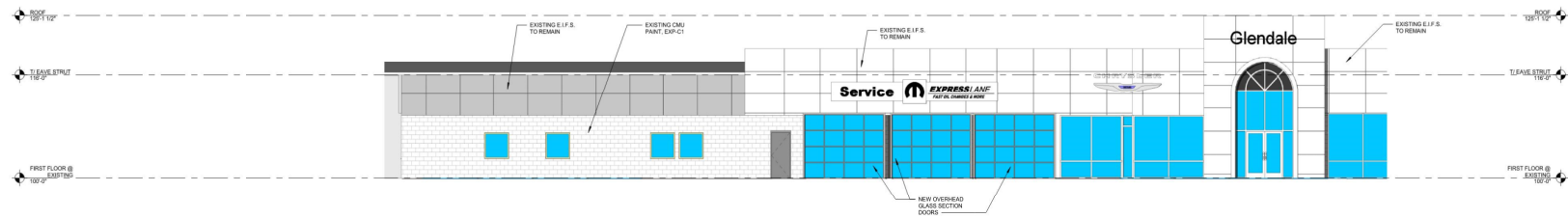
Drawn: KP
 Checked: RS

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 Lincoln, NE 68502
 Phone: 402.441.1100
 www.loomis-associates.com

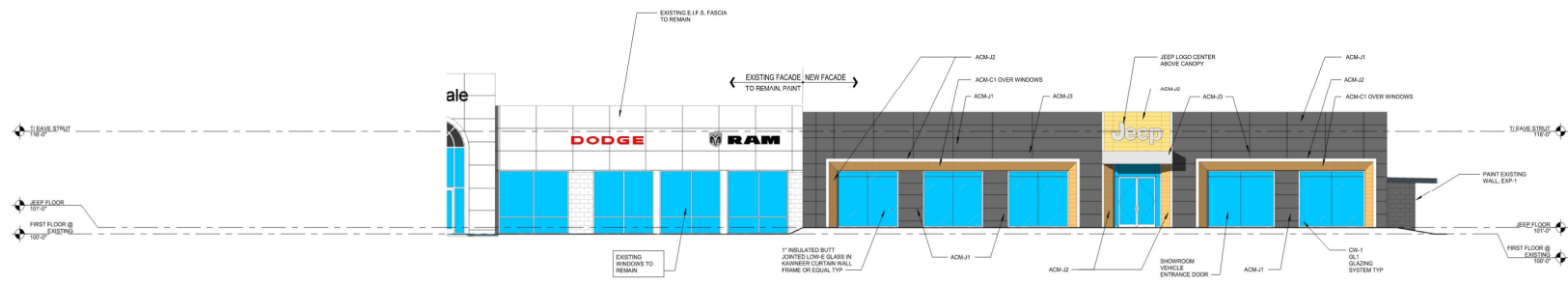
Sheet Title: Landscape Plan
 Sheet No: L1.01
 Date: 6/3/22
 Job #: 813.083



C1 PARTIAL ELEVATION - NORTH
1/8" = 1'-0"



B1 PARTIAL ELEVATION - NORTH
1/8" = 1'-0"



A1 PARTIAL ELEVATION - NORTH
1/8" = 1'-0"

NORTH ELEVATION

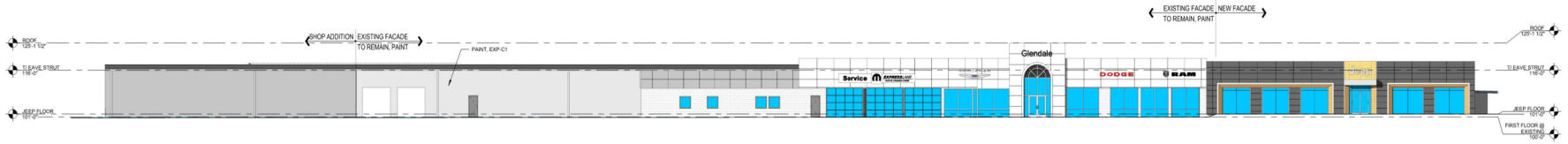
Showroom Renovation and Service Bay Addition

