

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 23, 2022

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

Permit No: PRRES20221048  
Plan Name:  
Project Address: 2310 SW SERENA PL, LEES SUMMIT, MO 64082  
Parcel Number: 253604  
Location: SUMMIT VIEW FARMS 4TH PLAT --- LOT 77  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED/UNFINISHED 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: Andrea Sessler**                      **Rejected**

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

PLEASE IDENTIFY THE EGRESS LOWEST ADJACENT GRADE.

2. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

SOUTH SIDE PROPERTY BEARING SHOULD BE S58 DEGREES.

3. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

SCALE SHOULD BE 1"=30' AND LISTED ON THE PLOT PLAN DRAWING.

4. Existing and finished elevations at building footprint corners must be provided on the plot plan.

NORTHWEST REAR CORNER FINISHED ELEVATION SHOULD NOT BE 1050. PLEASE UPDATE.

Residential Plan Review

Reviewed By: Andrea Sessler

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.***

<b>Residential Area:</b>			
Residential, Finished basements		805	
Residential, garage		660	
Residential, Living Area (Not Finished Basement)		2710	
Residential, Un-Finished basements		368	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	3515
Sewer Connection Fee	21		