

DEVELOPMENT SERVICES

Residential Plan Review

May 30, 2023

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

Permit No: PRRES20232421
Plan Name:
Project Address: 2311 SW SERENA PL, LEES SUMMIT, MO 64082
Parcel Number: 69520081600000000
Location: SUMMIT VIEW FARMS 4TH PLAT---LOT 82
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Brandon Kalwei** **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. no swale detail found for south side of lot.
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. no swale detail found for south side of lot.

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

1. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) No self closer found

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		195	
Residential, Finished basements		0	
Residential, garage		751	
Residential, Living Area (Not Finished Basement)		2500	
Residential, Un-Finished basements		1426	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1.5
Number of Living Units	1	Total Living Area	2500