

February 10, 2021

Re: John Knox Village – Meadows Phase II Response to Comments

BHC Rhodes has received your comments dated 02/01/2021 and have the following responses:

COMMERCIAL FINAL DEVELOPMENT PLAN APPLICANT'S LETTER REVIEW

PLANNING REVIEW COMMENTS

1. Mechanical Equipment. Are there plans for any mechanical equipment to be on the exterior of the building? If so, please make sure any ground-mounted mechanical equipment is screened from view using masonry walls or evergreen landscaping at least equal in height to the units. Any roof-top equipment needs to be screened from view using parapet walls at least equal to the height of the RTUs.
There will be 30" high condenser units located in the mechanical well that will be screened by 45" high walls.
2. Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file formats. The legal description can be emailed to the planner's email address above.
An electronic copy of the legal description has been added to this submittal.
3. Parking. Please provide documentation as to how you determined the projected need for parking numbers.
Required parking determination is pulled from the UDO requirements. 1 per Dwelling Unit with additional parking south of O'Brien for staff and potentially visitors.
4. Landscaping. On L3.0 (page 25) and L3.2 (page 27) I am concerned about the trees in the islands right next To the end parking stall. I am afraid they will obstruct visibility for the people backing out and the access point. Making it hard to see if anybody is driving by on L3.0 and entering on L3.2. Do you think you could eliminate or relocate the trees from those islands due to sight distance concerns? If you would like to maintain the presence of landscaping you could plant small shrubs.
The trees have been shifted back to avoid obstructing views at the end parking stall. Additionally, the trees are not very obstructive in nature.
5. Sidewalk. Please show sidewalk measurements.
Sidewalk measurements have been added to C2.2 and C2.3.
6. Utility easements. Please show U/E measurements.
Utility easement measurements are now shown on C6.1.
7. Building setbacks. Please show building setback lines.
The building setback line is now shown on Sheet C2.0.

8. Parking setbacks. Please show parking setback lines.
The parking setback line is shown on C2.1.
9. Monument signs. Are there plans for a monument sign?
There are no plans for a new monument sign.
10. Living units. Please list the total number of living units.
There are 52 dwelling units, as shown on C2.0.
11. Trash enclosure. Are there plans for trash enclosure?
This new portion of the Meadows Building will use the same trash enclosure as the rest of the existing building.
12. Oil and gas well. Please use a more current resource. You can refer to the DNR Well Database and reference the site.
This note has been updated per the DNR Oil and Gas Logs.

ENGINEERING REVIEW COMMENTS

1. Stormwater Report Memorandum: The design exceptions listed in Section 5600 should be referenced in the report. The southern parking lot would appear to be granted an exception based on a "previously approved stormwater management plan", while the other improvements would be based on design exceptions related to net increase in impervious area being less than 5000 square feet. Please clarify within the memorandum.
The stormwater report memorandum has been updated to mention Section 5600 and the "previously approved stormwater management plan".
2. North Utility Plan: If using less than an 8 inch lateral for the sanitary sewer connection, it should be connected via a new wye connection. As shown, the new 6 inch sanitary sewer lateral is shown directly-connected to the manhole.
The connection description and location has been revised.
3. North Utility Plan: A backflow vault is shown immediately downstream of the 2 inch water meter. Backflow devices for domestic service lines must be contained within the building. Please remove.
The backflow device has been moved indoors. See plumbing plans.
4. North Utility Plan: A gate valve is required immediately upstream of the backflow vault for the fire line. Please revise as appropriate.
The backflow device has been moved indoors. See plumbing plans.
5. North Utility Plan: A tap is called-out for the fire line on Hope Ln. This is not allowed. A cut-in tee is required.
This is now shown as a cut-in tee.

6. Neither the medium duty or heavy duty asphaltic concrete options meet the standards set forth in the Unified Development Ordinance (UDO). Please see these requirements and update as appropriate.

[This detail has been updated to meet city standards.](#)

7. A section view of the CG-1 curb and gutter is needed which shows that subgrade will be extended a minimum of one (1) foot beyond the back of curb. The City does not currently have a standard detail for this, so a custom view will be needed.

[The section view has been updated to show an extension of one foot behind the back of curb.](#)

8. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. Items to include in the estimate for purposes of calculating the Engineering Plan Review and Inspection Fee include: 1) paving, 2) subgrade, including the area one (1) foot beyond the back of curb, 3) curb and gutter, 4) storm lines greater than 6 inches, 5) storm structures, 6) sanitary sewer line, 7) wye connections, 8) grading to establish proper drainage, 9) compaction, 10) water lines, 11) water line connections, 12) backflow vaults, 13) valves, erosion and sediment control devices and measures, and 15) final restoration including seeding, sodding, fertilizer, mulch, and topsoil.

[The Engineer's Estimate of Probable Construction Costs has been added to this submittal.](#)

TRAFFIC REVIEW COMMENTS

1. The proposed RRFB is not an issue, but it does require a license agreement for permitted private asset ROW Encroachment.

[Acknowledged.](#)

BUILDING CODES REVIEW COMMENTS

1. A-series drawings are not part of this review. Action required: None. This comment is for informational purposes.

[Acknowledged.](#)

2. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access. Action required: Modify utility plans to show cleanouts at building junction and every 100' minimum.
[Cleanouts have been added at the building junction.](#)
3. Water service backflow device shown in a vault. Provide the following:
 - Complete vault construction detail.
 - Backflow type. (some types are not allowed to be installed underground)[The domestic backflow device is now located inside the building. See plumbing plans.](#)
4. Backflow for irrigation system not found. Action required: Specify backflow device and installation.
[This information has been added to the Construction Details.](#)
5. Site lighting design incomplete. Action required: Provide complete site lighting design including all circuitry and light pole base design.
[This information is shown in the Electrical section of the MEP plans.](#)

If you have any further questions, feel free to contact me at 913-663-1900 or by email at scott.tanner@ibhc.com

Sincerely,

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