

DEVELOPMENT SERVICES

Residential Plan Review

January 31, 2022

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

Permit No: PRRES20215796
Plan Name:
Project Address: 2026 SW FARM FIELD LN, LEES SUMMIT, MO 64082
Parcel Number: 244405
Location: HOOK FARMS FIRST PLAT LOTS 1 THRU 49 INCLUSIVE AND TRACTS A, B, & C --- LOT 4
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOME - FINISHED BASEMENT - COVERED PATIO

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

Residential Plan Review

Reviewed By: Kim Brennan

Approved

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

Not shown in bedroom 4 or 2

2. Identify roof covering material (IRC Section R905)

3. The drawings show a walk out basement but the plot plan shows a standard basement. Please clarify

4. Mechanical contractor does not have a valid business license

Plot Plan Review

Reviewed By: Kim Brennan

Approved

1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The drawings show a walk out basement but the plot plan shows a standard basement. Please clarify

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

Planning Review RES

Reviewed By:

Pending

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 (Not Finished Basement)		2421	
Residential, Un-Finished basements		288	
Residential, garage		670	
Residential, Finished basements		768	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3189
Sewer Connection Fee	19		