

DEVELOPMENT SERVICES

Residential Plan Review

November 20, 2020

MCFARLAND CUSTOM BUILDERS
P O BOX 25285
KANSAS CITY, MO 64119
(816) 215-1660

Permit No: PRRES20204351
Plan Name: 2529 SW RIVER TRAIL RD.
Project Address: 2529 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220352600000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 673
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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: Dylan Eppert

Rejected

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. Existing and finished elevations at building footprint corners must be provided on the plot plan.
3. Existing and finish elevations at all property corners must be provided on the plot plan.
4. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.
5. The garage floor elevation must be provided on the plot plan.
6. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.
7. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
8. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.
9. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

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

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

PLEASE LABEL ALL LUMBING FIXTURES i.e(SINKS, TOILETS, SHOWERS, UTILITY SINKS, WET BARS ECT.) THINGS OF THAT NATURE AS WE CHARGE \$30.00 A TRAP AND DON'T WANT TO OVER/UNDER CHARGE YOU.

OPTIONAL GENERAL IS NOT ACCEPTED AS THE HOUSE PLANS MUST MATCH THE PLOT PLAN. PLEASE ENSURE THAT EVERYTHING ON THE PLAN IS SOMETHING YOU WILL BE CONSTRUCTING.

2. ALL PAGES OF THE HOUSE PLAN MUST REFERENCE THE 2018 IRC BUILD CODE NOT THE 2012 IRC BUILDING CODE.

3. YOUR PLUMBER MUST HAVE AN ACTIVE BUSINESS LICENSE THROUGH THE CITY OF LEE'S SUMMIT BEFORE I CAN ISSUE THE BUILDING PERMIT.

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		1217	
Residential, Un-Finished basements		1083	
Residential, garage		643	
Residential, Living Area 2		1634	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2851
Sewer Connection Fee	1		