

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
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
	Reviewer: Jim Eden Email: N/A		
	Corrections:	<u>Correction 1:</u> Code Statement <u>Status:</u> Informational <u>Date Status Changed:</u> 08/17/2021	
	Response: Acknowledged - no action taken	<u>Comments:</u> 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.	
		<u>Correction 2:</u> FDC <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 08/17/2021	
	Response: FDC is now shown on Sheet C101, in accordance with Building Plans. Dimension to nearest fire hydrant shown.	<u>Comments:</u> IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. Action required- Show the location of the FDC and the fire hydrant within 100 feet.	
		<u>Correction 3:</u> Imposed Loads <u>Status:</u> Corrective Action Required	

Date Status Changed: 08/17/2021

Comments: IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Action required- The plans call for medium pavement. The pavement provided shall be capable of supporting 75,000-pound apparatus.

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

Assign Reviewers	Complete	08/10/2021	08/11/2021
	Reviewer: Michael Weisenborn Email: N/A		
Engineering Review	Pending	08/23/2021	
	Reviewer: Sue Pyles, P.E. Email: N/A		

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	Document Name
08/09/2021	Application Form	scan_mweisen_2021-08-09-13-15-44
08/09/2021	Plans	210809 Coopers Hawk FDP
08/09/2021	Engineer Report	210809 Summit Orchard Lot 4C-1 CH Drainage Ltr
08/10/2021	Receipt	Receipt for transaction: 2021-006378