

**DEVELOPMENT SERVICES**

**Residential Plan Review**

September 03, 2024

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

Permit No: PRRES20244613  
Plan Name:  
Project Address: 3445 SE CORBIN DR, LEES SUMMIT, MO 64082  
Parcel Number: 70500040900000000  
Location: COBEY CREEK - 1ST PLAT---LOT 9  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. 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. 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.

REAR SWALE NEEDS TO BE CALLED OUT AND AN AS GRADED PLOT PLAN WILL BE REQUIRED.

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

BEDROOM 2 AND BEDROOM 3 NEED EGRESS LABELS.

**Planning Review RES** **Reviewed By: Claire Byers** **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.***

<b>Residential Area:</b>			
Residential, Decks		147	
Residential, Finished basements		448	
Residential, garage		573	
Residential, Living Area (Not Finished Basement)		1416	
Residential, Un-Finished basements		59	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1