

DEVELOPMENT SERVICES

Residential Plan Review

August 24, 2021

SPELLERBERG ENTERPRISES LLC
613 NE VIEWPARK DR
LEES SUMMIT, MO 64086
(816) 550-5535

Permit No: PRRES20214368
Plan Name:
Project Address: 3106 SW BLUE RIBBON ST, LEES SUMMIT, MO 64082
Parcel Number: 238769
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED 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 legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. wrong address on plot plan
2. The rear yard demision(s) must be provided on the plot plan.
3. Deck location, with dimensions to property lines must be provided on the plot plan.
4. Spot elevations and/or drainage flow arrows shall be provided throughout the lot. need more drainage flow arrows in back of yard showing how water will flow around the house
5. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot. need more drainage flow arrows in back of yard showing how water will flow around the house
6. 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. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. If using 1st floor office as bedroom, needs to be labeled as bedroom or flex room

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) if using 1st floor office as bedroom, it will need a smoke/CO detector outside of the room

3. Identify roof covering material (IRC Section R905)

Planning Review RES

Reviewed By:

Not Required

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, garage		686	
Residential, Living Area		2881	
Residential, Un-Finished basements		1284	
Residential, Decks		338	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2881
Sewer Connection Fee	21		