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August 28, 2025

Mr. Grant White, Project Manager  
Lee’s Summit Missouri Development Services  
220 SE Green Street  
Lee’s Summit, MO 64063  
Ph: 816-969-1200  
Email: [grant.white@cityofls.net](mailto:grant.white@cityofls.net)

RE: Club Carwash- Oldham Village  
Commercial Final Development Plan  
Cochran Project # M24-8767A

Dear Mr. White:

We are in receipt of your recent correspondence dated August 27, 2025, regarding review of the above referenced project and provide the following replies to your comments:

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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1. PLATTING. No building permit shall be issued until such time as the associated final plat is recorded with the County and the requisite number of copies of the recorded plat are returned to the City.  
**Understood. Developer/Seller is handling platting.**

2. MECHANICAL SCREENING. RTUs shall be fully screened from view by extending parapet walls to a height at least equal to the height of the units being screened. Ground-mounted equipment shall be fully screened from view up the height of the units by using evergreen landscaping or masonry walls.

Compliance shall be reviewed at the time of building inspection. **Understood. See building plans submitted for permit review.**

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet C4: a. irrigation meter shall be tapped off the main, not the meter leg. b. irrigation meter size was not specified. c. irrigation meter type (i.e., displacement or compound) was not specified. d. backflow preventer required for irrigation meter, and not clear where or how this will be accomplished. Generic note at bottom right hand corner is assumed to pertain to the domestic line, not the irrigation line. **1a. Added irrigation tap off water main and note “W”. 1b Added meter size to note “L”. 1c. Added box note for irrigation meter type. 1d. Added box note for irrigation backflow preventer location.**

Comment Reply Letter  
Club Car Wash- Oldham Village  
Lee's Summit, MO

2. Revised cost estimate needed due to revisions. **Revised.**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Traffic Review</b>	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
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<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Insufficient information to complete review.

Provide the following as concerns irrigation meter:

- Size
- Type
- Connection at main size and type
- Type and location of backflow preventer

Please let us know if you have any questions or require additional information.

Sincerely,



Eric S. Kirchner, P.E.  
Engineering Manager | Partner  
**Cochran**  
**8 E. Main St.**  
**Wentzville, MO 63385**  
**636-332-4574**