

DEVELOPMENT SERVICES

Residential Plan Review

March 20, 2024

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

Permit No: PRRES20241221
Plan Name:
Project Address: 3216 SW ARBOR SOUND DR, LEES SUMMIT, MO 64082
Parcel Number: 69620141500000000
Location: HAWTHORN RIDGE 3RD PLAT LOTS 160-204 INC & TR F, G & H---LOT 172
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED/UNCOVERED PATIO. ROOF TRUSSES.

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

NEED MO ENGINEER STAMP.

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

PATIO IS COVERED AT HOUSE.

3. All easements with dimensions must be provided on the plot plan.

FRONT U/E IS 21'.

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

SOUTH REAR PROP CORNER ELEVATION MISLABELED AS CURB.

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

1. Footings, column pads, piers and grade beams - reinforcement size and spacing.

REINFORCMENT SIZE AND SPACING FOR EACH FND WALL LABELED.

Planning Review RES

Reviewed By: Hector Soto Jr.

Approved

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		140	
Residential, Finished basements		988	
Residential, garage		653	
Residential, Living Area (Not Finished Basement)		1559	
Residential, Un-Finished basements		373	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2547