

**DEVELOPMENT SERVICES**

**Residential Plan Review**

February 08, 2021

LANDROCK SIGNATURE HOMES LLC  
4335 MCGEE ST  
KC, MO 64111  
(816) 863-5588

Permit No: PRRES20210529  
Plan Name: 3219 SW PERGOLA PARK DR  
Project Address: 3219 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081  
Parcel Number: 62430993500000000  
Location: PERGOLA PARK 4TH PLAT---LOT 112  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED AND UNCOVERED DECK  
SUSPENDED SLAB - ENGINEERED FLOOR JOISTS

***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: Kim Brennan** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

This minor plat has not been approved yet. The address is also wrong and should be 3219 SW Pergonla Park Dr and not 3215.

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

Please show the covered deck

3. The bottom and top elevations of the retaining wall needs to be included.

4. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The MDP calls for a daylight basement and not a walk-out

**Residential Plan Review** **Reviewed By: Kim Brennan** **Rejected**

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

Not shown in unfinished basement

**Planning Review (RES)**

**Reviewed By: Victoria Nelson**

**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		326	
Residential, Living Area		2460	
Residential, Un-Finished basements		3026	
Residential, Finished basements		206	
Residential, garage		801	
Residential, Living Area 2		2069	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	4681
Sewer Connection Fee	29		