

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
Planning Review	Corrections	09/14/2021	09/08/2021
Reviewer:	Michael Weisenborn Email: N/A		
Corrections:	<div> <div> <p><u>Correction 1:</u> Miscellaneous Correction</p> <p><u>Status:</u> Partial Correction</p> <p><u>Date Status Changed:</u> 09/07/2021</p> <p><u>Comments:</u> Mechanical equipment. Since the equipment will be roof mounted it must be completely covered by the parapet. Please refer to UDO Sec. 8.180- Architectural Characteristics</p> </div> <div> <p><u>Correction 2:</u> Miscellaneous Correction</p> <p><u>Status:</u> Partial Correction</p> <p><u>Date Status Changed:</u> 09/07/2021</p> <p><u>Comments:</u> Parking and Build Lines. Please show the parking and build lines on all four sides.</p> </div> <div> <p><u>Correction 3:</u> Miscellaneous Correction</p> <p><u>Status:</u> Corrective Action Required</p> <p><u>Date Status Changed:</u> 09/07/2021</p> <p><u>Comments:</u> Flood light. Please explain the use of the flood light. Is it for emergency or accent lighting? It cannot be used as a primary source of lighting.</p> </div> <div> <p><u>Correction 4:</u> Miscellaneous Correction</p> <p><u>Status:</u> Corrective Action Required</p> <p><u>Date Status Changed:</u> 09/07/2021</p> <p><u>Comments:</u> Plaster Finish. Please submit a manufacturer spec for the plaster finish shown to be used on the east and north building.</p> </div> <div> <p><u>Correction 5:</u> Miscellaneous Correction</p> <p><u>Status:</u> Corrective Action Required</p> <p><u>Date Status Changed:</u> 09/07/2021</p> <p><u>Comments:</u> Cooler. If you are not using plaster on the cooler what material will you be using, (in other words what are you painting). If you are proposing a metal cooler this material is not allowed.</p> </div> </div>		
<p>Response: The parapet walls around the mechanical equipment have been increased in height, to align with the mechanical equipment. The height change is noted and bubbled on the Exterior Elevations (A3 and A4) and Roof Plan (A6).</p>			
<p>Response: Parking and building setback information added to Sheet C101</p>			
<p>Response: The flood light is attached to the underside of the patio canopy, to illuminate table tops. This was reviewed with Victoria Nelson and was acceptable.</p>			
<p>The drawings have been updated to revise our plaster finish to a stucco finish. This was reviewed with Victoria Nelson and she was OK with EIFS finish and stucco finish. Attached is the specification sheet calling out the EIFS system and Stucco system for reference. In addition to this, the finish on the exterior walk-in coolers will be revised from a painted finish to a stucco finish</p>			

Engineering Review	Approved with Conditions	09/14/2021	09/08/2021
	Reviewer: Sue Pyles, P.E. Email: N/A		
	Corrections:	<u>Correction 1:</u> DE C&O #11 Pavement Thickness <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/08/2021 <u>Comments:</u> Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.	
	Acknowledged		
	Corrections:	<u>Correction 2:</u> DE Contact Field Eng. Inspector <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/08/2021 <u>Comments:</u> Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.	
Engineering Review	Acknowledged		
	Corrections:	<u>Correction 3:</u> DE Engineers Estimate <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/08/2021 <u>Comments:</u> The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$34,777.48	
	Acknowledged		
	Corrections:	<u>Correction 4:</u> DE Future Repair Work <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/08/2021 <u>Comments:</u> Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.	
	Acknowledged		
Building Codes Review	No Comments	09/14/2021	09/07/2021
	Reviewer: Michael Weisenborn Email: N/A		
Traffic Review	No Comments	09/14/2021	09/07/2021
	Reviewer: Michael Weisenborn Email: N/A		
Fire Review	Approved with Conditions	09/14/2021	09/07/2021
	Reviewer: Michael Weisenborn Email: N/A		
	Corrections:	<u>Correction 1:</u> Code Statement <u>Status:</u> Corrective Action Required <u>Date Status Changed:</u> 09/07/2021 <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.	
	Acknowledged		
Engineering Review	Corrections	09/03/2021	09/03/2021
Planning Review	Corrections	09/03/2021	09/03/2021
Traffic Review	No Comments	09/03/2021	08/31/2021
	Reviewer: Brad Cooley Email: N/A		

Fire Review	Approved with Conditions	09/03/2021	08/31/2021
Building Codes Review	No Comments	09/03/2021	08/30/2021
Reviewer:	Joe Frogge Email: N/A		
Engineering Review	Corrections	08/23/2021	08/24/2021
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		

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	Engineer Report	210809 Summit Orchard Lot 4C-1 CH Drainage Ltr
08/10/2021	Receipt	Receipt for transaction: 2021-006378
08/24/2021	Letter	Applicant Letter - FDP (DFDP)
08/27/2021	Specifications	Cooler Finish Spec
08/27/2021	Plans	A2-2 - LIGHTING DIMENSION PLAN-for reference
08/27/2021	Plans	A2-3 - LIGHT FIXTURE SCHEDULE-for reference
08/27/2021	Specifications	X3
08/27/2021	Specifications	X-2b
08/27/2021	Specifications	X5-EM
08/27/2021	Letter	RESPONSE TO COMMENTS - Planning
08/27/2021	Letter	RESPONSE TO COMMENTS - Engineering
08/27/2021	Letter	RESPONSE TO COMMENTS - Fire
08/27/2021	Specifications	XSC1
08/27/2021	Specifications	INSERTA TEE Cut Sheet
08/27/2021	Plans	210827 Coopers Hawk FDP
08/27/2021	Engineer Report	Legal Description
08/27/2021	Letter	RESPONSE TO COMMENTS - Planning UPDATED
08/27/2021	Engineer Report	Legal Description
08/31/2021	Engineer Report	DRAFT SWPPP
08/31/2021	Activity Document	Draft MDNR Permit
09/07/2021	Letter	Applicant Letter - FDP (DFDP)
09/08/2021	Activity Document	Fees PL2021307 Cooper's Hawk FDP
09/08/2021	Activity Document	Coopers Hawk DNR Land Disturbance Permit
09/08/2021	Letter	Applicant Letter - FDP (DFDP)
09/07/2021	Engineers Estimate	210907 Lot 4C-1 Site Cost Estimate - Sealed
09/07/2021	Plans	210907 Coopers Hawk Site-Civil ONLY
08/09/2021	Plans	210809 Coopers Hawk FDP

