

DEVELOPMENT SERVICES

Residential Plan Review

July 30, 2020

GALE HOMES II INC
400 SW LONGVIEW BLVD, Unit 109
LEES SUMMIT, MO 64081
(816) 761-9292

Permit No: PRRES20202122
Plan Name: 137 NW MACKENZIE DR
Project Address: 137 NW MACKENZIE DR, LEES SUMMIT, MO 64081
Parcel Number: 203644
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1461
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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: Kim Brennan** **Rejected**

1. Sidewalks with dimensions must be provided on the plot plan.
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
4. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Please show fire hydrant located at the front north corner of the lot.

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

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

The drawings show 246 square feet of unfinished basement but the application shows 394. Please confirm which is correct.

2. The foundation page says "Walkout foundation plan" when this is not a walkout basement. Please delete the word walkout from the foundation page.

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		1701	
Residential, Un-Finished basements		394	
Residential, Finished basements		1307	
Residential, Decks		193	
Residential, garage		706	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3008
Sewer Connection Fee	16		