

DEVELOPMENT SERVICES

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

Date: Wednesday, January 28, 2026

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: 1001 SE M 291 HWY, LEES SUMMIT, MO 64081

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	Approved with Conditions
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1. PLATTING. The subject property is currently going through the minor plat approval process under Appl. #PL2025336. No building permit shall be issued for the subject development until such time as the associated plat is approved, recorded with the County, and the requisite number of copies of the recorded plat are provided to the City.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Geotechnical Report: Pavement design should have been based on parameters supplied by the City to establish equivalency or better to the Unified Development Ordinance (UDO) standard design. Please contact me for these specific design criteria.

2. Sheet C500: a. Missouri American Water is still referenced in the notes. Remove and replace with "City of Lee's Summit Water Utilities". b. Backflow vault shall be drained at the sump, either by a small pipe to daylight, or a permanent sump pump. Show with sufficient detail on the plan view how this will be achieved. c. A cut-in tee is required at the 4 inch domestic line connection to the public main, not a wet tap. d. A special design is required for the 4 inch water meter (i.e., all meters greater than 2 inches). Please contact me for a template to modify for your 4 inch meter. e. Proper notation on the plans shall be provided for the special water meter discussed above f. Ensure copper is called-out from the main to the meter, and a minimum of ten feet beyond the meter. Ensure this is shown on plan view. g. Provide callouts for the private water lines beyond the limits discussed in the above comment. All domestic water lines shall be shown in reference to sizing and type, and shall comply with building code. h. Do you really need a 4 inch compound water meter? Cost including sanitary impact fee will be approximately \$220,000 for a 4 inch compound meter. i. profile view of the 8 inch private fire line was not provided. j. butterfly valves on the existing public water main were not shown. These valves shall be installed on either side of the tee. k. butterfly valves were shown in the incorrect location. As shown, these are located near the FDC and do not make sense. Remove these valves, and shown them on either side of the tee on the existing public main. l. domestic line to building ends abruptly without showing where it will be connected to building

3. Sheet C501: a. Label the existing manhole with the City manhole number.

4. Sheet C600: a. 3 inch orifice called-out on typical section view for northwest basin does not match the stormwater report. Stormwater report "pond setup table" shows a 4 inch orifice, not a 3 inch orifice. b Elevation of the 8 foot weir for northwest basin does not match what is shown in the pond setup table. c. Emergency spillway elevation does not match what is shown in the pond setup table for northwest basin. d. Note was incomplete in terms of the required information on the as-built for the detention basins. In addition to storage, all other aspects such as grading, elevations of top of embankment, elevation of emergency spillway, elevation of weirs and orifices shall be provided. Revise the note as appropriate. e. The 8 foot weir on the northwest basin does not appear to have been modeled properly. It will act as an orifice during high-flow events. It would appear it should have been placed in the "culvert/orifice" category with a rise in inches and a span in inches. f. The 8 foot weir on the southwest basin does not appear to have been modeled properly. This should have been placed under the "culvert/orifice" category with a rise in inches and a span in inches. g. Emergency spillway crest elevation does not match the pond setup table.

5. Sheet C601: a. The same comments apply to the 8 foot weir shown on the pond setup table. It would appear this was not modeled correctly, and should have been placed in the culvert/orifice category with a span and a rise in inches due to the fact this weir will also act as an orifice during high-flow conditions. b. orifice size on plans does not match what is shown in the pond setup table. c. Please go through the elevation callouts on the plan view and ensure they match the pond setup table within the appendix of the stormwater report.

6. Sheet C301: a. ADA-accessible detail across the new commercial entrance showed some cross-slopes greater than 1.5%. Please correct. b. Provide cross-slope callouts no greater than 1.5% across the ADA-accessible route across the new commercial entrance.

7. A SWPPP is required prior to formal approval.

8. An itemized cost estimate of the sitework is required prior to formal approval.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. The installation of underground fuel storage tanks (UST's) shall comply with the 2018 International Fire Code and the requirements of the Missouri Department of Natural Resources.
3. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

A Hazardous Materials Permit will be required if the quantity of gasoline exceeds the Threshold Planning Quantity (TPQ) for retail sale. How much gasoline will be on site?

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.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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3. 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".
1/22/2026 - Plans refer to detail 44/C803 but that detail is for maximum 2" meter. Provide complete engineered design for vault.

