

PRIVATE MASS GRADING &  
STORM SEWER PLANS  
FOR  
LOTS 11 &12  
STREETS OF WEST PRYOR

LEE'S SUMMIT, MO

UTILITIES  
Electric Service  
KCP&L  
Nathan Michael  
913-347-4310  
Nathan.michael@kcpl.com

Gas Service  
Spire  
Katie Darnell  
816-969-2247  
Katie.darnell@spireenergy.com

Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

Communication Service  
AT&T Carrie Cilke  
816-703-4386  
cc3527@att.com

Time Warner Cable  
Steve Baxter  
913-643-1928  
steve.baxter@charter.com

Comcast  
Ryan Alkire  
816-795-2218  
ryan.alkire@cable.comcast.com

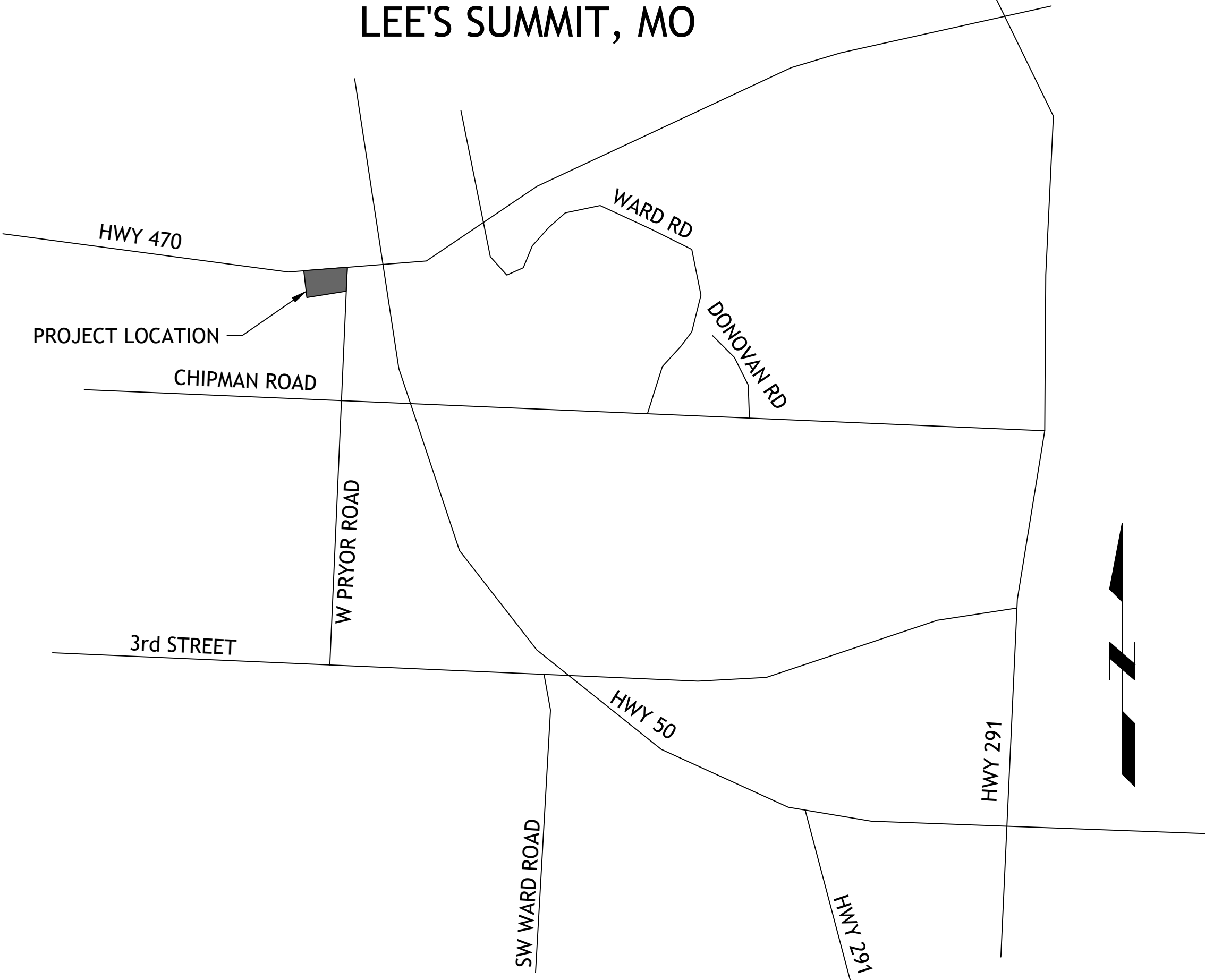
Google Fiber  
Becky Davis  
913-725-8745  
rebeccadavis@google.com



UTILITY STATEMENT:  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.  
SAFETY NOTICE TO CONTRACTOR  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



LOCATION MAP

LEGAL DESCRIPTION:  
LOT 10, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI  
LOT AREA 3.25 ACRES

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

BENCHMARKS:  
#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE  
4.975.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD  
ELEVATION 970.98

- NOTES
1. THERE ARE NO GAS / OIL WELLS PER ORIGINAL ALTA SURVEY.
  2. SITE IS LOCATED WITHIN FEMA ZONE X AREAS OF MINIMAL FLOODING PER FEMA PANEL 29095C0416G
  3. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 GRADING PLAN
- C-4 EROSION CONTROL PLAN
- C-5 EROSION CONTROL DETAILS
- C-6 STORM LINE A PLAN AND PROFILE
- C-7 STORM LINE B PLAN AND PROFILE
- C-8 DETAILS

DEVELOPER

STREETS OF WEST PRYOR, LLC  
DAVID N. OLSON  
7200 W 133rd ST, SUITE 150  
CELL: OVERLAND PARK, KS 66213  
314-413-3598

ENGINEER

SM ENGINEERING  
SAM MALINOWSKY  
919 W STEWART RD  
COLUMBIA, MO. 65203  
785-641-9747



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

SM Engineering  
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

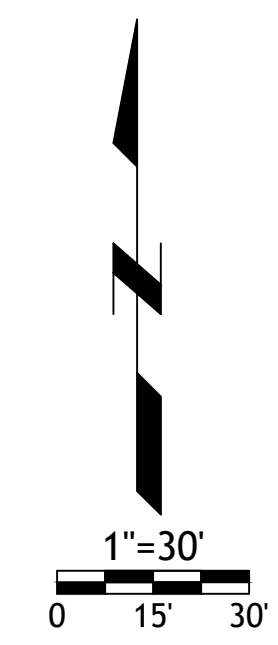
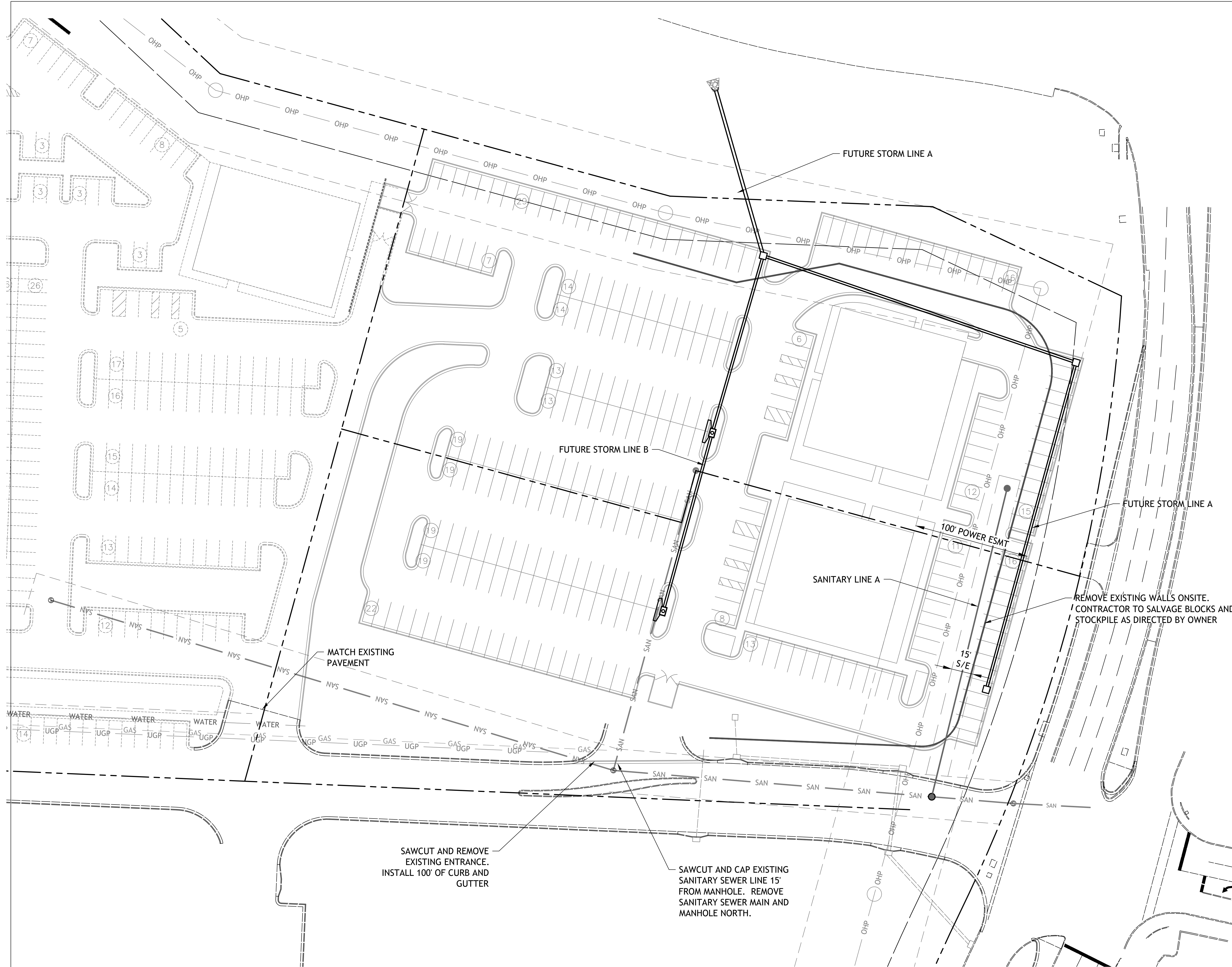
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Revisions  
3-2-21 CITY COMMENTS

