

COWBOY CARWASH

3601 SW HOLLYWOOD DRIVE
LEE'S SUMMIT, MO 64082

PUBLIC IMPROVEMENT PLANS

LEGEND:

- BENCH MARK
- ETP ELECTRIC TRANSFORMER PAD
- FH FIRE HYDRANT
- MS METAL SIGN
- PP POWER POLE
- SSMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TEP TELEPHONE PEDESTAL
- WV WATER VALVE

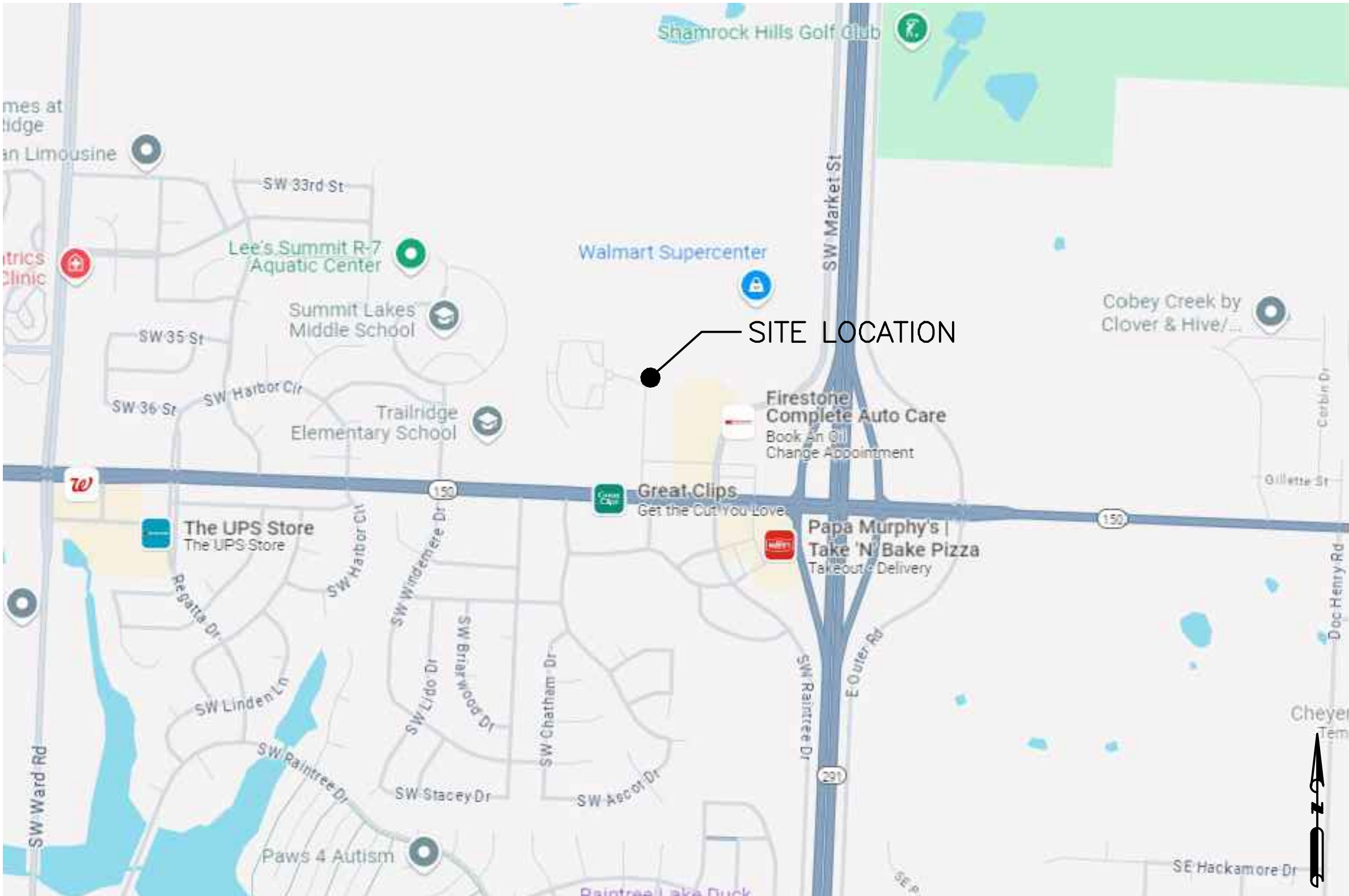
BENCH MARK

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
ARBY'S

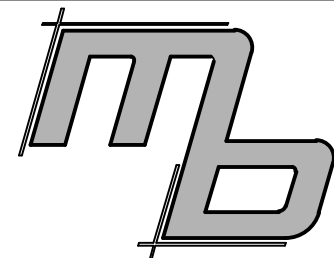
LAND DESCRIPTION AS SURVEYED

TRACT B:
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 THE SOUTHEAST 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 1988I0875030 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 KENBRIDGE CROSSING 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 OF BEGINNING. 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.

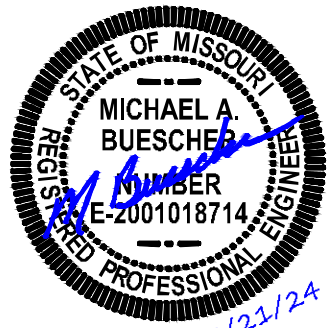


LOCATION MAP
NTS

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



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-201504148

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.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	03-21-24	FOR REVIEW

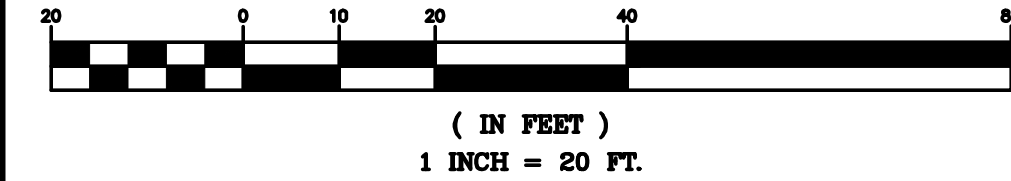
3601 SW Hollywood Dr.
Lee's Summit, MO 64082

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

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C0-01

PROJECT NO: 22-752



-
- REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR MANHOLE CASTINGS
