



March 8, 2024

Mike Weisenborn  
Lee's Summit – Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

RE: Application Number: PL2023334  
Commercial Final Development Plan  
John Knox Village Courtyards Building E  
Response to Review Comments Sent 3/5/24

Dear Mike,

We are in receipt of Commercial Final Development Plan comments regarding the John Knox Village Courtyards Building E project located at 515 NW Moore Street. See below for your original comments and our respective responses.

### Engineering Review

1. A SWPPP is required prior to formal approval of the plans.  
*Response: A SWPPP will be provided prior to start of construction. Contact information for the contractor is usually included in this document. The bids are due on March 12, so the SWPPP should be available shortly.*
2. Notes to facilitate drainage within the backflow vault are vague. The note states that a 2-foot diameter hole will be created, lined with geofabric and 3/4 inch clean rock. However, no other details are provided such as the depth. It is important to note, however, we have recently seen this method of drainage to be ineffective even if the depth of the hole is shown on the plans. It is recommended that a small diameter pipe be installed and drained to a curb inlet or other junction, or daylight if possible. Please revise as appropriate.  
*Response: After further discussions with the plumbing engineer, it was determined that the building backflow preventor can be placed inside the building. Thus, there is no longer a need for a backflow vault. This detail has been removed from the plans.*
4. Why is the backflow vault shown within the paved area? It appears the backflow vault can be installed elsewhere outside of paved areas. In accordance with the Design and Construction Manual, backflow vaults shall be placed outside of paved areas unless there are no other alternatives available. It will also require the installation of an alternative traffic-rated accessway. Please evaluate and revise as appropriate.  
*Response: See response to the above comment. The backflow vault has been removed from the utility plan, including any notes related to it.*



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## Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures, and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code and local amendments.

*Response: Acknowledged.*

6. IFC 503.3 - 503.3 Marking. Where required by the fire code official, approved signs, or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating, "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters, and border in red color. "FIRE LANE—NO PARKING". Option 2: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters, and border in red color. "FIRE LANE—NO PARKING".

*Response: Notes have been added to the plan to paint the curbs of the fire lane per the notes above.*

If you have any questions on any of the above, please feel free to call me at 913-663-1900 or email me at [eric.byrd@ibhc.com](mailto:eric.byrd@ibhc.com).

Sincerely,



Eric Byrd, P.E.  
Senior Project Engineer



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