

CODES ADMINISTRATION

Residential Plan Review

September 24, 2018

KEVIN HIGDON CONSTRUCTION, LLC
P O BOX 847
LEES SUMMIT, MO 64063
(816) 524-9797

Permit No: PRRES20183171
Plan Name: 1630 SW BLACKSTONE PL
Project Address: 1630 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720071400000000
Location: NAPA VALLEY 3RD PLAT---LOT 122
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 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** **Rejected**

1. Existing and finish elevations at all property corners must be provided on the plot plan.

The elevations at the NW and SE property corners are over 1.0 ft higher than what is shown on the MDP. Please verify that your shots are what is existing and that waster is still flowing how it was designed on the the MDP

2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The MDP calls for a Standard basement. Please get approval from the design engineer of Napa Valley 3rd Plat to move forward with the Daylight Basement.

3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Please add "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING" in a bubble.

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

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		1541	
Residential, Un-Finished basements		482	
Residential, Finished basements		924	
Residential, Decks		186	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2483
Sewer Connection Fee	13		