

DEVELOPMENT SERVICES

Residential Plan Review

November 28, 2023

McFarland Dalton Builders LLC
9601 Ne Barry RD Suite 130
Kansas City, MO 64158
(816) 215-1660

Permit No: PRRES20236080
Plan Name:
Project Address: 2354 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220011500000000
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INC & TRACT R---LOT 711
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED 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 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. INCOMPLETE PLOT PLAN. DID NOT REVIEW

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

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) SMOKE/CO COMBO NEEDED OUTSIDE OF BEDROOMS

2. PLANS SHOW SUSPENDED SLAB, APPLICATION DOES NOT SHOW THAT SUSPENDED SLAB IS BEING DONE

3. NOT FINDING PLUMBER IN OUR SYSTEM

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)		2850	
Residential, Un-Finished basements		1089	
Residential, Decks		140	
Residential, garage		643	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2850