

DEVELOPMENT SERVICES

Residential Plan Review

September 05, 2019

SUMMIT HOMES
120 SE 30TH ST
LEES SUMMIT, MO 64082
(816) 246-6700

Permit No: PRRES20192480
Plan Name: 1515 SW ARBOR FALLS DR.
Project Address: 1515 SW ARBOR FALLS DR, LEES SUMMIT, MO 64082
Parcel Number: 69620080400000000
Location: HAWTHORN RIDGE 1ST PLAT, LOTS 1 THRU 100, INCLUSIVE AND TRACTS A, B, C, D & E---LOT 45
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

*Missing WVs

3. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provided

*Show swale in rear yard

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

*Show adjacent grade at walkout

Residential Plan Review **Reviewed By: Dylan Eppert** **Approved**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

TOTAL SQUARE FOOTAGE ON PLANS IS 2565 AND THE APPLICATION TOTAL IS 2525. PLEASE VERIFY INFORMATION.

Planning Review (RES)

Reviewed By: Shannon McGuire

Approved

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		1559	
Residential, Un-Finished basements		466	
Residential, Finished basements		966	
Residential, Decks		140	
Residential, garage		653	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2525
Sewer Connection Fee	12		