

DEVELOPMENT SERVICES

Residential Plan Review

April 16, 2021

ACH DEVELOPMENT LLC
3170 NE CARNEGIE DR STE 400
LEES SUMMIT, MO 64064
<NO PRIMARY PHONE>

Permit No: PRRES20211820
Plan Name: 1867 NE PARK RIDGE DR
Project Address: 1867 NE PARK RIDGE DR, LEES SUMMIT, MO 64064
Parcel Number: 42400070200000000
Location: PARK RIDGE 6TH PLAT---LOT 295
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - 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: Kim Brennan** **Rejected**

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

Please show that this is a covered patio

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
Application shows finished basement but the drawings show unfinished basement. Please clarify.
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
3. Pier pads show #3 but there is no reference to a #3 in the table

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		2240	
Residential, Un-Finished basements		191	
Residential, Finished basements		791	
Residential, garage		774	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2131
Sewer Connection Fee	19		