

**DEVELOPMENT SERVICES**

**Residential Plan Review**

July 06, 2021

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

Permit No: PRRES20213415  
Plan Name:  
Project Address: 3538 SE CORBIN DR, LEES SUMMIT, MO 64082  
Parcel Number: 70500070500000000  
Location: COBEY CREEK 1ST PLAT --- LOT 155  
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

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

1. Plumbing contractor does not have a valid business license

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

1. The engineer's letter addressing the basement type calls out for a walkout/walkup and the plot plan shows just a walkout. We will need an engineered letter stating that this lot can support a walkout instead of a daylight basement as shown on the MDP.

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

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

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

Please show fire hydrant location

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

***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		1688	
Residential, Un-Finished basements		507	
Residential, Finished basements		1068	
Residential, Decks		192	
Residential, garage		692	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2756
Sewer Connection Fee	14		