

DEVELOPMENT SERVICES

Residential Plan Review

November 18, 2021

ELEVATE DESIGN & BUILD LLC 1040 SW LUTTRELL STE E1 BLUE SPRINGS, MO 64015 (816) 622-8826

Permit No: PRRES20215946

Plan Name:

Project Address: 2112 SW HARVEST MOON LN, LEES SUMMIT, MO 64082

Parcel Number: 243203

Location: THE RETREAT AT HOOK FARMS LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H --- LOT 84

Type of Work: NEW SINGLE FAMILY

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY

Description: NEW HOUSE. ENGINEERED FLOOR SYSTEM- DEFERRED. FINISHED/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: Andrea Sessler Rejected

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan

ADDRESS IS MISSING.

2. The right-of-way with dimensions must be provided on the plot plan.

PLEASE PUT 50' RIGHT OF WAY ON THERE.

- 3. ADDRESS ON DRIVEWAY SIDE PLANNER NOTE REGARDING CHANGE
- 4. Sidewalks with dimensions must be provided on the plot plan.

SIDEWALK LABEL AND DIMENSIONS ON BOTH HEARTHSTONE AND HARVEST MOON SIDES OF PROPERTY.

5. Existing and finished elevations at building footprint corners must be provided on the plot plan.

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

ALL PROPERTY CORNERS NEED E AND F ELEVATIONS.

- 7. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
- 8. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

PLEASE SHOW FIRE HYDRANT ON NW SIDE OF PROPERTY ON HEARTHSTONE PL.

9. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Residential Plan Review

Reviewed By: Andrea Sessler

Rejected

1. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

SELF CLOSING FIRE RATED DOOR NEEDS DESIGNATED IN THE PLANS.

2. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

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:			
Residential, Finished basements		1257	
Residential, garage		861	
Residential, Living Area (Not Finished Basement)		1680	
Residential, Un-Finished basements		341	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2937
Sewer Connection Fee	14		