

City of Lee's Summit
Department of Planning & Development
Phone (816) 969-1600 Fax (816) 969-1619
Commercial Final Development Plan

Date: Friday, April 15, 2011

To:

COLT & GARRETT LLC	info@aozoa.com	<NO FAX NUMBER>
CEDARWOOD DEVELOPMENT	mharp@cedarwood.com	(330) 867-5468
Land Plan Engineering	paulm@landplan-pa.com	(816) 221-2244

From: Hector Soto, Planner

Re: Appl. #PL2011007– Commercial Final Development Plan – CVS Pharmacy on 3rd Street, 621 SW 3RD ST, LEES SUMMIT, MO 64063; CEDARWOOD DEVELOPMENT, applicant

Review Status:

Revisions Required: One or both departments (Planning & Development and Public Works) have unresolved issues. See comments below and on attached sheet to determine corrections needed. Submit four (4) copies of revised drawings, folded individually (or in sets) to 8-1/2 x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

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 Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Corrections:

Engineering Review	Tony Reames	Staff Engineer	(816) 969-1826	No Comments/Ready for Meeting
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Planning Review	Hector Soto	Planner	(816) 969-1604	Corrections
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1. CROSS-ACCESS EASEMENT. A recorded copy of the cross-access easement for the shared driveway along 3rd Street shall be provided for the City's records. The final development plan cannot be approved without the cross-access easement being recorded and a copy of the recorded document being submitted to the City.

2. ARCHITECTURE. No building elevations have been submitted for this application. The final development plan cannot be approved without review and acceptance of the building elevations.

3. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosures. Enclosures shall have masonry walls of a color compatible to the building and solid steel panels so as to fully screen the dumpsters from view.

4. MECHANICAL EQUIPMENT. The preliminary development plan showed the HVAC equipment as roof-mounted. Manufacturer specifications for the HVAC equipment shall be submitted for review to ensure the equipment is fully screened from view by the pitched roof element.