



January 19, 2026

City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

Subject: Costco Wholesale – East Village Lot 1  
Commercial Final Development Plan  
Application # PL2025320  
CEC Project #353-308

To The City of Lee's Summit reviewers:

We have reviewed your comments on the proposed Commercial Final Development Plan for Costco Wholesale. The comments were compiled from the Planning Review letter, and we have addressed the comments in the following manner;

**PLANNING REVIEW:**

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.***

Response: Plat has been submitted and approved by the City of Lee's Summit

2. ***STREETS. Revise the name of Oldham Road to SE Oldham Pkwy.***

Response: Street name has been corrected to SE Oldham Pkwy.

3. ***Setback Line. Label and dimension the 20' building and parking lot setback along the site's Oldham Pkwy.***

Response: labels and dimensions added, see C100 Existing Conditions.

4. ***Setback Line. Show, label and dimension any proposed easements on the site***

Response: Easements are displayed, necessary labels and dimensions added, see C100 Existing Conditions.

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- 5. Mechanical Screening. Submit sight line drawings to demonstrate that the RTUs will be hidden from view with the proposed parapet heights.**

Response: Site line Drawing has been included in the resubmittal

- 6. Addressing. The following addresses shall be assigned for the site: 10 SE Oldham Pkwy (Warehouse); and 20 SE Oldham Pkwy (Fuel Station).**

Response: Addresses for the 2 facilities corrected.

### **Engineering Review Comments**

- 3. Sheet C500: Water Comments A-L**

Response:

- a. 8" fire line has been separated from the 4" domestic line. A cut in tee has been called out. Backflow vault has been called out near the connection, and a gate valve has been called out prior to the backflow vault
- b. Separate water meters have been called out for the warehouse and the fuel station. The fuel station water is now connected to the proposed waterline along SE Oldham Pkwy.
- c. The backflow
- d. 4" Water meter called out for the Warehouse and 1" water meter called out for the fuel station.
- e. Two butterfly valved called out on the fire line connection to the warehouse.
- f. Profile of waterline annotated as requested.
- g. Sanitary Sewer manhole labeled as #39-245.
- h. Fire line bends and angles labeled.
- i. Domestic waterline size and materials labeled.
- j. Domestic waterline added to warehouse.
- k. Standard details for water meters added to sheet C803 Detail #44.
- l. Irrigation meter is located within the warehouse.

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**4. Sheet C600 and Sheet C601: Basin comments A-G**

Response:

- a. Design storage added for the 100 year event in each basin
- b. Labels added to basins for 100 year high water and 100 year low flow blocked elevations.
- c. The Southeast basin has been updated in the report and included the Southeast basin and the smaller East forebay.
- d. Emergency spillways called out on each basin.
- e. Contours revised on each basin for emergency spillways
- f. Access points called out on basin outfall structures.
- g. Ladder locations added to basin outfall structures

**5. Stormwater Study: Stormwater Comments A-E**

Response:

- a. Basin names revised to be consistent with the plans and report
- b. Emergency spillways updated to match calculations
- c. The smaller basin is the forebay and no emergency spillway has been provided.
- d. Narrative revised to match plans on pipe sizing.
- e. Pond setup tables included in Autodest Hydraflow Hydrographs.

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

Response: Erosion control plan added as C900 and C901

**7. Sheet C800: Detail Comments A-C**

Response:

- a. Pavement design is per the geotechnical study.
- b. Geotechnical study has been included for pavement design.
- c. City standard detail used for wye connections

**8. Sheet C801: Pavement subgrade design should extend a minimum of one foot beyond the back of curb.**

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Response: Concrete curb and gutter detail have been corrected to show the proper subgrade design.

**9. *Sheet 803. Utility Details #40-44 are not recognized by the City. Please provide City standard details***

Response: Lee's Summit Standard Utility details have replaced the previous unrecognized details. See pages C803, C804, and C805 for City standard utility details.

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

Response: ADA Grading Plan added, see page C301.

**11. *ADA-accessible ramp and ADA-accessible route plan across new commercial entrances was missing. A generic reference to the City standard 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.***

Response: ADA accessible plan added as C301. Plan displays commercial entrance ADA route and the necessary information. Truncated Domes added to ADA-accessible ramps.

**12. *Sidewalk appeared to be missing along Oldham Pkwy.***

Response: ADA pathway from Costco building reaches SE Oldham PKWY accessible ramps and then takes a crosswalk over to the south of SE Oldham Pkwy, reaching the sidewalk along 1 SE Pfizer Way. See C301 for ADA pathway.

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

Response: ADA accessible plan added as C301. Plan displays commercial entrance ADA route and the necessary information. Truncated Domes added to ADA-accessible ramps.

**14. *Are any retaining walls being proposed?***

Response: No retaining walls are being proposed for this project.

### **Traffic Review Comments**

1. ***Occupancy will not be granted until all public improvements have been completed.***

Response: Noted that all improvements must be installed prior to occupancy permits.

### **Fire Review Comments**

1. ***IFC 903.3.7 – Fire department connection. The FDC exceeds 100 feet to a fire hydrant.***

Response: With re-designs, FDC is now approximately 63' from nearest fire hydrant.

### **Building Codes Review Comments**

1. ***WM pit details – 2" and larger. Domestic water connection to building. Separate taps for fire and domestic required?***

Response: We have replaced the improper water details with the proper Lee's Summit details on C803 called out domestic water connection to building and have redesigned water with separate taps to the main line for fire and domestic water.

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

Response: Utility details updated, requested City water detail equivalents added and unnecessary detail removed. See page C803

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

Response: Lee's Summit service connection with meter well added, see detail #44 on sheet C803.

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

Response: See page C500 for domestic water service entry label and location.

5. ***Provide separate water main taps for Fire Line and Domestic.***

Response: Separate water main taps added for both fire and domestic. See page C500

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

Response: Light pole base included in the signed plan set.

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We thank you for your efforts in reviewing the proposed plans.

Sincerely,

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

A handwritten signature in blue ink, appearing to read 'Karl A. Schoenike', with a long horizontal flourish extending to the right.

Karl A. Schoenike, PE

Senior Project Manager