

DEVELOPMENT SERVICES

Residential Plan Review

June 19, 2020

SAB CONSTRUCTION INC
PO BOX 942
LEES SUMMIT, MO 64063
(816) 524-3855

Permit No: PRRES20201648
Plan Name: 161 NW CARSON DR
Project Address: 161 NW CARSON DR, LEES SUMMIT, MO 64081
Parcel Number: 203622
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12, LOT 1438
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED PATIO

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: Kim Brennan** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show this as a covered patio

2. Front building line and dimension to front of building must be provided on the plot plan.

The front building line along Carson Dr. has a 30' building line and not a 25' building line per the recorded plat.

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

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

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

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

Please provide total square footage for both garages and square footage for the finished and unfinished basement

2. Foundation wall thickness and height and reinforcement. (IRC Section R404)

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, Finished basements		1060	
Residential, Living Area		1770	
Residential, Un-Finished basements		810	
Residential, garage		1050	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2830
Sewer Connection Fee	14		