

DEVELOPMENT SERVICES

Residential Plan Review

March 31, 2021

CARDINAL CREST HOMES
PO BOX 1355
LIBERTY, MO 64096
(816) 499-3156

Permit No: PRRES20211467
Plan Name: 160 NW CARSON DR
Project Address: 160 NW CARSON DR, LEES SUMMIT, MO 64081
Parcel Number: 203641
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK
DEFERRED ROOF TRUSSES

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. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

MDP shows MBOE at 920.11 and not 919.11

2. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainage Plan (MDP), include cross-section detail from MDP.

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 square footage for covered/uncovered decks

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		1107	
Residential, Decks		222	
Residential, Living Area		2863	
Residential, Un-Finished basements		680	
Residential, garage		734	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	3970
Sewer Connection Fee	20		