

DEVELOPMENT SERVICES

Residential Plan Review

January 04, 2021

CLAYTON PROPERTIES GROUP, INC
120 SE 30TH ST
LEES SUMMIT, MO 64082
(816) 246-6700

Permit No: PRRES20204954
Plan Name: 2039 NW O'BRIEN RD.
Project Address: 2039 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 224848
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 73
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - ROOF TRUSS PACKAGE

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 garage floor elevation must be provided on the plot plan.

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

345 NW AMBERSHAM DR. IS THE CORRECT ADDRESS FOR THIS LOT.

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

EAST PROPERTY BEARING AND DISTANCE DOESN'T MATCH THE PLAT.

NORTH PROPERTY DOESN'T MATCH PLAT. PLOT PLAN SHOWS R=311' AND L=101.02' WHILE PLAT SAYS R=200' AND L=89.47 PLEASE VERIFY.

4. Sidewalks with dimensions must be provided on the plot plan.

THE PLAT DOESN'T SHOW A SIDEWALK ON THE NW AMBERSHAM DR. SIDE. PLEASE VERIFY.

5. Existing and finish elevations at all property corners must be provided on the plot plan.

MISSING PROPERTY CORNER ELEVATIONS AT THE NORTHWEST CORNERS OF THE LOT.

Residential Plan Review

Reviewed By: Dylan Eppert

Rejected

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

NOT LABELED IN BEDROOM #2.

Planning Review (RES)

Reviewed By: Shannon McGuire

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, Finished basements		1169	
Residential, Living Area		1434	
Residential, Un-Finished basements		166	
Residential, garage		658	
Residential, Living Area 2		1563	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	4166
Sewer Connection Fee	22		