Glendale Chrysler Jeep Dodge Ram

12/14/2022

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
acboland.com





B1 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"



A1 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

SOUTH ELEVATION

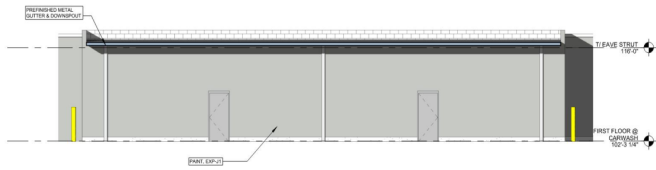
Showroom Renovation and Service Bay Addition

Glendale Chrysler Jeep Dodge Ram

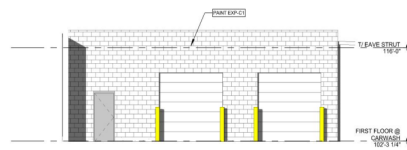
12/14/2022

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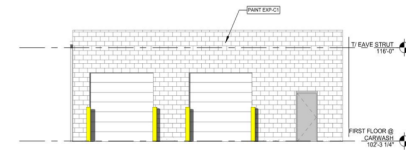




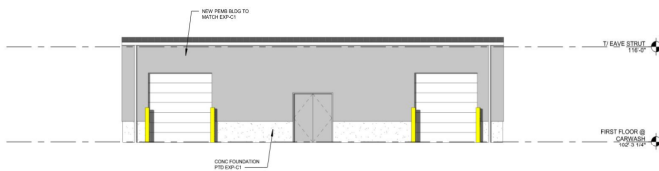
1 CAR WASH - NORTH
1/8" = 1'-0"



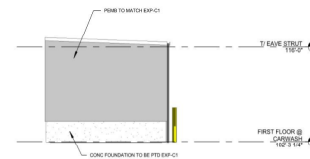
2 CAR WASH - EAST
1/8" = 1'-0"



