



April 6, 2021

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

BHC Rhodes has received your comments dated 04/05/2021 and have the following responses:

COMMERCIAL FINAL DEVELOPMENT PLAN APPLICANT'S LETTER REVIEW

PLANNING REVIEW COMMENTS

1. It appears that more trees on the south parking lot were removed during the demolition than was shown on the submitted landscaping plan. Please verify and revise the plan accordingly.
[The tree conservation plan and south parking lot landscape plan have been revised to reflect the demolition work that occurred.](#)

ENGINEERING REVIEW COMMENTS

1. A complete set of plans was missing. Only the affected sheet was provided.
[A full set of the plan sheets is included with the resubmittal.](#)
2. Engineer's Estimate of Probable Construction Costs (itemized and sealed) shall be provided prior to approval.
[An engineer's estimate of probable construction costs is included with the resubmittal.](#)
3. There have been at least two separate submittals by the applicant where the resubmittal only included the affected sheet(s). The City does not have the ability to easily track applications in this fashion. Please ensure the final submittal includes any previously reviewed sheets, such as the pavement typical detail.
[A full set of the plan sheets is included with the resubmittal.](#)

FIRE REVIEW COMMENTS

2. Confirm the proposed modification will provide the required fire flow. Please provide a copy of the analysis that is mentioned in the comment response letter.
[Please find included the analysis completed with the resubmittal.](#)

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

Sincerely,



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Senior Project Engineer



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