

DEVELOPMENT SERVICES

Residential Plan Review

February 01, 2022

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

Permit No: PRRES20220388
Plan Name:
Project Address: 2034 SW HARVEST MOON LN, LEES SUMMIT, MO 64082
Parcel Number: 243202
Location: THE RETREAT AT HOOK FARMS LOTS 50 THRU 99 INCLUSIVE AND TRACTS D, E, F, G & H --- LOT 88
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED 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

Plot Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Please show field inlet located at the rear north east corner of the lot

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

1. Provide size, spacing, species and grade of dimensional floor joists.

Why is all this informtion crossed off in red on the second floor?

2. Identify location, size, and material of all beams, girders and vertical supports.

3. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)

Why is this information crossed out in red for the second floor?

4. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

5. The subdivision name on the drawings is incorrect. It reads Hook Farms when it should read The Retreat at Hook Farms

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, garage		668	
Residential, Living Area (Not Finished Basement)		2658	
Residential, Un-Finished basements		1665	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2658
Sewer Connection Fee	20		