# COWBOY CARWASH

3601 SW HOLLYWOOD DRIVE LEE'S SUMMIT, MO 64082

# PUBLIC IMPROVEMENT PLANS

LEGEND:

BENCH MARK

ELECTRIC TRANSFORMER PAD

SANITARY MANHOLE STORM MANHOLE

BENCH MARK

BM#1 - ELEV=1028.13 A SQUARE CUT IN THE CENTER FRONT FACE OF A CURB INLET LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF

SUMMITCREST DRIVE AND HOLLYWOOD DRIVE

BM#2 - ELEV=1018.09 A SQUARE CU IN THE CENTER FRONT FACE OF A CURB INLET LOCATED EAST OF THE EXISTING ENTRANCE OF 210 NW 150 HWY, BEING ALSO NORTHWEST OF THE NORTH ENTRANCE OF HAWKINS COMMERCIAL LOT 1, CURRENTLY

Shamrock Hills Golf Glub mes at lidge in Limousine SW 33rd St Walmart Supercenter Cobey Creek by SW-36-St The UPS Store SW Stacey Dr SE Hackamore Dr

CO-01 COVER SHEET C1-01 PUBLIC IMPROVEMENT PLAN SEWER EXTENSION

## LAND DESCRIPTION AS SURVEYED

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

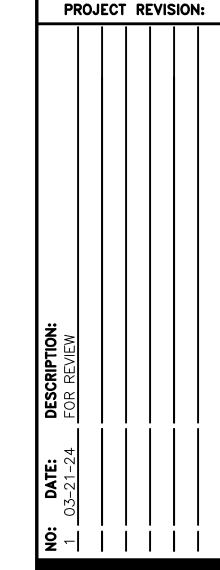
COMMENCING AT THE SOUTHWEST CORNER OF HAWKINS' COMMERCIAL LOT 1, RECORDED AS DOCUMENT NO. 200010062550, BEING ALSO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MISSOURI 150 HIGHWAY AS SHOWN IN RIGHT OF WAY DEED DOCUMENT NO. 2014E0080868 AND THE EASTERLY LINE OF THE DOCUMENT RECORDED AS 1988I0875030; THENCE NORTH 02°23'26" EAST, ALONG THE WEST LINE OF SAID HAWKINS' COMMERCIAL LOT 1, A DISTANCE OF 208.16 FEET, TO THESOUTHEAST CORNER OF RIGHT OF WAY TAKEN OF SUMMITCREST DRIVE AS ESTABLISHED BY SAID RIGHT OF WAY DOCUMENT NO. 2014E0080868 AND PROLONGATION OF THE WEST LINE OF SAID HAWKINS' COMMERCIAL LOT 1; THENCE NORTH 02°23'26" EAST,A DISTANCE OF 60.00 FEET, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE AND THE EASTERLY LINE OF THE DOCUMENT RECORDED AS 198810875030 AND THE WEST LINE OF SUMMITCREST PLAZA LOT 1 RECORDED AS DOCUMENT NO. 2001I0010320, BEING ALSO THE TRUE POINT OF BEGINNING OF TRACT B; THENCE ALONG THE WEST LINE OF SAID SUMMITCREST PLAZA, NORTH 2°23'26" EAST, A DISTANCE OF 583.70 FEET, TO THE POINT OF INTERSECTION OF KENBRIDGECROSSING AS ESTABLISHED IN SAID RIGHT OF WAY DEED IN DOCUMENT NUMBER 2014E0080868 AND THE EASTERLY LINE OF THE SAID DOCUMENT NO. 1988I0875030, BEING ALSO SAID WEST LINE OF SUMMITCREST PLAZA; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: NORTH 87°54'56" WEST, A DISTANCE OF 281.79; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.31 FEET, AND A DELTA OF 89°41'48"; THENCE SOUTH 2°23'24" WEST,A DISTANCE OF 545.37 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.64 FEET, AND A DELTA OF 90°38'31"; THENCE SOUTH 88°15'20" EAST, A DISTANCE OF 281.47 FEET, TO THE POINT OFBEGINNING. ALSO KNOWN AS TRACT B, AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED 7/27/2021 AS DOCUMENT NO. 2021E0081920 IN SURVEY BOOK 51 AT PAGE 95, AND CORRECTED BY THE AFFIDAVIT RECORDED 1/10/2022 AS DOCUMENT NO. 2022E0002897.

SHEET INDEX

1952 Homefield Estates O'Fallon, MO 63366 (314) 368-3040



dicates that the named Engineer has prepared on this sheet. Other drawings and documents no exhibiting this seal shall not be considered prepa



