
DEVELOPMENT SERVICES

Date: Thursday, April 02, 2026

To: BHC Engineering
Attn: Eric Byrd

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PRSUBD20261149

Application Type: Public Infrastructure

Application Name: John Knox Village - Meadows III North - Public Sanitary Sewer Relocation

The Development Services Department received record drawing documents for this project and we have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

Engineering Review - Sanitary

Reviewed By: Gene Williams, P.E.

Corrections

1. It appears the existing line was installed at minimum or near minimum slope, and relocation might not be possible. You are showing little or no drop at manholes, and understand this was done due to the lack of additional fall. The City cannot approve without a 0.20 drop or more across each invert without a waiver. It would appear the building should be moved south to avoid relocation of the sanitary sewer line.
2. Concrete boxouts in accordance with SAN-9 shall be installed if lid is within pavement. Please label on plan view and reference SAN-9. Also, show the orientation, with the diamond shape evident as viewed along the traveled way.
3. Trenching and backfill detail is needed for the sanitary line, and shall require 12 inches aggregate over the pipe.
4. Sanitary line is too close along west side of proposed building. Minimum distance is 15 feet as measured from the outside of pipe or manhole, to the furthest point along the foundation of the building.
5. If you can achieve relocation and still meet separation distance requirements, ensure a minimum 0.20 drop at all manholes with deflection angle less than 45 degrees, and 0.50 feet drop for deflection angles greater than or equal to 45 degrees.
6. Provide details on line abandonment in accordance with the Design and Construction Manual. This is contained within the design criteria of the City of Lee's Summit sanitary sewer requirements. Please ensure specific notes are provided for the abandonment in place rather than a statement such as "abandon as per City requirements".
7. Provide notes specifying NO DOGHOUSE MANHOLES.

8. There appears to be a third service line that ties into the existing sewer, but not shown. Please investigate and show on the plans.
9. Provide City manhole numbers for existing manholes. Please call me if you need me to look these up.
10. MDNR permit is not required due to the short length of the relocation.

Water Utilities - Sanitary Review Reviewed By: Amanda Bagwell Corrections

1. Sheet 2: (a) sanitary line is too close to building near the western side. A minimum of 15 feet is required from the outside of the pipe or manhole to any portion of the building foundation. (b) concrete boxout shall be used in pavement. Show orientation of the diamond on the plan view and reference the standard detail.
2. Sheet 3: (a) minimum drop across manholes is 0.2 feet for deflection angles less than 45 degrees, and 0.5 feet for deflection angles greater than 45 degrees. It did not appear there was any significant drop across any of the manholes. (b) show concrete boxout on plan view showing orientation of the diamond. The diamond should be aligned with the direction of traffic flow.
3. Missing a backfill detail. Ensure there is a minimum 12 inch aggregate on top of pipe.
4. Informational Comment: No MDNR permit for sanitary sewer is required due to length being less than 1000 feet.
5. Provide an erosion and sediment control plan. You can reference the Final Development Plan for most of these items in the form of a note, but you will also need to show specific locations for installing erosion and sediment control measures for the sanitary sewer.

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File