

CODES ADMINISTRATION

Residential Plan Review

June 08, 2018

BRIAN CHANEY CONSTRUCTION, LLC
PO BOX 646
GRAIN VALLEY, MO 64029
(816) 838-0821

Permit No: PRRES20181743
Plan Name: 4709 NE POCONO CIR.
Project Address: 4709 NE POCONO CIR, LEES SUMMIT, MO 64064
Parcel Number: 43100035500000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 41
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
FINISHED AND 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Steve Conrick** **Pending**

1. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

Please provide contours

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

The plat lists an MBOE. Please provide it on the plot plan

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

Give walk out elevation

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

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		1701	
Residential, Un-Finished basements		630	
Residential, Finished basements		1071	
Residential, Decks		196	
Residential, garage		682	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2772
Sewer Connection Fee	13		