

**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 29, 2022

MC FARLAND CUSTOM BUILDERS  
P O BOX 25285  
KANSAS CITY, MO 64119  
(816) 215-1660

Permit No: PRRES20225681  
Plan Name:  
Project Address: 2405 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082  
Parcel Number: 69220351500000000  
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 662  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: Building our 2 story Lexington Plan In Eagle Creek

***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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

**Plot Plan Review** **Reviewed By: Brandon Kalwei** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan. Labeled as covered patio, needs to be covered deck.

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) Missing for bedroom #5

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) Missing for bedroom #5

3. Beam and column locations, sizes and material. PLANS SHOW SUSPENDED SLAB, APPLICATION DOES NOT SHOW SUSPENDED SLAB. NEED TO VERIFY AND CHANGE APP.

**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.*

<b>Residential Area:</b>			
Residential, Decks		150	
Residential, Living Area (Not Finished Basement)		2931	
Residential, Un-Finished basements		1265	
Residential, garage		646	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2931