LOTS 11 & 12  
STREETS OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

s h e e t  
C1.0  
Civil  
COVER SHEET  
permit  
26 JANUARY 2021





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*SM Engineering*  
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Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

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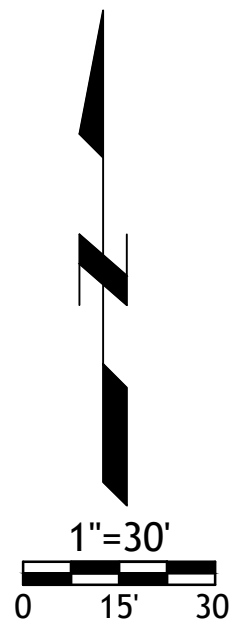
LOTS 11 & 12  
STREETS OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

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Civil  
SITE PLAN  
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- GRADING NOTES:**
1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
  2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
  3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
  4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
  5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
  6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
  8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
  9. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  10. SITE BEING ROUGH GRADED TO 12.5" BELOW FINISHED GRADE
  11. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD



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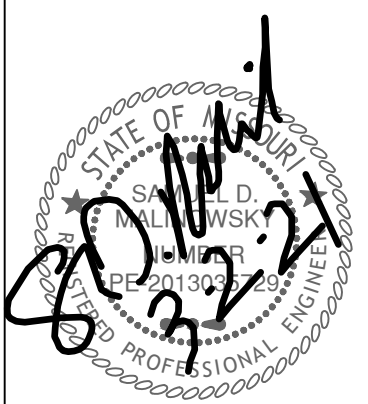
Revisions  
3-2-21 CITY COMMENTS

LOTS 11 & 12  
STREETS OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

sheet  
C3.0  
Civil  
GRADING PLAN  
permit  
26 JANUARY 2021



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LEE'S SUMMIT, MISSOURI

NOTES:

- Prior to Land Disturbance activities, the following shall occur:
  - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
  - Construct a stabilized entrance/parking/staging area;
  - Install perimeter controls and protect any existing stormwater inlets;
  - Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
- The site shall comply with all requirements of the MoDNR general requirements
  - Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
  - Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
  - An inspection log shall be maintained and shall be available for review by the regulatory authority;
  - The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
- Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
- Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
- Concrete wash or rinse water from concrete mixing equipment. Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
- Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
- Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
- All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
- The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

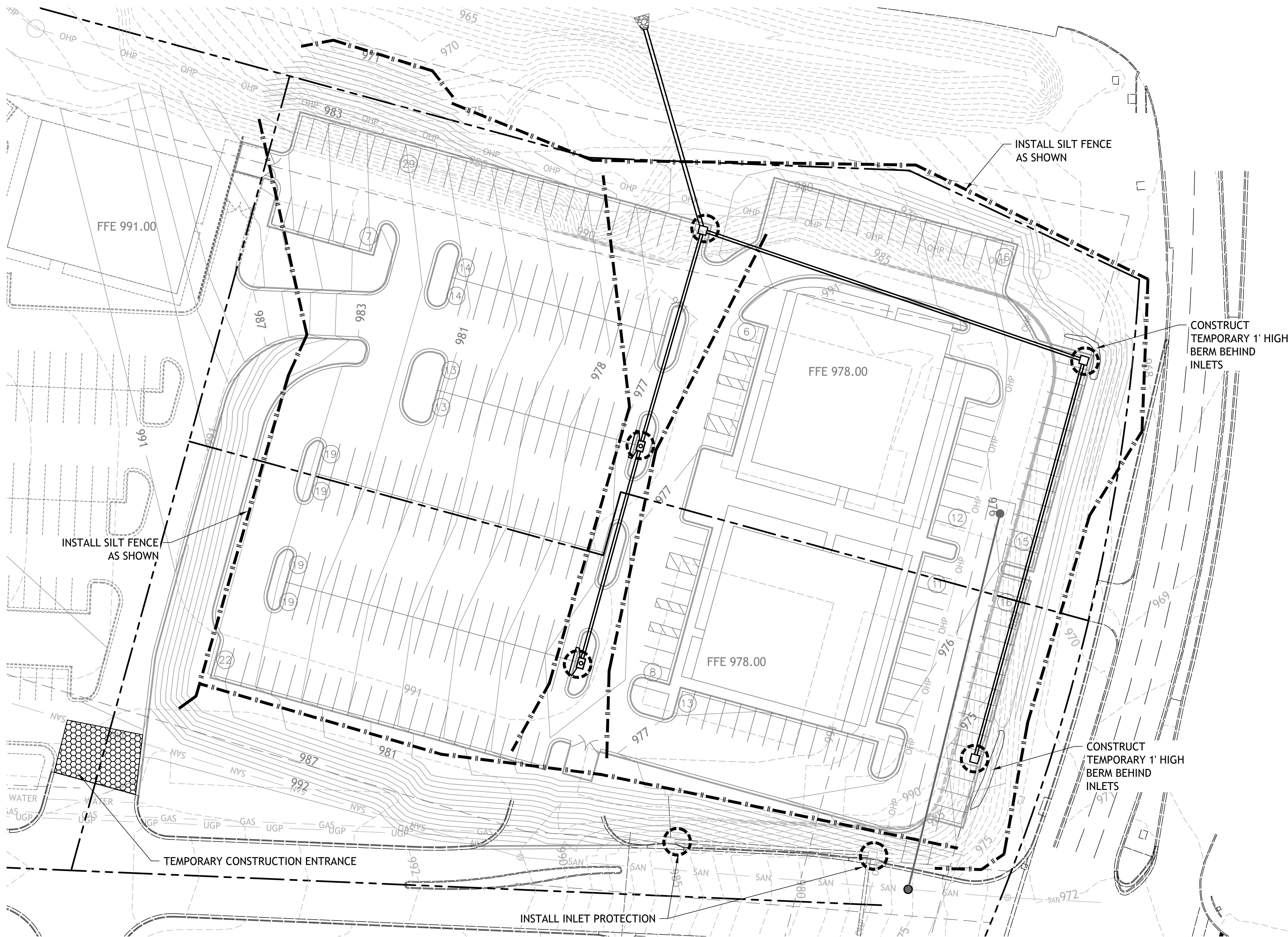
LEGEND

- || — || — SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

EROSION CONTROL PRACTICES AND SEQUENCE OF CONSTRUCTION ACTIVITIES

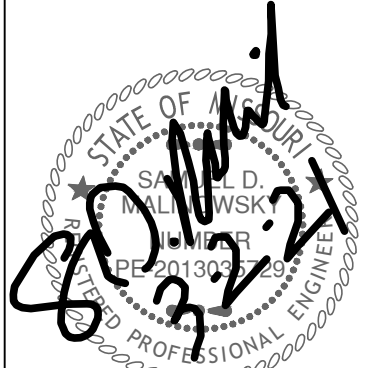
THE PROJECT WILL BE CONSTRUCTED GENERALLY FOLLOWING THE SEQUENCE INDICATED BELOW.

