

DEVELOPMENT SERVICES

Residential Plan Review

November 19, 2021

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

Permit No: PRRES20216029
Plan Name:
Project Address: 1601 SW ARBORWAY TER, LEES SUMMIT, MO 64082
Parcel Number: 69620140100000000
Location: HAWTHORN RIDGE 2ND PLAT LOTS 101-159 INCL---LOT 122
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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:** **Rejected**

1. The right-of-way with dimensions must be provided on the plot plan.

SW Arboridge Drive shows a 60' ROW.

2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

I do not show a fire hydrant located in the front corner of this lot.

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

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

Not shown for bedroom #6

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		1144	
Residential, garage		647	
Residential, Living Area (Not Finished Basement)		3013	
Residential, Un-Finished basements		760	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	4157
Sewer Connection Fee	20		