

September 11, 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 September 8, 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. 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. You are showing a fire hydrant being served by a 6 inch private fire line. As such, a backflow vault with backflow preventor shall be required within 6 feet of the main. A gate valve shall also be required just prior to the backflow vault. **Added backflow vault and gate valve. See items "X" and "Y" on Utility Legend Sheet C4 and details on Sheet C14.**
2. The connection for the 2 inch meter and 1 inch meter shall be a screw-in corporation stop, not a saddle. **Revised. See items "I" and "W" on Utility Legend Sheet C4.**
3. Add the cost of the backflow vault, backflow assembly, and gate valve to the cost estimate. **Added.**

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

**Building Codes Review** 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:

**All Revisions provided on Sheet C4.**

-Type **Revised box note.**

-Connection at main size and type. **Revised.**

-Type and location of backflow preventer. **Added.**

9/5/2025

-Type required. Cannot be deferred. **Revised box note for meter type.**

-Saddle connections prohibited. **Revised.**

- Backflow information can be deferred. Our preference is a double check valve in a pit or in building.

**Revised box note.**

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**