- IMPLEMENT PRE-CONSTRUCTION EROSION CONTROL PLAN. THE FOLLOWING ARE INCLUDED:
  - INSTALL CONSTRUCTION VEHICLE ENTRY.
  - MARK AREAS TO REMAIN UNDISTURBED.
  - INSTALL DOWNHILL PERIMETER SEDIMENT CONTROL
- DECONSTRUCT EXISTING MODULAR BLOCK RETAINING WALL
- PERFORM SITE GRADING OPERATIONS. INSTALL INTERIM SILT FENCE AS GRADING PROGRESSES.
- INSTALL STORM SEWER ALONG WITH INLET PROTECTION MEASURES.
- ONCE GRADING OPERATIONS ARE COMPLETE SEED AND MULCH ENTIRE AREA DISTURBED AREA.
- REMOVE PERIMETER SILT FENCE ONCE SITE IS STABILIZED. STORM SEWER INLET PROTECTION MEASURES TO REMAIN IN PLACE UNTIL FINAL SITE CONSTRUCTION PHASE.





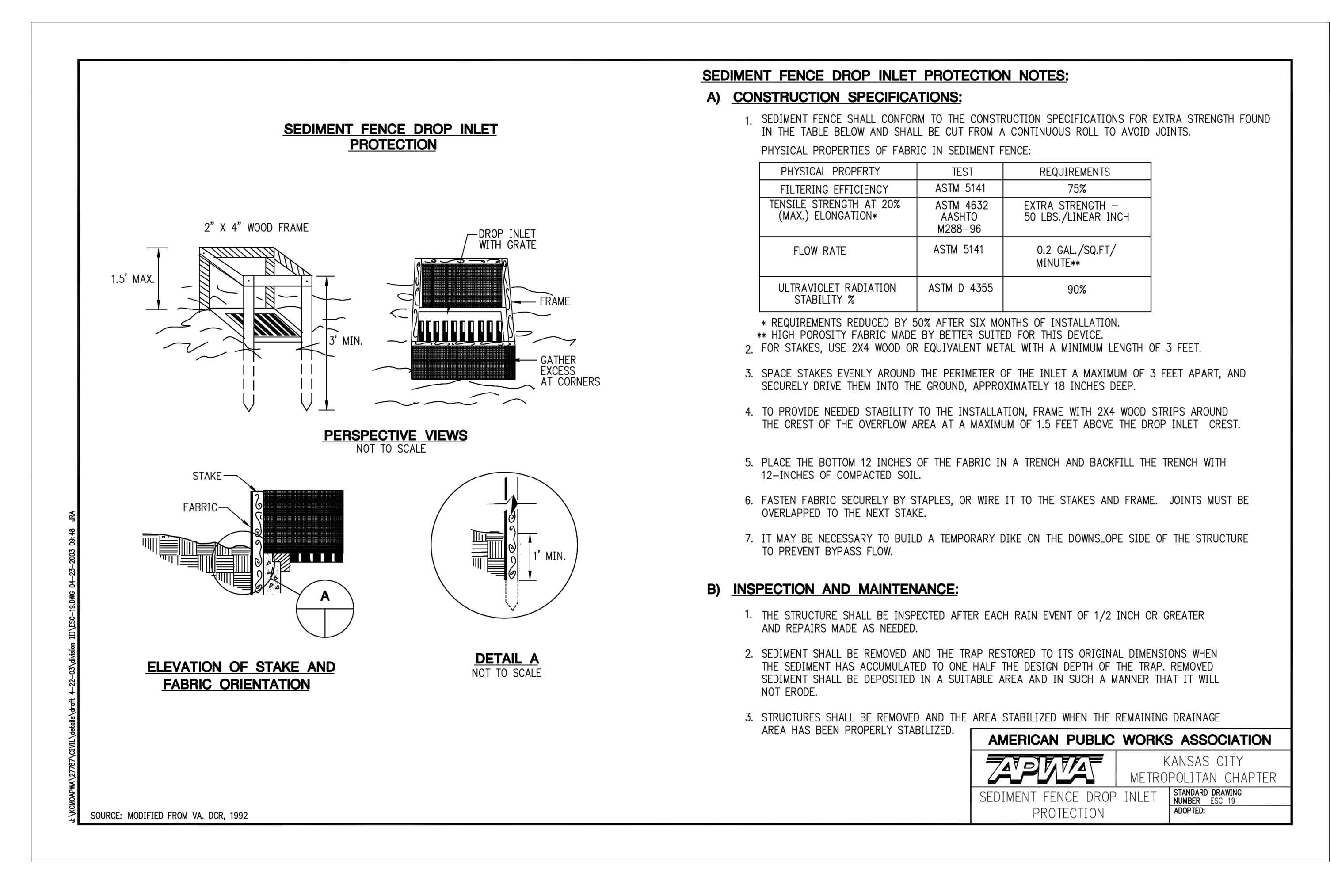
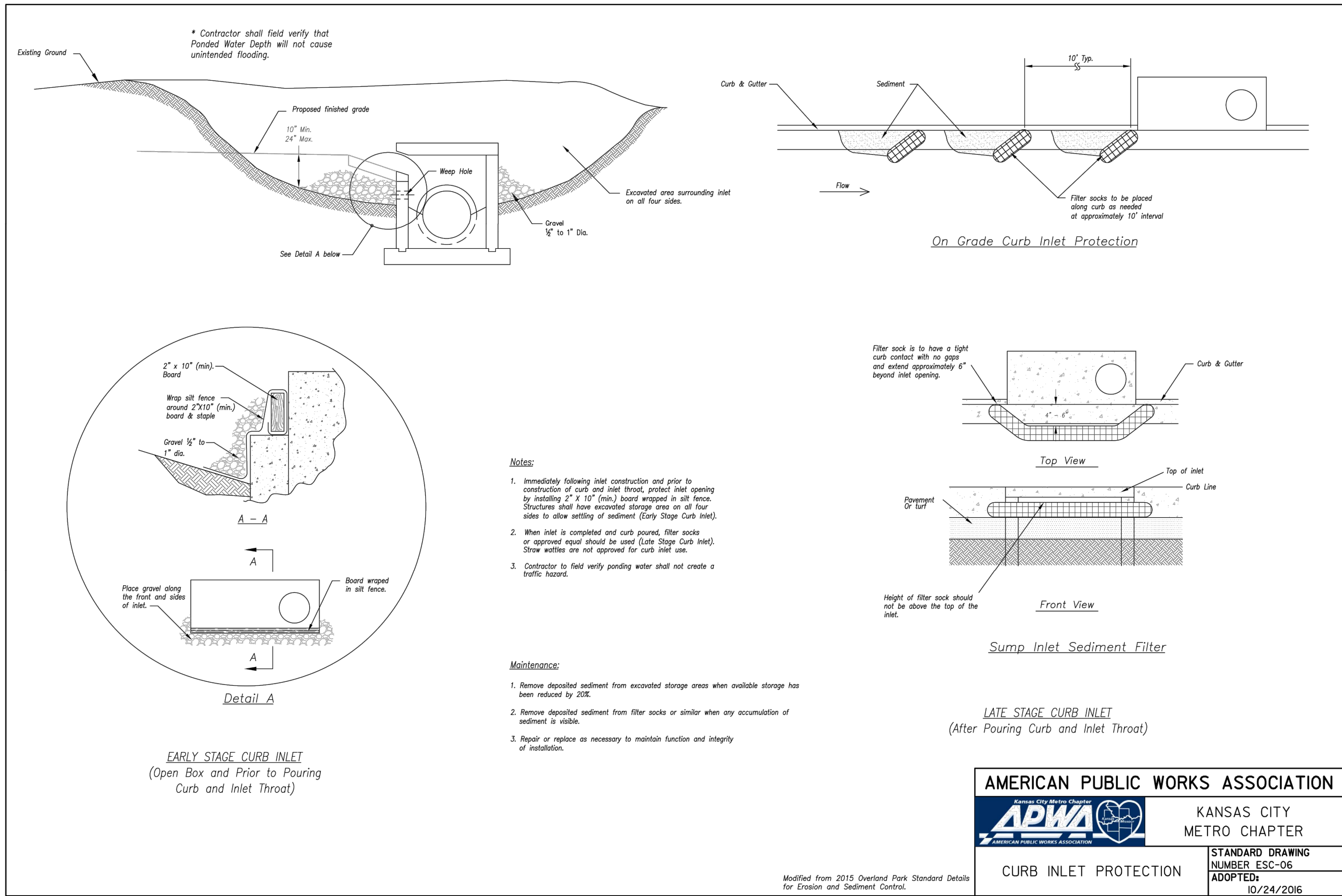
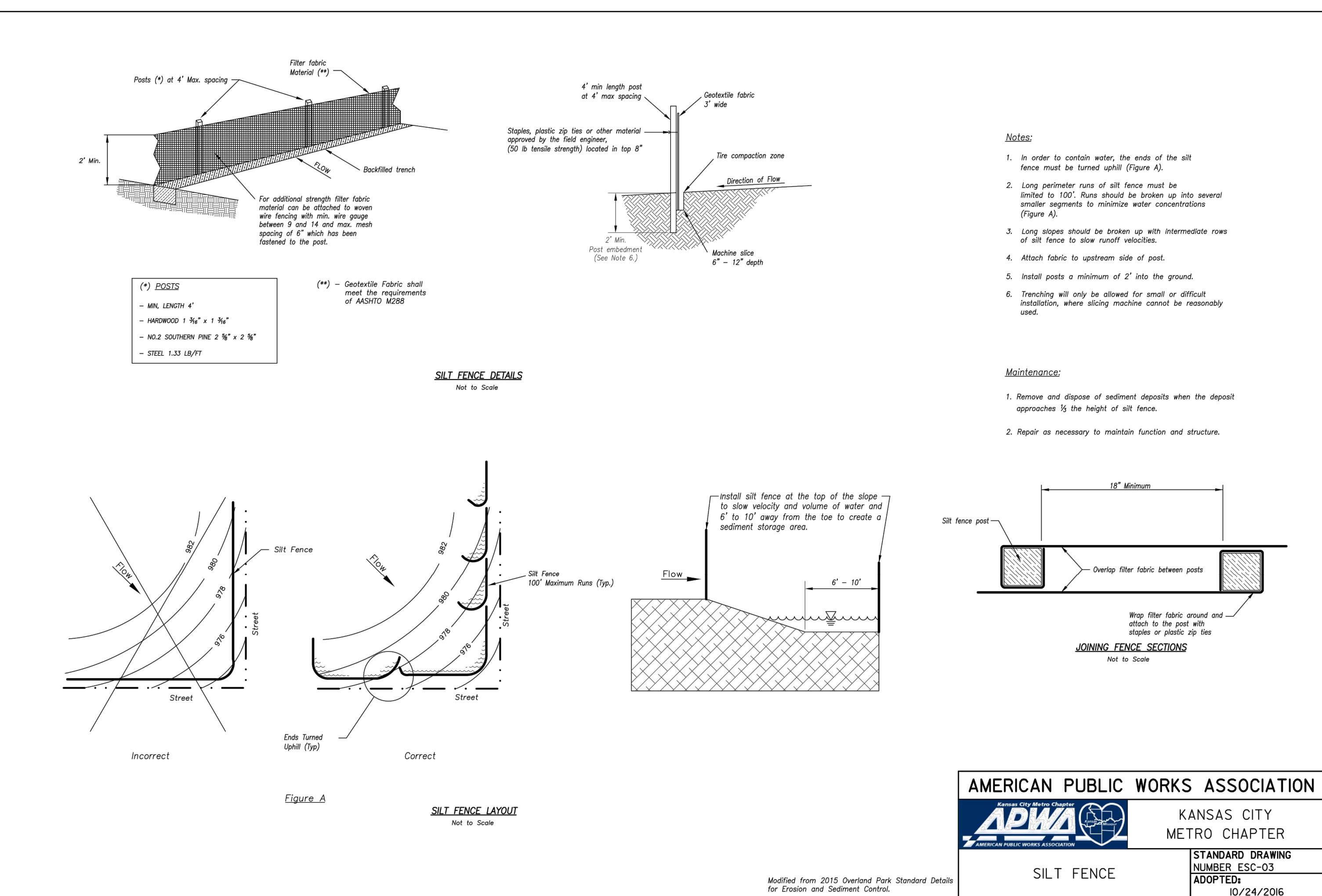
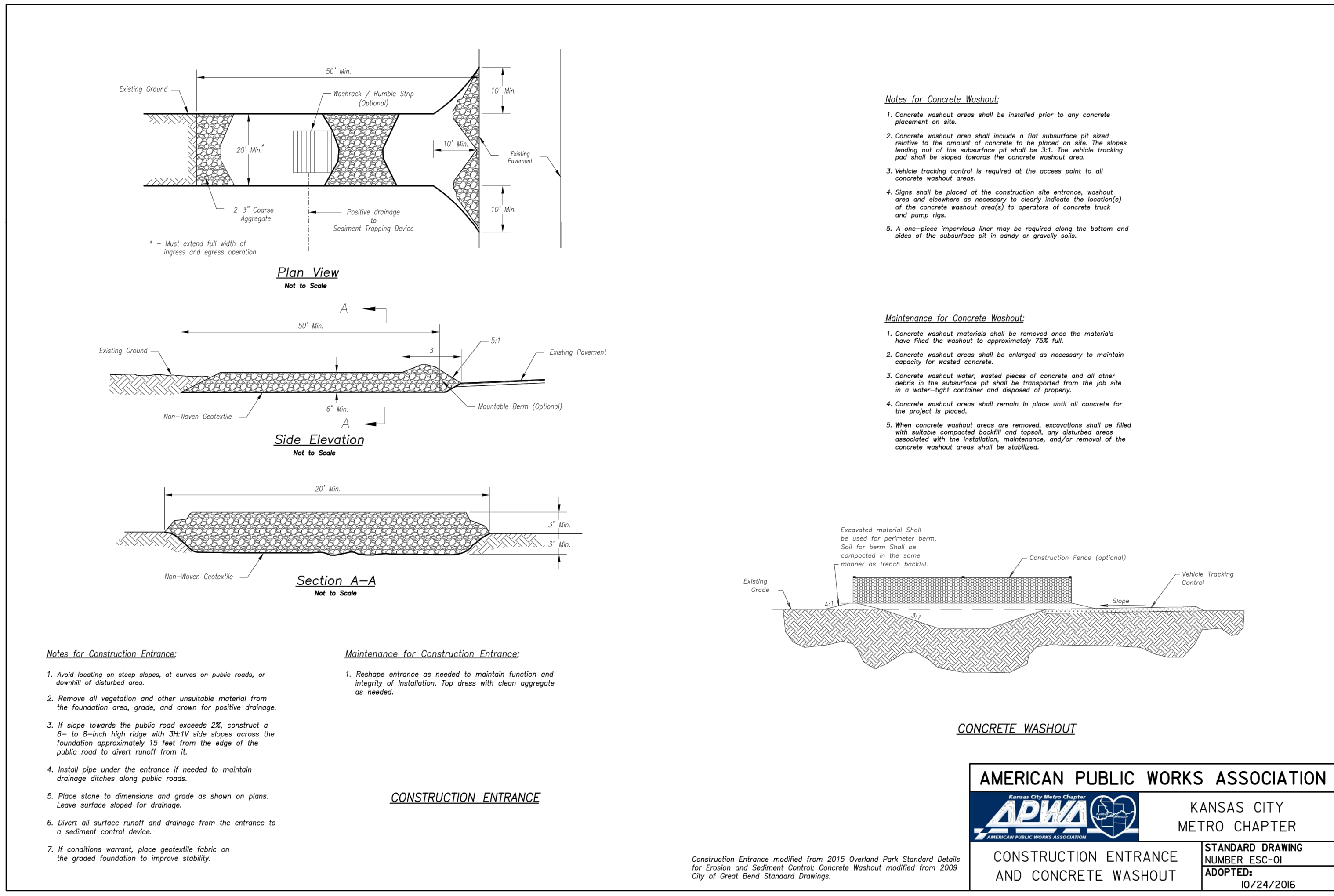
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Revisions  
3-2-21 CITY COMMENTS

