

DEVELOPMENT SERVICES

Residential Plan Review

November 28, 2023

McFarland Dalton Builders LLC
9601 Ne Barry RD Suite 130
Kansas City, MO 64158
(816) 215-1660

Permit No: PRRES20236155
Plan Name:
Project Address: 2354 SW HICKORY LN, LEES SUMMIT, MO 64082
Parcel Number: 69220051400000000
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INC & TRACT R---LOT 740
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. SUSPENDED SLAB. 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 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: Andrea Sessler** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

SHOULD BE A COVERED PATIO

2. Existing and finished elevations at building footprint corners must be provided on the plot plan.

3. Existing and finish elevations at all property corners must be provided on the plot plan.

4. HOUSE LAYOUT IS FLIPPED FROM PLANS.

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

6. The top of foundation elevation must be provided on the plot plan.

7. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.

8. The garage floor elevation must be provided on the plot plan.

9. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)
10. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.
11. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
12. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
13. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.
14. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Residential Plan Review

Reviewed By: Andrea Sessler

Rejected

1. One (1) complete permit application

APPLICATION DOES NOT INDICATE SUSPENDED SLABS AS PLANS HAVE SHOWN. PLEASE UPDATE.
APPLICATION INDICATES PLUMBER AS ALL BRIGHT, DID YOU MEAN A BRIGHT PLUMBING?
APPLICATION DOES NOT INDICATE UNFINISHED BASEMENT SQUARE FOOTAGE. PLEASE UPDATE.

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

CD/SD COMBO IN HALLS OUTSIDE BEDROOMS

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