

DEVELOPMENT SERVICES

Residential Plan Review

February 04, 2022

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

Permit No: PRRES20220422
Plan Name:
Project Address: 520 SE CARTER RD, LEES SUMMIT, MO 64082
Parcel Number: 70500050600000000
Location: COBEY CREEK - 1ST PLAT---LOT 25
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. ROOF TRUSSES. 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. 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

SWALE ALONG BACK PROPERTY LINE NEEDS TO BE LABELED.

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

3. 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.

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

PLEASE PROVIDE MORE DRAINAGE FLOW ARROWS IN THE BACKYARD.

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

1. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

2. Footings, column pads, piers and grade beams - reinforcement size and spacing.
3. Foundation wall thickness and height and reinforcement. (IRC Section R404)

Planning Review RES

Reviewed By: Shannon McGuire

Pending

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		697	
Residential, Living Area (Not Finished Basement)		2410	
Residential, Un-Finished basements		865	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2410
Sewer Connection Fee	19		