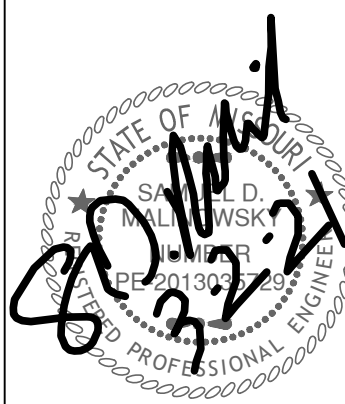
LOTS 11 & 12  
STREETS OF WEST PRYOR  
LEES SUMMIT, MISSOURI

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**C5.0**  
Civil  
EROSION CONTROL  
DETAILS  
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28 JANUARY 2021





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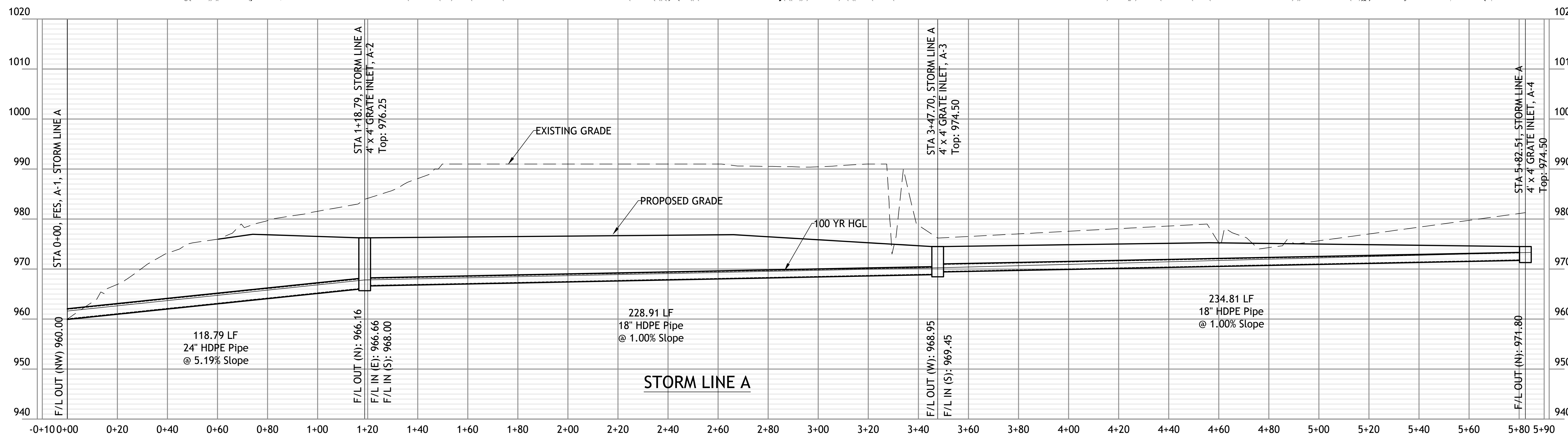
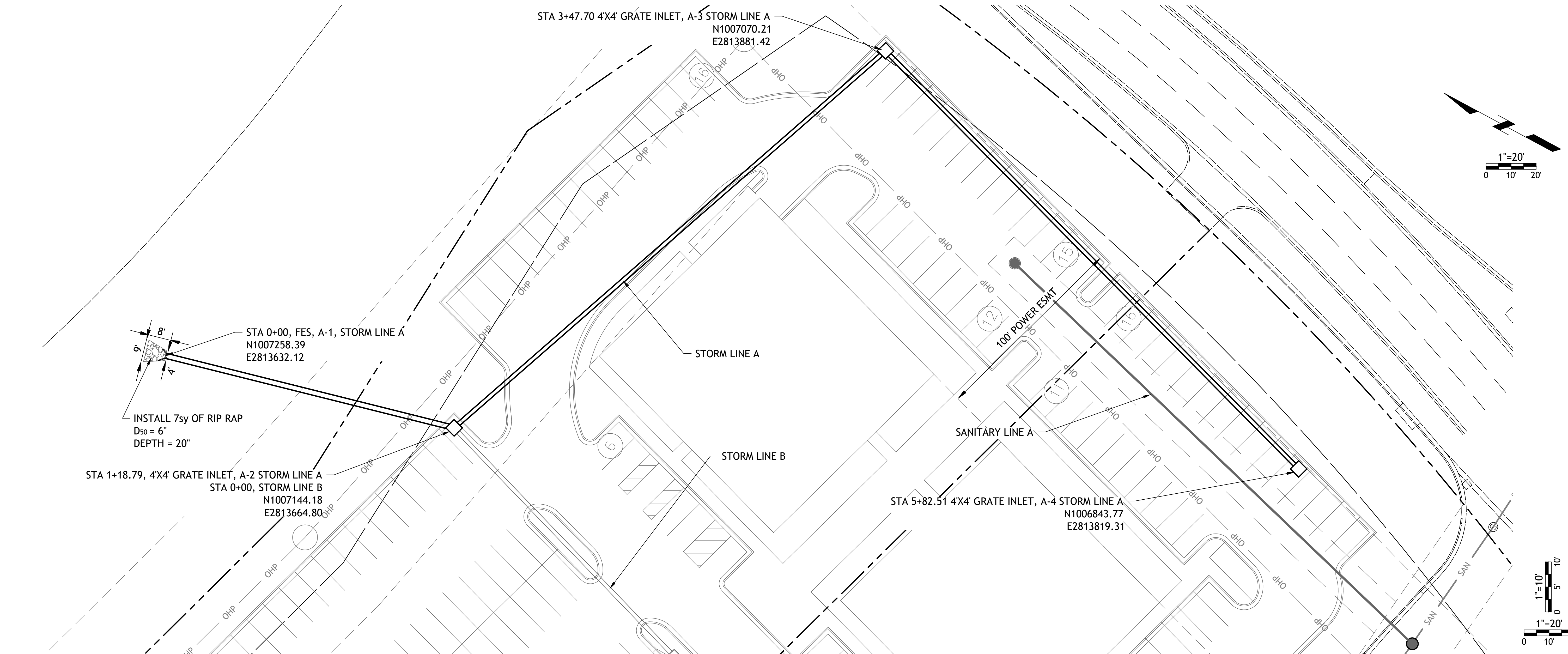