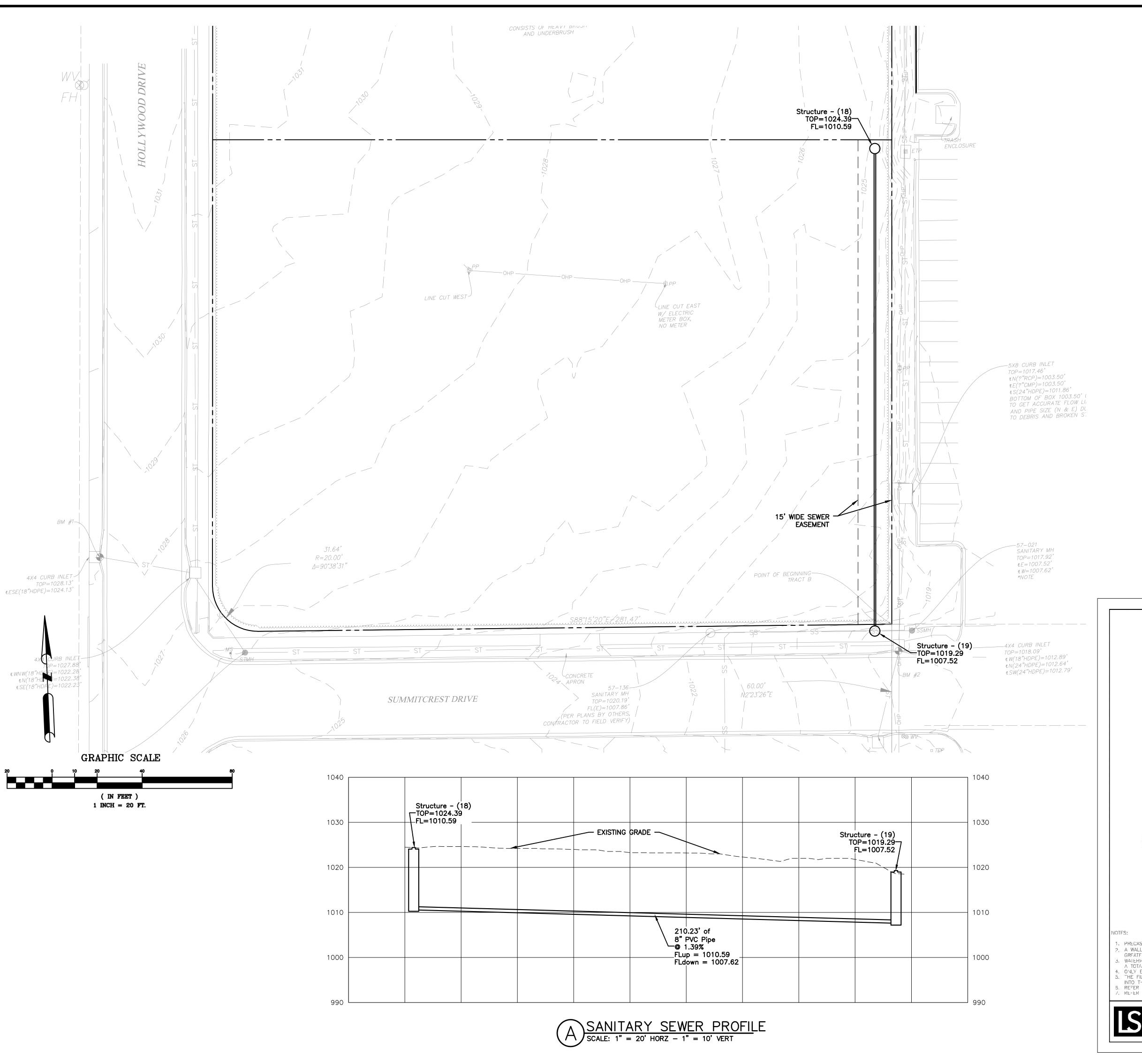
Q **HOllywoo**( ummit, MO 64082

03-21-24 DRAFTED BY: KB APPRVD. BY: MB

> SHEET TITLE: COVER SHEET

SHEET NUMBER:

PROJECT NO: 22-752



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- 1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OR TRENCHING TO AVOID DAMAGE THERETO.
- 2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- 3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- 4. CONTRACTOR SHALL CALL 1-800-DIG-RITE OR MO1CALL.COM 3 DAYS BEFORE ANY EXCAVATION WORK.
- 5. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL
- 6. NO OIL OR GAS WELLS ARE ON SITE PER MISSOURI DEPARTMENT OF NATURAL RESOURCES G.I.S. OIL AND GAS WELL INTERACTIVE MAP
- 7. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200
- 8. CONTRACTOR SHALL CALL 1-800-DIG-RITE OR MO1CALL.COM 3 DAYS BEFORE ANY EXCAVATION WORK.

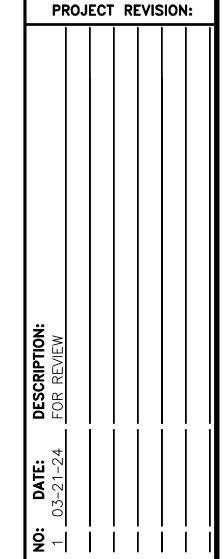
MB Engineering, Inc. 1952 Homefield Estates O'Fallon, MO 63366 (314) 368-3040



Michael A. Buescher, P.E. Civil Engineering Missouri P.E. E-2001018714

MB Engineering, Inc. Missouri Authority No. E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.



REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTLITES FOR MANI OLE CASTINGS ----- FINISH CRADE PROVIDE JOINT SEALANT BETWEEN ALL

— JOINTS AND WRAF EXTERIOR OF JOINTS
IN ACCORDANCE WITH SECTION 3500 12" MAXIMUM ADJUSTING RINGS AS REQUIRED 4" MIN (SEE NOTE 2) 4' MIN IF < 24"Ø PIPE 5' MIN IF > 24"Ø PIPE - SPRING \_NE - INTEGRAL CAST BASE 6" OF COMPACTED BEDDING AGGREGATE COMPACTED OR UNDISTURBED EARTH PRECASI CONCRETE MANHOLES SHALL CONFORM TO ASIM C4/8 EXCEPT AS MODIFIED BY THE SPECIFICATIONS. A WALL THICKNESS NOT LESS THAN ONE-TWE\_FTH (1/2) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH S FSS THEN 15'. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FLM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.

ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE. . REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS. . RE-ER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

**LEE'S SUMMIT** 

MISSOURI

STANDARD SANITARY PRECAST MANHOLE

DATE: 03-21-24
DRAFTED BY: KB
APPRVD. BY: MB

360

V Hollywood Summit, MO 64082

SHEET TITLE:
PUBLIC IMPROVEMENT PLAN
SEWER EXTENSION

SHEET NUMBER:

Date: 08/2023 Drawn By: MF Checked By: AB

PROJECT NO: 22-752