

DEVELOPMENT SERVICES

Residential Plan Review

October 01, 2019

FOUSHEE HOMES INC
2511 RINGO ROAD
INDEPENDENCE, MO 64057
(816) 918-2958

Permit No: PRRES20192818
Plan Name: 4064 NE CHAPEL MANOR DR.
Project Address: 4064 NE CHAPEL MANOR DR, LEES SUMMIT, MO 64064
Parcel Number: 43640086100000000
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 41
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description:

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. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

PLAT NUMBER WAS NOT LISTED.

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

BEARING ON EAST SIDE IS MISSING.

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

EGRESS WELL IS MISSING ON THE NORTH SIDE WHERE BEDROOM #3 IS LOCATED IN THE BASEMENT.

Residential Plan Review

Reviewed By: Dylan Eppert

Rejected

1. Braced wall detail references 2012 building code and must reference 2018.

2. The notes page reference an optional suspended stoop is this going to be a suspended slab or not?

Planning Review (RES)

Reviewed By: Victoria Nelson

Rejected

1. Please label materials for exterior elevations

Planning Review (RES)

Reviewed By:

Pending

1. Please label materials for exterior elevations

Planning Review (RES)

Reviewed By:

Not Required

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		1647	
Residential, Un-Finished basements		477	
Residential, Finished basements		1077	
Residential, Decks		184	
Residential, garage		745	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2724
Sewer Connection Fee	13		