



April 19, 2021

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

BHC Rhodes has received your comments dated 04/14/2021 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. Provide an updated engineer's estimate of probable costs based on the public water main improvements.
[An updated engineer's estimate of probable construction costs is included with the resubmittal.](#)
2. The City of Lee's Summit Water Utilities Department has performed an analysis to determine what would be required to provide the required water flow. They have determined that the existing lines will need to be increased to 12" as shown on the provided document. This will provide the necessary flow and minimize velocity to insure protection of the infrastructure. Please make the necessary corrections to the plans.

[Sheet C6.4 Water Main Plan has been added to show the extent of the water main revisions.](#)

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

Sincerely,

Eric Byrd, P.E.
Senior Project Engineer