

DEVELOPMENT SERVICES

Residential Plan Review

September 30, 2019

PERMITTING@JFECONSTRUCTION.COM
<NO STREET ADDRESS>

<NO PRIMARY PHONE>

Permit No: PRRES20192808
Plan Name: 152 NW CARSON DR.
Project Address: 152 NW CARSON Drive, LEES SUMMIT, MO 64081
Parcel Number: 203643
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - PARTIAL FINISHED BASEMENT - ENGINEERED FLOOR SYSTEM

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: Dylan Eppert** **Rejected**

1. All easements with dimensions must be provided on the plot plan.

PLAT SHOWS INGRESS/EGRESS EASEMENT ON SOUTHEAST CORNER OF LOT.

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

REAR YEAR DEMINSION IS NOT CORRECT PER THE PLAT.

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

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

SWALE DIAGRAM MUST BE ON PLOT PLAN.

Residential Plan Review **Reviewed By: Dylan Eppert** **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		2168	
Residential, Un-Finished basements		530	
Residential, Finished basements		1409	
Residential, Decks		219	
Residential, garage		713	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3577
Sewer Connection Fee	18		