3 CAR WASH - WEST
1/8" = 1'-0"



4 STORAGE - SOUTH
1/8" = 1'-0"



5 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

CAR WASH AND STORAGE BUILDING ELEVATIONS

Showroom Renovation and Service Bay Addition

Glendale Chrysler Jeep Dodge Ram

12/14/2022

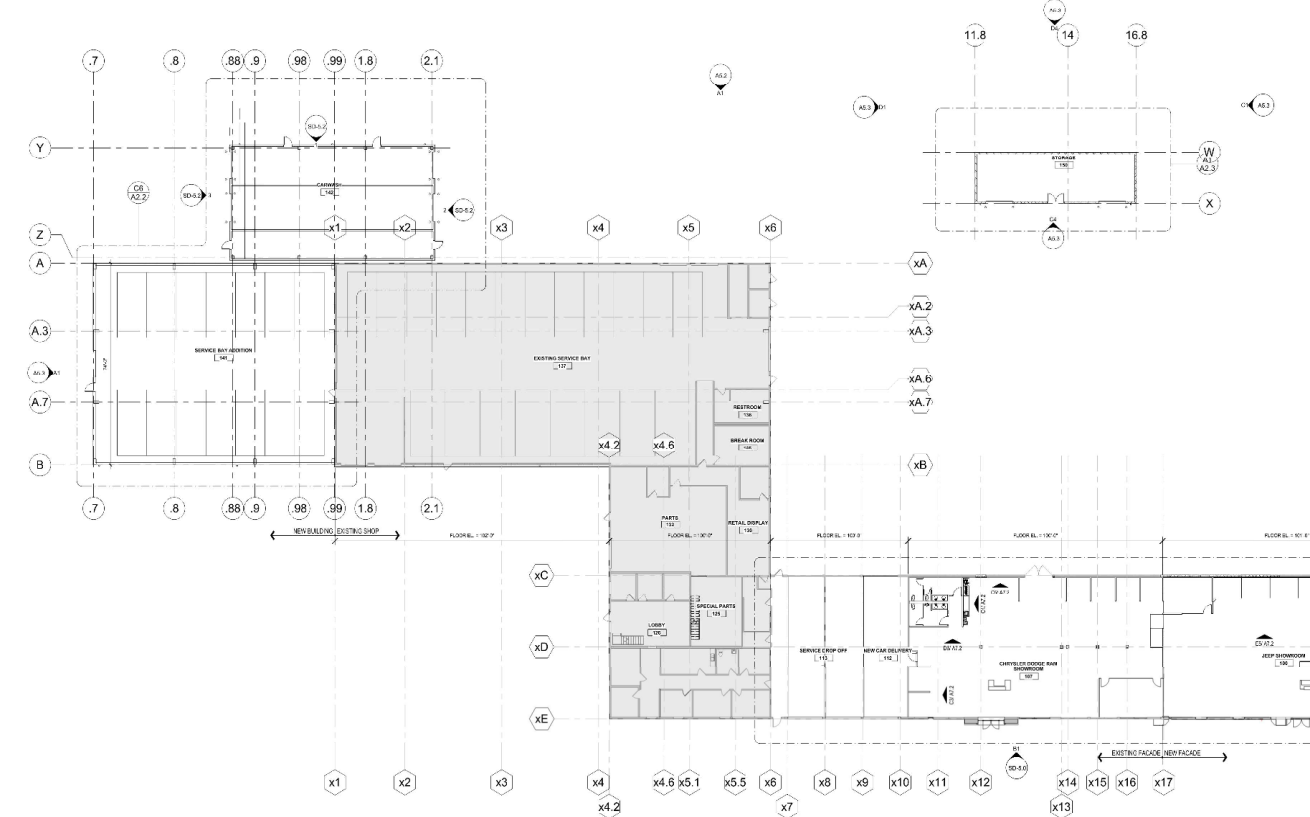
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Chesterfield, Missouri 63005
314.991.9993
aciboland.com



BUILDING DIMENSION PLAN

FLOOR PLAN LEGEND	
	ORIGINAL FLOOR AREA
	NEW WALL
	EXISTING WALL
	NEW DOOR
	EXISTING DOOR
	NEW WINDOW
	EXISTING WINDOW

- ### GENERAL PLAN NOTES:
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH A.S.A. REQUIREMENTS AND ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS AND INSURANCE COVERAGE PRIOR TO COMMENCING WORK.
 - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND THE EXISTING CONDITION OF ALL UTILITIES AND SERVICES PRIOR TO COMMENCING WORK. ACCESS TO THE SITE AND UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND VERIFYING THE EXISTING RECORD DRAWINGS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RECORD DRAWINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE PRIOR TO COMMENCING WORK. ACCESS TO THE SITE AND UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
 - ALL EXISTING CONDITIONS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - PROTECT ALL EXISTING UTILITIES AND SERVICES FROM DAMAGE OR INTERFERENCE. ALL EXISTING UTILITIES AND SERVICES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
 - SEE THE SCHEDULE FOR MORE DETAILED INFORMATION.
 - SEE DOOR SCHEDULE FOR MORE DETAILED INFORMATION.
- ### DESIGN BUILD NOTES:
- ALL ELECTRICAL, DATA, MECHANICAL AND ELEVATION (SLOPE) AND ALL OTHER REQUIREMENTS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND ALL APPLICABLE CODES.
 - ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
 - PROTECT ALL EXISTING UTILITIES AND SERVICES FROM DAMAGE OR INTERFERENCE. ALL EXISTING UTILITIES AND SERVICES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
 - SEE THE SCHEDULE FOR MORE DETAILED INFORMATION.
 - SEE DOOR SCHEDULE FOR MORE DETAILED INFORMATION.
- ### CONSTRUCTION NOTES:
- PLANS REPRESENTED TO BE CONSTRUCTION READY SHALL BE CONSIDERED WITHIN THE SCOPE OF THE PROJECT.
 - EXISTING CONSTRUCTION SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
 - PROTECT ALL EXISTING UTILITIES AND SERVICES FROM DAMAGE OR INTERFERENCE. ALL EXISTING UTILITIES AND SERVICES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
 - SEE THE SCHEDULE FOR MORE DETAILED INFORMATION.
 - SEE DOOR SCHEDULE FOR MORE DETAILED INFORMATION.