Revisions  
3-2-21 CITY COMMENTS

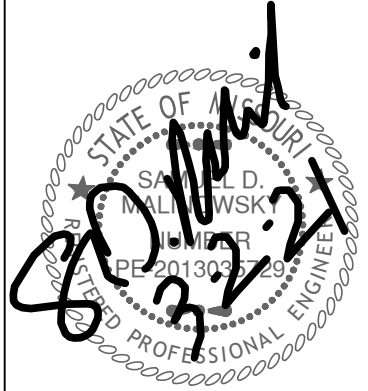
# LOTS 11 & 12 STREETS OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

sheet  
**C6.0**  
Civil  
STORM LINE A  
PLAN & PROFILE  
26 JANUARY 2021







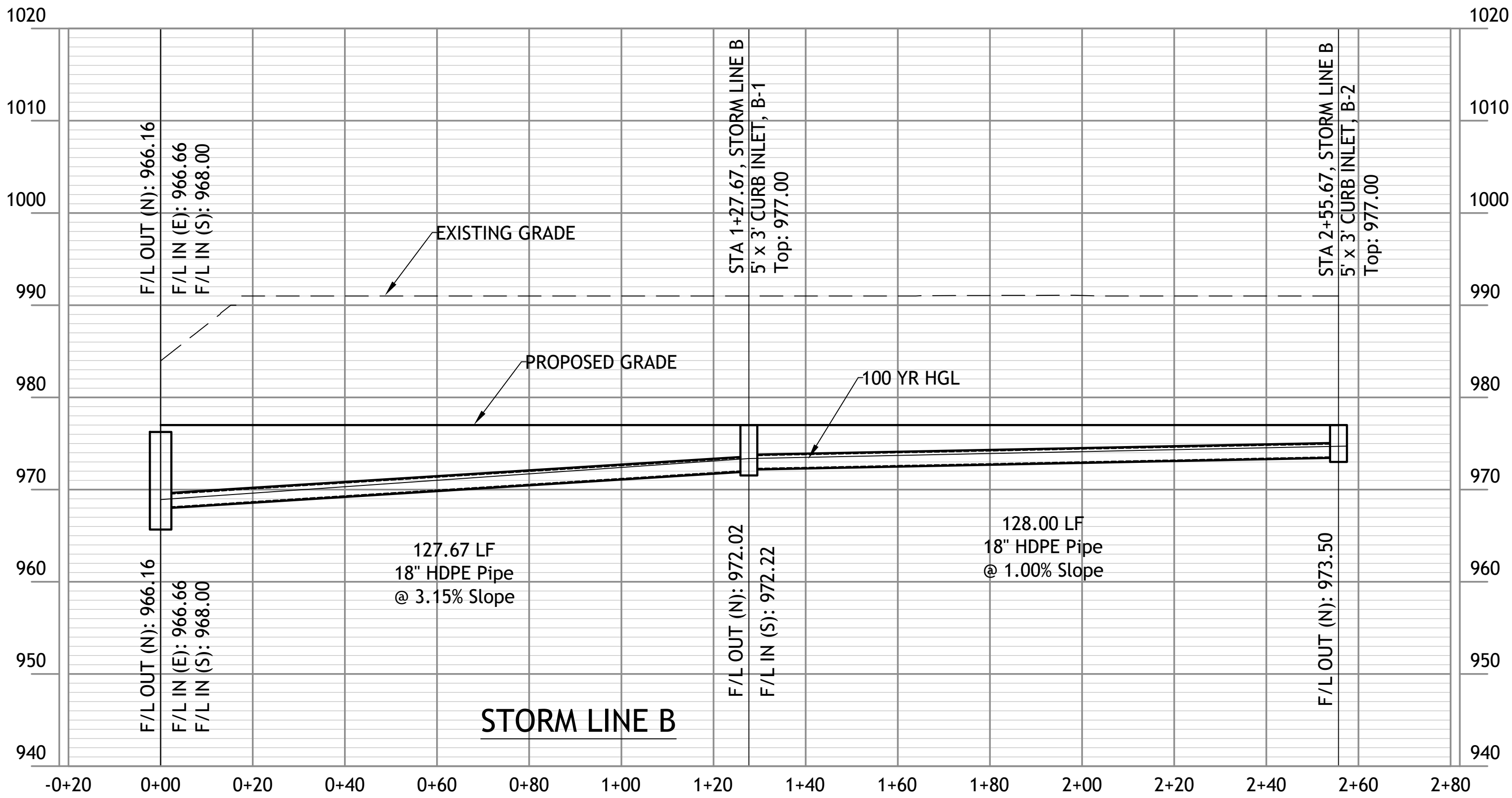
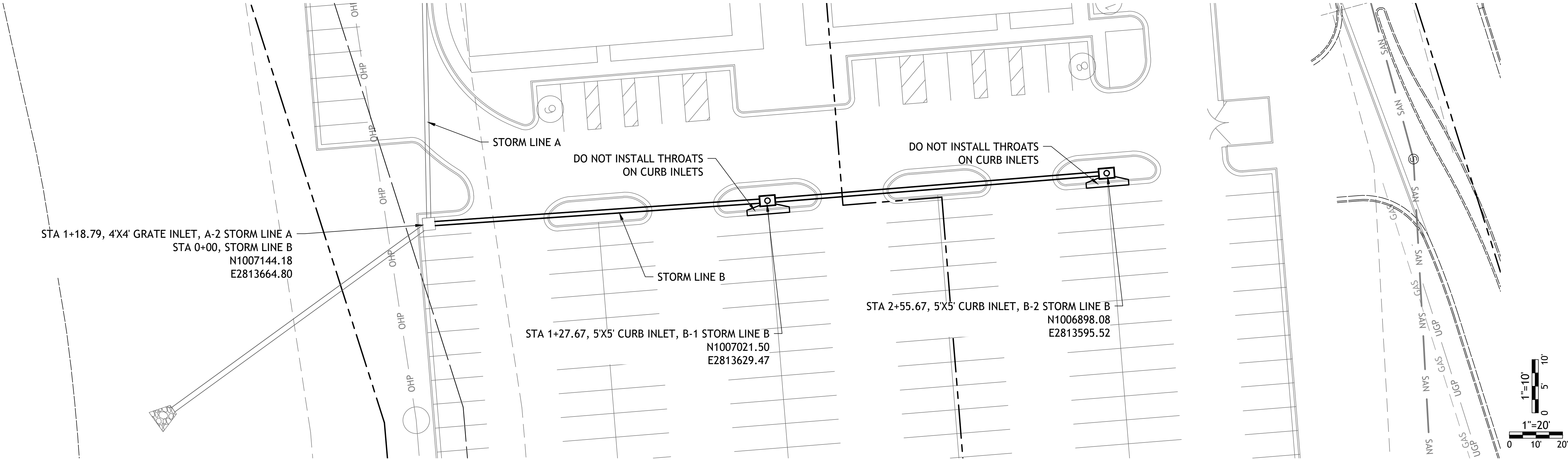
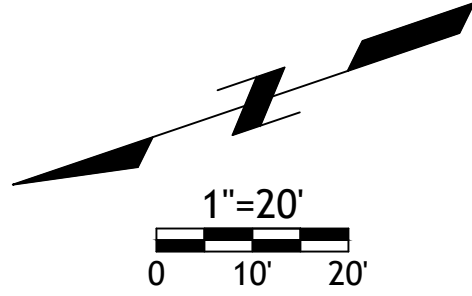
Revisions  
3-2-21 CITY COMMENTS

LOTS 11 & 12  
STREETS OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

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C7.0  
Civil  
STORM LINE B  
PLAN & PROFILE  
26 JANUARY 2021

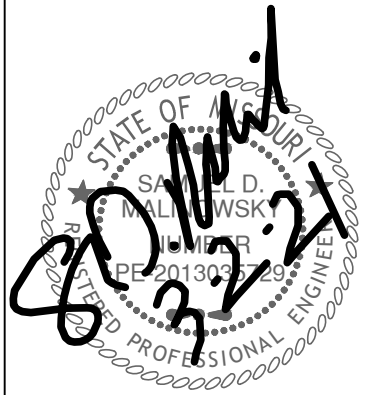
100 Year Storm Drainage Calculations

LineNo.	Line ID	AreaID	LineLength (ft)	DrainArea (ac)	RunoffCoeff (C)	IncrCxA	TcSystem (min)	iSyst (in/hr)	TotalRunoff (cfs)	FlowRate (cfs)	LineSize (in)	n-valuePipe	VelAve (ft/s)	Capac.Full (cfs)	InvertDn (ft)	InvertUp (ft)	HGLDn (ft)	HGLUp (ft)	nd/RimElev (ft)	RiprapD50 (in)	RiprapLength (ft)	RiprapVel (ft/s)	RiprapDepth (in)
1	A2 - A1	A2	119	0.79	1	0.79	6.3	5.09	22.17	22.17	24	0.012	11.21	55.02	960	966.16	960.98	967.67	976.25	6	8	3.97	20
2	A3 - A2	A3	229	0.61	1	0.61	5.7	5.22	7.36	7.36	18	0.012	4.91	11.38	966.66	968.95	968.48	969.99	974.5				
3	A4 - A3	A4	235	0.8	1	0.8	5	5.4	4.32	4.32	18	0.013	5.04	10.5	969.45	971.8	970.13	972.59	974.5				
4	B1 - A2	B1	128	0.92	1	0.92	5.3	5.31	11.47	11.47	18	0.013	8.73	18.61	968	972.02	968.9	973.32	976.5				
5	B2 - B1	B2	128	1.24	1	1.24	5	5.4	6.69	6.69	18	0.013	4.61	10.5	972.22	973.5	973.96	974.49	976.5				



