

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Monday, December 22, 2025

To:

Applicant: Costco Wholesale Corporation Email: c_stephencross@costco.com

Property Owner: East Village Investors, LLC Email: matt@drakekc.com

Engineer/Surveyor: Karl Schoenike Email: kschoenike@cecinc.com

Other: MG2 - John Brehm Email: John.Brehm@MG2.com

From: Grant White, Project Manager

Re:

Application Number: PL2025320

Application Type: Commercial Final Development Plan

Application Name: Costco Wholesale - East Village Lot 1

Location:

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PLATTING. The subject property is unplatted. No building permit shall be issued for the site until such time as the subject site is platted. The property can be platted via a final plat or a minor plat. The final plat process is an approximately 3 month process that requires Planning Commission and City Council approval. Final plats can include the dedication of public right-of-way, which will be needed for the extension of SE Oldham Pkwy.

The minor plat process is an approximately 6 week process that is administratively approved by staff. Please note that a minor plat cannot be used to create more than 3 lots, nor can a minor plat be used to dedicate any public right-of-way. However, right-of-way may be dedicated via a separate document and then followed behind by a minor plat to reflect the already-dedicated right-of-way when the abutting lot is platted via the minor plat.

- 2. STREETS. Revise the name of Oldham Road to SE Oldham Pkwy.
- 3. SETBACK LINE. Label and dimension the 20' building and parking lot setback along the site's SE Oldham Pkwy frontage.
- 4. EASEMENTS. Show, label and dimension any proposed easements on the site.
- 5. MECHANICAL SCREENING. Submit sight line drawings to demonstrate that the RTUs will be hidden from view with the proposed parapet heights.
- 6. ADDRESSING. The following addresses shall be assigned for the site: 10 SE Oldham Pkwy (the warehouse building); and 20 SE Oldham Pkwy (the fuel station).

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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3. Sheet C500: a) Water meter and fire line (i.e., the 8 inch line shown within the boundaries of the project which serve both the Costco warehouse and the service station to the southeast) are not shown properly, The 8 inch fire line shall be separate from the domestic lines, and shall be connected with a cut-in tee to the water main. A backflow vault with backflow assembly shall be installed on the fire line as close as possible to the water main (6 feet if possible), and outside any easements. A gate valve shall be installed prior to the backflow vault which denotes the end of public service. b) Separate water meters shall be installed for the Costco warehouse and the service station to the southeast, and shall be tapped to the main separately. Meters should be contained within a public easement. It is possible for you to provide domestic water service to the service station to the southeast of the project by installing a meter near the new water main along Oldham Pkwy, to eliminate the long distance run, c) The backflow shall be provided outside the building in a vault due to the distance being greater than 50 feet from the main to the building. d) specify the sizing and type of domestic water meter. The City has displacement meters and compound meters. e) Two (2) new 12 inch butterfly valves are required on the main near the fire line connection point. f) a profile view of the 8 inch fire line should be provided, and should include callouts such as C900 pipe, length of segments, etc. g) label the existing sanitary sewer manhole A.1(0) as City manhole #39-245. h) Label all fire line bends and the magnitude of the bend (e.g., 11.25 degree bend, etc.). i) Label domestic water line size and line type such as copper or other approved material. Provide sufficient notation that copper be used from the main to the meter, and a minimum of 10 feet beyond the meter. j) It is unclear where the domestic line serving the Costco

warehouse is located, Ensure it is shown and is separate from the fire line. k) City of Lee's Summit standard detail for meter well was missing. The City does not recognize or approve the standard details shown on Sheet C803. k) Note 15 references Missouri American Water. The City of Lee's Summit should have been referenced. l) Is there going to be a separate irrigation meter? If so, will the backflow be provided within the building or outside the building?