A1 OVERALL FLOOR PLAN 1/8" = 1'-0" PLAN NORTH

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION
 12/14/2022 8:42:01 AM
 General - Missouri 04-2001011330

ACI BOLAND ARCHITECTS
 ACI Boland, Inc.
 Kansas City, MO 64108
 1700 Wyandotte
 Kansas City, MO 64108
 T: 816.354.8600
 Missouri's Certificate of Authority Number: 0000000000

CONSULTANT
 COMPANY NAME: 333 MARKET STREET KANSAS CITY, MO 64105
 CONTACT: 333 MARKET STREET KANSAS CITY, MO 64105
 T: 800.000.0000
 Missouri's Certificate of Authority Number: 0000000000

CONSULTANT
 COMPANY NAME: 333 MARKET STREET KANSAS CITY, MO 64105
 CONTACT: 333 MARKET STREET KANSAS CITY, MO 64105
 T: 800.000.0000
 Missouri's Certificate of Authority Number: 0000000000

CONSULTANT
 COMPANY NAME: 333 MARKET STREET KANSAS CITY, MO 64105
 CONTACT: 333 MARKET STREET KANSAS CITY, MO 64105
 T: 800.000.0000
 Missouri's Certificate of Authority Number: 0000000000

CONSULTANT
 COMPANY NAME: 333 MARKET STREET KANSAS CITY, MO 64105
 CONTACT: 333 MARKET STREET KANSAS CITY, MO 64105
 T: 800.000.0000
 Missouri's Certificate of Authority Number: 0000000000

Glendale Chrysler Jeep Dodge Ram Showroom Renovation and Service Bay Addition
 10700 Manchester Road
 St. Louis, Missouri 63122