- FINISH GRADE
- PROVIDE JOINT SEALANT BETWEEN ALL JOINTS AND WRAP EXTERIOR OF JOINTS IN ACCORDANCE WITH SECTION 5503
- 12" MAXIMUM ADJUSTING RIVETS AS REQUIRED
- 4" MIN (SEE NOTE 2)
- SPRING LINE
- INTEGRAL CAST BASE
- 6" OF COMPACTED BEDDING AGGREGATE
- COMPACTED OR UNDISTURBED EARTH
- Dimensions and Notes:
- 15' MAX (Overall height)
 - 3' MAX (Height from finish grade to top of manhole)
 - 8" MAX (Top flange thickness)
 - 13" MAX (Top flange width)
 - 4' MIN IF < 24" Ø PIPE
 - 5' MIN IF > 24" Ø PIPE
 - 4" MIN (Base thickness)
 - 1.5' MIN (Base width)
 - 6" (Bedding aggregate thickness)
- NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C-400 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 2. A WALL THICKNESS NOT LESS THAN ONE-TWENTH (1/20) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
 3. WATER-PROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATER-PROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 4. ONLY ECCENTRIC MANHOLE COVERS WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 5. THE FULL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
 7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.
- DATE: 08/2003
 Drawn By: MIF
 Checked By: AB
- LEE'S SUMMIT**
MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 N. GREEN STREET | LEE'S SUMMIT, MO 64063
- STANDARD SANITARY PRECAST MANHOLE**
- SAN-2

