

DEVELOPMENT SERVICES

Residential Plan Review

February 17, 2022

WOOD BROTHERS CONSTRUCTION INC
PO BOX 553
LEES SUMMIT, MO 64063
(816) 564-5024

Permit No: PRRES20220580
Plan Name:
Project Address: 3128 SW SUMMIT VIEW TRL, LEES SUMMIT, MO 64082
Parcel Number: 253620
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED DECK
SUSPENDED PORCH

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. All easements with dimensions must be provided on the plot plan.

The MDP shows a 20' L/E in the rear

2. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainage Plan (MDP), include cross-section detail from MDP.

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

1. Identify furnace and water heater location(s). (IRC Section G2406)

2. The drawings indicate a walkout basement but everything else shows daylight. Please clarify.

3. The application says no suspended slab, however, the drawings show a suspended porch. Please clarify which one is correct.

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, Decks		288	
Residential, garage		804	
Residential, Living Area (Not Finished Basement)		3417	
Residential, Un-Finished basements		1855	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3417
Sewer Connection Fee	21		