

The following is a response to Planning Review, Engineering Review, Traffic Review, and Fire Review comments (dated February 27, 2025) concerning:

Hyundai Premier Auto Outlet  
Application Number: PL2025001

### Planning Review

- 1. Amend photometric plan to provide details on lighting fixtures pursuant to Sec. 8.250, including base and pole height, wattage, bulb type, and a note pertaining to illumination reduction after business hours.**

A revised photometric plan has been attached. Also a Lighting Site Plan has been attached with fixture and pole height information, and a statement pertaining to illumination after business hours.

- 2. Confirm that the display pad will not be illuminated, otherwise depict any associated lighting on the photometric plan.**

The display pad will be illuminated. The photometric plan has been revised. A Lighting Site Plan has been attached, showing the model of fixture planned, and an information sheet on those fixtures has been attached.

### Engineering Review

- 1. An itemized signed and sealed cost estimate prepared by a design professional registered in the State of Missouri shall be required for purposes of calculating the permit fee. This cost estimate should exclude many of the items that were included in the unsealed cost estimate dated Aug. 20, 2024. The following items represent the items that are needed for a revised cost estimate: 1) pavement, 2) aggregate base, including the area one (1) foot beyond the back of curb, 3) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 4) compaction and grading of the parking lot base, 5) general grading of the site, 6) KCMMB commercial entrances, 7) public sidewalk within the right of way, 8) ADA-accessible ramps within the right of way, 9) domestic water lines and fire lines, 10) valves, fittings, and bends for water lines, 11) fire hydrants, 12) backflow vault and backflow device, 13) private sanitary sewer lines and wye connections to the main, 14) stormwater lines ten (10) inches or greater in diameter, 15) stormwater structures such as curb inlets, manholes, junction boxes, area inlets, and field inlets, 15) stormwater flared end sections, 16) rip rap and associated geotextile, 17) erosion and sediment control devices and erosion and sediment control measures installed as per the erosion and sediment control plan, 18) final restoration including sodding, seeding, fertilizer, topsoil, and mulch, 19) clearing and grubbing.**

An updated cost estimate has been attached, sealed by the project architect.

### Fire Review

- 1. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or**

**portions of buildings are hereafter constructed or moved into or within the jurisdiction. Work with Water Utilities to confirm the 6" water main will provide the required water flow of 1,500 GPM.**

Attached to this response is an email from Ryan McCormick, from the water utility. It indicates that a flow test performed in August 2024 resulted in 2,250 gpm flow at a hydrant near the site.

## Traffic Review

- 1. Please provide truck turning movements for the main entrance. The island at this location is effectively channelizing traffic into narrow lanes and does not seem to allow enough space for a vehicle delivery vehicle or fire apparatus. Please provide turning movements to show that these vehicles can enter at the main drive since the other drive is a right in right out only.**

The entrance has been revised to provide more room for truck movements. An exhibit showing truck turning movements has been attached.

Submitted,



Steven E. LaCasse, P.E.