

DEVELOPMENT SERVICES

Residential Plan Review

January 27, 2022

McFARLAND CUSTOM BUILDERS
P O BOX 25285
KANSAS CITY, MO 64119
(816) 215-1660

Permit No: PRRES20216100
Plan Name:
Project Address: 4813 NE JAMESTOWN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130066100000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N--- LOT 119
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED 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: Andrea Sessler** **Rejected**

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.

MUST BE STAMPED BY A MISSOURI SURVEYOR.

2. The rear yard demision(s) must be provided on the plot plan.

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

REAR WEST PROPERTY CORNER SEEMS TO HAVE NO DRAINAGE FROM FINISHED ELEVATION OF THE BUILDING. PLEASE ADD CONTOURS OR HIGH POINTS AND MAKE SURE THE DRAINAGE AWAY FROM THE HOUSE IS 2%.

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

1. Concrete thickness.

PLANS LOOK AS IF PORCH IS SUSPENDED SLAB. IF IT IS, THE APPLICATION AND PLANS NEED CORRECTED TO INCLUDE THIS SUSPENDED PORCH.

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

SECOND FLOOR SD AND CD NEED TO BE COMBO DETECTOR SPACED EQUALLY BETWEEN THE BEDROOMS IN THE HALLWAY.

Planning Review RES

Reviewed By:

Not Required

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, Decks		137	
Residential, garage		643	
Residential, Living Area (Not Finished Basement)		2710	
Residential, Un-Finished basements		1089	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2710
Sewer Connection Fee	19		