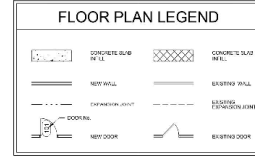
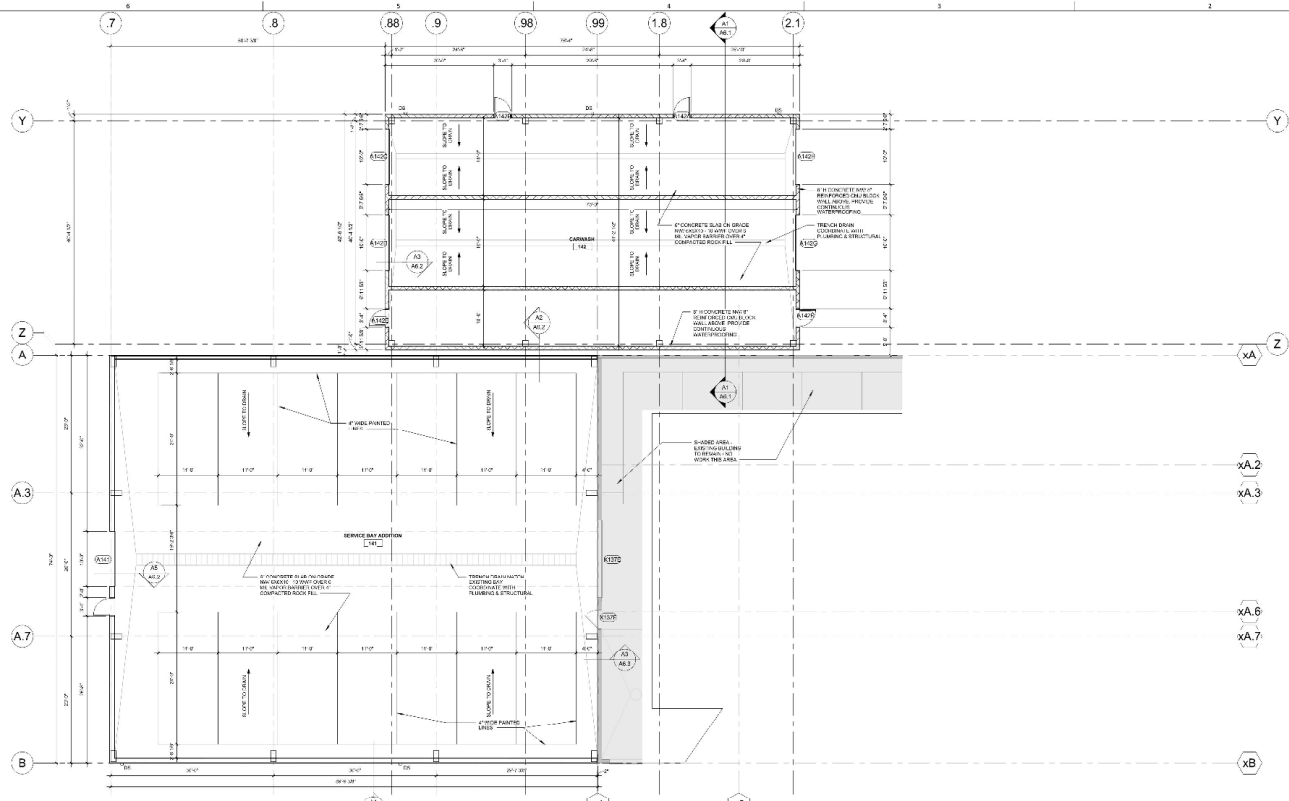
Date: 02-21-22
 Job Number: 21117
 Drawn By: MPM
 Checked By: RAC

Revision
 Number Date Description

A2.1
 © 2021 ACI BOLAND, INC.
 FIRST FLOOR DIMENSION PLAN

12/14/2022 8:44:11 AM

BA-380/02-2117 Glendale Chrysler Revit:20210212:117 (amshak) (CNS) - Revit:20210212:117

