

CODES ADMINISTRATION

Residential Plan Review

July 24, 2017

STUCKER CONSTRUCTION INC
523 SW MARKET ST
LEES SUMMIT, MO 64063
(816) 795-1317

Permit No: PRRES20172464
Plan Name: EAGLE CREEK TOWNHOMES PLAN #2117
Project Address: 2093 SW TIMBERTRACE LN, LEES SUMMIT, MO 640822095 SW TIMBERTRACE LN, LEES SUMMIT, MO 640822097
SW TIMBERTRACE LN, LEES SUMMIT, MO 640822091 SW TIMBERTRACE LN, LEES SUMMIT, MO 64082
Parcel Number: 69210279900000000
Location: EAGLE CREEK TOWNHOMES- 3RD PLAT, LOTS H,I & J---LOT J
Type of Work: NEW 3 OR 4 FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW 4 PLEX

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. The side yard deminsions are to be provided on the plot plan.

East side of the house the property boundary is to close. Needs to be 8.14 feet away from the property line.

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

*Can you please include the deck note on the plot plan.

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

*Can you please double check the drainage in the rear of the lot, it needs to be atleast 2% slope. Also can you add more spot elevations through out the lot.

4. The rear yard demision(s) must be provided on the plot plan.

*Can you please include info for the rear yard setback.

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		2654	
Residential, garage		960	
Residential, Living Area 2		2452	
Roofing Material		Number of Bathrooms	9
Number of Bedrooms	12	Number of Stories	2
Number of Living Units	1	Total Living Area	5106
Sewer Connection Fee	37		