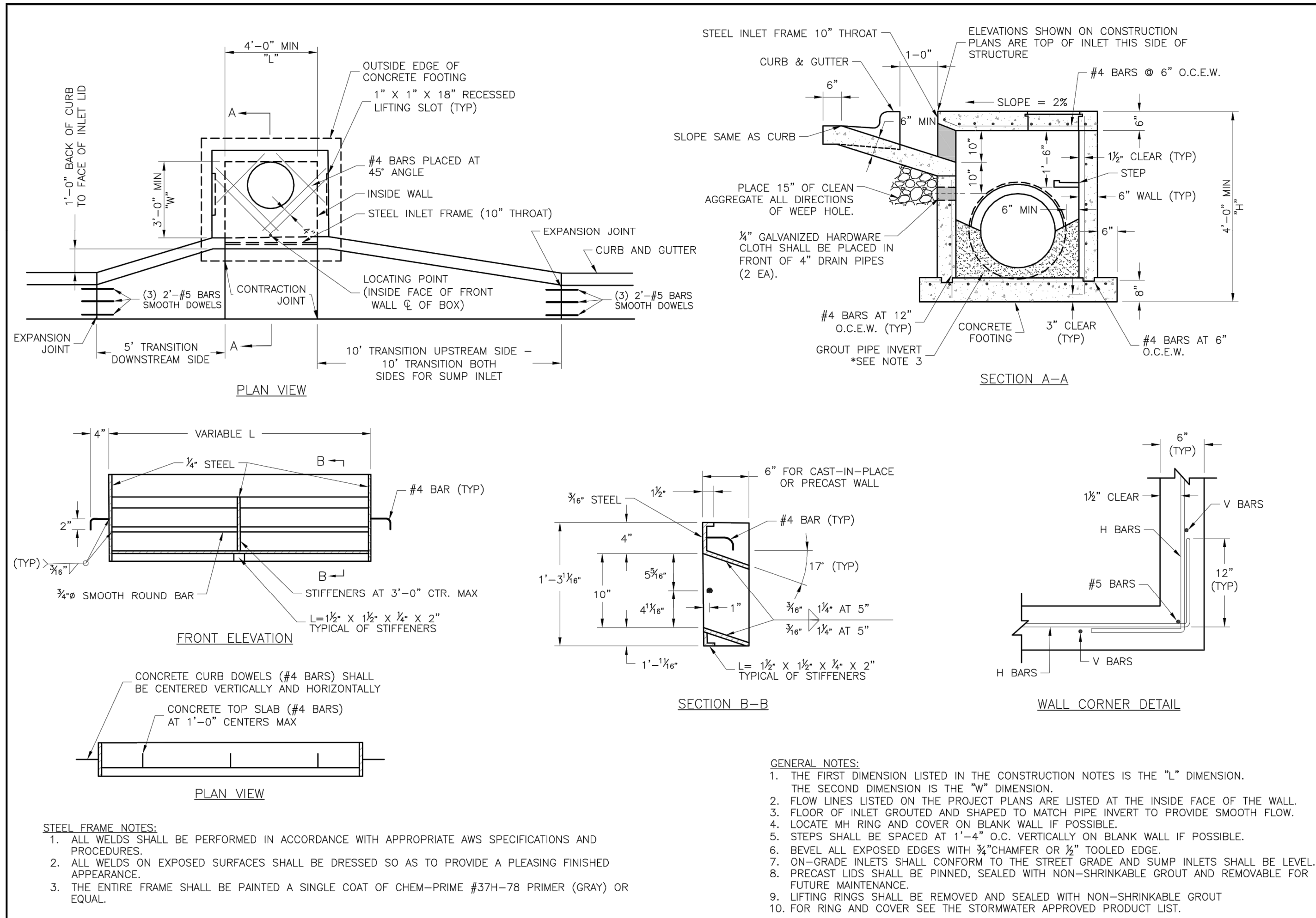


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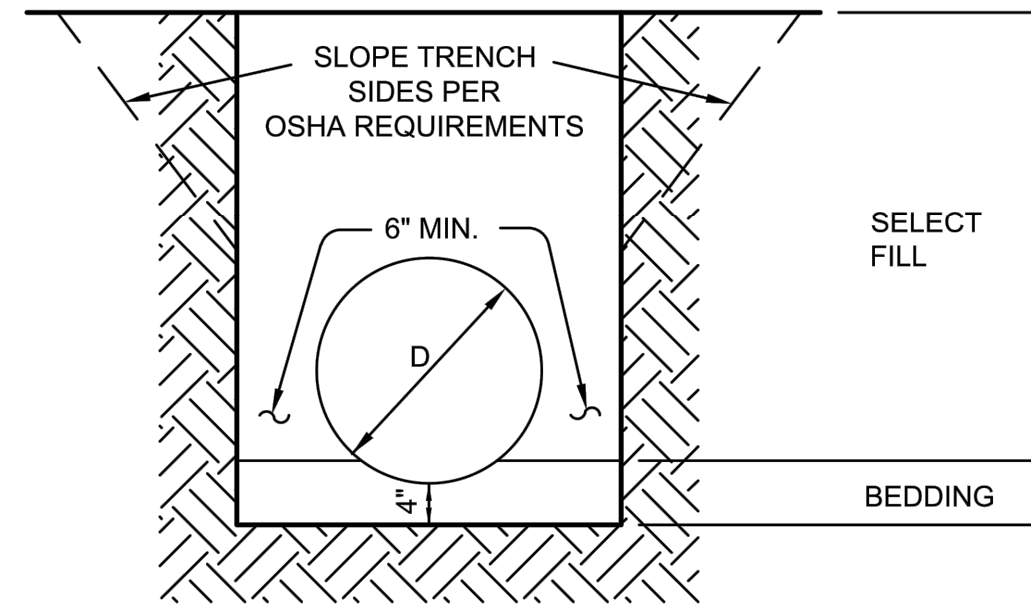
LOTS 11 & 12  
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LEES SUMMIT, MISSOURI



LEE'S SUMMIT  
MISSOURI  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEES SUMMIT, MO 64063

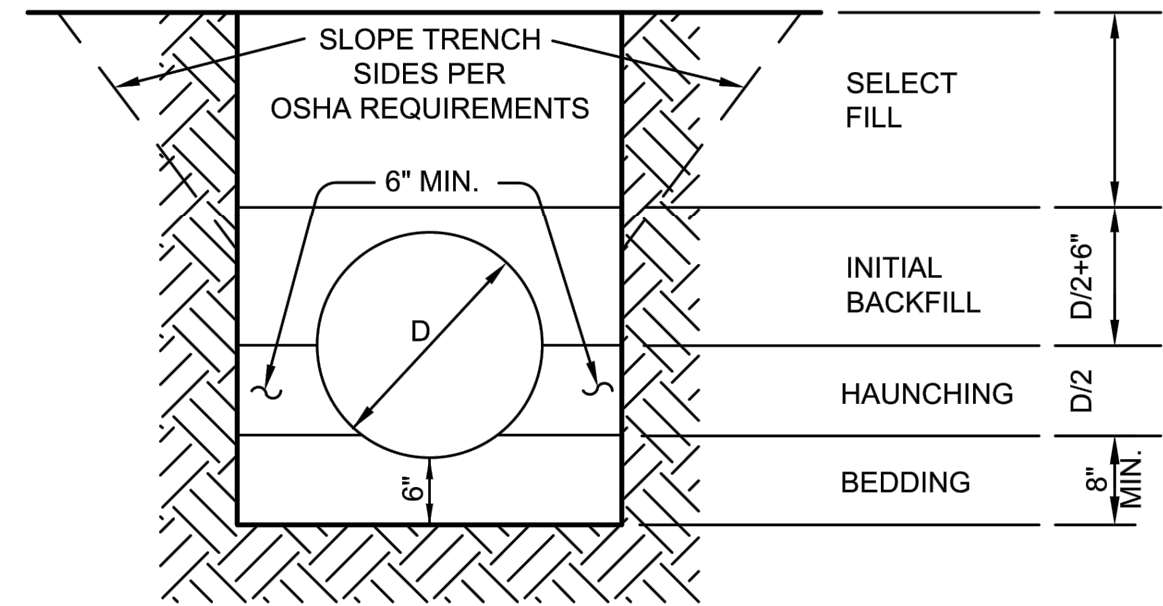
STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
CURB INLET DETAIL  
Drawn By: MFP  
Checked By: DL  
Date: 04/23  
Proj. #

