

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 01, 2019

ASPEN HOMEBUILDERS LLC  
6618 ROYAL ST STE B  
PLEASANT VALLEY, MO 64068  
<NO PRIMARY PHONE>

Permit No: PRRES20190741  
Plan Name: 2520 SW RIVER TRAIL RD  
Project Address: 2520 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082  
Parcel Number: 69220331600000000  
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 694  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE, FINISHED/UNFINISHED BASEMENT, COVERED DECK

***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. Deck location, with dimensions to property lines must be provided on the plot plan.
2. The rear yard demision(s) must be provided on the plot plan.
3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

\*Missing curb inlet. There is a leader, but no curb inlet.

**Residential Plan Review** **Reviewed By: Dylan Eppert** **Rejected**

1. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

**Planning Review (RES)** **Reviewed By:** **Pending**

***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, Living Area		1852	
Residential, Un-Finished basements		1004	
Residential, Finished basements		848	
Residential, Decks		204	
Residential, garage		676	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2700
Sewer Connection Fee	14		