

DEVELOPMENT SERVICES

Residential Plan Review

December 27, 2019

NEW MARK HOMES - KC LLC
5207 NW CROOKED ROAD
PARKVILLE, MO 64152
(816) 969-9010

Permit No: PRRES20193668
Plan Name: 1905 SW RIVER RUN RD
Project Address: 1905 SW RIVER RUN DR, LEES SUMMIT, MO 64082
Parcel Number: 208754
Location: WHISPERING WOODS FIRST PLAT --- LOT 9
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY

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. Existing and finish elevations at all property corners must be provided on the plot plan.

Just want to confirm that the ne property corner is being raised. if this brings the lot out of the flood plain we will need a loma

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

Correct MBOE

3. 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to occupancy)

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

add note "AS GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING."

Residential Plan Review **Reviewed By: Steve Conrick** **Rejected**

1. Two (2) plot plans

Print to scale (2)

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

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 2		984	
Residential, Living Area		1604	
Residential, Un-Finished basements		704	
Residential, Decks		600	
Residential, garage		900	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2588
Sewer Connection Fee	18		