

DEVELOPMENT SERVICES

Residential Plan Review

March 30, 2021

DOUGLAS LANDSCAPE & DESIGN LLC
1713 NE WHITESTONE DR
LEES SUMMIT, MO 64086
(816) 927-5906

Permit No: PRRES20211432
Plan Name: 3105 SW BLUE RIBBON ST.
Project Address: 3105 SW BLUE RIBBON ST, LEES SUMMIT, MO 64082
Parcel Number: 69520040400000000
Location: SUMMIT VIEW FARMS 3RD PLAT---LOT 51
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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: Brandon Kalwei

Rejected

1. The rear yard demision(s) must be provided on the plot plan.
2. Deck location, with dimensions to property lines must be provided on the plot plan. in R-1 zoning, the primary structure cannot be within 30' of the property line. The covered deck is currently at 23.2'
3. Sidewalks with dimensions must be provided on the plot plan.
4. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainge Plan (MDP), include cross-section detail from MDP. no swale shown on plot plan, swale shown on MDP. needs to be on the plot plan.
5. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide no swale shown on plot plan, swale shown on MDP. needs to be on the plot plan.
6. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
7. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Residential Plan Review**Reviewed By: Brandon Kalwei****Rejected**

1. One (1) complete permit application. Application does not show unfinished basement sq. ft. and suspended slab. plans show both unfinished basement and suspended slab. need to correct application
2. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) do not see details for column pads
3. Footings, column pads, piers and grade beams - reinforcement size and spacing. do not see details for column pads
4. need to confirm plumbing contractor's business name

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

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| Residential Area: | | | |
| Residential, Living Area | | 1705 | |
| Residential, Un-Finished basements | | 345 | |
| Residential, Finished basements | | 1214 | |
| Residential, Decks | | 210 | |
| Residential, garage | | 910 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 4 |
| Number of Bedrooms | 4 | Number of Stories | 1 |
| Number of Living Units | 1 | Total Living Area | 2919 |
| Sewer Connection Fee | 17 | | |