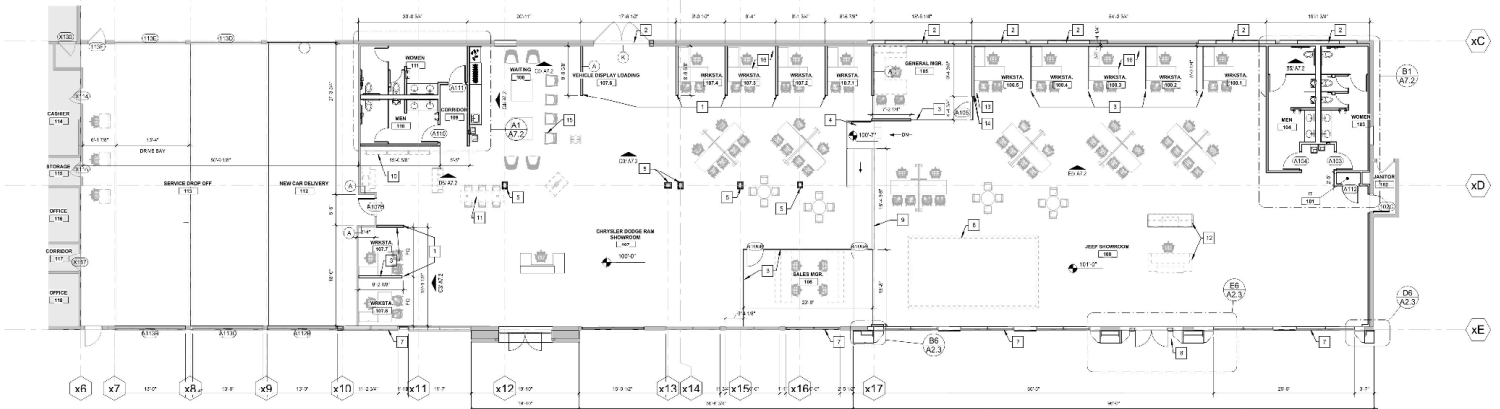


KEYNOTES - FLOOR PLAN

NO.	DESCRIPTION
1	REVISION TO SHOP BY
2	REVISION TO SHOP BY
3	REVISION TO SHOP BY
4	REVISION TO SHOP BY
5	REVISION TO SHOP BY
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15	REVISION TO SHOP BY
16	REVISION TO SHOP BY
17	REVISION TO SHOP BY
18	REVISION TO SHOP BY
19	REVISION TO SHOP BY
20	REVISION TO SHOP BY

C6 01 - Floor Plan - SHOP CARWASH
1/8" = 1'-0"

INTERIOR DIMENSION PLAN.



A1 01 - Floor Plan - SHOWROOM
1/8" = 1'-0"

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION
12/14/2022 8:44:11 AM
Missouri - Missouri #A-2013012130

ACI BOLAND ARCHITECTS
ACI/Boiland, Inc.
Kansas City, MO, USA
1718 Wyandotte
Kansas City, MO 64108
P: 816.214.5600
User's Certificate of Authority Number: 000000000
Missouri #B00055

CONSULTANT
COMPANY NAME: 1313 MAIN STREET, KANSAS CITY, MO 64105, T: 300.500.0000, License's Certificate of Authority Number: 000000000

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COMPANY NAME: 1313 MAIN STREET, KANSAS CITY, MO 64105, T: 300.500.0000, License's Certificate of Authority Number: 000000000

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COMPANY NAME: 1313 MAIN STREET, KANSAS CITY, MO 64105, T: 300.500.0000, License's Certificate of Authority Number: 000000000

