

DEVELOPMENT SERVICES

Residential Plan Review

December 02, 2021

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

Permit No: PRRES20216146
Plan Name:
Project Address: 1526 SW ARBOR FALLS DR, LEES SUMMIT, MO 64082
Parcel Number: 69620071300000000
Location: HAWTHORN RIDGE 1ST PLAT, LOTS 1 THRU 100, INCLUSIVE AND TRACTS A, B, C, D & E---LOT 74
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED BASEMENT. 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: Andrea Sessler	Rejected
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1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

FRONT AND BACK BEARING SHOULD BE
87 41 24
WEST BOUNDARY MEASUREMENT SHOULD BE 125.00'

2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

3. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

PLEASE LABEL THE SWALE IN THE REAR YARD THAT IS ON THE MDP.

Residential Plan Review	Reviewed By: Andrea Sessler	Approved
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Planning Review RES	Reviewed By: Victoria Nelson	Approved
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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		839	
Residential, garage		653	
Residential, Living Area (Not Finished Basement)		1326	
Residential, Un-Finished basements		345	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2165
Sewer Connection Fee	13		