

DEVELOPMENT SERVICES

Residential Plan Review

August 16, 2019

BILL KENNEY & ASSOCIATES
P O BOX 291
LEES SUMMIT, MO 64063
(816) 838-0552

Permit No: PRRES20192214
Plan Name: 3332 SW JESSIE LN
Project Address: 3332 SW JESSIE LN, LEES SUMMIT, MO 64082
Parcel Number: 70430092900000000
Location: VILLAS AT MEADOWS AT SUMMIT RIDGE 9TH PLAT---LOT 29
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL FINISHED 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Steve Conrick** **Rejected**

1. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

*Missing mh of junction box

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

*Add "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING."

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. LUANDRY ROOM IS NOT LABELED, BATHROOM ON MAIN FLOOR PLAN NOT LABELED, BATHROOM ON FOUNDATION PLAN NOT LABELED, BATHROOM ON LOWER LEVEL NOT LABELED. ARE YOU PURPOSING 1.5 BATHS ON THE LOWER LEVEL NEED CLARIFICATION.

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
ON COVER PAGE YOU HAVE BASEMENT SQUARE FOOTAGE LISTED AS 1520. THIS DOESN'T MAKE SINCE WITH THE APPLICATION SUBMITTED.

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		1524	
Residential, Un-Finished basements		696	
Residential, Finished basements		830	
Residential, Decks		130	
Residential, garage		461	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2354
Sewer Connection Fee	12		