STM-1



**RIGID PIPE:** INCLUDES REINFORCED CONCRETE, DUCTILE IRON, & CAST IRON

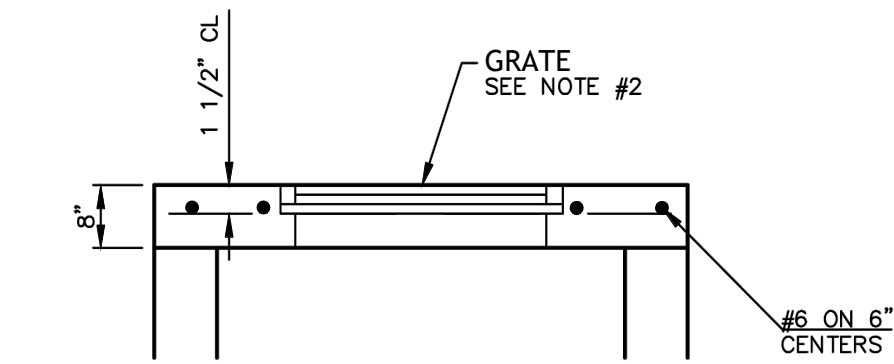
1. BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.



**FLEXIBLE PIPE:** INCLUDES CORRUGATED METAL PIPE, CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

1. BEDDING AND HAUNCHING MATERIAL SHALL BE COMPACTED SAND, UNLESS NOTED OTHERWISE ON PLANS AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. INITIAL BACKFILL MATERIAL SHALL BE GRANULAR MATERIAL OR SELECT MATERIAL (INCLUDING SAND) COMPACTED IN ACCORDANCE TO SPECIFICATIONS.
3. SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RIGID PIPE.

TRENCH AND BEDDING DETAILS  
**MS1**

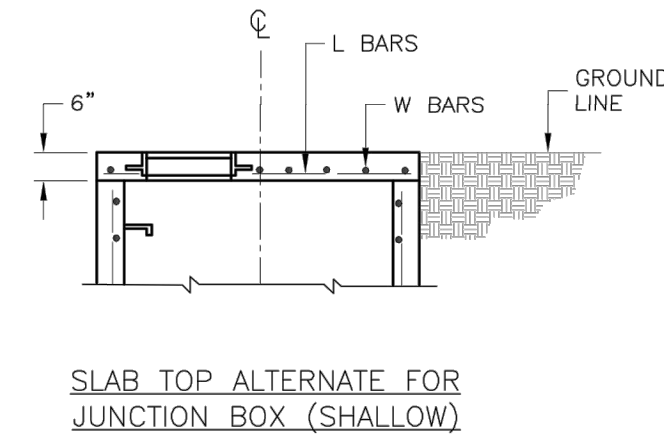
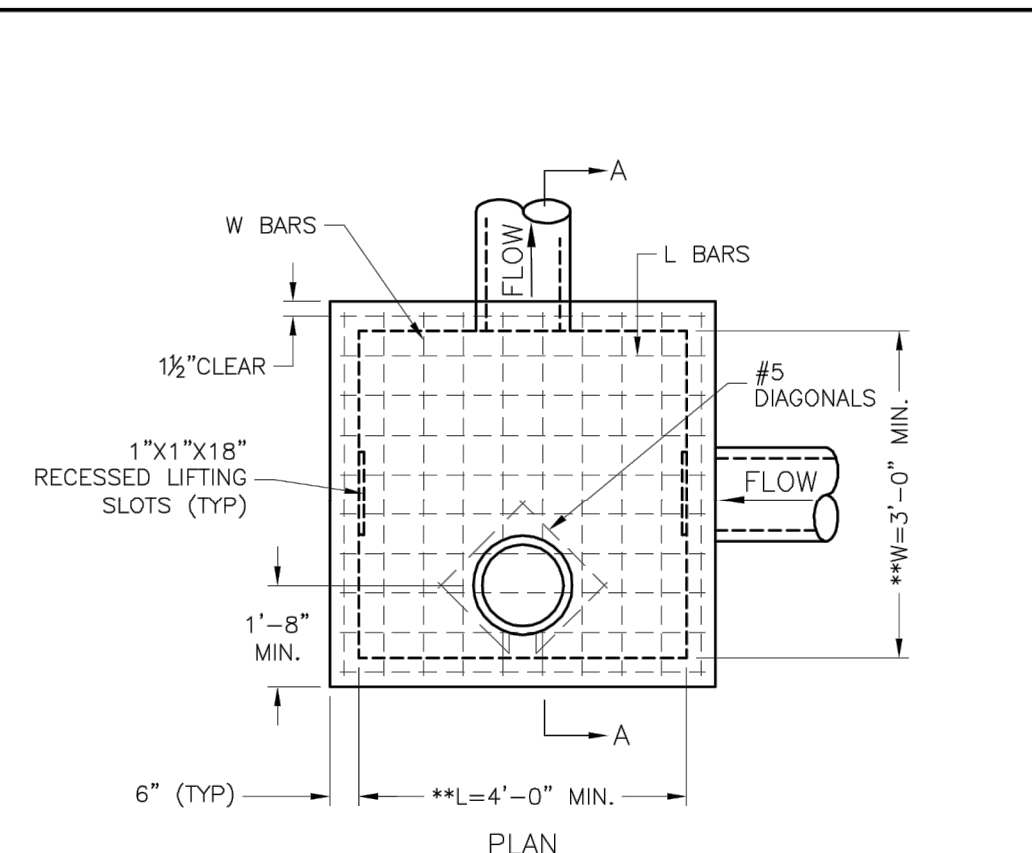


- ALL CONCRETE: F'C = 3500 P.S.I.
- NOTE:
1. L AND W BARS SHALL BE #6@6" CENTER
  2. GRATE - NEENAH R-6673-J

ALTERNATE TOP TO STM-3  
GRATE INLET

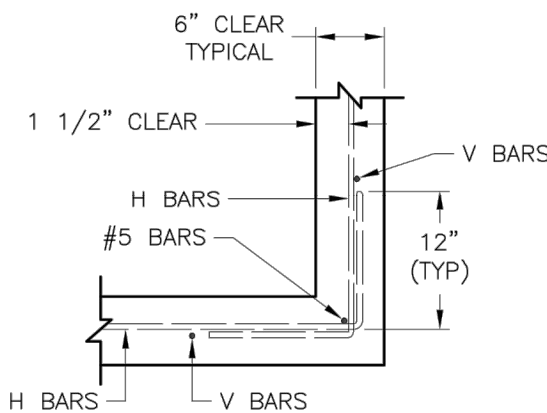
L OR W	S BARS
≤4'	#4@6"
4'-6"	#5@6"
6'-8"	#6@6"
H	W BARS
≤5'	#4@12"
5'-8"	#5@8"
8'-12"	#6@6"

MIN. BOX SIZE:  
3.5' X 4.0' FOR SINGLE GRATE &  
4.0' X 5.5' FOR DOUBLE GRATE



\*\* INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



WALL CORNER DETAIL

- GENERAL NOTES:**
1. LOCATE RING AND COVER ON BLANK WALL.
  2. USE 3/4" CHAMFER STRIP OR 1/2" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
  3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
  4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
  5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
  6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
  7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
  8. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT  
MISSOURI  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEES SUMMIT, MO 64063

STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
JUNCTION BOX DETAIL  
Drawn By: MFP  
Checked By: DL  
Date: 04/23  
Proj. #

STM-3