

DEVELOPMENT SERVICES
Residential Plan Review

May 28, 2019

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

Permit No: PRRES20191365
 Plan Name: 2409 SW RIVER TRAIL RD.
 Project Address: 2409 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
 Parcel Number: 69220351600000000
 Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 663
 Type of Work: NEW SINGLE FAMILY
 Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
 Description: NEW HOUSE - PARTIAL FINISHED 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	Pending
Residential Plan Review	Reviewed By: Dylan Eppert	Rejected

- One (1) complete license tax application. This document was not received with submittal.
- Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) The construction drawings did not list square footage for unfinished or finished basement.
- Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) All egress windows must be labeled egress.
- The construction drawings must reference 2018 building code as of April 1st 2019.

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	1760
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Residential, Un-Finished basements		378	
Residential, Finished basements		1048	
Residential, Decks		182	
Residential, garage		725	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2808
Sewer Connection Fee	13		