



February 12, 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 currently going through the minor plat approval process under Appl. #PL2025336. No building permit shall be issued for the site until such time as the subject site is platted. [Noted](#)*

ENGINEERING REVIEW COMMENTS:

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 [The Geotechnical firm for the Site will be addressing this item shortly.](#)*
2. **Sheet C500**
 - a. *Missouri American water is still referenced in the notes. [Notes updated to remove MoAmWtr](#)*
 - b. *Backflow vault shall be drained at the sump by either a small pipe to daylight, or a permanent sump pump. [Detail added to sheet C802 with required notes for daylight piping or sump pump.](#)*

- c. *A cut-in tee is required at the 4 inch domestic line connection to the public main. Plans revised to show and note a 4" cut in tee with butterfly valves*
 - d. *A special design is required for a 4 inch water meter. 4" water meter detail added to sheet C802.*
 - e. *Proper notation on the plans shall be provided for the special water meter Water meter detail called out on sheet C500*
 - f. *Ensure copper is called-out from the main to the meter, and a minimum of ten feet beyond the meter. Water main notes added to call out Copper from Tee to water meter and 10 feet beyond the water meter.*
 - g. *Provide call outs for the private waterlines beyond the limits discussed in the above comment. Water main piping has been called out at PVC where applicable.*
 - h. *Is a 4" compound meter required? yes*
 - i. *Profile view for the 8" private fire line was not provided. Profile revised to include 8" fire line.*
 - j. *Butterfly valves are required on both sides of the existing main at the cut ins for the tee. Butterfly valves called out on either side of cut in tees.*
 - k. *Butterfly valves were shown at incorrect location. Location of butterfly valves revised as requested.*
 - l. *Domestic line to building ends abruptly without showing where it connects to the building. Domestic line enters the building at the utility room*
3. *Sheet C501*
- a. *Label the existing manhole with the City manhole Number. Existing manhole labeled on profiles with city number*
4. *Sheet C600*
- a. *3 inch orifice called out on typical section view for the northwest basin does not match the storm sewer report. Revised to match report*
 - b. *Elevation of the 8 foot weir for the northwest basin does not match what is shown in the pond setup table. Revised to match report and plans*
 - c. *Emergency spillway elevation does not match what is shown in the pond setup table for the northwest basin. Revised to match report and plans*
 - d. *Note was incomplete in terms of the required information on the as-built for the detention basins. As-built requirement notes updated for detention basins*
 - e. *The 8 foot weir on the northwest basin does not appear to be modeled properly, It will act as an orifice during high flow events Revised to match report and plans.*
 - f. *The 8 foot weir on the southwest basin does not appear to be modeled properly. Revised as requested*
 - g. *Emergency spillway crest elevation does not match the pond table setup. Revised to match report and plans*
5. *Sheet C601*
- a. *Same Comments apply for the 8 foot weir shown on the pond setup table. Revised as requested*

- b. *Orifice size on plans does not match what s shown on the pond setup table*
Revised to match report and plans
 - c. *Please go through the elevation callouts on the plan view and ensure they match the pond setup table* *Reviewed and corrected.*
6. *Sheet C301*
 - a. *ADA-Accessible detail across new commercial entrance showed some cross-slopes greater that 1.5%* *Revised to meet cross slope requirements*
 - b. *Provide cross slope callouts no greater than 1.5% across the ADA-accessible route across the new commercial entrance.* *Revised to match cross slope requirements*
7. *A SWPPP is required prior to formal Approval.* *SWPPP included in resubmittal.*
8. *An Itemized cost estimate of the sitework is required prior to formal approval.* *Cost Estimate included in the resubmittal.*

FIRE REVIEW COMMENTS:

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 of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.* *Note with regards to 2018 IFC added to sheet C500*
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.* *Note with regards to UST's and 2018 IFC added to sheet C500*
3. *IFC 105.6.20 – A Hazardous materials permit is required for using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. “Extremely Hazardous Substances (EHS) Facilities” are defined as facilities subject to 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. *A Hazardous Materials Permit is required in the quantity of gasoline exceeds the Threshold Planning Quantity (TPQ) for retail sale. How much gasoline will be onsite?*

Note added to sheet C500 Stating that 120,000 gallons for gasoline + 1,500 gallons for fuel additive will be stored onsite.

TRAFFIC REVIEW COMMENTS:

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

February 12th, 2026

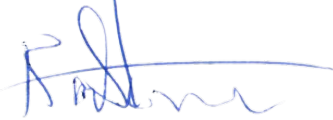
BUILDING CODES REVIEW:

1. *Water meters greater than 2" must be installed in engineered pits. Please complete engineered design for any water meter pits serving meters greater than 2". [Water meter detail called out on sheet C500 and added to sheet C802 for 4" domestic line meter.](#)*

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

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Karl A. Schoenike, PE

Senior Project Manager