

Planning Application Status

Summary

Project Number: PL2021307
 Project Name: Cooper's Hawk
 Project Type: Commercial Final Development Plan
 Application Types: Commercial Final Development Plan
 Application Status: In Plan Review
 Date Entered: 08/09/2021
 Property Owner's Full Name: TOWNSEND SUMMIT LLC
 Description of Work: New 10,772 square foot restaurant with retail component

Locations

Locations: Property
[241168](#)
 Address
[540 NW CHIPMAN RD, LEES SUMMIT, MO 64086](#)

Reviews

Review Type	Outcome	Est. Completion	Completed
Engineering Review	Corrections	08/23/2021	08/24/2021
	Reviewer: Sue Pyles, P.E. Email: N/A		
	Corrections:	<u>Correction 1:</u> <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/24/2021 <u>Comments:</u> Submit an Engineer's Estimate of Probable Construction Costs, SWPPP and a copy of the MDNR Land Disturbance Permit.	
	<div>Response: Engineer's Estimate, SWPPP and MDNR Permit will be submitted under separate cover</div>		
		<u>Correction 2:</u> <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/24/2021 <u>Comments:</u> Sheet C001: • Please revise the phone number in the Street contact and Storm Water to 816-969-1800. Please revise. • Please include "Final Development Plan" in the project title. • Please add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200." • Submit an Engineer's Estimate of Probable Construction Costs. • Please remove the City's signature block, the plans will be stamped electronically.	
	<div>Response: *Phone #'s revised as requested *"Final Development Plan" added to project title *Note regarding coordination of inspections etc. added *Engineer's Estimate will be submitted under separate cover *City signature block removed </div>		
		<u>Correction 3:</u> <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/24/2021 <u>Comments:</u> Sheet C051: The perimeter silt fence needs to remain until vegetation is established. Please revise the ESC Staging Chart accordingly.	
	<div>Response: ESC Staging Chart has been revised to reflect perimeter silt fence remain in place until after stage "C".</div>		
		<u>Correction 4:</u> <u>Status:</u> Corrective Action Required	

Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Comments: Sheet C101: • Keynote 10 in the southwest corner of the site is in error. Please remove. • The UDO requires concrete pavement extend for 30' as measured from the trash enclosure opening. Please include. • The 90 degree turn in the sidewalk just east of Ramp #4 must meet slope requirements of a turning space. Please label and also include design information with the other sidewalk ramp designs. • Please show and label temporary curb across the connection to the adjacent lot. Include a detail for the temporary curb, as well. • Add a legend to this sheet. • Please revise some of the hatching for clarity. As shown, it is difficult to distinguish between the different types of concrete proposed. • Please better delineate the dry and wet curb locations, by line type, shading, etc. • Show and label the curb cut required for proposed Ramp #7. • Contours may be removed from this sheet for clarity.

Response:

*Keynote 10 lower left portion of page has been removed
 *Concrete extended in front of trash enclosure as required.
 *90 degree turn immediately east of Ramp #4 is now shown in the ramp details and meets requirements for a turning space
 *Temporary curb added as requested; detail added to pavement section details, Sheet C506
 *Pavement legend added and concrete hatching revised for better differentiation between the types of pavement.
 *Keynote 21 specifying transition from dry to wet curb locations
 *Note for curb cut/removal added at proposed ramp location along existing access drive (Ramp #3)
 *Contours left on on this sheet - we feel the proposed grading is important information to show on this sheet

Correction 5:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Comments: Sheet C102: Review the proposed contours, it appears that they don't all tie back into existing contours. Revise as needed.

Response: Proposed grading has been adjusted such that it ties back into existing around the perimeter

Correction 6:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Comments: Sheet C103: • Locate the proposed backflow vault to meet the requirements of Design and Construction Manual Section 6901.H.3.a. • Please remove the grading from this sheet for clarity and clearly show and label all easements. • Please revise to show connecting to the existing sanitary sewer service line rather than capping and installing a new service line. • Please remove the FH radius graphic, the City does not use them to determine FH requirements. • Please revise the 2.5" water service line material between the water main and the water meter to PVC. If it is revised to be smaller, please include "Soft Type K" in all callouts. • Please include the type of connection for the domestic water line to the public main.

