



January 2, 2025

Grant White, AICP
220 SE Green Street
Lee's Summit, MO 64063

RE: PL2024270 – Joint Operation Facility – Final Development Plan

Grant,

BHC is in receipt of the FDP comments dated Friday, December 27, 2024. We have reviewed the provided comments and have the following responses and attached revised documents.

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
------------------------	-----------------------------------	--	--------------------------

1. FAA FORM 7460. Staff acknowledges that the applicant has submitted the necessary information to the FAA for their review. A copy of the FAA response to the Form 7460 shall be submitted to the City prior to any issuance of building permits for commencement of construction.

Response: The FAA has provided a “Determination of No Hazard to Air Navigation” for the proposed building and light poles.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Refer to comment #1 in previous applicant letter. Anti-clog measures for all aspects of the outlet works were requested, but only the perforated water quality orifices were shown with anti-clog measures. Furthermore, the anti-clog measure shown for the small water quality orifices will lead to stagnant water and no draining of the detention basin because the detail shown as "Detention Outlet Control Structure" shows a questionable design. A riser pipe that has the perforations above the design flowline is not going to work as intended. Correction required.

Response: Acknowledged, an Advanced Drainage Systems Flexstorm Connector Pipe Screen has been added to the outlet control structure and additional perforations are indicated on the riser pipe – refer to Sheet C3.3.

2. Refer to comment #1 in previous applicant letter. What anti-clog measures are being proposed for other features of the outlet control structure, other than the water quality standpipe? Are there any trash racks proposed for the incoming 30 inch pipe on the detention basin bottom side, where the pipe daylight? Correction required.



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210

BHC is a Trademark of Brungardt Honomichl & Company, P.A.

Response: Acknowledged, an Advanced Drainage Systems Flexstorm Connector Pipe Screen has been added to the outlet control structure and additional perforations are indicated on the riser pipe. Refer to Sheet C3.3

3. Refer to comment #2 in previous applicant letter. You are still referring to the emergency spillway as the "overflow spillway". This is the emergency spillway, not the overflow spillway. This is called-out in two (2) instances on Sheet C3.3. Correction required.

Response: Acknowledged, this has been corrected.

4. Refer to comment #2 in previous applicant letter. Callouts of the 100 year design storage volume are missing from Sheet C3.3. Correction required.

Response: Acknowledged, callout of the 100-year design storage volume is indicated on sheet C3.3

5. Refer to comment #5 in previous applicant letter. "Emergency Overflow (Concrete Pad)" on Sheet C3.3 was provided, but does not appear to make sense. For instance, you are calling-out 1003.77 as the crest of the emergency spillway, but several top of curb callouts are showing less than 1003.77. Recommend more detail and perhaps additional views such as a profile or section view. Correction required.

Response: Acknowledged, elevations callouts are corrected to match the crest of the emergency spillway. A section view has been added to provide additional clarity to the design.

6. Refer to comment #13 in previous applicant letter. Plan and profile view of the storm line exiting the detention basin has been included in this resubmittal, but it is showing 36 inches rather than the 30 inches shown on the detention basin sheet and the stormwater report. Discrepancy shall be reconciled. Correction required.

Response: Acknowledged, this has been corrected to indicate a 30 inch pipe.

7. Sheet C4.2: Tapping valves and sleeves shown at the water main are not allowed. A cut-in tee is required. Corrections required.

Response: Acknowledged, this has been corrected, the plans call out a cut-in tee.

8. Refer to comment #21 in previous applicant letter. Still missing callouts of pipe type, size, material, length for private water/fire line. Sheet C4.2: Callout water line pipe type, size, and length on the profile view. City prefers C900 DR18. Correction required.

Response: Acknowledged, callouts have been added to the plan and profile.



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210

9. Sheet C4.2: Callout the water main pipe sizes on the plan view on the west side of Commerce Dr. We are showing a 12 inch and a 20 inch. We are showing a 20 inch to the east of the 12 inch. 20 inch cannot be utilized for the connection. Correction required.

Response: Acknowledged, callouts have been added to the plan and profile.

10. Sheet C4.2: Is the 1.5 inch water meter for irrigation? If so, specify on the plans and show where the backflow is located. Is the backflow for the irrigation within the building? Outside? Corrections required.

Response: It is intended that the backflow prevent be interior to the building. Irrigation is by delegated design. Final design will be prepared and provided by the irrigation contractor.

11. Sheet C4.2: The note for 2 inch tee for 2 inch domestic service is not correct. This will be a threaded-tap, not a tee. Correction required.

Response: Acknowledged, this has been corrected to a threaded tap.

12. Refer to comment #23 in previous applicant letter. Erosion control plan on Sheet C6.0 provides an unreferenced note stating "Faircloth skimmer or approved equal shall be installed with outlet structure contractor can connect skimmer to 3 inch orifice opening". This note by itself is insufficient for the design. Recommend a reference to the Sheet number (i.e., "see Sheet C7.5" or equivalent language). Correction required.

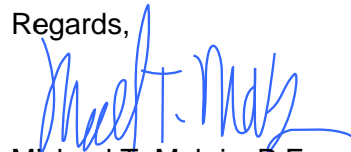
Response: Acknowledged, reference updated.

13. Informational Comment: Cost estimate required prior to formal approval.

Response: Acknowledged.

Please contact me with any questions regarding these responses.

Regards,



Michael T. Makris, P.E.
Project Manager
Cell: 816-898-6607



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210