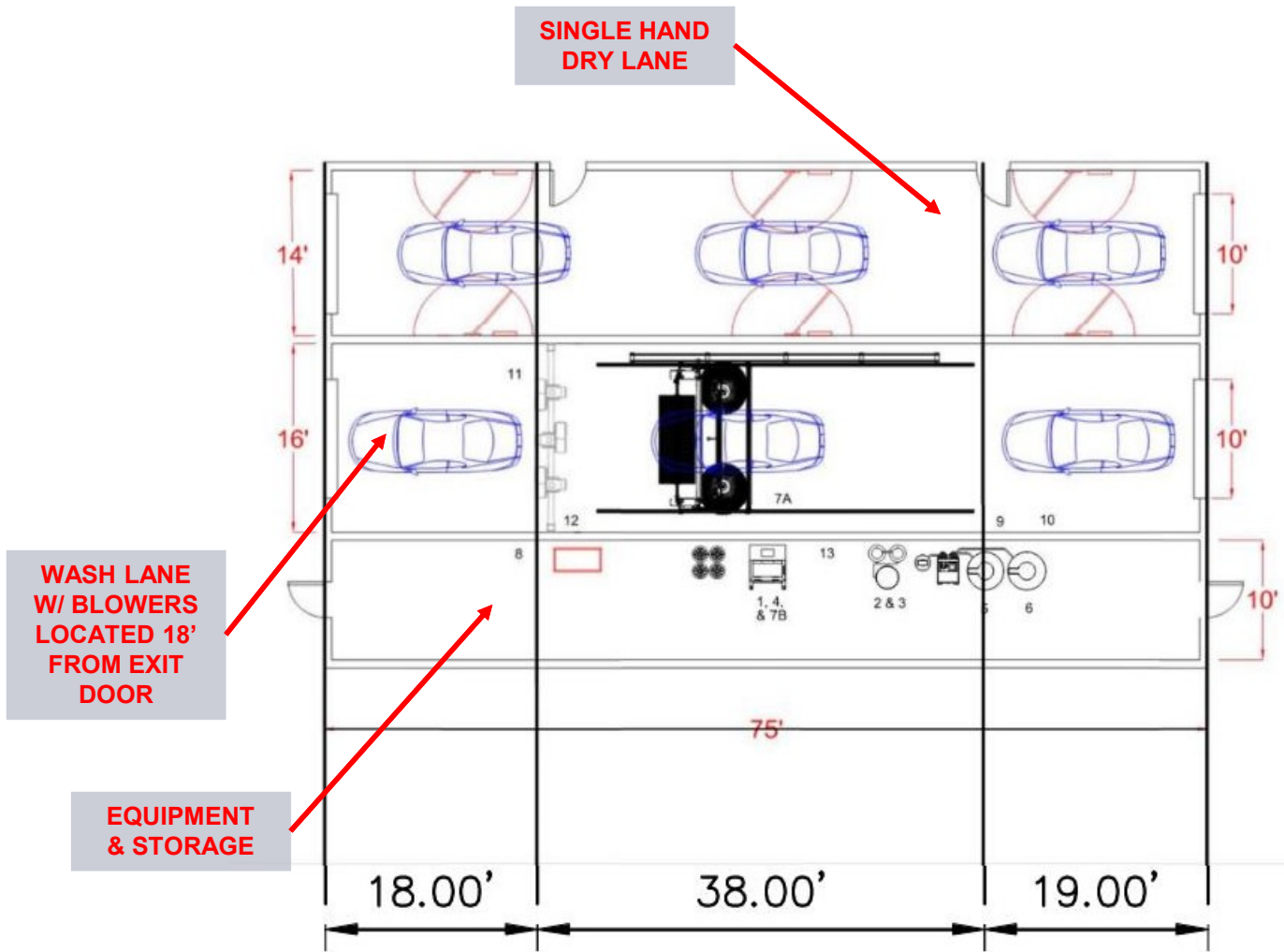
CONSULTANT
COMPANY NAME: 1313 MAIN STREET, KANSAS CITY, MO 64105, T: 300.500.0000, License's Certificate of Authority Number: 000000000

Glendale Chrysler Jeep Dodge Ram Showroom Renovation and Service Bay Addition
10700 Manchester Road
St. Louis, Missouri 63122

