

DEVELOPMENT SERVICES

Residential Plan Review

February 22, 2022

WALKER CUSTOM HOMES, LLC
PO BOX 3194
INDEPENDENCE, MO 64034
(913) 208-2026

Permit No: PRRES20220582
Plan Name:
Project Address: 2323 Serena Pl, Lees Summit MO 64034 2323 SW SERENA PL, LEES SUMMIT, MO 64082
Parcel Number: 253603
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED DECK

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: Brandon Kalwei** **Pending**

1. All easements with dimensions must be provided on the plot plan. L/E in rear yard is 20' not 25'
2. 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
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
4. 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.

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

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407) combustion air details show 2012 IRC details. We are currently under 2018 IRC
2. Will there be a suspended stoop? Application shows no, but there is one on the building plans. Need to alter application to show there is a suspended slab or take details off plans.

Planning Review RES

Reviewed By:

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, Decks		232	
Residential, Finished basements		1225	
Residential, garage		698	
Residential, Living Area (Not Finished Basement)		1784	
Residential, Un-Finished basements		460	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3014
Sewer Connection Fee	14		