

DEVELOPMENT SERVICES

Residential Plan Review

May 09, 2024

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

Permit No: PRRES20242212
Plan Name:
Project Address: 373 NW PATCH CT, LEES SUMMIT, MO 64081
Parcel Number: 262448
Location: WOODSIDE RIDGE 2ND PLAT LOTS 144 THRU 198 INCLUSIVE AND TRACTS I, J AND K --- LOT 158
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT BASEMENT. COVERED DECK.
ENGINEERED FLOOR SYSTEM - DEFERRED.

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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review	Reviewed By: Andrea Sessler	Rejected
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1. The right-of-way with dimensions must be provided on the plot plan.

NW PATCH COURT 50'R/W IS MISSING

2. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.

TOP OF CURB ON WEST SIDE OF DRIVEWAY MISLABELED AS CURB INLET

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

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

MISSING STORM MANHOLE ON SOUTH PROPERTY CORNER.

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

SOUTH REAR PROPERTY LINE IS 55.91'.

Residential Plan Review

Reviewed By: Andrea Sessler

Rejected

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

MISSING SD INSIDE BEDROOM 2, 3 AND 4 AND MISSING CMD OUTSIDE BEDROOM 2, 3 AND 4.

2. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

PENDING

3. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

4. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Planning Review RES

Reviewed By: Hector Soto Jr.

Approved

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		224	
Residential, Finished basements		1356	
Residential, garage		718	
Residential, Living Area (Not Finished Basement)		2025	
Residential, Un-Finished basements		541	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3381