Date: 02-21-22
Job Number: 21117
Drawn By: Author
Checked By: Checker

Revision
Number: Date: Description

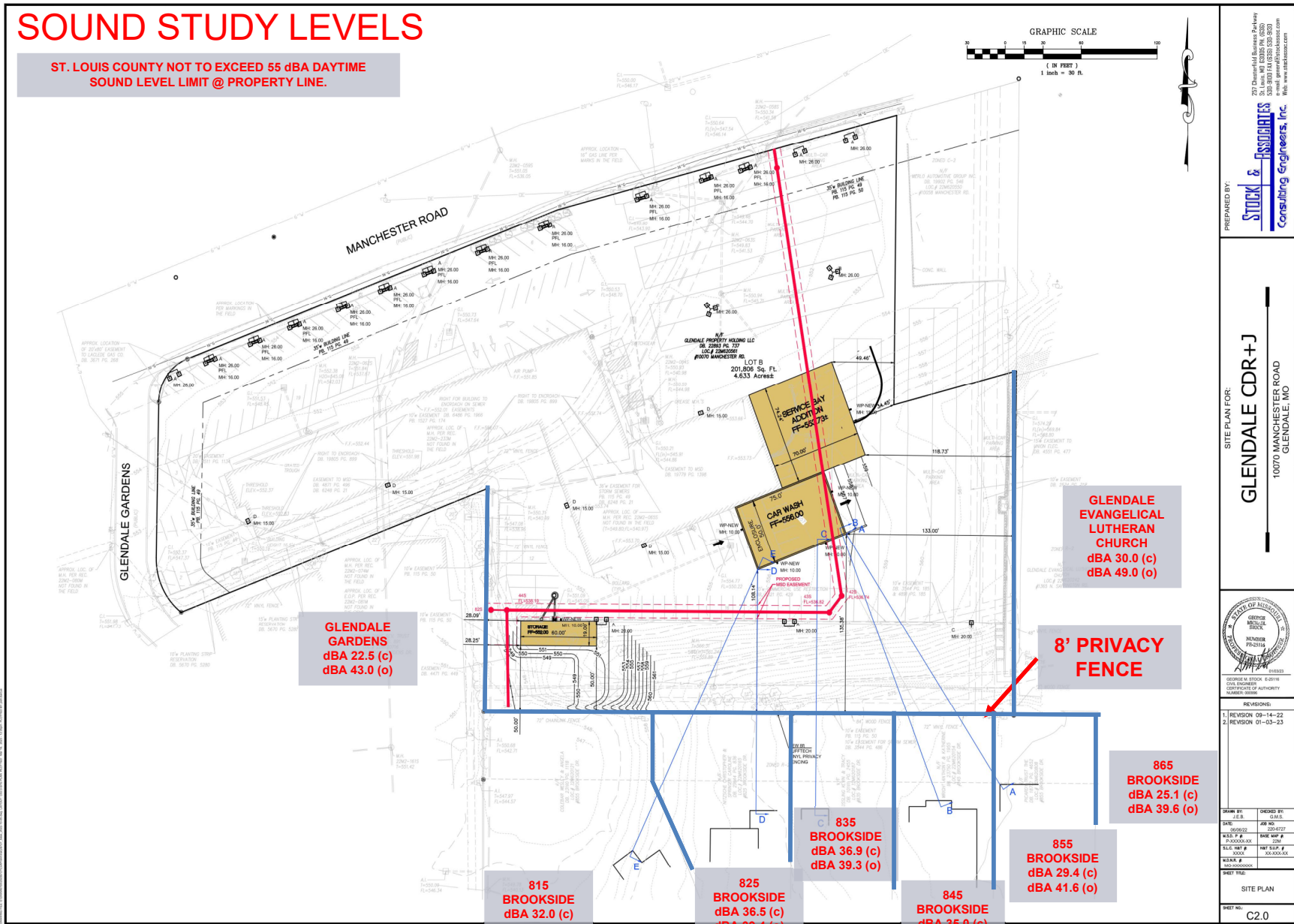
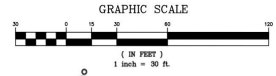
A2.2
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CARWASH LAYOUT PLAN

SOUND STUDY LEVELS

**ST. LOUIS COUNTY NOT TO EXCEED 55 dBA DAYTIME
SOUND LEVEL LIMIT @ PROPERTY LINE.**



PREPARED BY:
Stock & Associates
 Consulting Engineers, Inc.
 257 Chestnutfield Business Parkway
 St. Louis, MO 63105 (636) 353-3300
 www.stockandassociates.com

SITE PLAN FOR:
GLENDALE CDR+J
 10070 MANCHESTER ROAD
 GLENDALE, MO



REVISIONS:
 1. REVISION 09-14-22
 2. REVISION 01-03-23

DATE: 09/22/22
 DRAWN BY: J.E.B.
 CHECKED BY: G.M.S.
 SCALE: AS SHOWN
 SHEET NO.: C2.0



View From Manchester

Thank you!