

DEVELOPMENT SERVICES

Residential Plan Review

June 21, 2019

IQ CONSTRUCTION
P O BOX 6423
LEES SUMMIT, MO 64064
(816) 582-8100

Permit No: PRRES20191603
Plan Name: 2421 SW RIVER TRAIL RD.
Project Address: 2421 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220351800000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 665
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED PATIO - UNFINISHED BASEMENT

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

* I was made aware that there are two egress wells shown on the building plans. Please reflect them onto the plot plan as necessary.

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

1. Egress wells must have a 3x3 foot landing.
2. Needs clarification on optional covered deck. Must be labeled covered deck or covered patio.
3. Square Footage on the application doesn't match the construction drawings this must be corrected.

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		1750	
Residential, Un-Finished basements		1750	
Residential, garage		658	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1750
Sewer Connection Fee	13		