Response:

* Backflow vault moved to west edge of parking lot
 *Grading removed from sheet
 *Easements labeled
 *Existing sanitary service is too shallow, dictating new connection to main.
 *FH radius graphic removed
 * 2.5" water service material revised to PVC
 *Domestic water connection to main reduced to 2" size; standard service connection detail applies

Correction 7:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Comments: Sheets C201-C202: • The crowns of all pipes entering a storm sewer structure must be at or above the crown of the pipe exiting the structure and there must be a minimum 0.2' or 0.5' drop across the structure depending on pipe alignment. Please review the storm sewer plan and revise where needed. • Please label all incoming flowline elevations and clearly delineate whether the flowline is existing or not in the Profile views. • Include Profile view scales. • Please label all connections to existing structures to be by core drilling. • Include "Modified" in the Curb Inlet C1 Profile view label. • Please clearly indicate in the Plan view label if an existing structure is being

Response:

* Pipe inverts adjusted to meet requirements
 * Pipe invert label designations added to labels for existing pipes and pipes that do not appear in profile view
 * Profile view scales added
 * Note added requiring all connections to existing structures to be by core drilling
 * Due to delivery timeline issues on certain materials, we are allowing alternate options for curb inlet types; as such notes have been added addressing this.
 * Note added to plan view for existing structures requiring top adjustment

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* Overlapping text and graphics conflicts resolved
 * Note and graphics/hatching added for compacted fill requirements above pipes
 * Due to delivery timeline issues on certain materials, we are allowing alternate options for curb inlet types; as such notes have been added addressing this.
 * Connection to existing rider D1 will be accomplished with a manufactured product "Inserta-Tee" (not Add-a-Tee...). This installation is accomplished by coring a hole in the existing pipe and inserting a rubber boot followed by a PVC adapter that receives the connecting pipe. No detail is available; a product cut sheet will be submitted under separate cover.
 * Labels added for bends in roof drain piping
 * Due to depth, size and narrow spacing between the existing 36" pipes, it is impractical to place a structure at the Line B connection point. The connection is proposed to be made with the "Inserta-Tee" product (described above). Connection will be at or above the springline of the existing pipe, and have minimal impact on flow characteristics in the pipe. The original design for these pipes called for similar connections for risers and inlets along the pipe route. Alternatively, and as discussed with Sue Pyles on 8-27-21, we are also considering adding a vertical riser (via Inserta-Tee...) to the existing 36" pipe, then making our connection to the riser, which allows the nearby curb inlet to be much shallower.

adjusted. • Relocate any overlapping text or graphics, such as pipe information in the Profile views, for clarity. • Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile views. Use hatching for clarity. • Include "Nyloplast" in all Plan view Nyloplast structure labels. • Please include a detail for the Structure D1 "Add-a-Tee" fitting. • Please label all roof drain bends shown in Profile view. • Connection to existing storm sewer must be made with a structure. Please revise the storm sewer plan to include a structure at the Line B connection.

Correction 8:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Response:

* Storm Sewer Pipe Bedding Table revised to show 6" min bedding depth
 * Obscured text moved outside of hatch area

Comments:

Sheet C504; The City requires a minimum of 6" of aggregate below all pipes. Please revise the Storm Sewer Pipe Bedding table accordingly. Also relocate the text that is obscured by the hatching in the detail.

Correction 9:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Response: Heavy duty pavement now shown for fire lane area around building.

Comments:

Sheet C506: If heavy duty asphalt is not proposed, remove the pavement section from the plan set.

Correction 10:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Response: Slope and length specifics added to individual ramp details

Comments:

Sheet C507: Please revise the ADA-ramp details to clearly show lengths and slopes of each line segment. Verify the City's design parameters (Section 5304.8 of the Design and Construction Manual and Table LS-5) are being met.

Correction 11:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Response: Easement labels added

Comments:

Sheet L100: Please clearly show and label all easements.

Correction 12:Status: Corrective Action RequiredDate Status Changed: 08/24/2021

Response: Note revised

Comments:

Sheet L200: Please revise General Note 1 to reference Missouri, not Kansas one call.

Traffic Review

No Comments

08/23/2021

08/23/2021

Reviewer:

Brad Cooley Email: N/A

Planning Review

Corrections

08/23/2021

08/20/2021

Building Codes Review

No Comments

08/23/2021

08/19/2021

Reviewer:

Joe Frogge Email: N/A

Fire Review

Corrections

08/23/2021

08/17/2021

Assign Reviewers

Complete

08/10/2021

08/11/2021

Reviewer:

Michael Weisenborn Email: N/A

MUNICIPAL PLANNING DIVISION

Fees

Paid Fees	Amount	Paid	Owing	Date
9110077-Final Development Plan fee	\$725.00	\$725.00	Paid	08/10/2021
Outstanding Fees	Amount	Paid	Owing	Date
No outstanding fees.				
Totals:	\$725.00	\$725.00	\$0.00	

Total Amount Payable Online: \$0.00

Hearings

Title	Location	Date	Time
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Documents & Images**Date Uploaded File Type**

08/09/2021 Application Form

08/09/2021 Plans

08/09/2021 Engineer Report

08/10/2021 Receipt

Document Name[scan_mweisen_2021-08-09-13-15-44](#)[210809 Coopers Hawk FDP](#)[210809 Summit Orchard Lot 4C-1 CH Drainage Ltr](#)[Receipt for transaction: 2021-006378](#)