

DEVELOPMENT SERVICES

Residential Plan Review

November 19, 2019

MCGRAW HOMES INC
902 SE WILLOW PL
BLUE SPRINGS, MO 64014
(816) 985-6909

Permit No: PRRES20193386
Plan Name: 1908 NE CATALINA AVE.
Project Address: 1908 NE CATALINA AVE, LEES SUMMIT, MO 64064
Parcel Number: 42400051800000000
Location: PARK RIDGE 6TH PLAT---LOT 312
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - PARTIAL FINISHED BASEMENT

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. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

PER MDP LOT IS BUILT FOR A DAYLIGHT NOT A WALKOUT.
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

NO DRAINAGE ARROW PROVIDED IN THE REAR OF LOT.

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		2036	
Residential, Un-Finished basements		535	
Residential, Finished basements		1318	
Residential, Decks		192	
Residential, garage		808	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3354
Sewer Connection Fee	13		