

DEVELOPMENT SERVICES

Residential Plan Review

July 26, 2021

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

Permit No: PRRES20213807
Plan Name:
Project Address: 2101 SW RUTHERFORD RD, LEES SUMMIT, MO 64082
Parcel Number: 235961
Location: OSAGE FIRST PLAT LOTS 1 THRU 41 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 32
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. UNCOVERED 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: Andrea Sessler** **Rejected**

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

North Bearing should be N88, 11'07"W

South Bearing should be N88, 11'07"W

2. All easements with dimensions must be provided on the plot plan.

Entire rear property line has a 4' easement that needs to be on the plot plan.

3. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Back property has less than 2% slope for drainage.

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Basement needs smoke detector labeled.

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, garage		437	
Residential, Living Area		1361	
Residential, Un-Finished basements		1170	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	2	Number of Stories	1
Number of Living Units	1	Total Living Area	1361
Sewer Connection Fee	12		