

DEVELOPMENT SERVICES

Residential Plan Review

December 03, 2021

ASPEN HOME BUILDERS LLC
6618 ROYAL ST #B
PLEASANT VALLEY, MO 64068
(816) 507-0123

Permit No: PRRES20216123
Plan Name:
Project Address: 2028 SW WHEATFIELD CT, LEES SUMMIT, MO 64082
Parcel Number: 244775
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY. FINISHED 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: Andrea Sessler** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

PLOT PLAN SAYS COVERED PATIO AND DRAWINGS SAY COVERED DECK. PLEASE CORRECT TO MATCH.

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

WEST FRONT CORNER OF LOT NEEDS PROP CORNER E AND F.

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

EGRESS WINDOW ON THE PLOT PLAN DOES NOT CORRESPOND WITH EGRESS WINDOW LOCATION ON DRAWINGS.

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

PLEASE ADD MORE DRAINAGE ARROWS ON THE REAR OF THE LOT.

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

1. BASEMENT NEEDS TO REFLECT FINISHED ON PLANS LIKE ON APPLICATION.

PLANS SHOW WALKOUT BASEMENT AND MDP AS WELL AS PLOT PLAN CALLS FOR A STANDARD BASEMENT.

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

BEDROOM #4 NEEDS EGRESS WINDOW LABELED.

3. Identify roof covering material (IRC Section R905)

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		941	
Residential, garage		670	
Residential, Living Area (Not Finished Basement)		2421	
Residential, Decks		139	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3362
Sewer Connection Fee	19		