

DEVELOPMENT SERVICES

Residential Plan Review

December 02, 2021

ELEVATE DESIGN & BUILD LLC
1040 SW LUTTRELL STE E1
BLUE SPRINGS, MO 64015
(816) 622-8826

Permit No: PRRES20216203
Plan Name:
Project Address: 2046 SW HOOK FARM DR, LEES SUMMIT, MO 64082
Parcel Number: 244421
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - UNCOVERED 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:** **Rejected**

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. All easements with dimensions must be provided on the plot plan.

Please show the 15' U/E along SW Farm Field Road

3. Sidewalks with dimensions and ADA ramps must be provided on the plot plan.

The ADA ramp is shown in the wrong location

4. The top of foundation elevation must be provided on the plot plan.
5. The garage floor elevation must be provided on the plot plan.
6. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The MDP calls for a standard basement. No walkout at slab elevation.

7. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Please provide contours throughout the lot that provides good grading practices.

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

Residential Plan Review

Reviewed By:

Approved

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		654	
Residential, Living Area (Not Finished Basement)		2063	
Residential, Un-Finished basements		795	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2063
Sewer Connection Fee	15		