

FALK

ARCHITECTS

Permit Number: PL2025001

Project Title: Hyundai Lee's Summit

Project Address: 1231 NW Ward Rd, Lee's Summit, MO 64086

Parcel Number: 62800028900000000

Location/ Legal Description: Summit Innovation Center Lots 1A-1 & 1A-2 --- LOT 1A1

Type of Work: New Commercial

Occupancy Group: Storage, Moderate Hazard

Description: New Car Dealership with showroom and service garage.

Please note our comment responses in **red** below.

Planning Review, Ian Trefren (816) 969-1200

1. Proposed display pad lighting - LSI XFLM HF LED - is an adjustable flood light per manufacturer specs. Floodlights are prohibited except for as accent lighting for architectural, landscaping, flags, or art - per Sec. 8.220. The proposed use is for exterior display lighting, as regulated by Sec. 8.290. Additionally, ground-mounted directional lighting such as this will need to include cut-offs or shielding to limit glare affecting drivers. Please amend lighting selection to meet these standards, or otherwise indicate how this selection will not act as a floodlight and provide details on measures to minimize glare.

Shields were added to the light to minimize glare, the intent of these lights is to show off a certain vehicle in an artistic manner and therefore is used more as accent light as it is to highlight a very specific car, instead of all of the cars.

2. Photometric plan does not appear to account for display pad lighting in the illumination calculations. Please confirm it does, or otherwise revise accordingly per the lumens created by selected lighting choice.

Photometric plan has been updated to account for display pad lighting.

Engineering Review, Gene Williams, P.E. (816) 969-1223

1. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee, water tap and meter setup fee, and sanitary sewer impact fee) have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$89,052.98

Noted.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to schedule a project coordination meeting with the assigned Field Engineering Inspector.

Noted.

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Noted.

Fire Review, Jim Eden (816) 969-1303

2. 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. I am aware of what is existing on the south side of Ward Road. Work with Water Utilities to confirm the 6" water main will provide the required water flow of 1,500 GPM. on site for this project and any future expansions.

Please see attached document labeled "Response to Comments Application Number PL2025001.pdf"

Traffic Review, Erin Ralovo (816) 969-1800

1. Driveway configuration is not the same as the most recent configuration discussed with the Traffic engineers. Please revise.

See revisions in document "NW Ward ROAD & NW BLUE PKWY.pdf"

2. Signal plans still have not been submitted for review. Public improvements are required with this permit.

See revisions in document "NW Ward ROAD & NW BLUE PKWY.pdf"