

CODES ADMINISTRATION

Residential Plan Review

May 30, 2017

CAPITAL CONSTRUCTION SERVICES LLC
2642 NE HAGAN RD
LEES SUMMIT, MO 64064
(816) 875-0018

Permit No: PRRES20171730
Plan Name: RALEIGH II
Project Address: 4222 NE PARK SPRINGS CT, LEES SUMMIT, MO 64064
Parcel Number: 43640021400000000
Location: PARK RIDGE 1ST PLAT---LOT 1
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
FINISHED BASEMENT

Revisions Required

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide two (2) copies of any revised sheets and/or additional information.

Planning and Codes Administration (816) 969-1200

Plot Plan Review

Reviewed By: Nick Lightner

Rejected

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

*Please double check the W side property boundary.

2. Deck location, with dimensions to property lines must be provided on the plot plan.

*Is the patio in the rear of the house covered or uncovered? Please provide that info on the plot plan.

3. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

*Please make sure that a min of 2% grading is carried through out the entire lot.

4. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

* Is there a MBOE for this lot?

5. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

*Please provide what type of basement is going in.

6. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

*Please add in a bubble " AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING "

Residential Plan Review Reviewed By: Jonathon Hilton Not Required

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.

Residential Area:			
Residential, Living Area		1836	
Residential, Un-Finished basements		746	
Residential, Finished basements		1090	
Residential, garage		740	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2926
Sewer Connection Fee	13		