

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 11, 2021

sysadmin

<NO STREET ADDRESS>

<NO PRIMARY PHONE>

Permit No: PRRES20212985  
Plan Name:  
Project Address: 1928 SW RIVER RUN DR, LEES SUMMIT, MO 64082  
Parcel Number: 69130061600000000  
Location: WHISPERING WOODS 1ST PLAT --- LOT 1  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINIHSED BASEMENT - COVERED DECK  
LOCATED IN A FLOOD PLAIN

***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:** **Rejected**

1. A FEMA flood plain certificate is required before the issuance of a building permit
2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

Please show MBOE and 100 year water service elevation as shown on the MDP.

3. 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to the issuance of a building permit and prior to occupancy)
4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

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

No carbon monoxide detectors shown

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

Planning Review RES                      Reviewed By:                      Not Required

*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:			
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2760