

DEVELOPMENT SERVICES

Residential Plan Review

November 07, 2018

LANDROCK SIGNATURE HOMES LLC
21401 E 34TH ST S
INDEPENDENCE, MO 64057
(816) 863-5588

Permit No: PRRES20183809
Plan Name: 4521 SW NAUTILUS PL
Project Address: 4521 SW NAUTILUS PL, LEES SUMMIT, MO 64082
Parcel Number: 184277
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK

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.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Steve Conrick** **Rejected**

1. Sidewalks with dimensions must be provided on the plot plan.

Missing sidewalk that is shown on plat

2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Missing FH and valve

3. 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to occupancy)

The floodplain is not called out

4. Existing and finish elevations at all property corners must be provided on the plot plan.

The MDP shows elevations where the lot lines meet the SS easment. Please call those out

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke detector shown in loft area
2. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1) does not specify uninterrupted height.

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

Residential Area:			
Residential, Living Area		1888	
Residential, Un-Finished basements		1403	
Residential, Finished basements		1207	
Residential, Decks		278	
Residential, garage		715	
Residential, Living Area 2		605	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	3	Number of Stories	2
Number of Living Units	1	Total Living Area	3700
Sewer Connection Fee	12		