

CODES ADMINISTRATION

Residential Plan Review

November 22, 2017

PARK HOMES LLC
644 NE LAKE POINTE DR
LEES SUMMIT, MO 64064
(816) 564-2333

Permit No: PRRES20173806
Plan Name: 1304 NE GROSHEN DR.
Project Address: 1304 NE GROSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43100035800000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRS D-F---LOT 44
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
FINISHED AND UNFINISHED BASMENT
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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Troy Thompson** **Pending**

1. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

-Can you please double check the elevations, there are 2 different elevation shots around 825.
3. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

-Can you please provide more information (elevations/contours) the NW rear corner of the structure has a negative slope to the door egress. Needs to show the water shed at least 2% away from the structure.
4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

-Can you please show in a bubble "AS GRADED PLOT REQUIRED PRIOR TO SODDING"

Residential Plan Review **Reviewed By: Brandon Kalwei** **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		1813	
Residential, Un-Finished basements		387	
Residential, Finished basements		1149	
Residential, Decks		228	
Residential, garage		660	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2962
Sewer Connection Fee	14		