

**DEVELOPMENT SERVICES**

**Residential Plan Review**

January 05, 2024

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

Permit No: PRRES20236204  
Plan Name:  
Project Address: 2361 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082  
Parcel Number: 69220041200000000  
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INC & TRACT R---LOT 714  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - 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 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

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

1. One (1) complete permit application. APPLICATION NEEDS UPDATED WITH UNFINISHED BASEMENT SQ. FOOTAGE
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) NO CO DETECTORS OUTSIDE OF BEDROOMS
3. CANNOT FIND PLUMBING CONTRACTOR IN OUR SYSTEM

**Plot Plan Review**                      **Reviewed By: Brandon Kalwei**                      **Not Received**

1. Sidewalks with dimensions must be provided on the plot plan. Plot plan shows 4' sidewalk, plat shows 5' sidewalk. Please change
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

**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		180	
Residential, Finished basements		1233	
Residential, Living Area (Not Finished Basement)		1531	
Residential, Un-Finished basements		1	
Residential, garage		739	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1.5
Number of Living Units	2	Total Living Area	2763