

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 07, 2024

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

Permit No: PRRES20241005  
Plan Name:  
Project Address: 1628 SW ARBORWAY TER, LEES SUMMIT, MO 64082  
Parcel Number: 69620111700000000  
Location: HAWTHORN RIDGE 3RD PLAT LOTS 160-204 INC & TR F, G & H---LOT 195  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. UNFINISHED BASEMENT. COVERED DECK. ROOF TRUSSES - DEFERRED.

***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.

DECK SHOULD BE COVERED DECK.

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

3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

MBOEs MISSING. REAR LEFT 1040.94 AND REAR RIGHT 1041.65.

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

1. One (1) complete permit application

WALKOUT BASEMENT ON PLANS NOT REFLECTED ON APPLICATION.

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

MISSING SD INSIDE BEDROOM 1.

3. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

PLEASE PUT 3RD PLAT IN ADDRESS BLOCK

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.***

<b>Residential Area:</b>			
Residential, Decks		217	
Residential, Finished basements		105	
Residential, garage		647	
Residential, Living Area (Not Finished Basement)		3013	
Residential, Un-Finished basements		1800	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3118