

DEVELOPMENT SERVICES

Residential Plan Review

July 25, 2024

JW Thomas LLC
14704 S Hutt rd
Lone Jack, MO 64070
(816) 588-3193

Permit No: PRRES20243685
Plan Name:
Project Address: Summit View Trail Drive, Lees Summit MO 640823111 SW SUMMIT VIEW TRL, LEES SUMMIT, MO 64082
Parcel Number: 9069520080800000000
Location: SUMMIT VIEW FARMS 4TH PLAT---LOT 90
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 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

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

ADDRESS SHOULD BE 3111 SW SUMMIT VIEW TRL

2. WALL NEEDS TO BE ENGINEERED IF OVER 4FT FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL.

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

SOUTH FRONT BUILDING ELEVATION SEEMS TO BE THE BASEMENT EGRESS ELEVATION WITH LAG.

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

MISSING ON SOUTH SIDE OF HOUSE.

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

NORTH SIDE YARD U/E SHOULD BE 30'.

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.

Residential Area:			
Residential, Finished basements		568	
Residential, garage		730	
Residential, Living Area (Not Finished Basement)		2736	
Residential, Un-Finished basements		744	
Residential, Decks		225	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3304