4. Sheet C600 and Sheet C601: a) For each basin shown, provide the design storage for the 100 year event. b) It is assumed the dashed lines shown around the periphery of each detention basin represents the 100 year clogged and 100 year design elevations. Please label as such c) The southeast detention basin does not appear to be discussed in the stormwater report. Is this the "east basin" discussed in the report? Why was there no discussion that the east basin consists of the smaller detention basin to the north? Please clarify within the report, and ensure naming conventions of the basins within the report match what is shown on the plans d) "Spillway" is called out on the detention basins when "emergency spillway" should have been called-out. e) contours on the detention basins do not seem to indicate any emergency spillways being constructed, despite labeling to the contrary. Please correct the contours to show the location of the emergency spillways, and label. f) Where are the access points to the outlet structures located? Show their location and ensure it matches the ladder location. g) Show ladder locations within outlet structures

5. Stormwater Study: a) "Costco FDP Stormwater Drainage Study" dated Dec. 2, 2025 discussed the "East Basin". Does this include the southeast and east basin? Why are the names of the basins within the report not reflective of what is shown on the plans? b) 100 foot emergency spillway is called-out on the east basin (presumably the southeast basin), but 50 feet is shown for this basin on the plan view. Please reconcile. c) is there an emergency spillway on the smaller "southeast basin 2" detention basin? d) Narrative of the study discussed a 30 inch effluent pipe for the east basin. Plans show a 42 inch pipe. Please reconcile e) pond setup tables were missing which show the orifice and weir sizing, elevation, stage/storage, and other information provided by Autodesk Hydraflow Hydrographs. No further review was conducted on the sizing, elevations, stage/storage of the detention basins. This information is normally provided within the appendix along with the other Hydraflow output.

6. General Comment: Missing erosion and sediment control plan.

7. Sheet C800: a) Pavement design does not meet the Unified Development Ordinance (UDO) in terms of asphalt thickness and subgrade design. Requirements are 2 inch KCMMB surface course over 3.5 inches KCMMB base course over 6 inches aggregate over geogrid or chemically-stabilized subgrade. This pertains to what is described in the plans as "light duty pavement". Heavy duty pavement as described in your plans has the same requirements, except the base course is 4.5 inches KCMMB mix. Please correct. b) In lieu of this pavement design, a geotechnical study can be submitted for a specific pavement design. If this option is desired, contact me for specific design parameters. c) Please use the City standard detail for the wye connection. The City does not recognize the detail you are showing.

8. Sheet C801: a) Pavement subgrade design should extend a minimum of one (1) foot beyond the back of curb. This requirement would pertain to detail #17 on this sheet. This helps to mitigate rotation of the curb and gutter.

9. Sheet C803: a) Detail #40, #41, #42, #43 and #44 are not recognized by the City. Please provide City standard details for these features

10. Parking lot was missing the ADA-accessible stall plan, including elevation and slope callouts to ensure they meet ADA standards,

11. ADA-accessible ramp and ADA-accessible route plan across new commercial entrances was missing. A generic reference to the City standard detail is not sufficient. A site-specific plan for each is required, including the min. 5 foot wide ADA-accessible route across each commercial entrance. Ensure a max. 1.5% cross-slope is shown for all

sidewalks and routes, and a max. 7.5% design running slope for the ADA-accessible ramps. Provide truncated domes for all.

12. Sidewalk appeared to be missing along Oldham Pkwy.

13. The ADA-accessible route to the building(s) from the ADA-accessible stalls shall be shown on the ADA-accessible plan.

14. Are any retaining walls being proposed?

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ralovo@cityofls.net	Approved with Conditions
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1. Occupancy will not be granted until all public Improvements have been completed.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

The FDC exceeds 100 feet to a fire hydrant.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. wm pit details - 2" and larger
Dom water connection to building
separate taps for fire and domestic required?

1. Water meters 2" and smaller are required to be installed by our standard Water Department details. Replace Details 43 & 44 on C803.

2. Water meters greater than 2" must be installed in engineered pits. Provide complete engineered design for any water meter pits serving water meters greater than 2".

3.

4. Specify location of domestic water service entry into building.

5. Provide separate water main taps for Fire Line and Domestic. (unless approved by our Engineering Department)

6. Design of light pole base must be sealed/signed by engineer of record.