

Residential Plan Review

June 11, 2018

ASPEN HOME BUILDERS LLC
6618 ROYAL ST #B
PLEASANT VALLEY, MO 64068
(816) 507-0123

Permit No: PRRES20181747
Plan Name: 2533 SW RIVER TRAIL RD
Project Address: 2533 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 170668
Location: EAGLE CREEK FIFTEENTH PLAT LOTS 661 THRU 707 INCLUSIVE AND TRACTS O, P, AND Q --- LOT 674
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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: Steve Conrick** **Rejected**

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

All property lines must match the bearings shown on the plat

2. The right-of-way with dimensions must be provided on the plot plan.

Add ROW information and street name

3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

List the MBOE as shown on the Master Drainage Plan

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

Please put "AS-GRADED PLOT PLAN REQUIRED PRIOR TO SODDING" in a bubble.

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

1. One (1) complete permit application

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) does not specify self closing

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, Living Area		1000	
Residential, Un-Finished basements		1000	
Residential, garage		634	
Residential, Living Area 2		1441	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2441
Sewer Connection Fee	21		