

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 23, 2020

JFE CONSTRUCTION INC  
1314 SW MARKET ST  
LEES SUMMIT, MO 64081  
(816) 470-0074

Permit No: PRRES20203376  
Plan Name:  
Project Address: 1909 NE PARK RIDGE DR, LEES SUMMIT, MO 64064  
Parcel Number: 42400090300000000  
Location: PARK RIDGE 6TH PLAT---LOT 298  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - ENGINEERED FLOOR SYSTEM - FINISHED BASEMENT - I JOIST FLOOR - 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 provide two (2) copies of any revised sheets and/or additional information.***

Development Services Department (816) 969-1200

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

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

PLOT PLAN SHOWS DISTANCE OF 34.25 PLAT SHOWS 35.83'

2. Sidewalks with dimensions must be provided on the plot plan.

MISSING SIDEWALK ON NE PARK RIDGE DR.

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

MDP SHOTS THIS LOT TO BE A FULL NOT A DAYLIGHT. PLEASE SEND ENGINEERS LETTER TO ALLOW FOR THIS LOT TO HAVE A DAYLIGHT OR REVISE PLOT PLAN.

**Residential Plan Review** **Reviewed By: Dylan Eppert** **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, Living Area		1844	
Residential, Un-Finished basements		1129	
Residential, Finished basements		475	
Residential, garage		988	
Residential, Living Area 2		1096	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	3415
Sewer Connection Fee	23		